

COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7
COVER SHEET

Legal Description:

A PARCEL OF LAND LOCATED IN THE NW ¼, SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW ¼ OF SAID SECTION 18;
THENCE S0°14'41"E ALONG THE WEST LINE OF SAID NW ¼, A DISTANCE OF 75.03 FEET;
THENCE N88°13'08"E, 30.02 FEET TO THE POINT OF BEGINNING IN THE SOUTH RIGHT-OF-WAY LINE OF E. 104TH AVENUE;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH THE FOLLOWING THREE COURSES:

- 1) N88°13'08"E, 1160.79 FEET;
- 2) S45°42'55"E, 13.81 FEET;
- 3) S89°38'59"E, 44.94 FEET TO A POINT ON THE EAST LINE, NW ¼, SECTION 18 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BLACKHAWK STREET;

THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE ALONG THE FOLLOWING FIVE COURSES:

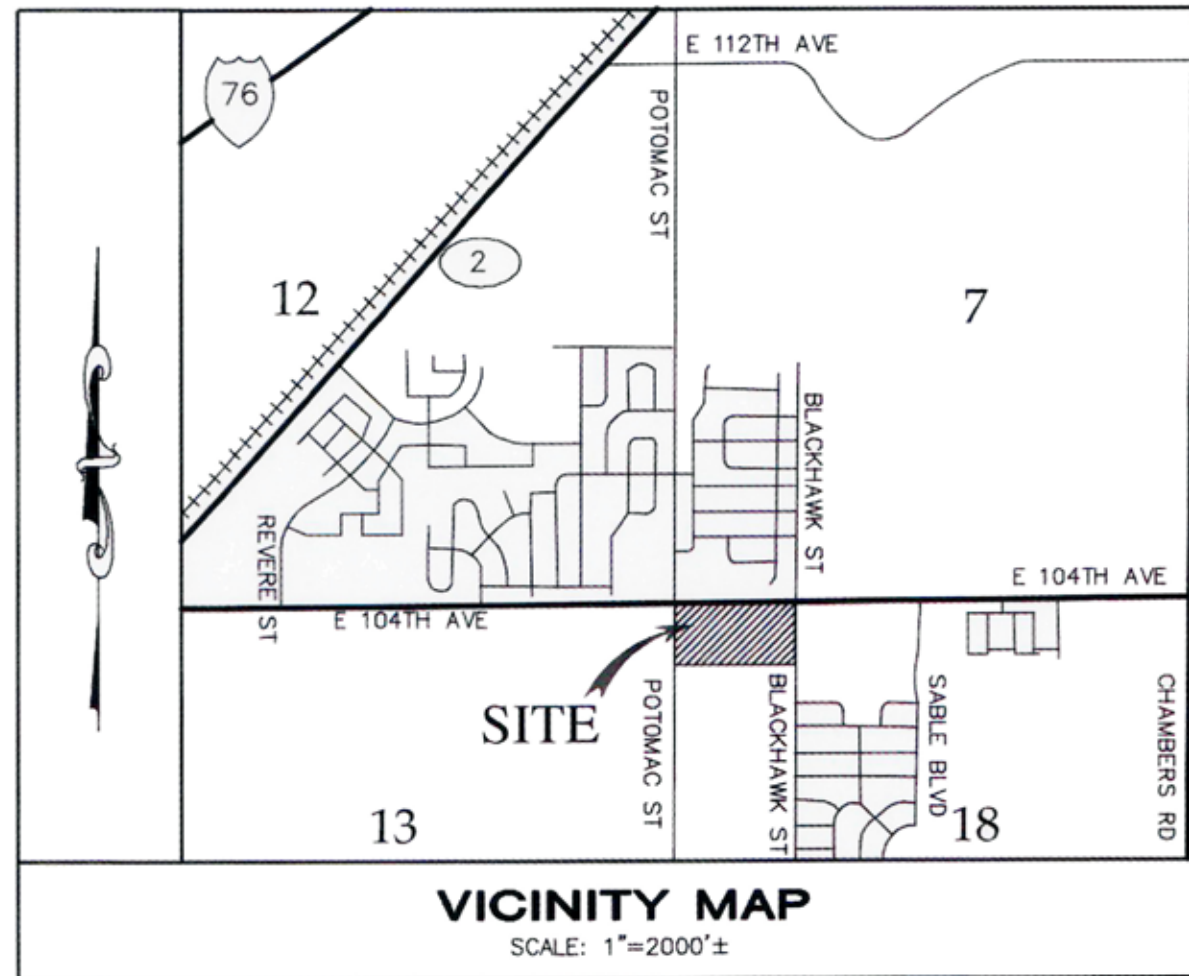
- 1) S0°21'24"W, 132.10 FEET TO A TANGENT, 300.00-FOOT RADIUS CURVE;
- 2) SOUTHERLY ALONG SAID TANGENT, 300.00-FOOT RADIUS CURVE, CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 9°36'08", A DISTANCE OF 50.28 FEET;
- 3) S9°14'45"E, 105.47 FEET TO A TANGENT, 300.00-FOOT RADIUS CURVE;
- 4) SOUTHERLY ALONG LAST SAID TANGENT, 300.00-FOOT RADIUS CURVE, CONCAVE WESTERLY THROUGH A CENTRAL ANGLE OF 9°36'08", A DISTANCE OF 50.28 FEET;
- 5) S0°21'24"W, 241.75 FEET TO THE SOUTHEAST CORNER OF SAID TRACT DD, FOXTON VILLAGE;

THENCE S88°23'42"W ALONG THE SOUTH LINE OF SAID TRACT DD, 26.02 FEET TO THE SOUTHWEST CORNER OF SAID TRACT DD;
THENCE S88°23'57"W, 1209.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF POTOMAC STREET;
THENCE N0°14'41"W ALONG SAID EAST RIGHT-OF-WAY LINE, 586.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, AS DESCRIBED, CONTAINS 721,598 SQUARE FEET OR 16.57 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

COLORADO STATE PLANE CENTRAL ZONE PER COMMERCE CITY CONTROL MONUMENTS DIAGRAM.



VICINITY MAP
SCALE: 1"=2000'±

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITION
3	AREA EXHIBIT
4	PROJECT INTENT AND GENERAL PROVISIONS
5	LAND USE SCHEDULE AND STREET SECTION
6	PLANT SCHEDULE
7	LANDSCAPE STANDARDS

Adams County Clerk and Recorder's Certificate:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE ____ DAY OF _____, AD 20____.

BY: _____
COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

Planning Commission Certificate:

APPROVAL BY CITY OF COMMERCE CITY PLANNING COMMISSION THIS ____ DAY OF _____, AD 20____.

ATTEST:

CHAIRPERSON

City Council Certificate:

APPROVAL BY CITY OF COMMERCE CITY, CITY COUNCIL THIS ____ DAY OF _____, AD 20____.

ATTEST:

CITY CLERK

MAYOR

Owner's Certificate:

POTOMAC INVESTORS, LLC BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, DO HERBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

BY: _____
POTOMAC INVESTORS, LLC

ITS: MANAGER

BY: _____
MARK D. CAMPBELL

ITS: PRESIDENT

ACKNOWLEDGMENT:

STATE OF COLORADO)
COUNTY OF _____) SS
CITY OF _____)

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, AD 20____, BY MARK D. CAMPBELL, AS PRESIDENT OF SOUTHWESTERN PROPERTY CORP., THE MANAGER OF POTOMAC INVESTORS, LLC.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> FOUND SECTIONAL MONUMENTATION FOUND MONUMENT EXISTING SANITARY SEWER MANHOLE EXISTING STORM SEWER MANHOLE EXISTING UNIDENTIFIED MANHOLE EXISTING FIRE HYDRANT EXISTING WATER VALVE EXISTING WATER METER EXISTING TELEPHONE RISER EXISTING CABLE TV RISER EXISTING ELECTRICAL BOX EXISTING POWER POLE | <ul style="list-style-type: none"> EXISTING GUY WIRE EXISTING FENCE EXISTING TRANSFORMER EXISTING SIGN EXISTING PROPANE TANK EXISTING EDGE OF ASPHALT EXISTING OVERHEAD UTILITY LINE PROPOSED EDGE OF ASPHALT ADJACENT LOT LINE BOUNDARY LINE PROPOSED CONCRETE |
|---|---|

DEVELOPER:



Southwestern Property Corp.
7979 East Tufts Avenue, Suite 1125
Denver, CO 80237
(720) 881-2900

LAND PLANNER:



KEPHART
2555 Walnut Street
Denver, CO 80205
(303) 832-4474

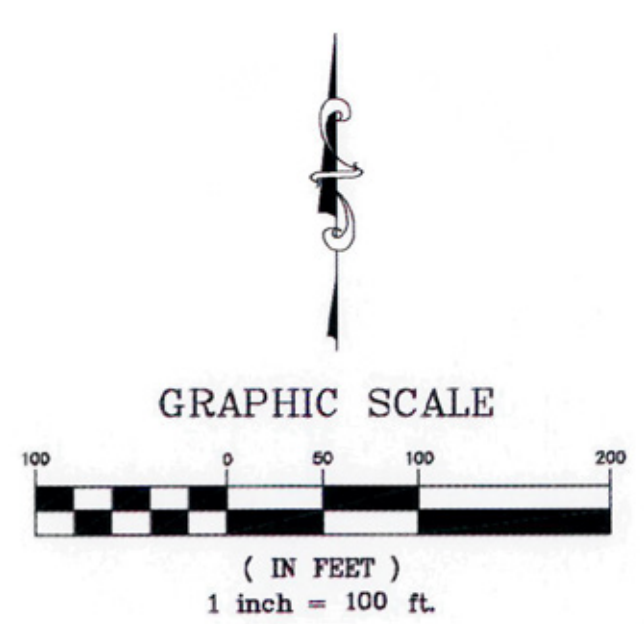
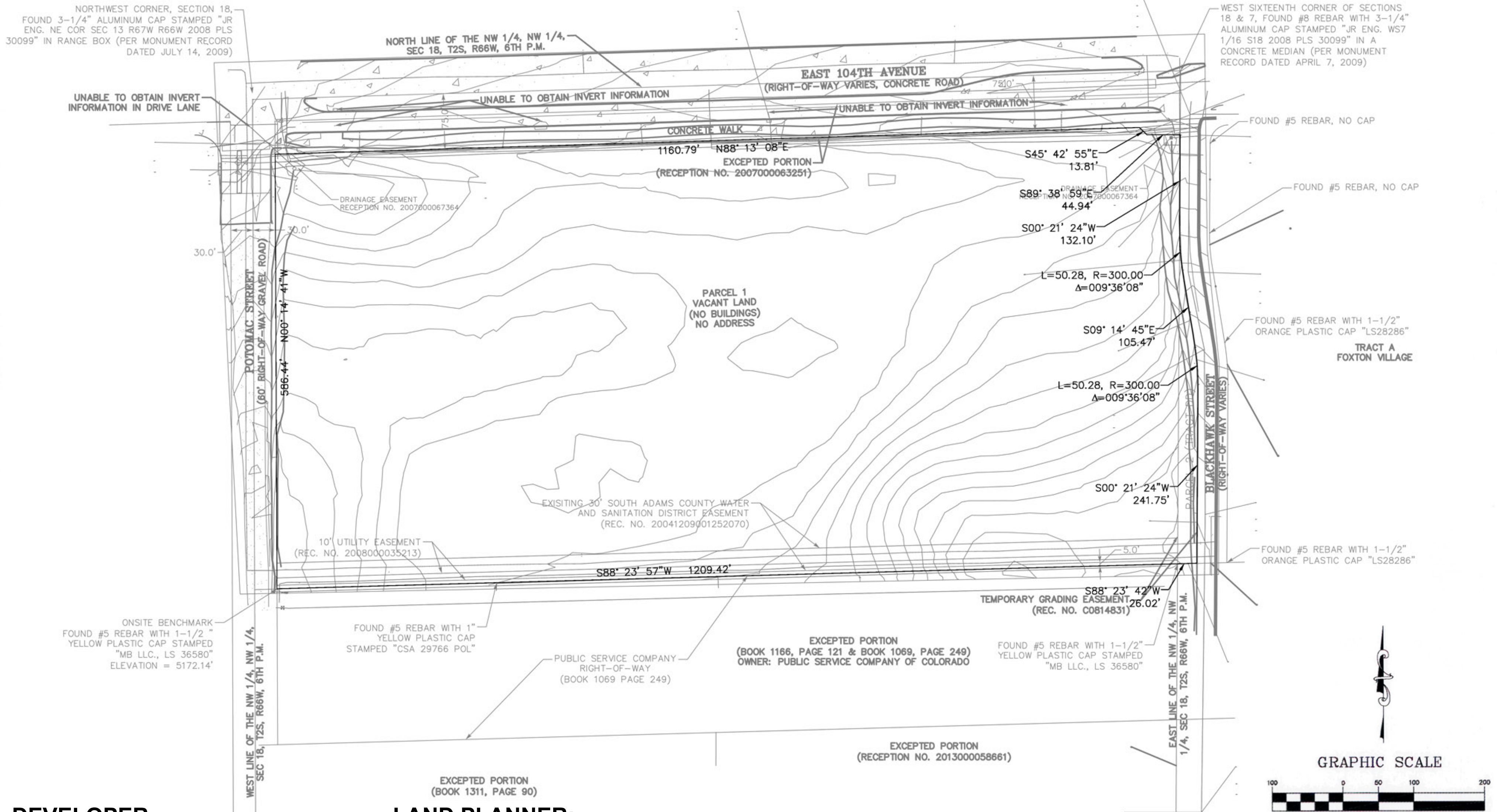
SUBMITTED: 09/12/2023

RECEPTION NO. _____

COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 7
EXISTING CONDITIONS



DEVELOPER:



Southwestern Property Corp.
7979 East Tufts Avenue, Suite 1125
Denver, CO 80237
(720) 881-2900

LAND PLANNER:



KEPHART
2555 Walnut Street
Denver, CO 80205
(303) 832-4474

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.81	S45°42'55"E (AM)
L2	44.94	S89°38'59"E (AM)
L3	132.10	S00°21'24"W (AM)
L4	105.47	S09°14'45"E (AM)
L4	105.47	S08°52'43"E (R)
L5	241.75	S00°21'24"W (AM)
L5	241.72	S00°43'26"W (R)
L6	26.02	S88°23'42"W (AM)
L6	26.01	S88°45'44"W (R)

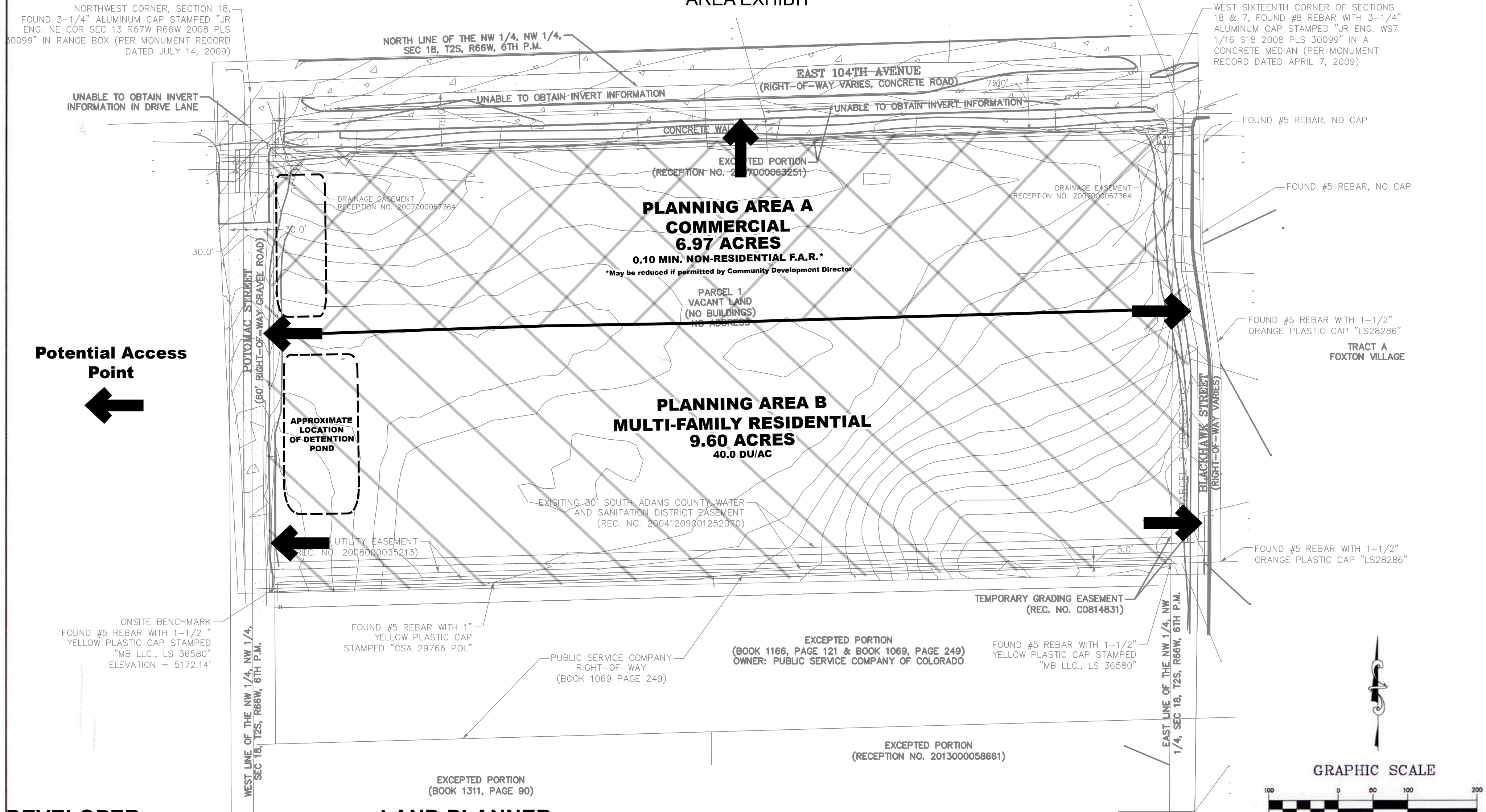
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.28	300.00	9°36'08"	S04°26'41"E 50.22 (AM)
				S04°04'39"E 50.28 (R)
C2	50.28	300.00	9°36'08"	S04°26'40"E 50.22 (AM)
				S04°04'39"E 50.22 (R)

RECEPTION NO. _____

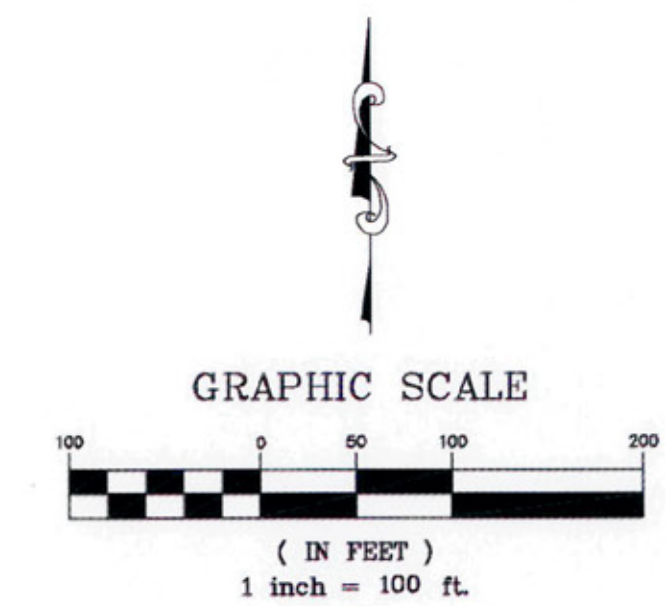
COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 7
AREA EXHIBIT



Potential Access Point
←



DEVELOPER:



Southwestern Property Corp.
7979 East Tufts Avenue, Suite 1125
Denver, CO 80237
(720) 881-2900

LAND PLANNER:



KEPHART
community ■ planning ■ architecture
2555 Walnut Street
Denver, CO 80205
(303) 832-4474

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.81	S45°42'55"E (AM)
L2	44.94	S89°38'59"E (AM)
L3	132.10	S00°21'24"W (AM)
L4	105.47	S09°14'45"E (AM)
L5	241.75	S00°21'24"W (AM)
L6	26.02	S88°23'42"W (AM)
	26.01	S88°45'44"W (R)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	50.28	300.00	9°36'08"	S04°26'41"E 50.22 (AM)
				S04°04'39"E 50.28 (R)
C2	50.28	300.00	9°36'08"	S04°26'40"E 50.22 (AM)
				S04°04'39"E 50.22 (R)

RECEPTION NO. _____

COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 7

PROJECT INTENT AND GENERAL PROVISIONS

PROJECT INTENT

COMPATIBILITY

OUR VISION IS TO DEVELOP A COMMUNITY PROVIDING A VARIETY OF OFFICE, COMMERCIAL, RETAIL, AND RESIDENTIAL OPPORTUNITIES ALONG THE 104TH AVE CORRIDOR. THE DESIRED LAND-USES ARE DESIGNED TO WORK TOGETHER AS A LIVELY, PROSPEROUS, NEIGHBORHOOD THAT SERVES AS AN ATTRACTIVE PLACE TO LIVE, WORK, AND SHOP.

HARMONY

THE NEIGHBORHOODS TO THE NORTH AND SOUTHEAST ARE TYPICAL SINGLE-FAMILY DEVELOPMENTS WITH GENEROUS SETBACKS FROM 104TH AVENUE. SOUTH OF THE COMMONS ARE RURAL RESIDENTIAL PROPERTIES WITH LARGE LOTS. THE SITE IS SEPARATED FROM THESE LOTS VIA A 210' PUBLIC SERVICE EASEMENT THAT WILL SERVE AS A BUFFER TO THE RESIDENTIAL TO THE SOUTH. THE ARCHITECTURAL CHARACTER OF THE COMMONS AT 104TH PUD WILL BE CONSISTENT WITH COMMERCE CITY'S DESIGN STANDARDS. APPROPRIATE CIRCULATION TO AND FROM THE SITE IS PROVIDED BY A RIGHT-IN/RIGHT-OUT ACCESS POINT ALONG E. 104TH AVE, AND FULL MOVEMENT ACCESS POINTS ALONG BOTH POTOMAC STREET AND BLACKHAWK STREET. SAFE VEHICULAR AND PEDESTRIAN MOVEMENT THROUGHOUT THE PROJECT SHALL BE MAINTAINED USING SIDEWALKS CONNECTED TO THE STREETS TO THE BUILDING AREAS.

COMMUNITY NEED

THIS DEVELOPMENT PROVIDES NEEDED HIGH-DENSITY RESIDENTIAL HOUSING, WHILE STILL PROVIDING THE OPPORTUNITY FOR OFFICE AND COMMERCIAL USES THAT CAN CONTRIBUTE TO COMMERCE CITY'S ECONOMY. THIS DEVELOPMENT PROVIDES USERS A WALKABLE PLACE TO LIVE, WORK, AND SHOP, WHILE ELEVATING COMMERCE CITY'S STATUS AS A FULL SERVICE CITY PROVIDING A WIDE ARRAY OF SERVICES AND OPPORTUNITIES.

I. PHASING

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.

III. GENERAL NOTES

- DETENTION AREAS AND LOCATIONS ARE SUBJECT TO CHANGE. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY THE CITY AT THE PUD PERMIT STAGE.
- SURFACE RUNOFF AND DRAINAGE WILL BE ROUTED TO THE DETENTION AREAS VIA GRASS LINED SWALES AND CULVERTS TO INCREASE THE WATER QUALITY.
- PERMEABLE PAVERS OR EQUIVALENT MAY BE USED IN ORDER TO ALLOW RUNOFF TO INFILTRATE INTO THE SUBSOIL AND REDUCE THE AMOUNT OF RUNOFF LEAVING THE SUBJECT PROPERTY.
- PUBLIC UTILITIES ARE PERMITTED AND SHALL BE UNDERGROUND SUCH AS GAS, ELECTRIC, SEWER, AND WATER.

DEVELOPMENT STANDARDS NOTES:

- ALL BUILDING SETBACKS ARE MEASURED FROM THE BUILDING FOUNDATION WALL TO THE PROPERTY LINE. STEPS, WALKS, SCREEN WALLS, AND TRASH ENCLOSURES ARE EXCLUDED FROM SETBACK RESTRICTIONS. BUILDING OVERHANGS, ARCHITECTURAL PROJECTIONS, AND CANOPIES THAT DO NOT TOUCH GRADE MAY PROTRUDE 48" INTO THE REQUIRED SETBACK. GAS PUMPS AND/OR ASSOCIATED CANOPIES SHALL BE SETBACK A MINIMUM OF 18' FROM ANY ROW LINE.
- COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO WITHIN 10' FROM THE ROW.
- DECKS, PATIOS AND COVERED PORCHES MAY EXTEND WITHIN 10' FROM THE REAR PROPERTY LINE.
- OUTDOOR STORAGE IS NOT ALLOWED ANYWHERE IN THIS DEVELOPMENT.
- ANY REQUIREMENTS NOT ADDRESSED IN THIS PUD ZONE DOCUMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COMMERCE CITY ZONING ORDINANCE, AS ADOPTED OR AMENDED.
- ADDITIONAL ACCESS POINTS ALONG ARTERIALS NOT SHOWN ON THIS PUD WILL NEED TO BE JUSTIFIED BY A FINAL TRAFFIC IMPACT ANALYSIS, WHICH IS SUBJECT TO REVIEW AND APPROVAL BY THE COMMERCE CITY PUBLIC WORKS DEPARTMENT.
- ALL LOADING DOORS / DOCKS SHOULD NOT BE VISIBLE FROM PUBLIC RIGHT-OF-WAY.

DESIGN STANDARDS:

- AREA ACREAGES SHAPES AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; AREA ACREAGES MAY CHANGE UP TO 20 PERCENT (20%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT.
- ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS.
- ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.
- AN OVERALL THEME SHALL BE INTEGRATED IN TO THE COMMERCIAL DEVELOPMENT AT THE PUD PERMIT STAGE. DESIGN THEME SHALL INCORPORATE ARCHITECTURAL ELEMENTS INTO EACH BUILDING ELEVATION, LANDSCAPE AND SIGNAGE.
- LANDSCAPING SHALL MEET ALL REQUIREMENTS CONTAINED IN THE COMMERCE CITY ZONING ORDINANCES PERTAINING TO LANDSCAPING AND THE APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT AT THE PUD PERMIT STAGE.
- PROTOTYPICAL OR FRANCHISE ARCHITECTURE DESIGNS MAY BE REQUIRED TO BE MODIFIED TO MEET THE ARCHITECTURAL STANDARDS. CHANGES TO PROTOTYPICAL FRANCHISE STYLES TO MEET THE STANDARDS MAY INCLUDE, BUT NOT LIMITED TO, MODIFICATION TO ROOFS, WINDOWS, DOORS, BUILDING MASS, MATERIAL, COLORS, PLACEMENT OF ARCHITECTURAL FEATURES AND DETAILS, ETC. FRANCHISE ARCHITECTURE STYLES FOUND TO MEET THE STANDARDS WILL NOT REQUIRE ANY MODIFICATION.
- THE DRAINAGE INFRASTRUCTURE, INCLUDING RETENTION AND DRAINAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITHIN 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. IF IT IS DETERMINED THAT THE ENTIRE AREA OF DRAINAGE IDENTIFIED IN THIS PUD ZONE DOCUMENT IS NOT REQUIRED, THE ADDITIONAL ACREAGE WILL REVERT TO THE ADJACENT PROPOSED USES AND AREA YIELDS AND LAND USE ACREAGES MAY ADJUST ACCORDINGLY BASED UPON MAXIMUM ALLOWABLE DENSITY IDENTIFIED WITHIN THIS PUD ZONE DOCUMENT.
- ARCHITECTURALLY HARMONIOUS MATERIALS, COLORS, TEXTURES AND TREATMENTS SHALL BE USED FOR ALL EXTERIOR WALLS ON ALL STRUCTURES WITHIN THIS DEVELOPMENT. NO MORE THAN 25% OF ANY ONE SIDE OF THE BUILDINGS SHALL BE CONCRETE MASONRY UNITS (CMU).
- PEDESTRIAN / ROADWAY TREATMENTS SUCH AS ROUNDABOUTS, STAMPED CONCRETE, ENHANCED LANDSCAPING, OR OTHER ORNAMENTAL / AESTHETIC TREATMENTS SHALL BE REQUIRED AT PRIVATE INTERSECTIONS.

ROADWAY:

- THE BLACKHAWK STREET & POTOMAC STREET CROSS SECTION SHALL BE PER THE COMMERCE CITY STANDARDS, SEE SHEET 5.
- THE EXACT LOCATIONS OF THE ACCESS INTO THE PUD WILL BE APPROVED BY THE CITY ENGINEER AT THE TIME OF PLATTING PER THE CITY'S ACCESS SPACING REQUIREMENTS AS SUPPORTED BY A TRAFFIC STUDY.

SIGNAGE:

ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ARTICLE VIII OF THE COMMERCE CITY LAND DEVELOPMENT CODE.

ARCHITECTURAL STANDARDS:

- ARCHITECTURE WITHIN THE COMMONS AT 104TH PUD WILL EMPHASIZE THE HIGH PLAINS AESTHETIC. MIXED USE AND COMMERCIAL BUILDINGS WILL BE DEFINED BY STYLES THAT EXPRESS NATURE AND OPENNESS. RESIDENTIAL BUILDING FORMS UTILIZE CONTEMPORARY DESIGN ELEMENTS BUT GAIN DIVERSITY FROM URBAN AND AGRARIAN INFLUENCES.
- HIGH PLAINS AESTHETIC IS DEFINED AS THE JUXTAPOSITION OF THE CLEAN LINES AS SEEN IN THE BUILT ENVIRONMENT AND THE NATURAL FORMS AS SEEN IN THE LANDSCAPES OF THE PLAINS.
- ARCHITECTURAL DESIGN WILL EMPHASIZE MATERIALS THAT ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT IN COLOR & TEXTURE.
- CHANGES IN BUILDING PLANE OR ARTICULATION (RECESSES, PROJECTIONS) SPACED PROPORTIONATELY AROUND THE BUILDING EXTERIOR WALLS, WITH RECESSES AND PROJECTIONS.
- ARCHITECTURE WITHIN THE COMMONS AT 104TH PUD WILL EMPHASIZE A CONSISTENT ARCHITECTURAL THEME AND REQUIRE FOUR SIDED ARCHITECTURE.
- ALL BUILDINGS SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
 - 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.
 - AT LEAST TWO (2) KINDS OF MATERIALS DISTINCTLY 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.
 - 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.
 - BRICK, STONE, OR STUCCO SHALL COVER AT LEAST THIRTY PERCENT (30%) OF THE EXTERIOR WALLS OF THE BUILDING.
 - OVERHANGING EAVES EXTENDING AT LEAST EIGHTEEN (18) INCHES PAST THE SUPPORTING WALLS, OR WITH FLAT ROOFS, CORNICE PARAPETS OR CAPSTONE FINISH.
 - ORNAMENTAL LIGHTING FIXTURES (EXCLUDING NEON) USED FOR ALL EXTERIOR BUILDING LIGHTING.
- RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
 - BUILDINGS SHALL BE GENERALLY ADJACENT TO THE PRIMARY STREET WHERE GRADE ALLOWS.
 - DETACHED GARAGES ARE ENCOURAGED TO BE INTERNALIZED WITHIN THE SITE AND SCREENED FROM VIEW FROM THE PUBLIC STREETS.
 - ROOF FORMS SHALL RESPECT THE ADJACENT RESIDENTIAL AND COMMERCIAL CONTEXTUAL FORMS AND MATERIALS.
 - SUBSTANTIAL SOFFITS AND FASCIA ARE ENCOURAGED TO ADD ARCHITECTURAL CHARACTER WITH SHADOWS AND MASSING.
 - PORCHES & BALCONIES SHALL BE RECESSED INTO THE BUILDING FACADE, PROJECT FROM THE BUILDING FACADE OR INCORPORATE A COMBINATION OF BOTH AS APPLICABLE.
 - DISTINGUISH THE PRIMARY ENTRY FACADE ALONG THE PRIMARY STREET FRONTAGE FROM THE SECONDARY FACADES.
 - ORIENT PRIMARY ENTRIES FRONTING RESIDENTIAL STREETS OR OPEN SPACE TO ENHANCE THE PEDESTRIAN EXPERIENCE AND A SENSE OF COMMUNITY WHERE GRADE ALLOWS.
 - COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
 - USE VARIATION IN WINDOW SIZE TO REFLECT THE RESIDENTIAL USE BEHIND THE FACE.
 - ENHANCE WINDOW OPENINGS WITH TRIM, SHUTTERS, STONE LINTELS, SOLDIER COURSING, AND/OR OTHER SUCH DETAILING.
 - LARGER WINDOW UNITS SHALL BE CONSTRUCTED FROM MULTIPLE UNITS.
 - THE BUILDING ORIENTATION AND SITE PLACEMENT OF THE CLUBHOUSE FACILITIES SHALL BE LOCATED TO SERVE AS A FOCAL POINT AND AMENITY FOR THE NEIGHBORHOOD.
 - PROVIDE AREAS OF OPEN SPACE INTEGRATED INTO KEY AREAS OF THE OVERALL SITE PLAN PROVIDING A REFUGE FOR RESIDENTS.
- NON-RESIDENTIAL ARCHITECTURE SHALL BE DESIGNED AND MAINTAINED USING THE FOLLOWING BUILDING ELEMENTS BELOW:
 - A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE.
 - BUILDINGS SHALL FRONT ALONG 104TH AVE. AND PARKING SHOULD BE PROVIDED IN THE REAR AND SIDE.
 - DRIVE-THRUS ARE NOT ALLOWED BETWEEN BUILDINGS AND 104TH AVE.
 - PROVIDE DIVERSITY IN ARCHITECTURAL STYLES AND BUILDING CHARACTER BY PERMITTING ALL TYPES OF ROOF FORMS.
 - PROVIDE TWO STORY APPEARANCE OF ANY BUILDING OVER 18 FEET IN HEIGHT.
 - BUILDING DESIGNS MUST INCORPORATE A BASE, MIDDLE, AND TOP.
 - CREATE HORIZONTAL ALIGNMENT OF ARCHITECTURAL ELEMENTS SUCH AS WINDOWS, SILLS, CORNICES, BANDING, ETC.
 - 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.
 - COLORS SHALL BE INCORPORATED FROM THE EXISTING RESIDENTIAL AND COMMERCIAL CONTEXT AND SHALL BE COMPLEMENTARY AND VARIED.
 - AT LEAST 30% OF THE TOAL BUILDING FACADE SHALL BE SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE/STONE, OR STANDARD BRICK MASONRY UNITS.
 - 360 DEGREE ARCHITECTURE IS REQUIRED ON ALL BUILDINGS FRONTING ALONG 104TH AVE.
 - USE VARIATION IN WINDOW SIZE TO REFLECT THE COMMERCIAL USE BEHIND THE FACE.
 - WINDOW SIZE AND SCALE MUST BE CONSISTENT WITH THE ADJACENT COMMERCIAL AND RESIDENTIAL LAND USES.

DEVELOPER:



Southwestern Property Corp.
7979 East Tufts Avenue, Suite 1125
Denver, CO 80237
(720) 881-2900

LAND PLANNER:



community ■ planning ■ architecture
KEPHART
2555 Walnut Street
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LAND AREA SUMMARY

AREA	A	B
ACRES	6.97	9.60

LAND USE CHART

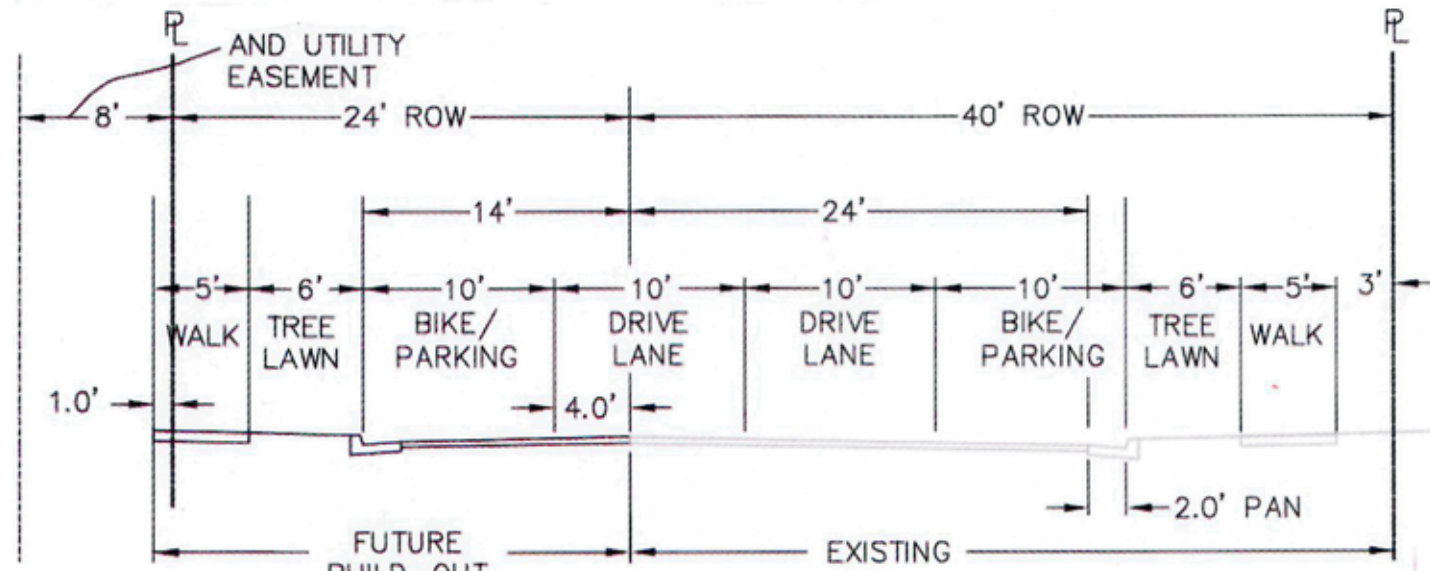
AREA	LAND USE	ACRES	% ACRES
A	COMMERCIAL	6.97	42.0
B	MULTI-FAMILY RESIDENTIAL	9.60	58.0
TOTAL		16.57	100

COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

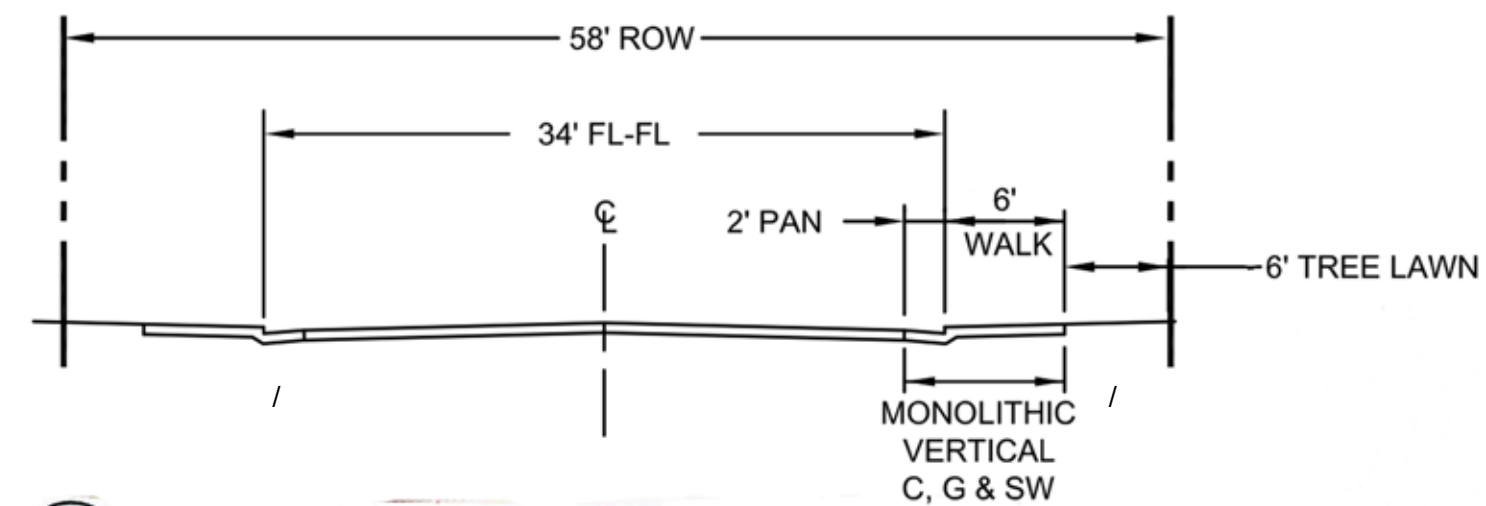
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SHEET 5 OF 7

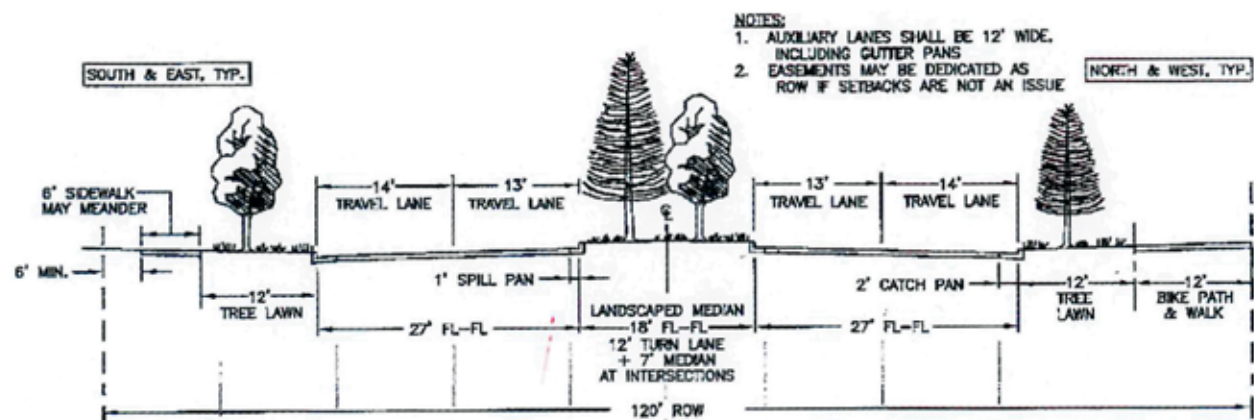
LAND USE SCHEDULE AND STREET SECTION



A
S-1
TYPICAL SECTION: BLACKHAWK STREET
SCALE: 1"=10'
*NOTE: BLACKHAWK CLASSIFICATION CHANGED FROM MAJOR COLLECTOR TO MINOR COLLECTOR AFTER EASTERN 40' WAS CONSTRUCTED.



B
S-1
TYPICAL SECTION: PRIVATE DRIVE
SCALE: 1"=10'
*NOTE: SECTION MAY BE CHANGED ADMINISTRATIVELY. A PARALLEL SPACE IS ALSO ALLOWED ON EITHER AND/OR BOTH SIDES OF THE PRIVATE DRIVE STREET SECTION.



C
S-1
TYPICAL SECTION: POTOMAC STREET
SCALE: N.T.S.

BULK STANDARDS

RESIDENTIAL BULK STANDARD	REQUIREMENT
MINIMUM GROSS FLOOR AREA	N/A
MINIMUM DENSITY	12-DWELLING UNITS PER ACRE
MAXIMUM DENSITY	40-DWELLING UNITS PER ACRE
MINIMUM FLOOR AREA RATIO	N/A
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM LOT AREA	N/A
MAXIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE	N/A
MINIMUM FRONT YARD SETBACK	20 FT
MAXIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (INTERIOR LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (CORNER LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	10 FT
MINIMUM REAR YARD SETBACK	10 FT
MINIMUM BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT	50 FT
MINIMUM OPEN SPACE	15 PERCENT OF GROSS LOT AREA
BUILDING LOCATION	N/A
MINIMUM BUILDING SEPARATION	15 FT
ACCESSORY BUILDING HEIGHT MAXIMUM	20 FT
ACCESSORY FRONT SETBACK MINIMUM	10 FT
ACCESSORY FRONT SETBACK MAXIMUM	25 FT
ACCESSORY SIDE SETBACK MINIMUM	10 FT
ACCESSORY REAR SETBACK MINIMUM	5 FT

COMMERCIAL BULK STANDARD	REQUIREMENT
MINIMUM GROSS FLOOR AREA	N/A
MINIMUM DENSITY	N/A
MAXIMUM DENSITY	N/A
MINIMUM FLOOR AREA RATIO	0.10' for all of PA-A. MAY BE REDUCED IF PERMITTED BY COMMUNITY DEVELOPMENT DIRECTOR
MAXIMUM FLOOR AREA RATIO	N/A
MINIMUM LOT AREA	8,000 SQ FT
MAXIMUM LOT AREA	N/A
MINIMUM LOT FRONTAGE	N/A
MINIMUM FRONT YARD SETBACK	10 FT
MAXIMUM FRONT YARD SETBACK	N/A
MINIMUM SIDE YARD SETBACK (INTERIOR LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (INTERIOR LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT)	10 FT
MAXIMUM SIDE YARD SETBACK (CORNER LOT)	N/A
MINIMUM SIDE YARD SETBACK (CORNER LOT) COLLECTOR OR ARTERIAL	10 FT
MINIMUM REAR YARD SETBACK	10 FT
MINIMUM BUILDING HEIGHT	N/A
MAXIMUM BUILDING HEIGHT	70 FT
MINIMUM OPEN SPACE	N/A
BUILDING LOCATION	N/A
MINIMUM BUILDING SEPARATION	N/A
ACCESSORY BUILDING HEIGHT MAXIMUM	20 FT
ACCESSORY FRONT SETBACK MINIMUM	10 FT
ACCESSORY FRONT SETBACK MAXIMUM	25 FT
ACCESSORY SIDE SETBACK MINIMUM	10 FT
ACCESSORY REAR SETBACK MINIMUM	5 FT

PARKING STANDARDS

BUILDING TYPE	REQUIRED SPACES
COMMERCIAL	SEE SECTION VII-15 OF THE COMMERCE CITY LAND USE CODE
RESIDENTIAL	1.5 SP - 1 BED 1.75 SP - 2 BED 2 SP - 3 BED +15% OF TOTAL REQUIRED SPACES FOR VISITOR PARKING

PARKING STANDARD NOTES

- THE PARKING RATIO MINIMUMS LISTED IN PARKING STANDARDS TABLE MAY BE REDUCED IF THE DEVELOPER CAN DEMONSTRATE THE ABILITY TO USE SHARED PARKING. THE DEVELOPER WILL NEED TO DEMONSTRATE THE SPECIFIC USE AND LOCATION ARE COMPATIBLE WITH THE PROPOSED SHARED PARKING. THESE LOWER PARKING RATIOS CAN BE ADMINISTRATIVELY APPROVED BY THE COMMUNITY PLANNING AND DEVELOPMENT DIRECTOR IN THE COVENANTS, CONTROLS, AND RESTRICTIONS BY UP TO 40%.
- ON-STREET PARKING WITHIN PRIVATE OR PUBLIC STREET ROW MAY COUNT TOWARDS CITY PARKING REQUIREMENTS.

LAND USE SCHEDULE

		PA A	PA B
	DOGGIE DAY CARE CENTERS ¹	C	X
ANIMAL SERVICES	DOG BOARDING FACILITY	C	X
	VETERINARY OFFICES OR CLINICS	R	X
BUILDING, MATERIALS & SERVERS (RETAIL)	ALL OTHER SIMILAR USES (PLUMBING, ELECTRICAL, LUMBER & BUILDING EQUIPMENT - WITHOUT OUTDOOR STORAGE)	C	X
	LANDSCAPE EQUIPMENT, HARDSCAPE MATERIALS (WITHOUT OUTDOOR SPACE)	R	X
CLUBS AND LODGES	PRIVATE LODGE OR CLUB	R	X
COMMUNITY SERVICES	EVENT CENTER	R	X
DAY CARE CENTER, ADULT OR CHILD	CHILD CARE CENTER	R	X
	ADULT CARE CENTER	R	X
	CATERING SERVICES	R	X
EATING AND DRINKING ESTABLISHMENTS	FAST FOOD ² RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	C	X
	SIT DOWN ³ RESTAURANT WITH OR WITHOUT DRIVE-THRU/UP	R	X
FINANCIAL INSTITUTIONS	BANK OR FINANCIAL INSTITUTION	R	X
	CONVENIENCE STORE/ GROCERY STORE (<5,000 SF)	R	X
	CONVENIENCE STORE/ GROCERY STORE WITH FUEL SALES AND EV STATIONS ⁴	R	X
FOOD AND BEVERAGE SALES	CONVENIENCE STORE/ GROCERY STORE (>5,000 SF)	R	X
	LIQUOR STORE WITHOUT DRIVE UP	R	X
	BREWERY, BREWPUB, TASTING ROOM, DISTILLERIES, SPORTS BAR, ETC.	R	X
	ALL OTHER SIMILAR USES (E.G. DELICATESSEN, RETAIL, BAKERY, SPECIALTY FOOD MARKET, COFFEE SHOP)	R	X
FUNERAL AND INTERMENT SERVICES	FUNERAL HOME	C	X
HOSPITALS	OUTPATIENT SURGICAL CENTERS / URGENT CARE FACILITY	R	X
OFFICE	BUSINESS OR PROFESSIONAL (INCLUDING MEDICAL/DENTAL/CLINICS)	R	X
	COURIER SERVICES	R	X
	MASSAGE THERAPY OFFICES/CLINICS	R	X
	INSTRUCTIONAL SERVICES	R	X
PERSONNEL SERVICES	TEMPORARY AGENCY FACILITIES/OFFICES	R	X
	BARBERSHOPS, NAIL SALONS, ETC.	R	X
	TATTOO PARLOR	R	X
	ALL OTHER SIMILAR USES	R	X
	LIBRARY	R	X
PUBLIC LANDS, PARKS AND BUILDINGS	PUBLIC ADMINISTRATION OFFICES OR SERVICE BUILDING	R	X
	POLICE OR FIRE STATION	R	X
RECREATION OR AMUSEMENT FACILITIES, PRIVATE	BOWLING, BILLIARDS, MOVIE THEATERS & SIMILAR USES	R	X
	HEALTH CLUB	R	X
RELIGIOUS INSTITUTIONS	CHURCH OR RELIGIOUS INSTITUTION	R	X
REPAIR SERVICES (NOT INCLUDING VEHICLES)	FURNITURE OR MAJOR HOUSEHOLD APPLIANCE REPAIR (Outdoor Storage Prohibited)	C	X
	ALL OTHER SIMILAR USES	R	X
RETAIL ESTABLISHMENT	RETAIL BUSINESS STORE LESS THAN 25,000 SQUARE FT. ⁵	R	X
	RETAIL BUSINESS STORE GREATER THAN 25,000 SQUARE FT. ⁵	C	X
SCHOOLS	ELEMENTARY AND SECONDARY EDUCATION SCHOOLS	R	X
	PRIVATE BUSINESS, TRADE, AND VOCATION SCHOOLS	R	X
	POST SECONDARY COLLEGES AND UNIVERSITIES	R	X
	SCHOOLS OF SPECIAL INSTRUCTION	R	X
TELECOMMUNICATIONS	RADIO OR TELEVISION BROADCASTING FACILITIES/OFFICES	C	X
	TELECOMMUNICATIONS FACILITY (FREE-STANDING)	C	X
VEHICLE/EQUIPMENT SALES AND SERVICE	AUTOMOBILE RENTALS	C	X
	AUTOMOBILE WASHING FACILITY	C	X
	SERVICE STATIONS - AUTOMOBILES (MINOR REPAIR INCLUDED)	C	X
HOSPITALITY	HOTEL OR MOTEL	R	X
RESIDENTIAL	MULTI-FAMILY APARTMENTS/CONDOS	X	R
	AGE-RESTRICTED MULTI-FAMILY ² APARTMENTS / CONDOS	X	R
	ASSISTED LIVING FACILITY / MEMORY CARE	X	R
	NURSING HOMES / SKILLED NURSING	X	R
	TOWNHOMES/ROWHOMES	X	R
	RESIDENTIAL CLUBHOUSE	X	R

LAND USE SCHEDULE NOTES

- ANY USES NOT LISTED WITHIN THE LAND USE SCHEDULE ARE NOT PERMITTED PER THIS PUD.
- AGE RESTRICTED MULTI-FAMILY IS DEFINED AS A COMPLEX WITH A MINIMUM AGE REQUIREMENT, TYPICALLY 55 YEARS OLD, AND OLDER.
- DOGGIE DAY CARE MAY INCLUDE BOARDING (AS A CONDITIONAL USE) BUT NOT BREEDING.
- BASED UPON THE MAXIMUM DENSITY PERMITTED BY THE ZONING, TWENTY FIVE PERCENT OF LINEAR FOOTAGE OF THE PROPERTY LOCATED ALONG 104TH AVENUE, EXCLUDING MANDATORY SETBACKS, MUST BE UNDER VERTICAL CONSTRUCTION BEFORE FIFTY ONE PERCENT TO ONE HUNDERD PERCENT OF RESIDENTIAL FINAL CERTIFICATES OF OCCUPANCY ARE GRANTED. VERTICAL CONSTRUCTION CONSISTS OF ANY CONSTRUCTION REQUIRING STRUCTURAL MODIFICATION TO THE LAND BEYOND MASS GRADING TO INCLUDE CONSTRUCTION OF APPURTENANCES, ROADS, AND DETENTION NECESSARY FOR RETAIL CONSTRUCTION OF WHICH ALL SUCH APPURTENANCES, ROADS, AND DETENTION SHALL BE INCLUDED IN THE 25% CALCULATION.
- RETAIL BUSINESS STORE LESS THAN OR GREATER THAN 25,000 SQUARE FEET EXCLUDES BETTING PARLOR, ADULT BOOKSTORE, PORNOGRAPHIC SHOP, TILT STORE, BAIL BONDS BUSINESS, FLEA MARKET, JUNK YARD, NIGHTCLUB, WAREHOUSE, FUNERAL PARLOR, VEHICLES SALES/OFFICE SHOWROOM, AND MARIJUANA/THC STORE/SALES.
- THE NUMBER OF FUEL ISLANDS WILL BE LIMITED TO THE STANDARDS SET FORTH IN THE COMMERCE CITY LAND DEVELOPMENT CODE. A MINIMUM OF ONE EV SPACE IS REQUIRED FOR SITES WITH 2 FUEL ISLANDS. AN ADDITIONAL EV SPACE IS REQUIRED FOR EACH ADDITIONAL FUEL ISLAND PROVIDED.
- FAST FOOD IS DEFINED AS THE ABILITY TO ORDER FOOD IN THE DRIVE-THRU LINE.
- SIT DOWN IS DEFINED AS MUST ORDER FOOD INSIDE, DRIVE-THRU IS FOR CALL-IN OR MOBILE ORDERS ONLY.

RECEPTION NO. _____

DEVELOPER:



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LAND PLANNER:



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COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 7
PLANT SCHEDULE

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
DECIDUOUS OVERSTORY TREE/ STREET TREE			
SWAMP WHITE OAK	<i>Quercus bicolor</i>	2' CAL.	B4B
KENTUCKY COFFEE TREE	<i>Gymnocladus dioica</i>	2' CAL.	B4B
SHADEMASTER HONEYLOCUST	<i>Gleditsia triacanthos inermis 'shademaster'</i>	2' CAL.	B4B
FASTIGIATE ENGLISH OAK	<i>Quercus robur 'fastigiata'</i>	2' CAL.	B4B

EVERGREEN TREE			
WHITE FIR	<i>Abies concolor</i>	6' HT.	B4B
BRISTLEcone PINE	<i>Pinus aristata</i>	6' HT.	B4B
AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT.	B4B
COLORADO SPRUCE	<i>Picea pungens</i>	6' HT.	B4B

DECIDUOUS UNDERSTORY/ ORNAMENTAL TREE			
SHADBLOW SERVICEBERRY	<i>Amelanchier canadensis</i>	1 1/2' CAL.	B4B
THORNLESS COCKSPUR HAWTHORN	<i>Crataegus crus-galli inermis</i>	1 1/2' CAL.	B4B
CHANTICLEER PEAR	<i>Pyrus calleryana 'chanticleer'</i>	1 1/2' CAL.	B4B
GOLDENRAIN TREE	<i>Koeleruteria paniculata</i>	1 1/2' CAL.	B4B
SPRING SNOW CRABAPPLE	<i>Malus 'spring snow'</i>	1 1/2' CAL.	B4B

EVERGREEN SHRUB			
OREGON GRAPE HOLLY	<i>Mahonia aquifolium</i>	5 GAL.	CONTAINER
BROADMOOR JUNIFER	<i>Juniperus sabina 'broadmoor'</i>	5 GAL.	CONTAINER
BLUE CHIP JUNIFER	<i>Juniperus horizontalis 'blue chip'</i>	5 GAL.	CONTAINER
SLOWMOUND MUGO PINE	<i>Pinus mugo 'slowmound'</i>	5 GAL.	CONTAINER
MINIATURE MUGO PINE	<i>Pinus mugo 'mops'</i>	5 GAL.	CONTAINER

COMMON NAME	BOTANICAL NAME	SIZE	CONDITION
DECIDUOUS SHRUB			
MCKAYS WHITE POTENTILLA	<i>Potentilla fruticosa 'mckays white'</i>	5 GAL.	CONTAINER
TOM THUMB COTONEASTER	<i>Cotoneaster apiculatus 'tom thumb'</i>	5 GAL.	CONTAINER
LITTLELEAF MOUNTAIN MAHOGANY	<i>Cercocarpus ledifolius intricatus</i>	5 GAL.	CONTAINER
WESTERN SAND CHERRY	<i>Prunus besseyi</i>	5 GAL.	CONTAINER
THREE-LEAF SUMAC	<i>Rhus trilobata</i>	5 GAL.	CONTAINER
ALPINE CURRANT	<i>Ribes alpinum</i>	5 GAL.	CONTAINER
ISANTI DOGWOOD	<i>Cornus stolonifera 'isanti'</i>	5 GAL.	CONTAINER

CLUMP GRASS			
NORTHERN SEA OATS GRASS	<i>Chaemanthium latifolium</i>	1 GAL.	CONTAINER
BOULDER BLUE FESCUE GRASS	<i>Festuca glauca 'boulder blue'</i>	1 GAL.	CONTAINER
BLUE AVENA GRASS	<i>Helictotrichon sempervirens</i>	1 GAL.	CONTAINER
RED BARON BLOOD GRASS	<i>Imperata cylindrica 'red baron'</i>	1 GAL.	CONTAINER
MEXICAN FEATHER GRASS	<i>Nassella (Stipa) tenuissima</i>	1 GAL.	CONTAINER
LITTLE BLUESTEM GRASS	<i>Schizachyrium scoparium 'blaze'</i>	1 GAL.	CONTAINER

PERENNIAL			
BLUE CARPATHIAN HAREBELL	<i>Campanula carpatica 'blue clips'</i>	2 1/4' POT	CONTAINER
WHITE CARPATHIAN HAREBELL	<i>Campanula carpatica 'white clips'</i>	2 1/4' POT	CONTAINER
SNOW-IN-SUMMER	<i>Cerastium tomentosum</i>	2 1/4' POT	CONTAINER
GOODNESS GROWS SPEEDWELL	<i>Veronica spicata 'goodness grows'</i>	2 1/4' POT	CONTAINER
HIMALAYAN BORDER JEWEL	<i>Polygonum affine</i>	2 1/4' POT	CONTAINER
WOOLY WHITE YARROW	<i>Achillea lanulosa</i>	2 1/4' POT	CONTAINER

TURF GRASS SCHEDULE

TURF GRASS	MIX	INSTALLATION
FOREVER GREEN TURF MIX	50% PERENNIAL RYEGRASS 30% TUFTED HAIR-GRASS 20% KENTUCKY BLUEGRASS	SOD

SOD INSTALLATION PROCESS: INSTALL IRRIGATION PER IRRIGATION CONSULTANT, FINISH FINE GRADING, ESTABLISH SOIL PREPERATION/ SOIL AMENDMENTS, LAY AND PIN SOD INTO PLACE, IRRIGATE ACCORDINGLY, AND MOW WHEN READY (SEE COMMERCE CITY'S RECOMMENDED SOD INSTALLATION GUIDELINES AND/ OR ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO RECOMMENDED INSTALLATION PROCEDURE SPECIFICATIONS). MOWING HEIGHT = 1/2" MINIMUM. SEEDING RATE = 3 POUNDS PER 1000 SQUARE FEET. OVER SEEDING RATE = 2 POUNDS PER 1000 SQUARE FEET.

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LAND PLANNER:



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COMMONS at 104th 2nd AMENDMENT PUD ZONE DOCUMENT

TRACT DD, FOXTON VILLAGE AND A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

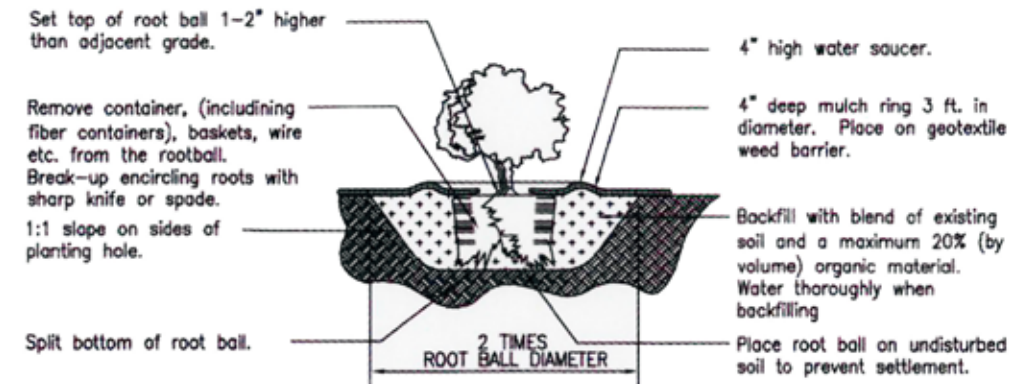
SHEET 7 OF 7
LANDSCAPE STANDARDS

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL CONFORM TO LOCAL CITY CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- THE OWNER, SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN ON THE APPROVED LANDSCAPE DRAWINGS ON FILE WITH THE CITY. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE LANDSCAPE DRAWINGS PRIOR TO THE ISSUANCE FOR THE CERTIFICATE OF OCCUPANCY, OR PER CITY REGULATIONS.
- CONTRACTOR SHALL VERIFY (CALL FOR UTILITY LOCATES) LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING.
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY SETTLING DUE TO EXCAVATION AND TRENCHING.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ADJACENT PROPERTY'S AMENITIES/ IMPROVEMENTS, UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES SHALL BE SAVED AND PROTECTED (TRANSPLANTED IF NECESSARY), UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL STORE ALL SALVAGED ITEMS IN A SAFE PLACE TO PROTECT FROM DAMAGE UNTIL ITEMS CAN BE RELOCATED/ REINSTALLED.
- CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE RIGHT-OF-WAY AND/ OR PUBLIC PROPERTY AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DAMAGE DUE TO PROJECT'S CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR TO UTILITIES, ADJACENT LANDSCAPE, AND THE SUBCONTRACTOR'S OPERATIONS DURING CONSTRUCTION AND/ OR THE SPECIFIED MAINTENANCE PERIOD. THE CONTRACTOR SHALL FULLY COMPENSATE THE OWNER FOR ANYTHING DISTURBED AND/ OR DESTROYED THAT IS NOT DESIGNATED FOR DEMOLITION.
- SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED PRIOR TO CONSTRUCTION SHALL BE COLLECTED, SAVED, AND PROTECTED FOR LATER USE ON AREAS REQUIRING REVEGETATION (SEED) AND/ OR LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL RECEIVE SOIL PREPARATION AT A RATE DETERMINED BY THE CITY (5 CUBIC YARDS PER 1000 SQUARE FEET, TILLED TO 6-INCH DEPTH).
- ALL AREAS DISTURBED BY GRADING OR ANY ACTION DUE TO CONSTRUCTION SHALL BE REPAIRED AND SEEDED IF NECESSARY, SEE SPECIFIED SEED MIX INFORMATION.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TURF AREAS. EDGER SHALL BE GALVANIZED STEEL, ROLLED TOP EDGE, AND INTERLOCKING. EDGER IS NOT NECESSARY ADJACENTLY-PARALLEL TO CURBS, WALLS, AND WALKS.
- ALL PLANTING BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH W/ FIRE-EMERGENT HERBICIDE.
- ALL PLANTS OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM, UNLESS OTHERWISE NOTED. ALL PLANTS SHALL CONFORM TO THE 'AMERICAN STANDARD FOR NURSERY STOCK.'
- GRAPHIC SYMBOLS ON LANDSCAPE DRAWINGS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL PLANTS SHALL BE PLANTED USING AN EQUALLY SPACED TRIANGULAR PATTERN, UNLESS OTHERWISE NOTED AND/ OR SHOWN ON THE LANDSCAPE DRAWINGS.
- ALL PLANTS INSTALLED SHALL FOLLOW THE PLANT SCHEDULE ON THE APPROVED LANDSCAPE DRAWINGS, IF FOR ANY REASON CHANGES OR SUBSTITUTIONS ARE REQUIRED TO THE PLANT SCHEDULE, THEN THE CONTRACTOR MUST FIRST RECEIVE APPROVAL FROM THE OWNER.
- CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/ OR THE CITY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE OR REPAIR.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PROVIDE AT LEAST A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL FROM THE DATE OF FINAL INSPECTION, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, OWNER, OR CITY.
- ALL PLANTS SHALL BE WATERED, CARED FOR, AND PROTECTED FROM DAMAGING WEATHER EFFECTS WHEN NECESSARY.
- ALL PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO THE PROJECT SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEeled IN AND WATERED TO HELP PREVENT ANY DAMAGE.
- FOR TREES NOT IN PLANTING BEDS, ALLOW A 4'-0" DIAMETER BED (TREE RING) WITHOUT SEED/ SOD AROUND ROOT COLLAR. APPLY 3' DEPTH SHREDDED CEDAR MULCH AROUND COLLAR FOLLOWING SEED/ SOD INSTALLATION. NO LANDSCAPE FABRIC OR EDGER IS NECESSARY FOR TREE RINGS.
- FOR SEED/ SOD TYPE AND INSTALLATION SEE THE PLANT SCHEDULE AND LANDSCAPE SHEETS.

CITY REQUIRED NOTES

- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN, INCLUDING THOSE AREAS FOUND IN THE RIGHT-OF-WAY.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED (1) ONE YEAR.
- THIS APPROVED SITE PLAN, DEVELOPMENT PLAN, OR LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT DISTANCE TRIANGLE MAY NOT 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 INTERSECTIONS AND 15- FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36-INCHES WITHIN SIGHT DISTANCE TRIANGLES. INFORMATION ON SIGHT DISTANCE TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS AND SPECIFICATIONS - SECTION 3.032, TABLE 3-1.
- 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 LANDSCAPED AREA AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRY LAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT. APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT FOR ANY IRRIGATION SYSTEM. ALL IRRIGATION PLANS, OR PORTIONS THEREOF, DESIGNED FOR PUBLIC RIGHT-OF-WAYS SHALL SPECIFY PARTS/ COMPONENTS FROM THE CITY APPROVED IRRIGATION PARTS/ COMPONENTS LIST.
- ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE, AT A MINIMUM, SEEDED WITH NATIVE GRASSES.
- NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.

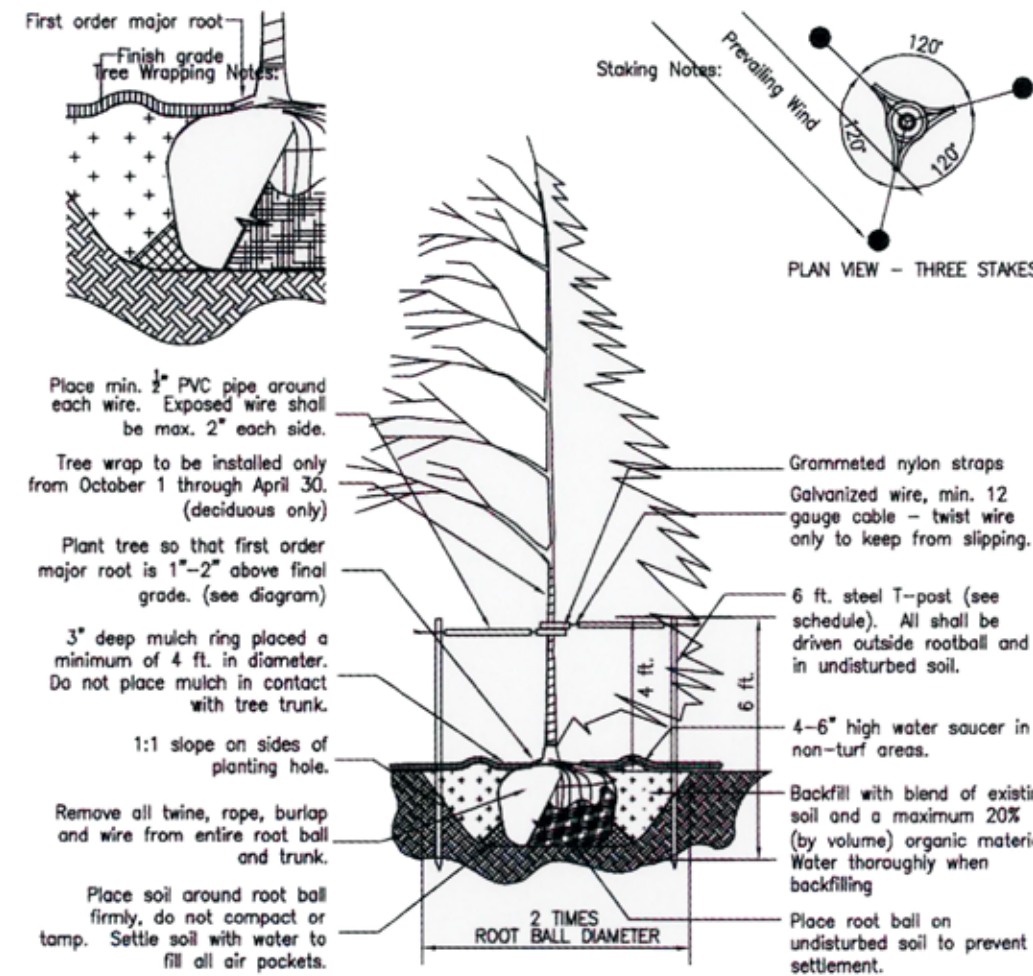


Placement Notes:
Set Shrub plumb. Space plants, and place for best effect.

Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

2 PLANTING DETAIL: SHRUB

4 NO SCALE



Pruning Notes:
All pruning shall comply with ANSI A300 standards.
Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.

Staking Notes:
Stake trees per following schedule, then remove at end of first growing season, follows:
1-1/2" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
1-1/2" - 3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.
3" caliper size and larger - 3 stakes per diagram
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-1/2" of growth and buffer all branches from wire.

1 PLANTING DETAIL: TREE

4 NO SCALE

DEVELOPER:



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LAND PLANNER:



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