



Planning Division
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AuroraGov.org

March 19, 2024

Michael Kapoor
Majestic Realty Co.
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Technical Submission Review – Tower Crossing Retail Phase 2 – Site Plan and Plat
Application Number: **DA-1127-47**
Case Numbers: **2023-6055-00, 2023-3057-00**

Dear Mr. Kapoor:

Thank you for your technical submission, which we started to review on March 4th, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since some issues remain, you will need to make a technical submission. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Jonathan Hertel, Majestic Realty Co.
Justin Andrews, ODA
Filed: K:\SDA\1100-1199\1127-47tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The interim turnarounds should be able to withstand the 85000 lb requirement. [Civil Engineering]
- Several comments throughout the TIS, including a comment regarding LOS E & F. [Traffic Engineering]
- Show waterline, hydrants and easements on landscape plans. ensure there are no trees within the water easements. [Aurora Water]
- Stormwater development fees totaling \$24,715.80 are due. [TAPS]
- Send in the updated Title Commitment, Certificate of Taxes Due, closure sheet for the description, and State Monument Records. [Land Development Review]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no community comments on this application.

2. Planning Comments (Comments in teal)

2A. There were no more Planning comments on this review.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

3A. There were no more comments from Landscaping on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

[ISP Page 6]

4A. The interim turnarounds should be able to withstand the 85000 lb requirement. Please identify this as a note on the site plan.

5. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

[TIS Overall]

5A. Minor comments throughout: Sheet 27, comment regarding LOS E & F highlights. Sheet 123, add hourly tags to volumes proposed in warrant analysis.

[TIS Page 27]

5B. Understood that LOS E for movements allowed (per out TIS Guidelines), but the highlighting just brings to attention to the potential need for improvements. Note the additional 17.5 sec delay associated with site traffic added to the WB Left turn movement circled above, as well as the SB Left turn 65.1 sec increase in delay (both in just the 2025 build-out year). These significant delays should be investigated in more detail. Determine what signal timing adjustments can be implemented at time of opening.

6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

6A. There were no more comments from Fire/Life Safety on this review.



7. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

[ISP Page 1]

7A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

[ISP Page 6]

7B. There is no sanitary main within this easement. Please revise to WATER EASEMENT.

7C. Per site plan comment for lot 2, please show a stub from this manhole going to the south to serve lot 2.

[ISP Page 7]

7D. Show waterline, hydrants and easements on landscape plans. ensure there are no trees within the water easements.

[ISP Page 9]

7E. Show hydrant in section L-3C.

8. Revenue-Aurora Water/Taps (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

8A. Storm Drain Development Fee totaling \$24,715.80 is still due.

9. Land Development Review (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. Numerous minor labeling comments throughout. See the site plan and plat for the full redline comments.

[Site Plan Overall]

9B. On the Site Plan, make the boundary lines, Lot lines, and Tract lines to be solid/continuous lines. Label all the easements shown thereon.

[Plat Page 1]

9C. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

9D. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

9E. (Advisory Comment) Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

9F. Note #4 says the Tracts A & B are granted to the City of Aurora for public land purposes ..., please clarify who in the City of Aurora requested those Tracts to be public and what the public purpose may be. Your answer will impact several comments on the first page of the plat.

[Plat Pages 2-4]

9G. Since Tract C was previously dedicated as a Drainage easement in its entirety, add the reception number.

9H. Dedicate the Traffic Signalization easement on this plat.

9I. Make sure the easement names match Label between the existing documents and the plat and site plan.

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

10A. There were no more comments from Xcel Energy on this review.