

2nd Staff Review/Comments July 24, 2024

(emphasis added)

DEVELOPMENT ENGINEERING/TRAFFIC

Contact: Emiley Yoshihara Phone/email: 720-898-7676 / eyoshihara@arvada.org

Additional Comments Not Specifically Identified by a Mark-up:

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 Phone/email: 720-898-7812/jmoyer@arvada.org

Additional Comments Not Identified by a Mark-up: See comments The City of Arvada Stormwater Team reserves the right to provide additional comments for subsequent submittals. Additional Items to Include With

Next Submittal: Please ensure that the **Ralston Creek stabilization plans are included with future submittals** when they become available and prior to approval. 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 Phone/email: 720-898-7808/ aogg@arvada.org

Additional Comments Not Identified by a Mark-up: See Comments.

Additional Items to Include With Next Submittal: City of Arvada Land Division reserves the right to make additional comments on subsequent reviews

ARVADA FIRE PROTECTION DISTRICT AGENCY

CONTACT: SCOTT PLUMER - DEPUTY FIRE MARSHAL PHONE/EMAIL:

303-228-3607/SCOTT.PLUMER@ARVADAFIRECO.GOV

DATE: 7-5-2024 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.

-Per IFC section 503.1.1 as amended, and because this is considered a facility, paved fire apparatus access roads must be provided throughout the facility perimeter loop.

-Per IFC section 507.1, 507.5.1, and because this is considered a facility, fire hydrants must be provided on site such that all areas are within 600 feet from a fire hydrant.

COMMENTS TO BE INCLUDED IN THE DEVELOPMENT AGREEMENT:

1. 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.

2. Fire hydrants shall be installed and made operational to provide the minimum required fire flow prior to commencing vertical construction.

PLANNING

Contact: Jeremiah Bebo Phone/email: 720-898-7438/jbebo@arvada.org

The next review will be a full 3rd 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.

At this point, Staff can proceed forward with your request for a Comprehensive Plan Amendment. This will include a public hearing before the Planning Commission and then a final hearing before the City Council. Please work with me to formalize these dates and obtain the necessary mailing notices that must be sent to neighboring property owners. Staff will also coordinate the required sign postings on the property with you.

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. You will need to obtain formal approvals from MHFD and FRICO prior to the the Site Plan approval. Ensure that you are working with these agencies through their processes as well. Federal 404 Permit will be required to be approved for future permits as indicated previously by other reviewers.

2. Referrals were sent to the U.S. Army Corps of Engineers, XCEL, CDPHE, and CDOW as well, comments are included. Additional Items to Include With Next Submittal.

FLOODPLAIN

Contact: Melanie Walter Phone/Email: (303) 435-4609 mwalter@arvada.org

Additional Comments Not Identified by a Mark-up: **Any improvements to Ralston Creek must be MHFD maintenance eligible. An adaptive management plan with escrow will likely be required for a period of 3 years after project is put into warranty.**

Additional Items to Include with Next Submittal: **More details on the Ralston Creek improvements and how it will adhere to MHFD MEP requirements** as well as if a LOMR will be required. The City of Arvada Floodplain Administrator reserves the right to provide additional comments for subsequent submittals

LANDSCAPE / PARKS

Contact: Shane Greenburg Phone: 720-898-7441 Email: sgreenburg@arvada.org

Additional Comments Not Identified by a Mark-Up: No comments on plans. Final landscape plans must be stamped, signed and dated by a State of Colorado Registered Landscape Architect. Additional Items to Include With Next Submittal: