



Friday, March 3rd, 2022

Aurora Planning and Development Services  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

RE: Response Letter for Ambience – Site Plan and Subdivision Plat Comments Received

Application Number: DA-1013-16  
Case Number: 2022-4038-00

Dear Rachid Rabbaa,

Please see the below responses to your comments from our submission for the Site Plan dated for December 21st, 2022 for the project referenced above. All responses include the comments and numbers provided, with our responses below in the color associated with each discipline.

If you have any additional comments or concerns, please feel free to reach out.

Sincerely,

Alexander Duran, Associate  
Godden|Sudik Architects  
[aduran@goddensudik.com](mailto:aduran@goddensudik.com)  
303.455.4437

**GSA: Godden|Sudik Architects - Alexander Duran, Associate**

**Rocky Ridge Engineering: Joel Seamons, Project Engineer**

**KSA: Kirby Smith & Associates, Inc. – Kirby Smith, PLA, ASLA**

**Given: Given & Associates, Inc. – Arlen Flax, Electrical Engineer**

**1. Zoning and Land Use Comments**

1A. No comments.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**2. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

**COVER SHEET**

2A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

GSA: Acknowledged.

2B. See other comments in the Site Plan

Rocky Ridge Engineering: Acknowledged.

KSA: Landscape Plans revised accordingly, based on various Site Plan updates.

**3. Fire / Life Safety** (Stephen Kirchner / 303-739-7371 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

3A. Please make sure the accessible route is consistent and compliant on all sheets.

Rocky Ridge Engineering: Confirmed.

**4. Real Property** (Andy Niquette / 303-739-7325 / [aniquette@auroragov.org](mailto:aniquette@auroragov.org) / Comments in magenta)

4A. Easement comments from 2nd review not addressed.

Rocky Ridge Engineering: Easements revised

KSA: Landscape Plans revised accordingly, based on various Site Plan updates.

**5. Utilities** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / 303-807-8869)

5A. Is the depth of flow in this 4" pipe less than 75?

Rocky Ridge Engineering: Changed to 6"

5B. Dedicate a pocket utility easement for this hydrant.

Rocky Ridge Engineering: Pocked Easement added.

5C. The existing water main along E Evans Dr is 8"

Rocky Ridge Engineering: Changed to 8".

5D. Please remove this stub as well if it will not be used.

Rocky Ridge Engineering: Removed.



Godden|Sudik

ARCHITECTS

SEE WHAT COULD BE

**6. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org)) (REPEAT COMMENT)

6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**GSA: Phil Turner acknowledged that this file had been received. Addresses have been created for the intake of building permit plans.**