A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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 B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 RECORDED UNDER IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECEPTION NO. RECORDER, CONTAINING A CALCULATED AREA OF 658,127 SQUARE FEET OR 15.1085 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** 1" = 2,000' REUNION

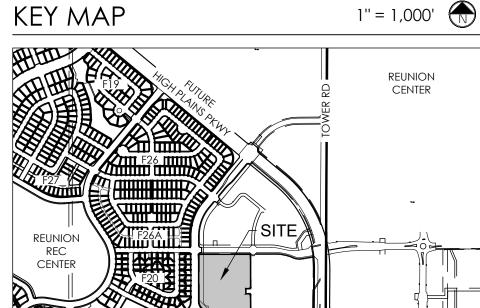
# SITE DATA

SITE DATA	
GROSS RESIDENTIAL ACREAGE	7.2133
GROSS COMMERCIAL ACREAGE	8.0434
net acreage (residential lots only)	5.0024
number of residential lots	106
NUMBER OF COMMERCIAL LOTS	5
number of tracts	11
GROSS DENSITY (DU/AC)	14.7

# **OPEN SPACE DATA**

OPEN SPACE DATA	
GROSS RESIDENTIAL SITE ACREAGE	7.2133
OPEN SPACE REQUIRED (ACRES)	0.2164
OPEN SPACE PROVIDED (ACRES)	0.4181

# KEY MAP



# SHEET INDEX

RDER	SHEET #	SHEET NAME
1	C1.1	COVER
2	C1.2	EXISTING CONDITIONS
3-6	C1.3-C1.6	SITE PLANS
7-10	C1.7-C1.10	GRADING PLANS
11-14	C1.11-C1.14	OVERALL UTILITY PLANS
15	L1.1	OVERALL SITE PLAN
16	L1.2	OVERALL LANDSCAPE PLAN
17-21	L1.3-L1.7	LANDSCAPE PLANS
22-24	L1.8-L1.10	LANDSCAPE NOTES & DETAILS
25	L2.1	PRODUCTS TYPICALS
26	L3.1	PARKING PLAN
27	L4.1	SETBACK PLAN
28	L5.1	ADJACENCY PLAN
29	L6.1	FENCING PLAN
30	L7.1	PHASING PLAN
31	A1.1	ARCHITECTURE KEY MAP
32-33	A1.2-A1.3	BUILDING TYPE 1 ELEVATIONS
34-35	A1.4-A1.5	BUILDING TYPE 2 ELEVATIONS
36-37	A1.6-A1.7	BUILDING TYPE 3 ELEVATIONS

# TRACT TABLE

TRACT	AREA (SF)	AREA (AC)	OPEN SPACE (AC)	USE	OWNER	MAINTAINED BY
А	2,999	0.0688	0.0718	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
B (PRIVATE ROW)	37,154	0.8529		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
С	1,332	0.0306	0.0306	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
D	1,109	0.0255	0.0287	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
E	432	0.0099	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
F	432	0.0099	0.0099	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
G	628	0.0144	0.0144	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
Н	1,655	0.0380	0.0380	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
	1,075	0.0247	0.0247	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
J (PRIVATE ROW)	14,574	0.3346		ACCESS, UTILITIES, DRAINAGE, PRIVATE ROW	METRO DISTRICT	METRO DISTRICT
К	8,359	0.1919	0.1901	OPEN SPACE, UTILITIES, DRAINAGE	METRO DISTRICT	METRO DISTRICT
TOTAL OPEN SPACE			0.4181			
TOTAL TRACT AREA	69,749	1.6012				
TOTAL LOT AREA	568,278	13.0459	METRO DISTRICT = REUNION CENTER METROPOLITAN DISTRICT			
TOTAL ROW AREA	26,557	0.6097				
TOTAL SITE AREA	664,584	15.2567				

# 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

### DISTRICT ENGINEER

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

# SURVEYOR

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

# **PLANNER**

TERRACINA DESIGN A-314 (303) 632-8867

10200 E. GIRARD AVE DENVER, CO 80231 CONTACT: JEFF MARCK

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

# LANDSCAPE ARCHITECT

### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012

ISSUE DATE SEPTEMBER 20, 2021

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

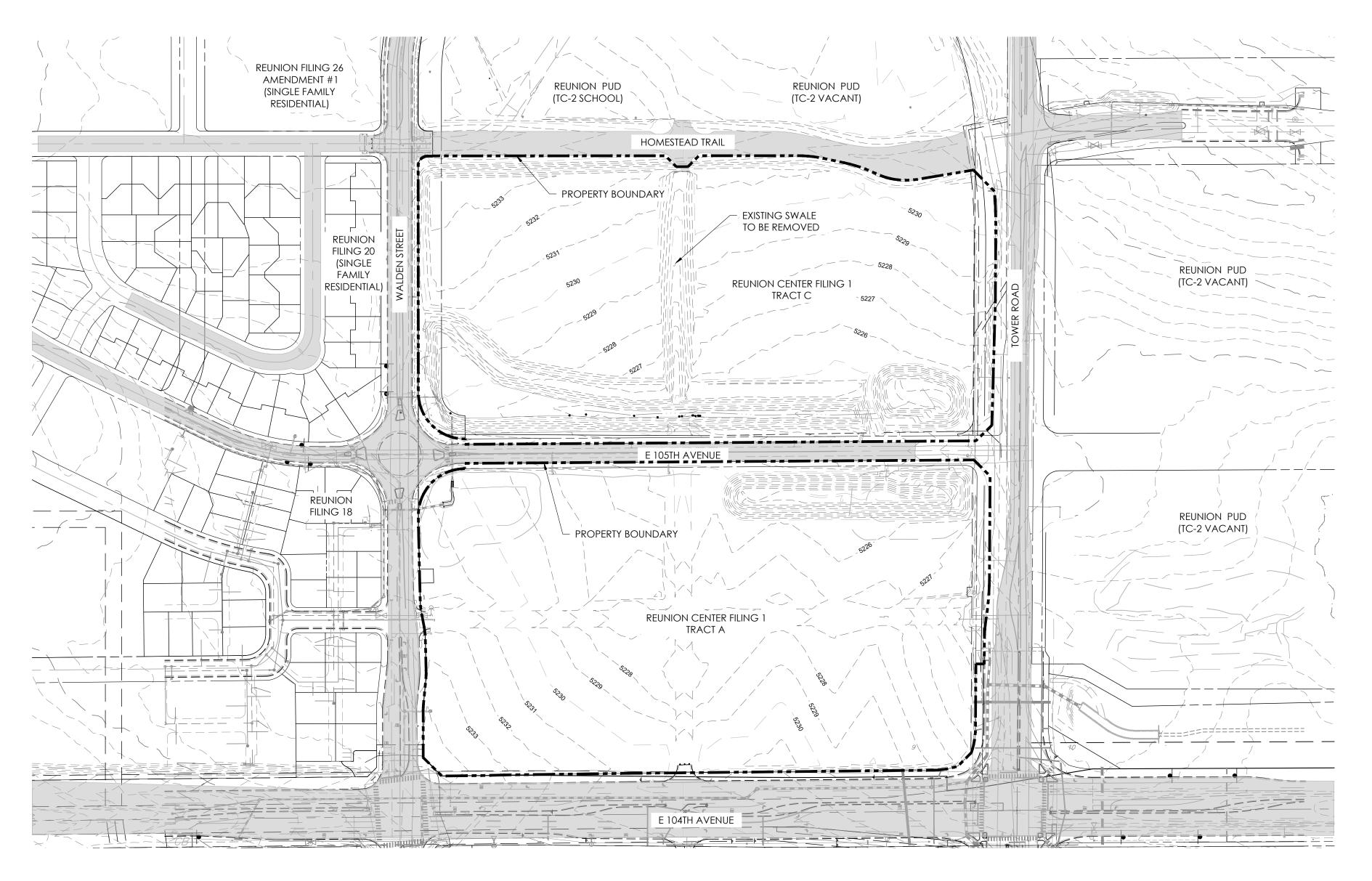
COVER

SHEET NUMBER

SHEET 1 OF 37

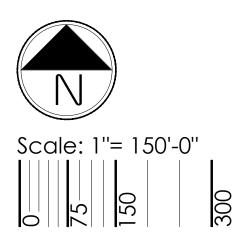
<sup>1.</sup> REQUIRED OPEN SPACE IS CALCULATED AS 3% OF THE GROSS RESIDENTIAL

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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

EXISTING ROADS



# 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

AMENDMENT #2

T
F SECTION 7, TOWNSHIP 2
CIPAL MERIDIAN, CITY OF STATE OF COLORADO

P.U.D. PERMIT

TION OF THE NORTHWEST QUARTER OF SECTION 7, TC

H, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN

OMMERCE CITY COLINTY OF ADAMS. STATE OF COLOR

ISSUE DATE

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

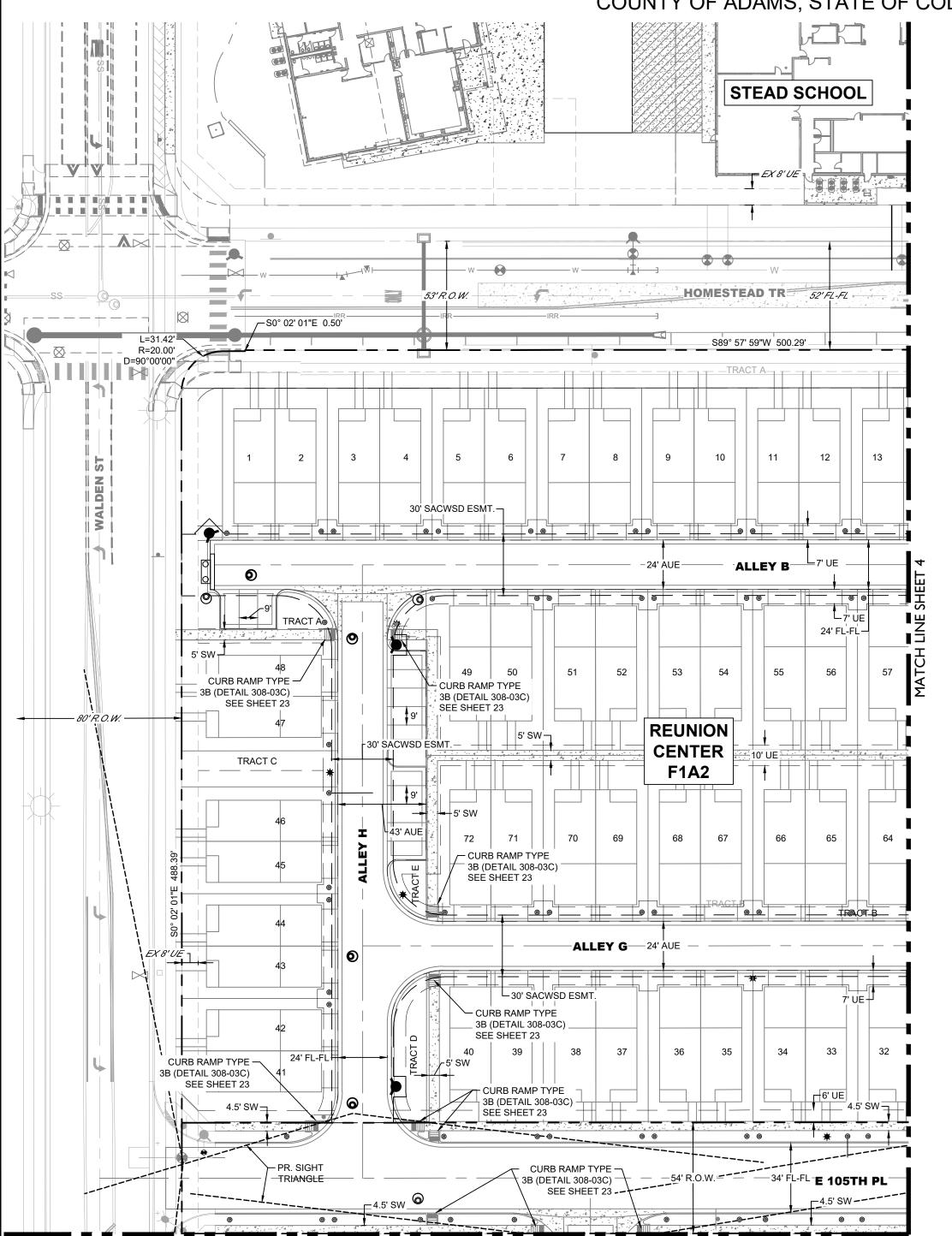
SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

C1.2
SHEET 2 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



MATCH LINE SHEET 5

### NOTES:

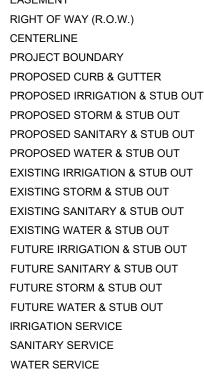
- SEE ENGINEERING CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT
- SEE LANDSCAPE PLANS PREPARED BY TERRACINA DESIGN FOR ALL LANDSCAPE & PARK DESIGN.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL TIE-IN STUB LOCATIONS
- SEE SACWSD WATER AND SEWER PLANS FOR ADDITIONAL INFORMATION.
- 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.
- SEE REUNION CENTER FILING 1 AMENDMENT 1 PREPARED BY CORE CONSULTANTS, FOR ADDITIONAL

### **LEGEND**

1234

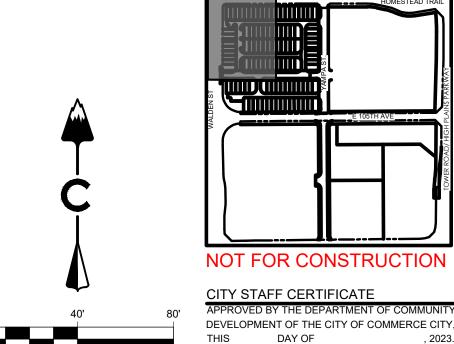
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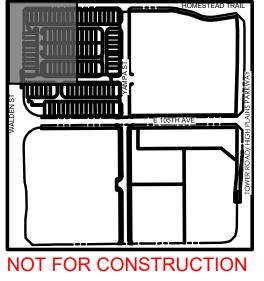
**BLOCK NUMBER** STREET LIGHT POLES POWER POLES SANITARY MANHOLES SANITARY CLEAN OUT WATER VALVES BEND AND THRUST BLOCK FIRE HYDRANTS WATERLINE REDUCER WATER STUB WITH BLOW OFF STORM MANHOLES STORM INLETS FES, FOREBAY, & TRICKLE CHANNE OUTLET STRUCTURE CRUSHER FINES MAINTENANCE ACCESS **EXISTING ELECTRIC EXISTING TELEPHONE EXISTING FIBER OPTIC EXISTING GAS** EXISTING OVER HEAD ELECTRIC STORM UNDERDRAIN

N.T.S.



1 inch = 40 ft.

KEY MAP



DEPARTMENT OF COMMUNITY DEVELOPMENT

EUNION

Know what's below.

Call before you dig.

ASSESSOR'S

**IDENTIFICATION** 

0172309100012

**PARCEL** 

NUMBER:

**AMENDMENT** 

CENTER

ISSUE DATE

SEPTEMBER 20, 2027

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

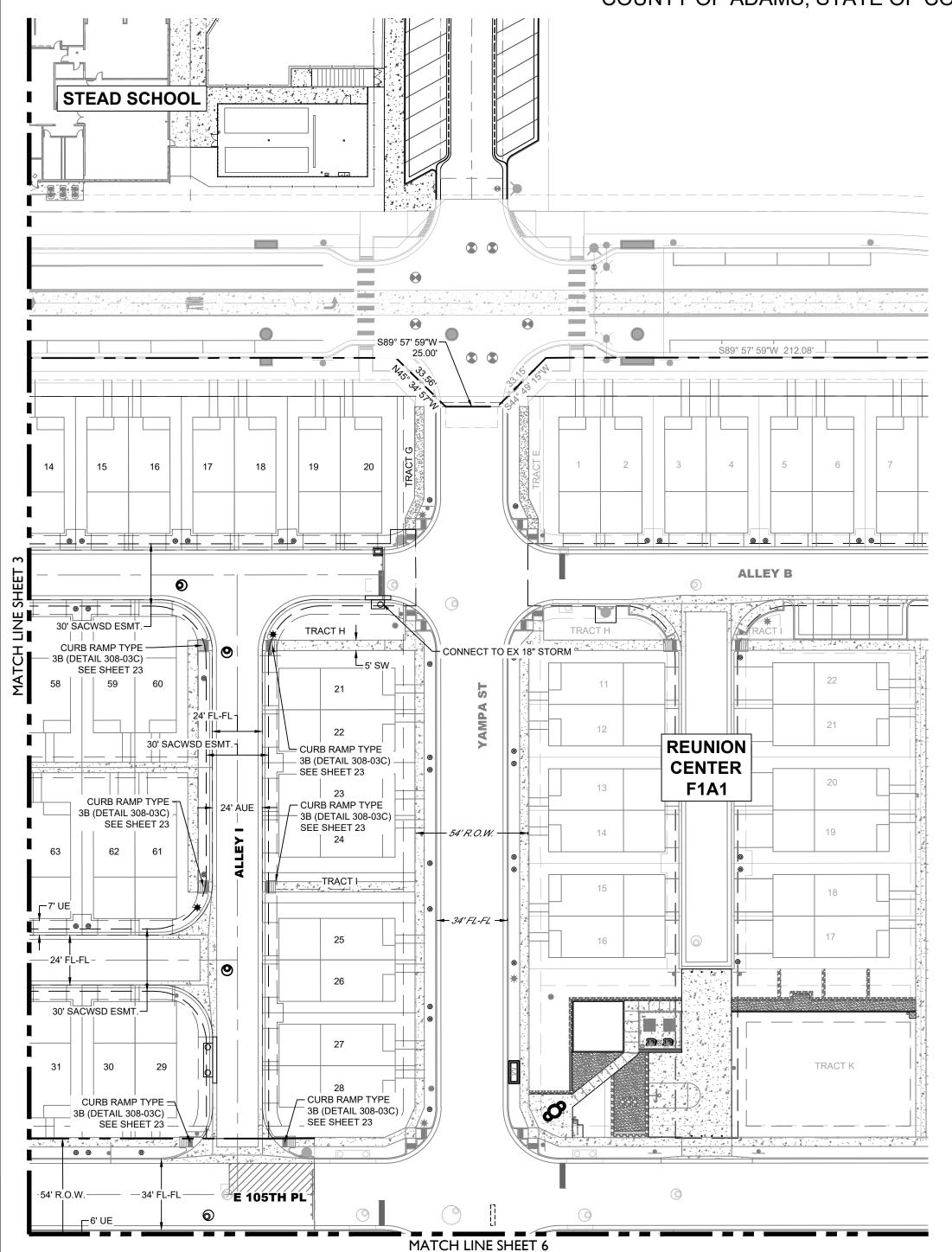
(1 of 4) SHEET NUMBER

SITE PLAN

C1.3

SHEET 3 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



### NOTES:

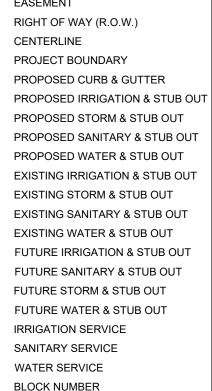
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### **LEGEND**

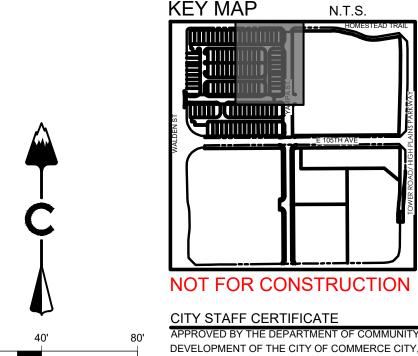
1234

**EXISTING** 

**—**—



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 CHANNE OUTLET STRUCTURE CRUSHER FINES MAINTENANCE ACCESS **EXISTING ELECTRIC EXISTING TELEPHONE EXISTING FIBER OPTIC EXISTING GAS** EXISTING OVER HEAD ELECTRIC STORM UNDERDRAIN



1 inch = 40 ft.

THIS DAY OF

DEPARTMENT OF COMMUNITY DEVELOPMENT

**AMENDMENT** CENTER EUNION

Know what's below.

Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

ISSUE DATE

SEPTEMBER 20, 2027

**REVISION DATES** AUGUST 27, 2024

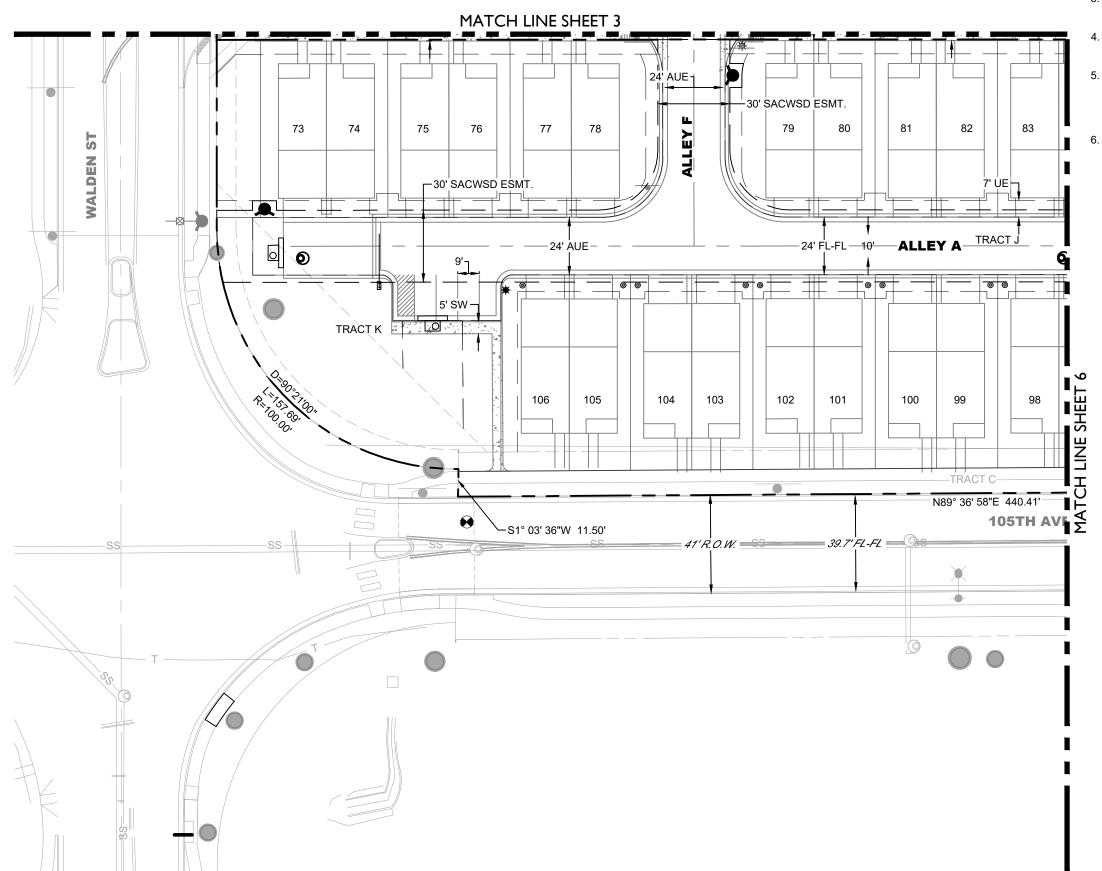
SHEET TITLE SITE PLAN

(2 of 4) SHEET NUMBER

C1.4

SHEET 4 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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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NOTES:

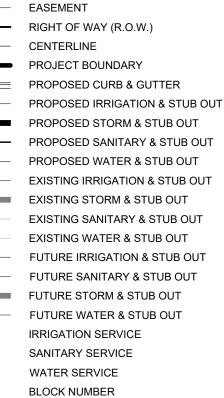
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# LEGEND

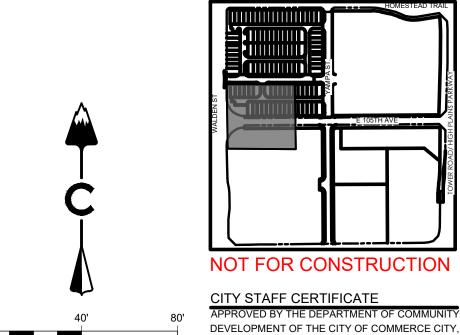
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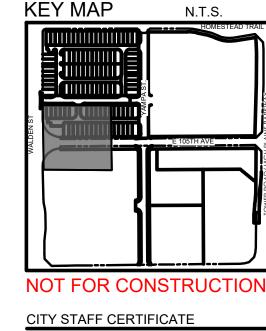
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STREET LIGHT POLES POWER POLES **GUY WIRE** SANITARY MANHOLES SANITARY CLEAN OUT WATER VALVES BEND AND THRUST BLOCK FIRE HYDRANTS WATERLINE REDUCER WATER STUB WITH BLOW OFF STORM MANHOLES STORM INLETS FES, FOREBAY, & TRICKLE CHANNE OUTLET STRUCTURE CRUSHER FINES MAINTENANCE ACCESS **EXISTING ELECTRIC EXISTING TELEPHONE EXISTING FIBER OPTIC** EXISTING OVER HEAD ELECTRIC



1 inch = 40 ft.



DEPARTMENT OF COMMUNITY DEVELOPMENT

THIS \_\_\_\_\_ DAY OF \_\_

C1.5

SHEET 5 OF 37

CENTER EUNION





Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

**AMENDMENT** 

ISSUE DATE

SEPTEMBER 20, 2027

**REVISION DATES** 

AUGUST 27, 2024

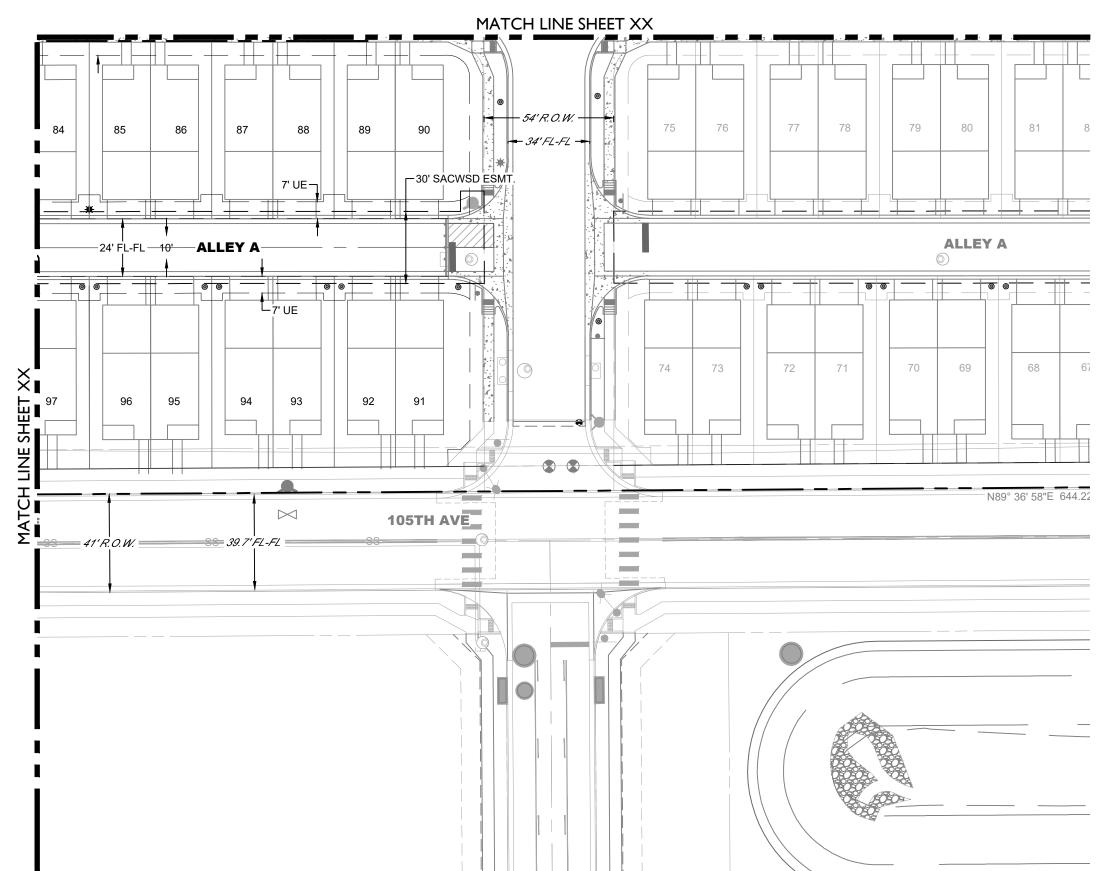
SHEET TITLE

SITE PLAN

(3 of 4)

SHEET NUMBER

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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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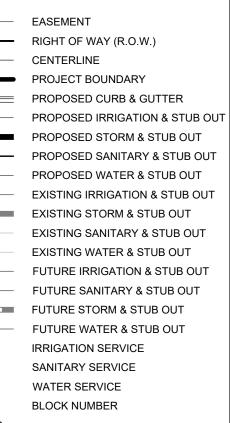
# LEGEND

1234

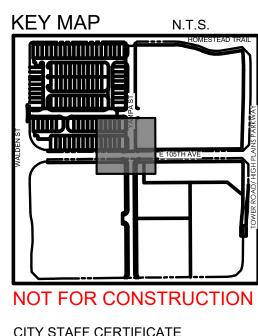
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**—**—

1 inch = 40 ft.

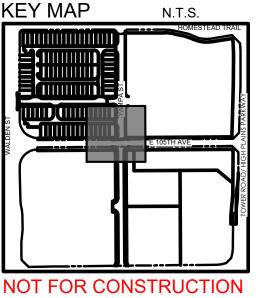


STREET LIGHT POLES POWER POLES **GUY WIRE** SANITARY MANHOLES SANITARY CLEAN OUT WATER VALVES BEND AND THRUST BLOCK FIRE HYDRANTS WATERLINE REDUCER WATER STUB WITH BLOW OFF STORM MANHOLES STORM INLETS FES, FOREBAY, & TRICKLE CHANNE OUTLET STRUCTURE CRUSHER FINES MAINTENANCE ACCESS EXISTING ELECTRIC **EXISTING TELEPHONE EXISTING FIBER OPTIC** EXISTING OVER HEAD ELECTRIC



CITY STAFF CERTIFICATE DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS DAY OF

DEPARTMENT OF COMMUNITY DEVELOPMENT



SHEET NUMBER

C1.6

SHEET 6 OF 37

Know what's below. Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

**AMENDMENT** 

CENTER

ISSUE DATE

EUNION

SEPTEMBER 20, 2027

**REVISION DATES** 

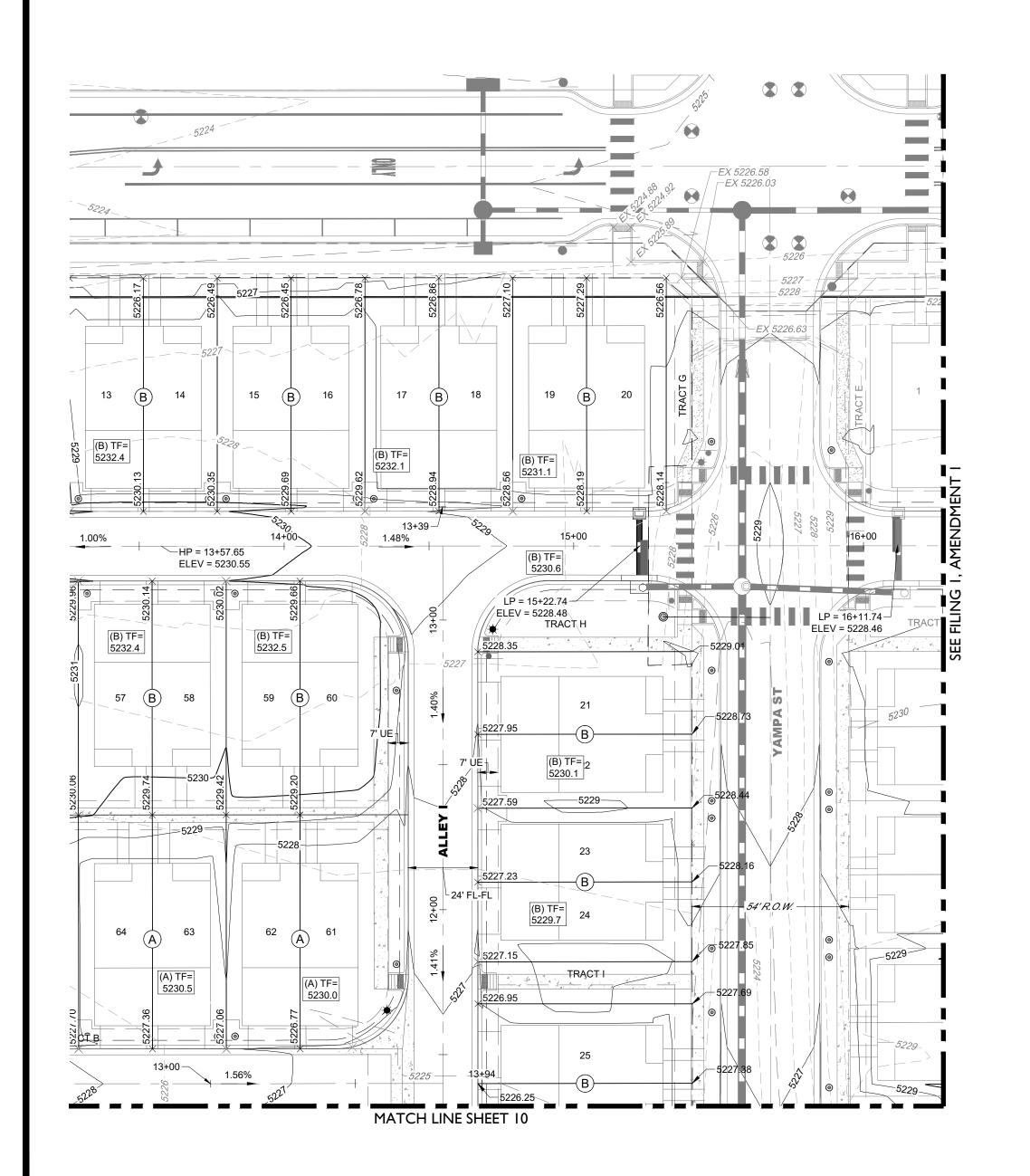
AUGUST 27, 2024

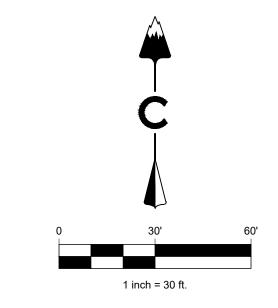
SHEET TITLE

(4 of 4)

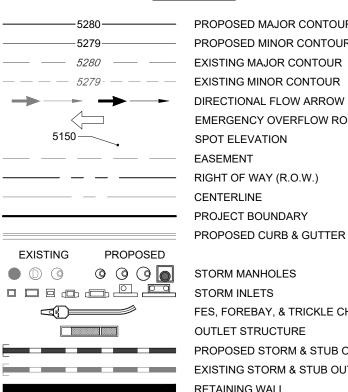
SITE PLAN

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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**



TW 27.15

**EMERGENCY OVERFLOW ROUTE** RIGHT OF WAY (R.O.W.)

STORM MANHOLES FES, FOREBAY, & TRICKLE CHANNEL **OUTLET STRUCTURE** PROPOSED STORM & STUB OUT **EXISTING STORM & STUB OUT** 

**BOTTOM OF WALL ELEVATION** 

N.T.S.

TOP OF WALL ELEVATION

KEY MAP

**AMENDMENT #2** CENTER

Know what's below. Call before you dig.

ASSESSOR'S **PARCEL** 

NUMBER: 0172309100012

**IDENTIFICATION** 

EUNION

ISSUE DATE

SEPTEMBER 20, 2027 **REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE GRADING

PLAN (1 of 4) SHEET NUMBER

C1.7

SHEET 7 OF 37

DEPARTMENT OF COMMUNITY DEVELOPMENT

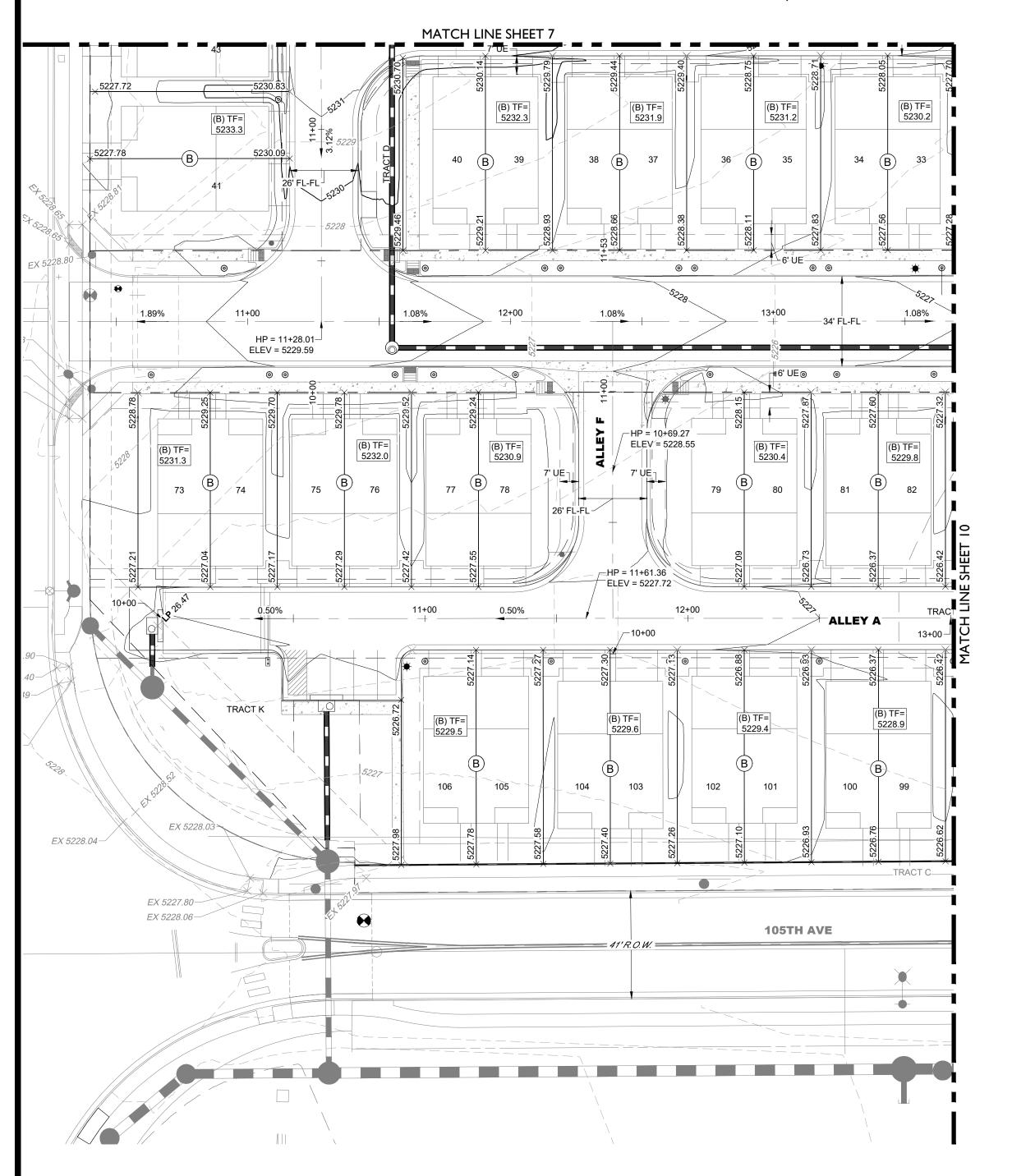
NOT FOR CONSTRUCTION

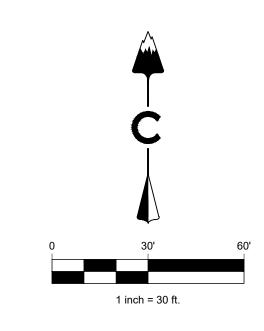
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,

CITY STAFF CERTIFICATE

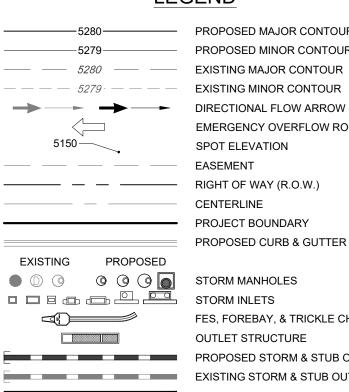
THIS \_\_\_\_\_ DAY OF \_

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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**

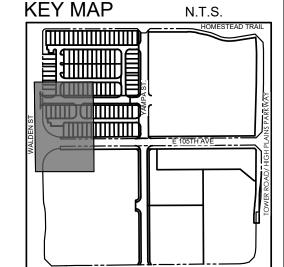


**EMERGENCY OVERFLOW ROUTE** 

FES, FOREBAY, & TRICKLE CHANNEL PROPOSED STORM & STUB OUT **EXISTING STORM & STUB OUT BOTTOM OF WALL ELEVATION** TW 27.15

TOP OF WALL ELEVATION

N.T.S.



### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below. Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** 

NUMBER: 0172309100012 **AMENDMENT #2** 

ISSUE DATE

CENTER

EUNION

SEPTEMBER 20, 2027 **REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

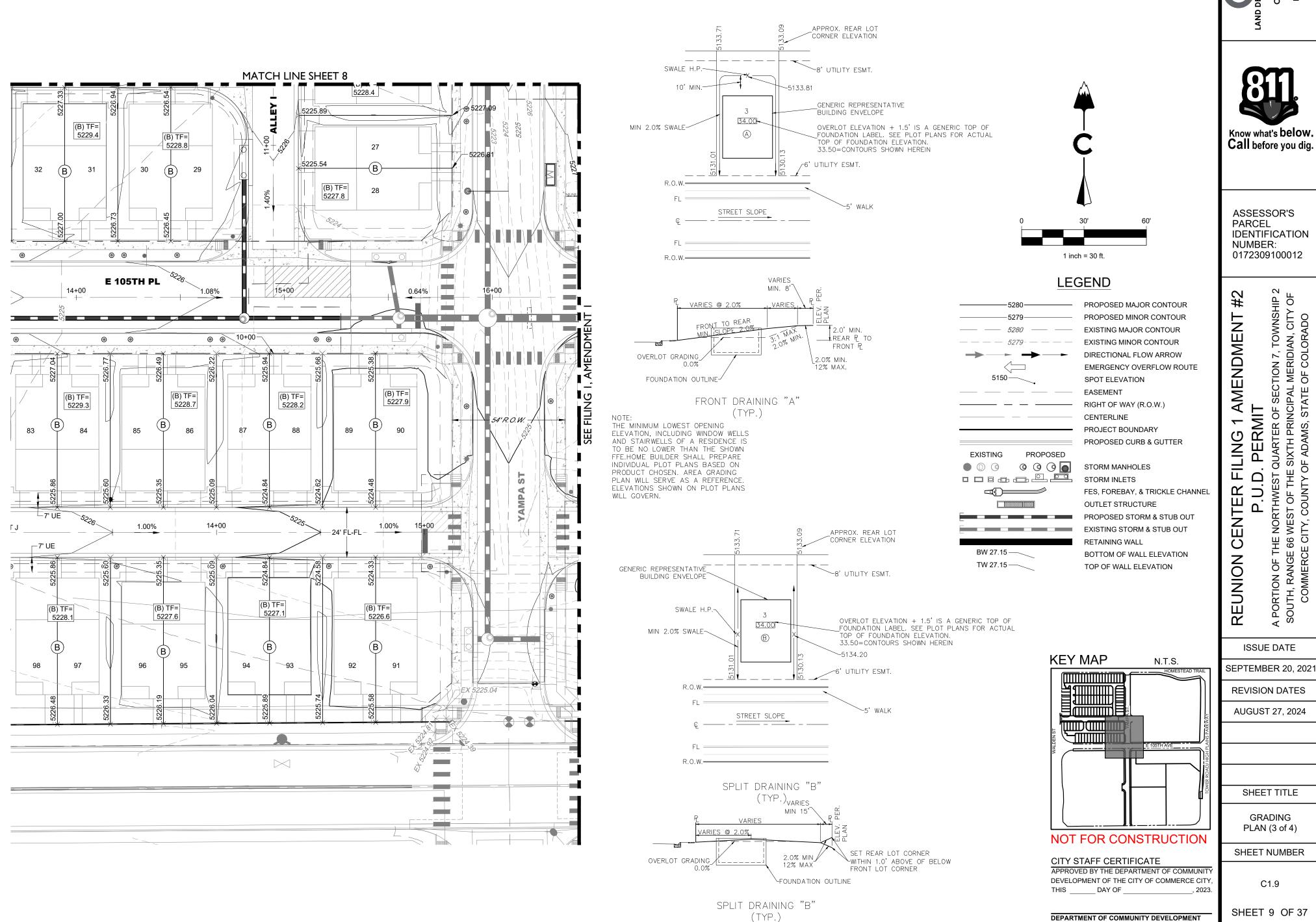
GRADING PLAN (2 of 4)

SHEET NUMBER

C1.8

SHEET 8 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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







ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012 PF

A S ISSUE DATE

**REVISION DATES** 

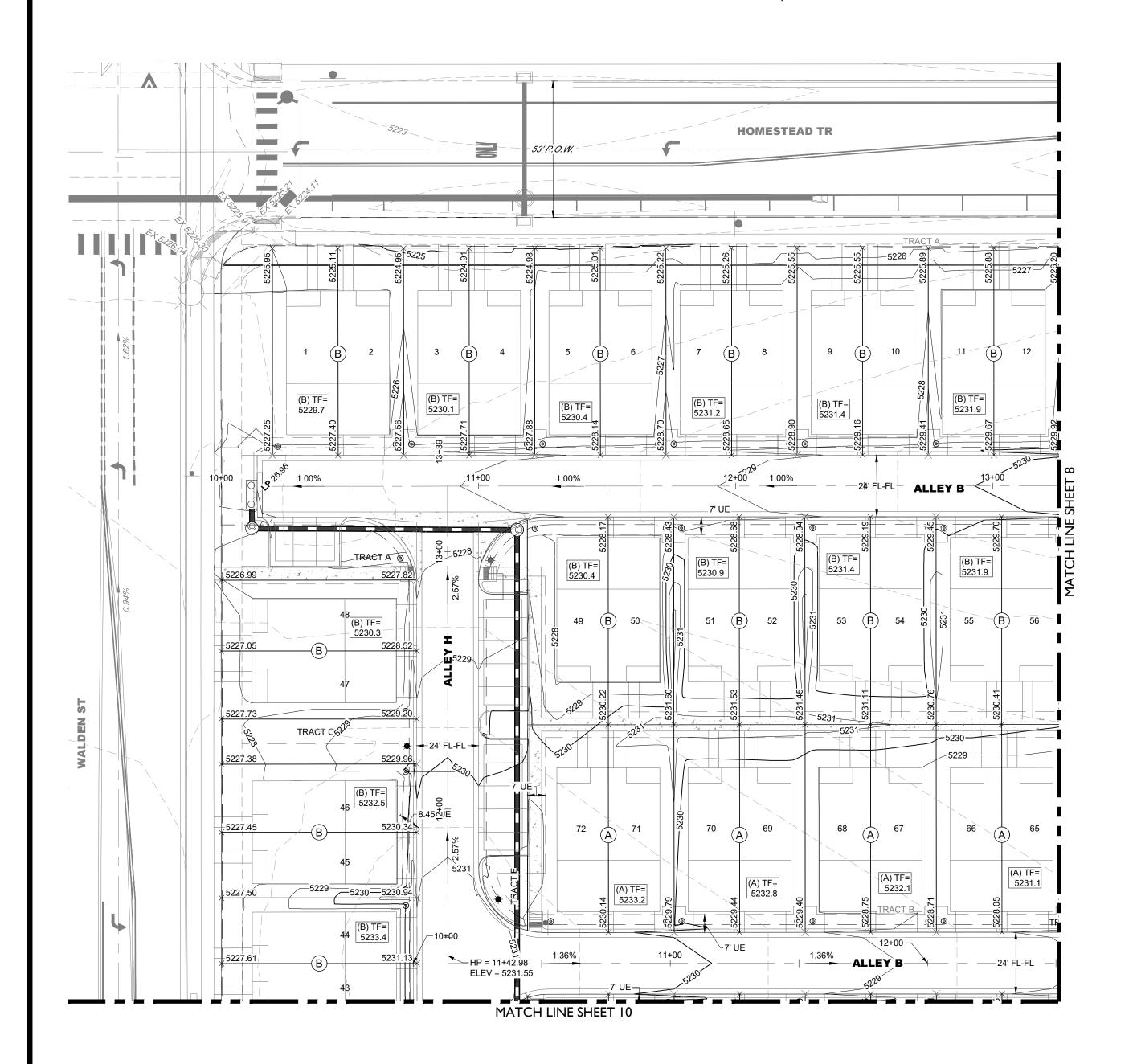
AUGUST 27, 2024

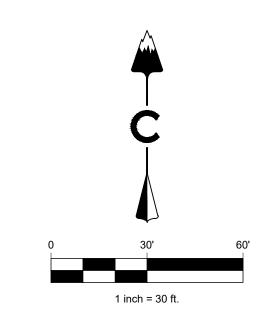
SHEET TITLE

C1.9

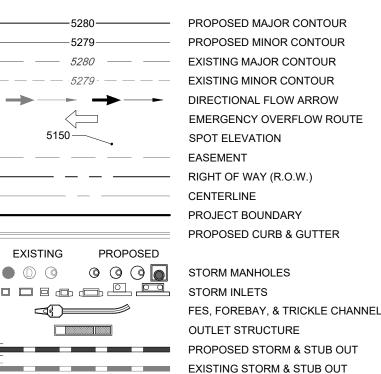
SHEET 9 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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**



TW 27.15





ASSESSOR'S PARCEL IDENTIFICATION

IDENTIFICATION NUMBER: 0172309100012

EUNION CENTER FILING 1 AMENDMENT #2

P.U.D. PERMIT

ORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2

OUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF

NOT FOR CONSTRUCTION

**BOTTOM OF WALL ELEVATION** 

TOP OF WALL ELEVATION

CITY STAFF CERTIFICATE

APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

DEPARTMENT OF COMMUNITY DEVELOPMENT

ISSUE DATE
SEPTEMBER 20, 202

A S

REVISION DATES

AUGUST 27, 2024

GRADING PLAN (4 of 4)

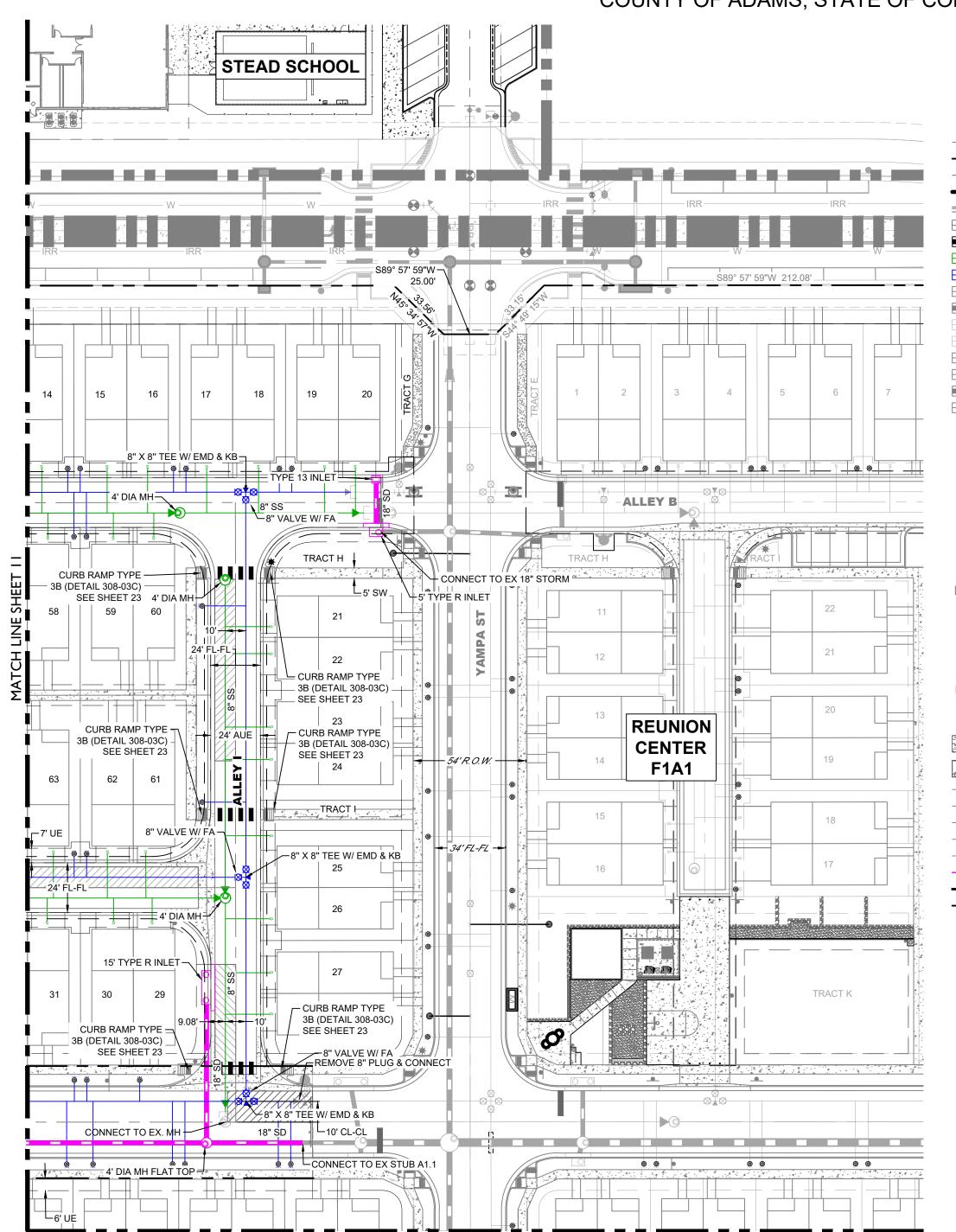
SHEET TITLE

SHEET NUMBER

C1.10

SHEET 10 OF 37

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



MATCH LINE SHEET 14

# NOTES:

**LEGEND** 

RIGHT OF WAY (R.O.W.)

PROJECT BOUNDARY

PROPOSED CURB & GUTTER

PROPOSED IRRIGATION & STUB OUT

ROPOSED STORM & STUB OUT

PROPOSED WATER & STUB OUT

EXISTING SANITARY & STUB OUT

**FUTURE IRRIGATION & STUB OUT** 

**EXISTING WATER & STUB OUT** 

**FUTURE STORM & STUB OUT FUTURE WATER & STUB OUT** 

IRRIGATION SERVICE SANITARY SERVICE

STREET LIGHT POLES

SANITARY MANHOLES SANITARY CLEAN OUT

BEND AND THRUST BLOCK

WATER STUB WITH BLOW OFF

FES, FOREBAY, & TRICKLE CHANNEL

WATER SERVICE

BLOCK NUMBER

POWER POLES **GUY WIRE** 

WATER VALVES

FIRE HYDRANTS WATERLINE REDUCER

STORM MANHOLES

**OUTLET STRUCTURE** 

EXISTING ELECTRIC **EXISTING TELEPHONE** 

**EXISTING FIBER OPTIC** 

STORM UNDERDRAIN

100 YEAR FLOODPLAIN

EXISTING OVER HEAD ELECTRIC

**EXISTING GAS** 

MAINTENANCE ACCESS

STORM INLETS

**CRUSHER FINES** 

1234

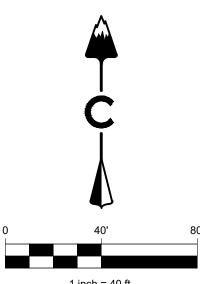
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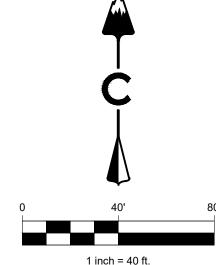
**→**- Û

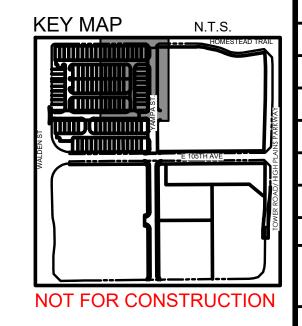
PROPOSED SANITARY & STUB OUT

CENTERLINE

- 1. SEE ENGINEERING CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT
- 2. SEE LANDSCAPE PLANS PREPARED BY TERRACINA DESIGN FOR ALL LANDSCAPE & PARK DESIGN.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL TIE-IN STUB LOCATIONS.
- SEE SACWSD WATER AND SEWER PLANS FOR ADDITIONAL INFORMATION.
- 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.
- SEE REUNION CENTER FILING 1 AMENDMENT 1, PREPARED BY CORE CONSULTANTS, FOR ADDITIONAL







CITY STAFF CERTIFICATE DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below. Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** 

NUMBER: 0172309100012

**AMENDMENT** 

CENTER

EUNION

ISSUE DATE

SEPTEMBER 20, 2021

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

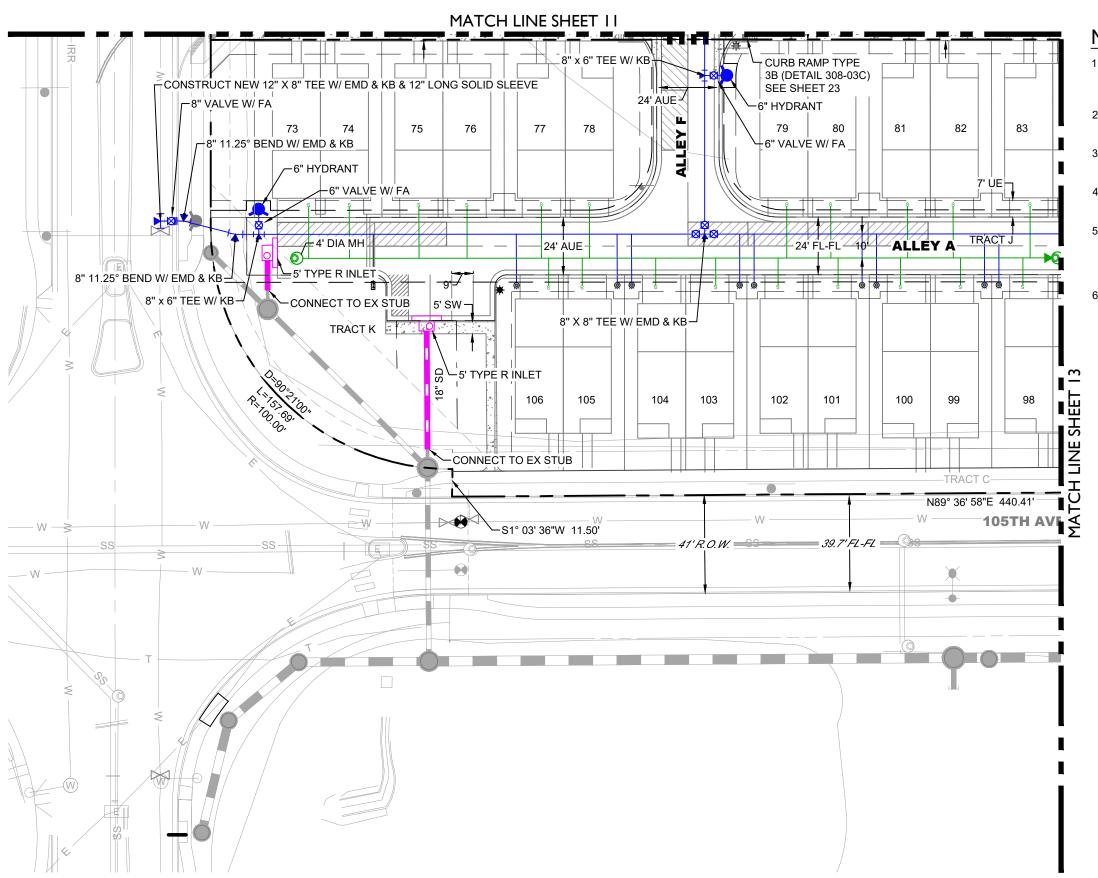
OVERALL UTILITY PLAN

(1 OF 4) SHEET NUMBER

C1.11

**SHEET 11 OF 37** 

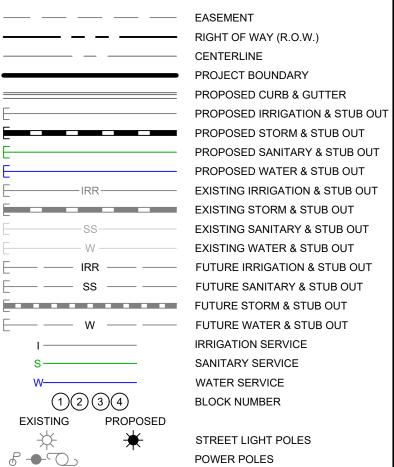
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

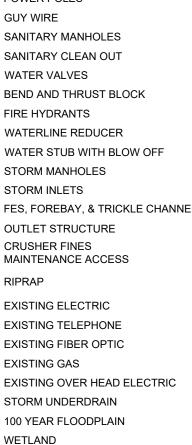


# NOTES:

- SEE ENGINEERING CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT
- SEE LANDSCAPE PLANS PREPARED BY TERRACINA DESIGN FOR ALL LANDSCAPE & PARK DESIGN.
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- SEE REUNION CENTER FILING 1 AMENDMENT 1, PREPARED BY CORE CONSULTANTS, FOR ADDITIONAL

# LEGEND







**KEY MAP** NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS DAY OF

DEPARTMENT OF COMMUNITY DEVELOPMENT

1 inch = 40 ft.

SHEET NUMBER

SHEET 12 OF 37





Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

ISSUE DATE

SEPTEMBER 20, 2027 **REVISION DATES** 

AUGUST 27, 2024

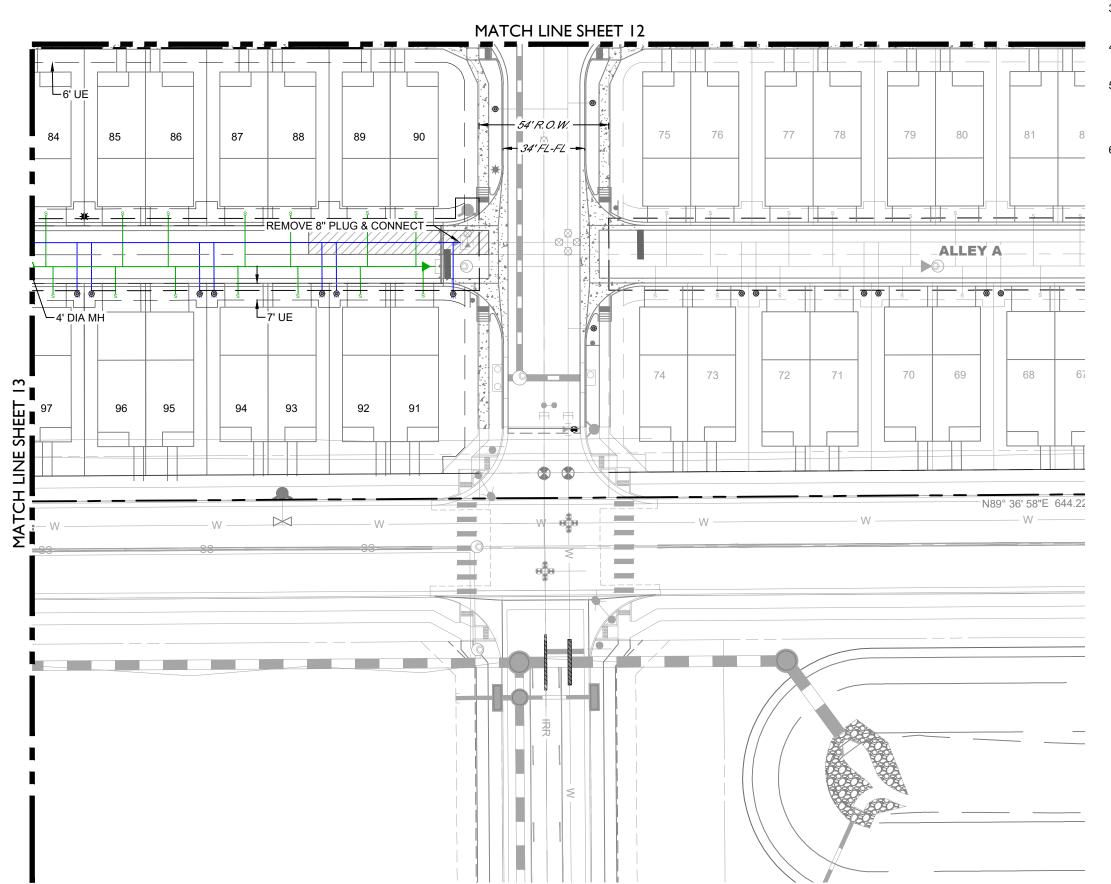
SHEET TITLE

OVERALL UTILITY PLAN

(2 OF 4)

C1.12

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



- SEE ENGINEERING CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT
- SEE LANDSCAPE PLANS PREPARED BY TERRACINA DESIGN FOR ALL LANDSCAPE & PARK DESIGN.

NOTES:

- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL TIE-IN STUB LOCATIONS
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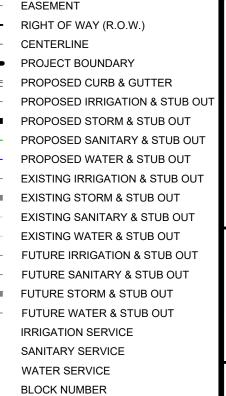
# LEGEND

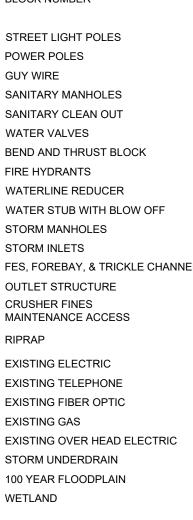
1234

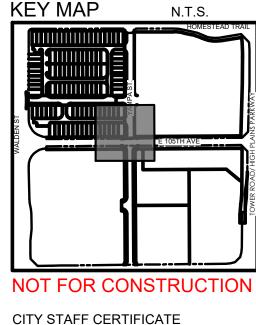
**EXISTING** 

**—**—

1 inch = 40 ft.







CITY STAFF CERTIFICATE DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS DAY OF

DEPARTMENT OF COMMUNITY DEVELOPMENT

SEPTEMBER 20, 2027 **REVISION DATES** 

OVERALL UTILITY PLAN (3 OF 4)

SHEET NUMBER

C1.13

SHEET 13 OF 37

Know what's below. Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

**AMENDMENT** 

CENTER

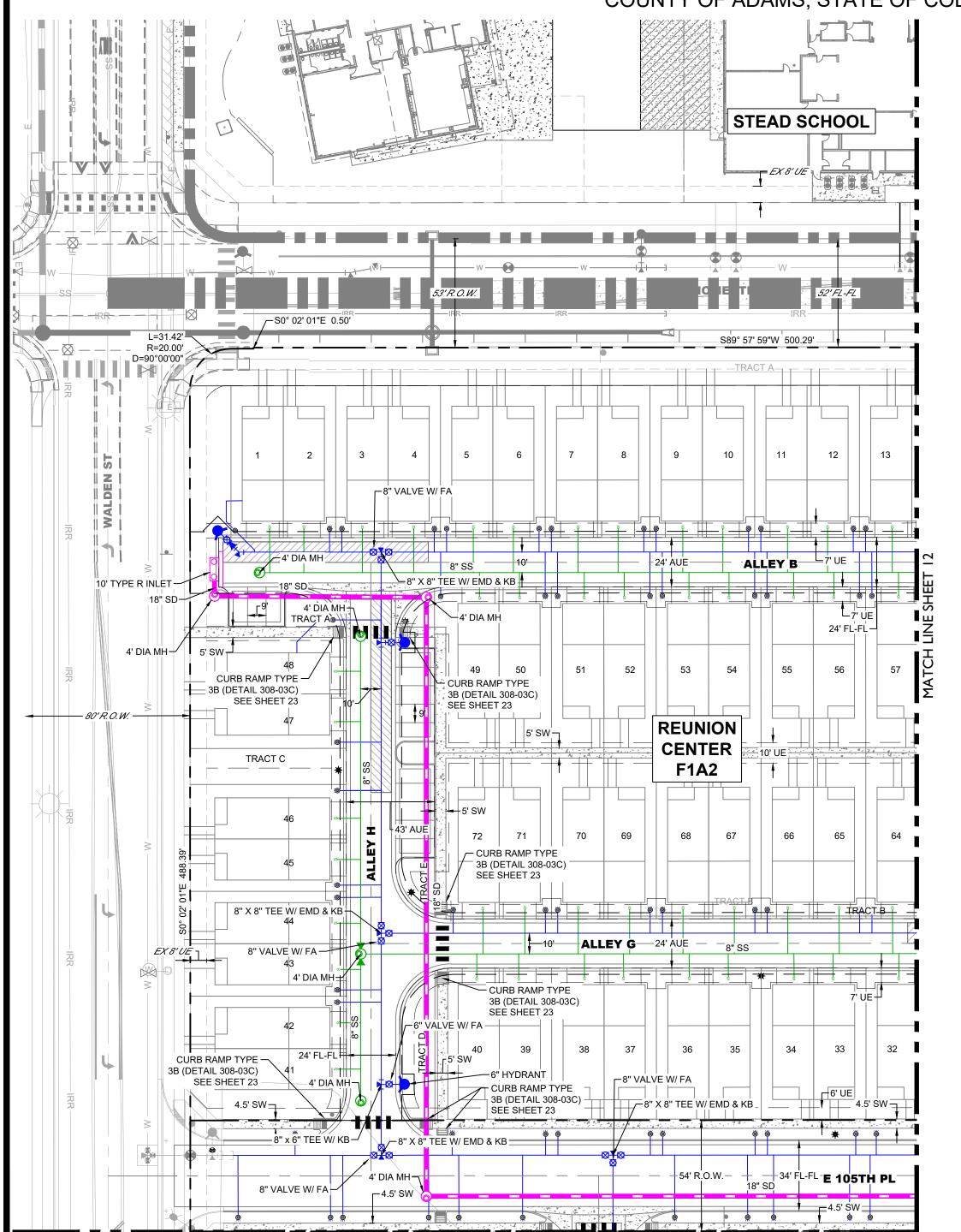
EUNION

ISSUE DATE

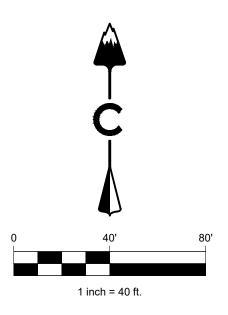
AUGUST 27, 2024

SHEET TITLE

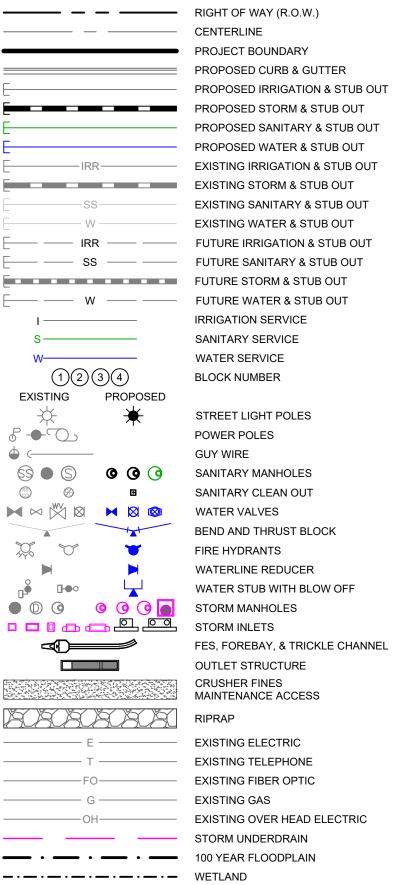
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



MATCH LINE SHEET 13

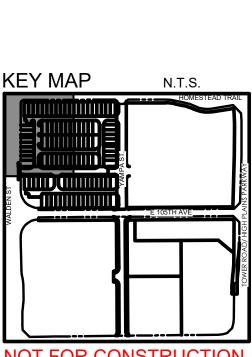


# **LEGEND**



# NOTES:

- 1. SEE ENGINEERING CONSTRUCTION PLANS PREPARED BY JR ENGINEERING FOR ALL METRO DISTRICT
- 2. SEE LANDSCAPE PLANS PREPARED BY TERRACINA DESIGN FOR ALL LANDSCAPE & PARK DESIGN.
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### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_

DEPARTMENT OF COMMUNITY DEVELOPMENT



Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION** 

NUMBER: 0172309100012

#2

**AMENDMENT** 

A P SC ISSUE DATE

EUNION

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

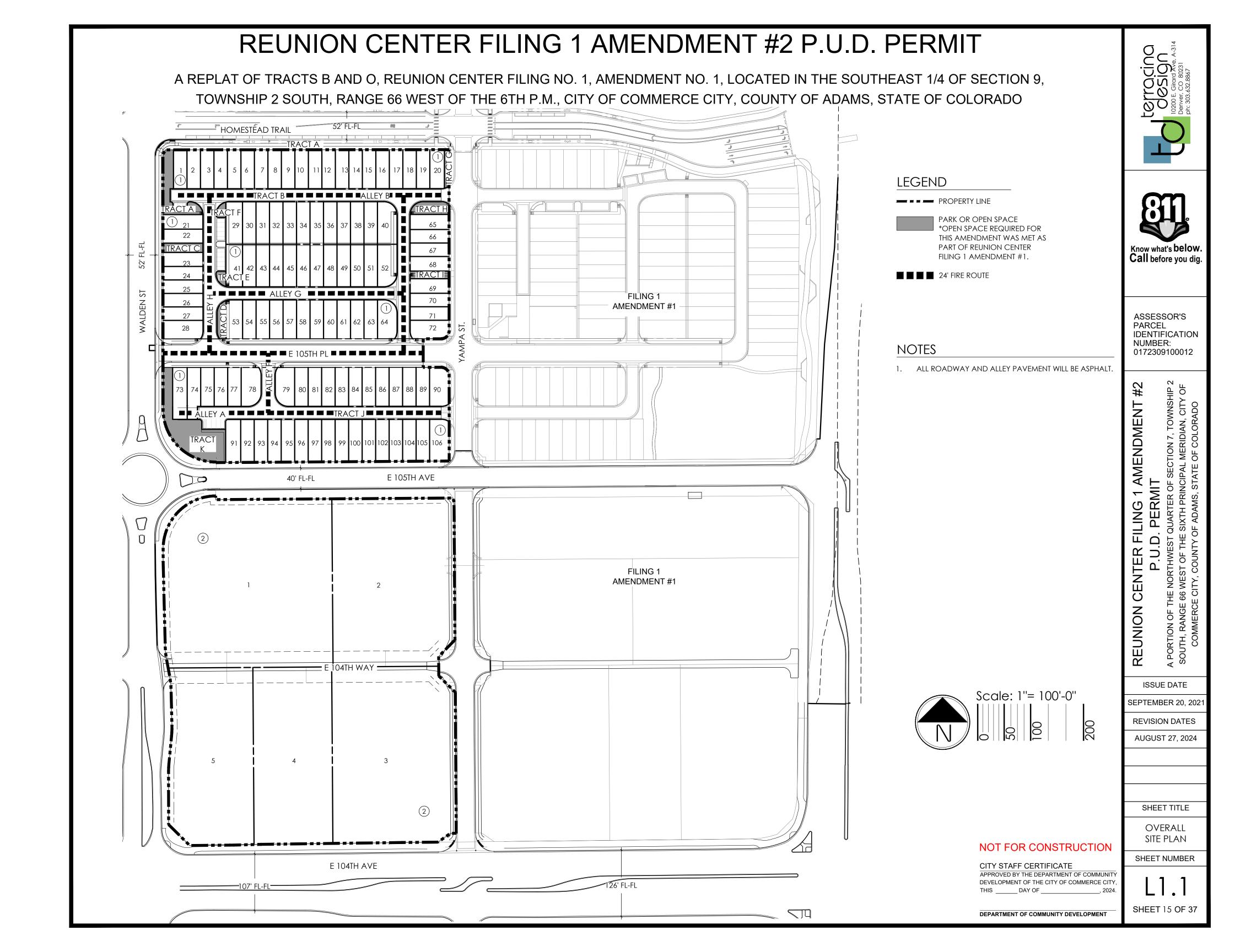
SHEET TITLE

OVERALL UTILITY PLAN (4 OF 4)

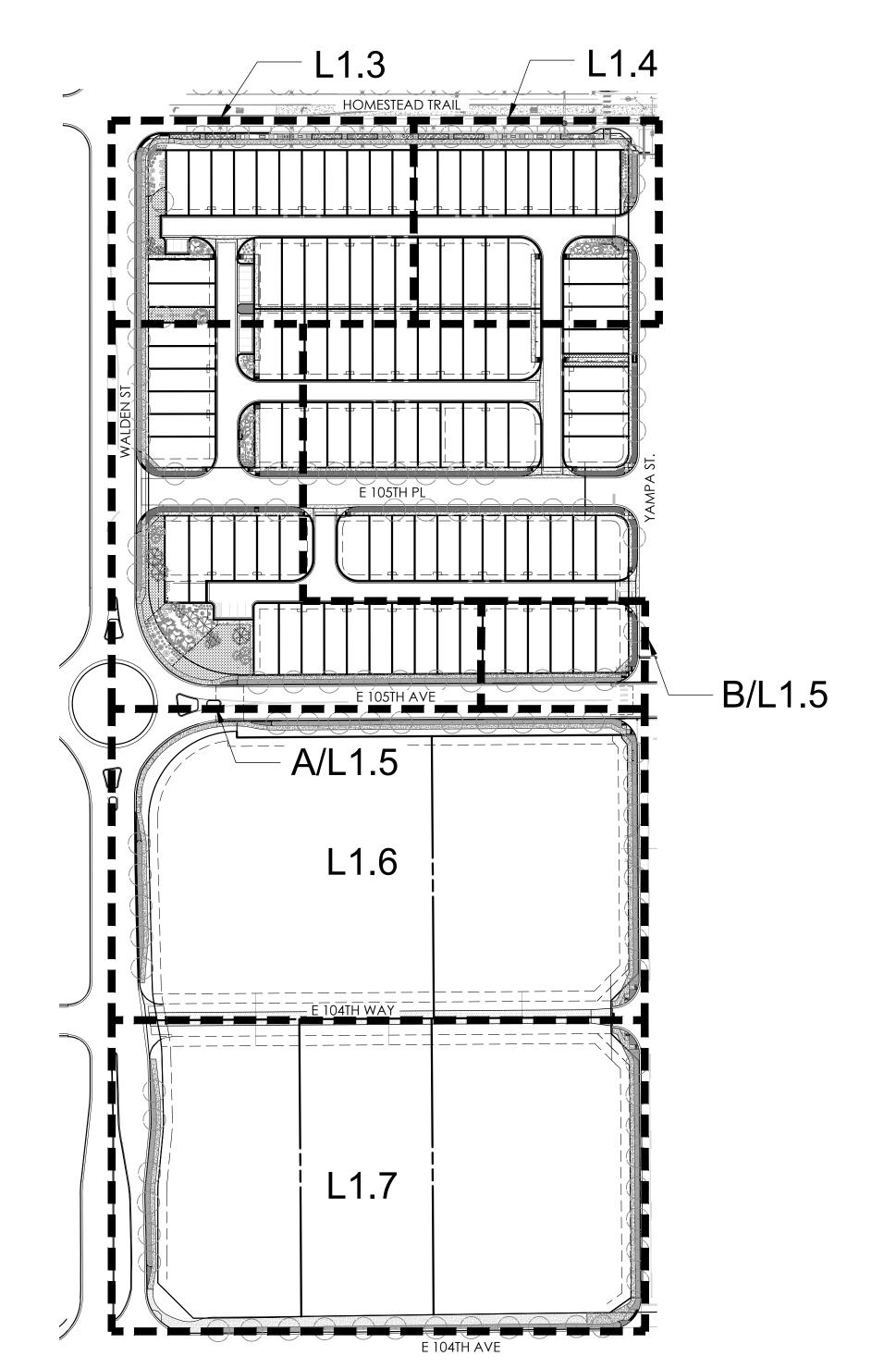
SHEET NUMBER

C1.14

SHEET 14 OF 37



A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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	459	11	11			
E 105TH AVE	825	21	21			
E 105TH PL	798	20	0	20		
E 104TH AVE	460	12	12			
WALDEN ST	821	21	22			
YAMPA ST	868	22	19	7		
SUB-TOTAL	4,231	107	85	27		
	TOTAL REQUIRED		TOTAL PR	OPOSED		
	107		1	12		

1. ROW CALCULATION EXCLUDES DRIVEWAYS AND SIDEWALKS WHERE THEY INTERSECT WITH ROW, INTERSECTIONS. AND ROW WITH EXISTING TREES.

LOCATED AS CLOSE TO THE ROW AS POSSIBLE.

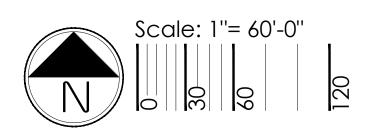
INSTALLED BY THE VERTICAL HOMEBUILDER/HOMEOWNER. ANY TREE LAWN ADJACENT TO SINGLE FAMILY ATTACHED LOTS

\*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.)

# OTHER TREES AND SHRUBS

OTHER TREES AND SHRUBS	PROPOSED
TREES	33
SHRUBS	409



### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012

P.U.D. PERMIT

ISSUE DATE

**SEPTEMBER 20, 2021** 

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AUGUST 27, 2024

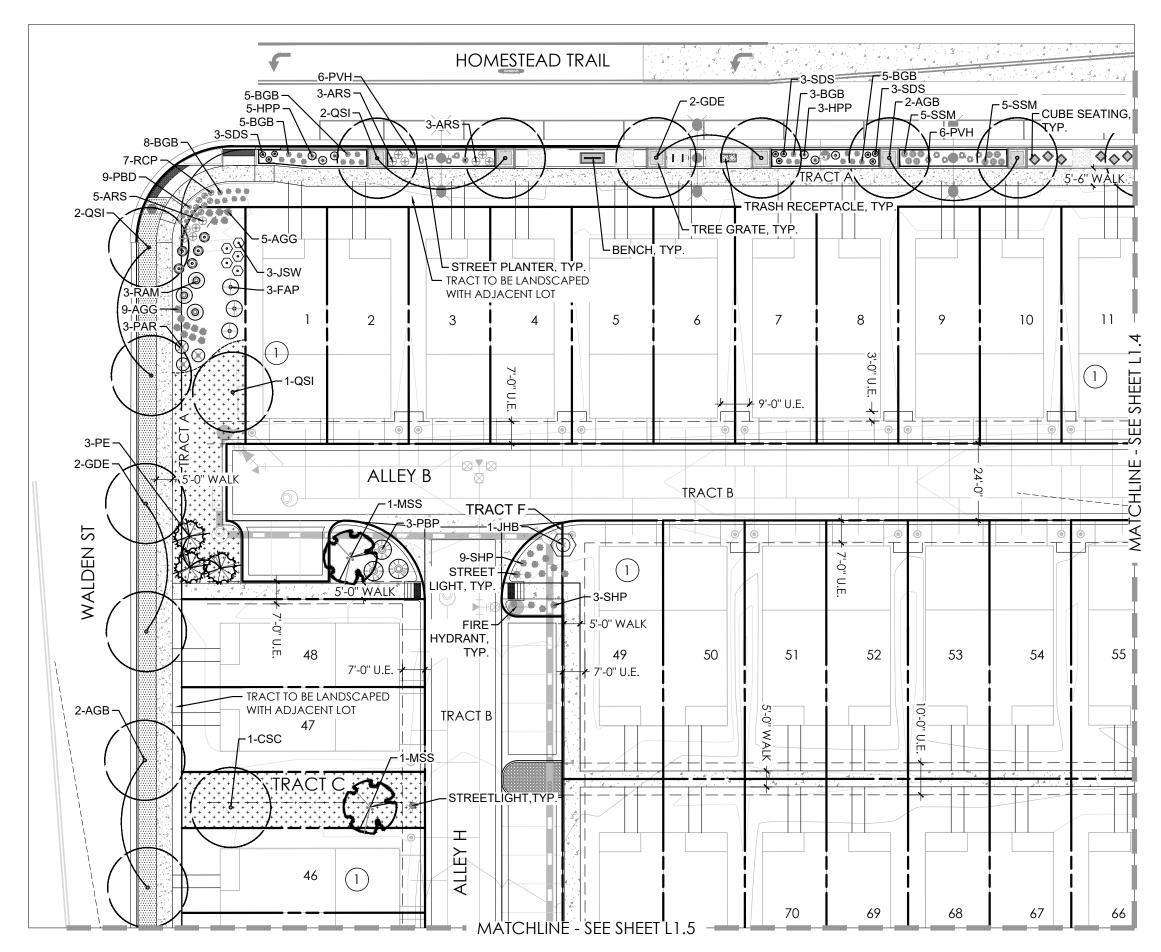
SHEET TITLE

OVERALL LANDSCAPE

PLAN SHEET NUMBER

**SHEET 16 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



# TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME			
DECIDU	DECIDUOUS SHADE TREE				
AGB	AESCULUS GLABRA	BUCKEYE, OHIO			
CSC	CATALPA SPECIOSA	CATALPA, WESTERN			
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO			
QRN	QUERCUS RUBRA	OAK,NORTHERN RED			
QSI	QUERCUS SHUMARDII	OAK, SHUMARD			
ORNIMI	ENTAL TREE				
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR			
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK			
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW			
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH			
<b>EVERGR</b>	EVERGREEN TREE				
PE	PINUS EDULIS	PINE, PINON			
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES			
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'			

# **PLANT KEY**

- **EVERGREEN SHRUB**  $\langle \times \rangle$  (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
- (X) (PAR) SAGE, RUSSIAN
- (PBP) CHERRY, SAND 'PAWNEE BUTTES'
- (RAG) SUMAC, DWARF FRAGRANT
- (a) (RAM) CURRANT, FLOWERING YELLOW
- (SDS) SNOWBERRY, CANDY (RNW) ROSA 'NEARLY WILD'

# PERENNIALS

- (AND) DAISY, MOUNT ATLAS
- (ARS) HYSSOP, SUNSET

- (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) ANDROPOGEN GERARDII (BGB)BOUTELOUA GRACILIS
- (PVH) PANICUM VIRGATUM 'HEAVY METAL'
- (SHP) PRAIRIE DROPSEED



ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER: 0172309100012

LOTTOCINO 065190 10200 E. Girard Ave, A-314 Denver, CO 80231

**AMENDMENT** 

ISSUE DATE

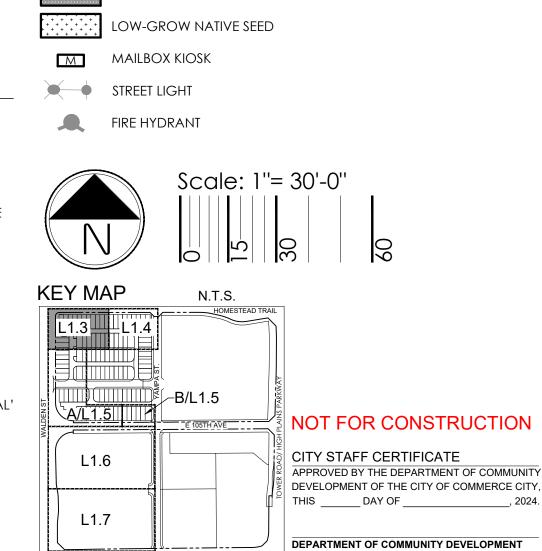
**SEPTEMBER 20, 2021** 

**REVISION DATES** AUGUST 27, 2024

SHEET TITLE LANDSCAPE

PLAN SHEET NUMBER

**SHEET 17 OF 37** 



LEGEND

SHRUBS, GRASSES &

**DECIDUOUS TREE** 

**EVERGREEN TREE** 

ORNAMENTAL TREE

**PERENNIALS** 

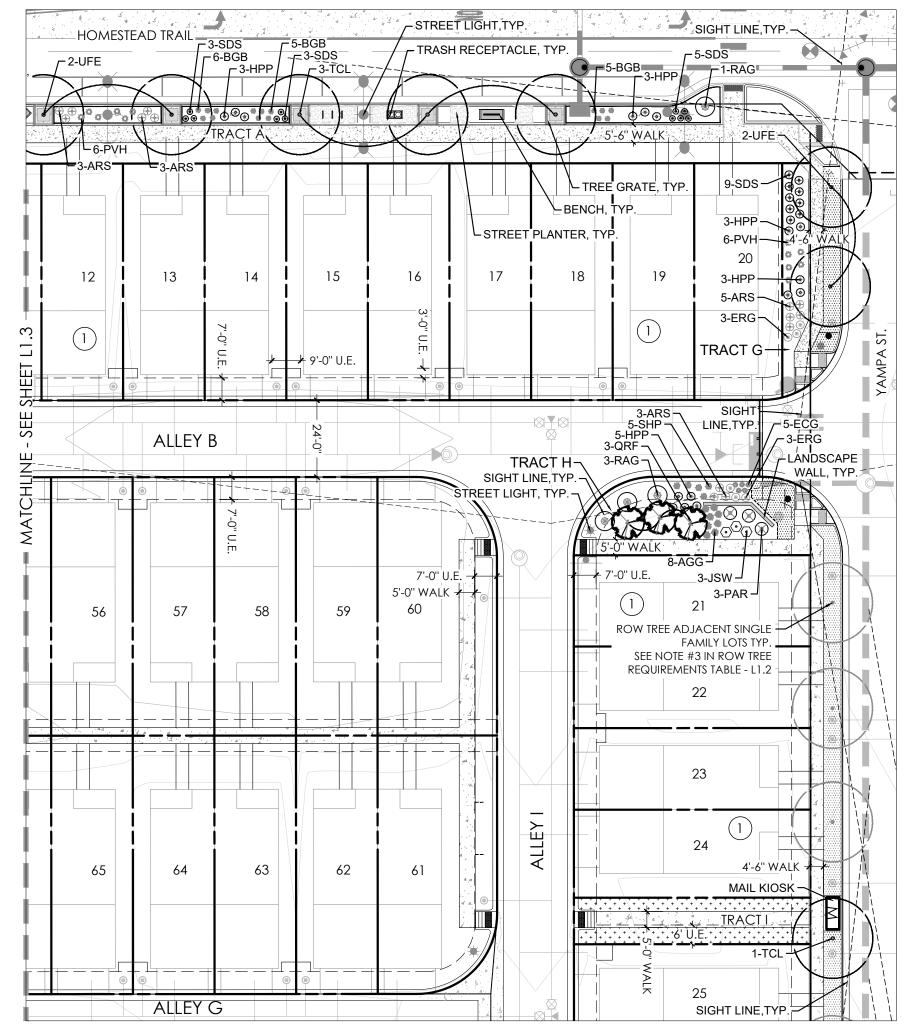
STEEL EDGER

**CRUSHER FINES** 

**ROCK MULCH** 

CONCRETE WALK

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



# TREE SCHEDULE

	T	1			
KEY	SCIENTIFIC NAME	COMMON NAME			
DECIDU	DECIDUOUS SHADE TREE				
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CSC	CATALPA SPECIOSA	CATALPA, WESTERN			
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO			
QRN	QUERCUS RUBRA	OAK,NORTHERN RED			
QSI	QUERCUS SHUMARDII	OAK, SHUMARD			
ORNIME	NTAL TREE				
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR			
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK			
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW			
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH			
<b>EVERGR</b>	EVERGREEN TREE				
PE	PINUS EDULIS	PINE, PINON			
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES			
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'			

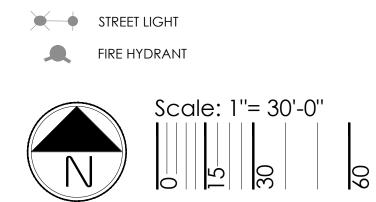
# PLANT KEY

	EVERGREEN SHRUB	
$\neg$		

- $\langle \times \rangle$  (JHB) JUNIPER, BAR HARBOR
- (ISW) JUNIPER, WOODWARD ROCKY MOUNTAIN **DECIDUOUS SHRUB**
- (ACL) LEAD PLANT
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- (PAR) SAGE, RUSSIAN
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- (RAG) SUMAC, DWARF FRAGRANT
- ((a) (RAM) CURRANT, FLOWERING YELLOW
- (SDS) SNOWBERRY, CANDY
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- PERENNIALS
- (AND) DAISY, MOUNT ATLAS (ARS) HYSSOP, SUNSET

- (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) ANDROPOGEN GERARDII
- (BGB)BOUTELOUA GRACILIS
- (PVH) PANICUM VIRGATUM 'HEAVY METAL'
- (SHP) PRAIRIE DROPSEED



LOW-GROW NATIVE SEED

LEGEND

SHRUBS, GRASSES &

**DECIDUOUS TREE** 

**EVERGREEN TREE** 

**CRUSHER FINES** 

**ROCK MULCH** 

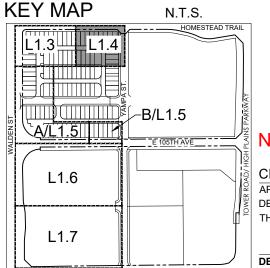
MAILBOX KIOSK

**CONCRETE WALK** 

ORNAMENTAL TREE

PERENNIALS

>> STEEL EDGER



# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

TOTTOCINO OOSIGN 10200 E. Girard Ave, A-314 Denver, CO grows



ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012 **AMENDMENT** 

ISSUE DATE

SEPTEMBER 20, 2021

**REVISION DATES** 

AUGUST 27, 2024

LANDSCAPE

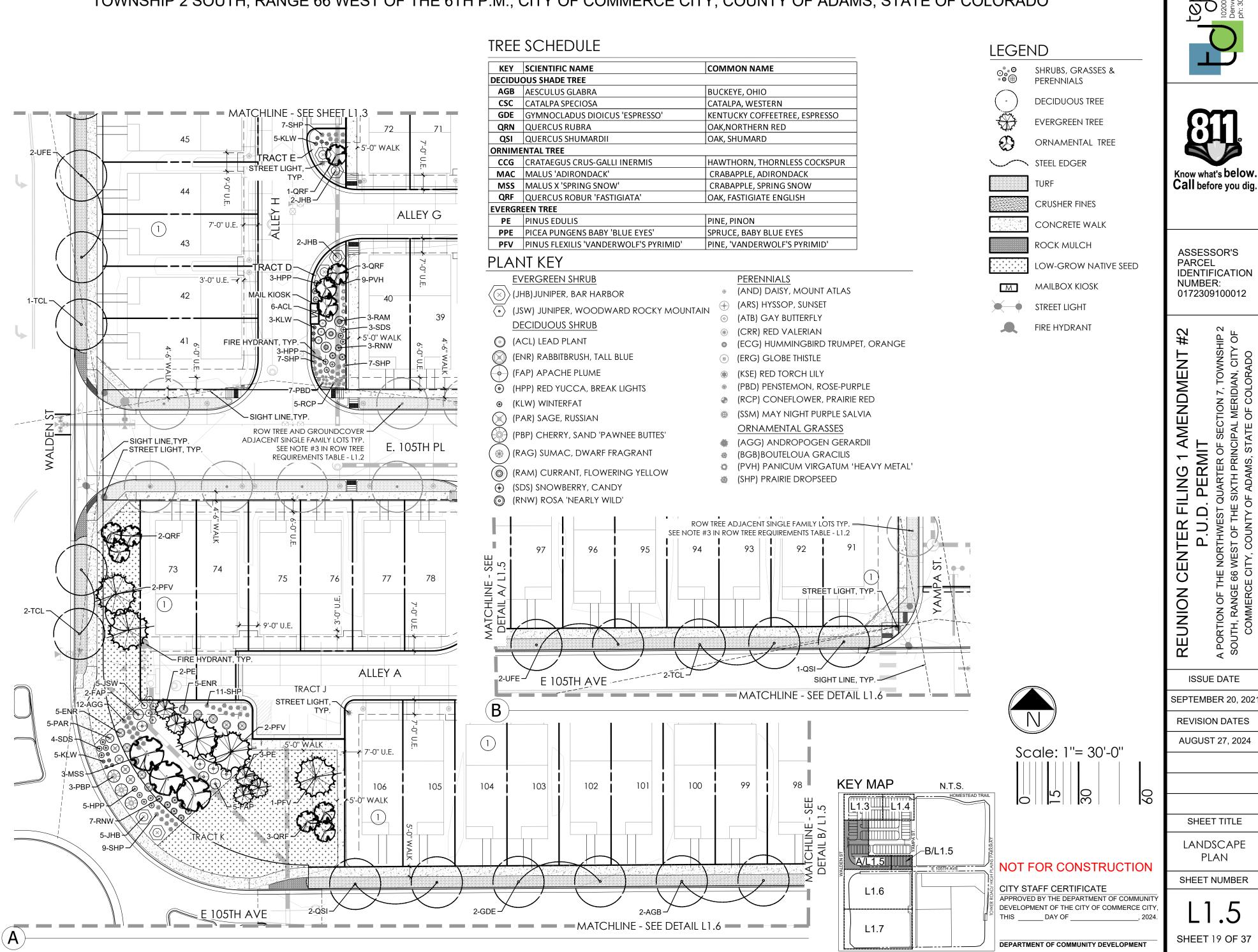
PLAN

SHEET TITLE

SHEET NUMBER

**SHEET 18 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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







ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012 **AMENDMENT** 

ISSUE DATE

**REVISION DATES** 

AUGUST 27, 2024

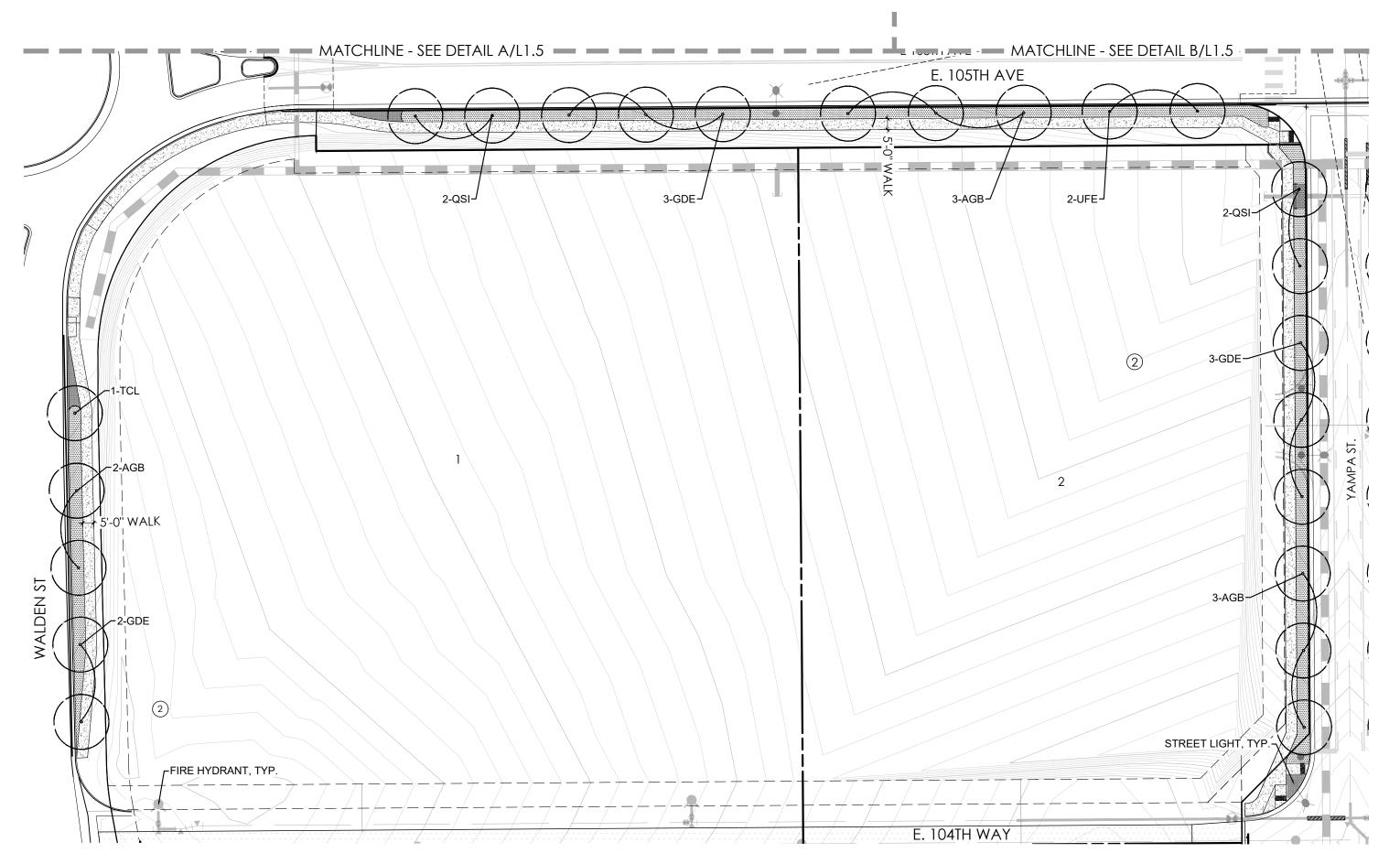
SHEET TITLE LANDSCAPE

SHEET NUMBER

PLAN

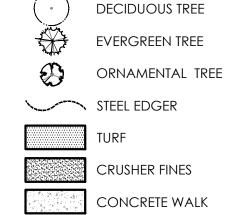
**SHEET 19 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



# TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME			
DECIDUOUS SHADE TREE					
AGB	AESCULUS GLABRA	BUCKEYE, OHIO			
CSC	CATALPA SPECIOSA	CATALPA, WESTERN			
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO			
QRN	QUERCUS RUBRA	OAK,NORTHERN RED			
QSI	QUERCUS SHUMARDII	OAK, SHUMARD			
ORNIMI	ENTAL TREE				
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR			
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK			
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW			
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH			
<b>EVERGR</b>	EVERGREEN TREE				
PE	PINUS EDULIS	PINE, PINON			
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES			
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'			



SHRUBS, GRASSES &

PERENNIALS

LEGEND

MAILBOX KIOSK

STREET LIGHT

ROCK MULCH

LOW-GROW NATIVE SEED

FIRE HYDRANT

CENTER FILING 1 AMENI

Know what's below. Call before you dig.

ASSESSOR'S PARCEL

NUMBER: 0172309100012

**IDENTIFICATION** 

ISSUE DATE

SEPTEMBER 20, 2021
REVISION DATES

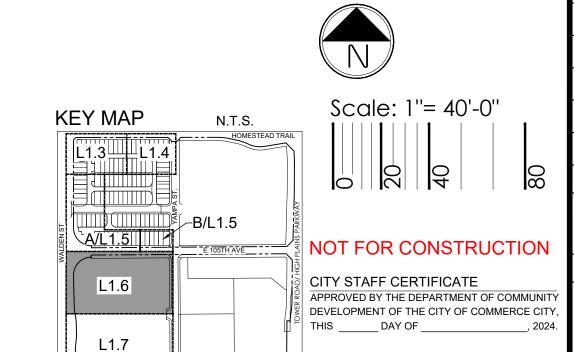
AUGUST 27, 2024

SHEET TITLE

PLAN
SHEET NUMBER

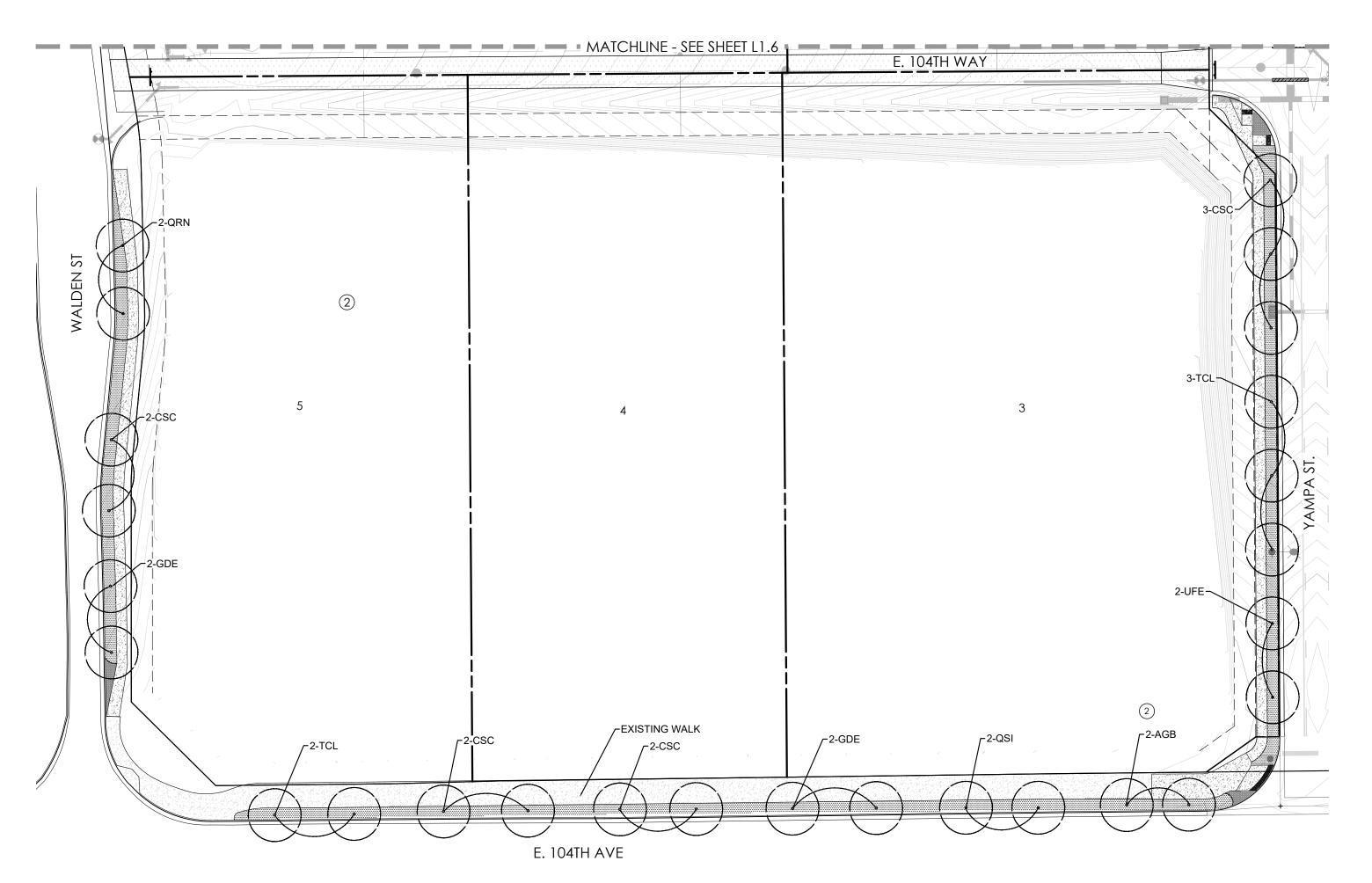
LANDSCAPE

L1.6
SHEET 20 OF 37



DEPARTMENT OF COMMUNITY DEVELOPMENT

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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

<b>6</b>	SHRUBS, GRASSES & PERENNIALS
$(\cdot)$	DECIDUOUS TREE
****	EVERGREEN TREE
	ORNAMENTAL TREE
	STEEL EDGER
	TURF
	CRUSHER FINES
	CONCRETE WALK
	ROCK MULCH
+ + + + + + + + + + + + + + + + + + + +	LOW-GROW NATIVE SEED
M	MAILBOX KIOSK

FIRE HYDRANT





ASSESSOR'S PARCEL IDENTIFICATION

NUMBER: 0172309100012

# **AMENDMENT**

ISSUE DATE

**SEPTEMBER 20, 2021** 

REVISION DATES

AUGUST 27, 2024

SHEET TITLE LANDSCAPE

PLAN SHEET NUMBER

**SHEET 21 OF 37** 

# TREE SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME		
DECIDUOUS SHADE TREE				
AGB	AESCULUS GLABRA	BUCKEYE, OHIO		
CSC	CATALPA SPECIOSA	CATALPA, WESTERN		
GDE	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO		
QRN	QUERCUS RUBRA	OAK,NORTHERN RED		
QSI	QUERCUS SHUMARDII	OAK, SHUMARD		
ORNIM	ENTAL TREE			
CCG	CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, THORNLESS COCKSPUR		
MAC	MALUS 'ADIRONDACK'	CRABAPPLE, ADIRONDACK		
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW		
QRF	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH		
EVERGREEN TREE				
PE	PINUS EDULIS	PINE, PINON		
PPE	PICEA PUNGENS BABY 'BLUE EYES'	SPRUCE, BABY BLUE EYES		
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'		

Scale: 1"= 40'-0" **KEY MAP** N.T.S. NOT FOR CONSTRUCTION CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_ L1.7

DEPARTMENT OF COMMUNITY DEVELOPMENT

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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

# PLANT SCHEDULE & MONOCULTURE TABLE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	FAMILY	QTY	PERCENT =15%</th			
	DECIDUOUS SHADE TREES									
	AESCULUS GLABRA	BUCKEYE, OHIO	2.0" CAL	B&B	SAPINDACEAE	16	14%			
	CATALPA SPECIOSA	CATALPA, WESTERN	2.0" CAL	•	BIGNONIACEAE	10	8%			
	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, ESPRESSO	2.0" CAL		FABACEAE	18	15%			
	QUERCUS RUBRA	OAK,NORTHERN RED	2.0" CAL	†	FAGACEAE	2	2%			
	QUERCUS SHUMARDII	OAK, SHUMARD	2.0" CAL		FAGACEAE	14	12%			
	TILIA CORDATA	LINDEN, LITTLELEAF	2.0" CAL		MALVACEAE	15	13%			
	ULMUS FRONTIER	ELM, FRONTIER	2.0" CAL		ULMACEAE	12	10%			
DECID	JOUS ORNAMENTAL TREES		•	•						
MSS	MALUS X 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	1.5" CAL	B&B	ROSACEAE	5	4%			
	QUERCUS ROBUR 'FASTIGIATA'	OAK, FASTIGIATE ENGLISH	1.5" CAL		ROSACEAE	13	11%			
	EVERGREEN TREES									
	PINUS EDULIS	PINE, PINON	6' HT	B&B	PINACEAE	8	7%			
PFV	PINUS FLEXILIS 'VANDERWOLF'S PYRIMID'	PINE, 'VANDERWOLF'S PYRIMID'	6' HT	B&B	PINACEAE	5	4%			
TOTAL		•				118	100%			
EVERG	REEN SHRUBS									
	JUNIPERUS HORIZONATILS 'BAR HARBOUR'	JUNIPER, CREEPING 'BAR HARBOUR'	#5	CONT		7	1.7%			
	JUNIPEROUS SCOPULARUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	#5	CONT		13	3%			
	JOUS SHRUBS									
	AMORPHA CANESCENS	LEADPLANT	#5	CONT		4	1%			
	ARONIA MELANOCARPA 'LOW SCAPE MOUND'	CHOKEBERRY, LOW SCAPE MOUND BLACK	#5	CONT		20	5%			
	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, TALL BLUE	#5	CONT		10	2%			
	FALLUGIA PARADOXA	APACHE PLUME	#5	CONT		10	2%			
	HESPERALOE PARVIFLORA 'PERPA'	RED YUCCA, BREAK LIGHTS	#5	CONT		34	8%			
	PRUNUS BESSEYI PAWNEE BUTTES	CHERRY, CREEPING WESTERN SAND	#5	CONT		6	1%			
	KRASCHININNIKOVA LANATA	WINTERFAT	#5	CONT		13	3%			
	PEROVSKA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	CONT		11	3%			
	RHUS AROMATICA GRO-LOW	SUMAC, DWARF FRAGRANT	#5	CONT		4	1%			
	RIBES AUREUM	YELLOW FLOWERING CURRANT	#5	CONT		6	1%			
	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	#5	CONT		15	4%			
	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	#5	CONT		16	4%			
	ENNIALS									
	AGASTACHE RUPESTRIS	SUNSET HYSSOP	F15	CONT		25	6.1%			
	ECHINIOPS RITRO	GLOBE THISTLE	F15	CONT		6	1.5%			
	EPILOBIUM CANUM GARETTI	HUMMINGBIRD TRUMPET, ORANGE CARPET	F15 F15	CONT	+ -	5	1.2%			
	RATIBIDA COLUMNIFERA 'PULCHERRIMA'	CONEFLOWER, PRAIRIE RED	F15	CONT	+	12	2.9%			
	PENSTEMON BARBATUS 'PRARIE DUSK'	PENSTEMON, ROSE-PURPLE	F15	CONT	+	16	3.9%			
	SALVIA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	F15	CONT	+	10	2%			
	SM   SALVIA SYLVESTRIS MAY NIGHT   MAY NIGHT SALVIA   F15   CONT   10   2/9  RNAMENTAL GRASSES									
	ANDROPOGEN GERARDII	BIG BLUESTEM	#1	CONT		34	8%			
	BOUTALOUA GRACILIS GRASS	BLUE GRAMA GRASS	#1	CONT		41	10%			
	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, 'HEAVY METAL'	#1	CONT		33	8%			
	SPOROGOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1	CONT		58	14%			
TOTAL			409	100%						
·	100/6									

# 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 1/4" 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.
- 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.
- 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.
- 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
- 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
- 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.



Call before you dig.

ASSESSOR'S **PARCEL IDENTIFICATION NUMBER:** 0172309100012

P.U.D. PERMIT

CENTER

REUNION

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

LANDSCAPE NOTES &

SCHEDULE SHEET NUMBER

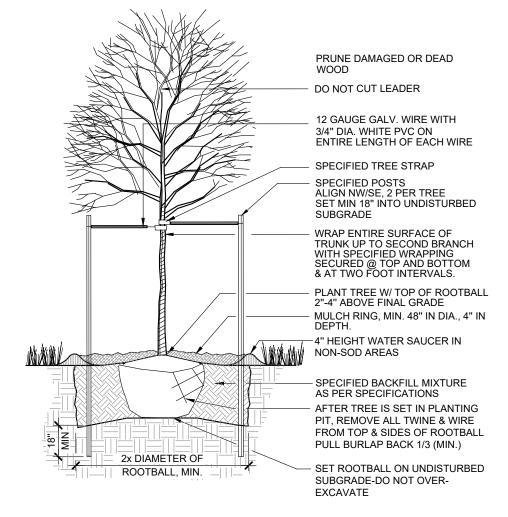
**SHEET 22 OF 37** 

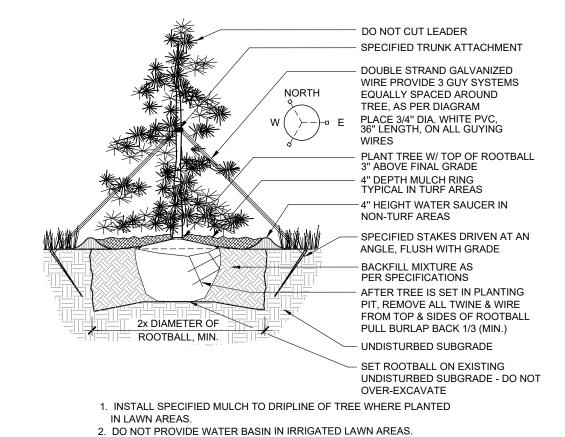
NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

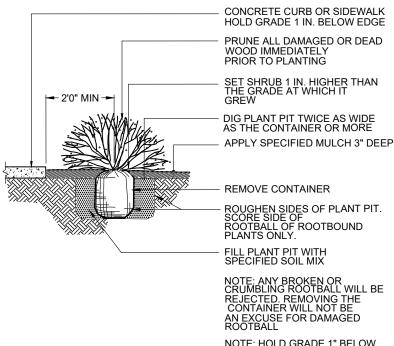
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO





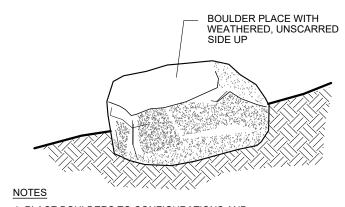
4" FIR FIBER MULCH RING BACKFILL PIT WITH COMMERCIAL GRADE PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS FORM SAUCER WITH 3' CONTINUOUS RIM 2 x BALL DIA.

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



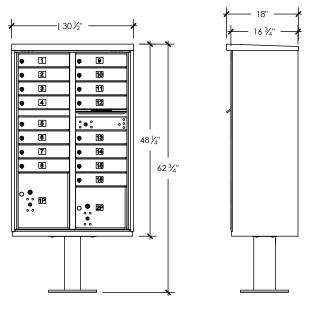
EDGE OF WALK OR CURB

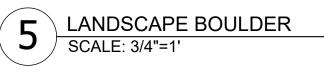




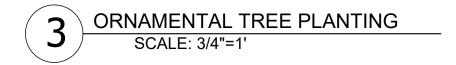
- 1. PLACE BOULDERS TO CONFIGURATIONS AND
- 3. WASH OFF ROCKS COMPLETELY AFTER
- 4. ROCKS TO BE APPROVED BY THE LANDSCAPE
- ARCHITECT PRIOR TO PLACEMENT. 5. DO NOT FRACTURE ROCK DURING PLACEMENT
- SUCH ACTION WILL BE CAUSE FOR REJECTION. 6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM
- OF EXCAVATION SCARS 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

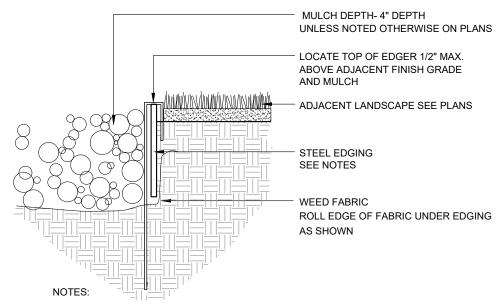
# SCALE: 3/4"=1'





MAIL KIOSK SCALE: NTS





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

STEEL EDGER SCALE: 3/4"=1'

NOTE:

IMAGES ARE FOR REFERENCE

COLOR, AND STYLE ARE TBD.

# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY ONLY. DIMENSIONS, MATERIALS, DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_

**SHEET 23 OF 37** 

Call before you dig.

ASSESSOR'S

**IDENTIFICATION** 

0172309100012

PARCEL

NUMBER:

AMENDMENT

CENTER

**EUNION** 

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

LANDSCAPE NOTES & SCHEDULE

SHEET NUMBER

P.U.D. PERMIT

DEPARTMENT OF COMMUNITY DEVELOPMENT

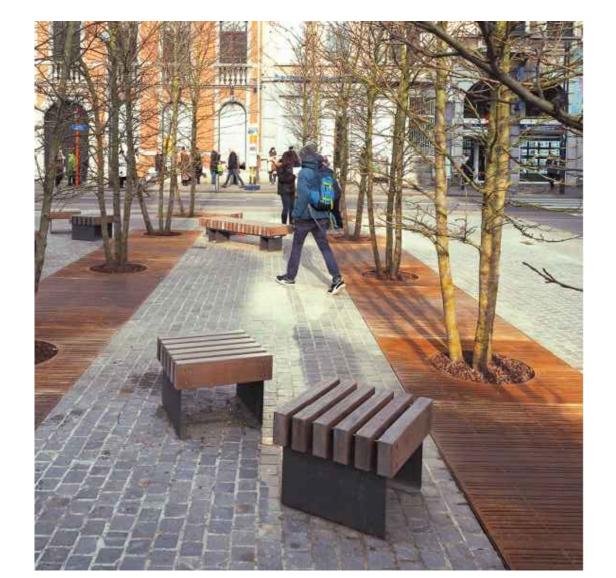


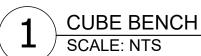
SHRUB PLANTING

SCALE: 3/4"=1'



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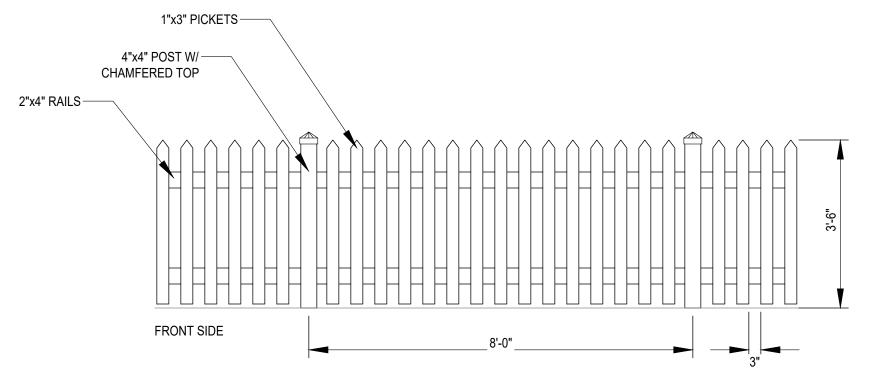
STREET PLANTER SCALE: NTS



**BENCH** SCALE: NTS



TREE GRATE SCALE: NTS



42" PICKET FENCE SCALE: NTS



TRASH RECEPTACLE SCALE: NTS

NOTE:

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

### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT



ASSESSOR'S PARCEL IDENTIFICATION NUMBER:

0172309100012

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

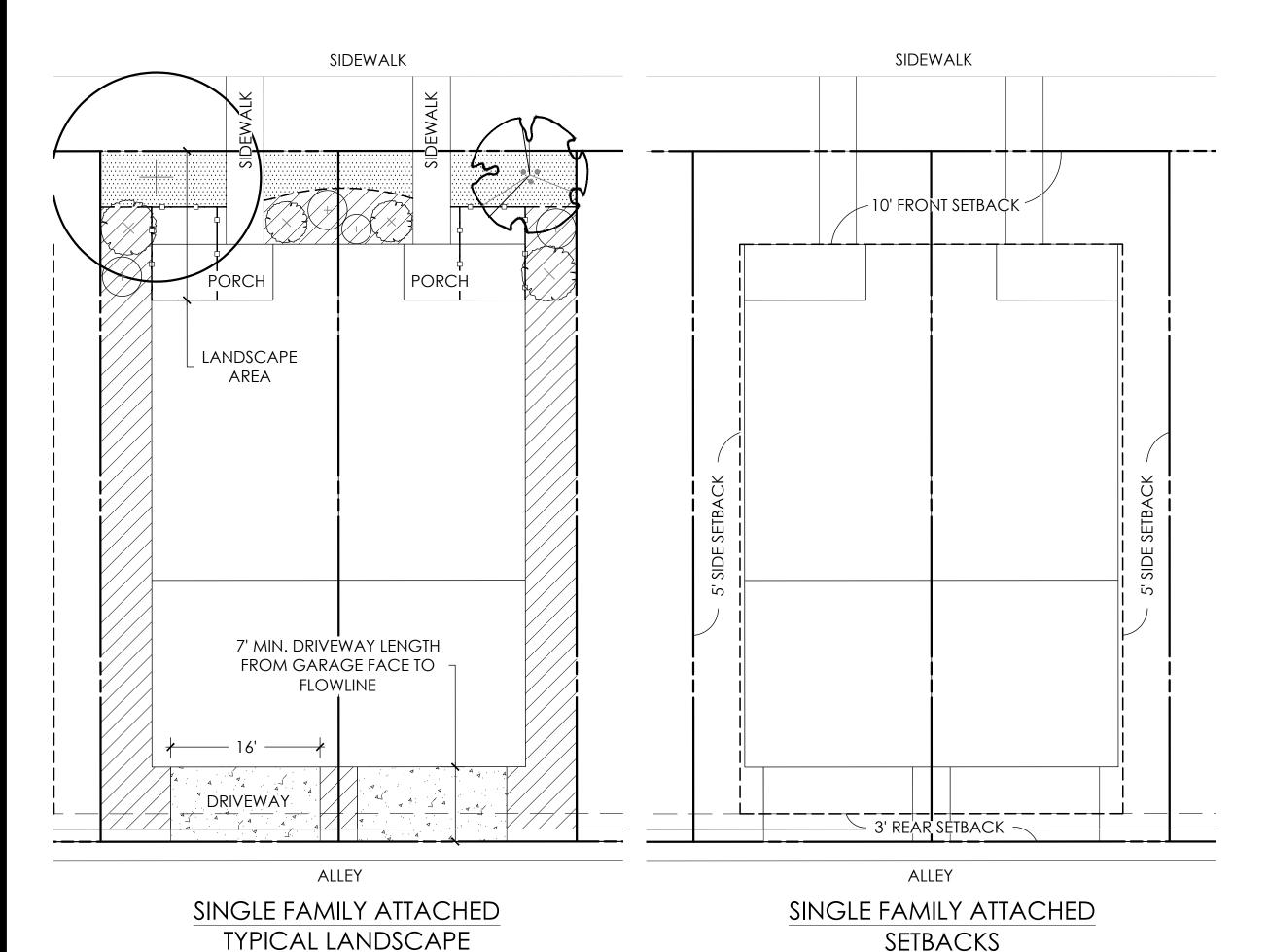
SHEET TITLE

LANDSCAPE NOTES & SCHEDULE

SHEET NUMBER

**SHEET 24 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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 DEVELOPMENT **STANDARDS**

SINGLE FAMILY ATTACHED							
Front Setback Minimum	a) 5 feet to a porch with no living space below it.						
TOTT SETDOCK WITHINTOTT	b) 10 feet to building						
Side Setback Minimum	<ul> <li>a) 5 feet, 10' building separation</li> <li>b) Cantilevers, including structural elements, may encroach no more than 1 foot per LDC</li> </ul>						
	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:**

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.

PLANTING DESIGN IS CONCEPTUAL. SPECIFIC PLANTS WILL BE CHOSEN FROM THE PLANT SCHEDULE ON SHEET L1.8.

PROVIDE A MINIMUM OF: ONE (1) TREE/HOME

FOUR (4) SHRUBS/HOME 75% LIVE PLANT MATERIAL WITHIN LANDSCAPE AREAS

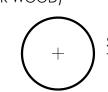
(MAX 50% OF LIVE PLANT MATERIAL MAY BE TURF) 1 MULCH TYPE

FOR ADDITIONAL INFORMATION CONCERNING DRIVEWAY LENGTHS, SEE SHEET L3.1.

# **LEGEND** MULCH × } EVERGREEN (+) DECIDUOUS (ROCK OR WOOD)



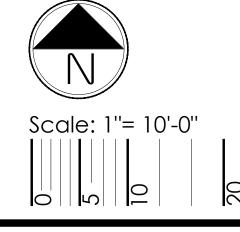
PRODUCT TYPICAL NOTES:





SHADE





### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

Lerracina Oesign 10200 E. Girard Ave, A-314 Denver, Co. 200



ASSESSOR'S **PARCEL IDENTIFICATION** 

NUMBER: 0172309100012 **AMENDMENT** 

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

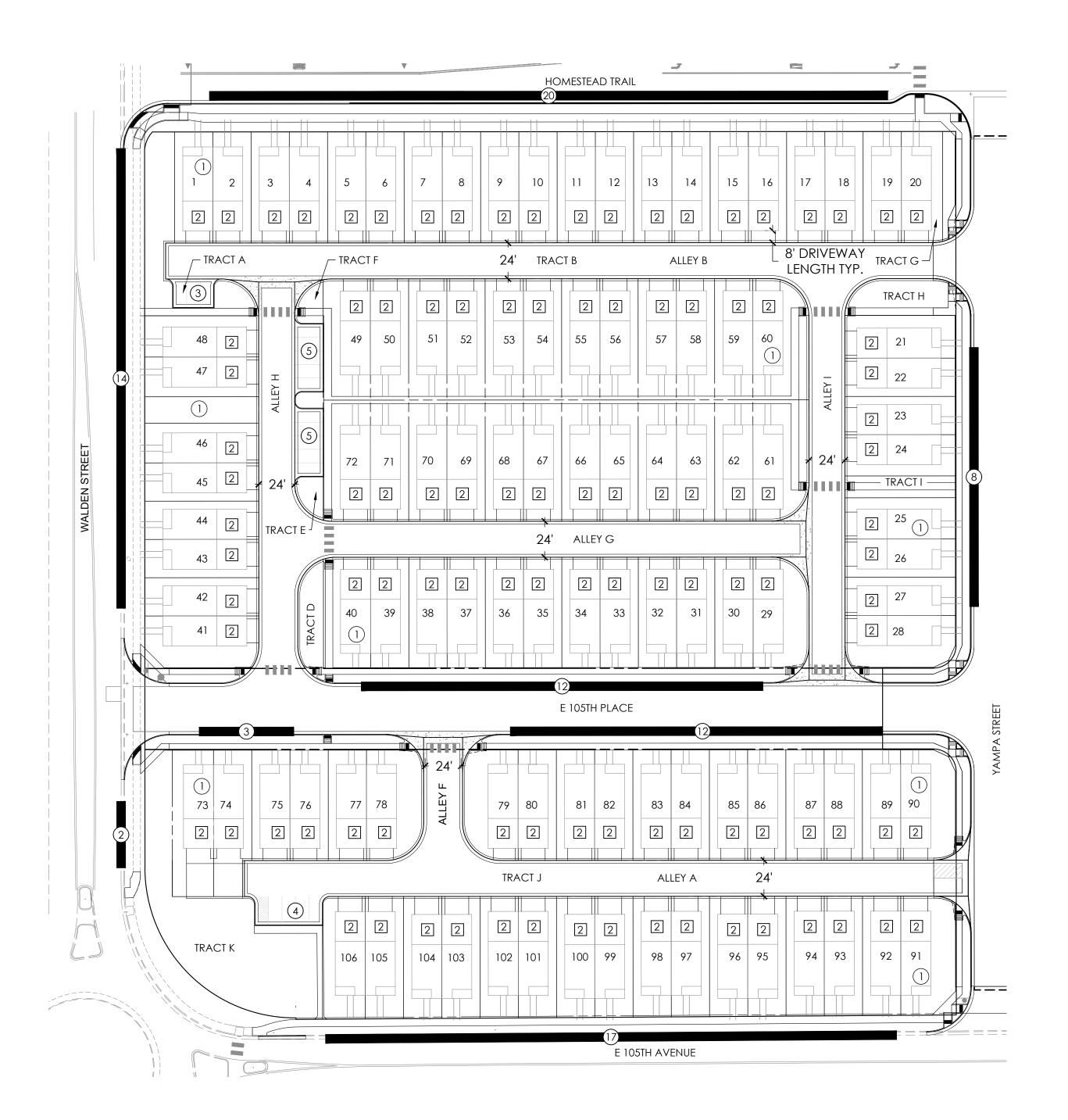
SHEET TITLE

PRODUCT

**TYPICALS** SHEET NUMBER

**SHEET 25 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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**

2 **GARAGE PARKING** 

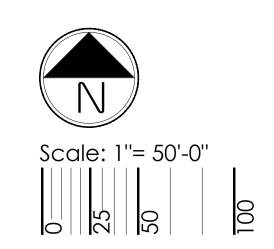
DRIVEWAY PARKING

**ON-STREET PARKING** 

PARKING TABULATION									
TYPE	REQUIRED	PROPOSED	PROPOSED/UNIT						
GARAGE		212	2.0						
OFF-STREET	212	17	0.2						
ON-STREET		88	0.8						
TOTAL	212	317	3.0						

# **NOTES**

- DRIVEWAYS SHALL BE A MINIMUM OF 7' IN LENGTH, AS MEASURED FROM THE GARAGE FACE TO THE FLOWLINE OF THE ALLEY.
- 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.
- ALL OFF-STREET PARKING SPACES SHALL BE 9'x19' PER COMMERCE CITY CODE.



### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S

**PARCEL IDENTIFICATION** NUMBER: 0172309100012

#2

PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 OUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO AMENDMENT P.U.D. PERMIT

ISSUE DATE

REUNION

**SEPTEMBER 20, 2021** 

**REVISION DATES** AUGUST 27, 2024

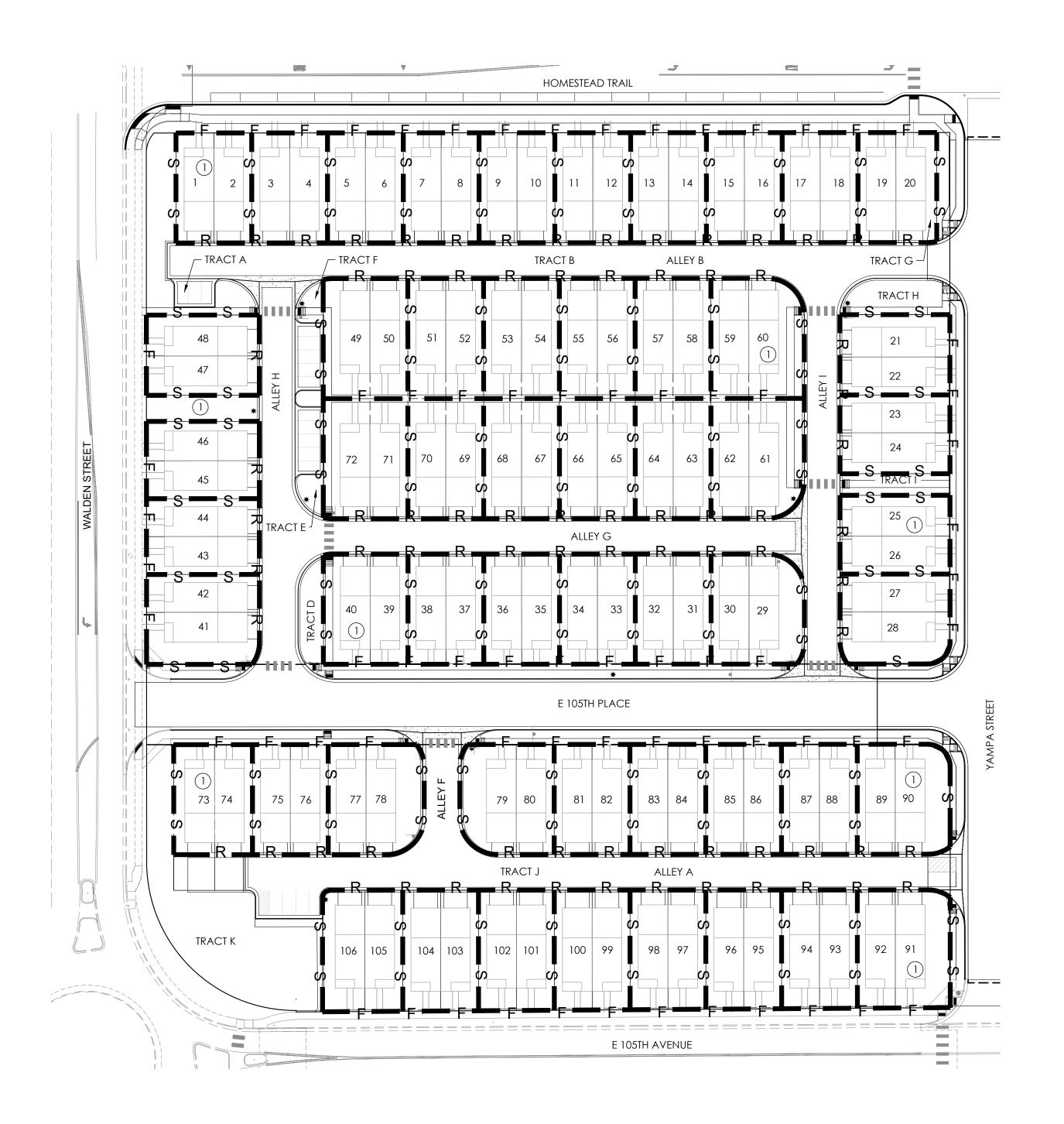
SHEET TITLE PARKING

PLAN

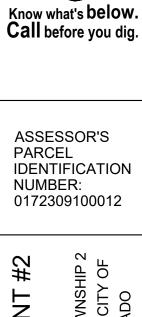
SHEET NUMBER

**SHEET 26 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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

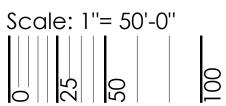






LOTTOCINO 005190 10200 E. Girard Ave, A-314 phr. 303.632.8867

P.U.D. PERMIT



# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

ISSUE DATE **SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

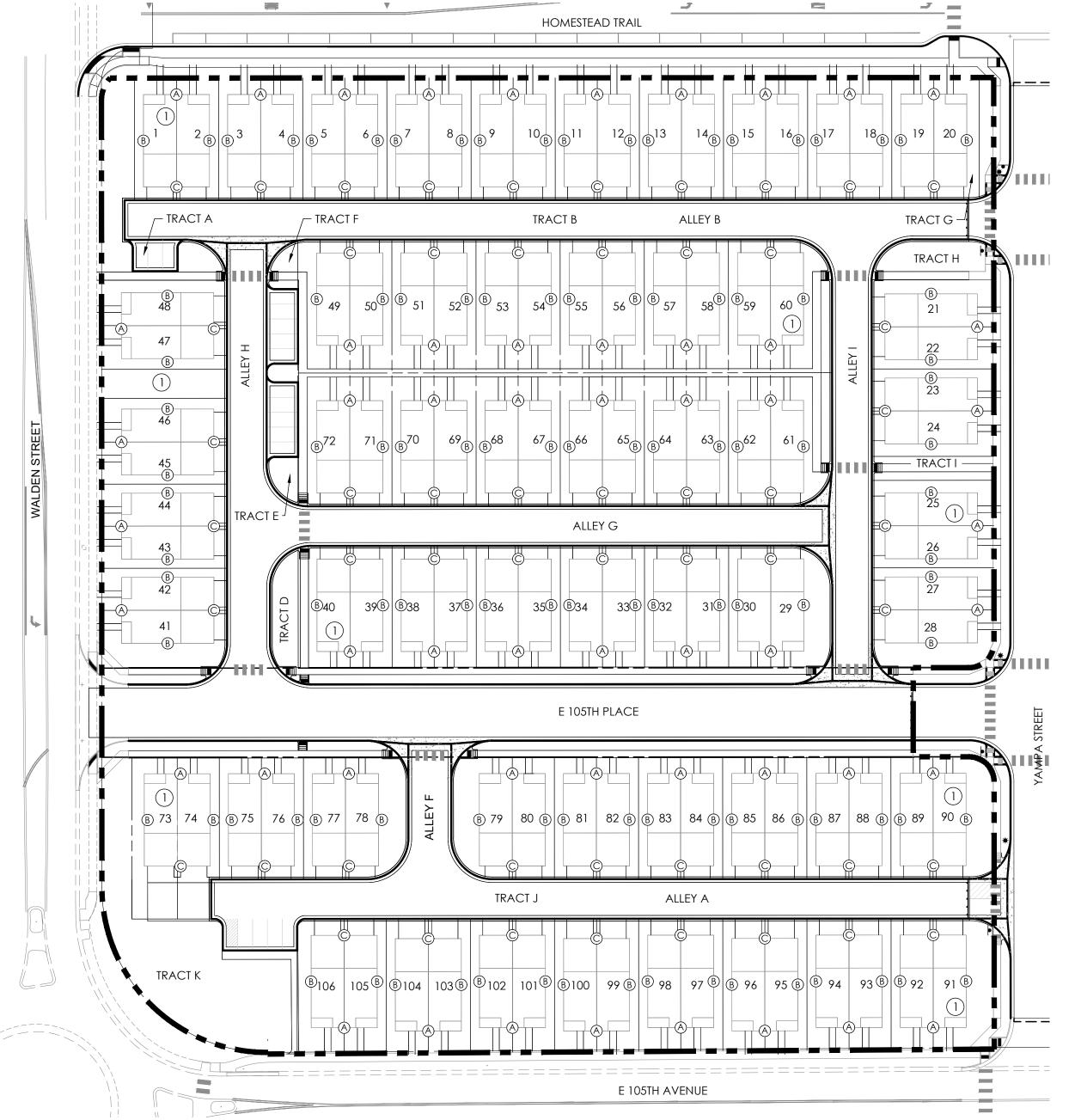
SHEET TITLE

SETBACK PLAN

SHEET NUMBER

**SHEET 27 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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



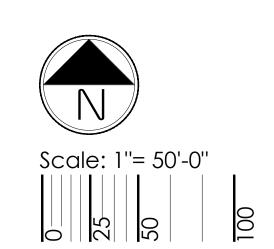
# **ADJACENCY REQUIREMENTS**

DIFFERENTIATING FEATURE

- A-A HOMES MUST MEET ADJACENCY REQUIREMENTS 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
- 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:

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



### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





Know what's below. Call before you dig.

ASSESSOR'S PARCEL **IDENTIFICATION** NUMBER:

0172309100012

QUARTER OF SECTION 7, TOWNSHIP 2 SIXTH PRINCIPAL MERIDIAN, CITY OF DF ADAMS, STATE OF COLORADO P.U.D. PERMIT

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

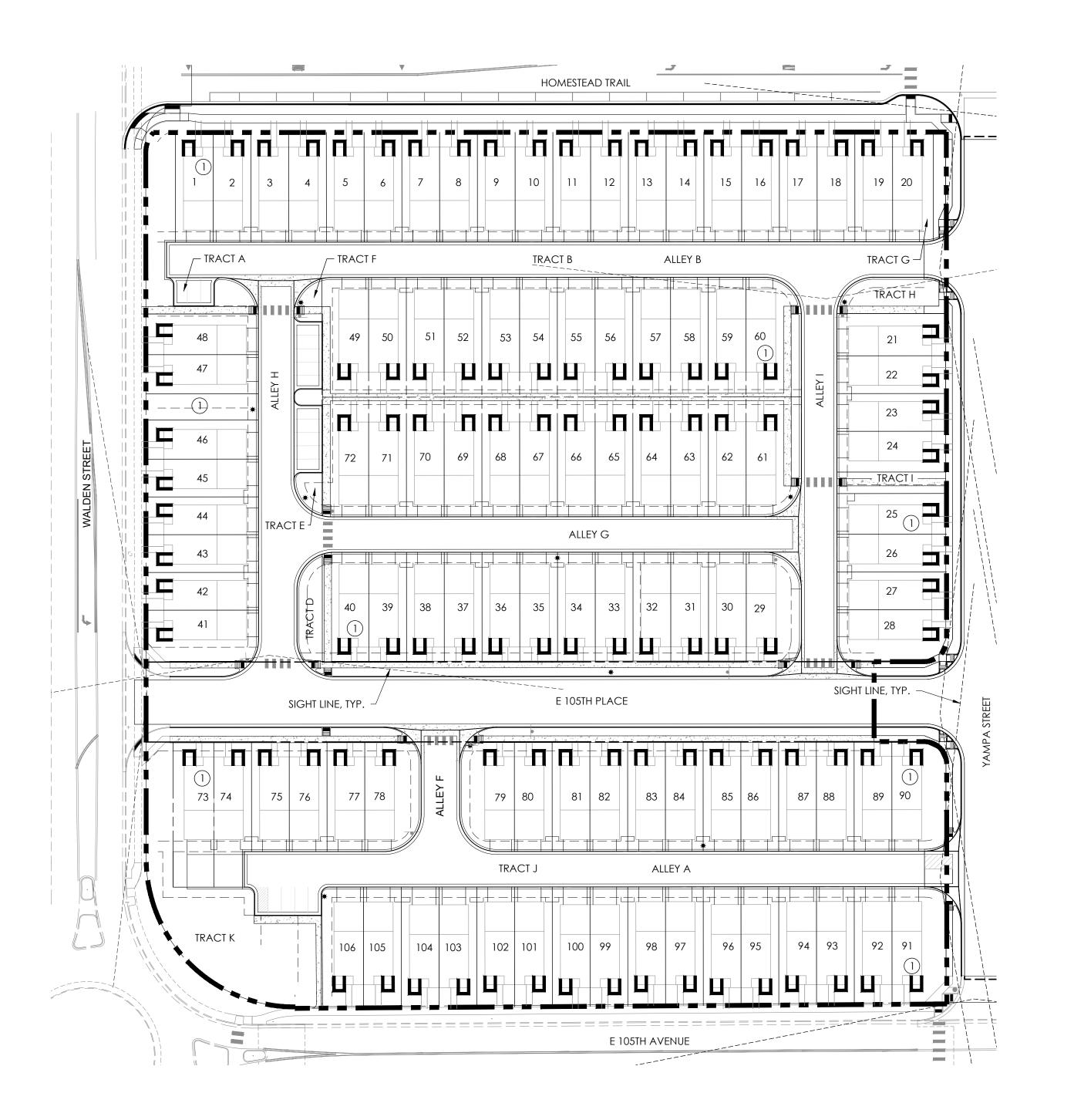
SHEET TITLE

**ADJACENCY** PLAN

SHEET NUMBER

**SHEET 28 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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





42" HT. PICKET FENCE

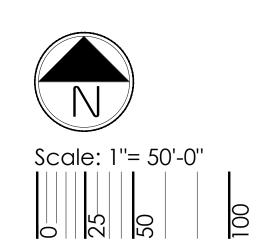




ASSESSOR'S **PARCEL IDENTIFICATION** NUMBER:

0172309100012

P.U.D. PERMIT



### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_

**DEPARTMENT OF COMMUNITY DEVELOPMENT** 

ISSUE DATE **SEPTEMBER 20, 2021** 

**REVISION DATES** 

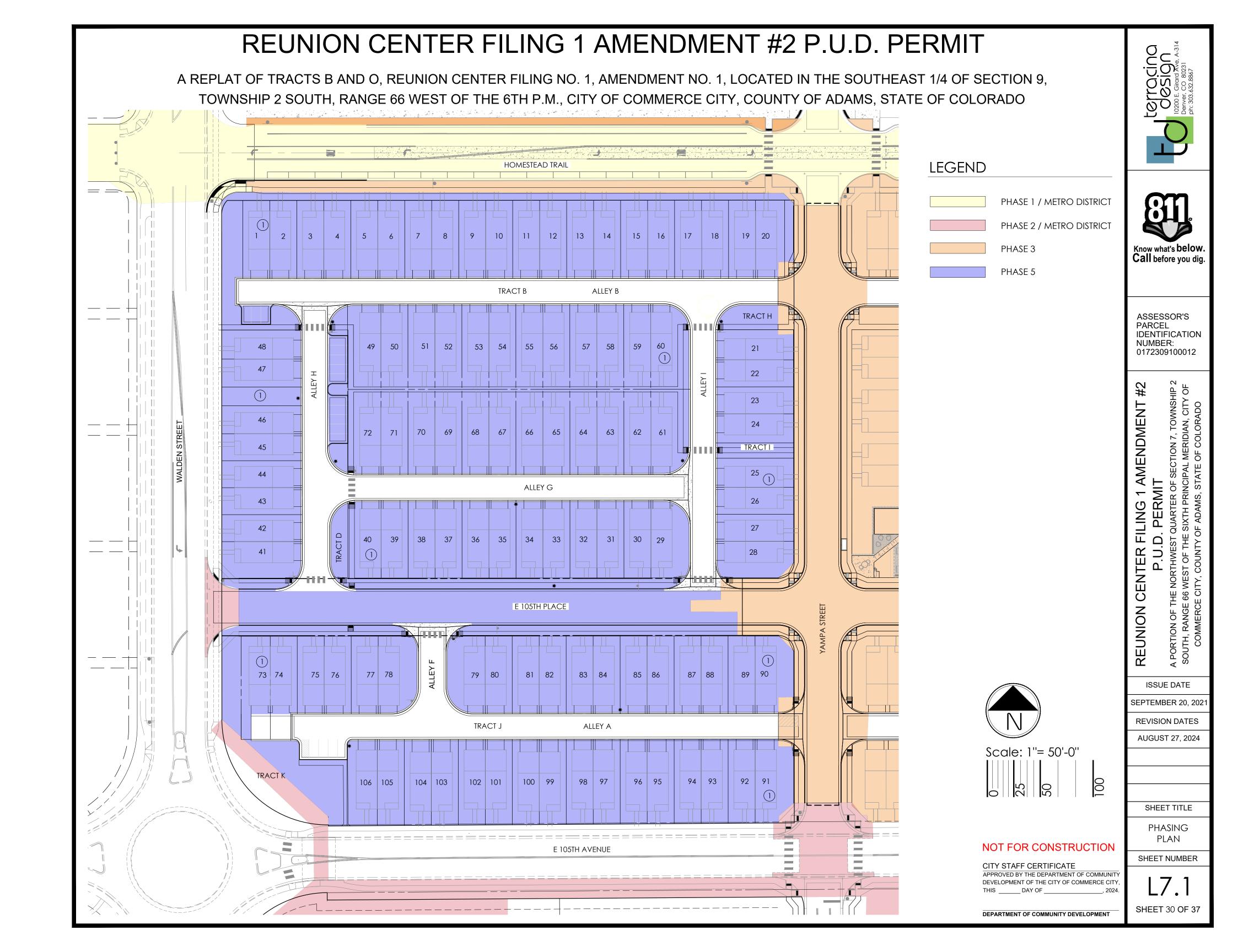
AUGUST 27, 2024

SHEET TITLE

**FENCING** PLAN

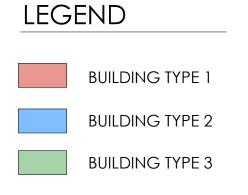
SHEET NUMBER

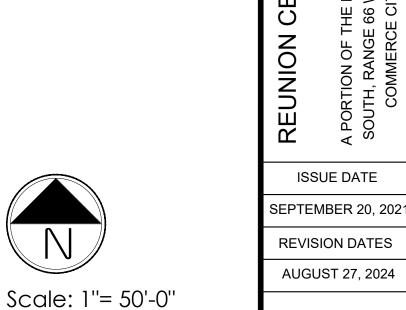
**SHEET 29 OF 37** 



A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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







# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S **PARCEL IDENTIFICATION** 

NUMBER: 0172309100012

I ER FILING 1 AMENDMENT P.U.D. PERMIT

ISSUE DATE

**REVISION DATES** 

AUGUST 27, 2024

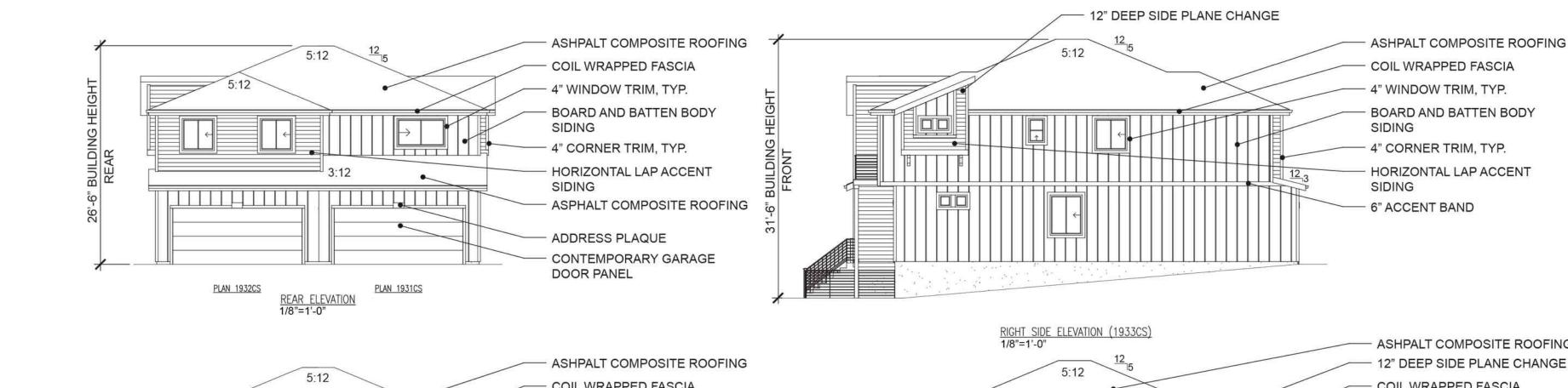
SHEET TITLE

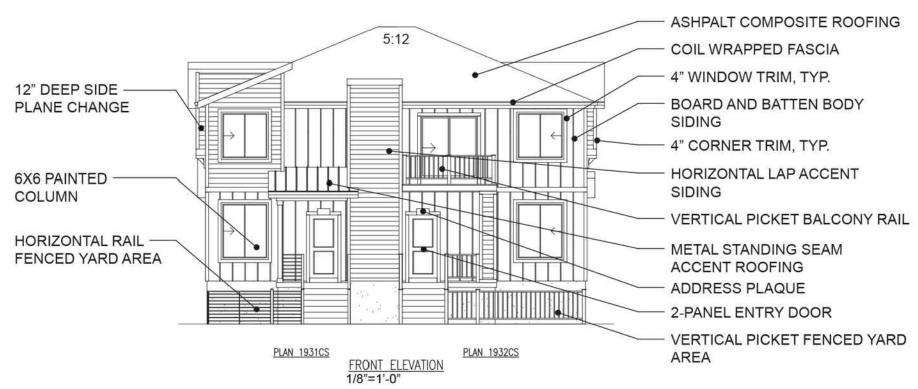
ARCHITECTURE KEY MAP

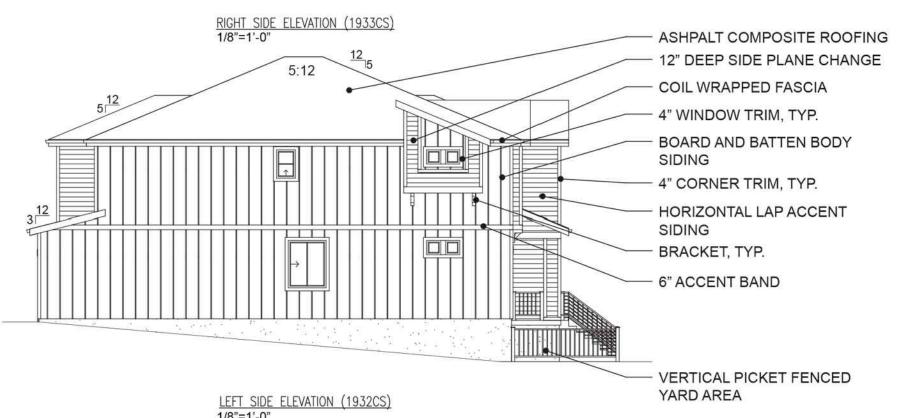
SHEET NUMBER

**SHEET 31 OF 37** 

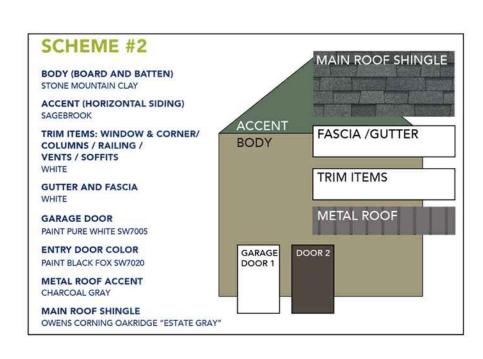
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

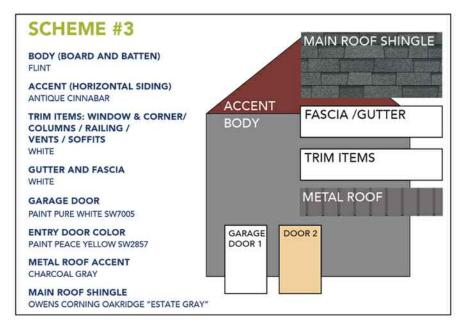


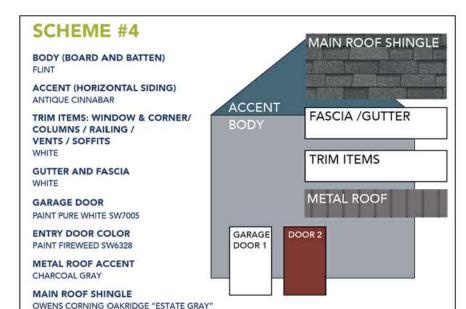




### SCHEME #1 MAIN ROOF SHINGLE BODY (BOARD AND BATTEN) ACCENT (HORIZONTAL SIDING) ACCENT FASCIA /GUTTER TRIM ITEMS: WINDOW & CORNER/ COLUMNS / RAILING / VENTS / SOFFITS TRIM ITEMS **GUTTER AND FASCIA** METAL ROOF GARAGE DOOR PAINT PURE WHITE SW7005 **ENTRY DOOR COLOR** PAINT WHIRLPOOL SW9135 METAL ROOF ACCENT CHARCOAL GRAY MAIN ROOF SHINGLE OWENS CORNING OAKRIDGE "ESTATE GRAY"







### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

LOTOCINO COSION 10200 E. Girard Ave, A-314 Denver, CO. SMOSI



Call before you dig.

ASSESSOR'S PARCEL **IDENTIFICATION** NUMBER: 0172309100012

#2 **AMENDMENT** 

= SECTION 7, TOWNSHIP 2 CIPAL MERIDIAN, CITY OF TATE OF COLORADO **PERMIT** EUNION

CENTER

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

**ELEVATIONS** SHEET NUMBER

**BUILDING TYPE 1** 

**SHEET 32 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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)



REAR RIGHT CORNER VIEW (COLOR SCHEME 1 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 1 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 1 SHOWN)

# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S PARCEL IDENTIFICATION NUMBER:

0172309100012

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

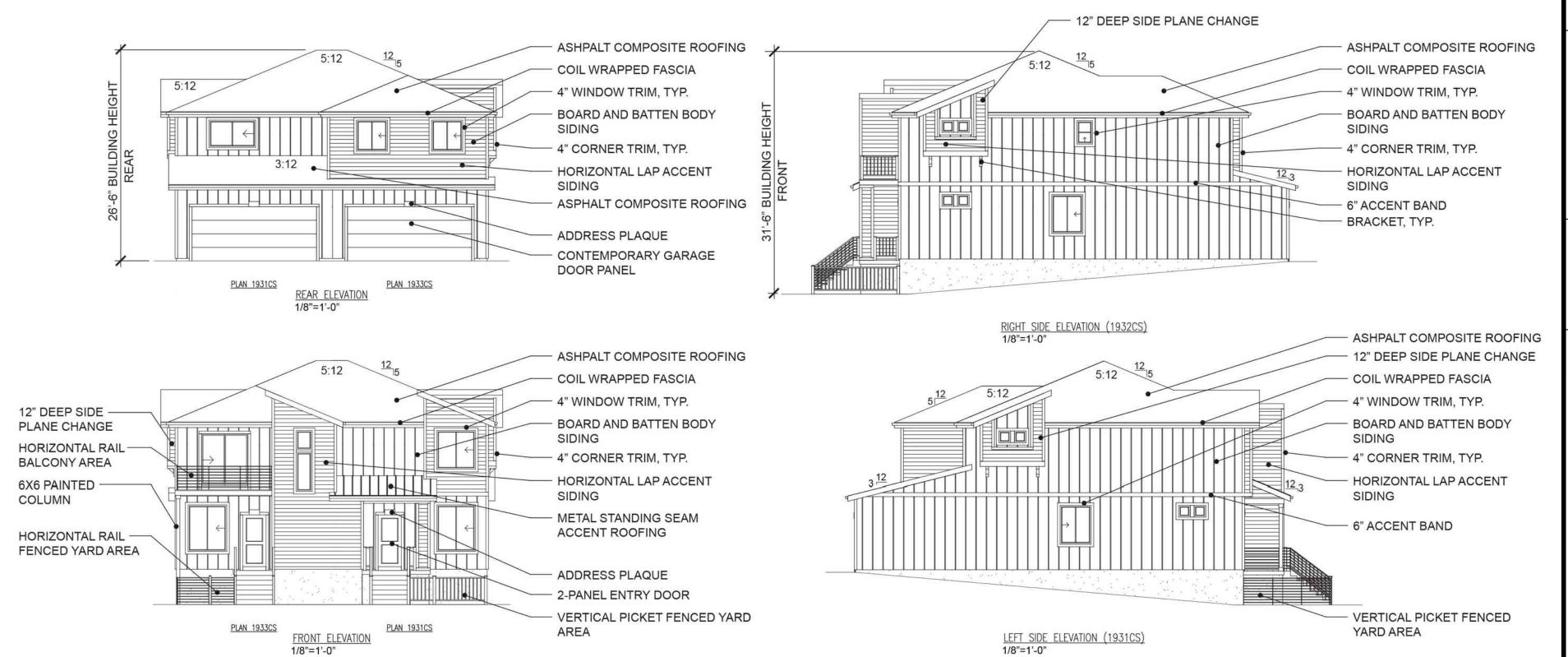
SHEET TITLE

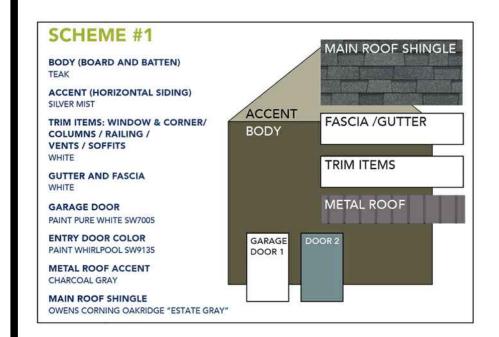
**BUILDING TYPE 1** ELEVATIONS

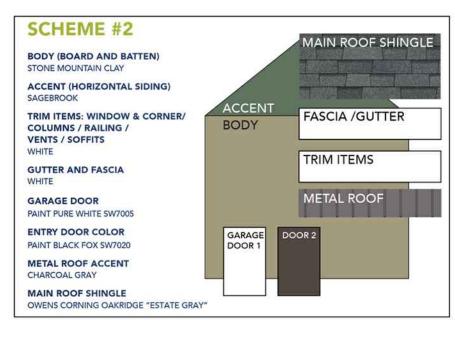
SHEET NUMBER

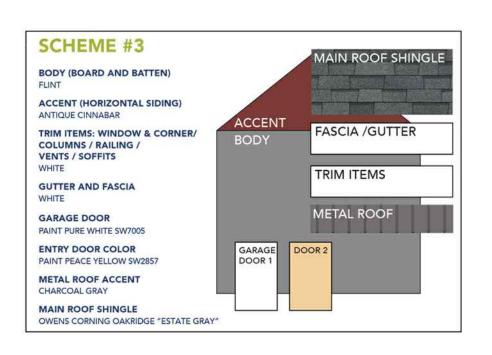
**SHEET 33 OF 37** 

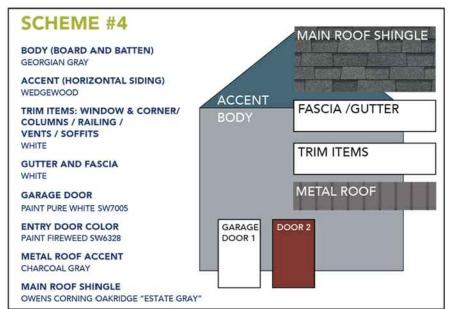
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO











# NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT





ASSESSOR'S

PARCEL **IDENTIFICATION** NUMBER: 0172309100012

#2

= SECTION 7, TOWNSHIP 2 SIPAL MERIDIAN, CITY OF TATE OF COLORADO **AMENDMENT PERMIT** CENTER EUNION

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

**BUILDING TYPE 2 ELEVATIONS** 

SHEET NUMBER

**SHEET 34 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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 2 SHOWN)



REAR RIGHT CORNER VIEW (COLOR SCHEME 2 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 2 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 2 SHOWN)





ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172309100012

**ISSUE DATE** 

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 2 ELEVATIONS

SHEET NUMBER

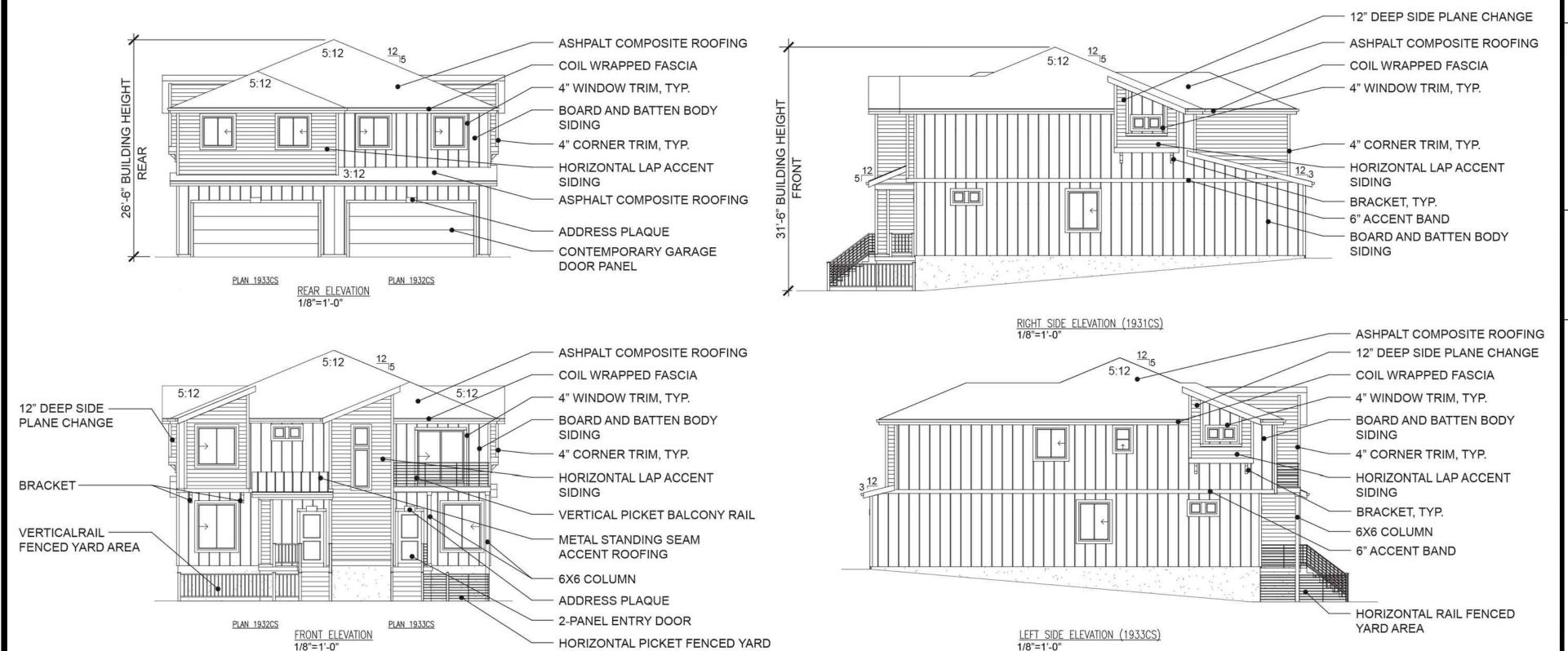
**SHEET 35 OF 37** 

DEPARTMENT OF COMMUNITY DEVELOPMENT

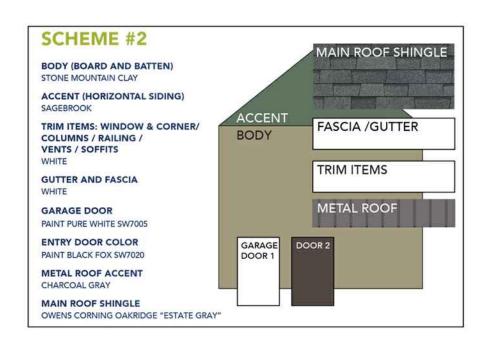
NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_

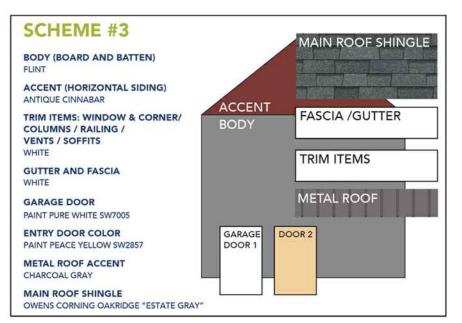
A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

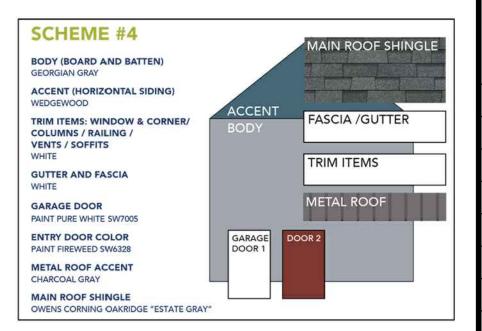


### SCHEME #1 MAIN ROOF SHINGLE BODY (BOARD AND BATTEN) ACCENT (HORIZONTAL SIDING) ACCENT FASCIA /GUTTER TRIM ITEMS: WINDOW & CORNER/ BODY COLUMNS / RAILING / **VENTS / SOFFITS** TRIM ITEMS **GUTTER AND FASCIA** METAL ROOF GARAGE DOOR PAINT PURE WHITE SW7005 ENTRY DOOR COLOR PAINT WHIRLPOOL SW9135 METAL ROOF ACCENT CHARCOAL GRAY MAIN ROOF SHINGLE OWENS CORNING OAKRIDGE "ESTATE GRAY"



AREA





### NOT FOR CONSTRUCTION

CITY STAFF CERTIFICATE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_

DEPARTMENT OF COMMUNITY DEVELOPMENT

Terrocino Oesign 10200 E. Girard Ave, A-314 Denver



ASSESSOR'S

PARCEL **IDENTIFICATION** NUMBER: 0172309100012

#2

**AMENDMENT** 

CENTER

EUNION

SECTION 7, TOWNSHIP 2 PAL MERIDIAN, CITY OF ATE OF COLORADO **PERMIT** 

ISSUE DATE

**SEPTEMBER 20, 2021** 

**REVISION DATES** 

AUGUST 27, 2024

SHEET TITLE

**BUILDING TYPE 3 ELEVATIONS** 

SHEET NUMBER

**SHEET 36 OF 37** 

A REPLAT OF TRACTS B AND O, REUNION CENTER FILING NO. 1, AMENDMENT 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 3 SHOWN)



REAR RIGHT CORNER VIEW (COLOR SCHEME 3 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 3 SHOWN)



FRONT LEFT CORNER VIEW (COLOR SCHEME 3 SHOWN)



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

ON 7, TOWNSHIP 2 ERIDIAN, CITY OF COLORADO

P.U.D. PERMIT
TION OF THE NORTHWEST QUARTER OF SECTION 7, TO TH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLOR

ISSUE DATE

SEPTEMBER 20, 2021

REVISION DATES

AUGUST 27, 2024

SHEET TITLE

BUILDING TYPE 3
ELEVATIONS

SHEET NUMBER

A1.7

SHEET 37 OF 37