



To: City of Arvada – Engineering Review Department
 From: Altitude Land Consultants, Inc
 Date: February 12, 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	1 A1.1	1A – i.	Please add the asterisk as it references the parking details below.	Asterisk added.
Planning	1 A1.1	1A – ii.	As you are no longer proposing new signage, these values are not being amended via the project scope. Please remove all changes shown (red clouds, deltas, updating values) and return to original state.	Done.
Planning	1 A1.1	1A – iii.	Please convert all delta's associated with the current project scope to a 5.	All delta's associated with this scope have been updated to 5.
Planning	2 C1.0	1B – i.	Please confirm the maximum height and material of the proposed fence/rail to ensure compliance with the maximum height allowed. Then, please reference the detail number in the label and add to legend.	There were some updates during civil plan review. No fence/rail is required or provided as a result.
Civil Engineering	3 C1.0	2A – i.	Please dimension the maximum exposed height of the wall(s) and whether walls are private or public (4.02.7.03.3.3.3 of the 2023 COA Roadway Manual).	There were some updates during civil plan review. No wall is required / provided.
Civil Engineering	3 C2.0	2B – i.	Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."	Noted added.
Civil Engineering	3 C2.0	2B – ii.	Add the following note: Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.	Note added.
Civil Engineering	3 C2.0	2B – iii.	Add a note that the receiving curb ramp is to be evaluated for ADA conformance at the civil plan.	Note added.
Fire / Life Safety		3A	Approved	Noted.
Traffic Engineering	2 C1.0	4A	This is a repeat comment. Please use the COA ped ramp standards and move the ped ramp and align with new directional receiving ped ramp.	The proposed ramps have been spec'd to meet the COA ped ramp standards.
Forestry	1 A1.1	5A	Please contact Aurora Forestry, plan cannot be approved until tree mitigation has been paid.	Noted.
Landscaping Issues		7A	Approved.	Noted.
Utilities	2 C1.0	8A – i.	There is a sanitary sewer running north south owned by the Metro Water Reclamation District. Have you coordinated placing a retaining wall on their line and within their easement?	There were some updates during civil plan review. A retaining wall is no longer required / provided.

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

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