



Friday, November 11th, 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 and Subdivision Plat dated October 3, 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**

- Please see Landscaping comments (Item 4)
- The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. (Item 5)
- See Traffic Comments (Item 6)
- There are conflicting references to which code version will be used for this project (2015 vs 2021). Please confirm and update the code sets and any associated standards accordingly. (Item 7)
- Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments (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 11)

### **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 Comments from Aurora Public School District and Xcel Energy.

Name: Nicholas J. Leach

Organization: Aurora Public School District Assistant

Planner (Ext. 28482) University of Minnesota '13

University of Colorado '16

651-470-3889 / [njleach@aurorak12.org](mailto:njleach@aurorak12.org)

Respond to the comments in your resubmission. "In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 49 proposed apartment units is .1604 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at site plan approval."

**GSA: Acknowledged. Fees will be paid at time of Site Plan approval.**

### **2. ZONING AND LAND USE COMMENTS**

2.A NO COMMENTS

### **3. SIGNAGE ISSUES**

3.A NO COMMENTS



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**4. Landscaping Issues** (Bill Tesauro / 954-266-6489 / [BTesauro@cgasolutions.com](mailto:BTesauro@cgasolutions.com) / Comments in bright teal w/red lettering)

**Sheet 5**

- Provide a tree at least 50' from the stop sign

KSA: This tree as part of the E. Evans Buffer has been moved to the east side of access drive within said buffer. This tree was also part of the western Non-Street Frontage Buffer, therefore a new tree has been added further north within this buffer.

- Change to 6' HT CMU Wall

KSA: Based on conversation with Bill Tesauro on 10/31/22, this fence is to remain; and an additional extension line has been added to the call out label.

**Sheet 7**

- Provide all the proposed buffer deciduous trees at 3", ornamental buffer trees at 2.5", and evergreen buffer trees at 8'-10' tall on the plant list.

KSA: Revised as requested.

- The proposed mitigation trees cannot count toward the required trees.

KSA: Based on conversation with Bill Tesauro on 10/31/22, this has been determined to be the case. Also a note to this effect has been added on Sheet 8, beneath the Table of Street Tree & Non-Street Tree Frontage Buffer and Detention Pond Landscape Requirements.

**Sheet 8**

- Please recheck the provided trees in the E. Evans buffer and detention pond, as it appears that they do not concur on the landscape plans with regards to the chart.

KSA: Based on conversation with Bill Tesauro on 10/31/22, these counts have been determined to be correct.

- Provide the required shrubs

KSA: Based on conversation with Bill Tesauro on 10/31/22, said shrubs are not to be provided, as these are being replaced with tree equivalents. Also a new \*\*note to this effect has been added on Sheet 8, beneath the Table of Street Tree & Non-Street Tree Frontage Buffer and Detention Pond Landscape Requirements.

- Provide 47 shrubs and spread them throughout the buffer.

KSA: Based on conversation with Bill Tesauro on 10/31/22, said shrubs are not to be provided, as these are being replaced with tree equivalents. Also a new \*\*note to this effect has been added on Sheet 8, beneath the Table of Street Tree & Non-Street Tree Frontage Buffer and Detention Pond Landscape Requirements.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Rocky Ridge Engineering: Acknowledged.

### Page 2

5B. Separate the drainage easement from the access easement. Label as an access easement rather than a drainage easement here.

Rocky Ridge Engineering: Easements have been separated accordingly

5C. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Rocky Ridge Engineering: Location corrected

5D. This location does not match the photometric sheet.

Rocky Ridge Engineering: Location corrected.

5E. Minimum 29' inside radius and minimum 52' outside radius.

Rocky Ridge Engineering: Radii has been corrected

### Page 4

5F. Is this pointing to the correct location?

Rocky Ridge Engineering: Leader corrected

5G. The minimum slope away from the building is 5% for 10' for landscape areas, minimum of 2% for impervious areas.

Rocky Ridge Engineering: Grading revised.

5H. Provides slope labels. Minimum 2% in unpaved areas.

Rocky Ridge Engineering: Grading revised.

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

Rocky Ridge Engineering: Storm sizing removed.

### Page 5

5J. Ensure all plantings are above the 100-year WSEL.

KSA: Based on conversation with Julie Bingham on 11/01/22, the 100-year WSEL line on the Landscape Plan has been made darker.

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

KSA: Based on conversation with Julie Bingham on 11/01/22, this has been confirmed.

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

6A. Sight Triangle depiction acceptable, somewhat oversized based on Case 1-2 on TE-13.1 Standard.

Rocky Ridge Engineering: Acknowledged.

6B. Are these shrubs in the regulatory sign visibility zone?

KSA: Based on e-mail correspondence with Carl Harline on 11/04/22, following KSA, Inc. clarification that currently the shrubs proposed in the area of the stop sign in question are 1' to 2' to 3' in height; Carl replied "given your indication that the shrubs and plantings are less than the 7' height (in front) of a stop sign, the plan as proposed is acceptable.

**7. Fire / Life Safety** (William Polk & Stephen Kirchner/ 303-739-7371/ [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

**Cover Sheet**

7A. There are conflicting references to which code version will be used for this project (2015 vs 2021). Please confirm and update the code sets and any associated standards accordingly.

GSA:

7B. Please revise the plat to show changes made to the fire lane easement.

Rocky Ridge Engineering: Easements and vacates to be done by separate instrument.

7C. A 26' fire lane easement requires an inside turning radius of 26' and an outside turning radius of 52'.

Rocky Ridge Engineering: Fire lane easement revised to 26'

7D. Please show and label fire lane signage in the manner described in your fire lane sign detail.

Rocky Ridge Engineering: Fire signage revised accordingly.

7E. Please revise fire lane widths to reflect 26'. TYP

Rocky Ridge Engineering: Dimensions revised.

7F. Relocate all light poles shown encroaching into or over a dedicated easement. TYP of all light fixtures.

Rocky Ridge Engineering: Light pole's locations revised.

Given: All light poles shown on the photometric plan have been relocated to be further behind the dedicated fire easement(s).

*General Note #8 has been added to sheet 10:*

*"8. POLE MOUNTED LIGHTS SHALL NOT BE LOCATED WITHIN, OR ENCROACH INTO THE VERTICAL PORTION OF ANY DEDICATED FIRE EASEMENTS. CONCRETE POLE FOUNDATIONS SHALL BE INSTALLED 3'-0" TO 3'-6" BEHIND FIRE EASEMENTS TO ENSURE ALL PORTIONS OF THE POLE & LIGHT ASSEMBLY REMAIN OUT OF THE EASEMENT. COORDINATE CONCRETE FOUNDATION INSTALLATION WITH RETAINING WALLS WHERE POLES ARE IN CLOSE PROXIMITY TO THE WALL. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION."*

7G. Provide a 3' paved sidewalk to the Fire Riser Room and Knox Box.

Rocky Ridge Engineering: Sidewalk added.

7H. Please label the fire service line using the following example: 6" Fire Line DIP (Private) 7I. Relocate all light poles shown encroaching into or over a dedicated easement.

Rocky Ridge Engineering: Labeled as noted.

7J. Please show and label the accessible route on the illustration and provide an accessible route symbol within the grading sheet's legend.

Rocky Ridge Engineering: ADA accessible route added to grading plan.

Given: All light poles shown on the photometric plan have been relocated to be further behind the dedicated fire easement(s).

*General Note #8 has been added to sheet 10:*

*"8. POLE MOUNTED LIGHTS SHALL NOT BE LOCATED WITHIN, OR ENCROACH INTO THE VERTICAL PORTION OF ANY DEDICATED FIRE EASEMENTS. CONCRETE POLE FOUNDATIONS SHALL BE INSTALLED 3'-0" TO 3'-6" BEHIND FIRE EASEMENTS TO ENSURE ALL PORTIONS OF THE POLE & LIGHT ASSEMBLY REMAIN OUT OF THE EASEMENT. COORDINATE CONCRETE FOUNDATION INSTALLATION WITH RETAINING WALLS WHERE POLES ARE IN CLOSE PROXIMITY TO THE WALL. REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION."*

7K. Please show and label the FDC sign on the Front Elevation Section.

GSA: Acknowledged. See elevations for FDC sign.

7L. Fire Sprinkler Riser Room sign is required at this location.

GSA: Acknowledged. See elevations for Fire Riser Room sign.

**8. Real Property** (Maurice brooks /303-739-7294/[mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) /  
Comments in magenta) Andy Niquette / 303-739-7325 /  
[aniquette@auroragov.org](mailto:aniquette@auroragov.org)

8A. Add the boundary data for the Lot. Dedicate and vacate the easements by separate documents. Start the License Agreement process for the retaining wall and railing encroachments. Go to this link for the Real Property web page document links:

<https://auroragov.org/cms/One.aspx?portalId=16242704&pageId=16509313>

Rocky Ridge Engineering: Acknowledged

8B. GIS shows this existing easement aligning with the property line jog? Also label if this will be vacated or remain & include reception number

Rocky Ridge Engineering: Easements corrected

8C. Label easement & reception number?

Rocky Ridge Engineering: Reception numbers added.

8D. Existing 16' Utility Easement? Will any portion of this easement be vacated?

Rocky Ridge Engineering: Labeling revised. Easement to be vacated per separate instrument.

8E. Label Bearing & Distance of property line

Rocky Ridge Engineering: Labeled.

8F. Provide Arapahoe County Clerk & Recorder Reception Number

Rocky Ridge Engineering: Reception numbers added.

8G. Confirm that monument sign is outside of any easement otherwise a license will be required.

Rocky Ridge Engineering: Monument shifted slightly outside of easement.

8H. Label existing sidewalk easement

Rocky Ridge Engineering: Labeled.

8I. Provide reception number for ROW

Rocky Ridge Engineering: Reception numbers added.

**9. Forestry** (Rebecca Lamphear  
[/rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)

9A.No comments.



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**10. Parks** (Joseph Odrzywolski  
[/jodrzywo@auroragov.org](mailto:jodrzywo@auroragov.org) / 303-739-7124)

10A. No Comments

**11. Utilities** (Iman Ghazali

11A. Smallest manhole diameter per COA standards is 5 ft.

Rocky Ridge Engineering: Changed to 5'

11B. Please remove these service lines if not in use. If they are, please label the purpose (fire line, irrigation, etc.)

Rocky Ridge Engineering: Services lines not used to be removed. Labeling revised.

11C. 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: Maintenance access provided and labeled. 12' as noted.

**12. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

12A. 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. Will provide at time of Site Plan approval.