

## Submittal 4 Technical Response

**Project:** R+L Denver Service Center Addition

**Project No:** 18006

**Owner:** RLR Investments LLC

**Date Issued:** 10/15/2018

**Contractor:** TBD

### INSTRUCTIONS

1. This document is issued in response to questions provided in the bidding phase of the work. Each question is attached with the applicable response. Responses may refer to future documents to be issued.
2. All information included herein is intended to be incorporated into the Final Contract Documents and will be considered part of the same.
3. Answers provided here-in are provided to all current bidding entities.

Todd Heirls - Arcwest Architects - 1525 Raleigh St. Suite 320  
Phillip Fowler - Arcwest Architects - 1525 Raleigh St. Suite 320  
Susan Barkman, Neighborhood Services  
Thelma Gutierrez, ODA  
Filed: K:\SDA\1342-03rev3.rtf

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please show a tree mitigation chart on the landscape plan. – Forestry
- See red line comments on the plat and site plan. Update the Title work. – Real Property
- Please see comments below regarding delineation of Fire Lane Easement. – Fire and Life Safety

### PLANNING DEPARTMENT COMMENTS

#### 1. Community Questions Comments and Concerns

Name: Sherry Stumbaugh  
Organization: Norfolk Glen Neighborhood Association  
Address: 15804 E 17<sup>th</sup> Pl, Aurora, CO 80011  
Phone: 3033644478

Comment: “Norfolk Glen Neighborhood Association supports the site plan and replat of this facility, located at Smith Road and Airport Boulevard. Our questions and comments have been addressed satisfactorily. We look forward to the changes which will improve the development.”

#### 2. Planning

Department No further comments.

#### 3. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / 303 - 739-7189 No further comments.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **4. Civil Engineering**

Kristen Tanabe/ 303-739-7306/

[ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) No additional comments.

#### **5. Life Safety**

William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / comments in blue Site Plan Sheet 2

- Please show and identify this portion of the fire lane easement as cross-hatched. This section shall be painted red with 12 inch letters stating "No Parking Fire Lane" 12 inch letter. TYP **See Sheet Civil 2**

#### **6. Forestry**

Jacque Chomiak / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / 303-739-7178 / comments in purple

Please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29, and remove the chart that I provided. **See Sheet LA 3.0**

#### **Sheet2**

Update the Title to Within 120 calendar days of the plat approval date. **This item is corrected**

#### **7. Real Property**

Darren Akrie/ 303-739-7337/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / comments in pink

Maurice Brooks/ 303-739-7294/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / comments in pink Plat

Sheet 1

- Add the name of the Mortgage holder- exactly as shown in the Title Work.  
**This item corrected See Sheet 1**

Sheet 4

- Add distance between the pins found (x2).  
**This item corrected See Sheet 4**

#### **Site Plan**

Sheet 2

- Private Drainage easement.  
**Added See Sheet 2**
- Add Book and Page.  
**Added See Sheet 2**

#### **8. Utilities Department**

Steven Dekoski / 303 - 739 - 7490/

[sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) No additional comments.

9. CenturyLink

Name: Victoria Comer  
Organization: CenturyLink  
Address: 5025 N. Black Canyon Hwy, Phoenix, AZ 85015  
Phone: 8305136614  
Email:  
[victoria.comer@centurylink.com](mailto:victoria.comer@centurylink.com)  
[om](#) No additional comments.

10. Xcel Energy

Name: Donna George  
Organization: Xcel Energy  
Address: 1123 W 3<sup>rd</sup> Avenue, Denver, CO 80223  
Phone: 3035713306  
Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral documentation for **DVR – R&L Denver Service Center Addition** and reminds the property owner/developer/contractor to complete the **application process** for any new natural gas or electric service, or modification to the existing electric distribution facilities within the subject property via FastApp-Fax-Email-USPS (go to: <https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders>).

Comment response requested.

Should there be any questions with this referral response, please contact me at 303-571-3306 or [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com).

(AWP)