



To: City of Arvada – Engineering Review Department
From: Altitude Land Consultants, Inc
Date: April 8, 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	Comment	Response
Planning	1	Please label as "Minor Amendments:" and then include the Minor Amendment case number prior to the description. Further, please combine all descriptions under one delta that should be delta 5. Then please ensure that the description captures all the work being proposed (new landscaping, extension of covered patio, new signs, etc.)	This has been revised per your comments.
Planning	1	As new signage is being proposed, the Data table for the total sign area must be updated. Please calculate the total sign area allowed for the site based off Sec. 4.10.5 (B)(2)(a).	Per City of Aurora Colorado Sign Code Sec. 4.10.5 (B)(2)(a). The maximum allowed square footage is 233sf. We are providing a new 104sf. (26'x4') "STAMPEDE" sign and a new 104sf. (26'x4') marquee sign for a total of 208sf.
Planning	1	Please directly update the values in the data table that will be impacted by the current project scope. Then, please add a red cloud and delta around the values being updated.	This has been revised per your comments.
Landscaping	1	Please call out the landscaping in these areas has been significantly altered and refer to the newly added landscaping sheets.	Callout added to title sheet.
Utilities	1	Please note that the site plan will not be approved by Aurora Water until the preliminary drainage report is approved.	Noted.
Planning	2	Please remove this page and merge any important information onto the existing cover sheet. If new information is being added to the cover sheet, please add a red cloud and delta around the information to show that it is new	Information merged and clouded on existing cover sheet.
Planning	3	Please clarify how the increased pavement will be utilized. If this will be used as overflow parking, please dimension and show the total number of parking spaces to be added. Further, please label the existing trash enclosure and show that it will meet the minimum screening standards stated in Sec. 4.7.8 (B)(2)(b). Finally, please show or clarify how exterior lighting will be provided that follows Sec. 4.9.3.	This pavement is not proposed for overflow parking. Instead it will be used as a loading area / temporary bus parking. This information along with dimensions has been added to the Site Plan.



Planning	3	To ensure consistent numbering across the site plan, please remove the R from the delta and only include the number 5. Please update all sheets to remove the "R" and instead have a 5.	This has been revised throughout the plan set.
Planning	3	Please confirm that the expanded deck will meet the outdoor dining and seating standards noted in Sec. 3.3.6. (L) – please provide an elevation for the deck.	Per City of Aurora Colorado Accessory and Temporary Uses Sec. 3.3.6 (L) 1.2.3.4.5 the new 259sf. outdoor deck expansion meets these requirement. See Grading Plan for elevations.
Planning	3	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.	
Planning	3	For all newly proposed sheets, please add a red cloud and delta 5. When possible, please combine sheets to decrease the total number of new sheets proposed.	This has been done as much as possible.
Planning	3	Per Sec. 4.7.9 (T)(4), railings will be required along the top of all walls that exceed 30 inches.	Railings added.
Civil Engineering	3	Railing is required with wall greater than 30" (4.02.7.06.1 of the 2023 COA Roadway Manual)	Railings added.
Civil Engineering	3	Indicate the material type and provide a typical section of the wall.	Typical section with material type added to this sheet.
Utilities	3	Please show all water, storm, and sanitary utilities on the site plan. Label with size and material.	Utilities added to Site Plan. Please confirm size & material of water .
Utilities	3	Protect meter in place while work is being completed.	Note added.
Utilities	3	Show 6" Cast Iron Fire Line.	Fire line added to Site Plan.
Utilities	3	Any construction activity will require coordination with Metro WW.	Noted.
Utilities	3	It appears that a drainage easement has not been recorded. A drainage easement will be required for this site plan amendment.	Drainage easement is in process.
Utilities	3	Trees shall not be located within any water easement or within 8' of the utility.	This has been revised.
Traffic Engineering	3	Please provide a pedestrian crossing ramp.	Pedestrian crossing ramp has been provided.
Landscaping	8	Please confirm that these trees and any other on site are existing by adding an "existing trees" item to the landscape legend.	This has been revised.
Landscaping	8	Please note that ornamental and shade trees must be a minimum of 2" in caliper.	This has been revised.
Planning	14	Please label this as existing or new and confirm the sign area.	This is an existing 80sf sign.

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Planning	14	In the comment response letter, please show the total sign area allowed and proposed. Per that table, please demonstrate that the newly proposed signage will not exceed the total sign area for the site. In addition, please note that per Sec. 4.10.3., existing signs may remain even if they do not conform to the maximum allowed sign area; however, they may not be re-erected when removed and new nonconformities are not allowed.	Total allowed sign area on east elevation is 233sf. and the proposed sign area is 208sf. The comment regarding existing signs is not applicable because we have 80sf. of existing sign and the maximum allowed is 278sf.
Forestry	N/A	See comment letter.	Noted.

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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