



Narrative: Reunion Ridge Filing 1 Amendment #4

Reunion Ridge Filing 1 Amendment #4 is located south of E 104th Avenue, between Tucson Street and Vaughn Way. The parcel is bound by Tucson Street to the west; PSCO to the south; E 104th Avenue to the north; and Vaughn Way to the east. There are three (3) access points into the site; two (2) points are off Tucson Street and one (1) point is off Vaughn Way.

The proposed plan for this parcel creates the first neighborhood of Oakwood's "Cottage" product in Reunion. The cottage product consists of single-family detached homes, which will approximately range from 900 sq. ft. to 1,200 sq. ft. The homes will have two (2) to three (3) bedrooms and will be located on a minimum of 2,200 sq. ft. lots. Each home will have two (2) off-street parking spaces provided along the shared driveway, with an optional one (1) car detached garage per unit. The plan has 130 for-sale units for a density of approximately 8.6 DU/AC.

Landscaping is shown throughout the site with enhanced landscaping along E 104th Avenue to provide a consistent and beautiful streetscape. One (1) park site is shown on the plan; the 0.46 acre park includes a tot lot, multi-purpose turf area, internal sidewalks, and enhanced landscaping.

Please contact me with any questions.

303-632-8867

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Marck', with a long, sweeping horizontal line extending to the right.

Jeff Marck

————— *terraccina design* —————

Landscape Architecture & Planning
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