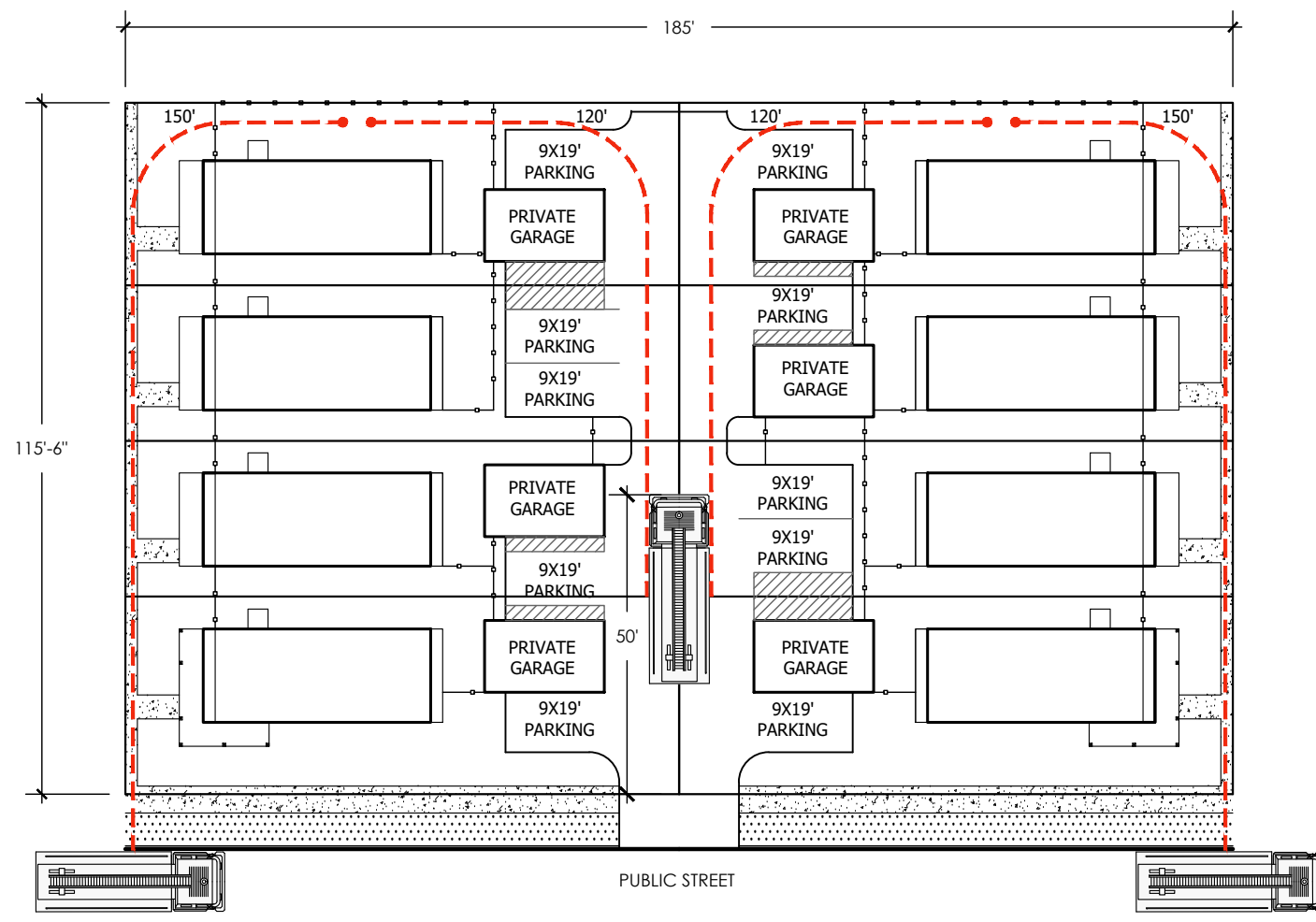
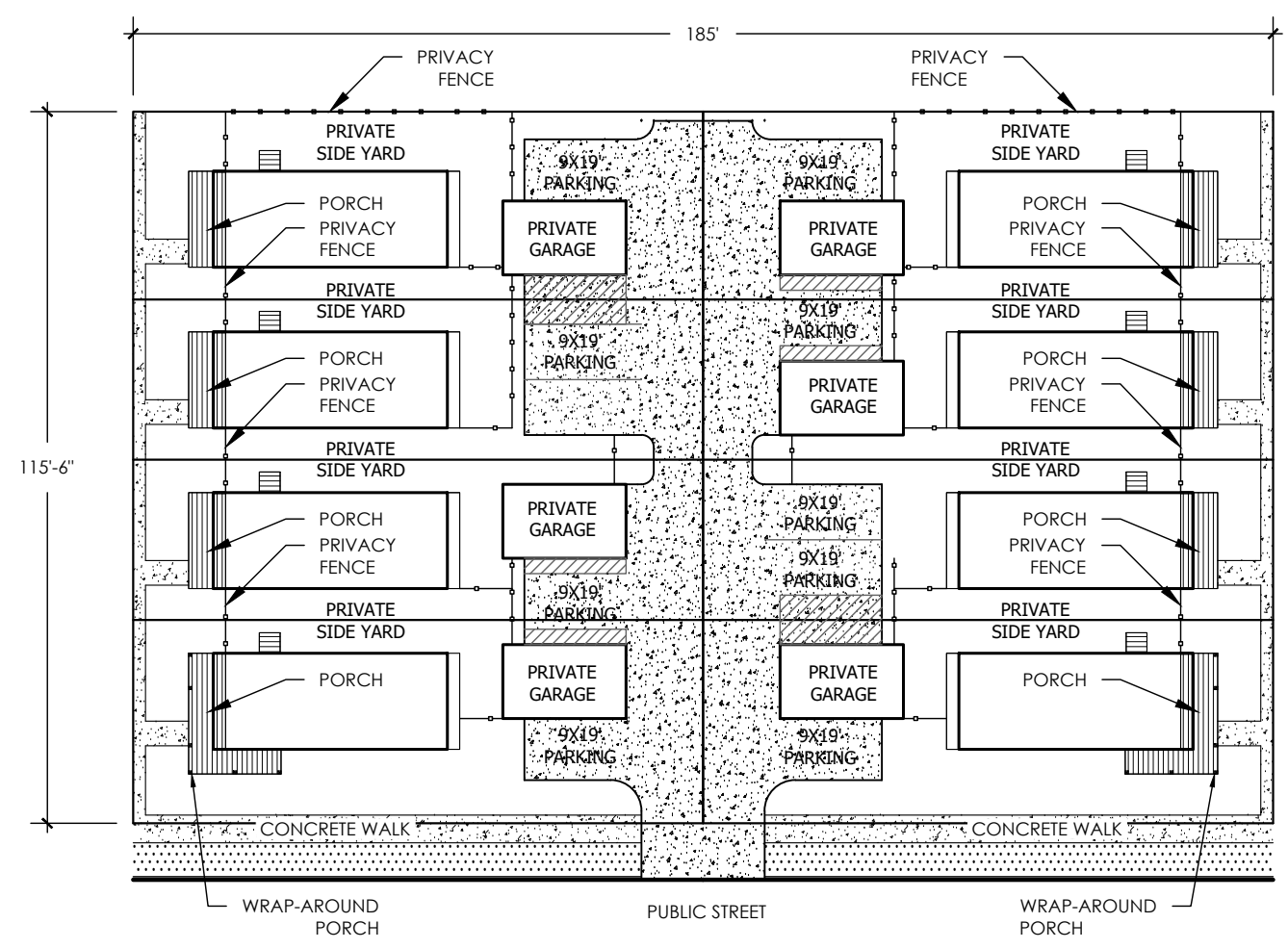


REUNION RIDGE FILING 1 AMENDMENT #4 P.U.D. PERMIT

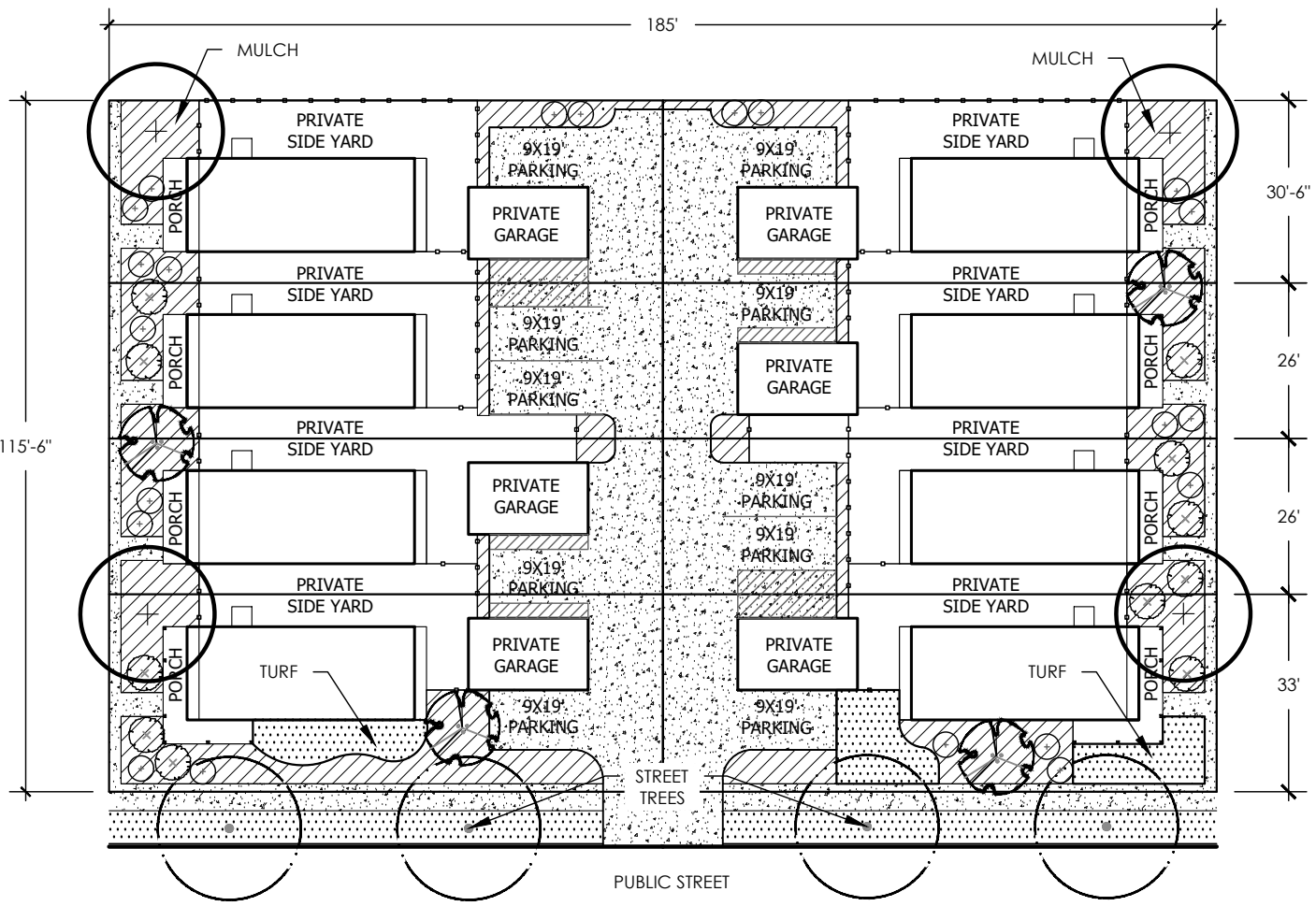
A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



**COTTAGE
HOSEPULL**



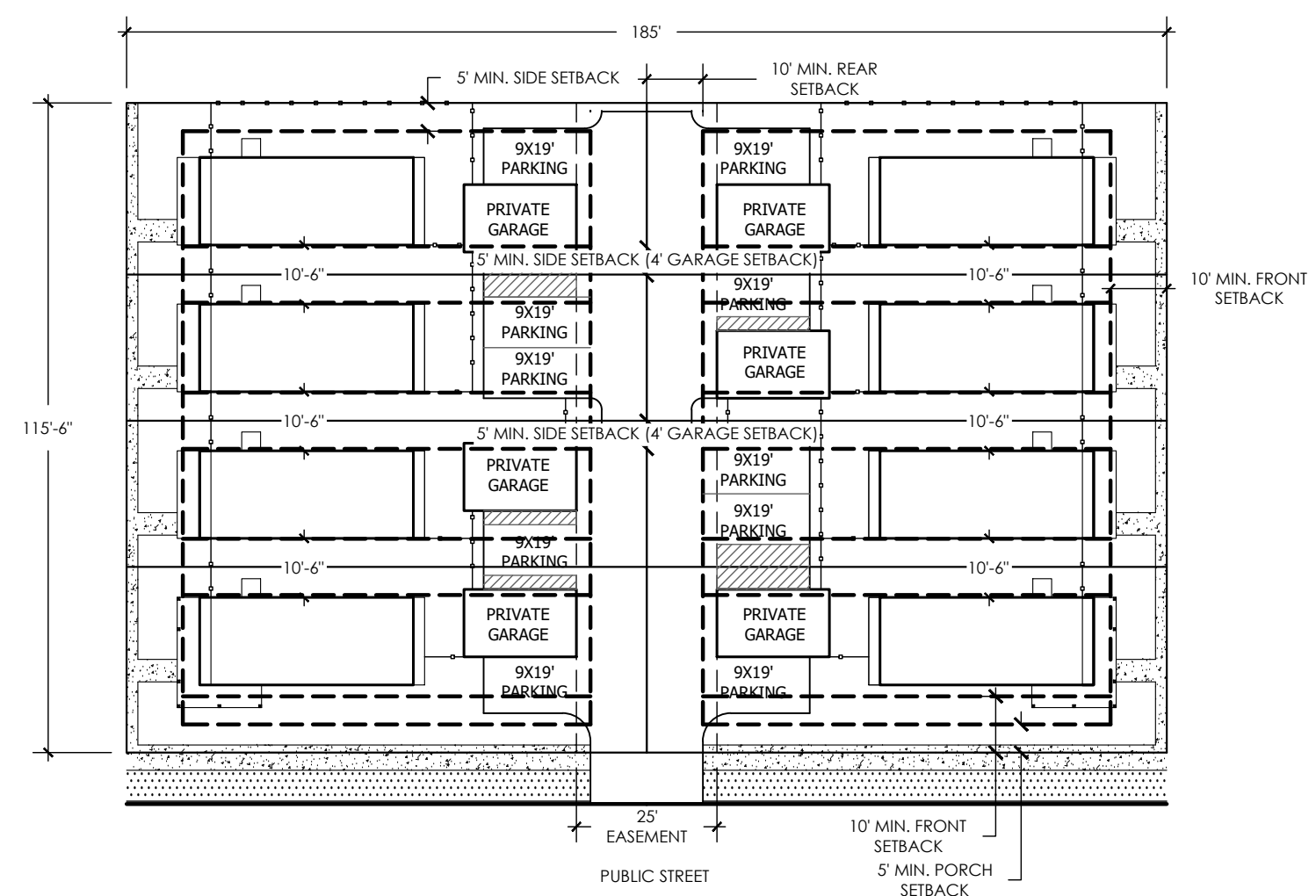
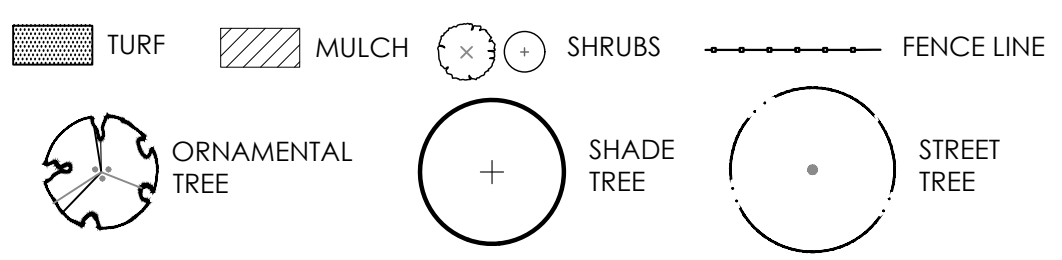
**COTTAGE
MATERIALS**



**COTTAGE
TYPICAL LANDSCAPE 8-PACK**

PROVIDE A MINIMUM OF:
8 TREES SHOWN (1 TREE/HOME)
32 SHRUBS SHOWN (4 SHRUBS/HOME)
50% OF THE SHRUBS SHALL BE DECIDUOUS
75% OF THE LANDSCAPED AREA PER LOT SHALL CONTAIN LIVE PLANTS
TURF/SOD IS LIMITED TO 50% OF TOTAL LANDSCAPED AREA
1 MULCH TYPE
*STREET TREES NOT COUNTED TOWARD THE LANDSCAPE REQUIREMENT

LEGEND



**COTTAGE
SETBACKS**

**ARCHITECTURAL
STANDARDS**

HOUSING MODELS

1. NO HOME MODEL ELEVATION SHALL BE REPEATED DIRECTLY ADJACENT TO OR ACROSS ANY STREET. THIS APPLIES TO STREET SIDE HOMES ONLY. THIS DOES NOT APPLY TO BLOCK 1 LOTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 21, 22, BLOCK 2 LOTS 1, 2, 3, 6, 7, 8, 9, 10, 11, 14, 15, 16, BLOCK 6 LOTS 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, BLOCK 7 LOTS 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, AND 15, AS THESE LOTS ARE INTERNAL AND NOT ADJACENT TO A PUBLIC STREET.
2. ALL HOMES SHALL BE EARTH TONE COLORS. PROPOSED RED AND BLUE COLORS WILL REQUIRE A COLOR SAMPLE TO BE APPROVED BY THE CITY.
3. COVERED DECKS WILL BE PROVIDED AS AN OPTION FOR ALL MODELS.
4. INCORPORATE THE FOLLOWING MATERIALS FOR ALL MODELS AS APPROPRIATE: STONE, VERTICAL SIDING, WINDOW GRIDS, SHUTTERS, GABLE BRACKETS

GARAGES

1. GARAGES THAT ACCESS OFF A MOTOR COURT SHALL BE CONSIDERED PREFERRED DESIGN.

HOUSING FACADES

EACH HOME SHALL ADHERE TO THE FOLLOWING FACADE REQUIREMENTS. A MAXIMUM OF ONE FACADE ON EACH HOME MAY BE CONSIDERED AN INTERNAL FACADE. REFER TO SHEET L2.5 & L2.6 FOR INTERNAL FACADE LOCATIONS.

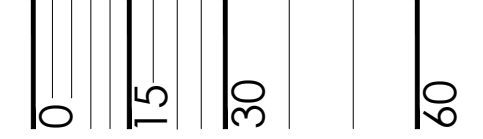
**COTTAGE BULK
STANDARDS**

| | |
|--|---|
| 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 Setback Minimum, Detached Accessory Structure | a) 4 feet per Minor Modification #MM-149 |
| Side on Street setback | 15 feet |
| Rear Setback Minimum | a) 5 feet to a porch, deck, or elevated deck with no living space above it; and b) 10 feet from the rear property line, provided they do not encroach into any easement. |

**NOT FOR
CONSTRUCTION**

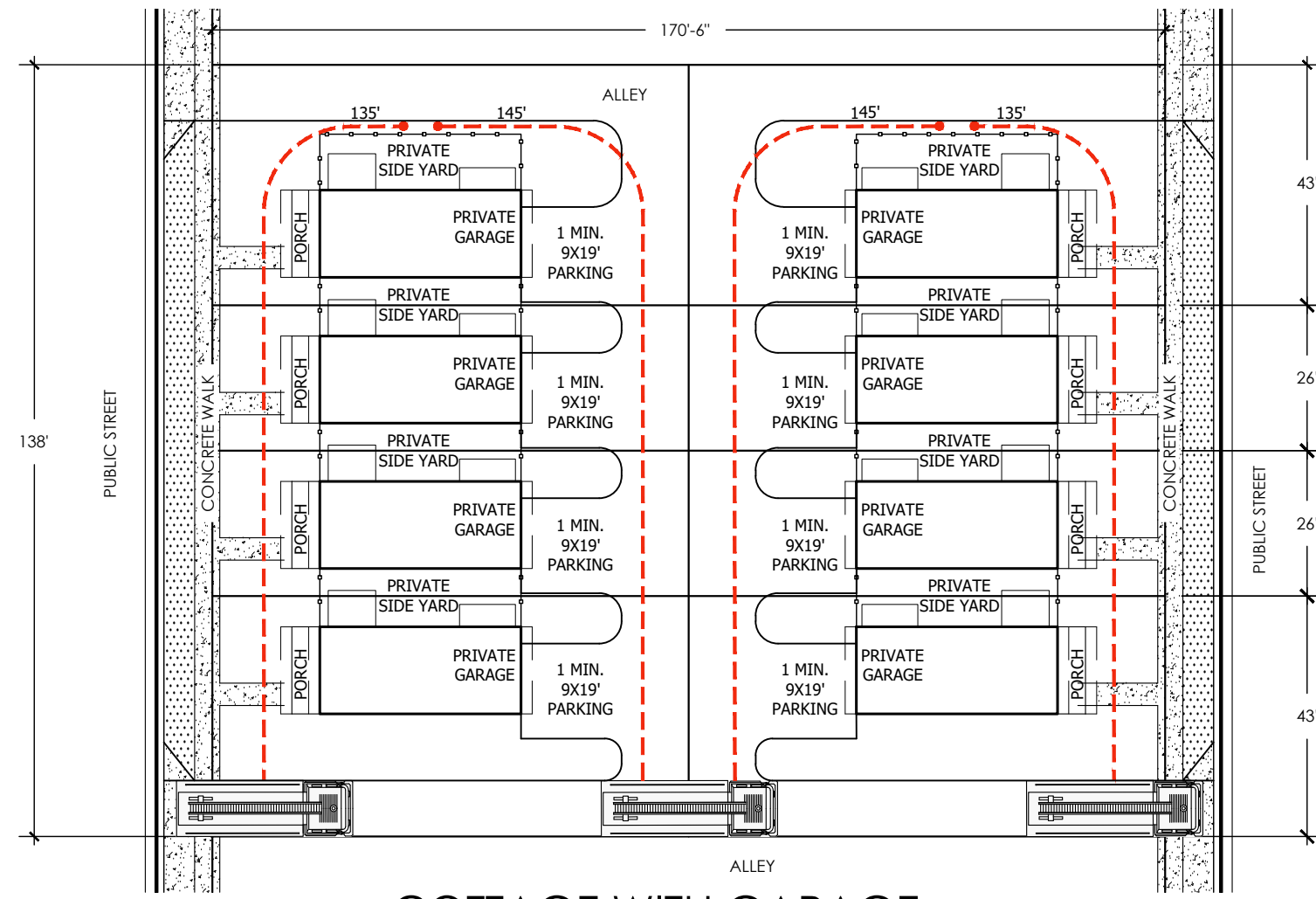
CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2020.
DEPARTMENT OF COMMUNITY DEVELOPMENT

Scale: 1" = 30'-0"

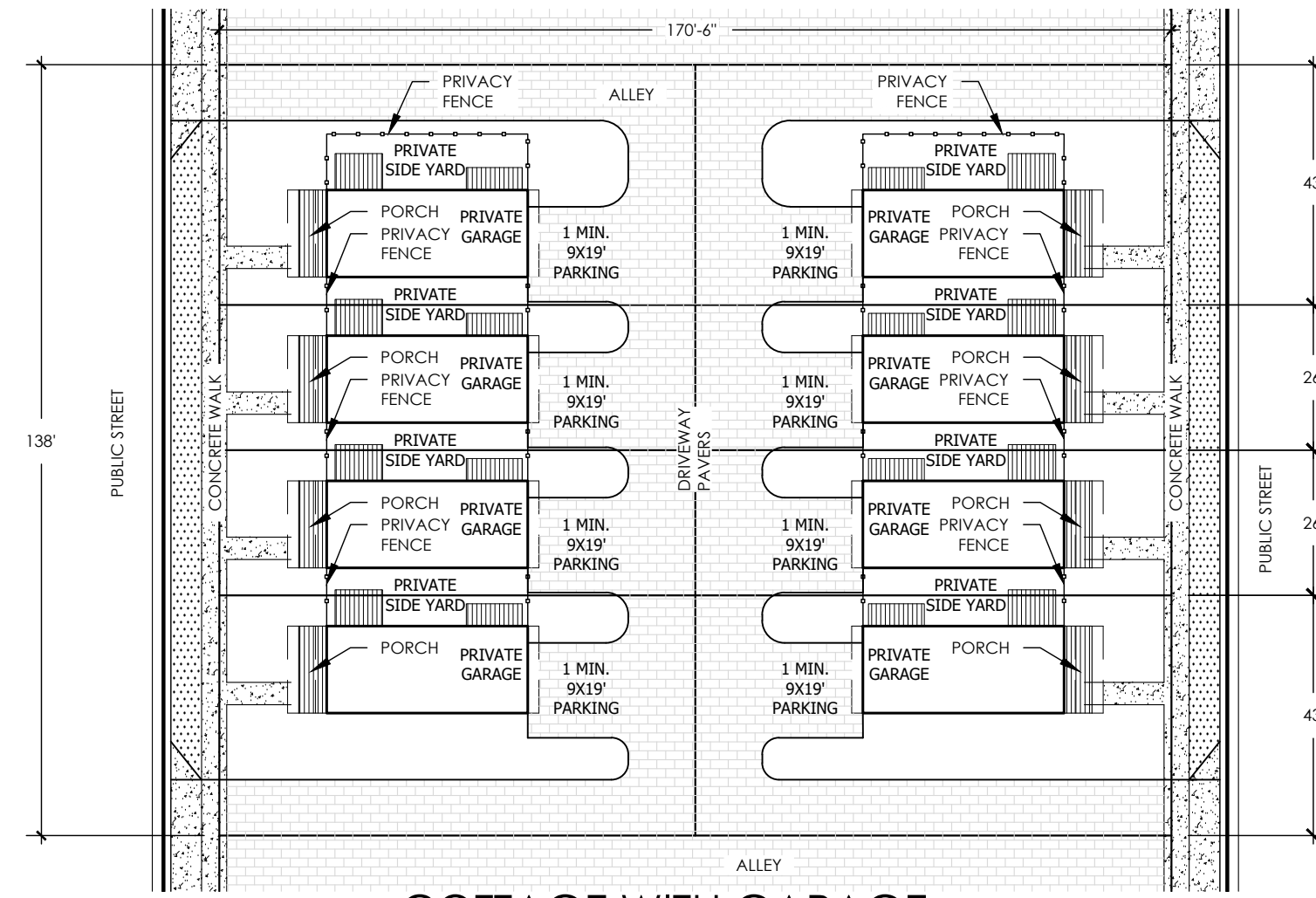


REUNION RIDGE FILING 1 AMENDMENT #4 P.U.D. PERMIT

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

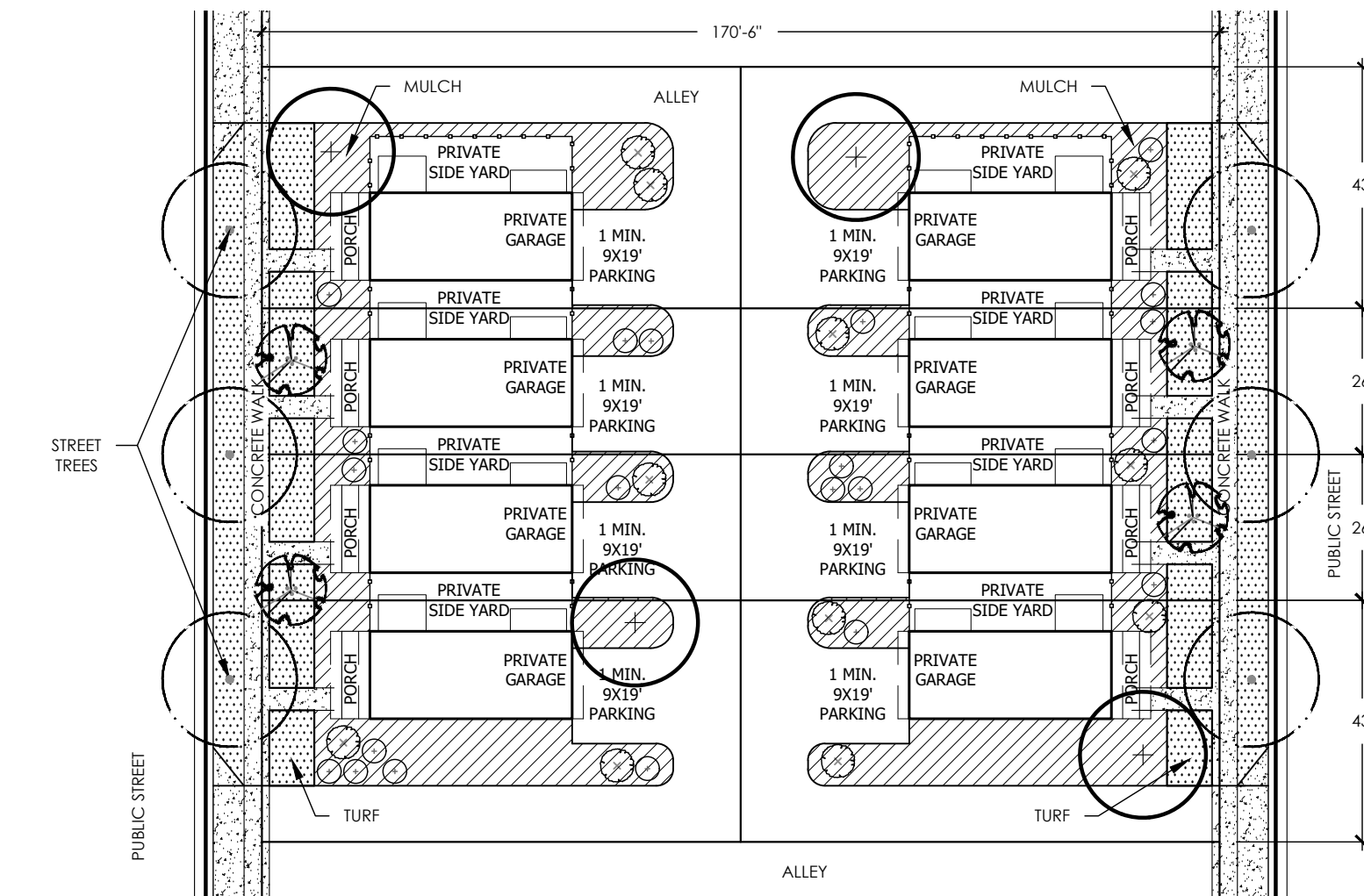


COTTAGE WITH GARAGE
HOSEPULL



COTTAGE WITH GARAGE
MATERIALS

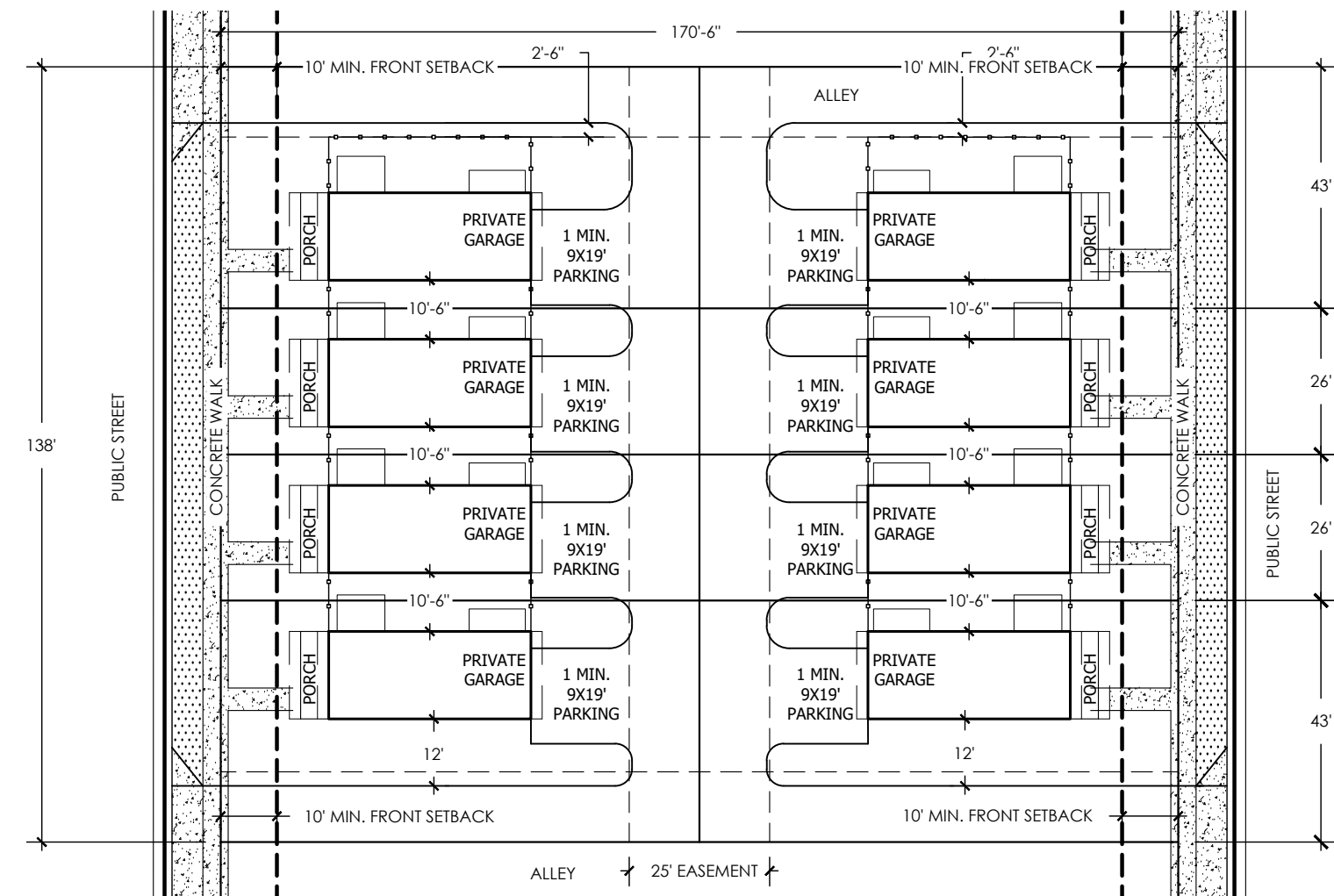
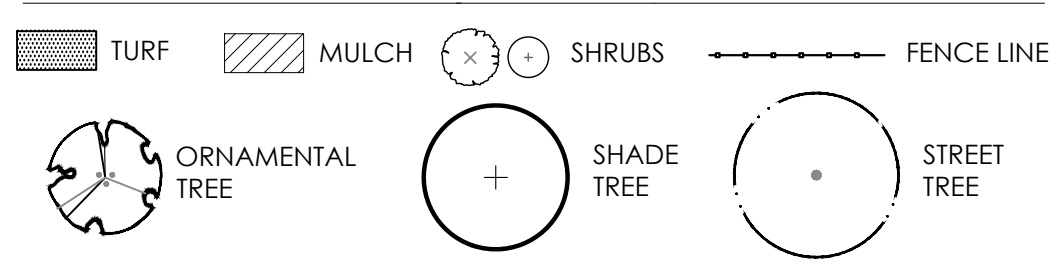
- NOTES:**
1. IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
 2. THE APPLICANT 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.
 3. 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.
 4. ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE CITY OF COMMERCE CITY LAND DEVELOPMENT CODE.



COTTAGE WITH GARAGE
TYPICAL LANDSCAPE 8-PACK

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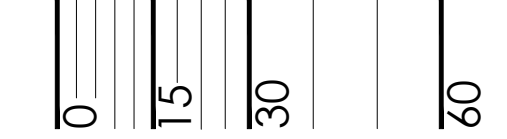
LEGEND



COTTAGE WITH GARAGE
SETBACKS



Scale: 1" = 30'-0"



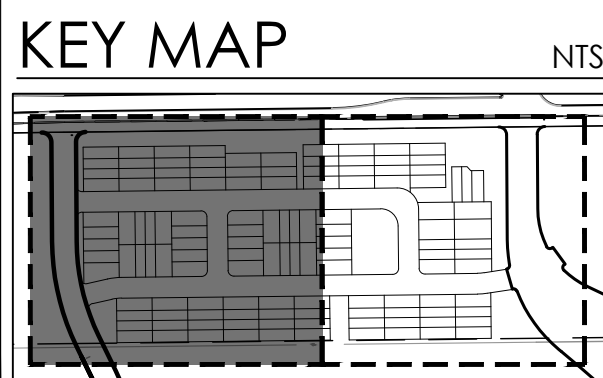
**NOT FOR
CONSTRUCTION**

CITY STAFF CERTIFICATE
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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION RIDGE FILING 1 AMENDMENT #4 P.U.D. PERMIT

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO

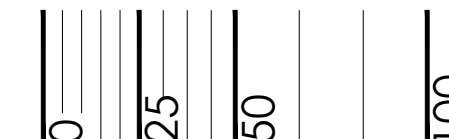


| PARKING TABULATION | | | | |
|--------------------|------------------|---------------------------|------------------|---------------------------|
| TYPE | PARKING REQUIRED | PARKING REQUIRED PER UNIT | PARKING PROVIDED | PARKING PROVIDED PER UNIT |
| GARAGE | | | 258 | 2.00 |
| OFF-STREET | 258 | 2.00 | | |
| ON-STREET | | | 94 | 0.73 |
| TOTAL | 258 | 2.00 | 352 | 2.73 |

GARAGE SPACES SHOWN ON THE PLAN ARE THE MAXIMUM NUMBER OF GARAGE SPACES. IF A GARAGE IS NOT BUILT A MINIMUM OF (2) OFF-STREET SPACES WILL NEED TO BE PROVIDED ON THE LOT.



Scale: 1" = 50'-0"



NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2020.

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
Call before you dig.

ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
017211310001

REUNION RIDGE FILING 1 AMENDMENT #4
P.U.D. PERMIT
A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

MAY 20, 2021

REVISION DATES

SHEET TITLE

PARKING
PLAN

SHEET NUMBER

L2.9

SHEET 22 OF 23

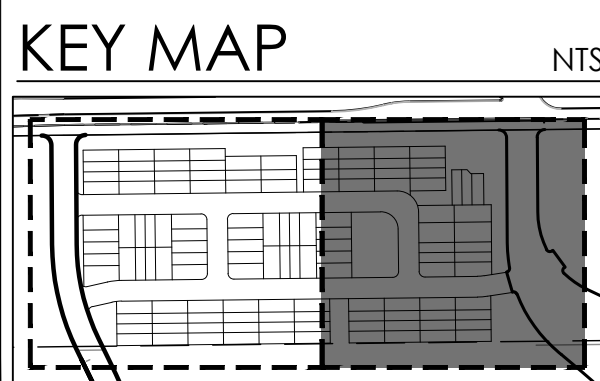
REUNION RIDGE FILING 1 AMENDMENT #4 P.U.D. PERMIT

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY,
COUNTY OF ADAMS, STATE OF COLORADO



MATCHLINE - SHEET L2.8

REUNION
RIDGE
FILING 1
AMD #2

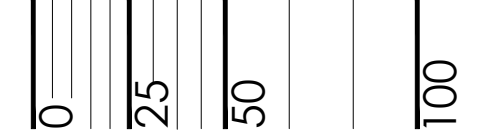


| PARKING TABULATION | | | | |
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**NOT FOR
CONSTRUCTION**

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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DEPARTMENT OF COMMUNITY DEVELOPMENT



ASSESSOR'S
PARCEL
IDENTIFICATION
NUMBER:
0172113100001

REUNION RIDGE FILING 1 AMENDMENT #4
P.U.D. PERMIT
 A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH
 PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
 COLORADO

ISSUE DATE

MAY 20, 2021

REVISION DATES

SHEET TITLE

PARKING
PLAN

SHEET NUMBER

L2.10

SHEET 23 OF 23