



March 22, 2021

Mr. Travis Reynolds
City of Commerce City
7887 E. 60th Ave.
Commerce City, CO 80022

RE: D-415-20-20-21: Development Permit for Reunion Ridge Filing 1 Amendment #4

Dear Mr. Reynolds,

On behalf of Oakwood Homes, Terracina Design, CORE, and JR Engineering, we have reviewed the comments from the PUD Permit for Reunion Ridge Filing #1 Amendment #2. The following is a response to comments:

Development Plan

Development Review Team General Comments – Travis Reynolds

1. For the benefit of your team, it is important to note that while staff has made every effort to make this comment letter all-inclusive, there may be additional comments on future submittals that have not been identified in this round of comments based on the changes to your plans.
RESPONSE: NOTED.
2. This Development Plan has been reviewed based on the following City of Commerce City Community Development resources including Facts to Know packets for Development Plans, Landscaping Plans, the Single-family Detached Landscaping, along with Articles VI and VII of the CCC Land Development Code.
RESPONSE: NOTED.

Planning Division – Travis Reynolds

GENERAL COMMENTS

1. Please provide a preliminary contact letter from SACWD.
RESPONSE: SACWD HAS REVIEWED THE FIRST SUBMITTAL.
2. Please provide a proposed Address Plat showing all street names and addresses for all lots within the proposed development.
RESPONSE: AN ADDRESS PLAT IS PROVIDED WITH THIS SUBMITTAL.
3. Please provide a signed and sealed preliminary geotechnical report by a P.E. licensed in the state of Colorado.
RESPONSE: A GEOTECH REPORT IS INCLUDED WITH THE CIVIL SUBMITTAL.

Exhibit D

4. Please review Sec. 21-6220. Lots. (2) Design and Sec. 21-6230. Blocks, to ensure lot design is appropriately designed by code. This will impact the way setbacks are defined within the related subdivision plat and this Development Plan.

RESPONSE: SETBACKS HAVE BEEN DISCUSSED WITH STAFF AND ADDITIONAL NOTES REGARDING SETBACKS ALONG WITH SETBACK DIAGRAMS HAVE BEEN INCLUDED.

PUD DEVELOPMENT PERMIT NARRATIVE

5. In the narrative, please include a bit more information regarding what adjacent land uses are occurring across the street at Tucson, 104th and Vaughn Way.

RESPONSE: ADDITIONAL ADJACENT LAND USE INFORMATION HAS BEEN ADDED.

6. Please add a description in the narrative to explain the approach for the 3 phases shown. Anticipated construction should suffice.

RESPONSE: ADDED

7. Please show your area calcs consistently with similar precision. Currently the Tract Table, Site Data table and the Open Space Data table on Sheet L1.0, present the data inconsistently.

RESPONSE: AREA CALCS REVISED TO MATCH.

8. Please switch the column titles for "Common Name" and "Species" in the Monoculture Restrictions table on Sheet L1.0.

RESPONSE: REVISED.

PUD PERMIT

9. Please expand the Site Data Table to include the Net Acreage of the site.

RESPONSE: IT HAS BEEN DETERMINED THAT GIVEN THERE ARE NO FUTURE DEVELOPMENT PARCELS/TRACTS INCLUDED IN THIS PLAT, NET ACREAGE IS NOT NECESSARY FOR THIS SUBMITTAL.

10. Please include Net Square Footage of landscaping areas including within the right of way.

RESPONSE: A TABLE SHOWING THE SQUARE FOOTAGE OF ALL LANDSCAPING AREAS HAS BEEN ADDED.

11. Please indicate somewhere on sheet L1.0 the current zoning designation. This could be a simple annotative label on top of the shaded site parcel shown on the Key Map.

RESPONSE: CURRENT ZONING ADDED.

12. Please indicate the number of unit types, square footage by unit type, number of stories, and number of units per building.

RESPONSE: SIMILAR TO STANDARD SINGLE FAMILY DETACHED EXACT PRODUCT TYPE WILL NOT BE KNOWN UNTIL A HOMEBUYER PICKS A SPECIFY UNIT & LOT. PRELIMINARY FLOORPLANS HAVE BEEN INCLUDED SEPARATELY FOR REFERENCE.

13. Block 3, Lots 13, 14, 15 may have difficulty with fire access. We'll defer to the Fire Department for this comment.

RESPONSE: FIRE ACCESS ISSUES HAVE BEEN ADDRESSED.

14. Monoculture Restrictions table on Sheet L1.0 shows a tree count of 43. The ROW Tree Table on L1.2 indicates a tree count of 128. With 130 lots for individual single family detached homes and the requirement of 1 tree per lot, this development will need at least 130 trees planted within the individual lots alone. According to Sec. 21-7515. Prohibited Practices and Elements

(1) Monoculture, developments of more than 60 trees will require a maximum of 15% allowed for trees of the same species. Please revise the Monoculture Restriction table to account for all trees to be planted within the development. Let's discuss prior to resubmittal as precedent for previous submittals may dictate acceptable compliance.

RESPONSE: THE ROW TREE TABLE IS BROKEN INTO TWO SEPARATE CLASSIFICATIONS. THE TREES ADJACENT TO TRACTS WILL BE INSTALLED BY THE DEVELOPER AND ARE CALLED OUT IN THESE PLANS. THE TREES ADJACENT TO SFD LOTS ARE SHOWN ON THE PLANS; HOWEVER, THE EXACT SPECIES WILL BE DETERMINED BY THE HOMEOWNER/HOMEBUILDER. WE ADDED A SEPARATE TABLE FOR OTHER TREES/SHRUBS WHICH ARE THOSE LOCATED IN TRACTS NOT ASSOCIATED WITH ROW. FINALLY, THERE IS ANOTHER TABLE THAT INDICATES TOTAL TREES AND SHRUBS IN THE PROJECT.

15. Please change "< 50%" in the Monoculture Table to "< or = 15%". Please see comment above to adjust to the correct required amount per Sec. 21-7515.

RESPONSE: REVISED.

LANDSCAPING PLAN

16. Please provide a more detailed table indicating the square footage calculations for all sod/turf, area without living plant material coverage, and area with living plant material coverage at both the overall development scale and the individual lots/8-pack cluster development parcels.

RESPONSE: A TABLE HAS BEEN ADDED TO THE COVER DETAILING THE LIVING/NON-LIVING LANDSCAPE AREAS AT THE OVERALL DEVELOPMENT SCALE. INFORMATION DETAILING THE PERCENTAGE OF LIVE PLANTS ON INDIVIDUAL LOTS IS INCLUDED IN THE COTTAGE LANDSCAPE TYPICALS.

17. Per Sec. 21-7551. Northern Range Streetscapes, please review the corridor plan for 104th Avenue to ensure there are no conflicts with the proposed landscape plan provided in this submittal.

RESPONSE: EXISTING UTILITIES HAVE CREATED CONSTRAINTS IN FOLLOWING THE NORTH RANGE STREETSCAPES PLAN. THE CURRENT PLAN REFLECTS CLUSTERING OF TREES SIMILAR TO THE NORTH RANGE STREETSCAPES PLAN AND USES THE SAME SPECIES, HACKBERRY & LINDEN.

18. Please add the following notes to the Landscape Plan:

- Soil amendments. The soil areas that have been compacted or disturbed during construction or other activities shall be thoroughly loosened. Organic amendments shall be thoroughly incorporated into the soil at a rate of a minimum of 5 cubic yards per 1000 square feet of landscape area and be tilled to a depth of 6 inches.
- Mulch /Stone Landscape Treatment. Wood mulch is favorable to rock because of its ability to retain soil, moisture dissipate heat, and impart organic material back into the soil. However, river rock, and crushed stone (minimum of ¾ inch) still are viable landscaping elements in certain circumstances. A wood chip mulch ring that encompasses the base of all shrubs and trees is recommended. Landscape plans should attempt to use wood mulch wherever possible.
- Plant Quality. All plants shall be "A" grade or "No. 1" grade; free of any defects; and shall be of normal health, height, leaf density and spread appropriate to the species; as defined by the American Association of Nurserymen Standards.

RESPONSE: NOTES ADDED.

19. Please review and follow the standards in Sec. 21-7518. Utilities. In guiding the placement of plantings near various types of utilities.

RESPONSE: UTILITY STANDARDS ARE FOLLOWED.

20. Please provide 1 Tree for every individual lot.
RESPONSE: THE COTTAGE TYPICALS INDICATE THAT ONE TREE PER LOT WILL BE PROVIDED.
21. Please provide a minimum of 6 shrubs and 50% must be deciduous.
RESPONSE: IT WAS PREVIOUSLY DETERMINED WITH THE CITY DUE TO AREA RESTRICTIONS, CLUSTER DEVELOPMENT REQUIRES 4 SHRUBS/UNIT. PLEASE SEE REUNION FILING 18, FILING 20, FILING 34 AMENDMENT #1, AND REUNION RIDGE FILING #1 FOR REFERENCE. THIS CAN BE FURTHER DISCUSSED WITH STAFF.
22. Please indicate that 75% of the landscaped area per lot contains live plants.
RESPONSE: THE COTTAGE TYPICALS INDICATE THAT 75% OF THE LANDSCAPED AREA PER LOT SHALL CONTAIN LIVE PLANTS.
23. Please indicate that the percent of landscaped area per lot does not exceed 50% for turfed areas.
RESPONSE: NOTE ADDED TO LANDSCAPE TYPICALS.
24. There are two L1.9 sheets identified as 10 & 11 of 21. Please amend.
RESPONSE: REVISED.
25. Please be sure to keep sheet naming consistent between the Sheet Index and the actual sheet. See Sheet L2.3.
RESPONSE: REVISED.
26. Please be sure to provide street naming annotation for the following per sheet:
- L1.2 Vaughn Way
 - L1.3 104th Avenue
 - L1.4 Ursula Street
 - L1.5 Vaughn Way, Ursula Ct. and 103rd Place
 - L1.6 Tucson Street
 - L1.8 103rd Place, 103rd Avenue
 - L1.9 Vaughn Way
- RESPONSE: STREET NAMES ADDED TO DESIGNATED SHEETS.**
27. Will the park have any trash cans, and/or bike racks? If so, please provide details/elevations for these furniture elements.
RESPONSE: TRASH RECEPTACLES HAVE BEEN ADDED TO THE LANDSCAPE PLANS AND DETAIL SHEETS.
28. Will there be any ground mounted equipment located in the right of way or within the park, if so, please provide details/elevations for proper screening.
RESPONSE: PLAY EQUIPMENT AND SWINGS IMAGERY HAS BEEN ADDED TO THE LANDSCAPE DETAILS.
29. Will there be any monument signage for the development?
RESPONSE: THERE IS MONUMENT SIGNAGE ON BOTH SIDES OF VAUGHN WAY, BUT IT IS INCLUDED IN THE REUNION RIDGE FILING 1 PUD PERMIT.

PROTOTYPICAL PLAN

Exhibit D

30. Please note that we may need to get the City Engineer's endorsement for compliance with the shared drive standards in Sec. 21-7205.(7) Shared Driveways of the LDC.

RESPONSE: NOTED.

31. You express a side or street setback of 15-minimum but where a side setback is shown on the diagram it is depicted as a 10-foot setback in the Setback diagram. Where a side setback would logically appear, the diagram shows a 12-foot front setback. Further discussion is required with Staff and the Applicant for all to understand what is being proposed for this 8-pack cluster layout.

RESPONSE: SETBACKS HAVE BEEN DISCUSSED WITH STAFF. IT HAS BEEN DETERMINED THAT FOR SETBACKS TO BE CONSIDERED A FRONT CONDITION A WRAP AROUND PORCH MUST BE PROVIDED ON THE ROW SIDE. ADDITIONAL NOTES ON THE TYPICALS AND SETBACK PLANS HAVE BEEN ADDED TO REFLECT THIS.

32. Please provide the following lighting note: In the interest of compatibility of surrounding land uses, illumination of any kind on private property shall be directed and controlled in such a manner so that there shall be no direct rays of light which extend beyond the boundaries of the property from which it originates.

RESPONSE: NOTE ADDED.

33. Please add the following ADA 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.

RESPONSE: NOTE ADDED.

34. Please add the following 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.

RESPONSE: NOTE ADDED.

35. Please add the following Underground Utility Note: All overhead utilities serving this site must be placed underground per the City of Commerce City Land Development Code.

RESPONSE: NOTE ADDED.

PARKING PLAN

36. The Parking Tabulation Table, are the numbers represented "per unit"? If so please indicate this on the table.

RESPONSE: TABLE REVISED TO INDICATE "NUMBER PER UNIT."

37. Please indicate what the parking requirement is on the table for comparison.

RESPONSE: PARKING REQUIREMENT ADDED.

FENCING PLAN

38. Please add on these sheets the following Fencing Note: Approval of a fence permit is required in addition to development plan approval. All fences must conform to the City's standards.

RESPONSE: NOTE ADDED.

Commerce City Public Works – Lindy Howard

Exhibit D

1. General: Please confirm that all landscaping within the sight distance triangles, as shown on the landscape plans, meets the requirements in Note 1 of the City of Commerce Landscape Notes on Sheet L1.0.

RESPONSE: ALL LANDSCAPING MEETS REQUIREMENTS.

2. Sheet L1.0, Cover: Please label Tucson Street on the vicinity map.

RESPONSE: TUCSON ST. LABELED.

3. Sheet L1.1, Existing Conditions: Please add dimensions and labels to indicate existing right-of-way widths for all public roadways.

RESPONSE: R.O.W. DIMENSIONS ADDED.

4. Sheet L1.3, Landscape Plan: Please correct the Sight Line leader so that the arrow points to the correct line. It currently points to the property line, not the sight line.

RESPONSE: LEADER REVISED.

Parks Planning Department Comments – Traci Ferguson

1. A park fee will be due for this residential development and shall be calculated as follows:

$$\$45,364/\$12,000 \times \$0.09 \times 362,586 = \mathbf{\$123,362}$$

$$\$123,362/129 \text{ lots} = \mathbf{\$956 \text{ per lot}}$$

RESPONSE: NOTED.

2. If any tract or lot acreages or number of lots changes before final plat, these calculations will be updated.

RESPONSE: NOTED.

3. The park fee-in-lieu is due when a building permit is obtained.

RESPONSE: NOTED.

South Adams County Fire Department – Sarah Krzanowsky

1. South Adams County Fire Department (SACFD) requires an impact fee of \$668.00 per single family dwelling of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>

RESPONSE: NOTED.

2. See attached sheet, private driveway east of E 103rd Place and north of E 103rd Avenue will be required to be delineated as a Fire Department Access Route. Post FIRE LANE - NO PARKING signs on one side of the lane and paint the curbs red.

RESPONSE: NOTED.

Tri-County Health Department – Pang Moua

NO COMMENTS.

Denver International Airport – Jeannette Hilaire

Exhibit D

1. The proposed development is within "the 5-mile 'Known-attractant' Separation Area" for the final buildout of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologists assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan. They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour time following a 100-year event.

RESPONSE: PLANTING IS BEING TAKEN INTO CONSIDERATION.

2. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

RESPONSE: NO CONSTRUCTION EQUIPMENT WILL EXCEED REFERENCED HEIGHTS.

3. The site is located under DEN departures and arrival traffic at ~4,000' to 6,200' above ground level altitude (AGL) respectively, based on current runways. A white paper on Noise is attached for further clarification.

RESPONSE: NOTED

Please feel free to call myself or any member of our team with any questions you may have.

Sincerely,



Jeff Marck