

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
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

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

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

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

Maurice Brooks

303-739-7294

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

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.