Is there any redevelopment planned for this area? Even cleaning up the area?

Callout added for re-seeding of native grasses

A preliminary drainage letter is required. Please contact 303-739-7335 to create a civil folder for the drainage letter. This site shall provide water quality for the improved area. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the rev ensure adequate analysis. It will need to be signed Professional Engineer licensed in the State letter shall be submitted to Engineering at the tin Department application submittal. A review fee shall be paid to the City prior to acceptance of the letter. The site plan will not be approved until the preliminary drainage letter is approved.

Drainage letter submitted and pending approval

#1, 18" Green Ash, if this tree will be preserved it will require tree protection as well.

Tree protection added

A landscape island with one tree and six shrubs is required at the end of every parking row. The island should be the same size as a parking space, 9 feet wide and 19 feet long.

Landscape and tree added to plans

EXISTING STORAGE SHED

APPROX. 5,000 SF
OPOSED ASHPALT
PARKING SPACES

What will happen in this area?

Callout added for re-seeding of native grasses

APPROX. 340
OF NEW DOG

What is the surface treatment for the dog park area

Infiltration swale added

106.00'

32.00'

UN-LEASHING AREA

Civil plans will be submitted

Civil plans are required for these improvements. The site plan amendment will not be approved until the civil plans have been submitted and major issues are resolved

Are these parcels owned by the same owner? Different plat filings. If not, a letter granting permission to perform work offsite is required.

The parcels have the same owner

Please dimension the drive aisle, parking spaces, etc.

Dimensions added

Please provide a grading plan. The grading plan shall have existing and proposed contours, slope labels, flow direction arrows, etc.

Grading plan provided

A landscape island with one tree and six shrubs is required at the end of every parking row. The island should be the same size as a parking space, 9 feet wide and 19 feet long.

Landscape and tree added to plans

PROPOSED 5' GRAVEL TRAIL

Label all existing features

Existing features called out

Show and label existing easements

Easements added to plans

Tree protection added

Provide 1 accessible parking space in this location to support the dog park.

ADA space added

The trees located adjacent to the property on the east side will require protection. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

Artificial turf cannot be used in the dog park.

Material changed to gravel

0 15 30 60

SCALE: 1" = 30'
ORIGINAL GRAPHIC SCALE

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

WARE MALCOMB
CIVIL ENGINEERING

SKYLINE APARTMENTS
TENNIS COURT REMOVAL

NO.	DATE	REMARKS
1	09/20/19	REVISED SITE PLAN

JOB NO.:	
PA / PM:	CSS
DRAWN BY:	CSS

SHEET
SP1.0
Sheet 1 of 1