

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION

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 84°35'32" WEST, A DISTANCE OF 455.27 FEET TO NORTHWESTERLY CORNER OF THAT RIGHT-OF-WAY ACQUISITION WITHIN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 202000008057 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE SAID CORNER ALSO BEING THE **POINT OF BEGINNING**;

ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID RIGHT-OF-WAY ACQUISITION THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 01°22'35" EAST, A DISTANCE OF 34.62 FEET;
2. NORTH 88°37'25" EAST, A DISTANCE OF 299.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°12'36", AN ARC LENGTH OF 79.60 FEET, A DISTANCE OF 71.45 FEET;
4. SOUTH 00°09'59" EAST, A DISTANCE OF 542.47 FEET;
5. SOUTH 89°14'56" EAST, A DISTANCE OF 62.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF CHAMBERS ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°45'04" WEST, A DISTANCE OF 301.62 FEET;
2. NORTH 89°15'02" WEST, A DISTANCE OF 30.01 FEET;
3. SOUTH 00°44'59" WEST, A DISTANCE OF 378.60 FEET TO THE NORTHERLY BOUNDARY OF REUNION FILING NO. 39 AS RECORDED AT RECEPTION NO. \_\_\_\_\_, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 90°00'00" WEST, A DISTANCE OF 547.75 FEET;
2. SOUTH 45°00'00" WEST, A DISTANCE OF 561.78 FEET;
3. AND THE NORTHWESTERLY EXTENSION THEREOF, NORTH 45°00'00" WEST, A DISTANCE OF 759.28 FEET TO THE EASTERLY BOUNDARY OF THAT PARCEL OF LAND DESCRIBED WITH THAT DOCUMENT RECORDED AT RECEPTION NO. C1059593, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. NORTH 06°32'08" WEST, A DISTANCE OF 570.67 FEET;
2. NORTH 26°32'08" WEST, A DISTANCE OF 310.00 FEET;
3. NORTH 18°27'54" EAST, A DISTANCE OF 297.08 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST 112<sup>TH</sup> AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 88°22'14" EAST, A DISTANCE OF 1,216.10 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,143,425 SQUARE FEET OR 49.206 ACRES, MORE OR LESS.

## SITE DATA

SITE DATA	
TOTAL PLAT ACREAGE	49.206
GROSS ACREAGE	49.206
NET ACREAGE	27.418
NUMBER OF LOTS	194
NUMBER OF TRACTS	6
GROSS DENSITY (DU/AC)	3.9

### NOTES:

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

## OPEN SPACE DATA

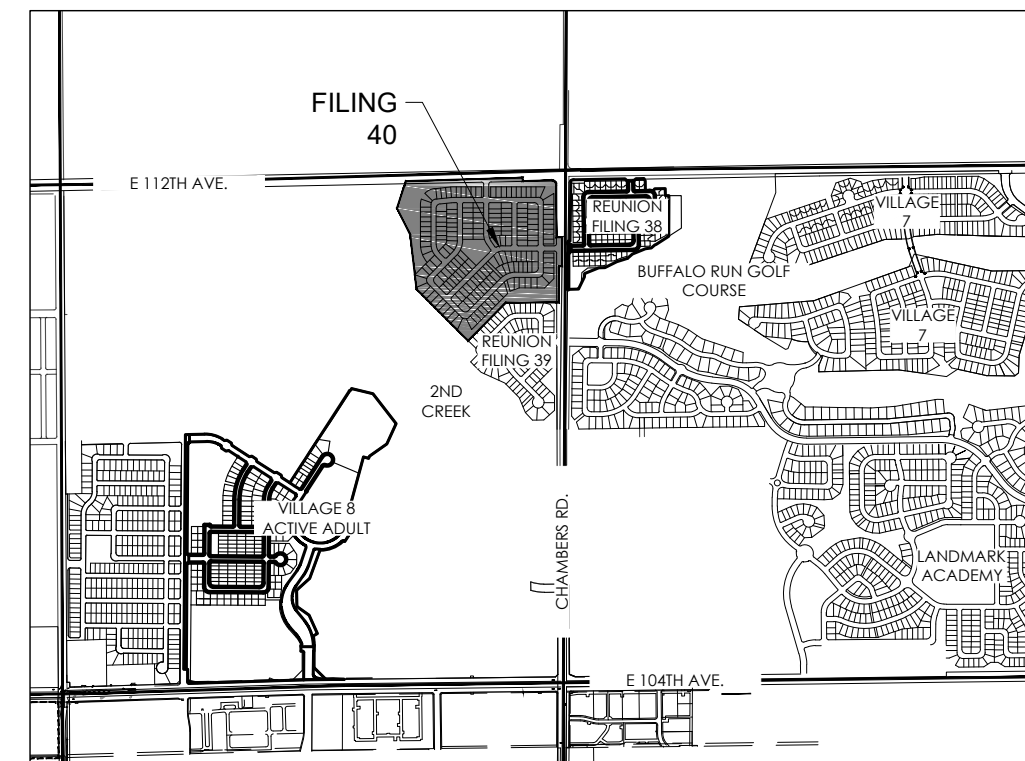
OPEN SPACE DATA	
GROSS SITE ACREAGE	49.2060
OPEN SPACE REQUIRED (ACRES)	1.4762
OPEN SPACE PROVIDED (ACRES)	10.6610

### NOTES:

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

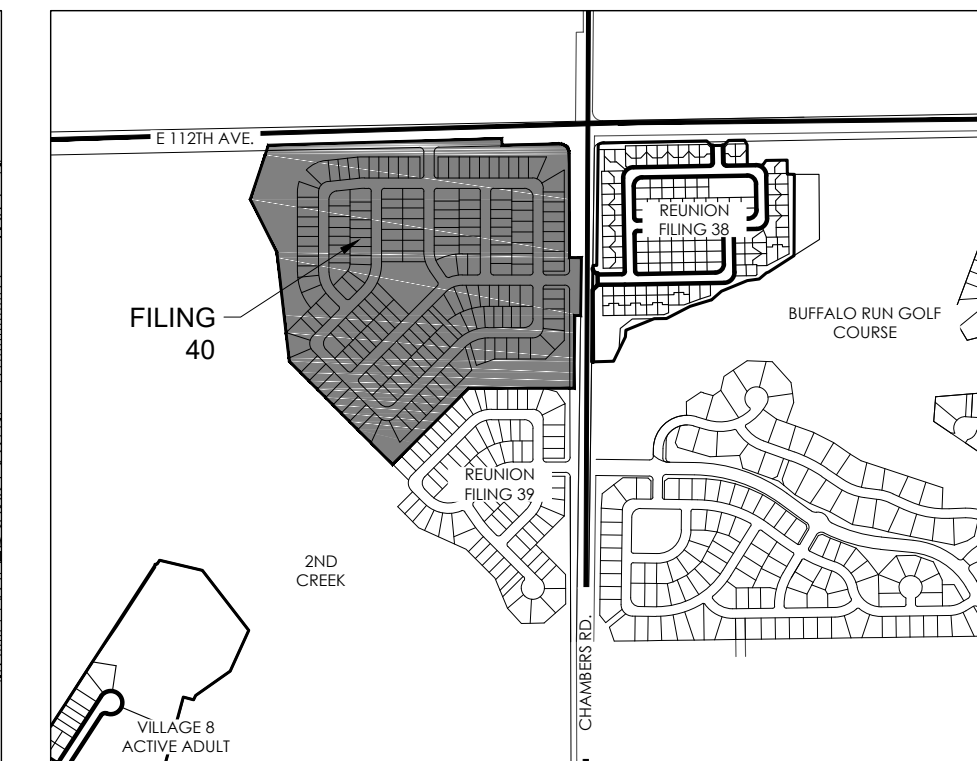
## VICINITY MAP

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.

### 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 C400  
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

## TRACT TABLE

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTENANCE
A	170,095	3.905	OPEN SPACE, UTILITIES	CCC	CCC
B	55,875	1.283	OPEN SPACE, UTILITIES	RMD	RMD
C	6,634	0.152	OPEN SPACE, UTILITIES, DRAINAGE	RMD	RMD
D	149,693	3.436	OPEN SPACE, UTILITIES	RMD	RMD
E	71,650	1.645	OPEN SPACE, UTILITIES	CCC	CCC
F	10,413	0.239	OPEN SPACE, UTILITIES	CCC	CCC
TOTAL TRACT AREA	464,401	10.661			
TOTAL LOT AREA	1,194,312	27.418			
TOTAL ROW AREA	484,712	11.127			
<b>TOTAL SITE AREA</b>	<b>2,143,425</b>	<b>49.206</b>			

RMD = REUNION METROPOLITAN DISTRICT  
CCC = CITY OF COMMERCE CITY

THIS SUBDIVISION PLAT CONTAINS 194 LOTS AND 6 TRACTS

## SHEET INDEX

ORDER	SHEET #	SHEET NAME
1	L1.0	COVER
2	L1.1	EXISTING CONDITIONS
3	L1.2	OVERALL LANDSCAPE PLAN
4-12	L1.3-L1.11	LANDSCAPE PLANS
13-15	L1.12-L1.14	LANDSCAPE NOTES & DETAILS
16-19	L2.1-L2.4	FENCING PLAN

### CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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



Know what's below.  
Call before you dig.

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

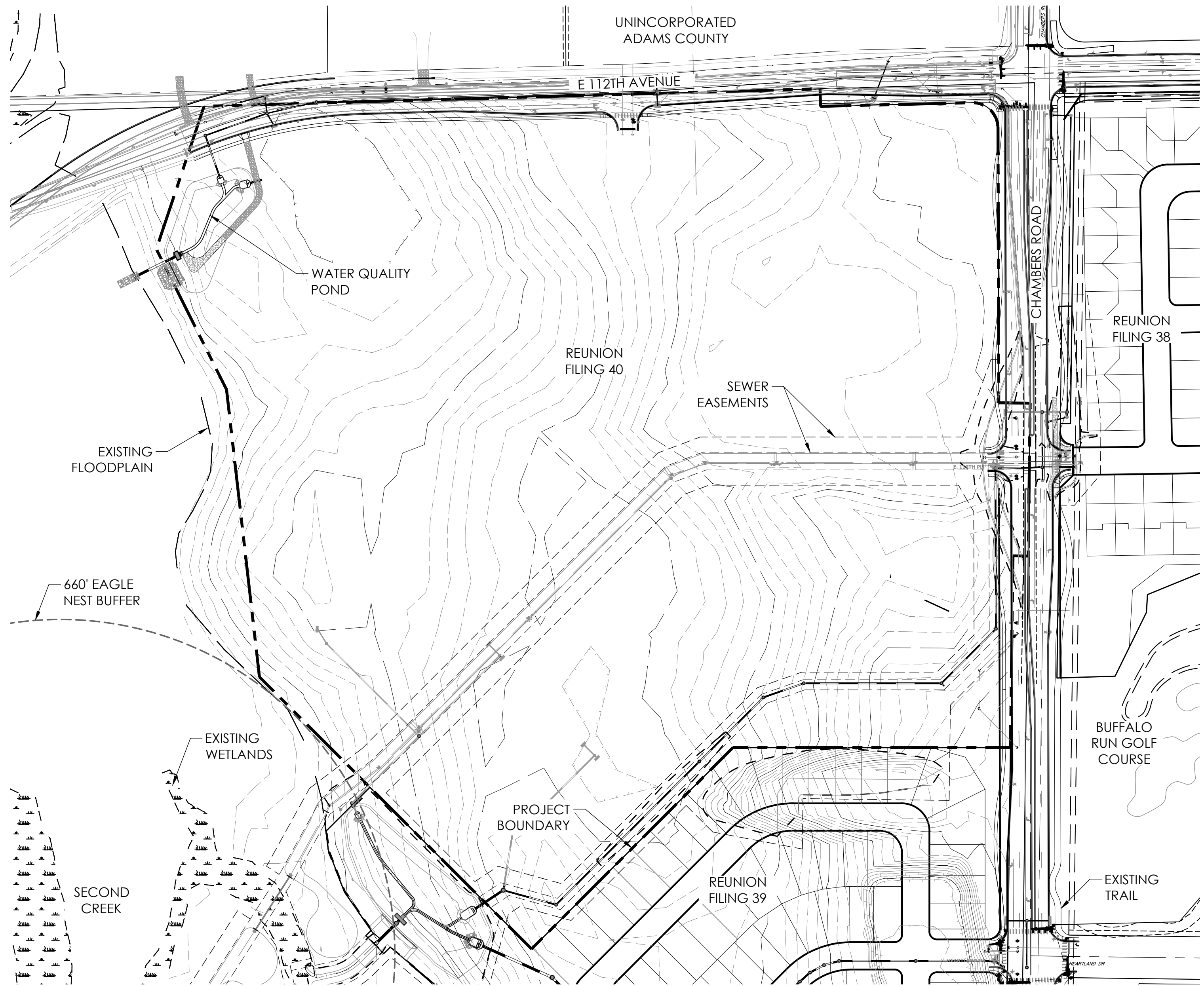
SHEET TITLE

EXISTING  
CONDITIONS

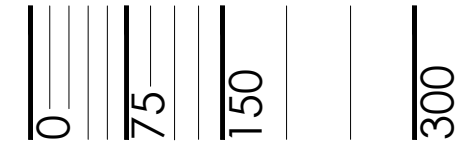
SHEET NUMBER

L1.1

SHEET 2 OF 14



Scale: 1"= 150'-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 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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

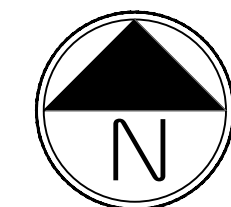
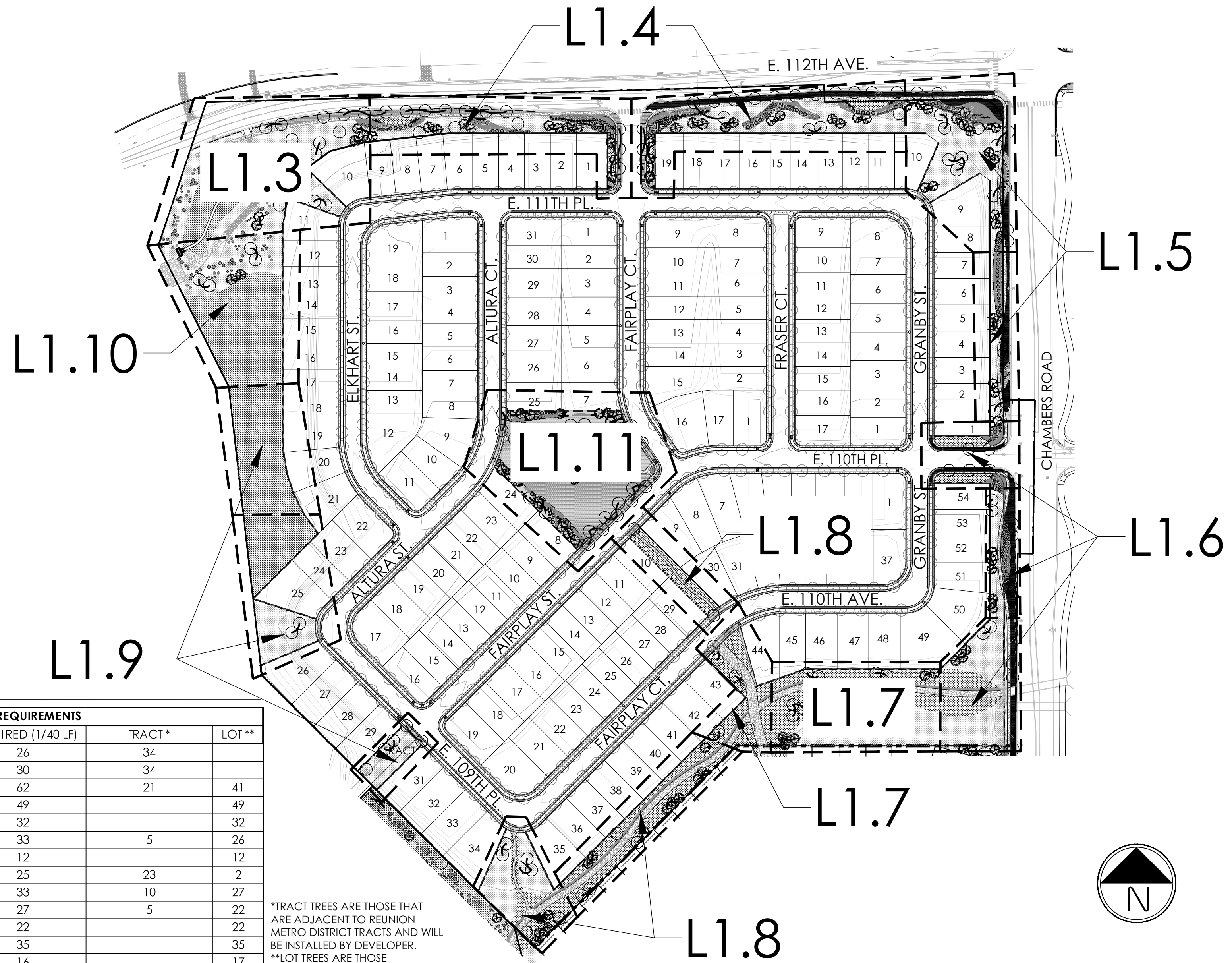
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ISSUE DATE  
11/15/2021

REVISION DATES

SHEET TITLE  
OVERALL LANDSCAPE PLAN  
SHEET NUMBER

L1.2  
SHEET 3 OF 19



ROW TREES

ROW TREE REQUIREMENTS				
STREET	ROW (LF)	REQUIRED (1/40 LF)	TRACT*	LOT**
CHAMBERS RD.	1,023	26	34	
E. 112TH AVE.	1,200	30	34	
FAIRPLAY CT.	2,489	62	21	41
E. 111TH PL.	1,957	49		49
ELKHART ST.	1,260	32		32
ALTURA CT.	1,314	33	5	26
ALTURA ST.	468	12		12
E. 109TH PL.	989	25	23	2
FAIRPLAY ST.	1,328	33	10	27
E. 110TH PL.	1,069	27	5	22
FRASER CT.	885	22		22
GRANBY ST.	1,383	35		35
E. 110TH AVE.	657	16		17
<b>TOTAL REQUIRED</b>		<b>401</b>	<b>TOTAL PROPOSED</b>	
			<b>417</b>	

\*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.)

DETENTION POND TREES & SHRUBS

DETENTION POND	LINEAR FEET	REQUIRED	PROPOSED
TREES (1/50 LF)	665	13	19
SHRUBS (10/50 LF)	665	133	189

1. ROW CALCULATION EXCLUDES DRIVEWAYS AND SIDEWALKS WHERE THEY INTERSECT WITH ROW, INTERSECTIONS, AND ROW WITH EXISTING TREES.
2. 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.
3. DECIDUOUS SHADE TREES, DECIDUOUS ORNAMENTAL TREES AND EVERGREEN TREES ARE INCLUDED IN TOTAL COUNTS.
4. FINAL LOCATION AND SPECIES OF ROW TREES ADJACENT TO SINGLE FAMILY CLUSTER LOTS, WILL BE DETERMINED AND INSTALLED BY THE VERTICAL HOMEBuilder/HOMEOWNER.

CITY STAFF CERTIFICATE  
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 DEPARTMENT OF COMMUNITY DEVELOPMENT

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### 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
- CRUSHER FINES
- STREET LIGHT
- FIRE HYDRANT

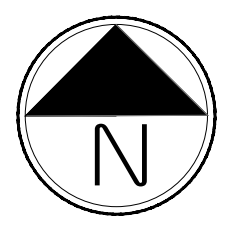
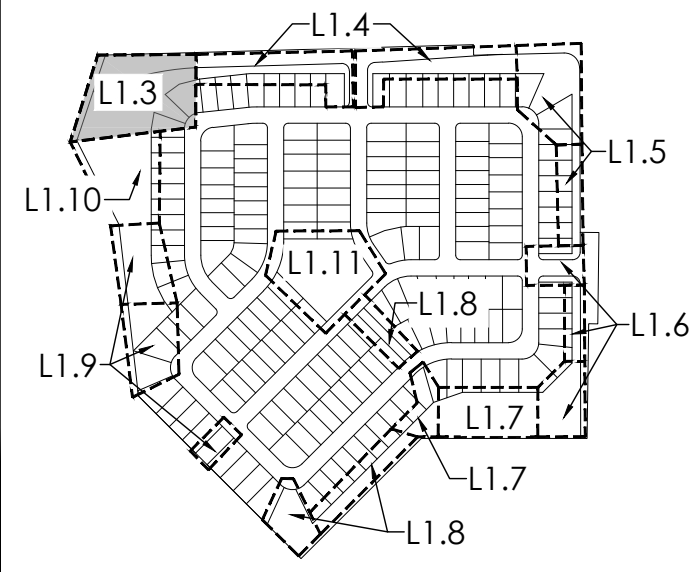
### TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
<b>ORNAMENTAL SHADE TREES</b>		
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

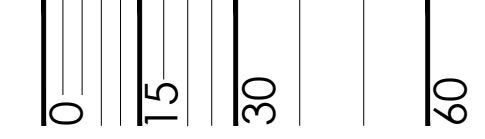
### PLANT KEY

- ⊙ (JCA) JUNIPER, ARMSRONG
- ⊙ (JMP) JUNIPER, COMPACT PFITZER
- ⊙ (ACS) SAGEBRUSH, SILVER
- ⊙ (CCB) SPIREA, FIRST CHOICE BLUE
- (CLB) BROOM, LENA
- (PFG) POTENTILLA, GOLD STAR
- ⊙ (PSM) MOCKORANGE, SNOWBELLE
- (RCD) ROSE, CAREFREE DELIGHT
- ⊙ (RFB) ROSE, AUSTRIAN COPPER
- (RNW) ROSE, NEARLY WILD
- ⊙ (SPK) LILAC, MISS KIM DWARF
- ⊙ (SVL) LILAC, COMMON PURPLE
- ⊙ (ARS) HYSSOP, SUNSET
- ⊙ (ATB) GAY BUTTERFLY
- (EPP) PURPLE CONEFLOWER
- (HLB) RASPBERRY DAYLILY
- (RFG) BLACK-EYED SUSAN
- (SAJ) AUTUMN JOY STONECROP
- (SNS) SNOW HILL SALVIA
- (SSM) MAY NIGHT SALVIA
- (AGG) BIG BLUESTEM GRASS
- (CAK) FEATHER REED GRASS
- (SHG) PRAIRIE DROPS EED GRASS

### 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 \_\_\_\_\_, 2022.  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ISSUE DATE  
11/15/2021

REVISION DATES

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.3  
SHEET 4 OF 19

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



Know what's below.  
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PARCEL  
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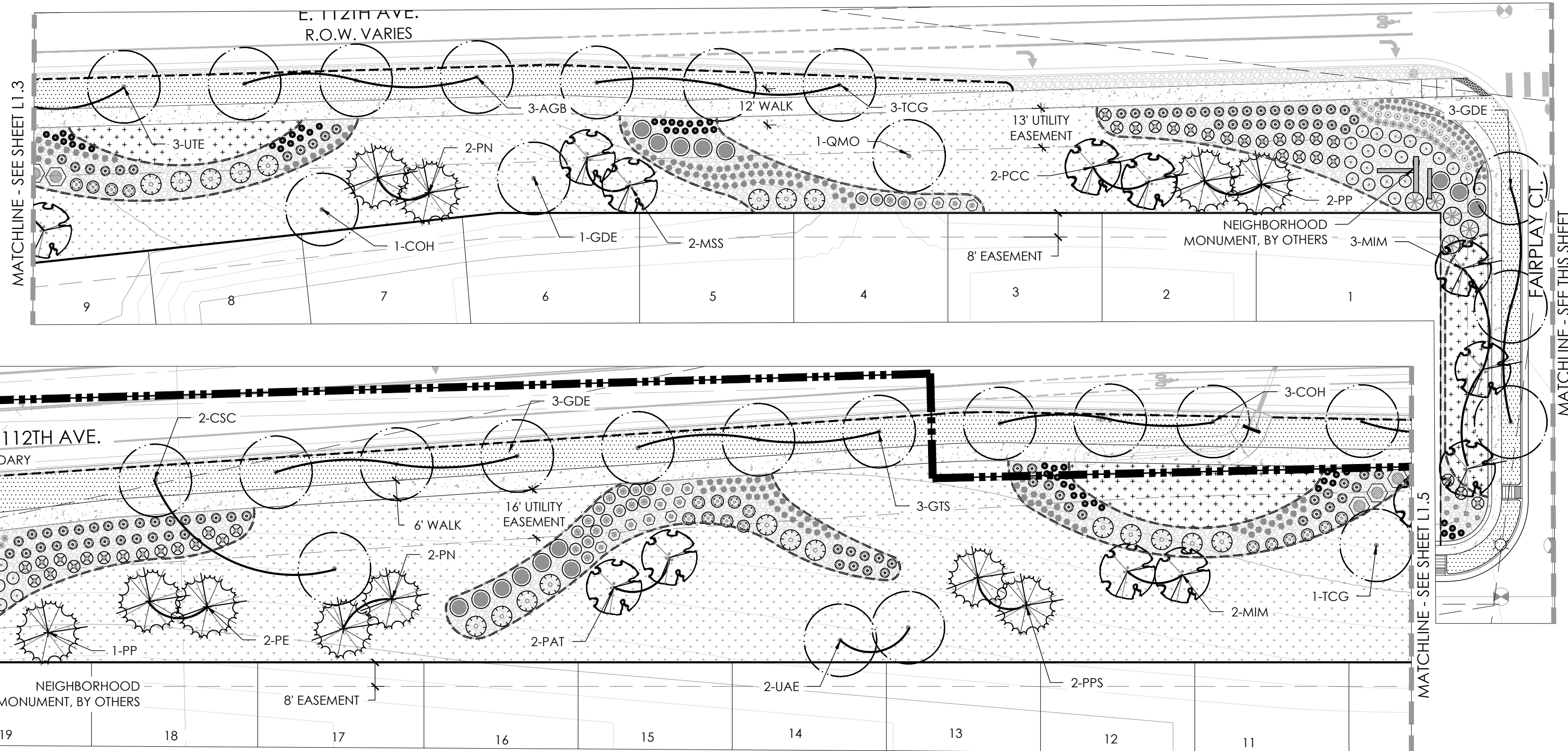
REVISION DATES

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

L1.4  
SHEET 5 OF 19



### PLANT KEY

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- (SAJ) AUTUMN JOY STONECROP
- (SNS) SNOW HILL SALVIA
- (SSM) MAY NIGHT SALVIA
- (AGG) BIG BLUESTEM GRASS
- (CAK) FEATHER REED GRASS
- (SHG) PRAIRIE DROPSEED GRASS

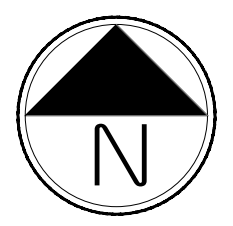
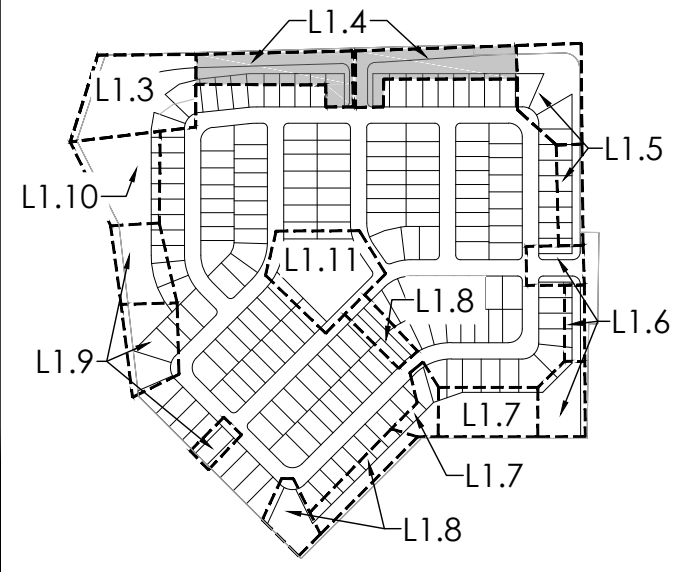
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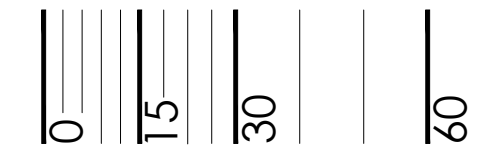
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CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
QMO	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UAE	ULMUS ACCOLADE	ELM, ACCOLADE
UTE	ULMUS X TRIUMPH	ELM, TRIUMPH
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
<b>ORNAMENTAL SHADE TREES</b>		
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

### 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 \_\_\_\_\_, 2022.  
DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 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  
11/15/2021

REVISION DATES

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.5  
SHEET 6 OF 19

## 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
- CRUSHER FINES
- STREET-LIGHT
- FIRE HYDRANT

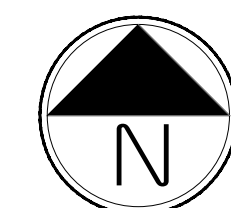
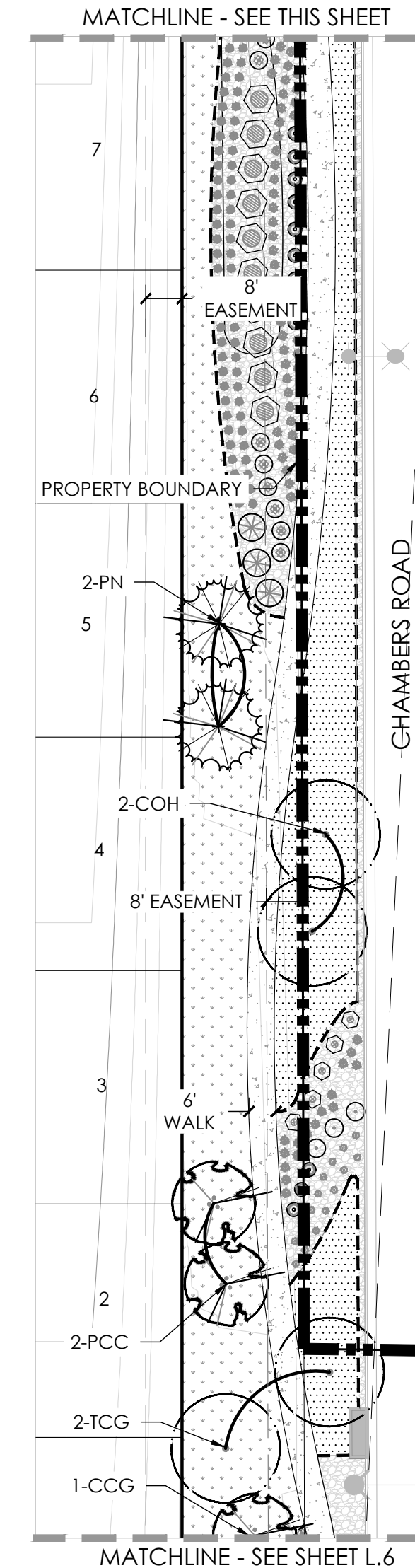
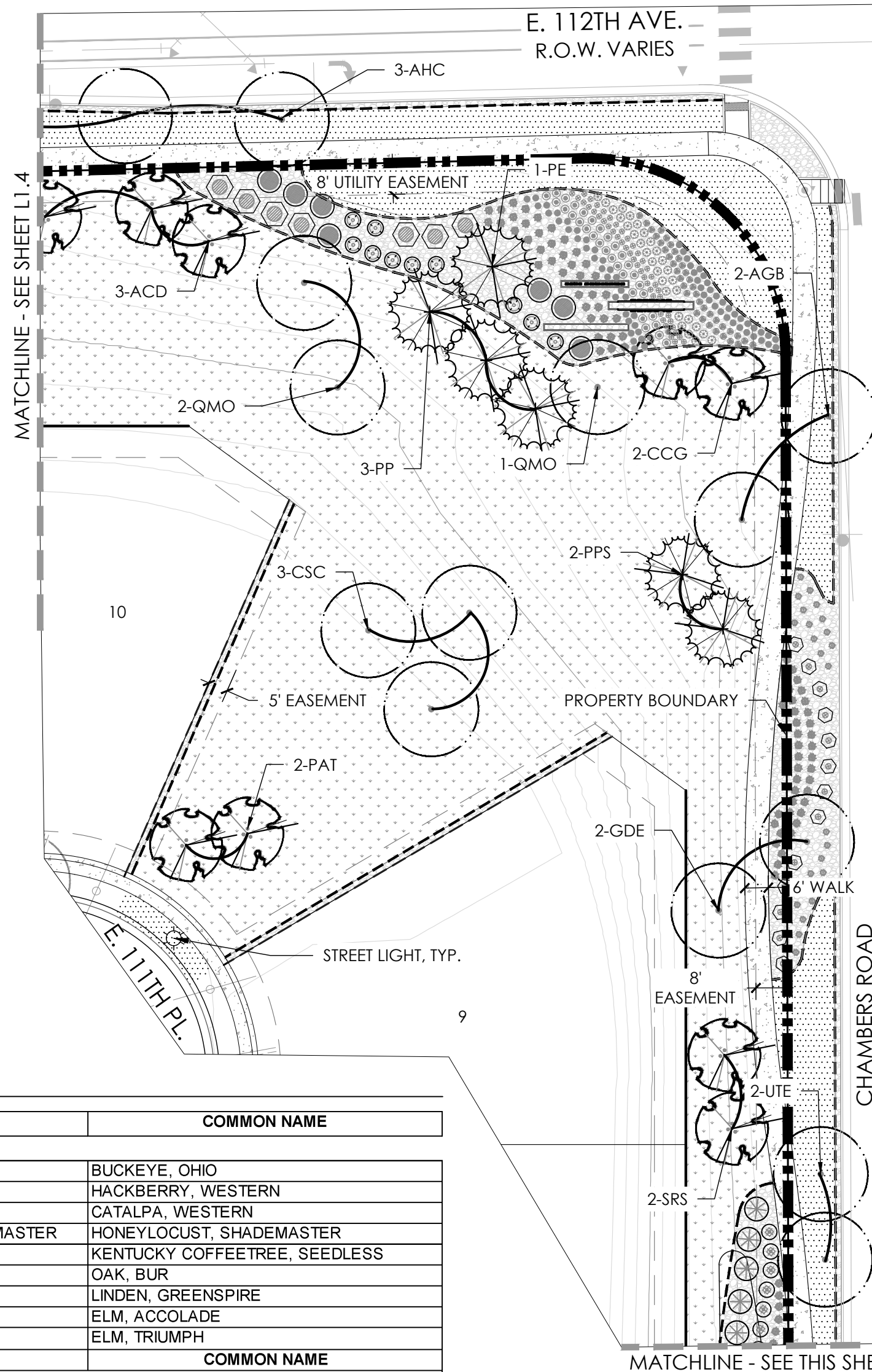
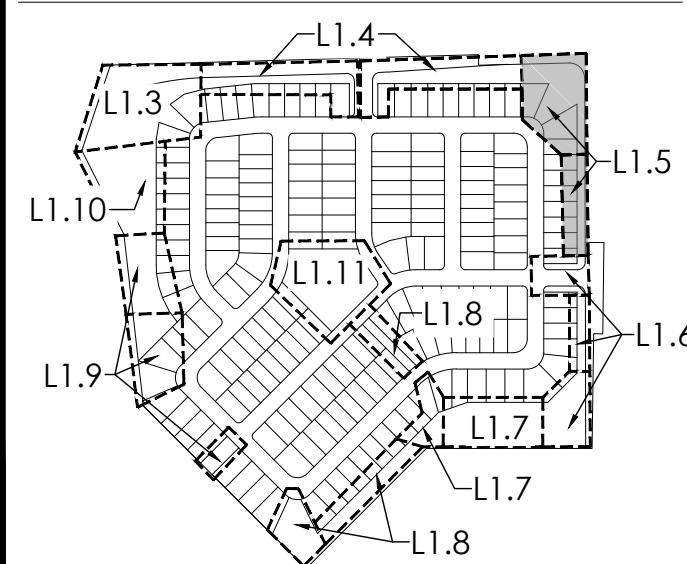
## PLANT KEY

- (JCA) JUNIPER, ARMSRONG
- (JMP) JUNIPER, COMPACT PYRAMIDAL
- (ACS) SAGEBRUSH, SILVER
- (CCB) SPIREA, FIRST CHOICE BLUE
- (CLB) BROOM, LENA
- (PFG) POTENTILLA, GOLD STAR
- (PSM) MOCKORANGE, SNOWBELLE
- (RCD) ROSE, CAREFREE DELIGHT
- (RFB) ROSE, AUSTRIAN COPPER
- (RNW) ROSE, NEARLY WILD
- (SPK) LILAC, MISS KIM DWARF
- (SVL) LILAC, COMMON PURPLE
- (ARS) HYSSOP, SUNSET
- (ATB) GAY BUTTERFLY
- (EPP) PURPLE CONEFLOWER
- (HLB) RASPBERRY DAYLILY
- (RFG) BLACK-EYED SUSAN
- (SAJ) AUTUMN JOY STONECROP
- (SNS) SNOW HILL SALVIA
- (SSM) MAY NIGHT SALVIA
- (AGG) BIG BLUESTEM GRASS
- (CAK) FEATHER REED GRASS
- (SHG) PRAIRIE DROPSEED GRASS

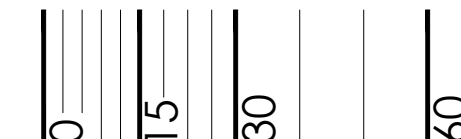
## TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
<b>ORNAMENTAL SHADE TREES</b>		
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

## KEY MAP



Scale: 1" = 30'-0"



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DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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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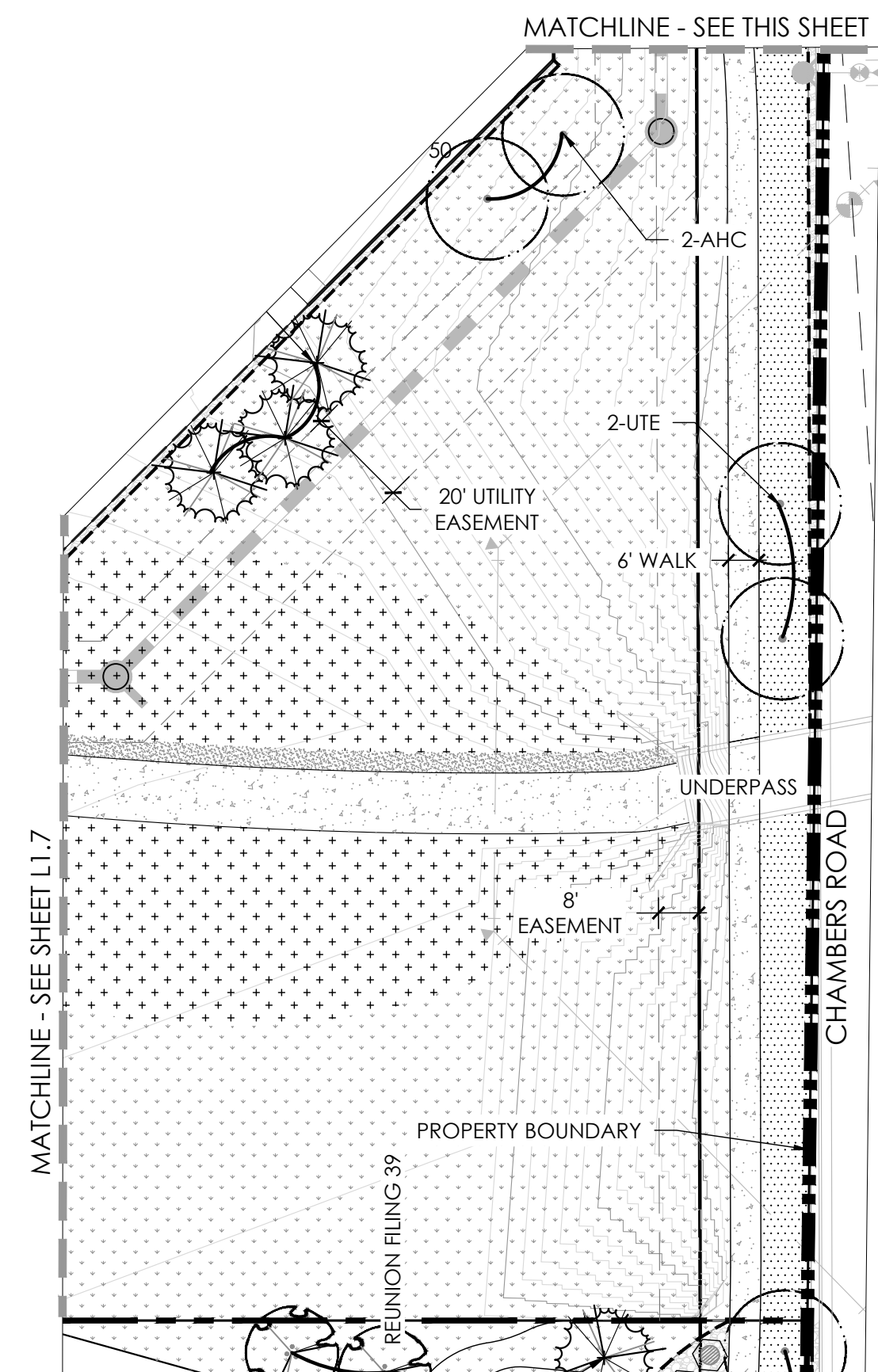
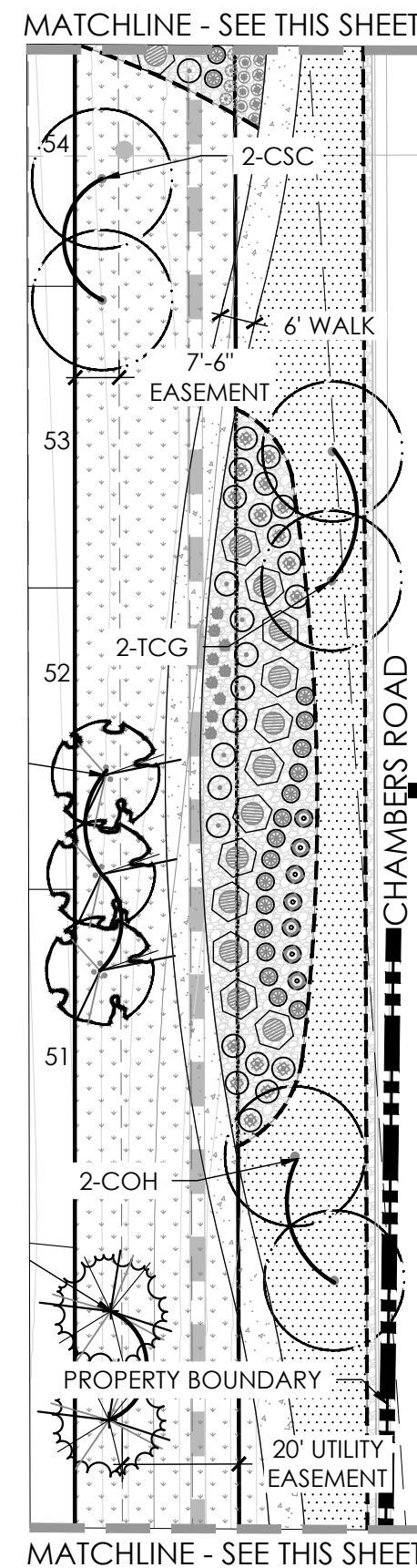
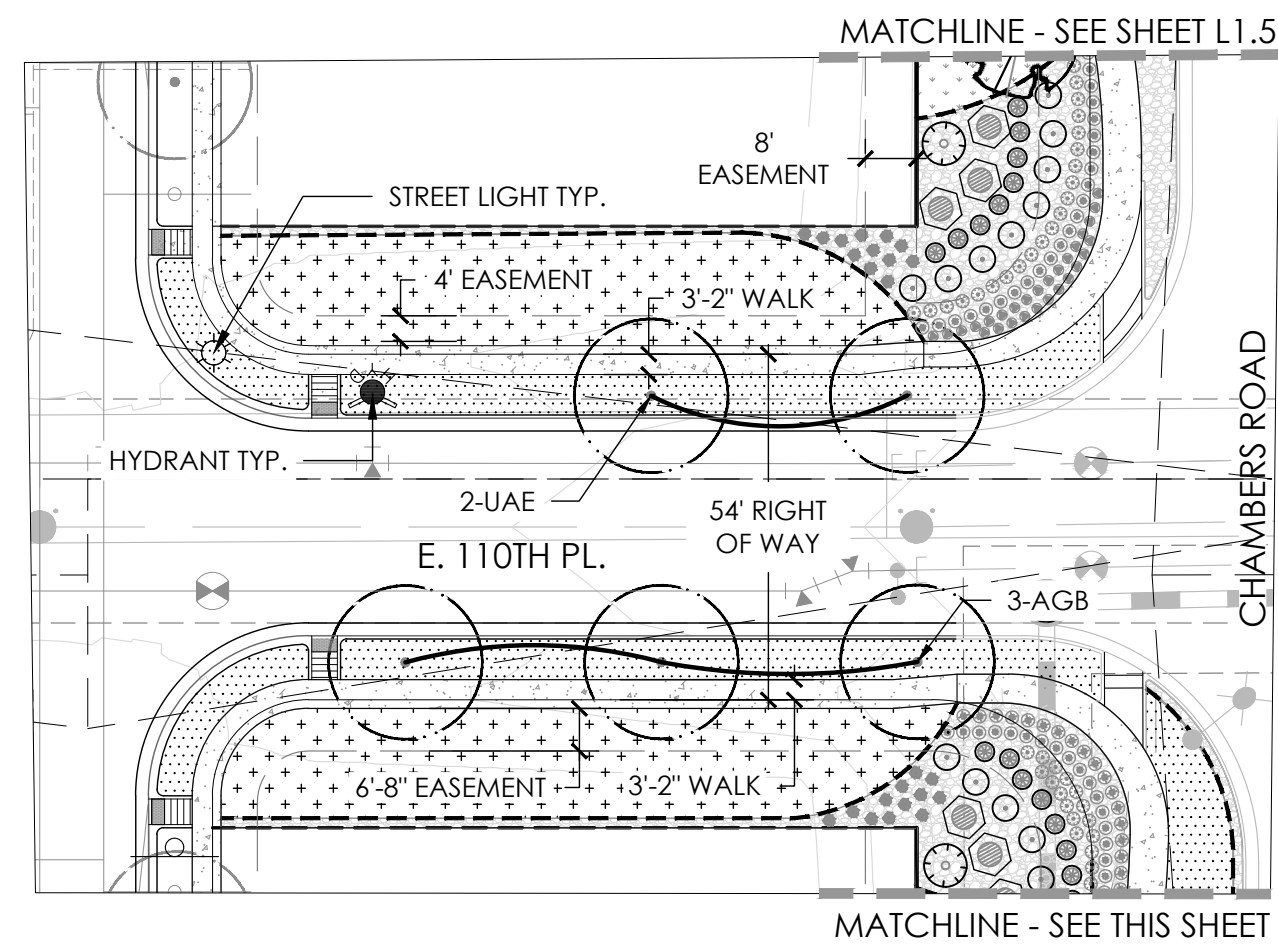
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.6

SHEET 7 OF 19



## 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
- CRUSHER FINES
- STREET LIGHT

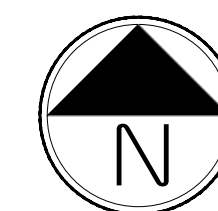
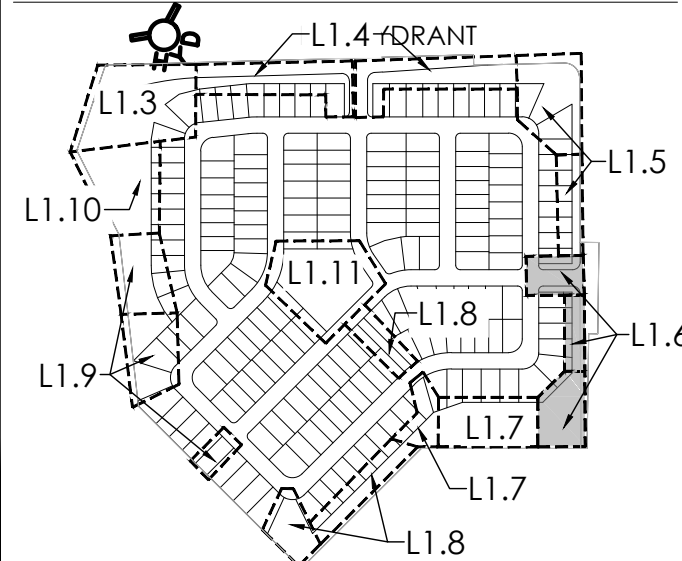
## TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICIS 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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
<b>ORNAMENTAL SHADE TREES</b>		
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

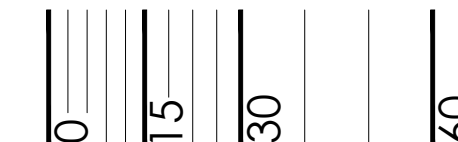
## PLANT KEY

- ⊙ (JCA) JUNIPER, ARMSRONG
- ⊙ (JMP) JUNIPER, COMPACT PFITZER
- ⊙ (ACS) SAGEBRUSH, SILVER
- ⊙ (CCB) SPIREA, FIRST CHOICE BLUE
- ⊙ (CLB) BROOM, LENA
- (PFG) POTENTILLA, GOLD STAR
- ⊙ (PSM) MOCKORANGE, SNOWBELLE
- ⊙ (RCD) ROSE, CAREFREE DELIGHT
- ⊙ (RFB) ROSE, AUSTRIAN COPPER
- ⊙ (RNW) ROSE, NEARLY WILD
- ⊙ (SPK) LILAC, MISS KIM DWARF
- ⊙ (SVL) LILAC, COMMON PURPLE
- ⊕ (ARS) HYSSOP, SUNSET
- ⊙ (ATB) GAY BUTTERFLY
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- (RFG) BLACK-EYED SUSAN
- (SAJ) AUTUMN JOY STONECROP
- (SNS) SNOW HILL SALVIA
- (SSM) MAY NIGHT SALVIA
- (AGG) BIG BLUESTEM GRASS
- (CAK) FEATHER REED GRASS
- (SHG) PRAIRIE DROPSSEED GRASS

## KEY MAP



Scale: 1" = 30'-0"



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A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

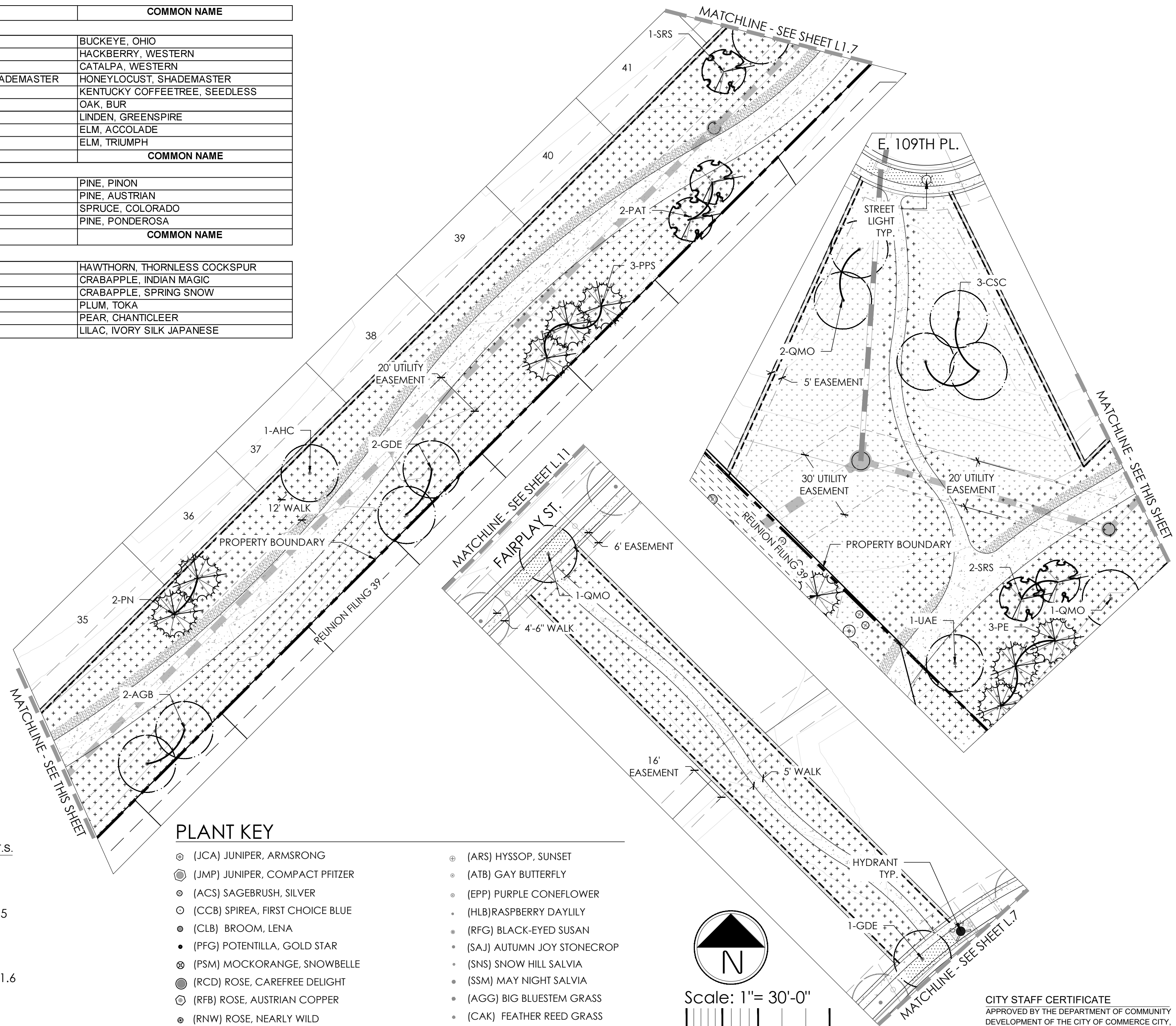
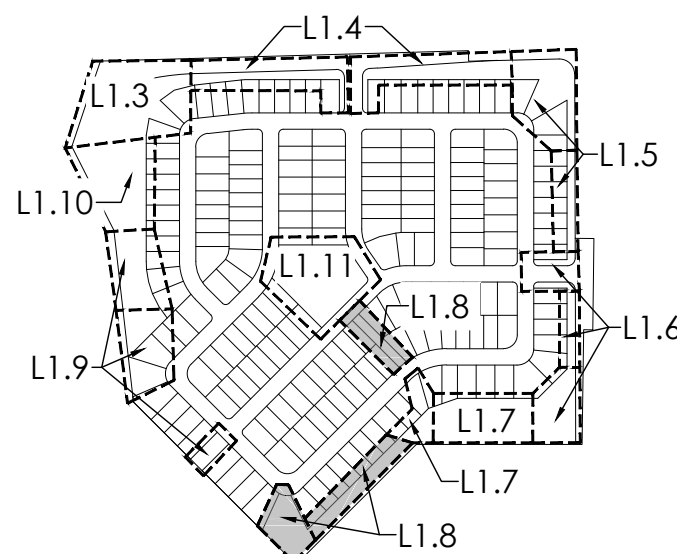
## TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
AGB	AESCLUSUS GLABRA	BUCKEYE, OHIO
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UTE	ULMUS X TRIUMPH	ELM, TRIUMPH
KEY	BOTANICAL NAME	COMMON NAME
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
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## LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
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- CRUSHER FINES
- STREET LIGHT
- FIRE HYDRANT

## KEY MAP

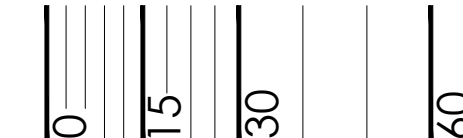


## PLANT KEY

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DEPARTMENT OF COMMUNITY DEVELOPMENT



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ISSUE DATE  
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SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.8

SHEET 9 OF 19



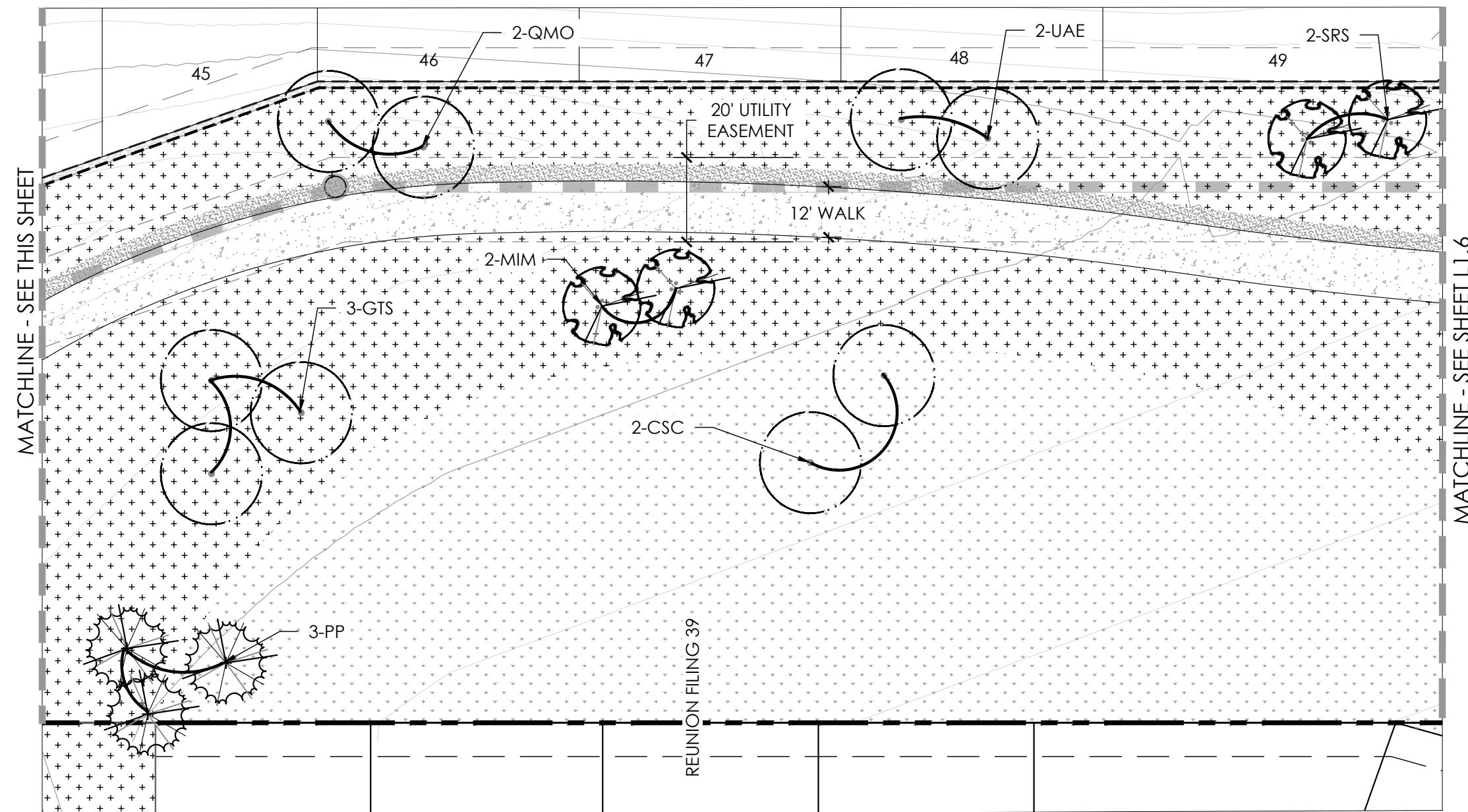
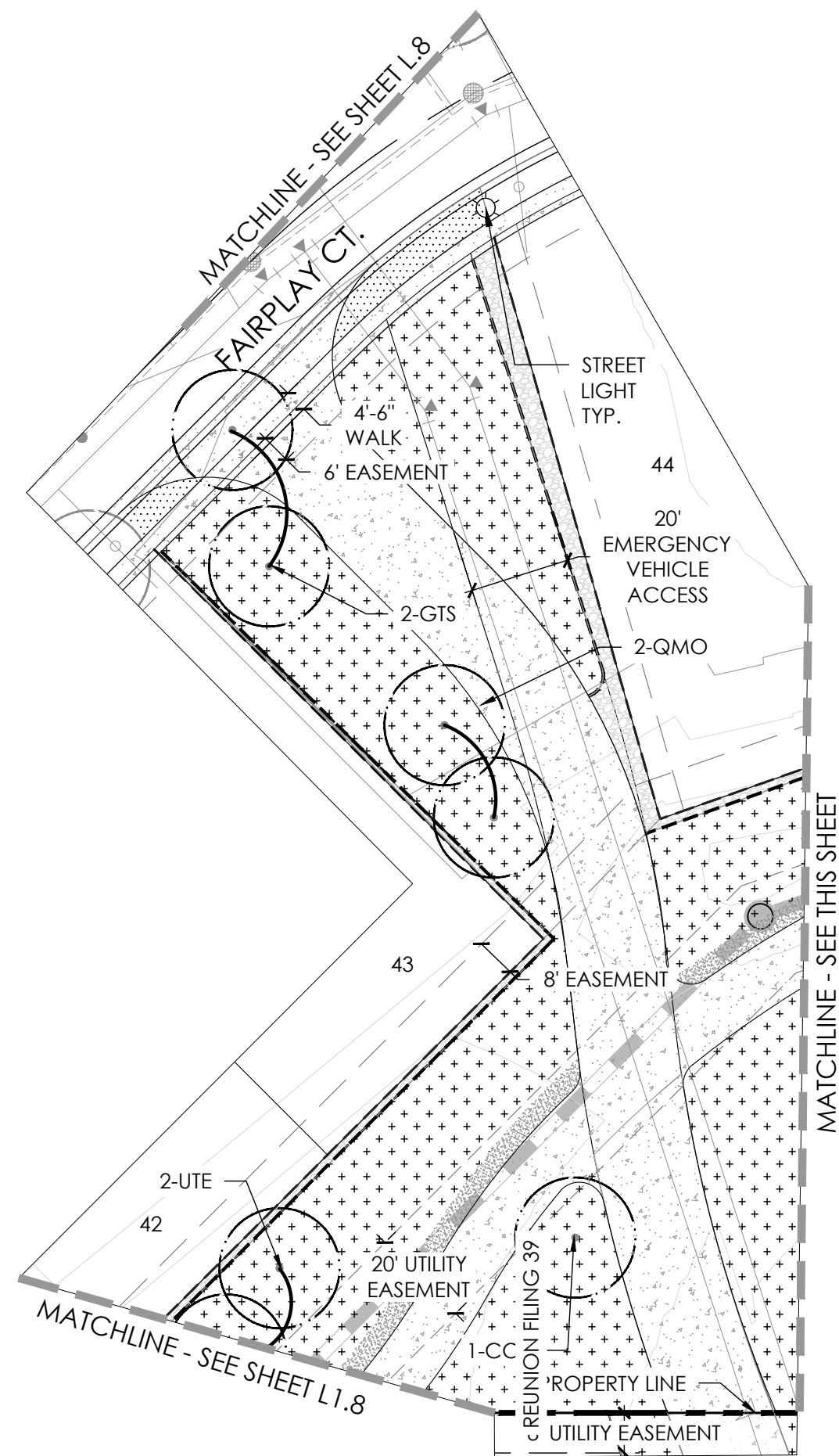
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ASSESSOR'S  
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172307100002

REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF  
COLORADO



### PLANT KEY

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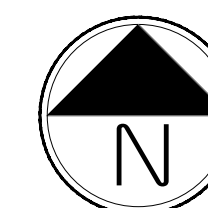
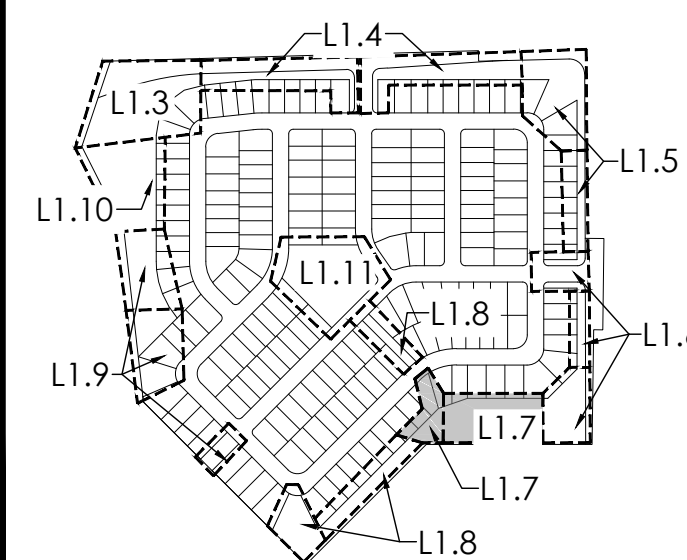
### LEGEND

- ○ ○ ○ ○ SHRUBS, GRASSES, AND PERENNIALS
- ○ ○ ○ ○ DECIDUOUS TREE
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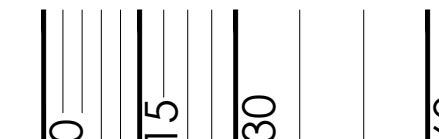
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SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

### KEY MAP



Scale: 1" = 30'-0"



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ISSUE DATE  
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REVISION DATES

SHEET TITLE  
LANDSCAPE PLAN

SHEET NUMBER

L1.7  
SHEET 8 OF 19

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ISSUE DATE  
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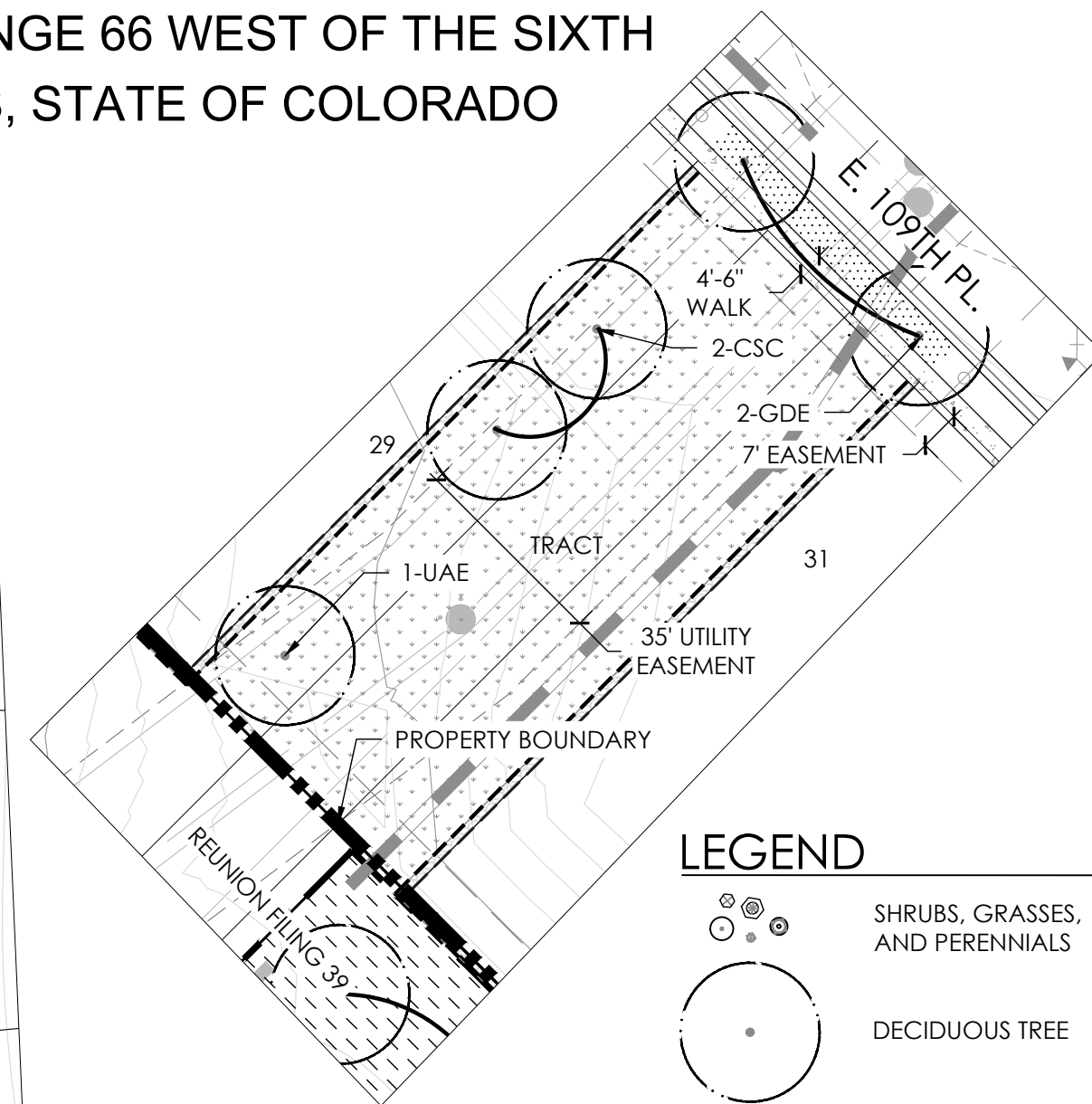
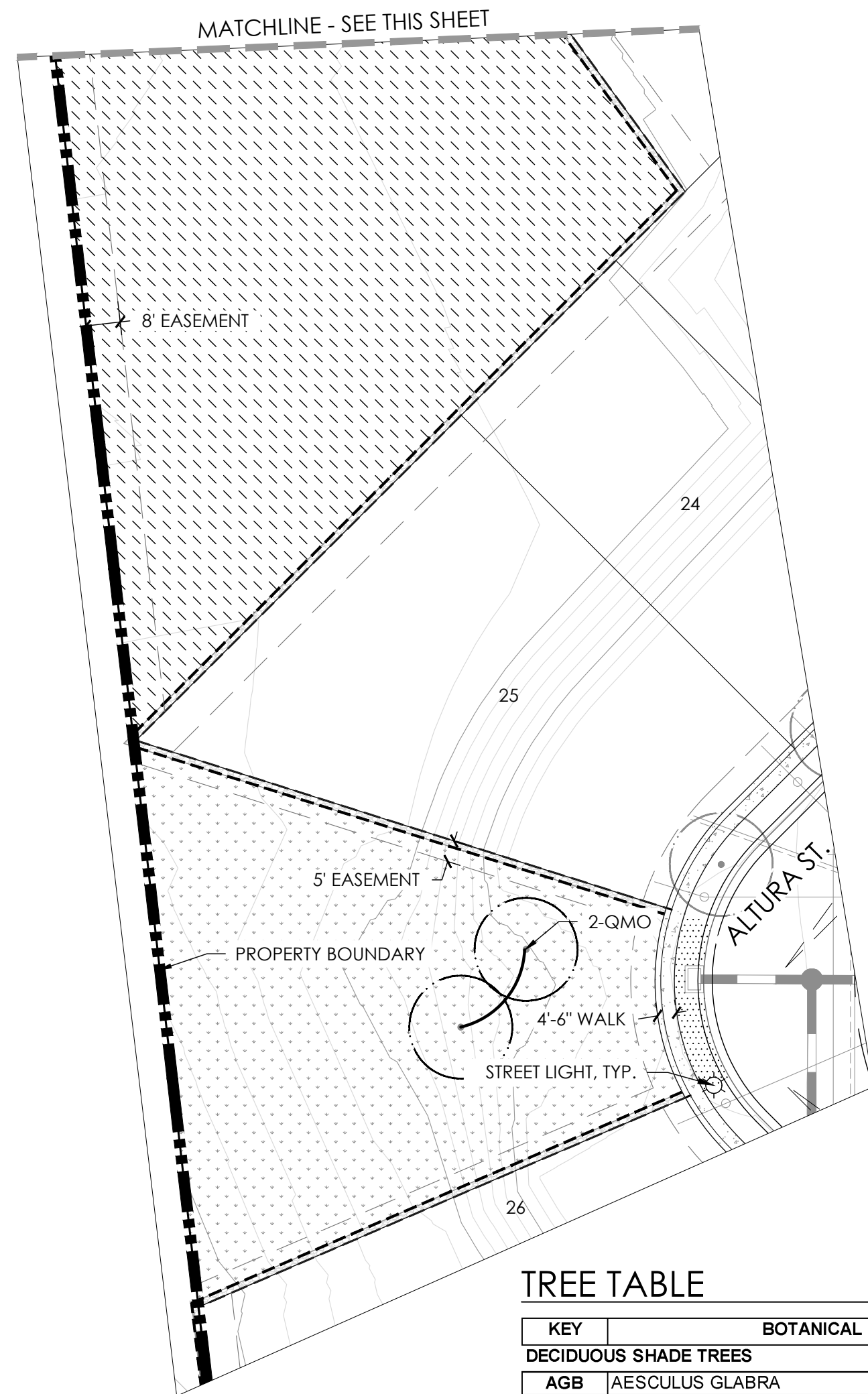
REVISION DATES

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.9  
SHEET 10 OF 19



### LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
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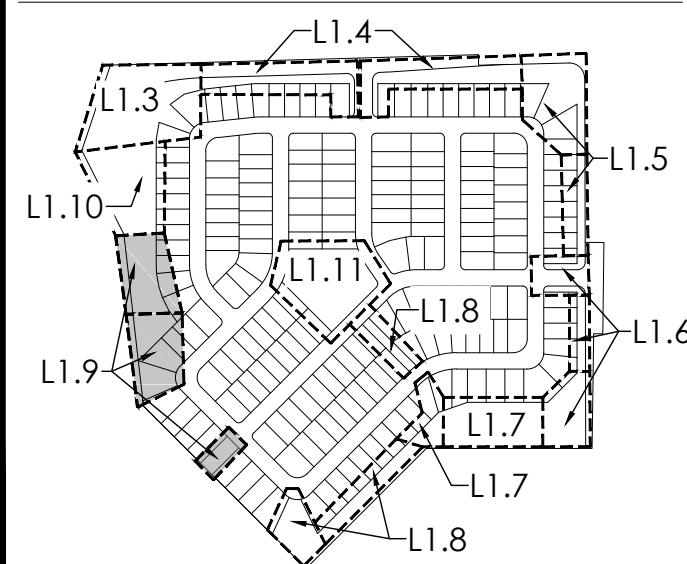
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<b>ORNAMENTAL SHADE TREES</b>		
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW
PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE

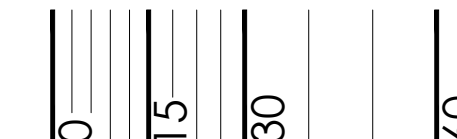
### PLANT KEY

- ⊙ (JCA) JUNIPER, ARMSRONG
- ⊙ (JMP) JUNIPER, COMPACT PFITZER
- ⊙ (ACS) SAGEBRUSH, SILVER
- ⊙ (CCB) SPIREA, FIRST CHOICE BLUE
- (CLB) BROOM, LENA
- (PFG) POTENTILLA, GOLD STAR
- ⊙ (PSM) MOCKORANGE, SNOWBELLE
- (RCD) ROSE, CAREFREE DELIGHT
- ⊙ (RFB) ROSE, AUSTRIAN COPPER
- ⊙ (RNW) ROSE, NEARLY WILD
- ⊙ (SPK) LILAC, MISS KIM DWARF
- ⊙ (SVL) LILAC, COMMON PURPLE
- ⊙ (ARS) HYSSOPUS SUNSET
- ⊙ (ATB) GAY BUTTERFLY
- ⊙ (EPP) PURPLE CONEFLOWER
- (HLB) RASPBERRY DAYLILY
- (RFG) BLACK-EYED SUSAN
- (SAJ) AUTUMN JOY STONECROP
- (SNS) SNOW HILL SALVIA
- (SSM) MAY NIGHT SALVIA
- (AGG) BIG BLUESTEM GRASS
- (CAK) FEATHER REED GRASS
- (SHG) PRAIRIE DROPS EED GRASS

### 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 \_\_\_\_\_, 2022.  
DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 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  
11/15/2021

REVISION DATES

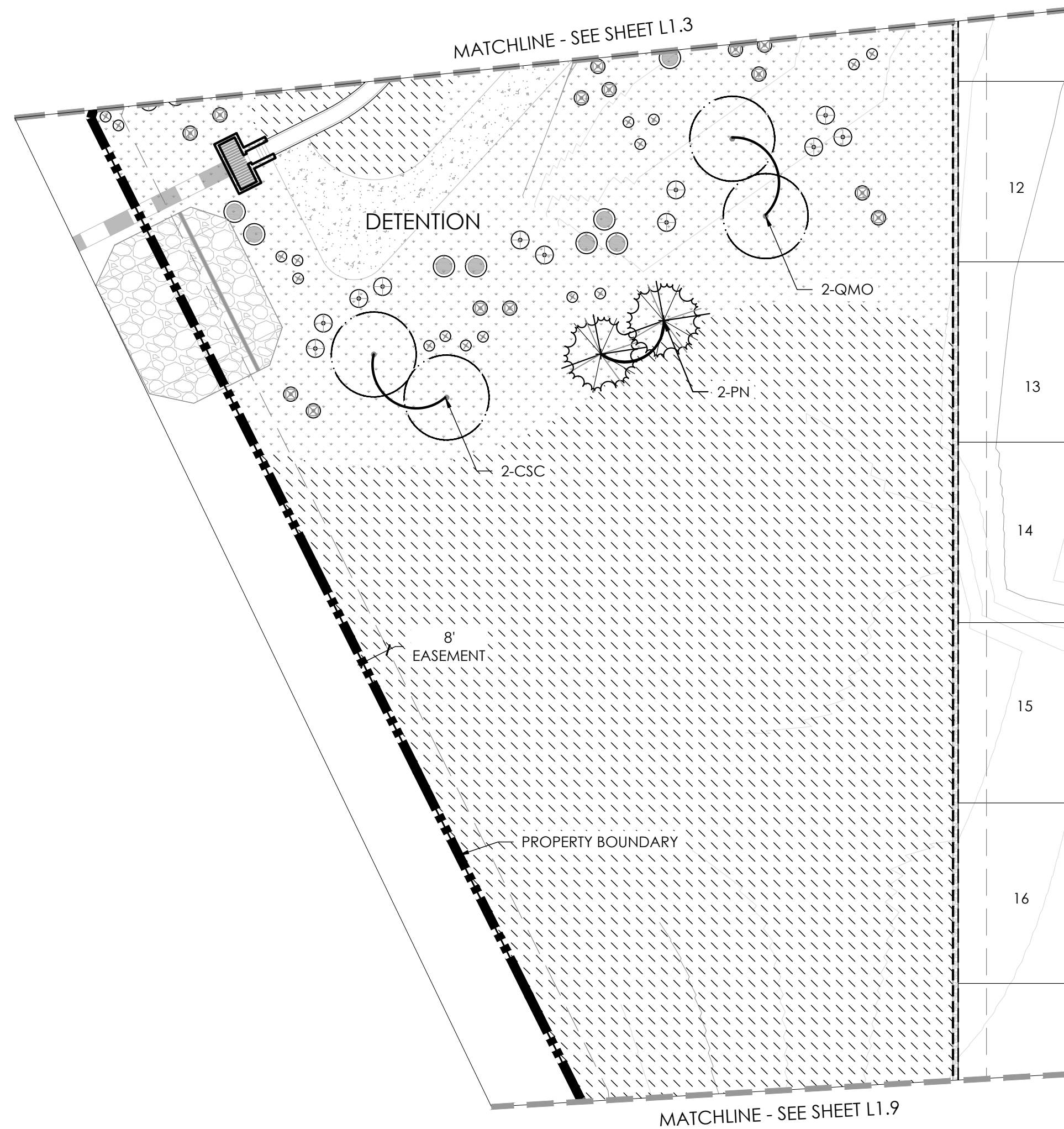
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.10

SHEET 11 OF 19



## 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
- CRUSHER FINES
- STREET LIGHT
- FIRE HYDRANT

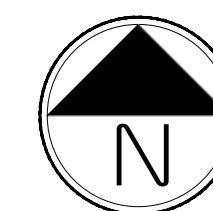
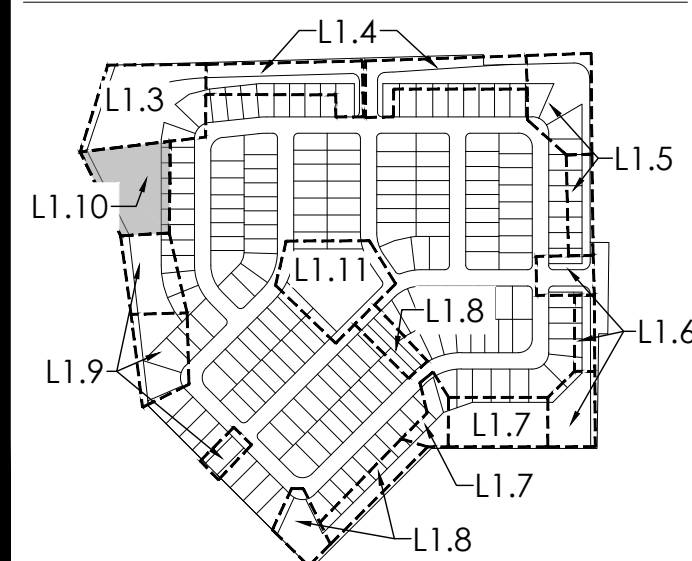
## TREE TABLE

KEY	BOTANICAL NAME	COMMON NAME
<b>DECIDUOUS SHADE TREES</b>		
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 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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
	BOTANICAL NAME	COMMON NAME
<b>ORNAMENTAL SHADE TREES</b>		
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

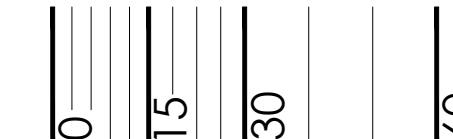
## PLANT KEY

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## KEY MAP



Scale: 1" = 30'-0"



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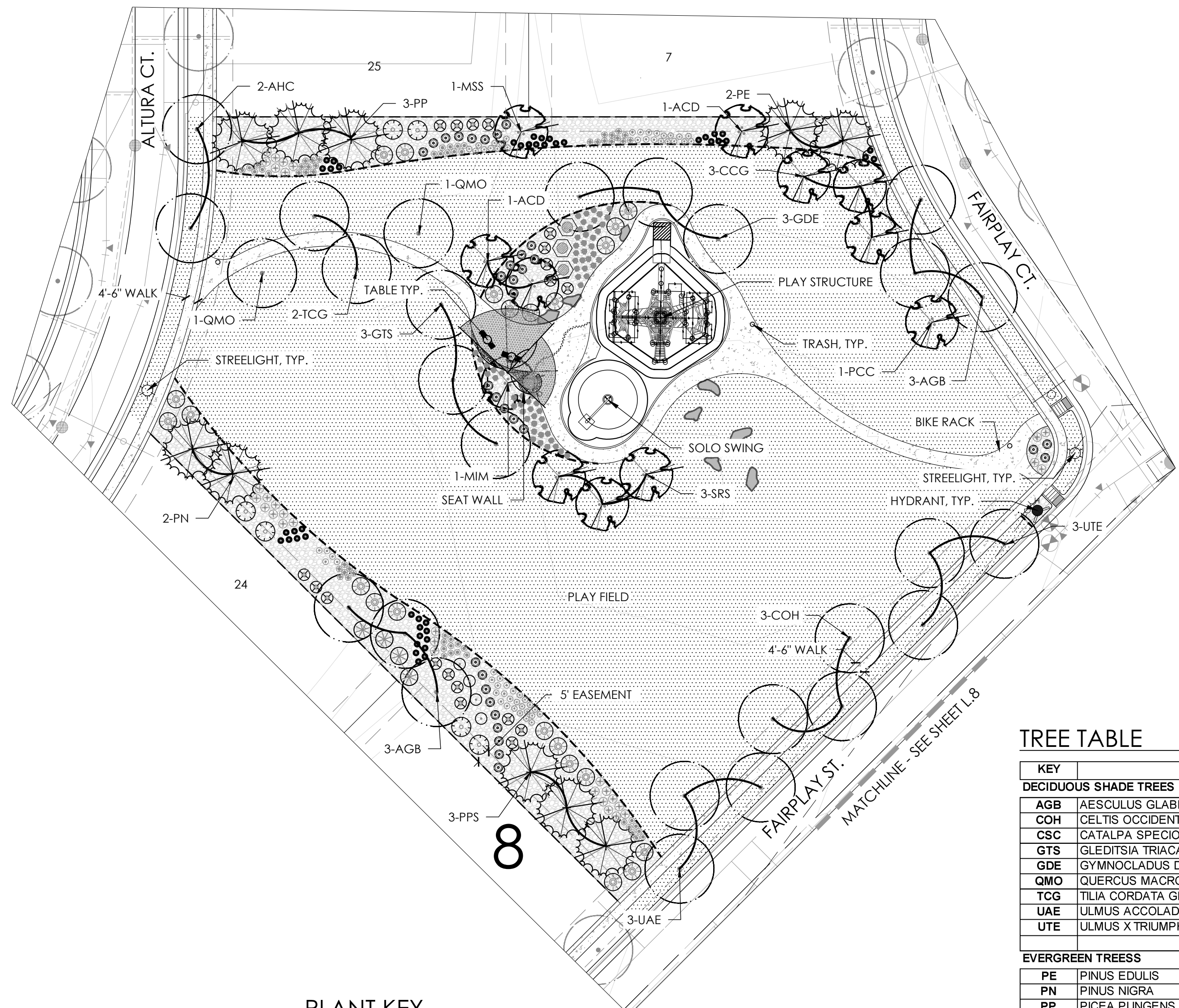
REVISION DATES

SHEET TITLE

LANDSCAPE  
PLAN

SHEET NUMBER

L1.11  
SHEET 12 OF 19



### LEGEND

- SHRUBS, GRASSES, AND PERENNIALS
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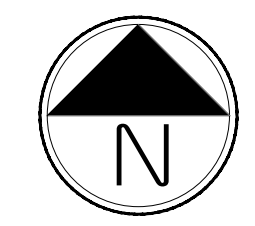
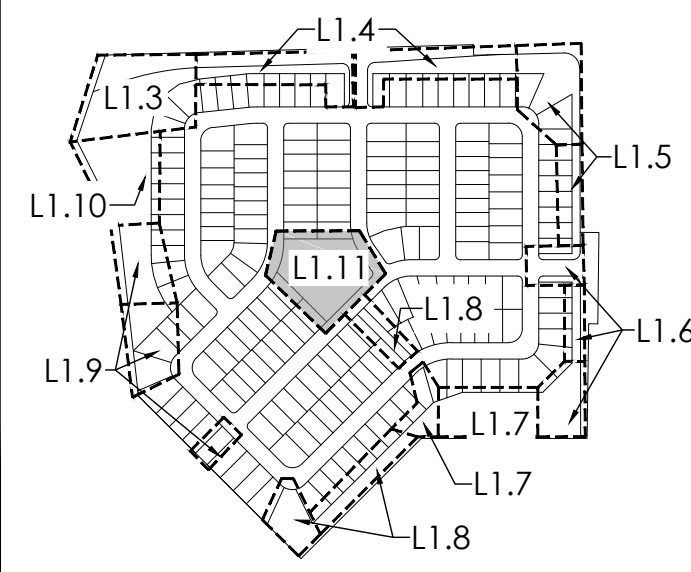
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<b>DECIDUOUS SHADE TREES</b>		
AGB	AESCULUS GLABRA	BUCKEYE, OHIO
COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CSC	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GDE	GYMNOCLADUS DIOICUS ESPRESSO	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
<b>EVERGREEN TREES</b>		
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PICEA PUNGENS	SPRUCE, COLORADO
PPS	PINUS PONDEROSA	PINE, PONDEROSA
	BOTANICAL NAME	COMMON NAME
<b>ORNAMENTAL SHADE TREES</b>		
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
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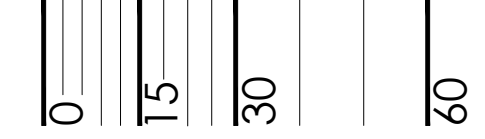
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PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	MONOCULTURE PERCENTAGE <= 15%	SIZE	TYPE
<b>DECIDUOUS SHADE TREES</b>						
16	AGB	AESCULUS GLABRA	BUCKEYE, OHIO	6%	2.0" CAL	B&B
11	AHC	AESCULUS HIPPOCASTANUM	HORSECHESTNUT, COMMON	4%	2.0" CAL	B&B
13	COH	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	5%	2.0" CAL	B&B
18	CSC	CATALPA SPECIOSA	CATALPA, WESTERN	7%	2.0" CAL	B&B
14	GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	6%	2.0" CAL	B&B
17	GDE	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS	7%	2.0" CAL	B&B
20	QMO	QUERCUS MACROCARPA	OAK, BUR	8%	2.0" CAL	B&B
12	TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE	5%	2.0" CAL	B&B
12	UAE	ULMUS ACCOLADE	ELM, ACCOLADE	5%	2.0" CAL	B&B
12	UTE	ULMUS X TRIUMPH	ELM, TRIUMPH	5%	2.0" CAL	B&B
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>EVERGREEN TREES</b>						
11	PE	PINUS EDULIS	PINE, PINON	4%	6' HT	B&B
15	PN	PINUS NIGRA	PINE, AUSTRIAN	6%	6' HT	B&B
17	PP	PICEA PUNGENS	SPRUCE, COLORADO	7%	6' HT	B&B
12	PPS	PINUS PONDEROSA	PINE, PONDEROSA	5%	6' HT	B&B
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>ORNAMENTAL TREES</b>						
6	ACD	AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	2%	6-8' HT	MULTI-STEM CLUMP
8	CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR	3%	6-8' HT	MULTI-STEM CLUMP
8	MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC	3%	6-8' HT	MULTI-STEM CLUMP
6	MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	2%	1.5" CAL	B&B
11	PAT	PRUNUS X AMERICANA TOKA	PLUM, TOKA	4%	1.5" CAL	B&B
5	PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	2%	1.5" CAL	B&B
10	SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE	4%	1.5" CAL	B&B
254	<b>TOTAL TREES</b>			100%		
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>EVERGREEN SHRUBS</b>						
31	JCA	JUNIPERUS CHINENSIS ARMSTONGII	JUNIPER, ARMSTRONG	2%	#5	CONT
44	JMP	JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	JUNIPER, COMPACT PFITZER	2%	#5	CONT
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>DECIDUOUS SHRUBS</b>						
39	ACS	ARTEMISIA CANA	SAGEBRUSH, SILVER	2%	#5	CONT
65	CCB	CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE'	FIRST CHOICE BLUE SPIREA	3%	#5	CONT
32	CLB	CYTISUS x 'LENA'	LENA BROOM	2%	#5	CONT
31	CNA	CHRYSOTHAMNUS VISCIDIFLORUS	RABBITBRUSH	2%	#5	CONT
32	FAP	FALLUGIA PARADOXA	APACHE PLUME	2%	#5	CONT
22	PBP	PRUNUS BESSEYI	SANDSCHERRY, CREEPING WESTERN	1%	#5	CONT
27	PCP	PRUNUS X CISTENA	PLUM, PURPLE LEAF	1%	#5	CONT
103	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	5%	#5	CONT
59	PSM	PHILADELPHUS X 'SNOWBELLE'	MOCKORANGE, SNOWBELLE	3%	#5	CONT
25	RCD	ROSA CAREFREE DELIGHT	ROSE, CAREFREE DELIGHT	1%	#5	CONT
23	RFB	ROSA FOETIDA BICOLOR	ROSE, AUSTRIAN COPPER	1%	#5	CONT
145	RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD	7%	#5	CONT
49	SPK	SYRINGA PATULA MISS KIM	LILAC, MISS KIM DWARF	3%	#5	CONT
28	SVL	SYRINGA VULGARIS	LILAC, COMMON PURPLE	1%	#5	CONT
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>PERENNIALS</b>						
32	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	2%	F15	CONT
53	ATB	ASCLEPIAS TUBEROSA	GAY BUTTERFLY	3%	F15	CONT
105	EPP	ECHINACEA PURPUREA	CONEFLOWER, PURPLE	5%	F15	CONT
112	HLB	HEMEROCALLIS 'LITTLE BUSINESS'	DAYLILY, RASPBERRY	6%	F15	CONT
113	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	6%	F15	CONT
108	SAJ	SEDUM AUTUMN JOY	STONECROP, AUTUMN JOY	6%	F15	CONT
48	SNS	SALVIA NEMOROSA 'SNOW HILL'	SALVIA, SNOW HILL	2%	F15	CONT
82	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	SALVIA, MAY NIGHT	4%	F15	CONT
		BOTANICAL NAME	COMMON NAME		SIZE	TYPE
<b>ORNAMENTAL GRASSES</b>						
216	AGG	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	11%	#1	CONT
52	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3%	#1	CONT
261	SHG	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	13%	#1	CONT
1937	<b>TOTAL SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES</b>			100%		

TURF- RTF SOD

NOTE: FINAL SPECIES COUNTS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION. FINAL MONOCULTURES NOT TO EXCEED PERCENTAGES ON LIST.

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 CLOSING OCCURS OUTSIDE OF THIS CYCLE.

CITY STAFF CERTIFICATE  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DEPARTMENT OF COMMUNITY DEVELOPMENT

ISSUE DATE

11/15/2021

REVISION DATES

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

L1.12

SHEET 13 OF 19

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



Know what's below. Call before you dig.

ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 172307100002

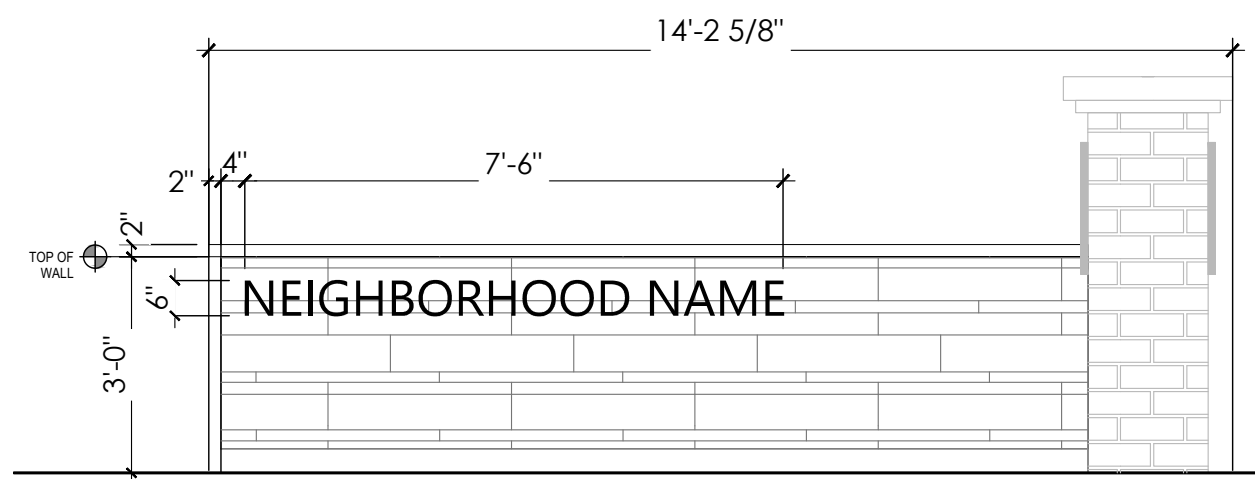
REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE  
11/15/2021

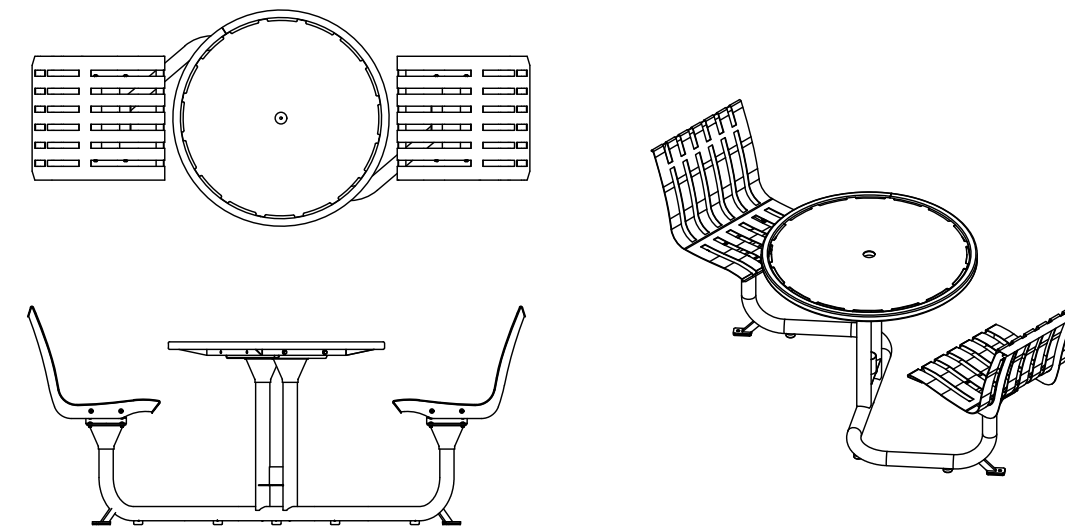
REVISION DATES

SHEET TITLE  
LANDSCAPE NOTES & DETAILS  
SHEET NUMBER

L1.14  
SHEET 15 OF 19



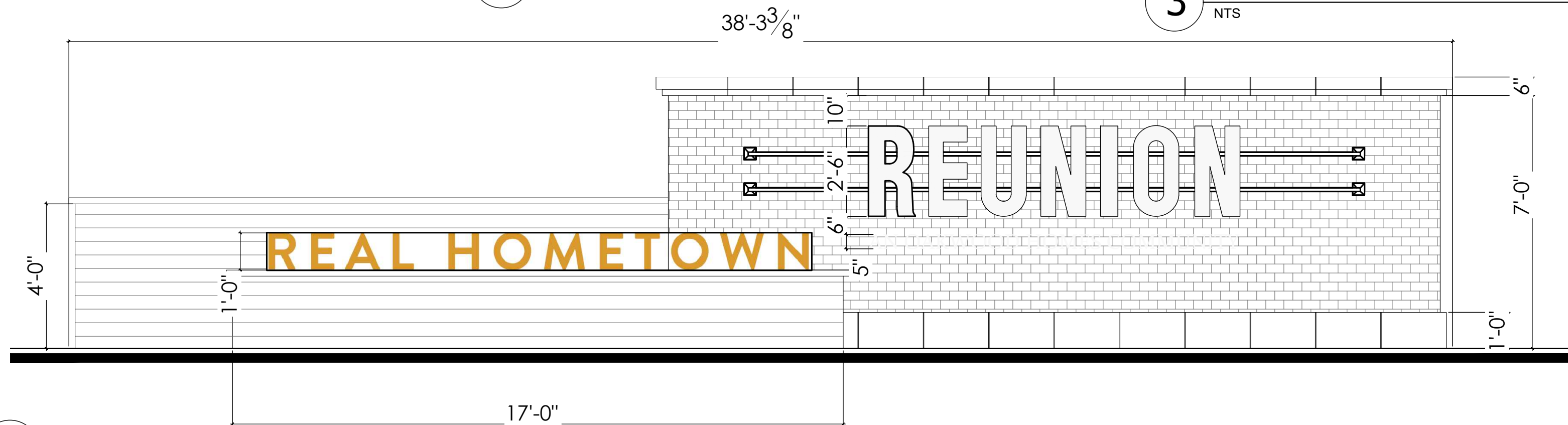
1 NEIGHBORHOOD MONUMENT  
SCALE: 3/8"=1'



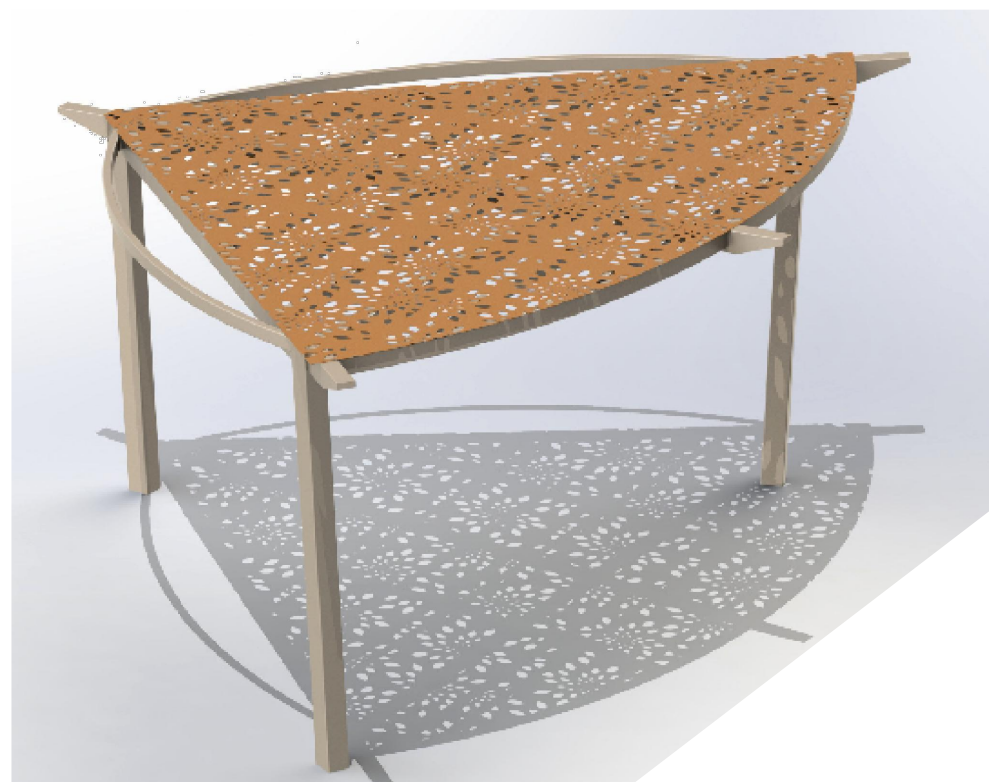
2 BISTRO TABLE  
NTS



3 SEAT WALL  
NTS



4 MAIN MONUMENT  
SCALE: 3/8"=1'



5 SHADE SHELTER  
NTS



6 PLAY STRUCTURE  
NTS



7 BIGGO TRES SOLO SWING DX-3153  
NTS

NOTE:  
DETAILS SHOWN ARE PRELIMINARY. FINAL DETAILS TO BE PROVIDED AT CONSTRUCTION DOCUMENTS.

CITY STAFF CERTIFICATE  
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DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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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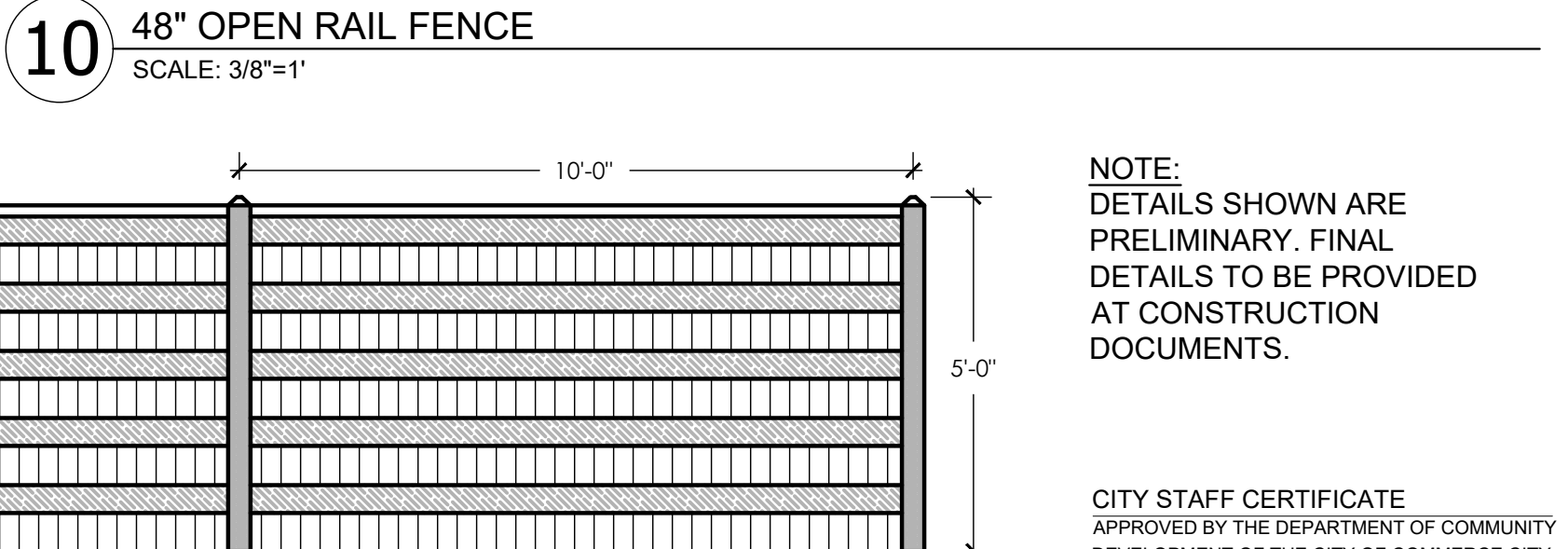
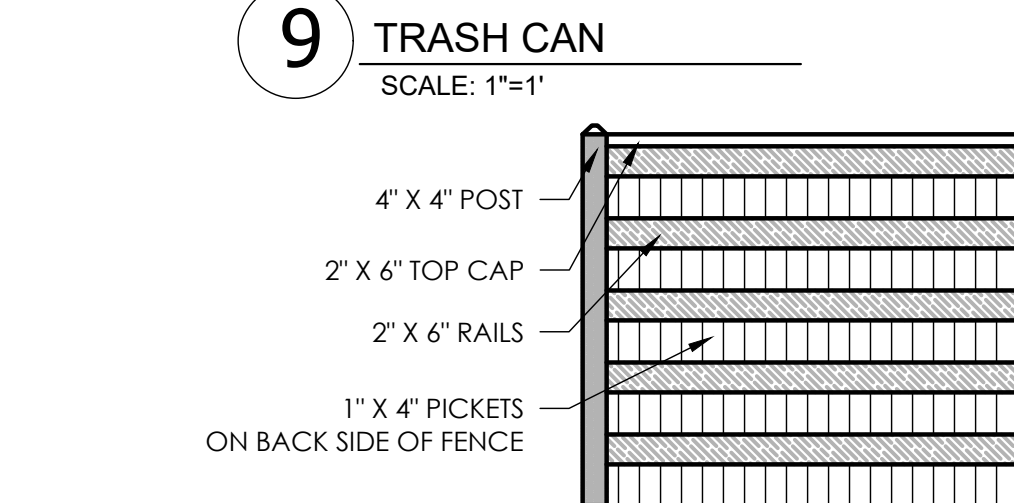
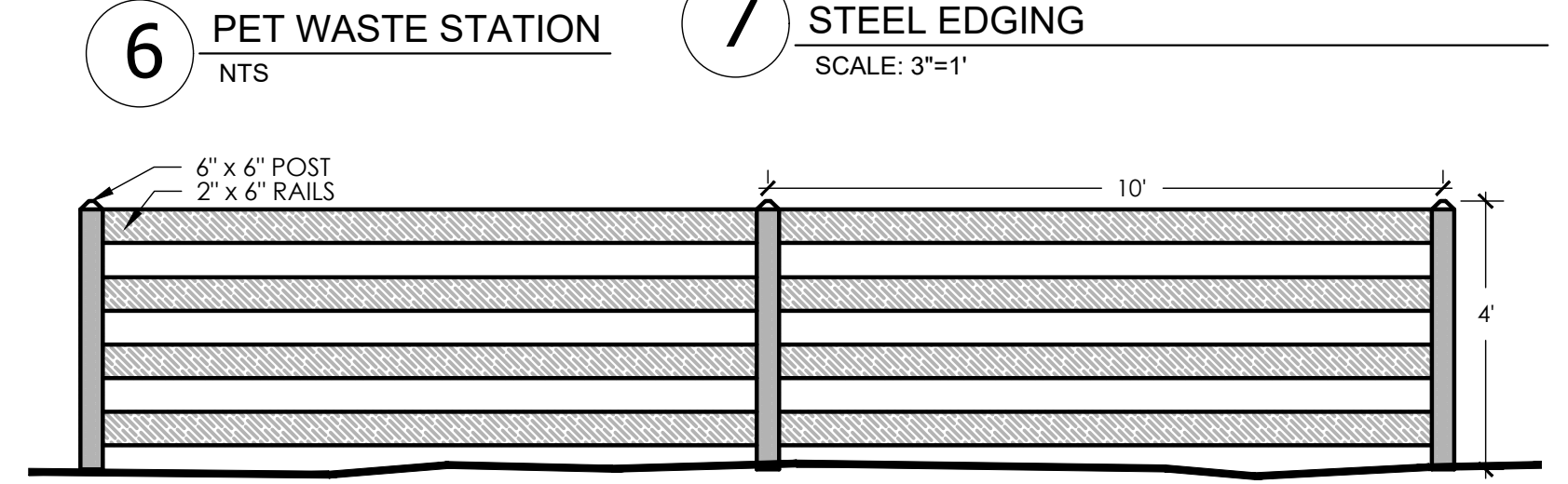
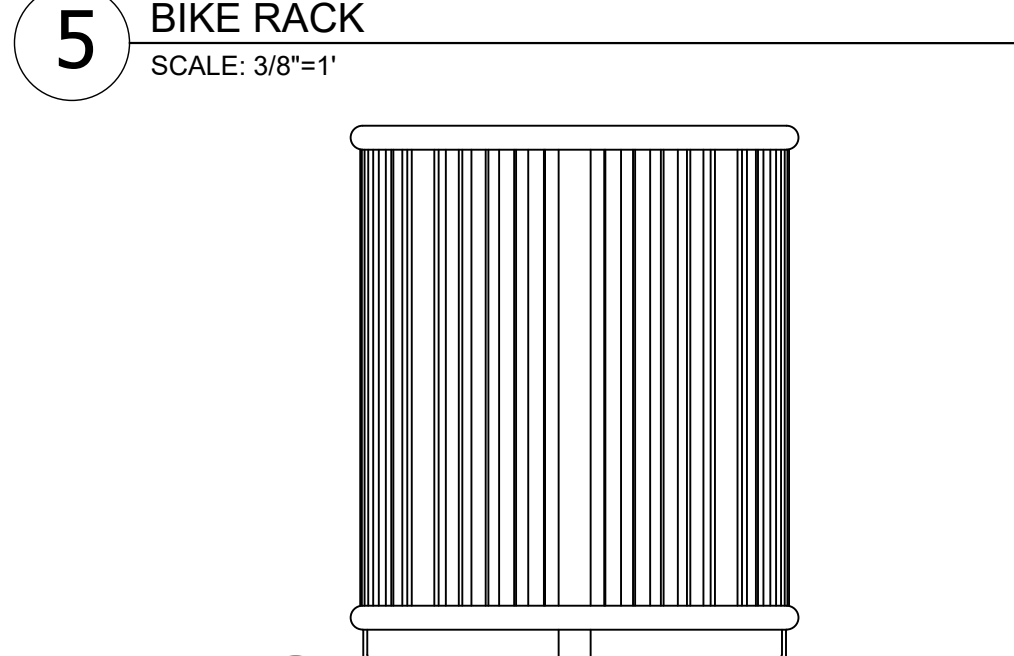
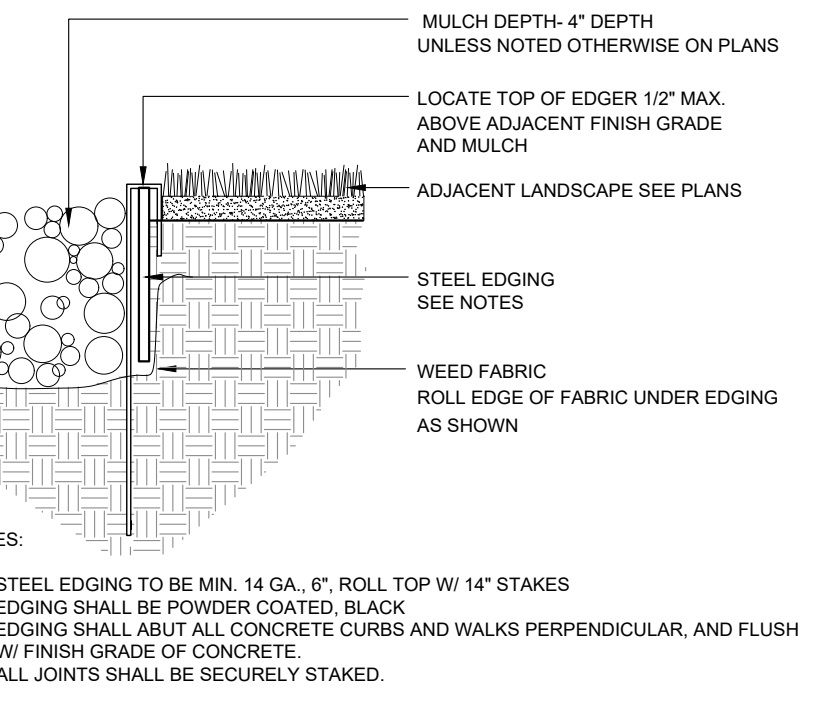
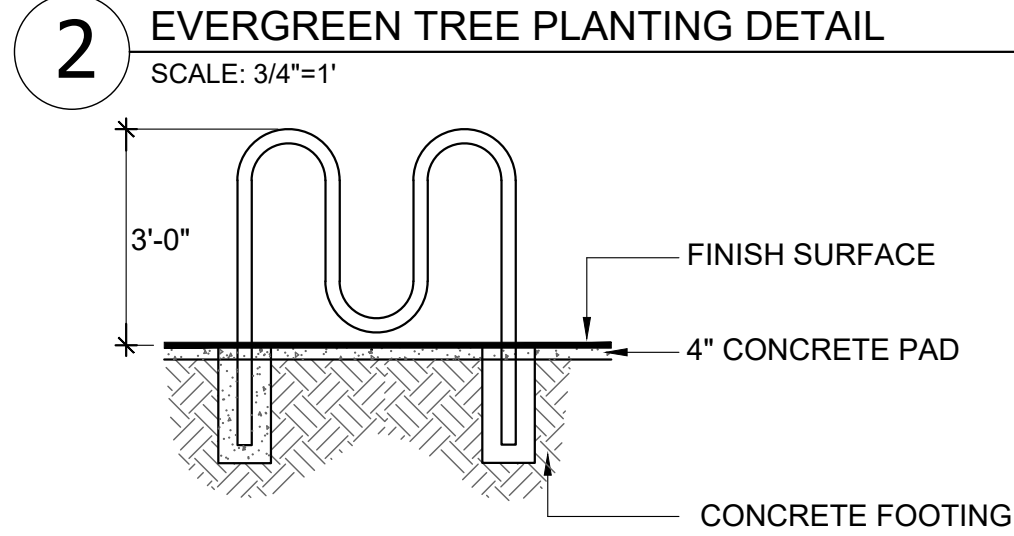
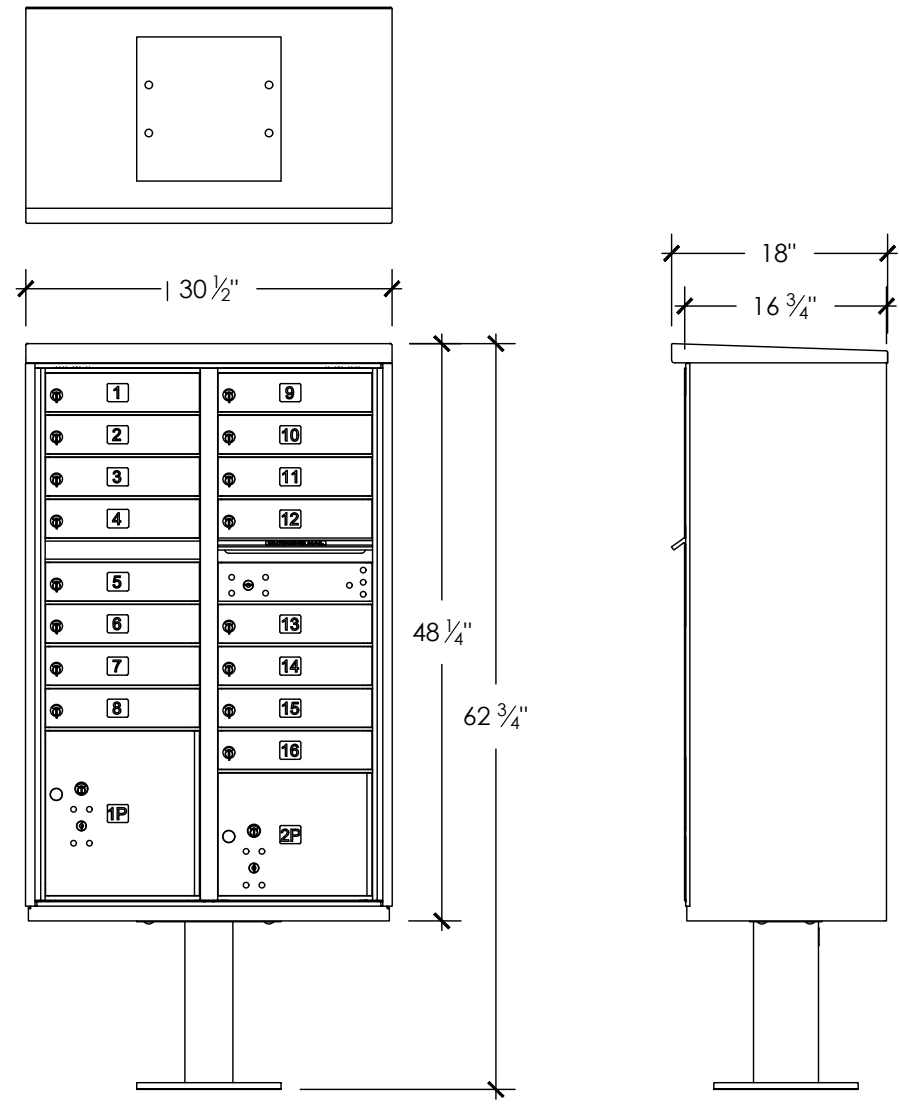
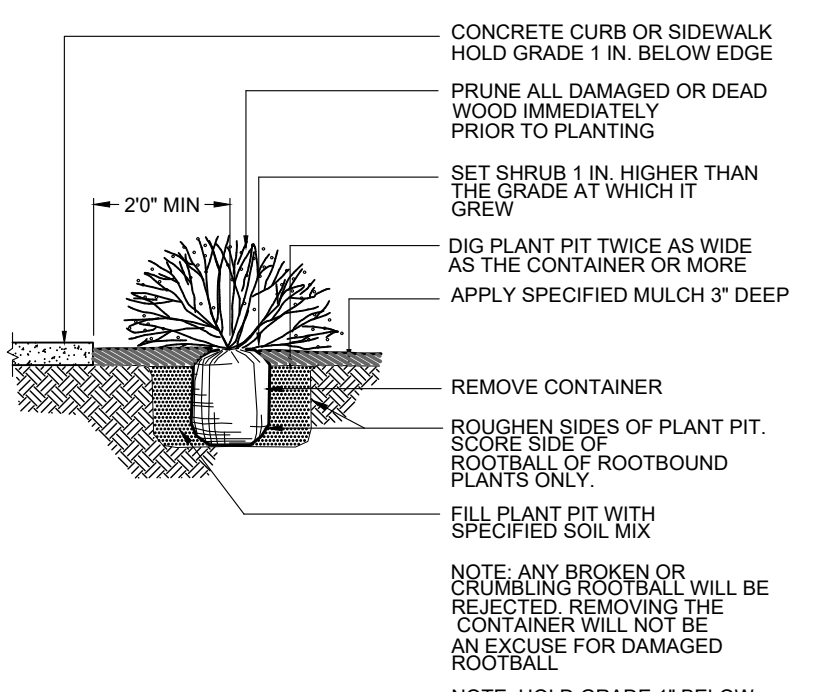
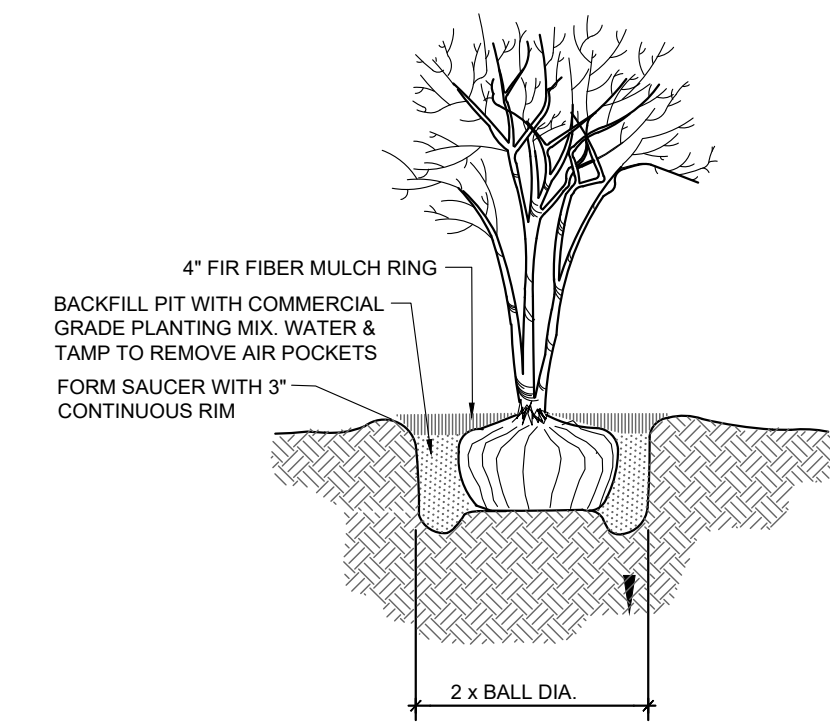
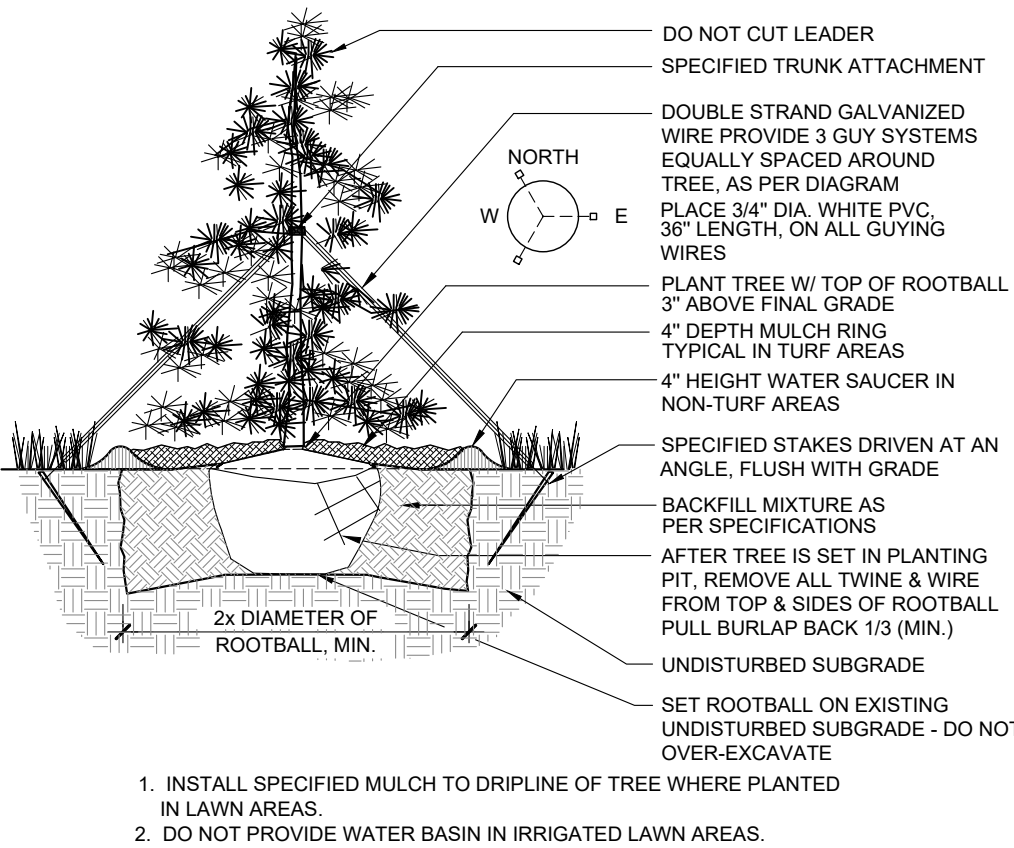
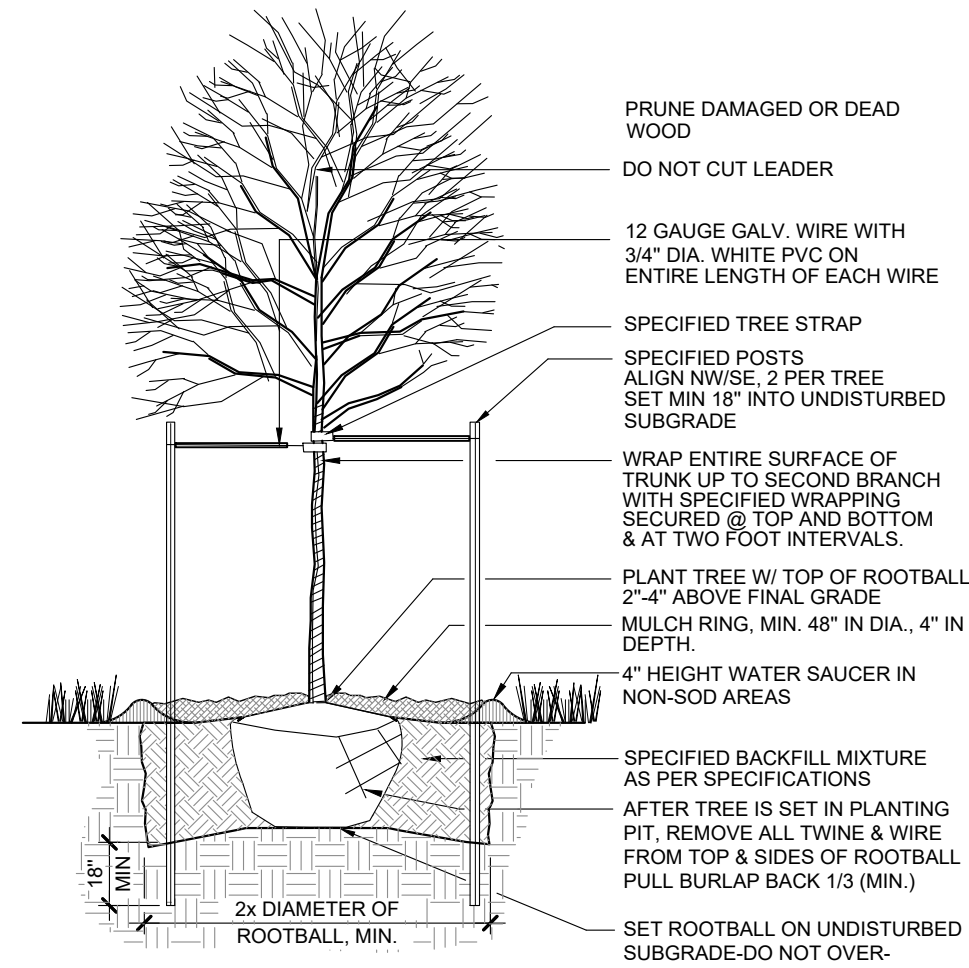
REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE  
11/15/2021

REVISION DATES

SHEET TITLE  
LANDSCAPE NOTES & DETAILS  
SHEET NUMBER

L1.13  
SHEET 14 OF 19



NOTE: DETAILS SHOWN ARE PRELIMINARY. FINAL DETAILS TO BE PROVIDED AT CONSTRUCTION DOCUMENTS.

CITY STAFF CERTIFICATE  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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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172307100002

REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 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  
11/15/2021

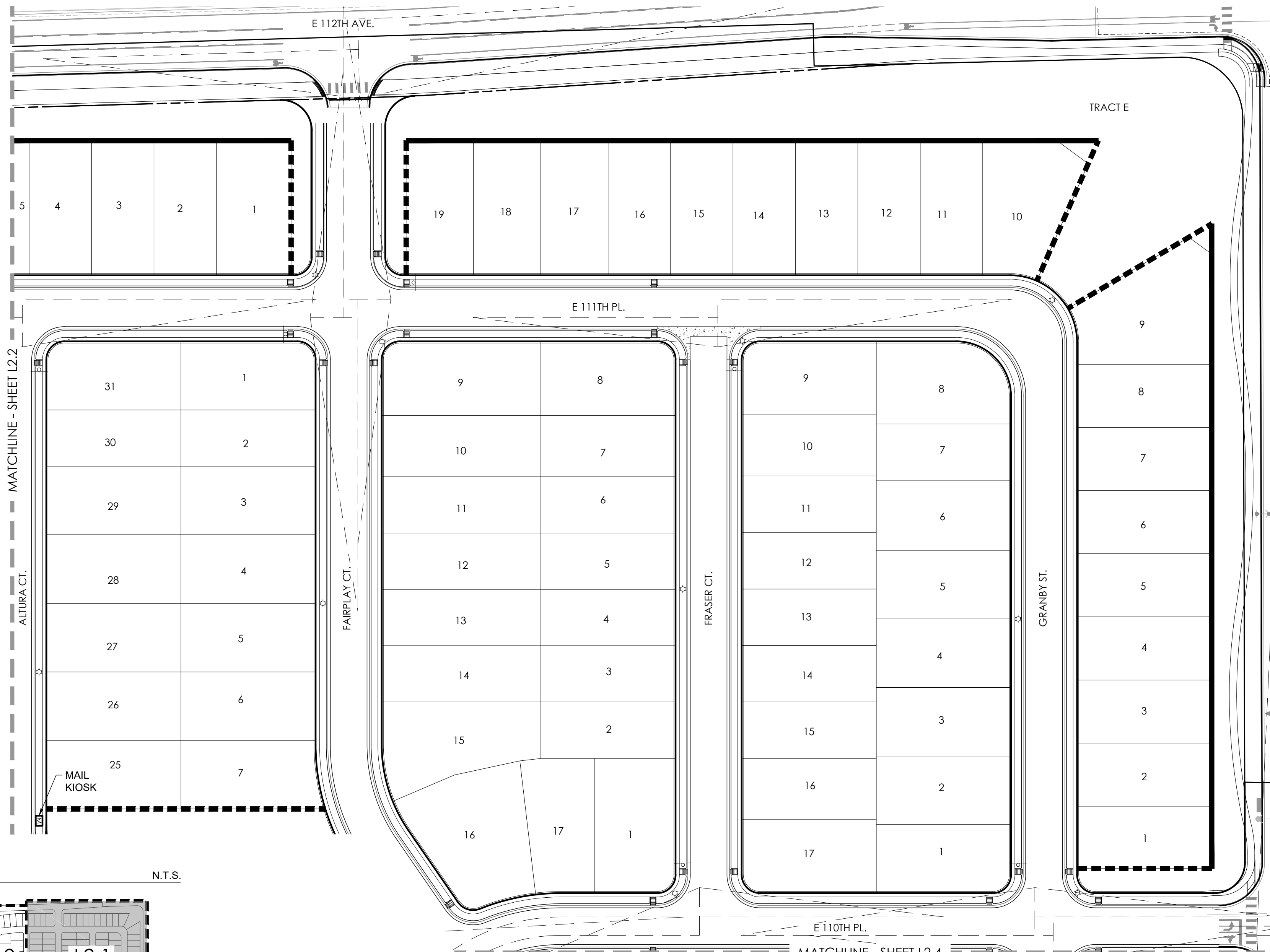
REVISION DATES

SHEET TITLE

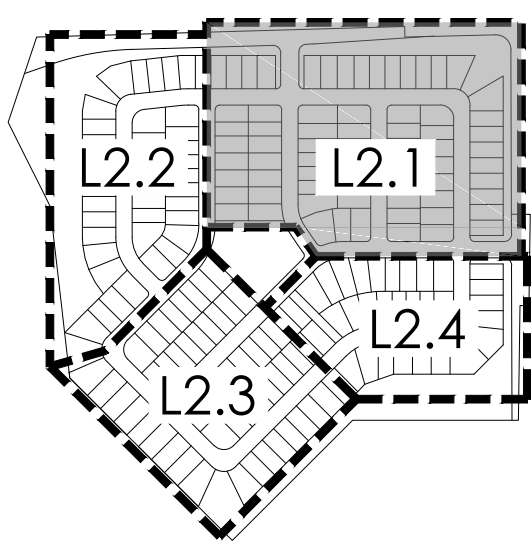
FENCING  
PLAN

SHEET NUMBER

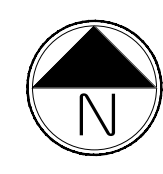
L2.1  
SHEET 16 OF 19



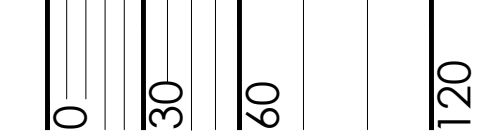
KEY MAP N.T.S.



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



Scale: 1"= 60'-0"



CITY STAFF CERTIFICATE  
APPROVED BY THE DEPARTMENT OF COMMUNITY  
DEVELOPMENT OF THE CITY OF COMMERCE CITY,  
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DEPARTMENT OF COMMUNITY DEVELOPMENT



# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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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REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 2  
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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REVISION DATES

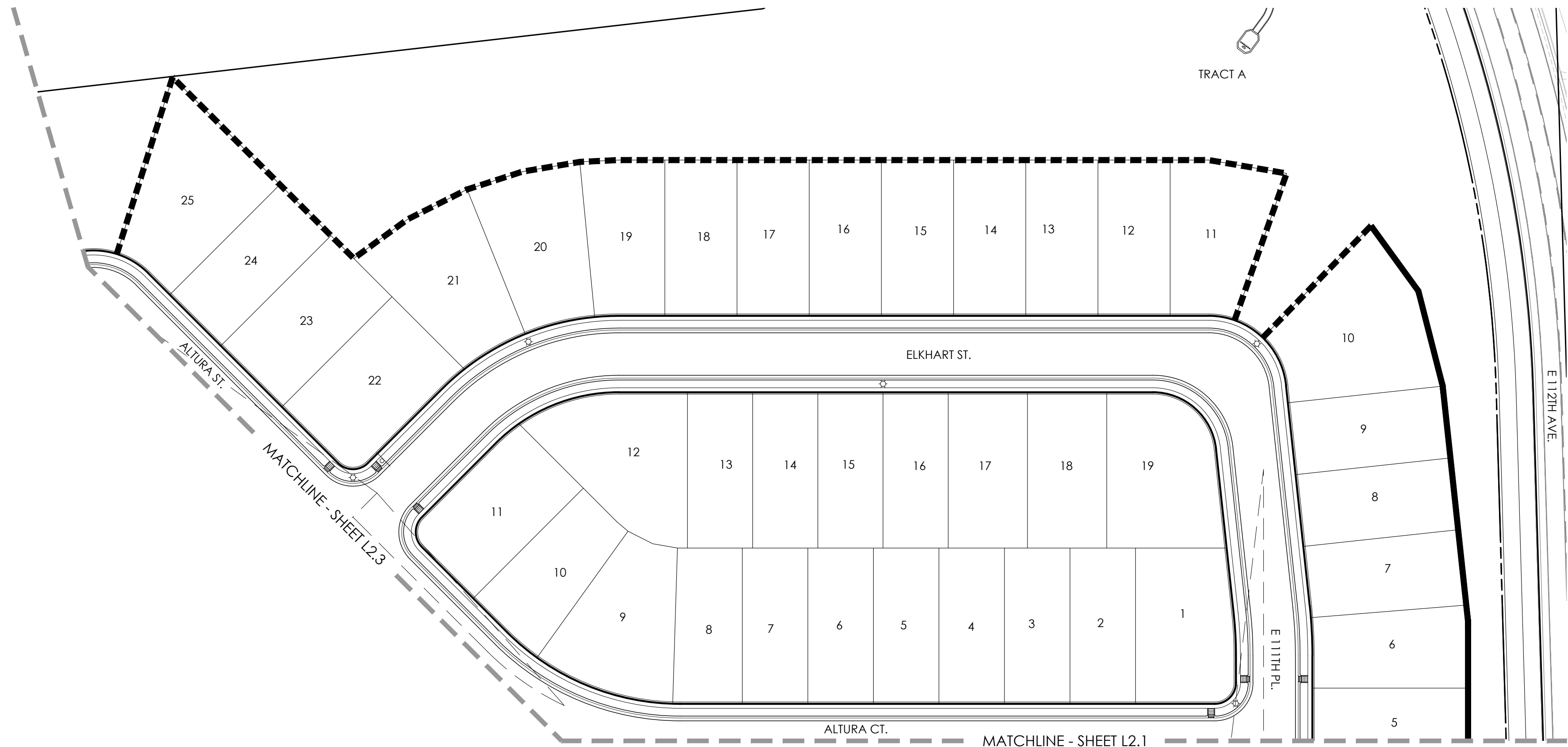
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FENCING  
PLAN

SHEET NUMBER

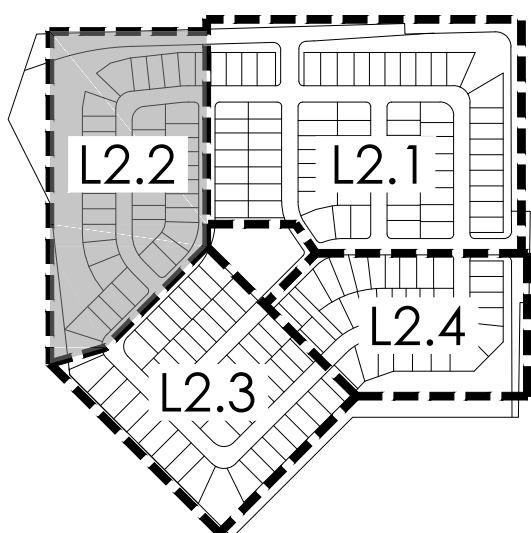
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SHEET 17 OF 19



KEY MAP

N.T.S.

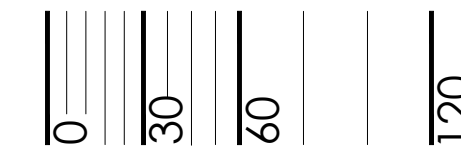


### LEGEND

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



Scale: 1"= 60'-0"



CITY STAFF CERTIFICATE  
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DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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 40 P.U.D. PERMIT  
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ISSUE DATE  
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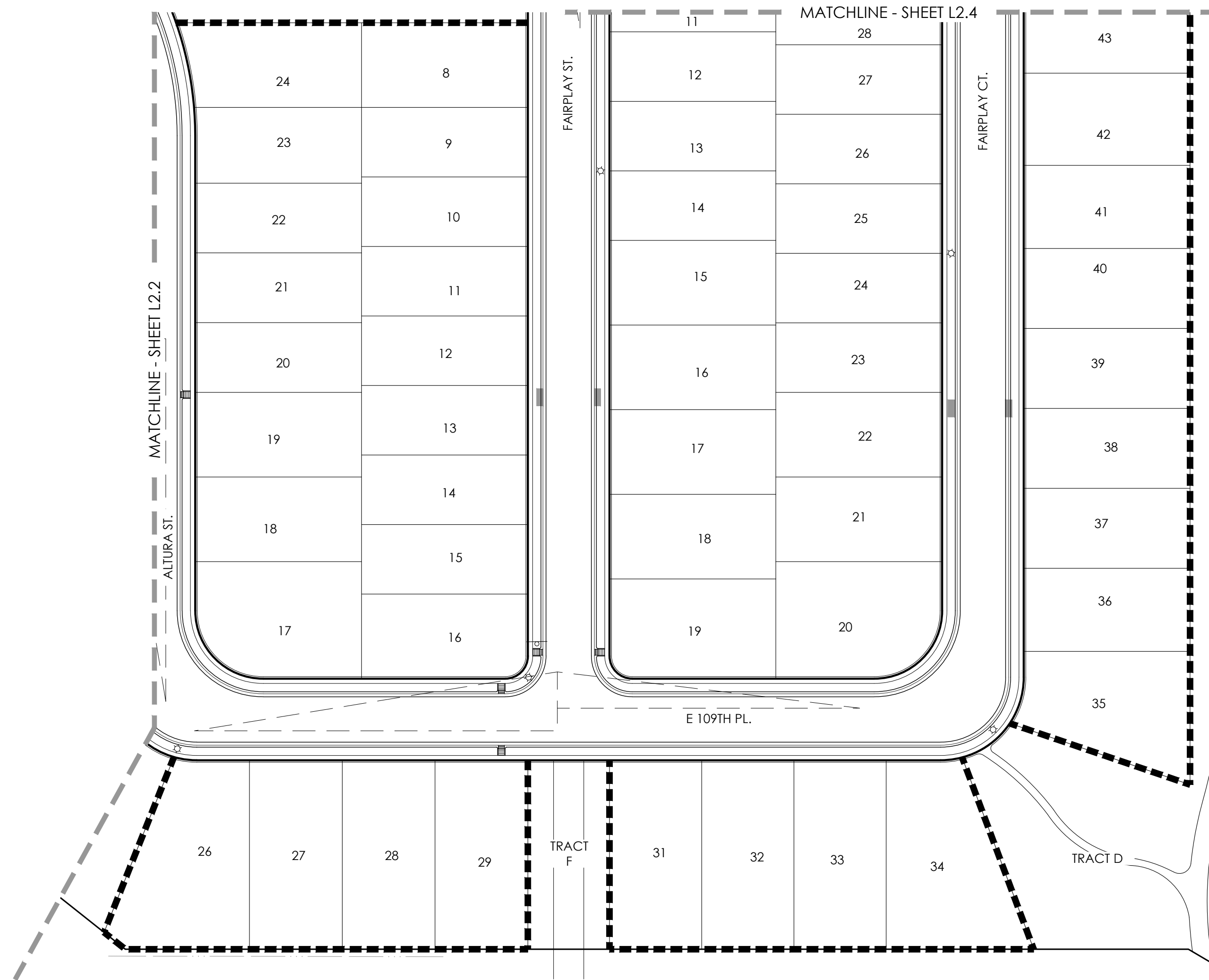
REVISION DATES

SHEET TITLE

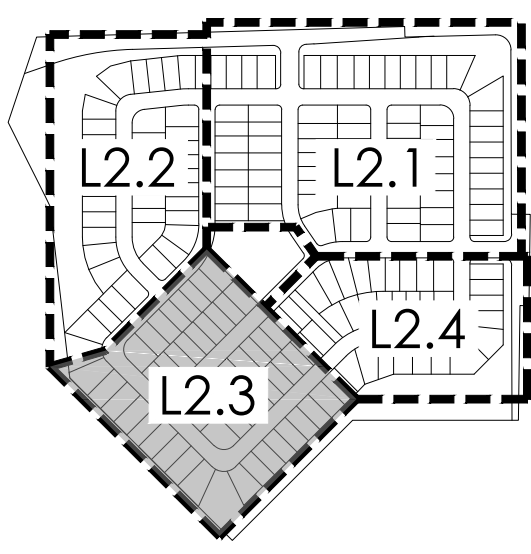
FENCING PLAN

SHEET NUMBER

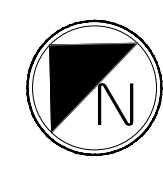
L2.3  
SHEET 18 OF 19



KEY MAP N.T.S.



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



Scale: 1"= 60'-0"  
0 30 60 120

CITY STAFF CERTIFICATE  
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
DEPARTMENT OF COMMUNITY DEVELOPMENT

# REUNION FILING 40 P.U.D. PERMIT

A PART OF THE NORTHEAST 1/4 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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172307100002

REUNION FILING 40 P.U.D. PERMIT  
A PART OF THE NORTHEAST 1/4 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  
11/15/2021

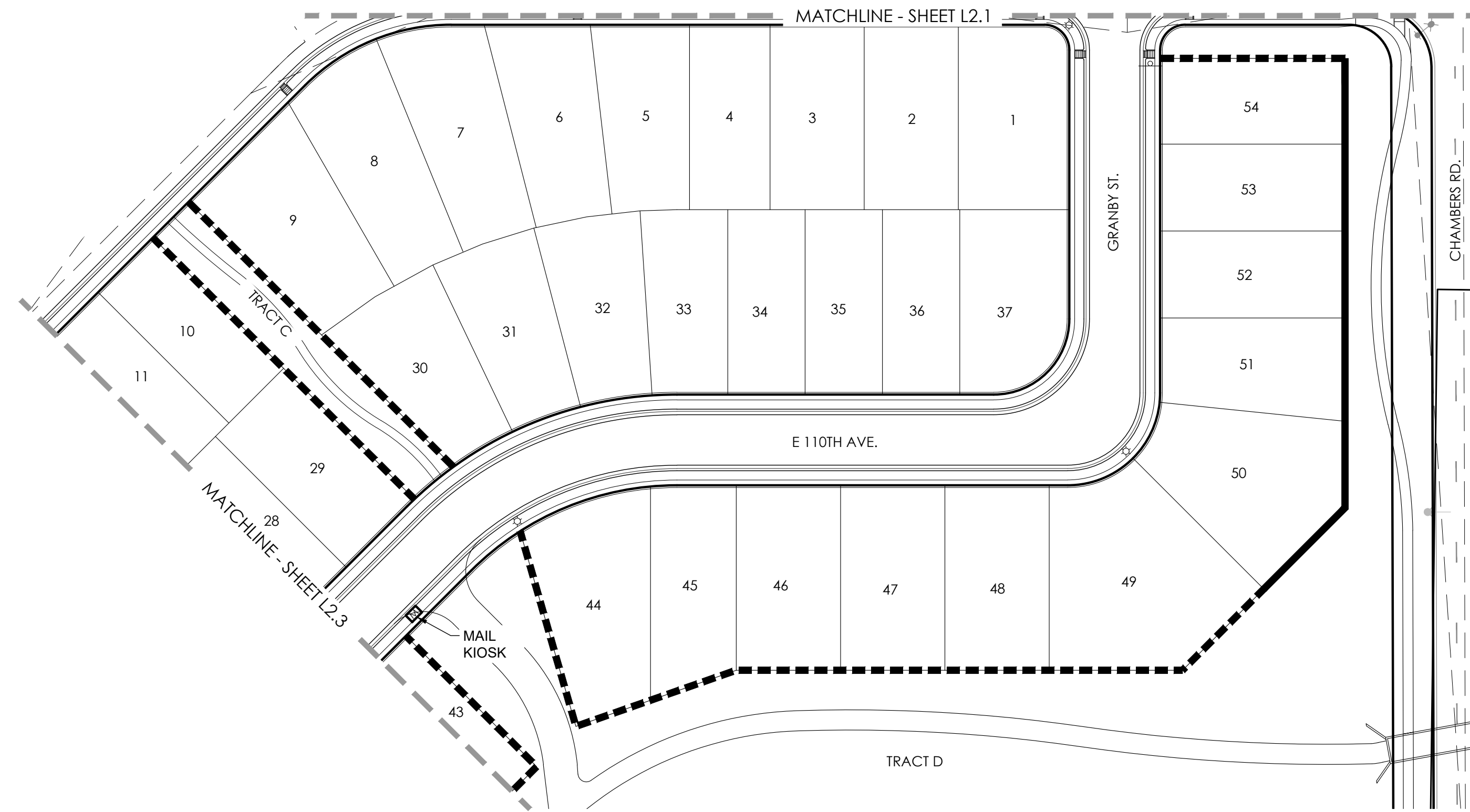
REVISION DATES

SHEET TITLE

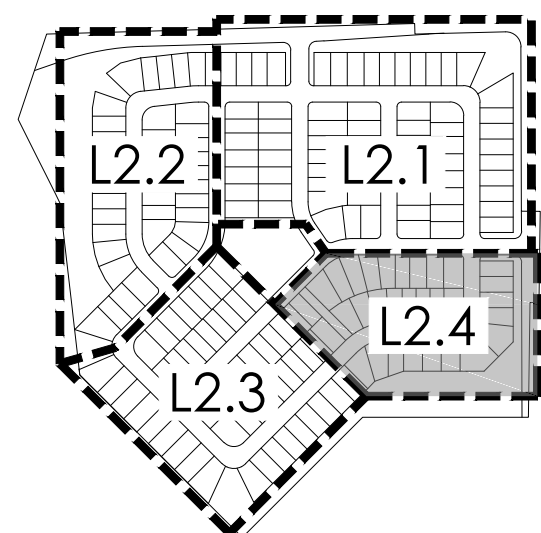
FENCING  
PLAN

SHEET NUMBER

L2.4  
SHEET 19 OF 19



KEY MAP N.T.S.

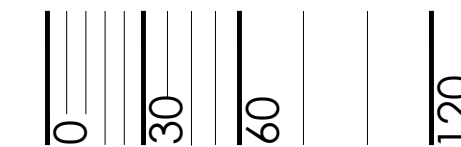


LEGEND

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



Scale: 1"= 60'-0"



CITY STAFF CERTIFICATE  
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DEVELOPMENT OF THE CITY OF COMMERCE CITY,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

DEPARTMENT OF COMMUNITY DEVELOPMENT