

REUNION FILING 39 P.U.D. PERMIT

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 172307100002

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ISSUE DATE
JULY 12, 2021

REVISION DATES
DECEMBER 16, 2021

SHEET TITLE
COVER

SHEET NUMBER

L1.0
SHEET 1 OF 14

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7, WHENCE THE EAST LINE OF SAID NORTHEAST QUARTER BEARS SOUTH 00°45'04" WEST, A DISTANCE OF 2662.55 FEET, ALL BEARINGS HEREON ARE REFERENCED THERETO;

THENCE SOUTH 03°18'26" WEST, A DISTANCE OF 1,345.47 FEET TO THE WESTERLY RIGHT-OF WAY OF CHAMBERS ROAD AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- SOUTH 00°45'04" WEST, A DISTANCE OF 1,318.92 FEET;
- SOUTH 00°10'59" EAST, A DISTANCE OF 1.74 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°37'20" WEST, A DISTANCE OF 165.06 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 42°33'49" WEST, A DISTANCE OF 242.50 FEET;

THENCE NORTH 22°27'47" WEST, A DISTANCE OF 169.68 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 213.74 FEET;

THENCE NORTH 65°35'21" WEST, A DISTANCE OF 270.14 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 154.56 FEET;

THENCE NORTH 57°38'58" WEST, A DISTANCE OF 193.03 FEET;

THENCE NORTH 50°00'00" WEST, A DISTANCE OF 186.69 FEET;

THENCE SOUTH 45°12'23" WEST, A DISTANCE OF 18.27 FEET;

THENCE NORTH 44°47'37" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 45°12'23" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 35°00'00" WEST, A DISTANCE OF 92.05 FEET;

THENCE NORTH 21°00'00" WEST, A DISTANCE OF 89.20 FEET;

THENCE NORTH 06°00'00" WEST, A DISTANCE OF 37.69 FEET;

THENCE NORTH 45°00'00" EAST, A DISTANCE OF 121.71 FEET;

THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 451.00 FEET;

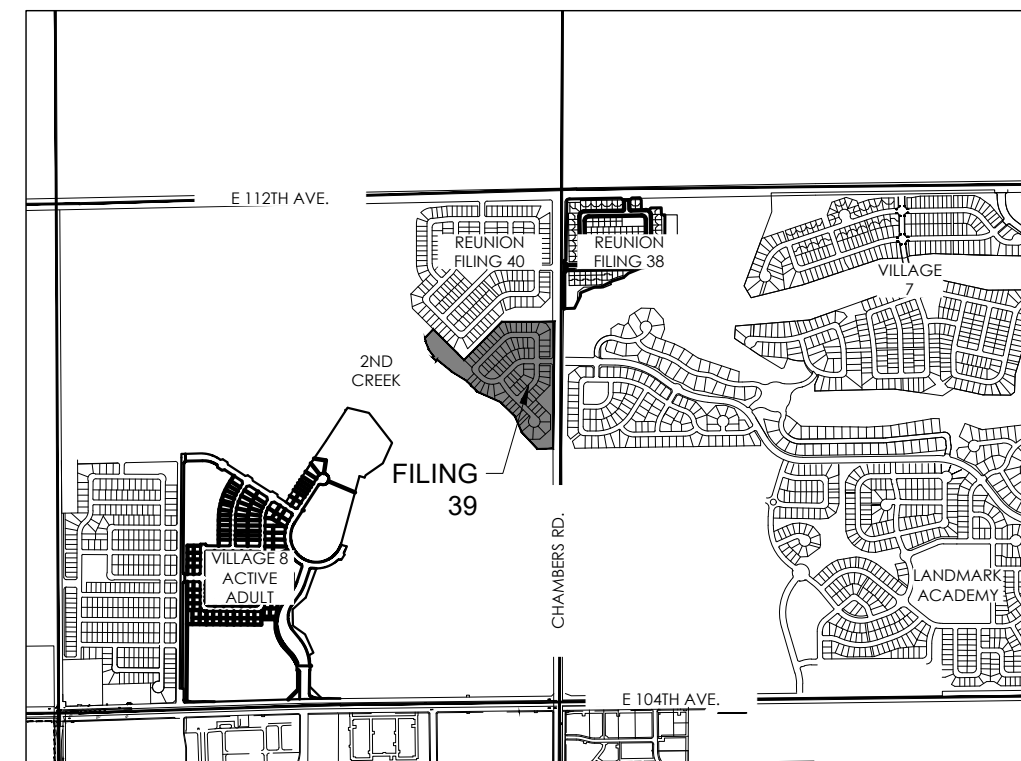
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 561.78 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 547.75 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 21.530 ACRES, (937,835 SQUARE FEET), MORE OR LESS.

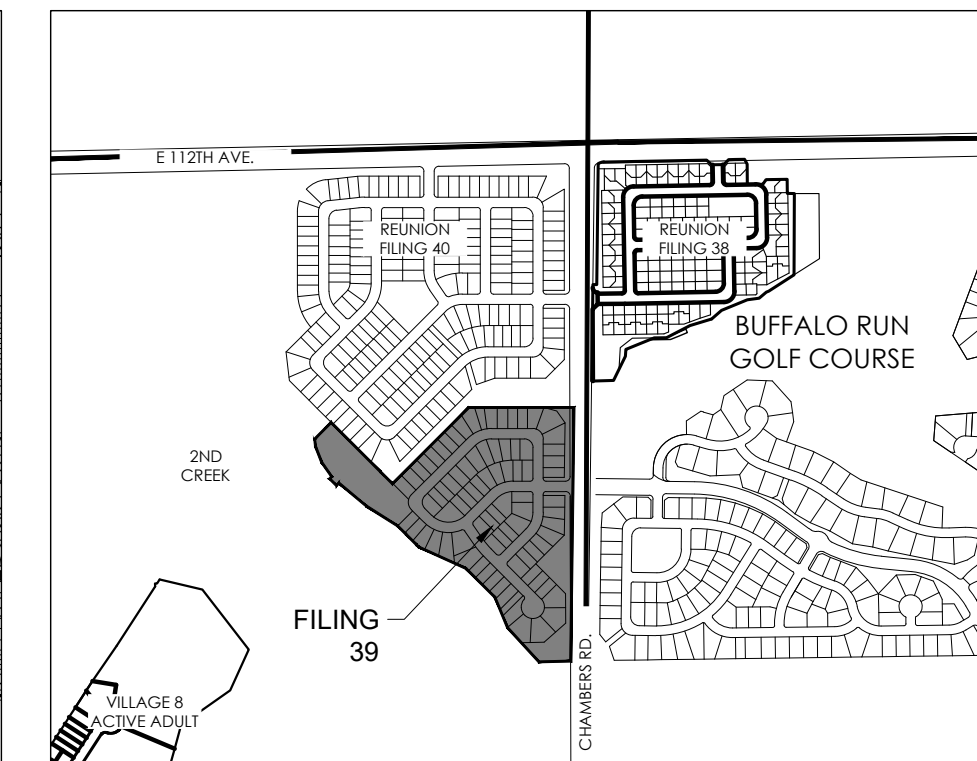
VICINITY MAP

1" = 2,000'



KEY MAP

1" = 1,000'



GENERAL NOTES

LIGHTING NOTE:

IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES,

TRASH ENCLOSURE NOTE:

TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE:

ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE:

APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

FENCING NOTE:

APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE:

NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

AMERICANS WITH DISABILITIES NOTE:

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE:

THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE:

ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

TRACT TABLE

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	15,834	0.363	OPEN SPACE, UTILITIES	CCC	CCC
B	5,678	0.130	OPEN SPACE, UTILITIES	RMD	RMD
C	108,536	2.492	OPEN SPACE, UTILITIES, DRAINAGE	RMD	RMD
D	3,882	0.089	OPEN SPACE, UTILITIES	RMD	RMD
E	64,223	1.474	OPEN SPACE, UTILITIES	CCC	CCC
TOTAL TRACT AREA	198,153	4.548			
TOTAL LOT AREA	554,990	12.742			
TOTAL ROW AREA	184,692	4.240			
TOTAL SITE AREA	937,835	21.530			

RMD = REUNION METROPOLITAN DISTRICT
CCC = CITY OF COMMERCE CITY
THIS SUBDIVISION PLAT CONTAINS 80 LOTS AND 5 TRACTS

SITE DATA

SITE DATA	
TOTAL PLAT ACREAGE	21.530
GROSS ACREAGE	21.530
NET ACREAGE	12.742
NUMBER OF LOTS	80
NUMBERS OF TRACTS	5
GROSS DENSITY (DU/AC)	3.7

NOTES:

- GROSS ACREAGE IS THE TOTAL PLAT ACREAGE MINUS FUTURE DEVELOPMENT TRACTS. THERE ARE NO FUTURE DEVELOPMENT TRACTS IN THIS PUD.
- NET ACREAGE IS THE ACREAGE OF THE LOTS ONLY (SEE TRACT TABLE).

OPEN SPACE DATA

OPEN SPACE DATA	
GROSS SITE ACREAGE	21.530
OPEN SPACE REQUIRED (ACRES)	0.646
OPEN SPACE PROVIDED (ACRES)	4.548

NOTES:

- REQUIRED OPEN SPACE IS CALCULATED AS 3% OF THE GROSS ACREAGE IN THE SITE DATA CHART.

APPLICANT/OWNER

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: JIM HAYES

OWNER

CLAYTON PROPERTIES GROUP II, INC
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: JIM HAYES

ENGINEER

ATWELL
143 UNION BLVD #200
LAKEWOOD, CO 80228
(303) 928-6742
CONTACT: DAN RODRIGUEZ

ENGINEER

JR ENGINEERING
7200 S ALTON WAY C-400
CENTENNIAL, CO 80112
(303) 740-9393
CONTACT: AARON CLUTTER

SURVEYOR

AZTEC CONSULTANTS
300 E MINERAL AVE #1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: TONY PEALL

LANDSCAPE ARCHITECT

TERRACINA DESIGN
10200 E. GIRARD AVE, A-314
DENVER, CO 80231
(303) 632-8867
CONTACT: LAYLA ROSALES

SHEET INDEX

ORDER	SHEET #	SHEET NAME
1	L1.0	COVER
2	L1.1	EXISTING CONDITIONS
3	L1.2	OVERALL LANDSCAPE PLAN
4-9	L1.3-L1.8	LANDSCAPE PLANS
10-12	L1.9-L1.11	LANDSCAPE NOTES & DETAILS
13-14	L2.1-L2.3	FENCING PLAN

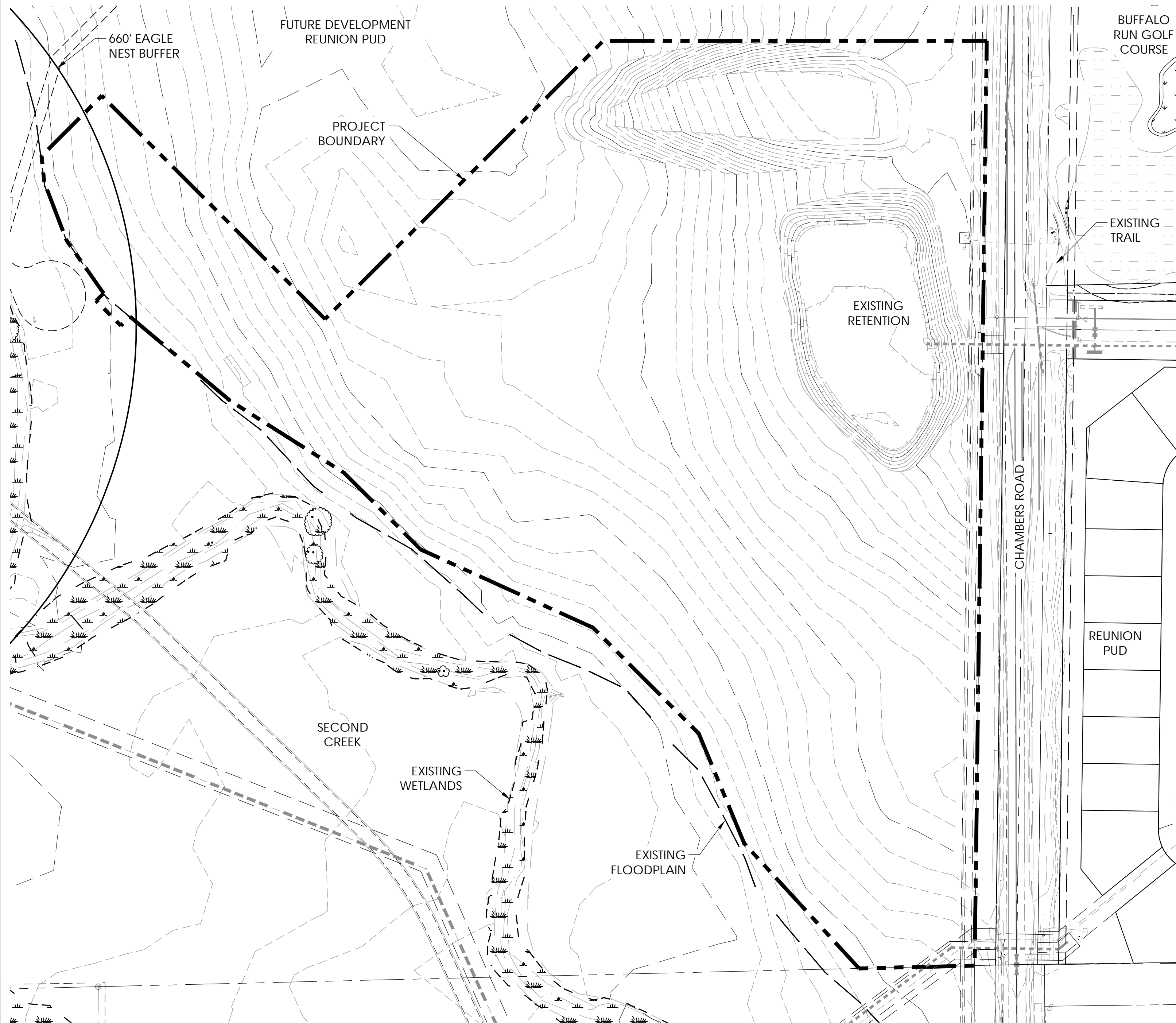
CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 2021.

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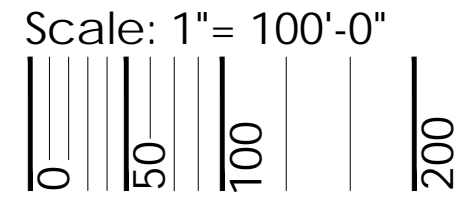
SHEET TITLE

EXISTING
CONDITIONS

SHEET NUMBER

L1.1

SHEET 2 OF 14



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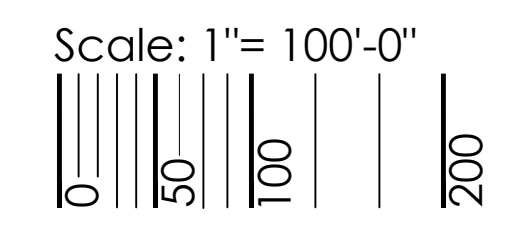
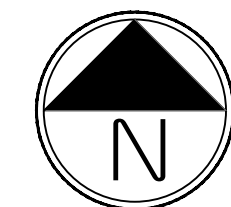
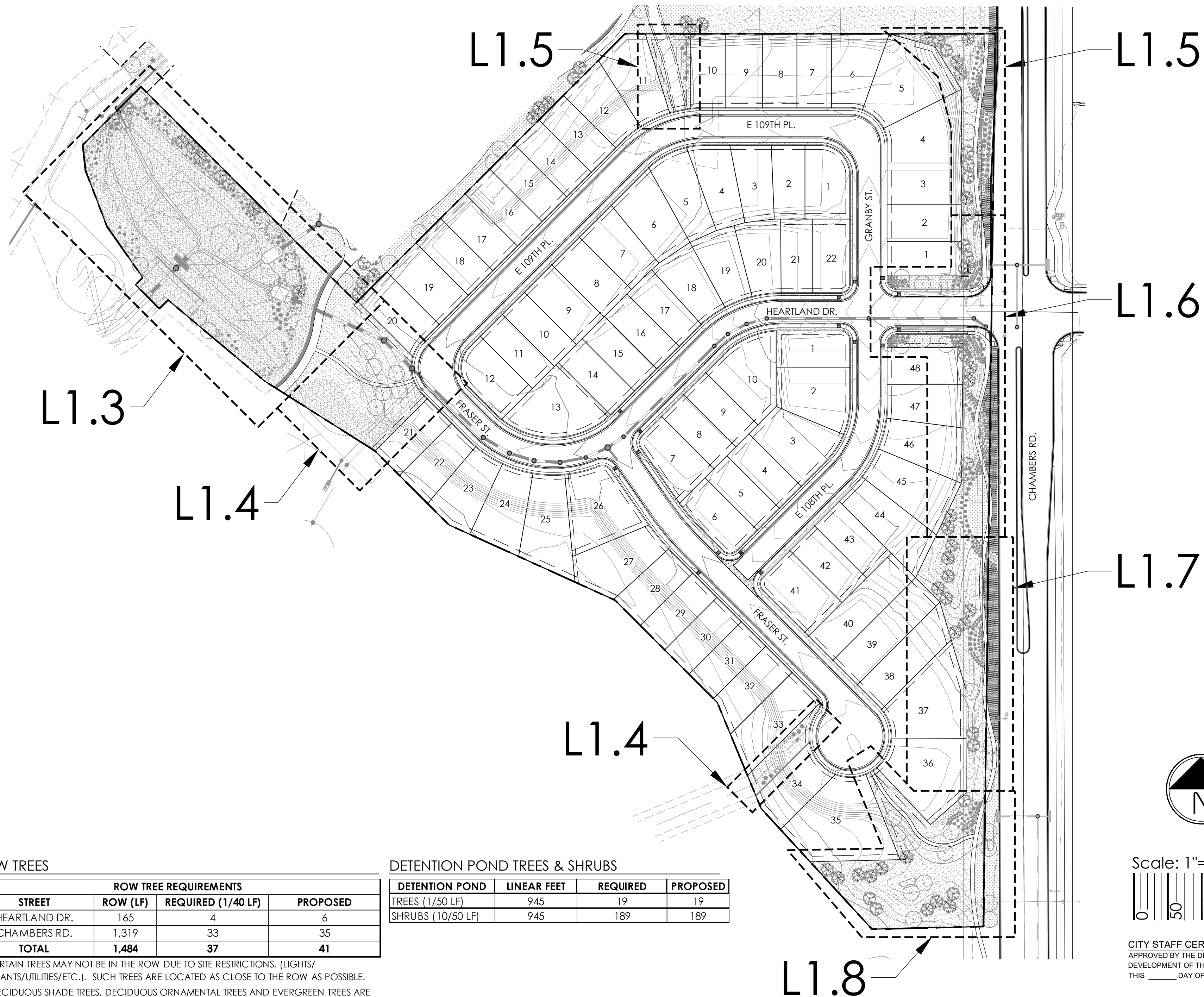
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 OVERALL LANDSCAPE PLAN
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L1.2
 SHEET 3 OF 14



ROW TREES

ROW TREE REQUIREMENTS			
STREET	ROW (LF)	REQUIRED (1/40 LF)	PROPOSED
HEARTLAND DR.	165	4	6
CHAMBERS RD.	1,319	33	35
TOTAL	1,484	37	41

DETENTION POND TREES & SHRUBS

DETENTION POND	LINEAR FEET	REQUIRED	PROPOSED
TREES (1/50 LF)	945	19	19
SHRUBS (10/50 LF)	945	189	189

1. CERTAIN TREES MAY NOT BE IN THE ROW DUE TO SITE RESTRICTIONS, (LIGHTS/HYDRANTS/UTILITIES/ETC.). SUCH TREES ARE LOCATED AS CLOSE TO THE ROW AS POSSIBLE.
 2. DECIDUOUS SHADE TREES, DECIDUOUS ORNAMENTAL TREES AND EVERGREEN TREES ARE INCLUDED IN TOTAL COUNTS.

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terraccina
design
10200 E. Girard Ave., A-314
Denver, CO 80231
ph: 303.632.8867



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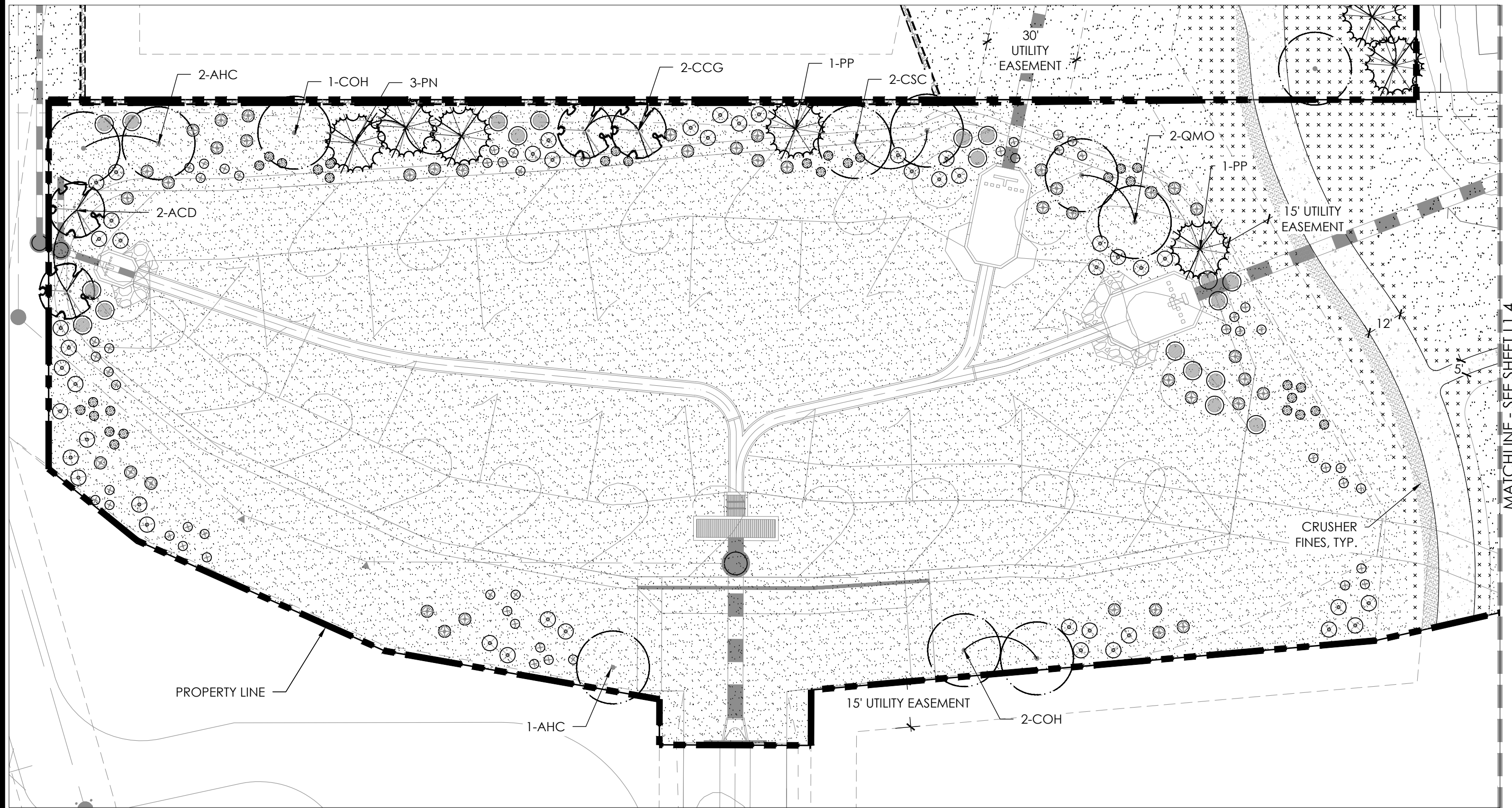
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SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER

L1.3
SHEET 4 OF 14



LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- LOW-GROW NATIVE SEED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- ROCK MULCH
- CONCRETE WALK

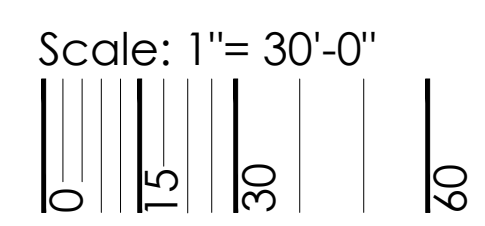
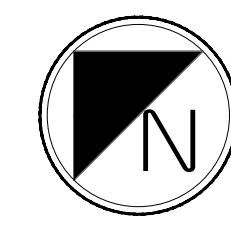
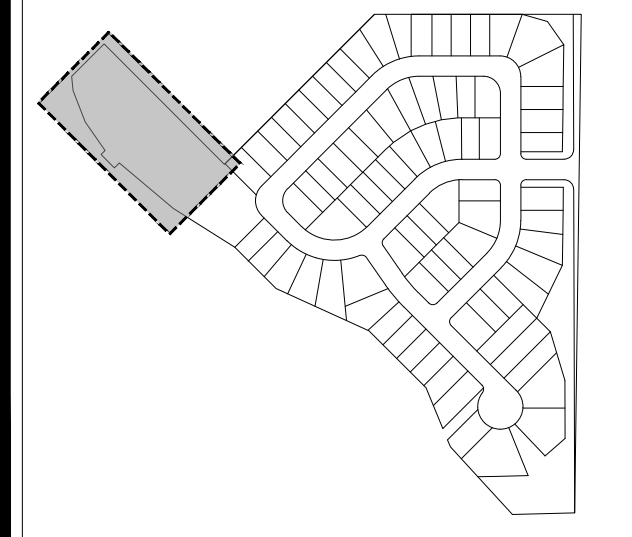
TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
QMO	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UAE	ULMUS ACCOLADE	ELM, ACCOLADE
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH
	BOTANICAL NAME	COMMON NAME
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
	BOTANICAL NAME	COMMON NAME
ORNAMENTAL SHADE TREES		
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW
PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

PLANT KEY

- EVERGREEN SHRUBS**
 - (JCG) JUNIPER, GREEN CARPET
 - (JCS) JUNIPER, SPARTAN
 - (JMP) JUNIPER, COMPACT PRITZER
- DECIDUOUS SHRUBS**
 - (ACL) LEADPLANT
 - (ACS) SAGE, SILVER
 - (CCB) SPIREA, FIRST CHOICE BLUE
 - (CLB) BROOM, LENA
 - (ENR) RABBITBRUSH, TALL BLUE
 - (FAP) PLUME, APACHE
 - (PAR) SAGE, RUSSIAN
 - (PBP) CHERRY, PAWNEE BUTTES SAND
 - (PCP) PLUM, PURPLE LEAF
 - (PFG) POTENTILLA, GOLD STAR
- DECIDUOUS SHRUBS (CONT.)**
 - (POD) NINEBARK, DIABOLO
 - (PSM) MOCKORANGE, SNOWBELLE
 - (RNW) ROSE, NEARLY WILD
 - (SPK) LILAC, MISS KIM DWARF
- ORNAMENTAL GRASSES**
 - (AGG) BIG BLUESTEM
 - (CAK) FEATHER REED GRASS
 - (SHP) PRAIRIE DROPSIDE
 - (SWG) GIANT SACATON
- PERENNIALS**
 - (ARS) HYSSOP, SUNSET
 - (CRR) VALERIAN, RED
 - (GLW) WHIRLING BUTTERFLIES
 - (KSE) TORCHLILY, RED
 - (PAJ) HIMALAYAN BOARDER JEWEL

KEY MAP



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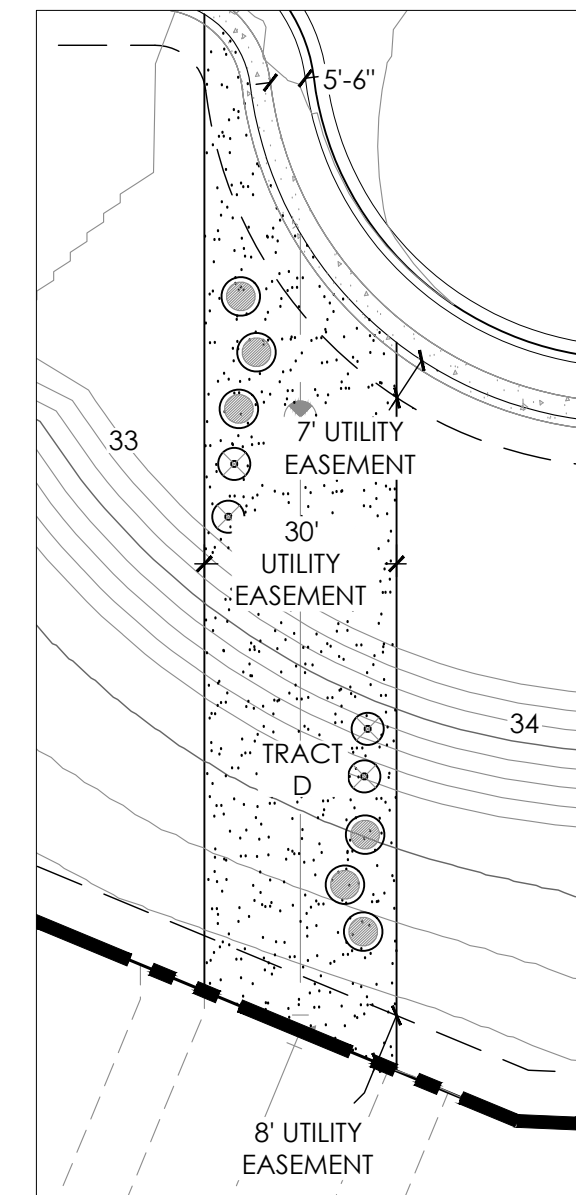
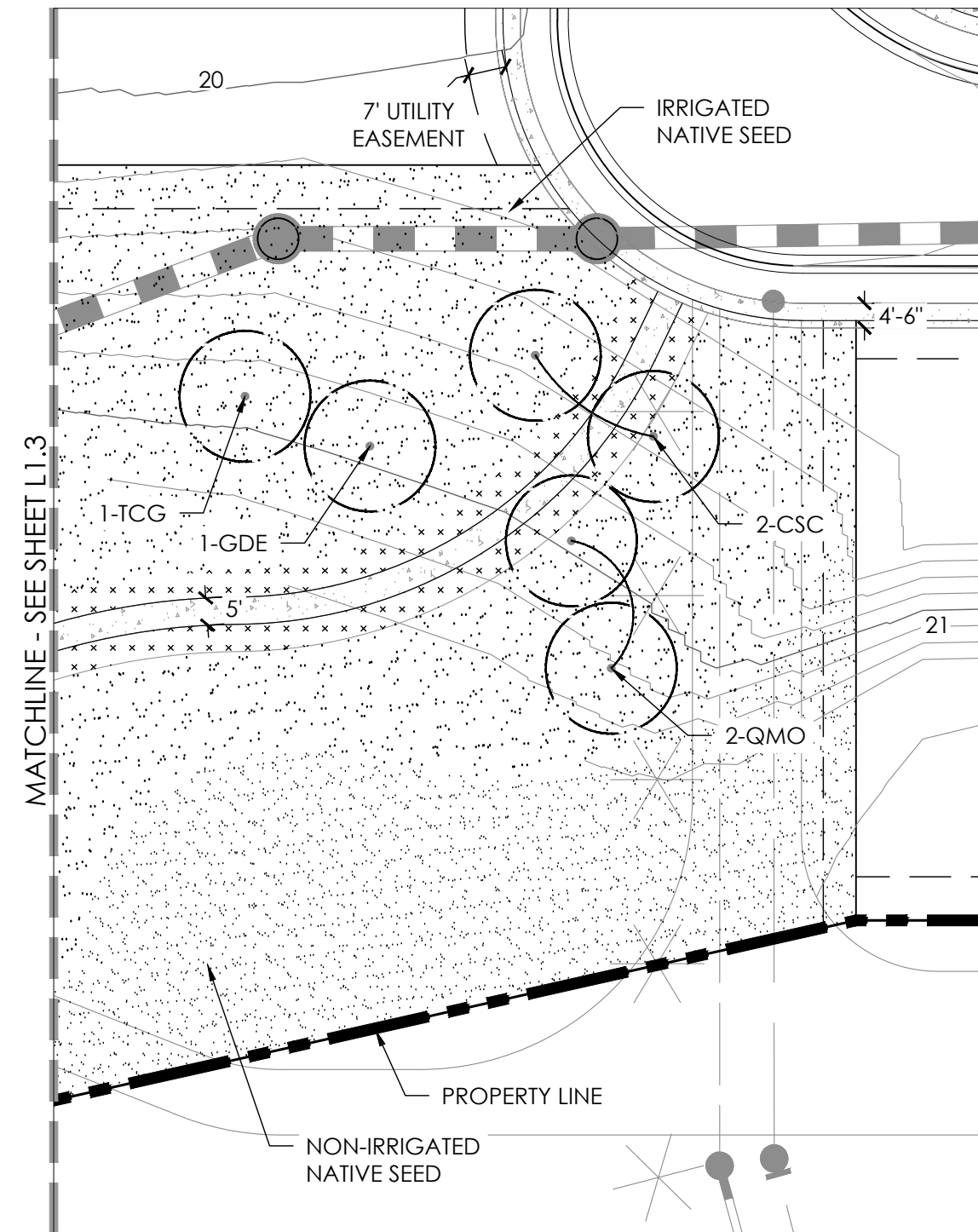
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LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
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- EVERGREEN TREE
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- STEEL EDGER
- TURF
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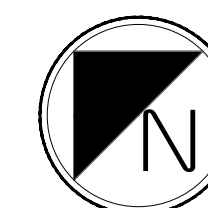
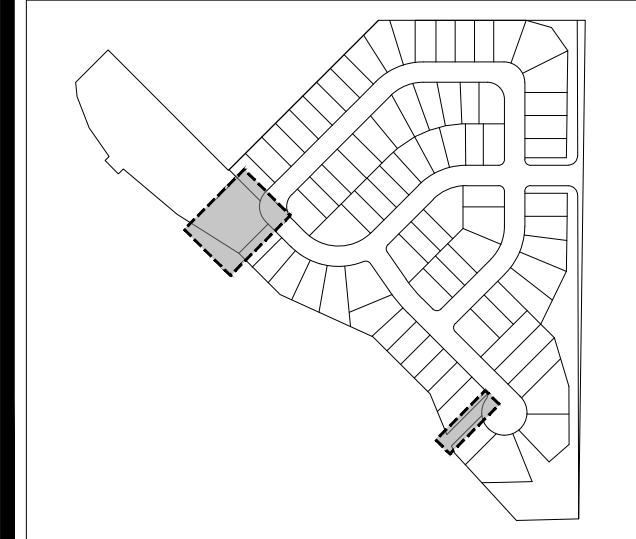
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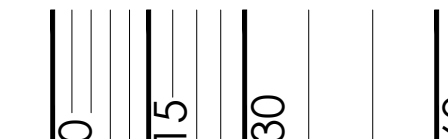
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- (PAJ) HIMALAYAN BOARDER JEWEL

KEY MAP



Scale: 1" = 30'-0"



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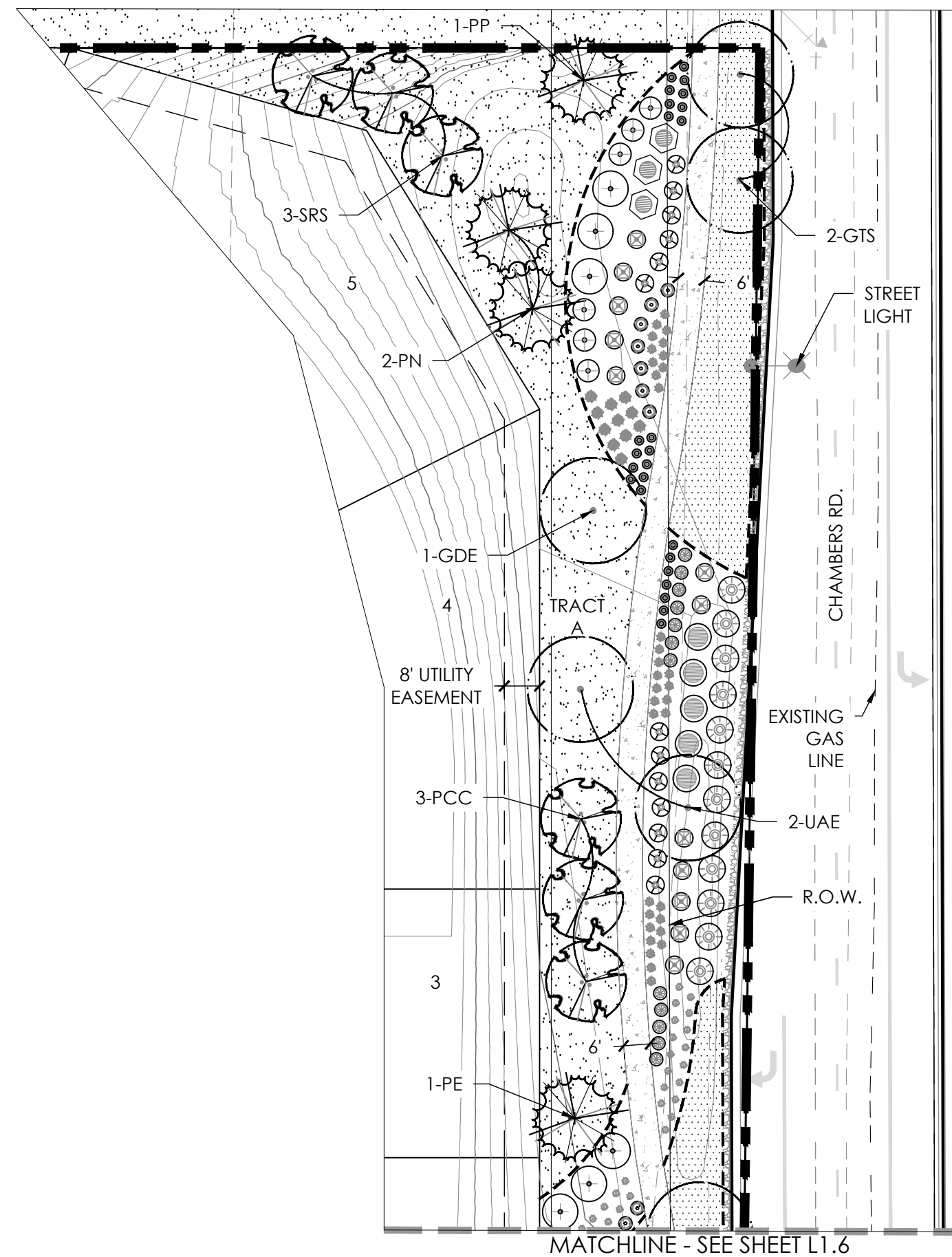
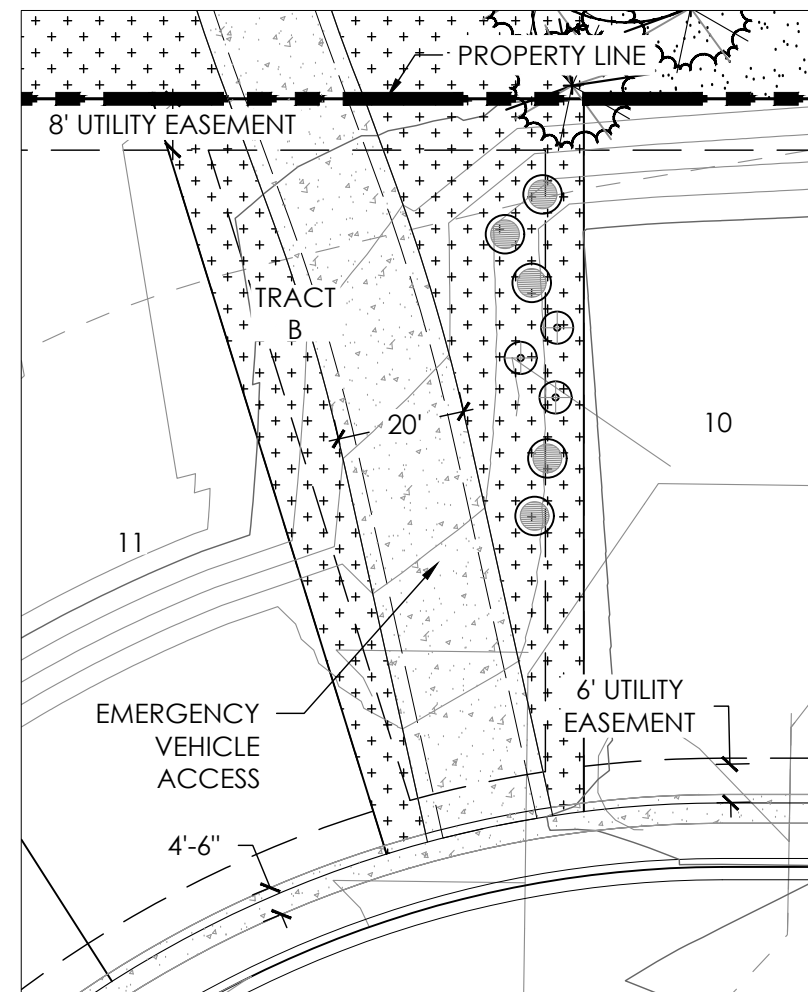
ISSUE DATE
JULY 12, 2021

REVISION DATES
DECEMBER 16, 2021

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L1.5
SHEET 6 OF 14



LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- LOW-GROW NATIVE SEED
- IRRIGATED NATIVE SEED
- NON-IRRIGATED NATIVE SEED
- ROCK MULCH
- CONCRETE WALK

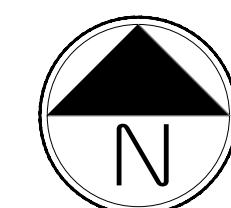
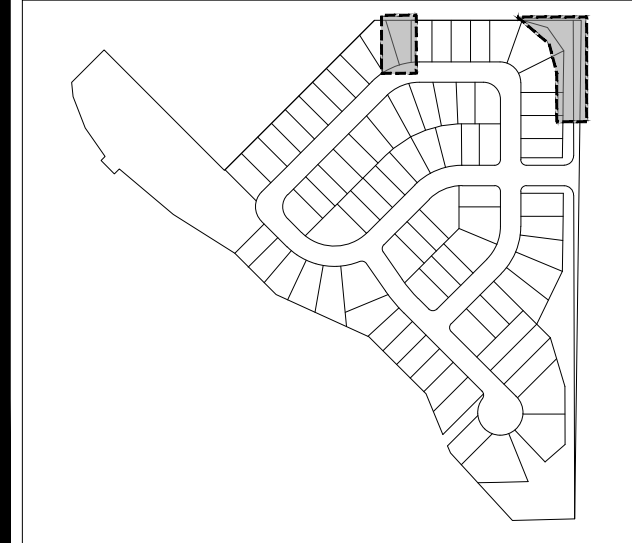
TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
QMO	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UAE	ULMUS ACCOLADE	ELM, ACCOLADE
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
ORNAMENTAL SHADE TREES		
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW
PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

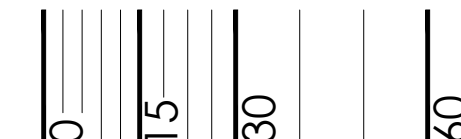
PLANT KEY

- EVERGREEN SHRUBS**
- (JCG) JUNIPER, GREEN CARPET
- (JCS) JUNIPER, SPARTAN
- (JMP) JUNIPER, COMPACT PFITZER
- DECIDUOUS SHRUBS**
- (ACL) LEADPLANT
- (ACS) SAGE, SILVER
- (CCB) SPIREA, FIRST CHOICE BLUE
- (CLB) BROOM, LENA
- (ENR) RABBITBRUSH, TALL BLUE
- (FAP) PLUME, APACHE
- (PAR) SAGE, RUSSIAN
- (PBP) CHERRY, PAWNEE BUTTES SAND
- (PCP) PLUM, PURPLE LEAF
- (PFG) POTENTILLA, GOLD STAR
- DECIDUOUS SHRUBS (CONT.)**
- (POD) NINEBARK, DIABOLO
- (PSM) MOCKORANGE, SNOWBELLE
- (RNW) ROSE, NEARLY WILD
- (SPK) LILAC, MISS KIM DWARF
- ORNAMENTAL GRASSES**
- (AGG) BIG BLUESTEM
- (CAK) FEATHER REED GRASS
- (SHP) PRAIRIE DROPSEED
- (SWG) GIANT SACATON
- PERENNIALS**
- (ARS) HYSOOP, SUNSET
- (CRR) VALERIAN, RED
- (GLW) WHIRLING BUTTERFLIES
- (KSE) TORCHLILY, RED
- (PAJ) HIMALAYAN BORDER JEWEL

KEY MAP



Scale: 1" = 30'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION FILING 39 P.U.D. PERMIT

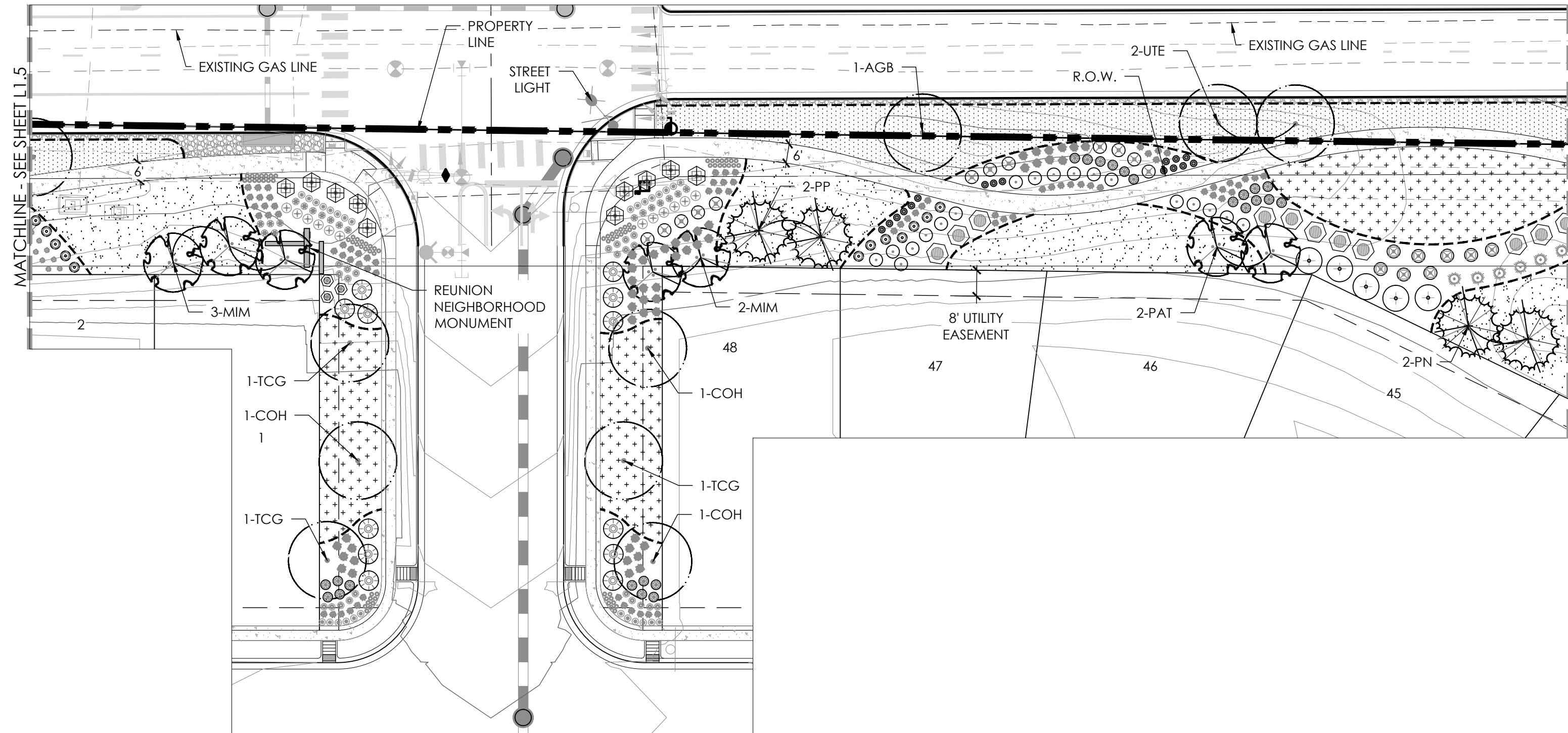
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 172307100002

REUNION FILING 39 P.U.D. PERMIT
 A PORTION OF THE NORTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
 PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF
 ADAMS, STATE OF COLORADO

ISSUE DATE	JULY 12, 2021
REVISION DATES	DECEMBER 16, 2021
SHEET TITLE	LANDSCAPE PLAN
SHEET NUMBER	L1.6
	SHEET 7 OF 14



LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- LOW-GROW NATIVE SEED
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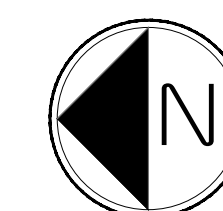
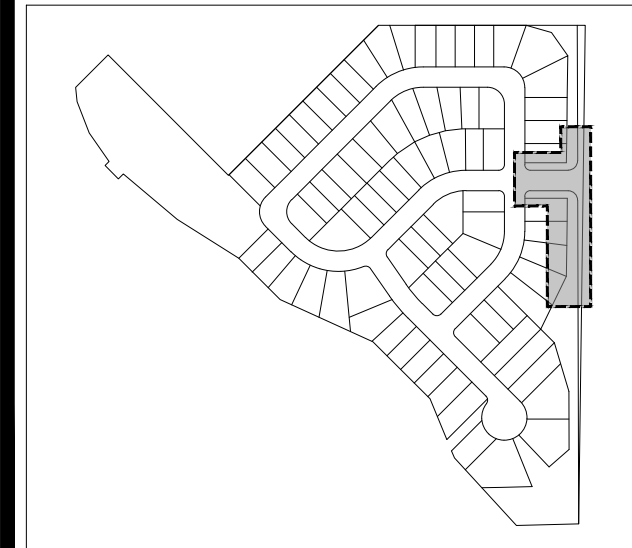
TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
AGB	AESCLUSUS GLABRA	BUCKEYE, OHIO
COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEE TREE, SEEDLESS
QMO	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UAE	ULMUS ACCOLADE	ELM, ACCOLADE
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH
EVERGREEN TREES		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
ORNAMENTAL SHADE TREES		
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW
PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

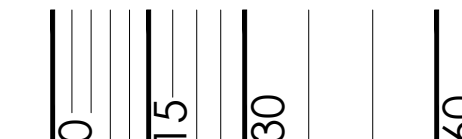
PLANT KEY

- EVERGREEN SHRUBS**
 - (JCG) JUNIPER, GREEN CARPET
 - (JCS) JUNIPER, SPARTAN
 - (JMP) JUNIPER, COMPACT PRITZER
- DECIDUOUS SHRUBS**
 - (ACL) LEADPLANT
 - (ACS) SAGE, SILVER
 - (CCB) SPIREA, FIRST CHOICE BLUE
 - (CLB) BROOM, LENA
 - (ENR) RABBITBRUSH, TALL BLUE
 - (FAP) PLUME, APACHE
 - (PAR) SAGE, RUSSIAN
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 - (PFG) POTENTILLA, GOLD STAR
- DECIDUOUS SHRUBS (CONT.)**
 - (POD) NINEBARK, DIABOLO
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 - (KSE) TORCHLILY, RED
 - (PAJ) HIMALAYAN BOARDER JEWEL

KEY MAP



Scale: 1" = 30'-0"



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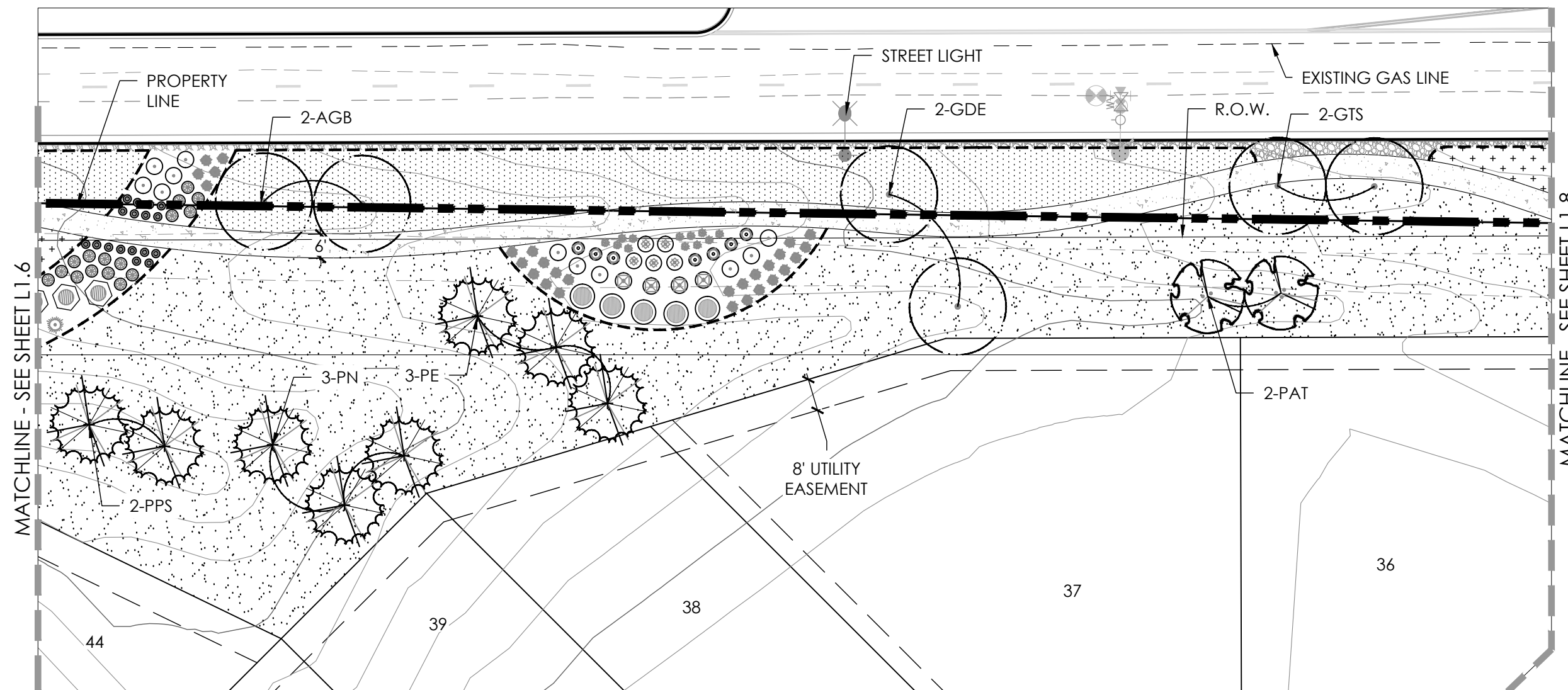
ISSUE DATE
JULY 12, 2021

REVISION DATES
DECEMBER 16, 2021

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L1.7
SHEET 8 OF 14



LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
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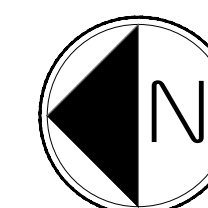
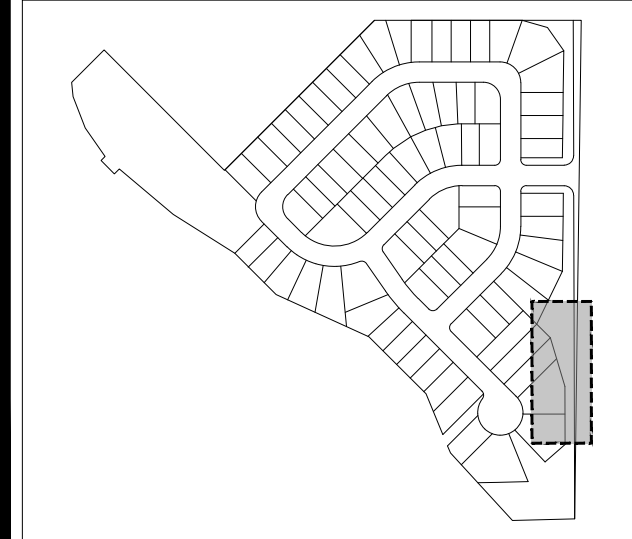
TREE TABLE

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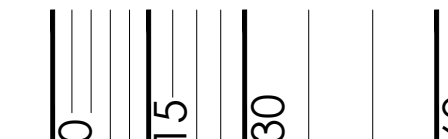
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KEY MAP



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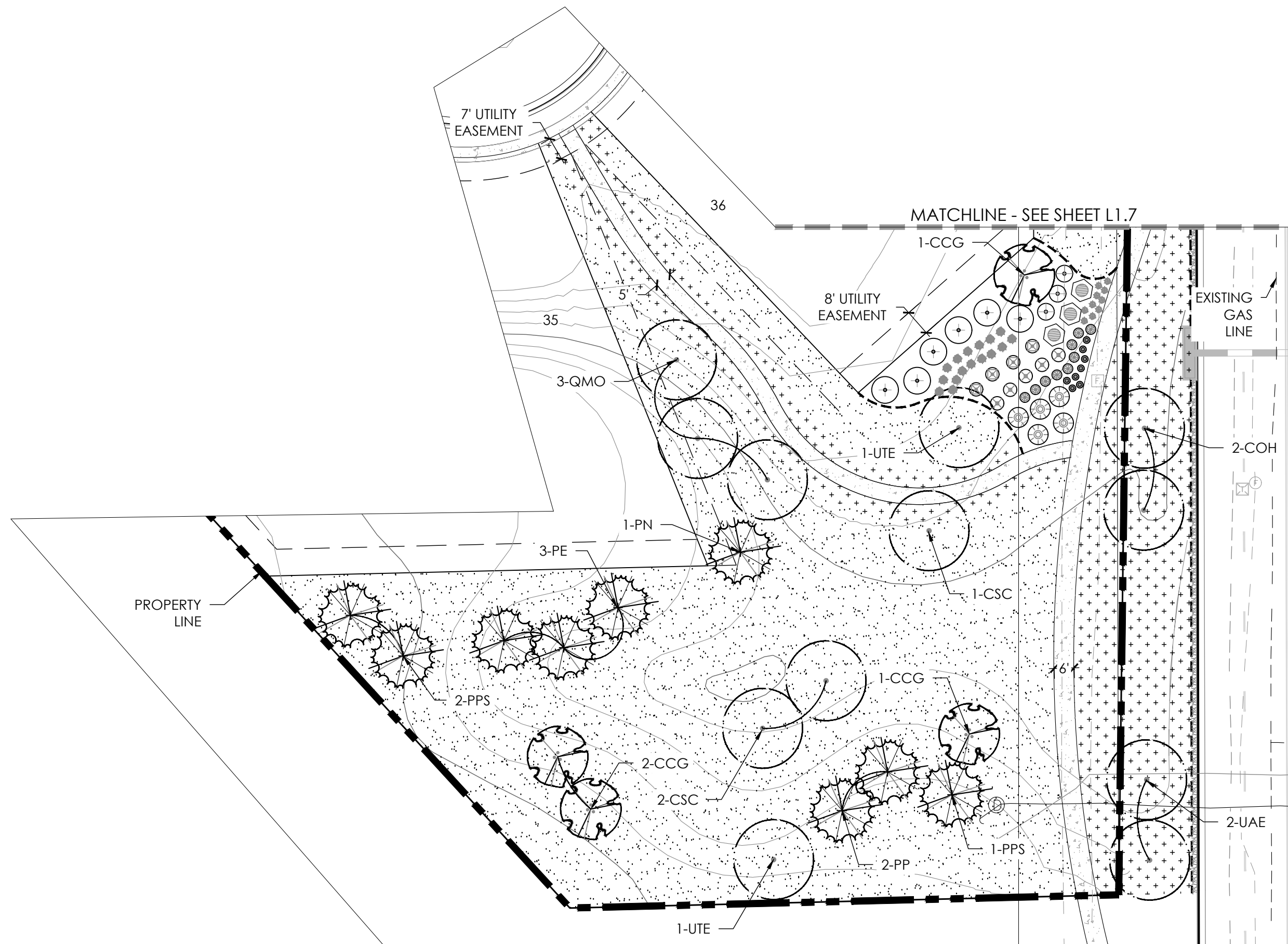
ISSUE DATE
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REVISION DATES
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER

L1.8
SHEET 9 OF 14



LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
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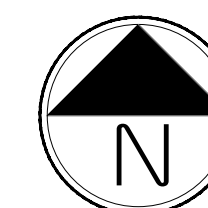
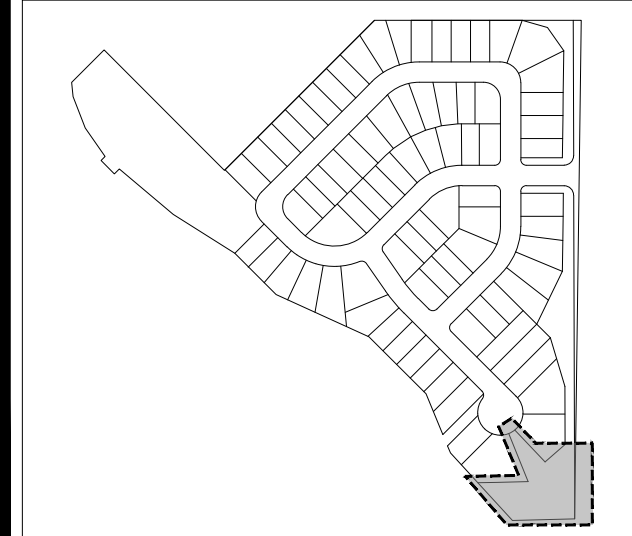
TREE TABLE

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DECIDUOUS SHADE TREES		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
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QMO	QUERCUS MACROCARPA	OAK, BUR
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PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

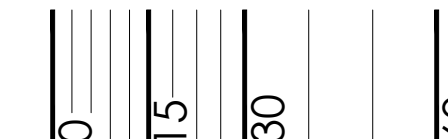
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KEY MAP



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ISSUE DATE
JULY 12, 2021

REVISION DATES
DECEMBER 16, 2021

SHEET TITLE
LANDSCAPE NOTES & DETAILS
SHEET NUMBER

L1.9
SHEET 10 OF 14

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	MONOCULTURE PERCENTAGE
DECIDUOUS SHADE TREES				
4	AGB	AESCULUS GLABRA	BUCKEYE, OHIO	4%
3	AHC	AESCULUS HIPPOCASTANUM	HORSECHESNUT, COMMON	3%
8	COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	8%
7	CSC	CATALPA SPECIOSA	CATALPA, WESTERN	7%
4	GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	4%
4	GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS	4%
7	QMO	QUERCUS MACROCARPA	OAK, BUR	7%
4	TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE	4%
4	UAE	ULMUS ACCOLADE	ELM, ACCOLADE	4%
4	UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	4%
EVERGREEN TREES				
7	PE	PINUS EDULIS	PINE, PINON	7%
10	PN	PINUS NIGRA	PINE, AUSTRIAN	10%
8	PP	PICEA PUNGENS	SPRUCE, COLORADO	8%
5	PPS	PINUS PONDEROSA	PINE, PONDEROSA	5%
ORNAMENTAL TREES				
2	ACD	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2%
6	CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR	6%
3	MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC	3%
2	MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2%
4	PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA	4%
3	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	3%
3	SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE	3%
102	TOTAL			100%
QTY	KEY	BOTANICAL NAME	COMMON NAME	MONOCULTURE PERCENTAGE
EVERGREEN SHRUBS				
10	JCG	JUNIPERUS CHINENSIS 'GREEN CARPET'	JUNIPER, GREEN CARPET	1%
3	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	0%
19	JMP	JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	JUNIPER, COMPACT PFITZER	2%
DECIDUOUS SHRUBS				
31	ACL	ARTEMISIA CANESCENS	LEADPLANT	3%
51	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	5%
29	CCB	CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE'	FIRST CHOICE BLUE SPIREA	3%
61	CLB	CYTISUS X 'LENA'	LENA BROOM	6%
68	ENR	ERICAMERIA NAUSEOSA SPP. NAUSEOSA	RABBITBRUSH, TALL BLUE	7%
63	FAP	FALLUGIA PARADOXA	APACHE PLUME	6%
17	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	2%
29	PBP	PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	3%
40	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	4%
68	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	7%
17	POD	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	NINEBARK, DIABOLO	2%
31	PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	3%
28	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	3%
5	SPK	SYRINGA PATULA 'MISS KIM'	LILAC, MISS KIM DWARF	1%
PERENNIALS				
12	ARS	ECHINACEA PURPUREA	HYSSOP, SUNSET	1%
28	CRR	HEMEROCALLIS 'LITTLE BUSINESS'	VALERIAN, RED	3%
22	GLW	RUDBECKIA FULGIDA 'GOLDSTURM'	WHIRLING BUTTERFLIES	2%
19	KSE	SALVIA X SYLVESTRIS 'MAY NIGHT'	TORCHLILY, RED	2%
74	PAJ	SALVIA X SYLVESTRIS 'MAY NIGHT'	HIMALAYAN BOARDER JEWEL	7%
ORNAMENTAL GRASSES				
103	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	10%
33	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3%
132	SHG	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	13%
7	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	1%
1,000	TOTAL			100%

 TURF- RTF SOD

CITY OF COMMERCE LANDSCAPE NOTES

- MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER 2 1/4" POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES).
- MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
- THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
- PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
- THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.
- THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
- ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT LINES. INFORMATION ON THE SIGHT LINES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.

ADDITIONAL LANDSCAPE NOTES

- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK OVER WEED CONTROL FABRIC.
- FURNISH AND INSTALL GREEN RYERSON METAL EDGING WITH STAKES IN BETWEEN ALL PLANTING BEDS AND TURF AREAS AND AS SHOWN ON THE PLANS OR APPROVED EQUAL.
- ROUGH GRADE TO ONE TENTHS (.1) OF ONE FOOT BY OTHERS. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG SIDEWALK TO ACCOMMODATE SOD, SEED OR MULCH.
- ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO PLANTING, CONTRACTOR IS TO APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN LANDSCAPE AREAS PER.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO REMOVE DIRT PILED ON TOP OF ROOTBALL AT NURSERY PRIOR TO PLACEMENT TO MAINTAIN PROPER PLANTING DEPTH. ALL TREES TO BE PLANTED WITH THE ROOT FLARE ONE TO TWO INCHES ABOVE FINAL GRADE.
- FRONT YARD LANDSCAPING AND FENCING MUST BE COMPLETED WITHIN 180 DAYS AFTER A CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 THROUGH OCTOBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSSES OUTSIDE OF THIS CYCLE.

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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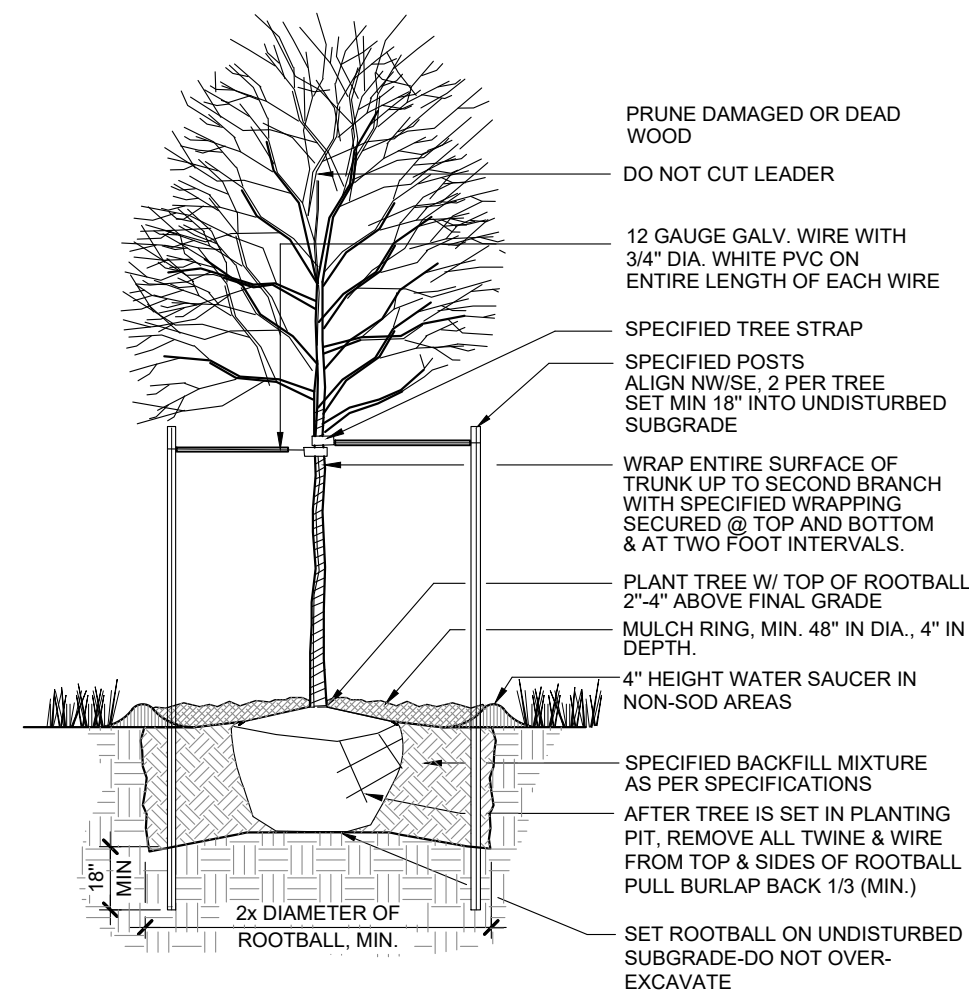
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



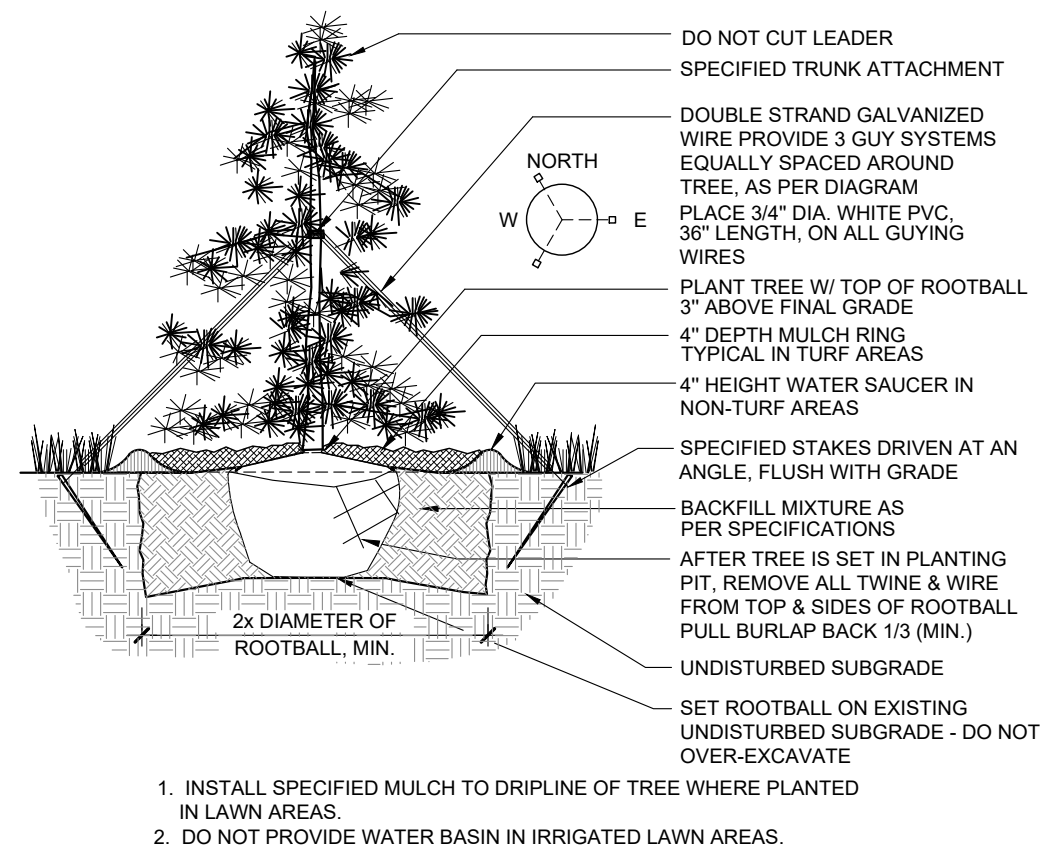
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ASSESSOR'S
PARCEL
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172307100002

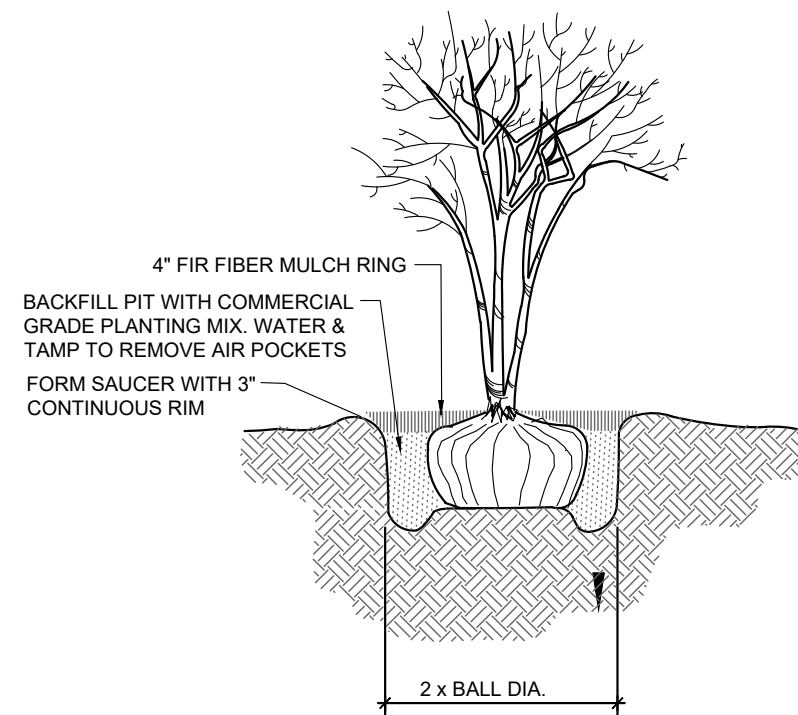
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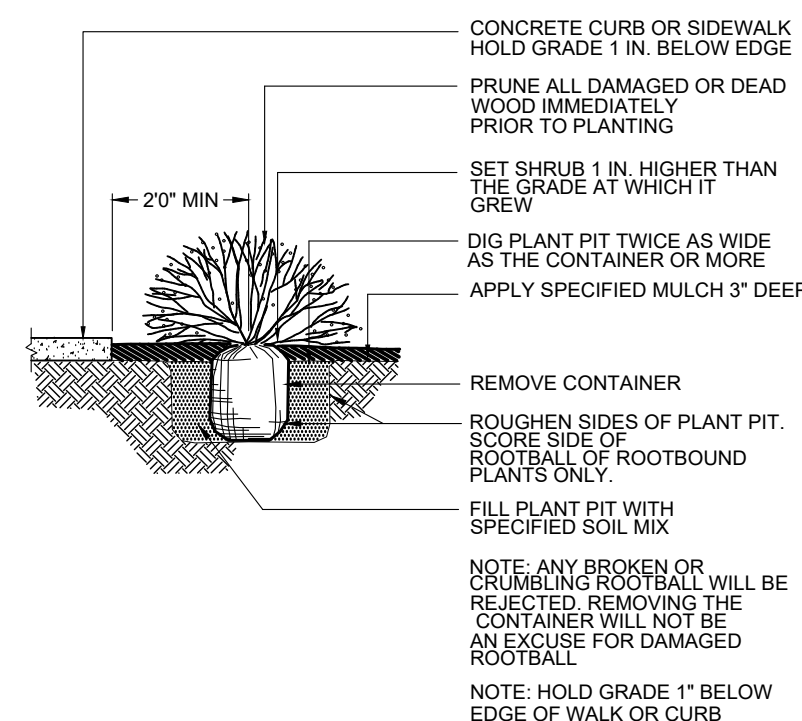
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 3/4"=1'



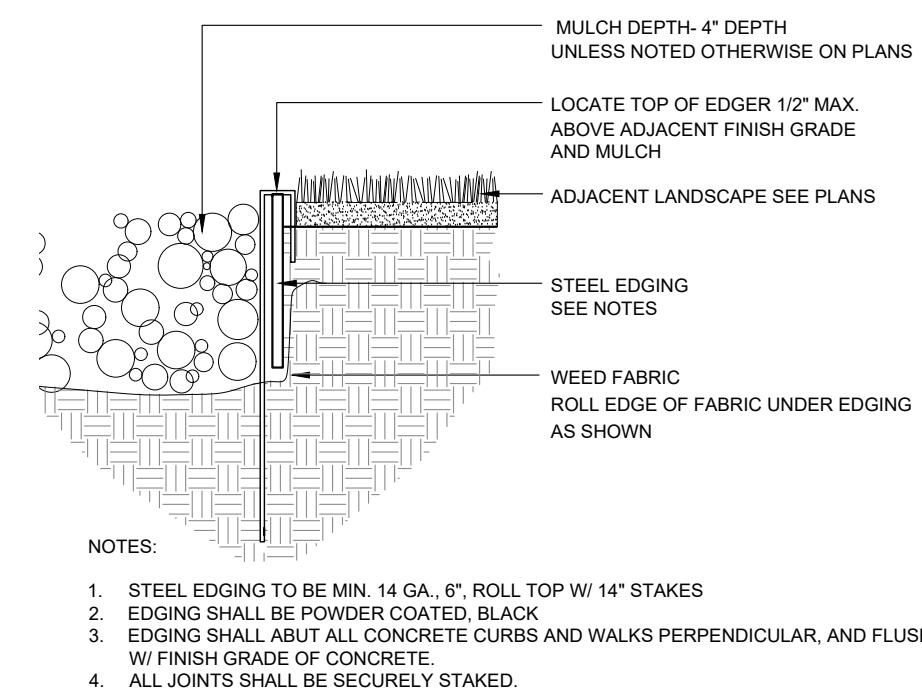
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 3/4"=1'



3 MULTI-STEM TREE PLANTING DETAIL
SCALE: 3/4"=1'



4 TYPICAL SHRUB PLANTING DETAIL
SCALE: 3/4"=1'



5 STEEL EDGING
SCALE: 3"=1'

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ISSUE DATE
JULY 12, 2021

REVISION DATES
DECEMBER 16, 2021

SHEET TITLE
LANDSCAPE NOTES & DETAILS
SHEET NUMBER

L1.10
SHEET 11 OF 14

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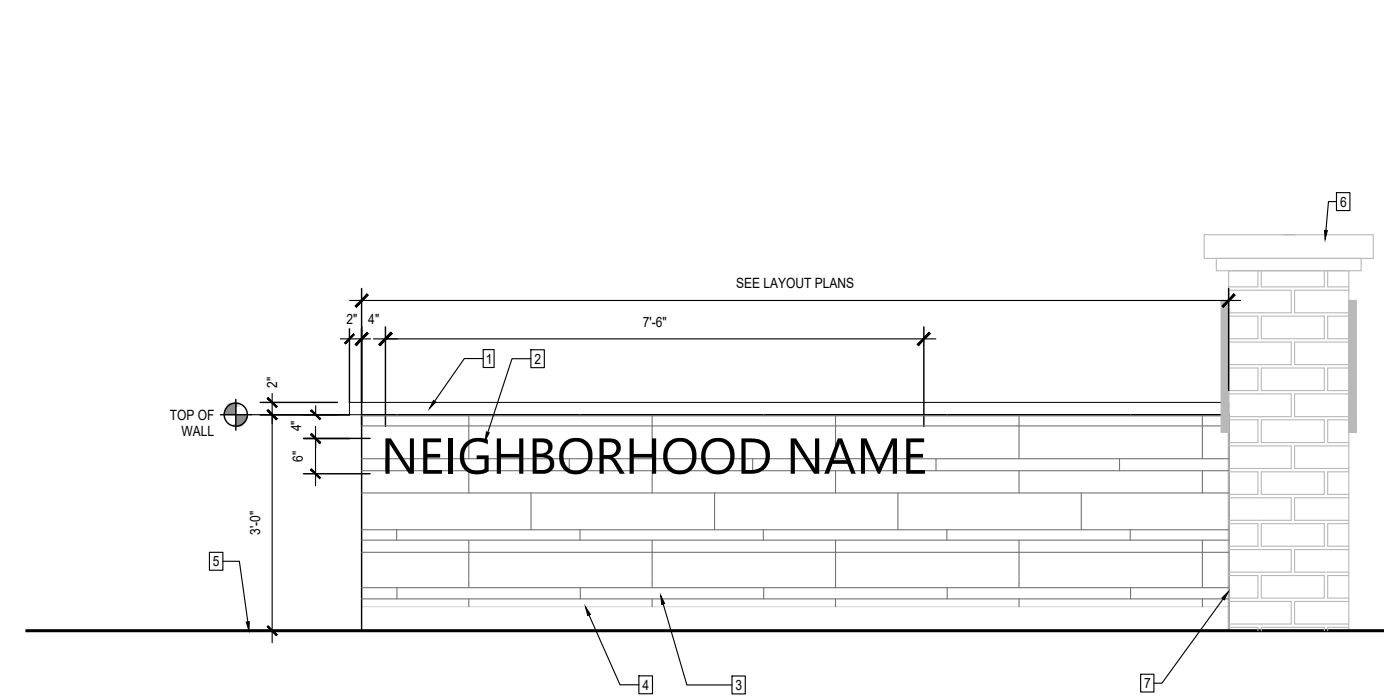
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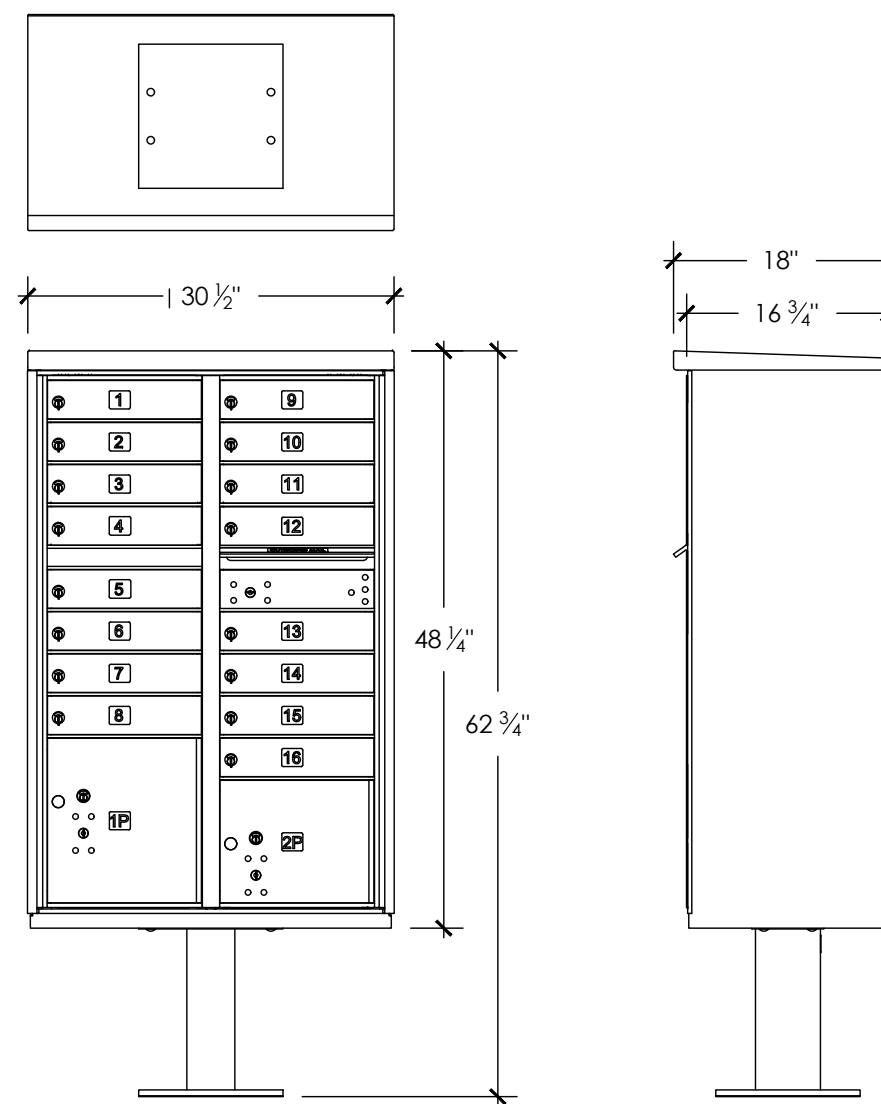
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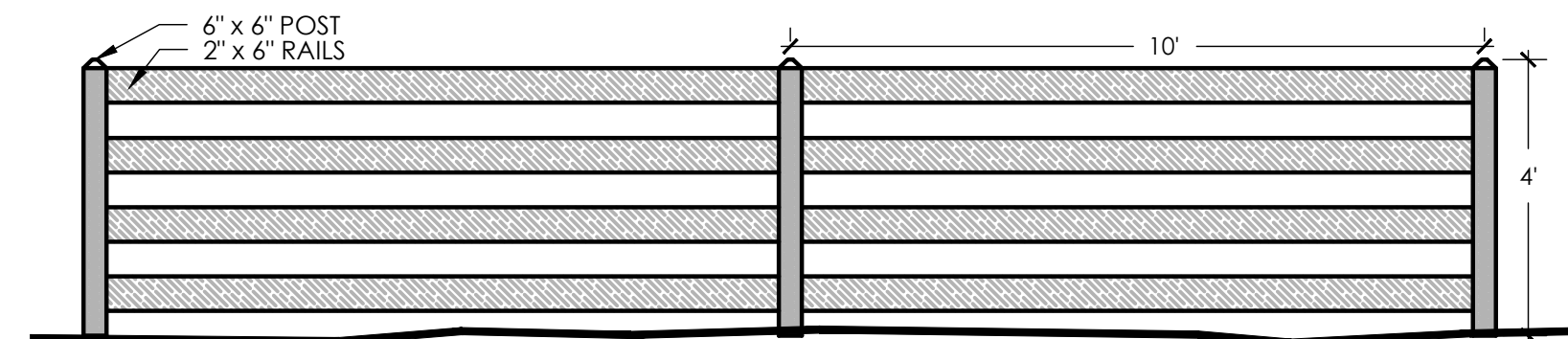
- LEGEND:**
- PRE-CAST CONCRETE CAP:
 - COLOR: DAVIS COLOR ADOBE #1078, WITH MORTAR COLOR TO MATCH
 - FINISH: MEDIUM SANDBLAST
 - PITCH TOP OF CAP TO DRAIN AWAY FROM SIGN FACE AT 1/8" PER FOOT
 - CONTRACTOR SHALL PROVIDE MORTAR COLOR SAMPLE FOR APPROVAL BY ARCHITECT
 - NEIGHBORHOOD NAME TBD BY OWNER
 - STONE WOOD VENEER:
 - STYLE: VINTAGE RANCH
 - COLOR: SADDLEWOOD
 - MANUFACTURER: ELDRADO STONE
 - SUPPLIER: SORAL, www.soral.com
 - HOLD BOTTOM OF STONE WOOD VENEER, 4" ABOVE FINISH GRADE PER MANUFACTURER, TYP
 - FINISH GRADE. SEE GRADING PLANS
 - WALL 8, SHEET 10
 - CORNER VENEER INTERSECTION, SEE DETAIL 8 SHEET 9

NOTE:
OWNER OR HIS/HER AUTHORIZED REPRESENTATIVE SHALL PROVIDE DIGITAL VECTOR AND FONT FILES FOR CONTRACTORS USE.

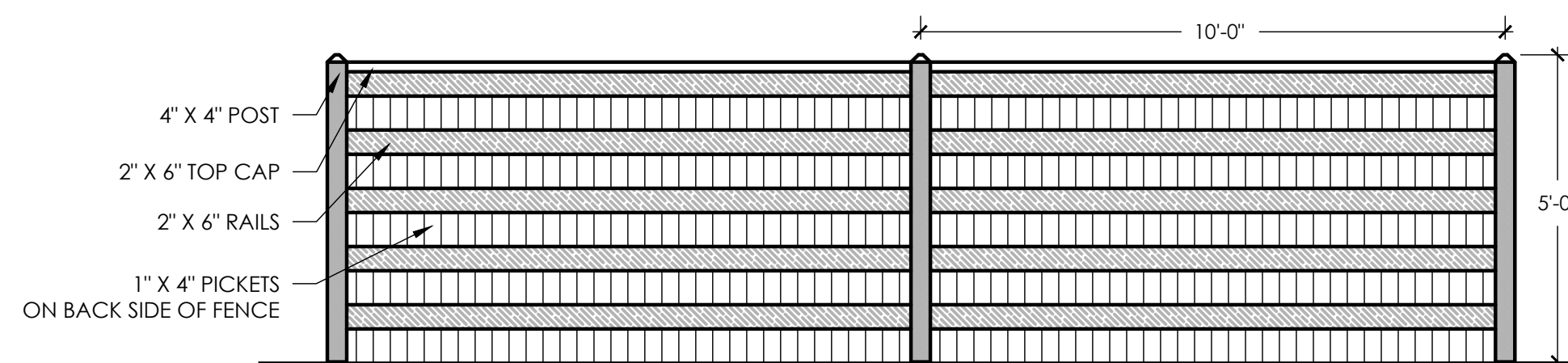


1 REUNION NEIGHBORHOOD MONUMENT
SCALE: 3/8"=1'

2 MAIL KIOSK
SCALE: 3/4"=1'



3 48" OPEN RAIL FENCE
SCALE: 3/8"=1'



4 60" OPAQUE PRIVACY FENCE
SCALE: 1/4"=1'

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NOTES &
DETAILS

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L1.11

SHEET 12 OF 14

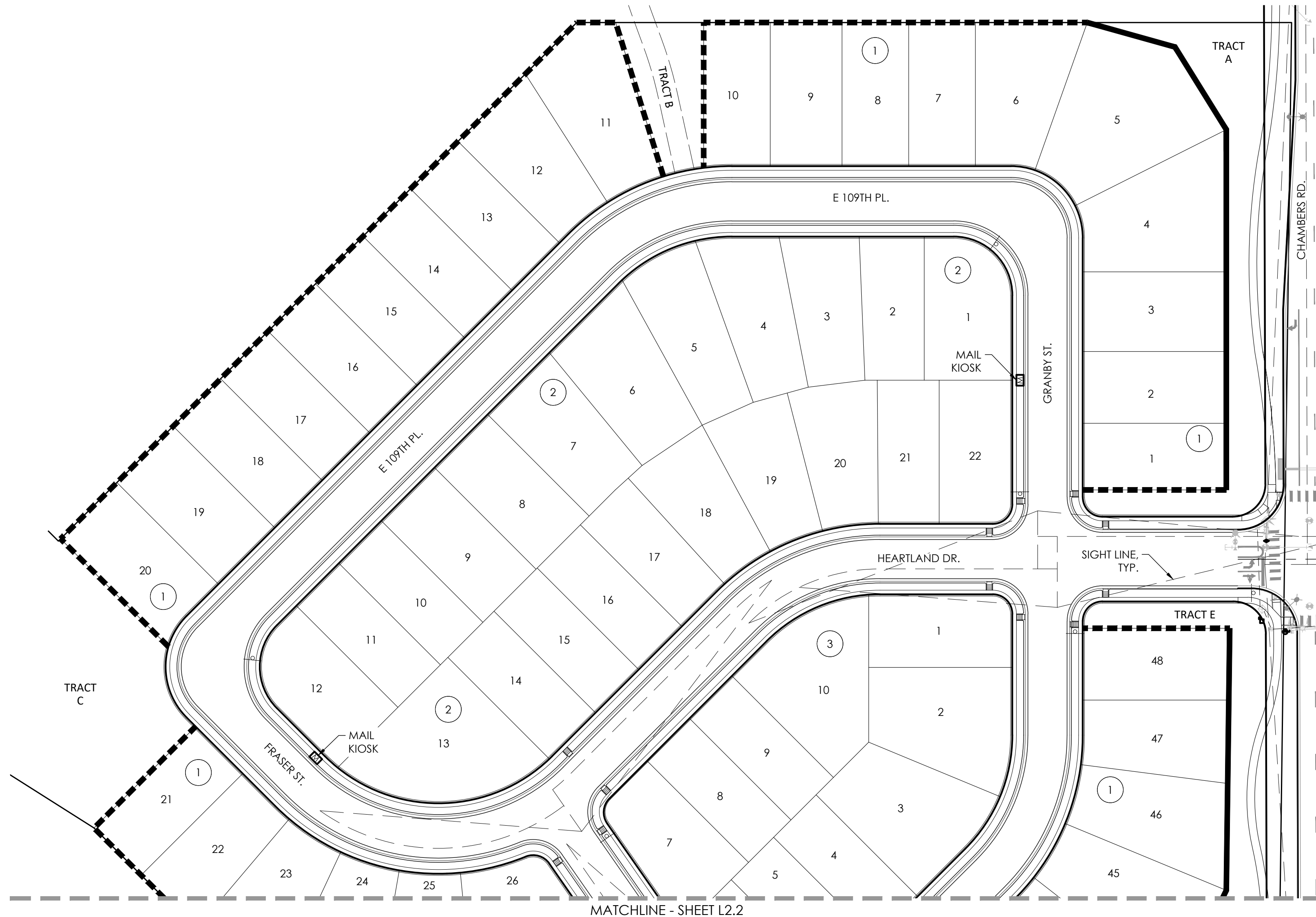
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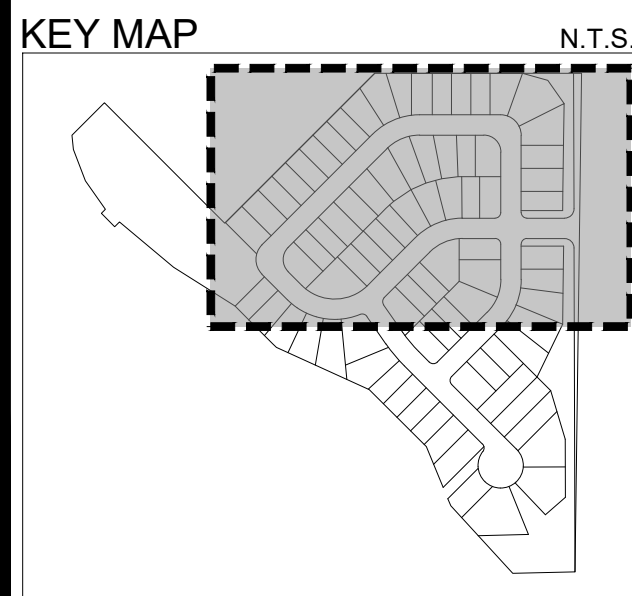


ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 172307100002

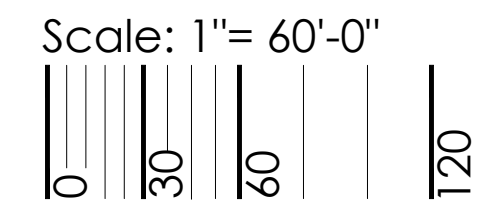
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 PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF
 ADAMS, STATE OF COLORADO



MATCHLINE - SHEET L2.2



- LEGEND**
- 60" OPAQUE FENCE
 - 48" OPEN RAIL FENCE
 - MAIL KIOSK



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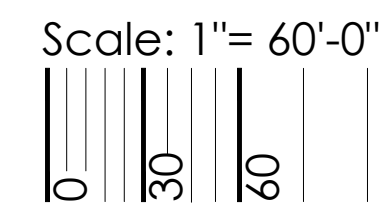
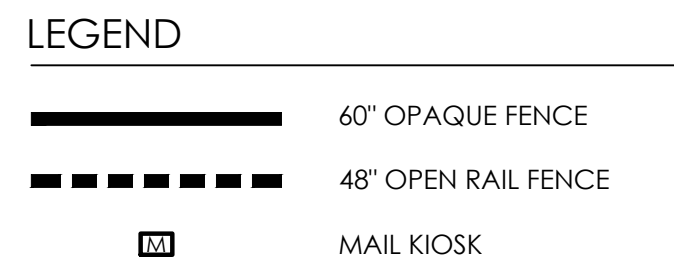
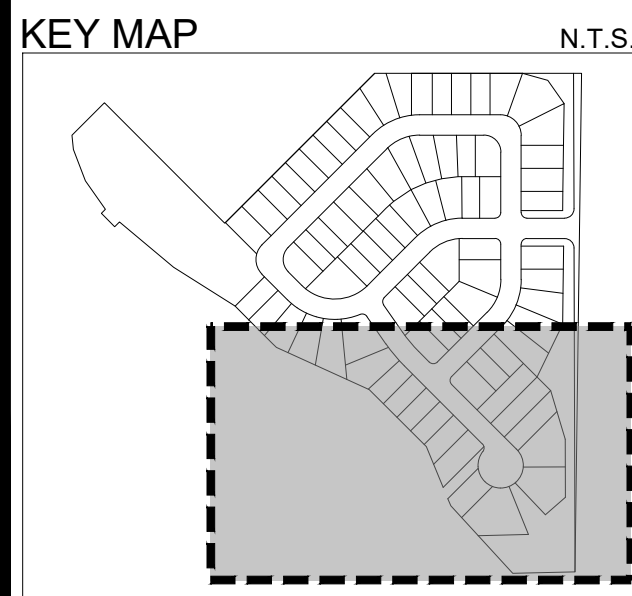
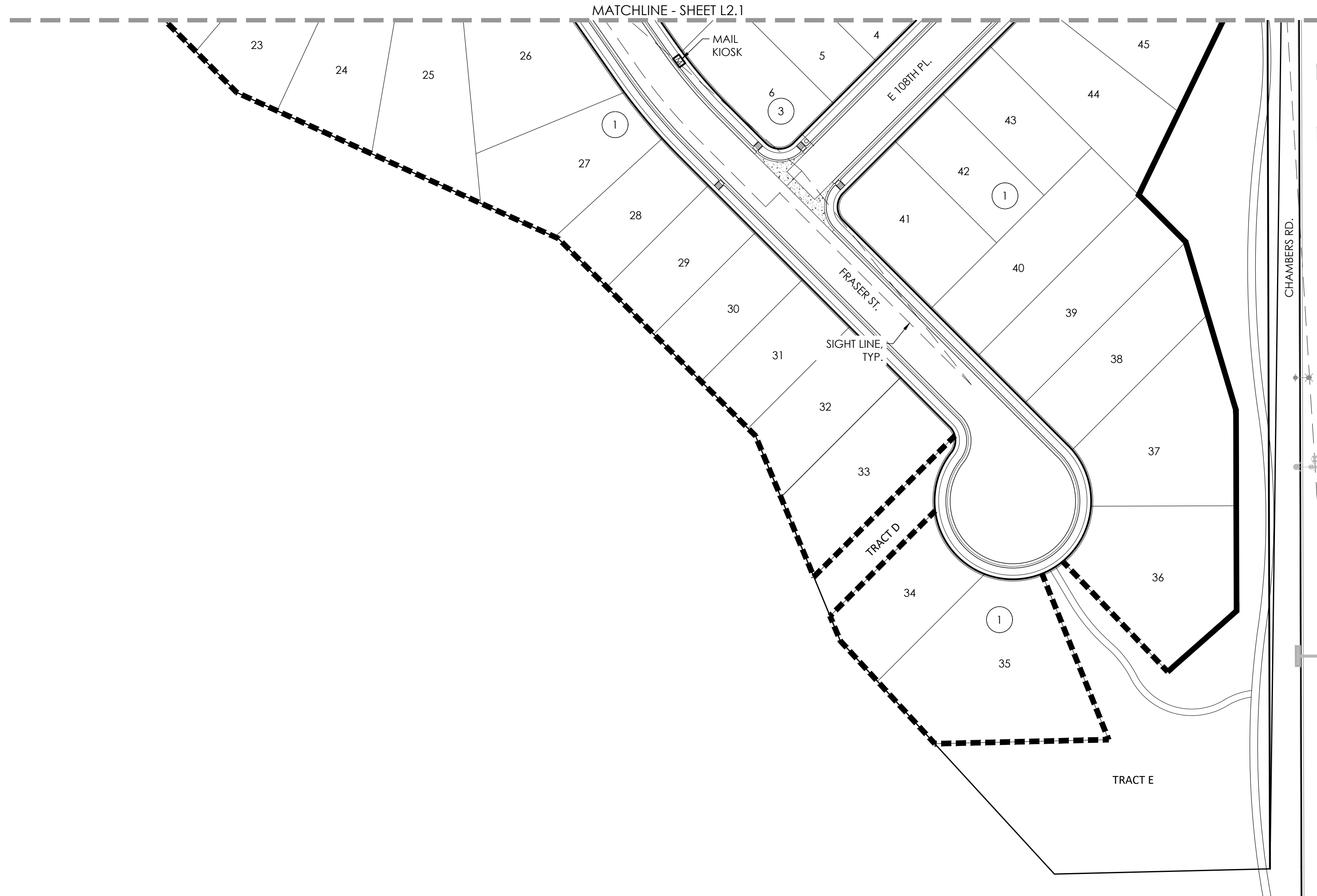
SHEET TITLE
 FENCING PLAN

SHEET NUMBER

L2.1
 SHEET 13 OF 14

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SHEET NUMBER

L2.2
 SHEET 14 OF 14