



**Date: January 15<sup>th</sup>, 2020**

**To: Daniel Osoba**

**From: Garrett Graham**

**PCS Group Inc.  
PO Box 18287  
Denver, CO 80218**

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**This document is a response to comments submitted on December 19<sup>th</sup>, 2020 by the Planning Division for the Harmony Community Center CSP 5 (Case Number 2017-6047-02). Responses are below in **RED**:**

**Re: Initial Submission Review – Harmony Community Center – Site Plan Amendment**

Case Numbers: **2017-6047-02**

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

- The flag pole symbol should be 10.10, reflected on all applicable sheets (see Item 1).  
**Response: Acknowledged, flag pole symbol and keynote has been revised to 10.10 on all sheets.**
- Remove the text and logo from the sign shown on sheet 22 (see Item 2).  
**Response: Text & logo has been removed from the sign detail on sheet 22.**
- If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced (see Item 3).  
**Response: No trees or shrubs are being removed, rather some were moved around due to the expanded turf area near pool.**
- Walls greater than 30” require a railing or barrier (see Item 4).  
**Response: Wall has been reduced to be no greater than 30” in height so it will not be required to have a railing or barrier.**



## PLANNING DEPARTMENT COMMENTS

### 1. Completeness and Clarity of the Application

1A. The cover sheet must be the original signed cover sheet. The scanned and signed mylar will be sent with this review letter for your reference.

**Response:** The original signed cover sheet has been included in this submittal.

1B. The Flag Pole keynote has been updated on some pages, as 7.7, but not others. 7.7 is already in use, and for clarity purposes, it should not be re-used. Please change the flag pole keynote to 10.10 on all applicable sheets.

**Response:** Acknowledged, flag pole keynote has been revised to 10.10 on all sheets.

1C. The symbol for the flag pole on sheet 21 should be 10.10.

**Response:** The symbol for the flag pole has been changed to 10.10 and is reflected this way on all other sheets.

### 2. Signage Issues

2A. Please remove the text and logo from the signs shown on sheet 22. It should only indicate “Sign Area” in a dashed line. The text and logo will be on the sign permits.

**Response:** Text & logo have been removed from the sign details and have been replaced with dashed lines.

### 3. Landscaping Issues (David Barrett / 303-739-7133 / [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org) / Comments in bright teal)

3A. If trees are being removed, they will need to be replaced. Show on a plan the tree type and size that are being removed and where they will be relocated. Additionally, show all shrubs being removed and where they will be replaced.

**Response:** No trees as part of this CSP amendment have been removed. In the area where the pool berm was removed, tree locations were adjusted slightly to accommodate expanded turf area.

3B. Update the landscape tables on sheet 5.

**Response:** Landscape tables have been updated on sheet 5.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 4. Civil Engineering (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

4A. Walls greater than 30-inches require a railing or barrier. This railing or barrier must be included on the Landscape Details sheet 18.

**Response:** Wall has been reduced to be no greater than 30” in height so it will not be required to have a railing or barrier.



### **Xcel Energy Comments**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway) or email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

Please be aware PSCo owns and operates existing natural gas and electric facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

**Response: Acknowledged.**

