



July 15, 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 March 19, 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 Landscaping Issues

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

[Response to Comment #3a:](#)

[Acknowledged.](#)

Comment #4 Civil Engineering

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

[Response to Comment #4a:](#)

[A note has been added stating that the interim turn around must be able to withstand 85,000 lb capacity.](#)

Comment #5 Traffic Engineering

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]

[Response to Comment #5A:](#)

[Revised.](#)



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.

Response to Comment #5B:

Revised.

Comment #6 Fire / Life Safety

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

Response to Comment #6A:

Acknowledged.

Comment #7 Aurora Water

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

Response to Comment #7A:

Acknowledged, the preliminary drainage report has sin.

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

Response to Comment #7B:

There is a small section of the easement on the east side that contain a sanitary manhole, pipes, and a stub to Lot 2. Since this easement is shown to have both sanitary and water, the easement callout has remained.

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]

Response to Comment #7C:

Plans now show a stub for the future Lot 2 connection to the south. This stub is now on the east road rather than the west.

7D. Show waterline, hydrants and easements on landscape plans. ensure there are no trees within the water easements. [ISP Page 9]

Response to Comment #7D:

The waterline and hydrants are now shown.

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

Response to Comment #7E:

Hydrant is now shown.



Comment #8 Revenue-Aurora Water/Taps

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

Response to Comment #13A:

Acknowledged, the payment will be provided.

Comment #9 Land Development Review

9A. Numerous minor labeling comments throughout. See the site plan and plat for the full redline comments. [Site Plan Overall]

Response to Comment #9A:

Redlines have been addressed.

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]

Response to Comment #9B:

Boundary lines, lot lines, and tract lines are now solid / continuous lines.

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.)

Response to Comment #9C:

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

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.)

Response to Comment #9D:

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

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.

Response to Comment #9E:

Acknowledged, these items will be reviewed prior to sending the final 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.

Response to Comment #9F:

Note 4 has been revised to state that Tract A & B are privately owned.



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

Response to Comment #9G:

Reception number has now been added.

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

Response to Comment #9H:

Traffic Signalization Easement is now shown to be dedicated as apart of this plat.

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

Response to Comment #9I:

Easement names have been checked for consistency.

Comment #10 Xcel Energy

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

Response to Comment #10A:

Acknowledged.

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.

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