



Wednesday, December 21st, 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 November 11th, 2022 for the project referenced above. All responses provided include the comments and numbers you 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**

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 5)
- Show inside turning radius measurement. Fire / Life Safety (Item 7)
- See redline comments on the site plan. Real property (Item 8)
- Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width 8 ft with 2 ft recovery zones on either side. (Item 9)
- Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. (Item 10 – REPEAT COMMENT)

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. No citizens or community members have submitted a comment at this time. Please see the comments from Xcel Energy.

Name: DONNA GEORGE

Organization:

Address: Public Service Company of Colorado dba Xcel Energy Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: Please see the first and second referrals for comments from PSCo/Xcel Energy. No resubmittals are necessary.

### 2. Zoning and Land Use Comments

2A. No Comments.

### 3. Signage Issues

3A. No Comments.

### 4. Landscaping Issues (Bill Tesauro / 954-266-6489 / BTesauro@cgasolutions.com / Comments in bright teal w/red

4A No Comments.

### 5. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

## COVER SHEET

5A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved.

**GSA: Acknowledged.**

Page 2

5B. End the access easement at the drainage easement.

Rocky Ridge Engineering: Ended as indicated.

5C. Label the curb return radii. The labels are missing with this application.

Rocky Ridge Engineering: Labeled and additional labels added.

Page 4

5D. Remove all proposed storm sizing from the site plan.

Rocky Ridge Engineering: Storm sizing removed.

Page 5

5E. Ensure all trees are a minimum of 10' from the storm sewer.

KSA: Revised as requested. Several trees relocated farther from storm sewer, to 10' setback.

6. Traffic Engineering (Carl Harline & Dean Kaiser/ 303-739-7584/ djkaiser@auroragov.org / Comments in orange)

6A. No additional comments

7. Fire / Life Safety (Stephen Kirchner/ 303-739-7371/ stkirchn@auroragov.org / Comments in blue)

7A. Show inside turning radius measurement.

Rocky Ridge Engineering: Turning radius labeled.

8. Real Property (Roger Nelson /720-5872657/RNelson@auroragov.org / Comments in magenta) Andy Niquette / 303-739-7325 / aniquette@auroragov.org

8A. See redline comments on the site plan.

Rocky Ridge Engineering: Site plan comments addressed accordingly.

8B. This easement is in the wrong place per Aurora records

Rocky Ridge Engineering: Easement corrected as indicated.

8C. Label Bearing & Distance of the property line

Rocky Ridge Engineering: Labeled accordingly.

8D. Contact Andy Niquette [releseeasements@auroragov.org](mailto:releseeasements@auroragov.org) for the easement concerns

Rocky Ridge Engineering: Easements by Separate Instrument in process.

8E. Provide Arapahoe County Clerk & Recorder Reception Number

Rocky Ridge Engineering: Reception number added.

8F. Provide reception number for ROW

Rocky Ridge Engineering: Reception number added.



Godden|Sudik

ARCHITECTS

SEE WHAT COULD BE

9. Utilities (Iman Ghazali / ighazali@auroragov.org / 303-807-8869)

9A. Please provide maintenance access paths to the top and bottom of all outlet structures (including FES); minimum width 8 ft with 2 ft recovery zones on either side.

Rocky Ridge Engineering: Additional maintenance accesses added to FES's.

10. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org) (REPEAT COMMENT)

10A. 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 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: Acknowledged.