



August 30, 2024

City of Aurora - Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
Erik Gates

**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. Gates:

CAGE Engineering, Inc. (CAGE) is in receipt of the City of Aurora's review letter, dated August 1, 2024, regarding the above-mentioned project. CAGE offers the following itemized responses:

**Planning Department Comments**

**Comment #1. Community Questions, Comments and Concerns**

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

**Response to Comment #1a:**

**Acknowledged.**

**Comment #2 Planning Comments**

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

**Response to Comment #2a:**

**Acknowledged.**

**Comment #3 Civil Engineering**

3A. From civil plan review: Why is this turn lane on E 32nd Parkway proposed? There is not a proposed access on the north side for this turn lane.

**Response to Comment #3a:**

**It is our understanding that our client is currently working on a development to the north of E. 32<sup>nd</sup> Parkway and the turn lane will serve that future development. Per the TIS, a future full access intersection is planned at this location.**

**Comment #4 Traffic Engineering**

4A. The north turn 145' taper is okay to use. [ISP Page 6]

**Response to Comment #4A:**

**Acknowledged.**

4B. Where is this 145' south turn taper rate from?

**Response to Comment #4B:**

**Per conversation with Jason Igo on 8/14/24, the two left turn lanes within E 32<sup>nd</sup> have been updated to have a taper of 156'. The right turn lane into the proposed development has also been updated to show 164'.**



4C. Basis of report is acceptable, need new comment addressing proposed 32nd Pkwy tapers. Civil plan review brought up where tapers came from.

**Response to Comment #4C:**

Acknowledged, further conversation was had with the Aurora Traffic Department to determine the appropriate taper lengths for the right turn lane and both left turn lanes on E. 32<sup>nd</sup> Pkwy. The ISP has been revised accordingly with the updated taper lengths.

4D. Comment brought up in Civil Plan review, what formula utilized for Taper lengths? SHAC 12:1 seems closest, but not a State highway.

**Response to Comment #4D:**

Acknowledged, further conversation was had with the Aurora Traffic Department to determine the appropriate taper lengths for the right turn lane and both left turn lanes on E. 32<sup>nd</sup> Pkwy. The ISP has been revised accordingly with the updated taper lengths.

**Comment #5 Aurora Water**

5A. There were no more comments from Aurora Water on this review.

**Response to Comment #5A:**

Acknowledged.

**Comment #6 Revenue-Aurora Water/Taps**

6A. Storm Drain Development Fee totaling \$24,715.80 is still due.

**Response to Comment #6A:**

Acknowledged, payment will be provided.

**Comment #7 Land Development Review**

7A. Make sure the easement names match Label between the existing documents and the plat and site plan.

**Response to Comment #7A:**

The plat and site plan have been revised to ensure consistency.

7B. Several minor labeling comments throughout. See the plat for the full redline comments.

**Response to Comment #7B:**

Plat has been revised accordingly.

7C. (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.)

**Response to Comment #7C:**

Acknowledged, this will be submitted with the final electronic plat.

7D. (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.)

**Response to Comment #7D:**



Acknowledged, this will be submitted with the final electronic plat.

7E. (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.

**Response to Comment #7E:**

Acknowledged, these items will be reviewed prior to sending the final plat in for recording.

7F. Move the easement information on note 4 to the Legend on the subsequent sheets - not a plat note.

**Response to Comment #7F:**

Easement information has been revised as requested.

7G. Move note 5 to the Legend on the subsequent sheets – not a plat note.

**Response to Comment #7G:**

Note 5 has been revised as requested.

7H. Since Tract C was previously dedicated as a Drainage easement in its entirety, add the reception number.

**Response to Comment #7H:**

Reception number is now provided.

7I. Dedicate the Traffic Signalization easement on this plat.

**Response to Comment #7I:**

The Traffic Signalization easement is now shown to be dedicated with this plat.

Should you have any questions or comments upon completion of your review, please do not hesitate to contact me at 847.826.0522 or [dkatz@cagecivil.com](mailto:dkatz@cagecivil.com).

Sincerely,  
CAGE ENGINEERING, INC.

Dan Katz, P.E.  
Director of Engineering - Colorado