



Date: July 20th, 2020

To: Daniel Osoba

From: Garrett Graham

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

This document is a response to comments submitted on July 16th, 2020 by the Planning Division for the Harmony Community Center CSP 5 (Case Number 2017-6047-03). Responses are below in **RED:**

Initial Submission Review

PLANNING DEPARTMENT COMMENTS

- 1. General** 1A. Please remove the copyright from the PDF as this will be a public document.
1B. Coordinate with Real Property to submit any necessary easement documents (see Item 3A). Please contact Andy Niquette at aniquett@auroragov.org to begin this process. This application cannot be approved until the easement documentation is complete.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)
Sheet 3

2A. Why is it only a change on the landscape plan to add the bollards? This sheet should reflect the change since the bollards were not previously included. All changes shown on the landscape plans need to be reflected on the site plan and grading sheets.

Response: Bollards have now been added and identified on sheet 4 Grading & Utility plan.

- 3. Aurora Water** (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)
Sheet 4

3A. A 10' wide pocket easement is needed for the water meters. A domestic service agreement is needed for water meters 2" and larger.

Response: We have labelled the recorded utility easement for the meter, fire hydrant and waterline (recorded in 2018). A copy of the recorded easement has been included for reference.



3B. Label all inlets and storm lines as private.

Response: Inlets and storm lines now have been labelled as private. As well, we currently have a recorded license agreement with the City for a private storm drain.

4. Fire/Life Safety (Mark Apodaca / (303)-739-7656 / mapodaca@auroragov.org / Comments in blue)
Sheets 3 & 19

4A. Please verify that the bollards meet 2015 IFC section 312 requirements. Show and label the bollards on the Site, Utility, Landscaping, and Photometric sheets.

Response: Per discussion with Mark Apodaca, these plans were previously approved without the bollards and were requested by the client during the construction phase from a visual standpoint. They will not be required to meet 2015 IFC 312 requirements and this comments has been disregarded. Thank you!

