

To: City of Arvada – Engineering Review Department  
 From: Altitude Land Consultants, Inc  
 Date: May 23, 2024  
 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	1A	Please remove red cloud and make the following amendment change. Please keep the delta 5.	Revised as noted.
Planning	1	1A	Please confirm these values as correct they do not add up to 100%. Then, please directly update the values by removing the old values. If necessary, you may provide an updated site data table to provide clarity on the values - see example on how to directly update the table values.	Imperviousness values have been confirmed and revised. Old values are no longer shown.
Planning	1	1A	Upon further review, the maximum sign area is based off the longest building frontage with a pedestrian entry. Given this standard, the linear building frontage is based off the north elevation that measures approximately 164'. As the frontage is not on an arterial street, it should follow calculation Sec. 4.10.5. (B) (2)(b) and the maximum allowed sign area for the site is 164 sf. Since this value will be unchanged, please remove any changes made to this value or provide an explanation on why the value should be 208 SF.	At the time of this resubmittal our comment clarification was not resolved by Jouse Loma. We will be directly in contact with him to resolve this matter.
Planning	2	1B	Per Sec. 4.6.6. (D)(3), service or loading areas that are visible from a public right of way must meet the minimum screening standards of Sec. 4.7.8. (2)(a)(i). Please show how the new loading area will be screened by fences (excluding chain link fencing), walls, berms, or any combination of those items with landscaping.	Upright evergreen shrubs added along loading area for screening. These plants will reach about 12' Ht. at maturity. Trees and shrubs previously shown in this area are relocated to nearby locations.
Planning	2	1B	Per Sec. 4.7.9. (T)(4), a retaining wall (RW) proposed around a detention pond that exceeds 30" in height shall provide a railing along the top of the walls. Please show this update on the provided detail.	Detail revised to show railing atop the retaining wall.
Planning	2	1B	For all new sheets to the site plan of record, please include a red cloud and delta 5 around the sheet number as shown. Please repeat this change on all new sheets.	Revised as noted, typ.
Planning	2	1B	This is a repeat comment. Please show compliance with the exterior lighting code Sec. 4.9.2. (A), which states that all pedestrian paths shall be lit with a full cutoff shielded light fixtures no more than 16' tall and providing consistent illumination of at least one footcandle on the walking surface.	Revised.
Planning	3	1C	This comment is only applicable to new sheets. Please remove these red clouds and delta 5's; however, to indicate that this is a new sheet please add a red cloud and delta 5 around the sheet number. Further, wherever possible, please reduce the number of new	Revised as noted. Two sheets removed.

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			sheets proposed via this amendment by consolidating similar sheets.	
Planning	13	1D	Please note Sec. 4.10.5. (B)(2)(b), provides the calculation for the maximum allowed sign area for the site. Therefore, the maximum allowed sign area for the site is 164 SF. As there are existing and new signs proposed, the site is now exceeding the maximum allowed sign area for the site. If you would like to keep the new signs, please note that you will be required to remove or resize existing signs to remain below the maximum allowed sign area. Please explain and show how the site will remain compliant with this standard. Further, please note that approval of the minor amendment will not be granted until the site is compliant with this sign standard.	At the time of this resubmittal our comment clarification was not resolved by Jouse Loma. We will be directly in contact with him to resolve this matter.
Civil Engineering	1	2A	Please note that this approval block is for Civil Plans, not site plan. Please remove.	Approval block removed.
Civil Engineering	3	2B	Wall typical sections shall show the railing and shall show how the railing is supported. Railing may be integral with the wall or may have a separate foundation just for the railing. The designer is responsible for determining the appropriate railing details. (4.02.7.06.1 of the 2023 COA Roadway Manual.	Detail revised to show railing atop the retaining wall.
Fire / Life Safety	N/A	3A	Approved.	Noted.
Traffic Engineering	2	4A	Please use the COA ped ramp standards and move the ped ramp and align with new directional receiving ped ramp.	Pedestrian ramp shifted. COA details referenced instead of CDOT.
Forestry	12	5A	Please note that any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Tree mitigation is always above and beyond the Landscape Code requirements. 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. The Tree Protection notes shall be included in the plan. Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation. The caliper inches that will be lost are 14", but only 6" would be required for planting back onto the site. The mitigation value is \$947.00. NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.	Tree mitigation note added to plan. Mitigation fee will be paid to the Tree Planting Fund.
Landscaping			Approved.	Noted.
Land Development			Approved.	Noted.
Utilities	1	8A	Please note that the amended Site Plan will not be approved until the Preliminary Drainage Report (PDR) is approved. Ensure changes in the PDR are reflected in this Site Plan.	Noted.

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Utilities	2	8B	Repeat Comment: A drainage easement for the pond is required as a part of this Site Plan approval.	Drainage easement is under review.
Utilities	3	8C	Please note that this level of detail is not necessary for the Site Plan. Please ensure changes at PDR are reflected at this Site Plan.	Noted. Two sheets removed from Site Plan.
Utilities	3	8C	Please see comment regarding Details.	Details sheet removed. Note referencing details removed.
Utilities	5	8D	Please note that these details are more appropriate at Civil Plan and are not needed for this Site Plan.	This sheet has been removed from the set.

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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