



Friday, April 7th, 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 March 3rd, 2023 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
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.

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

COVER SHEET

2A. No comments.

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

3A. This accessible route is not consistent with those shown on sheets 2 and 4. Please address and resolve.

Given: Acknowledged. See revised plans for accessible route.

KSA: ADA accessible route added to landscape plans.

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

4A. Please contact Andy for Easement.

Rocky Ridge Engineering: Acknowledged.

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

5A. There are still a couple of items to resolve and the PDR has not been approved.

Rocky Ridge Engineering: Acknowledged.

5B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Rocky Ridge Engineering: Acknowledged.

5C. This 8"x6" connection shall be made with a manhole per AW standards (proposed connection is at least 75% of the diameter of the existing main)

Rocky Ridge Engineering: Acknowledged.

5D. Storm is private; therefore, the easement would be labeled as a drainage easement.

Rocky Ridge Engineering: Acknowledged.

5E. Trees are not allowed within utility easements. Ensure that there are no plantings on top of the water line.

KSA: Per City redlined comment on Landscape Plan: Relocated three trees to outside of the water line easement; and relocated various shrubs so none are directly on top of water line.