







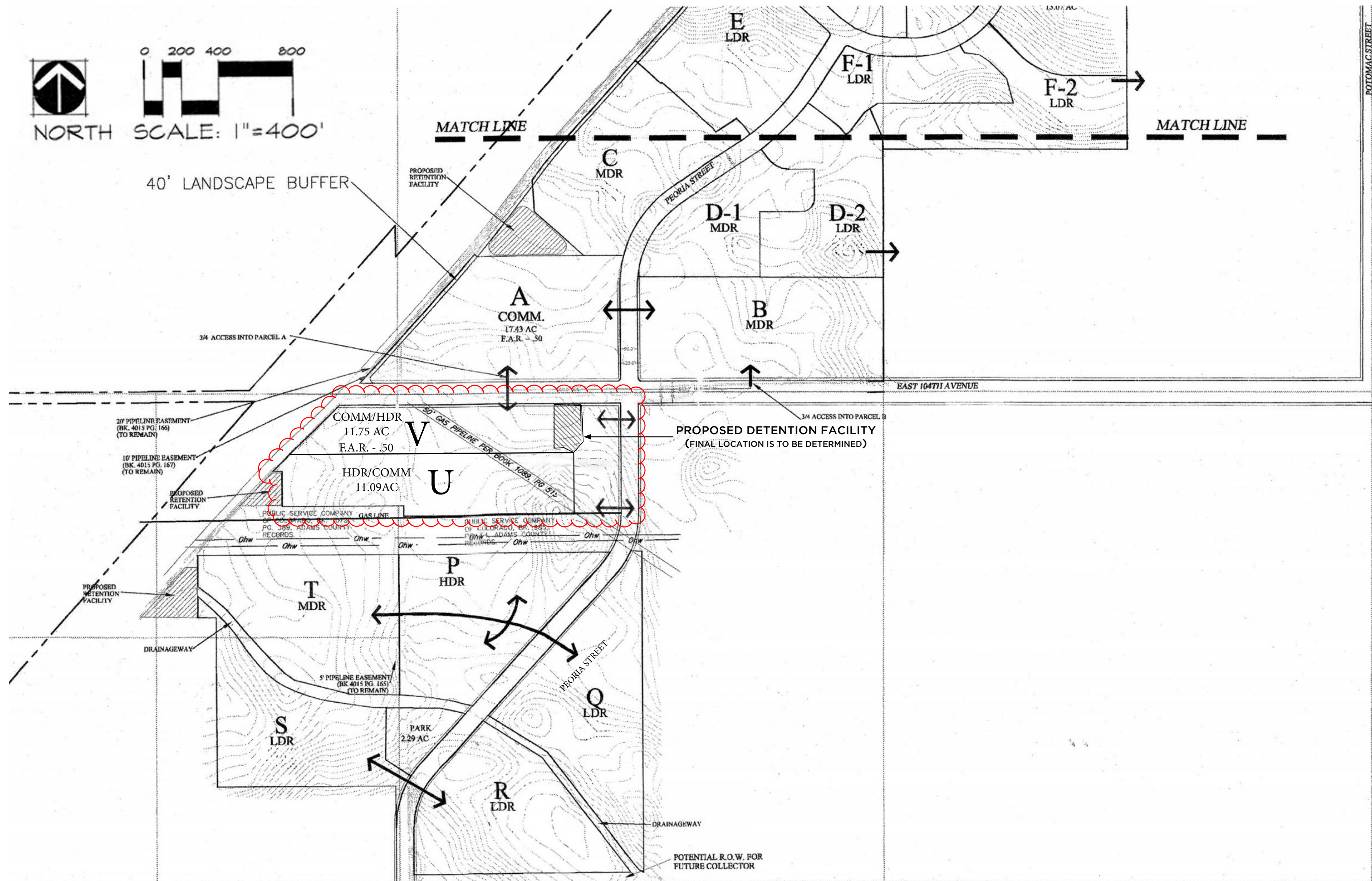




# BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT NO. 6

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67  
West of the Sixth Principal Meridian City of Commerce City, County of Adams, State of Colorado

SHEET 4 of 7



**BURLINGTON NORTHERN/CATELLUS**  
PUD ZONE DOCUMENT AMENDMENT NO. 6  
COMMERCE CITY, CO

**REVESCO PROPERTIES**  
Owner/Developer  
REVESCO Properties  
303-551-7750  
2731 17th Street  
Suite 300  
Denver, CO 80211

**Calibre**  
Engineer  
Calibre Engineering  
303-730-0434  
8822 S. Ridgeline Blvd  
Suite 310  
Highlands Ranch, CO 80129

Issue Date	_____
Revision Date	_____
Sheet Title	SITE PLAN
Sheet Number	4 of 7

FILE # \_\_\_\_\_  
MAP # \_\_\_\_\_  
RECEPTION # \_\_\_\_\_



# BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT NO. 6

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67  
West of the Sixth Principal Meridian City of Commerce City, County of Adams, State of Colorado

SHEET 5 of 7

PARCEL	EXISTING DEVELOPMENT										FUTURE DEVELOPMENT										RES. TOTAL											
	B	C	D-1	D-2	E	F-1	F-2	G-1	G-2	J	H	K	L	M	N	P	Q	R	S	T	U	A	O	V	COMM. TOTAL	RES. TOTAL						
TOTAL ACRES	16.45	14.11	8.49	11.2	13.4	6.65	11.23	14.85	8.97	27.4	38.2	18.9	13	20.4	12.8	14.29	15.81	13.86	12.39	14.5	11.09	17.43	20.38	11.75	49.56	318.03						
LAND USE CATEGORY	MDR	MDR	MDR	LDR	LDR	LDR	LDR	LDR/MDR	LDR	MDR	LDR	MDR	HDR (8)	LDR	MDR	HDR (8)	LDR	LDR	LDR	MDR	HDR	C	PRIM.	SEC.	C	HDR	C	HDR	C	HDR		
ALLOWABLE USES	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD	SFD	SFD SFA	SFD	SFD SFA	SFD	SFD SFA	SFD MF	SFD	SFD SFA	SFD (5) SFA MF	SFD SFA	SFD	SFD SFA	SFD SFA	SFD SFA	MF	C	PRIM.	SEC.	C	MF	C	MF	C	MF	
MIN DENSITY	4 DU/AC	4 DU/AC	4 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	3 DU/AC	4 DU/AC	8 DU/AC	3 DU/AC	4 DU/AC	8 DU/AC	3 DU/AC	3 DU/AC	3 DU/AC	5 DU/AC	8 DU/AC	8 DU/AC	8 DU/AC	PRIM.	SEC.	C	MF	C	MF	C	MF	
DENSITY X	4 DU/AC	8 DU/AC	8 DU/AC	5.6 DU/AC	5.6 DU/AC	4.8 DU/AC	4 DU/AC	8 DU/AC	4 DU/AC	8 DU/AC	5 DU/AC	8 DU/AC	40 DU/AC	6 DU/AC	8 DU/AC	40 DU/AC	6 DU/AC	5 DU/AC	6 DU/AC	8 DU/AC	8 DU/AC	40 DU/AC	40 DU/AC	.50 FAR	PRIM.	SEC.	.50 FAR	.50 FAR	.50 FAR	40 DU/AC	40 DU/AC	
TOTAL UNITS	66	112(9)	67	62	75	31	44	118	35	219(9)	115(9)	76(9)	104(9)	61(9)	51(9)	114(9)	47(9)	42(9)	37(9)	73(9)	88(9)	94	94	720 (9)	PRIM.	SEC.	379, 625 S.F.	443,876 S.F.	255,915 SF	470	1,320,956 S.F.	2526 (8)
MINIMUM UNITS (9)											191	151	520	122	102	572	95	69	74	116	443	241,540 SF										
MAXIMUM UNITS											5,250	N/A (4)	N/A (4)	6,500	N/A (4)	N/A (4)	N/A (4)	5,500	N/A (4)	N/A (4)	N/A (4)	C 40,000 (1)										
LOT SIZE m	N/A (4)	N/A (4)	N/A (4)	4,500	4,500	5,500	6,500	N/A (4)	6,500	4,500	50'	N/A (4)	N/A (4)	60'	N/A (4)	N/A (4)	N/A (4)	50'	N/A (4)	N/A (4)	N/A (4)	100'	C 60 (1)									
LOT FRONTAGE (1)	N/A (4)	N/A (4)	N/A (4)	50'	50'	55'	65'	N/A (4)	65'	50'	50'	N/A (4)	N/A (4)	60'	N/A (4)	N/A (4)	N/A (4)	50'	N/A (4)	N/A (4)	N/A (4)	100'	C 60 (1)									
HEIGHT x	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	75'	35'	35'	35'	35'	35'	35'	35'	35'	75'	75'									
FRONT SETBACK (2) m	N/A (4)	N/A (4)	N/A (4)	10'	10'	10'	10'	N/A (4)	10'	10'	10'	N/A (4)	N/A (4)	10'	N/A (4)	N/A (4)	N/A (4)	10'	N/A (4)	N/A (4)	N/A (4)	20'	C 10'									
SIDE SETBACK m	N/A (4)	N/A (4)	N/A (4)	5'	5'	5'	5'	N/A (4)	5'	N/A (4)	5'	N/A (4)	N/A (4)	5'	N/A (4)	N/A (4)	N/A (4)	5'	N/A (4)	N/A (4)	N/A (4)	20'	C 10'									
REAR SETBACK m	N/A (4)	N/A (4)	N/A (4)	20'	20'	20'	20'	N/A (4)	20'	N/A (4)	20'	N/A (4)	N/A (4)	20'	N/A (4)	N/A (4)	N/A (4)	20'	N/A (4)	N/A (4)	N/A (4)	20'	C 20'									
SIDE ON STREET SETBACK (2) m	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'									
FLOOR AREA SQ. FT. m	1,100	1,100	1,100	1,200	1,200	1,200	1,300 (6)	1,100	1,300 (6)	1,100	1,300 (6)	1,100	500/DU (3)	1,300 (6)	1,100	500/DU (3)	1,200	1,200	1,200	1,200	1,200	N/A	C 5,000									
HEIGHT x	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'									
FRONT SETBACK (2) m	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'									
SIDE SETBACK m	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'									
REAR SETBACK m	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'									
SIDE ON STREET SETBACK (2) m	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'									
OFF STREET PARKING m	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	1.5/DU (7)	2/DU	2/DU	1.5/DU (7)	2/DU	2/DU	2/DU	2/DU	2/DU	2/DU	(10)	C 1/300 SQ. FT.								

PRIM. = PRIMARY LAND USE  
SEC. = SECONDARY LAND USE  
R = RESIDENTIAL  
C = COMMERCIAL  
SFA = SINGLE FAMILY ATTACHED  
SFD = SINGLE FAMILY DETACHED  
MF = MULTI-FAMILY  
x = MAXIMUM  
m = MINIMUM  
HDR = HIGH DENSITY RESIDENTIAL  
MDR = MEDIUM DENSITY RESIDENTIAL  
LDR = LOW DENSITY RESIDENTIAL  
SFD - SINGLE-FAMILY DETACHED RESIDENTIAL, INCLUDING PATIO HOMES, CLUSTER HOMES, AND ZERO LOT LINES.  
SFA - SINGLE-FAMILY ATTACHED INCLUDES DUPLEX, TOWNHOUSE, ROW HOUSES, AND CONDOMINIUMS.  
MF - APARTMENT BUILDINGS AND CONDOMINIUMS.  
C - COMMERCIAL USES INCLUDE GENERAL OFFICES, MEDICAL AND DENTAL OFFICES, RETAIL SALES AND SERVICE ESTABLISHMENTS, GROCERY STORES, DEPARTMENT STORES, PHARMACIES, RESTAURANTS INCLUDING DRIVE-THROUGH LIQUOR STORES, GASOLINE SERVICE STATIONS, C/MV USES AND PARK-N-RIDE USES. EXCLUDING AUTO SALES AND REPAIR.  
ALL RESIDENTIAL USES SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE 18, RESIDENTIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.  
ACCESSORY USES:  
GARAGES: 864 SQ. FT. MAX.  
STORAGE SHEDS: 200 SQ. FT. MAX.  
NOTES: COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF SIDEWALK.  
DECKS, PATIOS, AND COVERED PORCHES MAY EXTEND INTO THE REAR SETBACK TO 10' FROM THE REAR PROPERTY LINE.  
PRELIMINARY, BAY WINDOWS OR OTHER EXTENSIONS OF THE PRIMARY STRUCTURE MAY EXTEND 2' INTO THE SIDE SETBACK.  
COMMERCIAL AND/OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE SAME LOT MIXED HORIZONTALLY OR VERTICALLY.  
ALL COMMERCIAL LOTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE X, C COMMERCIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

1. LOT FRONTAGE IN RESIDENTIAL AND COMMERCIAL AREAS, AND LOT SIZE MINIMUM IN COMMERCIAL AREAS MAY VARY WITH PRODUCT AND SITE CONSTRAINTS TO BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AT THE P.U.D. PERMIT STAGE.  
2. AS MEASURED FROM THE BACK EDGE OF SIDEWALK; GARAGES MAY BE REDUCED TO 10' FROM BACK EDGE OF SIDEWALK PROVIDED THE DRIVEWAY LENGTH FROM GARAGE ENTRANCE TO BACK EDGE OF SIDEWALK IS A MINIMUM OF 20'.  
3. THE MINIMUM SQUARE FOOTAGE WILL BE RESTRICTED TO A MAXIMUM OF 10% OF THE TOTAL NUMBER OF MULTI-FAMILY UNITS FOR STUDIO APARTMENTS WITHIN EACH PARCEL. THE FLOOR AREA FOR THE REMAINING 90% OF THE MULTI-FAMILY UNITS WILL BE APPROVED AT THE P.U.D. PERMIT STAGE.  
4. THE STANDARD FOR DEVELOPMENTS IN THE R-MEDIUM WILL BE REVIEWED AS PART OF THE P.U.D. PERMIT PROCESS; AT THE DISCRETION OF THE PLANNING DIRECTOR THESE DEVELOPMENTS MAY BE CONSIDERED BEFORE BOTH THE PLANNING COMMISSION AND CITY COUNCIL IN PUBLIC HEARING. HOWEVER, IF DEVELOPMENT OCCURS IN PLANNING AREA "U" OR "V" STANDARDS FOR RESIDENTIAL DEVELOPMENT IN THE R-3 ZONE CATEGORY WILL BE REVIEWED.  
5. SFD LOTS WITHIN THESE PARCELS MAY NOT EXCEED 4,500 S.F. STANDARDS FOR SFD UNITS WILL BE REVIEWED AS PART OF THE P.U.D. PERMIT PROCESS. AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR, THESE DEVELOPMENTS MAY BE REVIEWED BY THE PLANNING COMMISSION AND APPROVED BY CITY COUNCIL.

6. LOTS GENERALLY 65'x100' IN SIZE SHOULD HAVE A FLOOR AREA SQUARE FOOTAGE MINIMUM FOR SINGLE STORY RANCH HOMES OF 1,300 S.F. TWO-STORY SQUARE FOOTAGE MINIMUMS WILL BE 1,500 S.F.  
7. ALL UNITS WITH 2 OR MORE BEDROOMS REQUIRE 2 OFF-STREET PARKING SPACES PER DWELLING UNIT. THESE SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS. THIS REQUIREMENT SHALL NOT APPLY TO DEVELOPMENT IN PLANNING AREA "U" OR "V".  
8. HDR PARCELS SHALL HAVE A MAXIMUM DENSITY OF 40 DU/AC; HOWEVER, AT NO TIME WILL OVERALL PROJECT TOTAL UNITS EXCEED 2526 DWELLING UNITS.  
9. NO ENTITLEMENT OF THIS PUD ZONE DOCUMENT AMENDMENT NO. 6 SUPERSEDES OR MODIFIES THE AGREEMENT ("REIMBURSEMENT FEE AGREEMENT & BUILDING PERMIT RESTRICTION") DATED 7/23/2015, RECORDED 7/24/2015, REC# 201500069769 AND 201500069770, ADAMS COUNTY.  
10. PARKING REQUIREMENTS PERTAINING TO RESIDENTIAL DEVELOPMENT IN PARCEL "U" OR "V" SHALL COMPLY WITH THE MULTI-FAMILY DWELLING PARKING STANDARDS IN SEC. 21-7233 OF THE COMMERCE CITY LAND DEVELOPMENT CODE.

## DESIGN STANDARDS

THE TOTAL DWELLING UNITS, GROSS DENSITY AND RESIDENTIAL FLOOR AREA ARE MAXIMUMS FOR THE ACRESAGES SHOWN.  
PARCEL ACRESAGES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACRESAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE. REFER TO DEVELOPMENT STANDARDS FOR LOT SIZE, BUILDING COVERAGE, SETBACK AND PARKING RATIO.  
PARCEL YIELD MAXIMUMS MAY VARY UP TO 10%; HOWEVER, AT NO TIME WILL OVERALL PROJECT TOTAL UNITS EXCEED 2526 DWELLING UNITS.  
THE STORM WATER DRAINAGE INFRASTRUCTURE INCLUDING DETENTION/RETENTION PONDS SHOWN ON THE P.U.D. ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES WITH THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS, ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSIS.

THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL BE WITHIN THE AVAILABLE RIGHT-OF-WAY SHOWN ON THIS PUD AND SHOWN ON THE FINAL PLAT(S). TRAFFIC CALMING DEVICES SHALL BE CONSTRUCTED AND PLACED IN A MANNER THAT IS ACCEPTED PRACTICE OF TRAFFIC ENGINEERS AND APPROVED BY THE CITY ENGINEER. THE TYPE AND PLACEMENT OF SUCH DEVICES SHALL BE DETERMINED IN THE PUD PERMIT AND/OR THE FINAL PLATTING OF THE PROJECT. THE COST OF SUCH ITEMS SHALL BE CONSIDERED A PART OF REQUIRED PUBLIC IMPROVEMENTS.

TRAFFIC CALMING MAY ALSO BE ADDED AT THE TIME OF CONSTRUCTION PLANS.

## ARCHITECTURE STANDARDS

1. ARCHITECTURAL DESIGN WILL EMPHASIZE MATERIALS THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT IN COLOR & TEXTURE.  
2. CHANGES IN BUILDING PLANE OR ARTICULATION (RECESSES, PROJECTIONS) SPACED PROPORTIONATELY AROUND THE BUILDING EXTERIOR WALLS, WITH RECESSES AND PROJECTIONS.  
3. ARCHITECTURE WITHIN THE BURLINGTON NORTHERN/CATELLUS PUD WILL EMPHASIZE A CONSISTENT ARCHITECTURAL THEME AND REQUIRE FOUR SIDED ARCHITECTURE.  
4. ALL BUILDINGS SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:  
A. CHANGES IN ROOF LINES, INCLUDING THE USE OF STEPPED CORNICE PARAPETS, A COMBINATION OF FLAT AND SLOPED ROOFS, OR PITCHED ROOFS WITH AT LEAST TWO (2) ROOF LINE ELEVATION CHANGES.  
B. AT LEAST TWO (2) KINDS OF MATERIALS DISTINCTIVELY DIFFERENT IN TEXTURE OR MASONRY PATTERN, WITH EACH OF THE REQUIRED MATERIALS COVERING AT LEAST TWENTY-FIVE PERCENT (25%) OF THE EXTERIOR WALLS OF THE BUILDING  
C. A SINGLE MATERIAL AS LONG AS DESIGN TREATMENTS SUCH AS DIFFERENT ROOF LINES, NUMBER OF STORIES, WINDOW AND DOOR STYLE AND PLACEMENT, AND/OR GARAGE PLACEMENT ARE USED TO CREATE AN INTERESTING AND VARIED EXTERIOR.  
D. BRICK, STONE, OR STUCCO SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING  
E. OVERHANGING EAVES EXTENDING AT LEAST EIGHTEEN (18) INCHES PAST THE SUPPORTING WALLS, OR WITH FLAT ROOFS, CORNICE PARAPETS OR CAPSTONE FINISH.  
F. ORNAMENTAL LIGHTING FIXTURES (EXCLUDING NEON) USED FOR ALL EXTERIOR BUILDING LIGHTING.  
5. RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:  
A. BUILDINGS SHALL BE GENERALLY ADJACENT TO THE PRIMARY STREET WHERE GRADE ALLOWS.  
B. DETACHED GARAGES ARE ENCOURAGED TO BE INTERNALIZED WITHIN THE SITE AND SCREENED FROM VIEW FROM THE PUBLIC STREETS.  
C. ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND MATERIALS.  
D. SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS AND MASSING.

E. PORCHES & BALCONIES SHALL BE RECESSED INTO THE BUILDING FACADE, PROJECT FROM THE BUILDING FACADE OR INCORPORATE A COMBINATION OF BOTH AS APPLICABLE.  
F. DISTINGUISH THE PRIMARY ENTRY FACADE ALONG THE PRIMARY STREET FRONTAGE FROM THE SECONDARY FACADES.  
G. ORIENT PRIMARY ENTRIES FRONTING RESIDENTIAL STREETS OR OPEN SPACE TO ENHANCE THE PEDESTRIAN EXPERIENCE WHERE GRADE ALLOWS.  
H. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.  
I. USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE.  
J. ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER COURSING, AND/OR OTHER SUCH DETAILING.  
K. LARGER WINDOW UNITS SHALL BE CONSTRUCTED FROM MULTIPLE UNITS.  
L. THE BUILDING ORIENTATION AND SITE PLACEMENT OF THE CLUBHOUSE FACILITIES SHALL BE LOCATED TO SERVE AS A FOCAL POINT AND AMENITY FOR THE NEIGHBORHOOD.  
M. PROVIDE AREAS OF OPEN SPACE INTEGRATED INTO KEY AREAS OF THE OVERALL SITE PLAN PROVIDING A REFUGE FOR RESIDENTS.  
6. NON-RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:  
A. A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE.  
B. BUILDINGS SHALL FRONT ALONG 104TH AVE. AND PARKING SHOULD BE PROVIDED IN THE REAR AND SIDE.  
C. PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY PERMITTING ALL TYPES OF ROOF FORMS.  
D. PROVIDE TWO-STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT.  
E. BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP.  
F. CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC.

G. TO PROMOTE A SENSE OF HUMAN SCALE, SPECIAL ACCENT MATERIALS AND DESIGN DETAILS SHALL BE INCORPORATED INTO ALL FIRST-FLOOR FAÇADES AND PAVING AREAS ABUTTING PEDESTRIAN WALKWAYS.  
H. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.  
I. AT LEAST 30% OF THE TOTAL BUILDING FACADE SHALL BE SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE/STONE, OR STANDARD BRICK MASONRY UNITS.  
J. 360 DEGREE ARCHITECTURE IS REQUIRED ON ALL BUILDINGS FRONTING 104TH AVE.  
K. USE VARIATION IN WINDOW SIZE TO REFLECT THE COMMERCIAL USE BEHIND THE FACE.  
L. WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT COMMERCIAL AND RESIDENTIAL LAND USES.

## GENERAL NOTES

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES, AS CONDITIONS DICTATE. IT IS ANTICIPATED THAT DEVELOPMENT WILL BEGIN AT 104TH AVENUE, FOLLOWING THE SPINE ROAD NORTH TO 112TH AVENUE. AREAS SOUTH OF 104TH AVENUE AND EAST OF POTOMAC STREET ARE MOST LIKELY TO BE DEVELOPED SUBSEQUENTLY.  
MOBILE HOMES AND MANUFACTURED HOMES ARE PROHIBITED WITHIN THIS P.U.D.

CONSTRUCTION WITHIN THE BURLINGTON NORTHERN / CATELLUS P.U.D. WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS AS ADOPTED AND AMENDED.

## SIGN SCHEDULE

LAND USE	PER USE MAX. SIGN FACE ALLOWABLE AREA	SETBACK	HEIGHT	MAX. NO. SIGNS PER USE
RESIDENTIAL *	50 SF (EA)	10'	6' MAX.	3
COMMERCIAL	80 SF (EA)	10'	25' MAX.	3

\* RESIDENTIAL SIGNS STANDARDS ARE FOR COMMUNITY ENTRY WAY SIGNS APPLICABLE TO EACH PARCEL OR MULTI-FAMILY

BURLINGTON NORTHERN/CATELLUS  
PUD ZONE DOCUMENT AMENDMENT NO. 6  
COMMERCE CITY, CO

**REVESCO**  
PROPERTIES  
Owner/Developer  
REVESCO Properties  
303-551-7750  
2731 17th Street  
Suite 300  
Denver, CO 80211

**Calibre**  
Engineer  
Calibre Engineering  
303-730-0434  
8822 S. Ridgeline Blvd  
Suite 310  
Highlands Ranch, CO 80129

Issue Date \_\_\_\_\_  
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Sheet Title  
**LAND USE MATRIX**  
Sheet Number  
**5 of 7**

FILE # \_\_\_\_\_  
MAP # \_\_\_\_\_  
RECEPTION # \_\_\_\_\_



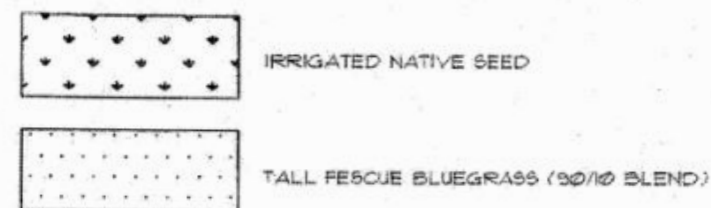
# BURLINGTON NORTHERN/CATELLUS PUD ZONE DOCUMENT AMENDMENT NO. 6

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67  
West of the Sixth Principal Meridian City of Commerce City, County of Adams, State of Colorado

SHEET 6 of 7

## PLANTING LEGEND

DECIDUOUS TREES		
GREEN SPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2' CAL. B&B, SPECIMEN
AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2 1/2' CAL. B&B, SPECIMEN
SHADEMASTER HONEY LOCUST	GLEDISIA TRIACANTHOS 'NERMIS' 'SHADEMASTER'	2 1/2' CAL. B&B, SPECIMEN
EVERGREEN TREES		
AUSTRIAN PINE	PINUS NIGRA	HT. ON PLAN, SPECIMEN
PINON PINE	PINUS EDULIS	HT. ON PLAN, SPECIMEN
COLORADO BLUE SPRUCE	PICEA PUNGENS	HT. ON PLAN, SPECIMEN
ORNAMENTAL TREES		
SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2' CAL. B&B, SPECIMEN
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	8' CLUMP, B&B, SPECIMEN
JAPANESE TREE LILAC	SYRINGA RETICULATA	8' CLUMP, B&B, SPECIMEN
GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	2' CAL. B&B, SPECIMEN
CANADA RED CHERRY	PRUNUS VIRGINIANA MEL. 'SHUBERT'	2' CAL. B&B, SPECIMEN
EVERGREEN SHRUBS		
HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL.
T&M JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. 30" SP. MIN.
DECIDUOUS SHRUBS		
CISTENA PLUM	FRUNUS CISTENA	5 GAL. 36" HT. 4 CANE MIN.
CHINESE LILAC	SYRINGA CHINENSIS-ROTHMAGENSIS	5 GAL. 36" HT. 4 CANE MIN.
BLUE MIST SPIREA	SPINEA CARYOPHYLLI 'INCANA'	5 GAL. 24" HT. 3 CANE MIN.
BAILEY REDTIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. 24" HT. 3 CANE MIN.
DWARF BURNING BUSH	EUONYMUS ALATA COMPACTUM	5 GAL. 30" HT. 3 CANE MIN.
PERENNIALS & GROUND COVERS		
PERIWINKLE	VINCA MINOR	1 GAL.
WINTERCREEPER EUONYMUS	EUONYMUS FORTUNEI	1 GAL.
RED DAYLILY	POTENTILLA VERNA	1 GAL.
SNOW IN SUMMER	RUDBECKIA FULGIDA	1 GAL.
CREEPING PHLOX	PHLOX SUBULATA	4" POT.



## LANDSCAPE NOTES

PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.

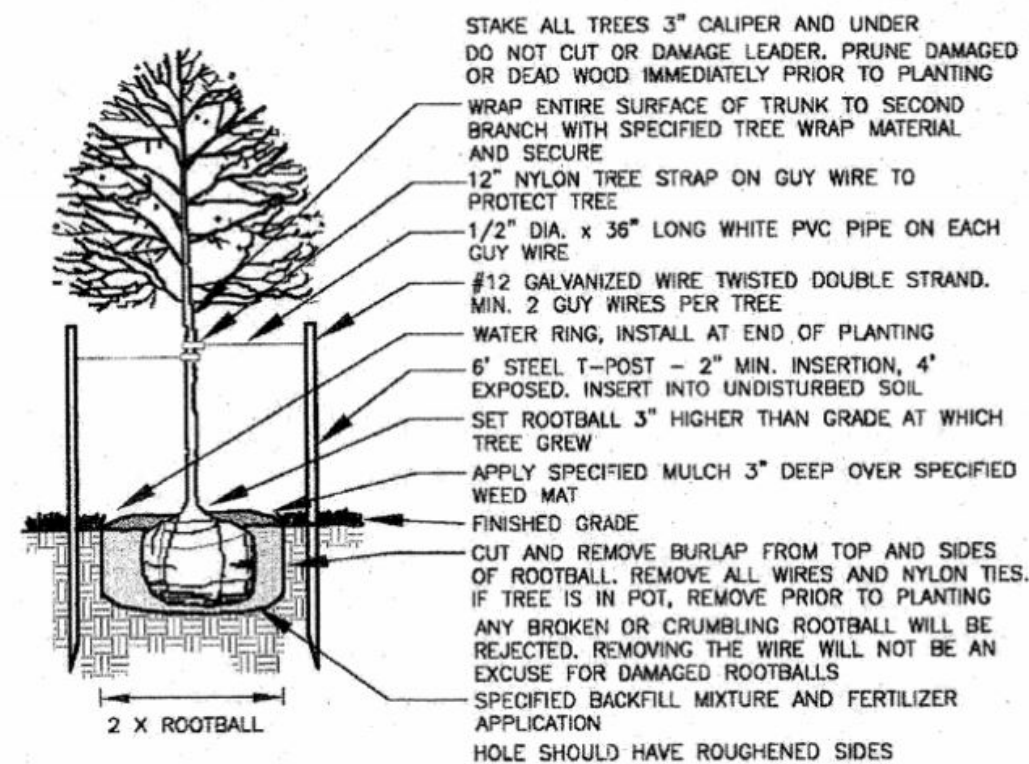
ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER/DEVELOPER AND MAINTAINED BY AN H.O.A.

DETENTION/RETENTION AREAS WILL CONSIST OF NON-IRRIGATED NATIVE SEED AND SHRUBS ONLY WITH 1 SHRUB/800 S.F.

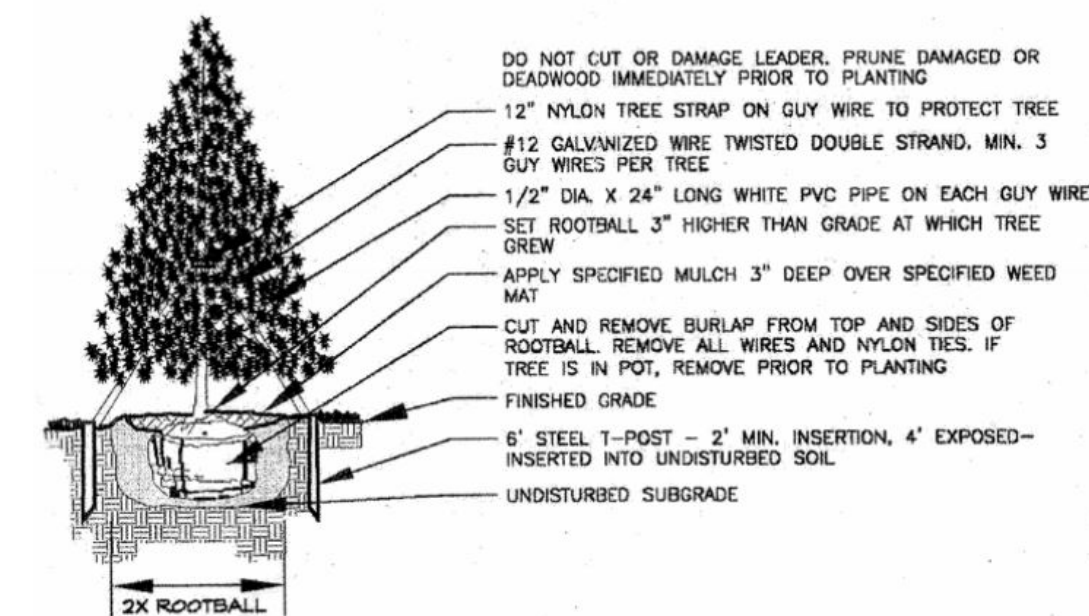
ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT STANDARDS.

PLANT MATERIAL TYPES FOR POCKET PARKS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SPECIES LISTED IN THE PLANT LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND PLANTING SPECIFICATIONS."

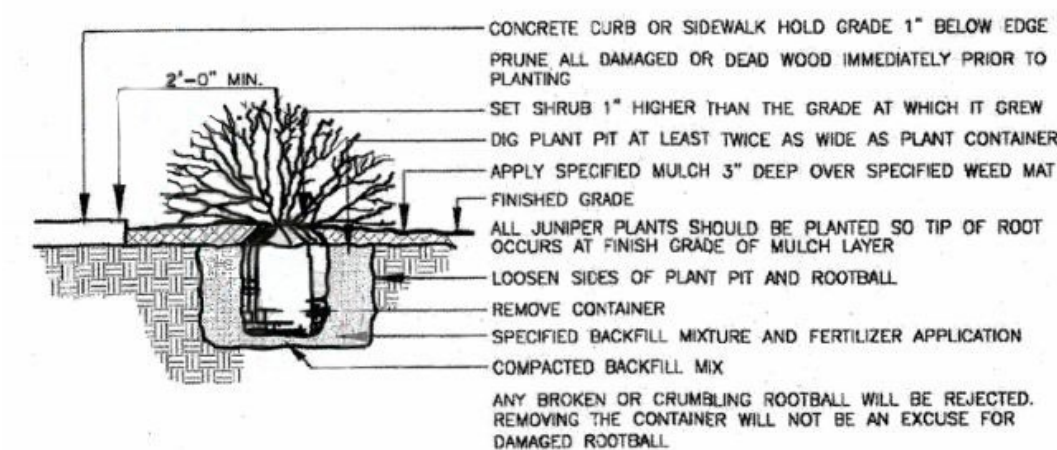
ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE COMMERCE CITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT STANDARDS ORDINANCE #1297



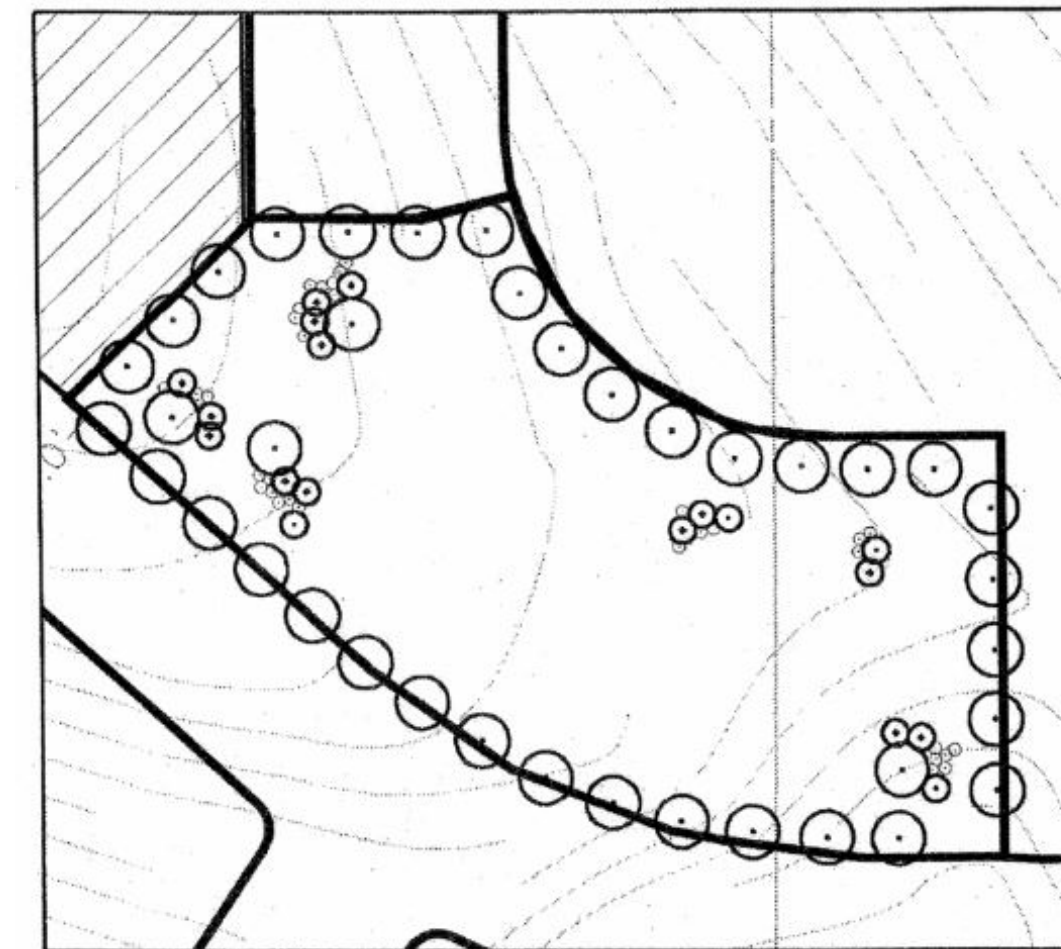
**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



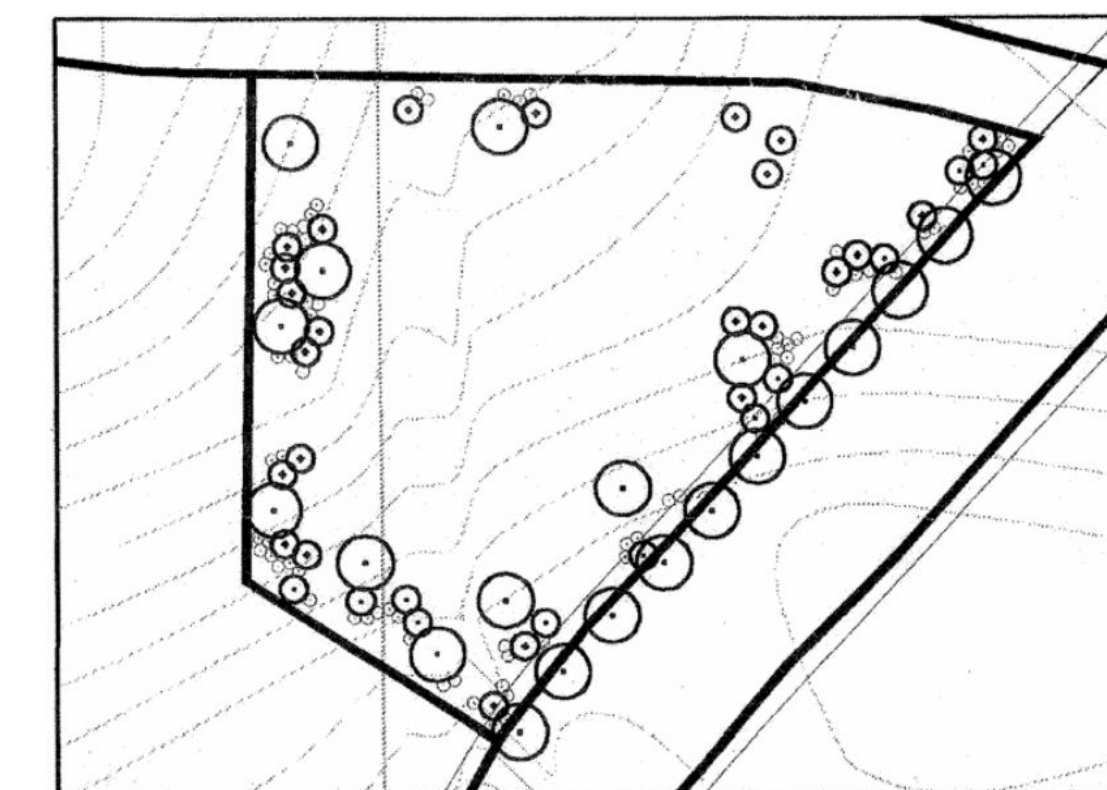
**EVERGREEN TREE PLANTING**  
NOT TO SCALE



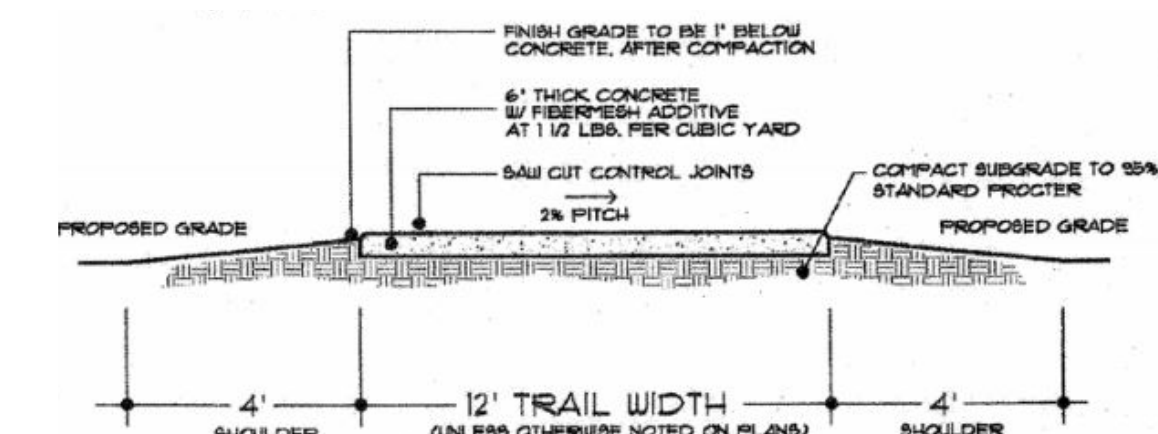
**SHRUB PLANTING**  
NOT TO SCALE



**SOUTH NEIGHBORHOOD PARK (TYPICAL)**  
PRIVATE/H.O.A.



**SOUTH NEIGHBORHOOD PARK (TYPICAL)**  
PRIVATE/H.O.A.



**12' CONCRETE TRAIL** LIMITED TO REGIONAL TRAILS  
NOT TO SCALE

BURLINGTON NORTHERN/CATELLUS  
PUD ZONE DOCUMENT AMENDMENT NO. 6  
COMMERCE CITY, CO

**REVESCO** PROPERTIES  
Owner/Developer  
REVESCO Properties  
303-551-7750  
2731 17th Street  
Suite 300  
Denver, CO 80211

**Calibre**  
Engineer  
Calibre Engineering  
303-730-0434  
8822 S. Ridgeline Blvd  
Suite 310  
Highlands Ranch, CO 80129

Issue Date

Revision Date

Sheet Title  
**LANDSCAPE STANDARDS**

Sheet Number

6 of 7

FILE # \_\_\_\_\_  
MAP # \_\_\_\_\_  
RECEPTION # \_\_\_\_\_



