

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
 COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1, RECORDED UNDER RECEPTION NO. 2020000123227 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A TOTAL CALCULATED AREA OF 745,687 SQUARE FEET OR 17.1186 ACRES.

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:

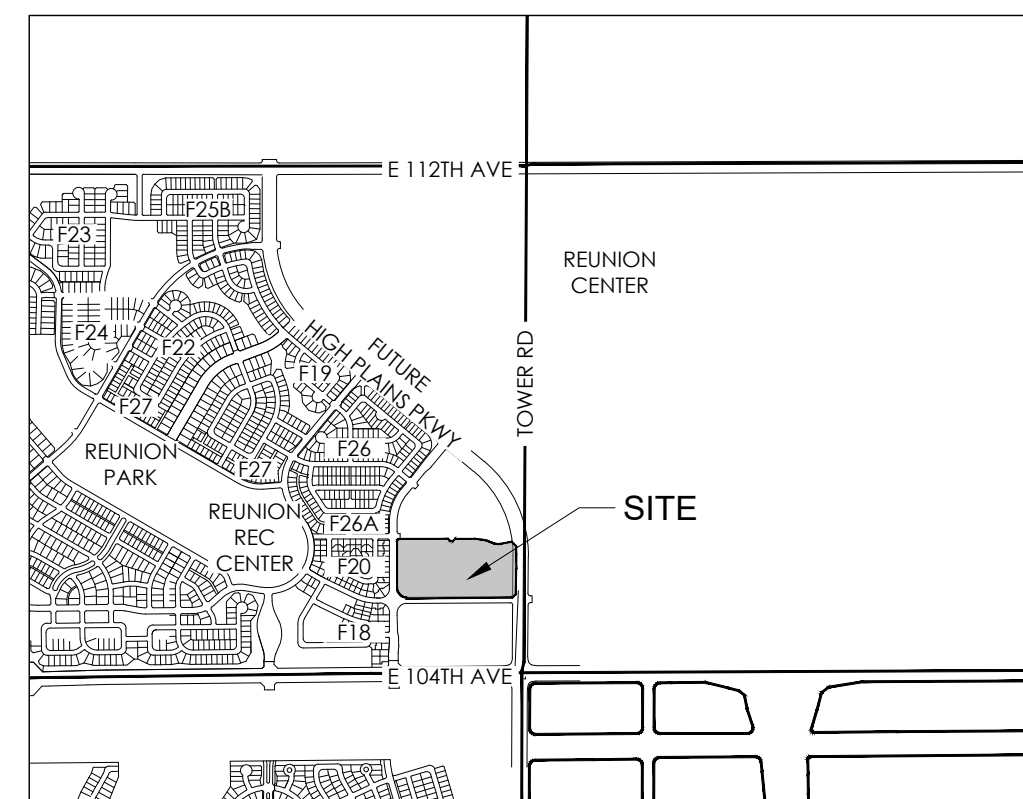
THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE:

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

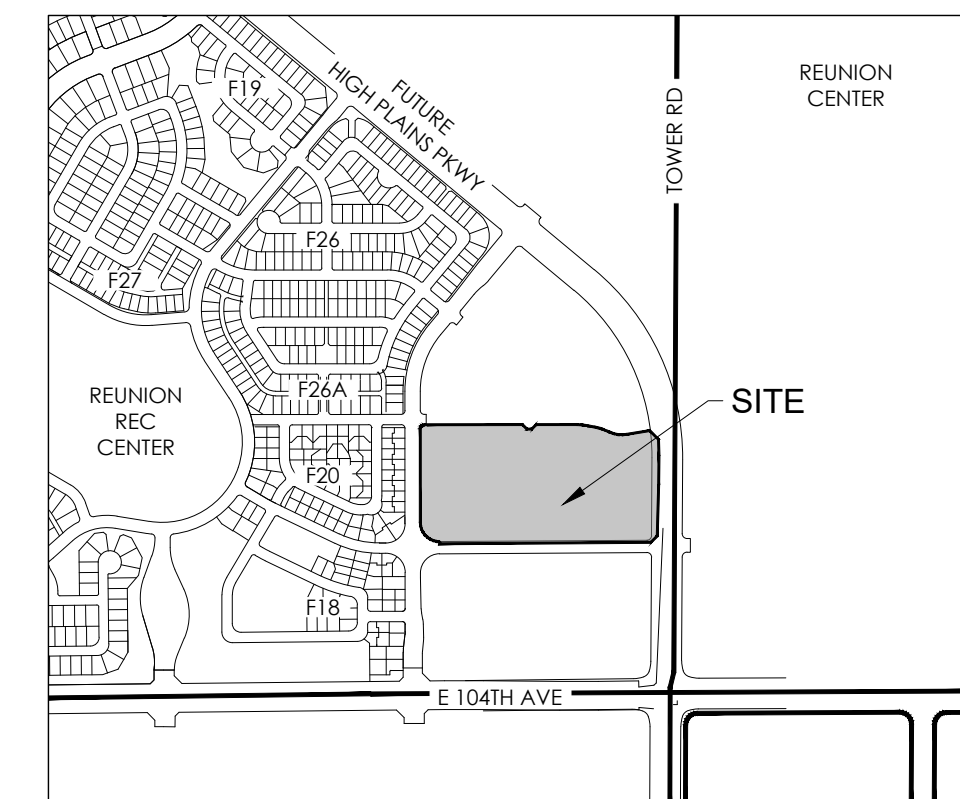
VICINITY MAP

1" = 2,000'



KEY MAP

1" = 1,000'



SITE DATA

SITE DATA	
GROSS ACREAGE	17.1186
NUMBER OF LOTS	104
NUMBER OF TRACTS	13
GROSS DENSITY (DU/AC)	6.1

OPEN SPACE DATA

OPEN SPACE DATA	
GROSS SITE ACREAGE	17.1186
OPEN SPACE REQUIRED (ACRES)	0.51
OPEN SPACE PROVIDED (ACRES)	0.58

NOTES:

- REQUIRED OPEN SPACE IS CALCULATED AS 3% OF THE GROSS SITE AREA.
- PROVIDED OPEN SPACE INCLUDES TRACTS F & K.

TRACT TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTAINED BY
A	9,885	0.2269	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
B	314,212	7.2133	FUTURE DEVELOPMENT	OWNER	OWNER
C	4,623	0.1061	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
D	40,045	0.9193	OPEN SPACE, UTILITIES, DRAINAGE	REUNION METRO DISTRICT	REUNION METRO DISTRICT
E	534	0.0123	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
F	9,813	0.2253	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
G	32,910	0.7555	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
H	1,655	0.0380	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
I	447	0.0103	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
J	2,637	0.0605	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
K	15,382	0.3531	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
L	2,490	0.0572	OPEN SPACE, UTILITIES, DRAINAGE	OWNER	HOA
M	15,050	0.3455	ACCESS, UTILITIES, DRAINAGE	OWNER	HOA
TOTAL TRACT AREA	449,683	10.3233			
TOTAL LOT AREA	229,065	5.2586			
TOTAL ROW AREA	66,939	1.5367			
TOTAL SITE AREA	745,687	17.1186			

SHEET INDEX

ORDER	SHEET #	SHEET NAME
1	L1.0	COVER
2	L1.1	EXISTING CONDITIONS
3	L1.2	OVERALL LANDSCAPE PLAN
4-7	L1.3-L1.6	LANDSCAPE PLANS
8-11	L1.7-L1.10	LANDSCAPE NOTES & DETAILS
12	L2.1	PRODUCTS TYPICALS
13-14	L3.1-L3.2	PARKING PLAN
15-16	L4.1-L4.2	SETBACK PLAN
17-18	L5.1-L5.2	ADJACENCY PLAN
19	A1.1	BUILDING ELEVATIONS

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

CORE CONSULTANTS, INC.
 3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 (303) 730-5992
 CONTACT: KEVIN ROHRBOUGH

ENGINEER

JR ENGINEERING
 7200 S ALTON WAY C400
 CENTENNIAL, CO 80112
 (303) 740-9393
 CONTACT: AARON CLUTTER

SURVEYOR

JR ENGINEERING
 7200 S ALTON WAY C400
 CENTENNIAL, CO 80112
 (303) 740-9393
 CONTACT: AARON CLUTTER

LANDSCAPE ARCHITECT

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

**NOT FOR
 CONSTRUCTION**

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
 Call before you dig.

ASSESSOR'S
 PARCEL
 IDENTIFICATION
 NUMBER:
 0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
 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

September 20, 2021

REVISION DATES

SHEET TITLE

COVER

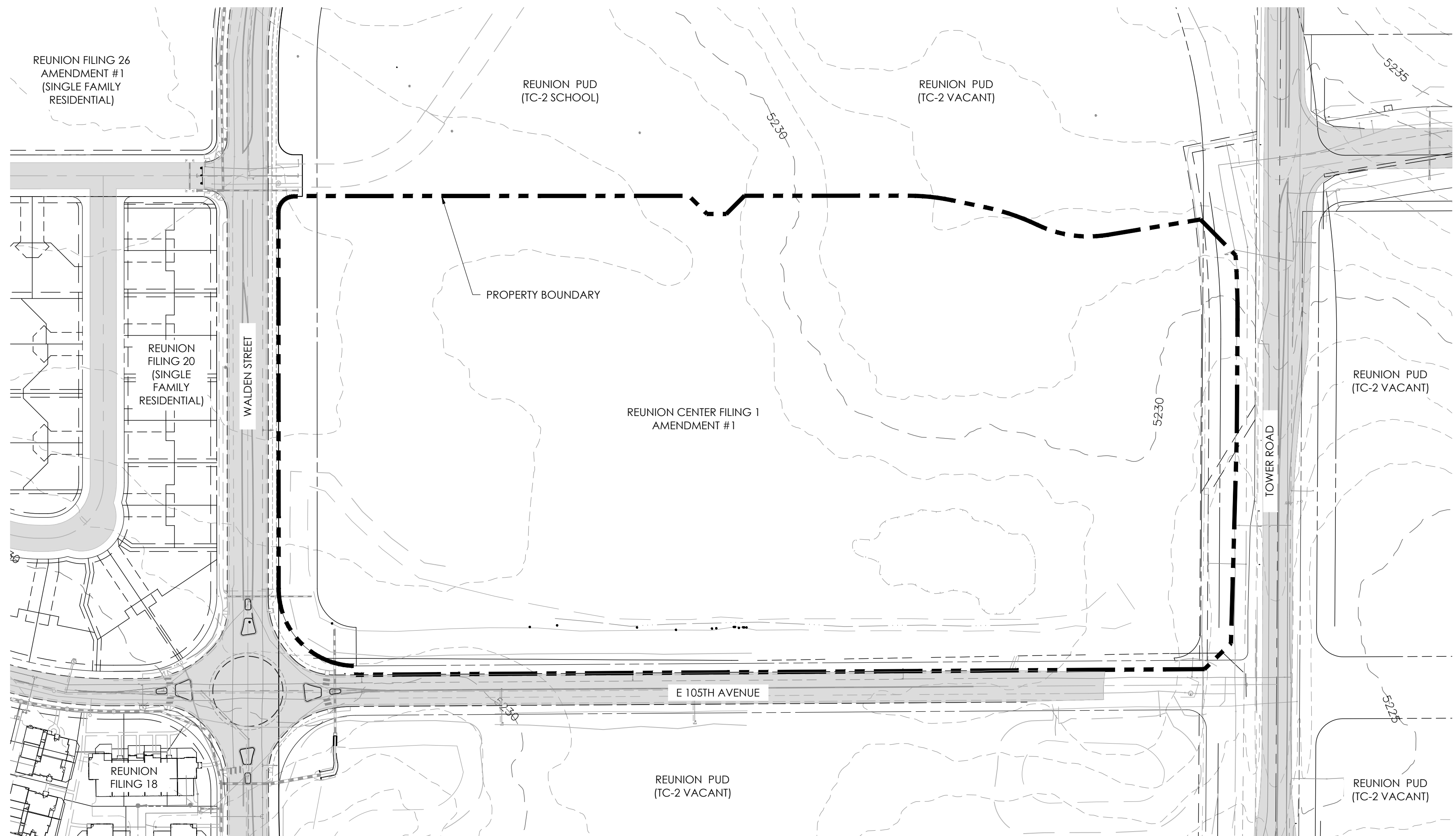
SHEET NUMBER

L1.0


SHEET 1 OF 19

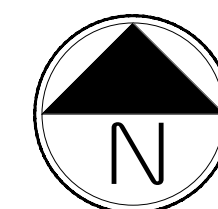
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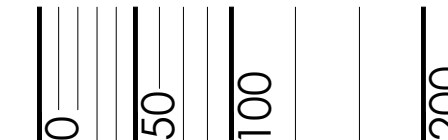


LEGEND

 EXISTING ROADS



Scale: 1"= 100'-0"



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EXISTING
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SHEET 2 OF 19

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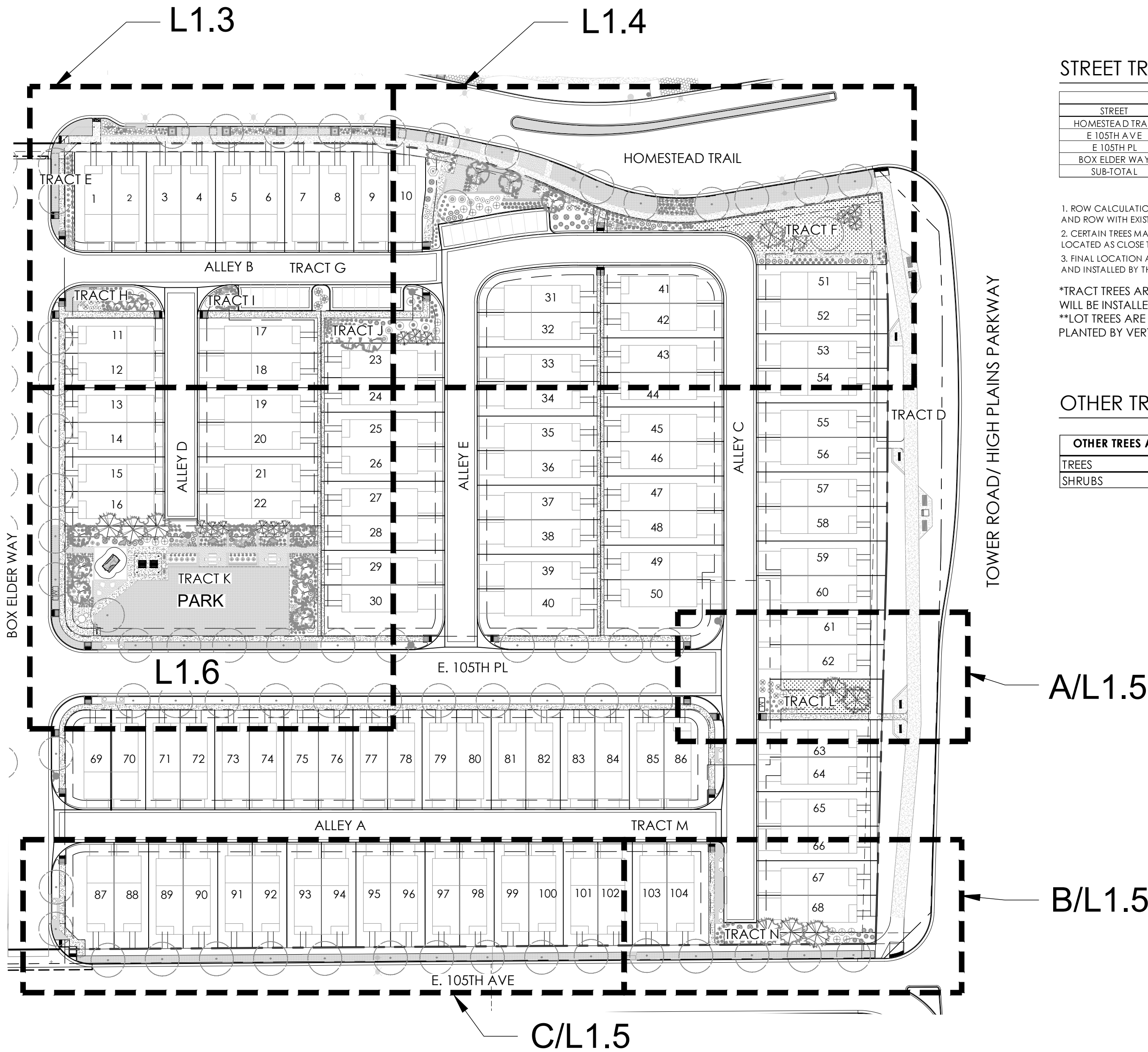
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SHEET TITLE
 OVERALL
 LANDSCAPE
 PLAN
 SHEET NUMBER

L1.2
 SHEET 3 OF 19



STREET TREE TABLE

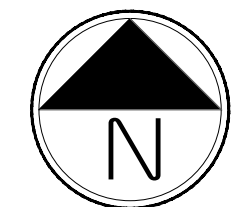
STREET	ROW TREE REQUIREMENTS			
	ROW (LF)	REQUIRED (1/40 LF)	TRACT *	LOT **
HOMESTEAD TRAIL	561	14	13	0
E 105TH AVE	580	15	15	0
E 105TH PL	797	20	4	17
BOX ELDER WAY	410	10	4	7
SUB-TOTAL	2,348	59	36	24
		TOTAL REQUIRED 59		TOTAL PROPOSED 60

- ROW CALCULATION EXCLUDES DRIVEWAYS AND SIDEWALKS WHERE THEY INTERSECT WITH ROW, INTERSECTIONS, AND ROW WITH EXISTING TREES.
- CERTAIN TREES MAY NOT BE IN THE ROW DUE TO SITE RESTRICTIONS, (LIGHTS/HYDRANTS/UTILITIES). SUCH TREES ARE LOCATED AS CLOSE TO THE ROW AS POSSIBLE.
- FINAL LOCATION AND SPECIES OF ROW TREES ADJACENT TO SINGLE FAMILY CLUSTER LOTS, WILL BE DETERMINED AND INSTALLED BY THE VERTICAL HOMEBUILDER/HOMEOWNER.

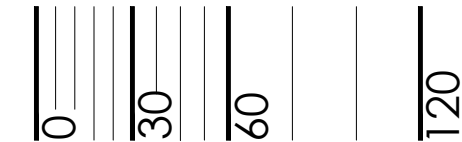
*TRACT TREES ARE THOSE THAT ARE ADJACENT TO REUNION METRO DISTRICT TRACTS AND WILL BE INSTALLED BY DEVELOPER.
 **LOT TREES ARE THOSE ADJACENT TO RESIDENTIAL LOTS AND WILL BE SPECIFIED AND PLANTED BY VERTICAL HOMEBUILDER (NOT INCLUDED IN MONOCULTURE TABLES.)

OTHER TREES AND SHRUBS

OTHER TREES AND SHRUBS	PROPOSED
TREES	40
SHRUBS	293



Scale: 1" = 60'-0"



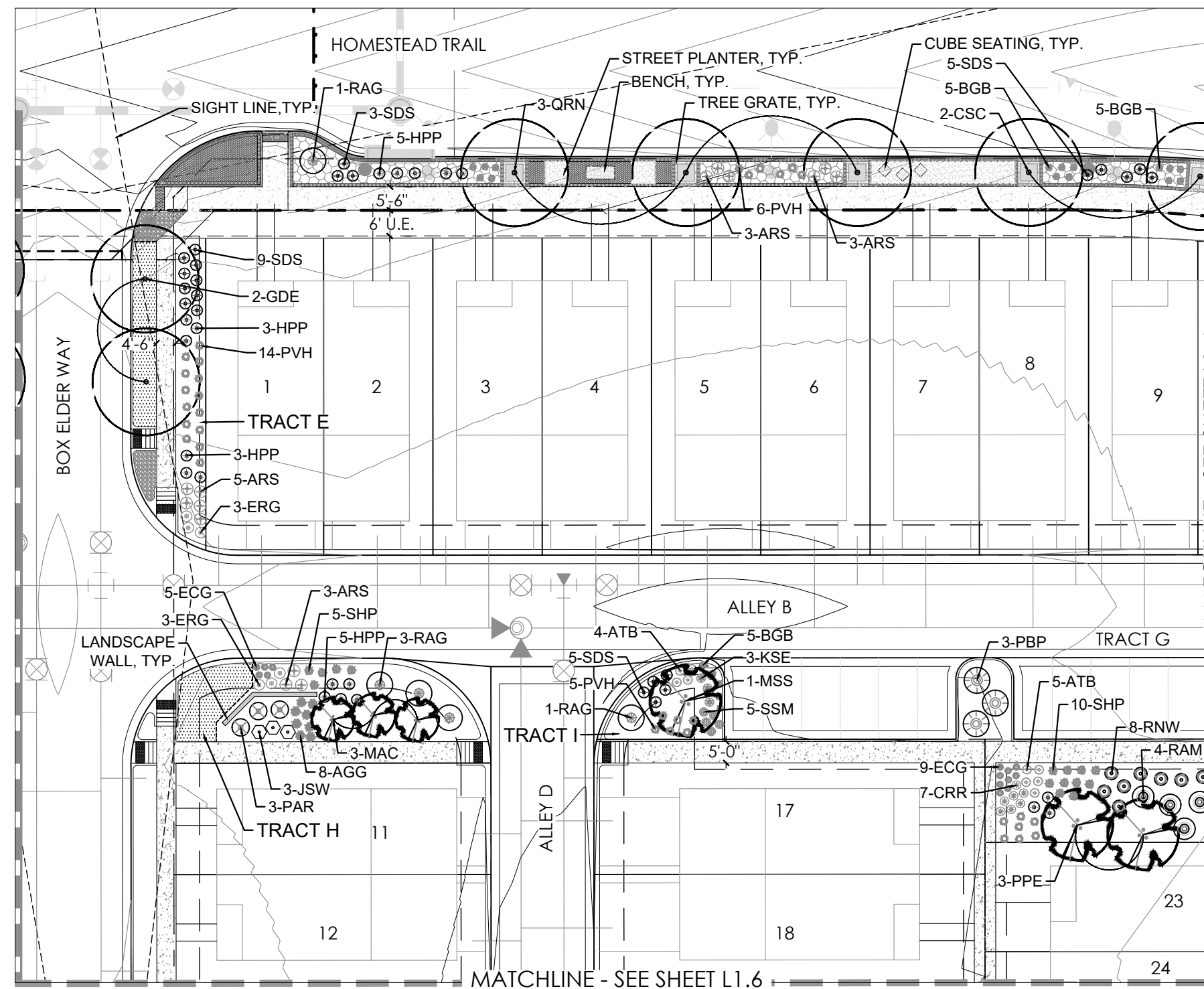
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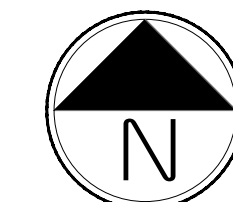
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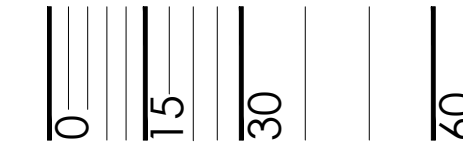


LEGEND

- SHRUBS, GRASSES & PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- LOW-GROW NATIVE SEED
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1" = 30'-0"



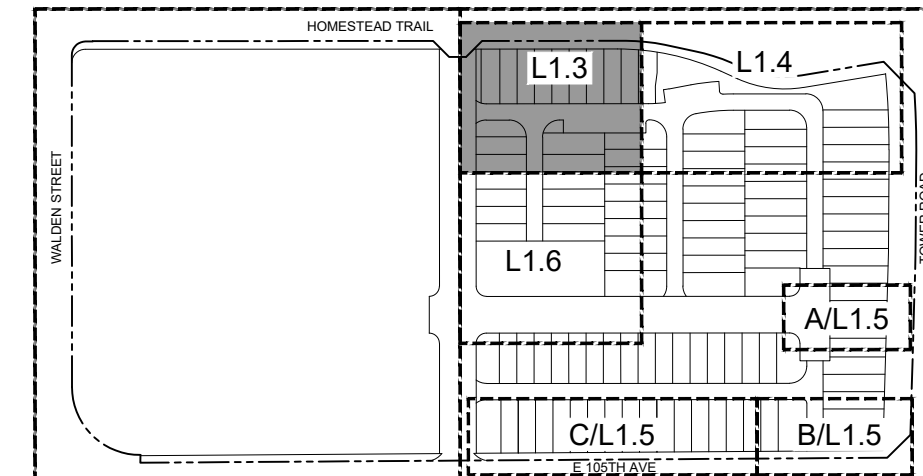
TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME
DECIDUOUS SHADE TREE		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO
QRN	QUERCUS RUBRA	OAK, NORTHERN RED
QSI	QUERCUS SHUMARDII	OAK, SHUMARD
ORNAMENTAL TREE		
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'

PLANT KEY

- EVERGREEN SHRUB**
 - (JHB) JUNIPER, BAR HARBOR
 - (JSW) JUNIPER, WOODWARD ROCKY MOUNTAIN
- DECIDUOUS SHRUB**
 - (ACL) LEAD PLANT
 - (ENR) RABBITBRUSH, TALL BLUE
 - (FAP) APACHE PLUME
 - (HPP) RED YUCCA, BREAK LIGHTS
 - (KLW) WINTERFAT
 - (PAR) SAGE, RUSSIAN
 - (PBP) CHERRY, SAND 'PAWNEE BUTTES'
 - (RAG) SUMAC, DWARF FRAGRANT
 - (RAM) CURRANT, FLOWERING YELLOW
 - (SDS) SNOWBERRY, CANDY
 - (RNW) ROSA 'NEARLY WILD'
- PERENNIALS**
 - (AND) DAISY, MOUNT ATLAS
 - (ARS) HYSSOP, SUNSET
 - (ATB) GAY BUTTERFLY
 - (CRR) RED VALERIAN
 - (ECG) HUMMINGBIRD TRUMPET, ORANGE
 - (ERG) GLOBE THISTLE
 - (KSE) RED TORCH LILY
 - (PBD) PENSTEMON, ROSE-PURPLE
 - (RCP) CONEFLOWER, PRAIRIE RED
 - (SSM) MAY NIGHT PURPLE SALVIA
- ORNAMENTAL GRASSES**
 - (AGG) ANDROPOGON GERARDII
 - (BGB) BOUTELOUA GRACILIS
 - (PVH) PANICUM VIRGATUM 'HEAVY METAL'
 - (SHP) PRAIRIE DROPSIDE

KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
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 DEVELOPMENT OF THE CITY OF COMMERCE CITY,
 THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT



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ISSUE DATE
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REVISION DATES

SHEET TITLE
 LANDSCAPE
 PLAN

SHEET NUMBER

L1.3

SHEET 4 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

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MATCHLINE - SEE SHEET L1.6



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SHEET TITLE

LANDSCAPE
 PLAN

SHEET NUMBER

L1.4

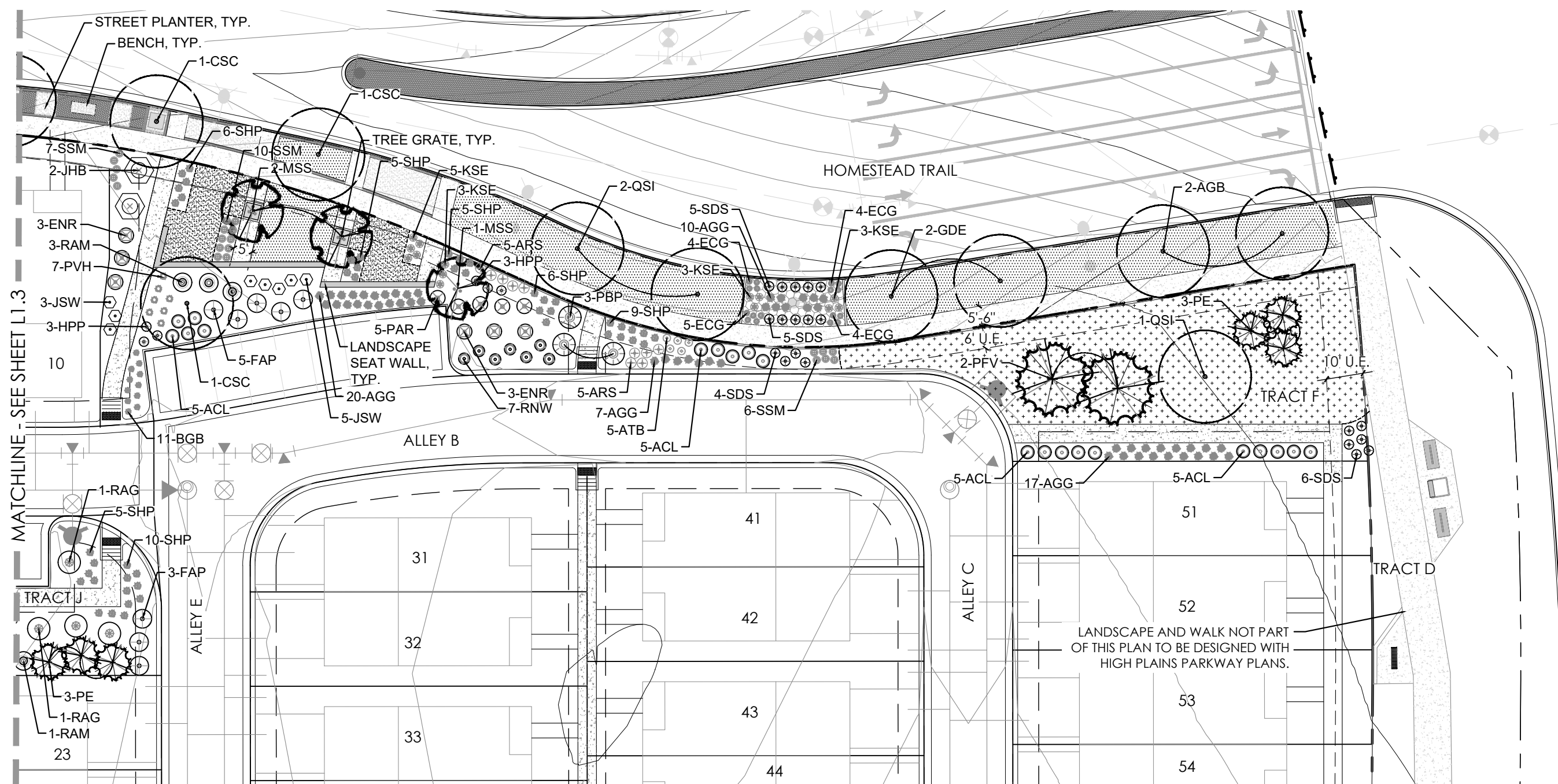
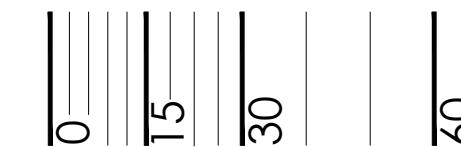
SHEET 5 OF 19

LEGEND

- SHRUBS, GRASSES & PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- LOW-GROW NATIVE SEED
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1" = 30'-0"



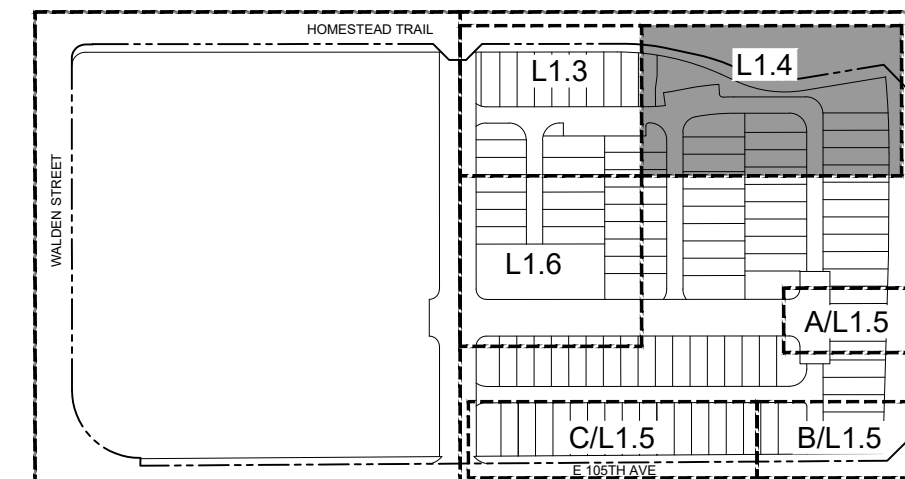
PLANT KEY

- | | |
|--|--------------------------------------|
| EVERGREEN SHRUB | PERENNIALS |
| (JHB) JUNIPER, BAR HARBOR | (AND) DAISY, MOUNT ATLAS |
| (JSW) JUNIPER, WOODWARD ROCKY MOUNTAIN | (ARS) HYSSOP, SUNSET |
| DECIDUOUS SHRUB | (ATB) GAY BUTTERFLY |
| (ACL) LEAD PLANT | (CRR) RED VALERIAN |
| (ENR) RABBITBRUSH, TALL BLUE | (ECG) HUMMINGBIRD TRUMPET, ORANGE |
| (FAP) APACHE PLUME | (ERG) GLOBE THISTLE |
| (HPP) RED YUCCA, BREAK LIGHTS | (KSE) RED TORCH LILY |
| (KLW) WINTERFAT | (PBD) PENSTEMON, ROSE-PURPLE |
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ORNIMENTAL TREE		
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MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'

KEY MAP



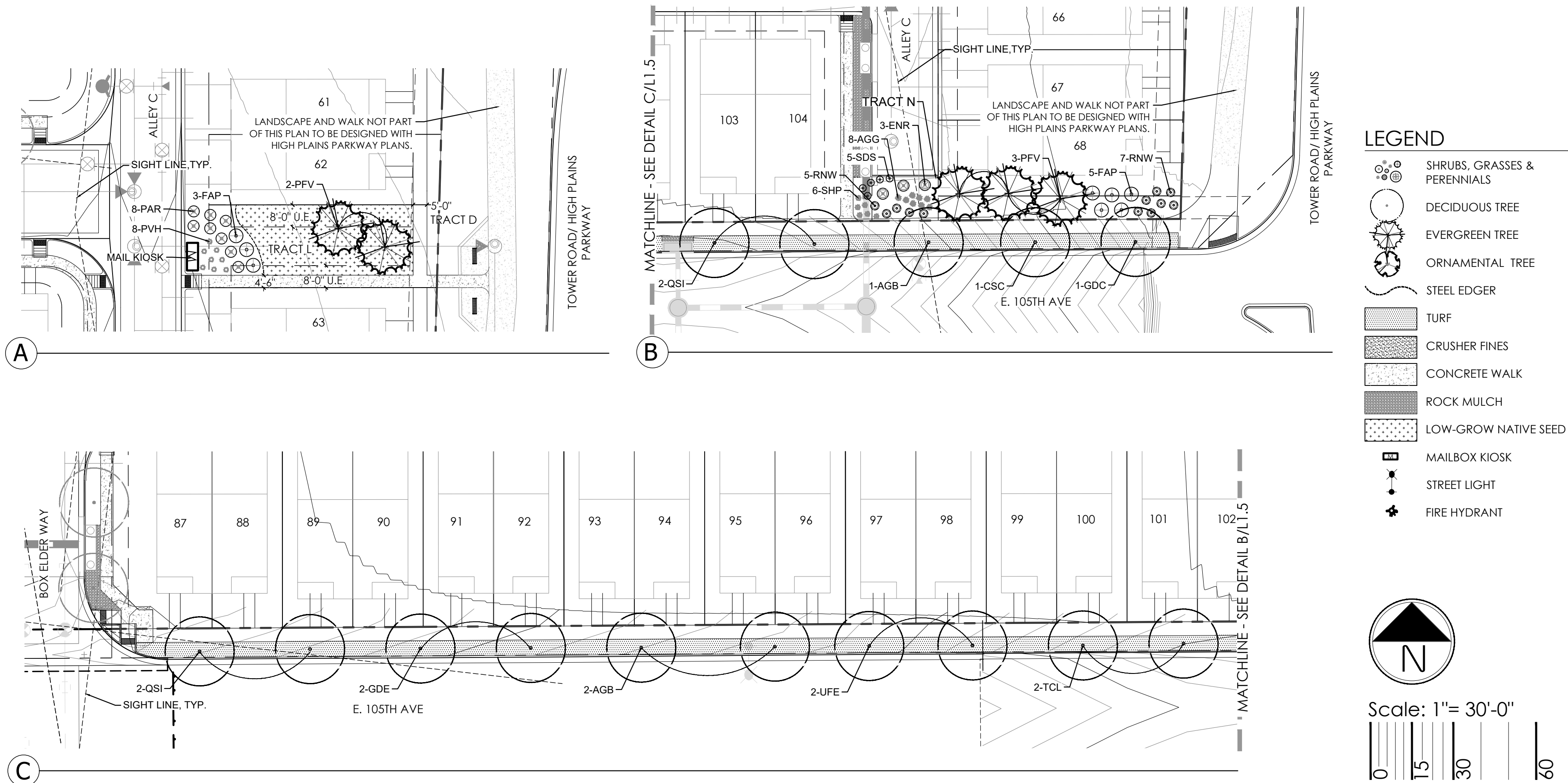
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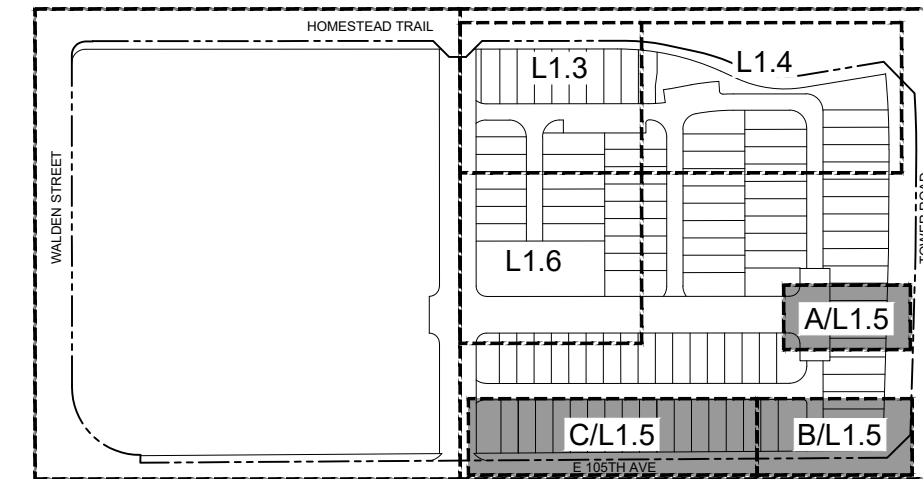
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(PAR) SAGE, RUSSIAN	(RCP) CONEFLOWER, PRAIRIE RED
(PBP) CHERRY, SAND 'PAWNEE BUTTES'	(SSM) MAY NIGHT PURPLE SALVIA
(RAG) SUMAC, DWARF FRAGRANT	ORNAMENTAL GRASSES
(RAM) CURRANT, FLOWERING YELLOW	(AGG) ANDROPOGON GERARDII
(SDS) SNOWBERRY, CANDY	(BGB) BOUTELOUA GRACILIS
(RNW) ROSA 'NEARLY WILD'	(PVH) PANICUM VIRGATUM 'HEAVY METAL'
	(SHP) PRAIRIE DROPSIED

TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME
DECIDUOUS SHADE TREE		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO
QRN	QUERCUS RUBRA	OAK, NORTHERN RED
QSI	QUERCUS SHUMARDII	OAK, SHUMARD
ORNAMENTAL TREE		
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'

KEY MAP



NOT FOR CONSTRUCTION

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
 Call before you dig.

ASSESSOR'S PARCEL IDENTIFICATION NUMBER:
 0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
 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
 September 20, 2021

REVISION DATES

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.5

SHEET 6 OF 19

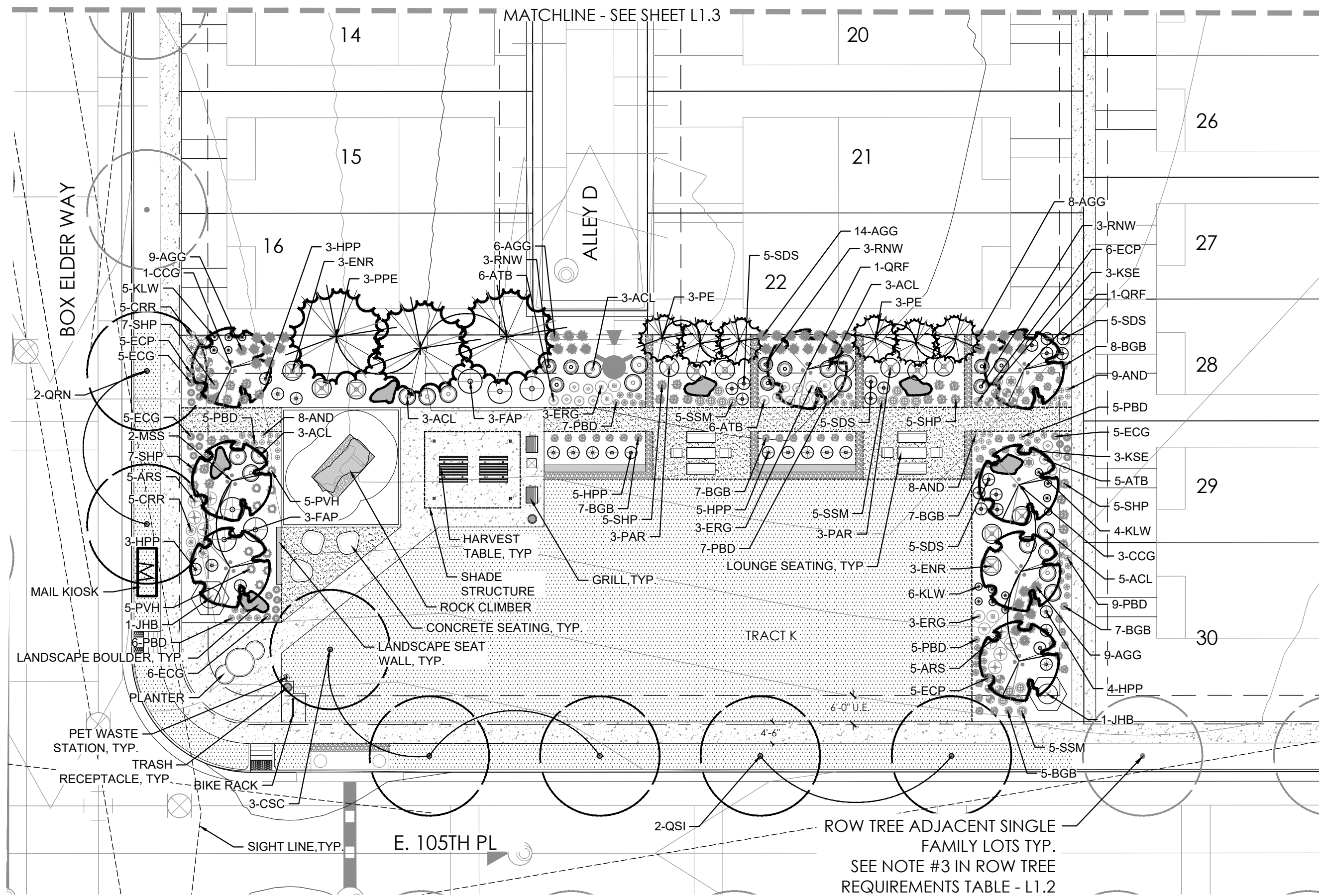
REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
 COUNTY OF ADAMS, STATE OF COLORADO



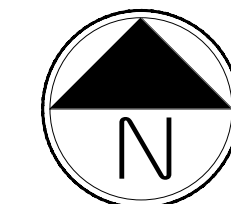
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 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
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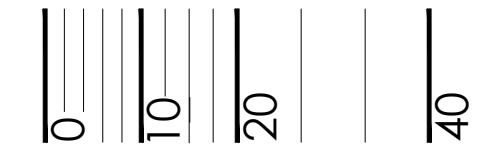


LEGEND

- SHRUBS, GRASSES & PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- LOW-GROW NATIVE SEED
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 20'-0"



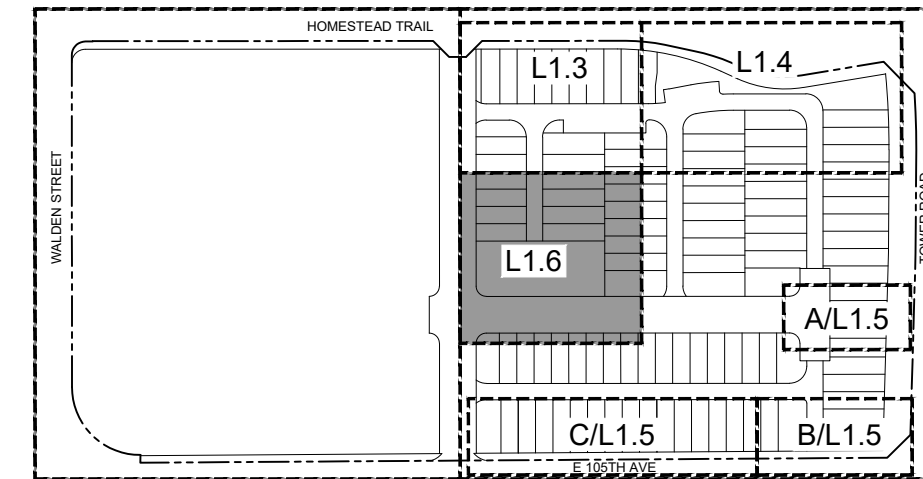
PLANT KEY

- | | |
|--|--------------------------------------|
| EVERGREEN SHRUB | PERENNIALS |
| (JHB) JUNIPER, BAR HARBOR | (AND) DAISY, MOUNT ATLAS |
| (JSW) JUNIPER, WOODWARD ROCKY MOUNTAIN | (ARS) HYSSOP, SUNSET |
| (ACL) LEAD PLANT | (ATB) GAY BUTTERFLY |
| (ENR) RABBITBRUSH, TALL BLUE | (CRR) RED VALERIAN |
| (FAP) APACHE PLUME | (ECG) HUMMINGBIRD TRUMPET, ORANGE |
| (HPP) RED YUCCA, BREAK LIGHTS | (ERG) GLOBE THISTLE |
| (KLW) WINTERFAT | (KSE) RED TORCH LILY |
| (PAR) SAGE, RUSSIAN | (PBD) PENSTEMON, ROSE-PURPLE |
| (PBP) CHERRY, SAND 'PAWNEE BUTTES' | (RCP) CONEFLOWER, PRAIRIE RED |
| (RAG) SUMAC, DWARF FRAGRANT | (SSM) MAY NIGHT PURPLE SALVIA |
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| (SDS) SNOWBERRY, CANDY | (AGG) ANDROPOGON GERARDII |
| (RNW) ROSA 'NEARLY WILD' | (BGB) BOUTELOUA GRACILIS |
| | (PVH) PANICUM VIRGATUM 'HEAVY METAL' |
| | (SHP) PRAIRIE DROPSSEED |

TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME
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AGB	AESCULUS GLABRA	BUCKEYE, OHIO
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QRN	QUERCUS RUBRA	OAK, NORTHERN RED
QSI	QUERCUS SHUMARDII	OAK, SHUMARD
ORNAMENTAL TREE		
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE		
PE	PINUS EDULIS	PINE, PINON
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES
PVF	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'

KEY MAP



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

DEPARTMENT OF COMMUNITY DEVELOPMENT

ISSUE DATE
 September 20, 2021

REVISION DATES

SHEET TITLE
 LANDSCAPE
 PLAN

SHEET NUMBER

L1.6

SHEET 7 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
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 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
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ISSUE DATE
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REVISION DATES

SHEET TITLE
 LANDSCAPE
 NOTES &
 SCHEDULE

SHEET NUMBER

L1.7
 SHEET 8 OF 19

PLANT SCHEDULE & MONOCULTURE TABLE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	FAMILY	QTY	PERCENT $\leq 15\%$
DECIDUOUS SHADE TREES							
AGB	AESCLUSUS GLABRA	BUCKEYE, OHIO	2.0" CAL	B&B	SAPINDACEAE	5	6%
CSC	CATALPA SPECIOSA	CATALPA, WESTERN	2.0" CAL	B&B	BIGNONIACEAE	9	12%
GDE	GYMNOCADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO	2.0" CAL	B&B	FABACEAE	6	8%
QRN	QUERCUS RUBRA	OAK,NORTHERN RED	2.0" CAL	B&B	FAGACEAE	5	6%
QSI	QUERCUS SHUMARDII	OAK, SHUMARD	2.0" CAL	B&B	FAGACEAE	9	12%
TCL	TILIA CORDATA	LINDEN, LITTLELEAF	2.0" CAL	B&B	MALVACEAE	2	3%
UFE	ULMUS FRONTIER	ELM, FRONTIER	2.0" CAL	B&B	ULMACEAE	2	3%
DECIDUOUS ORNAMENTAL TREES							
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6-8' HT	MULTI-STEM	ROSACEAE	4	5%
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK	1.5" CAL	B&B	ROSACEAE	3	4%
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	1.5" CAL	B&B	ROSACEAE	6	8%
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH	1.5" CAL	B&B	ROSACEAE	2	3%
EVERGREEN TREES							
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B	PINACEAE	12	15%
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES	6' HT	B&B	PINACEAE	6	8%
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'	6' HT	B&B	PINACEAE	7	9%
TOTAL						78	100%
EVERGREEN SHRUBS							
JHB	JUNIPERUS HORIZONATILS 'BAR HARBOUR'	JUNIPER, CREEPING 'BAR HARBOUR'	#5	CONT		4	0.4%
JSW	JUNIPERUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5	CONT		11	1%
DECIDUOUS SHRUBS							
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT		37	4%
ENR	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5	CONT		15	2%
FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT		22	2%
HPP	HESPERALOE PARVIFLORA 'PERPA'	RED YUCCA, BREAK LIGHTS	#5	CONT		45	5%
PBP	PRUNUS BESSEYI PAWNEE BUTTES	CHERRY, CREEPING WESTERN SAND	#5	CONT		6	1%
KLW	KRASCHININNIKOVA LANATA	WINTERFAT	#5	CONT		15	2%
PAR	PEROVSKA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	CONT		22	2%
RAG	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	#5	CONT		9	1%
RAM	RIBES AUREUM	YELLOW FLOWERING CURRANT	#5	CONT		8	1%
RNW	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	#5	CONT		36	4%
SDS	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	#5	CONT		63	7%
PERENNIALS							
AND	AMACYCLUS PYRETHRUM VAR. DEPRESSUS	MOUNT ATLAS DAISY	F15	CONT		25	2.6%
ARS	AGASTACHE RUPESTRIS	SUNSET HYSSOP	F15	CONT		34	3.6%
ATB	ASCLEPIAS TUBEROSA	GAY BUTTERFLY	F15	CONT		31	3.3%
CRR	CENTRANTYUS RUBER	RED VALERIAN	F15	CONT		17	1.8%
ERG	ECHINIOPS RITRO	GLOBE THISTLE	F15	CONT		15	1.6%
ECG	EPILOBIUM CANUM GARETTI, ORANGE CARPET	HUMMINGBIRD TRUMPET, ORANGE CARPET	F15	CONT		52	5.5%
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY, 'STARK'S EARLY HYBRID'	#1	CONT		23	2.4%
PBD	PENSTEMON BARBATUS 'PRAIRIE DUSK'	PENSTEMON, ROSE-PURPLE	F15	CONT		55	5.8%
RCP	RATIBIDA COLUMNIFERA 'PULCHERRIMA'	CONEFLOWER, PRAIRIE RED	F15	CONT		16	1.7%
SSM	SALVIA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	F15	CONT		41	4%
ORNAMENTAL GRASSES							
AGG	ANDROPOGEN GERARDII	BIG BLUESTEM	#1	CONT		116	12%
BGB	BOUTALOUA GRACILIS GRASS	BLUE GRAMA GRASS	#1	CONT		80	8%
PVH	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, 'HEAVY METAL'	#1	CONT		58	6%
SHP	SPOROGOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	CONT		96	10%
TOTAL						952	100%

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 1/2" 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 CLOSURES OUTSIDE OF THIS CYCLE.

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ISSUE DATE
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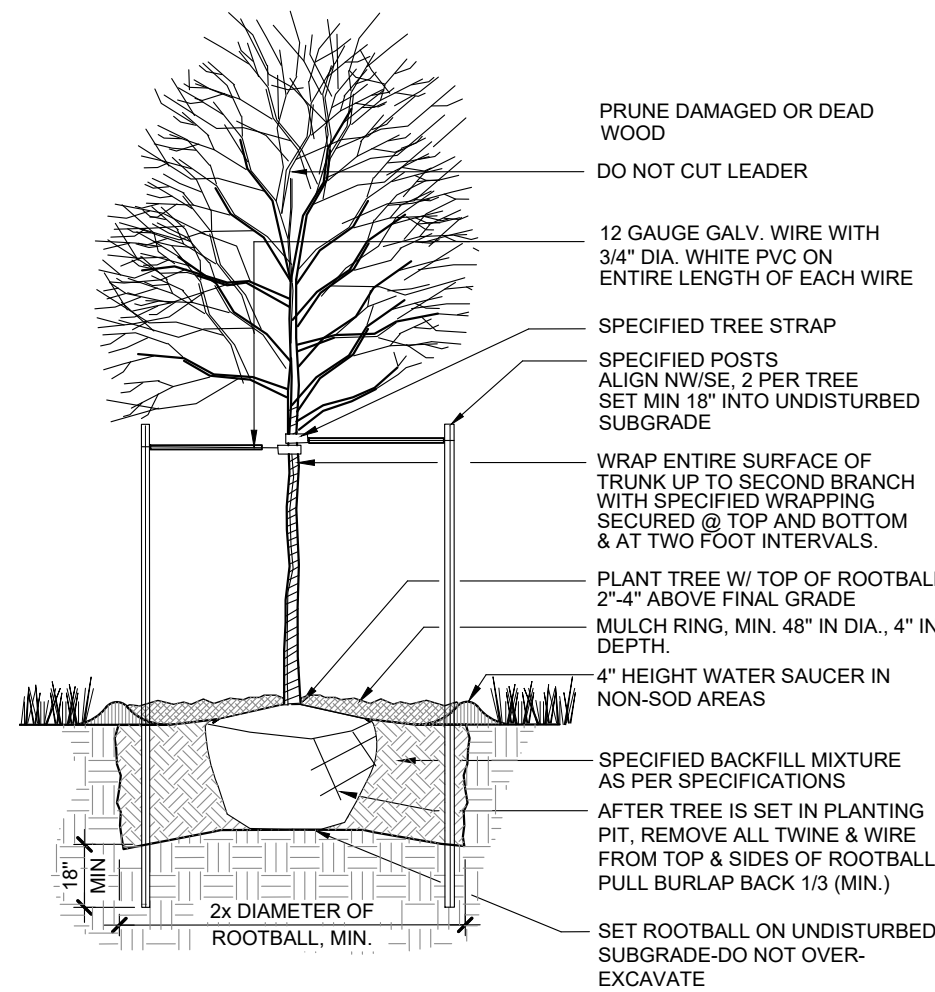
REVISION DATES

SHEET TITLE
 LANDSCAPE
 NOTES &
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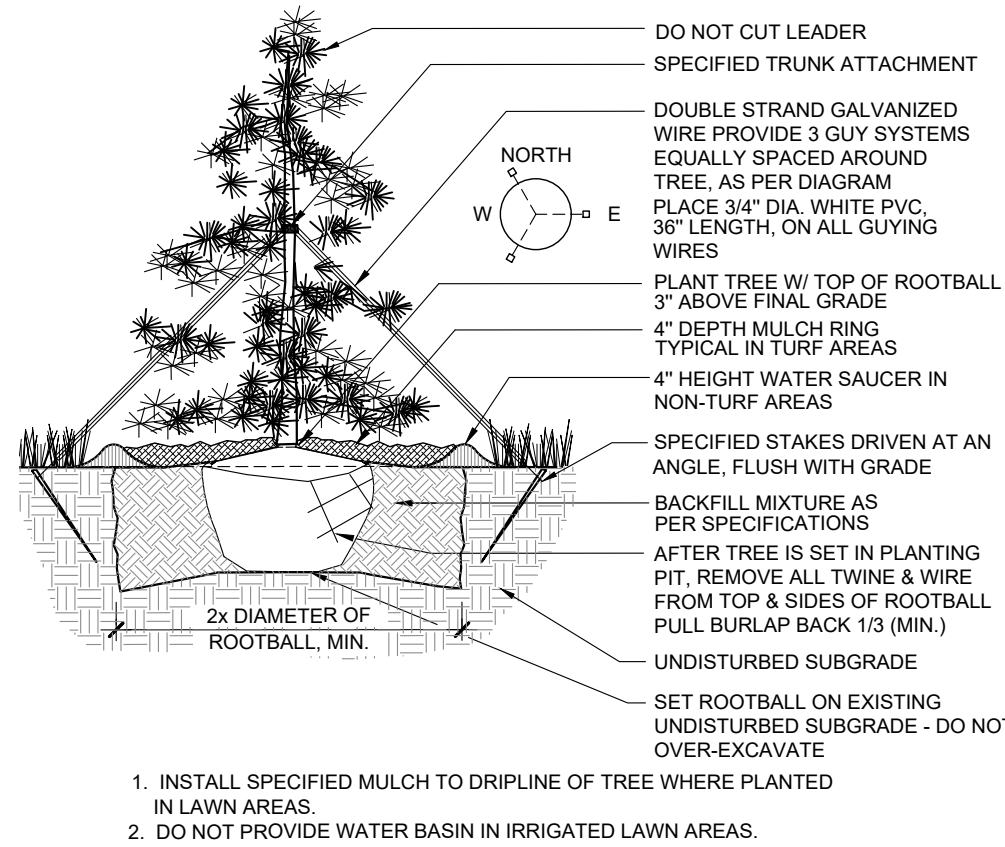
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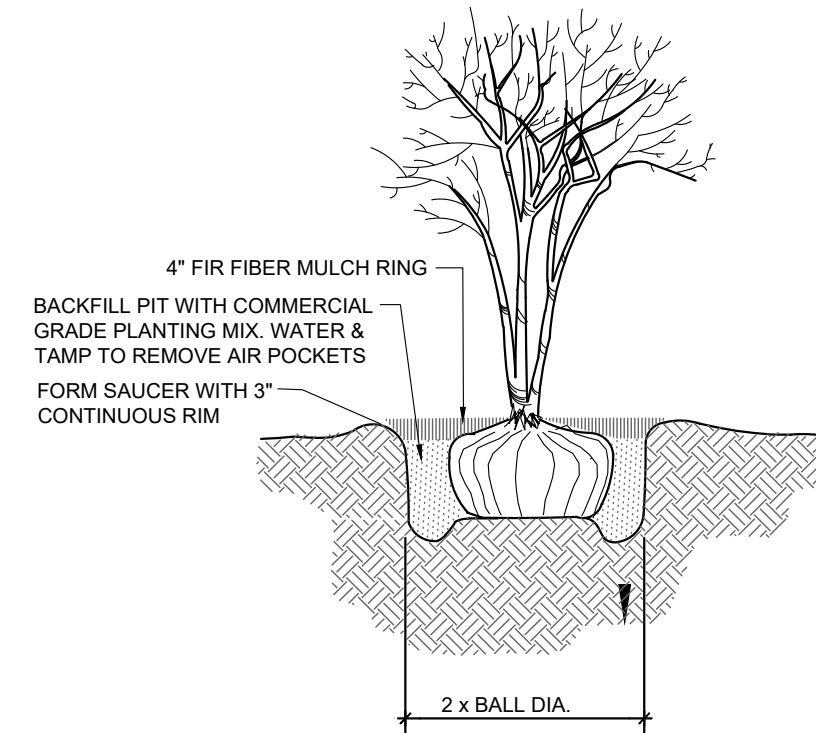
SHEET 9 OF 19



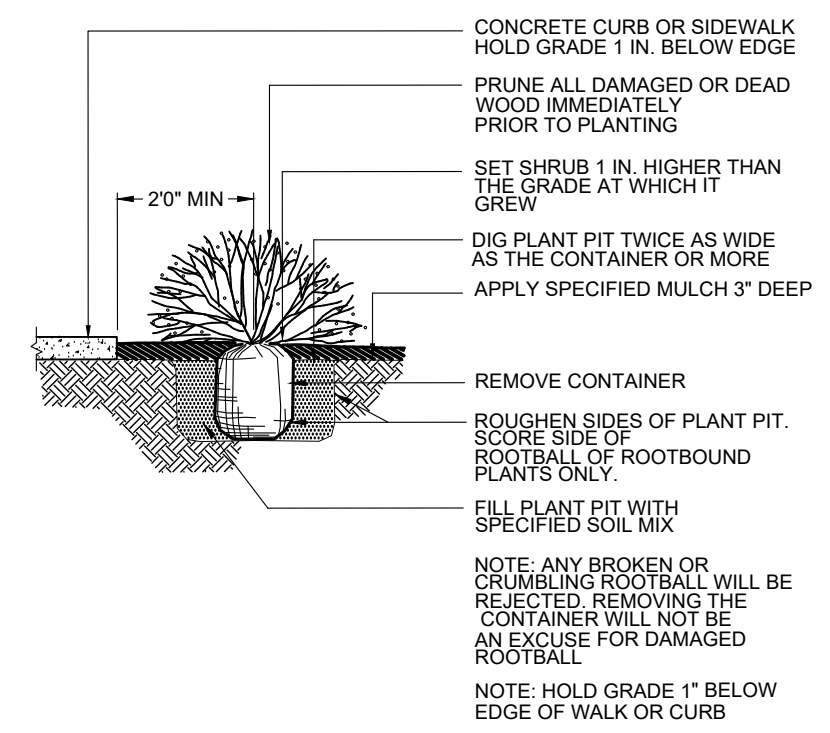
1 DECIDUOUS TREE PLANTING
 SCALE: 3/4"=1'



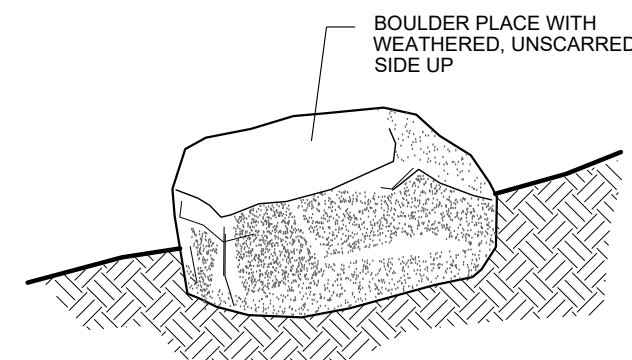
2 EVERGREEN TREE PLANTING
 SCALE: 3/4"=1'



3 ORNAMENTAL TREE PLANTING
 SCALE: 3/4"=1'

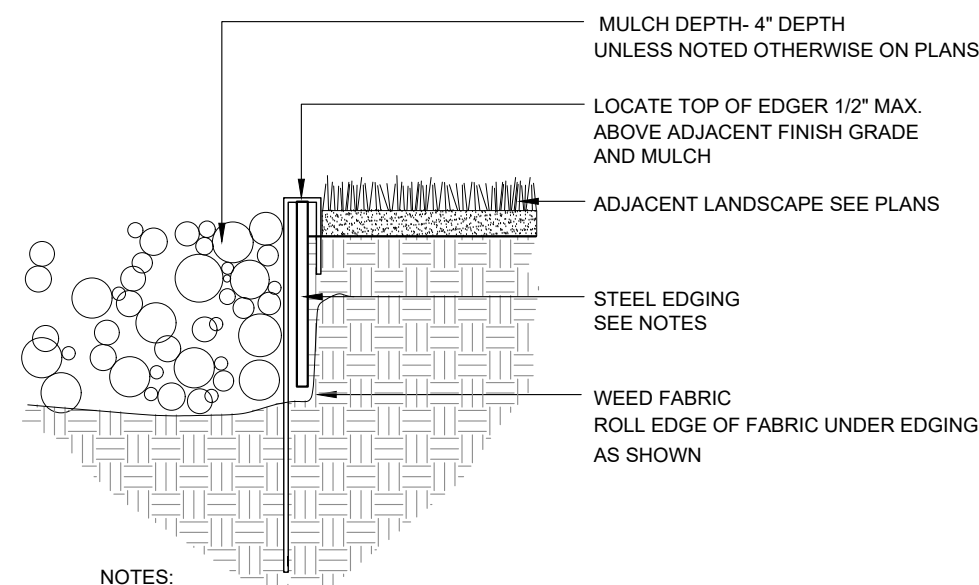


4 SHRUB PLANTING
 SCALE: 3/4"=1'



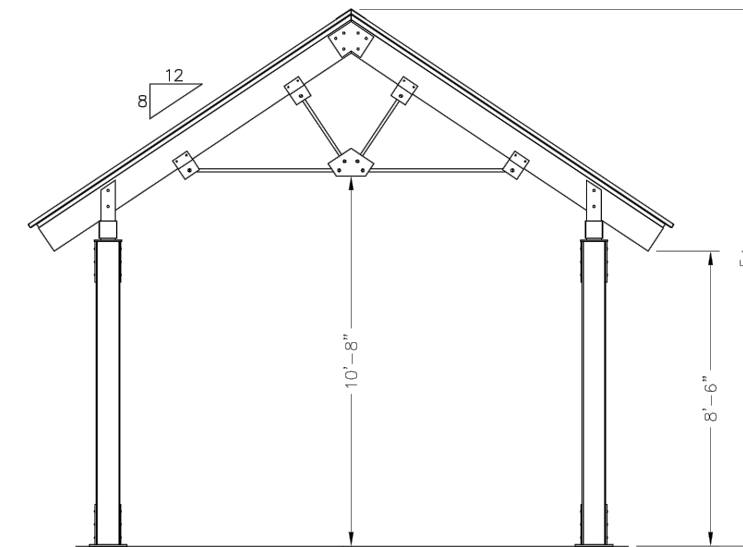
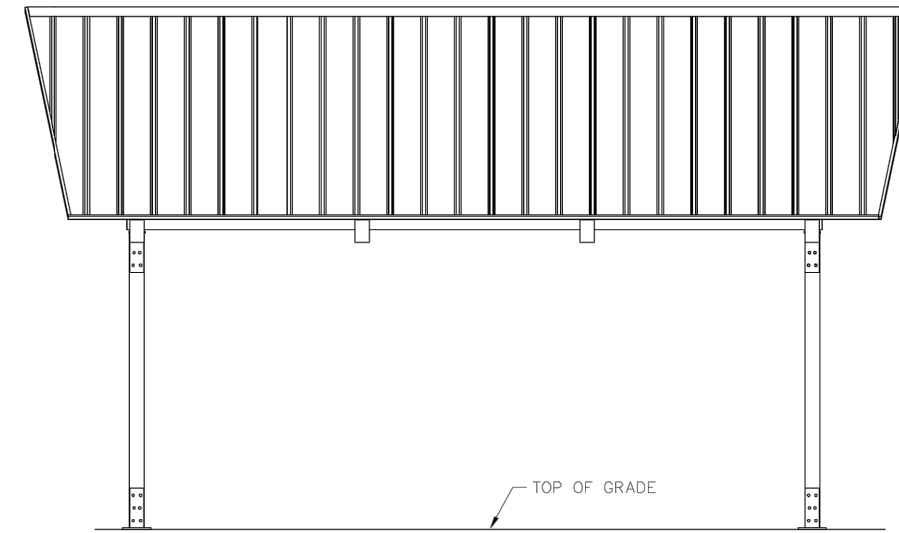
- NOTES
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 2. BURY ROCK 1/3 OF TOTAL DEPTH.
 3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
 4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 7. BOULDERS SHALL BE COLORADO BROWN STONE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCARING. SIZES SHALL BE 3'W X 4'L X 3'H (± 6" IN ANY DIMENSION).

5 LANDSCAPE BOULDER
 SCALE: 3/4"=1'



- NOTES:
1. STEEL EDGING TO BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
 2. EDGING SHALL BE POWDER COATED, BLACK
 3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
 4. ALL JOINTS SHALL BE SECURELY STAKED.

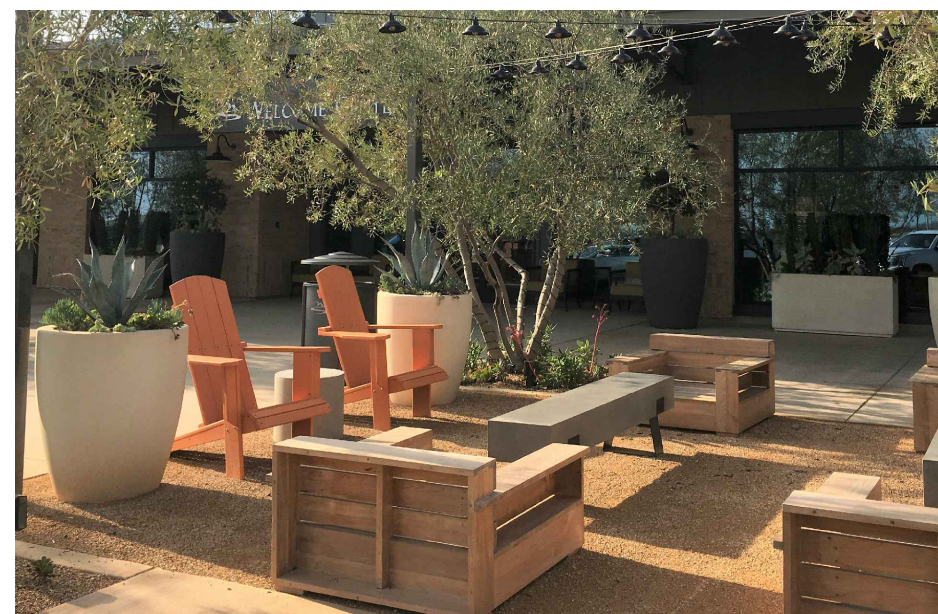
6 STEEL EDGER
 SCALE: 3/4"=1'



7 SHADE STRUCTURE
 SCALE: NTS



8 HARVEST TABLE
 SCALE: NTS



9 LOUNGE SEATING
 SCALE: NTS

NOTE:
 IMAGES ARE FOR REFERENCE
 ONLY. DIMENSIONS, MATERIALS,
 COLOR, AND STYLE ARE TBD.

**NOT FOR
 CONSTRUCTION**

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 CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

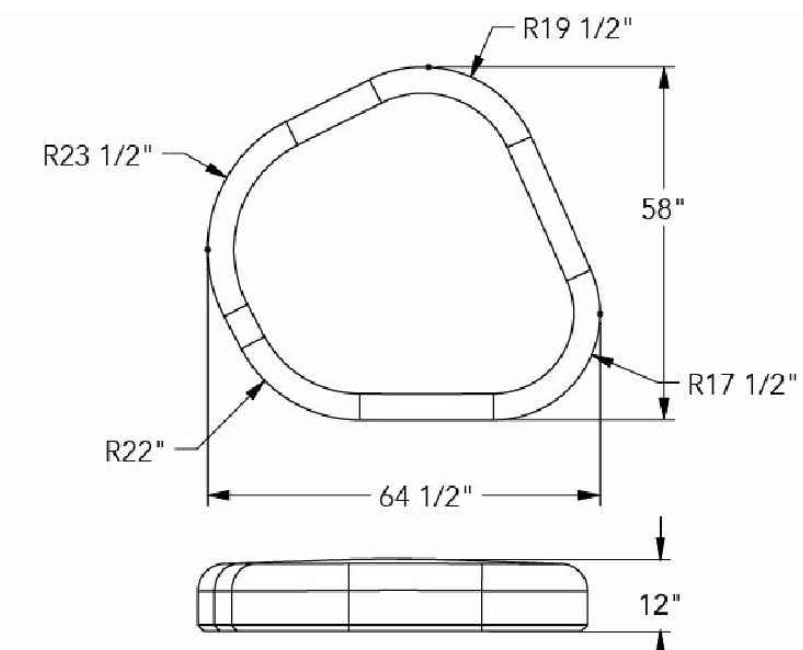
A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
 COUNTY OF ADAMS, STATE OF COLORADO



1 LANDSCAPE WALL
 SCALE: NTS



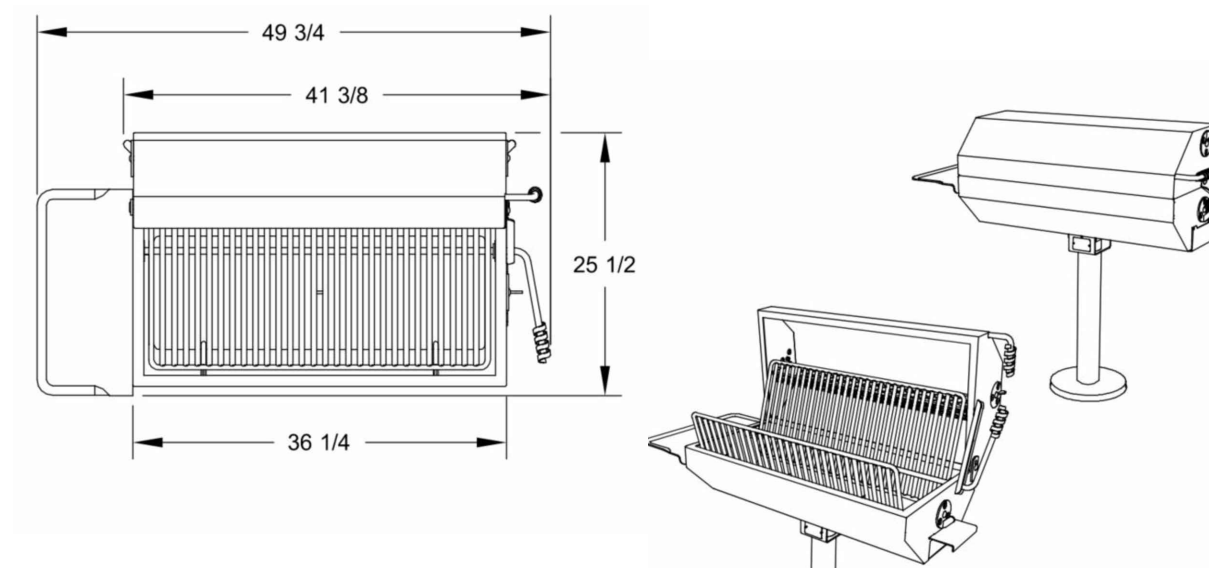
2 TREE GRATE
 SCALE: NTS



3 CONCRETE SEATING
 SCALE: NTS



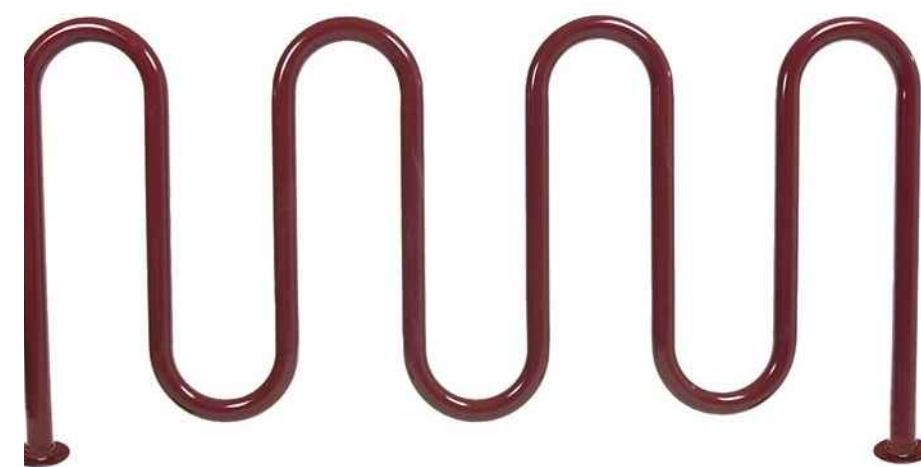
4 ROCK CLIMBER
 SCALE: NTS



5 GRILL
 SCALE: NTS



6 TRASH RECEPTACLE
 SCALE: NTS



7 BIKE RACK
 SCALE: NTS



8 PET WASTE STATION
 SCALE: NTS

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 COUNTY OF ADAMS, STATE OF COLORADO



1 CUBE BENCH
 SCALE: NTS



2 STREET PLANTER
 SCALE: NTS



3 BENCH
 SCALE: NTS



4 PARK PLANTER
 SCALE: NTS

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Know what's below.
 Call before you dig.

ASSESSOR'S
 PARCEL
 IDENTIFICATION
 NUMBER:
 0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
 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

September 20, 2021

REVISION DATES

SHEET TITLE

LANDSCAPE
 NOTES &
 SCHEDULE

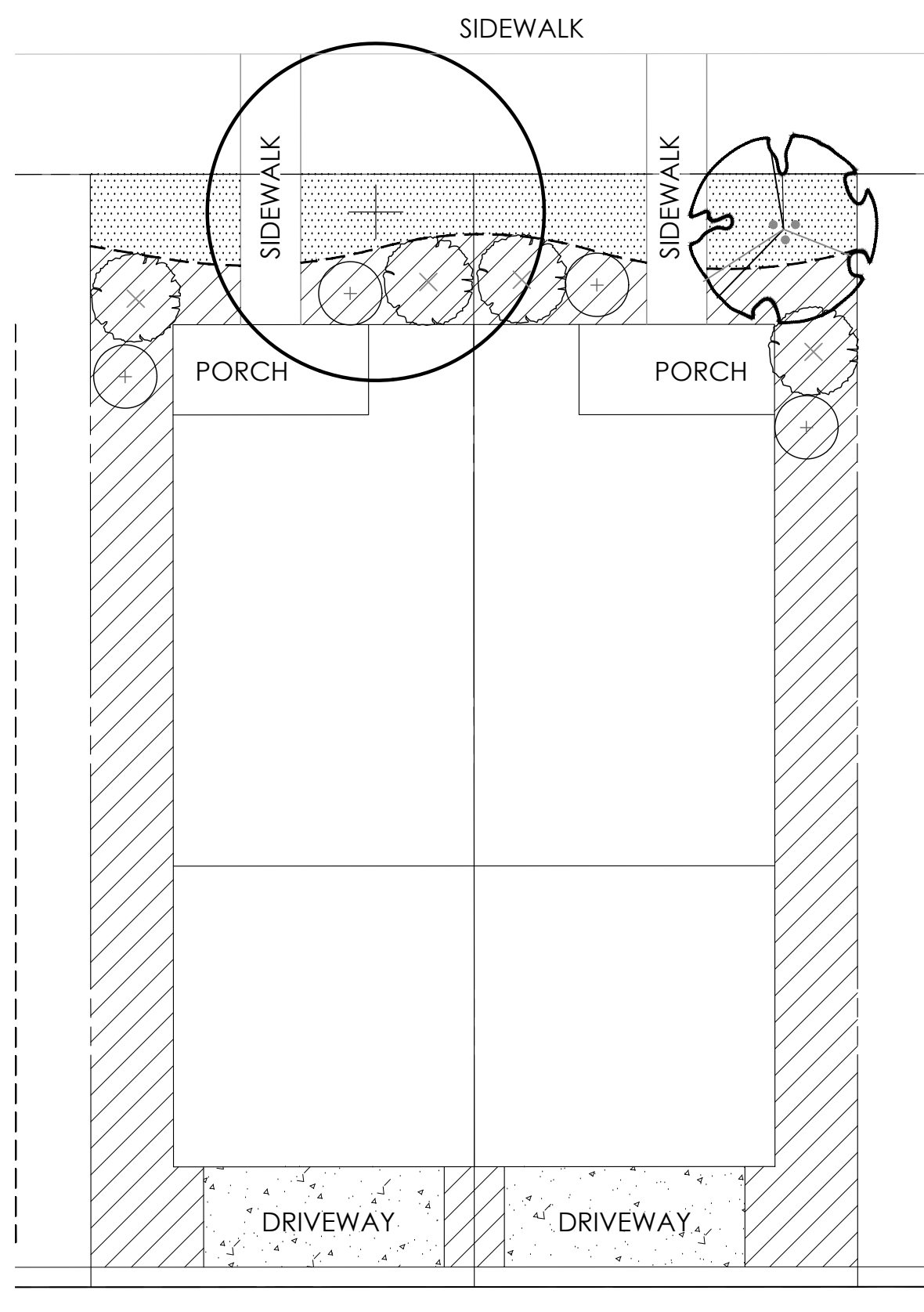
SHEET NUMBER

L1.10

SHEET 11 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

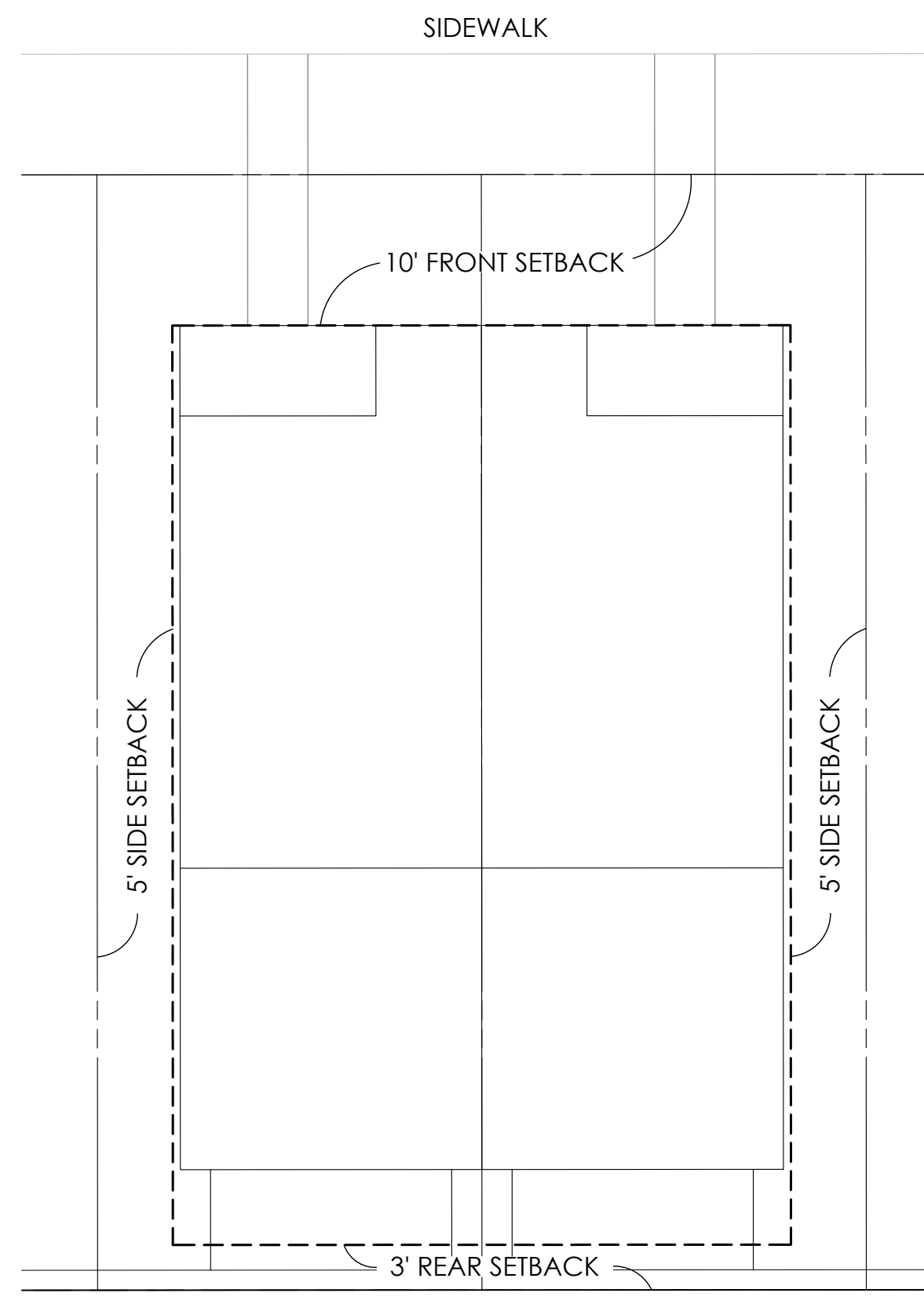
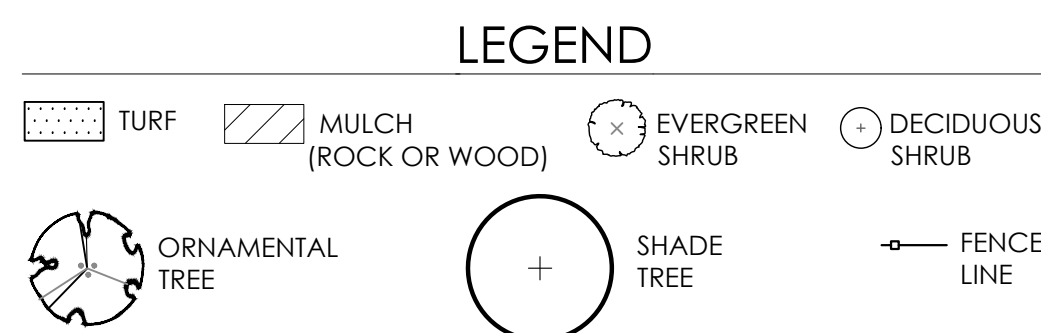
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 COUNTY OF ADAMS, STATE OF COLORADO



**SINGLE FAMILY ATTACHED
 TYPICAL LANDSCAPE**

PROVIDE A MINIMUM OF:
 ONE (1) TREE/HOME
 FOUR (4) SHRUBS/HOME
 75% LIVE PLANT MATERIAL WITHIN LANDSCAPE AREAS
 (MAX 50% OF LIVE PLANT MATERIAL MAY BE TURF)
 1 MULCH TYPE

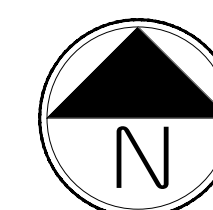
NOTE: PLANTING DESIGN IS CONCEPTUAL. SPECIFIC PLANTS WILL BE CHOSEN FROM THE PLANT SCHEDULE ON SHEET L1.7.



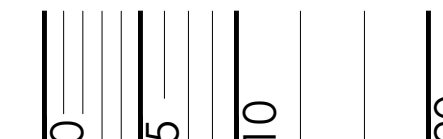
**SINGLE FAMILY ATTACHED
 SETBACKS**

SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS

SINGLE FAMILY ATTACHED	
Front Setback Minimum	a) 5 feet to a porch with no living space below it. b) 10 feet to building
Side Setback Minimum	a) 5 feet, 10' building separation b) Cantilevers, including structural elements, may encroach no more than 1 foot per LDC 21-4200(1)
Side on Street setback	15 feet
Rear Setback Minimum	3 feet
Setback from Tower Rd./High Plains Parkway	Front = 50 feet, Side = 25 feet, Rear = N/A
Maximum Building Height	35 feet
Minimum Lot Size	N/A
Minimum Dwelling Size	N/A
Parking Required	2 spaces per unit



Scale: 1"= 10'-0"



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REVISION DATES

SHEET TITLE

PRODUCT
 TYPICALS

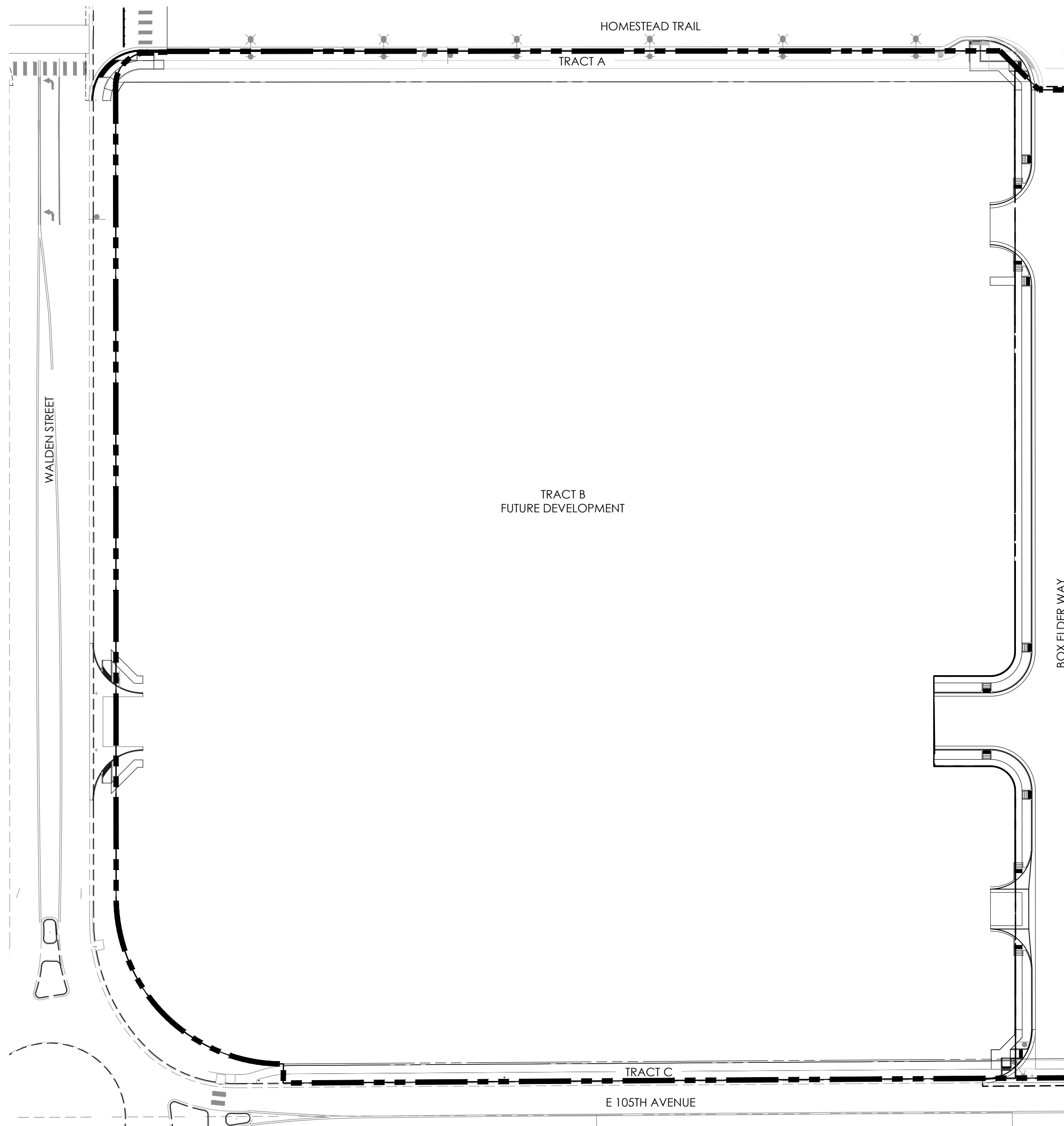
SHEET NUMBER

L2.1

SHEET 12 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

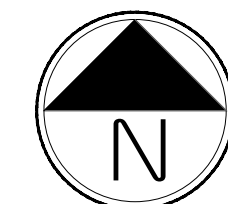
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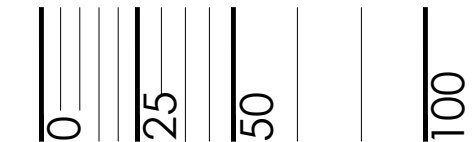
LEGEND

- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING
- OFF-STREET PARKING

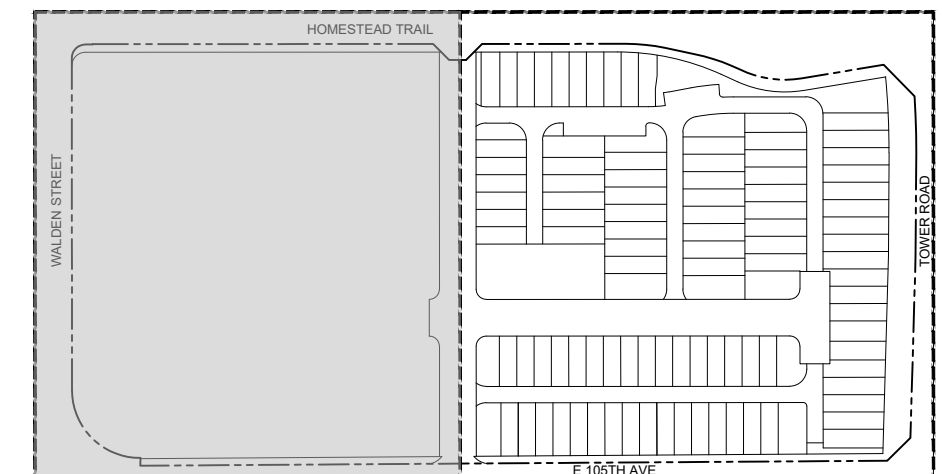
PARKING TABULATION			
TYPE	REQUIRED	PROPOSED	PROPOSED/UNIT
GARAGE		208	2.0
DRIVEWAY	208	104	1.0
OFF-STREET		24	0.2
ON-STREET		74	0.7
TOTAL	208	410	3.9



Scale: 1" = 50'-0"



KEY MAP



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SHEET TITLE

PARKING
 PLAN

SHEET NUMBER

L3.1

SHEET 13 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

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LEGEND

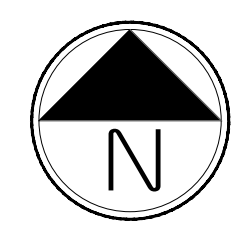
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING
- OFF-STREET PARKING

PARKING TABULATION			
TYPE	REQUIRED	PROPOSED	PROPOSED/UNIT
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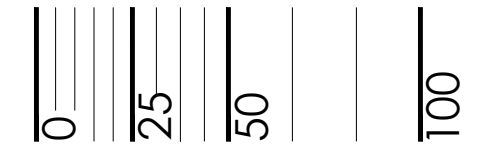


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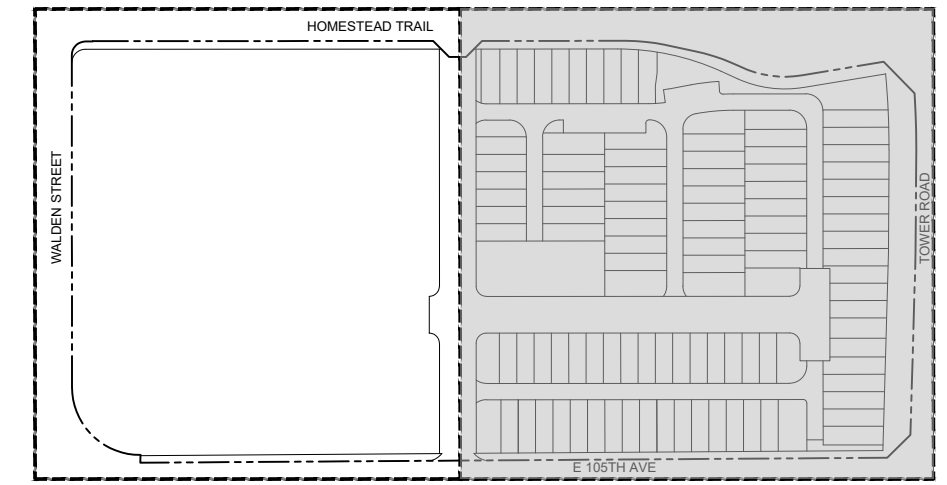
REUNION CENTER FILING 1 AMENDMENT #1
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Scale: 1" = 50'-0"



KEY MAP



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SHEET TITLE

PARKING
 PLAN

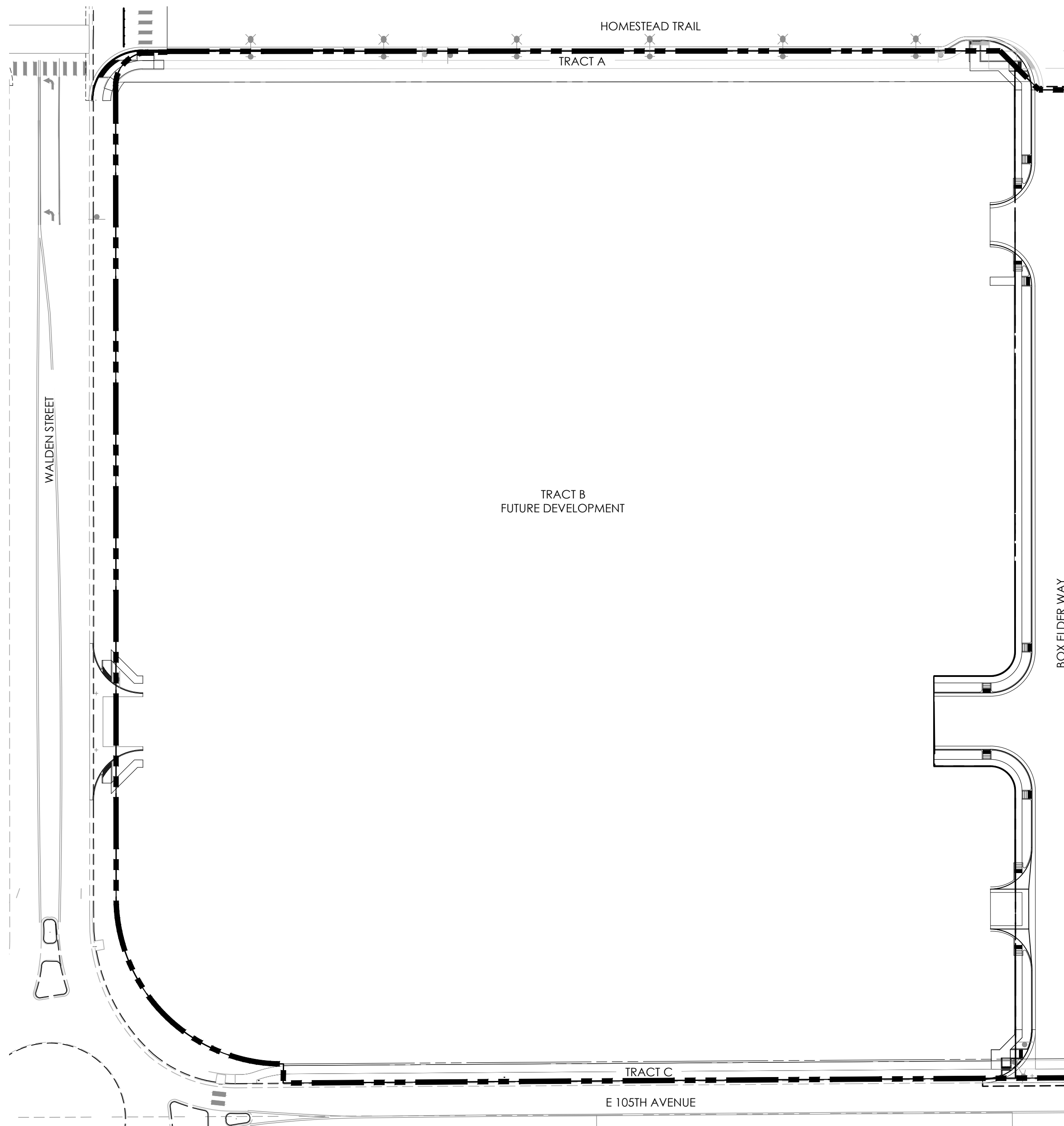
SHEET NUMBER

L3.2

SHEET 14 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
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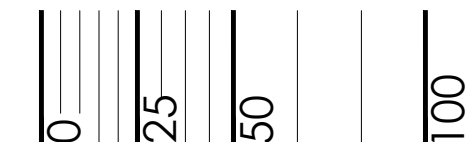


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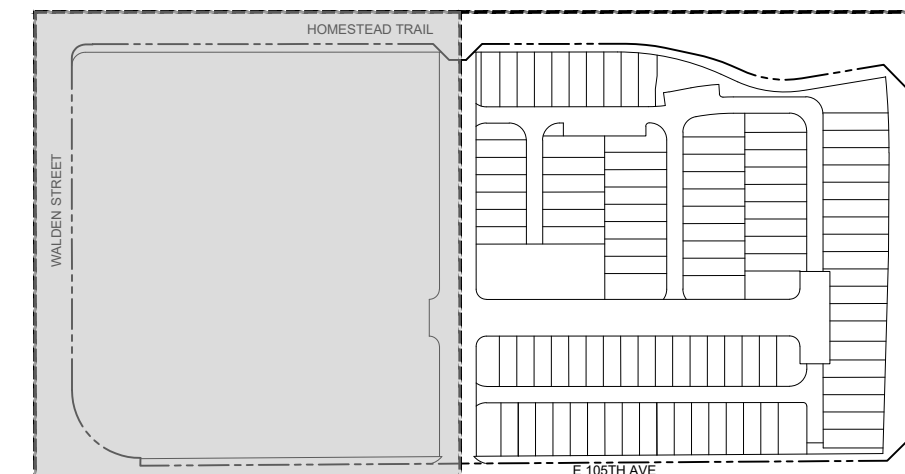
- F** FRONT SETBACK
- S** SIDE SETBACK
- R** REAR SETBACK



Scale: 1" = 50'-0"



KEY MAP



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CITY STAFF CERTIFICATE
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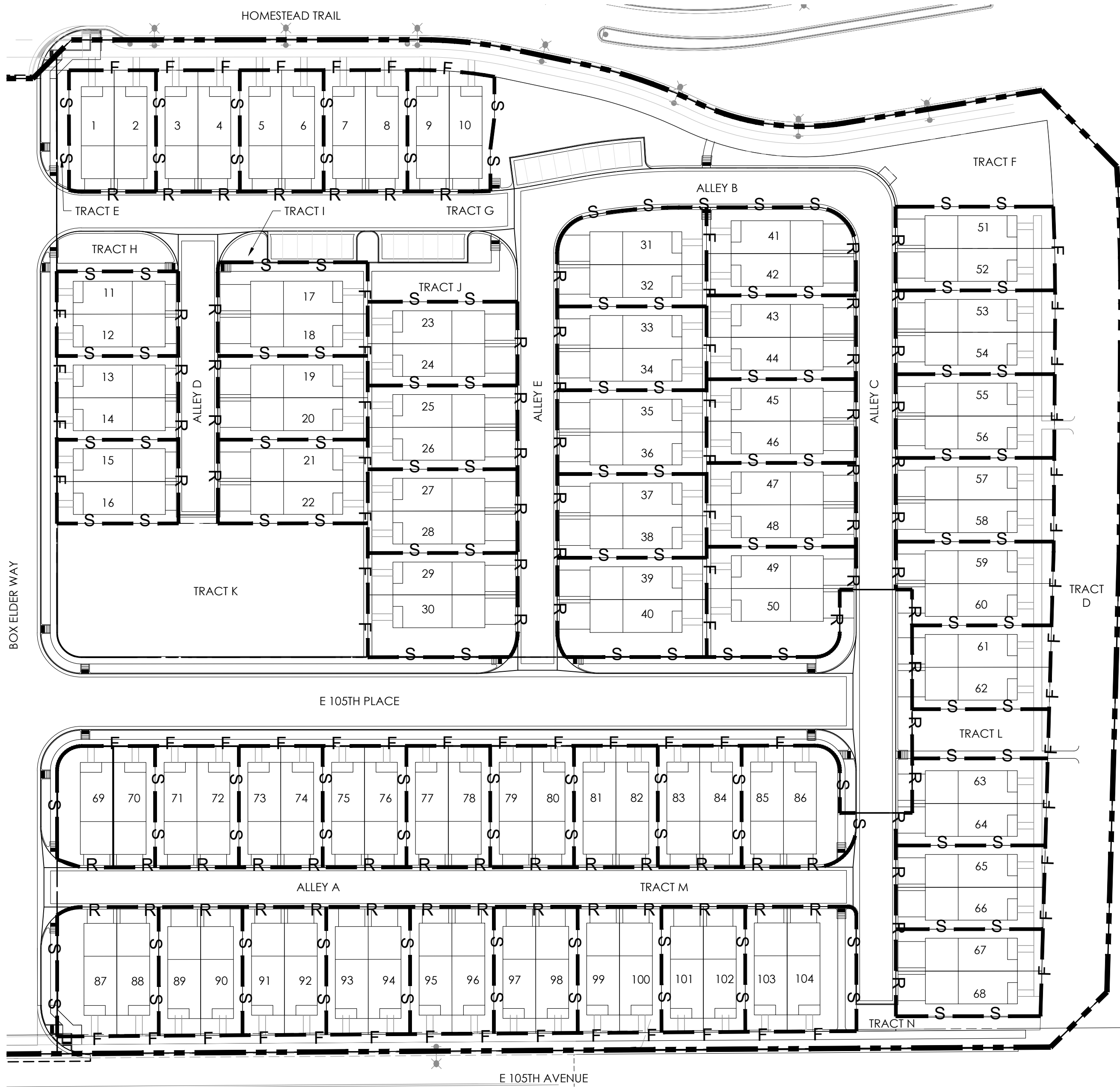
SETBACK
 PLAN

SHEET NUMBER

L4.1
 SHEET 15 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
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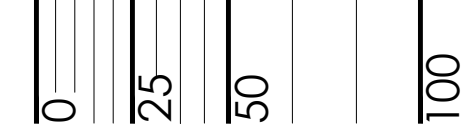


LEGEND

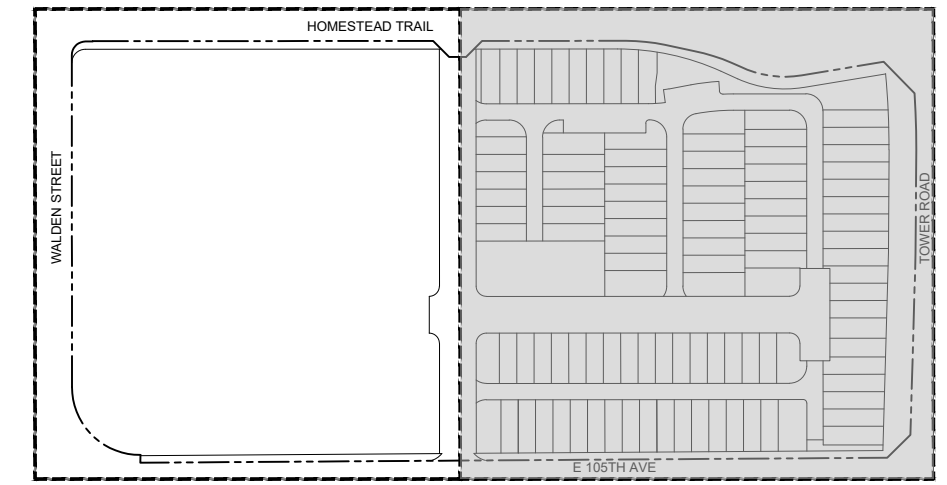
- F FRONT SETBACK
- S SIDE SETBACK
- R REAR SETBACK



Scale: 1" = 50'-0"



KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
 APPROVED BY THE DEPARTMENT OF COMMUNITY
 DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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 A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
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ISSUE DATE
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REVISION DATES

SHEET TITLE

SETBACK
 PLAN

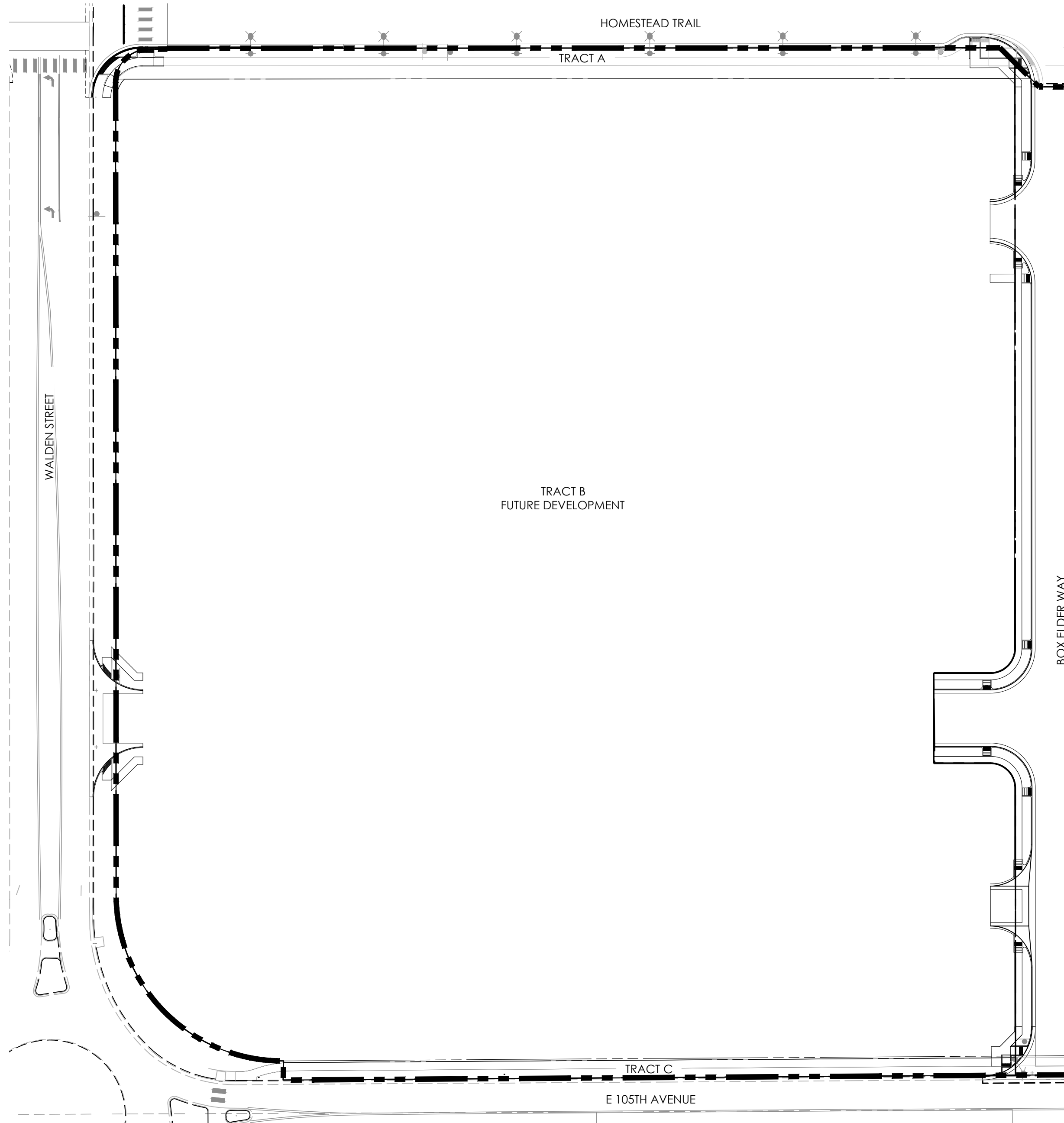
SHEET NUMBER

L4.2

SHEET 16 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

A REPLAT OF TRACT C, TRACT J AND TRACT K, REUNION CENTER FILING NO. 1,
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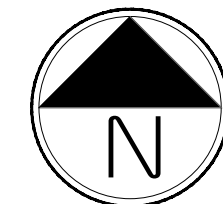


ADJACENCY REQUIREMENTS

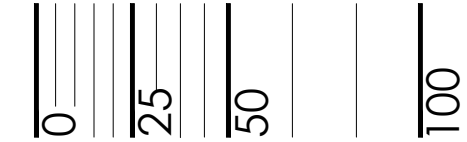
- A-A HOMES MUST MEET ADJACENCY REQUIREMENTS
- B-B HOMES MUST MEET ADJACENCY REQUIREMENTS
- A-B HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS, BUT MUST BE A DIFFERENT COLOR, MATERIAL PACKAGE, OR OTHER DIFFERENTIATING FEATURE
- C-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS
- A-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS
- B-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS

NOTES:

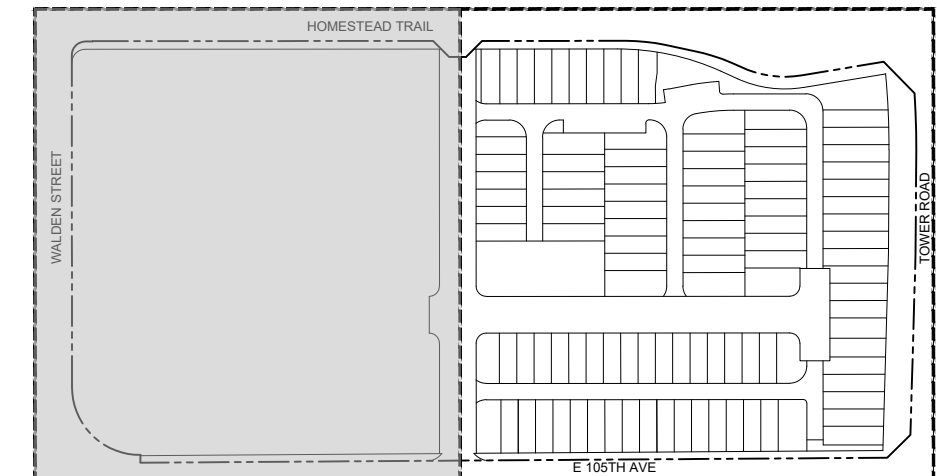
1. EACH BUILDING WILL HAVE ONE DEFINED "A" AND "C" SIDE AND TWO DEFINED "B" SIDES.
2. ADJACENCY RULES ABOVE APPLY TO UNITS ADJACENT TO A PUBLIC RIGHT-OF-WAY, PRIVATE STREET, OR OPEN SPACE TRACT.



Scale: 1" = 50'-0"



KEY MAP



NOT FOR CONSTRUCTION

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

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
 Call before you dig.

ASSESSOR'S
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 0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
 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
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ISSUE DATE
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REVISION DATES

SHEET TITLE

ADJACENCY
 PLAN

SHEET NUMBER

L5.1

SHEET 17 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

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ADJACENCY REQUIREMENTS

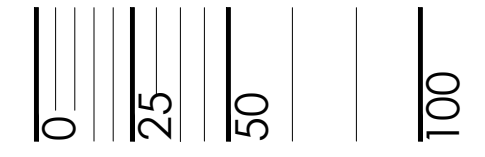
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- C-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS
- A-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS
- B-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS

NOTES:

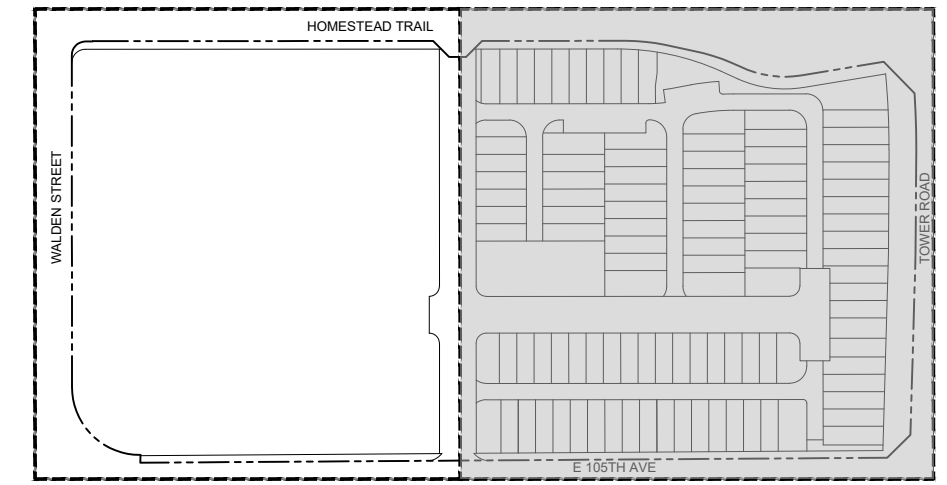
1. EACH BUILDING WILL HAVE ONE DEFINED "A" AND "C" SIDE AND TWO DEFINED "B" SIDES.
2. ADJACENCY RULES ABOVE APPLY TO UNITS ADJACENT TO A PUBLIC RIGHT-OF-WAY, PRIVATE STREET, OR OPEN SPACE TRACT.



Scale: 1" = 50'-0"



KEY MAP



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CITY STAFF CERTIFICATE
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SHEET TITLE

ADJACENCY PLAN

SHEET NUMBER

L5.1

SHEET 18 OF 19

REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

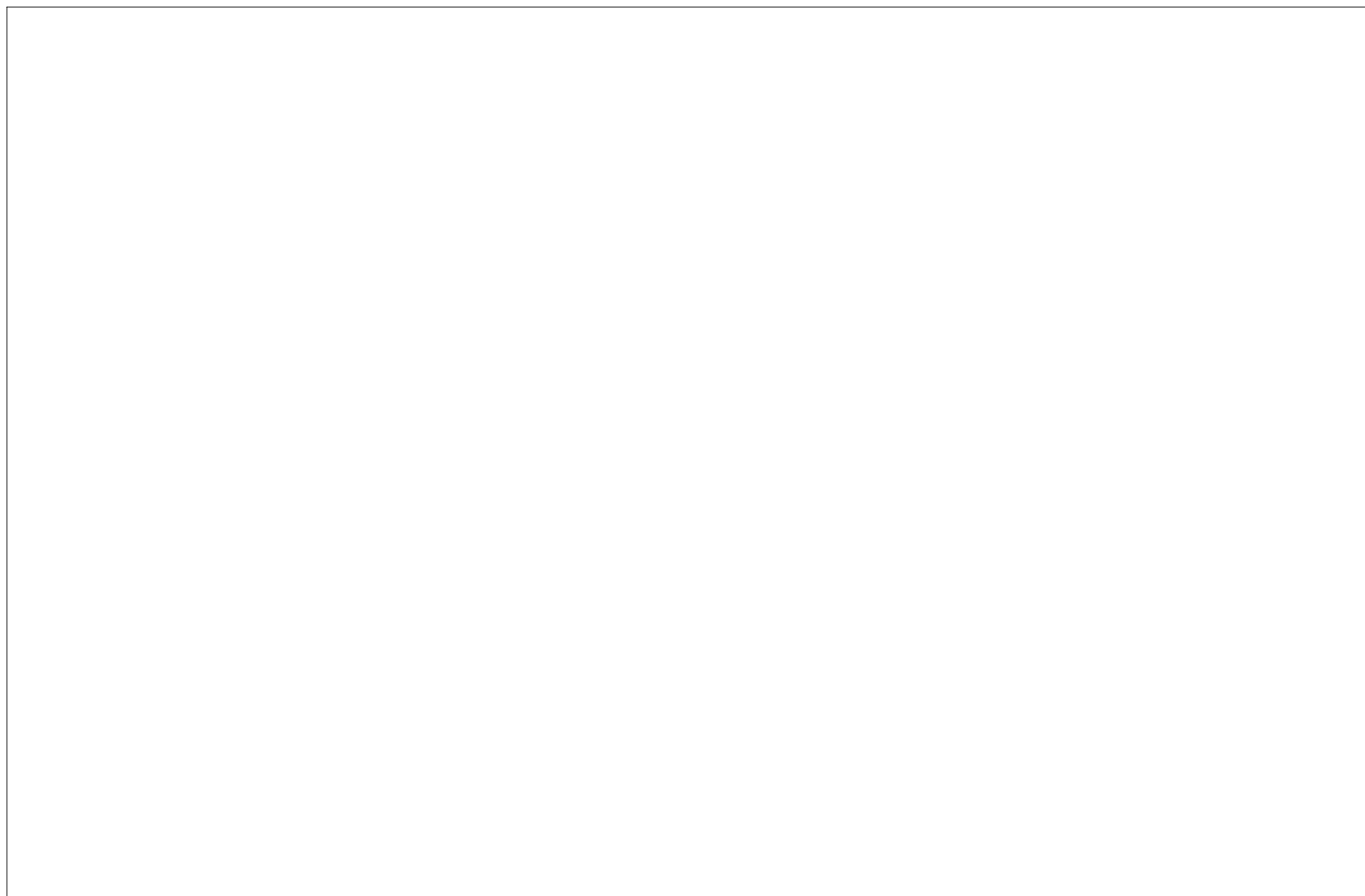
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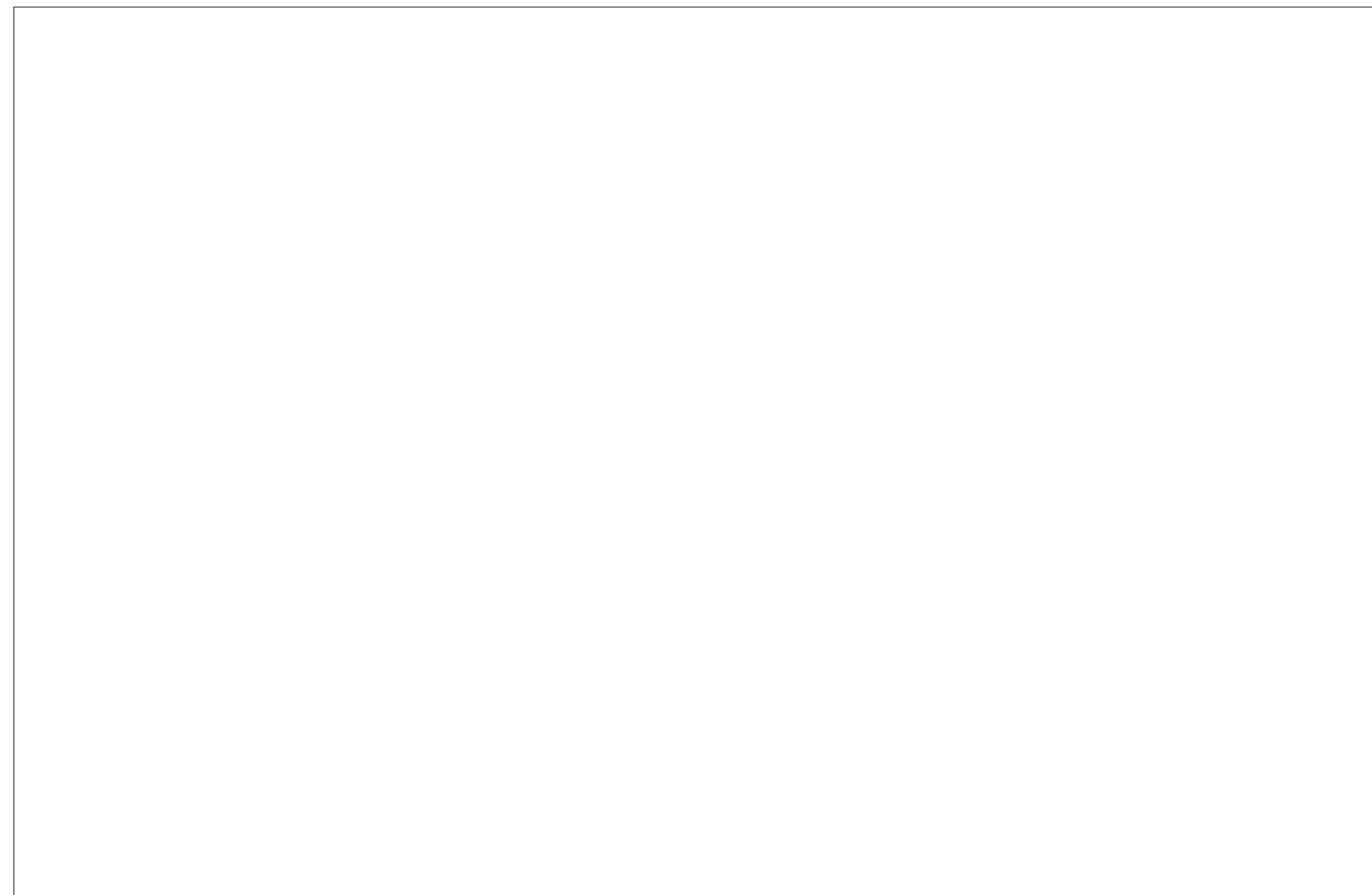
FRONT ELEVATION



REAR ELEVATION

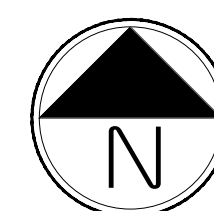


ENHANCED CORNER ELEVATION

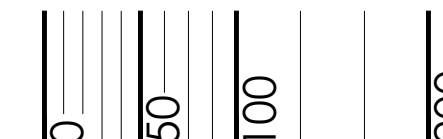


SIDE ELEVATION

**NOT FOR
CONSTRUCTION**



Scale: 1"= 100'-0"



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SHEET TITLE

BUILDING
 ELEVATIONS

SHEET NUMBER

A1.1

SHEET 19 OF 19