

# 1st City Staff Review Comments 04.08.2024

## **ARVADA FIRE PROTECTION DISTRICT AGENCY CONTACT: SCOTT PLUMER - DEPUTY FIRE MARSHAL**

This referral was reviewed for compliance with the 2018 International Fire Code (IFC) as adopted by the City of Arvada under Article II of Chapter 42 in the Arvada City Code. The Arvada Fire Protection District (AFPD) has the following comments regarding this plan. Written indication of compliance and/or modifications to the plans are required to be provided on the next submittal.

### COMMENTS TO BE ADDRESSED NOW AS PART OF THE CURRENT REVIEW PROCESS:

-Unless otherwise specified, all comments apply to both the construction documents and the development plans.

-Although the existing lot is addressed as 6800 Kilmer Street, Kilmer Street is no where near this site and the actual access is off of West 68th Avenue. From an emergency response perspective, this should be re-addressed to West 68th Avenue.

-The private roads through the site shall be dedicated on the final plat as "Fire Lane and Emergency Access Easement" or other similar language as required by the City of Arvada.

-Building construction plans can be submitted to AFPD prior to the completion of the development review process. Note, that if building construction plans are submitted concurrently, AFPD will not release approved plans or a permit until the development review process is complete, fire apparatus access road is provided as approved and fire hydrants are installed and operational as required.

-The building permit will not be released to anyone other than the general contractor.

-Complete specifications and building construction plans shall be submitted directly to the AFPD for review and approval at the same time plans are submitted to the Arvada Building Inspection Division and prior to construction occurring. Building construction plans will be reviewed for compliance with the adopted IFC at the time of submission. All construction plan applications to the AFPD shall be done through Mobile Eyes. The developer is encouraged to contact the AFPD Fire Marshal's Office to verify plan submittal requirements and the AFPD permit fees prior to plans submittal.

-For additional information regarding development requirements, visit the AFPD website at [www.arvadafireco.gov](http://www.arvadafireco.gov)

### COMMENTS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT:

Approved fire apparatus access road shall be provided during construction. Unless otherwise approved, the fire apparatus access road shall consist of the first lift of asphalt or concrete shall be provided prior to vertical construction.

**DEVELOPMENT ENGINEERING/TRAFFIC** Contact: Emiley Yoshihara

Additional Items to Include With Next Submittal: General Conditions of Approval:

-The developer is required to provide either a LOC or escrow check in the amount of 100% of the estimated cost of the public improvements. When the project is accepted into initial warranty, the City will retain 20% of the actual public improvement costs to ensure that the public improvements meet the City standards through the two-year warranty period. Following the final acceptance of the public improvements, the City will return the remaining 20% of the surety.

-The City of Arvada Engineering reserves the right to provide additional comments for subsequent submittals.

**STORMWATER** Contact: Jake Moyer

See comments

A Site Disturbance Permit is required for this project. Please visit

<https://www.arvadaco.gov/367/Site-Disturbance>

-Permit for more information on the application process, required documents, and review period. Permit must be approved and issued prior to any work commencing on the site. Once approved, the initial control measures (BMPs) can be installed and an Initial Site Inspection scheduled via eTRAKiT. After the Initial Site Inspection is conducted and approved, work can commence on the site.

Owner/developer shall obtain a State General Permit for Stormwater Discharges Associated with Construction Activities from the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division, prior to clearing, grading, or excavating on the site. A copy of the approved permit must be submitted to the City of Arvada Engineering Division prior to the start of clearing, grading, or excavating on site. A copy of the approved permit must also be available on the project site at all times during construction. City of Arvada Stormwater Team reserves the right to make additional comments on subsequent reviews.

Additional Items to Include With Next Submittal: Please include VCUP application and material management plan in next submittal. Please include 404 Individual permit or NTP (Nationwide) verification with additional submittals and as an attachment to the required Site Disturbance Permit.

**LAND DIVISION** Contact: Abigail Ogg

Additional Items to Include With Next Submittal:

So that an Address Map for either the Subdivision Plat or the Site Plan may be created, please submit a PDF of the parcel showing ONLY boundary line, the numbered lots, and the road through the development. Do not include easements, areas of the lots, range points, etc.

Addresses for either the Subdivision Plat or the Site Plan will be released within 10 days after received notification of the recording of the Subdivision Plat or approval of the Site Plan provided the proper line-work requirements of the Address Map have been met and submitted with the 2nd developmental review. Delays in submittal may cause delays in the addressing process.

Please Note: Larger subdivision address maps will require more time and may not be available within 10 days after recording the subdivision plat. City of Arvada Land Division reserves the right to make additional comments on subsequent reviews.

**PLANNING** Contact: Jeremiah Bebo

The next review will be a 2nd Review. Please ensure that all plans, reports, documents, etc. that were required with the initial submittal are included in the resubmittal. Please also ensure that any changes requested on the site plan sheet of the Site Plan set are also reflected in the CD set and visa versa.

Additional Comments Not Identified by a Mark-up:

1. See the external referral review comments and ensure that responses are also provided for those agencies. The City will need to coordinate MHFD, Consolidated Mutual Water, and Farmers Highline approvals prior to the the Site Plan approval. Ensure that you are working with these agencies through their processes as well.
2. Referrals were sent to CDOW, U.S. Army Corps of Engineers, and CDPHE as well and no comments were provided.
3. A Planning Commission and City Council public hearing will need to be scheduled for the Comprehensive Plan Amendment at future dates TBD after the 2nd Review.

Additional Items to Include With Next Submittal:

1. VCUP application
2. Minor modification request to increase fence height restriction of LDC Table 4-7-2-1 to 7.2'.
3. Minor modification request from LDC 5-1-6-3(B)(2); include an exhibit