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BURLINGTON NORTHERN/CATELLU

Denver, CO 80211 Calibre Engineering 8822 S. Ridgeline Blvd Suite 310

303-551-7750 2731 17th Street Suite 300

Issue Date	

Highlands Ranch, CO 80129

Revision Date

Sheet Title

COVER SHEET

Sheet Number

1 of 7

RECEPTION # ____

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67

West of the Sixth Pricipal Meridian City of Commerce City, County of Adams, State of Colorado

THEET POLY VICINITY MAP APPROVAL CERTIFICATE Owner/Lien/Deed of Trust Signatures: City Approval: being the owner/lien Approval of the Commerce City Planning Commission: holder of the property located in the County of Adams, Approved this _____ State of Colorado, do hereby submit this Planned Unit Development and agree to perform under the terms stated herein. Chairperson HIGHWAY 16 Revesco Properties Approval of the City Council of the City of Commerce City: Acknowledgement Approved this _____ State of Colorado ≺County of Adams City of Commerce City City Clerk The foregoing instrument was acknowledged by me Mayor My Commission Expires **E 104 AVE** SHEET INDEX **SUBJECT PROPERTY BURLINGTON NORTHERN/CATELLUS PUD** SHEET SHEET DESCRIPTION **COVER SHEET** LEGAL DESCRIPTION PROJECT SUMMARY SITE PLAN 1"=1000 FT SITE PLAN GENERAL PROJECT NOTES LAND USE MATRIX; DESIGN STANDARDS LANDSCAPE STANDARDS; OPEN SPACE AND PARKS THIS PUD ZONE DOCUMENT PRIMARILY SEEKS TO AMEND THE FOLLOWING: STREET SECTIONS A. MODIFY THE PLANNING AREA BOUNDARIES FOR PLANNING AREAS "U" AND "V"; B. MODIFY THE PRIMARY PERMITTED USE WITHIN PLANNING AREA "U" TO "HDR' WITH

SUPPORTIVE SECONDARY COMMERCIAL USES.

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

SHEET 2 of 7

Parcel 1

A parcel of land, situate, lying and being in the Northeast Quarter (NE 1/4) of Section 14, Township 2 South, Range 67 West of the 6th P.M., and being more particularly described as follows:

Beginning at a point which is 30 feet West and 267.56 feet south of the Northeast corner of Section 14, Township 2 South, Range 67 West of the Sixth Principal Meridian, thence S 00 degrees 41' 33" E, a distance of 340.92 feet; thence North 89 degrees 45' 45" West a distance of 854.27 feet to the Easterly right-of-way of former U.S. Highway No. 6 (now Colorado Highway No. 2): thence along the Easterly right-of-way of said former Colorado Highway No. 6 (now Colorado Highway No. 2) as follows: thence N 41 degrees 54' 11" E, a distance of 88.80 feet to a point of curvature; thence along the arc of a curve 250.06 feet, thence along said curve having a chord that bears North 44 degrees 12' 23" E, chord length of 249.99 feet said curve having a delta of 04 degrees 40' 24", a length of 250.06 feet and a radius is 3,065.78 feet to a point of tangency; thence N 46 degrees 34' 35" E, a distance of 141.29 feet; thence N 89 degrees 45' 45" E, a distance of 513.82, more or less, to the Point of Beginning, County of Adams, State of Colorado.

Parcel 2

Lot 1, Block 1 Ellen-Hale Subdivision County of Adams, State of Colorado

Parcel 3 (A combination of Parcels 3,5,6, 7 and 8A)

Lot 1, Block

Burlington Northern Railroad North Adams County Property, Recorded in File No. 17, Map No. 33, and Reception No. B1041160 of the Adams County records.

County of Adams, State of Colorado.

Parcel 4A

A Parcel of land in the Northeast one-quarter of Section 14. Township 2 South. Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as: Beginning at the East one-quarter of said Section 14; thence North 00 degrees 41' 33" W, on an assumed bearing along the East line of said Northeast one-quarter a distance of 520.00 feet; thence North 89 degrees 53' 10" West, parallel with the South Line of said Northeast one-quarter a distance of 30.00 feet to the True Point of Beginning. Thence continuing North 89 degrees 53' 10" West a distance of 960.00 feet; thence North 00 degrees 41" 33" East parallel with the East line of said Northeast one-quarter a distance of 910.00 feet; thence North 89 degrees 53' 10" West a distance of 430.49 feet to a point on the Easterly R.O.W line of Colorado State Highway No. 2; thence North 41 degrees 33' 51" West along said Easterly R.O. W. line a distance of 252.53 feet; thence North 41 degrees 54' 11" East continuing along said Easterly R.O.W line a distance of 179.98 feet to a point on the South line of a Public Service Company parcel of land, described in Book 1073, at Page 389, Adams County records; thence South 89 degrees 26' 26" East along said South line a distance of 1,098.72 feet to a point on the West R.O.W. line of Peoria Street, thence S 00 degrees 41' 33" E along said West R.O. W. line and parallel with the East line said Northeast one-quarter a distance of 1,246.42 feet to the True Point of Beginning, County of Adams, State of Colorado.

Parcel 4B North

A parcel of land in the West one-half of the Northwest one-quarter, Section 13, Township 2 South, Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as; Beginning at the Northwest corner of said Section 13: thence S 00 degrees 41' 33" E on an assumed bearing along the West line of said West one-half Northwest one-quarter said Section 13 a distance of 30.00 feet; thence N 89 degrees 20' 39" E parallel with the North line of said West one-half Northwest one-quarter 30.00 feet; thence continuing N 89 degrees 20' 39" E. parallel with the North line said West one-half Northwest one-quarter a distance of 1,291.61 feet to a point on the East line of said West one-half Northwest one-quarter and the True Point of

Beginning; thence S 00 degrees 21' 57" E along the said East line a distance of 632.23 feet to a point on the north line of a Public Service Company Parcel described in Book 985 at Page 54, Adams County Records; thence S 89 degrees 26' 26" W along said south line a distance of 1,288.00 feet to a point on the East R.O. W. line of Peoria Street; thence N 00 degrees 41' 33" W parallel with the West line said West one-half Northwest one-quarter a distance of 630.05 feet to a point on the South R.O.W. of 104th Ave.; thence N 89 degrees 20' 39" E along said South R.O.W. line a distance of 1,291.61 feet to the True Point of Beginning. County of Adams, State of Colorado

Parcel 4B South

A parcel of land in the West one-half of the Northwest one-quarter, Section 13, Township 2 South, Range 67 West of the 6th Principal Meridian, Adams County Colorado, described as; Beginning at the Northwest corner of said Section 13: thence S 00 degrees 41' 33" E on an assumed bearing along the West line of said West one-half Northwest one-quarter said Section 13 a distance of 30.00 feet; thence N 89 degrees 20' 39" E parallel with the North line of said West one-half Northwest one-quarter 30.00 feet; thence continuing N 89 degrees 20' 39" E. parallel with the North line said West one-half Northwest one-quarter a distance of 1,291.72 feet to a point on the East line of said West one-half Northwest one-quarter; thence S 00 degrees 21' 57" E along the said East line a distance of 2,608.62 feet to the southeast corner of said West one-half Northwest one-quarter and the True Point of Beginning; thence S 89 degrees 25' 17" W along the South line of said West one-half Northwest one-quarter a distance of 1,276.73 feet to a point on the East R.O. W. of Peoria Street and a point 30.00 feet East of the Southwest corner of the said West one-half Northwest onequarter; thence N 00 degrees 41' 33" W parallel with the West line said West onehalf Northwest one-quarter a distance of 1,766.81 feet to a point on a Public Service Company Parcel described in Book 985 at Page 54, Adams County Record; thence N 89 degrees 26' 26" E along the south line of said Public Service Company Parcel a distance of 1,286.80 feet; thence S 00 degrees 21' 57" E along said a distance of 1,766.39 feet to the True Point of Beginning,

Parcel 8B

County of Adams, State of Colorado.

County of Adams. State of Colorado.

That part of the Northwest one-quarter, Section 7, Township 2 South, Range 66 West of the 6th Principal Meridian, Adams County, Colorado described as Beginning at the Southwest corner of said Northwest one-quarter Northwest onequarter; thence N 88 degrees 28" 39" E on an assumed bearing along the South line said Northwest one-quarter Northwest one-quarter a distance of 30.00 feet to the True Point of Beginning; thence N 00 degrees 22' 26" W parallel with the West line of said Northwest one-quarter Northwest one-quarter a distance of 1,288.60 feet to a point 30.00 feet south of the North line said Northwest onequarter Northwest one-quarter; thence North 88 degrees 20' 35" E parallel with said North line a distance of 1,286.52 feet to a point on the East line said Northwest one-quarter Northwest one-quarter; thence S 00 degrees 05' 06" E along said East line a distance of 1,291.76 feet to the Southeast corner said Northwest one-quarter Northwest one-quarter; thence S 88 degrees 28' 39" W along the South line said Northwest one-quarter Northwest one-quarter a distance of 1,279.94 feet to the True Point of Beginning, EXCEPT parcel conveyed to the Farmers Reservoir and Irrigation Company by deed dated January 2, 1914 and recorded January 6, 1914 in Book 69 at Page 145,

Parcel 9

A parcel of land, situate lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

Beginning at the Southwest corner, Section 6 Township 2 South, Range 66 West of the 6th P.M.; thence N 88 degrees 20' 35" E along the South line of said Section 6 a distance of 1,335.26 feet, more or less, to a point on the Westerly R.O.W. line of the O'Brian Canal, as described in Book 47 at Page 65; thence said R.O.W. as follows:

Along a curve to the right a distance of 166.74 feet, the delta of said curve is 07 degrees 071 40", radius is 1,359.43 feet, and the chord bears N 18 degrees 20' 06" W a distance of 166.64 feet; thence N 14 degrees 49' 16" W, 200.0 feet; thence along a curve to the left a distance of 582.72 feet, the delta of said curve is 16 degrees 30' 00" radius is 2,023.48 feet and the chord bears N 23 degrees 04' 16" W a distance of 580.71 feet; thence N 31 degrees 19' 16" W a distance of 373.51 feet, more or less, to a point on the Southerly R.O.W. line of the Colorado State Highway, as described in Book 215 at Page 562; thence along said Southerly R.O. W. as follows:

Along a curve to the right a distance of 717.12 feet, the delta of said curve is 34 degrees 21' 16", the radius is 1,196.0 feet and the chord bears S 50 degrees 23'31" W a distance of 706.42 feet; thence S 67 degrees 34' 09" W, 292.82 feet, more or less to a point on the West line of said Section 6; thence S 00 degrees 27' 50" E along said West line a distance of 681.40 feet, more or less, to the True Point of Beginning, Except the South 30.0 feet thereof and Except the West 30.0 feet thereof for the County road rights of way, and Except that portion conveyed to Colorado Department of Transportation recorded July 20, 1998 in Book 5401 at page 607, County of Adams, State of Colorado.

Parcel 10

A parcel of land, situate, lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M. and being more particularly described as follows:

Beginning at the Southwest corner of said Section 6; thence N 00 degrees 27' 50" West an assumed bearing along the West line of said Section 6, a distance of 789.23 feet to a point on the Northwesterly R.O.W. line of Colorado State Highway No. 2; thence N 67 degrees 34' 09" E along said Northwesterly R.O.W. line a distance of 32.35 feet to the Southwesterly corner of Lot 1, V-CO Industrial Park at File No. 14, Map No. 714 and Reception No. B308950 of the Adams County Records, a subdivision of a part of the Southwest one-quarter of said Section 6; thence N 00 degrees 27' 50" W along the West line of said Lot 1, a distance of 185.81 feet to the Northwesterly corner of said Lot 1, and the True Point of Beginning; thence N 41 degrees 34' 52" E along the Northwesterly line of Lots 1 and 2 of said V-CO Industrial Park, a distance of 731.21 feet to the Northwesterly corner of said lot 1, said corner also being of the Southwesterly R.O.W line of the O'Brian Canal; thence N 47 degrees 23' 11" W along said Southwesterly R.O.W. line of the O'Brian Canal a distance of 100.02 feet to the Southeasterly R.O.W. line of the Burlington Northern Railroad; thence S 41 degrees 34' 52" W along said Railroad Northwesterly R.O.W. line a distance of 622.13 feet to a point 30.00 feet East of the West line of said Section 6; thence S 00 degree 27' 50" E parallel with said West line a distance of 149.32 feet to the True Point of Beginning. County of Adams. State of Colorado.

Parcel 11

A parcel of land, situate, lying and being in the Southwest Quarter (SW 1/4) of Section 6 Township 2 South, Range 66 West of the 6th P.M., and being more particularly described as follows:

Beginning at the southwest comer of said Section 6; thence N 00 degree 27' 50" E on an assumed bearing along the West line a said Section 6 a distance of 1,103.62 feet to the Southeasterly R.O. W.

line of the Burlington Northern Railroad Company (formerly Chicago, Burlington & Quincy Railroad); thence N 41 degrees 34' 42" E along said Southeasterly R.O.W. line OF THE Burlington Northern Railroad Company a distance of 786.94 feet to a point of intersection of the northeasterly R.O.W. line of the O'Brian Canal, and the True Point of beginning; thence continuing N 41 degrees 34' 52" E along said Southeasterly R.O.W. line a distance of 495.11 feet to a point of the Westerly R.O.W. line of Colorado Highway No. 2; and to a point of curve to the right, the radius of said curve is 1,046.0 feet, the delta is 33 degree 31' 04", the chord bears S 07 degree 45' 49" W, 603.22 feet; thence along the arc of said curve a distance of 611.90 feet to a point on said Northeasterly R.O.W. line of the O'Brian Canal; thence N 47 degree 23' 11" W along said Northeasterly R.O.W., line a distance of 335.77 feet to the True Point of Beginning,

Parcel 12

County of Adams, State of Colorado.

A parcel of land, situate, lying and being in the Northwest Quarter (NW 1/4) of Section 12 Township 2 South, Range 67 West of the 6th P.M., and being more particularly described as follows:

Beginning at the center quarter corner of said Section 12; thence S 89 degree 50' 51" W on the southerly line of said northwest quarter a distance of 601.11 feet to the Southeasterly R.O.W. line of Colorado Highway No. 2; thence N 41 degrees 51' 09" E along said Southeasterly R.O.W. line of Colorado Highway No. 2 a distance of 904.15 feet to a point of intersection of the Easterly line of the said Northwest Quarter; thence continuing S 00 degrees J 1' 00" W along said Easterly line a distance of 671.87 feet to the Point of Beginning, County of Adams, State of Colorado.

KEPHART
community planning architecture
2555 WALNUT STREET

www.kephart.com

DENVER, CO 80205 303.832.4474

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

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

Engineer Calibre Engineering 303-730-0434 8822 S. Ridgeline Blvd Suite 310 Highlands Ranch, CO 8012	9
Issue Date	

Revision Date

Sheet Title **LEGAL DESCRIPTION**

Sheet Number

2 of 7

MAP # _____RECEPTION # _____

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67

KEPHART
community m planning m architecture
2555 WALNUT STREET
DENVER, CO 80205

303.832.4474

www.kephart.com

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

Engineer
Calibre Engineering
303-730-0434
8822 S. Ridgeline Blvd
Suite 310

Highlands Ranch, CO 80129

Issue Date

Revision Date

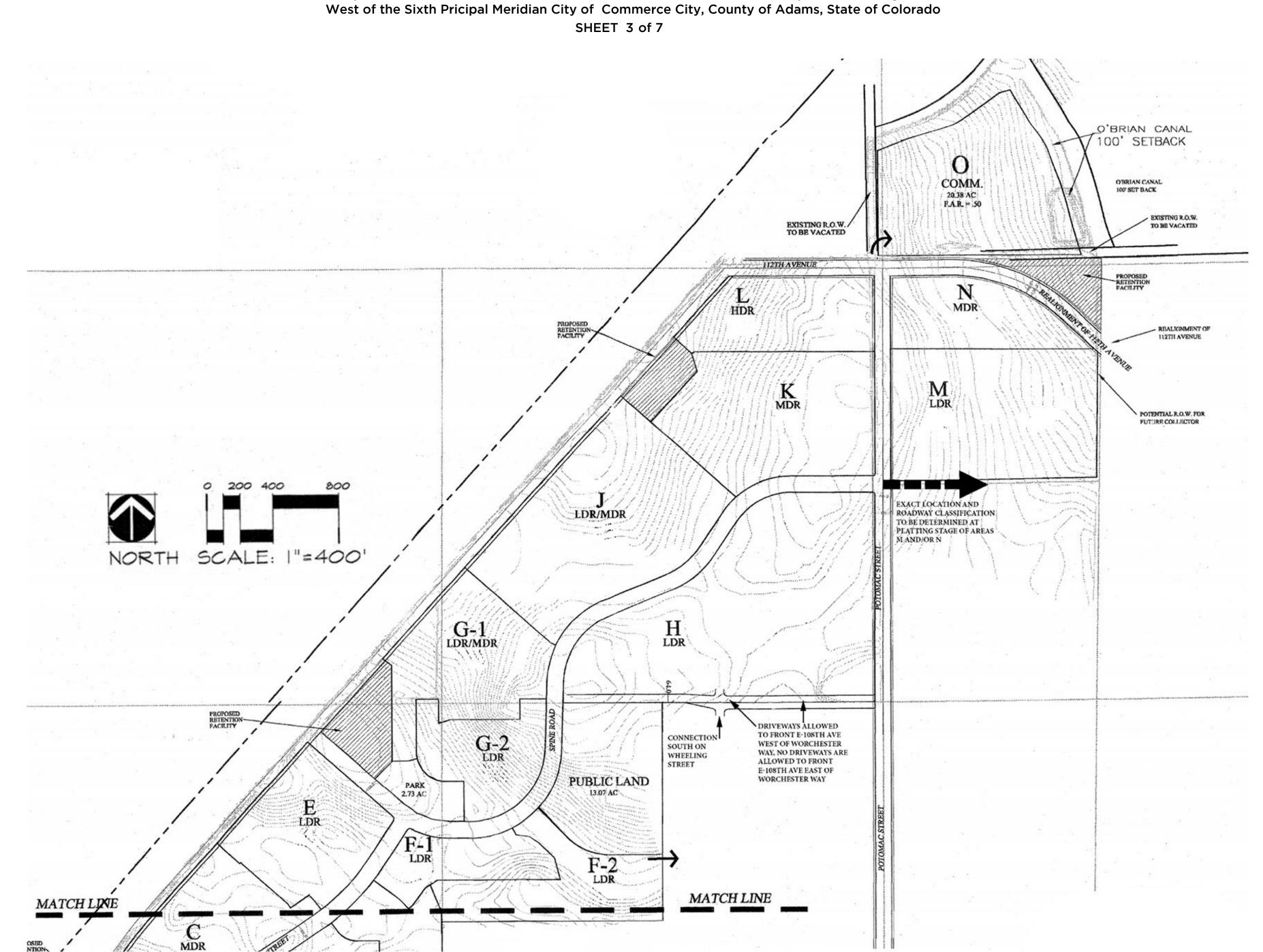
Sheet Title

SITE PLAN

Sheet Number

3 of 7

FILE # ______ MAP # _____ RECEPTION # _____



A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67

West of the Sixth Pricipal Meridian City of Commerce City, County of Adams, State of Colorado

KEPHART 2555 WALNUT STREET DENVER, CO 80205

303.832.4474

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

REVESCO

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

Engineer Calibre Engineering 8822 S. Ridgeline Blvd

Suite 310

Issue Date

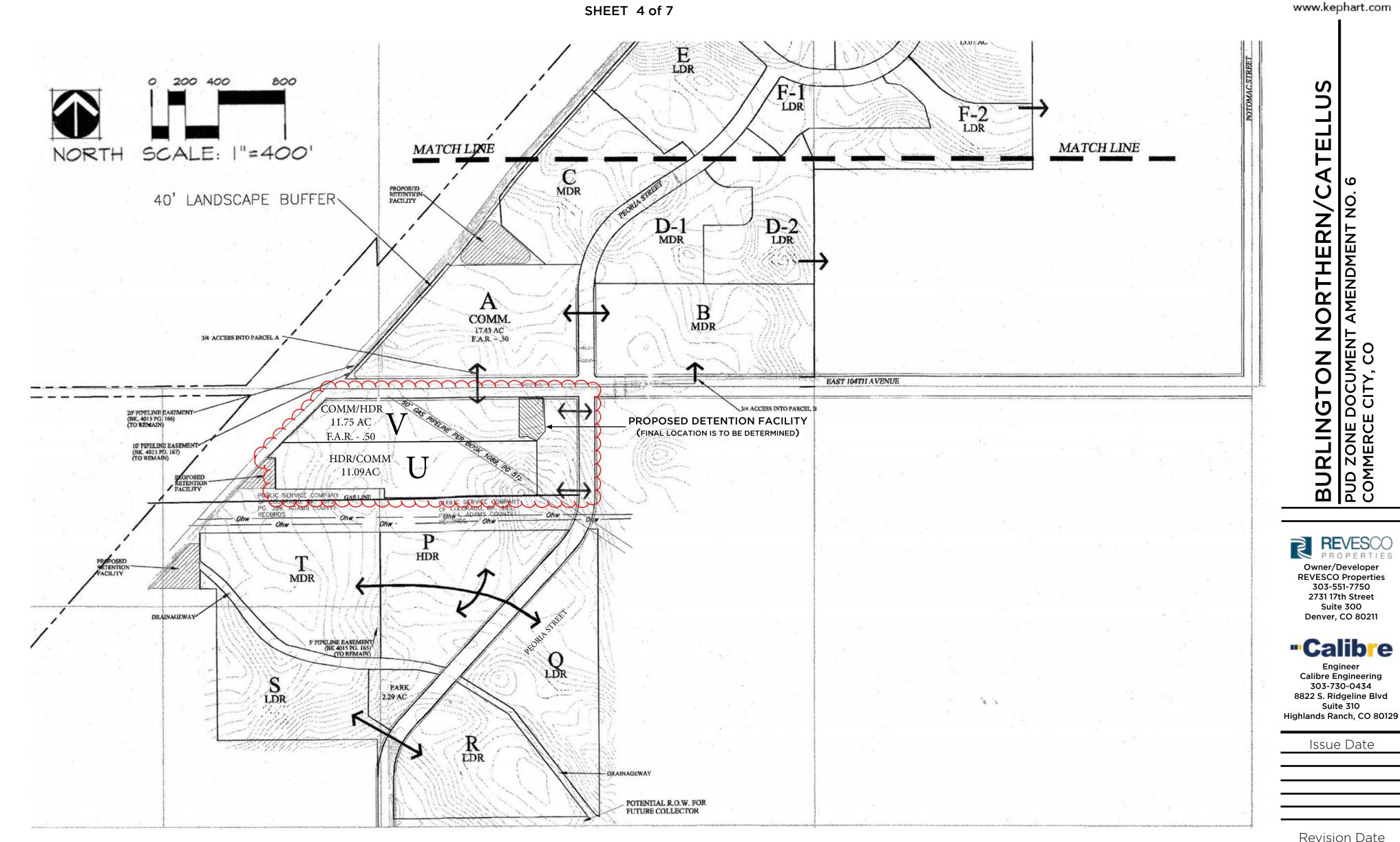
Revision Date

Sheet Title SITE PLAN

Sheet Number

RECEPTION # _

4 of 7



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

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				E)	XISTING	DEVELOF	PMENT									FU	TURE DEVELO	PMENT			(-
PARCEL	В	С	D-1	D-2	Е	F-1	F-2	G-1	G-2	J		Н	К	L	М	N	Р	Q	R	S	1		U			А	0	V		сомм. тота	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	14.54	1	11.09			17.43	20.38	11.75	i	49.56	318.03
LAND USE CATEGORY	MDR	MDR	MDR	LDR	LDR	LDR	LDR	LDR/ MDR	LDR	LDR/ MDR		LDR	MDR	HDR (8)	LDR	MDR	HDR (8)	LDR	LDR	LDR	MDE	HDR	С	P	PRIM. SEC.	C HDR	C HDR	С	HDR		
ALLOWABLE USES	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD SFA	SFD	SFD	SFD SFA	SFD	SFD SFA		SFD	SFD SFA	SFD SFA MF	SFD	SFD SFA	SFD (5) SFA MF	SFD SFA	SFD	SFD SFA	SFDSF	A MF	С	F	PRIM. SEC.	C MF	C MF	С	MF		
MIN DENSITY	4 DU/AC	4 DU/AC	4 DU/AC	1 DU/AC	1 DU/A	DU/AC	1 DU/A	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 BU/AC							8 DU/AC		
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 40 DU/AC	.50 FAR		PRIM.	.50 FAR	.50 FAR	.50 FAR	40 DU/AC		
TOTAL UNITS	66	112(9)	67	62	75	31	44	118	35	219(9)	MINIMUM UNITS (9)	115(9)	76(9)	104(9)	61(9)	51(9)	114(9)	47(9)	42(9)	37(9)	73(9	88(9)							94		720 (9)
					•						MAXIMUM UNITS	191	151	520	122	102	572	95	69	74	116	443	241,540 SF		PRIM.	379, 625 S.F.	443,876 S.F.	255,915 SF	470	1,320,956 S.F.	2526 (8)
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		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 (1) N/A	C 40,000 (1)		PRIM.	C 40,000 (1)	C 40,000 (1)	C 40,000 (1)	N/A		SFD SI
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/4 (4	1) 100'	C 60 (1)		PRIM.	C 150 (1)	C 150 (1)	C 60 (1)	100'		-1
PRIMARY USE	I	.1		.1									1					1	1	Į.	'	-					!				SFA - SII
HEIGHT x	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'		35'	35'	75'	35'	35'	35'	35'	35'	35'	38	75'	75'		PRIM.	75'	75'	75'	75'		MF - AF
FRONT SETBACK (2)	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	1) 20'	C 10'		PRIM.	C 10'	C 10'	C 10'	20'		C - CO
SIDE SETBACK m	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)		N/A (4)			C 10'		PRIM.	C 10'	C 10'	C 10'	20'		C RI
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) 20'	C 20'	L	PRIM.	C 20'	C 20'	C 20'	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'	C 15'		PRIM.	C 15'	C 15'	C 15'	15'		ALL RESI
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	1,100	N/A	C 5,000		PRIM.	C 5,000	C 5,000	C 5,000	N/A		OF COMM
ACCESSORY USE																					۲										ACCESSORY
HEIGHT x	15'	15'	15'	15'	15'	15'	15'	15'	15'	15'		15'	15'	15'	15'	15'	15'	15'	15'	15'	1,5	15'	15'		PRIM.	15'	15'	15'	15'		GÁRAGES STORAGE
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'		PRIM.	20'	20'	20'	20'		NOTES: COV
SIDE SETBACK m	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'		5'	5'	5'	5'	5'	5'	5'	5'	5'	8	5'	5'		PRIM.	5'	5'	5'	5'		DEC
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'	F	PRIM.	5'	5'	5'	5'		SET
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'		PRIM.	20'	20' C 1/300	20'	20'		STR
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	2/01	(10)	C 1/300 SQ. FT.		PRIM.	C 1/300 SQ. FT.	SQ. FT.	C 1/300 SQ. FT.	(10)		ALL SPE CITY
																					٧.		بدد	V	ىد	لللا	لللا	لللا	ىد	ىدىد	CITY

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 SOUARE 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

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 REVIEWEO 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 Or' 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.

6 SUPERSEDES OR MODIFIES THE AGREEMENTS ("REIMBURSEMENT FEE AGREEMENT & BUILDING PERMIT RESTRICTION") DATED 7/23/2015, RECORDED

(7/24/2015, REO# 2015000059769 AND #2015000059770, 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

DESIGN STANDARDS

THE TOTAL DWELLING UNITS, GROSS DENSITY AND RESIDENTIAL FLOOR AREA SHOWN ARE MAXIMUMS FOR THE ACREAGES SHOWN.

PARCEL ACREAGES ARE PRELIMINARY AND SUBJECT to CHANGE WITH DETAILED PLANNING; PARCEL ACREAGES 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 SCHEDI/LE. REFER TO DEVELOPMENT STANDARDS FOR LOT SIZE, BUILDING COVERAGE, SETBACK AND PARKING RATIO.

UNITS EXCEED 2526 DWELLING UNITS.

THE P.U.D. ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES WITH THE DRAINAGE STUDY FOR THIS TE. 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

THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL B 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.

KEPHART

community # planning # architectur 2555 WALNUT STREET DENVER, CO 80205 303.832.4474

www.kephart.com

SEC. = SECONDARY LAND USE

SFA = SINGLE FAMILY ATTACHED SFD = SINGLE FAMILY DETACHED

HDR = HIGH DENSITY RESIDENTIAL MDR = MEDIUM DENSITY RESIDENTI

LDR = LOW DENSITY RESIDENTIAL

APARTMENT BUILDINGS AND CONDOMINIUMS.

SINGLE-FAMILY ATTACHED INCLUDES DUPLEX, TOWNHOUSE, ROW HOUSES, AND CONDOMINIUMS.

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, CIVIC USES AND PARK—N—RIDE

. RESIDENTIAL USES SHALL COMPLY WITH THE REQUIREMENTS ECIFIED IN ARTICLE III. R RESIDENTIAL DISTRICTS CHAPTER OF THE CITY

DECKS, PATIOS, AND COVERED PORCHES MAY EXTEND INTO SETBACK TO 10' FROM THE REAR PROPERTY LINE.

MANE LOT MIXED HORIZONTALLY OR VERTICALLY

PHASING WILL OCCUR IN A LOGICAL AND COST

EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE

ANTICIPATED THAT DEVELOPMENT WILL BEGIN AT

NORTH TO 112TH AVENUE. AREAS SOUTH OF 104TH AVENUE AND EAST OF POTOMAC STREET

MOBILE HOMES AND MANUFACTURED HOMES ARE

/ CATELLUS P.U.D. WILL CONFORM TO THE

CONSTRUCTION WITHIN THE BURLINGTON NORTHERN

COMMERCE CITY DESIGN STANDARDS AS ADOPTED

SETBACK HEIGHT PER USE

MAX.

104TH AVENUE, FOLLOWING THE SPINE ROAD

PHASES, AS CONDITIONS DICTATE. IT IS

ARE MOST LIKELY TO BE DEVELOPED

PROHIBITED WITHIN THIS P.U.D.

SIGN SCHEDULE

50 SF (EA)

80 SF (EA)

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

SUBSEQUENTLY

RESIDENTIAL

PROJECT IS EXPECTED TO BE BUILT IN SEVERAL

GENERAL NOTES

COMMERCIAL AND/OR MULTI-FAMILY DEVELOPMENTS CAN OCCUPY THE

R = RESIDENTIAL C = COMMERCIAL

MF = MULTI-FAMILY x = MAXIMUM

Ш ⋖ E N N O N Z O RLING ΙΩΣ

Owner/Develope

 \mathbf{m}

REVESCO Properties 303-551-7750 2731 17th Street Suite 300 Denver, CO 80211



Calibre Engineering 8822 S. Ridgeline Blvd Suite 310 Highlands Ranch, CO 80129

Issue Date

Revision Date

Sheet Title

LAND USE MATRIX

Sheet Number

5 of 7

H. COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL

J. ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER

COURSING, AND/OR OTHER SUCH DETAILING.

PLAN PROVIDING A REFUGE FOR RESIDENTS.

BUILDING ELEMENTS BELOW:

B. BUILDINGS SHALL FRONT ALONG 104TH AVE. AND PARKING SHOULD BE PROVIDED IN THE

C. PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY

E. BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP.

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

L. WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT

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.

SLOPED ROOFS, OR PITCHED ROOFS WITH AT LEAST TWO (2) ROOF LINE ELEVATION CHANGES.

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

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

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

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

C. ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND

D. SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS

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.

CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED. I. USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE.

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

6. NON-RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING

A. A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE.

REAR AND SIDE.

PERMITTING ALL TYPES OF ROOF FORMS. D. PROVIDE TWO-STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT.

F. CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC.

COMMERCIAL AND RESIDENTIAL LAND USES.

RECEPTION # __

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

SHEET 6 of 7

PLANTING LEGEND

DECITATIONS MANAGE			
DECIDUOUS TREE			
GREEN SPIRE LIN		TILIA CORDATA 'GREENSPIRE'	21/3" CAL., B4B, SPECIME
AUTUMN PURPLE	49H	FRAXINUS PENNSYLVANICA MARSHALL'S	21/2" CAL., B4B, SPECIME
SHADEMASTER H	ONEY LOGUST	GLEDISIA TRIACANTHOS INERMIS SHADEMASTER	214" CAL, B4B, SFECIME
EVERGREEN TREE	s ———		
AUSTRIAN PINE	Marie and the second se	PINUS NIGRA	HT. ON PLAN, SPECIMEN
PINION PINE		PINUS EDULIS	HT. ON PLAN SPECIMEN
COLORADO BLUE	SPRUCE	PICEA PUNGENS	HT. ON PLAN, SPECIMEN
ORNAMENTAL TRE	PS		4.1
SPRING SNOW CR		MALUS SPRING SNOW	STONE BUR SPECKEN
FLAME AMUR MAR		ACER GINNALA 'FLAME'	2" CAL., B4B, SPECIMEN 8" CLUMP, B4B, SPECIME
JAPANESE TREE		SYRINGA RETICULATA	8' CLUMP, B4B, SPECIME
GOLDEN RAIN TR		KOELREUTERIA PANICULATA	2" CAL, B&B, SPECIMEN
CANADA RED CH	The state of the s	PRUNUS VIRGINIANA MEL. "SHUBERT"	2' CAL, B4B, SPECIMEN
PUED O DEEN OUTDI	ne.		
EVERGREEN SHRU	B2		The state of the s
HUGHES JUNIPER		JUNIPERUS SABINA 'HUGHES'	5 GAL.
TAM JUNIPER		JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL 30' SP. MIN.
DECIDUOUS SHRU	BS		
CISTENA PLUM		PRUNUS CISTENA	5 GAL, 36" HT, 4 CANE N
CHINESE LILAC		STRINGA CHINENSIS-ROTHMAGENSIS	5 GAL SA' HT - CANE N
BLUE MIST SPIRE		SFIREA CARTOPTERIS INCANA	5 GAL, 24' HT. 3 GANE M
BAILEY REDTWIG		CORNUS SERICEA BAILEY	5 GAL, 24' HT, 3 CANE M
DWARF BURNING	BUSH	EUONYMUS ALATA COMPACTUM	5 GAL., 30" HT, 3 CANE M
PERENNIALS & G	ROUND COVERS		
PERIWINKLE		VINCA MINOR	I GAL
WINTERCREEPER	EUONYMOUS	EUONTMOUS FORTUNE!	I GAL.
RED DAYLILY		POTENTILLA VERNA	I GAL.
ENOW IN SUMMER		RUDBECKIA FULGIDA	I GAL.
CREEPING PHLO	<	PHLOX SUBULATA	4' POT
		A) (4)	
-	-		
	IRRIGATED	NATIVE SEED	f) 1/2 0.9
	1		
	7		
	TALL FESCI	JE BLUEGRASS (90/10 BLEND)	

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.

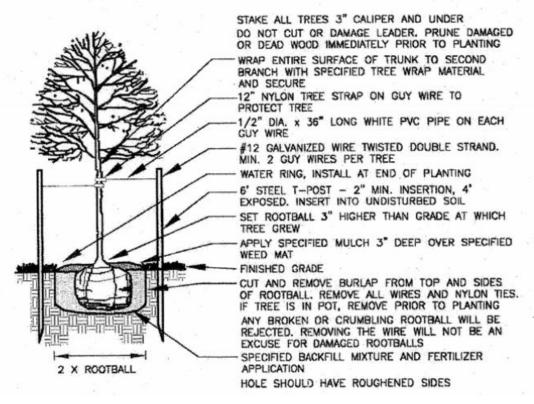
ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER/DEVELOPER AND MAINTAINED BY AN H.O.A.

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

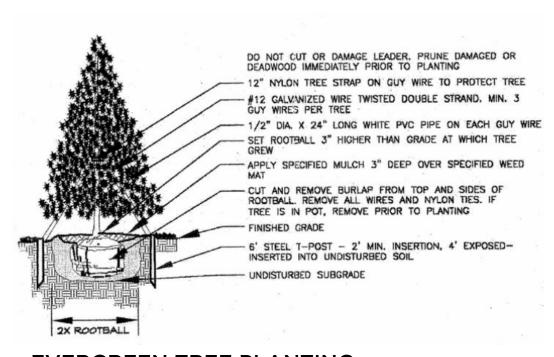
ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION/RETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS AND PARKS AND RECREATION DEPARTMENT STANDARDS.

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."

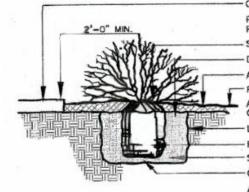
ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE REQUIRED TO MEET THE COMMERCE CITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT STANDARDS ORDINANCE #1297



DECIDUOUS TREE PLANTING NOT TO SCALE



EVERGREEN TREE PLANTING NOT TO SCALE



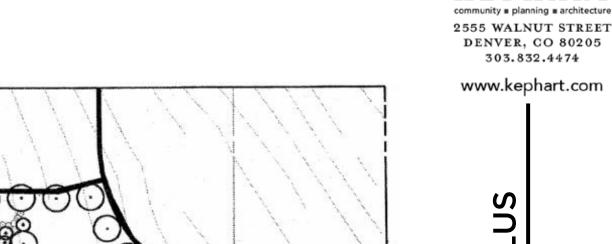
CONCRETE CURB OR SIDEWALK HOLD GRADE 1" BELOW EDGE PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO

- SET SHRUB 1" HIGHER THAN THE GRADE AT WHICH IT GREW - DIG PLANT PIT AT LEAST TWICE AS WIDE AS PLANT CONTAINER -APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MAT

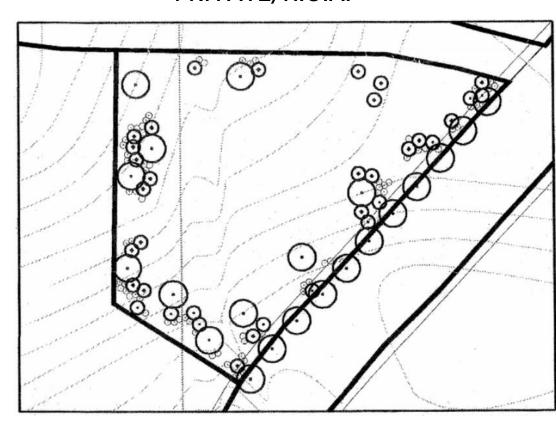
ALL JUNIPER PLANTS SHOULD BE PLANTED SO TIP OF ROOT OCCURS AT FINISH GRADE OF MULCH LAYER -LOOSEN SIDES OF PLANT PIT AND ROOTBALL REMOVE CONTAINER SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION

COMPACTED BACKFILL MIX ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR

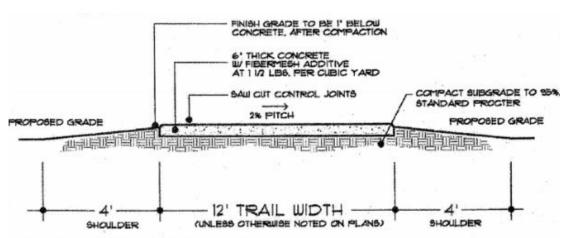
SHRUB PLANTING NOT TO SCALE



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



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



12'	CONCRETE	TRAIL

LIMITED TO REGIONAL TRAILS

RECEPTION # ___

NOT TO SCALE

Sheet Number

BURLINGTON NORTHERN, PUD ZONE DOCUMENT AMENDMENT N

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KEPHART

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

"Calibre Engineer Calibre Engineering 8822 S. Ridgeline Blvd Suite 310

Highlands Ranch, CO 80129 Issue Date

Revision Date

Sheet Title **LANDSCAPE STANDARDS**

6 of 7

A parcel of land located in the Northeast Quarter of Section 14 Township 2 South, Range 67 West of the Sixth Pricipal Meridian City of Commerce City, County of Adams, State of Colorado SHEET 7 of 7



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4

BURLINGTON NORTHERN/C PUD ZO

REVESCO

Owner/Developer **REVESCO Properties** 303-551-7750 2731 17th Street Suite 300

Denver, CO 80211

Engineer Calibre Engineering 8822 S. Ridgeline Blvd

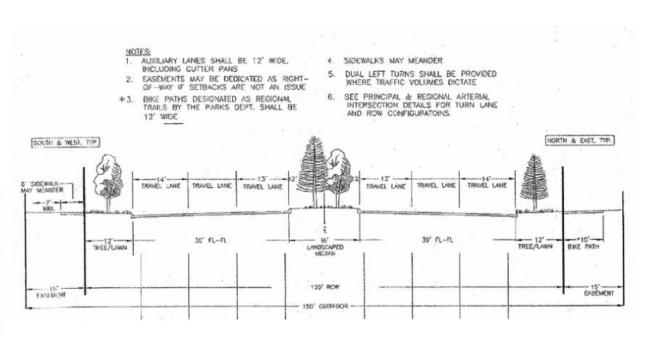
Suite 310 Highlands Ranch, CO 80129 Issue Date

Revision Date

Sheet Title STREET **SECTIONS**

Sheet Number

7 of 7

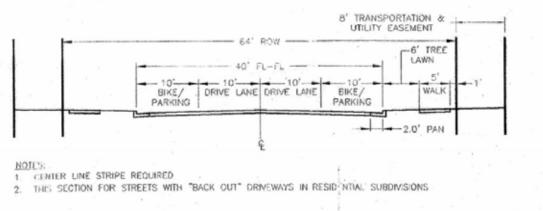


REGIONAL ARTERIAL

NOT TO SCALE

NORTH & EAST, TYP.

* ROAD NORTH OF SCHOOL SITE FROM INTERSECTION OF SPINE ROAD TO POTOMAC - BIKE LANE ON NORTH SIDE OF ROAD



MINOR COLLECTOR

NOT TO SCALE

* ROAD NORTH OF SCHOOL SITE FROM INTERSECTION OF SPINE ROAD TO POTOMAC - BIKE LANE ON NORTH SIDE OF ROAD

R=20' FL (MIN. -8' TRANSPORTATION *ALL OTHER DIMENSIONS ARE THE SAME /UTILITY EASEMENT

DETACHED WALK

(INCLUDES CURB)

* PEORIA STREET - FROM SOUTH PROPERTY BOUNDARY NORTH

TO PARCEL A BIKE LANE ON EAST SIDE OF ROAD

* POTOMAC - BIKE LANE ON EAST SIDE OF ROAD

* 112TH AVENUE - BIKE LANE ON NORTH SIDE OF ROAD

CUL-DE-SAC W/DETACHED SIDEWALK

NOT TO SCALE

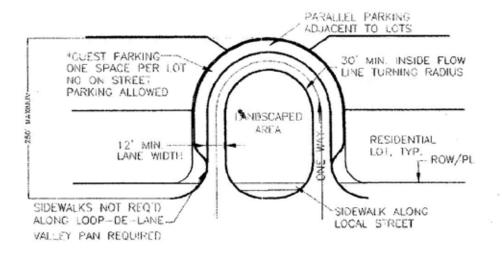
SOUTH & WEST, TYP.

2.0' ROW-FL

MINOR ARTERIAL

NOT TO SCALE

* WITHIN RESIDENTIAL DEVELOPMENT PARCELS



LOOP-DE-LANE W/ NO SIDEWALK, TYP.

NOT TO SCALE

* WITHIN RESIDENTIAL DEVELOPMENT PARCELS

RIGHT ANGLE LOCAL STREET W/ DETACHED WALK

NOT TO SCALE

SIDE-

NOT TO SCALE

MAJOR COLLECTOR

STRIPING NOT REQUIRED ON STREET PARKING ALLOWED

* INTERNAL PARCEL ROADWAYS

NOT TO SCALE

BIKE LANE ON EAST SIDE OF ROAD

* SPINE ROAD - BIKE LANE ON EAST SIDE OF ROAD

* WITHIN RESIDENTIAL DEVELOPMENT PARCELS

1	1111	/ /	RADIUS ROINT IS ROW LINES EXTE	5,5'
			R-30' PL	4.5' WALK 5.5' TREE LAWN (INCLUDES CURB)
Rus' FL		A	R=55' FL	8' TRANSPORTATION/ UTILITY EASEMENT
		1 1111	R=70° CL	907 - 120 [*]
		1 11 13-	a' TRANSPORTATION/	

* PEORIA FROM PARCEL A NORTH TO THE SPINE ROAD INTERSECTION -

INSTALLATION OF IRRIGATION SYSTEM, STREET TREES, AND TURF IN THE R.O.W./TREE LAWN IS REQUIRED OF THE DEVELOPER/BUILDER IF MOUNTABLE CURB IS USED.

* ROAD RUNNING NORTH/SOUTH BETWEEN PARCELS J-1 AND J-2

INTERSECTION BETWEEN PARCELS J-1 AND J-2

* ROAD NORTH OF SCHOOL FROM SPINE ROAD INTERSECTION TO

LOCAL RESIDENTIAL WITH DETACHED WALKS (NO ALLEY)

UTILITY EASEMENT

RECEPTION #