

Deer Pen Subdivision  
Residential Development

Questions and Answers

This information is hereby attached to and made part of the Bid Request Documents

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July 6, 2017

Question:

I just want to confirm that the 8 lots that access aspen and the 6 that access 1500 north are already fully developed with water, sewer, gas, and power already stubbed into the lots.

The purchaser would only be required to develop the 8 cul-de-sac lots.

Or would the purchaser need to go back and tear up the asphalt of the existing roads to bring utility stubs in to the lots that access existing roads?

Answer:

Developer Responsibilities

All asphalt cuts will require patching.

8 lots that front Aspen Drive

The water services are not installed and will have to be connected to the water main in Aspen Drive.

No sewer services exist and a new sewer main will need to be installed on the west side of the lots and connect to the sewer in 1350 North west of the canal (Map location #1).

6 lots that access 1500 North

The water and sewer mains will need to be extended west in 1500 North (Map location #2).

The 6 lots on 1500 North will require water services and sewer laterals installed into 1500 North (Map location #2).

The 3 lots on the south side of 1500 North will require relocation of an existing stormwater swale to a location south of the lots.

Lots in the cul-de-sac

Water, sewer, road, curb, and sidewalk will need to be constructed for the cul-de-sac for these lots.

A sewer transmission pipe will require installation from the cul-de-sac road to 1700 North to connect to the nearest existing sewer main (Map location #3).

The lots do not have gas or power stubbed to them. We are aware of a gas main and power on the east side of Aspen Drive and power in 1500 North.

July 19, 2017 – End of Questions