



January 7, 2020

Mark Geyer
Project Manger
City Manager's Office
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

cc Debbie Bickmire
Case Manager, Planner I
City of Aurora Planning Department

Seventh Submittal – Denver Limo Services at Lockheed
Site Plan Amendment with Waiver and Replat
Application Numbers: **DA-2078-00**
Case Number: **1990-6023-03; 2017-3028-00**

Project: DLS, 91602

Dear Mark,

Thank you and the Aurora staff for taking the time to meet with the team on September 10th. I believe we are all in agreement on the direction the project is taking and am looking forward to seeing this phase come to an end. Please see the following responses (Black, Bold) to the Sixth Submission Comments (Shown in Gray):

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Begin license agreement process (Real Property)
- Retaining wall details (Engineering and Planning)
- Landscape Tables (Landscaping)
- Provide .dwg file (Addressing)
- Address all redline comments

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Submittal: Site Plan

1A. Most of the required information has been provided on the Site Plan, however, the linework makes it very difficult to read. See the redline comments for specific revisions that will make the plans more legible. Some are itemized below.



- Show, label and dimension all easements.
- Site Plan linework should not be screened back. Use different line weights and symbols and include in the legend.
- Notes are required only once. Please remove notes that are repeated.
- Remove references to the Civils. The Site Plan is the regulating document.
- Eliminate overwrites by relocating labels.

Response: Please refer to sheet 2 of 11 for requested adjustments.

1B. Advisory comment: A ground sign has not been shown or proposed on the plans, to date. The addition of a ground sign in the future will require a minor amendment.

Response: Monument sign location shown on sheet 2 of 11 for reference.

1C. Building inspectors will require pavement markings prior to issuing the Certificate of Occupancy.

Response: Understood and relayed to contractor. Pavement markings will be applied.

1D. Add labels or linework to the legend to identify the proposed retaining wall. Show the top and bottom elevations on the grading plan. Add a detail for the retaining wall. Clarify whether the fence will be mounted on top of the wall and include a detail if applicable.

Response: Please refer to sheet 2 of 11 for requested adjustments.

1E. Add Sheet _X_ of 12 to each sheet in the plan set. The floor plan details on Sheet A2.00 is not required and can be removed.

Response: All sheet numbering has been adjusted.

1F. The next upload should include the entire site plan set (Sheets 1-12) as on file. Remove two color elevation sheets and upload as a separate file.

Response: Understood – there are now only 11 sheets. Original set included 12 sheets, it was requested to remove the two sheets of color elevations, and one sheet was added for section details – totaling 11 sheets currently.

2. Landscaping

2A. The waiver request and justification are shown on Sheets A0.00 and L2.00, however, the language is not consistent. Please revise to remove reference to Code Section 146-1451.

Response: Please refer to sheets 1 & 6 of 11 for clarifications.

2B. Revise the title of the “Streetscape Calculations” table to “Standard Right-of-Way Landscape.” Revise the length of Lockheed Street frontage, which is greater than 106 feet.



Response: Please refer to sheet 6 of 11 for requested adjustments.

2C. Add a column to the Buffer Landscape table to include the required and provided buffer widths. Identify whether any incentives were used to reduce the buffer width.

Response: Please refer to sheet 6 of 11 for requested adjustments.

2D. Show, label and dimension all required buffers.

Response: Please refer to sheet 6 of 11 for requested adjustments.

2E. Show, label and dimension all existing and proposed easements.

Response: Please refer to sheet 6 of 11 for requested adjustments.

2F. Add the fence columns and retaining wall to the legend. Make sure all linework matches the symbol in the legend.

Response: Please refer to sheet 6 of 11 for requested adjustments. Retaining wall details added to sheet 11 of 11.

2G. Yucca is not permitted within four feet of the public sidewalk. Please replace or reposition and consider a more varied plant palette for the north buffer.

Response: Please refer to sheet 6 of 11 for requested adjustments.

2H. Show the stop sign and sight triangle at the site entrance.

Response: Please refer to sheet 6 of 11 for requested adjustments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green): Site Plan

3A. The Site Plan will not be approved by Public works until the Preliminary Drainage Report is approved.

Response: Understood

3B. Please remove the AutoCad SHX text items and flatten the file.

Response: Understood

3C. Sheet A00.0

- Add a standard note as provided on the redlines.

Response: Understood – Note added to sheet 1 of 11.

3D. Sheet A100.0

- Address previous comments regarding:



- Update the drainage and access easements to be consistent with the underground detention. Label underground detention private.

Response: Updated on sheet 2 of 11.

- Show storm drain easement. Make sure all easements are consistent on all sheets.

Response: Updated on sheet 2 of 11.

- Fences through a drainage easement(s) will require a license agreement. Please contact Andy Niquette to start the process.

Response: Understood – Process has been started.

3E. Sheet A1.00

- The contours and underground utilities do not need to be shown on the Site Plan.

Response: Updated on sheet 2 of 11.

- Label the retaining walls. Indicate the material and max height (or height range). A railing is required on all walls greater than 30' in height. Please provide additional details of the retaining walls.

Response: Updated on sheet 2 of 11.

- Dimension the width of the existing public sidewalk on Laredo Street.

Response: Updated on sheet 2 of 11.

3F. Sheet C100.0

- Indicate the direction of emergence overflow for the detention area.
- Provide a cross section as noted on the redlines.
- Show storm sewer and add a note indicating whether the storm sewer system is public or private and by whom it will be maintained.

Response: Updated Notes and requests shown on sheet 3 of 11.

3G. Sheet C200.0

- Add a note indicating whether the storm sewer system is public or private and by whom it will be maintained.

Response: Updated Note shown on sheet 4 of 11.

4. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta): Site Plan



4A. A license agreement is required for the fence encroachments into the drainage easement. Please contact Grace Gray at ggray@auroragov.org to initiate this process. It takes 6-8 weeks to complete.

Response: Understood

4B. Replace Note 16 with the language provided on the redlines on Sheet A00.0.

Response: Understood – Note added to sheet 1 of 11.

5. Addressing (Phil Turner / 303-739-7271 / pturner@auroragov.org)

5A. Addressing needs a digital .DWG file of site plan. Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (if available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to Phil Turner at the email address above.

Response: Files to be sent separately if needed – files were previously sent to Grace Gray on October 3rd, 2019 however. It can be forwarded again.

END OF RESPONSES

We are immediately available should you require additional information or clarifications. Please do not hesitate to contact us.

Sincerely,

Aleksandr Sheykhnet, President

Obermeier Sheykhnet Architecture

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



October 22, 2019

Mr. Igor Davidson
Denver Limo Inc.
16648 E. 2nd Avenue
Aurora, CO 80011

Re: First Technical Review – Denver Limo Services at Lockheed
Site Plan Amendment with Waiver and Replat
Application Numbers: **DA-2078-00**
Case Numbers: **1990-6023-03; 2017-3028-00**

Dear Mr. Davidson:

Thank you for your technical submission, which we started to review on October 8, 2019. We have reviewed your submission and attached are 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 several important issues still remain, you will need to resubmit another technical review. Please revise your previous work and send us a new submission on or before Friday, November 8, 2019. Please be advised, all comments must be addressed before construction or building permits can be issued for your project.

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 can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II
City of Aurora Planning Department

cc: Alex Khanin, remote@runbox.com
Blake Lasley, blasley@osarchitecture.com
Susan Barkman, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\2078-00tech1.rtf



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Begin license agreement process (Real Property)
- Retaining wall details (Engineering and Planning)
- Landscape Tables (Landscaping)
- Provide .dwg file (Addressing)
- Address all redline comments

PLANNING DEPARTMENT COMMENTS

1 Completeness and Clarity of the Submittal

Site Plan

1A. Most of the required information has been provided on the Site Plan, however, the linework makes it very difficult to read. See the redline comments for specific revisions that will make the plans more legible. Some are itemized below.

- Show, label and dimension all easements.
- Site Plan linework should not be screened back. Use different line weights and symbols and include in the legend.
- Notes are required only once. Please remove notes that are repeated.
- Remove references to the Civils. The Site Plan is the regulating document.
- Eliminate overwrites by relocating labels.

1B. Advisory comment: A ground sign has not been shown or proposed on the plans, to date. The addition of a ground sign in the future will require a minor amendment.

1C. Building inspectors will require pavement markings prior to issuing the Certificate of Occupancy.

1D. Add labels or linework to the legend to identify the proposed retaining wall. Show the top and bottom elevations on the grading plan. Add a detail for the retaining wall. Clarify whether the fence will be mounted on top of the wall and include a detail if applicable.

1E. Add Sheet X of 12 to each sheet in the plan set. The floor plan details on Sheet A2.00 is not required and can be removed.

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2. Landscaping

2A. The waiver request and justification are shown on Sheets A0.00 and L2.00, however, the language is not consistent. Please revise to remove reference to Code Section 146-1451.

2B. Revise the title of the “Streetscape Calculations” table to “Standard Right-of-Way Landscape.” Revise the length of Lockheed Street frontage, which is greater than 106 feet.

2C. Add a column to the Buffer Landscape table to include the required and provided buffer widths. Identify whether any incentives were used to reduce the buffer width.

2D. Show, label and dimension all required buffers.

2E. Show, label and dimension all existing and proposed easements.

2F. Add the fence columns and retaining wall to the legend. Make sure all linework matches the symbol in the legend.

2G. Yucca is not permitted within four feet of the public sidewalk. Please replace or reposition and consider a more varied plant palette for the north buffer.

2H. Show the stop sign and sight triangle at the site entrance.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3 Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

3A. The Site Plan will not be approved by Public works until the Preliminary Drainage Report is approved.

3B. Please remove the AutoCad SHX text items and flatten the file.

3C. Sheet A00.0

- Add a standard note as provided on the redlines.

3D. Sheet A100.0

- Address previous comments regarding:
- Update the drainage and access easements to be consistent with the underground detention. Label underground detention private.
- Show storm drain easement. Make sure all easements are consistent on all sheets.
- Fences through a drainage easement(s) will require a license agreement. Please contact Andy Niquette to start the process.

3E. Sheet A1.00

- The contours and underground utilities do not need to be shown on the Site Plan.
- Label the retaining walls. Indicate the material and max height (or height range). A railing is required on all walls greater than 30' in height. Please provide additional details of the retaining walls.
- Dimension the width of the existing public sidewalk on Laredo Street.

3F. Sheet C100.0

- Indicate the direction of emergence overflow for the detention area. **ADDED**
- Provide a cross section as noted on the redlines. **ADDED - SEE REDLINE RESPONSE SHEET**
- Show storm sewer and add a note indicating whether the storm sewer system is public or private and by whom it will be maintained. **ADDED**

3G. Sheet C200.0

- Add a note indicating whether the storm sewer system is public or private and by whom it will be maintained. **ADDED**

4. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Site Plan

4A. A license agreement is required for the fence encroachments into the drainage easement. Please contact Grace Gray at ggray@auroragov.org to initiate this process. It takes 6-8 weeks to complete.

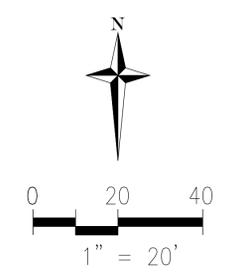
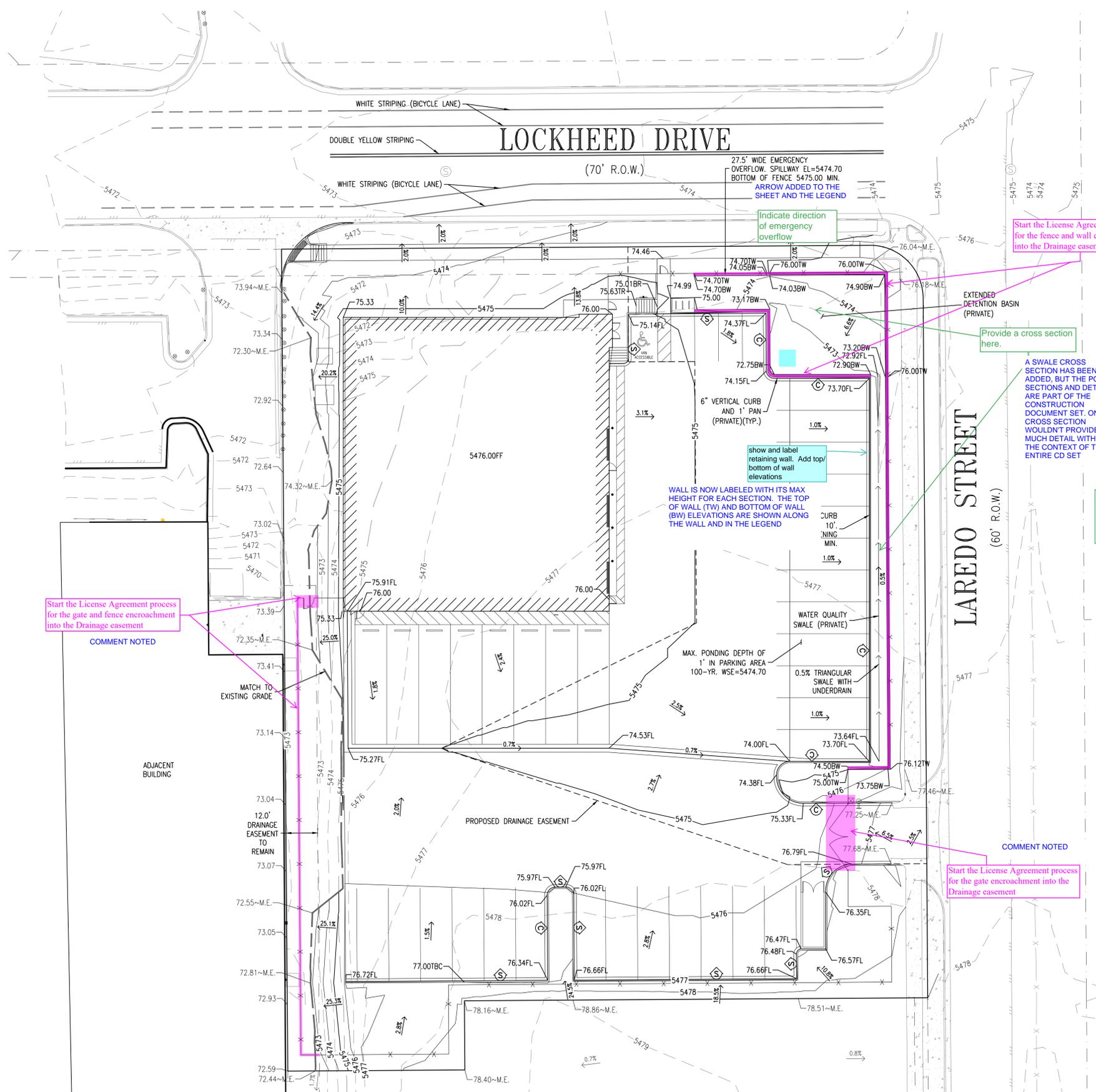
4B. Replace Note 16 with the language provided on the redlines on Sheet A00.0.

5. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

5A. Addressing needs a digital .DWG file of site plan. Please provide a digital .SHP or .DWG file for addressing and GIS mapping purposes. Include the following layers as a minimum:

- Parcels
- Street lines
- Easements
- Building footprints (if available)

Please ensure that the digital file provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. E-mail these files to Phil Turner at the email address above.



LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY / EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PROPOSED EASEMENT
	PROPOSED FLOW LINE
	PROPOSED TOP BACK OF CURB LIP LINE, AND CONCRETE
	EXISTING CONCRETE, FLOWLINE, LIP, AND TOP BACK OF CURB
	EXISTING EDGE OF ASPHALT
	EXISTING ROAD CENTERLINE
	PROPOSED EDGE OF ASPHALT
	PROPOSED STRIPING
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED STREET SIGN
	PROPOSED FENCE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED PERCENT SLOPE
	EXISTING PERCENT SLOPE
	PROPOSED SPOT ELEVATION (FL=FLOWLINE FG=FINAL GRADE FF=FINISH FLOOR TBC=TOP BACK OF CURB BW=BOTTOM OF WALL TW=TOP OF WALL)
	EXISTING SPOT ELEVATION (M.E.=MATCH EXISTING)
	PROPOSED GRADE BREAK
	PROPOSED DITCH FLOWLINE
	CATCH CURB/SPILL CURB

Start the License Agreement process for the fence and wall encroachment into the Drainage easement

COMMENT NOTED

Show the storm sewer on this sheet

ADDED

Provide a cross section here.

A SWALE CROSS SECTION HAS BEEN ADDED, BUT THE POND SECTIONS AND DETAILS ARE PART OF THE CONSTRUCTION DOCUMENT SET. ONE CROSS SECTION WOULDN'T PROVIDE MUCH DETAIL WITHOUT THE CONTEXT OF THE ENTIRE CD SET

Railing is required on all walls greater than 30". Please provide additional details of the retaining walls on site with max height or a height range

WE WILL CALL OUT THE MAX. HEIGHT OF THE WALLS AS 42". THIS GRADING PLAN SHOWS THAT THE INTERIOR WALL IS NOT ABOVE 30" AND THEREFORE DOES NOT NEED A RAILING. THE EXTERIOR WALL HAS A FENCE ON IT WHICH ACTS AS A RAILING

Add a note indicating if the storm sewer system is public or private and who will maintain it.

THE STORM SEWER SYSTEM IS SHOWN ON THE UTILITY PLAN AND THE COMPONENTS ARE LISTED AS PRIVATE. WE WILL ADD A NOTE TO THIS SHEET AS WELL

Start the License Agreement process for the gate and fence encroachment into the Drainage easement

COMMENT NOTED

Start the License Agreement process for the gate encroachment into the Drainage easement

COMMENT NOTED

NOTE

NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNLESS AN ELEVATION CERTIFICATE HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEERING DIVISION. THE DEVELOPER/CONTRACTOR IS ENCOURAGED TO VERIFY THE ADEQUACY OF LOT GRADES AND THE ELEVATION OF CONCRETE FORMS PRIOR TO POURING FOUNDATION. IT IS RECOMMENDED THE ELEVATION CERTIFICATE BE SUBMITTED AT LEAST A WEEK IN ADVANCE OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.

BENCHMARK

ELEVATIONS BASED ON CITY OF AURORA POINT J-045, WITH A PUBLISHED ELEVATION OF 5474.44 FEET (NAVD88), BEING A 2" BRASS CAP LOCATED AT THE SOUTHWEST CORNER OF LOCKHEED DRIVE AND LAREDO STREET.

BASIS OF BEARINGS

BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°22'13"W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, BETWEEN A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 22100" AT THE CENTER QUARTER CORNER OF SECTION 8, AND A FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP IN RANGE BOX "LS 13155" AT THE CENTER NORTH SIXTEENTH CORNER OF SECTION 8 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

OBERMEIER SHEYKHET ARCHITECTURE
 1635 Blake St. #100
 Denver, CO 80202
 Tel : 303.327.4600
 WWW.OSARCHITECTURE.COM

DENVER LIMO

BRIGHTLIGHTER ENGINEERING

DENVER LIMO AT LOCKHEED SITE PLAN AMENDMENT WITH WAIVER
 255 N. LAREDO ST.
 AURORA, CO 80011

PROJ. NO.	91602
DRAWN:	JD
CHECKED:	CK
CADD FILE:	GRADING PLAN.DWG
DATE:	05.30.2017
REVISIONS:	
1	SDP SUBMITTAL #1 05.30.2017
2	SDP SUBMITTAL #2 08.18.2017
3	SDP SUBMITTAL #3 10.06.2017
4	SDP SUBMITTAL #4 01.15.2018
5	SDP SUBMITTAL #5 03.21.2018
6	SDP SUBMITTAL #6 10.01.2019

ISSUED FOR:
 SITE DEVELOPMENT PLAN
 SHEET TITLE:
 GRADING PLAN

SCALE: AS NOTED
 SHEET NUMBER:

C100.0



**OBERMEIER
SHEYKHET
ARCHITECTURE**

1635 Blake St. #100
Denver, CO 80202
Tel : 303.327.4600
WWW.OSARCHITECTURE.COM



**DENVER LIMO AT LOCKHEED
SITE PLAN AMENDMENT WITH WAIVER**

255 N. LAREDO ST.
AURORA, CO 80011

PROJ. NO. 91602
DRAWN: JD
CHECKED: CK
CADD FILE: UTILITY PLAN.DWG
DATE: 05.30.2017

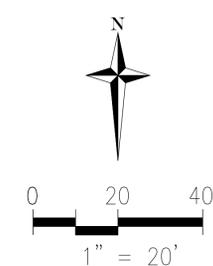
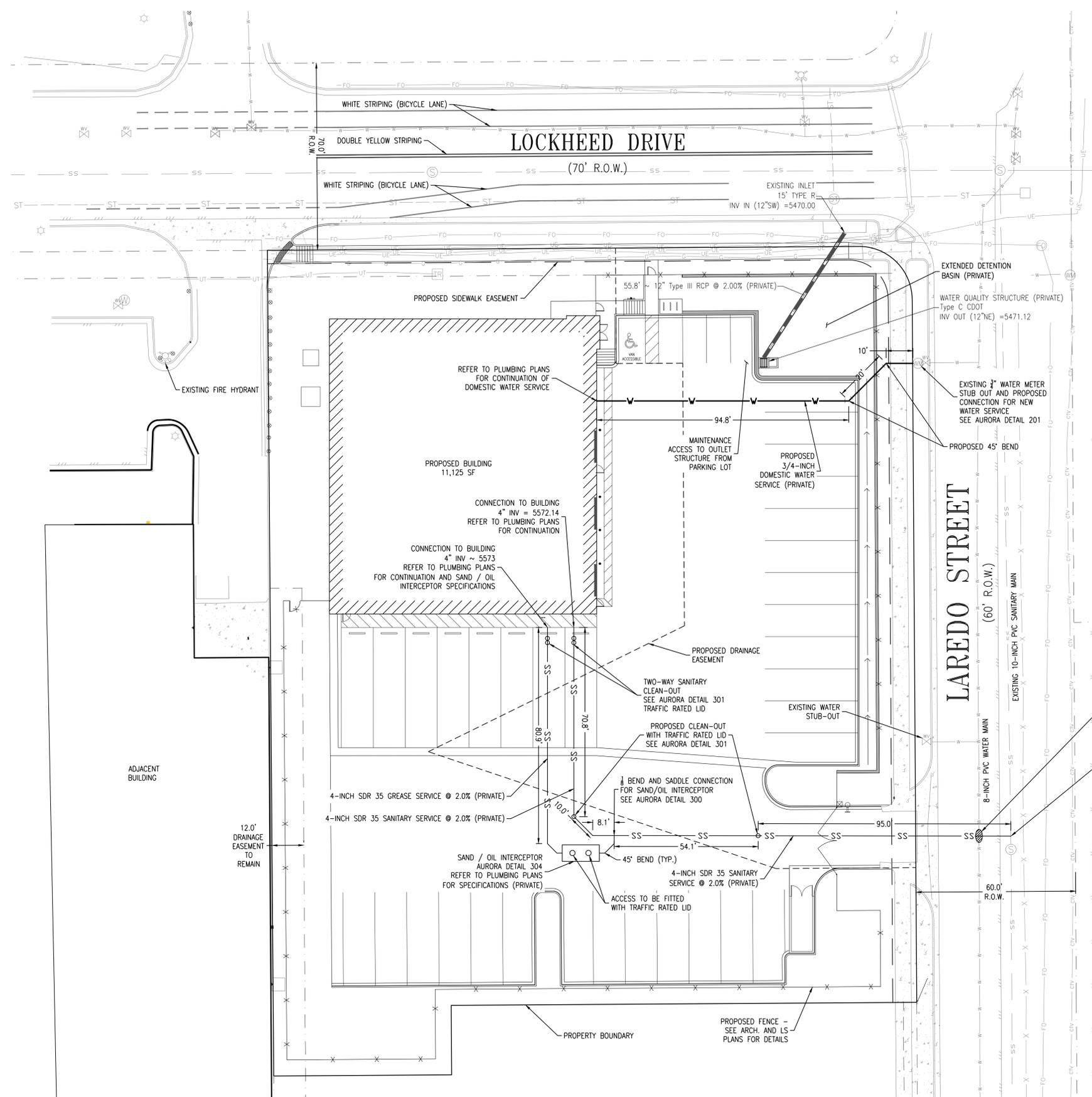
REVISIONS:

1	SDP SUBMITTAL #1	06.30.2017
2	SDP SUBMITTAL #2	08.18.2017
3	SDP SUBMITTAL #3	10.06.2017
4	SDP SUBMITTAL #4	01.15.2018
5	SDP SUBMITTAL #5	03.21.2018
6	SDP SUBMITTAL #6	10.01.2019

ISSUED FOR:
SITE DEVELOPMENT
PLAN
SHEET TITLE:
UTILITY PLAN

SCALE: AS NOTED
SHEET NUMBER:

C200.0



Add a note indicating if the storm sewer system is public or private and who will maintain it.

ADDED

LEGEND

	PROPERTY BOUNDARY
	EXISTING RIGHT-OF-WAY / EASEMENT
	EXISTING EASEMENT TO BE VACATED
	PROPOSED EASEMENT
	PROPOSED FLOW LINE
	PROPOSED TOP BACK OF CURB LIP LINE, AND CONCRETE
	EXISTING CONCRETE, FLOWLINE, LIP, AND TOP BACK OF CURB
	EXISTING EDGE OF ASPHALT
	EXISTING ROAD CENTERLINE
	PROPOSED EDGE OF ASPHALT
	PROPOSED STRIPING
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED STREET SIGN
	PROPOSED FENCE
	EXISTING 10-INCH PVC SANITARY SEWER
	EXISTING 24-INCH RCP STORM SEWER
	EXISTING WATER MAIN
	PROPOSED DOUBLE/SINGLE SANITARY CLEAN-OUT
	PROPOSED / EXISTING STORM MANHOLE
	PROPOSED / EXISTING STORM STRUCTURE
	EXISTING SANITARY MANHOLE
	PROPOSED STORM PIPE
	PROPOSED 3/4-INCH DOMESTIC WATER SERVICE
	PROPOSED 4-INCH SANITARY SERVICE
	EXISTING GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND FIBER
	EXISTING UNDERGROUND CABLE
	EXISTING UNDERGROUND TELECOMMUNICATIONS

4" SAN. SERVICE CROSSING
8" PVC WATER MAIN
TOP SAN. SERVICE=5567.62
BOTTOM WATER=5571.96

4" SANITARY SERVICE
1/8" BEND AND SADDLE CONNECTION
SEE AURORA DETAIL 300
4" PVC INV = 5467.38

CITY OF AURORA UTILITY NOTES

- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS, AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' - 6") AND NOT MORE THAN 8 FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE 5 FEET. FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.
- ALL FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD WHENEVER CURB AND GUTTER HAS NOT BEEN INSTALLED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- WATER MAIN RESTRAINT SHALL BE IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION. MEGALUGS OR UNI-FLANGE MAY BE USED IN PLACE OF RODS AND CLAMPS.
- WATER LINE VALVES ARE NOT ALLOWED IN CROSS PANS.
- ALL WATER METERS, WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE NOT ALLOWED IN OR UNDER DRIVEWAYS.
- ALL SANITARY SERVICE LINES SHALL BE TEES OFF OF MAINS. WYES SHALL BE USED FOR LOTS AT BACK OF CUL-DE-SACS.
- WATER PRESSURE ZONE 3. ZERO (0) PSI @ ELEVATION 5720 STATIC. A PRESSURE REDUCING VALVE (PRV) IS REQUIRED WHEN THE PRESSURE AT THE UNIT IS GREATER THAN (80) PSI. PRV'S ARE NOT ALLOWED IN CITY OF AURORA OWNED AND MAINTAINED METER PITS.
- ADJUST ALL MANHOLES, FIRE HYDRANTS, AND VALVE BOXES TO GRADE PER AURORA WATER UTILITY CONSTRUCTION PLANS, DESIGN CRITERIA 5 - 9 JANUARY 2012 STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, LATEST REVISION, AS NECESSARY.
- ALL FIRE LINES AND COMMERCIAL WATER SERVICE LINES REQUIRE REDUCED PRESSURE BACK FLOW ASSEMBLY OR DOUBLE CHECK VALVES AS REQUIRED BY THE CITY OF AURORA WATER DEPARTMENT. CONTACT WATER SERVICES AT (303) 326-8114 OR (303) 326-8129 FOR INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT AURORA WATER ENGINEERING AT (303) 739-7300 FOR INSPECTION OF ANY REQUIRED GREASE TRAPS OR SAND/OIL INTERCEPTORS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- THE CONTRACTOR SHALL CONTACT THE AURORA WATER INSPECTION LINE AT (303) 739-7385 AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION OF ANY WET UTILITY TO SCHEDULE INSPECTIONS.
- TOTAL BUILDING SURFACE AREA = 11,125 S.F. TOTAL HARD SURFACE = 39,374 S.F.



Comment Response Letter

Date: January 13, 2020

Debbie Bickmire, Planner II
City of Aurora
303-739-7261

RE: First Technical Review – Denver Limo Services at Lockheed
Site Plan Amendment with Waiver and Replat
Application Numbers: DA-2078-00
Case Numbers: 1990-6023-03; 2017-3028-00

CITY OF AURORA COMMENTS - DATED 10-22-19

2A. Waiver request and justification are shown on Sheets A0.00 and L2.00, however, the language is not consistent. Please revise to remove reference to Code Section 146-1451

Outdoor Design Group Response: The Waiver Request has been repositioned and modified to match sheet A0.00.

2B. Revise the title of the “Streetscape Calculations” table to “Standard Right-of-Way Landscape”. Revise the length of Lockheed Street frontage, which is greater than 106 feet.

Outdoor Design Group Response: Language on the table on sheet L2.00 has been modified to read “Standard Right-of Way Landscape. The length of Lockheed Street frontage has been corrected from 106-feet to 157-feet.

2C. Add a column to the Buffer Landscape table to include the required and provided buffer widths. Identify whether any incentives were used to reduce the buffer width.

Outdoor Design Group Response: A “Buffer Width” column has been added to the buffer landscaping table. At the top of the column, “Xeriscape” has been noted to indicate incentive.

2D. Show, label and dimension all required buffers.

Outdoor Design Group Response: Labels and dimensions have been added to all required buffers.

2E. Show, label and dimension all existing and proposed easements.

Outdoor Design Group Response: Labels and dimensions have been added to easements.

2F. Add the fence columns and retaining wall to the legend. Make sure all linework matches the symbol in the legend.

Outdoor Design Group Response: Fence column, steel edger, and retaining wall line types have been added to the legend. Line work have been modified for consistency and clarity.

2G. Yucca is not permitted within four feet of the public sidewalk. Please replace of reposition and consider a more varied plant palette for the north buffer.

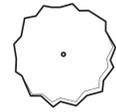
Outdoor Design Group Response: Yucca has been relocated away from sidewalks, and replaced with a greater variety of plant materials.

2H. Show the stop sign and sight triangle at the site entrance.

Outdoor Design Group Response: Stop sign and sight triangles have been shown and labeled on plan.



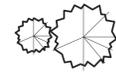
LANDSCAPE PLANT LIST



DECIDUOUS SHADE TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BTM	Bigtooth Maple	<i>Acer grandidentatum</i>	20-30'	20-30'	XXX	Sun	2" Cal., B&B	3
HOR	Common Horsechestnut	<i>* Aesculus hippocastanum</i>	40-50'	30'-40'	XX	Sun	2-1/2" Cal., B&B	6
SKC	Seedless Kentucky Coffee Tree	<i>* Gymnocladus dioica 'Espresso'</i>	50-60'	40-50'	XX	Sun	2-1/2" Cal., B&B	4
BUO	Bur Oak	<i>* Quercus macrocarpa</i>	50-80'	50-80'	XXX	Sun	2-1/2" Cal., B&B	3



ORNAMENTAL TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
PSH	Prairie Sentinel Hackberry	<i>Celtis occidentalis 'JFS KSU1'</i>	45'	12'	XX	Sun	2" Cal., B&B	6
TCH	Thornless Cocksbur Hawthorn	<i>* Crataegus crus-galli inermis</i>	15-25'	15-20'	XXX	Sun	2" Cal., B&B	3
JTL	Japanese Tree Lilac	<i>* Syringa reticulata</i>	15-25'	15-20'	XX	Sun / Part Shade	2" Cal., B&B	5



EVERGREEN TREES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
BRP	Bristlecone Pine	<i>Pinus aristata</i>	20-40'	10-20'	XXX	Sun / Part Shade	6" ht., B&B	2
CAP	Columnar Austrian Pine	<i>Pinus nigra 'Frank'</i>	20-25'	5-7'	XXX	Sun	6" ht., B&B	2



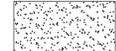
DECIDUOUS SHRUBS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
FEB	Fernbush	<i>Chamaebatia millefolium</i>	3-5'	3-6'	Z	Sun	5 Gallon Cont.	12
NMP	New Mexico Privet	<i>Forestiera pubescens var. pubescens</i>	8-12'	6-8'	XXX	Sun	5 Gallon Cont.	9
LYB	Lydia Broom	<i>Genista lydia</i>	8-12'	2-3'	Z	Sun	5 Gallon Cont.	21
CGN	Center Glow Ninebark	<i>Physocarpus opulifolius 'Center Glow'</i>	6-8'	6-8'	XX	Sun	5 Gallon Cont.	17
STS	Staghorn Sumac	<i>Rhus typhina</i>	10-25'	10-15'	XXX	Sun	5 Gallon Cont.	3
PSB	Pink Snowberry	<i>Symphoricarpos x doorenbosii 'Magic Berry'</i>	36-42"	30-36"	XXX	Sun / Part Shade	5 Gallon Cont.	18



EVERGREEN SHRUBS								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
MBB	Mock Bear Berry	<i>Arctostaphylos x coloradoensis</i>	4-10"	2-4"	Z	Sun / Part Shade	5 Gallon Cont.	24
JFB	Joint Fir Blueshem	<i>Ephedra equisetina</i>	3-5"	2-3"	Z	Sun / Part Shade	5 Gallon Cont.	21
REY	Red False (Texas) Yucca	<i>Hesperaloe parviflora</i>	3-4"	3-4"	Z	Sun	5 Gallon Cont.	29



ORNAMENTAL GRASSES								
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION	QTY
TBL	The Blues Little Blueshem Grass	<i>Schizachyrium scoparium 'The Blues'</i>	3-4"	18-24"	Z	Sun	5 Gallon Cont.	42



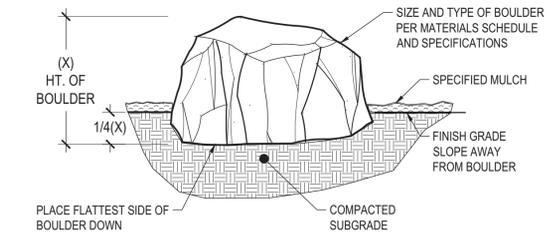
SOD
90 / 10 Fescue/Bluegrass Mix



NATIVE SEEDING - DRYLAND MIX
Pawnee Buttes Seed Mixes (www.pawneebuttseed.com):
PBSI Low Grow Mix
Application Rate: 5 LBS/1,000 SF

- PLANT SCHEDULE NOTES:
- * INDICATES RECOMMENDED STREET TREE
 - WATER USAGE (PER COA LANDSCAPE REFERENCE MANUAL)
 - X = PLANTS REQUIRE 1" OF WATER PER WEEK
 - XX = PLANTS REQUIRE 1/2" OF WATER PER WEEK
 - XXX = PLANTS REQUIRE 1/4" EVERY OTHER WEEK
 - Z = PLANTS NEED "NO WATER"

A LANDSCAPE BOULDER N.T.S.

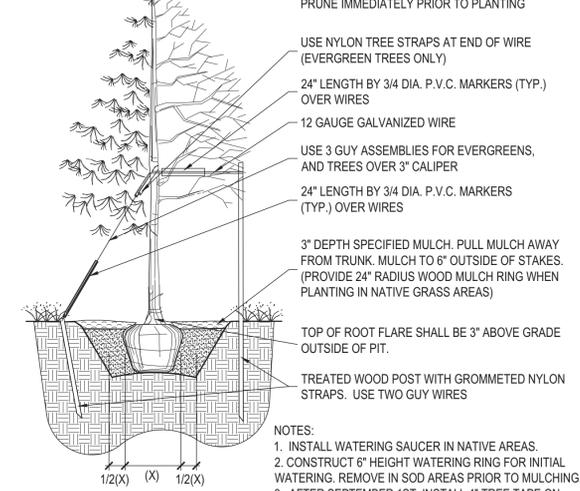


- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS
 - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
 - THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
 - DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

Add detail for Edger

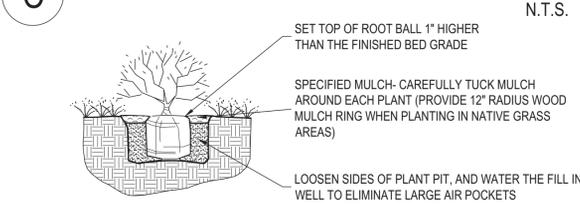
ODG RESPONSE: STEEL EDGER DETAIL HAS BEEN ADDED

B PLANTING DETAIL FOR ALL TREES & B&B SHRUBS N.T.S.



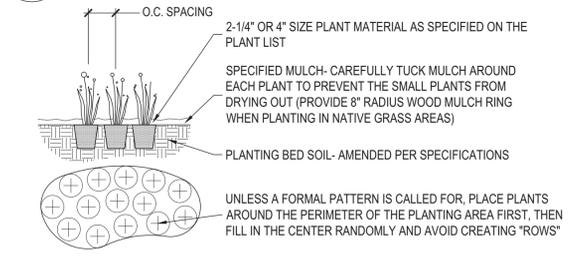
- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 - COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

C PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON N.T.S.



- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
 - SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

D PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER N.T.S.



- NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

STANDARD LANDSCAPE NOTES

- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, INCLUDING SOD, APPLY A MINIMUM OF 4 CUBIC YARDS OF SOIL AMENDMENT PER 1,000 SQUARE FEET OF PERMEABLE AREA. THIS SOIL AMENDMENT PRODUCT MUST BE INCORPORATED OR ROTOTILLED TO A DEPTH OF 4-6 INCHES. THE SITE MUST BE RAKED SMOOTH AND FINISH GRADES MUST BE ESTABLISHED. ROCKS AND DEBRIS OVER 1-INCH DIAMETER THAT MAY INTERFERE WITH PLANTING AND MAINTENANCE OPERATIONS MUST BE REMOVED.
- ARRANGE PLANTS AROUND FREESTANDING LIGHT AS TO NOT OBSTRUCT LIGHT AT PLANTS MATURITY.
- PARKING LOT IS ASPHALT PAVEMENT, WALKS AND CURB CUT IS CONCRETE SURFACE.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- REFERENCE COA ROADWAY SPECIFICATIONS: FOR OBSTRUCTIONS OF LANDSCAPING IN SIGHT TRIANGLES 4.04.2.10
- SITE TRIANGLE NOTE: TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES AREA TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25 PERCENT OF THE SIGHT TRIANGLE AREA.
- FIRE LIFE SAFETY LANDSCAPE NOTES: LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERMINED OF HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIALS SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

GENERAL LANDSCAPE NOTES

- ALL LOW PERENNIAL AND GROUNDCOVER PLANTING AREAS SHALL BE MULCHED WITH SHREDDED WESTERN RED CEDAR WOOD MULCH, AT A DEPTH OF 2". WEED BARRIER FABRIC IS NOT REQUIRED UNDER WOOD MULCH.
- ALL OTHER PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3", INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.

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DENVER LIMO

OUTDOOR DESIGN GROUP
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OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVODA, CO 80002
(303) 993-4811

FOR REVIEW - NOT FOR CONSTRUCTION

DENVER LIMO AT LOCKHEED
SITE PLAN AMENDMENT WITH WAIVER
255 N. LAREDO ST.
AURORA, CO 80011

PROJ. NO.	91602
DRAWN:	JG
CHECKED:	MC
CADD FILE:	DENVER LIMO - LANDSCAPE PLANNING
DATE:	05.30.2017
REVISIONS:	
1	SOP SUBMITTAL #1 06.30.2017
2	SOP SUBMITTAL #2 08.18.2017
3	SOP SUBMITTAL #3 10.06.2017
4	SOP SUBMITTAL #4 01.15.2018
5	SOP SUBMITTAL #5 03.21.2018
6	SOP SUBMITTAL #6 10.01.2019

ISSUED FOR: SITE DEVELOPMENT PLAN
SHEET TITLE: LANDSCAPE NOTES & PLANT LIST
SCALE: AS NOTED
SHEET NUMBER:

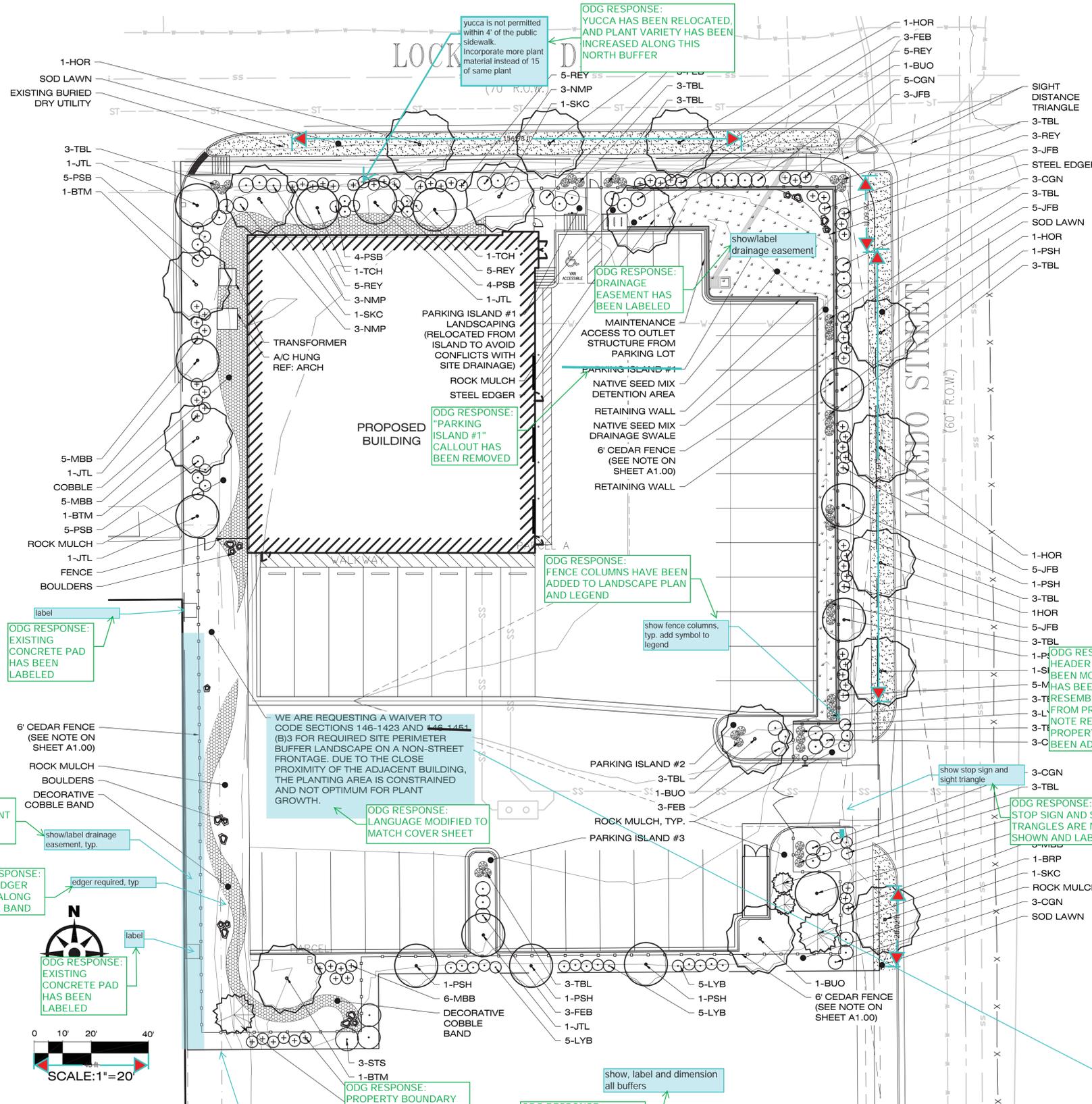
L100.0



LANDSCAPE PLAN

LANDSCAPE LEGEND (SEE SHEET L1 FOR FULL PLANT LIST)

UTILITY LEGEND



- DECIDUOUS SHADE TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- SOD
- NATIVE DRYLAND SEED MIX
- COBBLE
- LANDSCAPE BOULDERS
- PROPERTY LINE
- ROW LINE
- CURB & GUTTER
- EX. WATER LINE
- EX. SANITARY LINE
- EX. STORM SEWER
- EXISTING FENCE
- EASEMENT
- PROPOSED FENCE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED CONTOURS
- EX. CONTOURS

STANDARD RIGHT-OF-WAY LANDSCAPE

DESCRIPTION	REQ.	PROVIDED
LOCKHEED STREET - 106 LF 240 LF (2x R.O.W. TANGENT) / 40	1/40 LF	3 TREES
LAREDO STREET - 232 LF 200 LF (R.O.W. TANGENT) / 40	5	5 TREES

BUFFERYARD LANDSCAPING CALCULATIONS

PROPERTY LINE	REQ.	PROVIDED
NORTH - 240 LF (260 LF / 40) x 1 TREE (260 LF / 40) x 10 SHRUBS	6 60	6 TREES 60 SHRUBS
SOUTH - 234 LF (760 LF / 40) x 1 TREE (760 LF / 40) x 10 SHRUBS	6 30	6 TREES 30 SHRUBS
EAST - 260 LF (260 LF / 40) x 1 TREE (260 LF / 40) x 10 SHRUBS	7 65	7 TREES 65 SHRUBS
WEST - 146 LF (288 LF / 40) x 1 TREE (288 LF / 40) x 10 SHRUBS	4 20	4 TREES 20 SHRUBS

BUFFER ISLANDS TABLE

ELEVATION DIRECTION (FACING)	ELEVATION LENGTH	TREE REQUIRED (15' H/40' W)	SHRUB REQUIRED (10' H/10' W)	SHRUB-TREE REQ. PROVIDED (10' H/10' W)	BUFFER WIDTH REQ./PROVIDE
EAST-BUFFER	260 FT.	7/0'	65/65	7/67	5' XERICAPE / 7'-0"
NORTH-BUFFER	240 FT.	6/6	60/60	0/0	5' XERICAPE / 6'-0"
PARKING ISLAND #1	SEE PLAN	1/1	6/6	0/0	N/A
PARKING ISLAND #2	SEE PLAN	1/1	6/6	0/0	N/A
PARKING ISLAND #3	SEE PLAN	1/1	6/6	0/0	N/A
WEST-BUFFER	234 FT.	6/6	30/30	0/0	5' XERICAPE / 6'-0"
WEST-BUFFER	146 FT.	4/5	20/20	0/0	5' XERICAPE / 6'-0"

PARKING LANDSCAPE CALCULATIONS

DESCRIPTION	REQ.	PROVIDED
TREE - 1 PER ISLAND 1 x 3 PARKING ISLANDS	3	3 TREES
SHRUBS - 6 PER ISLAND 6 x 3 PARKING ISLANDS	18	18 SHRUBS

LANDSCAPING CALCULATION NOTES:
1) 5 GALLON ORNAMENTAL GRASSES TO COUNT AS 1:1 SUBSTITUTION FOR REQUIRED SHRUBS PER COA LANDSCAPE REFERENCE MANUAL TABLE 14.3A.

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FOR REVIEW - NOT FOR CONSTRUCTION

DENVER LIMO AT LOCKHEED PLAN AMENDMENT WITH WAIVER
255 N. LAREDO ST. AURORA, CO 80011

3. S.D.P. SUBMITTAL #3	10.06.2017
4. S.D.P. SUBMITTAL #4	01.15.2018
5. S.D.P. SUBMITTAL #5	03.21.2018
6. S.D.P. SUBMITTAL #6	10.01.2019

ISSUED FOR: SITE DEVELOPMENT PLAN
SHEET TITLE: LANDSCAPE PLAN
SCALE: AS NOTED
SHEET NUMBER: L200.0

