

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

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

LEGAL DESCRIPTION

TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1 RECORDED UNDER RECEPTION NO. 2020000123227 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, CONTAINING A CALCULATED AREA OF 1,548,862 SQUARE FEET OR 35.5570 ACRES.

EXISTING ZONING

REUNION PUD AMENDMENT #5 TC-2

GENERAL NOTES

LIGHTING NOTE:
IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH AS MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE:
TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE:
ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE:
APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

FENCING NOTE:
APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.

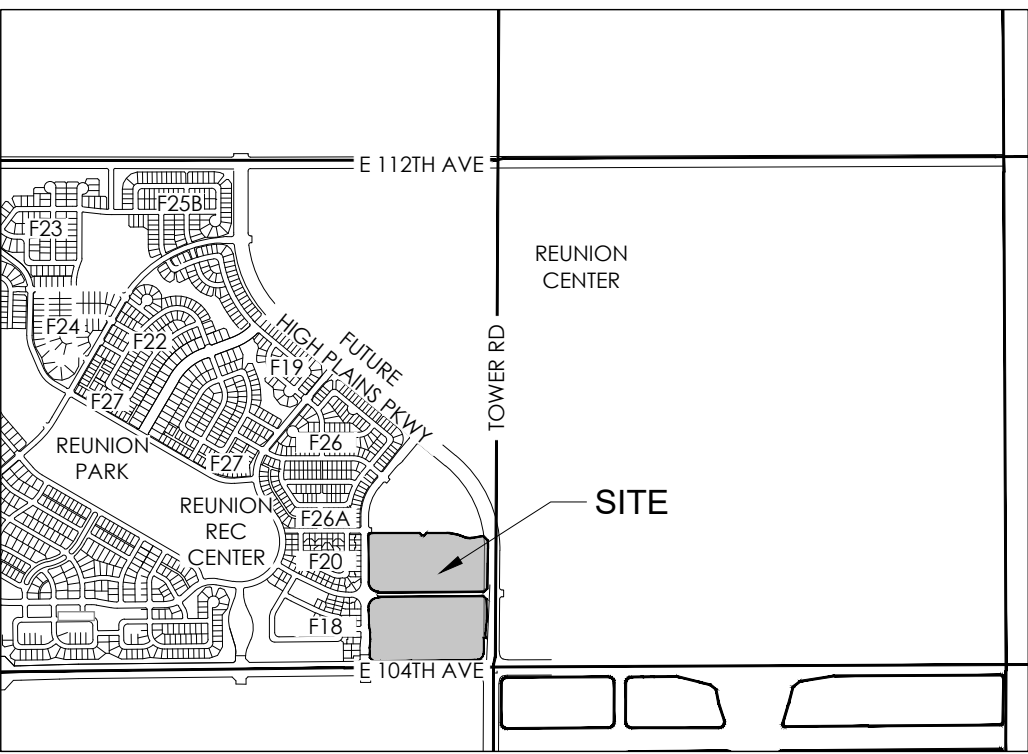
DOWNSPOUT NOTE:
NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.

AMERICANS WITH DISABILITIES NOTE:
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

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

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

VICINITY MAP



SITE DATA

SITE DATA	
GROSS RESIDENTIAL ACREAGE	9.9053
GROSS COMMERCIAL ACREAGE	10.3950
NET ACREAGE (RESIDENTIAL LOTS ONLY)	4.2987
NUMBER OF RESIDENTIAL LOTS	84
NUMBER OF COMMERCIAL LOTS	5
NUMBER OF TRACTS	18
GROSS DENSITY (DU/AC)	8.5

- NOTES:
- GROSS RESIDENTIAL ACREAGE DOES NOT INCLUDE TRACT B - FUTURE DEVELOPMENT.
 - GROSS COMMERCIAL ACREAGE DOES NOT INCLUDE TRACT O - FUTURE DEVELOPMENT.

OPEN SPACE DATA

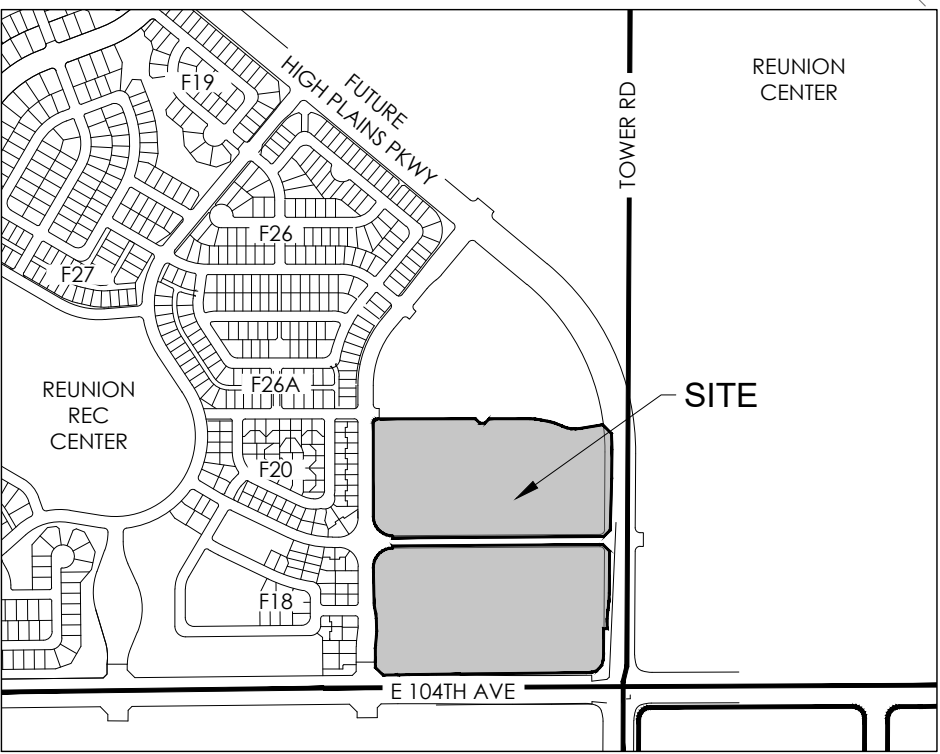
OPEN SPACE DATA	
GROSS RESIDENTIAL SITE ACREAGE	9.9053
OPEN SPACE REQUIRED (ACRES)	0.2972
OPEN SPACE PROVIDED (ACRES)	2.9733

- NOTES:
- REQUIRED OPEN SPACE IS CALCULATED AS 3% OF THE GROSS RESIDENTIAL SITE ACREAGE.

TRACT TABLE

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
A	9,885	0.2269		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
B	314,212	7.2133		FUTURE DEVELOPMENT	OWNER	OWNER
C	4,588	0.1053		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	38,654	0.8874	0.8874	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
E	534	0.0123	0.0123	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
F	9,375	0.2152	0.2152	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
G (PRIVATE ROW)	36,604	0.8403		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
H	1,507	0.0346	0.0346	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
I	442	0.0101	0.0101	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
J	2,637	0.0605	0.0605	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
K	15,382	0.3531	0.3531	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
L (PRIVATE ROW)	11,067	0.2541		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
M	52,835	1.2129	1.2129	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
N	8,152	0.1871	0.1871	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
O	350,372	8.0434		FUTURE DEVELOPMENT	OWNER	OWNER
P	10,781	0.2475		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
Q	71,788	1.6480		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
R	7,159	0.1643		OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
TOTAL OPEN SPACE			2.9733	METRO DISTRICT - REUNION CENTER METROPOLITAN DISTRICT		
TOTAL TRACT AREA	945,974	21.7166				
TOTAL LOT AREA	508,176	11.6661				
TOTAL ROW AREA	94,712	2.1743				
TOTAL SITE AREA	1,548,862	35.5570				

KEY MAP



SHEET INDEX

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7-9	C1.7-C1.9	GRADING PLANS
10	C1.10	GRADING PLAN - LOT DETAILS
11-14	C1.11-C1.14	OVERALL UTILITY PLANS
15	L1.1	OVERALL SITE PLAN
16	L1.2	OVERALL LANDSCAPE PLAN
17-23	L1.3-L1.9	LANDSCAPE PLANS
24-27	L1.10-L1.13	LANDSCAPE NOTES & DETAILS
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39-40	A1.6-A1.7	BUILDING TYPE 3 ELEVATIONS

APPLICANT/OWNER

OAKWOOD HOMES
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: RANDY BAUER

OWNER

CLAYTON PROPERTIES
GROUP II, INC
4908 TOWER ROAD
DENVER, CO 80249
(303) 486-8500
CONTACT: RANDY BAUER

ENGINEER

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

DISTRICT ENGINEER

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

SURVEYOR

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

PLANNER

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

LANDSCAPE ARCHITECT

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

NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT



ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

SHEET TITLE

COVER

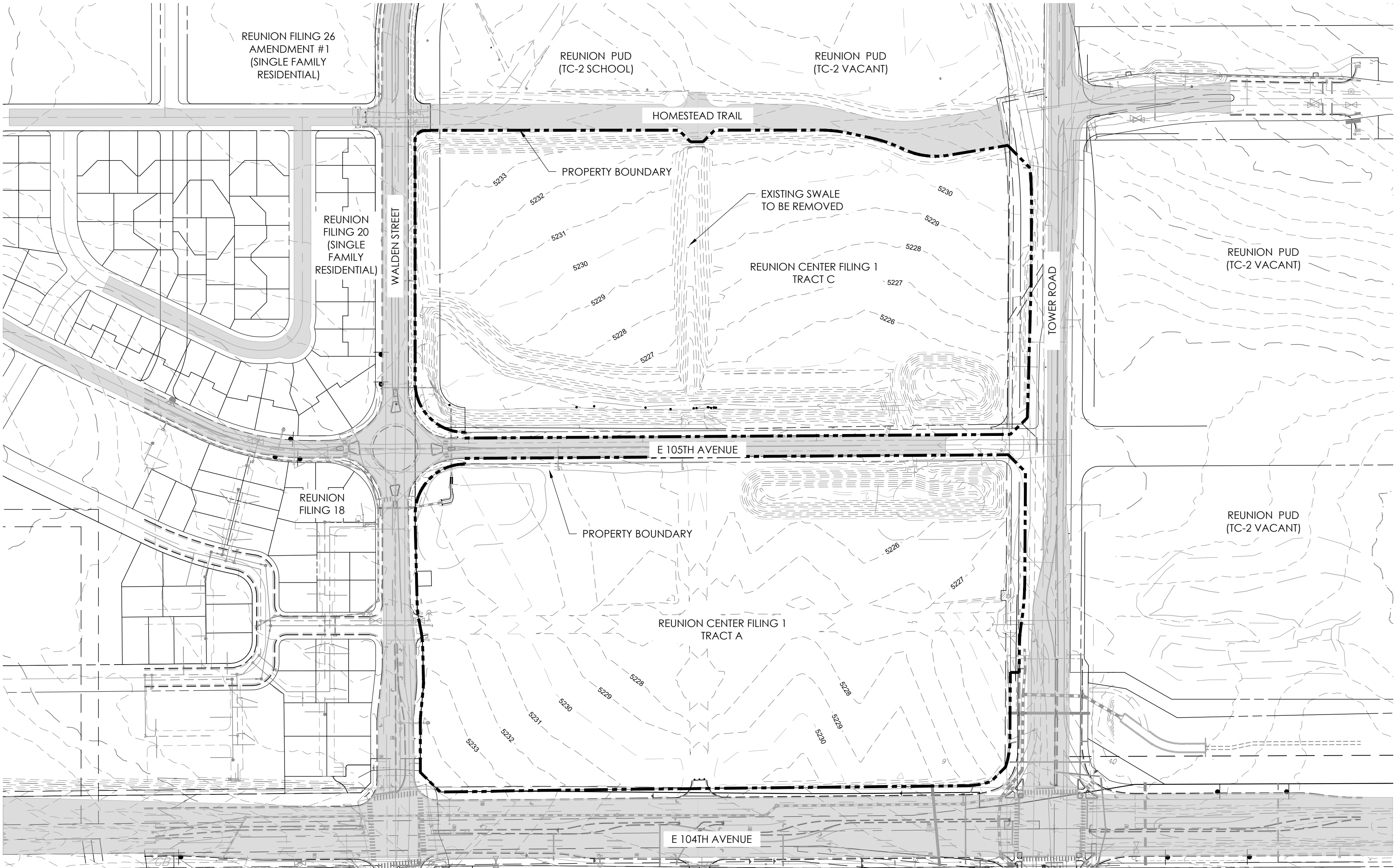
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C1.1

SHEET 1 OF 40

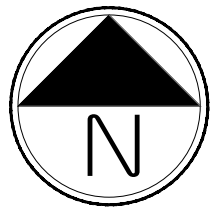
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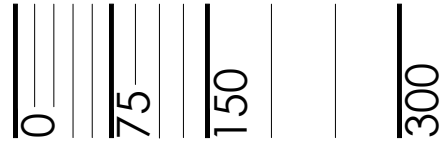


LEGEND

 EXISTING ROADS



Scale: 1"= 150'-0"



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EXISTING
CONDITIONS

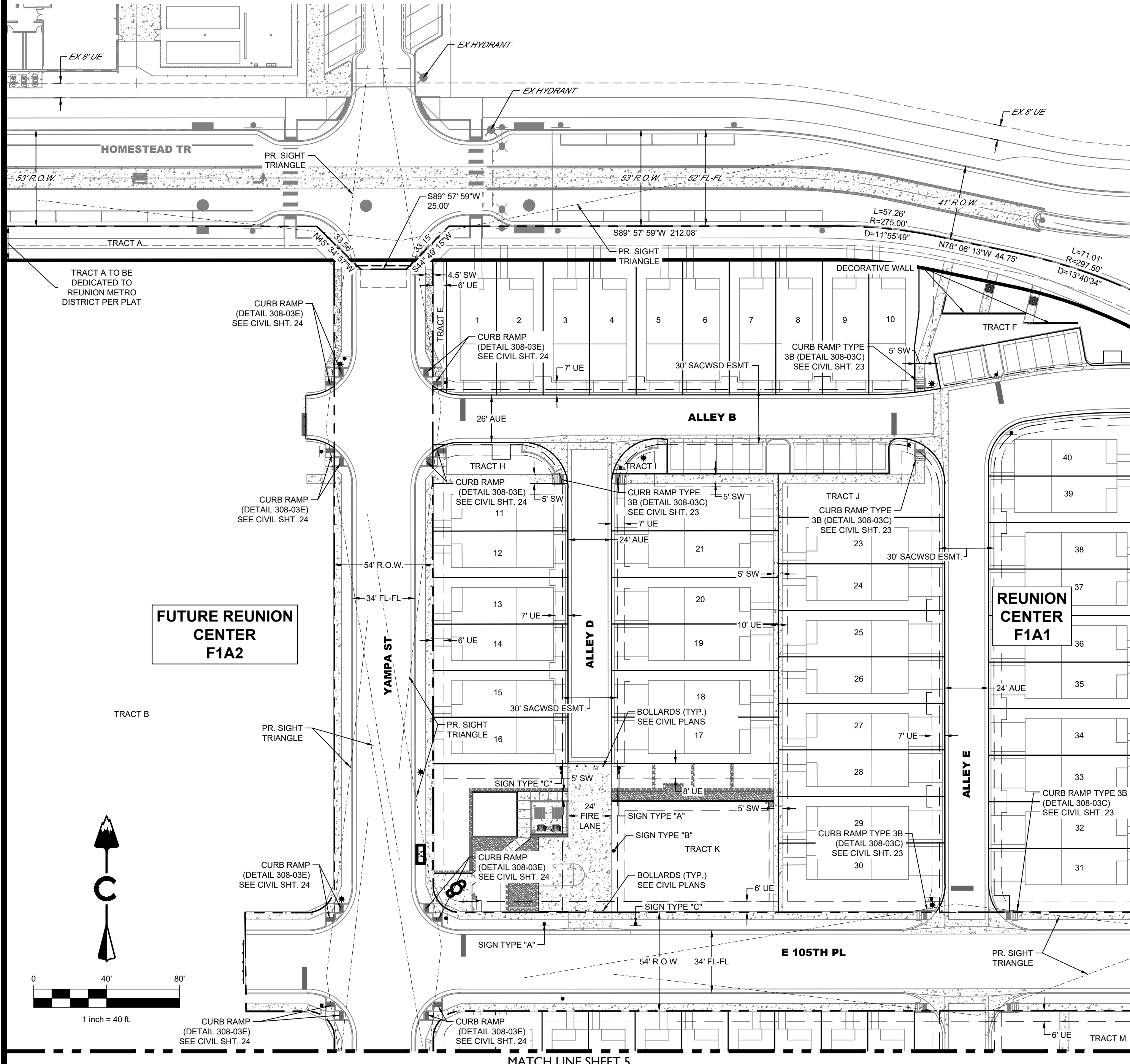
SHEET NUMBER

C1.2

SHEET 2 OF 40

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COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	CENTERLINE
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	FUTURE CURB & GUTTER
	BLOCK NUMBER
	STREET LIGHT POLES
	POWER POLES
	GUY WIRE
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	CRUSHER FINES
	MAINTENANCE ACCESS
	RIPRAP

NOTES:

1. SEE LANDSCAPE PLANS BY TERRACINA DESIGN FOR ALL LANDSCAPE AND PARK DESIGN.

SIGN TYPE "B"

12'x18'

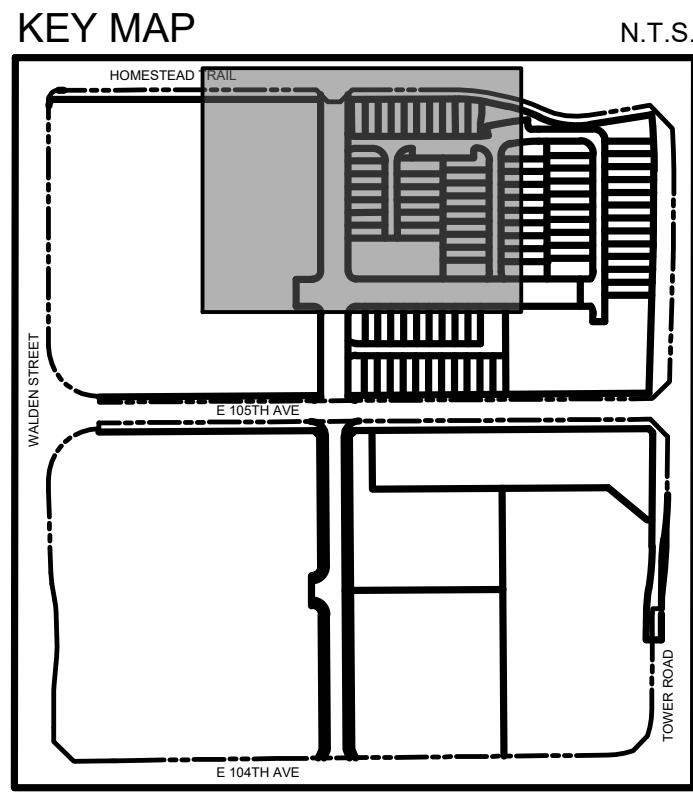
SIGN TYPE "A"

12'x18'

SIGN TYPE "C"

12'x18'

FIRE LANE SIGNS



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SITE PLAN (1 OF 4)
SHEET NUMBER
C1.3
SHEET 3 OF 40

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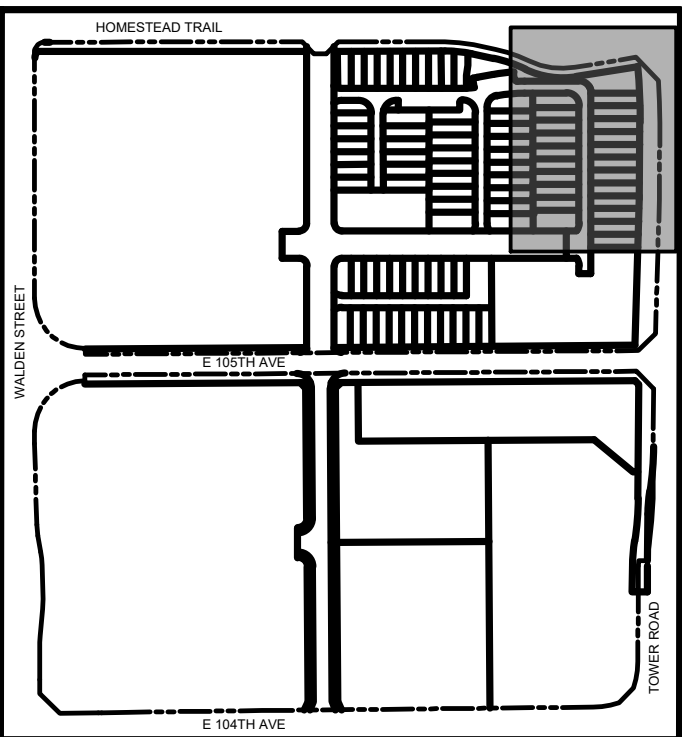
LEGEND

	EASEMENT
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	RIPRAP

NOTES:

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KEY MAP



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SITE PLAN
(2 OF 4)
SHEET NUMBER
C1.4
SHEET 4 OF 40

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(3 OF 4)
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C1.5
SHEET 5 OF 40

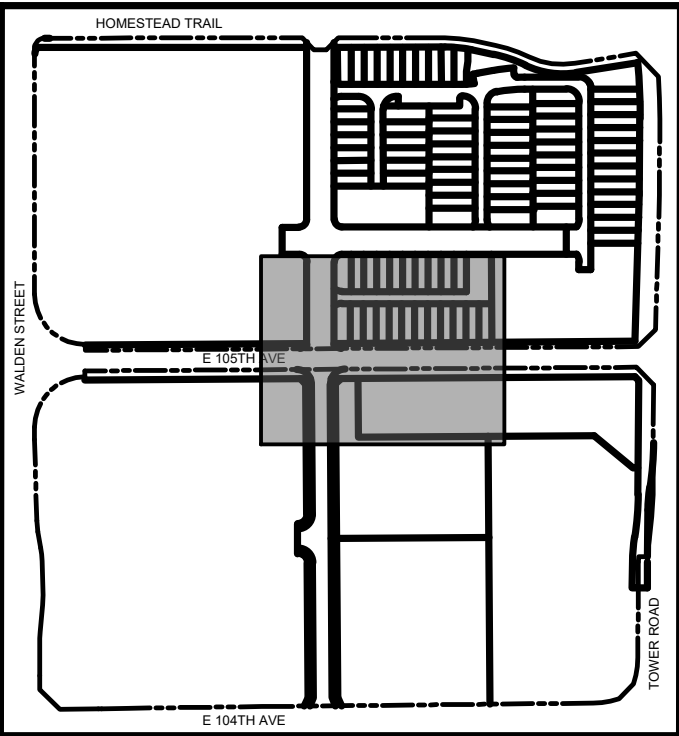
LEGEND

- EASEMENT
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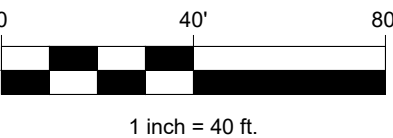
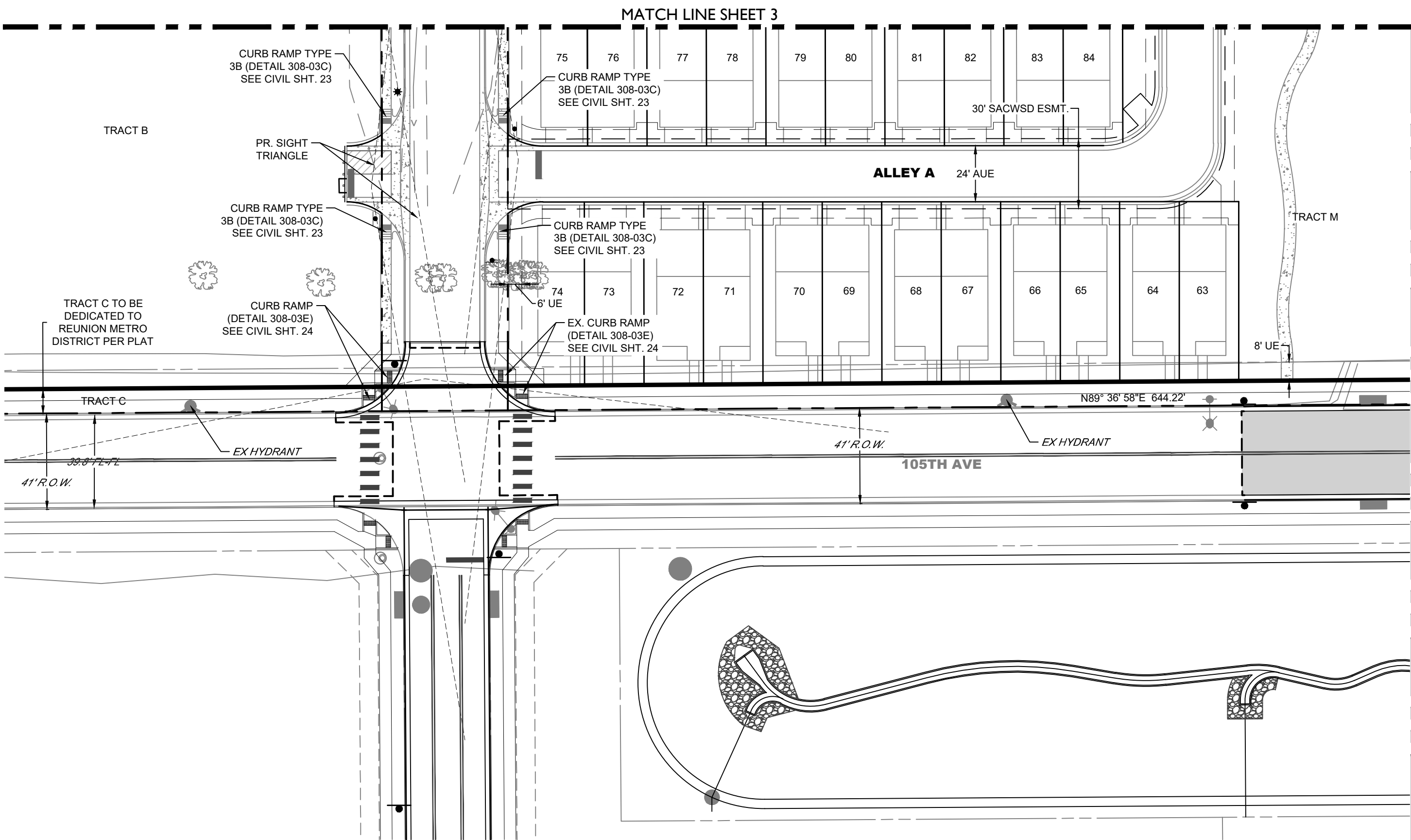
KEY MAP



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SHEET TITLE
SITE PLAN (4 OF 4)
SHEET NUMBER
C1.6
SHEET 6 OF 40

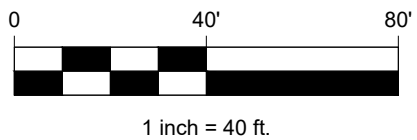
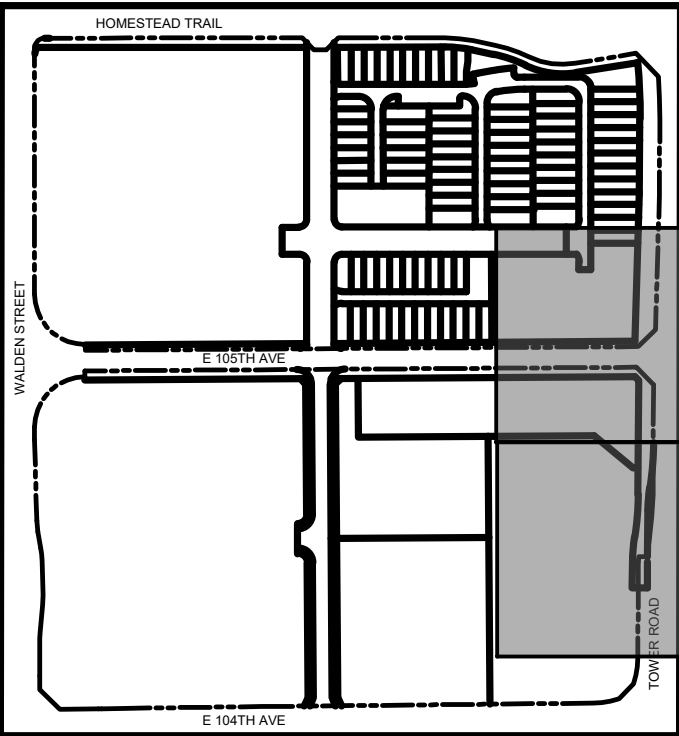
LEGEND

- | | |
|--|---------------------------------|
| | EASEMENT |
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NOTES:

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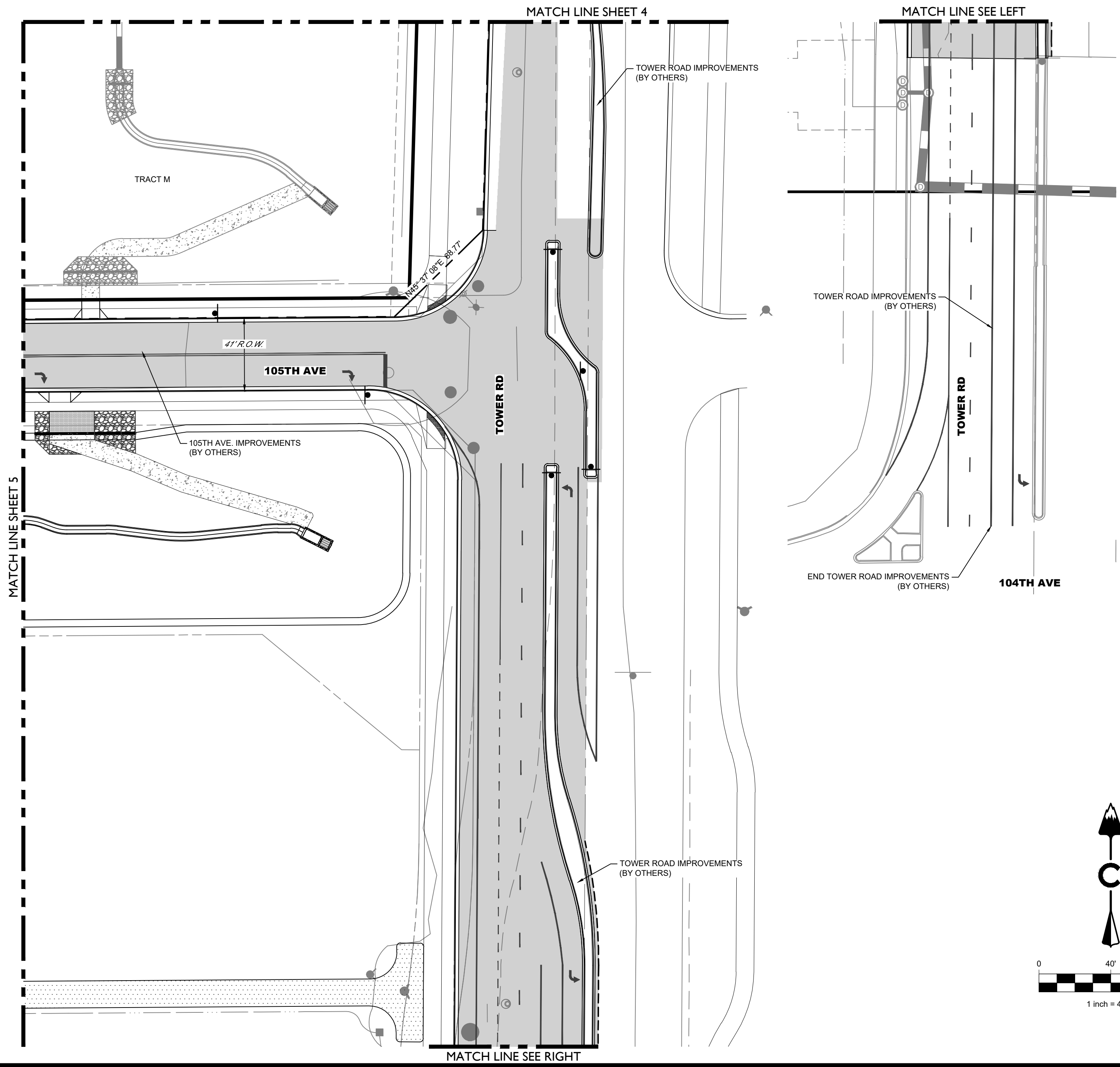
KEY MAP



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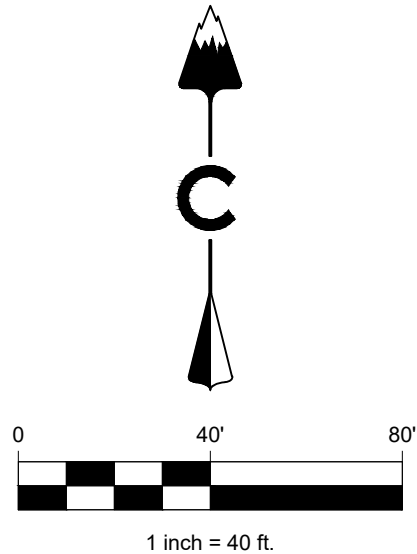
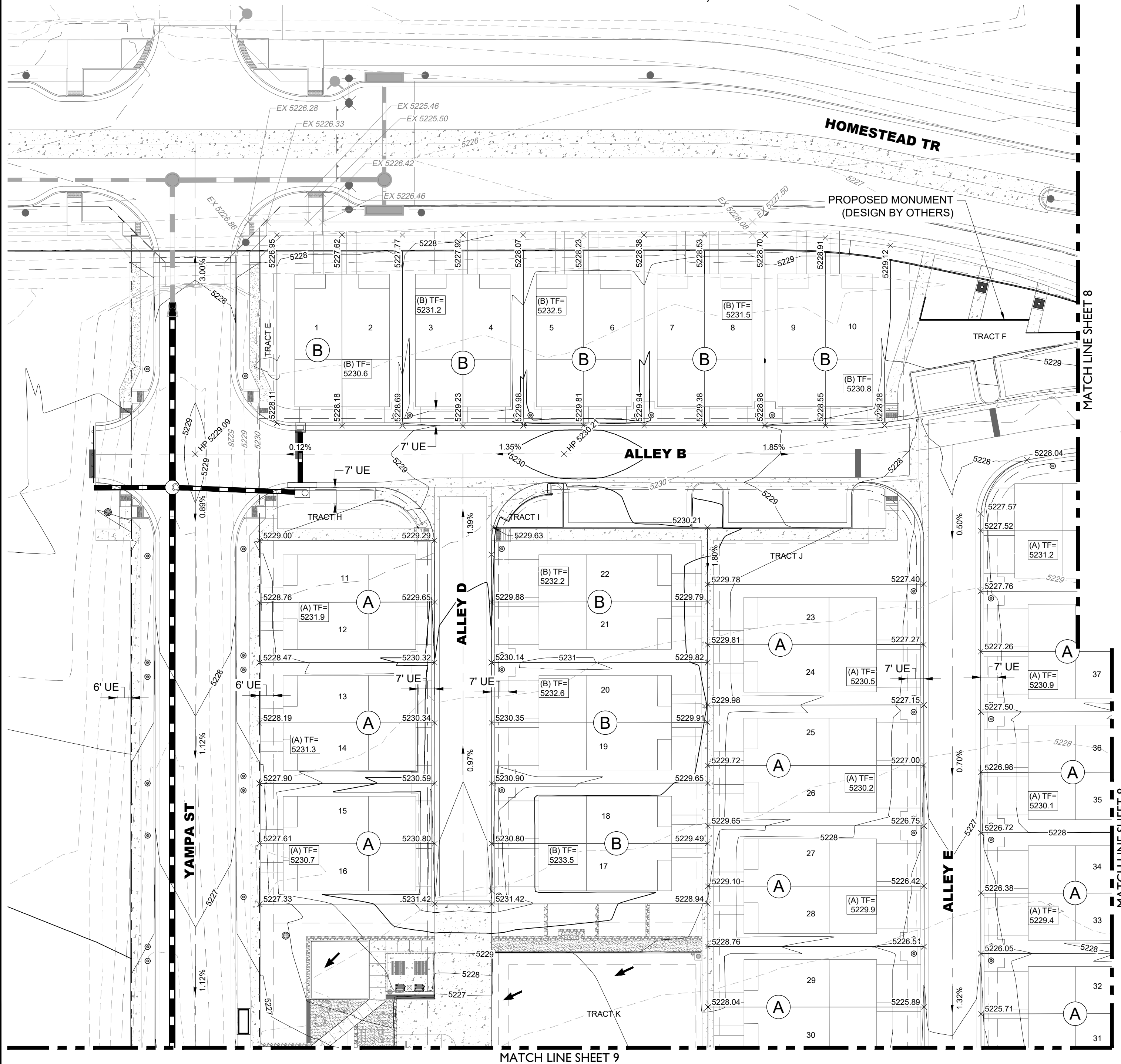
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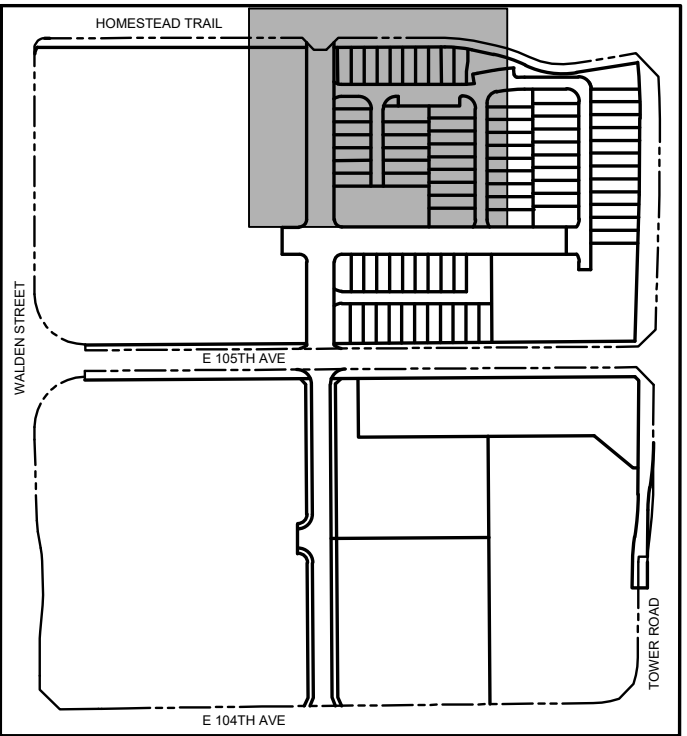
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COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- | | |
|------------------|---------------------------------|
| — 5280 — | PROPOSED MAJOR CONTOUR |
| — 5279 — | PROPOSED MINOR CONTOUR |
| - - - 5280 - - - | EXISTING MAJOR CONTOUR |
| - - - 5279 - - - | EXISTING MINOR CONTOUR |
| → | DIRECTIONAL FLOW ARROW |
| ↗ | EMERGENCY OVERFLOW ROUTE |
| • | SPOT ELEVATION |
| - - - | EASEMENT |
| - - - | RIGHT OF WAY (R.O.W.) |
| - - - | CENTERLINE |
| - - - | PROJECT BOUNDARY |
| - - - | PROPOSED CURB & GUTTER |
| ● | STORM MANHOLES |
| □ | STORM INLETS |
| — | FES, FOREBAY, & TRICKLE CHANNEL |
| — | OUTLET STRUCTURE |
| - - - | PROPOSED STORM & STUB OUT |
| - - - | EXISTING STORM & STUB OUT |
| - - - | RETAINING WALL |
| - - - | BOTTOM OF WALL ELEVATION |
| - - - | TOP OF WALL ELEVATION |

KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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REUNION CENTER FILING 1 AMENDMENT #1
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

SHEET TITLE

GRADING
PLAN (1 OF 3)

SHEET NUMBER

C1.7

SHEET 7 OF 40

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

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

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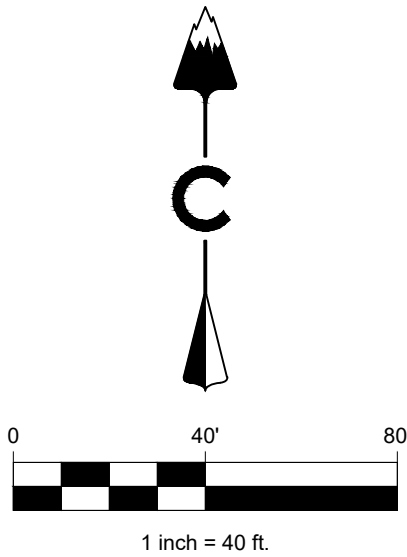
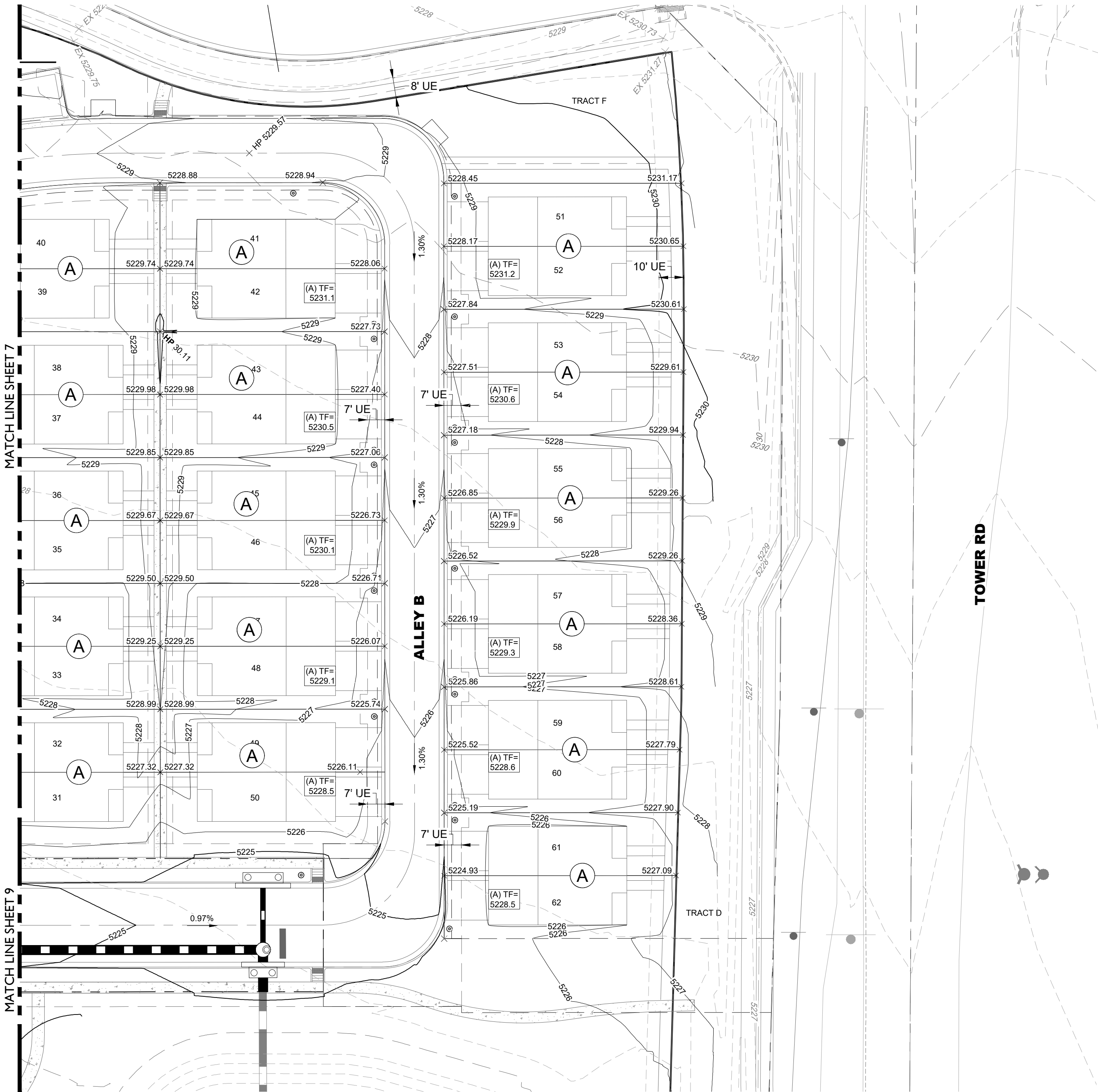
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PARCEL
IDENTIFICATION
NUMBER:
0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021
REVISION DATES
AUGUST 27, 2024

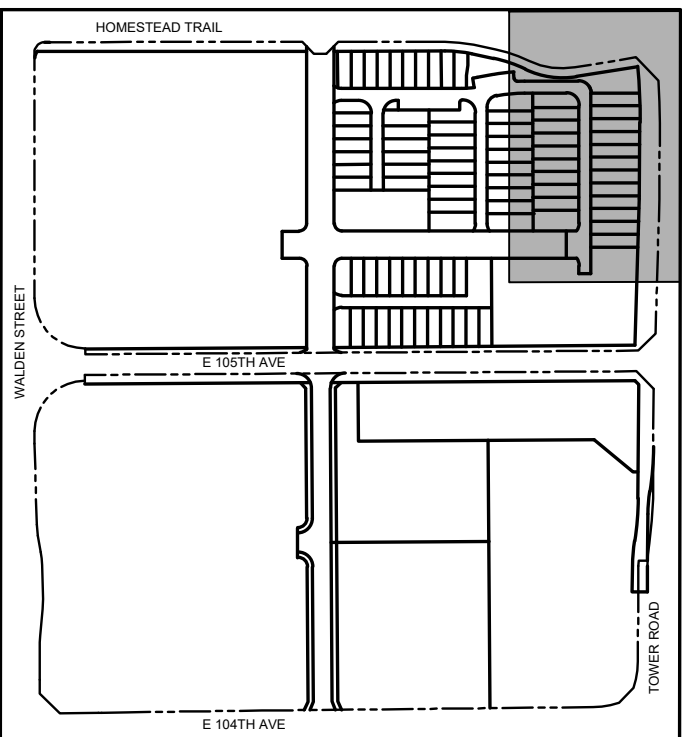
SHEET TITLE
GRADING
PLAN (2 OF 3)
SHEET NUMBER
C1.8
SHEET 8 OF 40



LEGEND

- | | |
|------------------|---------------------------------|
| — 5280 — | PROPOSED MAJOR CONTOUR |
| — 5279 — | PROPOSED MINOR CONTOUR |
| - - - 5280 - - - | EXISTING MAJOR CONTOUR |
| - - - 5279 - - - | EXISTING MINOR CONTOUR |
| → | DIRECTIONAL FLOW ARROW |
| ↗ ↘ | EMERGENCY OVERFLOW ROUTE |
| 5150 | SPOT ELEVATION |
| - - - - - | EASEMENT |
| - - - - - | RIGHT OF WAY (R.O.W.) |
| - - - - - | CENTERLINE |
| - - - - - | PROJECT BOUNDARY |
| - - - - - | PROPOSED CURB & GUTTER |
| ● ○ | EXISTING |
| ● ○ | PROPOSED |
| ● ○ | STORM MANHOLES |
| □ | STORM INLETS |
| — | FES, FOREBAY, & TRICKLE CHANNEL |
| — | OUTLET STRUCTURE |
| — | PROPOSED STORM & STUB OUT |
| — | EXISTING STORM & STUB OUT |
| — | RETAINING WALL |
| — | BOTTOM OF WALL ELEVATION |
| — | TOP OF WALL ELEVATION |
| BW 27.15 | |
| TW 27.15 | |

KEY MAP



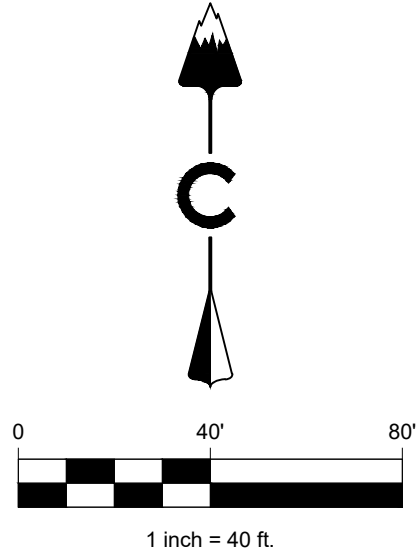
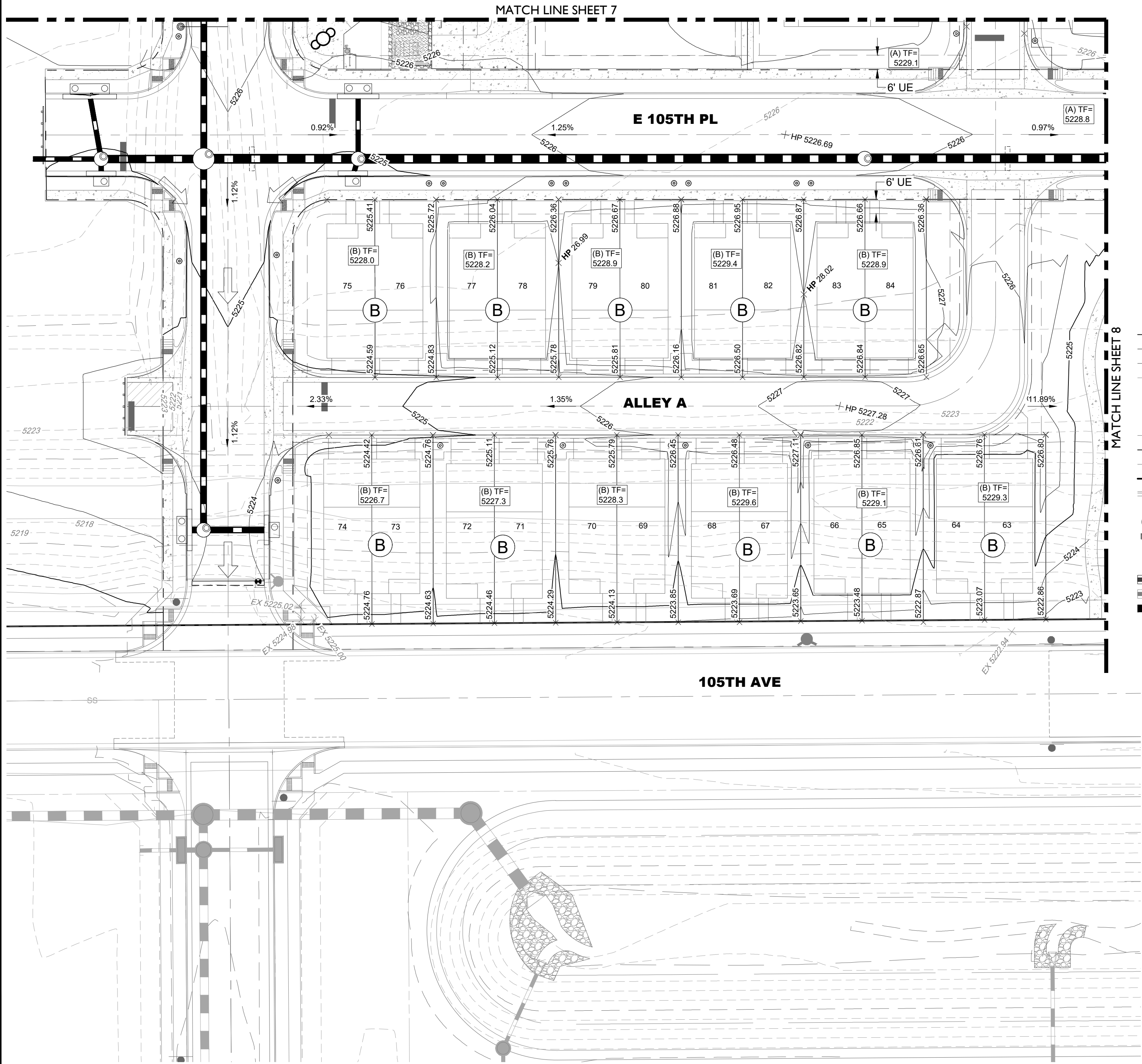
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THIS ____ DAY OF _____, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

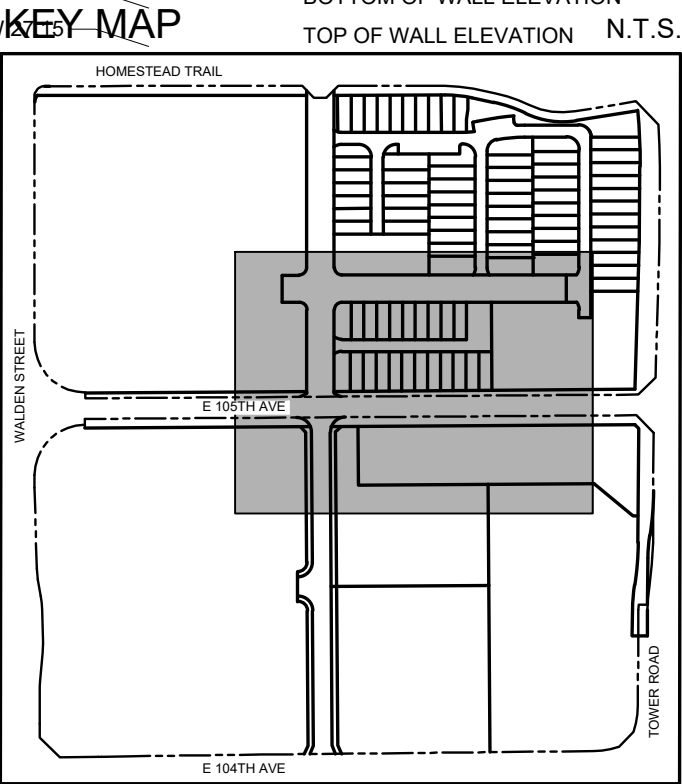
REUNION CENTER FILING 1 AMENDMENT #1 P.U.D. PERMIT

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



LEGEND

- | | |
|------|---------------------------------|
| 5280 | PROPOSED MAJOR CONTOUR |
| 5279 | PROPOSED MINOR CONTOUR |
| 5280 | EXISTING MAJOR CONTOUR |
| 5279 | EXISTING MINOR CONTOUR |
| → | DIRECTIONAL FLOW ARROW |
| → | EMERGENCY OVERFLOW ROUTE |
| 5150 | SPOT ELEVATION |
| --- | EASEMENT |
| --- | RIGHT OF WAY (R.O.W.) |
| --- | CENTERLINE |
| --- | PROJECT BOUNDARY |
| --- | PROPOSED CURB & GUTTER |
| ● | EXISTING STORM MANHOLES |
| ○ | PROPOSED STORM MANHOLES |
| □ | EXISTING STORM INLETS |
| □ | PROPOSED STORM INLETS |
| □ | FES, FOREBAY, & TRICKLE CHANNEL |
| □ | OUTLET STRUCTURE |
| --- | PROPOSED STORM & STUB OUT |
| --- | EXISTING STORM & STUB OUT |
| --- | RETAINING WALL |
| --- | BOTTOM OF WALL ELEVATION |
| --- | TOP OF WALL ELEVATION |
| --- | N.T.S. |



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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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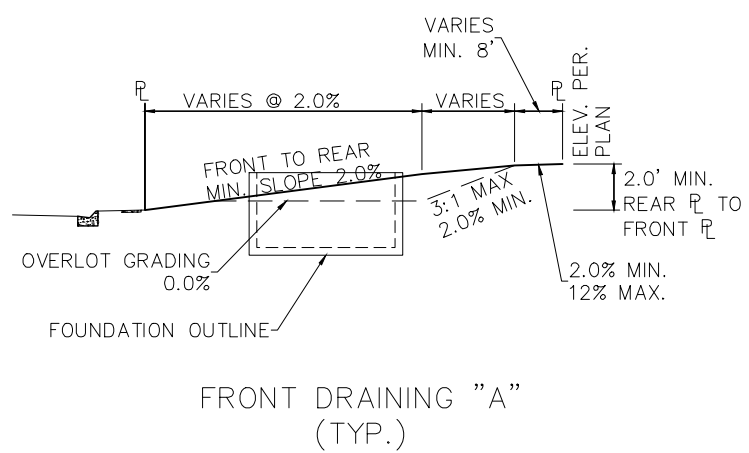
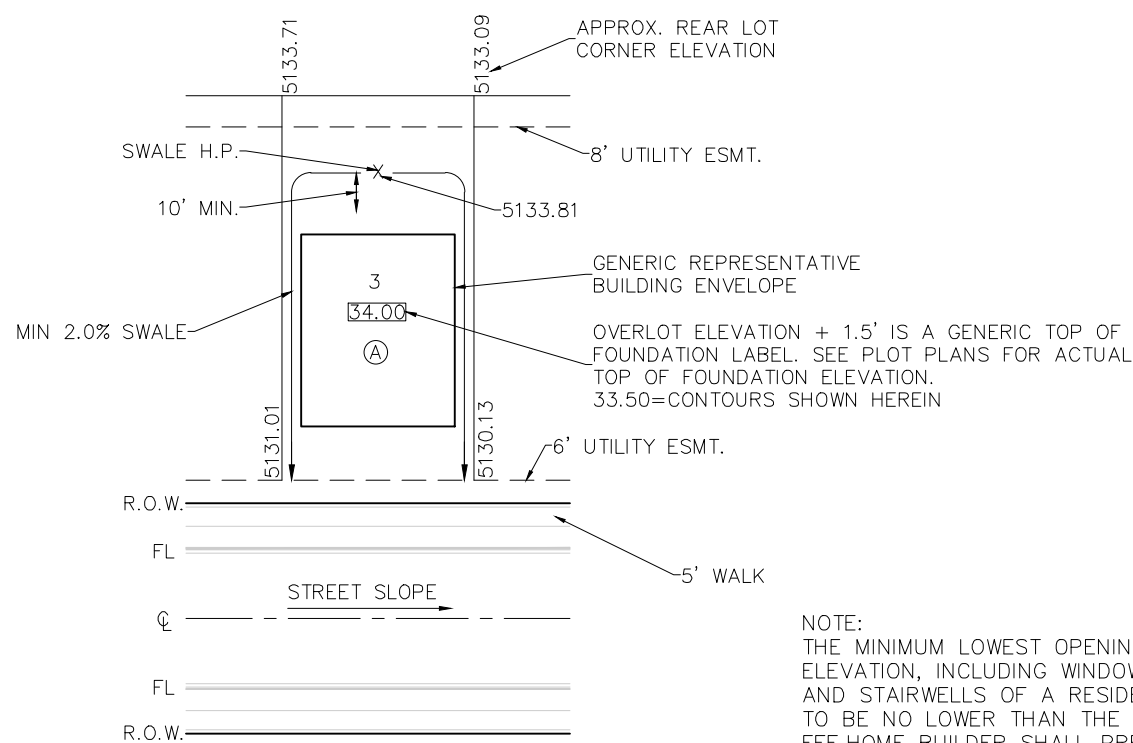
REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
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AUGUST 27, 2024

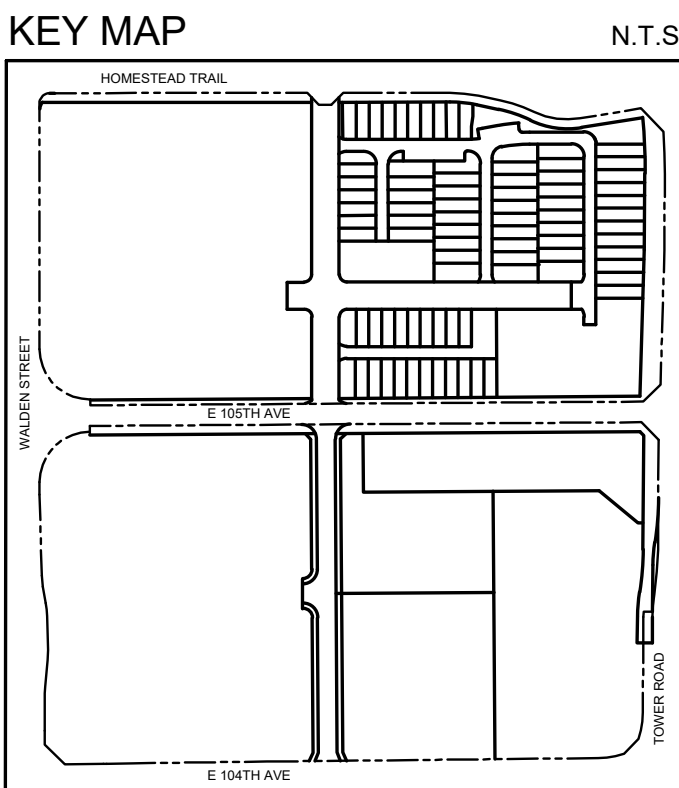
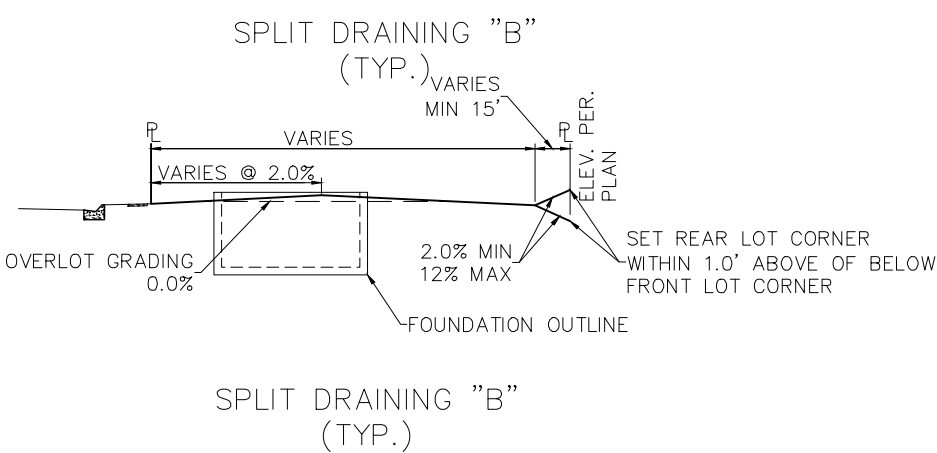
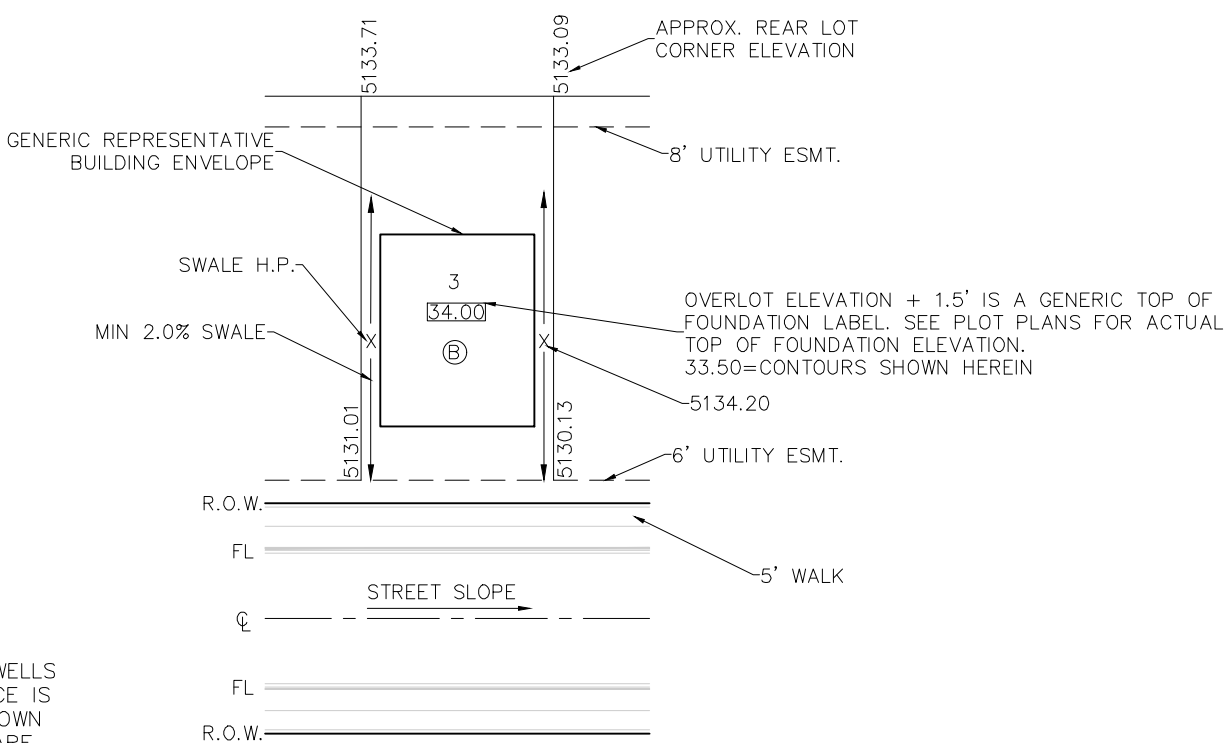
SHEET TITLE
GRADING
PLAN (3 OF 3)
SHEET NUMBER
C1.9
SHEET 9 OF 40

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

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



NOTE:
THE MINIMUM LOWEST OPENING
ELEVATION, INCLUDING WINDOW WELLS
AND STAIRWELLS OF A RESIDENCE IS
TO BE NO LOWER THAN THE SHOWN
F.F.E. HOME BUILDER SHALL PREPARE
INDIVIDUAL PLOT PLANS BASED ON
PRODUCT CHOSEN. AREA GRADING
PLAN WILL SERVE AS A REFERENCE.
ELEVATIONS SHOWN ON PLOT PLANS
WILL GOVERN.



NOT FOR CONSTRUCTION

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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021
REVISION DATES
AUGUST 27, 2024

SHEET TITLE

GRADING PLAN
- LOT DETAILS

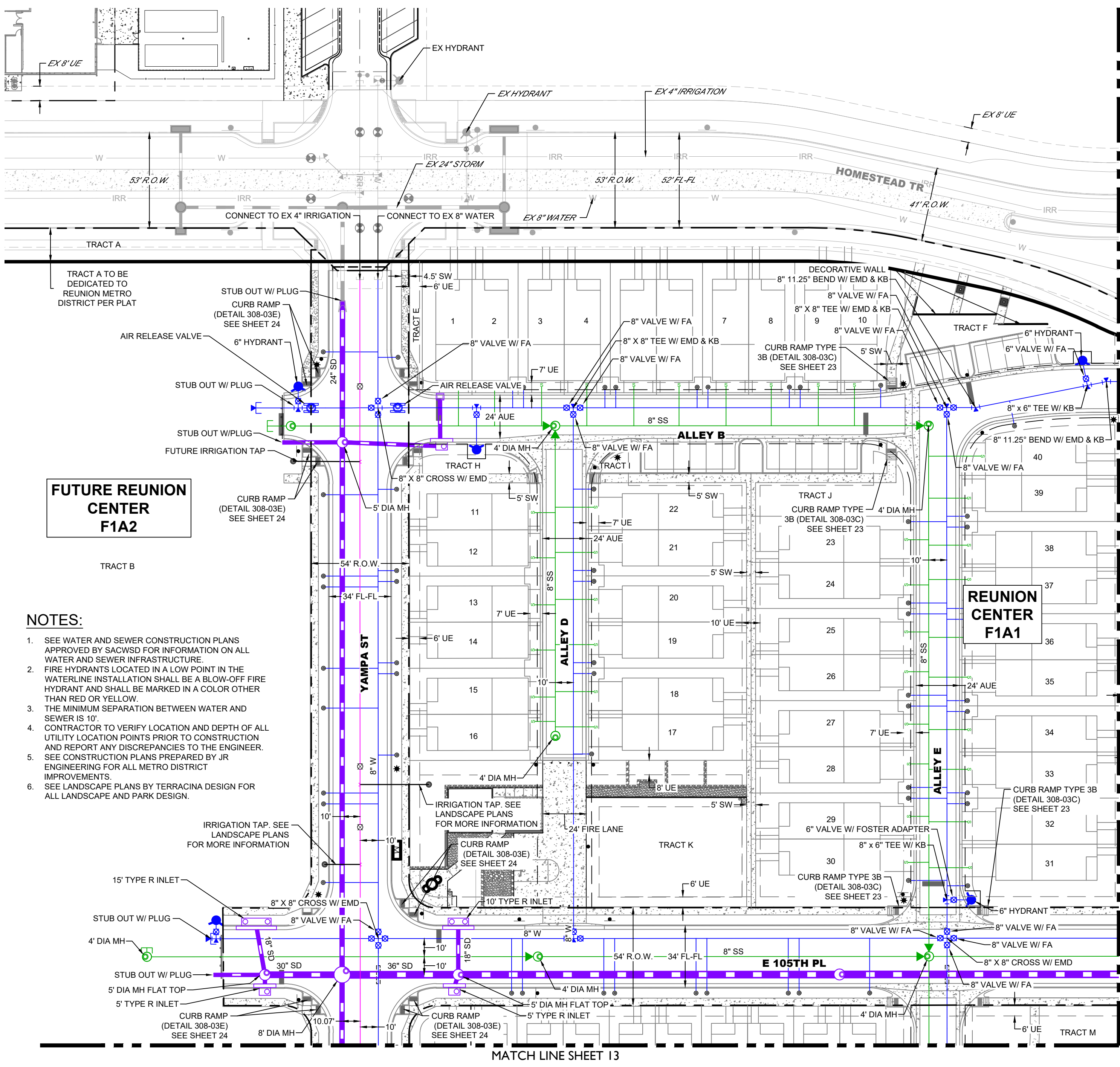
SHEET NUMBER

C1.10

SHEET 10 OF 40

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

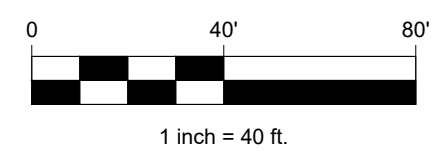
A REPLAT OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1,
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



**FUTURE REUNION
CENTER
F1A2**

**REUNION
CENTER
F1A1**

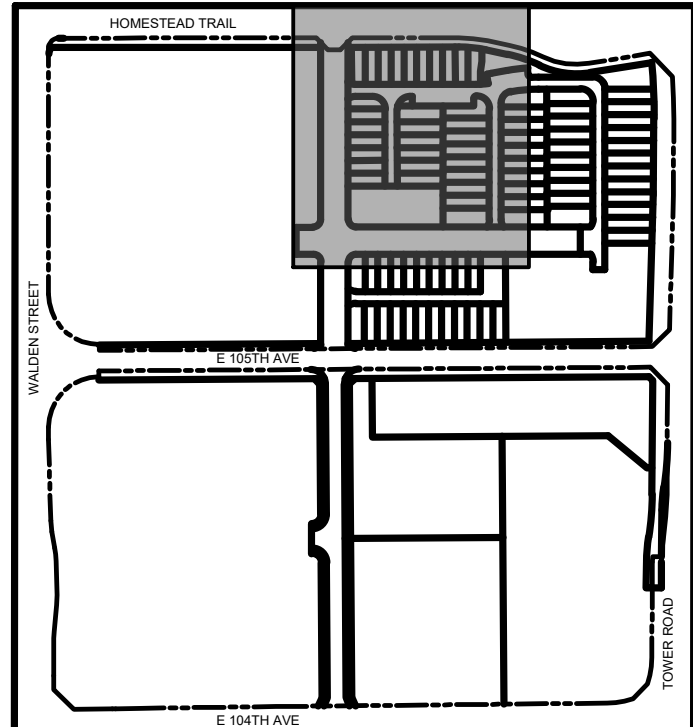
- NOTES:**
1. SEE WATER AND SEWER CONSTRUCTION PLANS APPROVED BY SACWSD FOR INFORMATION ON ALL WATER AND SEWER INFRASTRUCTURE.
 2. FIRE HYDRANTS LOCATED IN A LOW POINT IN THE WATERLINE INSTALLATION SHALL BE A BLOW-OFF FIRE HYDRANT AND SHALL BE MARKED IN A COLOR OTHER THAN RED OR YELLOW.
 3. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER IS 10'.
 4. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITY LOCATION POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 5. SEE CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT IMPROVEMENTS.
 6. SEE LANDSCAPE PLANS BY TERRACINA DESIGN FOR ALL LANDSCAPE AND PARK DESIGN.



LEGEND

	EASEMENT
	RIGHT OF WAY (R.O.W.)
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	STREET LIGHT POLES
	POWER POLES
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS

KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE	SEPTEMBER 20, 2021
REVISION DATES	AUGUST 27, 2024
SHEET TITLE	OVERALL UTILITY PLAN (1 OF 4)
SHEET NUMBER	C1.11
	SHEET 11 OF 40

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

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

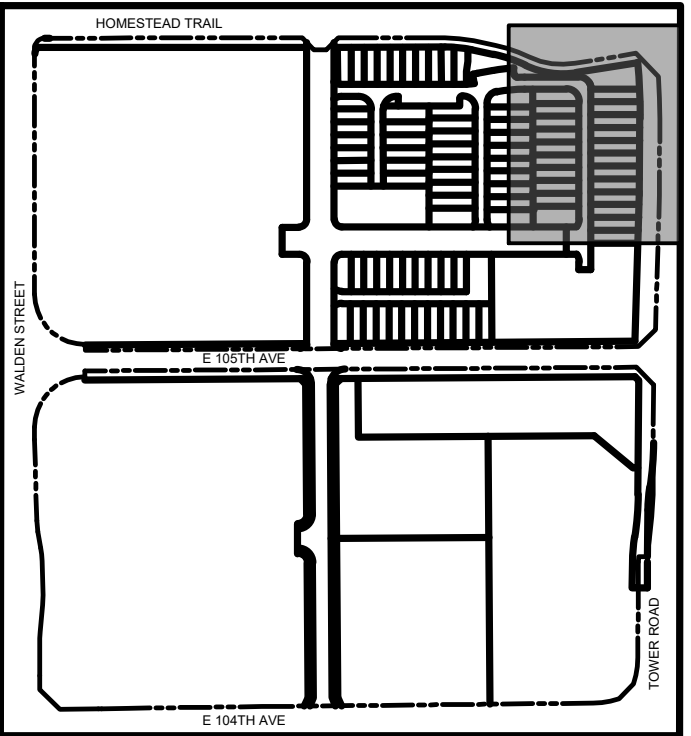
ISSUE DATE
SEPTEMBER 20, 2021
REVISION DATES
AUGUST 27, 2024

SHEET TITLE
OVERALL
UTILITY PLAN
(2 OF 4)
SHEET NUMBER
C1.12
SHEET 12 OF 40

LEGEND

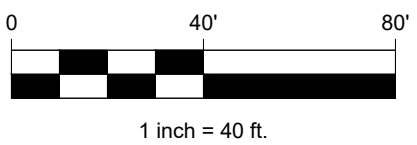
	EASEMENT
	RIGHT OF WAY (R.O.W.)
	PROJECT BOUNDARY
	PROPOSED CURB & GUTTER
	PROPOSED IRRIGATION & STUB OUT
	PROPOSED STORM & STUB OUT
	PROPOSED SANITARY & STUB OUT
	PROPOSED WATER & STUB OUT
	EXISTING IRRIGATION & STUB OUT
	EXISTING STORM & STUB OUT
	EXISTING SANITARY & STUB OUT
	EXISTING WATER & STUB OUT
	FUTURE IRRIGATION & STUB OUT
	FUTURE SANITARY & STUB OUT
	FUTURE STORM & STUB OUT
	FUTURE WATER & STUB OUT
	IRRIGATION SERVICE
	SANITARY SERVICE
	WATER SERVICE
	EXISTING STREET LIGHT POLES
	PROPOSED STREET LIGHT POLES
	POWER POLES
	SANITARY MANHOLES
	SANITARY CLEAN OUT
	WATER VALVES
	BEND AND THRUST BLOCK
	FIRE HYDRANTS
	WATERLINE REDUCER
	WATER STUB WITH BLOW OFF
	STORM MANHOLES
	STORM INLETS
	FES, FOREBAY, & TRICKLE CHANNEL
	OUTLET STRUCTURE
	RIPRAP
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS

KEY MAP



NOTES:

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CITY STAFF CERTIFICATE
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
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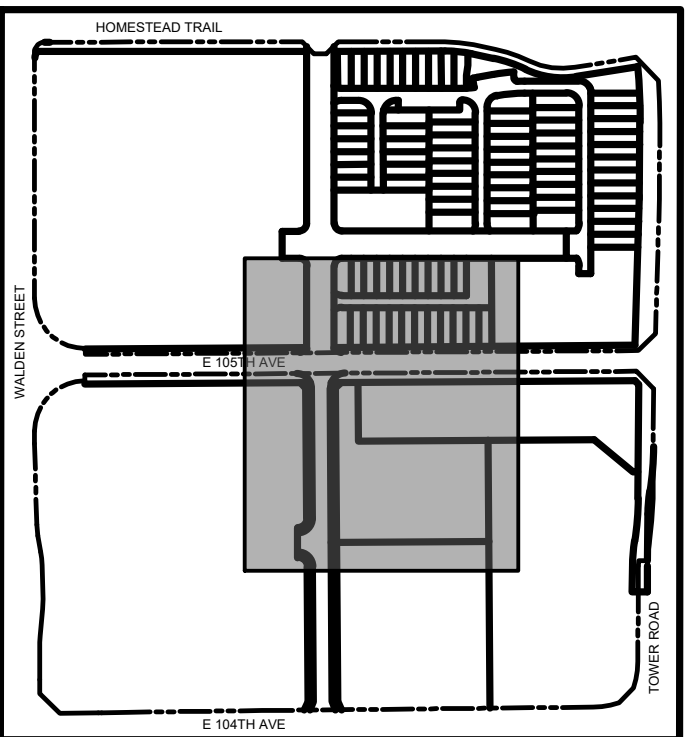
SHEET TITLE
OVERALL
UTILITY PLAN
(3 OF 4)
SHEET NUMBER

C1.13
SHEET 13 OF 40

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	EXISTING IRRIGATION & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	FUTURE IRRIGATION & STUB OUT
---	FUTURE SANITARY & STUB OUT
---	FUTURE STORM & STUB OUT
---	FUTURE WATER & STUB OUT
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---	FIRE HYDRANTS
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---	FES, FOREBAY, & TRICKLE CHANNEL
---	OUTLET STRUCTURE
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
---	EXISTING GAS

KEY MAP



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CITY STAFF CERTIFICATE
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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1 inch = 40 ft.

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

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COUNTY OF ADAMS, STATE OF COLORADO



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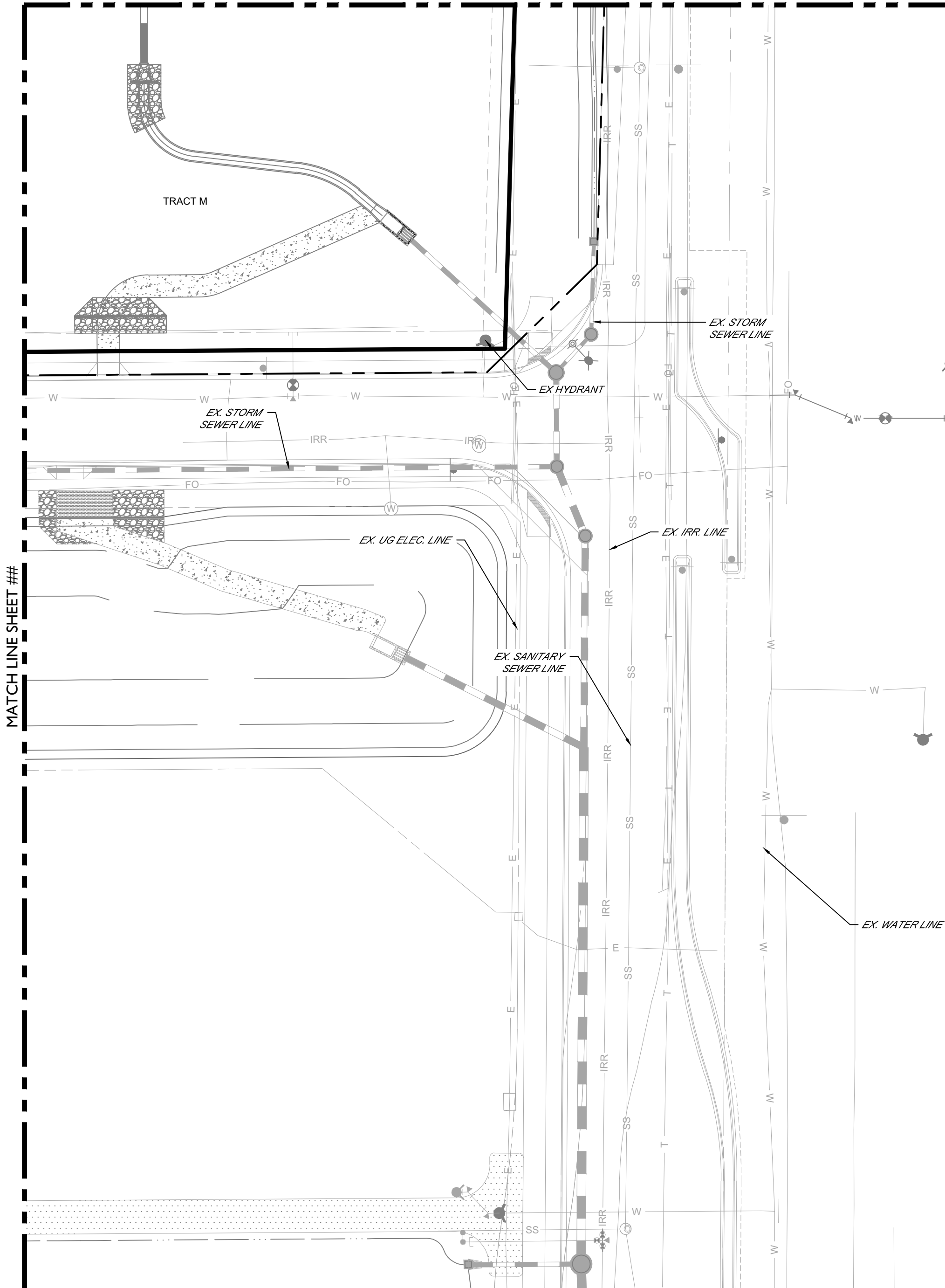
ASSESSOR'S
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REUNION CENTER FILING 1 AMENDMENT #1
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
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SHEET TITLE
OVERALL
UTILITY PLAN
(4 OF 4)
SHEET NUMBER
C1.14
SHEET 14 OF 40

MATCH LINE SHEET 13



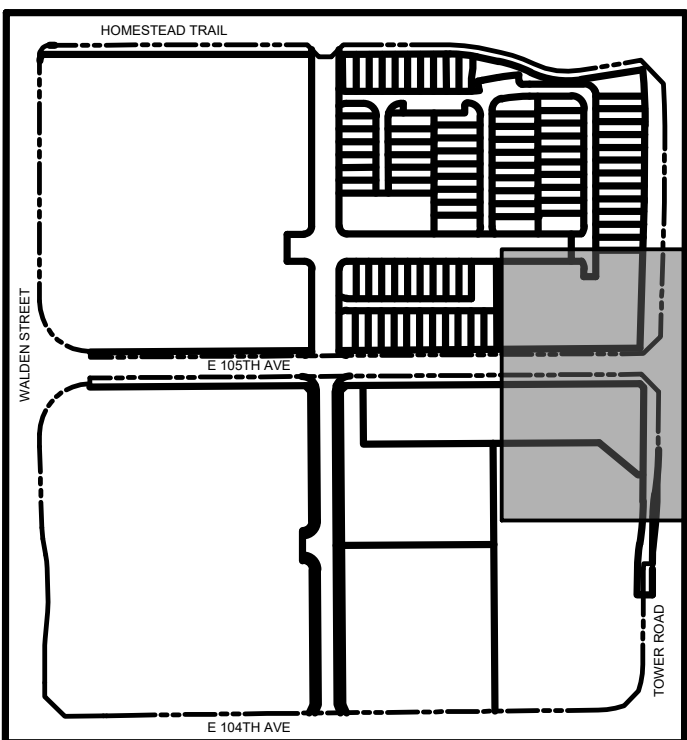
NOTES:

1. SEE WATER AND SEWER CONSTRUCTION PLANS APPROVED BY SACWSD FOR INFORMATION ON ALL WATER AND SEWER INFRASTRUCTURE.
2. FIRE HYDRANTS LOCATED IN A LOW POINT IN THE WATERLINE INSTALLATION SHALL BE A BLOW-OFF FIRE HYDRANT AND SHALL BE MARKED IN A COLOR OTHER THAN RED OR YELLOW.
3. THE MINIMUM SEPARATION BETWEEN WATER AND SEWER IS 10'.
4. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITY LOCATION POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER. SEE CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT IMPROVEMENTS.
5. SEE LANDSCAPE PLANS BY TERRACINA DESIGN FOR ALL LANDSCAPE AND PARK DESIGN.

LEGEND

---	EASEMENT
---	RIGHT OF WAY (R.O.W.)
---	PROJECT BOUNDARY
---	PROPOSED CURB & GUTTER
---	PROPOSED IRRIGATION & STUB OUT
---	PROPOSED STORM & STUB OUT
---	PROPOSED SANITARY & STUB OUT
---	PROPOSED WATER & STUB OUT
---	EXISTING IRRIGATION & STUB OUT
---	EXISTING STORM & STUB OUT
---	EXISTING SANITARY & STUB OUT
---	EXISTING WATER & STUB OUT
---	FUTURE IRRIGATION & STUB OUT
---	FUTURE SANITARY & STUB OUT
---	FUTURE STORM & STUB OUT
---	FUTURE WATER & STUB OUT
---	IRRIGATION SERVICE
---	SANITARY SERVICE
---	WATER SERVICE
---	EXISTING
---	PROPOSED
---	STREET LIGHT POLES
---	POWER POLES
---	SANITARY MANHOLES
---	SANITARY CLEAN OUT
---	WATER VALVES
---	BEND AND THRUST BLOCK
---	FIRE HYDRANTS
---	WATERLINE REDUCER
---	WATER STUB WITH BLOW OFF
---	STORM MANHOLES
---	STORM INLETS
---	FES, FOREBAY, & TRICKLE CHANNEL
---	OUTLET STRUCTURE
---	RIPRAP
---	EXISTING ELECTRIC
---	EXISTING TELEPHONE
---	EXISTING FIBER OPTIC
---	EXISTING GAS

KEY MAP



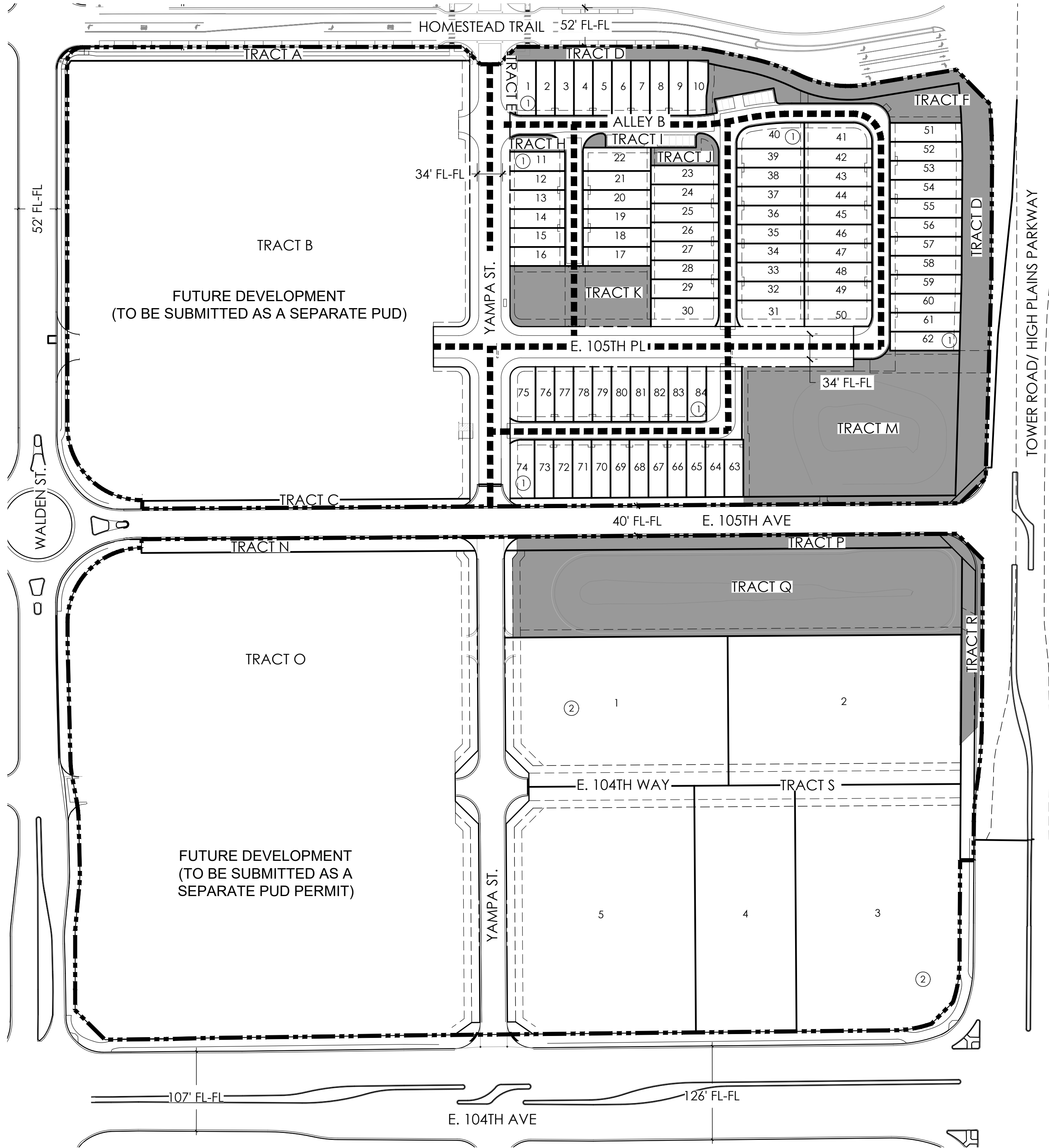
NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS ____ DAY OF _____, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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



LEGEND

- PROPERTY LINE
- PARK OR OPEN SPACE
- 24' FIRE ROUTE

NOTES

1. ALL ROADWAY AND ALLEY PAVEMENT WILL BE ASPHALT.

Scale: 1"= 100'-0"

NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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PARCEL
IDENTIFICATION
NUMBER:
0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

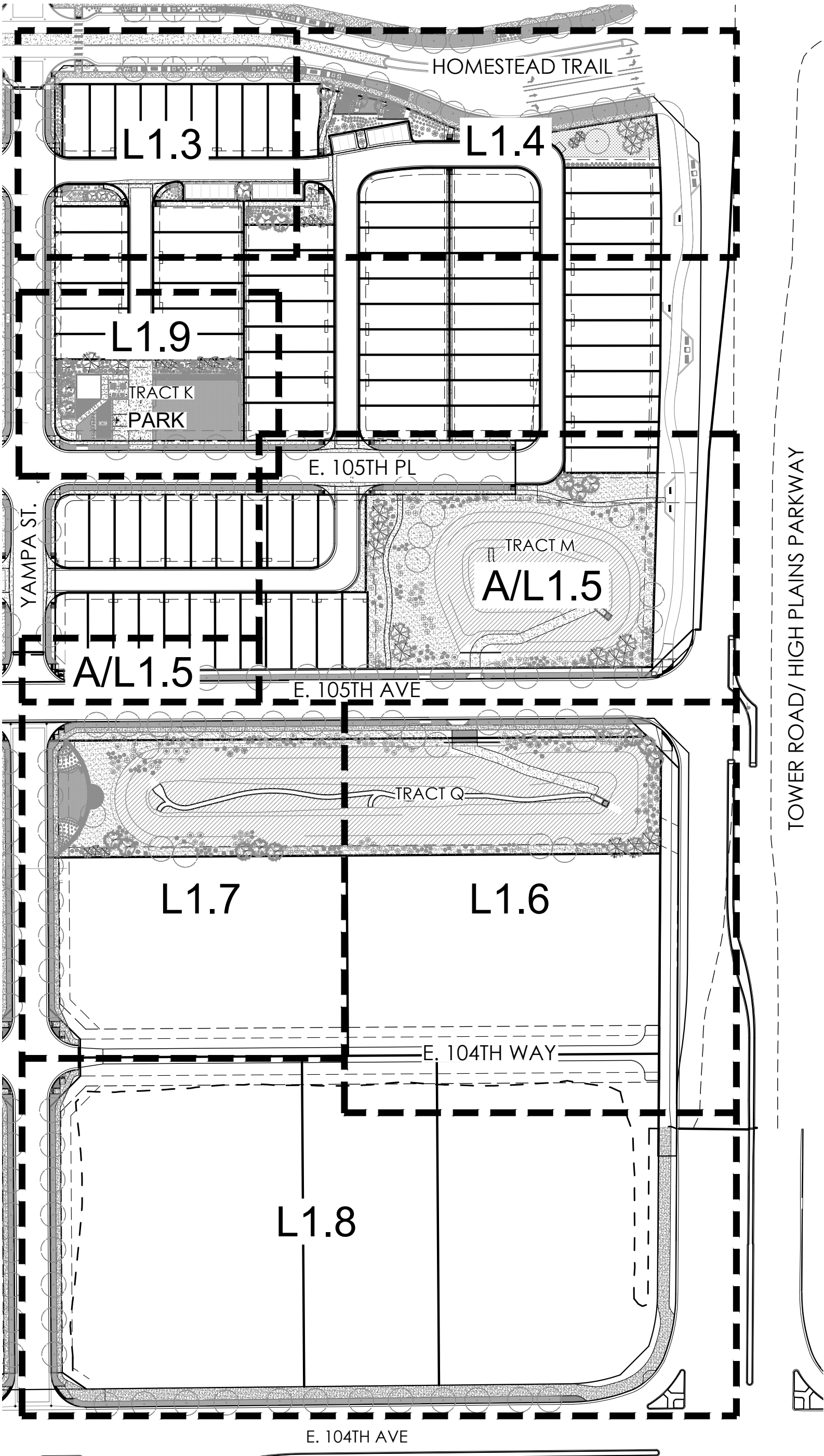
SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
L1.1

SHEET 15 OF 40

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

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



STREET TREE TABLE

ROW TREE REQUIREMENTS				
STREET	ROW (LF)	REQUIRED (1/40 LF)	TRACT*	LOT**
HOMESTEAD TRAIL	560	14	14	0
E 105TH AVE	1,138	28	28	0
E 105TH PL	744	19	6	13
E 104TH AVE	483	12	12	0
YAMPA ST	868	22	20	6
SUB-TOTAL	3,793	95	80	19
TOTAL REQUIRED		95	TOTAL PROPOSED	
			99	

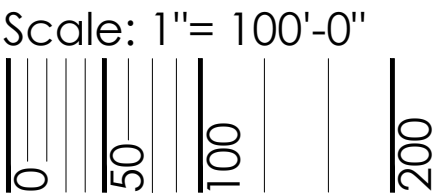
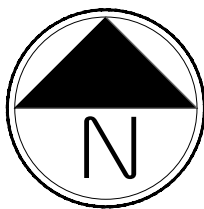
1. ROW CALCULATION EXCLUDES DRIVEWAYS AND SIDEWALKS WHERE THEY INTERSECT WITH ROW, INTERSECTIONS, AND ROW WITH EXISTING TREES.
2. CERTAIN TREES MAY NOT BE IN THE ROW DUE TO SITE RESTRICTIONS, (LIGHTS/HYDRANTS/UTILITIES). SUCH TREES ARE LOCATED AS CLOSE TO THE ROW AS POSSIBLE.
3. FINAL LOCATION AND SPECIES OF ROW TREES ADJACENT TO SINGLE FAMILY ATTACHED LOTS WILL BE DETERMINED AND INSTALLED BY THE VERTICAL HOMEBUILDER/HOMEOWNER. ANY TREE LAWN ADJACENT TO SINGLE FAMILY ATTACHED LOTS WILL BE PLANTED WITH SOD AND TREES.
- *TRACT TREES ARE THOSE THAT ARE ADJACENT TO REUNION METRO DISTRICT TRACTS AND WILL BE INSTALLED BY DEVELOPER.
- **LOT TREES ARE THOSE ADJACENT TO RESIDENTIAL LOTS AND WILL BE SPECIFIED AND PLANTED BY VERTICAL HOMEBUILDER (NOT INCLUDED IN MONOCULTURE TABLES.)

DETENTION POND LANDSCAPE TABLE

DETENTION POND REQUIREMENTS					
DETENTION POND	POND PERIMETER LENGTH (LF)	REQUIRED TREES (1/50 LF)	REQUIRED (5 GAL.) SHRUBS (1/50 LF)	PROPOSED TREES (1/50 LF)	PROPOSED (5 GAL.) SHRUBS (1/50 LF)
TRACT M	617	12	123	14	141
TRACT Q	1,206	24	241	24	248
TOTAL	1,823	36	364	38	389

OTHER TREES AND SHRUBS

OTHER TREES AND SHRUBS	PROPOSED
TREES	36
SHRUBS	852



NOT FOR CONSTRUCTION

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DEPARTMENT OF COMMUNITY DEVELOPMENT



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ISSUE DATE
SEPTEMBER 20, 2021
REVISION DATES
AUGUST 27, 2024

SHEET TITLE
OVERALL
LANDSCAPE
PLAN
SHEET NUMBER

L1.2
SHEET 16 OF 40

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

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ISSUE DATE

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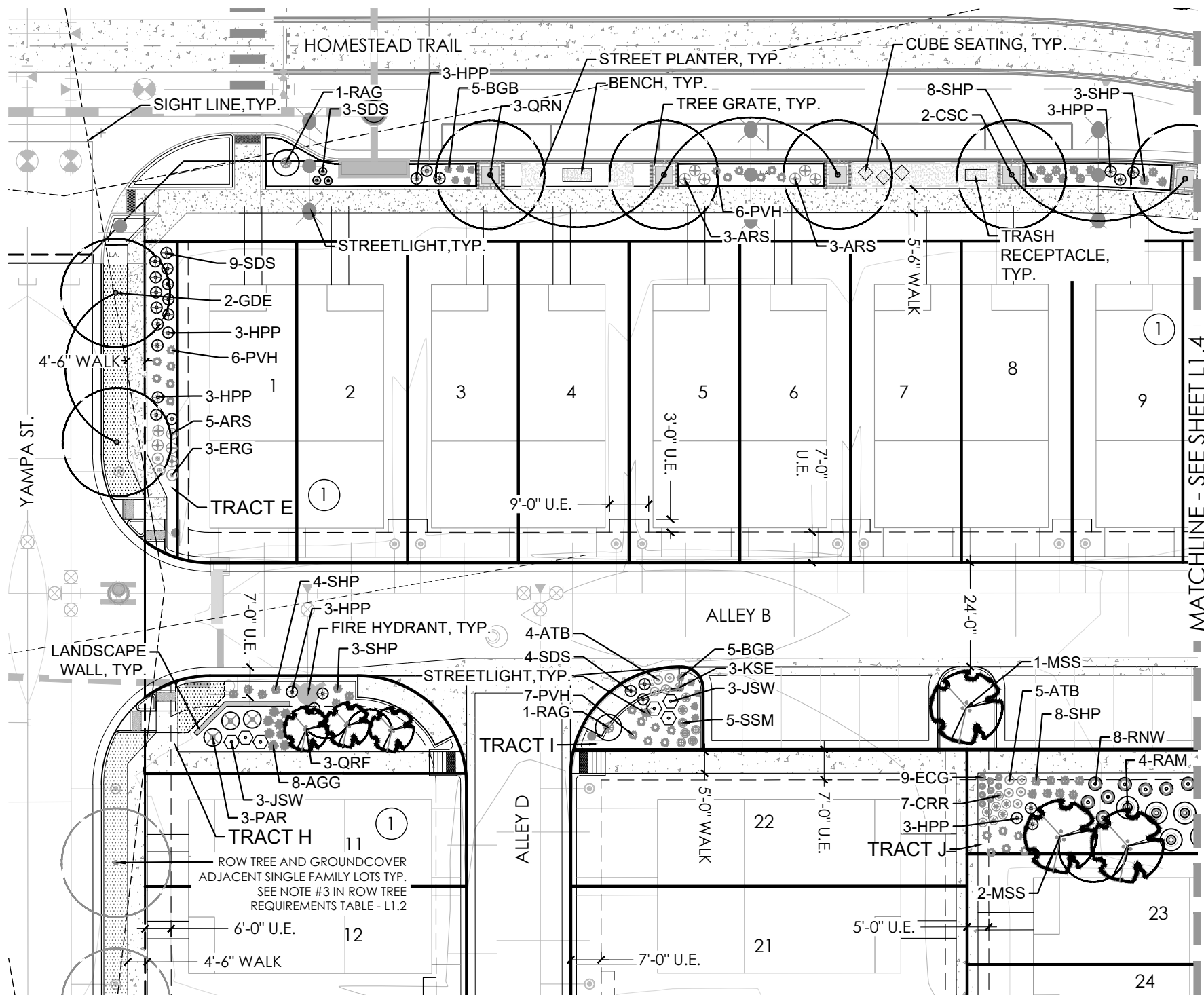
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

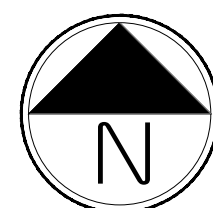
L1.3

SHEET 17 OF 40



LEGEND

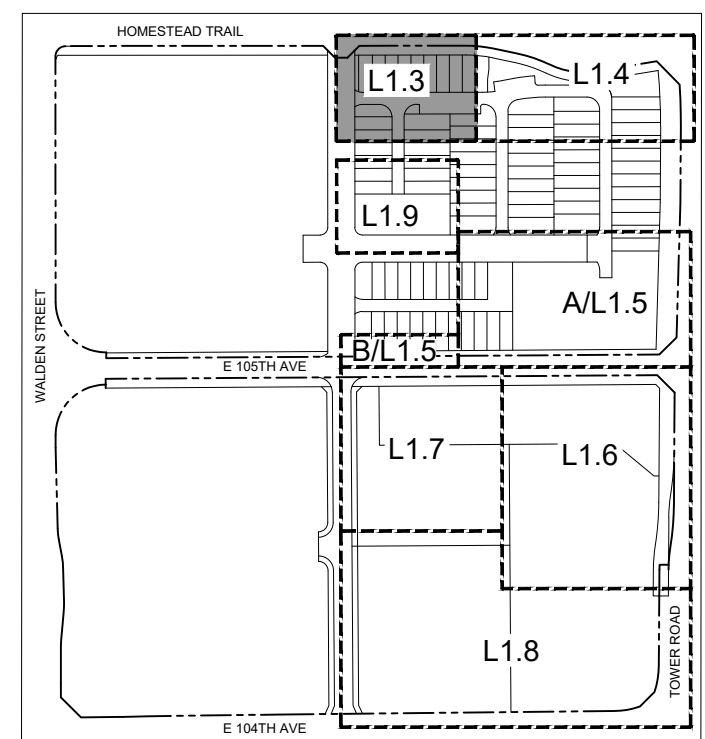
- SHRUBS, GRASSES & PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- LOW-GROW NATIVE SEED
- IRRIGATED NATIVE SEED
- NON IRRIGATED NATIVE SEED
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 30'-0"



KEY MAP



NOT FOR CONSTRUCTION

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THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT

TREE SCHEDULE

KEY	COMMON NAME
DECIDUOUS SHADE TREE	
AGB	BUCKEYE, OHIO
CSC	CATALPA, WESTERN
GDE	KENTUCKY COFFEETREE, ESPRESSO
QRN	OAK, NORTHERN RED
QSI	OAK, SHUMARD
ORNAMENTAL TREE	
CCG	HAWTHORN, THORNLESS COCKSPUR
MAC	CRABAPPLE, ADIRONDACK
MSS	CRABAPPLE, SPRING SNOW
QRF	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE	
PE	PINE, PINON
PPE	SPRUCE, BABY BLUE EYES
PFV	PINE, 'VANDERWOLF'S PYRIMID'

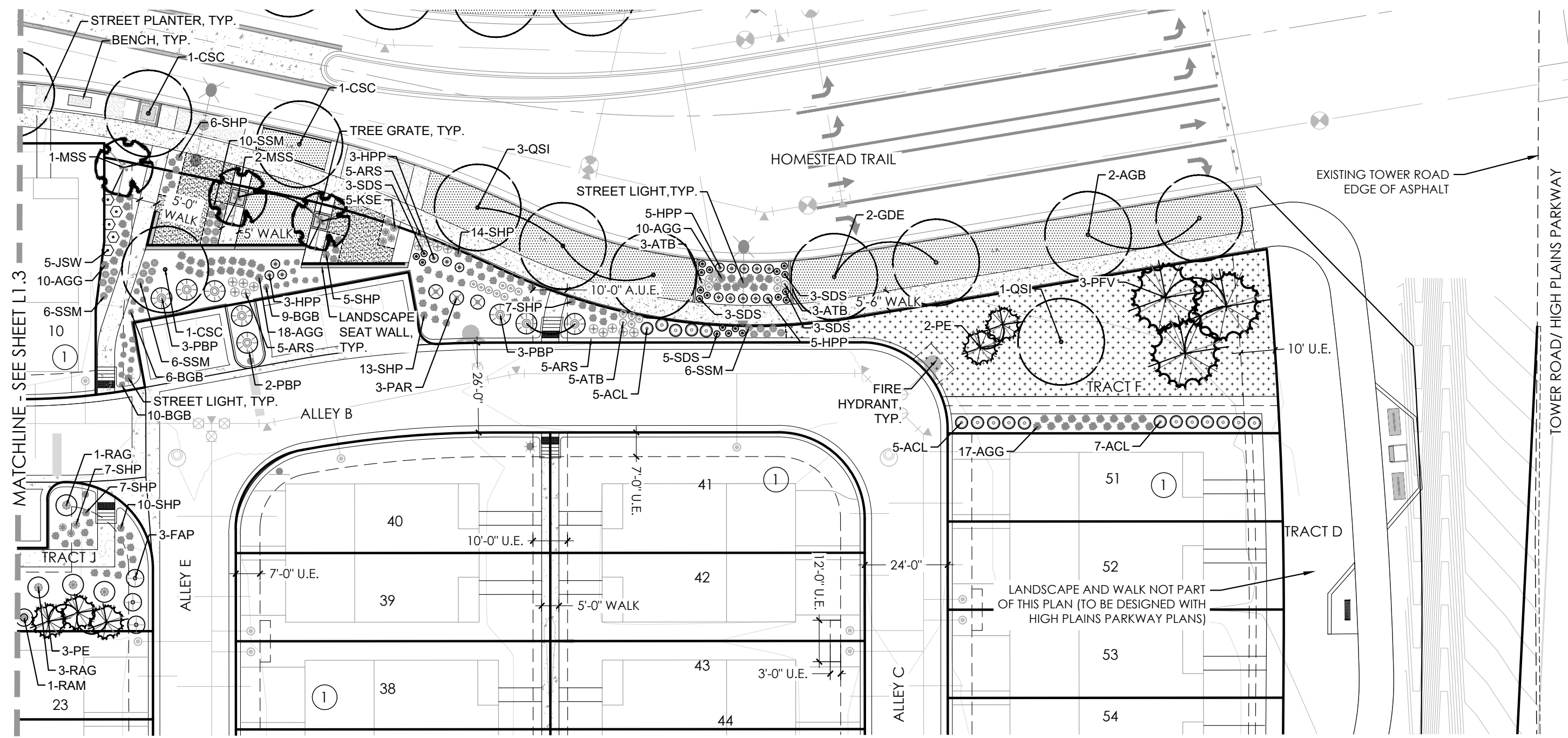
PLANT KEY

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

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

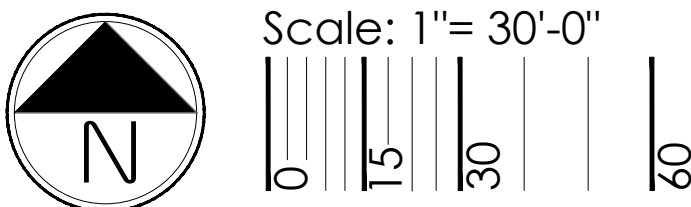
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MATCHLINE - SEE SHEET L1.6



LEGEND

- SHRUBS, GRASSES & PERENNIALS
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- LOW-GROW NATIVE SEED
- IRRIGATED NATIVE SEED
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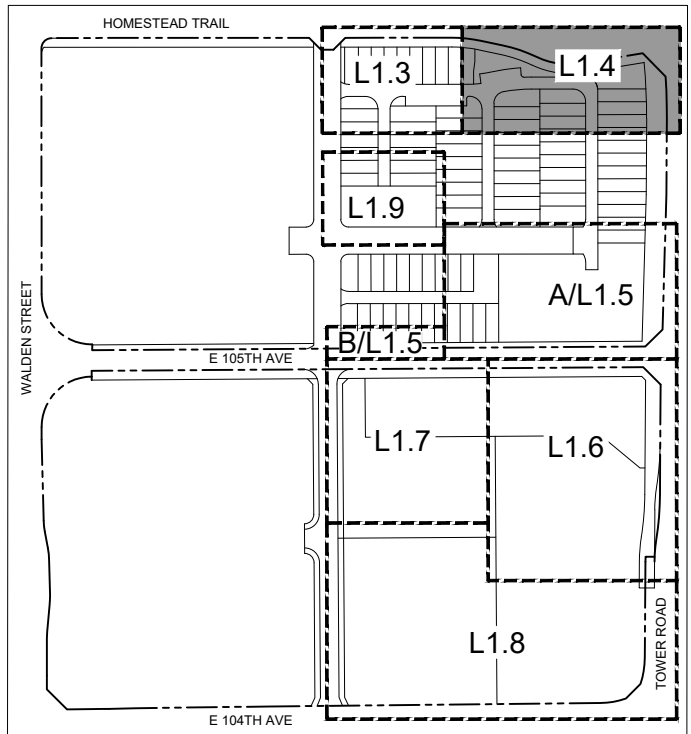
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TREE SCHEDULE

KEY	COMMON NAME
DECIDUOUS SHADE TREE	
AGB	BUCKEYE, OHIO
CSC	CATALPA, WESTERN
GDE	KENTUCKY COFFEETREE, ESPRESSO
QRN	OAK, NORTHERN RED
QSI	OAK, SHUMARD
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MAC	CRABAPPLE, ADIRONDACK
MSS	CRABAPPLE, SPRING SNOW
QRF	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE	
PE	PINE, PINON
PPE	SPRUCE, BABY BLUE EYES
PFV	PINE, 'VANDERWOLF'S PYRIMID'

KEY MAP



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ISSUE DATE

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REVISION DATES

AUGUST 27, 2024

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L1.4

SHEET 18 OF 40

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

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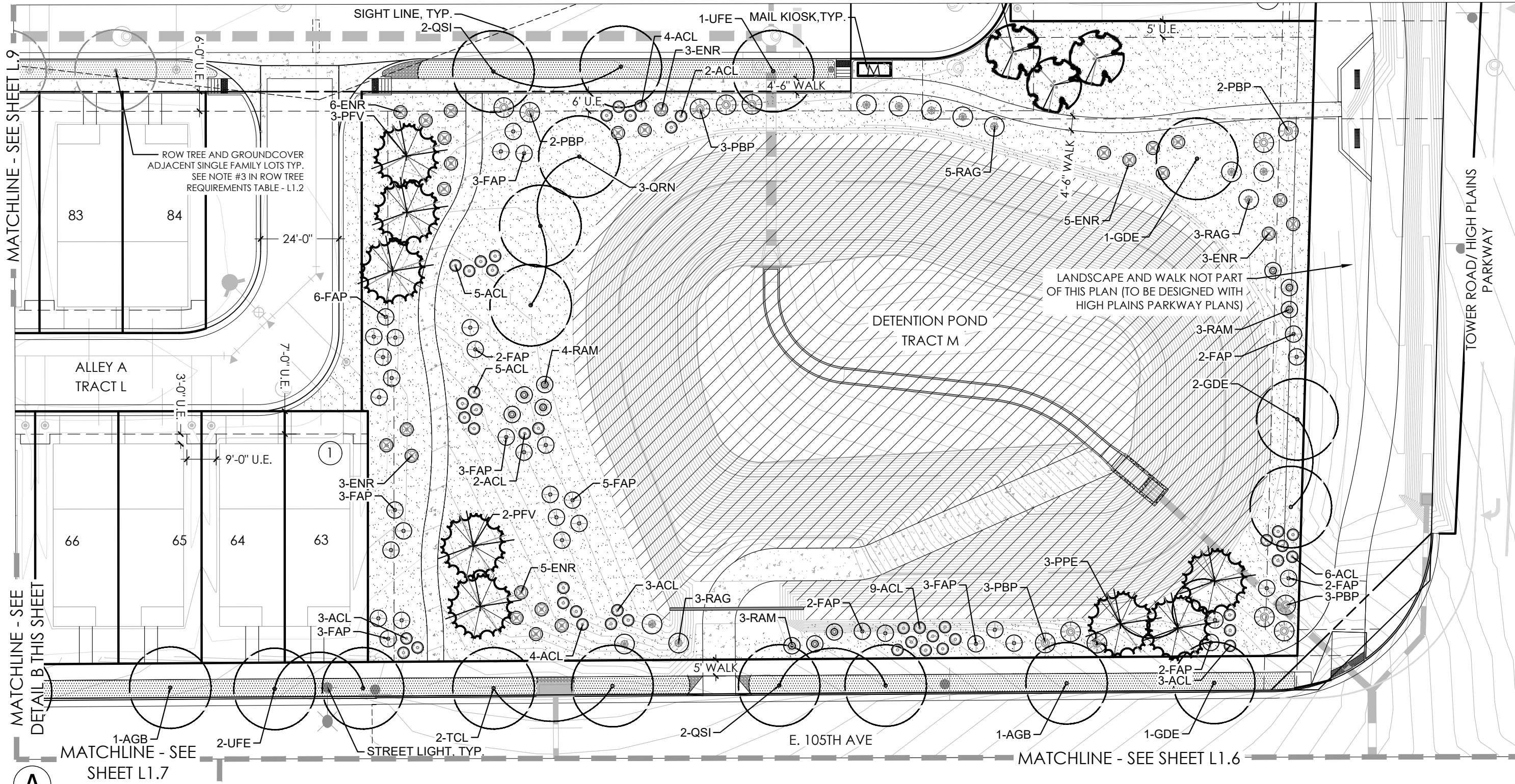
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

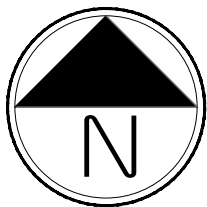
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SHEET 19 OF 40

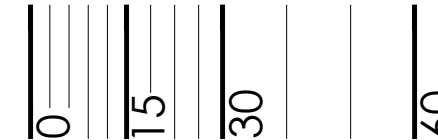


LEGEND

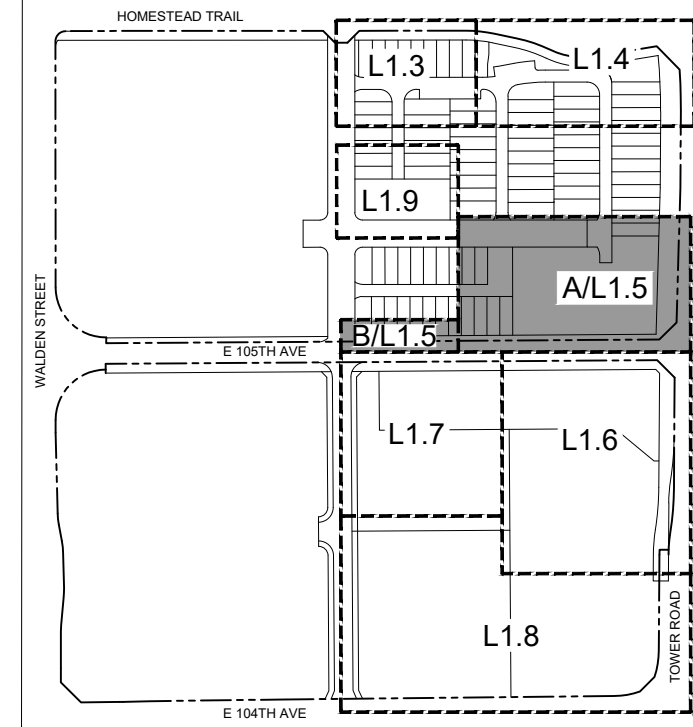
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- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 30'-0"



KEY MAP



PLANT KEY

- EVERGREEN SHRUB
 - (JHB) JUNIPER, BAR HARBOR
 - (JSW) JUNIPER, WOODWARD ROCKY MOUNTAIN
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 - 'HEAVY METAL'
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B

TREE SCHEDULE

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CSC	CATALPA, WESTERN
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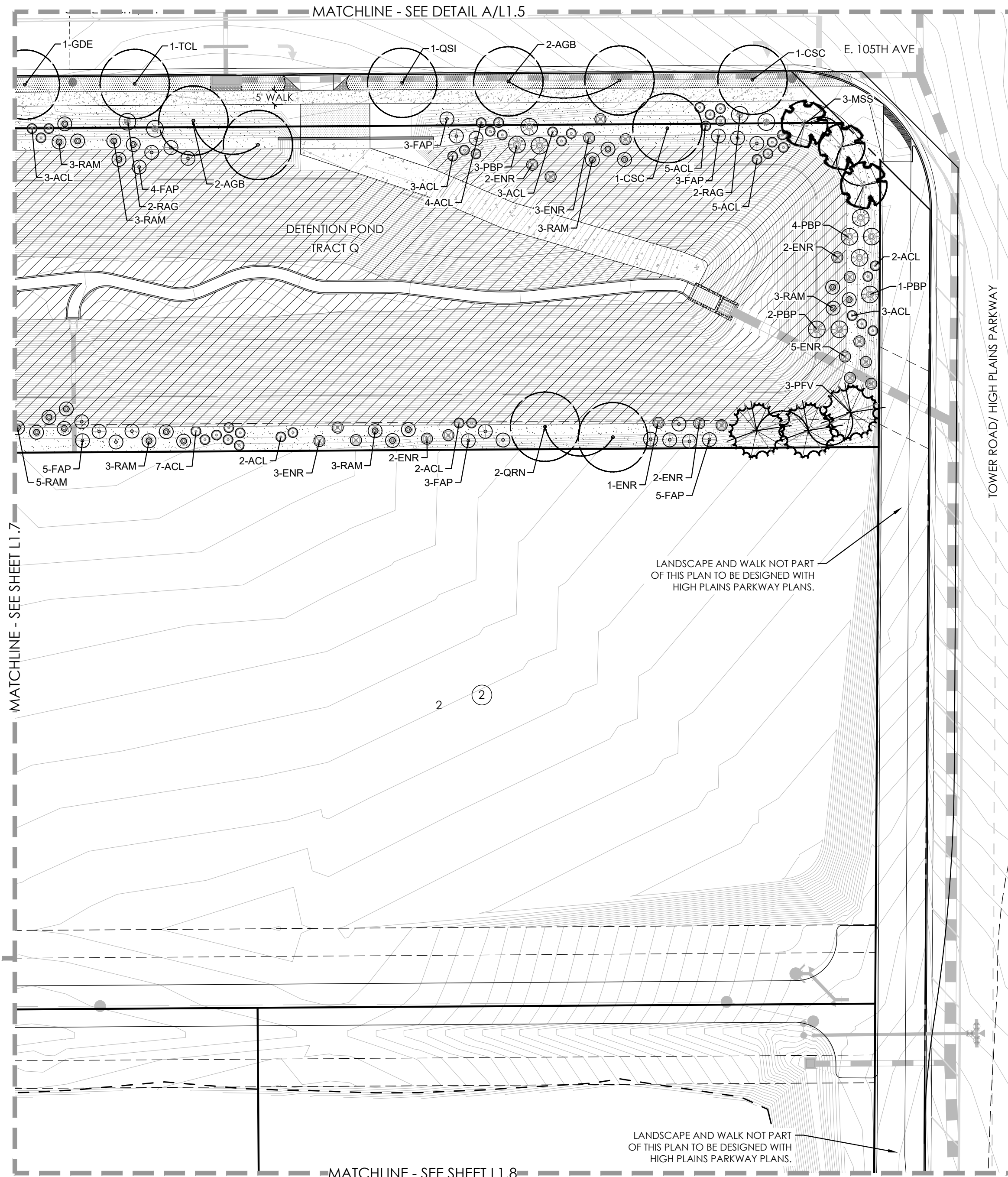
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L1.6

SHEET 20 OF 40

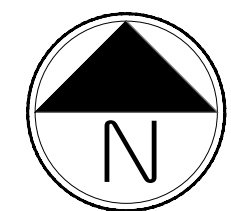


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ORNIMENTAL TREE	
CCG	HAWTHORN, THORNLESS COCKSPUR
MAC	CRABAPPLE, ADIRONDACK
MSS	CRABAPPLE, SPRING SNOW
QRF	OAK, FASTIGIATE ENGLISH
EVERGREEN TREE	
PE	PINE, PINON
PPE	SPRUCE, BABY BLUE EYES
PFV	PINE, 'VANDERWOLF'S PYRIMID'



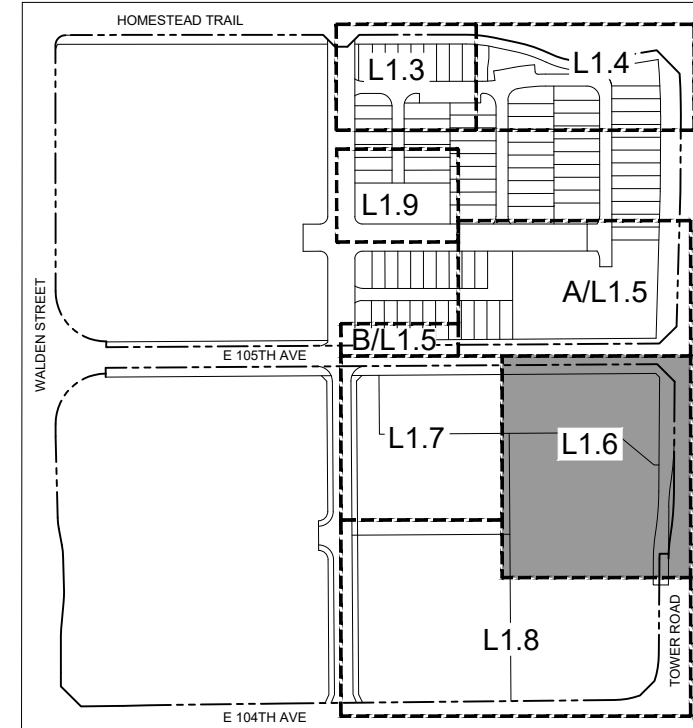
Scale: 1"= 30'-0"

0 15 30 60

LEGEND

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

KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

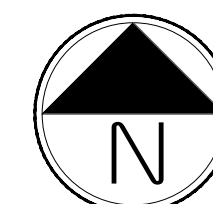
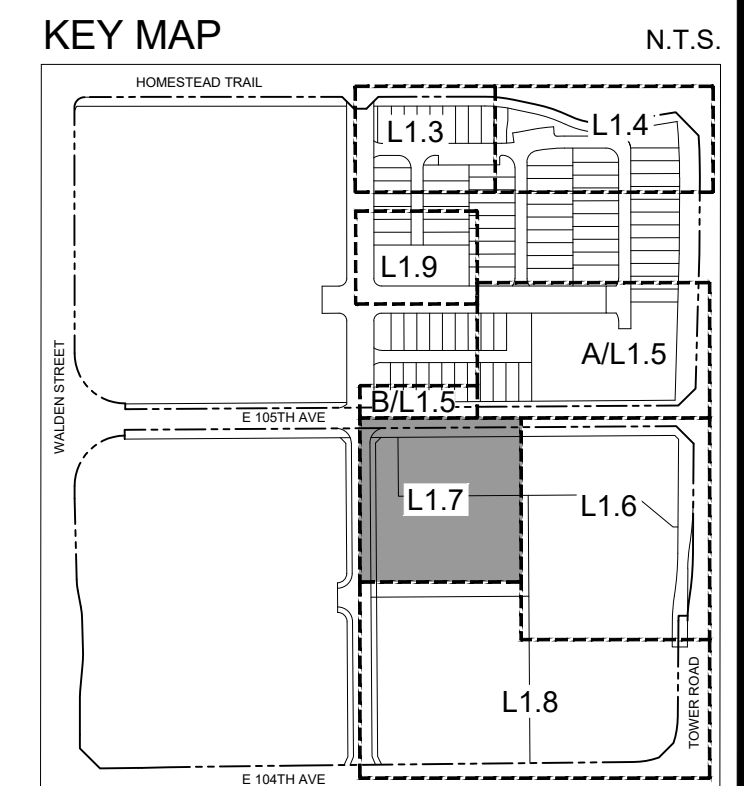
DEPARTMENT OF COMMUNITY DEVELOPMENT

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

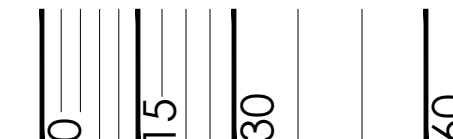


KEY	COMMON NAME
DECIDUOUS SHADE TREE	
AGB	BUCKEYE, OHIO
CSC	CATALPA, WESTERN
GDE	KENTUCKY COFFEETREE, ESPRESSO
QRN	OAK, NORTHERN RED
QSI	OAK, SHUMARD
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	SHRUBS, GRASSES & PERENNIALS
	DECIDUOUS TREE
	EVERGREEN TREE
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	MAILBOX KIOSK
	STREET LIGHT
	FIRE HYDRANT



Scale: 1"= 30'-0"



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DEPARTMENT OF COMMUNITY DEVELOPMENT



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PARCEL
IDENTIFICATION
NUMBER:
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REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L1.7

SHEET 21 OF 40

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

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



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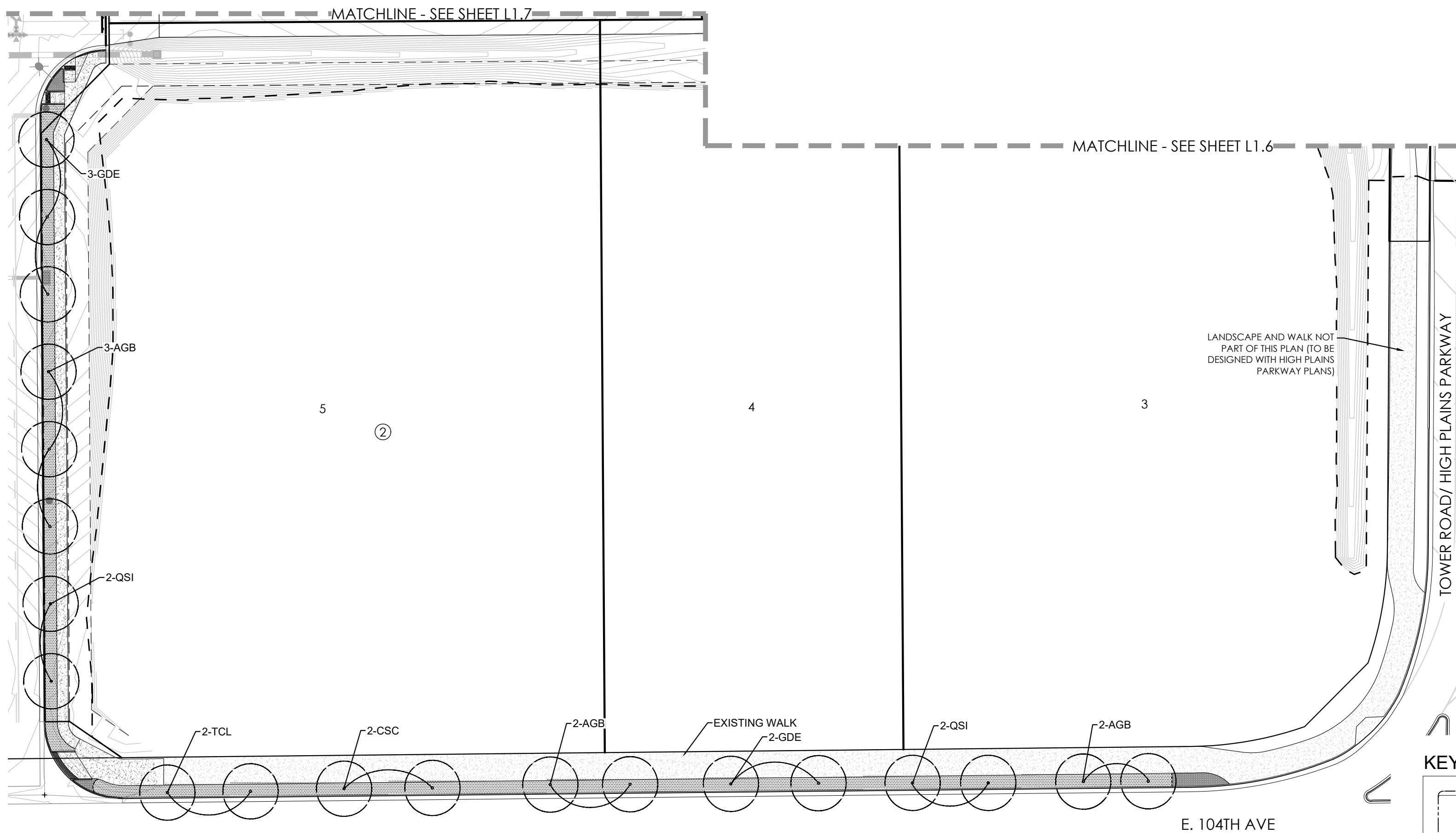
SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L1.8

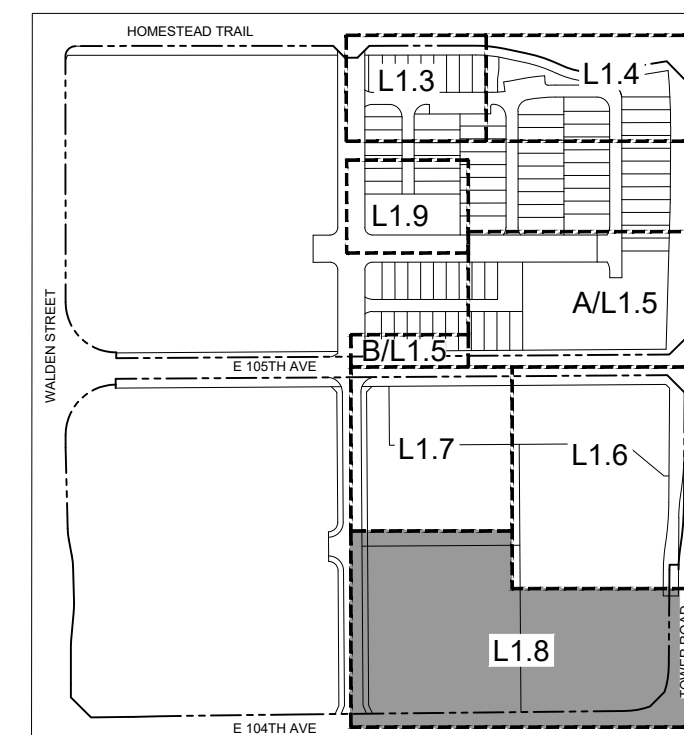
SHEET 22 OF 40



LEGEND

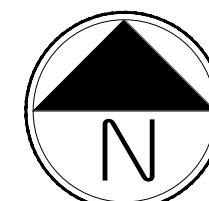
- SHRUBS, GRASSES & PERENNIALS
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KEY MAP

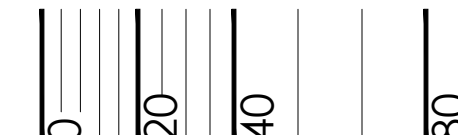


TREE SCHEDULE

KEY	COMMON NAME
DECIDUOUS SHADE TREE	
AGB	BUCKEYE, OHIO
CSC	CATALPA, WESTERN
GDE	KENTUCKY COFFEETREE, ESPRESSO
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PPE	SPRUCE, BABY BLUE EYES
PFV	PINE, 'VANDERWOLF'S PYRIMID'



Scale: 1"= 40'-0"



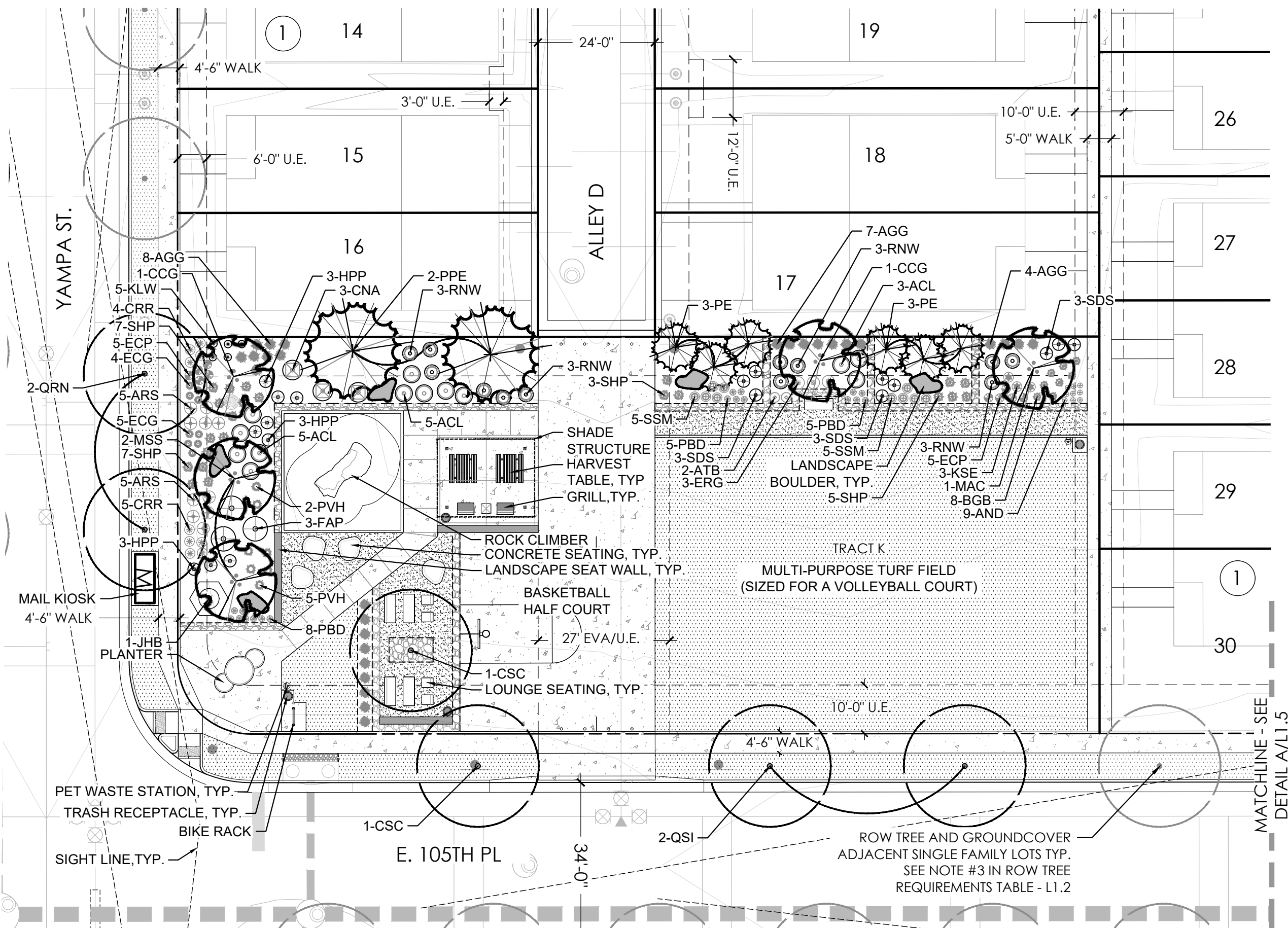
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CITY STAFF CERTIFICATE
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DEPARTMENT OF COMMUNITY DEVELOPMENT

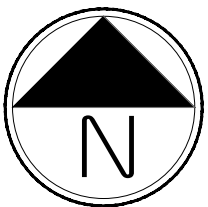
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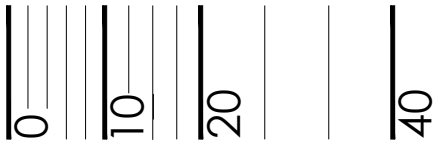


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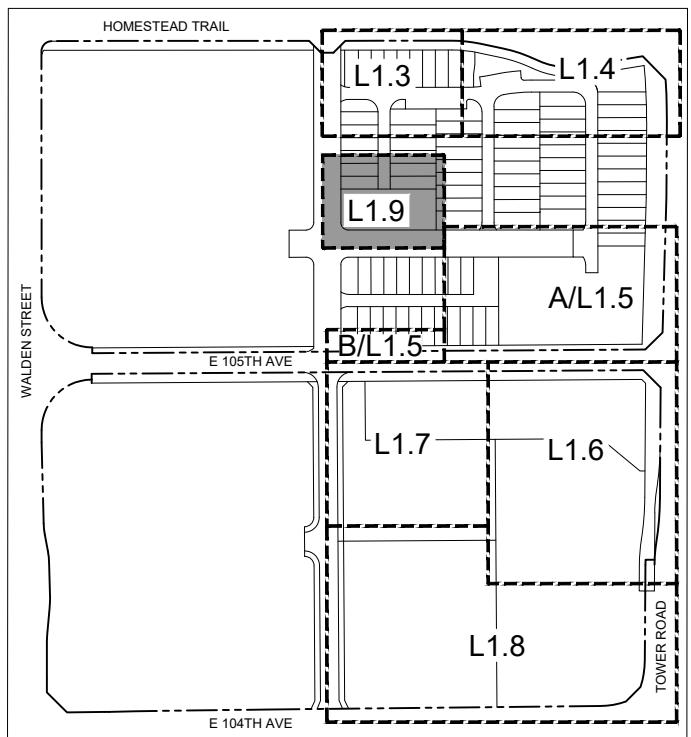
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- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 20'-0"



KEY MAP



PLANT KEY

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

TREE SCHEDULE

KEY	COMMON NAME
DECIDUOUS SHADE TREE	
AGB	BUCKEYE, OHIO
CSC	CATALPA, WESTERN
GDE	KENTUCKY COFFEETREE, ESPRESSO
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PLANT SCHEDULE & MONOCULTURE TABLE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	FAMILY	QTY	PERCENT </=15%
DECIDUOUS SHADE TREES							
AGB	AESCULUS GLABRA	BUCKEYE, OHIO	2.0" CAL	B&B	SAPINDACEAE	21	14%
CSC	CATALPA SPECIOSA	CATALPA, WESTERN	2.0" CAL	B&B	BIGNONIACEAE	13	8%
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO	2.0" CAL	B&B	FABACEAE	21	14%
QRN	QUERCUS RUBRA	OAK, NORTHERN RED	2.0" CAL	B&B	FAGACEAE	12	8%
QSI	QUERCUS SHUMARDII	OAK, SHUMARD	2.0" CAL	B&B	FAGACEAE	17	11%
TCL	TILIA CORDATA	LINDEN, LITTLELEAF	2.0" CAL	B&B	MALVACEAE	10	6%
UFE	ULMUS FRONTIER	ELM, FRONTIER	2.0" CAL	B&B	ULMACEAE	5	3%
DECIDUOUS ORNAMENTAL TREES							
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR	6-8' HT	MULTI-STEM	ROSACEAE	8	5%
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK	1.5" CAL	B&B	ROSACEAE	3	2%
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	1.5" CAL	B&B	ROSACEAE	11	7%
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH	1.5" CAL	B&B	ROSACEAE	3	2%
EVERGREEN TREES							
PE	PINUS EDULIS	PINE, PINON	6' HT	B&B	PINACEAE	14	9%
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES	6' HT	B&B	PINACEAE	5	3%
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'	6' HT	B&B	PINACEAE	11	7%
TOTAL						154	100%
EVERGREEN SHRUBS							
JHB	JUNIPERUS HORIZONATILS 'BAR HARBOUR'	JUNIPER, CREEPING 'BAR HARBOUR'	#5	CONT		1	0.1%
JSW	JUNIPEROUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5	CONT		11	1%
DECIDUOUS SHRUBS							
ACL	AMORPHA CANESCENS	LEADPLANT	#5	CONT		174	14%
AML	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	CHOKEBERRY, LOW SCAPE MOUND BLACK	#5	CONT		48	4%
ENR	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5	CONT		63	5%
FAP	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT		90	7%
HPP	HESPERALOE PARVIFLORA 'PERPA'	RED YUCCA, BREAK LIGHTS	#5	CONT		67	5%
PBP	PRUNUS BESSEYI PAWNEE BUTTES	CHERRY, CREEPING WESTERN SAND	#5	CONT		34	3%
KLW	KRASCHININNIKOVA LANATA	WINTERFAT	#5	CONT		5	0%
PAR	PEROVSKA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	CONT		6	0%
RAG	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	#5	CONT		37	3%
RAM	RIBES AUREUM	YELLOW FLOWERING CURRANT	#5	CONT		54	4%
RNW	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	#5	CONT		20	2%
SDS	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	#5	CONT		21	2%
PERENNIALS							
AND	AMACYCLUS PYRETHRUM VAR. DEPRESSUS	MOUNT ATLAS DAISY	F15	CONT		9	0.7%
ARS	AGASTACHE RUPESTRIS	SUNSET HYSSOP	F15	CONT		60	4.8%
ATB	ASCLEPIAS TUBEROSA	GAY BUTTERFLY	F15	CONT		36	2.9%
CRR	CENTRANTYUS RUBER	RED VALERIAN	F15	CONT		34	2.7%
ERG	ECHINIOPS RITRO	GLOBE THISTLE	F15	CONT		6	0.5%
ECG	EPILOBIUM CANUM GARETTI	HUMMINGBIRD TRUMPET, ORANGE CARPET	F15	CONT		18	1.5%
ECP	RATIBIDA COLUMNIFERA 'PULCHERRIMA'	CONEFLOWER, PRAIRIE RED	F15	CONT		10	0.8%
KSE	KNIPHOFIA 'STARK'S EARLY HYBRID'	TORCH LILY, 'STARK'S EARLY HYBRID'	#1	CONT		20	1.6%
PBD	PENSTEMON BARBATUS 'PRARIE DUSK'	PENSTEMON, ROSE-PURPLE	F15	CONT		18	1.5%
SSM	SALVIA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	F15	CONT		53	4%
ORNAMENTAL GRASSES							
AGG	ANDROPOGEN GERARDII	BIG BLUESTEM	#1	CONT		101	8%
BGB	BOUTALOUA GRACILIS GRASS	BLUE GRAMA GRASS	#1	CONT		62	5%
PVH	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, 'HEAVY METAL'	#1	CONT		55	4%
SHP	SPOROGOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	CONT		128	10%
TOTAL						1,241	100%

CITY OF COMMERCE LANDSCAPE NOTES

- A. MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER 2 1/2" POTS. PLANTS SHOULD BE MIXED APPROXIMATELY 50% EVERGREEN AND 50% DECIDUOUS (TREE LAWN AREAS SHALL BE DECIDUOUS SHADE TREES).
- B. MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
- C. THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- D. POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
- E. PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
- F. 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.
- G. ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT (SACWSD). APPROVAL OF THIS LANDSCAPE PLAN DOES NOT CONSTITUTE APPROVAL FROM THE SACWSD.
- H. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR. THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- I. NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
- J. ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE SHALL 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 LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT LINES. INFORMATION ON THE SIGHT LINES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.

ADDITIONAL LANDSCAPE NOTES

1. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS, OR WITHIN EIGHT (8) FEET OF PROPOSED TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE LANDSCAPE CONTRACTOR IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. ALL SHRUB BEDS TO BE MULCHED WITH ROCK OVER WEED CONTROL FABRIC.
3. FURNISH AND INSTALL GREEN RYERSON METAL EDGING WITH STAKES IN BETWEEN ALL PLANTING BEDS AND TURF AREAS AND AS SHOWN ON THE PLANS OR APPROVED EQUAL.
4. ROUGH GRADE TO ONE TENTHS (.1) OF ONE FOOT BY OTHERS. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE PLANTED. THE CONTRACTOR SHALL REMOVE REQUIRED DEPTH OF SOIL ALONG SIDEWALK TO ACCOMMODATE SOD, SEED OR MULCH.
6. ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING UTILITIES, CURB AND GUTTER, WALLS, OR WALKWAYS AND OTHER STRUCTURES THAT IS A RESULT OF HIS WORK. THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER.
8. PRIOR TO PLANTING, CONTRACTOR IS TO APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN LANDSCAPE AREAS PER.
9. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY LANDSCAPE ARCHITECT.
10. CONTRACTOR TO REMOVE DIRT PILED ON TOP OF ROOTBALL AT NURSERY PRIOR TO PLACEMENT TO MAINTAIN PROPER PLANTING DEPTH. ALL TREES TO BE PLANTED WITH THE ROOT FLARE ONE TO TWO INCHES ABOVE FINAL GRADE.
11. FRONT YARD LANDSCAPING AND FENCING MUST BE COMPLETED WITHIN 180 DAYS AFTER A CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 THROUGH OCTOBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSES OUTSIDE OF THIS CYCLE.

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

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

SHEET TITLE

LANDSCAPE
NOTES &
SCHEDULE

SHEET NUMBER

L1.10

SHEET 24 OF 40

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REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

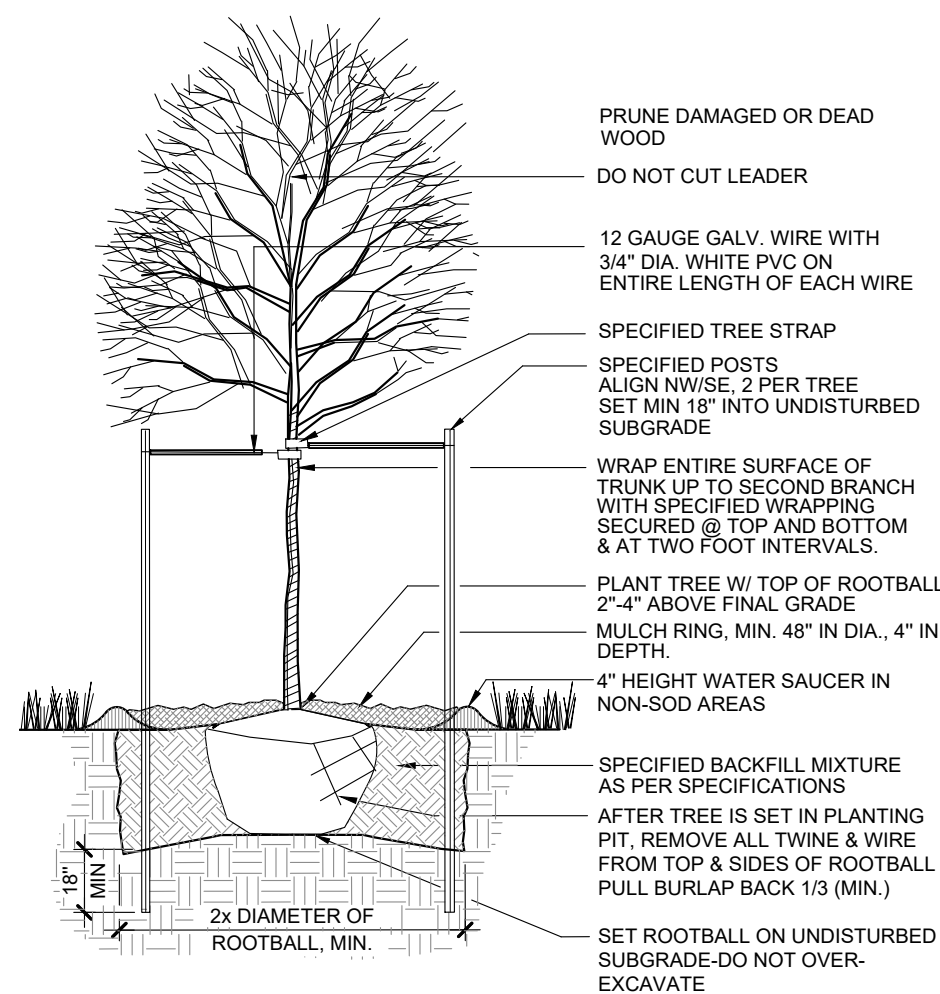
ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

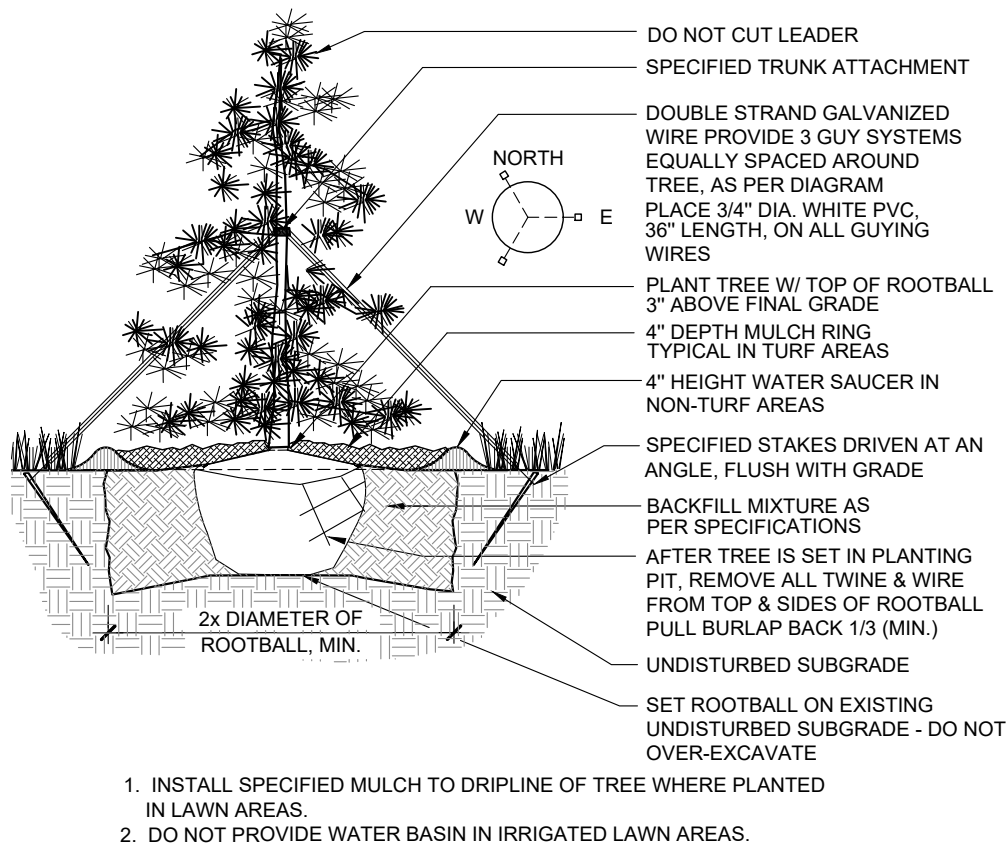
SHEET TITLE
LANDSCAPE
NOTES &
SCHEDULE
SHEET NUMBER

L1.11

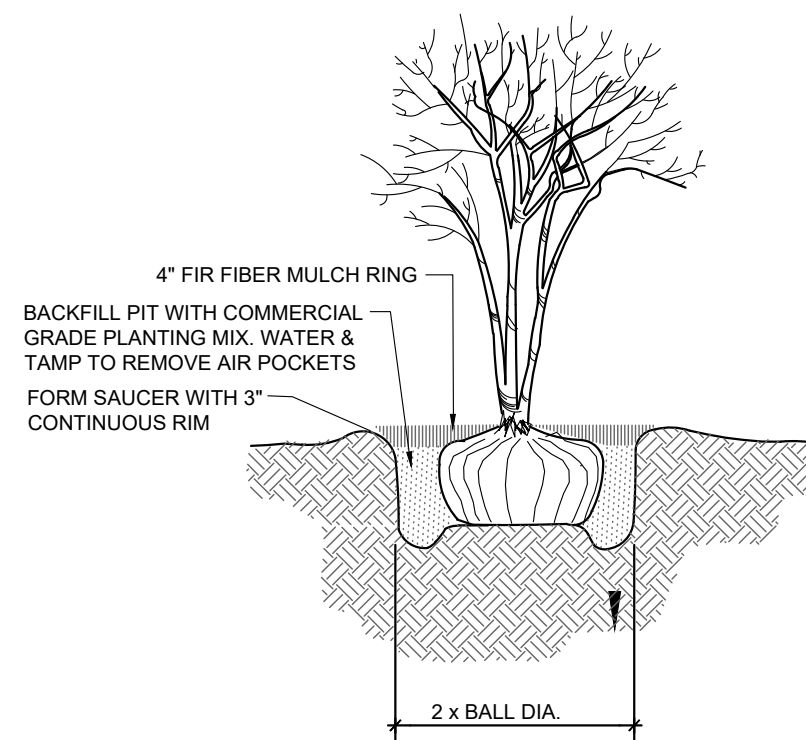
SHEET 25 OF 40



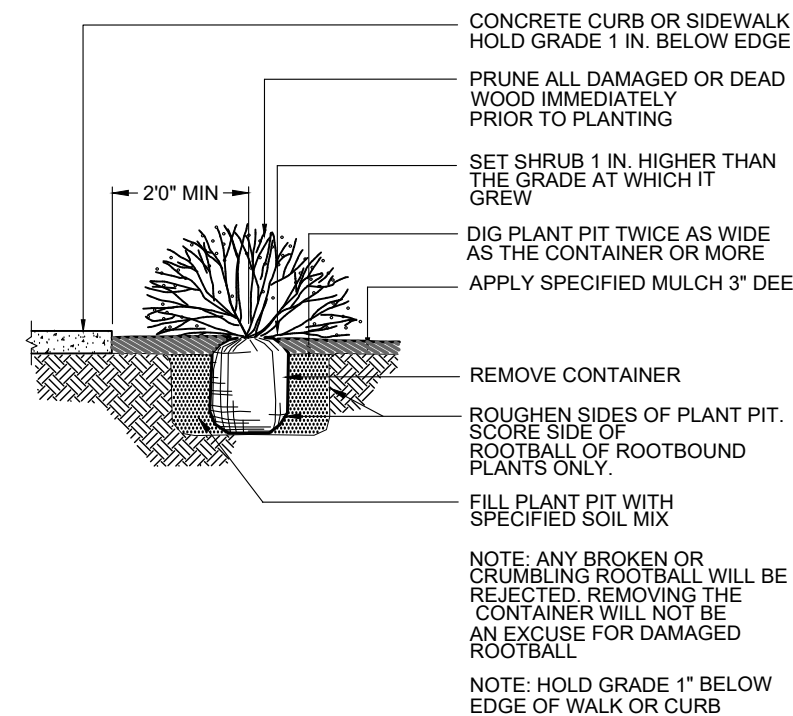
1 DECIDUOUS TREE PLANTING
SCALE: 3/4"=1'



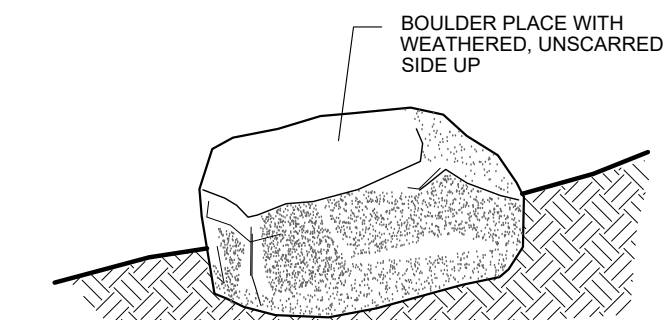
2 EVERGREEN TREE PLANTING
SCALE: 3/4"=1'



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



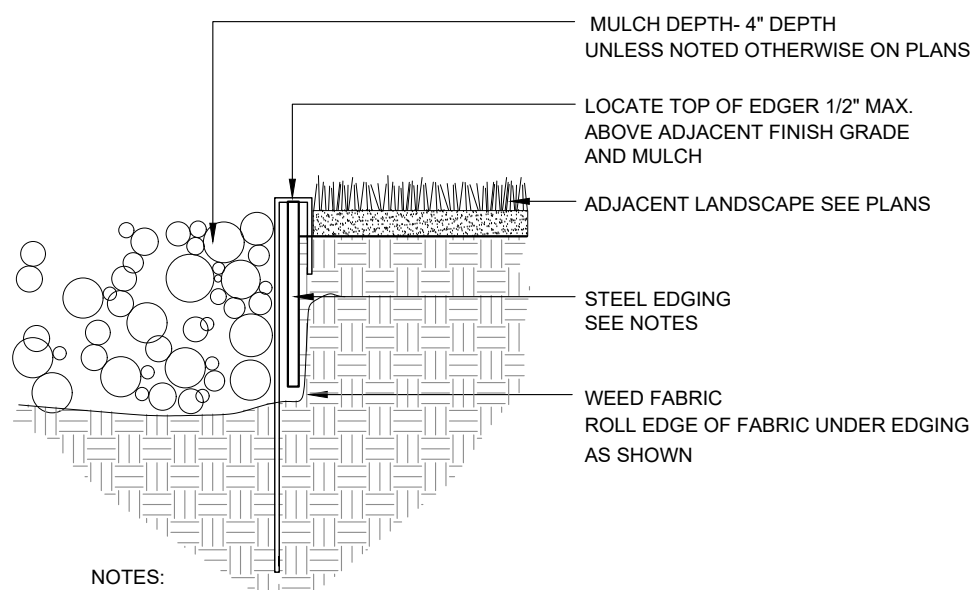
4 SHRUB PLANTING
SCALE: 3/4"=1'



NOTES

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

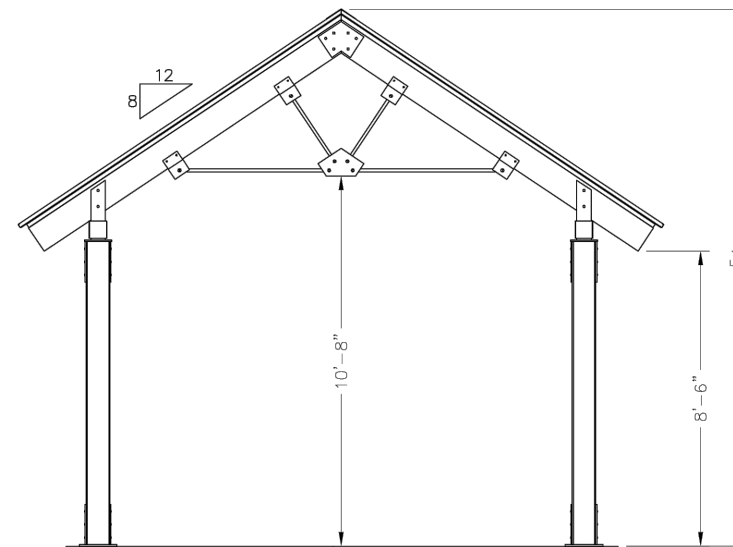
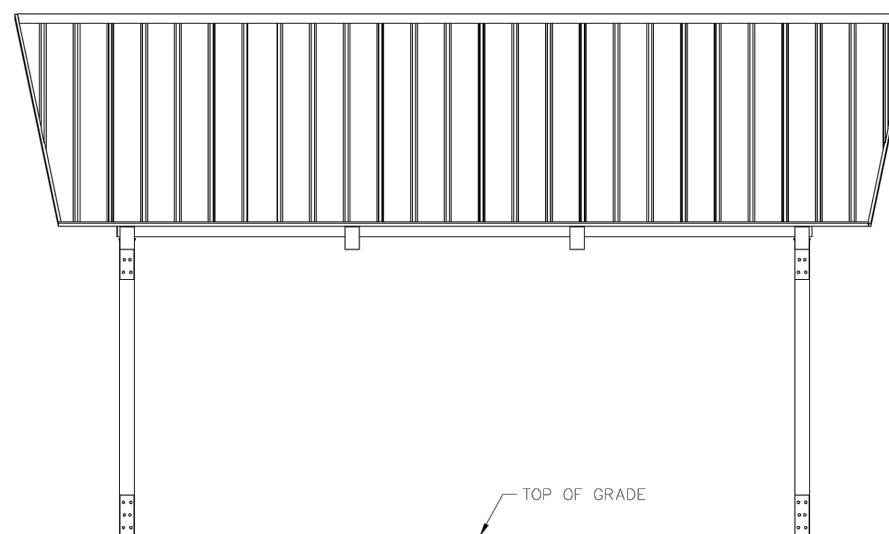
5 LANDSCAPE BOULDER
SCALE: 3/4"=1'



NOTES:

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

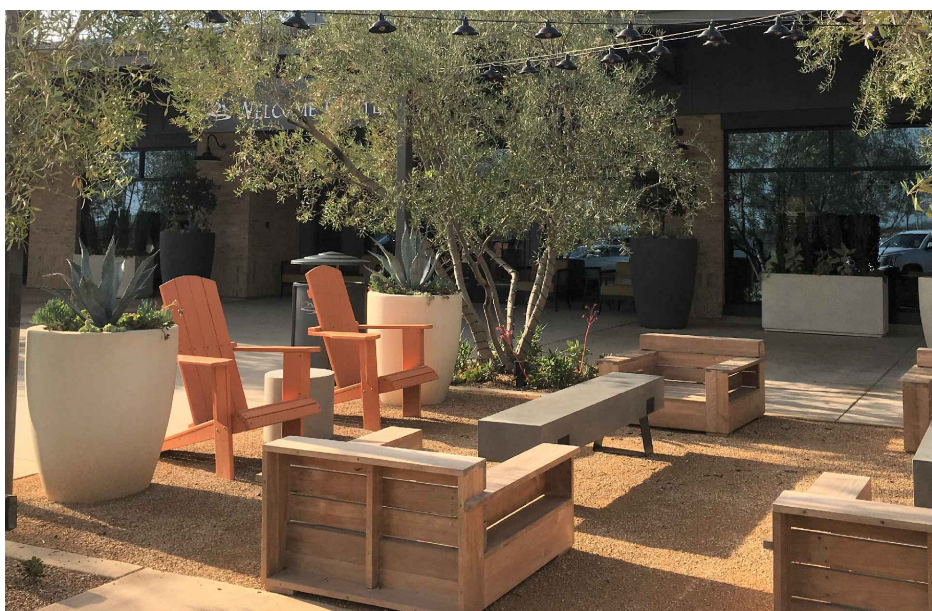
6 STEEL EDGER
SCALE: 3/4"=1'



7 SHADE STRUCTURE
SCALE: NTS



8 HARVEST TABLE
SCALE: NTS



9 LOUNGE SEATING
SCALE: NTS

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

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CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

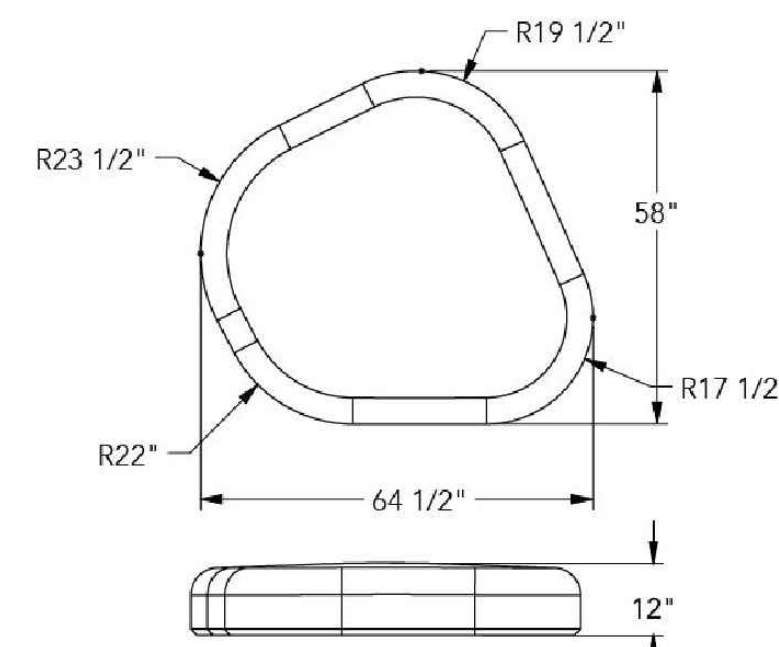
A REPLAT OF TRACTS A, B, C, J, K AND L, REUNION CENTER FILING NO. 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



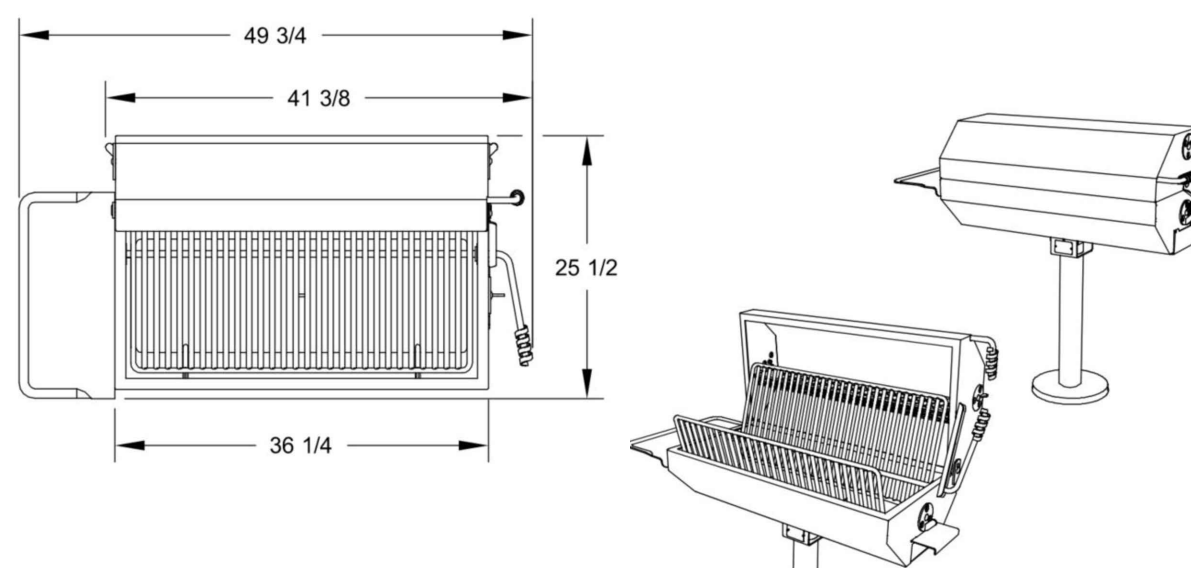
1 LANDSCAPE WALL
SCALE: NTS



2 TREE GRATE
SCALE: NTS



4 ROCK CLIMBER
SCALE: NTS



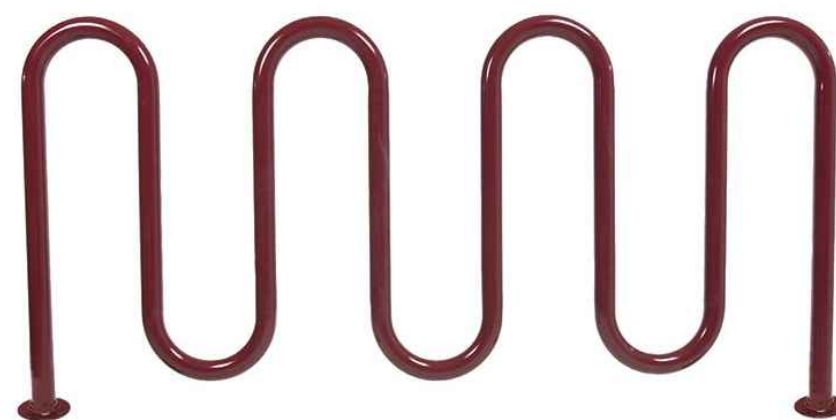
5 GRILL
SCALE: NTS



3 CONCRETE SEATING
SCALE: NTS



6 MAXIFORCE COLLAPSIBLE BOLLARDS
SCALE: NTS



7 BIKE RACK
SCALE: NTS



8 PET WASTE STATION
SCALE: NTS



9 TRASH RECEPTACLE
SCALE: NTS

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



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IDENTIFICATION
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REUNION CENTER FILING 1 AMENDMENT #1
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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
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ISSUE DATE

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

SHEET TITLE

LANDSCAPE
NOTES &
SCHEDULE

SHEET NUMBER

L1.12

SHEET 26 OF 40

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

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



1 CUBE BENCH
SCALE: NTS



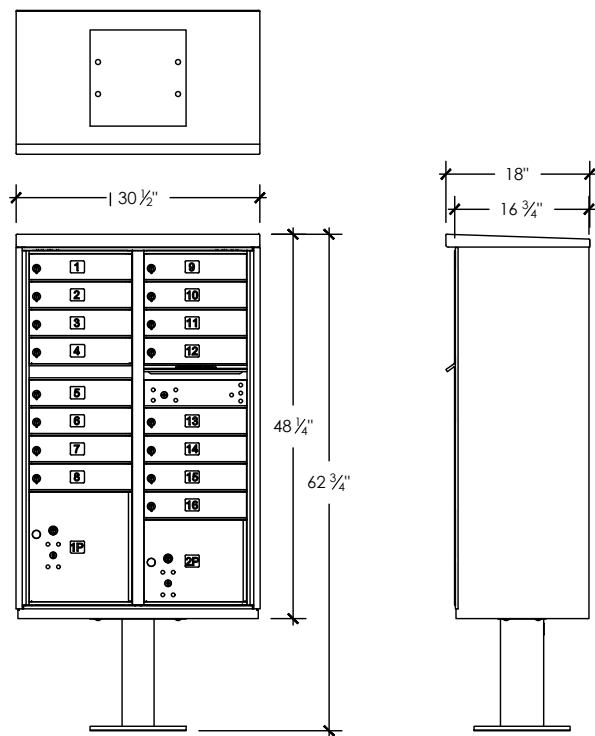
2 STREET PLANTER
SCALE: NTS



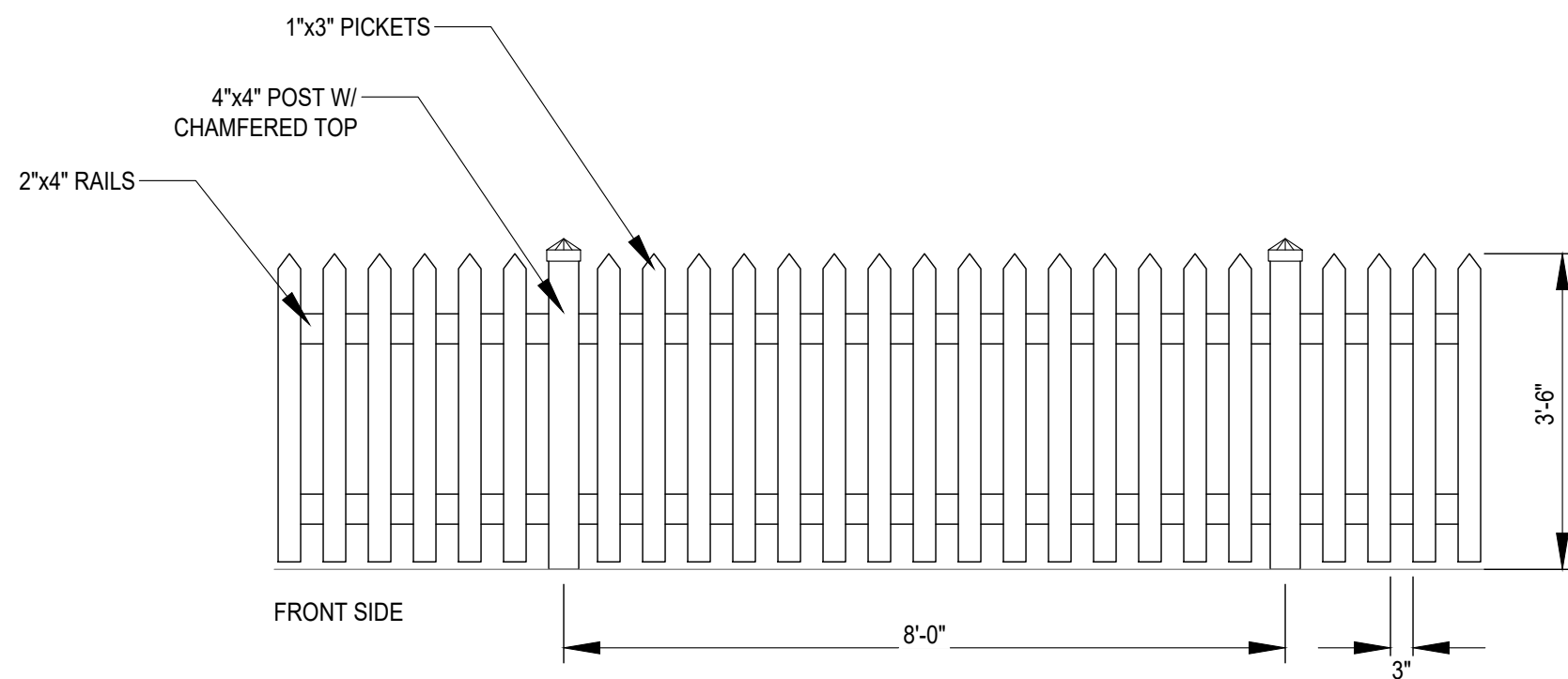
3 BENCH
SCALE: NTS



4 PARK PLANTER
SCALE: NTS



5 MAIL KIOSK
SCALE: 1/2"=1'



6 42" PICKET FENCE
SCALE: 1/2"=1'

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



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SHEET TITLE
LANDSCAPE
NOTES &
SCHEDULE

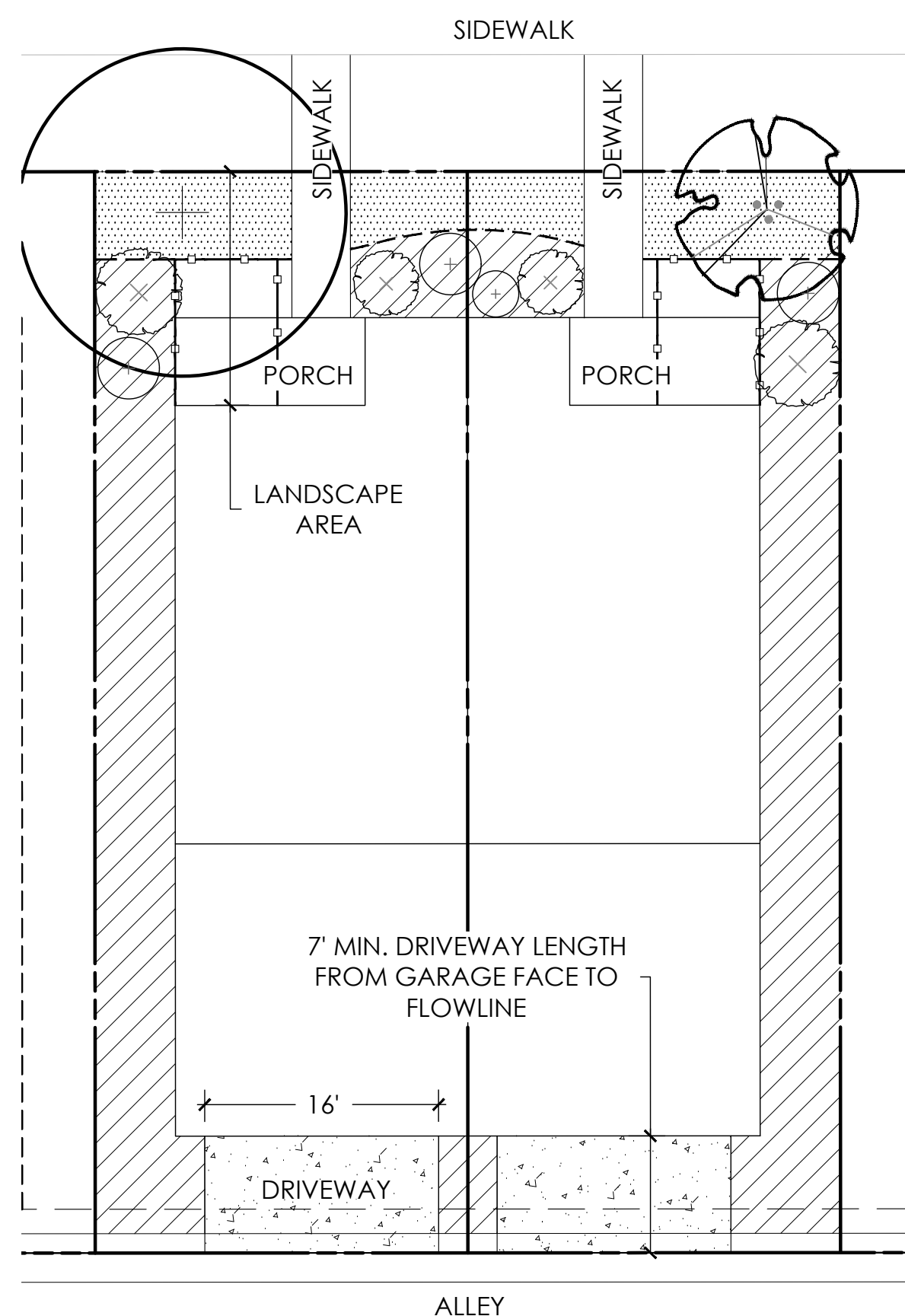
SHEET NUMBER

L1.13

SHEET 27 OF 40

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

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

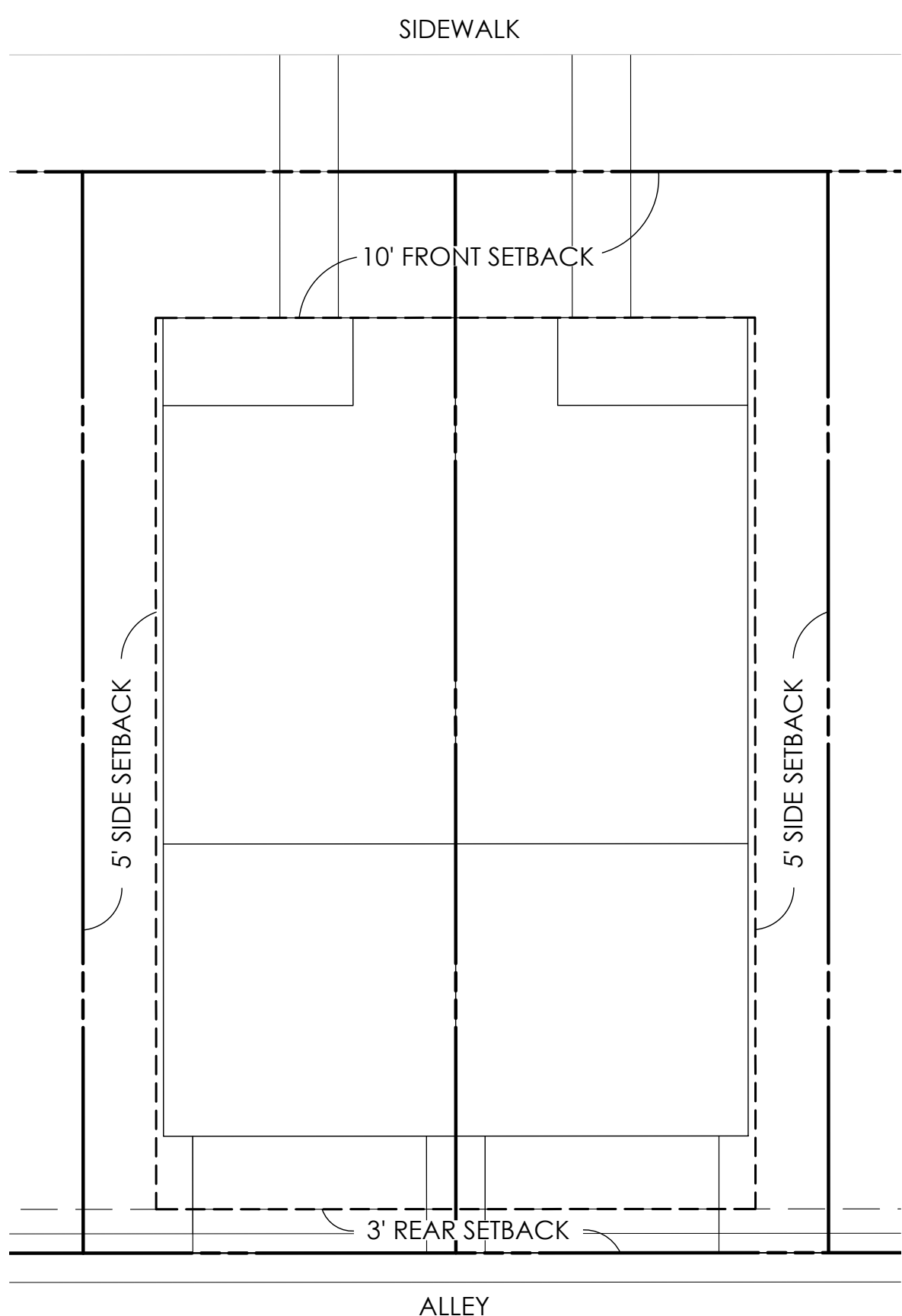
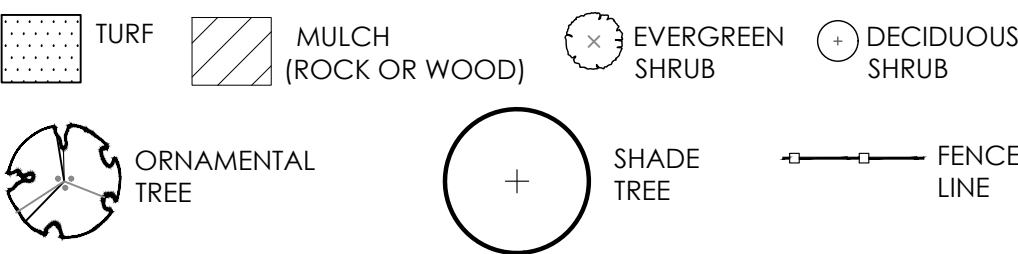


**SINGLE FAMILY ATTACHED
TYPICAL LANDSCAPE**

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

- PRODUCT TYPICAL NOTES:
1. PLANTING DESIGN IS CONCEPTUAL. SPECIFIC PLANTS WILL BE CHOSEN FROM THE PLANT SCHEDULE ON SHEET L1.10.
 2. FOR ADDITIONAL INFORMATION CONCERNING DRIVEWAY LENGTHS, SEE SHEET L3.1.

LEGEND

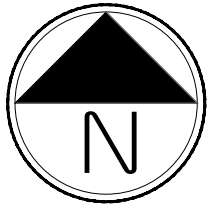


**SINGLE FAMILY ATTACHED
SETBACKS**

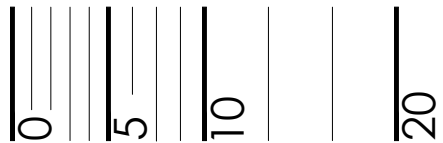
SINGLE FAMILY ATTACHED DEVELOPMENT STANDARDS

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

- DEVELOPMENT STANDARD NOTES:
1. PURSUANT TO SECTION 21-4200(1) OF THE COMMERCE CITY LAND DEVELOPMENT CODE, CORNICES, CUPOLAS, BOX AND BAY WINDOWS, OR SIMILAR ARCHITECTURAL FEATURES ARE ALLOWED TO EXTEND OUTWARD FROM THE PRINCIPAL STRUCTURE UP TO ONE FOOT INTO ANY SETBACK.



Scale: 1"= 10'-0"



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DEPARTMENT OF COMMUNITY DEVELOPMENT



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REVISION DATES

AUGUST 27, 2024

SHEET TITLE

PRODUCT
TYPICALS

SHEET NUMBER

L2.1

SHEET 28 OF 40

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ISSUE DATE
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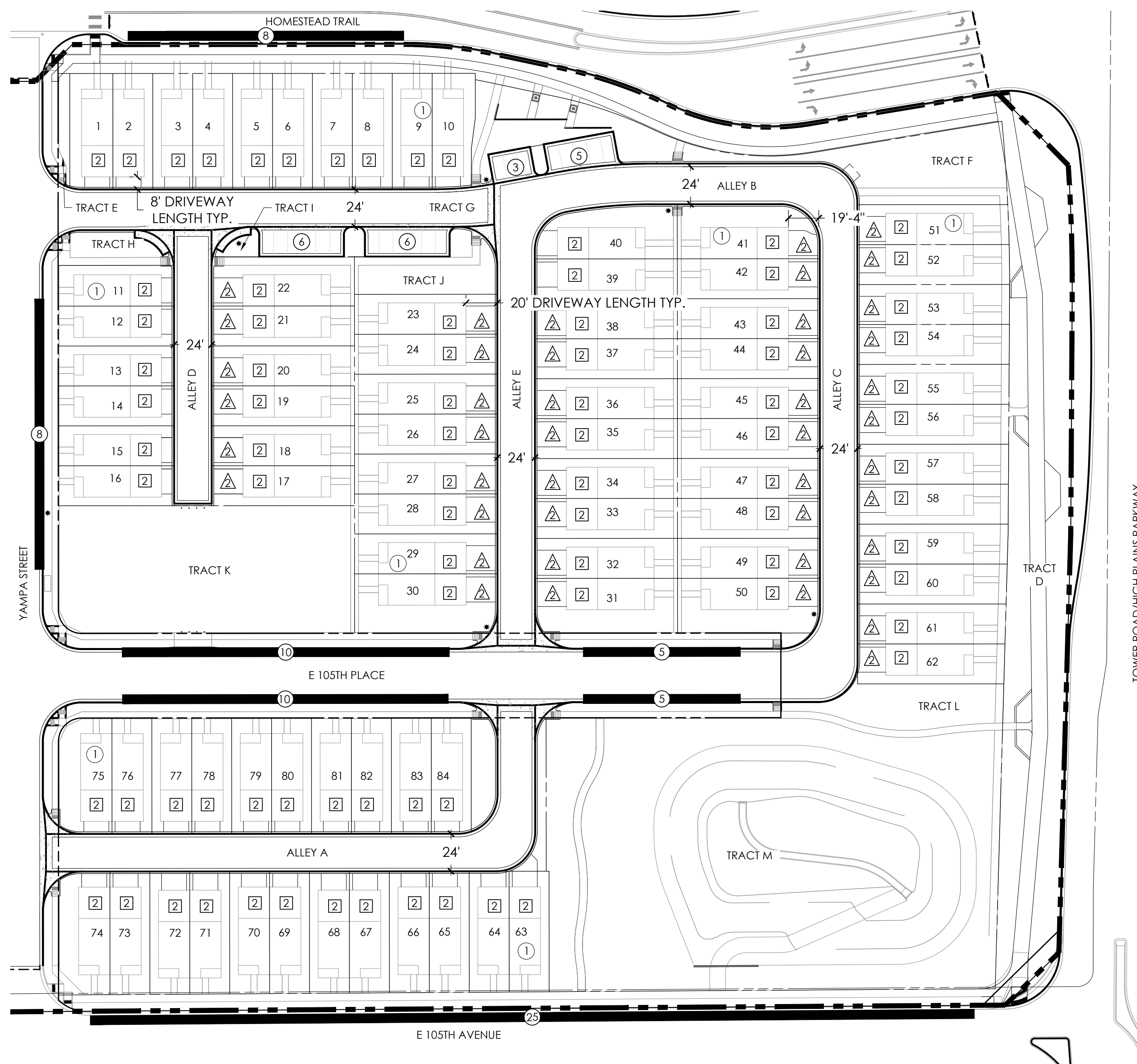
REVISION DATES
AUGUST 27, 2024

SHEET TITLE

PARKING
PLAN

SHEET NUMBER

L3.1
SHEET 29 OF 40



LEGEND

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

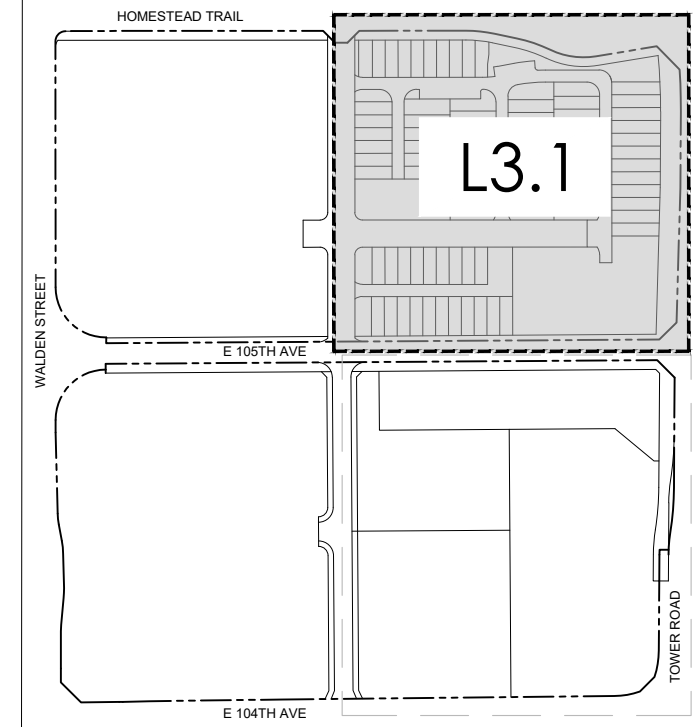
PARKING TABULATION			
TYPE	REQUIRED	PROPOSED	PROPOSED/UNIT
GARAGE	168	168	2.0
DRIVEWAY		88	1.0
OFF-STREET		20	0.2
ON-STREET		71	0.8
TOTAL	168	347	4.1

NOTES

1. DRIVEWAYS SHALL BE A MINIMUM OF 7' IN LENGTH, AS MEASURED FROM THE GARAGE FACE TO THE FLOWLINE OF THE ALLEY.
2. WHERE DRIVEWAYS ARE BEING COUNTED TOWARD THE PARKING REQUIREMENT, THE DRIVEWAY SHALL BE A MINIMUM OF 19' IN LENGTH, AS MEASURED FROM THE GARAGE FACE TO THE FLOWLINE OF THE ALLEY.
3. NO VEHICLE ACCESS, OR USE OF ANY KIND IS ALLOWED ON THIS LOT UNTIL A DEVELOPMENT PLAN OR PUD DEVELOPMENT PERMIT IS APPROVED BY THE CITY.
4. ALL OFF-STREET PARKING SPACES SHALL BE 9'x19' PER COMMERCE CITY CODE.



KEY MAP



NOT FOR CONSTRUCTION

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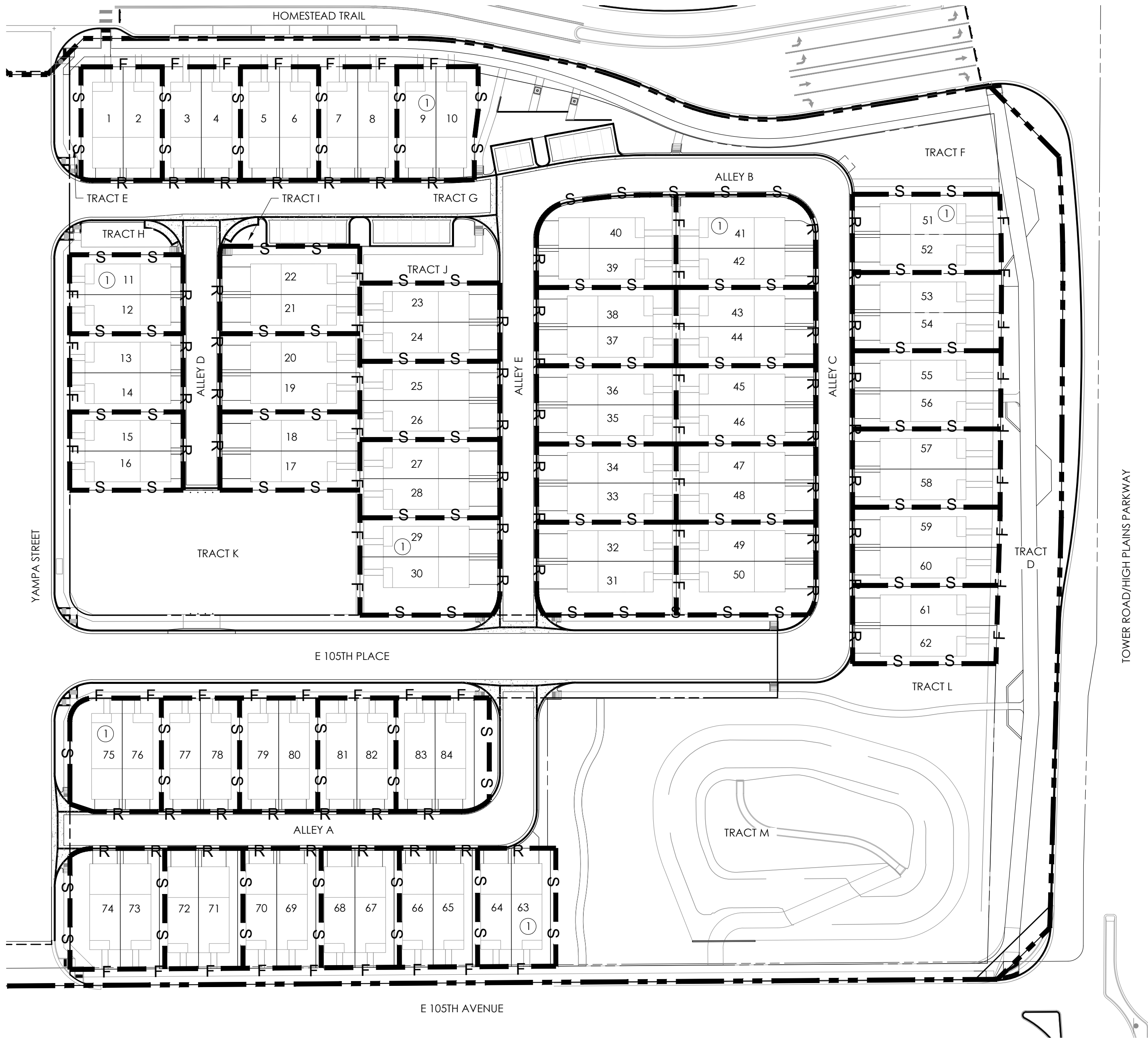
SHEET TITLE

SETBACK
PLAN

SHEET NUMBER

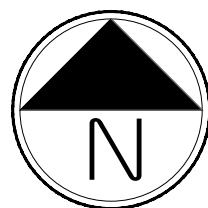
L4.1

SHEET 30 OF 40

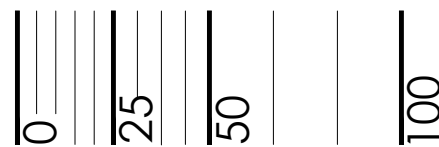


LEGEND

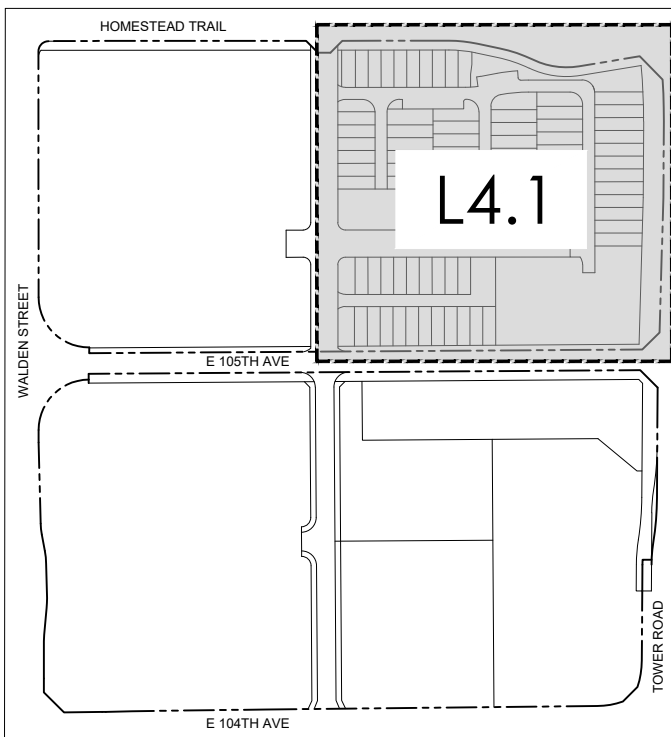
- F FRONT SETBACK
- S SIDE SETBACK
- R REAR SETBACK



Scale: 1"= 50'-0"



KEY MAP



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CITY STAFF CERTIFICATE
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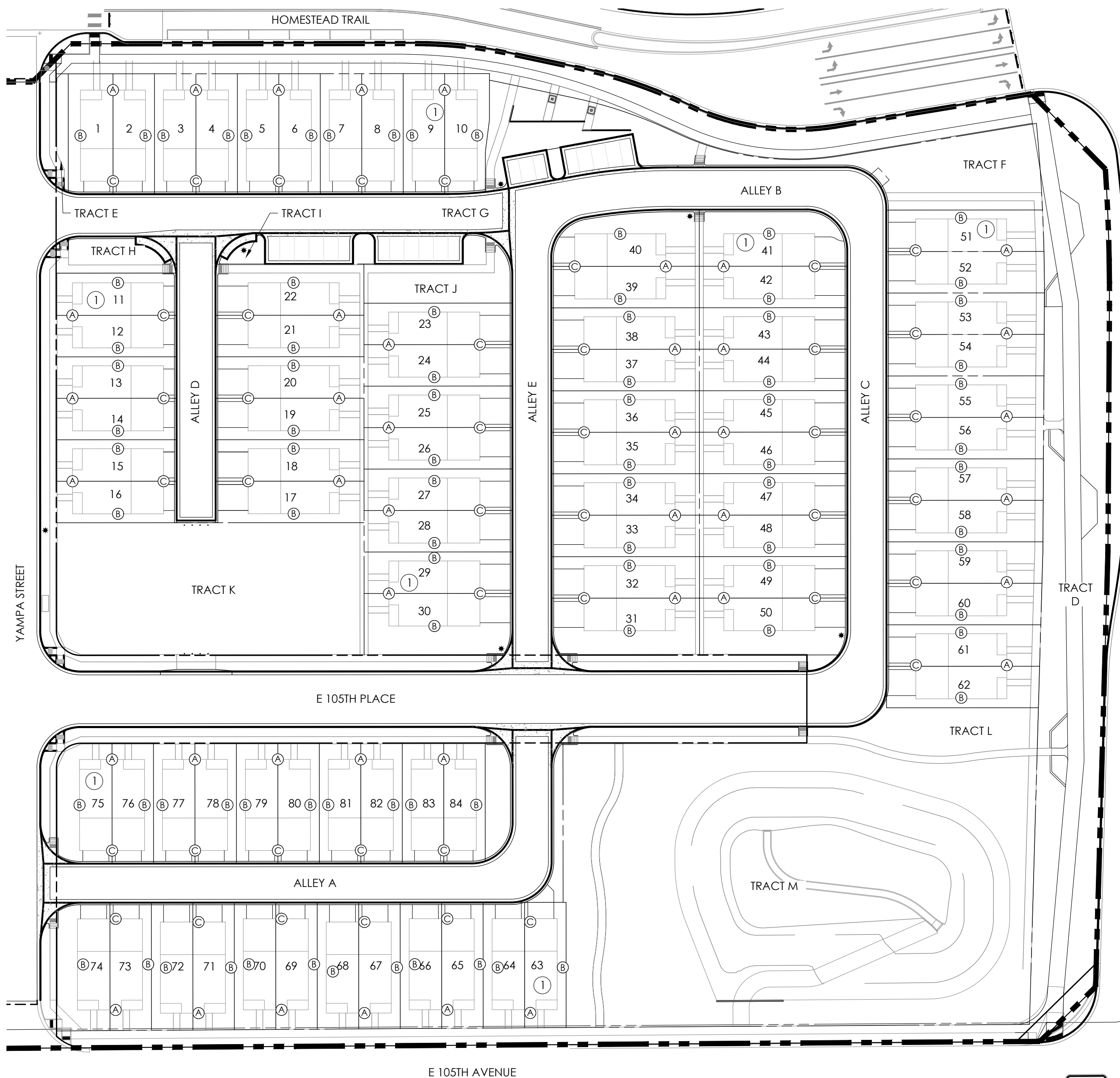
REVISION DATES
AUGUST 27, 2024

SHEET TITLE
ADJACENCY PLAN

SHEET NUMBER

L5.1

SHEET 31 OF 40

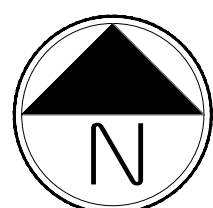


ADJACENCY REQUIREMENTS

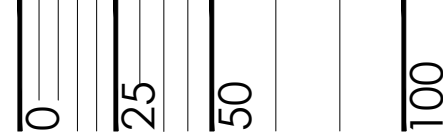
- A-A HOMES MUST MEET ADJACENCY REQUIREMENTS
- B-B HOMES MUST MEET ADJACENCY REQUIREMENTS
- A-B HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS, BUT MUST BE A DIFFERENT COLOR, MATERIAL PACKAGE, OR OTHER DIFFERENTIATING FEATURE
- C-C HOMES DO NOT NEED TO MEET ADJACENCY REQUIREMENTS
- A-C HOMES DO NOT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

NOTES:

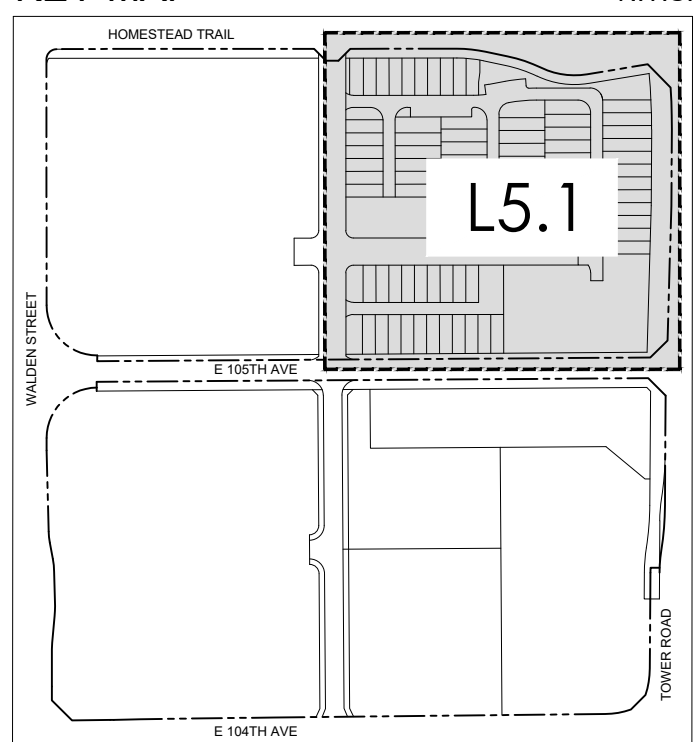
- EACH BUILDING WILL HAVE ONE DEFINED "A" AND "C" SIDE AND TWO DEFINED "B" SIDES.
- ADJACENCY RULES ABOVE APPLY TO UNITS ADJACENT TO A PUBLIC RIGHT-OF-WAY, PRIVATE STREET, OR OPEN SPACE TRACT.



Scale: 1"= 50'-0"



KEY MAP



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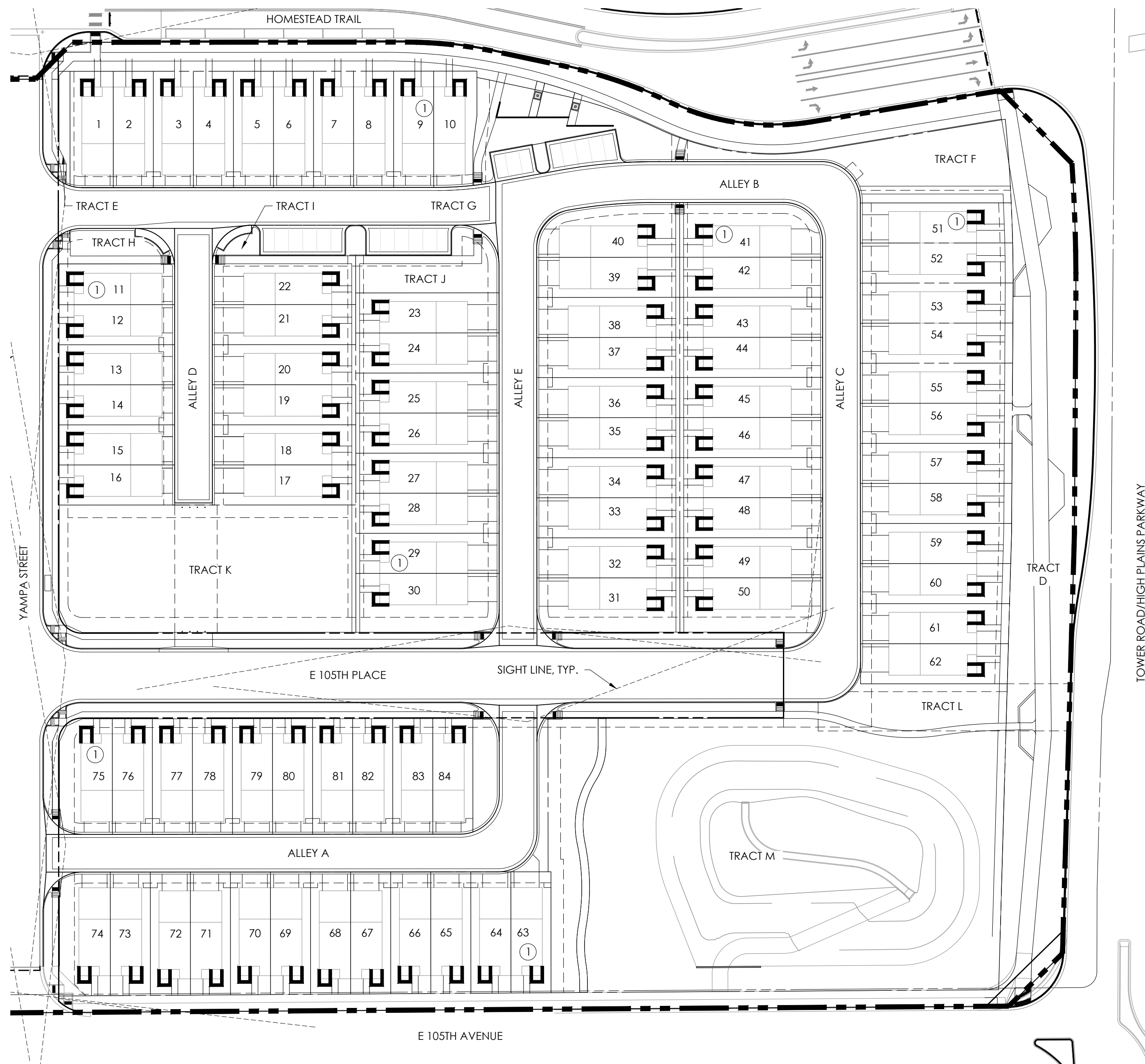
SHEET TITLE

FENCING
PLAN

SHEET NUMBER

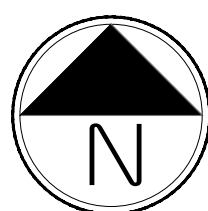
L6.1

SHEET 32 OF 40

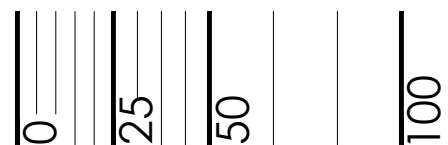


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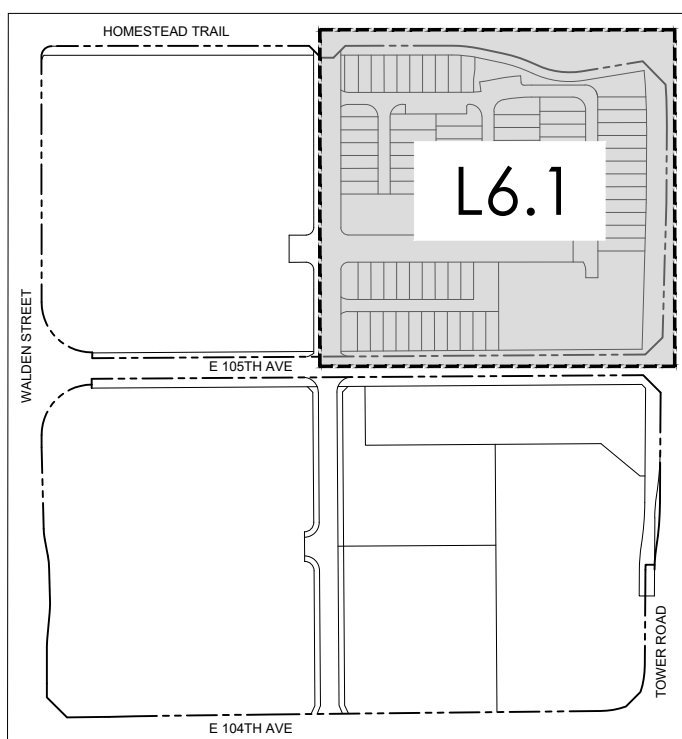
42" HT. PICKET FENCE



Scale: 1"= 50'-0"



KEY MAP



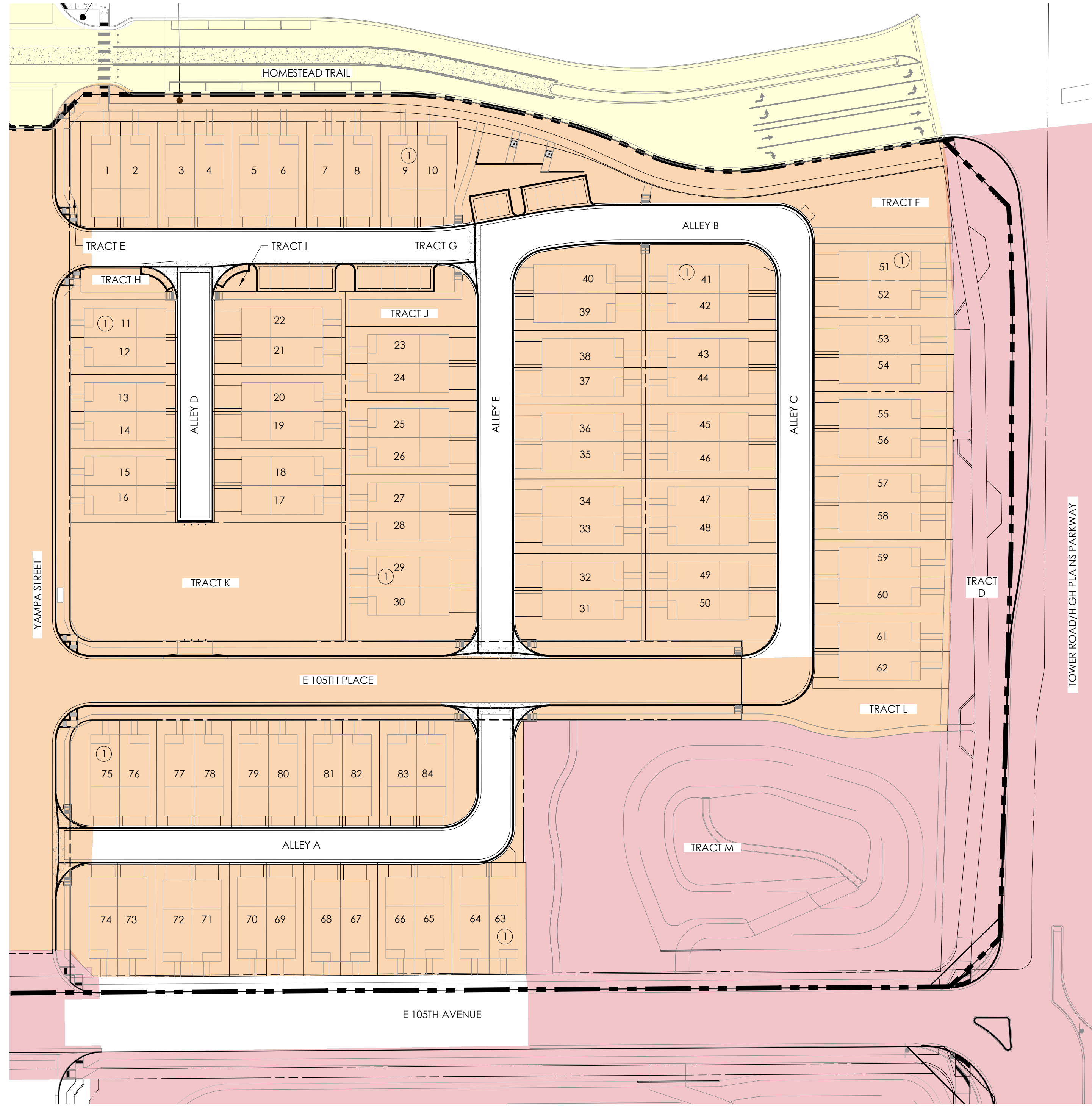
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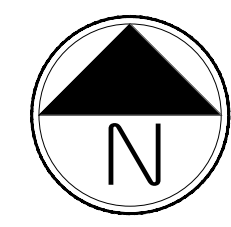
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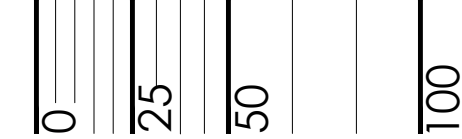


LEGEND

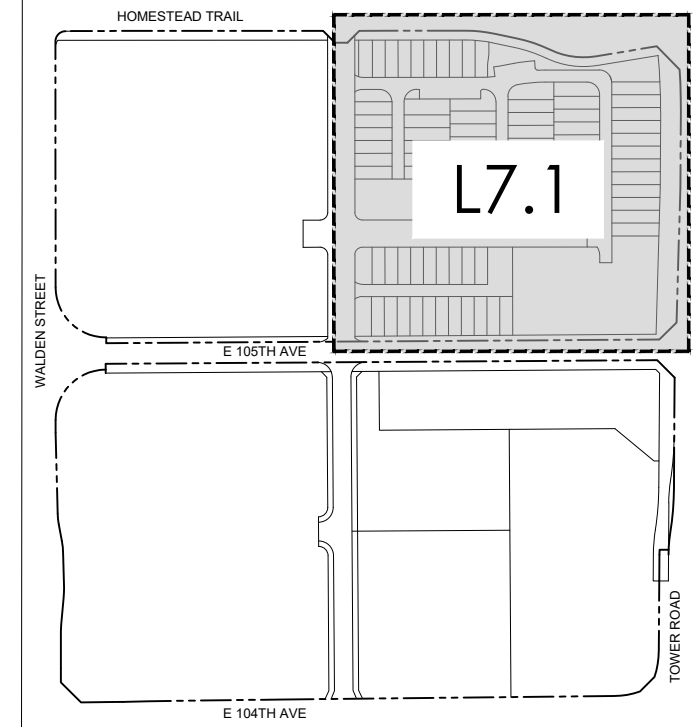
- PHASE 1 / METRO DISTRICT
- PHASE 2 / METRO DISTRICT
- PHASE 3



Scale: 1"= 50'-0"



KEY MAP



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT



ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
0172309100012

REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

SHEET TITLE

PHASING
PLAN

SHEET NUMBER

L7.1
SHEET 33 OF 40

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

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



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ISSUE DATE
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AUGUST 27, 2024

SHEET TITLE

ARCHITECTURE
KEY MAP

SHEET NUMBER

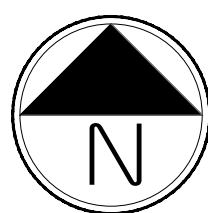
A1.1

SHEET 34 OF 40

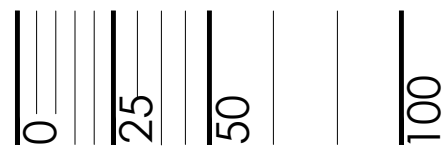


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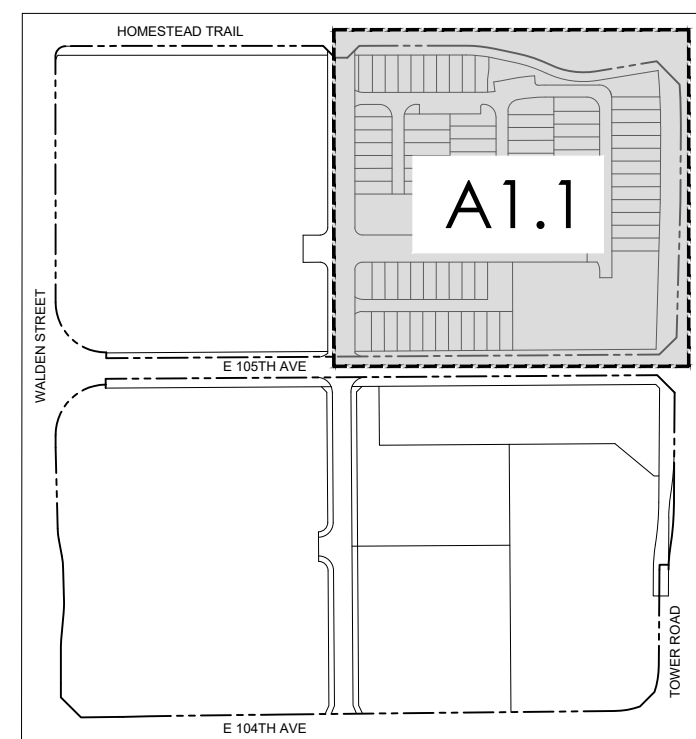
- BUILDING TYPE 1
- BUILDING TYPE 2
- BUILDING TYPE 3



Scale: 1"= 50'-0"



KEY MAP



NOT FOR CONSTRUCTION

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ISSUE DATE
SEPTEMBER 20, 2021

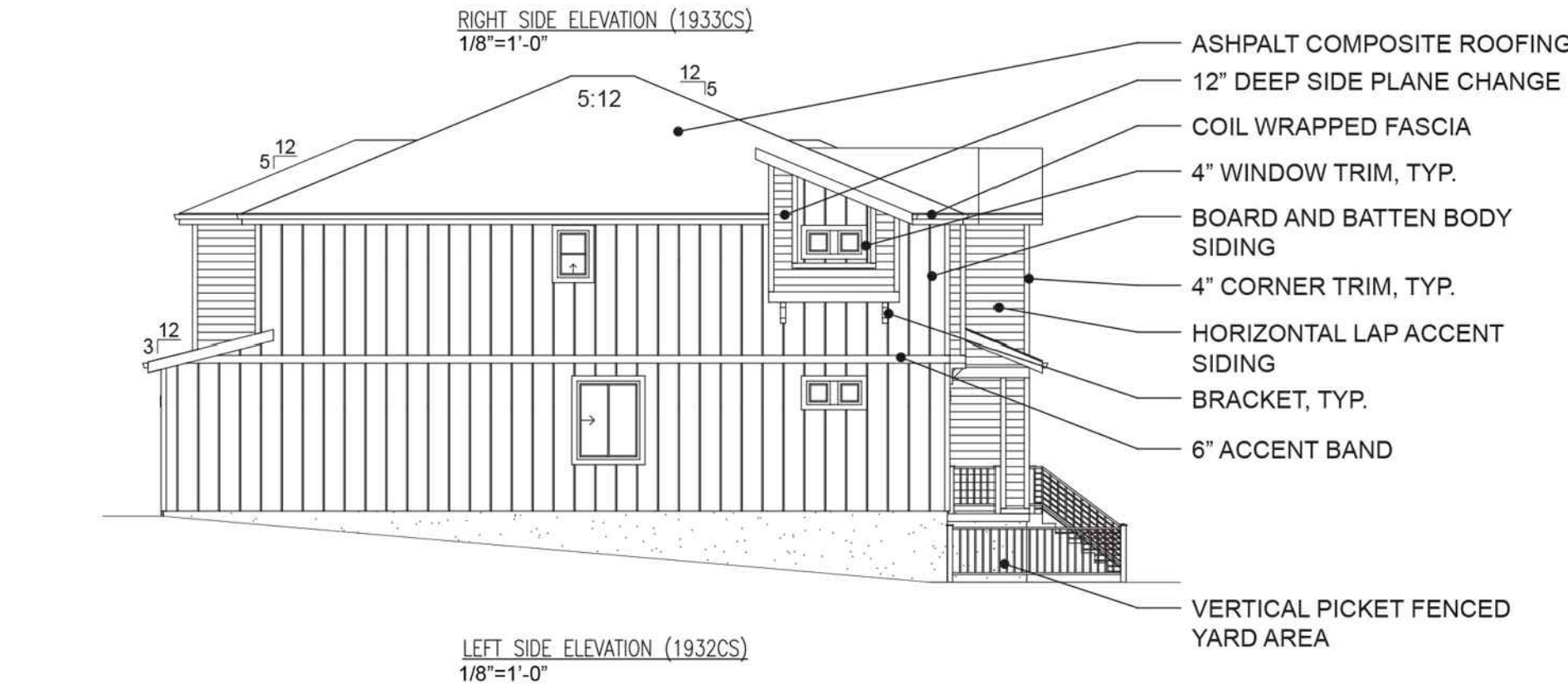
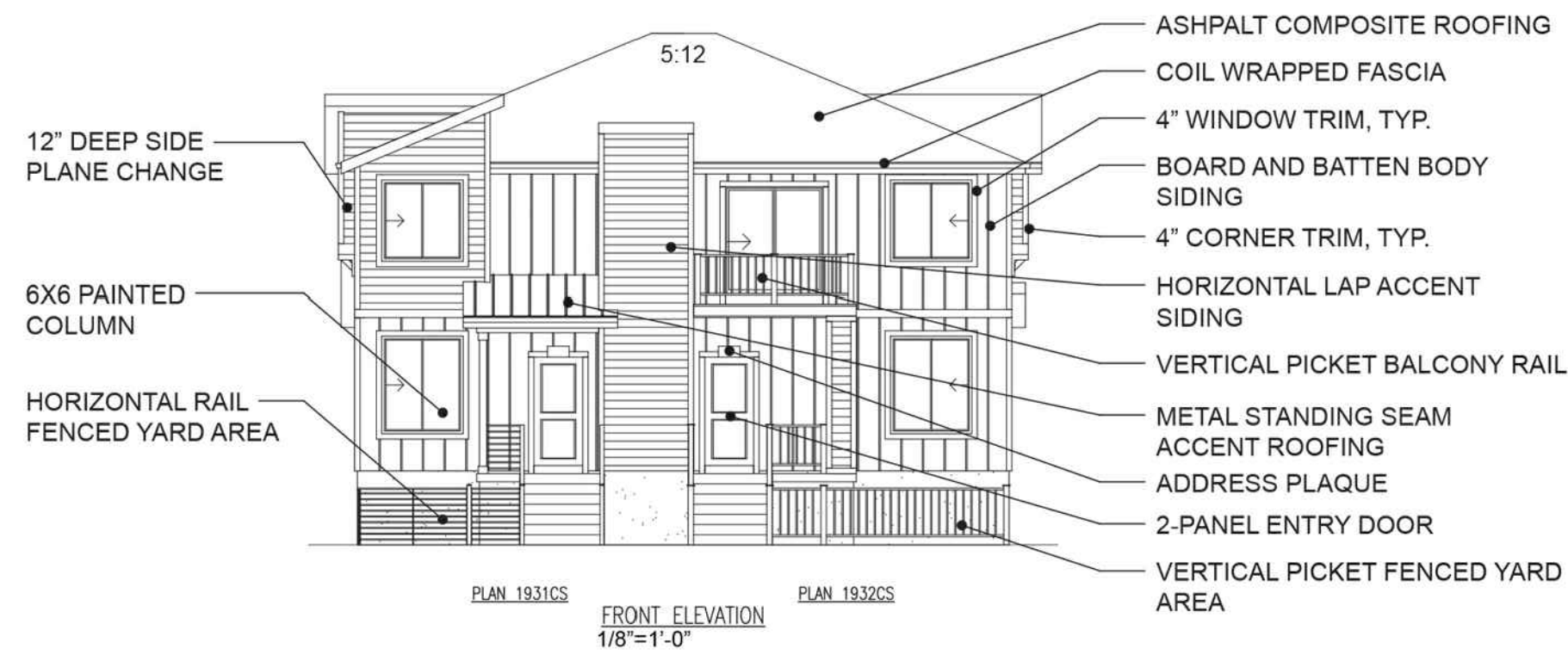
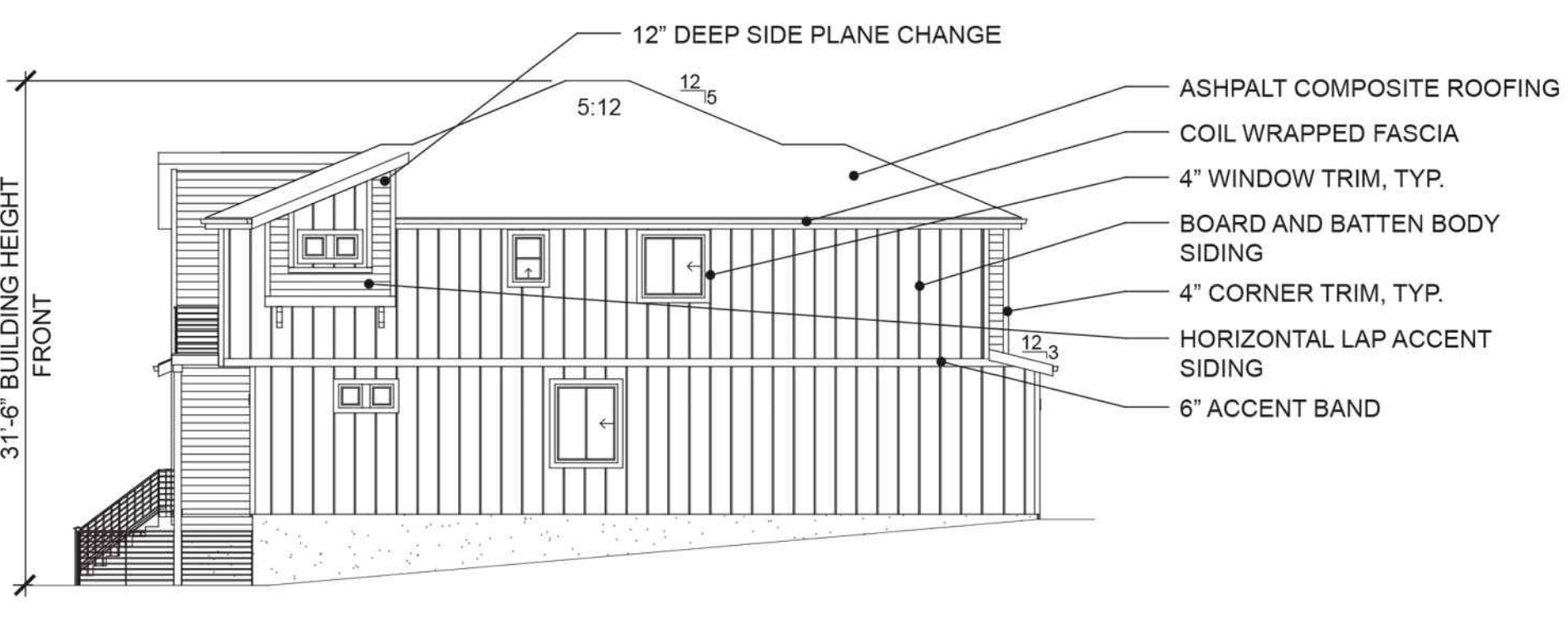
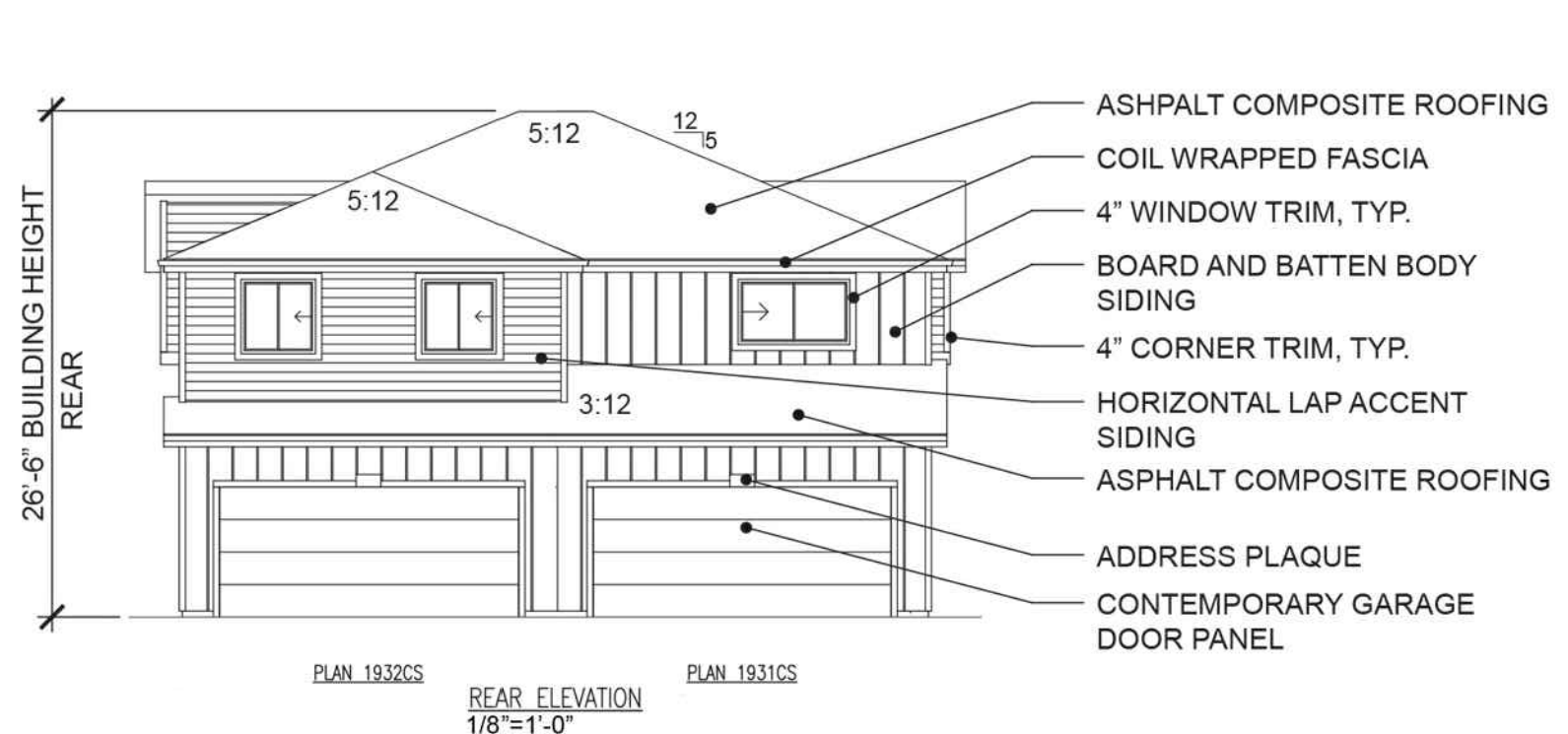
REVISION DATES
AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 1
ELEVATIONS

SHEET NUMBER

A1.2
SHEET 35 OF 40



SCHEME #1

BODY (BOARD AND BATTEN)
TEAK

ACCENT (HORIZONTAL SIDING)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT WHIRLPOOL SW9135

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #2

BODY (BOARD AND BATTEN)
STONE MOUNTAIN CLAY

ACCENT (HORIZONTAL SIDING)
SAGEBROOK

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT BLACK FOX SW7020

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #3

BODY (BOARD AND BATTEN)
FLINT

ACCENT (HORIZONTAL SIDING)
ANTIQUE CINNABAR

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT PEACE YELLOW SW2857

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #4

BODY (BOARD AND BATTEN)
FLINT

ACCENT (HORIZONTAL SIDING)
ANTIQUE CINNABAR

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT FIREWEED SW6328

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2024.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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



FRONT RIGHT CORNER VIEW (COLOR SCHEME 1 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 1 SHOWN)



REAR RIGHT CORNER VIEW (COLOR SCHEME 1 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 1 SHOWN)



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REUNION CENTER FILING 1 AMENDMENT #1
P.U.D. PERMIT
A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 1
ELEVATIONS

SHEET NUMBER

A1.3

SHEET 36 OF 40

NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

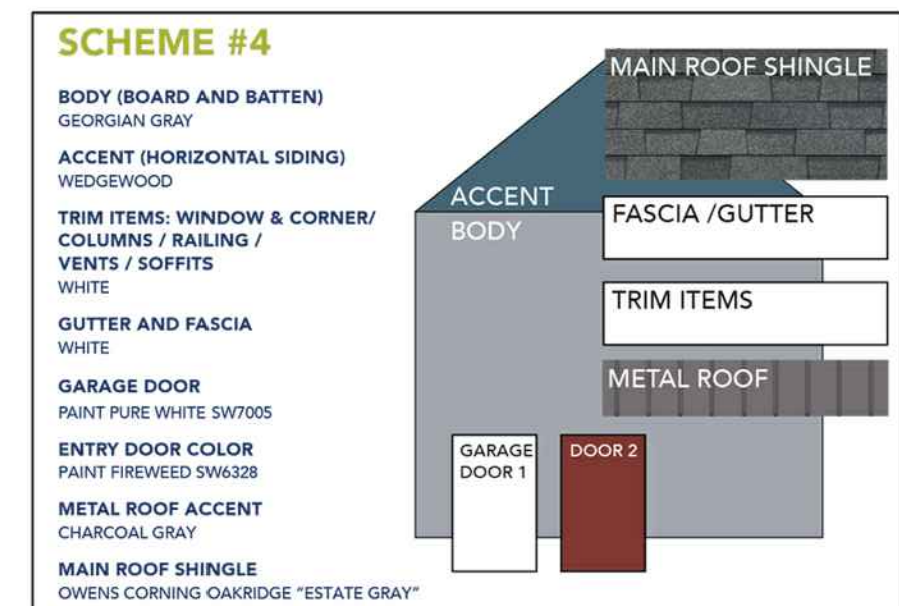
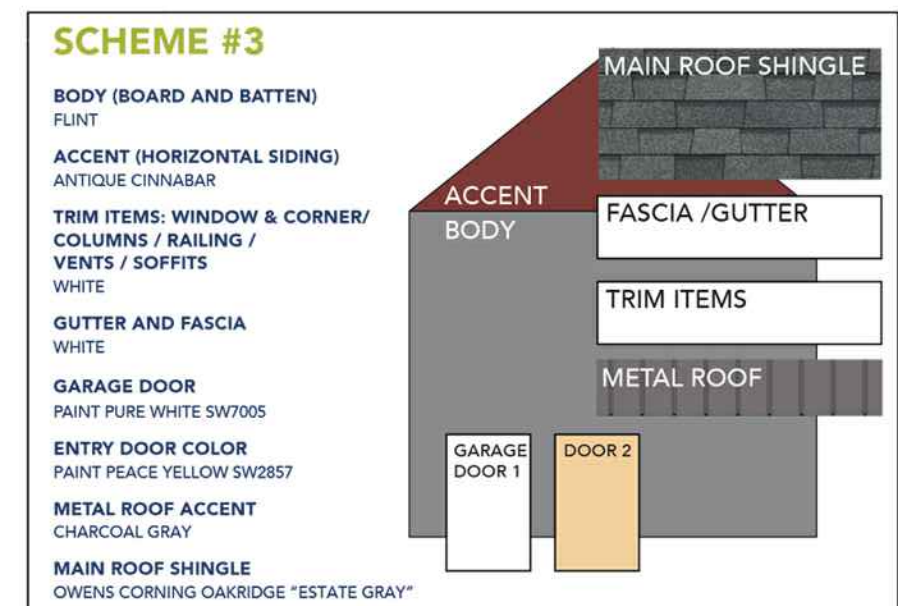
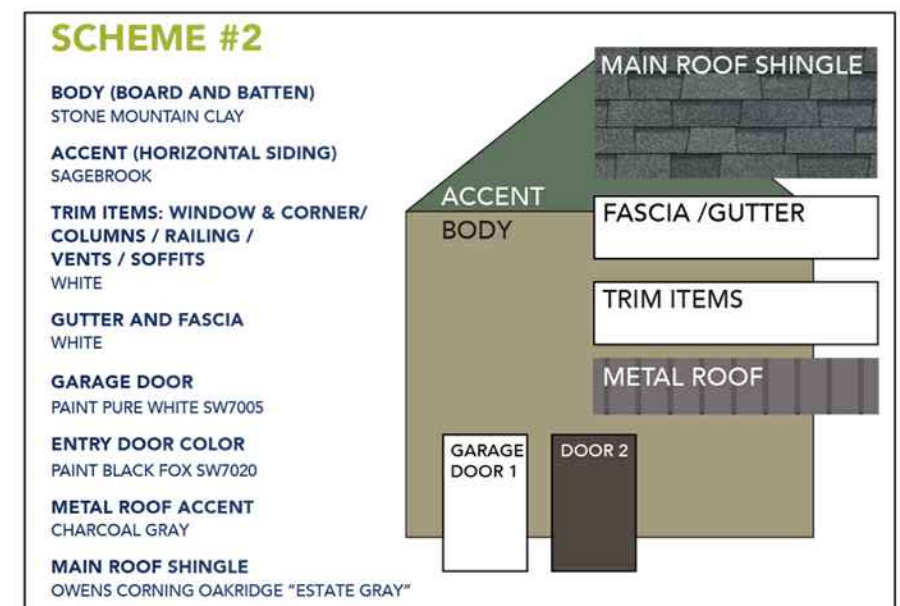
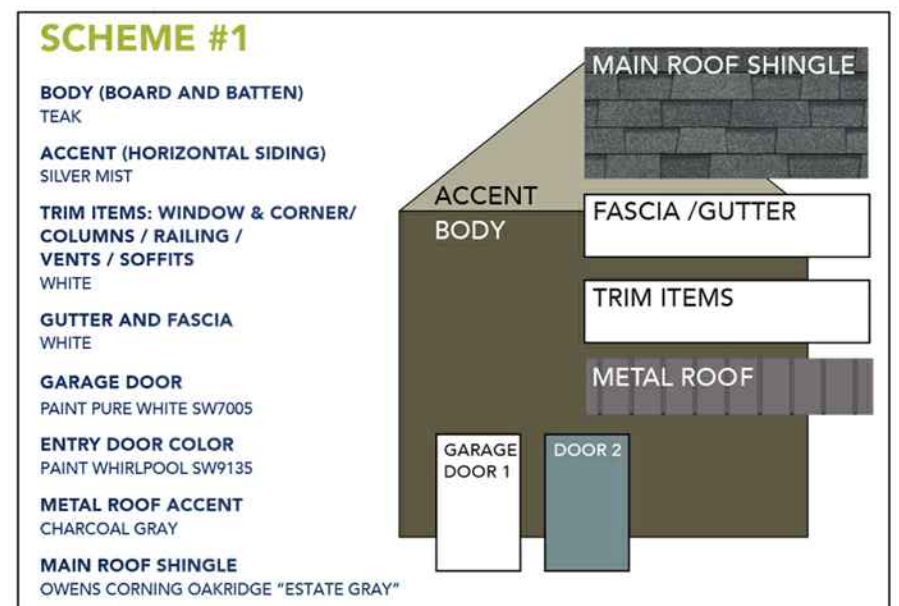
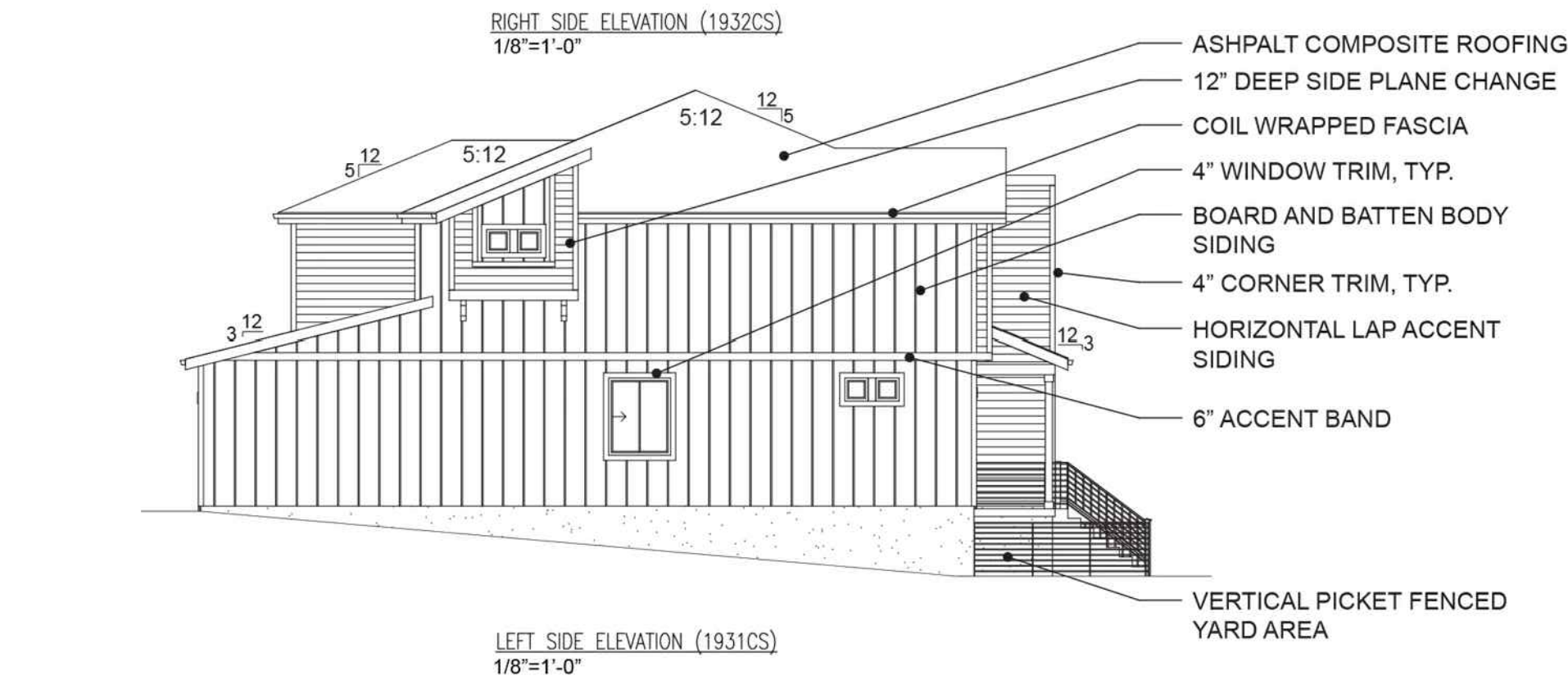
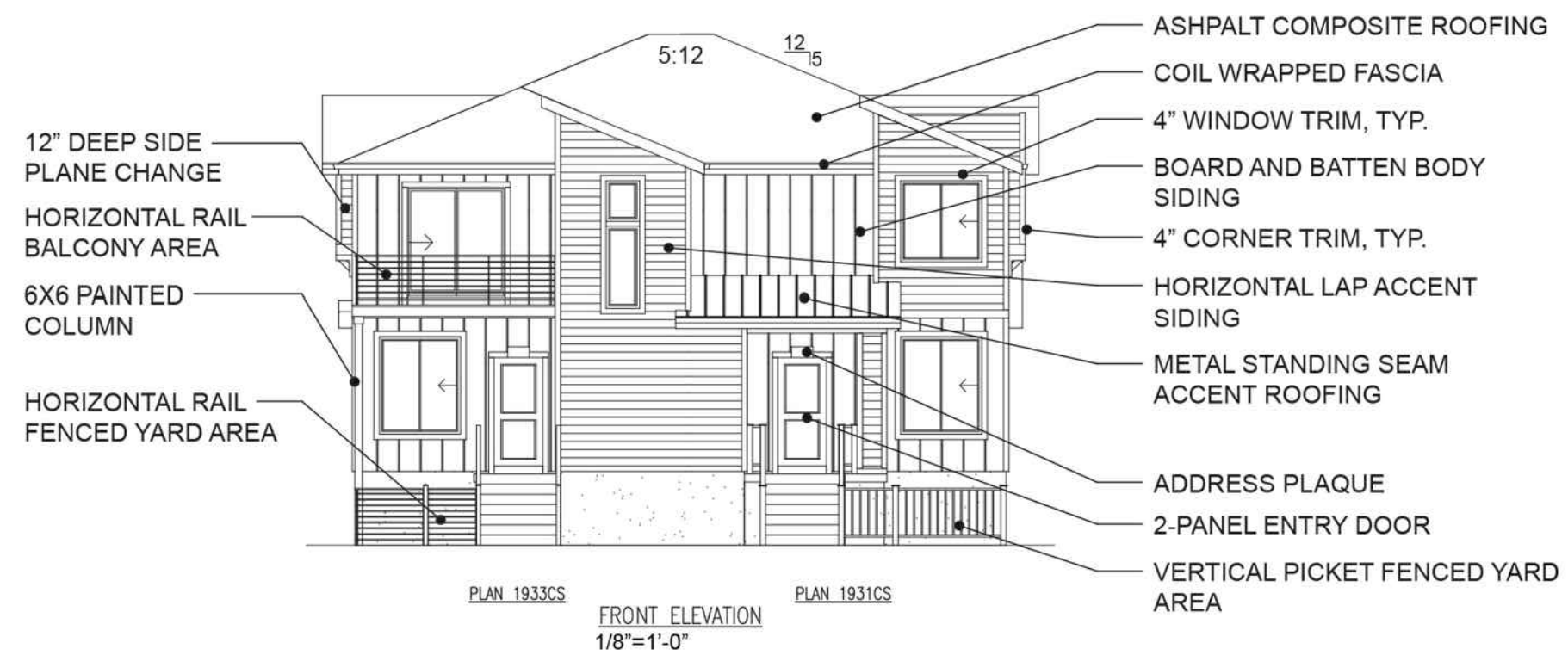
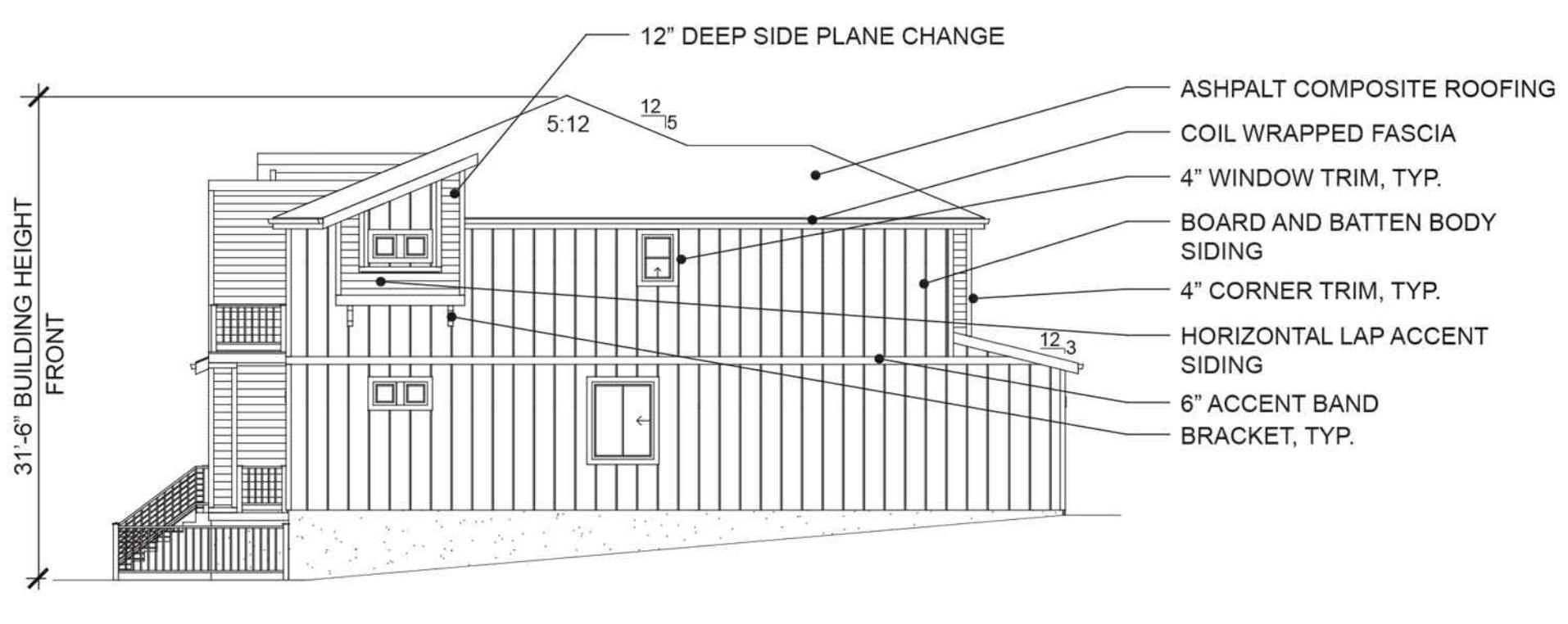
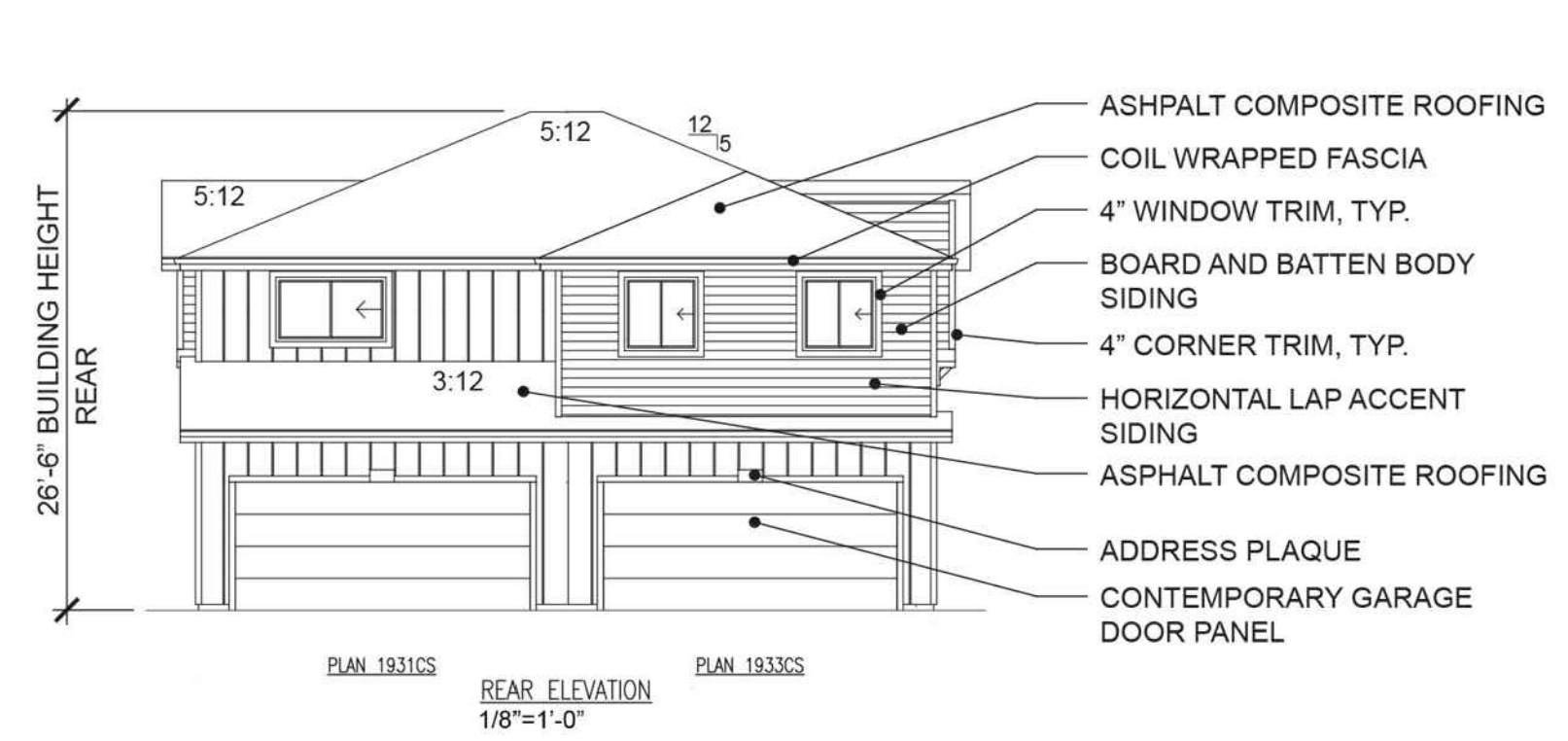
REVISION DATES
AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 2
ELEVATIONS

SHEET NUMBER

A1.4
SHEET 37 OF 40



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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FRONT RIGHT CORNER VIEW (COLOR SCHEME 2 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 2 SHOWN)



REAR RIGHT CORNER VIEW (COLOR SCHEME 2 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 2 SHOWN)

NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
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SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
SEPTEMBER 20, 2021

REVISION DATES
AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 2
ELEVATIONS

SHEET NUMBER

A1.5

SHEET 38 OF 40

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

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



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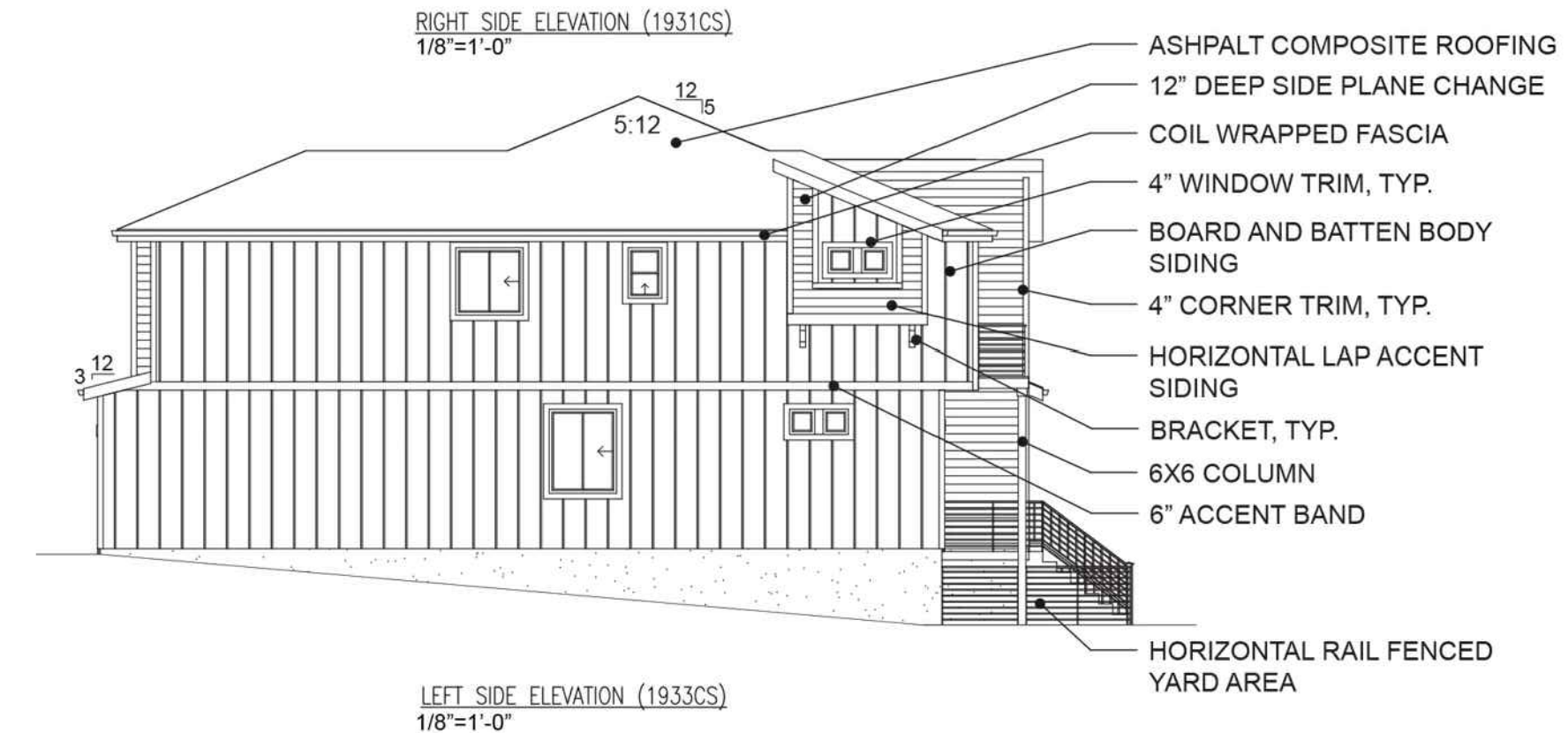
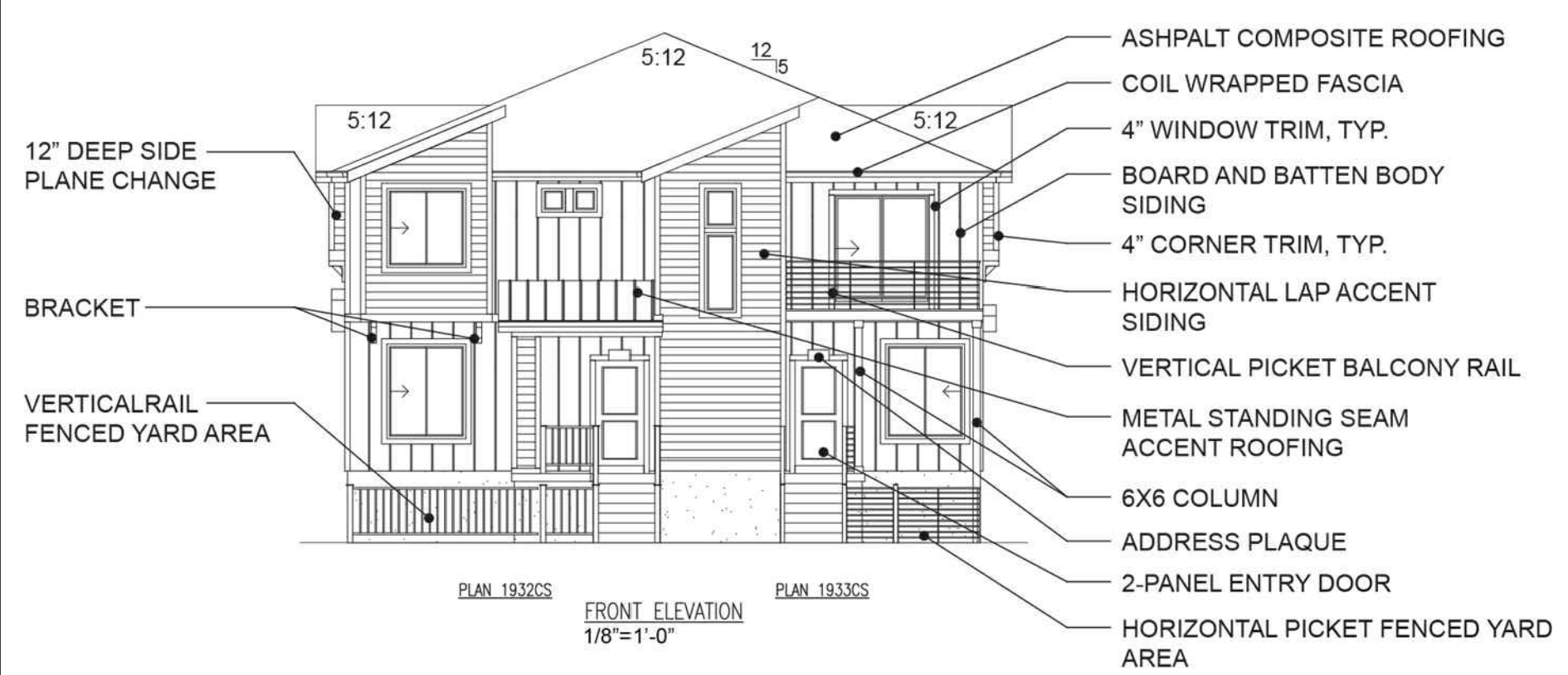
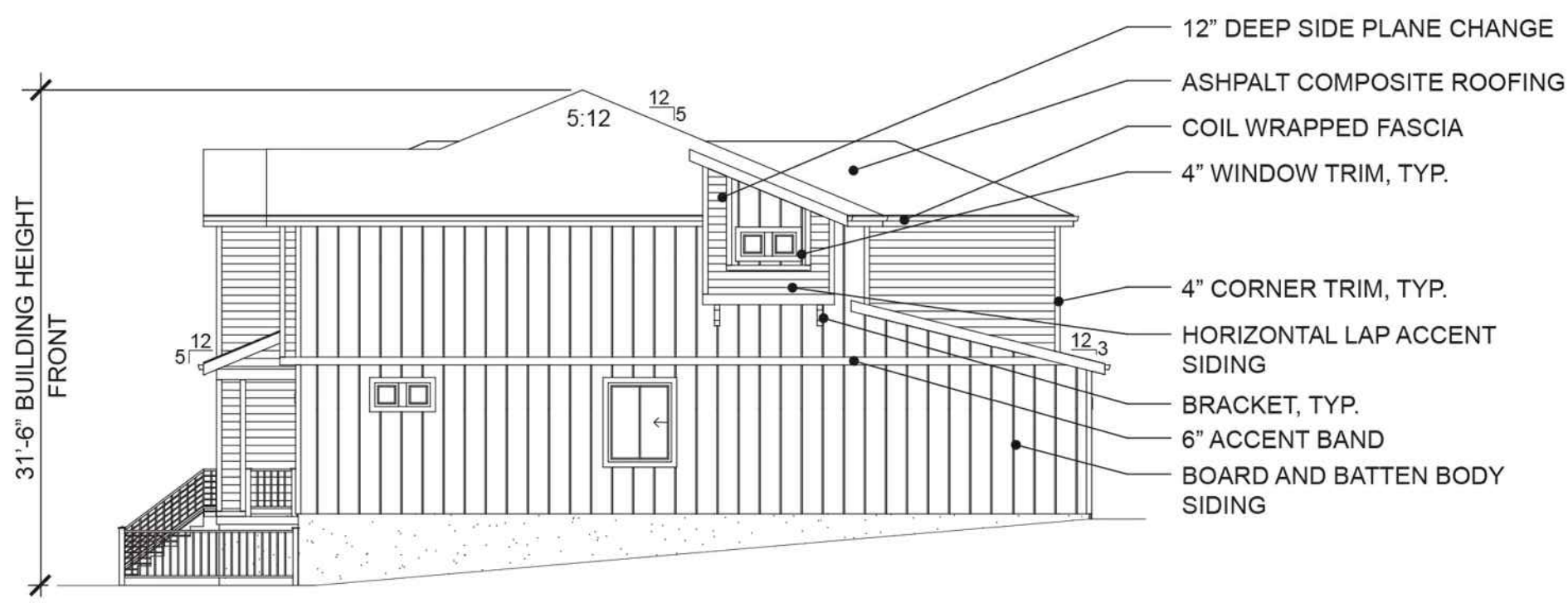
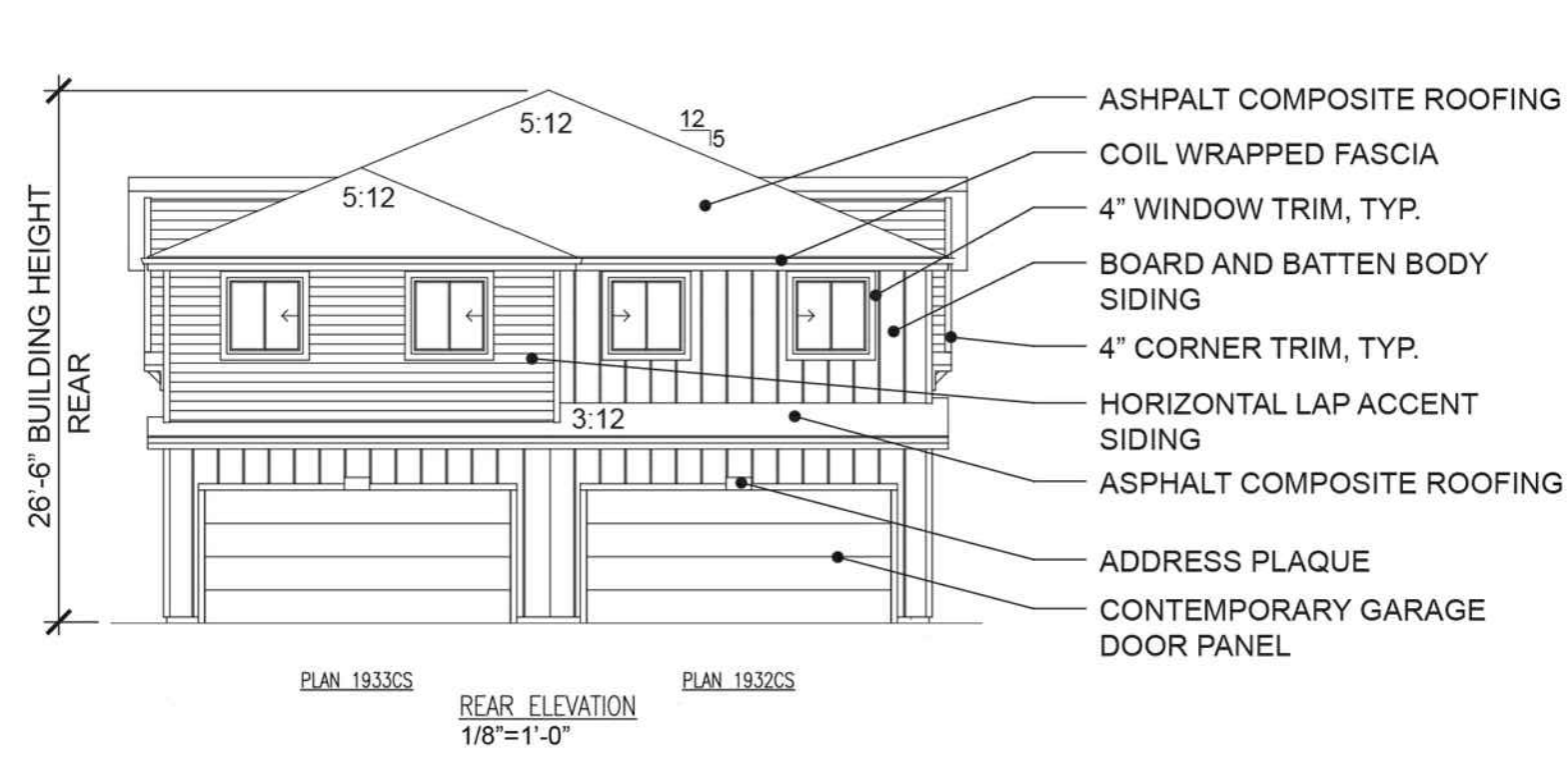
SHEET TITLE

BUILDING TYPE 3
ELEVATIONS

SHEET NUMBER

A1.6

SHEET 39 OF 40



SCHEME #1

BODY (BOARD AND BATTEN)
TEAK

ACCENT (HORIZONTAL SIDING)
SILVER MIST

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT WHIRLPOOL SW9135

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #2

BODY (BOARD AND BATTEN)
STONE MOUNTAIN CLAY

ACCENT (HORIZONTAL SIDING)
SAGEBROOK

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT BLACK FOX SW7020

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #3

BODY (BOARD AND BATTEN)
FLINT

ACCENT (HORIZONTAL SIDING)
ANTIQUE CINNABAR

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT PEACE YELLOW SW2857

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
OWENS CORNING OAKRIDGE "ESTATE GRAY"

SCHEME #4

BODY (BOARD AND BATTEN)
GEORGIAN GRAY

ACCENT (HORIZONTAL SIDING)
WEDGEWOOD

TRIM ITEMS: WINDOW & CORNER/
COLUMNS / RAILING /
VENTS / SOFFITS
WHITE

GUTTER AND FASCIA
WHITE

GARAGE DOOR
PAINT PURE WHITE SW7005

ENTRY DOOR COLOR
PAINT FIREWEED SW6328

METAL ROOF ACCENT
CHARCOAL GRAY

MAIN ROOF SHINGLE
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FRONT RIGHT CORNER VIEW (COLOR SCHEME 3 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 3 SHOWN)



REAR RIGHT CORNER VIEW (COLOR SCHEME 3 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 3 SHOWN)

NOT FOR CONSTRUCTION

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SHEET TITLE

BUILDING TYPE 3
ELEVATIONS

SHEET NUMBER

A1.7

SHEET 40 OF 40