



Planning Division
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

August 1, 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 July 15, 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,

A handwritten signature in cursive script that reads "Erik Gates".

Erik Gates
Planner II

cc: Jonathan Hertel, Majestic Realty Co.
Justin Andrews, ODA
Filed: K:\SDA\1100-1199\1127-47tech2



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Why is the turn lane on E 32nd Parkway proposed? There is no proposed access on the north side for this turn lane. [Civil Engineering]
- There needs to be a new comment addressing the proposed 32nd Pkwy tapers. [Traffic Engineering]
- 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

[ISP Page 6]

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.

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

[ISP Page 6]

4A. The north turn 145' taper is okay to use.

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

[TIS Overall]

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

[TIS Page 32]

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

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

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

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

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

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

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

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

[Plat Page 1]



- 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.)
- 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.)
- 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.
- 7F. Move the easement information on note 4 to the Legend on the subsequent sheets - not a plat note.
- 7G. Move note 5 to the Legend on the subsequent sheets – not a plat note.

[Plat Page 2]

- 7H. Since Tract C was previously dedicated as a Drainage easement in its entirety, add the reception number.
- 7I. Dedicate the Traffic Signalization easement on this plat.