



March 01, 2024

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

RE: 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 February 8, 2023, 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 Completeness and Clarity of the Application

2A. Include landscape area in the site data table as well.

Response to Comment #2a:

The landscape are is now included in the site data table.

2B. The area of Tract C does not appear to line up with this same Tract C as shown on the plat for the Echo Suites Aurora project (RSN: 1759323) that is being reviewed at this time as well. Please coordinate consistency between the existing parcels and tracts of these two plats.

Response to Comment #2b: Filing Number 3 Plat with this project is maintaining the original Tract C configuration and naming as was shown on Filing Number 1. The Filing Number 4 Plat (Echo Suites RSN: 1759323) is reforming the existing Tract C into Tract A in both configuration and name as a part of their Site Plan design and Plat process.

Comment #3 Zoning and Land Use Comments

3A. There were no zoning or land use comments on this review.

Response to Comment #3a:

Acknowledged.

Comment #4 Streets and Pedestrian Issues

4A. There were no more Streets or Pedestrian Issues identified on this review.

Response to Comment #4a:

Acknowledged



Comment #5 Parking Issues

5A. There were no parking items on this review.

Response to Comment #5A:

Acknowledged.

Comment #6 Architectural and Urban Design Issues

6A. There were no more Architectural or Urban Design Issues on this review.

Response to Comment #6A:

Acknowledged.

Comment #7 Signage Issues

7A. There were no signage comments on this review.

Response to Comment #7A:

Acknowledged.

Comment #8 Landscaping Issues

8A. Update the City of Aurora notes provided to include a note regarding the specific rock mulch treatment. Identify the color, type, and size.

Response to Comment #8A:

Revised.

Comment #9 Civil Engineering

9A. Revise note 8 to the full version: "Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct."

Response to Comment #9A:

Note 8 is now revised to the full version.

9B. Remove this note on the Typical Private Drive - East section. Pavement thicknesses will be reviewed/approved on the civil plans. Pavement sections for private sites are not determined by a geotech report, the sections must either match or exceed standard COA pavement sections from Tables 5.01.2.03.1 - 5.01.2.03.4.

Response to Comment #9B:

The note referring to the geotechnical report has been removed.

9C. No portion of curb and gutter or landscaping is permitted within the fire lane easement.

Response to Comment #9C:

Fire lane easements have been revised to follow the flow line of the gutter (per email confirmation with Julie Bingham on 2/16/23).



9D. Add the following note: Interim turnarounds that meet City of Aurora criteria are required if the MCC Retail Project - RSN 1770665 is not under construction by the completion of these private streets.

Response to Comment #9D:

The above note has been added as Note 10 on the Overall Site Plan and the Infrastructure Site Plan.

9E. The new walk along the ROW should be a minimum of 5.5'.

Response to Comment #9E:

The sidewalk along the ROW has been revised to 5.5'.

9F. Remove the cross pans from the site plan submittal. They will be reviewed/approved on the civil plans.

Response to Comment #9F:

Cross pans have been removed from the submittal as requested.

9G. Please clarify where the SWE is. It isn't clear if it encompasses the ramp and the landing.

Response to Comment #9G:

The SWE has been revised so that it extends 0.5' past the landing so that it encompasses both the ramp and landing appropriately.

Comment #10 Traffic Engineering

10A. Traffic signal easement must be provided.

Response to Comment #10A:

Traffic signal easement is now shown in the plans per the provided markup.

10B. Provide taper lengths & lane lengths of turn lanes. [Traffic Impact Study]

Response to Comment #10B:

Taper and turn lane lengths are now shown in the plans.

10C. Several comments to address including directional distribution, adding highlights to LOS/Delay chart, statement regarding Tower's additional northbound through lane, signalization warrant worksheets required for 32nd & Full Access intersections. See the redlines related to these comments throughout the study document.

Response to Comment #10C:

Revised, see TIS redlines and responses.

Comment #11 Fire / Life Safety

11A. Are these roads built to the Roadway Standards from the 2023 Roadway Manual?

Response to Comment #11A:

All radii are shown to meet the IFC requirements and Aurora roadway standards. To the best of our knowledge, all other standards are met.



11B. Please show the Hydrant Spacing on alternating sides of the streets every 500 feet. All hydrants are located on the same side of the road. This requirement was previously noted via email on 1/11/24.

Response to Comment #11C:

Hydrant locations have been revised to alternate on opposite sides of the street with a max spacing of 500'

11C. Please provide the required Approved Area for Fire Apparatus Turn Arounds at both locations where the paved roadway ends. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved area for turning around Fire Apparatus. This is required per the IFC and The Roadway Manual.

Response to Comment #11D:

Per discussion with Erick Bumpass and Mike Dean on 2/21/2024, Tract A and Tract B roads will be connected via a temporary gravel road. A letter from the geotechnical engineer is provided in this submittal, noting that the proposed temporary gravel road will sufficiently support fire trucks up to 85,000 lbs per City of Aurora requirements.

Comment #12 Aurora Water

12A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Response to Comment #12A:

Acknowledged.

12B. Per updated criteria, the easement label must reflect the utility it covers. (i.e. water easement or water and sanitary easement). Please revise the Plat to match.

Response to Comment #12A:

Easements have been revised in the plans and the plat to call out the specific utility it covers.

Comment #13 Revenue-Aurora Water/Taps

13A. Storm Drain Development Fee totaling \$24,715.80 is still due.

Response to Comment #13A:

Acknowledged.

Comment #14 Land Development Review

14A. 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 #14A:

Acknowledged.



14B. 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 #14B:
Acknowledged.

14C. 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 #14C:
Acknowledged.

14D. Send in a closure report for the plat exterior boundary per COA 2023 Subdivision Plat Checklist Item #19.d.

Response to Comment #14D:
A Parcel Map Check Report was submitted with the previous submittal. Please advise if something else is needed.

14E. See the Plat for a few minor labeling redlines.

Response to Comment #14E:
Acknowledged.

Comment #15 Xcel Energy

15A Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the requested items that have been added to the plat for the above-captioned project.

Response to Comment #15A:
Acknowledged.

15B. The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to any existing facilities via xcelenergy.com/InstallAndConnect; and, that additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way Agent.

Response to Comment #15B:
Acknowledged, applications are currently in progress.



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.

Sincerely,
CAGE ENGINEERING, INC.

A handwritten signature in black ink, appearing to read "Dan Katz", written over a horizontal line.

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