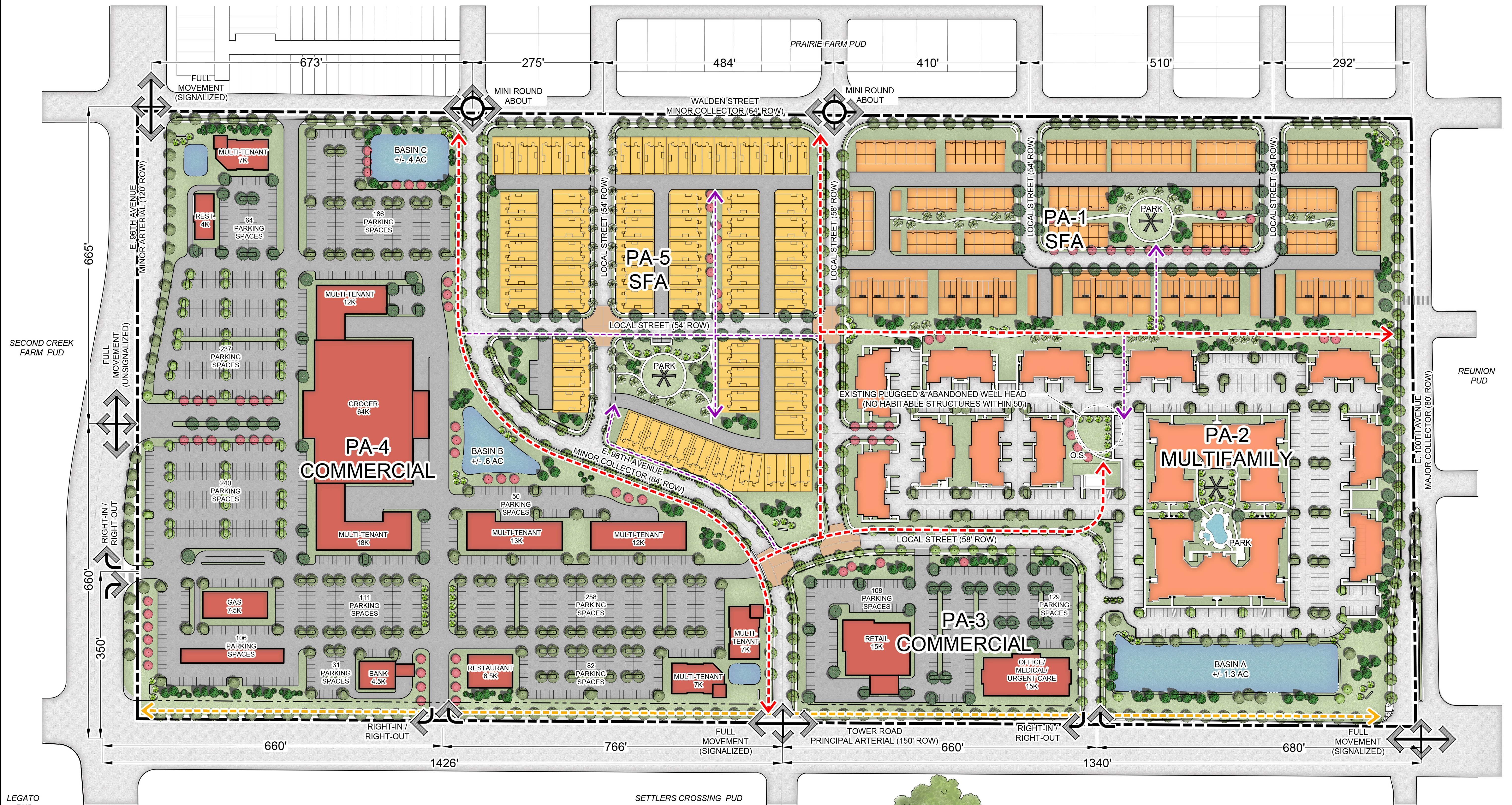


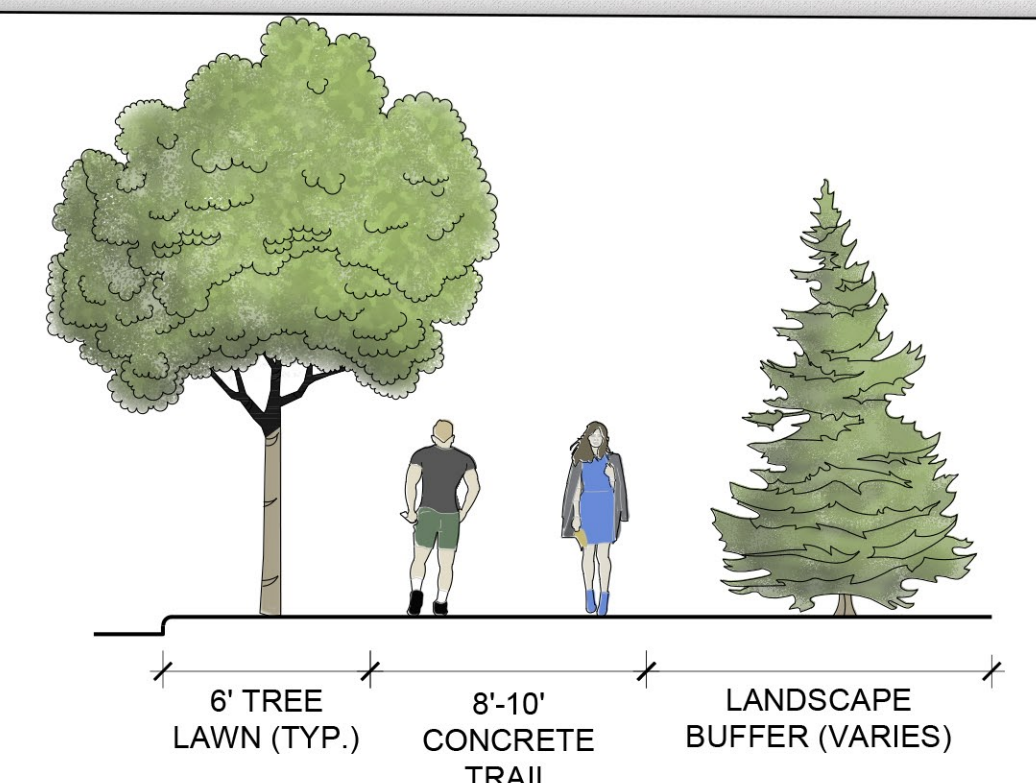
CONCEPT PLAN SUBJECT TO CHANGE

SETTLERS VILLAGE CONCEPT PLAN
 A PARCEL LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16,
 TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF
 COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 +/- 78.3 AC; 683 RESIDENTIAL UNITS



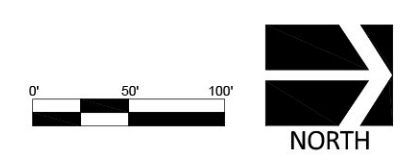
PARCEL	LAND USE	COMMERCIAL SF	PROPOSED UNITS
PLANNING AREA 1	SFA	-	208 DU
PLANNING AREA 2	MULTIFAMILY	-	355 DU
PLANNING AREA 3	COMMERCIAL	+/- 30,000 SF	-
PLANNING AREA 4	COMMERCIAL	+/- 162,500 SF	-
PLANNING AREA 5	SFA	-	120 DU
RESIDENTIAL UNITS	683 DWELLING UNITS		
COMMERCIAL GFA	+/- 192,500 SF		
COMMERCIAL PARKING SPACES	+/- 1,700 SPACES		

PARCEL	TOTAL AREA	PARK REQ. 3% OF RESIDENTIAL	PARK PROP. 3% OF RESIDENTIAL	OPEN SPACE REQ. 15% OF MULTIFAMILY (INCLUDES PARK)	OPEN SPACE PROP. 15% OF MULTIFAMILY (INCLUDES PARK)
PLANNING AREA 1	+/- 10.4 AC	0.3 AC	0.5 AC	1.6 AC	2.5 AC
PLANNING AREA 2	+/- 14.8 AC	0.4 AC	0.5 AC	2.2 AC	3.1 AC
PLANNING AREA 5	+/- 11.5 AC	0.3 AC	0.8 AC	1.7 AC	2.3 AC
TOTAL PARK AREA		1.0 AC			
TOTAL OPEN SPACE AREA				5.5 AC	7.9 AC



LEGEND:

- POTENTIAL PARK LOCATION (PARK REQUIREMENT SHALL BE 3% OF DEVELOPABLE LAND FOR EACH RESIDENTIAL PLANNING AREA)
- POTENTIAL ACCESS POINT
- 8' MULTI-USE TRAIL
- 10' MULTI-USE TRAIL
- 4.5' MIN. PEDESTRIAN CONNECTION



OWNER / CLIENT
 COMMERCIAL DEVELOPERS, INC.
 4200 E. PERRY AVENUE, SUITE 100
 DENVER, CO 80202

ENGINEER
 JEFFREY B. BROWN, INC.
 9000 S. PULASKI BLVD. #110
 DENVER, CO 80231

CONCEPT PLAN
 SETTLERS VILLAGE
 COMMERCE CITY, COLORADO

ISSUE RECORD

SUBMITTAL #	DATE
1	05/05/2022
2	09/29/2022

PROJECT INFORMATION

PROJECT #: 2021-03
 DRAWN BY: AH
 CHECKED BY: MK

OVERALL
 CP.01
 02 OF 05