

## Submittal 2 Response

**Project:** R+L Denver Service Center Addition      **Project No:** 18006  
**Owner:** RLR Investments LLC      **Date Issued:** 9/28/2018  
**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.

### Planning Department:

#### 1. Community Questions Comments and Concerns

Sherry Stumbaugh  
 Norfolk Glen Neighborhood Association  
 15804 E 17th Pl, Aurora, CO 80011  
 303-364-4478

#### 2. Comments from previous Review

**2A.** Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

**Only proposed elements and elements to remain are now shown**

**2B.** Will the mobile trash compactor be kept in a single location? If so, please show the proposed location of the trash compactor on the Site Plan sheet.

**The compactor will be always be in the same place. Labeled on sheet 2.**

#### 3. Landscape Design Issues

Kelly Bish, PLA, LEED AP  
[Kbish@auroragov.org](mailto:Kbish@auroragov.org)  
 303 - 739-7189

**3A.** Make sure to gray back all the existing landscaping so as to differentiate between the existing and proposed more clearly.

**The existing landscaping has been further greyed out. Please note the appearance varies between different computer screens and printed versions.**

**3B.** It is understood that additional trees are being added to the buffer to meet tree mitigation requirements. Unless the applicant has requested it, shrubs are not required. The applicant is required to bring their site landscaping including the southern buffer into compliance with their existing landscape plan. Code enforcement will inspect the property for landscape compliance. A copy of the approved landscape plan may be obtained from your Case Manager or the City Planning Department.

**Noted.**

#### 4. Architectural and Urban Design Issues:

**4A.** Where is the trash enclosure located? The footprint of the trash enclosure should be marked on the Site Plan sheet.

**There is no trash enclosure. Please see compactor location marked on sheet 2.**

## 5. Site Plan Technical Review

**5A.** Please show the location of the mobile trash compactor. The footprint of the compactor is sufficient

Labeled on sheet 2.

**5B.** Please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

The plan has been revised to only show the proposed elements.

**5C.** Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

The plan has been revised to only show the proposed elements.

**5D.** Per the first review, please only show proposed elements or elements that will remain after demolition/construction. Please do not show elements that will be demolished.

The plan has been revised to only show the proposed elements.

**5E.** Please show the location of the mobile trash compactor on the Site Plan sheet. The footprint of the compactor is sufficient.

The trash compactor is labeled on sheet 2.

## 6. Civil Engineering

Kristen Tanabe

[ktanabe@auroragov.org](mailto:ktanabe@auroragov.org)

303-739-7306

**6A.** The Site Plan will not be approved by Public Works until the Drainage Letter is approved. Sheet 2

Noted.

**6B.** Per the last review, please dimension the existing sidewalk.

The sidewalk has been labeled. See sheet 2.

**6C.** Per the last review, add a note indicating if the storm sewer system is public or private and who will maintain it.

Note has been added.

## 7. Life Safety

William Polk

303-739-7371

[wpolk@auroragov.org](mailto:wpolk@auroragov.org)

**7A.**

New or relocated fire hydrants shall be placed between 3'6" and 8'0" from the edge of the fire lane easement. Please identify as bollard protected fire hydrant. TYP

The fire easement has been extended to the curb and the new hydrant is now located as required. See sheet 2.

## 8. Forestry

Jacque Chomiak  
303-739-7178

[jchomiak@auroragov.org](mailto:jchomiak@auroragov.org)

**8A.** Please show a tree mitigation chart on the landscape plan as illustrated in the Landscape Manual page 29 and remove the chart that I provided. Please show the extra 34 trees with a symbol indicating that they are specific to tree mitigation – like an “M”.

**The letter “M” has been added to the trees.**

**8B.** The caliper inches that will be lost are 130”, but only 83” would be required for planting back onto the site. The mitigation value is \$10,968.00.

**Noted.**

## 9. Real Property

Darren Akrie  
303-739-7337

[dakrie@auroragov.org](mailto:dakrie@auroragov.org)

Maurice Brooks  
303-739-7294

[mbrooks@auroragov.org](mailto:mbrooks@auroragov.org)

### 9A. Plat Cover Sheet

- Please send in the State Monument record for the aliquot corner.  
**Included with this resubmittal.**
- Please add Laredo Street R.O.W. to the Vicinity Map.  
**Added.**

### 9B. Plat Sheet 3

- Add a label stating “16” to the beginning of “Utility Easement”. (16’ Utility Easement)  
**Added.**
- Please add acres to square footage under the legal description.  
**Added.**
- Add the tic mark between the curve and tangent line.  
**Added**

### 9C. Plat Sheet 4

- Please add acres to square footage under the legal description.  
**Added.**
- Add the line of delineation between the easements.  
**Added**
- Please add the distance between the pins found.  
**Measured distances have been added.**
- S – W (match the original plat description).  
**Descriptions match found monuments.**
- Please add the distance between the pins found.  
**Measured distances have been added.**

### 9D. Site Plan

- Add acres to square footage.  
**Added.**
- Add the line of delineation between the easements.  
**Added.**
- Add acres to square footage.  
**Added.**

**14. Utilities Department**

Steven Dekoski

303-739-7490

[sdekoski@auroragov.org](mailto:sdekoski@auroragov.org)

**14A.** A new fire hydrant is required.

A new hydrant is now called out.

**14B.** Existing onsite stormwater infrastructure to be labeled private.

This has been labeled.