



To: City of Arvada – Engineering Review Department  
From: Altitude Land Consultants, Inc  
Date: March 31<sup>st</sup>, 2025  
Subject: Waterpark Subdivision Filing #2 Minor Site Plan Amendment – Comment Response

To Whom This May Concern,

Below you will find a point-by-point comment response in regard to the Waterpark Subdivision Filing #2 Minor Site Plan Amendment Review comments:

Division	Page	Number	Comment	Response
Planning	2 C1.0	1A – i.	The previous submittals provided a detail, and noted the dimensions and material of the proposed retaining wall (RW) around the detention pond; however, the most recent submittal no longer includes this information. Please continue to provide the above information for the RW. Further, for the detail please ensure that the RW will be compliant with Sec. 4.7.9. (T)(1) and (4).	Retaining walls are no longer proposed. All references to retaining walls have been removed from this plan set.
Planning	2 C1.0	1A – ii.	For all new sheets, please continue adding delta 5 and red cloud around the sheet number to demonstrate that this sheet is being added via the current amendment.	Delta 5 and cloud added to all new sheets.
Planning	5 A-301	1B – i.	It appears that this is a duplicate page. Please only keep page 4.	Duplicate sheet removed.
Planning	5 A-301	1B – ii.	Will these posts remain or be removed as the sign is no longer being pursued?	They will remain.
Planning	7 L1.3	1C.	Please provide a detail for this RW and as it will exceed 30", a railing will be required. In the label, please reference the detail and sheet number.	No retaining walls are proposed. All references to retaining walls removed.
Planning	14 A-301	1D.	Please remove this sheet.	Duplicate sheet removed.
Civil Engineering	1 A1.1	2A – i.	Advisory note: Please provide existing civil plans if no existing civil plans are available then a new civil plan set will be required.	Civil plans have been approved.
Civil Engineering	1 A1.1	2A – ii.	Please proceed with civil plan submission. The civil plan submission needs to be in process prior to approval of the site plan.	Civil plans have been approved.
Civil Engineering	3 C2.0	2B – i.	Remove spot elevations for curb ramps as it's not needed for site plan. This will be needed at the civil plan though.	Detailed grading specs removed as requested.
Civil Engineering	3 C2.0	2B – ii.	Call out the hand rail and reference our standard detail.	Hand rail reference added.
Civil Engineering	3 C2.0	2B – iii.	Railings are required for any wall heights greater than 2.5 ft.	Hand rail reference added.
Civil Engineering	3 C2.0	2B – iv.	Advisory note: When it comes to civil, "in no case shall a curb ramp or full drop direct pedestrians into a cross pan.	This curb ramp was added at the request of the civil reviewers. Civil plans approved.
Civil Engineering	3 C2.0	2B – v.	When civil comes in request a variance since this is an existing condition.	See above.

If there are any questions regarding this comment response, please feel free to contact Altitude Land Consultants directly at [natalie@altitudelandco.com](mailto:natalie@altitudelandco.com) or 720-672-4397.

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