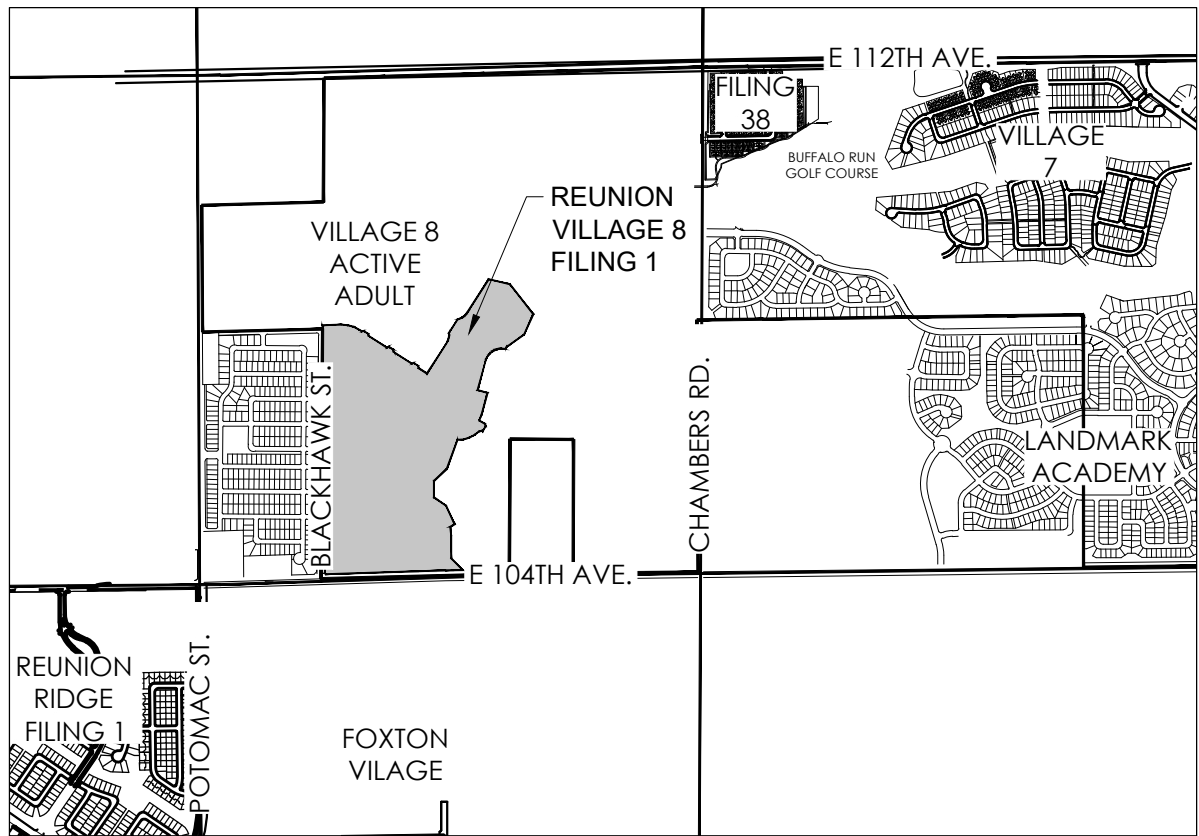


REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

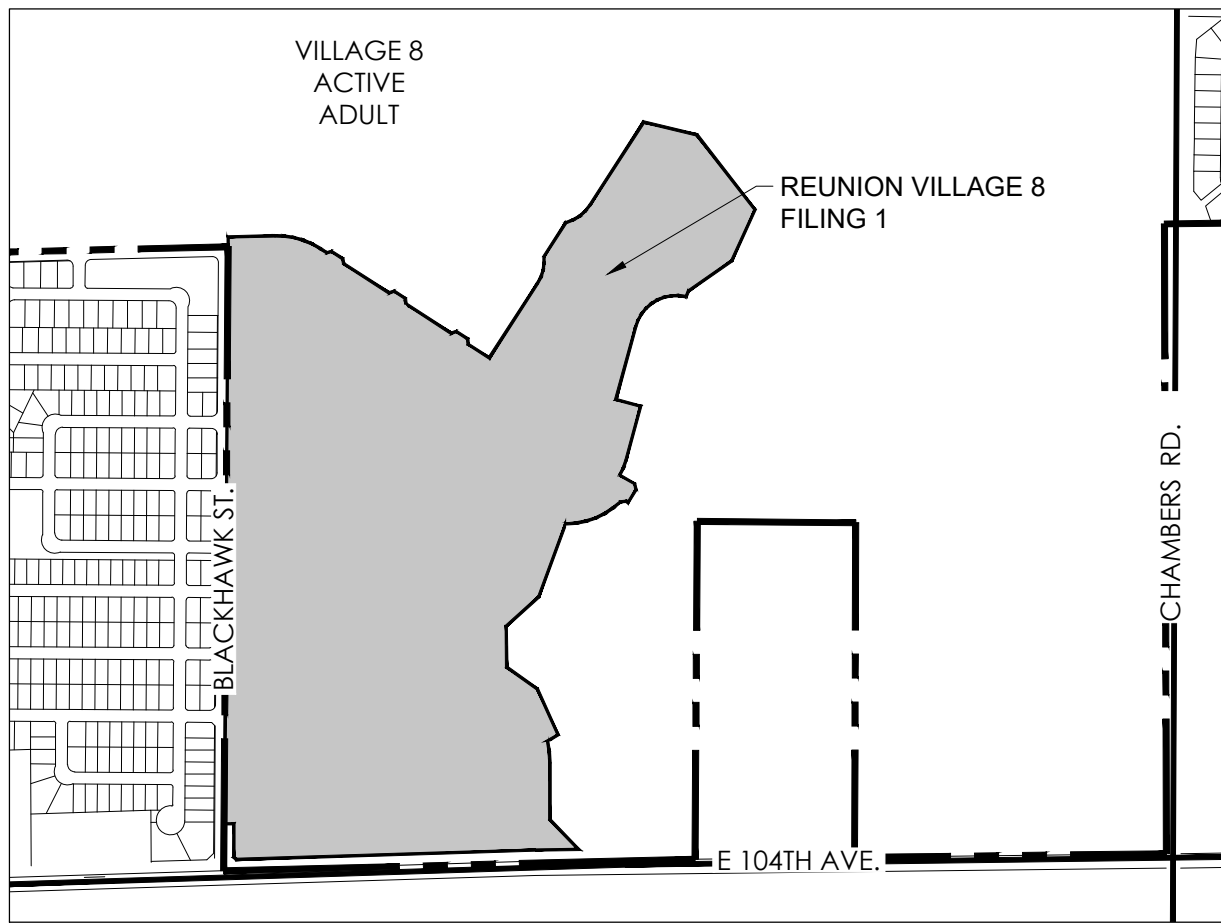
VICINITY MAP

1" = 2,000'



KEY MAP

1" = 800'



TREE MONOCULTURE TABLE

SYM	COMMON NAME	SPECIES	FAMILY	QTY.	PERCENTAGE
DECIDUOUS SHADE TREES					<=15% REQUIRED
AG	AESCLUS GLABRA	BUCKEYE, OHIO	SAPINDACEAE	13	6%
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	CANNABACEAE	10	5%
CS	CATALPA SPECIOSA	CATALPA, WESTERN	BIGNONIACEAE	14	6%
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	FABACEAE	12	5%
GTI	GLEDITSIA TRIACANTHOS INERMIS IMPCOLE	HONEYLOCUST, IMPERIAL	FABACEAE	5	2%
GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS	FABACEAE	12	5%
QM	QUERCUS MACROCARPA	OAK, BUR	FAGACEAE	18	8%
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE	MALVACEAE	12	5%
UA	ULMUS ACCOLADE	ELM, ACCOLADE	ULMACEAE	11	5%
UT	ULMUS X TRIUMPH	ELM, TRIUMPH	ULMACEAE	8	4%
EVERGREEN TREES					
PN	PINUS NIGRA	PINE, AUSTRIAN	PINACEAE	25	11%
PP	PICEA PUNGENS	SPRUCE, COLORADO	PINACEAE	11	5%
ORNAMENTAL TREES					
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	ACERACEAE	18	8%
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR	ROSACEAE	13	6%
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC	ROSACEAE	14	6%
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	ROSACEAE	5	2%
MRR	MALUS ROYAL RAINDROPS	CRABAPPLE, ROYAL RAINDROPS	ROSACEAE	9	4%
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	ROSACEAE	16	7%
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE	OLEACEAE	13	6%
TOTAL				221	100%

SHRUBS, PERENNIALS AND ORNAMENTAL GRASS MONOCULTURE TABLE

EVERGREEN SHRUBS				<=15% REQUIRED	
JCA	JUNIPERUS CHINENSIS ARMSTONGII	JUNIPER, ARMSTRONG	128	4%	
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPER, BAR HARBOR	24	1%	
JHH	JUNIPERUS HORIZONTALIS 'HUGES'	JUNIPER, HUGES	17	1%	
JMP	JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	JUNIPER, PFITZER	25	1%	
JSW	JUNIPERUS SCOPULORUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	6	0%	
DECIDUOUS SHRUBS					
ACL	AMORPHA CANESCENS	LEADPLANT	10	0%	
ACS	ARTIMISIA CANA	SAGE, SILVER	5	0%	
BTB	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, 'BURGUNDY CAROUSEL'	64	2%	
CAT	COTONEASTER ADPRESSUS, TOMS THUMB	COTONEASTER, TOMS THUMB	25	1%	
CCM	COTINUS COGGYGRIA 'WITCHCRAFT BLACK'	SPIREA, BLUE MIST	6	0%	
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SMOKE TREE, WITCHCRAFT BLACK	63	2%	
ENR	ERICAMERA NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	151	4%	
FAP	FALLUGIA PARADOXA	APACHE PLUME	79	2%	
PBP	PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	SAND CHERRY, PAWNEE BUTTES	65	2%	
PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	153	5%	
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	107	3%	
RNW	ROSA NEARLY WILD	ROSE, NEARLY WILD	46	1%	
SDC	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	213	6%	
SJG	SPIREA JAPONICA, 'GOLDFLAME'	SPIREA, GOLDFLAME	33	1%	
PERENNIALS					
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	11	0%	
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	73	2%	
GLW	GAURA LINDHEIMERI	WHIRRLING BUTTERFLY	166	5%	
CJT	COREOPSIS 'JETHRO TULL'	COREOPSIS, JETHRO TULL	104	3%	
PNM	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOIL, MISS WILMOTT	82	2%	
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	106	3%	
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	162	5%	
ORNAMENTAL GRASSES					
BGA	BOUTELOUA GRACILIS 'BLONDE AMITION'	GRAMA GRASS, BLONDE AMITION	283	8%	
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	61	2%	
CAO	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS, OVERDAM	421	12%	
PVH	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, HEAVY METAL	378	11%	
PVS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS, SHENANDOAH	30	1%	
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	27	1%	
SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE GRASS, THE BLUES	223	7%	
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	36	1%	
			3383		

SITE DATA

SITE DATA	
GROSS ACREAGE	89.227
NUMBER OF LOTS	184
NUMBER OF TRACTS	13
GROSS DENSITY (DU/AC)	2.1

OPEN SPACE DATA

OPEN SPACE DATA	
GROSS SITE ACREAGE	89.227
OPEN SPACE REQUIRED (ACRES)	2.68
OPEN SPACE PROVIDED (ACRES)	2.68

NOTES:
1. REQUIRED OPEN SPACE IS CALCULATED AS 3% OF THE GROSS SITE AREA.

EXISTING ZONING

REUNION PUD RES-2 AND MIXED USE

SHEET INDEX

ORDER	SHEET #	SHEET NAME
1	L1.0	COVER
2	L1.1	LEGAL DESCRIPTION
3	L1.2	EXISTING CONDITIONS
4	L1.3	OVERALL LANDSCAPE PLAN
5-11	L1.4-L1.10	LANDSCAPE PLANS
12-14	L1.11-L1.13	LANDSCAPE NOTES & DETAILS
15-17	L2.1-L2.3	PRODUCT TYPICALS
18-23	L3.1-L3.6	FENCING PLANS
24-28	L4.1-L4.5	FACADE PLANS
29-33	L5.1-L5.5	PARKING PLANS
34-38	L6.1-L6.5	SETBACK PLANS

APPLICANT/OWNER

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

OWNER

DIBC BUFFALO HILLS RANCH, LLC
FFP-DIA, LLC
1125 17TH STREET STE 2500
DENVER, CO 80202
(303) 295-3071
CONTACT: MARK THROCKMORTON

LANDSCAPE ARCHITECT

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

ENGINEER

ATWELL
143 UNION BLVD #200
LAKEWOOD, CO 80228
(303) 928-6742
CONTACT: DANIEL RODRIGUEZ

ENGINEER

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

SURVEYOR

AZTEC CONSULTANTS
300 E MINERAL AVE #1
LITTLETON, CO 80122
(303) 713-1898
CONTACT: TONY PEALL

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

LEGAL DESCRIPTION

A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (C-W 1/16) OF SAID SECTION 7, WHENCE THE WEST LINE OF THE EAST HALF OF THE SAID SOUTHWEST QUARTER BEARS SOUTH 00°22'46" WEST, A DISTANCE OF 2,629.42 FEET, WITH ALL BEARINGS HEREON REFERENCED THERETO;

THENCE NORTH 00°23'22" EAST, A DISTANCE OF 38.02 FEET;

THENCE NORTH 88°36'44" EAST, A DISTANCE OF 198.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 335.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°45'32", AN ARC LENGTH OF 197.38 FEET, THE CHORD OF WHICH BEARS SOUTH 74°30'47" EAST, A DISTANCE OF 194.54 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 29.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 77°55'28" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°04'32" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 12°04'34" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 225.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 77°55'28" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 54.00 FEET;

THENCE SOUTH 32°55'28" WEST, A DISTANCE OF 3.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 12°04'32" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 225.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS NORTH 77°55'28" EAST, A DISTANCE OF 21.21 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 3.00 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 54.00 FEET;

THENCE SOUTH 32°55'28" WEST, A DISTANCE OF 3.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET, THE CHORD OF WHICH BEARS SOUTH 12°04'32" EAST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 57°04'32" EAST, A DISTANCE OF 105.00 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 369.08 FEET;

THENCE NORTH 13°31'08" EAST, A DISTANCE OF 116.29 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 167.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH

15°13'17" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°51'15", AN ARC LENGTH OF 127.84 FEET, THE CHORD OF WHICH BEARS NORTH 53°51'05" EAST, A DISTANCE OF 125.01 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 367.87 FEET;

THENCE NORTH 02°46'58" WEST, A DISTANCE OF 15.51 FEET;

THENCE NORTH 87°13'02" EAST, A DISTANCE OF 11.15 FEET;

THENCE NORTH 32°55'28" EAST, A DISTANCE OF 24.62 FEET;

THENCE SOUTH 76°34'23" EAST, A DISTANCE OF 228.43 FEET;

THENCE SOUTH 37°46'09" EAST, A DISTANCE OF 395.12 FEET;

THENCE SOUTH 24°31'38" WEST, A DISTANCE OF 233.32 FEET;

THENCE SOUTH 54°58'10" WEST, A DISTANCE OF 220.06 FEET;

THENCE SOUTH 24°51'53" WEST, A DISTANCE OF 25.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 13°24'49" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°09'49", AN ARC LENGTH OF 269.28 FEET, THE CHORD OF WHICH BEARS SOUTH 59°19'54" WEST, A DISTANCE OF 243.49 FEET;

THENCE SOUTH 15°15'00" WEST, A DISTANCE OF 315.48 FEET;

THENCE SOUTH 74°45'00" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 15°15'00" WEST, A DISTANCE OF 233.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 268.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°12'12", AN ARC LENGTH OF 14.98 FEET, THE CHORD OF WHICH BEARS SOUTH 16°51'06" WEST, A DISTANCE OF 14.98 FEET;

THENCE SOUTH 74°45'00" EAST, A DISTANCE OF 64.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 332.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 72°09'53" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°06'50", AN ARC LENGTH OF 70.19 FEET, THE CHORD OF WHICH BEARS SOUTH 23°53'32" WEST, A DISTANCE OF 70.06 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 18.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°49'45", AN ARC LENGTH OF 27.59 FEET, THE CHORD OF WHICH BEARS SOUTH 13°57'56" EAST, A DISTANCE OF 24.97 FEET;

THENCE SOUTH 32°07'11" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 57°52'49" WEST, A DISTANCE OF 10.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 18.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°39'02", AN ARC LENGTH OF 23.77 FEET, THE CHORD OF WHICH BEARS SOUTH 84°17'41" WEST, A DISTANCE OF 22.08 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 332.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°34'02", AN ARC LENGTH OF 252.45 FEET, THE CHORD OF WHICH BEARS SOUTH 68°15'11" WEST, A DISTANCE OF 246.41 FEET;

THENCE SOUTH 20°07'14" WEST, A DISTANCE OF 323.93 FEET;

THENCE SOUTH 48°01'31" WEST, A DISTANCE OF 182.50 FEET;

THENCE SOUTH 00°47'26" EAST, A DISTANCE OF 170.27 FEET;

THENCE SOUTH 54°21'57" EAST, A DISTANCE OF 156.36 FEET;

THENCE SOUTH 24°24'34" EAST, A DISTANCE OF 209.83 FEET;

THENCE SOUTH 60°37'36" WEST, A DISTANCE OF 50.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 452.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°08'50" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°51'10", AN ARC LENGTH OF 93.51 FEET, THE CHORD OF WHICH BEARS SOUTH 05°55'35" EAST, A DISTANCE OF 93.34 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 236.91 FEET;

THENCE SOUTH 76°05'39" EAST, A DISTANCE OF 100.94 FEET;

THENCE SOUTH 12°35'37" EAST, A DISTANCE OF 96.52 FEET;

THENCE NORTH 89°20'14" EAST, A DISTANCE OF 77.67 FEET;

THENCE SOUTH 87°46'09" EAST, A DISTANCE OF 118.85 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 104TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°20'14" WEST, A DISTANCE OF 377.59 FEET;
2. SOUTH 88°13'16" WEST, A DISTANCE OF 1,246.23 FEET;
3. NORTH 44°37'06" WEST, A DISTANCE OF 14.32 FEET TO THE EASTERLY RIGHT-OF-WAY OF BLACKHAWK STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°22'46" EAST, A DISTANCE OF 137.76 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NORTH 89°37'06" WEST, A DISTANCE OF 40.00 FEET TO SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER SECTION 7;

THENCE ALONG SAID WEST LINE, NORTH 00°22'46" EAST, A DISTANCE OF 2,404.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 3,886,719 SQUARE FEET OR 89.227 ACRES, MORE OR LESS.

TRACT TABLE

TRACT	AREA (S.F.±)	AREA (AC)	USE	OWNERSHIP	MAINTAINED BY
A	367,334	8.433	FUTURE DEVELOPMENT	CLAYTON	CLAYTON
B	677,627	15.556	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
C	5,791	0.133	ACCESS, DRAINAGE, UTILITIES	RMD	RMD
D	52,295	1.201	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
E	876,499	20.122	FUTURE DEVELOPMENT	CLAYTON	CLAYTON
F	67,352	1.546	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
G	9,561	0.219	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
H	8,728	0.200	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
I	23,618	0.542	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
J	3,653	0.084	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
K	6,580	0.151	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
L	14,733	0.338	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
M	51,944	1.192	OPEN SPACE, DRAINAGE, UTILITIES	RMD	RMD
TOTAL TRACT AREA	2,165,715	49.717	RMD = REUNION METROPOLITAN DISTRICT CLAYTON = CLAYTON PROPERTIES GROUP II, INC., A COLORADO CORPORATION		
TOTAL LOT AREA	1,070,226	24.571			
PUBLIC ROW AREA	107,756	2.473			
PRIVATE ROW AREA	543,022	12.466			
TOTAL SITE AREA	3,886,719	89.227			

THIS SUBDIVISION PLAT CONTAINS 184 LOTS AND 13 TRACTS

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL IDENTIFICATION NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

LEGAL DESCRIPTION

SHEET NUMBER

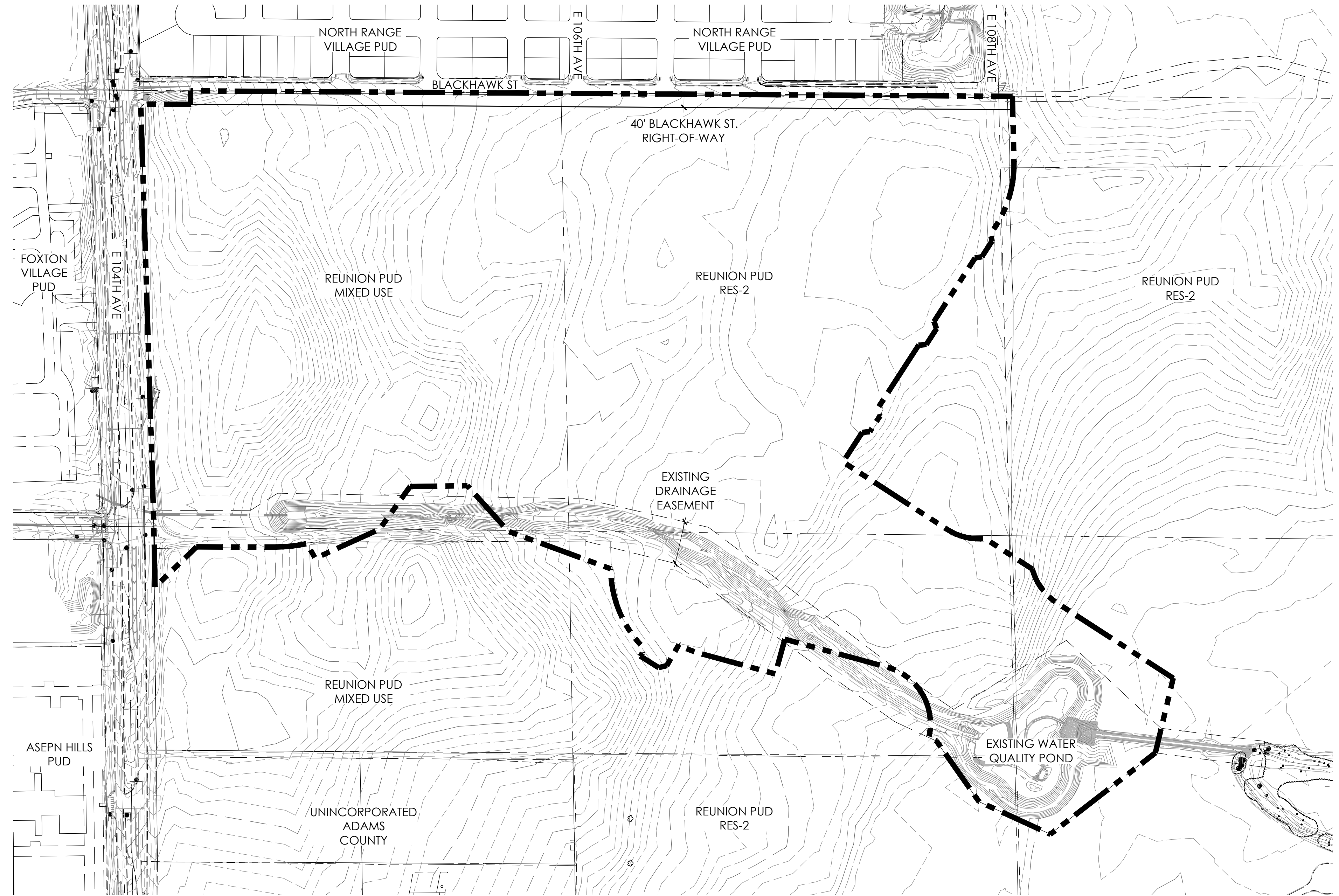
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SHEET 2 OF 38

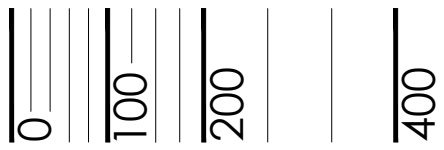
NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



Scale: 1"= 200'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

EXISTING
CONDITIONS

SHEET NUMBER

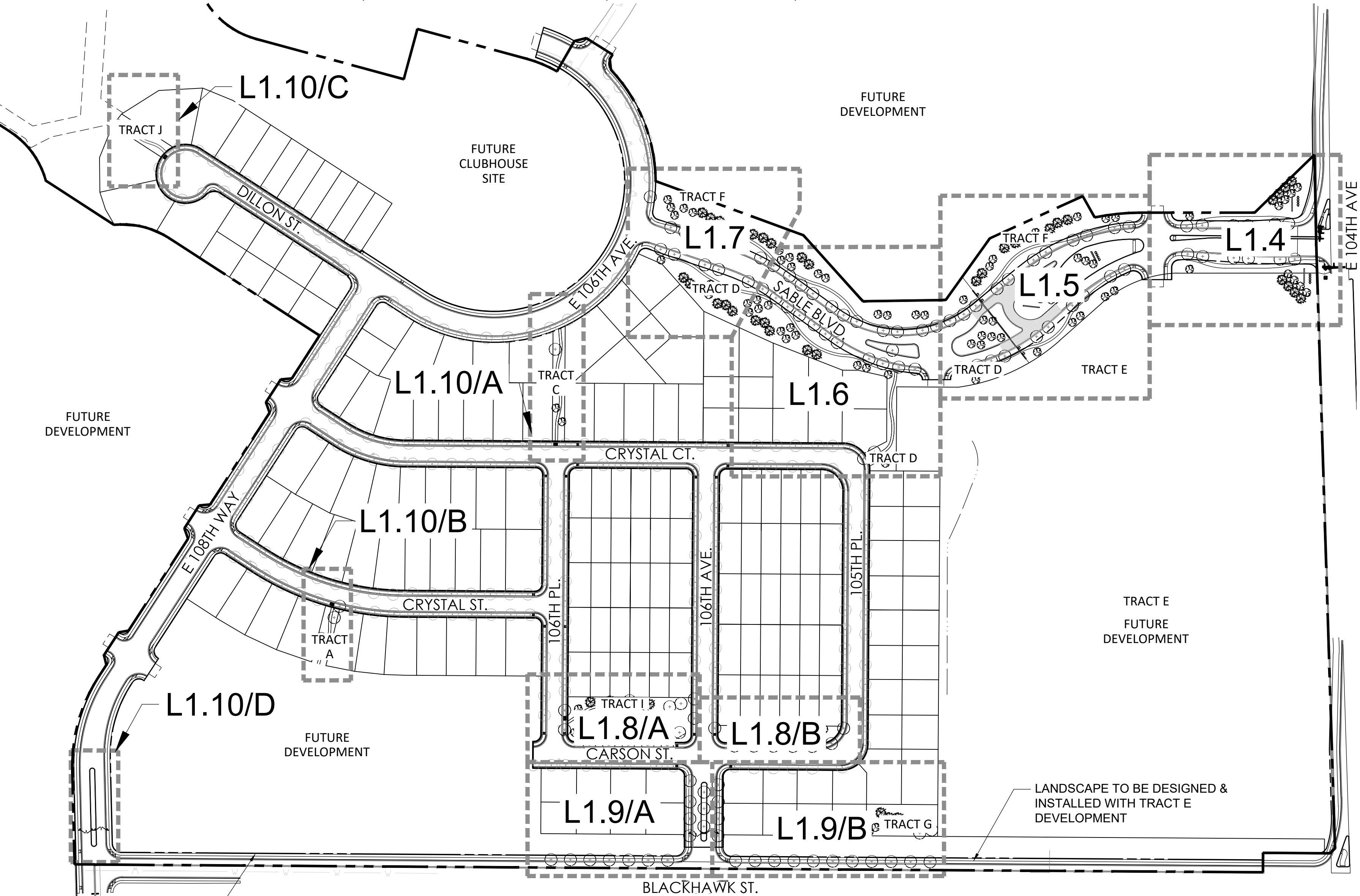
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SHEET 3 OF 38

NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



LANDSCAPE TO BE DESIGNED & INSTALLED WITH TRACT E DEVELOPMENT

ROW TREES

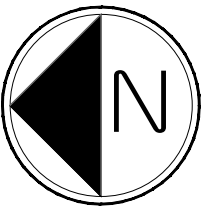
ROW TREE REQUIREMENTS				
STREET	ROW (LF)	REQUIRED (1/40 LF)	TRACT *	LOT **
FILING 1				
SABLE WAY	2619	65	65	
DILLON ST.	1805	45	1	44
E 108TH WAY	860	22		24
CRYSTAL ST.	1302	33	1	32
CRYSTAL CT.	1935	48		50
CARSON ST.	952	24	14	10
E 106TH AVE	1359	34	11	23
105TH PL.	1037	26	1	25
BLACKHAWK ST.	715	18		18
SUB-TOTAL	12,583	315		
TOTAL REQUIRED		315	TOTAL PROPOSED	
		315		

*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.)

1. ROW calculation excludes driveways and sidewalks where they intersect with ROW, intersections, and ROW with existing trees.
2. Certain trees may not be in the ROW due to site restrictions, (lights/hydrants/utilities). Such trees are located as close to the ROW as possible.
3. Trees counted as ROW trees along E. 104th Avenue are South of the actual ROW due to utilities in existing ROW.
4. Deciduous shade trees, deciduous ornamental trees and evergreen trees are included in total counts.
5. Final location and species of ROW trees adjacent to single family cluster lots, will be determined and installed by the vertical homebuilder/homeowner.

OTHER TREES AND SHRUBS

OTHER TREES AND SHRUBS	PROPOSED
TREES	144
SHRUBS	1,178



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

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

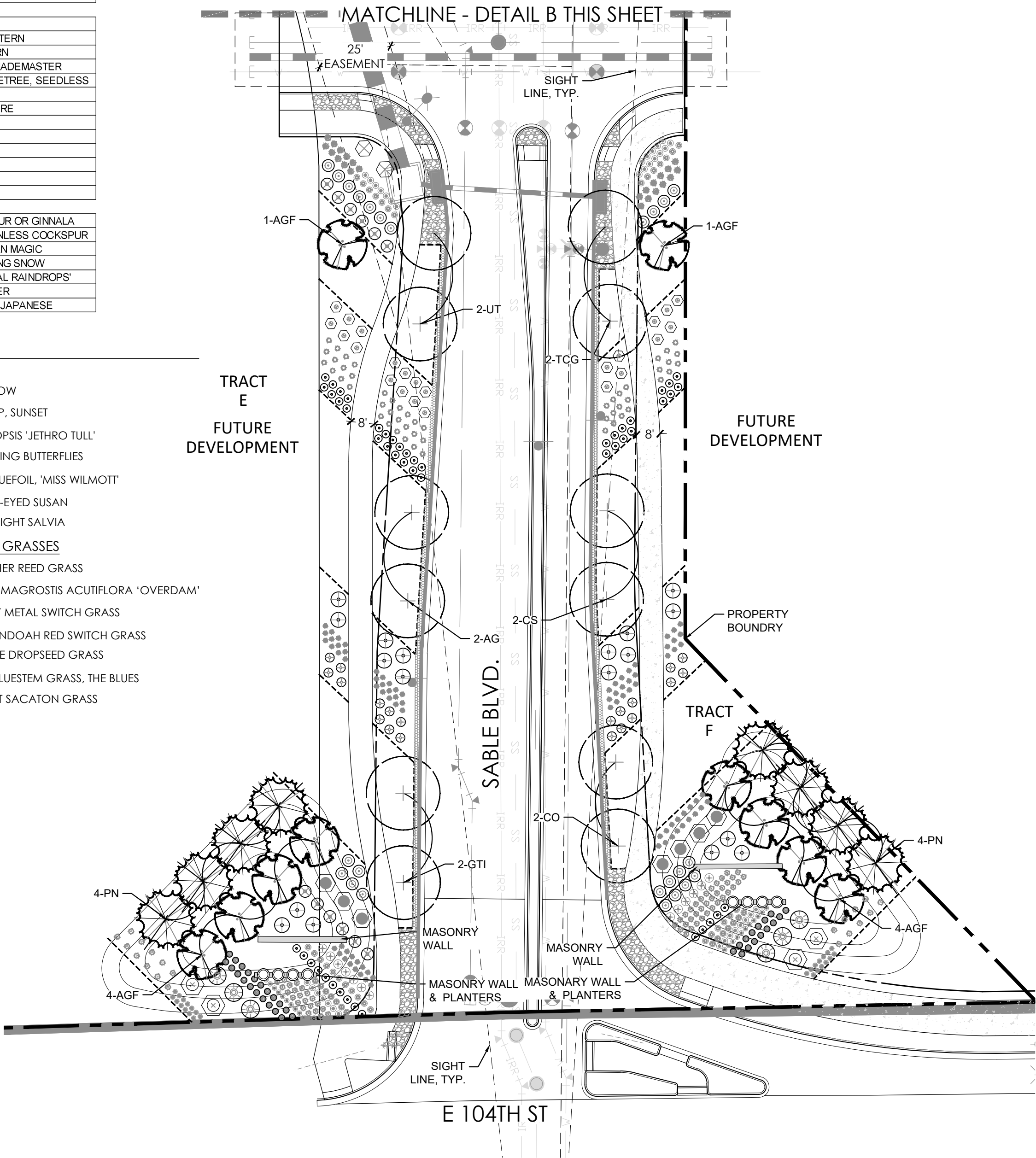
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

TREE LIST

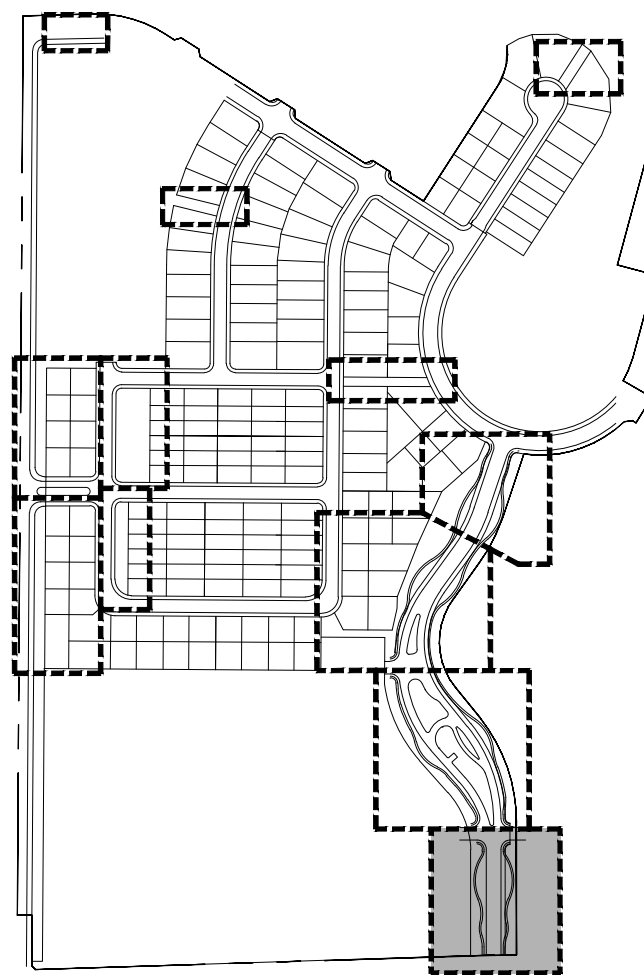
KEY	BOTANICAL NAME	COMMON NAME
AG	AESCULUS GLABRA	BUCKEYE, OHIO
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CS	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
QM	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UA	ULMUS ACCOLADE	ELM, ACCOLADE
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, 'ROYAL RAINDROPS'
PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA 'IVORY SILK'	LILAC, IVORY SILK JAPANESE

PLANT KEY

EVERGREEN SHRUBS	PERENNIALS
⊕ (JCA) JUNIPER, ARMSRONG	⊙ (AMY) YARROW
⊕ (JHB) JUNIPER, BAR HARBOUR	⊕ (ARS) HYSSOP, SUNSET
⊕ (JHH) JUNIPER, HUGHES	• (CJT) COREOPSIS 'JETHRO TULL'
⊕ (JMP) JUNIPER, COMPACT PITZER	• (GLW) WHIRLING BUTTERFLIES
⊙ (JSW) JUNIPER, ROCKY MOUNTAIN WOODWARD	• (PMW) CINQUEFOIL, 'MISS WILMOTT'
DECIDUOUS SHRUBS	• (RFG) BLACK-EYED SUSAN
⊙ (ACL) LEADPLANT	• (SSM) MAY NIGHT SALVIA
⊙ (ACS) SAGEBRUSH, SILVER	ORNAMENTAL GRASSES
⊙ (BTB) BARBERRY, BURGUNDY CAROUSEL	• (CAK) FEATHER REED GRASS
⊙ (CAT) COTONEASTER, TOM THUMB	• (CAO) CALAMAGROSTIS ACUTIFLORA 'OVERDAM'
⊙ (CCB) SPIREA, BLUE MIST	• (PVH) HEAVY METAL SWITCH GRASS
⊕ (CCM) SMOKE TREE, WINECRAFT BLACK	• (PVS) SHENANDOAH RED SWITCH GRASS
⊕ (ENR) RABBITBRUSH, DWARF BLE	• (SHG) PRAIRIE DROPSEED GRASS
⊕ (FAP) APACHE PLUME	• (SSB) LITTLE BLUESTEM GRASS, THE BLUES
⊕ (PAR) SAGE, RUSSIAN	⊕ (SWG) GIANT SACATON GRASS
• (PFG) POTENTILLA, GOLD STAR	
⊕ (RNW) ROSE, NEARLY WISE	
⊕ (SDC) SNOWBERRY, CANDY	
⊕ (SJG) SPIREA, GOLDFLAME	



KEYMAP

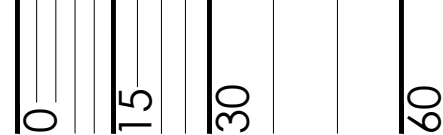


LEGEND

⊕	DECIDUOUS TREE
⊙	BUILDER TREE
⊕	EVERGREEN TREE
⊕	ORNAMENTAL TREE
⊕	SHRUBS & PERENNIALS
---	STEEL EDGER
---	TURF
---	CRUSHER FINES
---	CONCRETE WALK
---	ROCK MULCH
---	NATIVE SEED
---	LOW-GROW NATIVE SEED
---	SPLASH EDGE
M	MAILBOX KIOSK
☼	STREET LIGHT
⚡	FIRE HYDRANT



Scale: 1"= 30'-0"

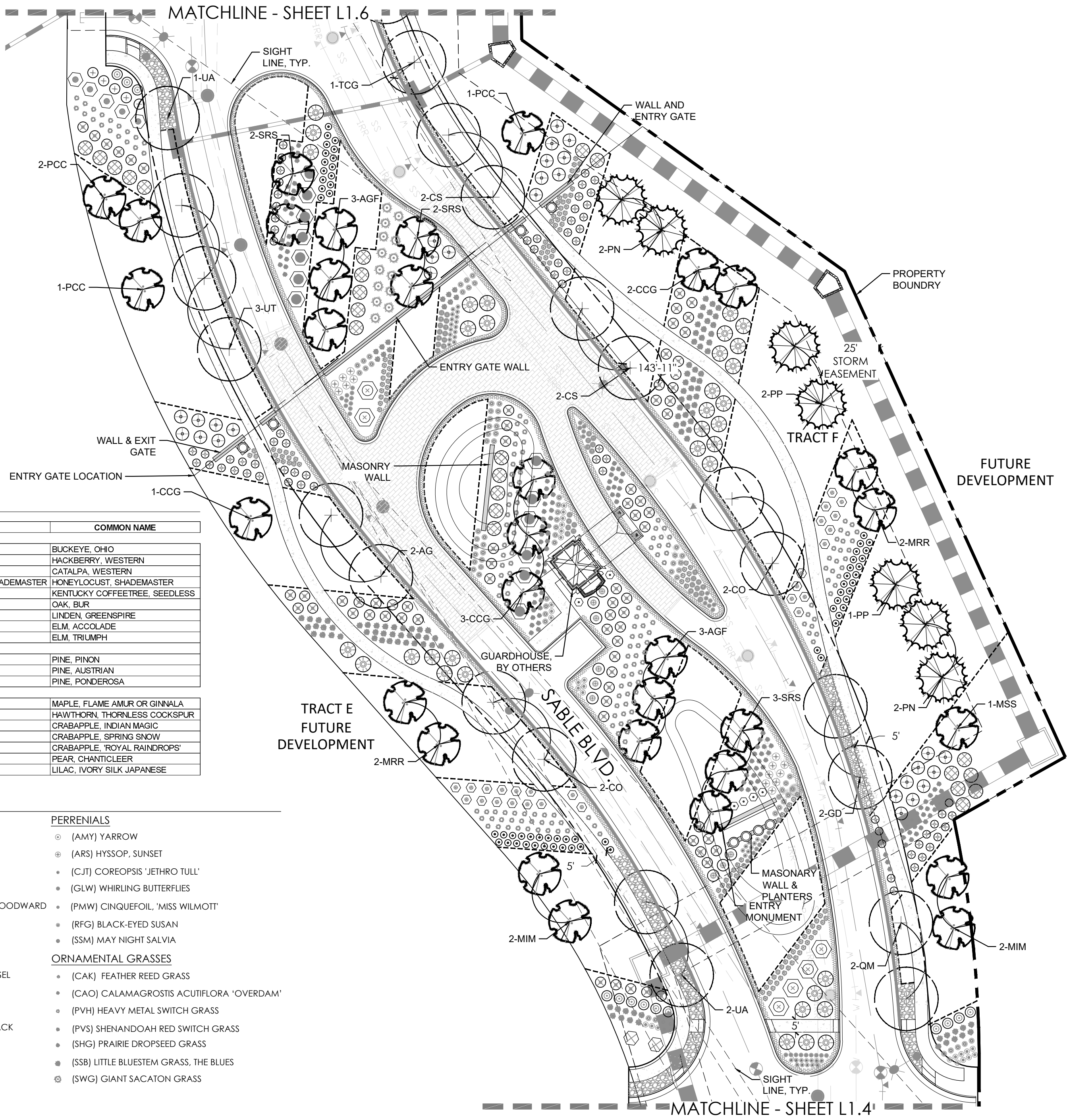


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DEVELOPMENT OF THE CITY OF COMMERCE CITY,
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DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

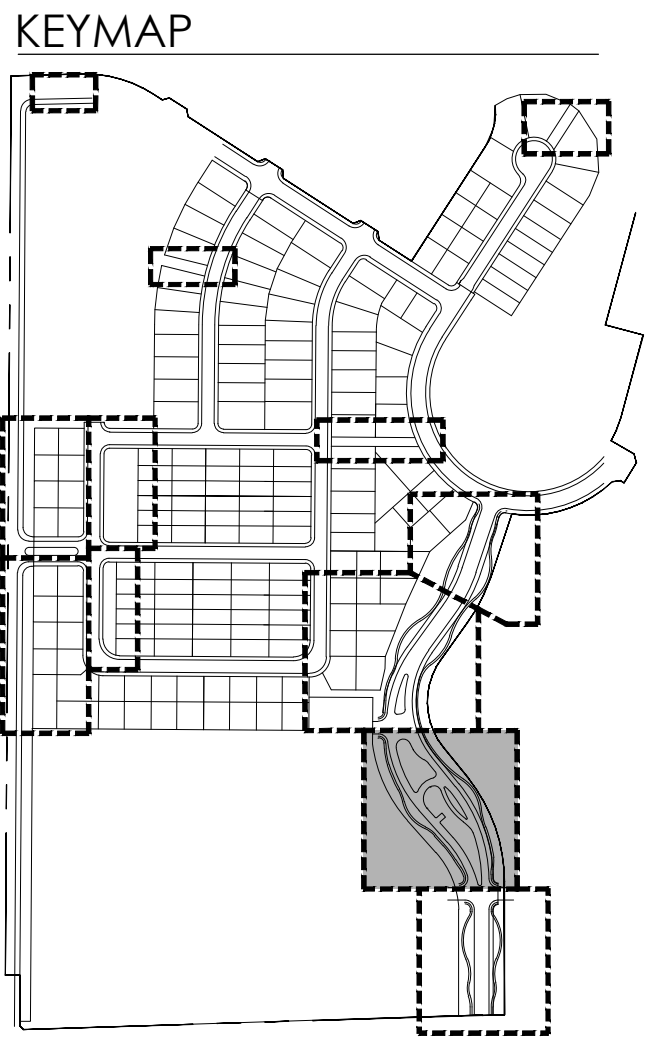


TREE LIST

KEY	BOTANICAL NAME	COMMON NAME
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CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
CS	CATALPA SPECIOSA	CATALPA, WESTERN
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
QM	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UA	ULMUS ACCOLADE	ELM, ACCOLADE
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
PP	PINUS PONDEROSA	PINE, PONDEROSA
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR
MM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, 'ROYAL RAINDROPS'
PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA 'IVORY SILK'	LILAC, IVORY SILK JAPANESE

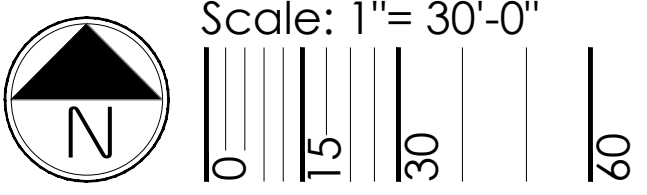
PLANT KEY

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⊗ (JCA) JUNIPER, ARMSRONG	⊗ (AMY) YARROW
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⊗ (JHH) JUNIPER, HUGHES	• (CJT) COREOPSIS 'JETHRO TULL'
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⊗ (JSW) JUNIPER, ROCKY MOUNTAIN WOODWARD	• (PMW) CINQUEFOIL, 'MISS WILMOTT'
⊗ (ACL) LEADPLANT	• (RFG) BLACK-EYED SUSAN
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⊗ (SDC) SNOWBERRY, CANDY	
⊗ (SJG) SPIREA, GOLDFLAME	



LEGEND

⊕	DECIDUOUS TREE
⊙	BUILDER TREE
⊗	EVERGREEN TREE
⊗	ORNAMENTAL TREE
⊗	SHRUBS & PERENNIALS
---	STEEL EDGER
---	TURF
---	CRUSHER FINES
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---	ROCK MULCH
---	NATIVE SEED
---	LOW-GROW NATIVE SEED
---	SPLASH EDGE
M	MAILBOX KIOSK
⊙	STREET LIGHT
⊙	FIRE HYDRANT



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

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

811
Know what's below.
Call before you dig.

ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

ISSUE DATE
December 23, 2020

REVISION DATES

SHEET TITLE
LANDSCAPE PLANS

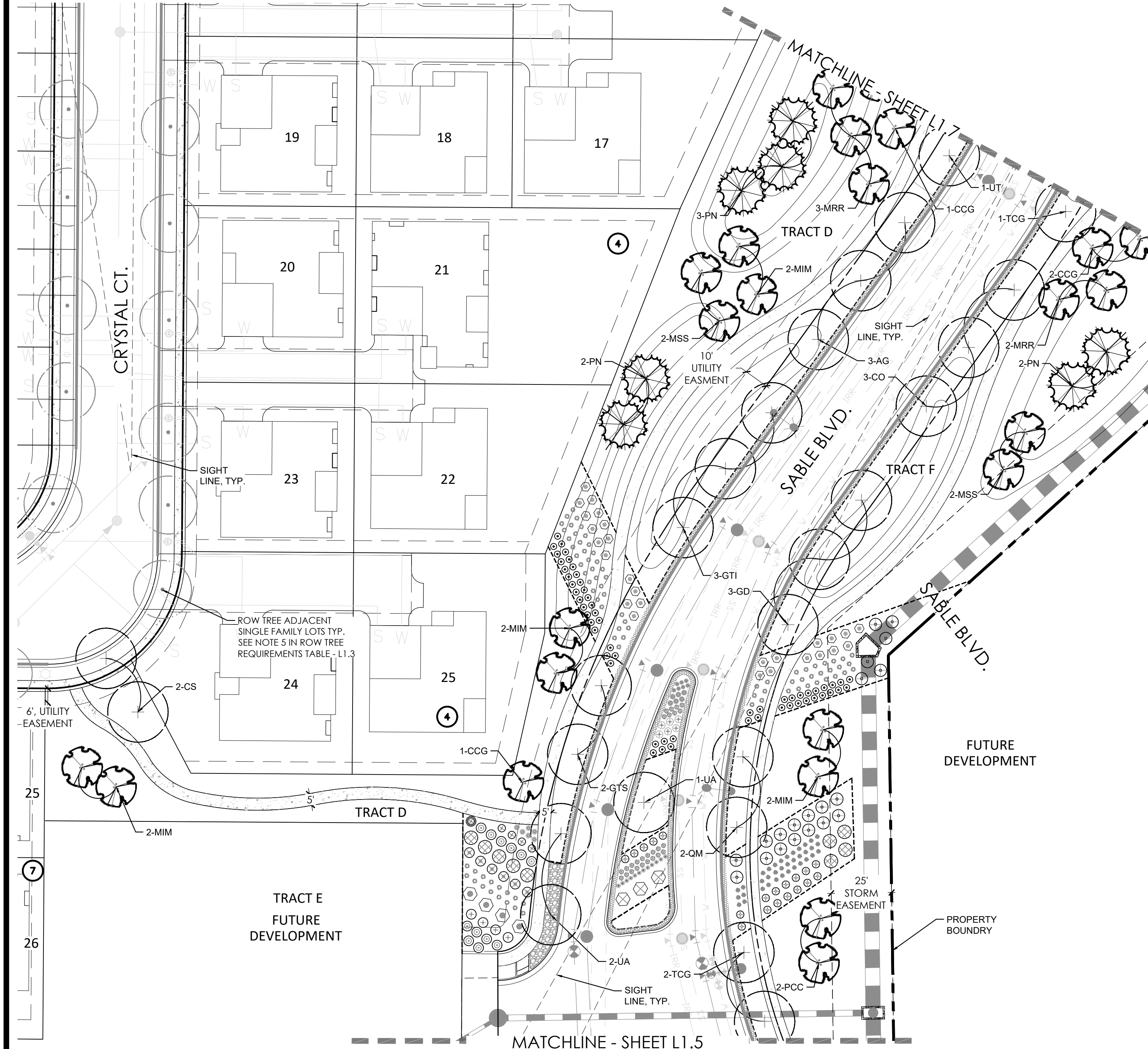
SHEET NUMBER
L1.5

SHEET 6 OF 38

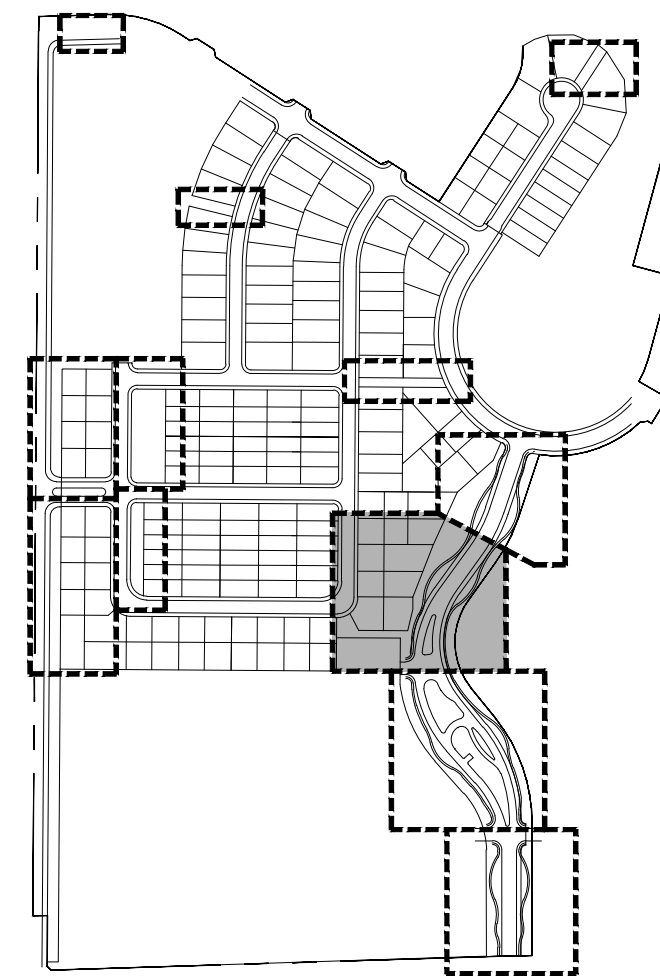
NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

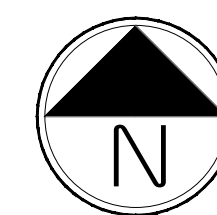


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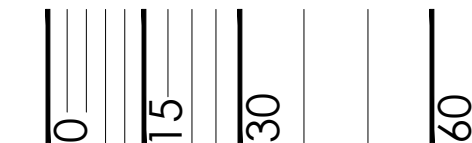


LEGEND

- DECIDUOUS TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- STEEL EDGER
- TURF
- CRUSHER FINES
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- ROCK MULCH
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- SPLASH EDGE
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 30'-0"



NOTE:
SEE SHEET L1.5 FOR TREE LIST & PLANT KEY

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

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ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

LANDSCAPE
PLANS

SHEET NUMBER

L1.6

SHEET 7 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

TREE LIST

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QM	QUERCUS MACROCARPA	OAK, BUR
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
UA	ULMUS ACCOLADE	ELM, ACCOLADE
UT	ULMUS X TRIUMPH	ELM, TRIUMPH
PE	PINUS EDULIS	PINE, PINON
PN	PINUS NIGRA	PINE, AUSTRIAN
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MIM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
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PCC	PYRUS GALLERIANA 'CHANTICLEER'	PEAR, CHANTICLEER
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PLANT KEY

EVERGREEN SHRUBS

- (JCA) JUNIPER, ARMSRONG
- (JHB) JUNIPER, BAR HARBOUR
- (JHH) JUNIPER, HUGHES
- (JMP) JUNIPER, COMPACT PFITZER
- (JSW) JUNIPER, ROCKY MOUNTAIN WOODWARD

DECIDUOUS SHRUBS

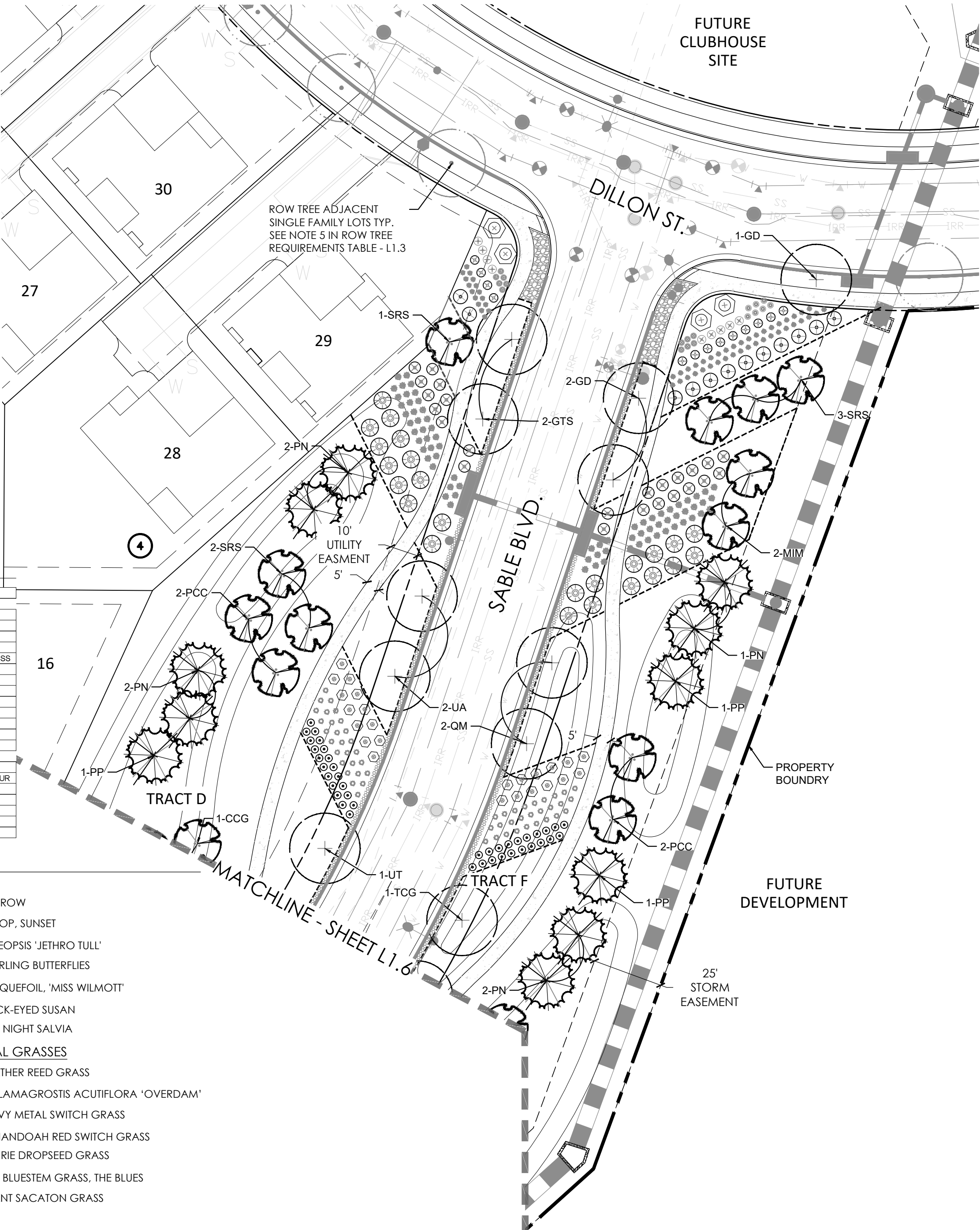
- (ACL) LEADPLANT
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- (BTB) BARBERRY, BURGUNDY CAROUSEL
- (CAT) COTONEASTER, TOM THUMB
- (CCB) SPIREA, BLUE MIST
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- (PFG) POTENTILLA, GOLD STAR
- (RNW) ROSE, NEARLY WISE
- (SDC) SNOWBERRY, CANDY
- (SJG) SPIREA, GOLDFLAME

PERENNIALS

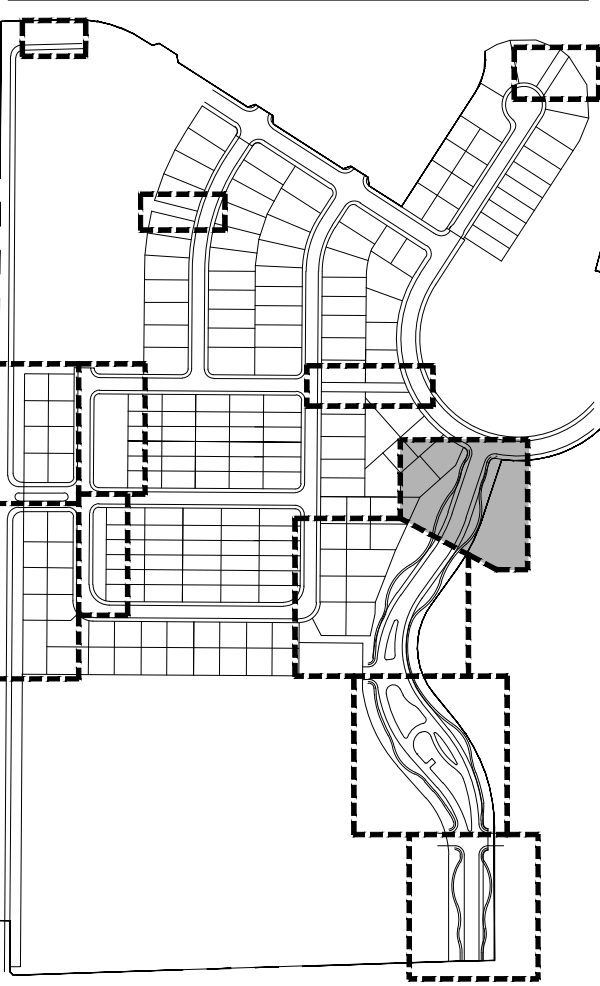
- (AMY) YARROW
- (ARS) HYSSOP, SUNSET
- (CJT) COREOPSIS 'JETHRO TULL'
- (GLW) WHIRLING BUTTERFLIES
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- (CAK) FEATHER REED GRASS
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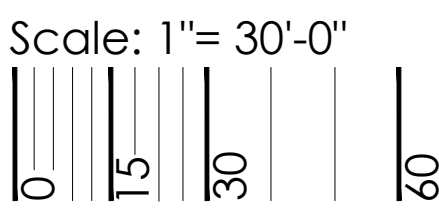
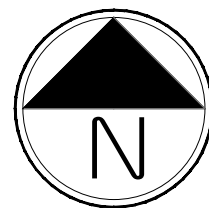


KEYMAP



LEGEND

- DECIDUOUS TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- NATIVE SEED
- LOW-GROW NATIVE SEED
- SPLASH EDGE
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



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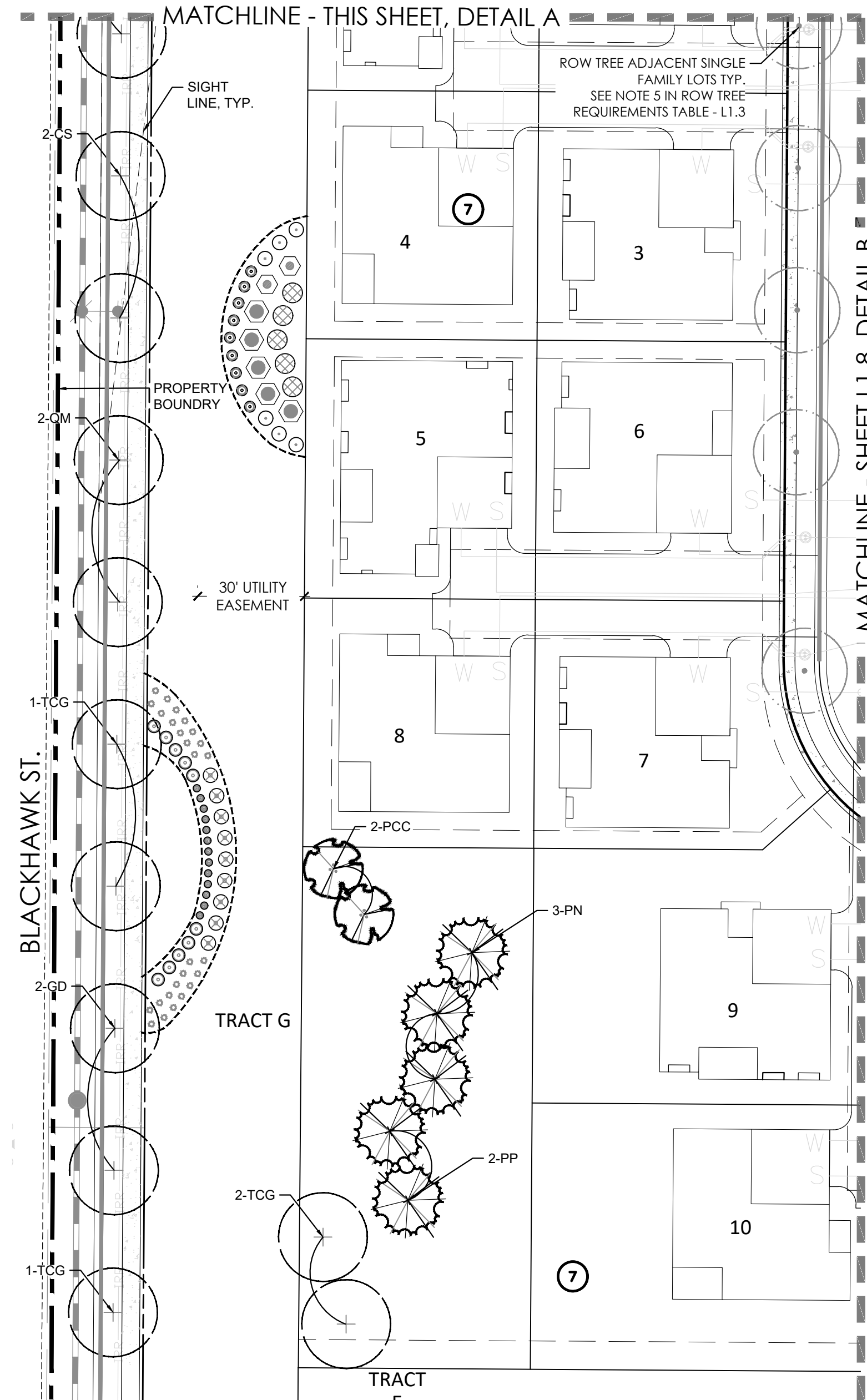
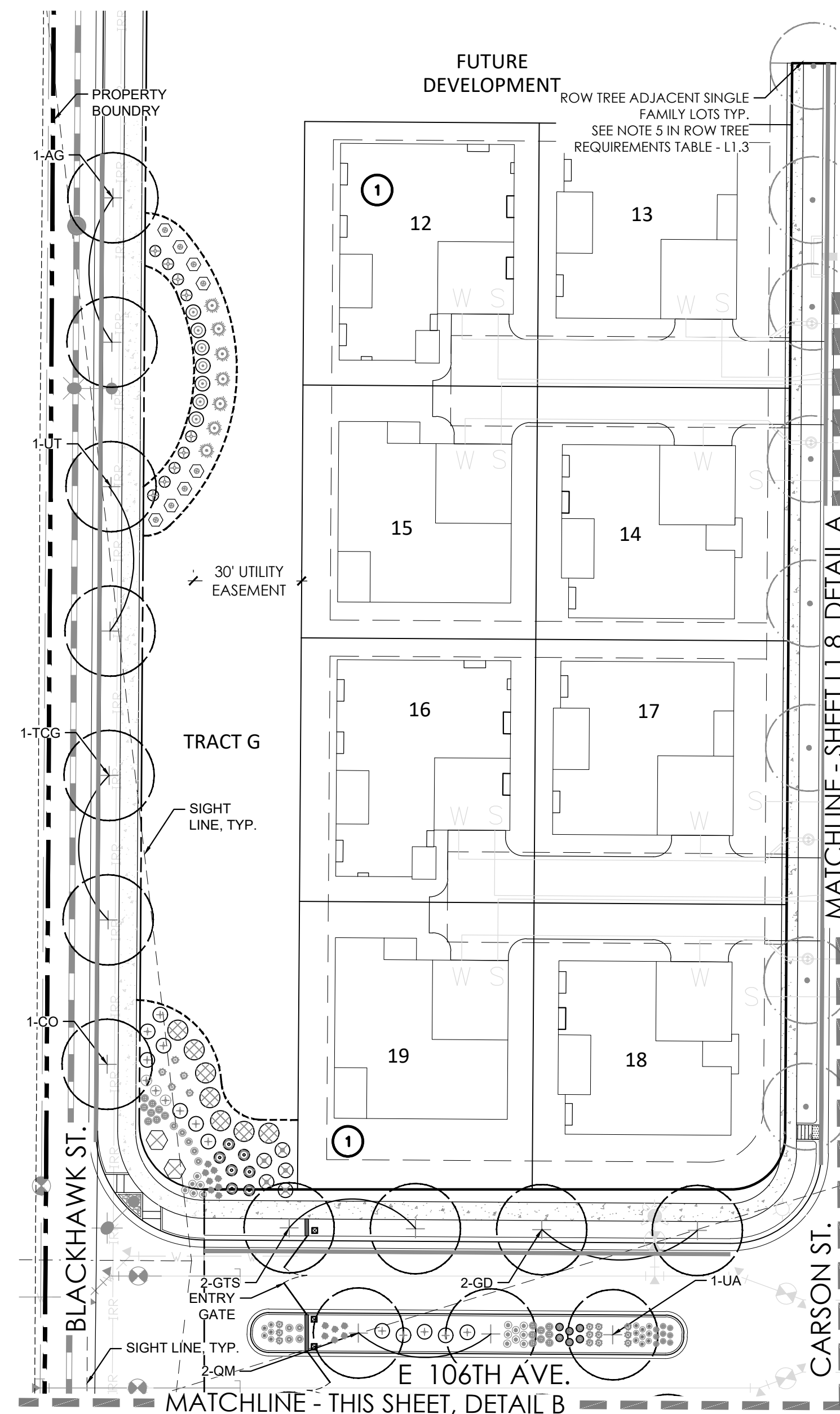
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT

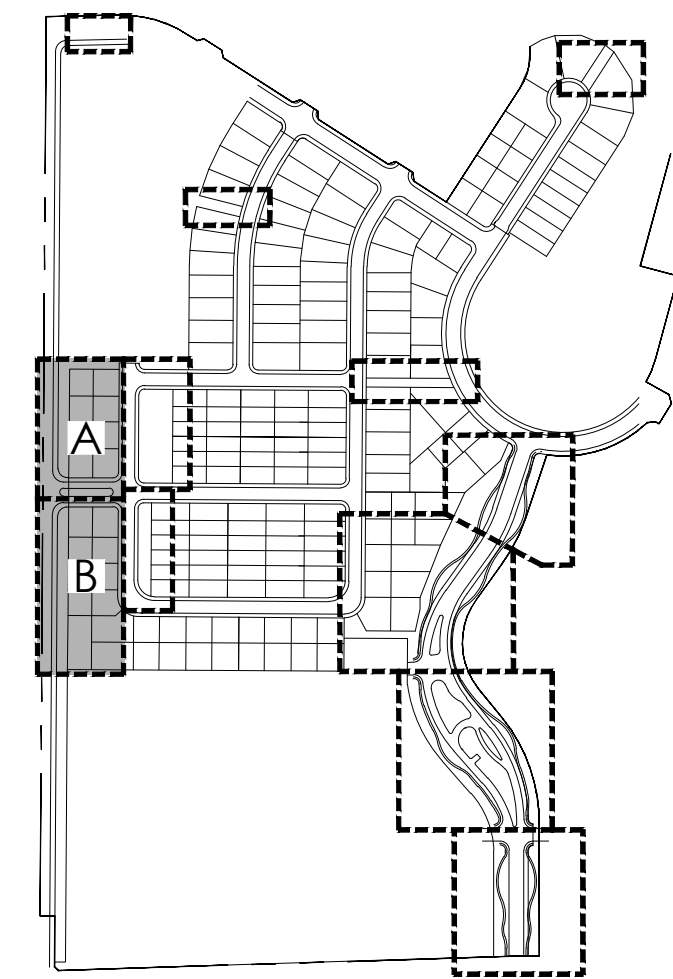
NOT FOR CONSTRUCTION

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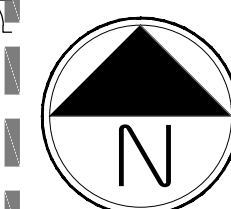


KEYMAP

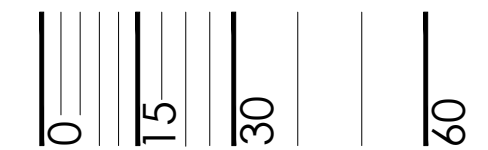


LEGEND

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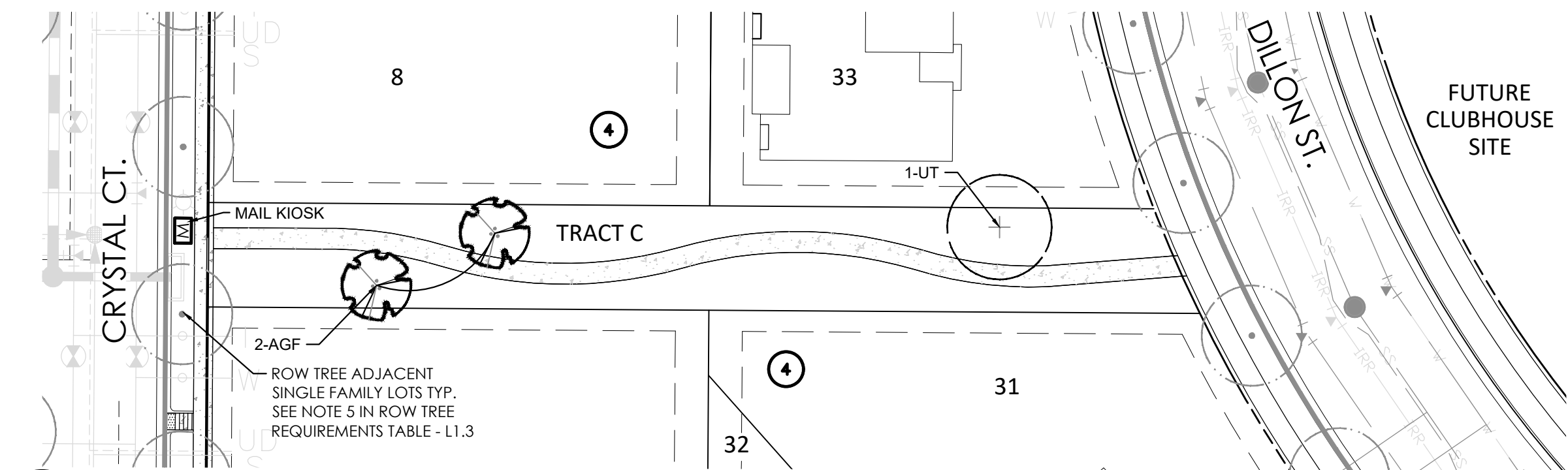
NOTE: SEE SHEET L1.8 FOR TREE LIST & PLANT KEY

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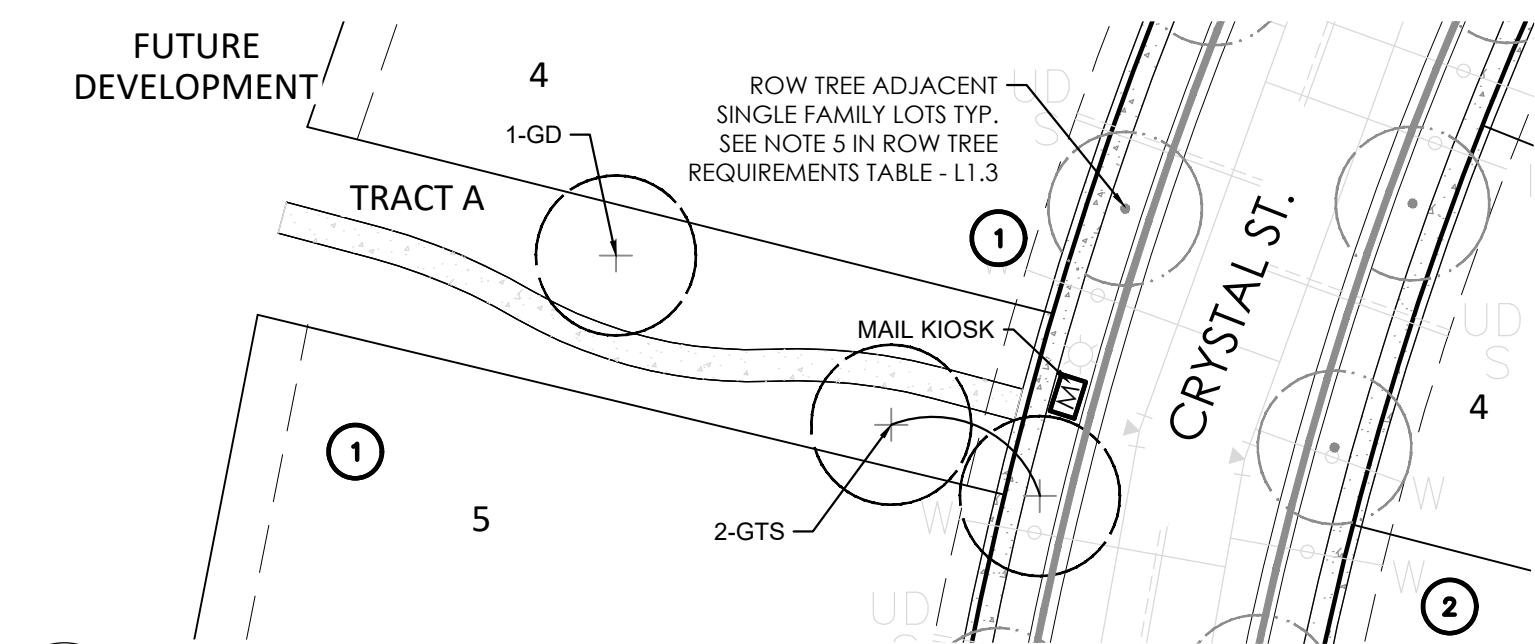
DEPARTMENT OF COMMUNITY DEVELOPMENT

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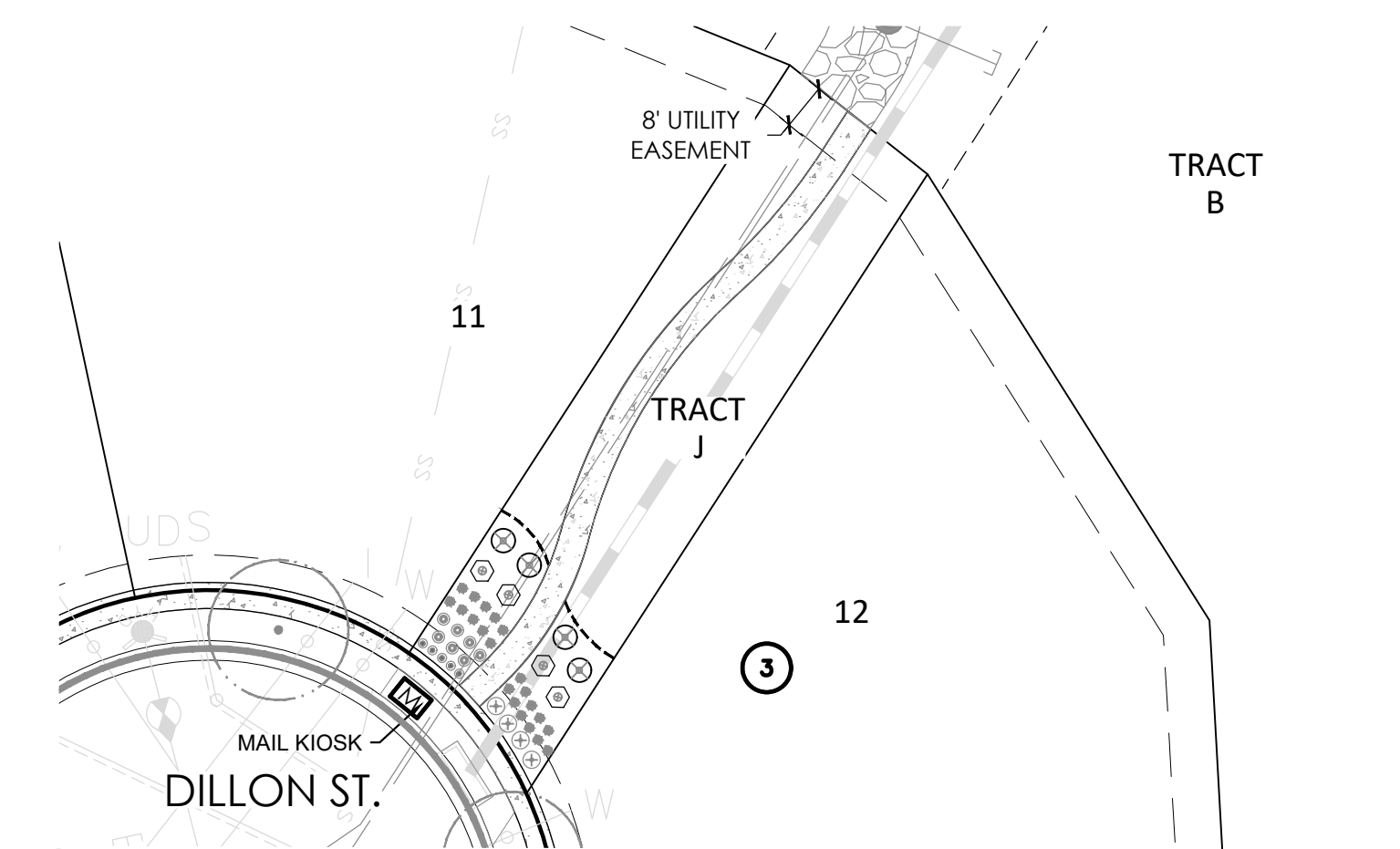
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



A



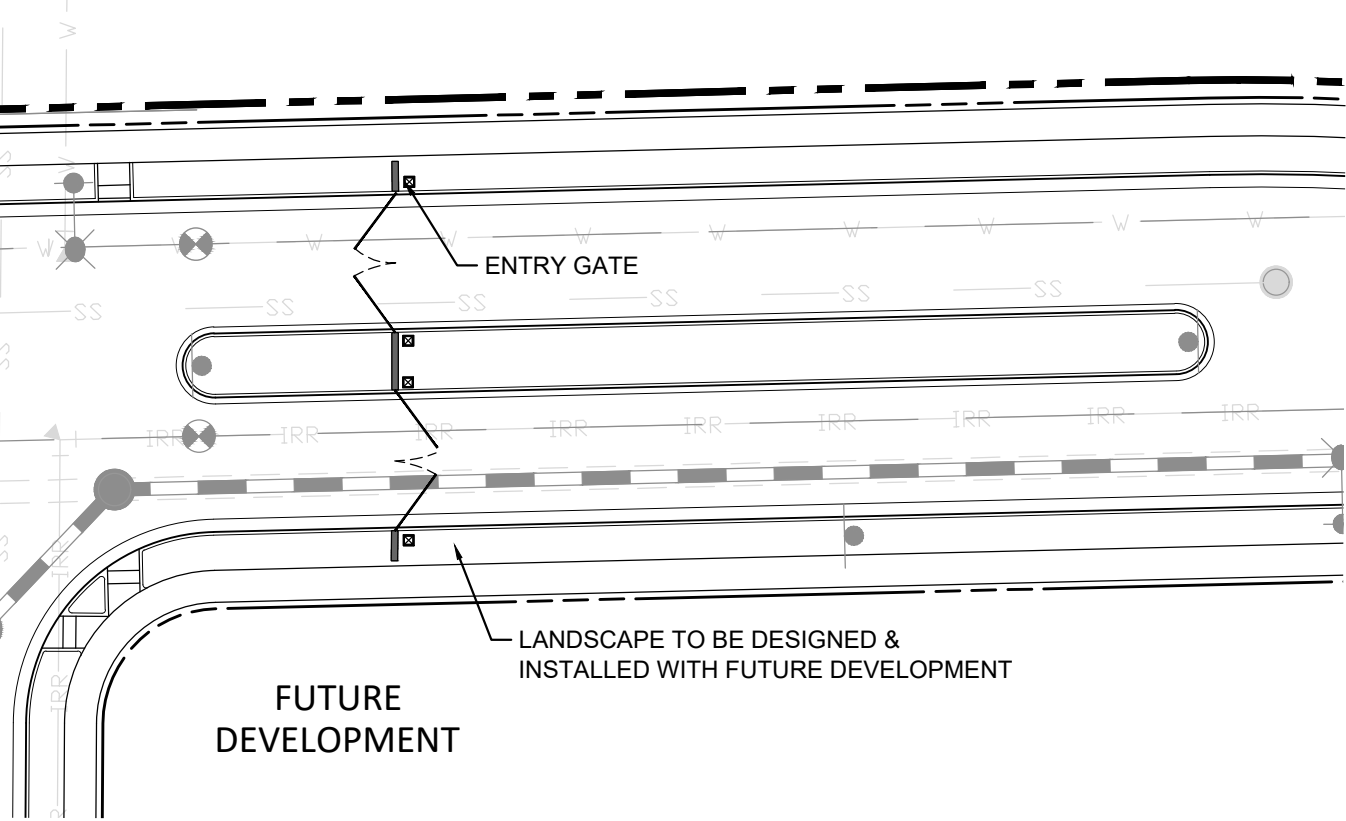
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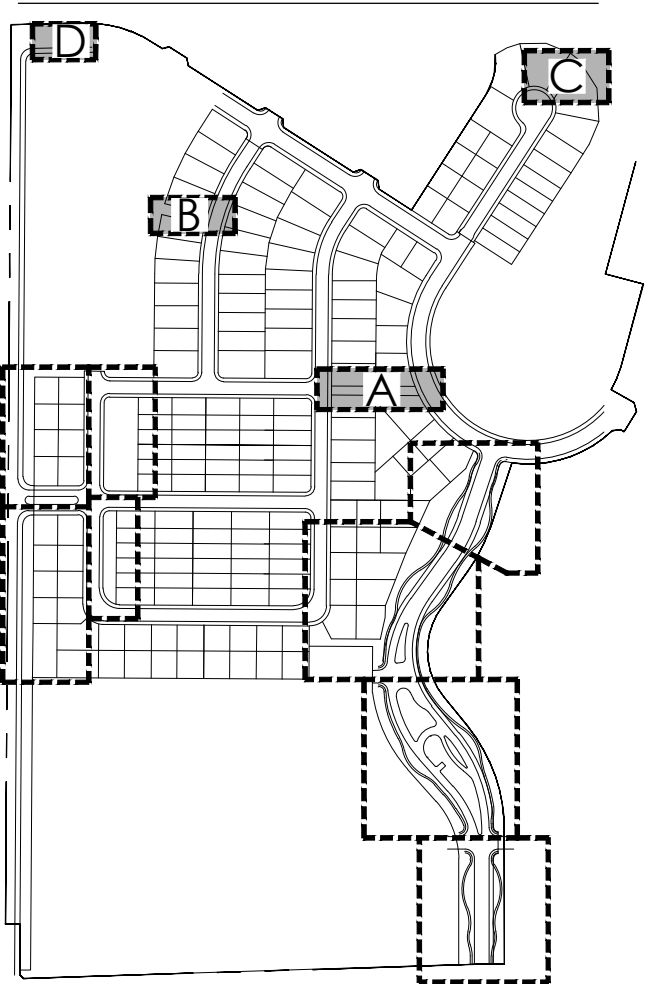
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PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER
SRS	SYRINGA RETICULATA 'IVORY SILK'	LILAC, IVORY SILK JAPANESE



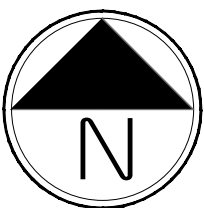
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KEYMAP

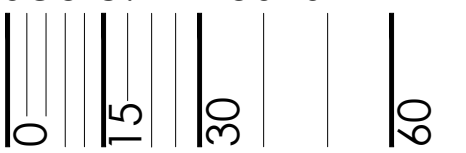


LEGEND

- DECIDUOUS TREE
- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS & PERENNIALS
- STEEL EDGER
- TURF
- CRUSHER FINES
- CONCRETE WALK
- ROCK MULCH
- NATIVE SEED
- LOW-GROW NATIVE SEED
- SPLASH EDGE
- MAILBOX KIOSK
- STREET LIGHT
- FIRE HYDRANT



Scale: 1"= 30'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

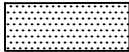
DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES			
	AG	AESCULUS GLABRA	BUCKEYE, OHIO
	CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN
	CS	CATALPA SPECIOSA	CATALPA, WESTERN
	GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER
	GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS
	QM	QUERCUS MACROCARPA	OAK, BUR
	TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE
	UA	ULMUS ACCOLADE	ELM, ACCOLADE
	UT	ULMUS X TRIUMPH	ELM, TRIUMPH
		BOTANICAL NAME	COMMON NAME
EVERGREEN TREES			
	PE	PINUS EDULIS	PINE, PINON
	PN	PINUS NIGRA	PINE, AUSTRIAN
	PP	PINUS PONDEROSA	PINE, PONDEROSA
		BOTANICAL NAME	COMMON NAME
ORNAMENTAL SHADE TREES			
	AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA
	CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLLESS COCKSPUR
	MM	MALUS 'INDIAN MAGIC'	CRABAPPLE, INDIAN MAGIC
	MSS	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW
	MRR	MALUS 'ROYAL RAINDROPS'	CRABAPPLE, 'ROYAL RAINDROPS'
	PCC	PYRUS CALLERYANA 'CHANTICLEER'	PEAR, CHANTICLEER
	SRS	SYRINGA RETICULATA 'IVORY SILK'	LILAC, IVORY SILK JAPANESE
		BOTANICAL NAME	COMMON NAME
EVERGREEN SHRUBS			
	JCA	JUNIPERUS CHINENSIS ARMSTONGII	JUNIPER, ARMSTRONG
	JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR
	JHH	JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGES
	JMP	JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	JUNIPER, PFITZER
	JSW	JUNIPERUS SCOPULORUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN
		BOTANICAL NAME	COMMON NAME
DECIDUOUS SHRUBS			
	ACL	AMORPHA CANESCENS	LEADPLANT
	ACS	ARTIMISIA CANA	SAGE, SILVER
	BTB	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, 'BURGUNDY CAROUSEL'
	CAT	COTONEASTER ADPRESSUS, TOM'S THUMB	COTONEASTER, TOM'S THUMB
	CCM	COTINUS COGGYGRIA 'WITCHCRAFT BLACK'	SMOKE TREE, WITCHCRAFT BLACK
	CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST
	ENR	ERICAMERA NAUSEOSA VAR . NAUSEOSA	RABBITBRUSH, DWARF BLUE
	FAP	FALLUGIA PARADOXA	APACHE PLUME
	PBP	PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	SAND CHERRY, PAWNEE BUTTES
	PAR	PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN
	PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR
	POG	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	NINEBARK, DART'S GOLD
	RNW	ROSA NEARLY WILD	ROSE, NEARLY WILD
	SDC	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY
	SJG	SPIREA JAPONICA, 'GOLDFLAME'	SPIREA, GOLDFLAME
		BOTANICAL NAME	COMMON NAME
PERENNIALS			
	AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE
	ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET
	GLW	GAURA LINDHEIMERI	WHIRRLING BUTTERFLY
	CJT	COREOPSIS 'JETHRO TULL'	COREOPSIS, JETHRO TULL
	PNM	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUEFOIL, MISS WILMOTT
	RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
	SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA
		BOTANICAL NAME	COMMON NAME
ORNAMENTAL GRASSES			
	BGB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	GRAMA GRASS, BLOND AMBITION
	CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
	CAO	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS, OVERDAM
	HSG	HELICOTRICHON SEMPERVIRENS	BIG BLUE AVENA GRASS
	PVH	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, HEAVY METAL
	SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED
	SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE GRASS, THE BLUES
	SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS



TURF- RTF SOD

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 ¼" 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 MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT LINES. INFORMATION ON THE SIGHT LINES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.

ADDITIONAL LANDSCAPE NOTES

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

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

LANDSCAPE
NOTES & DETAILS

SHEET NUMBER

L1.11

SHEET 12 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



Know what's below.
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REUNION VILLAGE 8 FILING 1
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ISSUE DATE

December 23, 2020

REVISION DATES

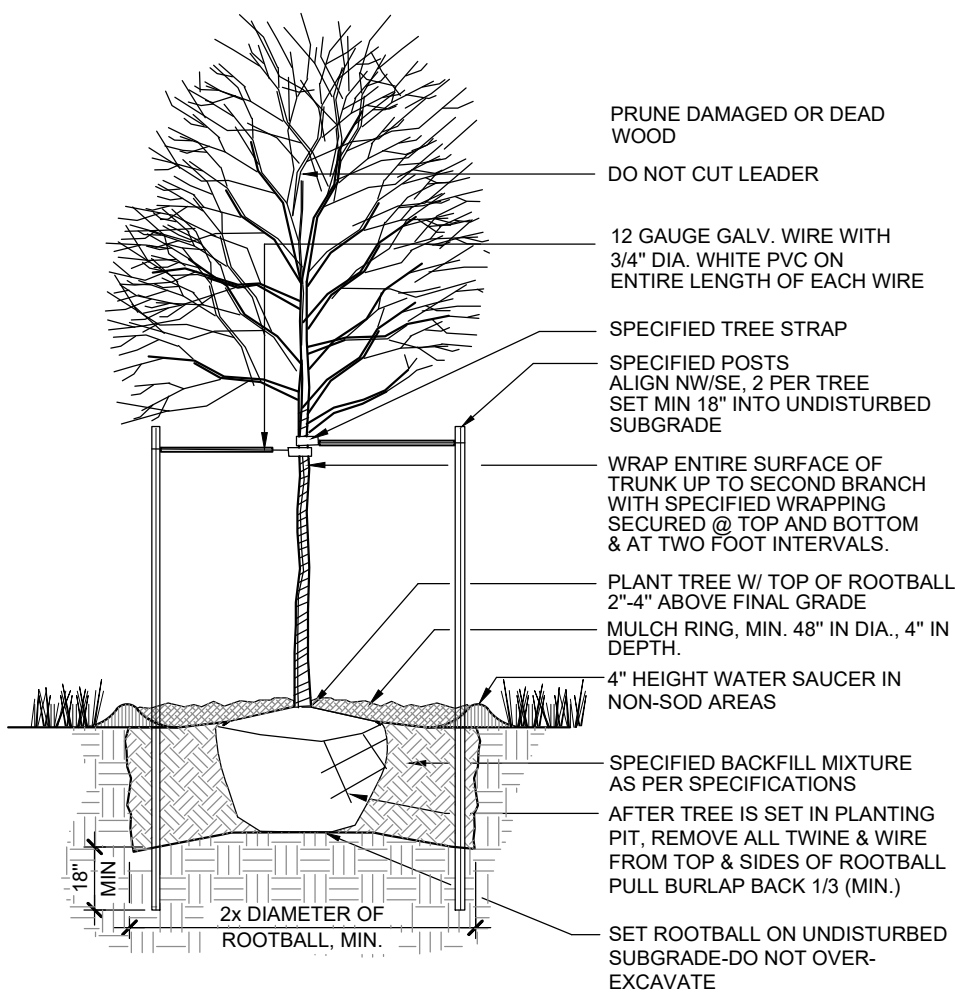
SHEET TITLE

LANDSCAPE
DETAILS

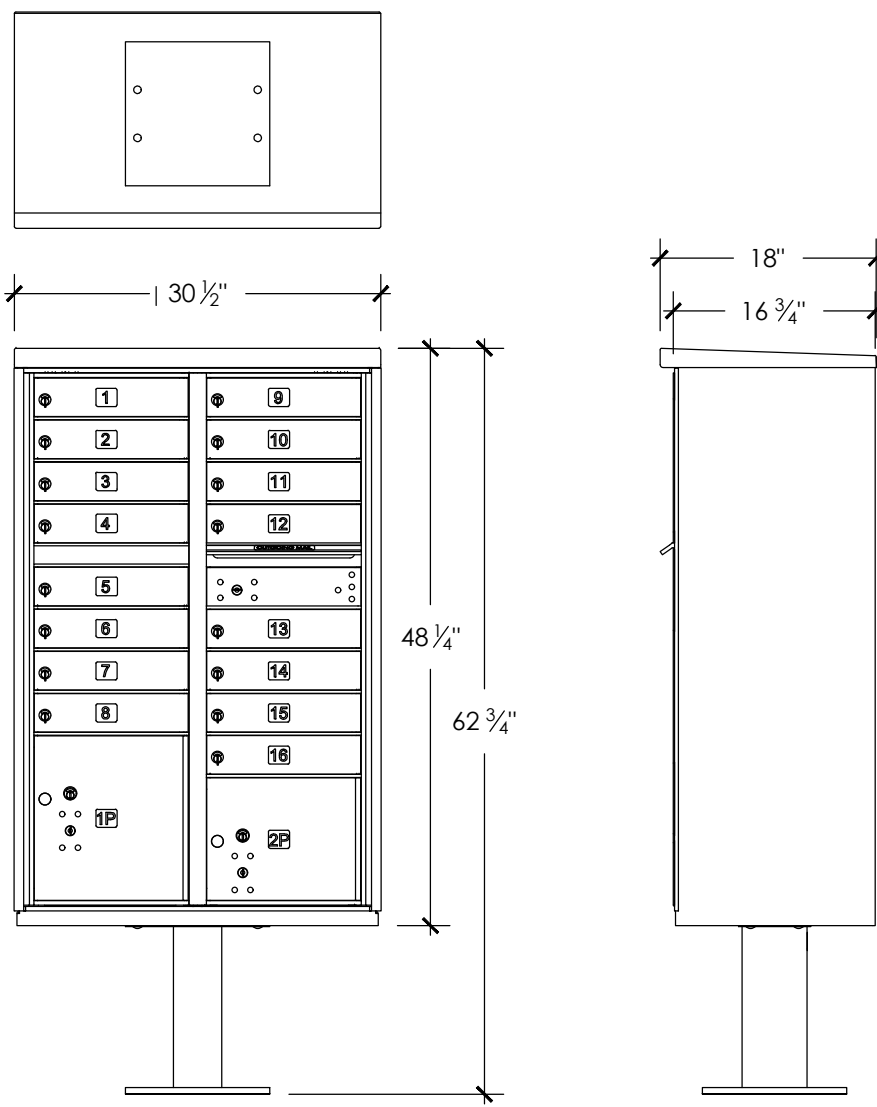
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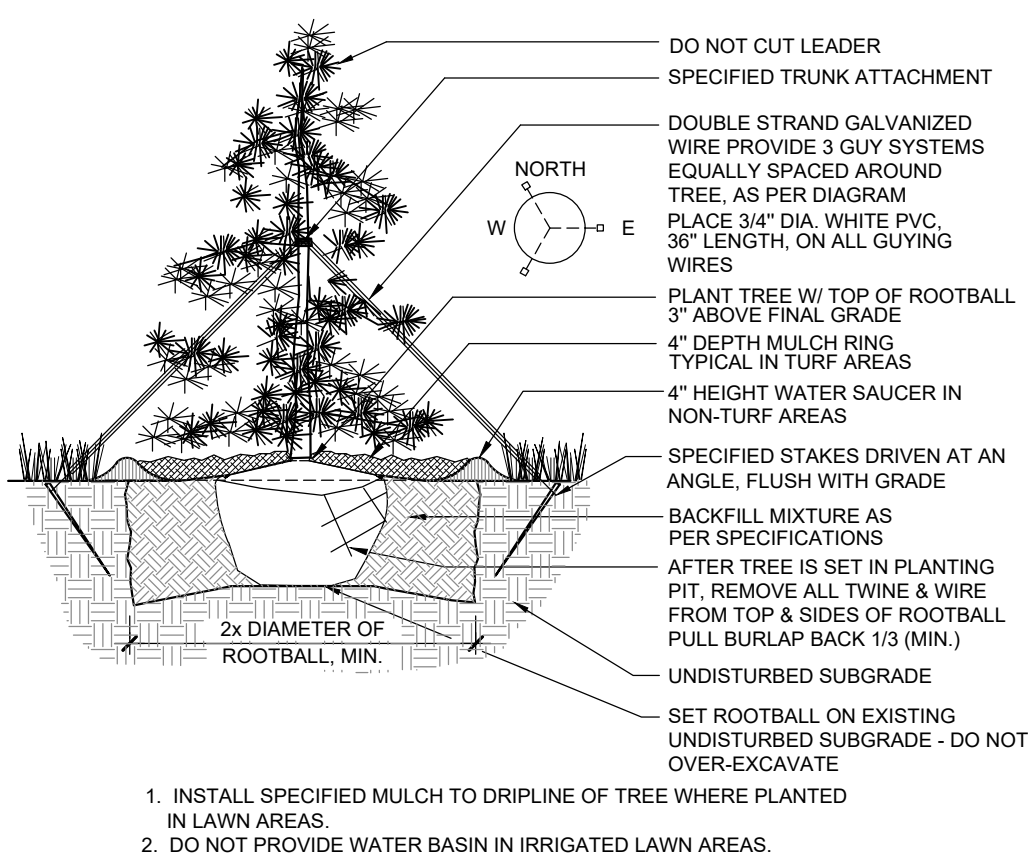
SHEET 13 OF 38



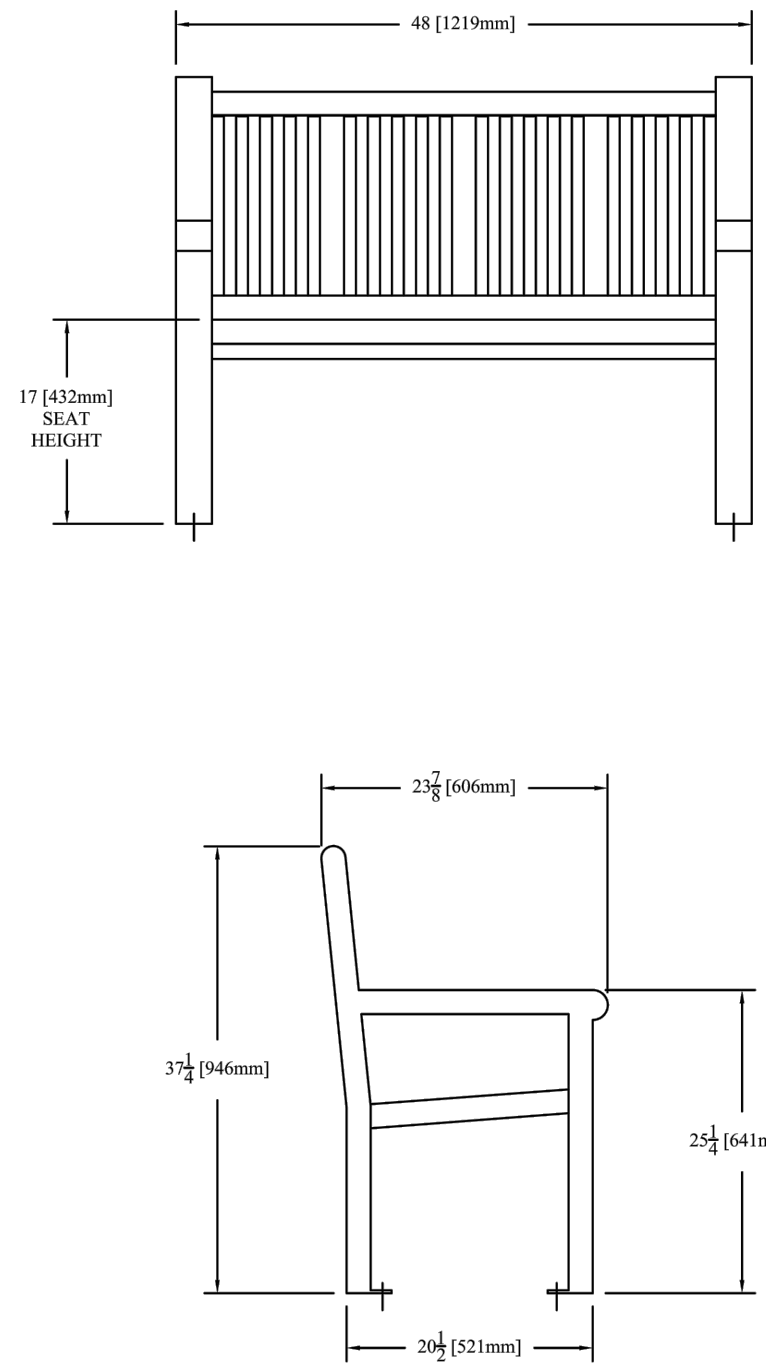
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 3/4"=1'



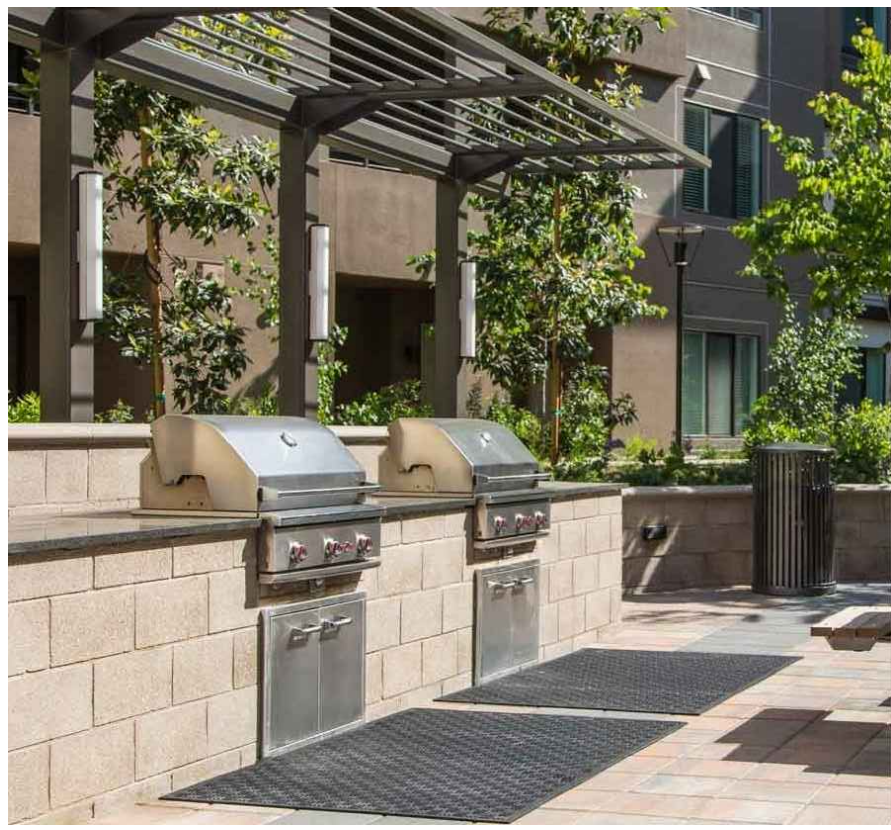
5 MAIL KIOSK
SCALE: 3/4"=1'



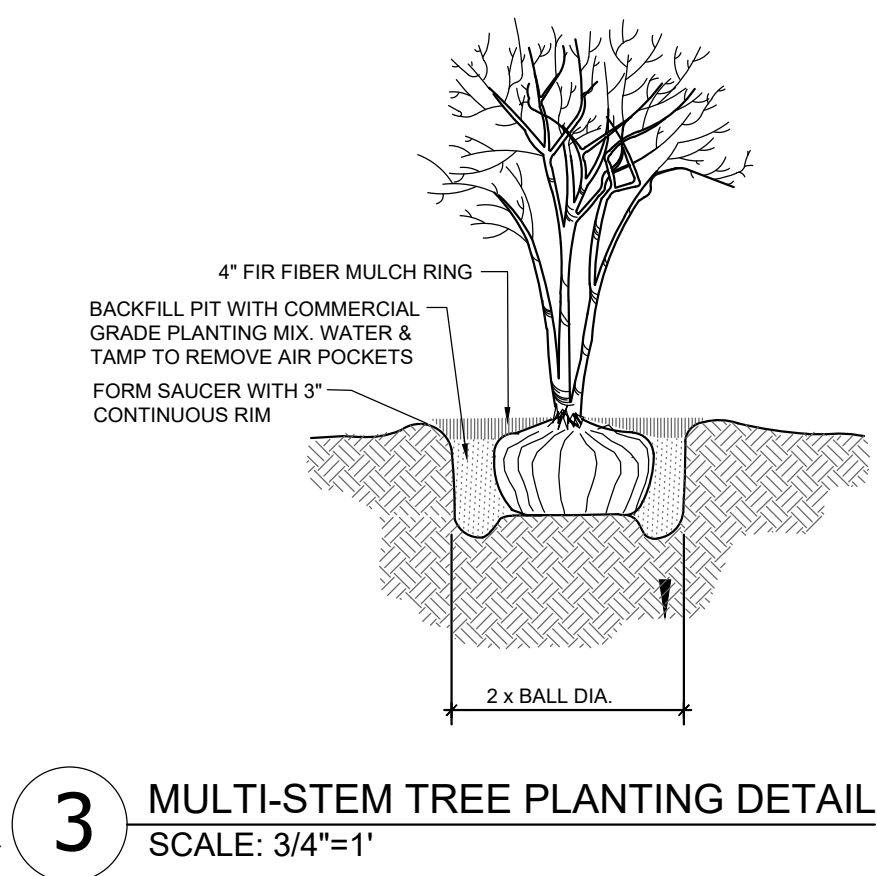
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 3/4"=1'



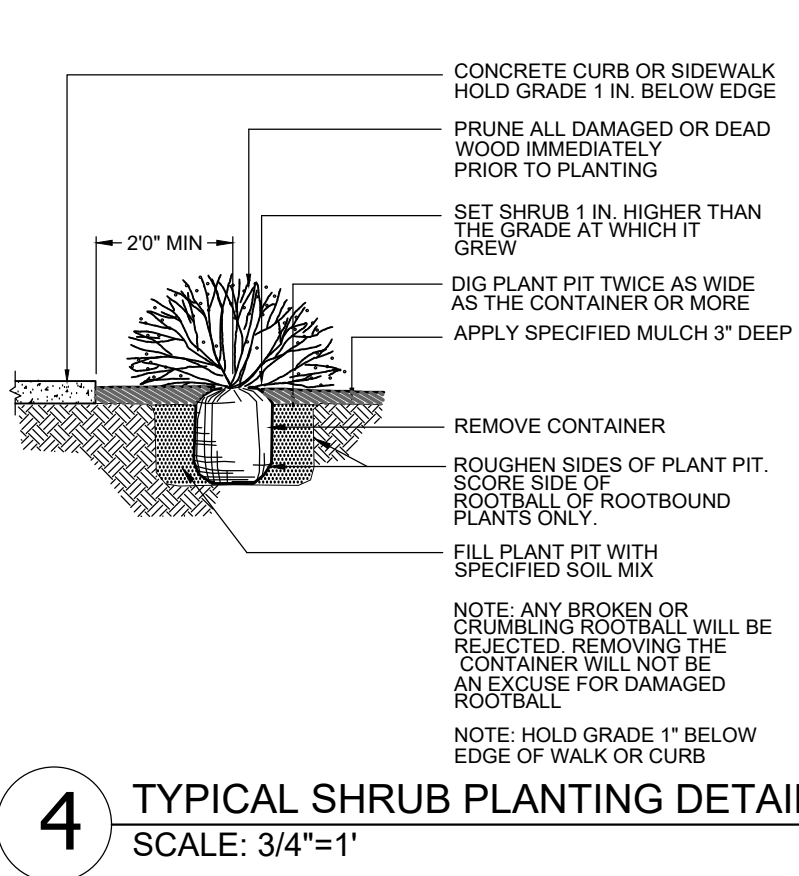
6 BENCH
SCALE: 3/4"=1'



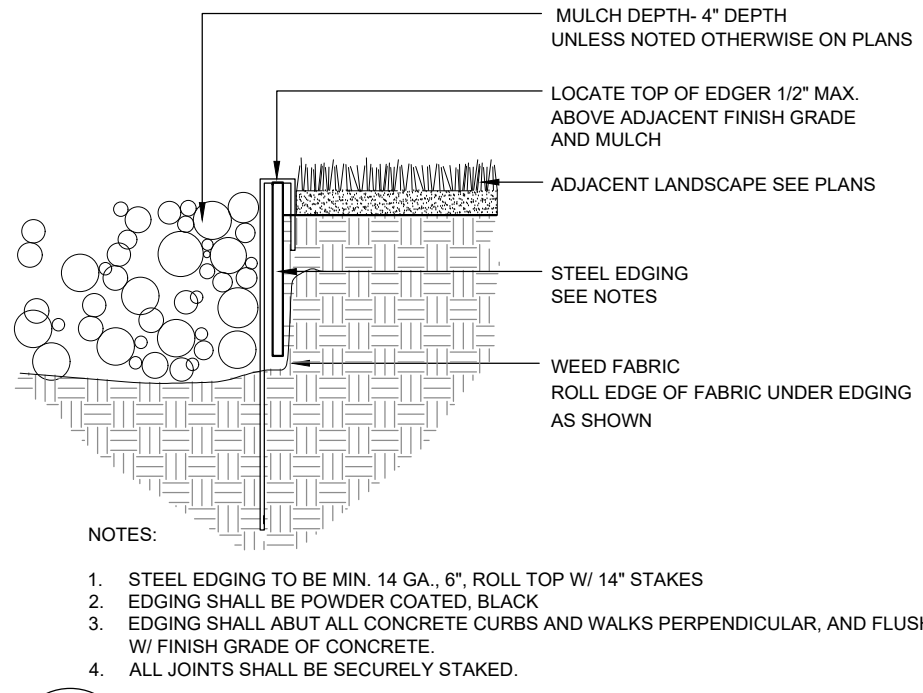
7 OUTDOOR KITCHEN
SCALE: NTS



3 MULTI-STEM TREE PLANTING DETAIL
SCALE: 3/4"=1'



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



8 STEEL EDGING
SCALE: 3"=1'



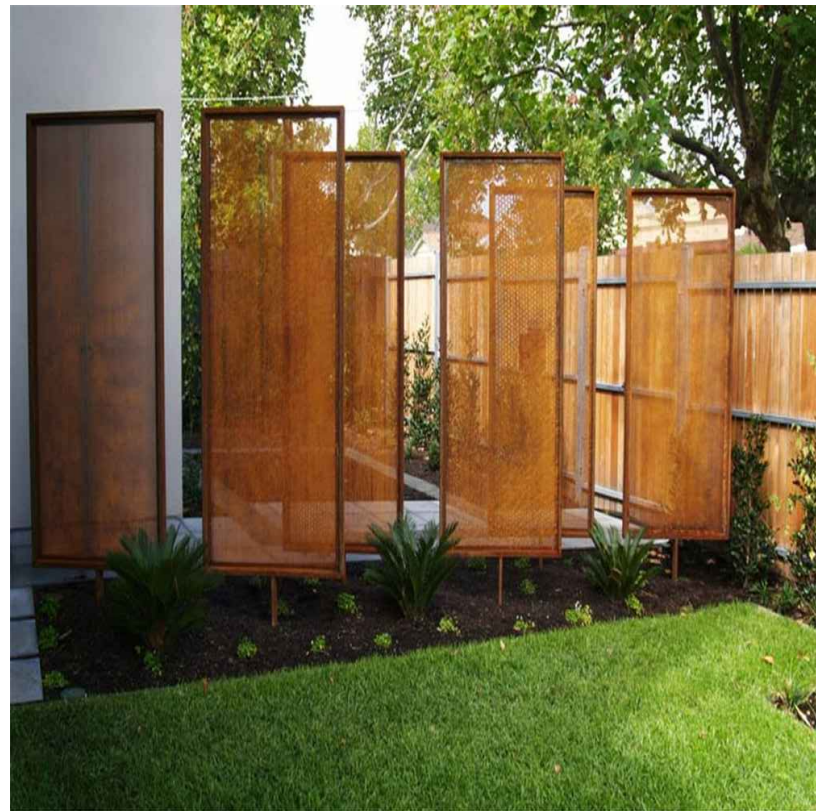
9 HARVEST TABLE
SCALE: 1/2"=1'

NOTE:
DETAILS SHOWN ARE PRELIMINARY.
FINAL DETAILS TO BE PROVIDED AT
CONSTRUCTION DOCUMENTS.

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



1 DECORATIVE PANELS
SCALE: NTS



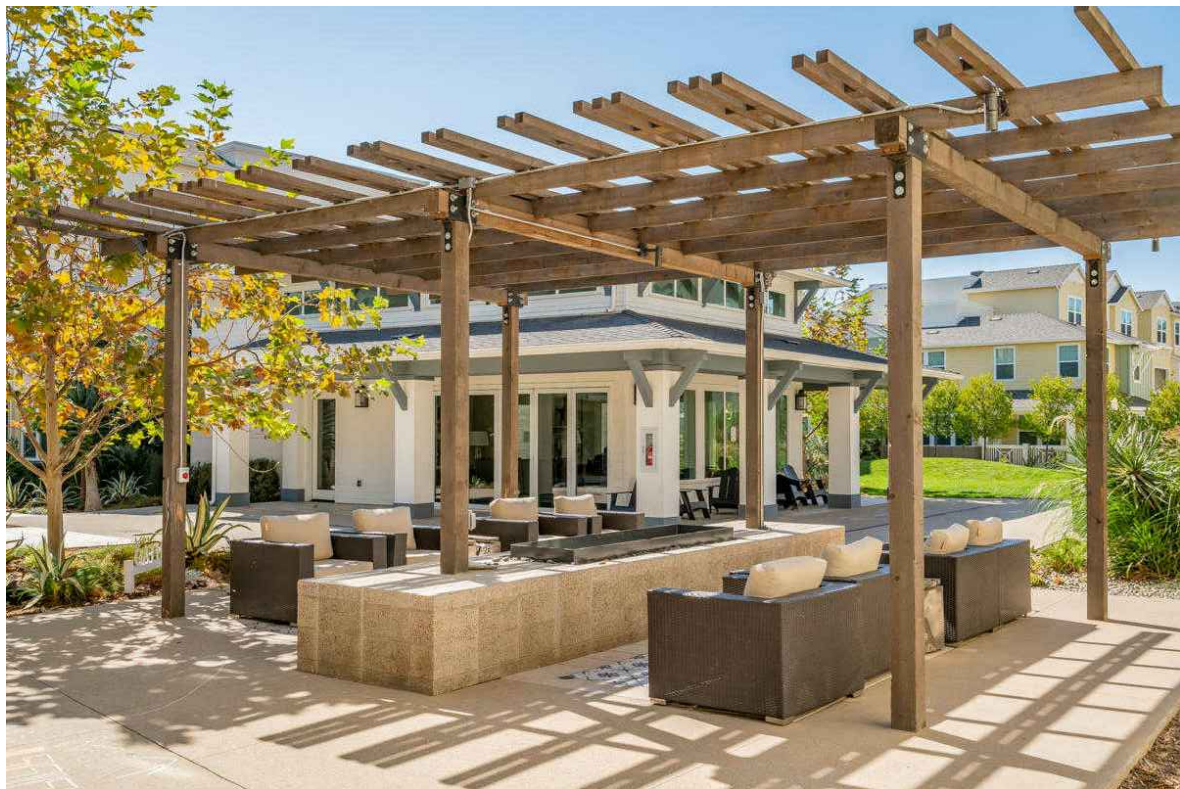
2 ENTRY GATE
SCALE: NTS



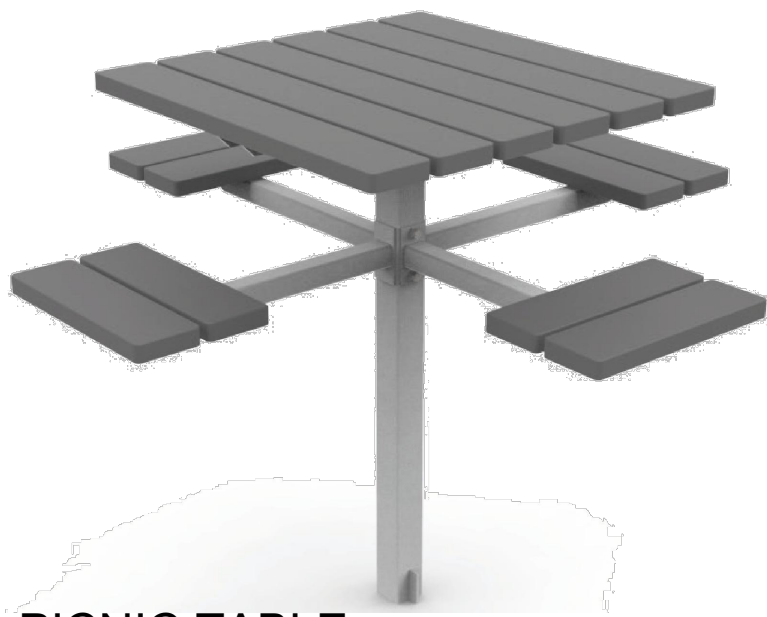
3 ENTRY/ MASONRY WALL
SCALE: NTS



4 ENRTY MONUMENT
SCALE: 3/8"=1'



5 SHADE STRUCTURE
SCALE: NTS



6 PICNIC TABLE
SCALE: NTS

SHRUBS, PERENNIALS AND ORNAMENTAL GRASS MONOCULTURE TABLE

EVERGREEN SHRUBS		<=15% REQUIRED	
JCA	JUNIPERUS CHINENSIS 'ARMSTRONG'	JUNIPER, ARMSTRONG	128 4%
JHB	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	24 1%
JHH	JUNIPERUS HORIZONTALIS 'HUGES'	JUNIPER, HUGES	17 1%
JMP	JUNIPERUS X MEDIA 'PFTIZERIANA COMPACTA'	JUNIPER, PFTIZER	25 1%
JSW	JUNIPERUS SCOPULORUM 'WOODWARD'	JUNIPER, WOODWARD ROCKY MOUNTAIN	6 0%
DECIDUOUS SHRUBS			
ACL	AMORPHA CANESCENS	LEADPLANT	10 0%
ACS	ARTIMISIA CANA	SAGE, SILVER	5 0%
BTB	BERBERIS THUNBERGII 'BURGUNDY CAROUSEL'	BARBERRY, 'BURGUNDY CAROUSEL'	64 2%
CAT	COTONEASTER ADPRESSUS, TOM'S THUMB	COTONEASTER, TOM'S THUMB	25 1%
CCM	COTINUS COGGYGRIA 'WITCHCRAFT BLACK'	SPIREA, BLUE MIST	6 0%
CCB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SMOKE TREE, WITCHCRAFT BLACK	63 2%
ENR	ERICAMERA NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	151 4%
FAP	FALLUGIA PARADOXA	APACHE PLUME	79 2%
PBP	PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	SAND CHERRY, PAWNEE BUTTES	65 2%
PAR	PEROVSKIA ATRIPICIFOLIA	SAGE, RUSSIAN	153 5%
PFG	POTENTILLA FRUTICOSA 'GOLDSTAR'	POTENTILLA, GOLD STAR	107 3%
RNW	ROSA NEARLY WILD	ROSE, NEARLY WILD	46 1%
SDC	SYMPHORICARPOS X DOORENBOSII 'CANDY'	SNOWBERRY, CANDY	213 6%
SJG	SPIREA JAPONICA 'GOLDFLAME'	SPIREA, GOLDFLAME	33 1%
PERENNIALS			
AMY	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW, MOONSHINE	11 0%
ARS	AGASTACHE RUPESTRIS	HYSSOP, SUNSET	73 2%
GLW	GAURA LINDHEIMERI	WHIRRLING BUTTERFLY	166 5%
CJT	COREOPSIS 'JETHRO TULL'	COREOPSIS, JETHRO TULL	104 3%
PNM	POTENTILLA NEPALENSIS 'MISS WILMOTT'	CINQUIEFOL, MISS WILMOTT	82 2%
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	106 3%
SSM	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	162 5%
ORNAMENTAL GRASSES			
BGA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	GRAMA GRASS, BLONDE AMITION	283 8%
CAK	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	61 2%
CAO	CALAMAGROSTIS ACUTIFLORA 'OVERDAM'	FEATHER REED GRASS, OVERDAM	421 12%
PVH	PANICUM VIRGATUM 'HEAVY METAL'	SWITCHGRASS, HEAVY METAL	378 11%
PVS	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS, SHENANDOAH	30 1%
SHP	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSIDE	27 1%
SSB	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUE GRASS, THE BLUES	223 7%
SWG	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	36 1%
		3383	

TREE MONOCULTURE TABLE

SYM	COMMON NAME	SPECIES	FAMILY	QTY.	PERCENTAGE
DECIDUOUS SHADE TREES					<=15% REQUIRED
AG	AESCULUS GLABRA	BUCKEYE, OHIO	SAPINDACEAE	13	6%
CO	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	CANNABACEAE	10	5%
CS	CATALPA SPECIOSA	CATALPA, WESTERN	BIGNONIACEAE	14	6%
GTS	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	HONEYLOCUST, SHADEMASTER	FABACEAE	12	5%
GTI	GLEDITSIA TRIACANTHOS INERMIS IMPCOLE	HONEYLOCUST, IMPERIAL	FABACEAE	5	2%
GD	GYMNOCLADUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE, SEEDLESS	FABACEAE	12	5%
QM	QUERCUS MACROCARPA	OAK, BUR	FAGACEAE	18	8%
TCG	TILIA CORDATA GREENSPIRE	LINDEN, GREENSPIRE	MALVACEAE	12	5%
UA	ULMUS ACCOLADE	ELM, ACCOLADE	ULMACEAE	11	5%
UT	ULMUS X TRIUMPH	ELM, TRIUMPH	ULMACEAE	8	4%
EVERGREEN TREES					
PN	PINUS NIGRA	PINE, AUSTRIAN	PINACEAE	25	11%
PP	PICEA PUNGENS	SPRUCE, COLORADO	PINACEAE	11	5%
ORNAMENTAL TREES					
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR OR GINNALA	ACERACEAE	18	8%
CCG	CRATAEGUS CRUS-GALLI INRMIS	HAWTHORN, THORNLESS COCKSPUR	ROSACEAE	13	6%
MIM	MALUS INDIAN MAGIC	CRABAPPLE, INDIAN MAGIC	ROSACEAE	14	6%
MSS	MALUS SPRING SNOW	CRABAPPLE, SPRING SNOW	ROSACEAE	5	2%
MRR	MALUS ROYAL RAINDROPS	CRABAPPLE, ROYAL RAINDROPS	ROSACEAE	9	4%
PCC	PYRUS CALLERYANA CHANTICLEER	PEAR, CHANTICLEER	ROSACEAE	16	7%
SRS	SYRINGA RETICULATA IVORY SILK	LILAC, IVORY SILK JAPANESE	OLEACEAE	13	6%
				221	100%

NOTE:
FINAL SPECIES COUNTS MAY VARY BASED ON AVAILABILITY AT TIME OF CONSTRUCTION. FINAL MONOCULTURES NOT TO EXCEED PERCENTAGES ON LIST

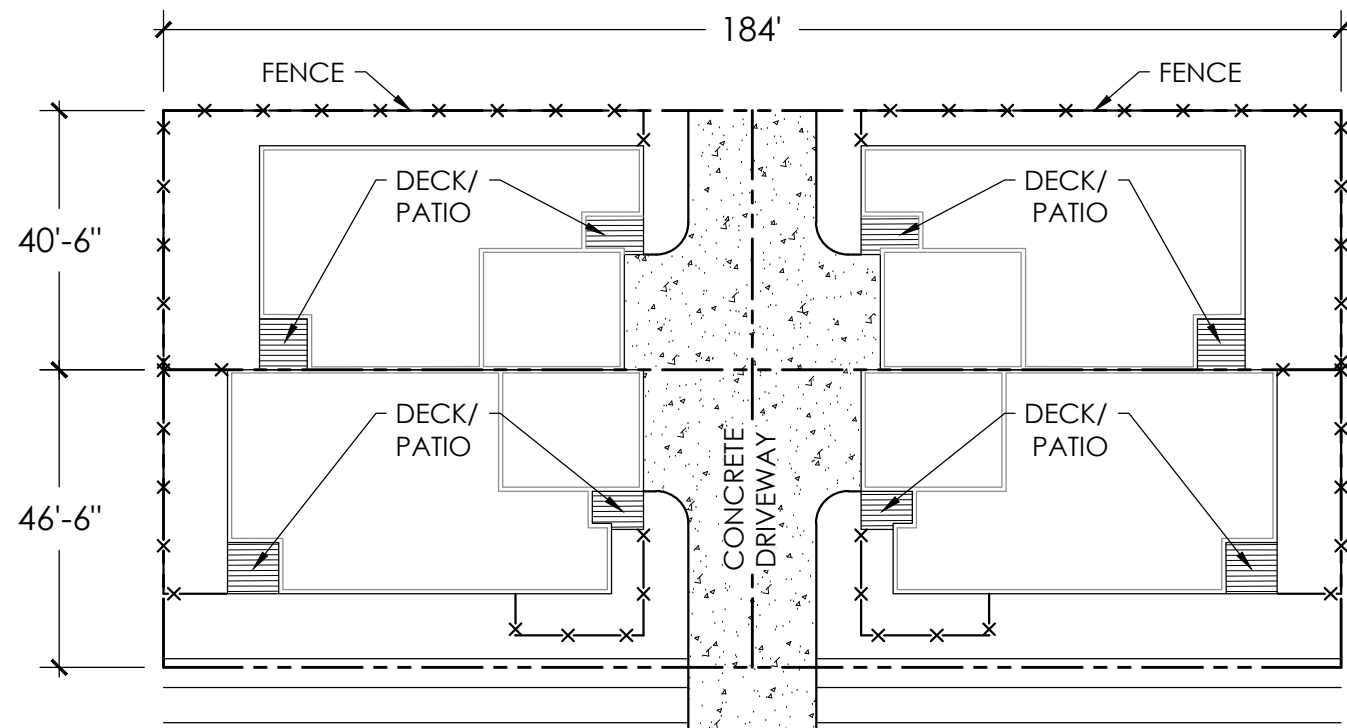
NOTE:
DETAILS SHOWN ARE PRELIMINARY.
FINAL DETAILS TO BE PROVIDED AT CONSTRUCTION DOCUMENTS.

CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY, THIS _____ DAY OF _____, 2021.

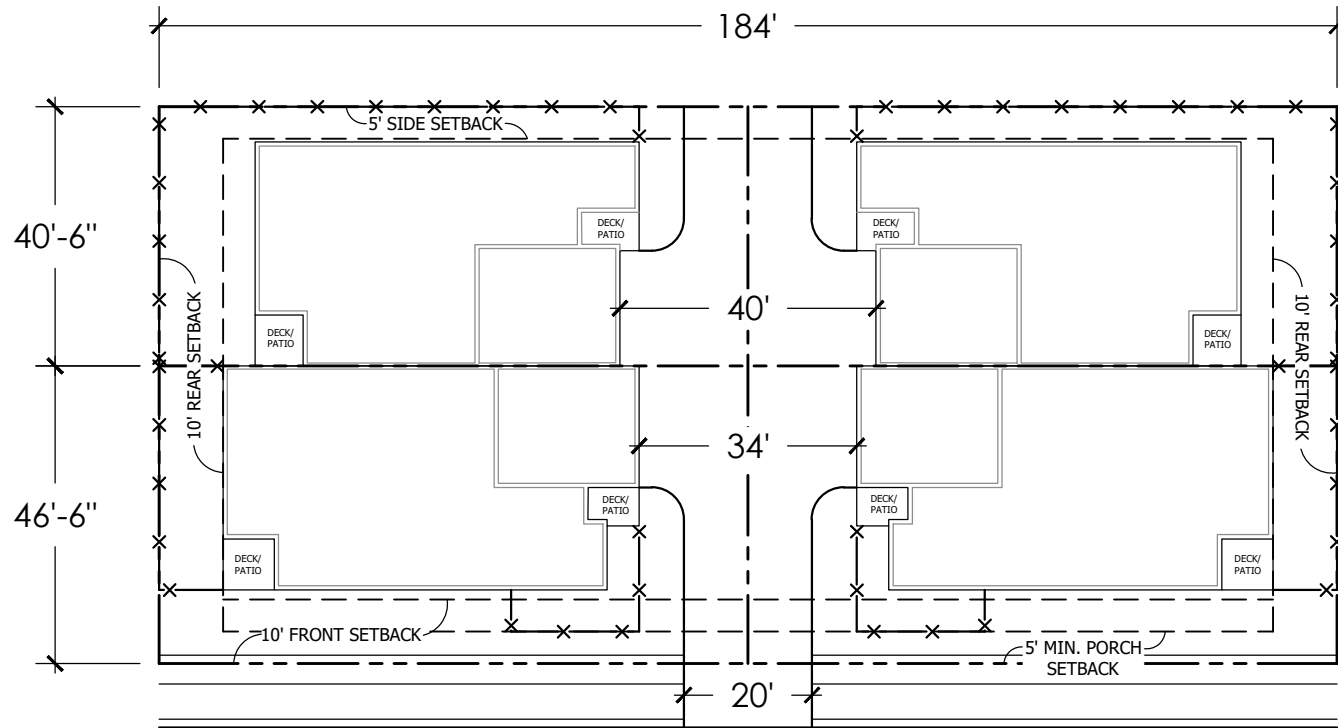
DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

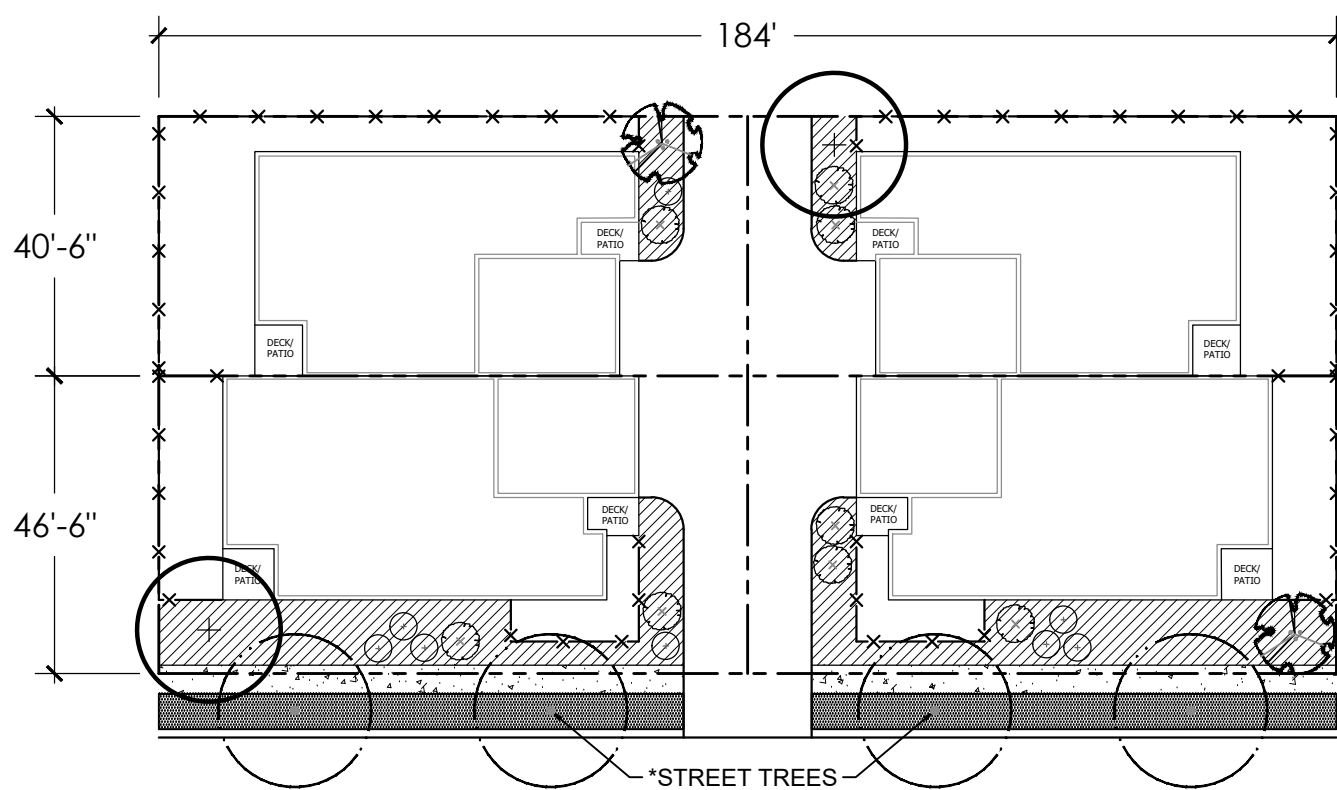
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



DUPLEX CLUSTER
SITE FEATURES



DUPLEX CLUSTER
SETBACKS



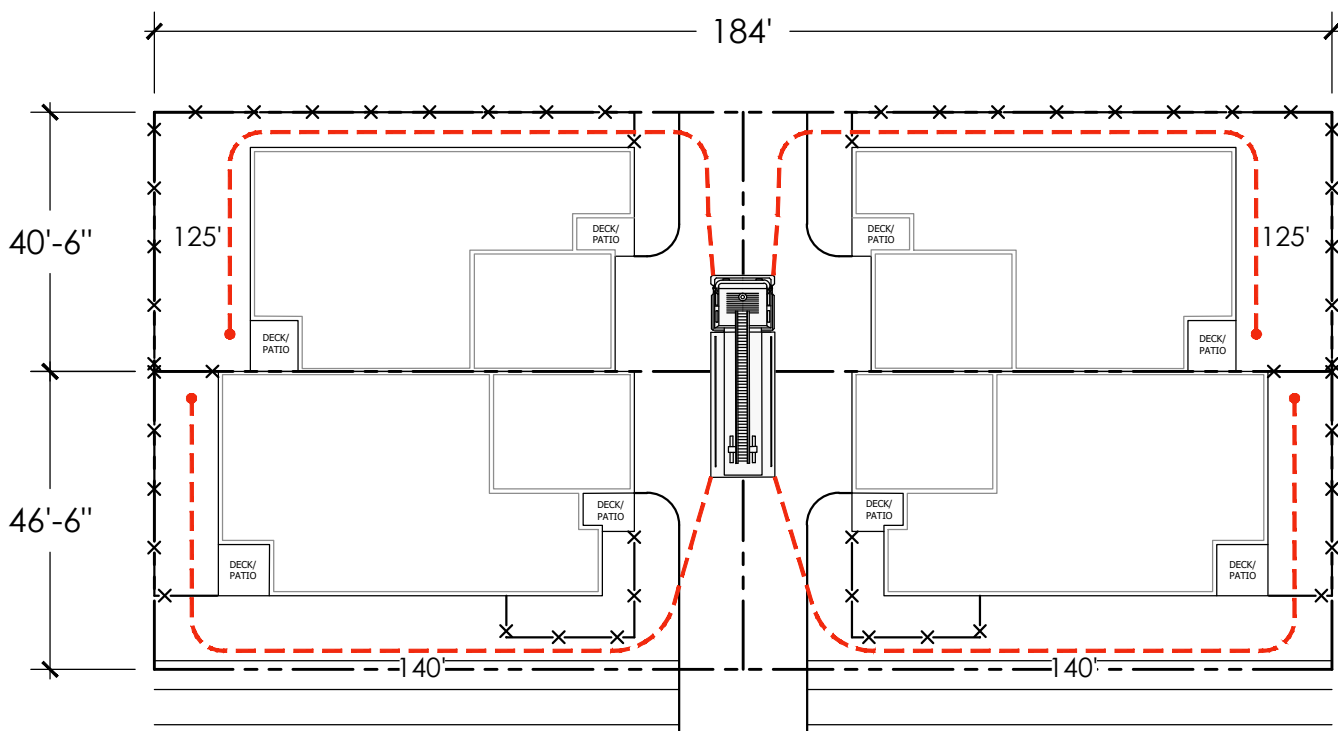
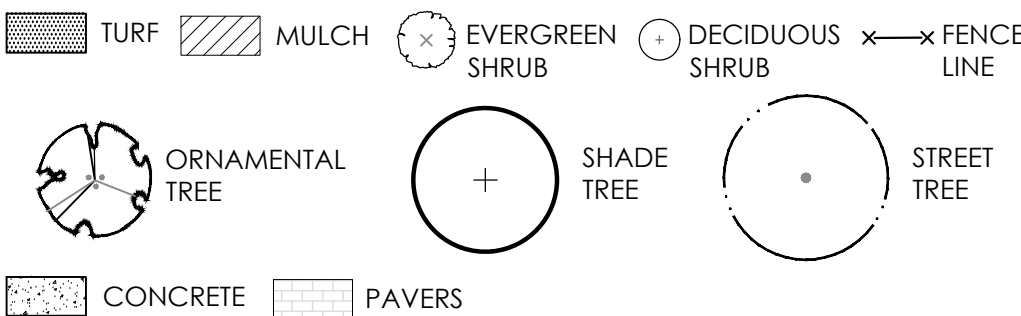
DUPLEX CLUSTER
TYPICAL LANDSCAPE

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

NOTES:

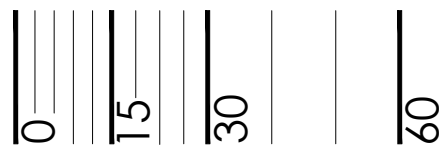
1. STREET TREES NOT COUNTED TOWARD THE LANDSCAPE REQUIREMENT.
2. LANDSCAPE REQUIREMENTS MAY BE MET ON ANY OR ALL LOTS IN A CLUSTER.

LEGEND



DUPLEX CLUSTER
HOSEPULL

Scale: 1"= 30'-0"



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DEPARTMENT OF COMMUNITY DEVELOPMENT



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Call before you dig.

ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PRODUCT
TYPICALS

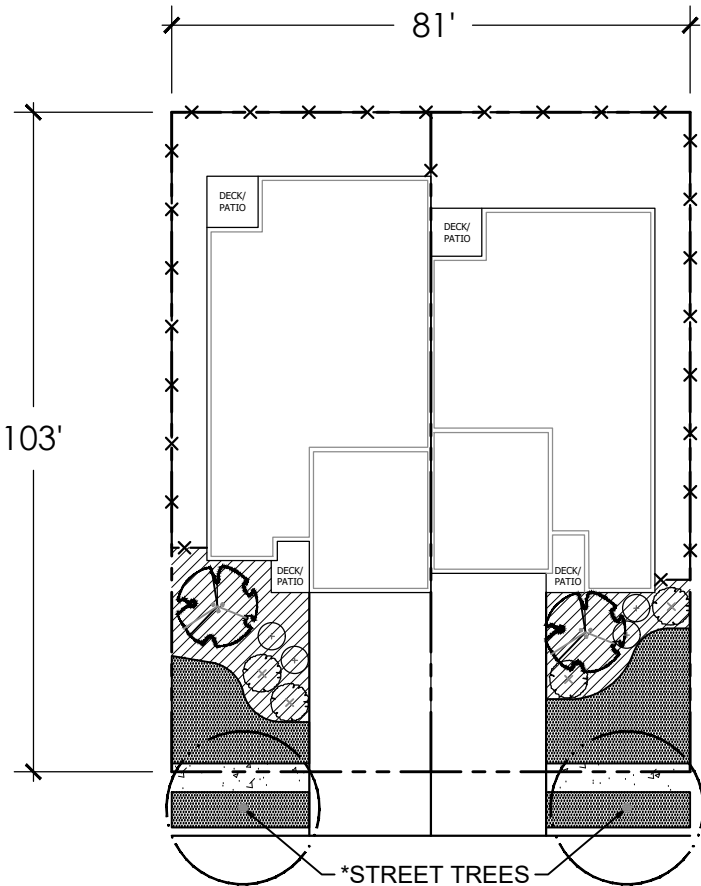
SHEET NUMBER

L2.1

SHEET 15 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

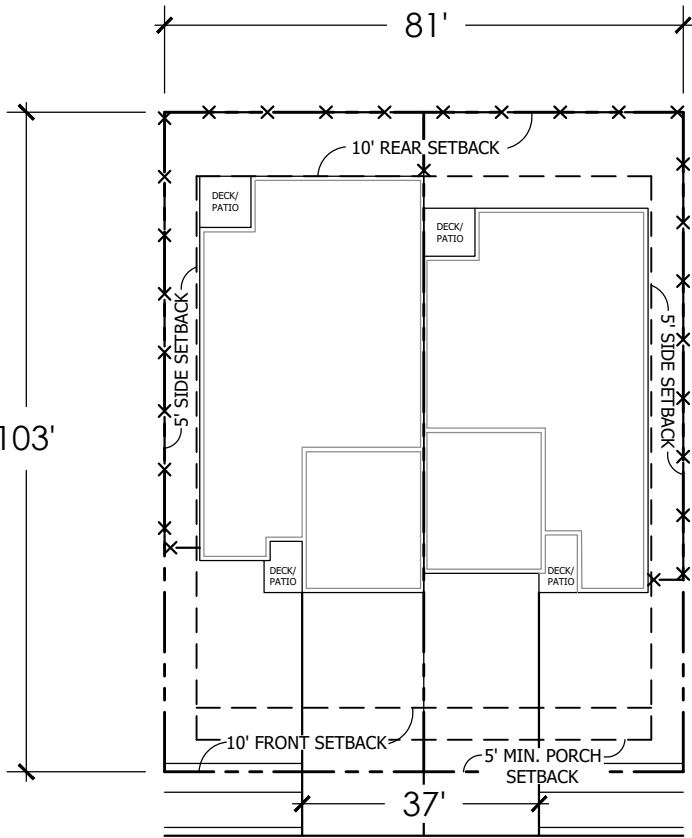
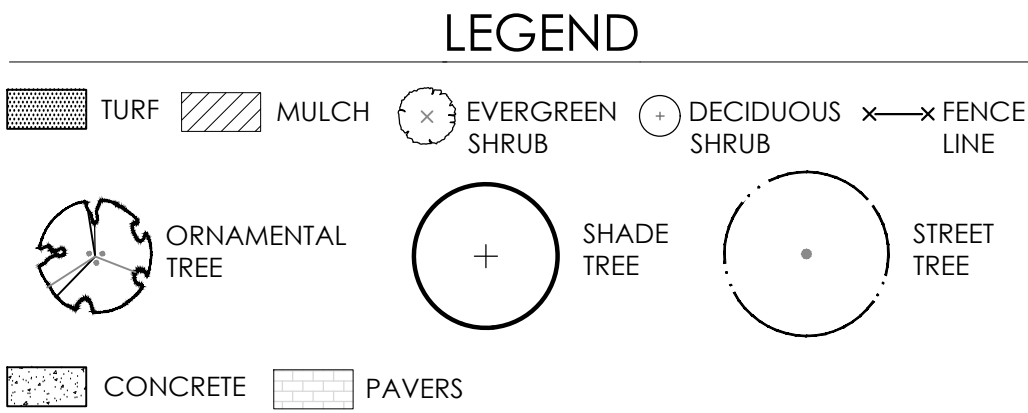
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO



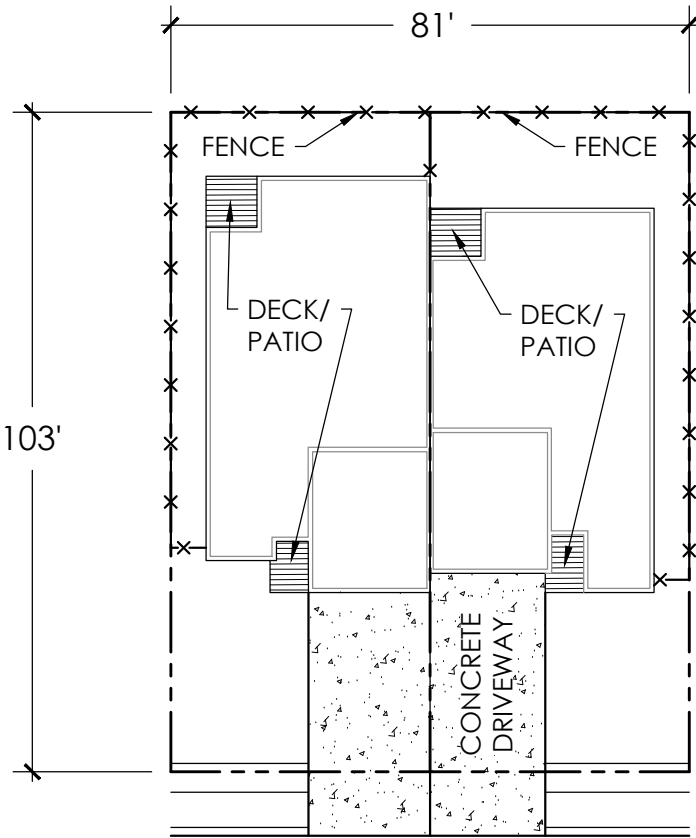
DUPLEX
TYPICAL LANDSCAPE

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

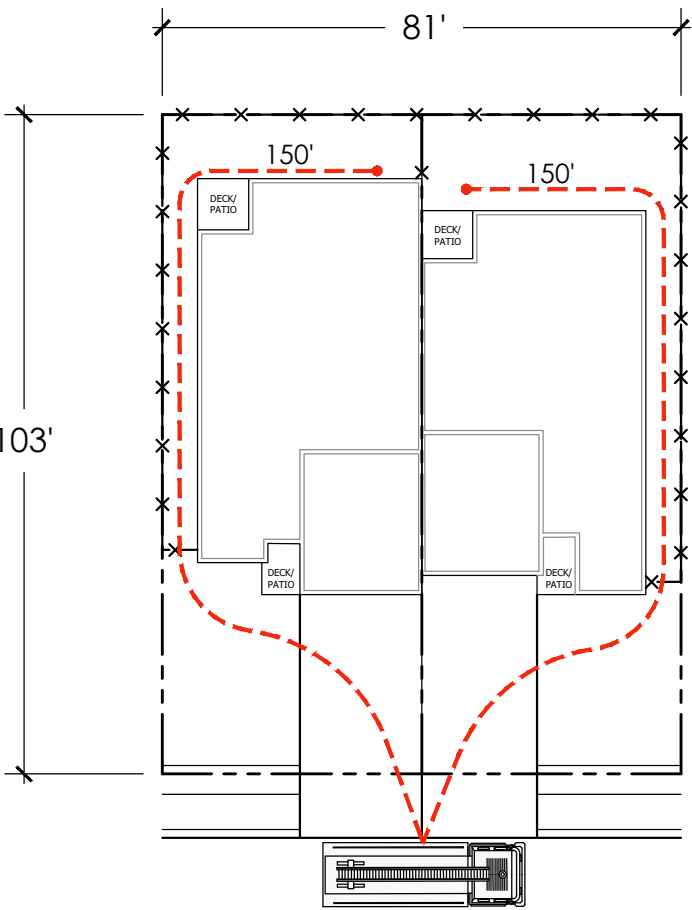
- NOTES:
1. STREET TREES NOT COUNTED TOWARD THE LANDSCAPE REQUIREMENT.
 2. LANDSCAPE REQUIREMENTS MAY BE MET ON ANY OR ALL LOTS IN A CLUSTER.



DUPLEX
SETBACKS



DUPLEX
SITE FEATURES



DUPLEX
HOSEPULL

ARCHITECTURAL STANDARDS

HOUSING MODELS

1. INCORPORATE THE FOLLOWING MATERIALS FOR ALL MODELS AS APPROPRIATE:
STONE, VERTICAL SIDING, WINDOW GRIDS, SHUTTERS, GABLE BRACKETS

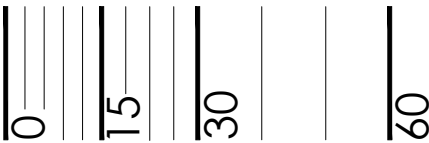
GARAGES

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

HOUSING FACADES

1. 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 SHEETS L4.1-L4.5 FOR INTERNAL FACADE LOCATIONS.
2. INTERNAL FACADES DO NOT REQUIRE A PLANE BREAK.

Scale: 1"= 30'-0"



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REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



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IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
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A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
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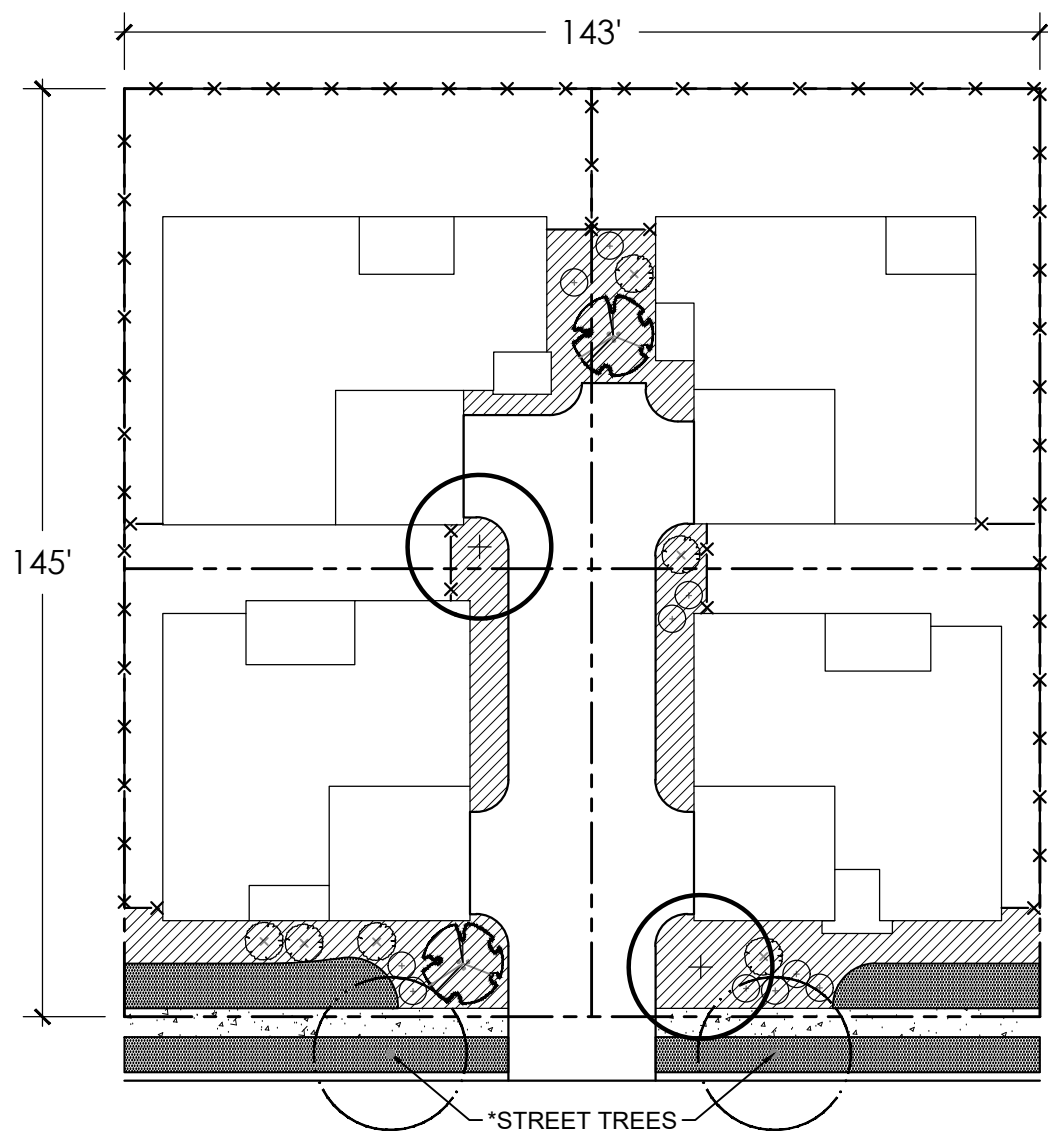
SHEET TITLE

PRODUCT
TYPICALS

SHEET NUMBER

L2.3

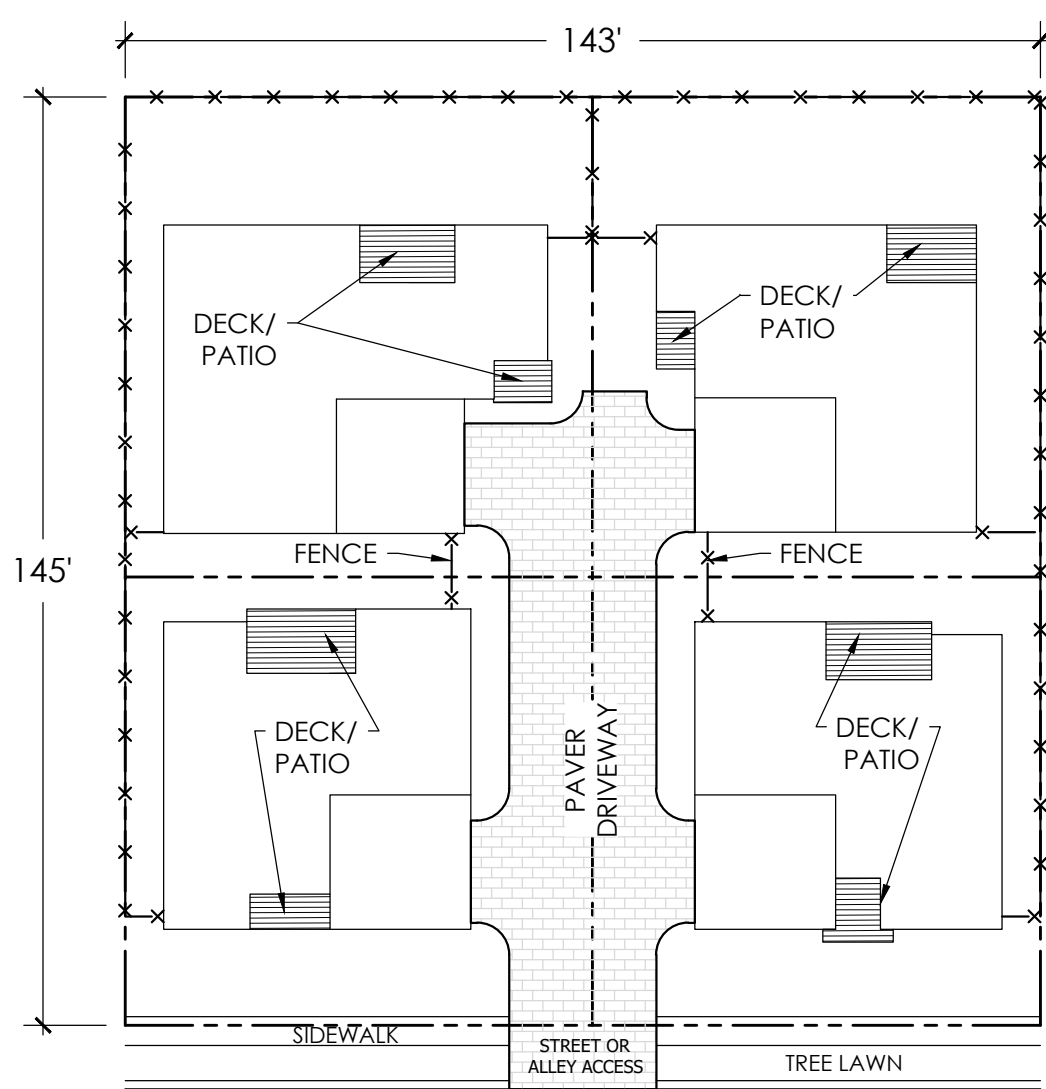
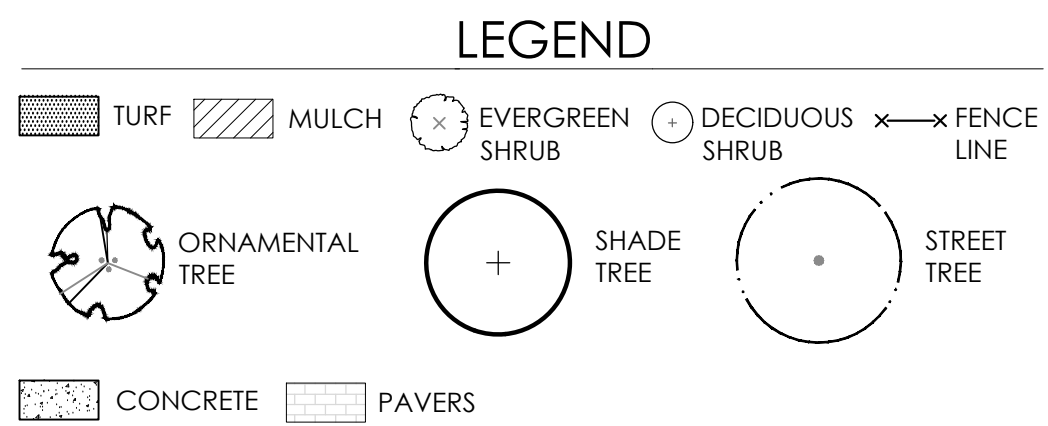
SHEET 17 OF 38



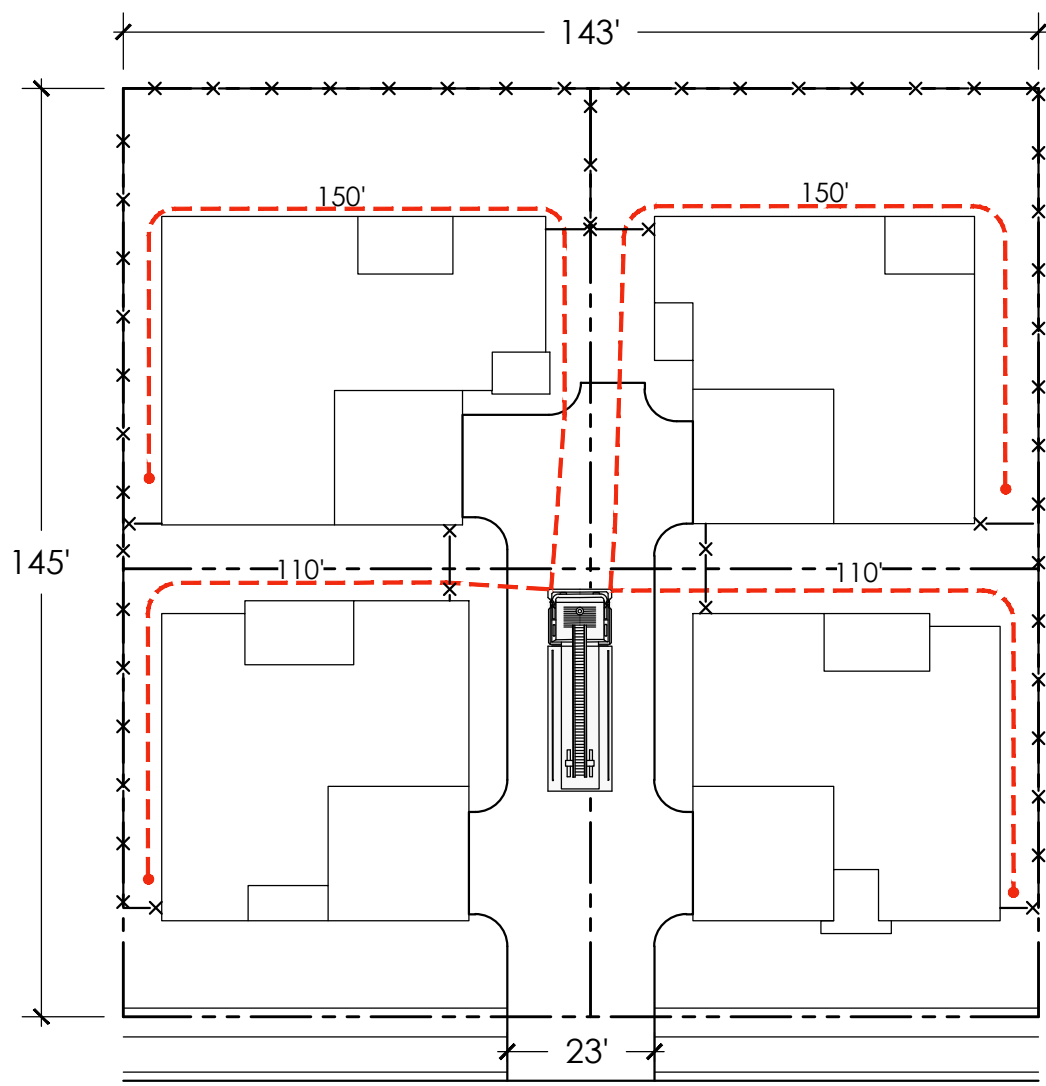
BUNGALOW CLUSTER
TYPICAL LANDSCAPE

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

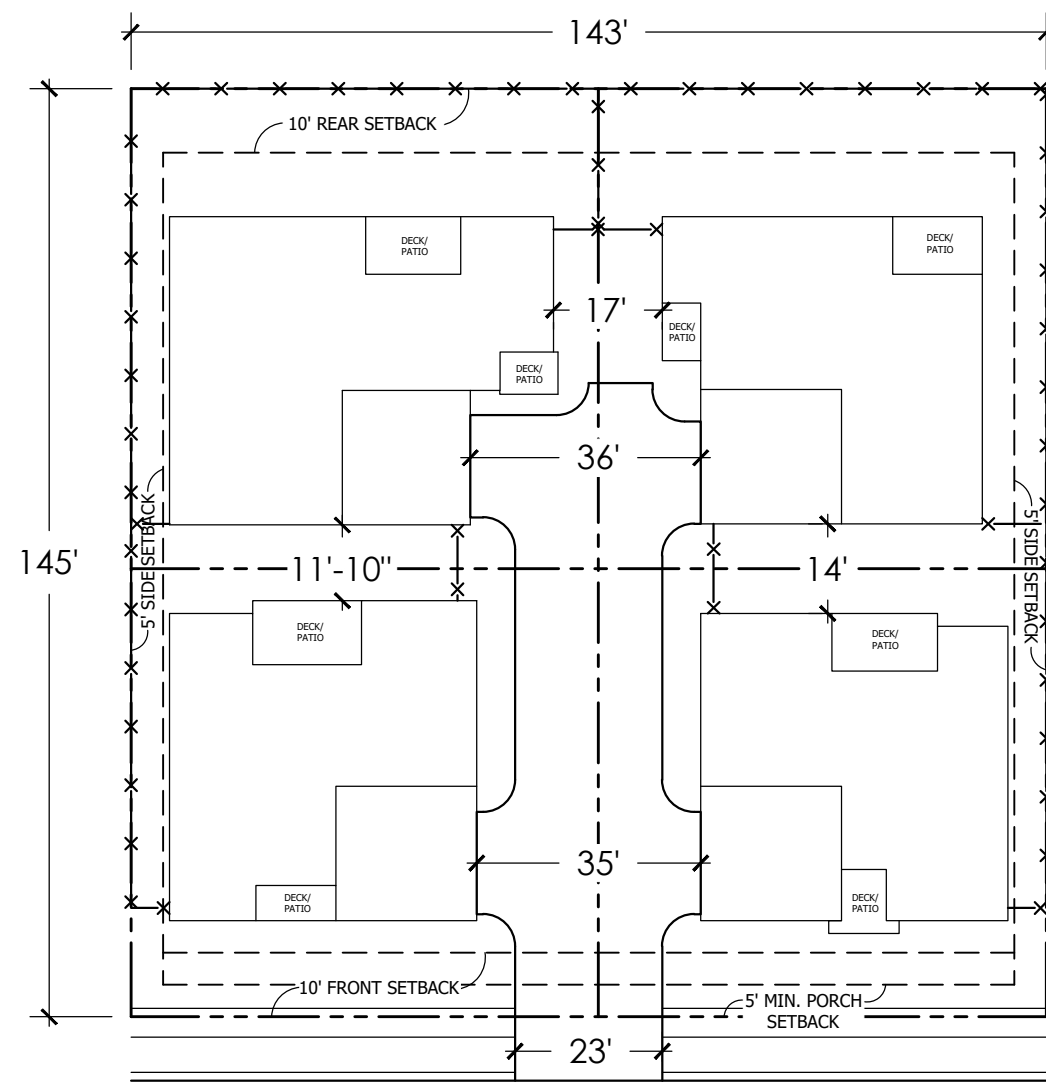
- NOTES:
1. STREET TREES NOT COUNTED TOWARD THE LANDSCAPE REQUIREMENT.
 2. LANDSCAPE REQUIREMENTS MAY BE MET ON ANY OR ALL LOTS IN A CLUSTER.



BUNGALOW CLUSTER
SITE FEATURES



BUNGALOW CLUSTER
HOSEPULL

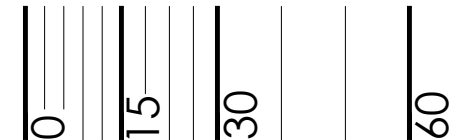


BUNGALOW CLUSTER
SETBACKS

DUPLEX & BUNGALOW BULK STANDARDS

	Duplex & Bungalow
Front Setback Minimum	a) 5 feet to a porch with no living space below it. b) 10 feet to building
Side Setback Minimum	a) 5 feet, 10' building separation b) Cantilevers, including structural elements, may encroach no more than 1 foot per LDC 21-4200(1)
Side on Street 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.
Minimum Lot Size	2,200 sq. ft.

Scale: 1"= 30'-0"



CITY STAFF CERTIFICATE
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NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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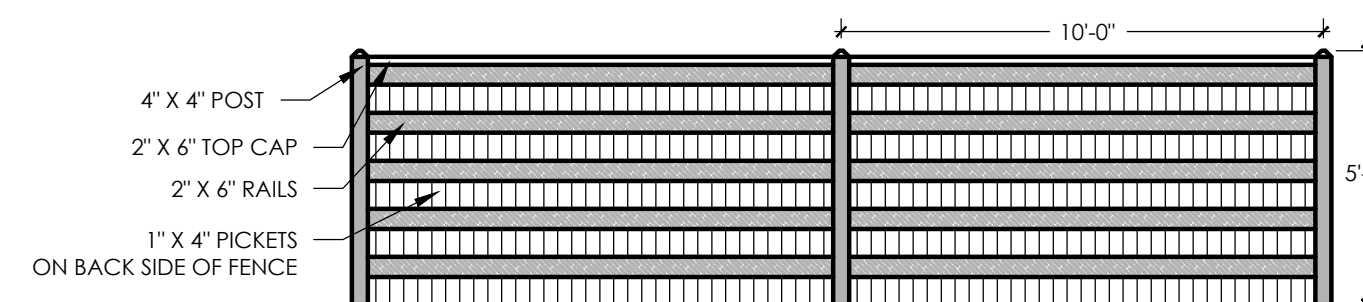
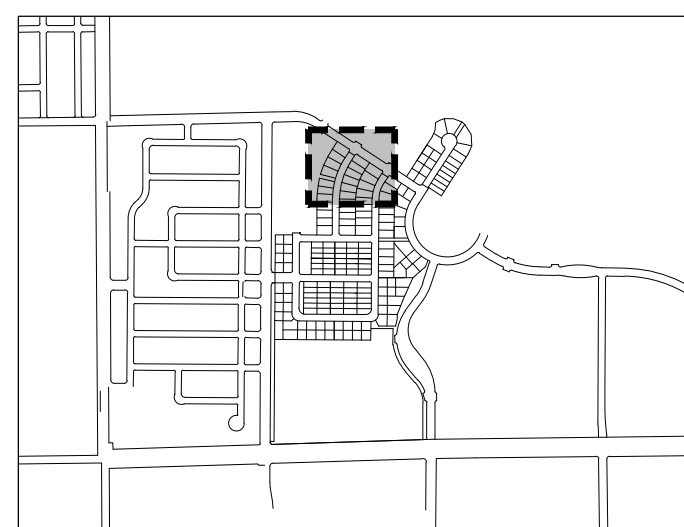
LEGEND

- 60" OPAQUE FENCE
- 48" OPEN RAIL FENCE

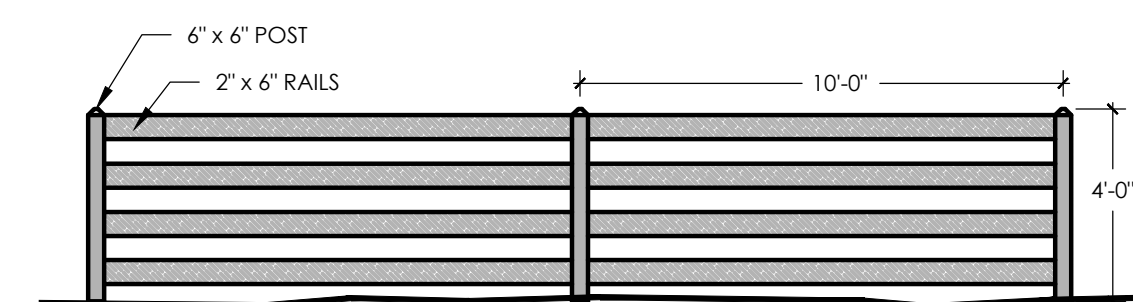


KEY MAP

NTS



1 60" OPAQUE PRIVACY FENCE
SCALE: 1/4"=1'



2 48" OPEN RAIL FENCE
SCALE: 1/4"=1'

CITY STAFF CERTIFICATE
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IDENTIFICATION
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ISSUE DATE

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SHEET TITLE

FENCING
PLANS

SHEET NUMBER

L3.1

SHEET 18 OF 38

NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

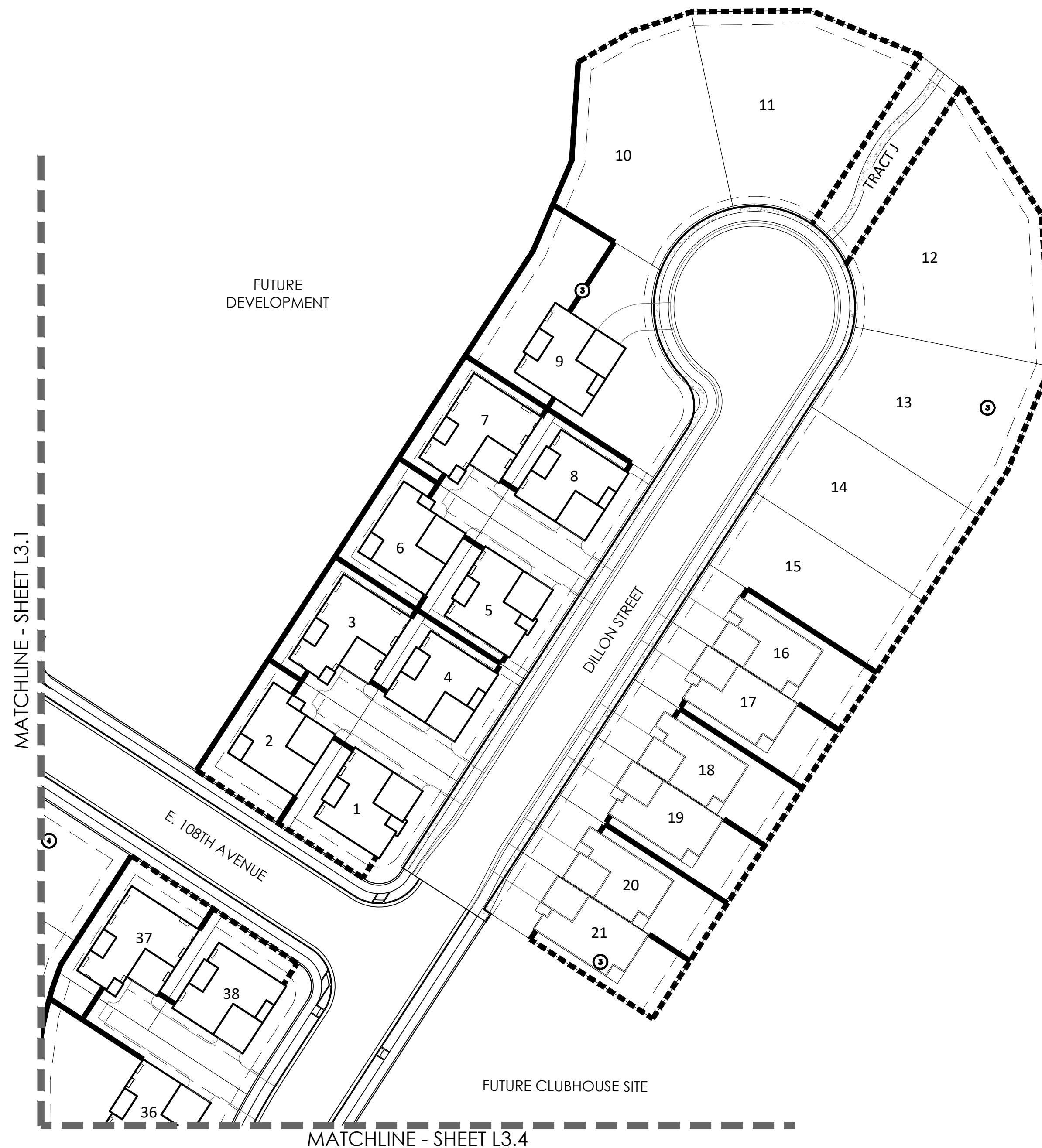
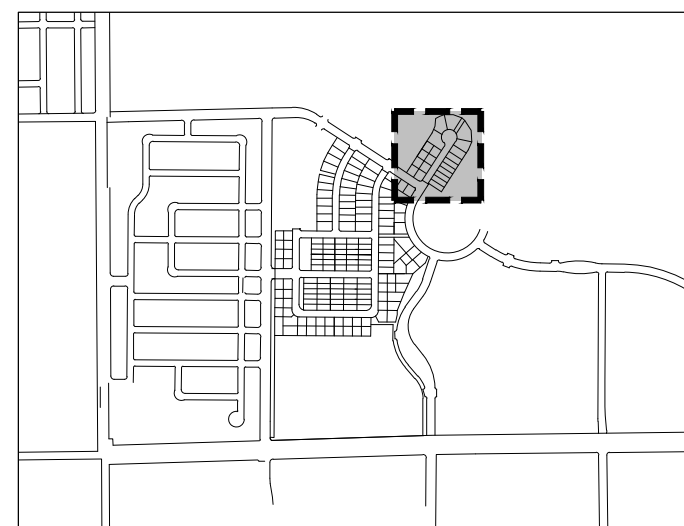
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

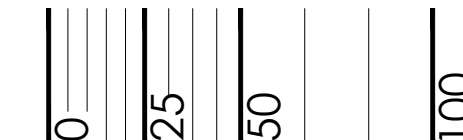
- 60" OPAQUE FENCE
- 48" OPEN RAIL FENCE

KEY MAP

NTS



Scale: 1"= 50'-0"



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PLANS

SHEET NUMBER

L3.2

SHEET 19 OF 38

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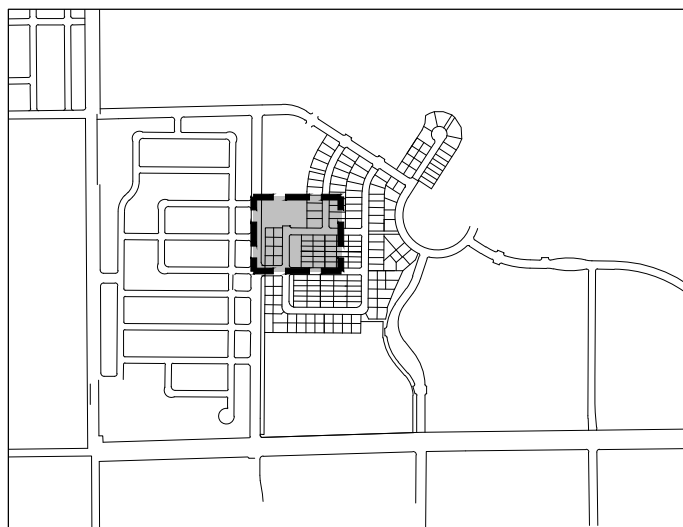
REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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LEGEND

- 60" OPAQUE FENCE
- 48" OPEN RAIL FENCE

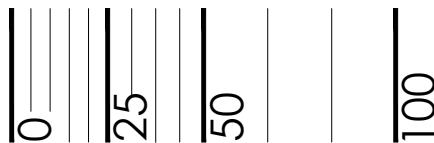
KEY MAP



NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

terraccina
design

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



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ASSESSOR'S PARCEL IDENTIFICATION NUMBER:
0172307100002

PROJECT NAME
**REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT**
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE
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SHEET TITLE
FENCING PLANS

SHEET NUMBER
L3.3

SHEET 20 OF 38

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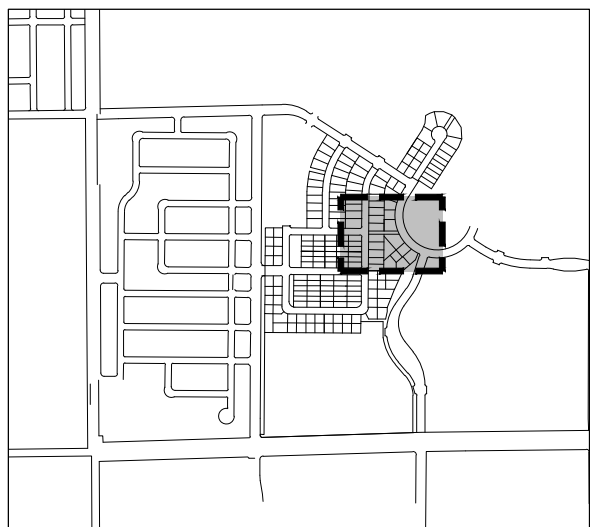
REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

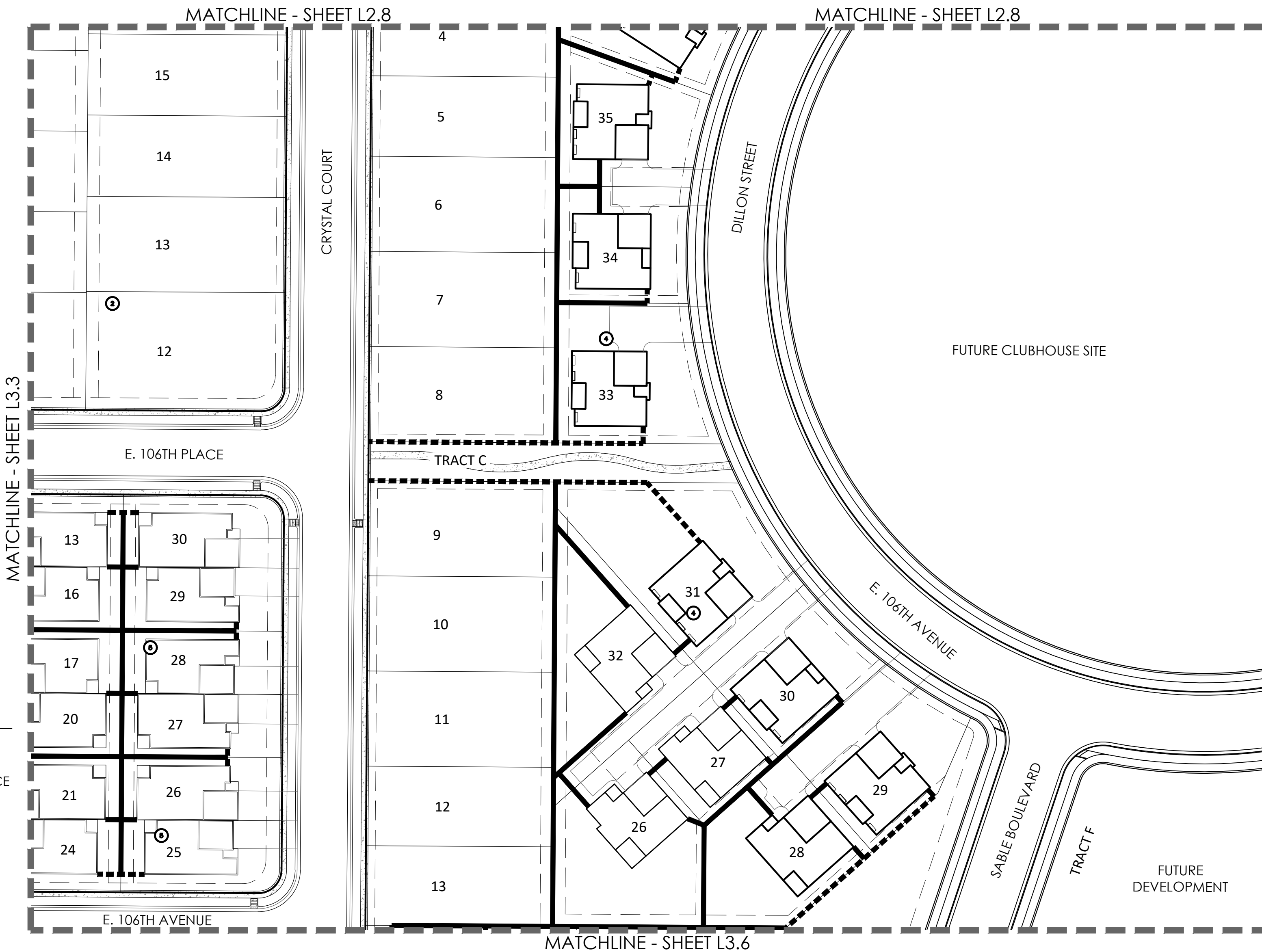
LEGEND

- 60" OPAQUE FENCE
- 48" OPEN RAIL FENCE

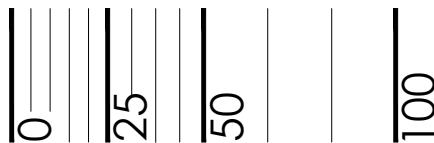
KEY MAP



NTS



Scale: 1"= 50'-0"



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SHEET TITLE

FENCING
PLANS

SHEET NUMBER

L3.4

SHEET 21 OF 38

NOT FOR CONSTRUCTION

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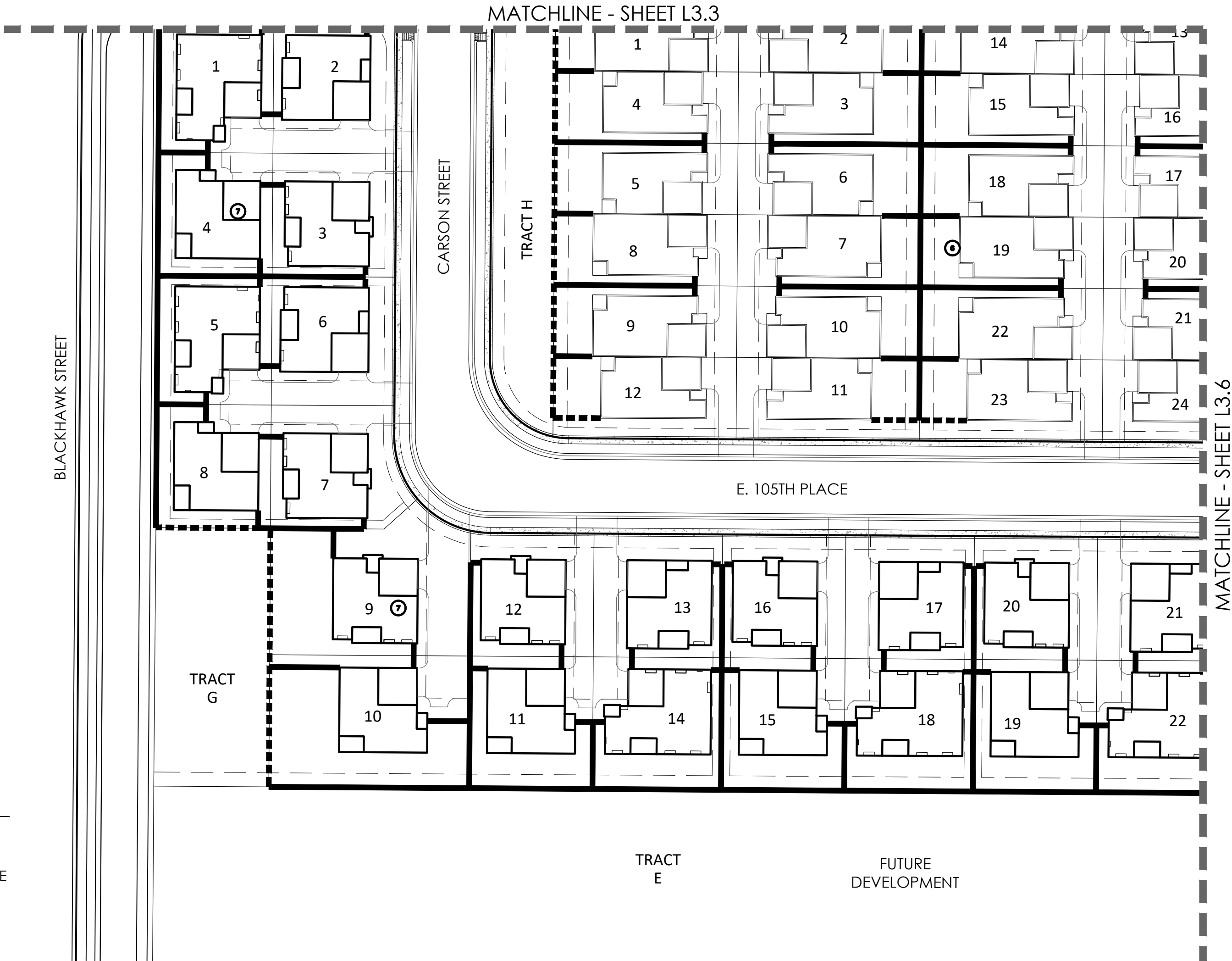
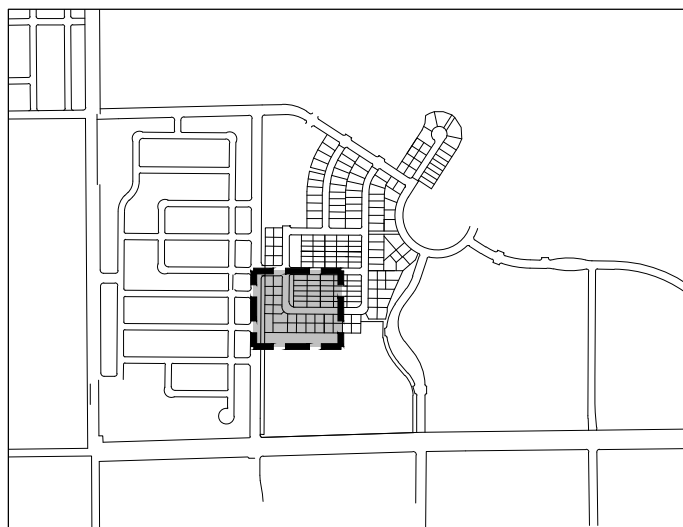
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

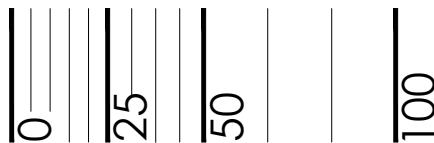
- 60" OPAQUE FENCE
- 48" OPEN RAIL FENCE

KEY MAP

NTS



Scale: 1"= 50'-0"



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SHEET TITLE

FENCING
PLANS

SHEET NUMBER

L3.5

SHEET 22 OF 38

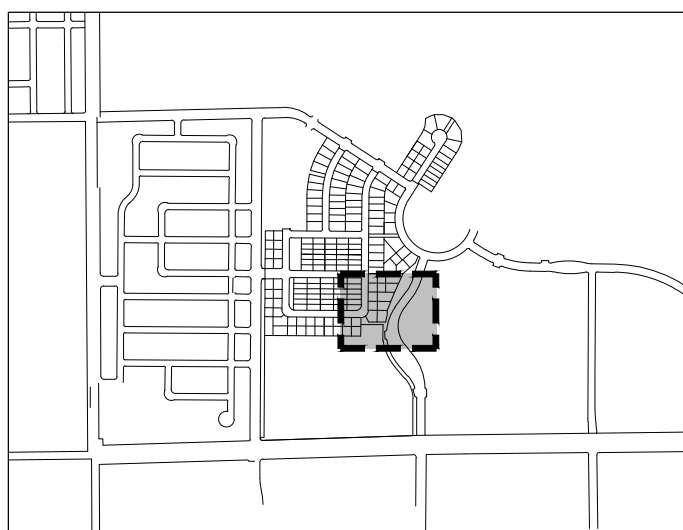
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A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

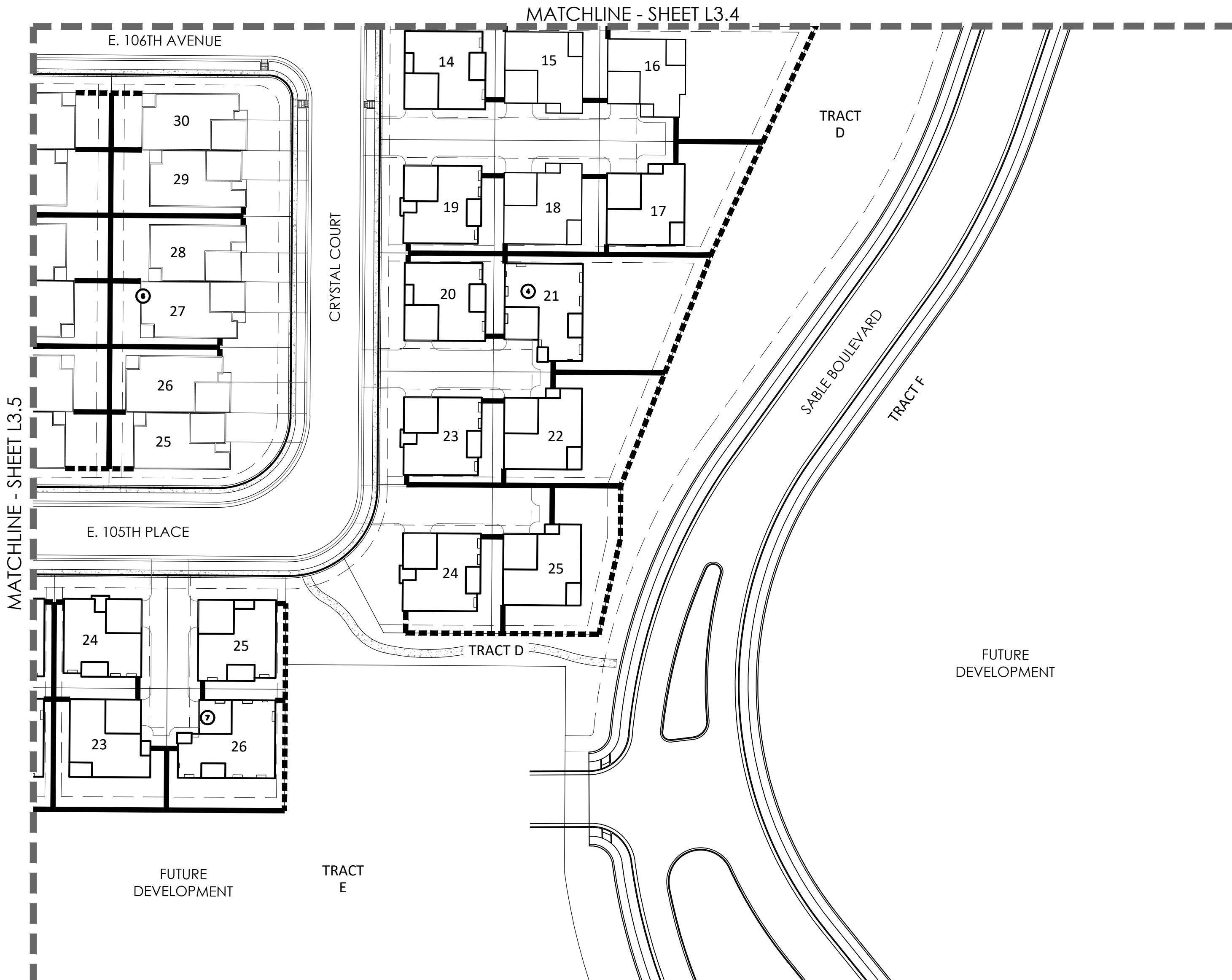
LEGEND

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- 48" OPEN RAIL FENCE

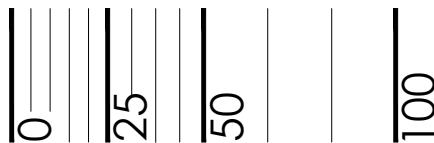
KEY MAP



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SHEET TITLE

FENCING
PLANS

SHEET NUMBER

L3.6

SHEET 23 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
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A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

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REVISION DATES

SHEET TITLE

FACADE PLANS

SHEET NUMBER

L4.1

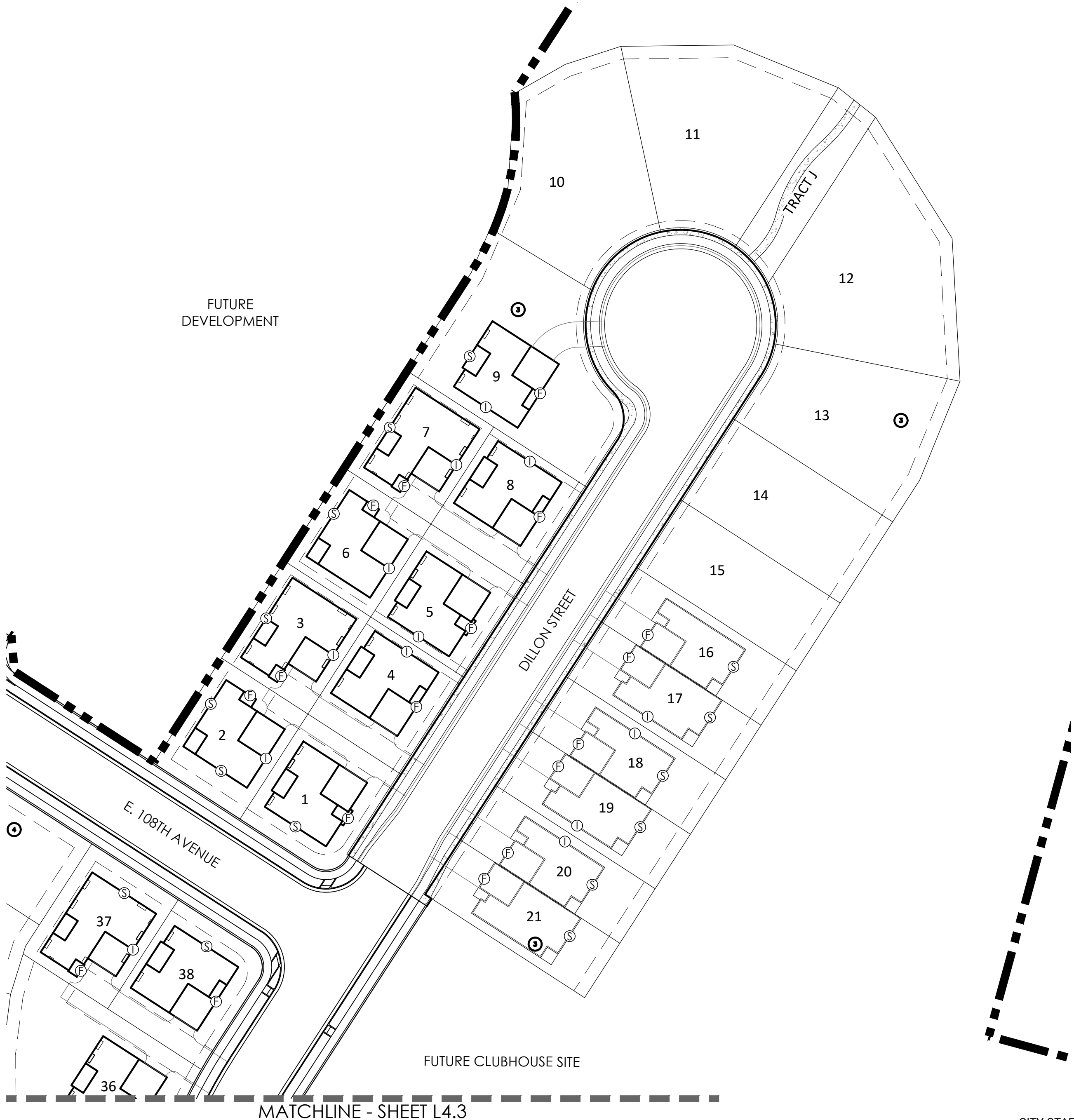
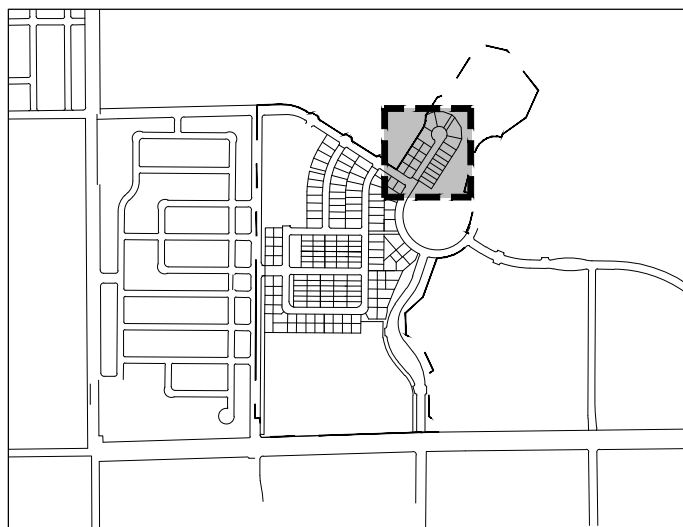
SHEET 24 OF 38

LEGEND

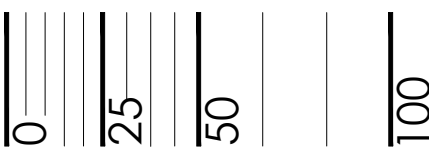
- ③ STREET-SIDE FACADE
- Ⓢ FRONT DOOR FACADE
- ① INTERNAL FACADE
- △ INTERIOR LOTS

- NOTES:
- INTERIOR LOTS ARE EXEMPT FROM ADJACENCY REQUIREMENTS.
 - IF AN ADJACENT HOME IS THE SAME MODEL, IT MUST BE A DIFFERENT COLOR.

KEY MAP



Scale: 1"= 50'-0"



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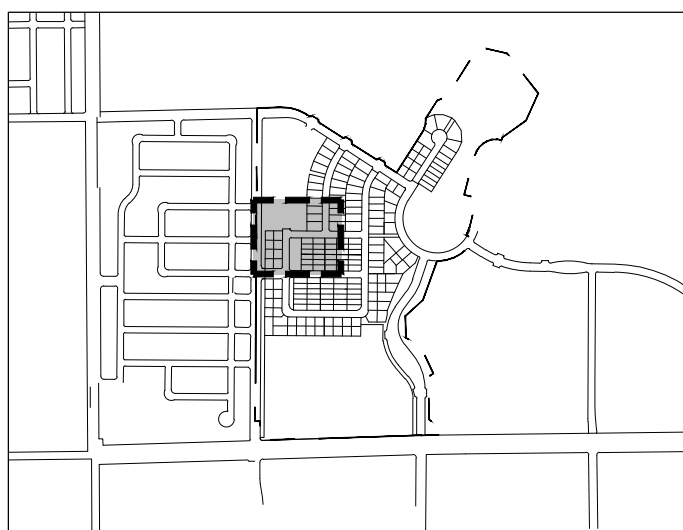
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

- ③ STREET-SIDE FACADE
- ⓕ FRONT DOOR FACADE
- ① INTERNAL FACADE
- △ INTERIOR LOTS

- NOTES:
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 - IF AN ADJACENT HOME IS THE SAME MODEL, IT MUST BE A DIFFERENT COLOR.

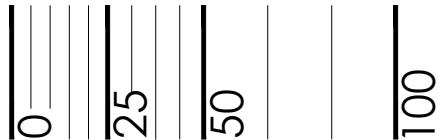
KEY MAP



NTS



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SHEET TITLE

FACADE PLANS

SHEET NUMBER

L4.2

SHEET 25 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

FACADE PLANS

SHEET NUMBER

L4.3

SHEET 26 OF 38

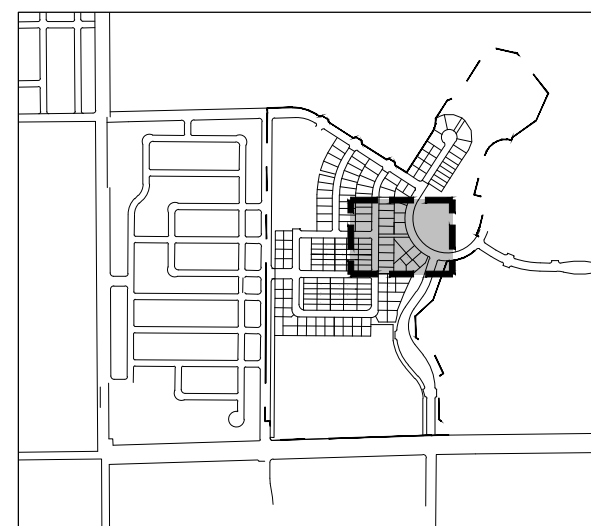
LEGEND

- ③ STREET-SIDE FACADE
- Ⓢ FRONT DOOR FACADE
- ① INTERNAL FACADE
- △ INTERIOR LOTS

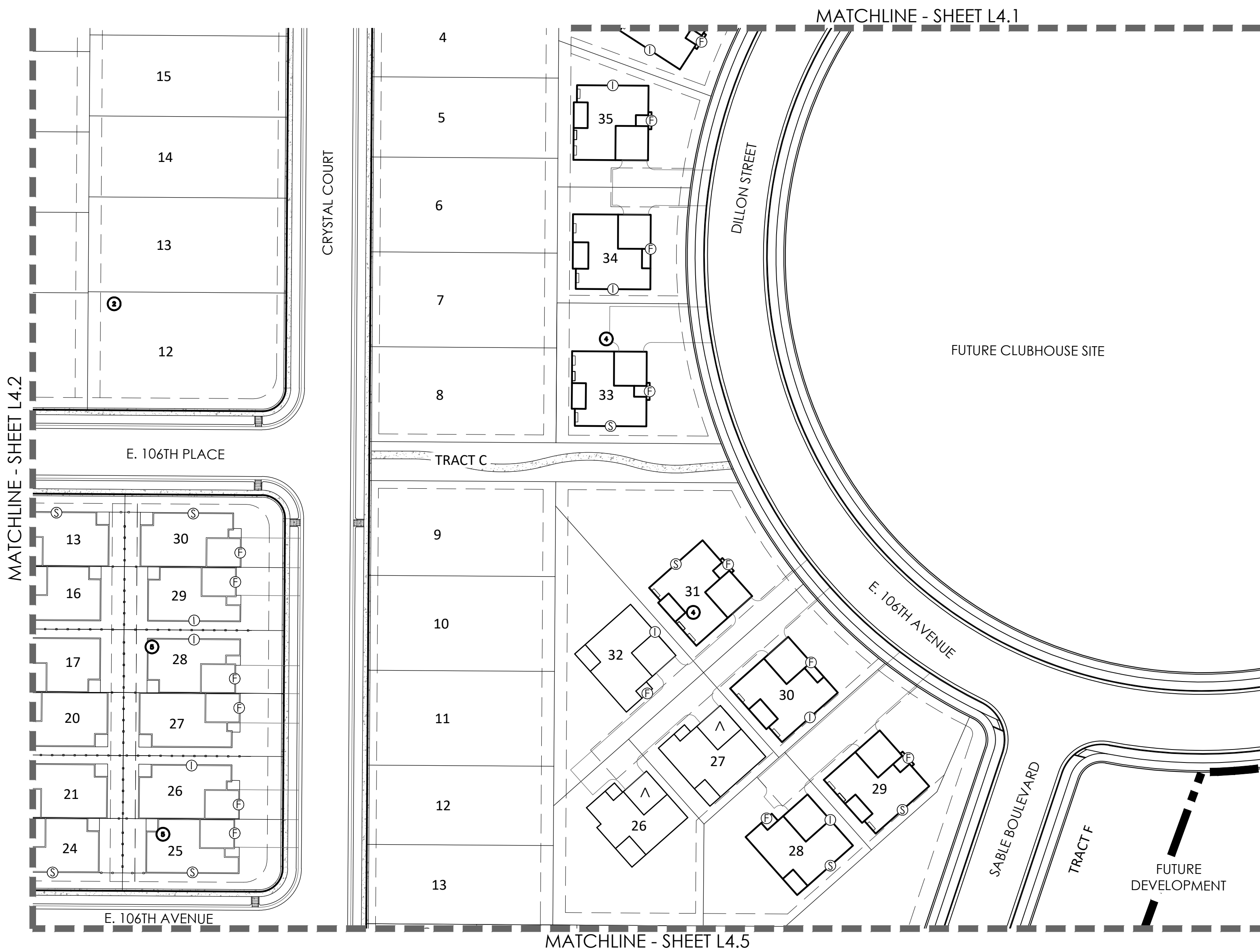
NOTES:

- INTERIOR LOTS ARE EXEMPT FROM ADJACENCY REQUIREMENTS.
- IF AN ADJACENT HOME IS THE SAME MODEL, IT MUST BE A DIFFERENT COLOR.

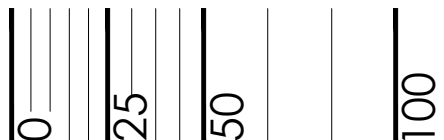
KEY MAP



NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

FACADE
PLANS

SHEET NUMBER

L4.4

SHEET 27 OF 38

LEGEND

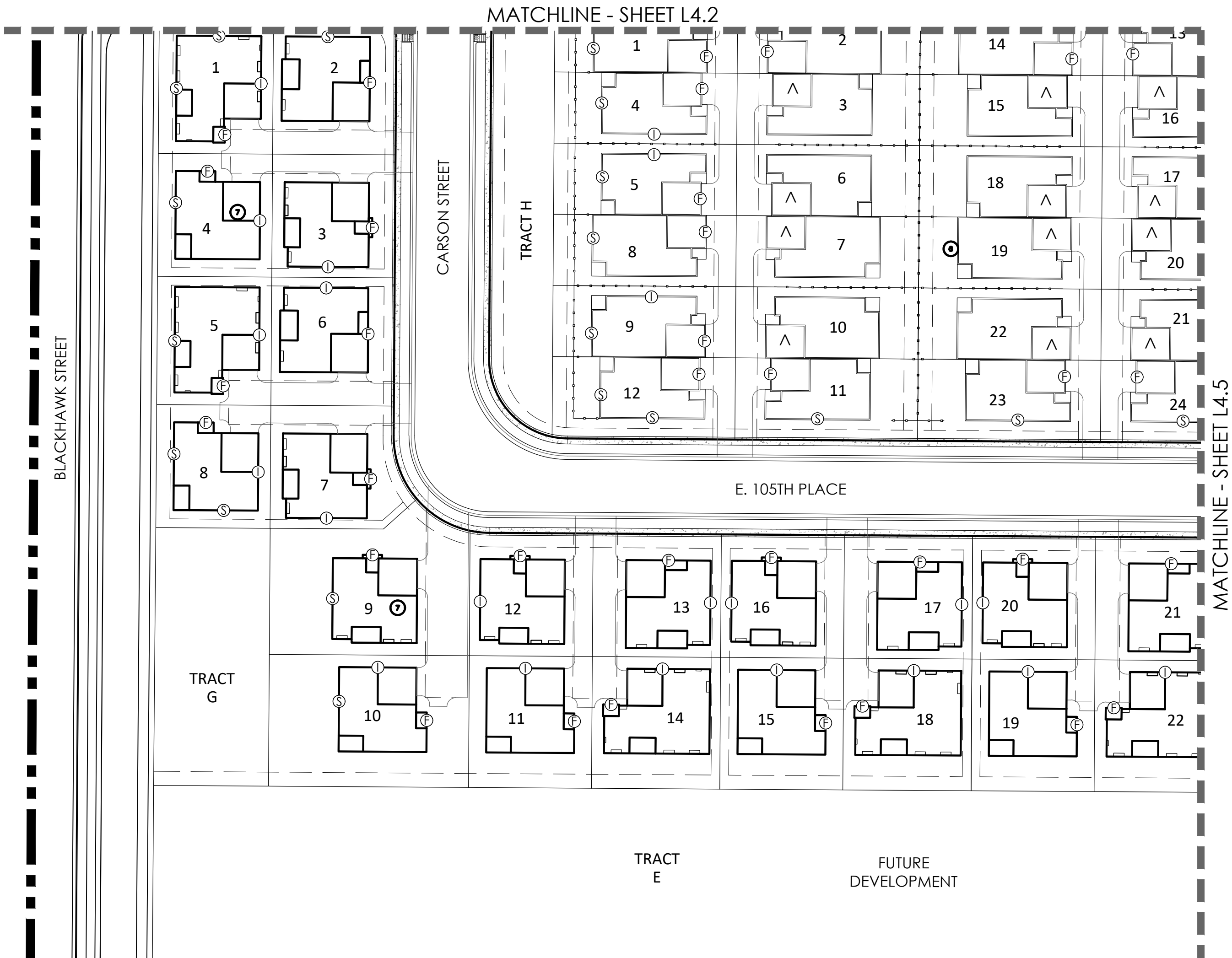
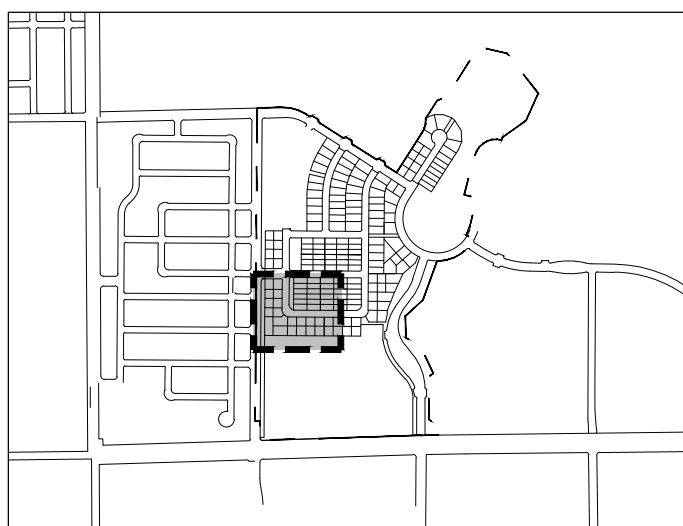
- ③ STREET-SIDE FACADE
- Ⓢ FRONT DOOR FACADE
- ① INTERNAL FACADE
- △ INTERIOR LOTS

NOTES:

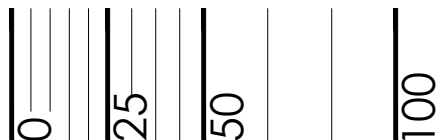
- INTERIOR LOTS ARE EXEMPT FROM
ADJACENCY REQUIREMENTS.
- IF AN ADJACENT HOME IS THE SAME
MODEL, IT MUST BE A DIFFERENT COLOR.

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

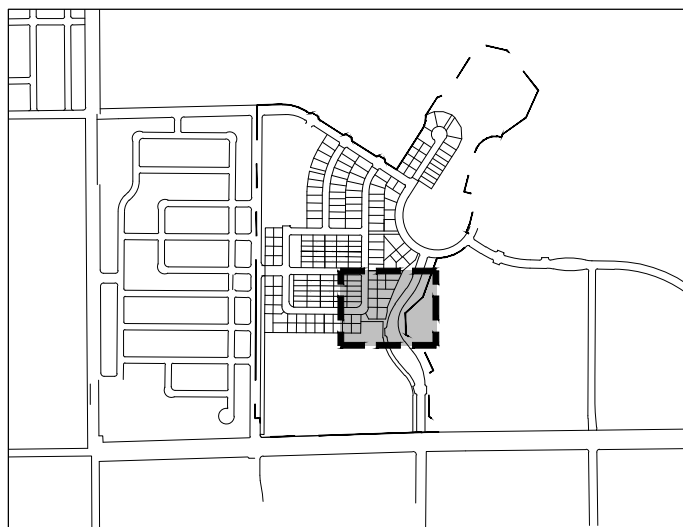
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

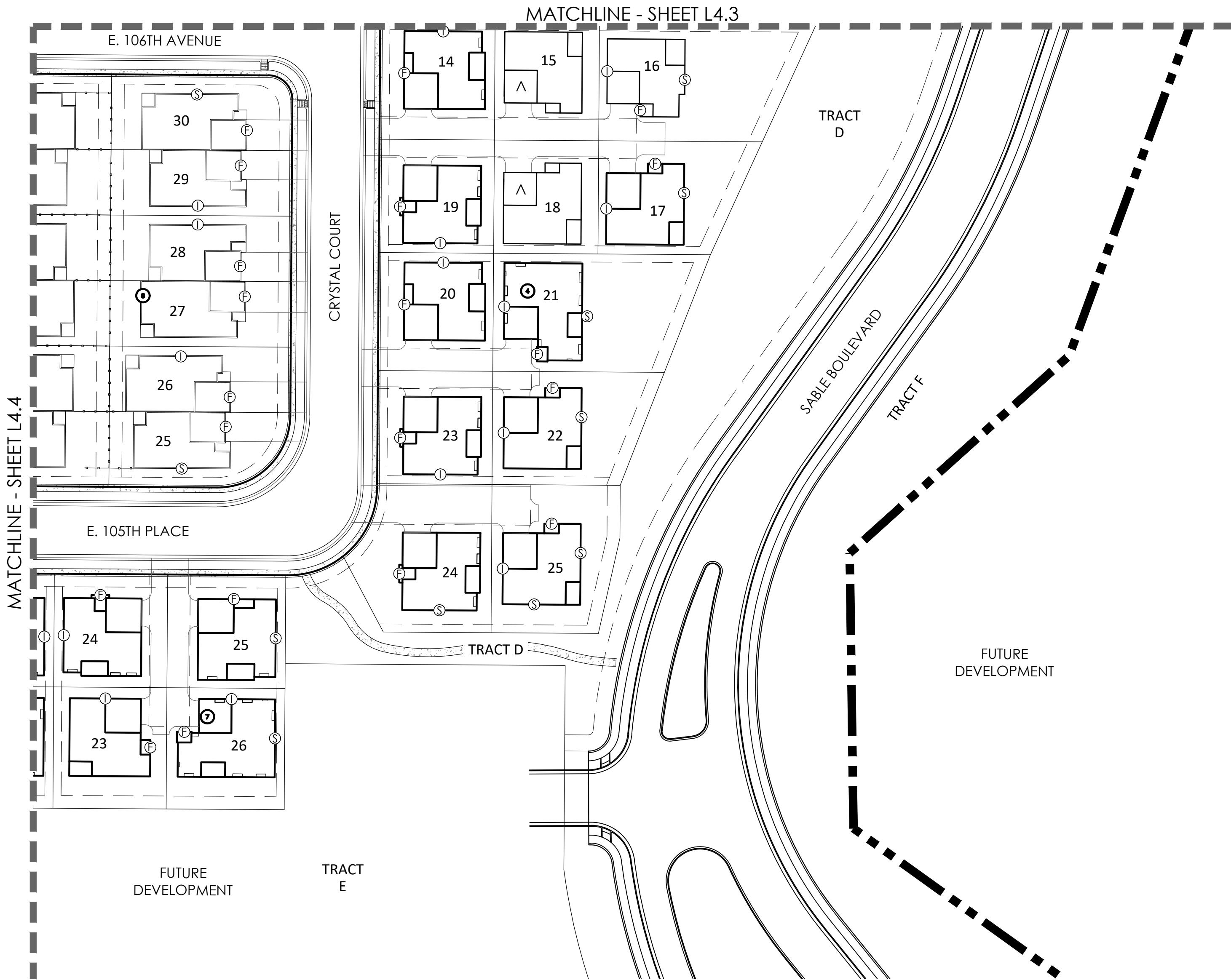
- Ⓢ STREET-SIDE FACADE
- Ⓣ FRONT DOOR FACADE
- Ⓛ INTERNAL FACADE
- △ INTERIOR LOTS

- NOTES:
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 - IF AN ADJACENT HOME IS THE SAME MODEL, IT MUST BE A DIFFERENT COLOR.

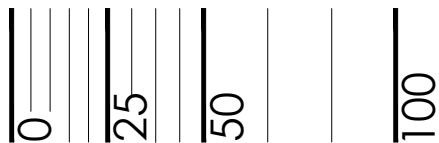
KEY MAP



NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PARKING PLANS

SHEET NUMBER

L5.1

SHEET 29 OF 38

LEGEND

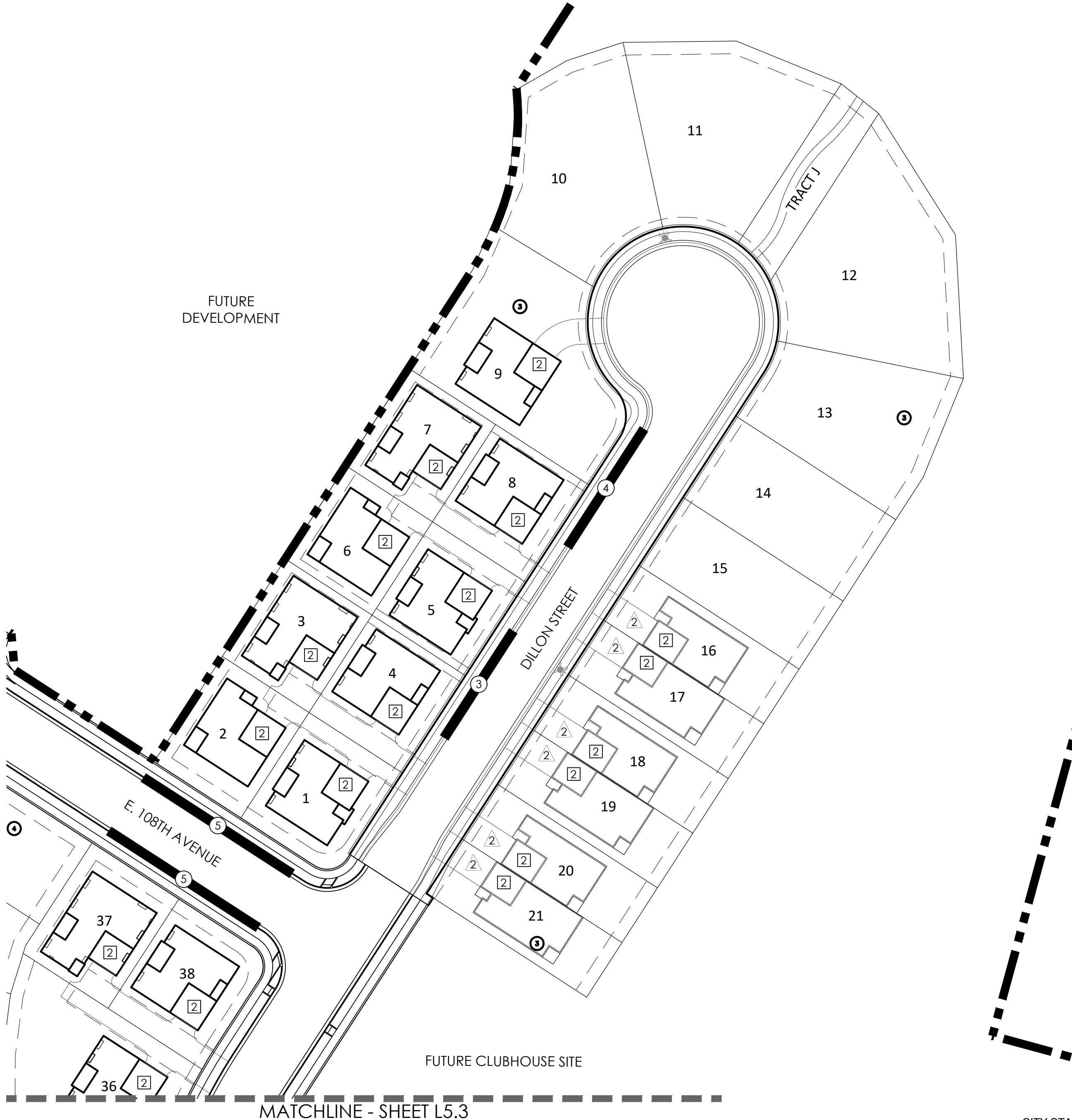
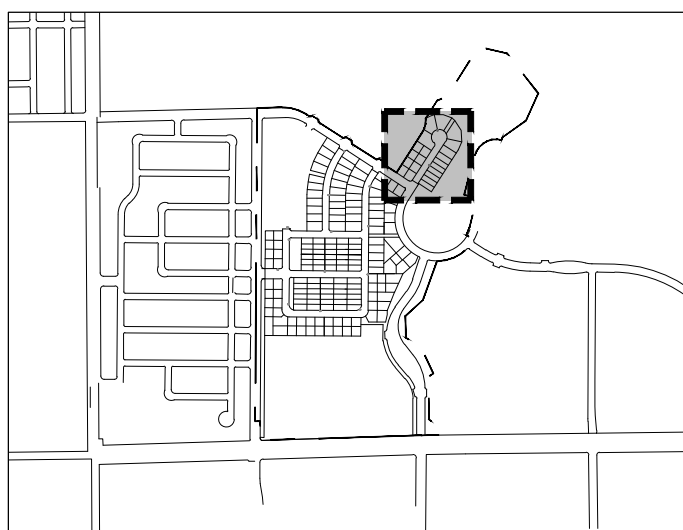
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

PARKING TABULATION		
TYPE	NUMBER	NUMBER/UNIT
GARAGE	268	2.0
DRIVEWAY	36	0.3
ON-STREET	132	1.0
TOTAL	436	3.3

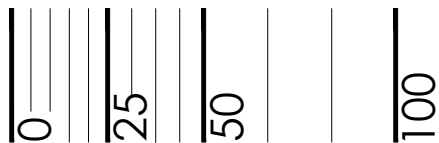
NOTE: PARKING ONLY SHOWN FOR CLUSTER DEVELOPMENT.

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PARKING PLANS

SHEET NUMBER

L5.2

SHEET 30 OF 38

LEGEND

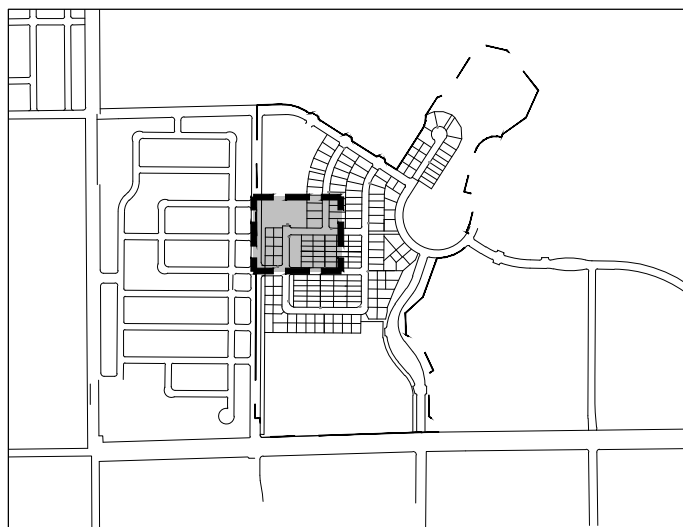
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

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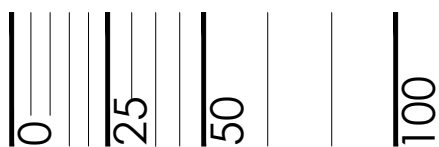
NOTE: PARKING ONLY SHOWN FOR CLUSTER DEVELOPMENT.

KEY MAP

NTS



Scale: 1"= 50'-0"



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

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

LEGEND

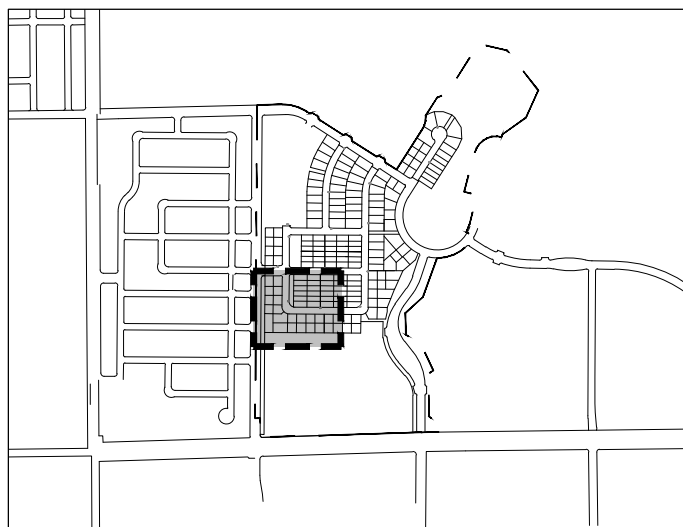
- ② GARAGE PARKING
△ DRIVEWAY PARKING
① ON-STREET PARKING

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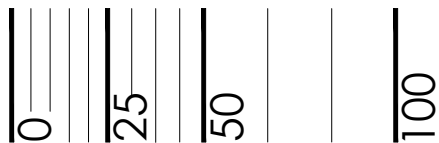
NOTE: PARKING ONLY SHOWN FOR CLUSTER DEVELOPMENT.

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PARKING PLANS

SHEET NUMBER

L5.4

SHEET 32 OF 38

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PARKING PLANS

SHEET NUMBER

L5.3

SHEET 31 OF 38

LEGEND

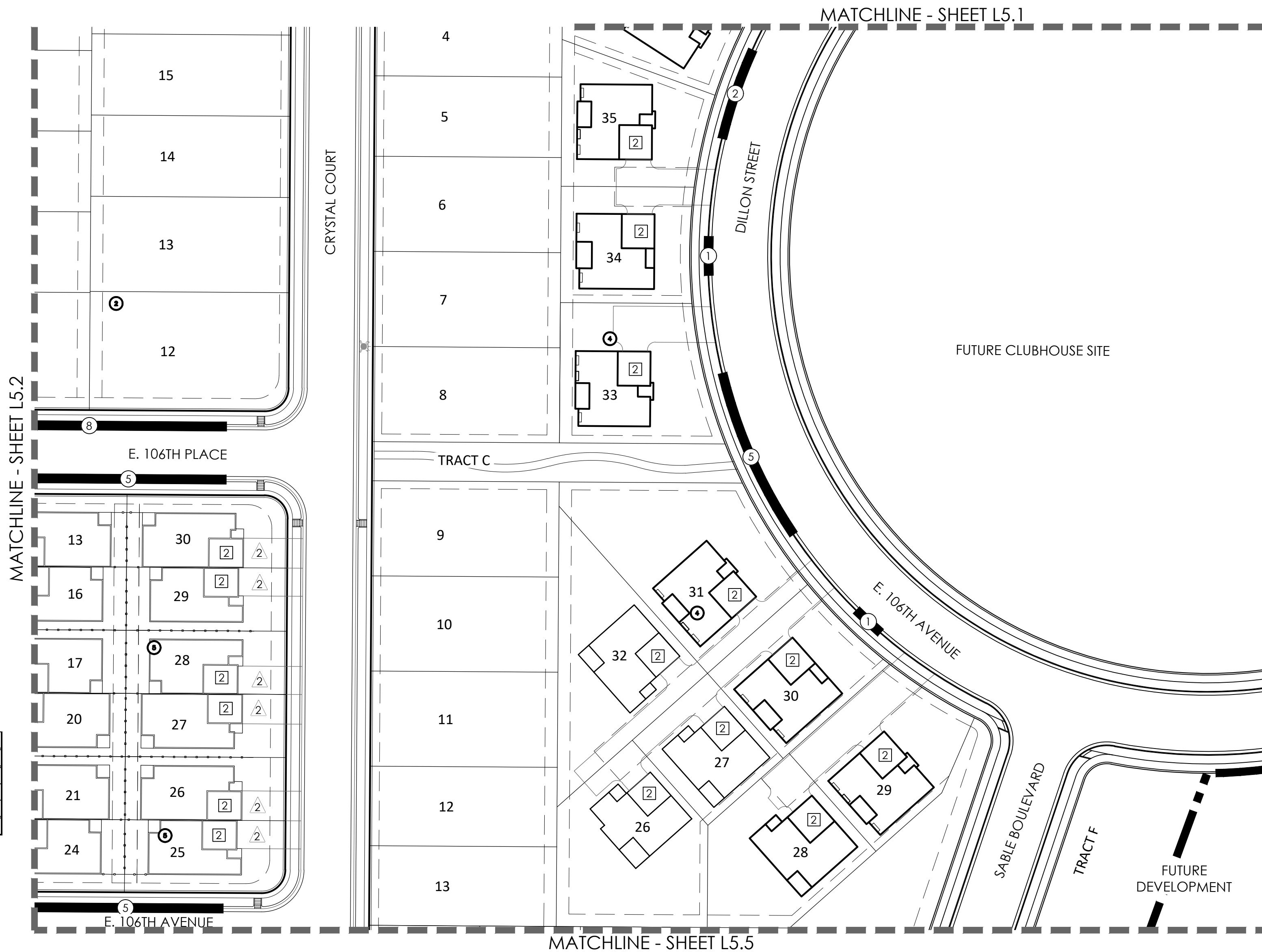
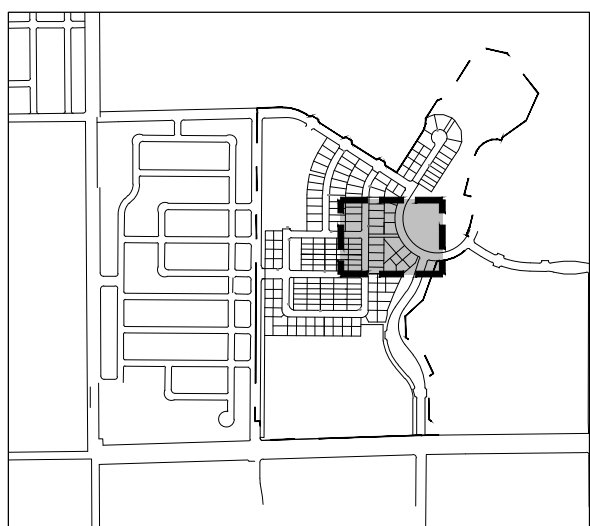
- GARAGE PARKING
- DRIVEWAY PARKING
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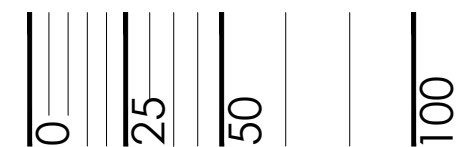
NOTE: PARKING ONLY SHOWN FOR CLUSTER DEVELOPMENT.

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

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



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

PARKING
PLANS

SHEET NUMBER

L5.5

SHEET 33 OF 38

LEGEND

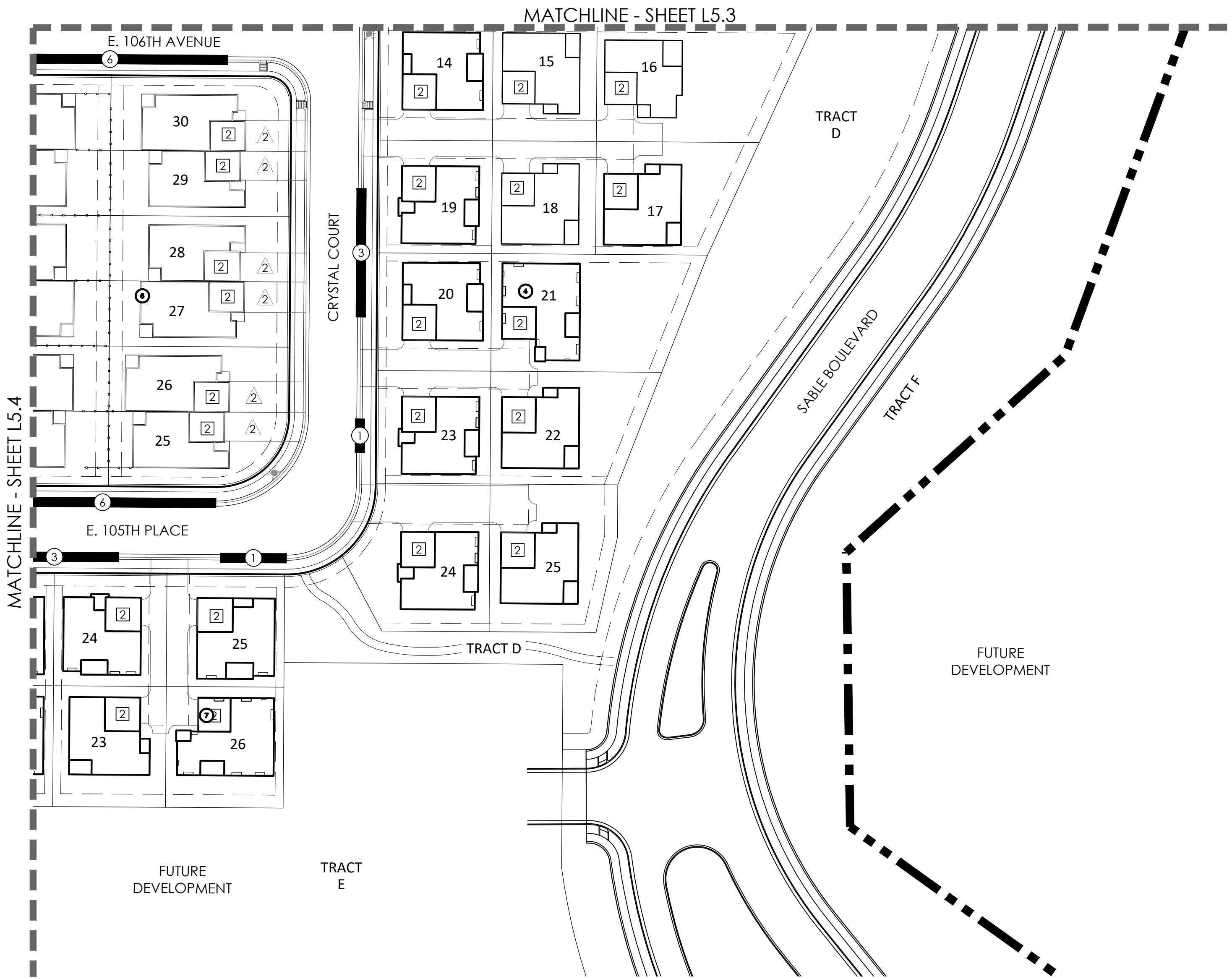
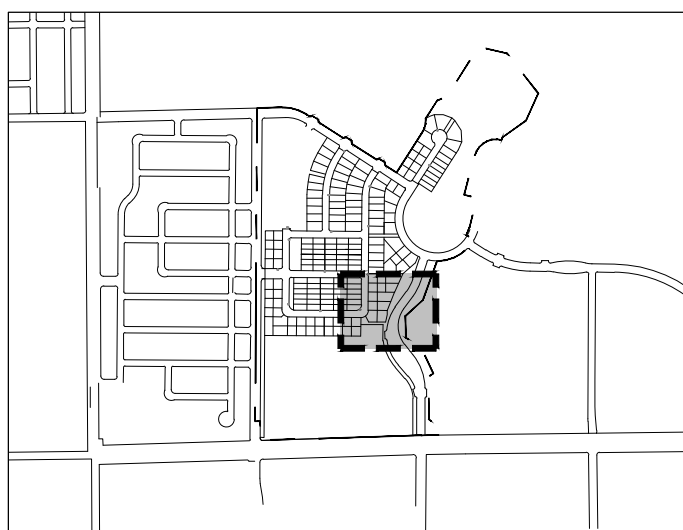
- GARAGE PARKING
- DRIVEWAY PARKING
- ON-STREET PARKING

PARKING TABULATION		
TYPE	NUMBER	NUMBER/UNIT
GARAGE	268	2.0
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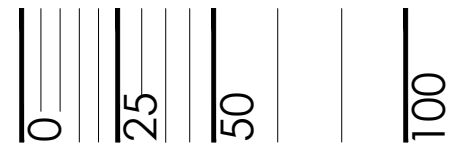
NOTE: PARKING ONLY SHOWN FOR
CLUSTER DEVELOPMENT.

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

NOT FOR CONSTRUCTION

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



Know what's below.
Call before you dig.

ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

SETBACK
PLANS

SHEET NUMBER

L6.1

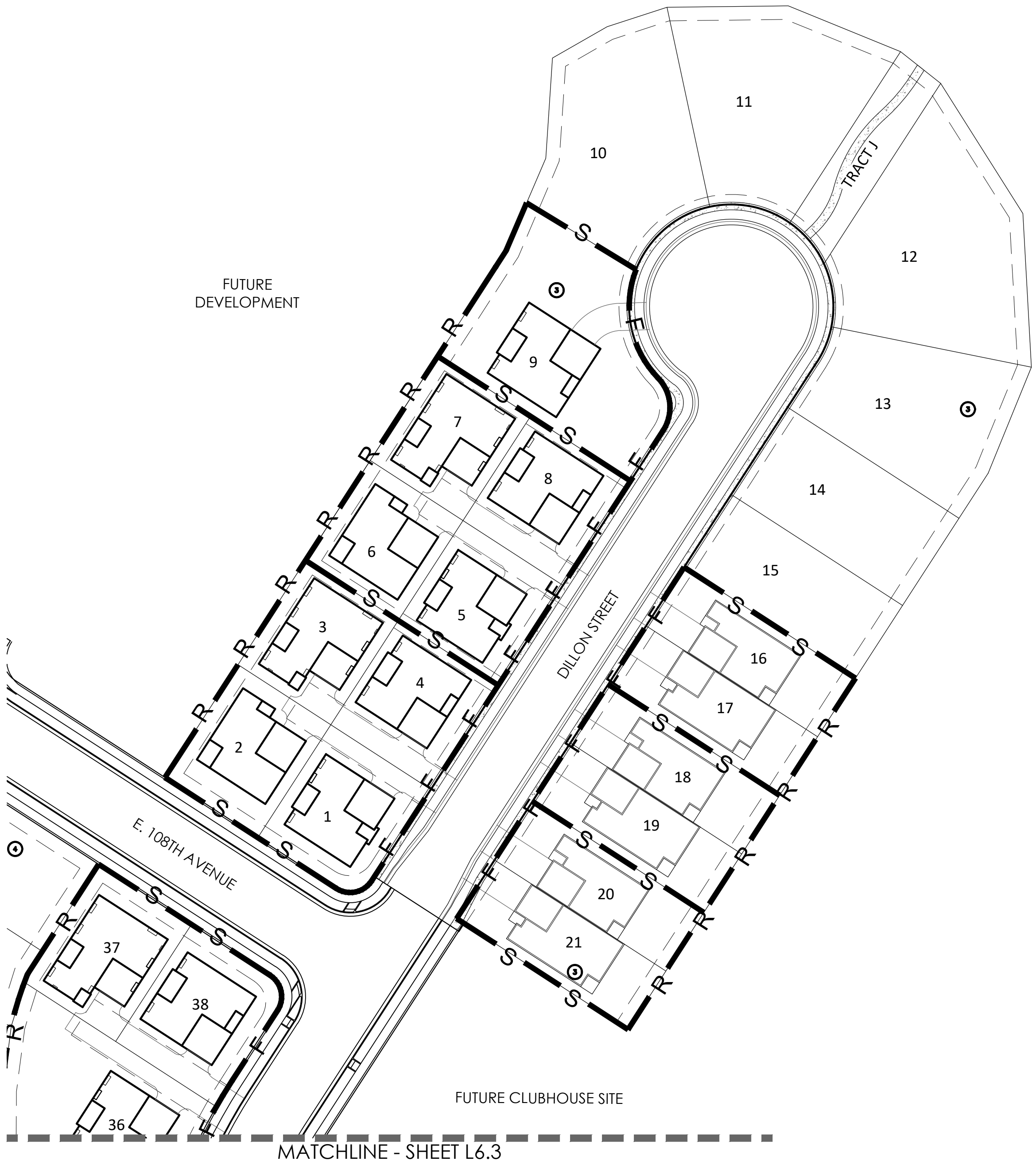
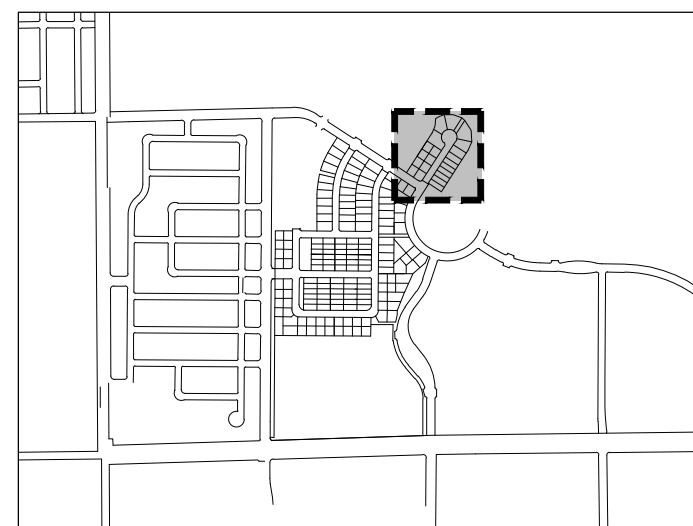
SHEET 34 OF 38

LEGEND

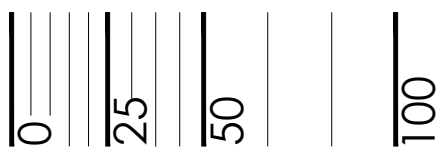
- F FRONT SETBACK
- S SIDE SETBACK
- R REAR SETBACK

KEY MAP

NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

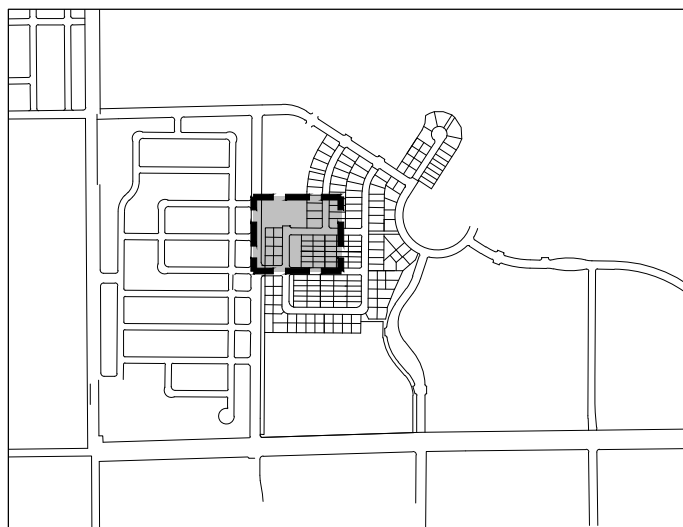
REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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

LEGEND

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

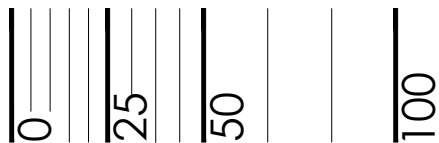
KEY MAP



NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY
DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.
DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

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



ASSESSOR'S PARCEL IDENTIFICATION NUMBER: 0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

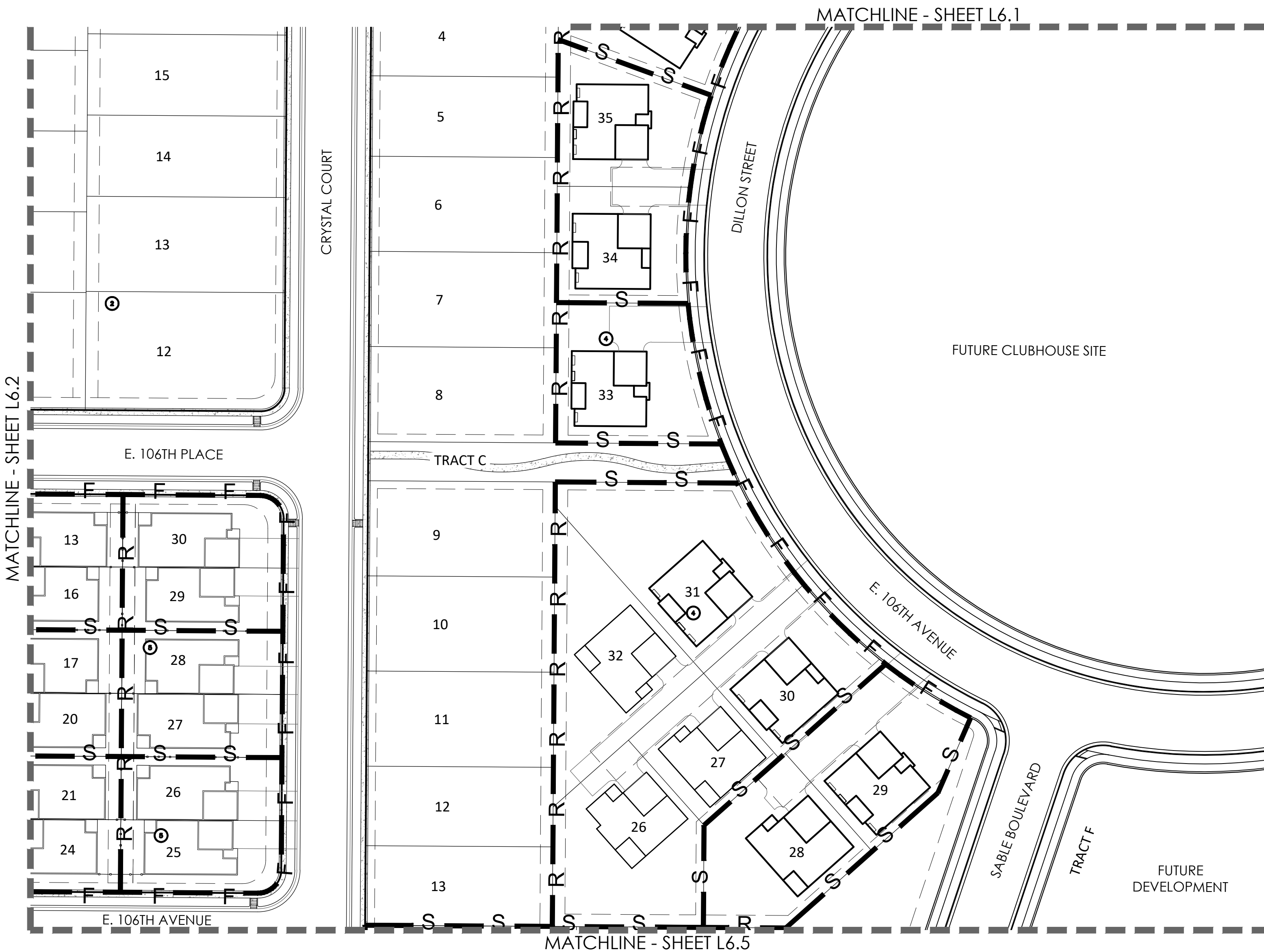
SHEET TITLE

SETBACK PLANS

SHEET NUMBER

L6.3

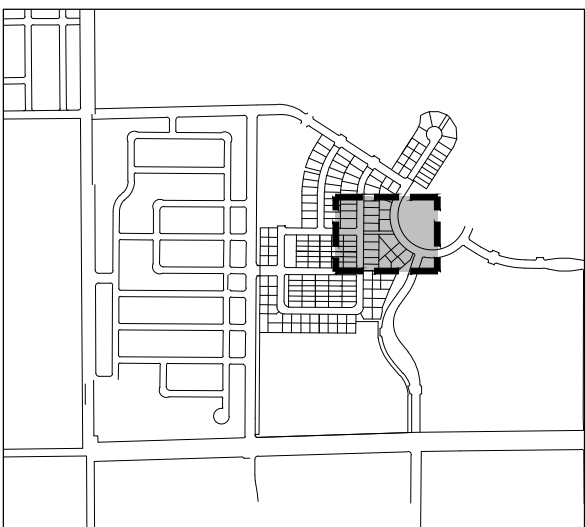
SHEET 36 OF 38



LEGEND

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

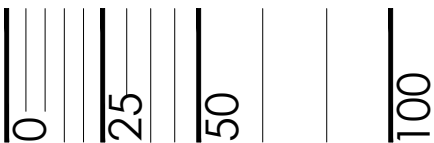
KEY MAP



NTS



Scale: 1"= 50'-0"



CITY STAFF CERTIFICATE
APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE CITY OF COMMERCE CITY,
THIS _____ DAY OF _____, 2021.

DEPARTMENT OF COMMUNITY DEVELOPMENT

REUNION VILLAGE 8 FILING 1 P.U.D. PERMIT

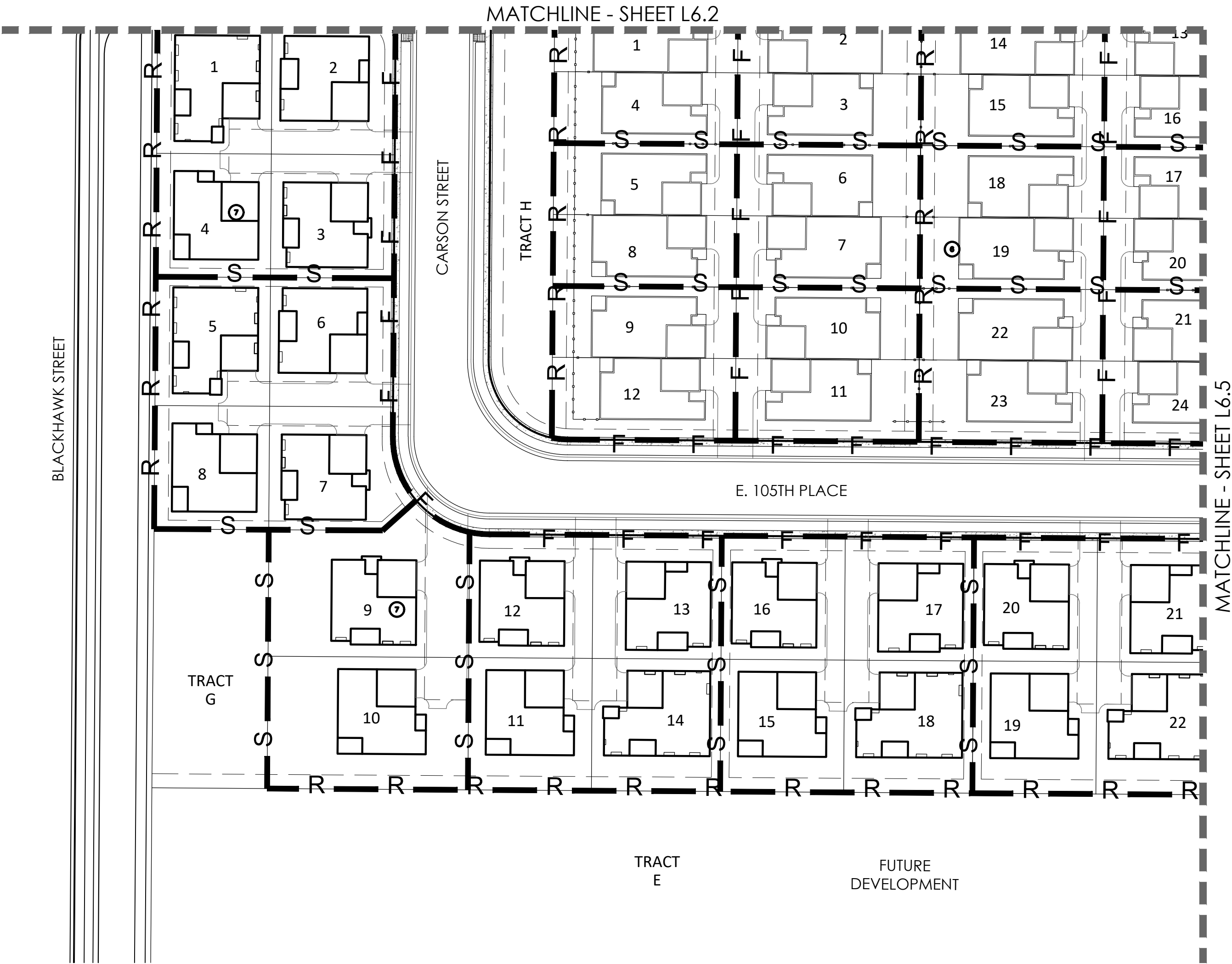
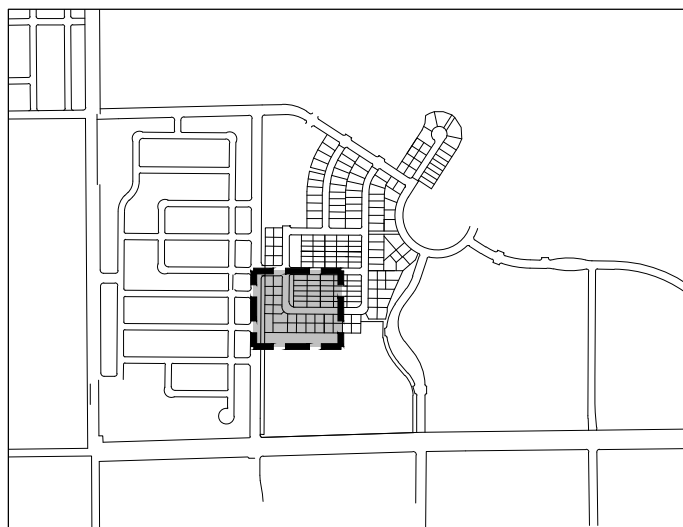
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

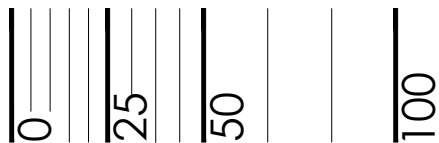
- F FRONT SETBACK
- S SIDE SETBACK
- R REAR SETBACK

KEY MAP

NTS



Scale: 1"= 50'-0"



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

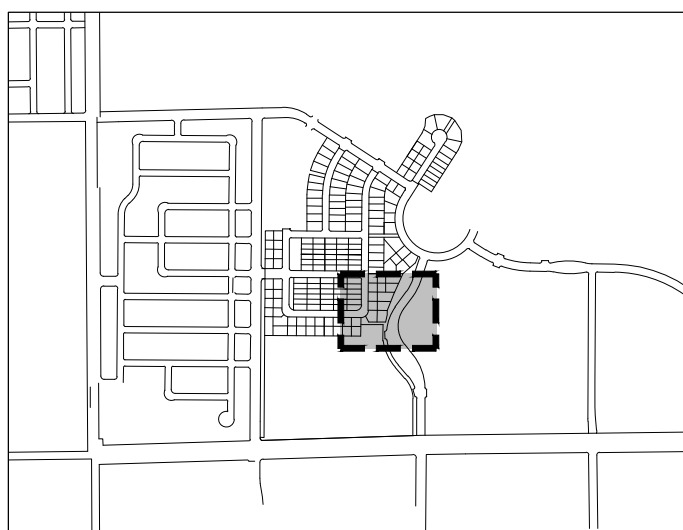
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A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

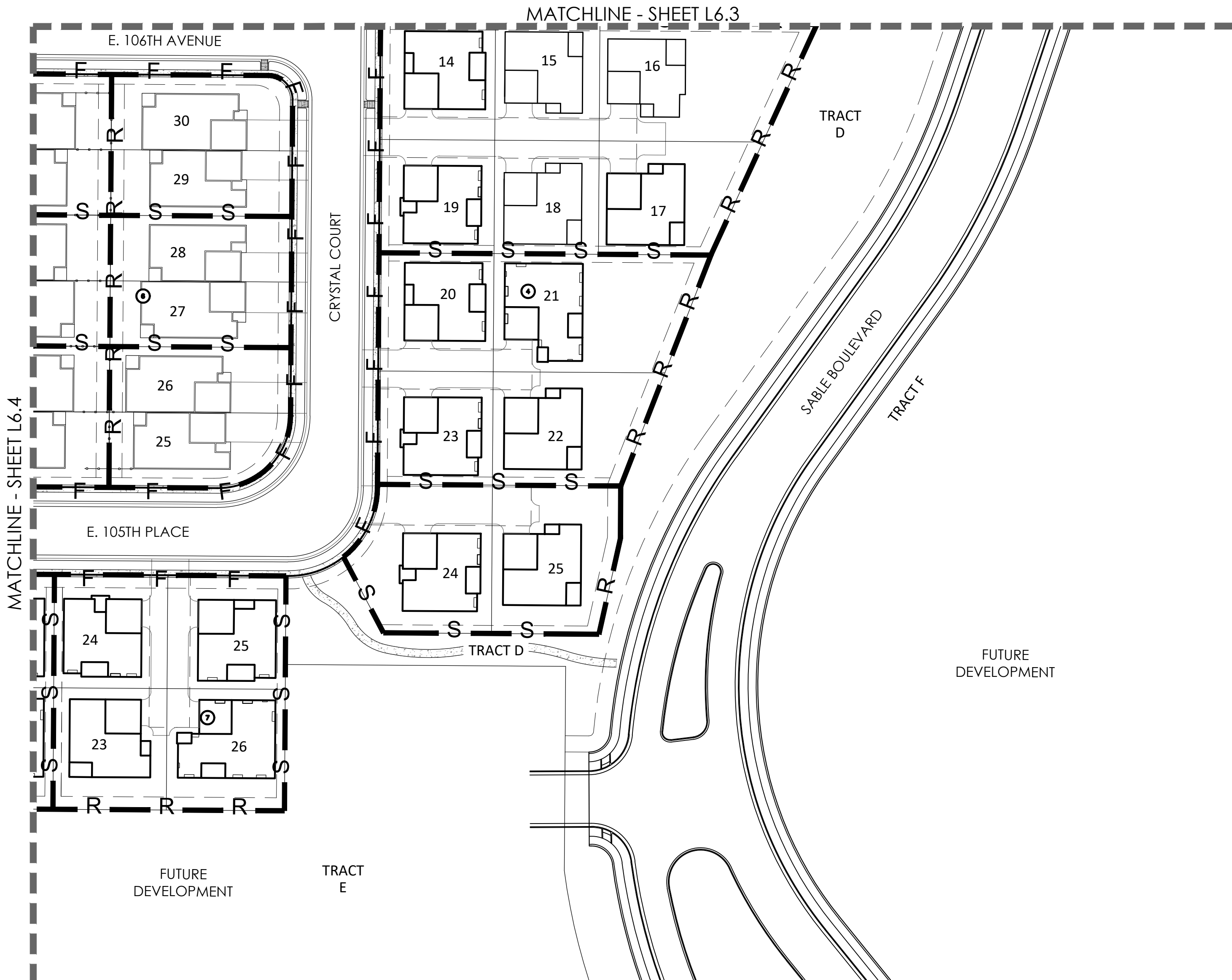
LEGEND

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

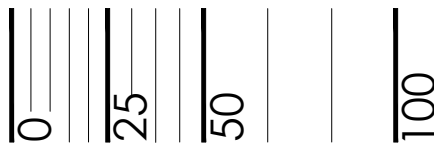
KEY MAP



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Scale: 1"= 50'-0"



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



ASSESSOR'S PARCEL
IDENTIFICATION
NUMBER:
0172307100002

PROJECT NAME

REUNION VILLAGE 8 FILING 1
P.U.D. PERMIT
A PORTION OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF
COLORADO

ISSUE DATE

December 23, 2020

REVISION DATES

SHEET TITLE

SETBACK
PLANS

SHEET NUMBER

L6.5

SHEET 38 OF 38