

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



October 10, 2024

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E Crescent Pkwy Ste 300  
Greenwood Village CO 80111

**Re:       RESPONSES TO COMMENTS**  
**Initial Submission Review** – Picadilly Rd (38<sup>th</sup> to 56<sup>th</sup> Ave) - Infrastructure Site Plan  
Application Number:       DA-2342-05  
Case Number:               2024-6040-00

Dear Mr. Hopper:

Thank you for your initial submittal, which we started to process on September 16, 2024. We have reviewed your Site Plan 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 agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 31, 2024.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachment: Xcel Comments

cc: Dave Center, ARTA  
Margie Krell, Aecom  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\\$DA\2342-05rev1.rtf



## *Initial Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Revise Site Data, update ownership, show adjacent subdivisions and zoning (Planning)  
*Will revise.*
- Show full intersections, intersections should match TIS, revise striping, add sight triangles (Traffic)  
*ARTA's responsibility in this corridor is Aurora's backbone infrastructure and member developers. The project will tie into infrastructure previously constructed, such as intersection radius returns. These locations do not always match the current TIS. At least one auxiliary lane location appears to impact private fences and backyards of homes already constructed.*
- Add references to adjacent site plans (Landscaping)  
*Will include.*
- Update curb ramps, and remove conduit from plans (Public Works Engineering)  
*ARTA's responsibility in this corridor is Aurora's backbone infrastructure and member developers. The project will tie into infrastructure previously constructed, such as intersection radius returns. These locations do not always match the current TIS.*
- Conform with PROS landscaped median requirements (PROS)  
*Have met with PROS and will revise.*
- Coordinate with GVRE on stormwater detention and water quality at 56<sup>th</sup> Ave. (Water)  
*This is Aurora 310 (site plan in development by Westside). Team is coordinating.*
- Show the fire hydrants in street sections (Life/Safety)  
*Will revise.*
- Dedicate sidewalk easement (Land Development Services)  
*Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Referrals were sent to 230 adjacent property owners, seven (7) registered neighborhood organizations, and six (6) outside agencies. Written comments were received from four (4) adjacent property owners and two (2) outside agencies. Please respond to their comments within the response letter for your next submission. No other comments were received.
- 1B. [Rachel Smith / 3975 N Picadilly Ct. / \[Rachel.smith14@snhu.edu\]\(mailto:Rachel.smith14@snhu.edu\)](#)  
As a homeowner who lives right off Picadilly, I wouldn't like for this road expansion to occur, especially on the Aurora side of Picadilly. My home already shakes violently due to the heavy trailers passing by. Expansion of this road will cause even more shaking and inability to enjoy my backyard or home. The Denver side has more land and is further away from homes. Please consider expanding the road in that direction.  
*The proposed expansion is within existing right-of-way owned by Aurora dedicated at the time existing Picadilly was constructed, and the design for existing Picadilly included the future construction on the Aurora ROW. Noise and vibration can be reduced by good maintenance of the pavement, and the proposed expansion will be new pavement so quieter than the existing part of the roadway.*



1C. [Zelalem Segano / kzelalem@yahoo.com](mailto:kzelalem@yahoo.com)

Picadilly Road is currently in a very bad shape and looks like it has been neglected for some time. There is a huge traffic on this road day and night. It is high time it gets repaired. The semi-trucks use this road very frequently, among other vehicles, due to the location of the Shamrock Foods and some other warehouses located in the area. These trucks make life extremely difficult for the residents near Picadilly Road. The Picadilly Road in this stretch has cracks built into them purposely within short intervals between them. When the semi-trucks hit those cracks, an entire house gets shaken up. This is a huge concern and a nuisance for residents. It is not nice to have the bed shaking underneath while one is trying to sleep; nor will it feel good for the work-desk to get shaking constantly while one is trying to focus on their work. The shake is also potentially problematic for the foundations of the residential buildings near the road. Over time the homes will get destroyed by the constant shake day and night.

With the expansion of the road from 2 to 6 lanes, I am worried that the situation with the houses near Picadilly Road will get even worse. I do appreciate the need to improve the road. I fully support it and hope that gets done sooner than later. But adding 4 more lanes will bring those semi-trucks even closer to the houses and make life that much more unenjoyable in this area and compound the risks of the damages to the foundations of the buildings / homes.

The proposed expansion will not include joints in the pavement and is limited to existing right-of-way reserved at the time of construction of the existing Picadilly roadway. The project team will convey your concerns about maintenance of existing Picadilly to Denver.

1D. [John M Dakake / 4945 N Picadilly Ct. / John.Dakake@wnco.com](mailto:John.Dakake@wnco.com)

I'm a resident in the Reserve by Oakwood Homes at Picadilly and 51<sup>st</sup> Place and my home backs up to Picadilly Road there so naturally I am concerned about this project. After looking at the site plans from Aecom it appears we're looking at 3 lanes of traffic now northbound and southbound. So, my main question is: What is the timeline (even in a general sense) of when this project might begin? Can you allude to if we are talking about a year from now or less -or- something most likely starting a lot longer in the future? Also, just a quick side question, I use Picadilly to 56<sup>th</sup> then travel eastbound every day to my job at DIA and the current state of 56<sup>th</sup> along this corridor is horrific. Do you happen to know if any improvements are slated for this road? Appreciation of any information you might provide.

Construction for Picadilly is expected to begin in about a year from now. 56<sup>th</sup> Avenue is not under design yet but is in the near-term plan, so is at least two years before construction begins.

1E. [Denver Public Schools \(Heather Covey\) / planning@dpsk12.org](mailto:planning@dpsk12.org)

DPS operates a school in the proximity. We request proactive communication with the school team at Florida Pitt Waller for any changes to road closures or changes. We also ask for the ability to limit impacts to school pick up and drop off if possible, for any closures. Will a traffic light be installed as part of the improvements on 56<sup>th</sup> as there have been concerns with accidents. You can contact [planning@dpsk12.org](mailto:planning@dpsk12.org) for further discussion.

The project team will include communication with DPS during construction. Most of the construction is outside the existing roadway, and impacts to existing intersection operations will be communicated to all stakeholders. A traffic signal at Picadilly & 56<sup>th</sup> Ave is designed and will be installed when traffic signal warrants are met, according to City of Aurora and City & County of Denver policy. Thank you for the contact information.

For other comment responses, see attached log.

## **2. Completeness and Clarity of Application**

### **Letter of Introduction**

- 2A. Rephrase the line regarding zoning and/or identify the existing zoning.
- 2B. Identify the existing land use(s) on both sides of the roadway segment.
- 2C. Property owners should match those listed on the cover sheet of the Site Plan.

### **Site Plan**

- 2D. Revise the Data Block so the sum of areas equals the total site area; update the zoning.



- 2E. Property owners should be consistent with the letter of introduction.
- 2F. Revise the Vicinity Map to be centered around the site plan area. Show and label intersecting streets and adjacent platted lots.
- 2G. Add sheet number to all sheets.
- 2H. Add an overall map and reference the sheets of each segment. Add a key map on each sheet.
- 2I. Reference all adjacent zoning. It can be shown on the overall map or individual sheets.
- 2J. Show and label all existing rights-of-way. Include the right-of-way width, street classification, and reception number.
- 2K. Add adjacent plat information on both sides of the street.
- 2L. Label existing and proposed easements.
- 2M. Ensure line types, symbols and hatches are consistent on the plans and in the legend.
- 2N. Revise the name of E. 48<sup>th</sup> Avenue west of Picadilly to Green Valley Ranch Boulevard. Add the street classification and reception number.
- 2O. The font displays oddly and the I's get bold. Is it the way our program displays or something else? Please check.
- 2P. Add a scale ratio to all scales.

**3. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in teal/red)

- 3A. Update Note 6 and delete Note 8 on Sheet L-001.
- 3B. Update the Curbside Landscape Table to reference street segments by intersection.
- 3C. European Alder is not an ideal street tree. Please consider a less messy street tree.
- 3D. Label all intersecting streets.
- 3E. Update curbside landscape references to include the Site Plan/Preliminary Plat reference and applicable case numbers. See the list on the redlines.
- 3F. Coordinate with PROS on the design of the median(s).
- 3G. Irrigation of sod in the curbside landscape is required to be subsurface. A traditional irrigation system will not be permitted other than drip to the trees.
- 3H. Add "Not for Construction" on all landscape sheets.

**4. Transportation Planning** (Tom Worker-Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org) )

- 4A. No comments at this time. Comments may be submitted in a subsequent submittal.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 5A. Pavement within the right-of-way will be defined and approved on the pavement report submitted with the future civil plans.
- 5B. The city strongly prefers sidewalks included in dedicated right-of-way rather than in a sidewalk easement.
- 5C. Remove the conduit from the site plan. It will be reviewed on the civil plans. Advisory: the conduit should be located under the sidewalk so as not to preclude tree plantings within the curbside landscaping.
- 5D. Update the existing curb ramps to current standards. The ramps should not direct pedestrians into the cross pan.
- 5E. The proposed traffic signal at E. 48<sup>th</sup> Avenue is currently proposed within the sidewalk and sidewalk ramps.
- 5F. Public streetlights will be approved on the civil plans.

**6A. Traffic Engineering** (Steve Gomez / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 6A. Verify and update ALL traffic control and intersection laneage, including auxiliary storage, to be consistent with traffic studies.
- 6B. Provide sheets showing the entire intersection at E. 38<sup>th</sup> Avenue and E. 56<sup>th</sup> Avenue, including signing/stripping for the interim/existing and ultimate conditions.
- 6C. Separate the southbound right turn lane at E. 38<sup>th</sup> Ave. as shown in the TIS.
- 6D. Remove pavement stripping through the intersection(s) as noted on the redlines.



- 6E. Revise striping, arrows, and signage per the redlines.
- 6F. Show bike lane striping on E. 42<sup>nd</sup> Avenue.
- 6G. The E. 44<sup>th</sup> Place intersection is shown as signalized in the TIS. Remove striping through the intersection.
- 6H. The intersection laneage at E. 48<sup>th</sup> Avenue is not consistent with TIS. E. 48<sup>th</sup> Avenue is shown as a 6-lane in TIS.
- 6I. A  $\frac{3}{4}$  movement intersection is shown at E. 50<sup>th</sup> Avenue in the TIS. Update and remove the striping through the intersection.
- 6J. Move stop bars closer to sidewalks.
- 6K. Remove pedestrian ramps as noted on the redlines.
- 6L. The TIS shows a single southbound left turn at E. 52<sup>nd</sup> Avenue.
- 6M. The E. 54<sup>th</sup> Avenue intersection is identified as signalized in the TIS. Update signing, striping, pedestrian ramps, etc. Remove striping through the intersection.
- 6N. North of E. 54<sup>th</sup> Avenue, the TIS shows a right-in/right-out intersection.
- 6O. A 175' northbound right turn lane is shown at E. 56<sup>th</sup> Avenue in the TIS.
- 6P. The intersection at Maxwell Place is shown as a  $\frac{3}{4}$  movement(s) in the TIS.
- 6Q. Label streets and add intersection sight triangles on the landscaping plans per COA TE-13.
- 6R. Verify all landscape material within all sight triangles meets COA 4.04.2.10 requirements.

**7. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 7A. Show the fire hydrants in the street sections.

**8. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 8A. There is a conflict with the existing inlet and storm sewer and the proposed pedestrian light where noted on Sheet 5.
- 8B. Coordinate with the GVRE/310 parcel regarding the stormwater detention and water quality improvements in the southwest quadrant of the E. 56<sup>th</sup> Avenue intersection. The pond outfalls to the north and pipes will cross E. 56<sup>th</sup> Avenue.
- 8C. Setback trees and streetlights a minimum of 5' from fire hydrants. Ten feet is preferred.

**9. PROS** (Abigail Scheuermann / 303-739-7169 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in purple)

- 9A. Sheet LS101 – The median should conform with PROS landscaped median requirements. Please coordinate with the PROS department on the design of landscaped medians. A detail of proposed landscaping materials should be provided.

**10. Land Development Services** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 10A. The sidewalk easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their respective property. Submit the separate documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).

**11. Regional Transportation District** (Clayton Woodruff / [clayton.woodruff@RTD-Denver.com](mailto:clayton.woodruff@RTD-Denver.com))

11A. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

Noted.

**12. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / 303-571-3306)

12A. Please see the attached comments.

Project will submit to Xcel for engineering review of proposed improvements around existing HPG transmission pipeline along project corridor.

The project is not requesting any new natural gas or electric distribution services. The project will submit a request for a street lighting power source. Easements will be acquired by separate document as needed.

A note to contact Colorado 811 prior to construction is included in the project plans.

Submittal Package:		Preliminary Development Application				A = Accept Comment - Correct, Add to, or Clarify plans D = Dismiss Comment C = Clarify or Discuss and resolve prior to next design phase R = Resolve comment in next design phase		Picadilly Road		
Package Description:		ISP (site plans, landscaping plans), drainage report, photometrics								
		Reviewer:	Development Review Team		Agency:	City of Aurora		Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition		Verified (Initials)	
							Code	Date		
Intro Letter Comments										
dbickmir	1	Letter of Introduction (Page 1)	Identify what zone districts identify existing land uses on both sides of the road	A	Added zone districts to description	Roadway	A	21-Nov-24	NAS	
dbickmir	2	Letter of Introduction (Page 2)	verify. This may be Clayton now.	A	Will update	Roadway	A	21-Nov-24	NAS	
Infrastructure Site Plan										
dbickmir	3	Cover Sheet (Sheet 1)	"S" in "PLANS" is crossed out	A	Will update	Roadway	A	14-Oct-24	IMW	
dbickmir	4	Cover Sheet (Sheet 1)	show/label City and County of Denver and COA boundaries	A	Will update	Roadway	A	14-Oct-24	IMW	
dbickmir	5	Cover Sheet (Sheet 1)	please show streets adjacent to Picadilly.	A	Will update	Roadway	A	14-Oct-24	IMW	
dbickmir	6	Cover Sheet (Sheet 1)	the vicinity map should focus on this area	A	Will update	Roadway	A	14-Oct-24	IMW	
mbrooks	7	Cover Sheet (Sheet 1)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to <a href="mailto:dedicationproperty@auroragov.org">dedicationproperty@auroragov.org</a>	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK	
sdekoski	8	Cover Sheet (Sheet 1)	Please contact Steve DeKoskie for comments or questions regarding Water's comments in red. <a href="mailto:sdekoski@auroragov.org">sdekoski@auroragov.org</a>	A	Will Coordinate	Roadway	A	21-Nov-24	NAS	
dbickmir	9	Cover Sheet (Sheet 1)	sum should equal total	A	Will Update	Roadway	A	11-Nov-24	IMW	
dbickmir	10	Cover Sheet (Sheet 1)	Mixed Use-Airport (MU-A)	A	Will update	Roadway	A	15-Oct-24	IMW	
dbickmir	11	Cover Sheet (Sheet 1)	"Approved For One Year From This Date" Box is crossed out	A	Will remove	Roadway	A	14-Oct-24	IMW	
dbickmir	12	Cover Sheet (Sheet 1)	"MAJESTIC COMMERCENTER II LLC" is boxed	A/D	South of 38th. Added because tie-in work may be done in this area	Roadway	A/D	15-Oct-24	IMW	
dbickmir	13	Cover Sheet (Sheet 1)	where?	A/D	Between 48th and 50th Parcels #0182124201008 & #0182124201007	Roadway	A/D	15-Oct-24	IMW	
dbickmir	14	Cover Sheet (Sheet 1)	verify	A/D	Small portion of NE corner of Picadilly/38th Parcel #0182124300004	Roadway	A/D	15-Oct-24	IMW	
dbickmir	15	Cover Sheet (Sheet 1)	???	A	Removed since we aren't dedicating any ROW for this project	Roadway	A	15-Oct-24	IMW	
dbickmir	16	Cover Sheet (Sheet 1)	delete "THE AURORA HIGHLANDS"	A	Will delete	Roadway	A	14-Oct-24	IMW	
dbickmir	17	Cover Sheet (Sheet 1)	include street number on all sheets	A	Will Update	Roadway	A	21-Nov-24	IMW	
dbickmir	18	Cover Sheet (Sheet 1)	add sheet numbers simple 1, 2, 3, .... only	A	Will update	Roadway	A	21-Nov-24	IMW	
Julie Bingham	19	Roadway Typicals (Sheet 2)	The City strongly prefers ROW to be dedicated rather than a sidewalk easement for the sidewalk.	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK	
Erick B	20	Roadway Typicals (Sheet 2)	Please show the fire hydrnants in the street sections	A	Will add	Roadway	A	30-Oct-24	IMW	



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		Reviewer:	Development Review Team	Agency:	City of Aurora		Date:		
Reviewer	Item Number	Drawing or Page	Comments	Initial Code	Response	Discipline	Final Disposition Code	Date	Verified (Initials)
Julie Bingham	21	Roadway Typicals (Sheet 2)	"5" PORTLAND CEMENT CONCRETE SURFACE, CROWN OR SLOPE TO DRAIN, CLASS II FINISH" is crossed out.	A	Will update	Roadway	A	15-Oct-24	IMW
Julie Bingham	22	Roadway Typicals (Sheet 2)	Pavement within the ROW will be defined and approved on the pavement report submitted with the future civil plans.	A	Will update	Roadway	A	15-Nov-24	IMW
Erick B	23	Roadway Typicals (Sheet 2)	Six Lane Arterial Typical section is boxed in bottom left corner	D	For reference?	Roadway	D	11-Nov-24	IMW
dbickmir	24	Roadway Sheets (Sheet 3)	- Add an overall map and reference sheets of different segments. - you can use the overall map to identify adjacent zone districts or add to separate sheets. - Add a key map on each sheet.	A/D	Will add overall site plan map.  Key map already included on roadway sheets in top right corner.	Roadway	A	15-Oct-24	IMW
mbrooks	25	Roadway Sheets (Sheet 3)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
segomez	26	Roadway Sheets (Sheet 3)	verify and update ALL traffic control and intersection laneage, including auxiliary storage to be consistent with TISs	A	Updated to match TIS unless otherwise noted.	Traffic	A	31-Oct-24	H.O.A
dbickmir	27	Roadway Sheets (Sheet 3)	show label all ROW. Include reception number, width and classification. TYP	A	Added what information we have	Roadway	A	13-Nov-24	IMW
segomez	28	Roadway Sheets (Sheet 3)	provide sheets showing the entire intersection, including signing/stripping for the interim/existing and ultimate conditions	R	Additional survey required. Survey to be collected and interim/ultimate to be shown in CD plans.	Traffic	R	14-Nov-24	H.O.A
segomez	29	Roadway Sheets (Sheet 3)	separate SB right turn lane shown in TIS	C	Not scoped to do any work on CCD side, will need to discuss.	Traffic	C	29-Oct-24	H.O.A
dbickmir	30	Roadway Sheets (Sheet 3)	add adjacent plat info. TYP	A	Will update	Roadway	A	13-Nov-24	IMW
segomez	31	Roadway Sheets (Sheet 3)	single SB left turn lane shown in TIS	A	Will update	Traffic	A	30-Oct-24	H.O.A
segomez	32	Roadway Sheets (Sheet 3)	"PROPOSED FIRE HYDRANT, TYP" is highlighted	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
segomez	33	Roadway Sheets (Sheet 3)	"EXISTING FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
segomez	34	Roadway Sheets (Sheet 3)	"PROPOSED FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
dbickmir	35	Roadway Sheets (Sheet 3)	Where is existing ROW? symbol needs to match legend or add label TYP	A	Will update	Roadway	A	30-Oct-24	IMW
dbickmir	36	Roadway Sheets (Sheet 3)	add scale ratio. All sheets	A	Will update	Roadway	A	30-Oct-24	IMW
segomez	37	Roadway Sheets (Sheet 3)	add street name sign, typ.	A	Will update	Traffic	A	23-Oct-24	H.O.A
dbickmir	38	Roadway Sheets (Sheet 3)	Add sheet number ALL sheets TYP	A	Will update	Roadway	A	21-Nov-24	IMW
Erick B	39	Roadway Sheets (Sheet 3)	Inserted aerial image on left side of sheet.	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH



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		Reviewer:	Development Review Team	Agency:	City of Aurora		Date:		
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Erick B	40	Roadway Sheets (Sheet 4)	Inserted aerial image on top right corner	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
Erick B	44	Roadway Sheets (Sheet 4)	Fire hydrant 'dot' added	A	Will add where shown	Utilities	A	21-Nov-24	EH
Erick B	45	Roadway Sheets (Sheet 4)	497' - 4 1/4" dimension added	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
dbickmir	46	Roadway Sheets (Sheet 4)	label this easement	A	Will update	Roadway	A	30-Oct-24	IMW
dbickmir	47	Roadway Sheets (Sheet 4)	TRACT A GREEN VALLEY RANCH EAST SUBDIVISION FILING NO. 7 REC # 2022000027603	A	Will Update	Roadway	A	15-Oct-24	IMW
Julie Bingham	48	Roadway Sheets (Sheet 4)	Remove conduit from the site plan. It will be reviewed on the civil plans. Advisory: the conduit should be located under the sidewalk so as not to preclude tree plantings within the curbside landscaping.	A	Will update	Roadway/Lighting	A	30-Oct-24	IMW
Erick B	49	Roadway Sheets (Sheet 4)	"ABANDON AND CAP EXISTING FIRE HYDRANT LATERAL AT TEE" is highlighted	A	Comment intent unclear	Utilities	C	21-Nov-24	EH
Erick B	50	Roadway Sheets (Sheet 4)	"PROPOSED FIRE HYDRANT, TYP" is highlighted	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
segomez	51	Roadway Sheets (Sheet 4)	Arrow on hexagonal callout 7, 10	A	Will update	Traffic	A	23-Oct-24	H.O.A
Julie Bingham	52	Roadway Sheets (Sheet 4)	What is this callout referring to?	A/D	Curbside landscaping, shown in the legend	Roadway	A/D	14-Oct-24	IMW
Erick B	53	Roadway Sheets (Sheet 4)	"EXISTING FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
Erick B	54	Roadway Sheets (Sheet 4)	"PROPOSED FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
Erick B	55	Roadway Sheets (Sheet 4)	"4"" is highlighted in llegend	A	Comment intent unclear	Utilities	C	21-Nov-24	EH
dbickmir	56	Roadway Sheets (Sheet 4)	Add a Key Map (TYP)	D	Key map in top right corner of every sheet	Roadway	D	14-Oct-24	IMW
Erick B	57	Roadway Sheets (Sheet 5)	Inserted aerial image on top right corner	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
mbrooks	58	Roadway Sheets (Sheet 5)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
sdekoski	59	Roadway Sheets (Sheet 5)	Conflict with existing inlet and storm sewer and proposed pedestrian light.	A	Will update	Drainage/Lighting	A	14-Oct-24	MRK
segomez	60	Roadway Sheets (Sheet 5)	Arrow to move left turn marking	A	Will update	Traffic	A	23-Oct-24	H.O.A
segomez	61	Roadway Sheets (Sheet 5)	Arrow to move left turn marking	A	Will update	Traffic	A	24-Oct-24	H.O.A
Erick B	62	Roadway Sheets (Sheet 5)	"EXISTING FIRE HYDRANT" is highlighted with red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	63	Roadway Sheets (Sheet 5)	"EXISTING FIRE HYDRANT" is highlighted with red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	64	Roadway Sheets (Sheet 5)	447'-3/4" dimension added	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
segomez	65	Roadway Sheets (Sheet 5)	show bike lane striping	D	Existing bike lane to remain east of new striping. To be shown in CDs.	Traffic	D	21-Oct-24	H.O.A

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segomez	66	Roadway Sheets (Sheet 5)	8" solid white	D	Single lane turns into left turn lane and through-right turn lane. 120' dashed white	Traffic	D	22-Oct-24	H.O.A
Erick B	67	Roadway Sheets (Sheet 5)	"EXISTING FIRE HYDRANT" is highlighted with red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	68	Roadway Sheets (Sheet 5)	"EXISTING FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
Erick B	69	Roadway Sheets (Sheet 5)	"PROPOSED FIRE HYDRANT" is highlighted in legend	A	Legend vs plan view disconnect will be corrected.	Utilities	A	21-Nov-24	EH
dbickmir	70	Roadway Sheets (Sheet 5)	this font displays oddly and the I's get bold. Is it the way our program displays or something else? please check.	D	STET	Roadway	D	13-Nov-24	IMW
dbickmir	71	Roadway Sheets (Sheet 5)	Notes image was added	D	STET	Roadway	D	13-Nov-24	IMW
Erick B	72	Roadway Sheets (Sheet 6)	Aerial image added in top right corner	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
mbrooks	73	Roadway Sheets (Sheet 6)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
segomez	74	Roadway Sheets (Sheet 6)	intersection shown as signalized in TIS	A	Will update	Traffic	A	30-Oct-24	H.O.A
Erick B	75	Roadway Sheets (Sheet 6)	497'-6 1/2" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	76	Roadway Sheets (Sheet 6)	Proposed fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	77	Roadway Sheets (Sheet 6)	Proposed fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
dbickmir	78	Roadway Sheets (Sheet 6)	line type doesn't match legend (black vs. gray)	A	Will update	Roadway	A	30-Oct-24	IMW
Julie Bingham	79	Roadway Sheets (Sheet 6)	Update the existing curb ramps to current standards. The ramps should not direct pedestrians into the cross pan.	D/C	Not scoped to redo curb ramps, will need to discuss	Roadway	D/C	13-Nov-24	IMW
segomez	80	Roadway Sheets (Sheet 6)	8" solid white	A	Will update	Traffic	A	23-Oct-24	H.O.A
dbickmir	81	Roadway Sheets (Sheet 6)	show/label all adjacent subdivisions, including block, lot and reception numbers	A	Will update	Roadway	A	30-Oct-24	IMW
dbickmir	82	Roadway Sheets (Sheet 6)	sp	A	Will update	Roadway	A	14-Oct-24	IMW
dbickmir	83	Roadway Sheets (Sheet 6)	add reception number	A	added EDN number	Roadway	A	30-Oct-24	IMW
mbrooks	84	Roadway Sheets (Sheet 7)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
segomez	85	Roadway Sheets (Sheet 7)	1 striping	D	Hexagon 1 is already shown.	Traffic	D	21-Oct-24	H.O.A
dbickmir	86	Roadway Sheets (Sheet 7)	revise name. add reception number	A/C	Revised name, not sure about a rec number	Roadway	A/C	13-Nov-24	IMW

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							Code	Date	
segomez	87	Roadway Sheets (Sheet 7)	intersection laneage not consistent with TIS. Update 48th Ave shown as 6-lane in TIS	D	Not scoped to do any work on CCD side or to reconstruct 48th Ave east of Picadilly.	Traffic	D	31-Oct-24	H.O.A
Erick B	88	Roadway Sheets (Sheet 7)	500'-10 3/4" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	89	Roadway Sheets (Sheet 7)	Fire hydrant 'dot' added	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	90	Roadway Sheets (Sheet 7)	Fire hydrant 'dot' added	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Julie Bingham	91	Roadway Sheets (Sheet 7)	The ramps should be updated to current standards. The proposed traffic signal is currently proposed within the sidewalk and sidewalk ramps.	C	Not scoped to redo curb ramps, will need to discuss	Roadway	C	13-Nov-24	IMW
segomez	92	Roadway Sheets (Sheet 7)	arrow on hexagonal callout 1	A	Will update	Traffic	A	30-Oct-24	H.O.A
Erick B	93	Roadway Sheets (Sheet 7)	Aerial image added on bottom of sheet	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
dbickmir	94	Roadway Sheets (Sheet 7)	add reception number	A	added EDN number	Roadway	A	22-Oct-24	IMW
dbickmir	95	Roadway Sheets (Sheet 7)	Sheet No. highlighted	A	Will add sheet numbers	Roadway			
mbrooks	96	Roadway Sheets (Sheet 8)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
Erick B	97	Roadway Sheets (Sheet 8)	492'-9 1/4" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	98	Roadway Sheets (Sheet 8)	Proposed fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	99	Roadway Sheets (Sheet 8)	Proposed fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	100	Roadway Sheets (Sheet 9)	aerial imaged added top right	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
mbrooks	101	Roadway Sheets (Sheet 9)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@auroragov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
segomez	102	Roadway Sheets (Sheet 9)	move closer to crosswalk	A	Will update	Traffic	A	21-Oct-24	H.O.A
segomez	103	Roadway Sheets (Sheet 9)	remove ped ramps	D	Not scoped to do any work on CCD side	Traffic	D	21-Oct-24	H.O.A
segomez	104	Roadway Sheets (Sheet 9)	Arrow to move left turn marking	A	Will update	Traffic	A	23-Oct	H.O.A
segomez	105	Roadway Sheets (Sheet 9)	Arrow to move left turn marking	A	Will update	Traffic	A	24-Oct	H.O.A
Julie Bingham	106	Roadway Sheets (Sheet 9)	Update the existing curb ramps to current standards. The ramps should be directional in the north-south direction.	C	Not scoped to redo curb ramps, will need to discuss	Roadway	C	13-Nov	IMW

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Erick B	107	Roadway Sheets (Sheet 9)	"PROPOSED FIRE" is highlighted	A	No highlights	Water	A	21-Nov-24	MRK
segomez	108	Roadway Sheets (Sheet 9)	move closer to crosswalk	A	Will update	Traffic	A	21-Oct	H.O.A
segomez	109	Roadway Sheets (Sheet 9)	3/4 movement intersection shown in TIS. Update	A	Will update	Traffic	A	21-Oct	H.O.A
Erick B	110	Roadway Sheets (Sheet 9)	existing fire hydrant highlighted and red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	111	Roadway Sheets (Sheet 9)	512'-5 3/4" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	112	Roadway Sheets (Sheet 9)	Fire hydrant 'dot'	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	113	Roadway Sheets (Sheet 10)	aerial image added top left	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
mbrooks	114	Roadway Sheets (Sheet 10)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded,	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has	ROW	A	14-Oct-24	MRK
segomez	115	Roadway Sheets (Sheet 10)	remove ped ramps	D	Not scoped to do any work on CCD side	Roadway	D	28-Oct	IMW
Erick B	116	Roadway Sheets (Sheet 10)	449' 9 1/4" dimesion	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	117	Roadway Sheets (Sheet 10)	existing fire hydrant highlighted and red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
segomez	118	Roadway Sheets (Sheet 10)	3/4 movement intersection shown in TIS. Update remove striping through intersection	A	Will update	Traffic	A	21-Oct	H.O.A
dbickmir	119	Roadway Sheets (Sheet 10)	revise stop sign location or sight triangle location to align. As shown, sight triangle starts in front of stop sign.	A	Will adjust sight triangle	Roadway	A	30-Oct	IMW
Erick B	120	Roadway Sheets (Sheet 10)	existing fire hydrant highlighted and red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	121	Roadway Sheets (Sheet 11)	aerial image added top right	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
mbrooks	122	Roadway Sheets (Sheet 11)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to dedicationproperty@aurora.gov.org	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
segomez	123	Roadway Sheets (Sheet 11)	single SB left shown in TIS	A	Will update	Traffic	A	21-Oct	H.O.A
Erick B	124	Roadway Sheets (Sheet 11)	500'-2 3/4" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	125	Roadway Sheets (Sheet 11)	existing fire hydrant and red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	126	Roadway Sheets (Sheet 11)	existing fire hydrant and red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	127	Roadway Sheets (Sheet 12)	aerial added to top right	A	Reference to existing hydrants from City GIS acknowledged.	Utilities	A	21-Nov-24	EH
segomez	128	Roadway Sheets (Sheet 12)	intersection shown as signalized in TIS. Update signing/striping, ped ramps, etc accordingly remove striping through intersection	A	Will update	Traffic	A	30-Oct	H.O.A

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mbrooks	129	Roadway Sheets (Sheet 12)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to <a href="mailto:dedicationproperty@auroragov.org">dedicationproperty@auroragov.org</a>	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
Erick B	130	Roadway Sheets (Sheet 12)	511' 10 3/4" dimesion	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	131	Roadway Sheets (Sheet 12)	existing fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
Erick B	132	Roadway Sheets (Sheet 12)	existing fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
segomez	133	Roadway Sheets (Sheet 12)	RIRO intersection shown in TIS	A	Will update	Roadway	A	22-Oct	IMW
mbrooks	134	Roadway Sheets (Sheet 13)	The Sidewalk Easement should be dedicated by the adjacent Subdivision Plat. If the Plat is already recorded, then the easement will need to be dedicated by separate documents. Each owner will need to dedicate the easements on their property. (Typ.)  Submit the separate documents to <a href="mailto:dedicationproperty@auroragov.org">dedicationproperty@auroragov.org</a>	A	Sidewalk easement shown is already dedicated by GVRE plats. Team has requested that Westside dedicate ROW in their plat rather than an easement.	ROW	A	14-Oct-24	MRK
Erick B	135	Roadway Sheets (Sheet 13)	aerial image added top of sheet	C	aerial needed?	Roadway	C	14-Oct-25	MRK
segomez	136	Roadway Sheets (Sheet 13)	provide sheets showing the entire intersection, including signing/stripping for the interim and ultimate conditions	R	Additional survey required. Survey to be collected and interim/ultimate to be shown in CD plans.	Traffic	R	14-Nov	H.O.A
segomez	137	Roadway Sheets (Sheet 13)	intersection shown as 3/4 movement in TIS	A	Will update	Roadway	A	18-Oct	IMW
segomez	138	Roadway Sheets (Sheet 13)	remove ped ramps	D/C	Not scoped to do any work on CCD side, will need to discuss.	Roadway	D/C	18-Oct	IMW
Erick B	139	Roadway Sheets (Sheet 13)	500' 10 1/4" dimension	A	No action taken. Assumed for reviewer use only.	Utilities	A	21-Nov-24	EH
Erick B	140	Roadway Sheets (Sheet 13)	existing fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
segomez	141	Roadway Sheets (Sheet 13)	leg/intersection shown as 3/4 movement in TIS	A/D	Unable to provide left turn storage in median, this access has been added as RIRO	Roadway	A/D	22-Oct	IMW
sdekoski	142	Roadway Sheets (Sheet 13)	Coordinate with the A 310 parcel regarding the stormwater detention and water quality improvements in this area. Pond outfalls to the north and pipes will cross 56th Ave.	A	Coordination in progress	Drainage	A	14-Oct-24	MRK
Erick B	143	Roadway Sheets (Sheet 13)	existing fire hydrant red dot	A	Will show as proposed hydrant	Utilities	A	21-Nov-24	EH
segomez	144	Roadway Sheets (Sheet 13)	separate 175' right turn lane shown in TIS	A	Will update	Roadway	A	18-Oct-24	IMW
dbickmir	145	Roadway Sheets (Sheet 13)	"EXISTING ROW" highlighted	A	Added rec number	Roadway	A	15-Oct-24	IMW
kbish	146	Landscape Notes (Sheet 14)	Update this to state from E. 52nd Avenue to E. 56th Avenue	A	Label updated to E. 52nd Ave to E. 56th Ave	Landscape	A	15-Oct-24	HP
kbish	147	Landscape Notes (Sheet 14)	This does not seem applicable to this ISP.	A	Note was removed	Landscape	A	15-Oct-24	HP
kbish	148	Landscape Notes (Sheet 14)	Update this note.	A	Notes was updated	Landscape	A	15-Oct-24	HP

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kbish	149	Landscape Schedules (Sheet 15)	This is not an ideal street tree. It generally likes wet feet and is considered a medium to high water use tree. It would also be somewhat messy as a street tree.	A	Tree was changed from Alder to an Elm	Landscape	A	15-Oct-24	HP
kbish	150	Landscape Plan (Sheet 16)	Provide the reference to the following Case Numbers where they occur along the length of Picadilly Road. Include the names of the cross streets on the landscape plan	A	Reference case number and plat info added from Survey reference file	Landscape	A	12-Nov-24	HP
kbish	151	Landscape Plan (Sheet 16)	Label 38th Avenue	A	Note Added	Landscape	A	15-Oct-24	HP
segomez	152	Landscape Plan (Sheet 16)	verify ALL landscaping within ALL sight triangles meet COA 4.04.2.10 requirements	A	Waiting on vehicular traffic site triangle reference from others	Landscape	A	12-Nov-24	HP
kbish	153	Landscape Plan (Sheet 16)	Please coordinate with PROS on the design of the median.	C	Coordinating with PROS for clarification of comment	Landscape	A	12-Nov-24	HP
kbish	154	Landscape Plan (Sheet 16)	Please update this to also include "Green Valley Ranch East Traditional Preliminary Plat No. 7 CN 2020-4008-00."	A	All plat information and case numbers added from plat map reference file	Landscape	A	15-Oct-24	HP
kbish	155	Landscape Plan (Sheet 16)	Label the street	A	Label Added	Landscape	A	15-Oct-24	HP
segomez	156	Landscape Plan (Sheet 16)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
segomez	157	Landscape Plan (Sheet 16)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
AHScheue	158	Landscape Plan (Sheet 16)	The median should conform with PROS landscaped median requirements. Please coordinate with the PROS department on the design of landscaped medians. A detail of proposed landscaping materials should be provided.	C	Coordinating with PROS for clarification of comment	Landscape	A	12-Nov-24	HP
segomez	159	Landscape Plan (Sheet 16)	add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
kbish	160	Landscape Plan (Sheet 16)	Add "Not for Construction" to the landscape plan sheets.	A	Note Added	Landscape	A	15-Oct-24	HP
segomez	161	Landscape Plan (Sheet 17)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
segomez	162	Landscape Plan (Sheet 17)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
segomez	163	Landscape Plan (Sheet 18)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
sdekoski	164	Landscape Plan (Sheet 18)	5' min setback from fire hydrants to trees & lights. 10' preferred.	A	Hydrant and Tree are both existing, clearance between these is about 5' and outside of our scope. Lighting to be moved further from Hydrant to avoid conflict.	Utilities	A	15-Oct-24	HP
sdekoski	165	Landscape Plan (Sheet 18)	Conflict with light & tree with the fire hydrant.	A	Hydrant and Tree are both existing, clearance between these is about 5' and outside of our scope. Lighting to be moved further from Hydrant to avoid conflict.	Utilities	A	15-Oct-24	HP
kbish	166	Landscape Plan (Sheet 19)	E. 52nd Avenue?	A	Label added	Landscape	A	15-Oct-24	HP
segomez	167	Landscape Plan (Sheet 19)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
kbish	168	Landscape Plan (Sheet 19)	E. 54th Avenue?	A	Label added	Landscape	A	15-Oct-24	HP

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kbish	169	Landscape Plan (Sheet 19)	Irrigation of the sod is required to be subsurface. A traditional irrigation system will not be permitted other than drip to the trees.	D	See: City of Aurora Standard Landscape Notes, Note #6 Sheet L-001. Is more clarification needed?	Landscape	D	16-Oct-24	HP
segomez	170	Landscape Plan (Sheet 19)	label street and add intersection sight triangles per COA TE-13	A	will update	Landscape	A	12-Nov-24	HP
sdekoski	171	Landscape Plan (Sheet 19)	fire hydrant cloud circled label 3	A	hydrant is existing, lighting to be moved further from hydrant to avoid conflict	Utilities	A	16-Oct-24	SG
kbish	172	Landscape Plan (Sheet 20)	E. Maxwell Place	A	Label added	Landscape	A	15-Oct-24	HP
kbish	173	Landscape Plan (Sheet 20)	E. 56th Avenue	A	Label added	Landscape	A	15-Oct-24	HP
segomez	174	Landscape Plan (Sheet 20)	add intersection sight triangles per COA TE-13	A	Sight triangles added	Landscape	A	15-Oct-24	HP
Julie Bingham	175	Landscape Details (Sheet 23)	Public streetlights will be approved on the civil plans.	A	Detail Removed	Landscape	A	15-Oct-24	HP
Julie Bingham	176	Landscape Details (Sheet 23)	Public streetlights will be approved on the civil plans.	A	Detail Removed	Landscape	A	15-Oct-24	HP
Istvan Eger	177	PDP (Sheet 1)	The benchmark number, description, and elevation shall be placed on any sheet showing any form of vertical design, typical. Use the link below and match the information: <a href="https://auroraco.maps.arcgis.com/apps/webappviewer/index.html?id=72f79202572d45cbb2709c801b4a7ad0">https://auroraco.maps.arcgis.com/apps/webappviewer/index.html?id=72f79202572d45cbb2709c801b4a7ad0</a> (SDDTC 2.3.5, 2.4.4, 2.5.3.1)	A	We will add the site benchmark to these exhibit sheets as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	178	PDP (Sheet 1)	Provide EDN for all adjacent properties. Typical all.	A	We will provide EDNs for all adjacent properties as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	179	PDP (Sheet 1)	Provide contours and flow direction arrows for relevant areas adjacent to project site, typical. Contours should be provided a minimum of 50 feet from project limits.	A	We will add contours and flow direction arrows at a minimum of 50 feet from project limits as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	180	PDP (Sheet 1)	Show floodplain boundary and BFEs, typical	A	We will add the floodplain boundary and BFEs as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	181	PDP (Sheet 1)	Provide roadway classification, dimension ROW, typical all.	A	We will provide roadway classification and dimension ROW as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	182	PDP (Sheet 1)	Provide existing contours for southbound Picadilly, typical all.	A	We will provide existing contours for southbound Picadilly as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	183	PDP (Sheet 1)	Provide CP EDN (220055)	A	We will revise this label as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	184	PDP (Sheet 1)	Provide scale and scale bar, typical all	A	We will add a scale and scale bar as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	185	PDP (Sheet 1)	This pond was constructed under CP EDN 221285	A	We will revise this label as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	186	PDP (Sheet 1)	Provide emergency overflow arrow for WQ pond per EDN 221285	A	We will provide emergency overflow arrow for the pond as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	187	PDP (Sheet 1)	CP EDN 220055	A	We will revise this label as shown.	Drainage	A	21-Nov-24	DTD



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Istvan Eger	188	PDP (Sheet 1)	Advisory comment: If roadway section varies from that shown on sheet 58 of CP EDN 221285, pond emergency overflow evaluation will be required. Use flow rate from approved plans for analysis. Provide calculations (in report) and cross sections (in drainage plans) per 2024 SDDTC 2.4.4.U if necessary.	D	Our roadway section does not vary from that shown previously. No pond emergency overflow evaluation is necessary.	Drainage	D	21-Nov-24	DTD
Istvan Eger	189	PDP (Sheet 1)	Label contours, typical all.	A	We will label contours as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	190	PDP (Sheet 1)	Add note to each drainage plan sheet (SDDTC, 2.6): City of Aurora plan review is only for general conformance with City of Aurora Design Criteria and the City Code. The City is not responsible for the accuracy and adequacy of the design, of dimensions and elevations which must be confirmed and correlated at the job site. The City of Aurora, through the approval of this document, assumes no responsibility for the completeness and/or accuracy of this document.	A	We will add the note to each drainage plan sheet as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	191	PDP (Sheet 1)	Add note to each drainage plan sheet (SDDTC, 2.6): Approval of this document by COA does not imply approval for any offsite work on adjacent private property. It is the owner's responsibility to coordinate with adjacent property owners and obtain all necessary approvals and easements for such work. If approvals are not obtained by the start of construction, revisions to Civil Plans will be required.	A	We will add the note to each drainage plan sheet as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	192	PDP (Sheet 1)	Approval block needed on first sheet of exhibit	A	We will add the approval block on the first exhibit sheet.	Drainage	A	21-Nov-24	DTD
Istvan Eger	193	PDP (Sheet 1)	Provide legend, typical.	A	We will move the legend to this area of sheets as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	194	PDP (Sheet 1)	Add note to each sheet that shows proposed work within the floodplain (SDDTC, 2.6): Applicant understands that work in 100-year Floodplain requires a Floodplain Development Permit which must be obtained prior to grading or construction within the floodplain.	A	We will add the note to each drainage plan sheet as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	195	PDP (Sheet 1)	Advisory comment: No work is allowed in the floodplain without a floodplain development permit, no work is allowed within the floodway without a CLOMR or a No Rise analysis included within the floodplain development permit. This project requires a floodplain development permit prior to the start of construction. Submittals must be made through Aurora's online portal.	R	We will obtain a floodplain development permit prior to the start of construction.	Drainage	R	21-Nov-24	DTD
Istvan Eger	196	PDP (Sheet 1)	For all labels providing EDNs, state whether EDN is MP (master plan), PD (preliminary drainage), or CP (civil plan). Provide most advanced stage of design, i.e. CP, EDN if available. Typical all.	A	We will adjust labels providing EDNs as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	197	PDP (Sheet 1)	Conditional: As much of storm infrastructure this project is tributary to has been in the ground for 18 years, the following note will be required in the Civil Plans on storm plan and profile sheets that show existing storm infrastructure from EDN 206103: "Contractor shall conduct a CCTV inspection of existing storm lines constructed under EDN 206103 prior to construction to verify condition of storm system and ensure that system is in compliance with current City criteria."	A	We will add the note to civil plans as requested.	Drainage	A	21-Nov-24	DTD

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Istvan Eger	198	PDP (Sheet 1)	Please submit a -Locked set with PE stamp -Unlocked set with a Facsimile signature	A	We will submit a locked set with PE stamp and an unlocked set with a Facsimile signature as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	199	PDP (Sheet 2)	Show floodplain boundary	A	We will add the floodplain boundary and BFEs as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	200	PDP (Sheet 2)	Label area south of 40th Drive as GVRE Filing 7, CP EDN 221285	A	We will add this label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	201	PDP (Sheet 2)	Label area north of 40th Drive as GVRE Filing 3, CP EDN 219248	A	We will add this label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	202	PDP (Sheet 2)	Provide CP EDN (219248)	A	We will add this label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	203	PDP (Sheet 3)	Emergency overflow crest for sump inlets to the east shown here in CP EDN 219248. Please provide emergency overflow arrow.	A	We will add the emergency overflow arrow as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	204	PDP (Sheet 3)	Show floodplain boundary	A	We will add the floodplain boundary and BFEs as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	205	PDP (Sheet 3)	Provide emergency overflow arrow for pond per CP EDN 219248	A	We will add the emergency overflow arrow as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	206	PDP (Sheet 3)	Provide CP EDN (219248)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	207	PDP (Sheet 3)	Provide CP EDN (218069)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	208	PDP (Sheet 3)	Provide emergency overflow arrow for pond per CP EDN 219248	A	We will add the emergency overflow arrow as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	209	PDP (Sheet 3)	Label sump inlets as sump	A	We will revise these labels as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	210	PDP (Sheet 3)	Advisory comment: If roadway section varies from that shown on sheet 93 of CP EDN 219248, pond emergency overflow evaluation will be required. Use flow rate from approved plans for analysis. Provide calculations (in report) and cross sections (in drainage plans) per 2024 SDDTC 2.4.4.U if necessary.	D	Our roadway section does not vary from that shown previously. No pond emergency overflow evaluation is necessary.	Drainage	D	21-Nov-24	DTD
Istvan Eger	211	PDP (Sheet 4)	36" per CP EDN 218069	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	212	PDP (Sheet 4)	Label existing 24" storm w/ CP EDN (206103)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	213	PDP (Sheet 4)	CP EDN 218069	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	214	PDP (Sheet 4)	Label all sump inlets as sump, typical. Provide emergency overflow arrow per CP EDN 218069.	A	We will revise the labels as requested, and we will provide the emergency overflow	Drainage	A	21-Nov-24	DTD
Istvan Eger	215	PDP (Sheet 4)	Label existing 30" storm w/ CP EDN (206103)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	216	PDP (Sheet 4)	Label all sump inlets as sump, typical. Provide note that this inlet does not have an emergency overflow path and is designed for twice the 100-yr flow per CP EDN 218069	A	We will revise the labels for sump inlets, and we will provide a note for this inlet as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	217	PDP (Sheet 4)	CP EDN 218069	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	218	PDP (Sheet 5)	Show floodplain limits and BFEs	A	We will add the floodplain boundary and BFEs as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	219	PDP (Sheet 5)	Provide CP EDN (218006)	A	We will revise this label as shown.	Drainage	A	21-Nov-24	DTD

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Istvan Eger	220	PDP (Sheet 5)	Per CP EDN 218006 sheet 48, curb return has minimum slope of 1%. Per Roadway Manual 4.05.9, minimum grade around curb return when turning water is 1.27%. This curb return will need to be modified to meet this requirement.	A	We will modify this curb return in our ISP plans.	Drainage	A	21-Nov-24	DTD
Istvan Eger	221	PDP (Sheet 5)	It does not appear that CP EDN 206103 evaluated culvert emergency overflow. Please provide culvert emergency overflow calculations in report per SDDTC Equation 9-3 and provide cross section showing culvert emergency overflow WSEL in plan sheets. Use approved flows from 206103 for calculations. Add emergency overflow arrow at weir crest.	D	Please refer to EDN 217031 for emergency overflow calculations.	Drainage	D	21-Nov-24	DTD
Istvan Eger	222	PDP (Sheet 5)	Provide note that this inlet does not have an emergency overflow path and is designed for twice the 100-yr flow per EDN 218006.	A	We will provide a note for this inlet as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	223	PDP (Sheet 5)	Provide emergency overflow arrow for pond	A	We will add the emergency overflow arrow as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	224	PDP (Sheet 5)	Pond constructed under CP EDN 217031	A	We will revise this label as shown.	Drainage	A	21-Nov-24	DTD
Istvan Eger	225	PDP (Sheet 5)	Label sump inlets as sump	A	We will revise these labels as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	226	PDP (Sheet 5)	Label all sump inlets as sump, typical.	A	We will revise the labels as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	227	PDP (Sheet 6)	Provide CP EDN (218006)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	228	PDP (Sheet 6)	Provide emergency overflow arrow over crest for sump inlets per CP EDN 218006	A	We will add the emergency overflow arrow as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	229	PDP (Sheet 6)	Label sump inlets, CP EDN 218006	A	We will revise these labels as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	230	PDP (Sheet 7)	Provide CP EDN (220153)	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	231	PDP (Sheet 8)	Please show 30" stub here per CP EDN 206103	A	We will add linework for this stub as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	232	PDP (Sheet 8)	Label as GVRE Filing 5, CP EDN 220153	A	We will add this label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	233	PDP (Sheet 10)	Green Valley Master Plan Amd 4, MP RSN 1611254, is proposing a permanent holding pond in this location with pumped outfall to regional pond 840 across 56th Ave to the north. Emergency overflow appears to be planned to flow into Picadilly Rd. Please coordinate with Dewberry to incorporate pond design into this PDR and ensure criteria will be met. Contact: Sue Sibel, P.E. (Dewberry) ssibel@Dewberry.com (720) 463-2966	A	We will revise the label and coordinate with Dewberry to incorporate their pond design into our PDR as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	234	PDP (Sheet 10)	Provide EDN	A	We will revise the label as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	235	PDP (Sheet 10)	Provide contours and flow direction arrows for 56th Ave	A	We will add contours and flow direction arrows as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	236	PDR (Sheet 1)	Please submit a -Locked set with PE stamp -Unlocked set with a Facsimile signature	A	We will submit a locked set with PE stamp and an unlocked set with a Facsimile signature as requested.	Drainage	A	21-Nov-24	DTD
Istvan Eger	237	PDR (Sheet 4)	State that existing drainage infrastructure exhibit provided in lieu of Preliminary Drainage Plan per discussion with Aurora Water on 8/22/2024.	A	We will add this statement as requested.	Drainage	A	21-Nov-24	DTD

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Istvan Eger	238	PDR (Sheet 12)	Provide variance request for not providing hydrologic/hydraulic calculations. Additionally, provide second variance request for providing existing infrastructure exhibit in lieu of PDP.	A	We will add these two variance requests.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	239	PDR (Sheet 12)	CoA meeting minutes state that this project should be using current 2024 SDDTC, as PDR is in for review after 12/5/23. There are no rational calculations provided, and emergency overflow analysis is the same between 2010 and 2024 SDDTC, so 2024 SDDTC should be able to be used with no impact to this design. Please either remove this variance request or provide justification for using 2010 SDDTC.	A	We will remove this variance request.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	240	PDR (Sheet 14)	EDN appears to be incorrect and should be 220095	A	We will revise as shown.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	241	PDR (Sheet 21)	Update per MP EDN 1611254. See comment on plan sheet 10.	A	We will update as requested.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	242	PDR (Sheet 24)	Update per MP EDN 1611254. See comment on plan sheet 10.	A	We will update as requested.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	243	PDR (Sheet 25)	Sentence incomplete	A	We will correct the sentence.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	244	PDR (Sheet 27)	Update to 2024 SDDTC	A	We will update as requested.	Drainage	A	21-Nov-24	DTD	
Istvan Eger	245	PDR (Sheet 28)	Provide reference and excerpts of GVRE Filing 5, CP EDN 220153. Provide reference and excerpts of Green Valley MP Amd 4, MP RSN 1611254.	A	We will provide reference and excerpts to the two as requested.	Drainage	A	21-Nov-24	DTD	