

Planning Division
 15151 E. Alameda Parkway, Ste. 2300
 Aurora, Colorado 80012
 303.739.7250



January 25, 2022

Chase Justice
 Altitude Land Consultants
 3461 Ringby Court # 125
 Denver, Co 80216

Re: Stampede at Waterpark
 Case Number: 1983-6105-04

Dear Mr. Justice:

Thank you for your submission for the above-named minor amendment. Please see the attached red lined site plan to see where each comment is located. We reviewed the red lined site plan and have the following comment:

- A. **Landscaping** W. David Barrett 303-739-7133 wbarrett@auroragov.org Comments in Black
 1. Street trees along Havana will need to be added. One tree per 40 linear feet is required.
 2. Three evergreen trees will need to be added at the south west corner of the property to screen the detention pond. **ADDED: See sheet L1.1 - 1.3**
 3. The detention pond will need to be screened with one tree and 10 shrubs per 4,000 square feet above the 100-year flood surface elevation. **ADDRESSED**
 4. Landscape shrubs will need to be added in the R2 zone area **ADDRESSED**
 5. Change the legend to show different hatch marks for the existing vs proposed. **ADDRESSED**
 6. Add a deciduous tree to the landscape island in front of the existing overhang on the east side of the building. **ADDED: See sheet L1.2**

- B. **Civil Engineering** Kristen Tanabe Project Engineer 303-739-7306 ktanabe@aurorgov.org Comments in Green
 1. The comments were provided 9/16/20 and no subsequent submittal has been made. Given the age of the report, additional new comments may be made with the next submittal **NOTED**
 2. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved **NOTED**
 3. Add the following note:
 In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer **NOTE ADDED**
 4. Erosion control plans are part of the civil plan revisions not the site plan **REMOVED**
 5. Show/label pond maintenance access, drainage easement and access easement for maintenance access.
 6. Show/label pond maintenance access, drainage easement and access easement for maintenance access, show/label 100-year water surface elevation, indicate direction of emergency overflow
 7. Label pond slopes. 4:1 max side slope, min 2% slope in pond bottom. **ADDRESSED: MAINTAINANCE ACCESS ADDED, POND SLOPE REQUIREMENTS MET, AND EMERGENCY OVERFLOW ADDED AND LABELED.**
 8. Indicate material type for the retaining wall. **NOTE ADDED**



C. **Forestry** Rebecca Lamphear 303-739-7139 rlamphea@auroragov.org Comments in Purple

1. Will there be trees removed for this project? 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. **NOTED**
2. If trees are to be removed, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors. **ADDRESSED: See sheet TM1.1**
3. 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 on the plan. The link for the manual can be found at: **NOTED**
<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

D. **Life Safety** Jeff Goorman 303-739-7464 jgoorman@auroragov.org PDF Comments
SHEET 1 of 6 CD1.0 COVER SHEET & NOTES:

1. Replace ADA with Accessible TYP. **REPLACED**
2. Please clarify with the extension of the asphalt parking lot will this change part of the SITE PLAN Sheet CD4.0 it does not appear that parking is being added. If part of the lot is added, please provide parking counts including accessible parking spots.

SHEET 4 OF 6 CD4.0 SITE PLAN:

1. Show locations of the existing fire lanes **ADDRESSED: SHEET C1.0**
2. Show location of the FDC and Fire Sprinkler Riser Room. **ADDED**
3. Show location of the Knox box. **ADDRESSED**
4. On this sheet or another sheet provide accessible ramp detail including but not limited to the slope.
5. Identify the public entrances. Note 60% of public entrances shall be accessible per the 2015 IBC Section 1105. **ADDRESSED**

SHEET A-301 EXTERIOR ELEVATIONS:

1. Please include the location of the Knox Box, FDC and Riser room on Elevations **ADDRESSED**

4 SPACES LOCATED TO THE SOUTHEAST WILL BE REMOVED. PROPOSED COUNT IS 94 REGULAR AND 3 ACCESSIBLE, TOTTALLING 97 SPACES. THERE ARE OVER 100 ADDITIONAL PARKING SPACES AVAILABLE ON THE OPPOSITE SIDE OF THE ACCESS ROAD TO THE EAST.

Contact each person making the comments and cc me with any emails. You may email your response it directly to me at wbarrett@auroragov.org . Should you have any questions you may contact me via email or by calling 303.739.7133

Sincerely,

W. David Barrett
Sr. Planner II

NORTH PROPERTY OWNER
 ANDERSON TURNER JOINT VENTURE
 1800 S. W. 10TH AVE
 MIAMI, FL 33135

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

NOTED

Comments were provided 9/16/20 and no subsequent submittal has been made. Given the age of the report, additional new comments may be made with the next submittal

Add street trees along Havana. One tree per 40 linear feet

ADDRESSED
 SEE L1.1-1.3

WEST PROPERTY OWNER
 ANDERSON TURNER JOINT VENTURE
 1800 S. W. 10TH AVE
 MIAMI, FL 33135

A second tree needs to be added here. There is only one existing.

ADDRESSED
 SEE L1.1-1.3

Will there be trees removed for this project? 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.

If trees are to be removed, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.

ADDRESSED
 SEE TM1.1

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 on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civillive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

Add three evergreen trees here. They must be six feet minimum height.

ADDRESSED
 SEE L1.1-1.3

Add detention pond landscaping here. 1 tree and 10 shrubs per 4,000 square feet above the 100 year flood plain elevation.

ADDRESSED
 SEE L1.1-1.3

Add the following note:
 In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer

ADDRESSED

NOTES:

- All plants shall be nursery grown (except evergreen trees 10' or larger which may be collected from the field), for a minimum of one year in U.S. Department of Agriculture recognized hardiness Zones 2,3,4, and 5 only. Conform to the requirements of U.S.A. Standards, AAN Standardized Specifications. Imported plants shall comply with state and federal regulations governing interstate shipment of nursery stock.
- Grass Seed shall be labeled and furnished in sealed containers. The drainage swale shall be seeded with the following mix: Blue Grama - 20%, Buffalo Grass - 10%, Little Bluestem - 35%, Side Oats Grass - 35%. Seed shall be pure, live applied at a rate of 3/lbs. per 1,000 sq. ft. 6-10-4 (NPK) fertilizer shall be applied at a rate of 16 lbs. per 1,000 sq. ft. Clean hay or straw, free of noxious weeds, shall be applied evenly, about 1/2" thick.
- Sod shall be Merion-Windsor, or an approved equal, cut minimum 1/2" thick and laid within 24 hours of cutting. Fertilizer shall be 18-18-6 (NPK) applied at a rate of 18 lbs. per 1,000 sq. ft.
- Deciduous trees shall be wrapped with crepe nursery wrap, spirally applied with 1" overlap and double wrapped at top and bottom. Wrap shall be manufactured by 3-Mor Kraft.
- Irrigation heads shall be all brass, manufactured by Buckner, Rainbird, or an approved equal.
- All plants shall be guaranteed through one (1) full growing season. Replacement plants shall be guaranteed for one (1) full growing season.
- All ground covers to be individual plants set approximately 1'-0" apart. Quantities to be determined by landscape contractor. Spacing to be field adjusted as required.
- All planting areas for ground cover and all tree planting holes to be prepared using planting mix consisting of: soil, humus and sand (ratio 3:2:1), unless specifically noted. Prepared nursery planting mix may be used in lieu of soil preparation.
- All areas to be landscaped shall receive surface preparation as follows: Well decayed ground cattle manure shall be applied uniformly at the rate of 5 cubic yards per 1,000 sq. ft. The area then tilled to a depth of 6", leveled and raked to a suitable finish grade. All debris and rocks not passing through a handrake shall be removed from the site.
- Landscape installation shall be completed prior to issuance of permanent Certificate of Occupancy.

LANDSCAPING SITE DEVELOPMENT PLAN
 SCALE 1" = 30'

SOUTH PROPERTY OWNER
 ANDERSON TURNER JOINT VENTURE
 1800 S. W. 10TH AVE
 MIAMI, FL 33135

1800 S. W. 10TH AVE INTERMEDIATE OUTLINE 40 184 40 ALP 2/11/20

SYMBOL	QUANTITY	NAME	SIZE	REMARKS
A	8	PONDEROSA PINE (Pinus ponderosa scopulorum)	8' - 10'	B. # B.
B	9	AUCUBA CRAB	2 1/2" CAL.	B. # B.
C	5	IMPERIAL HONEYLOCUST (Gleditsia triacanthos inermis 'imperial')	3" CAL.	B. # B.
D	26	AMERICAN CRANBERRY (Viburnum trilobum)	6 GAL.	CONTAINER
E	3	MARSHALL SEEDLESS ASH (Fraxinus pennsylvanica 'Marshall')	2 1/2" CAL.	B. # B.
F	2	COCKSPUR HAWTHORN (Crataegus crusgalli)	2 1/2" CAL.	B. # B.
G	19	KATHARINE DYKES POTENTILLA (Potentilla fruticosa 'Katharine Dykes')	5 GAL.	CONTAINER
H	4	DWARF BURNING BUSH (Elyonurus alatus compacta)	5 GAL.	CONTAINER
J	16	VAN HOUTTE SPirea (Spirea x vanhouttei)	5 GAL.	CONTAINER
K	30	DWARF NINEBARK (Physocarpus opulifolius 'Nanus')	5 GAL.	CONTAINER
L	7	WILTON CARPET JUNIPER (Juniperus horizontalis Wilton)	5 GAL.	CONTAINER
M	3	NEWPORT PLUM (Prunus 'Newport')	3" CAL.	B. # B.
N	3	COLORADO BLUE SPRUCE (Picea pungens glauca)	12' - 15'	B. # B.
O	3	DOLGO CRAB (Dolgo crab)	2 1/2" CAL.	B. # B.
P	37	LOWFAST COTONBASTER (Cotoneaster dammeri 'Lowfast')	5 GAL.	CONTAINER
R	11000	CREeping MAHONIA (Mahonia repens)	1 GAL.	CONTAINER
S	1	WASHINGTON HAWTHORN	3" - 4"	B. # B.

NOTE: TREES, SHRUBS, & GROUND COVER MUST BE PLACED IN MULCH BED. MULCH BED SHALL BE 2" OVER ROCK

- R1) 07.02.2020 - Extending the asphalt parking lot. Addition of deck that will tie into existing deck. Addition of stairway to proposed deck.
- R2) 07.02.2020 - Reconstructing the stair entry to the existing deck. Reconstructing the stair entry at the southwest corner of the building. Modifications to the front entry, adding a concrete walkway and stairs to the entry. Removing 4 parking spots and replacing with sidewalk, curb, & gutter. Reconstructing the ADA landing in the existing ADA ramp.
- R3) 07.02.2020 - Addition of wall around pond to increase capacity to account for the additional impervious area.

Make sure to use different hatch marks for existing vs proposed on the plans.

ADDRESSED

ANDERSON'S CAJUN'S WHARF
 (Official Project Name) Planned Building Group

Legal Description: WATERPARK SUBDIVISION FILING NO. 1
 LOT 4 BLOCK 1

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness whereof ANDERSON TURNER JOINT VENTURE has caused these presents to be executed this 21st day of FEBRUARY AD 19 24

By: *Grant C. Marsh*
 (Principals or Owners) Corporate Seal

NOTARIAL:
 State of Colorado) ss
 County of Cherokee)

The foregoing instrument was acknowledged before me this 22nd day of Feb AD 19 24 by Grant C. Marsh (Principals or Owners)

Witness my hand and official seal
Tracie Ann ...
 NOTARY PUBLIC My commission expires 11-18-27

CITY OF AURORA APPROVALS:
 City Attorney: _____ Date: _____
 Planning Director: _____ Date: 4-11-24
 Planning Commission: _____ Date: _____
 City Council: _____ Date: _____
 Attest: _____ Date: _____
 City Clerk

RECORDER'S CERTIFICATE:
 Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M. This _____ Day of _____ AD 19 _____
 Clerk and Recorder: _____ Deputy: _____

*To be placed at the top of the document in large letters.

DATA:

Land area within property lines	2.33	Acres
Gross floor area (41-16 City Code)	20,115	Sq. Ft.
Total Building Coverage	20,115	19% and Sq. Ft.
Hard-surface area (exclusive of buildings)	37,000	37% and Sq. Ft.
Area devoted to landscaping within site	45,000	44% and Sq. Ft.
Present zoning classification	B-4	
Proposed uses	Restaurant	
Sign Area	40 sq. ft. (Free standing) 104 sq. ft. (Wall)	Sq. Ft.
Type of Sign (Free standing, Wall, etc.)	Free Standing (2 Sides)	
Number of stories	2	
Maximum height of buildings	34	
Loading spaces provided	3	
Total parking spaces provided	95 (Balance of 82 parking spaces by cross parking)	
Parking spaces required	81 (2 parking spaces required (200 seats, 100 employees))	

(List information for parking calculations based on 41-668 of the City Code.)

NOTES:
 All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.
 Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service roads, and shall be posted "No Parking - Fire Lane."
 The Developer, his successors and assigns, shall be responsible for installation, maintenance, and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department.
 (Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view.)
 Trash containers shall be constructed from the same materials as the building which they serve.
 Parking lot lighting will be designed by a licensed electrical engineer using "cut-off" type luminaires on 25' poles. Fixtures will be placed so light will not extend onto residential or public row property.
 The approval of this document does not constitute the final approval of grading, drainage, utilities and public improvements. Construction plans must be approved by the Director of Public Works prior to the issuance of building permits.

- 1. A cross parking agreement between Cajun's Wharf and Anderson Turner Joint Venture provides balance of 82 required parking spaces
 - 2. Open hours for Cajun's Wharf will be as follows: Club 4:00 pm Monday - Sunday Restaurant 9:00 Monday - Saturday
- ADMINISTRATIVE AMENDMENT 11-30-24
- 1. ADD OUTDOOR DECK AT SOUTH ELEVATION
 - 2. CHANGE SEATING TO 300
 - 3. REVISED LANDSCAPING
 - 4. RELOCATE L/3 MAT. AS SHOWN 6-15-23
 - 5. RELOCATE DUMPSTER ENCLOSURE ADM ADIT L/11/01

WATERPARK
 HAVANA & PARKER RD.
 AURORA, CO

ANDERSON INVESTMENTS/TURNER DEVELOPMENT CO.

golf associates ltd.
 architects/planners
 8888 so. revere parkway
 suite 290
 englewood, co 80112
 (303) 694-3006

JOB NUMBER
 DRAWN BY
 CHECKED BY
 DATE 11.22.23
 REVISIONS

SHEET TITLE
 PBG SITE PLAN

SHEET NUMBER
 A1.1

3pm AMPTS: 11-30-24

WATERPARK PBG AMP: (CAJUN'S WHARF) 83-6105-1

L/S

WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MINOR SITE PLAN AMENDMENT

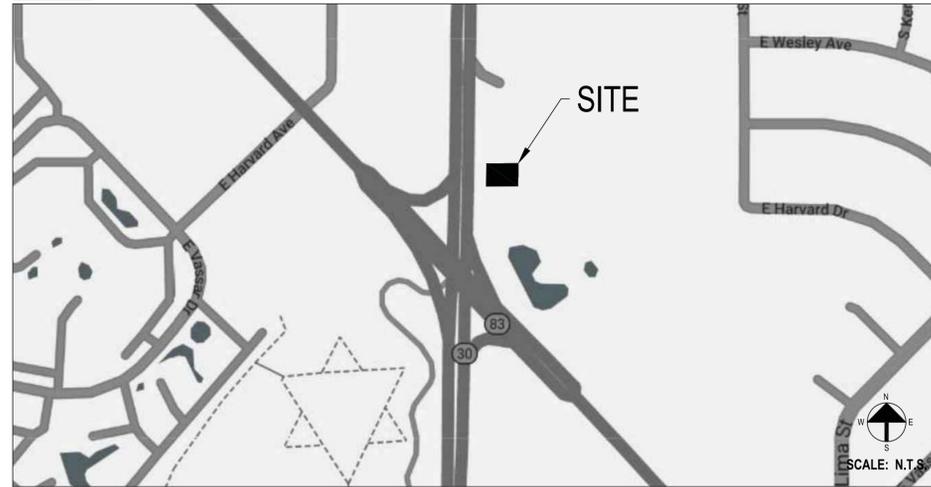
GENERAL CONSTRUCTION NOTES:

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
3. ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-739-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1987 OR 811.
7. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
8. IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
9. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
10. CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED.
11. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEER, PROOF ROLLING, AND SUBGRADE AND TRENCH COMPACTION TESTS TAKEN BY THE DEVELOPER'S GEOTECH ARE APPROVED BY PUBLIC IMPROVEMENTS INSPECTIONS/MATERIALS LAB.
12. STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
14. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
15. THE CITY OF AURORA SHALL NOT BE LIABLE FOR THE MAINTENANCE OF ALL PRIVATE STORM INFRASTRUCTURE. THESE FACILITIES MAY NOT MEET CITY STANDARDS AND SHALL REMAIN IN PRIVATE MAINTENANCE BY STAMPEDE EVENTS AND ENTERTAINMENT, LLC IN PERPETUITY. THESE PRIVATE FACILITIES INCLUDE, IF PROVIDED, THE PRIVATE UNDERDRAIN SYSTEM PLACED WITHIN THE PUBLIC RIGHT-OF-WAY.
16. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR CONTACTING CDOT TO ENSURE ALL WORK ON OR ADJACENT TO STATE HIGHWAYS OR CDOT R.O.W. MEETS CDOT REQUIREMENTS.
17. THE STREETLIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE STREETLIGHT LOCATIONS AND INSTALLATION WITH XCEL ENERGY USING THE APPROVED SITE PLANS/CIVIL PLANS THAT SHOW THE PROPOSED STREET LIGHT LOCATIONS.
18. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
19. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE ARMY CORP OF ENGINEERS FOR WETLAND MITIGATION OR WORK WITHIN THE WATERS OF THE U.S., IF REQUIRED. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO PROVIDE A COPY OF THE ARMY CORP OF ENGINEERS REQUIREMENTS TO THE CITY OF AURORA. IF THERE ARE NO REQUIREMENTS BY THE ARMY CORP OF ENGINEERS, THEN A WRITTEN NOTIFICATION FROM THE ARMY CORP OF ENGINEERS SHALL BE SUBMITTED TO THE CITY OF AURORA STATING SUCH. CITY APPROVAL OF THE CONSTRUCTION PLANS IS SUBJECT TO THE OWNER/CONTRACTOR OBTAINING A 404 PERMIT, IF APPLICABLE. A COPY OF THIS PERMIT SHALL BE SUBMITTED TO THE CITY OF AURORA PRIOR TO ANY PERMITS BEING ISSUED.
20. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
21. PRIVATE UNDERDRAIN SYSTEMS FOR GROUNDWATER DISCHARGES FROM THE FOUNDATION DRAINS SHALL BE OWNED AND MAINTAINED BY THE HOA/METRO DISTRICT (SELECT ONE)

EROSION CONTROL NOTES:

1. THE PERMITEE SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs MAY BE REQUIRED DURING AND AFTER CONSTRUCTION AND SHALL BE EXECUTED AND COMPLETED BY THE PERMITEE. THE PERMITEE SHALL PLAN, INSTALL, AND MAINTAIN ALL EROSION, AND SEDIMENT CONTROL MEASURES, INCLUDING DRAINAGE AND WATER QUALITY BMPs AS INDICATED ON THIS PLAN AND AS NECESSARY TO REDUCE THE DISCHARGE OF POLLUTANTS TO THE MAXIMUM EXTENT PRACTICABLE ADVERSE IMPACTS, EROSION AND SEDIMENT DEPOSITION ONTO PAVED SECTIONS, INTO STORM SEWERS, STORM SEWER APPURTENANCES RECEIVING WATERS, OR OFF THE PROJECT SITE.
3. THE PERMITEE SHALL TAKE APPROPRIATE PREVENTIVE MEASURES TO MINIMIZE TO THE MAXIMUM EXTENT PRACTICABLE DIRT AND MUD FROM BEING TRACKED OR DEPOSITED ONTO PAVED SECTIONS VIA MULTIPLE BMPs. SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY BE TRACKED, DEPOSITED, OR ACCUMULATED ON PAVED SECTIONS, IN THE FLOW LINES, PRIVATE PROPERTY, AND/OR PUBLIC RIGHTS-OF-WAY OF THE CITY AS A RESULT OF THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP.
4. AREAS REACHING SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL PLACEMENT OPERATIONS MUST BE DRILL SEEDED AND CRIMP MULCHED WITHIN 14 DAYS OF SUBSTANTIAL COMPLETION OF GRADING AND TOPSOIL OPERATIONS. IF ANY INCOMPLETE AREA IS TO REMAIN INACTIVE FOR LONGER THAN 30 DAYS, IT MUST BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE LANDSCAPED WITHIN 14 DAYS FROM THE SUSPENSION OR COMPLETION OF LAND DISTURBANCE ACTIVITIES.
5. THIS APPROVED SWMP DESIGN DRAWING, THE ASSOCIATED APPROVED SWMP NARRATIVE, A COPY OF THE STORMWATER QUALITY DISCHARGE PERMIT, AND THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL SHALL BE KEPT ON SITE AT ALL TIMES.
6. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE BMP (MAINTENANCE) WHEN THE SEDIMENT LEVEL OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP OF AS DEFINED WITHIN THE RULES AND REGULATIONS REGARDING STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES MANUAL, WHICHEVER IS MORE RESTRICTIVE. IF MAINTENANCE OF THE BMP DOES NOT RESTORE THE INTENDED FUNCTION, THEN THE BMP WILL BE REPLACED.
7. THE DISCHARGING OF CONTENT, CONCRETE, OR MORTAR FROM READY MIX DELIVERY TRUCKS, PUMP TRUCKS, BATCH PLANTS OR SMALL MECHANICAL MIXERS DIRECTLY ONTO PAVED SURFACES OR DISTURBED GROUND HAVING NO CONTAINMENT IS PROHIBITED. THE DISPOSAL OF ANY LIQUID WASTES OR WASH WATER FROM ANY OPERATIONS SUCH AS PAINTING, DRYWALL, OR TILE INSTALLATIONS DIRECTLY ONTO PAVED SURFACES OR THE GROUND WITHOUT CONTAINMENT IS PROHIBITED. THE PERMITEE SHALL PROTECT ALL CURB FLOW LINES, ADJACENT WATERWAYS, WETLANDS, STORM SEWERS, STORM SEWER APPURTENANCES, OTHER PROPERTIES, ETC., ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATION INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE.
8. IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGING CONDITIONS OR DESIGN ERRORS THEY MAY ENCOUNTER DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF CONDITIONS IN THE FIELD REQUIRE CHANGES AND THE PROPOSED MODIFICATIONS TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR, THROUGH THE ENGINEER OF RECORD, SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE CITY OF AURORA FOR APPROVAL PRIOR TO ANY FUTURE CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY CONTROLS, FEATURES OR IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVAL SWMP, CITY OF AURORA STANDARD DETAIL DESIGNS, CITY OF AURORA APPROVED VARIANCES, OR AN APPROVED DESIGN DRAWING AMENDMENT SHALL BE REMOVED AND THE CONTROLS, FEATURES AND/OR IMPROVEMENTS SHALL BE RECONSTRUCTED.
9. SECONDARY CONTAINMENT FEATURES SHALL BE IN PLACE FOR ANY BULK FUEL STORAGE, MIXERS, GENERATORS, OR ANY OTHER SPILL OR LEAK SOURCE THAT REMAINS ONSITE FOR A PERIOD LONGER THAN 7 CALENDAR DAYS. A RECOVERY OR SALVAGE DRUM SHALL BE KEPT ON-SITE FOR STORAGE OF CONTAMINATED SOILS. STRAW BALES AND RECYCLED ASPHALT OR CONCRETE ARE NOT ACCEPTABLE FOR THE CONSTRUCTION OF BMPs WITHIN THE CITY OF AURORA AND MAY NOT BE USED.

VICINITY MAP:



REVISIONS

REVISION NO.	DESCRIPTION OF MODIFICATIONS
R1	EXTENDING THE ASPHALT PARKING LOT. ADDITION OF DECK THAT WILL TIE INTO EXISTING DECK. ADDITION OF STAIRWAY TO PROPOSED DECK.
R2	RECONSTRUCTING THE STAIR ENTRY TO THE EXISTING DECK. RECONSTRUCTING THE STAIR ENTRY AT THE SOUTHWEST CORNER OF THE BUILDING. MODIFICATIONS TO THE FRONT ENTRY, ADDING A CONCRETE WALKWAY AND STAIRS TO THE ENTRY. REMOVING 4 PARKING SPOTS AND REPLACING WITH SIDEWALK, CURB, & GUTTER. RECONSTRUCTING THE ADA LANDING IN THE EXISTING ADA RAMP.
R3	ADDITION OF WALL AROUND POND TO INCREASE CAPACITY TO ACCOUNT FOR THE ADDITIONAL IMPERVIOUS AREA.

SHEET INDEX

DRAWING NO.	DRAWING NAME	SHEET NO.
CD1.0	COVER SHEET & NOTES	01 OF 6
CD2.0	DEMOLITION PLAN	02 OF 6
CD3.0	EROSION CONTROL PLAN	03 OF 6
CD4.0	SITE PLAN	04 OF 6
CD5.0	GRADING PLAN	05 OF 6
A1.0	EXTERIOR ELEVATIONS	06 OF 6

DATE: _____

REVISIONS: _____

MINOR SITE PLAN AMENDMENT

WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT

2430 S. HAVANA ST.

AURORA, CO. 80014

DRAWN BY: _____ ACJ
 CHECKED BY: _____ ETB
 DATE: _____ 06-24-20
 EG #: _____
 CAD FILE: _____
 DIR: _____

<p>PROJECT OWNER/DEVELOPER SIGNATURE BLOCK I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THE EROSION AND SEDIMENT CONTROL PLAN AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.</p> <p>_____ PROJECT OWNER/DEVELOPER DATE</p> <p>PLAN PREPARER SIGNATURE BLOCK I ACKNOWLEDGE MY RESPONSIBILITY FOR THE PREPARATION OF THE EROSION AND SEDIMENT CONTROL PLAN.</p> <p>_____ PROFESSIONAL ENGINEER DATE</p>	<p>CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSION, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOBSITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.</p>	<p style="text-align: center;">APPROVED ONE YEAR FROM THIS DATE</p> <p>_____ CITY ENGINEER DATE</p> <p>_____ PARKS, RECREATION AND OPEN SPACE DATE</p> <p>_____ WATER DEPARTMENT DATE</p> <p>_____ FIRE DEPARTMENT DATE</p> <p>_____ TRAFFIC MANAGER DATE</p>
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MINOR SITE PLAN AMENDMENT

COVER SHEET & NOTES

CD1.0

SHEET 1 OF 6

WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
MINOR SITE PLAN AMENDMENT

DATE: _____
REVISIONS: _____
MINOR SITE PLAN AMENDMENT

**WATERPARK SUBDIVISION FILING #1 MINOR
SITE PLAN AMENDMENT**
2430 S. HAVANA ST.
AURORA, CO. 80014

DRAWN BY: ACJ
CHECKED BY: ETB
DATE: 06-24-20
EG # _____
CAD FILE: _____
DIR: _____

MINOR SITE PLAN
AMENDMENT

DEMOLITION
PLAN

CD2.0
SHEET 2 OF 6



ASPHALT PAVED PUBLIC STREET
WITH CURB, GUTTER AND SIDEWALK
ON BOTH SIDES

SOUTH HAVANA STREET
VARIABLE RIGHT OF WAY

2430 SOUTH HAVANA STREET
ONE STORY BRICK AND FRAME
BUILDING

REMOVE 108 SF OF CURB,
GUTTER, & ASPHALT

REMOVE ADA LANDING

DEMO 4 EXISTING PARKING SPOTS
AND ADA RAMP

REMOVE EXISTING STAIRS

REMOVE EXISTING
STAIRS AND DECK

R1

R2

R3

SURVEY CONTROL NOTES:

1. FIELD WORK PERFORMED IN MAY, 2018 BY CHESNOE AND ASSOCIATES.
2. THIS SURVEY IS NOT A COMPLETE BOUNDARY SURVEY AND IS PREPARED AS A SURVEY CONTROL DRAWING ONLY.
3. **BASIS OF BEARINGS:** A PLAT BEARING OF N00°00'46"E BETWEEN TWO MONUMENTS 426.00 FEET APART BEING THE WEST LINE OF LOT 4, WATERPARK SUBDIVISION FILING NO. 2, ONE MONUMENT BEING A NO. 5 REBAR W/ 1.25" DIAMETER ORANGE CAP STAMPED P.E. & L.S. #9489 AT THE SOUTHWEST CORNER OF SAID LOT 4 AND THE OTHER BEING A 1.5" DIAMETER ALUMINUM CAP ILLEGIBLE AT THE NORTHWEST CORNER OF SAID LOT 4.
4. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
5. **BENCHMARK:** TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.
6. **GRID FACTOR STATEMENT:** NO GRID FACTOR WAS USED FOR THIS SURVEY CONTROL DIAGRAM. STATE PLANE COORDINATES WERE HELD AND ALL MEASUREMENTS WERE ON GROUND /OR LIST COMBINED GRID FACTOR USED.

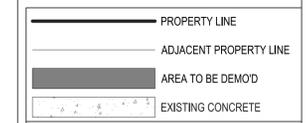
LEGAL NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

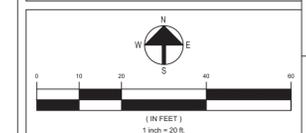
DEMOLITION AREA

TOTAL CONCRETE	634 SF
TOTAL ASPHALT	52 SF
TOTAL WOOD	258 SF

LEGEND:



ALL PLANIMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.

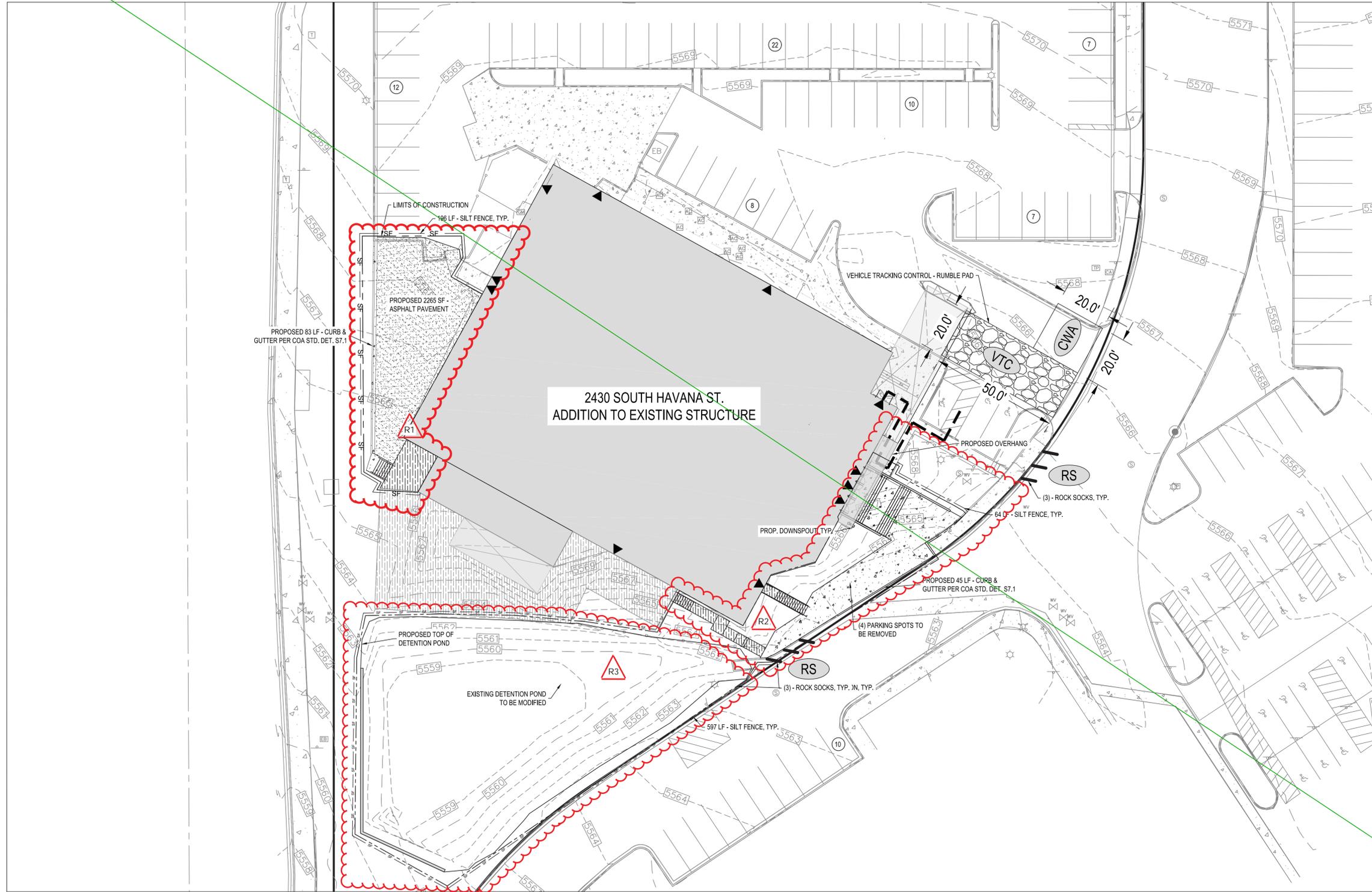


WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
 MINOR SITE PLAN AMENDMENT

Erosion control plans are part of the civil plan revisions not the site plan

REMOVED



2430 SOUTH HAVANA ST.
 ADDITION TO EXISTING STRUCTURE

EROSION CONTROL NOTES:
 1. BENCHMARK: TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.

EROSION CONTROL LEGEND:

CWA	CONCRETE WASHOUT AREA
VTC	VEHICLE TRACKING CONTROL
RS	ROCK SOCK
SF	SILT FENCE

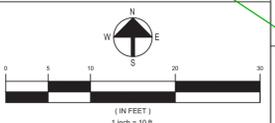
TOTAL DISTURBED AREA = 17,210 SF

Use different hatch marks for existing vs proposed on this legend

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF CONSTRUCTION
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED WOOD
	EXISTING WOOD
	PROPOSED ASPHALT

ALL PLANIMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



DATE: _____
 REVISIONS: _____
 MINOR SITE PLAN AMENDMENT

WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT
 2430 S. HAVANA ST.
 AURORA, CO. 80014

DRAWN BY: ACJ
 CHECKED BY: ETB
 DATE: 06-24-20
 EG #:
 CAD FILE:
 DIR:

MINOR SITE PLAN AMENDMENT

EROSION CONTROL PLAN

CD3.0
 SHEET 3 OF 6

WATERPARK SUBDIVISION FILING #1 MINOR SITE PLAN AMENDMENT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 2430 SOUTH HAVANA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
 MINOR SITE PLAN AMENDMENT

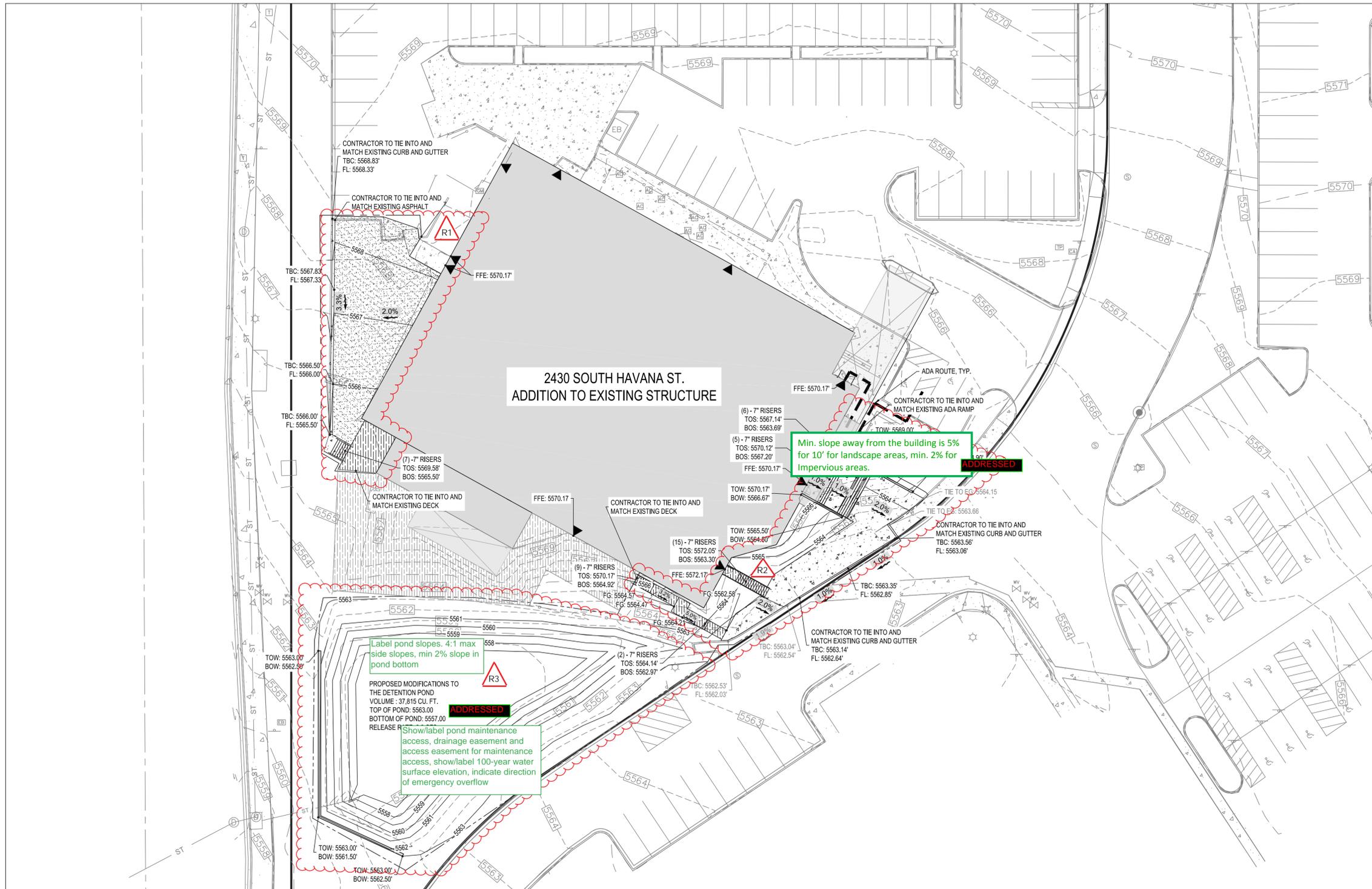
DATE: _____
 REVISIONS: _____
 MINOR SITE PLAN AMENDMENT

**WATERPARK SUBDIVISION FILING #1 MINOR
 SITE PLAN AMENDMENT**
 2430 S. HAVANA ST.
 AURORA, CO. 80014

DRAWN BY: ACJ
 CHECKED BY: ETB
 DATE: 06-24-20
 EG #: _____
 CAD FILE: _____
 DIR: _____

MINOR SITE PLAN
 AMENDMENT

GRADING PLAN
CD5.0
 SHEET 5 OF 6



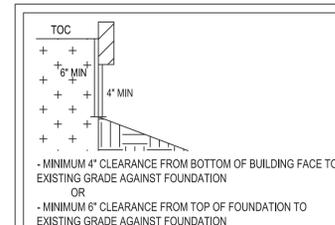
GRADING PLAN NOTES:
 1. BENCHMARK: TOP OF A FOUND 1.5" DIAMETER ALUMINUM CAP, NO. ILLEGIBLE, AT THE NORTHWEST PROPERTY CORNER, ELEVATION = 5571.02, NAVD 88 DATUM.
 2. ALL FINISHED FLOOR ELEVATIONS HAVE BEEN ASSUMED.

Use different hatch marks for existing vs proposed on this legend
ADDRESSED

LEGEND:

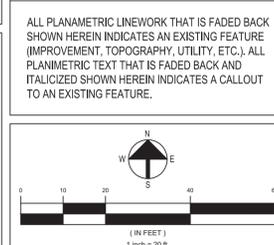
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LIMIT OF CONSTRUCTION
	ADA ROUTE
	PROPOSED CONCRETE
	EXISTING CONCRETE
	PROPOSED WOOD
	PROPOSED ASPHALT
	SPOT ELEVATION

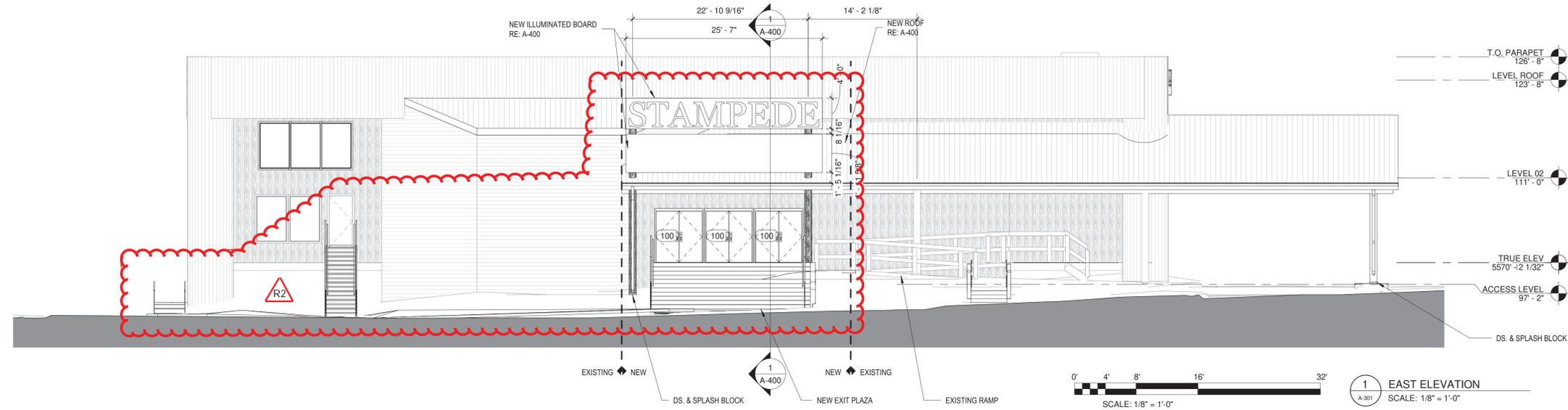
FOUNDATION DETAIL



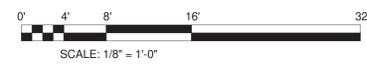
ABBREVIATION LEGEND

- FG: FINISHED GRADE
- EG: EXISTING GRADE
- FL: FLOW LINE
- TC: TOP OF CURB
- BC: BOTTOM OF CURB
- BS: BOTTOM OF STEP
- TS: TOP OF STEP
- GB: GRADE BREAK
- GS: GROUND SHOT
- TW: TOP OF WALL
- BW: BOTTOM OF WALL
- DS: DOWNSPOUT
- FFE: FINISHED FLOOR ELEVATION
- HP: HIGH POINT

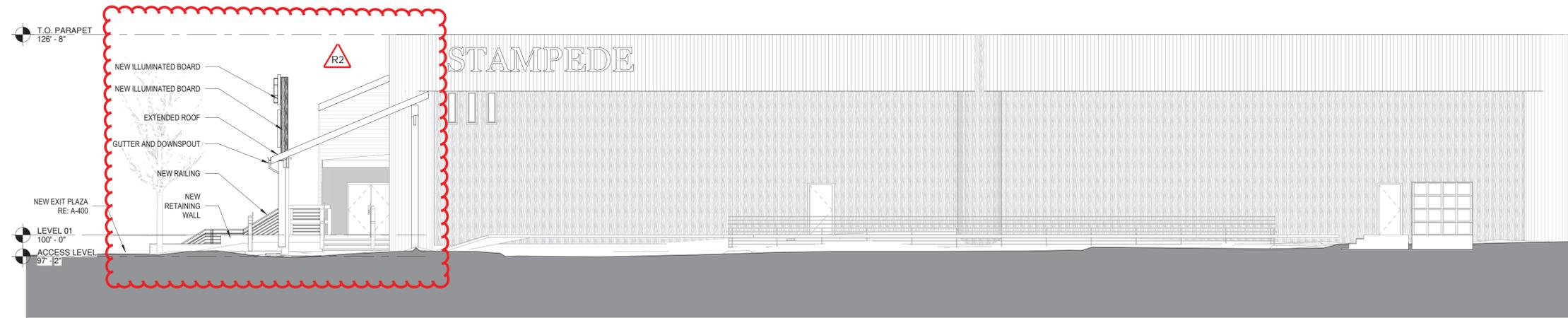




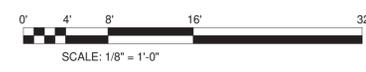
T.O. PARAPET 126'-8"
 LEVEL ROOF 123'-8"
 LEVEL 02 111'-0"
 TRUE ELEV 5570'-12 1/32"
 ACCESS LEVEL 97'-2"
 DS. & SPLASH BLOCK



1 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



T.O. PARAPET 126'-8"
 NEW EXIT PLAZA RE: A-400
 LEVEL 01 100'-0"
 ACCESS LEVEL 97'-2"



2 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS: PERMIT SET
 DATE: 12-14-18

**STAMPEDE NEW EXIT DOORS, EXTERIOR PLAZA
 AMD CHANGE OF OCCUPANCY**
 2430 S HAVANA ST.
 AURORA, CO. 80034

DRAWN BY: MG
 CHECKED BY: JE
 DATE: 05/24/19
 EG #
 CAD FILE:
 DIR:

PERMIT SET

EXTERIOR ELEVATIONS

A-301