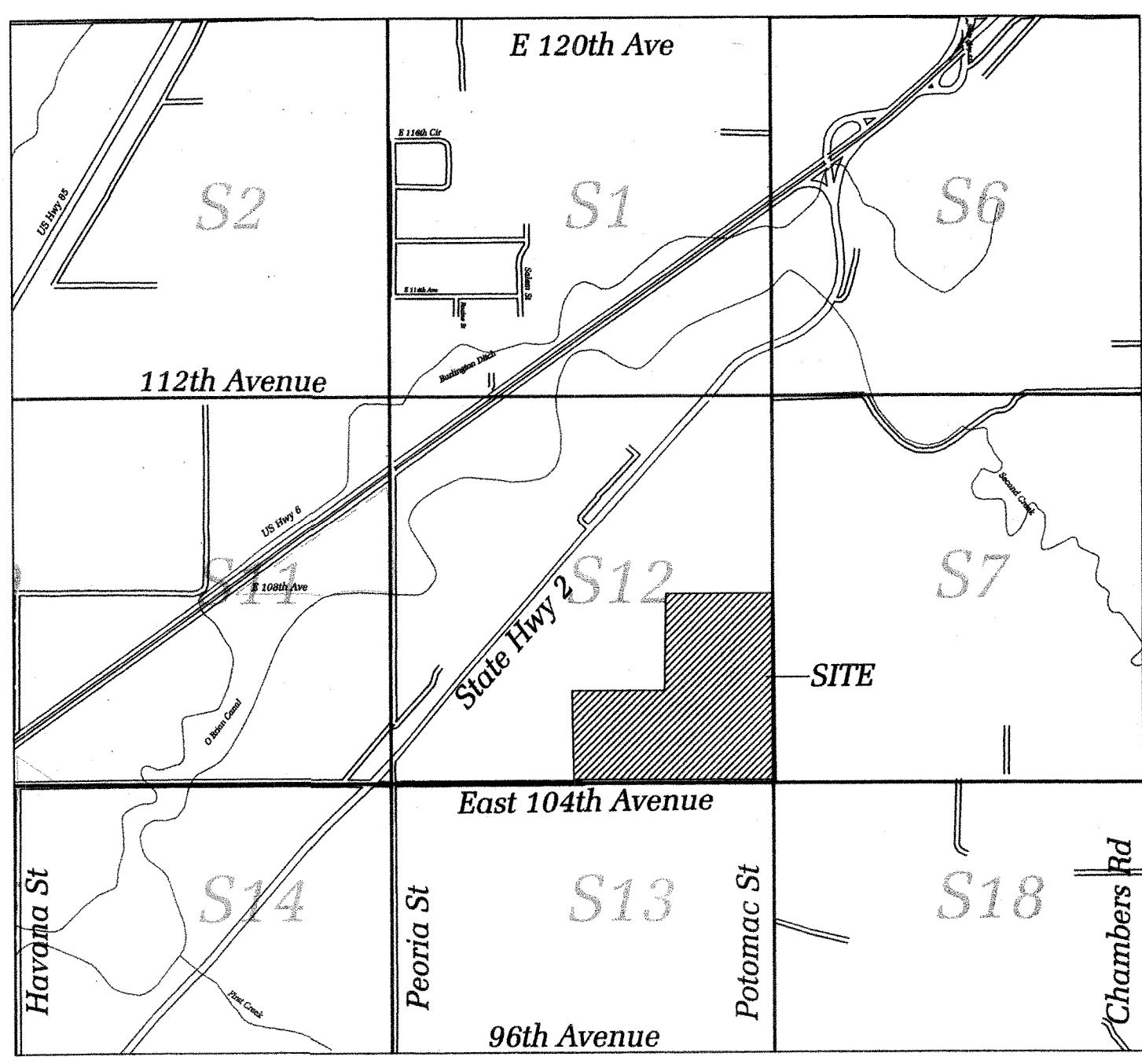


PUD 3283

POTOMAC FARMS

PUD ZONE DOCUMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO



VICINITY MAP

SCALE: 1"=2000'



SHEET INDEX

POTOMAC FARMS PUD

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	LEGAL DESCRIPTION
3	SITE PLAN
4	LAND USE SCHEDULE
5	DESIGN STANDARDS
5	LANDSCAPE STANDARDS
5	OPEN SPACE AND PARKS
6	STREET CROSS SECTIONS

APPROVAL CERTIFICATE

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION
THIS 12 DAY OF September, 2000.

CHAIRPERSON Chris Jell

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL
THIS 6 DAY OF November, 2000.

ATTEST Judith St. Ridgeley CITY CLERK
Garry Hoyer MAYOR

CLERK AND RECORDER:
THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF
THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO
AT 12 O'CLOCK P.M., THIS 20 DAY OF DECEMBER, 2000.

Carol A. Snyder COUNTY CLERK AND RECORDER
Norma Way DEPUTY

CO743792 RECEPTION #
3283 PUD #

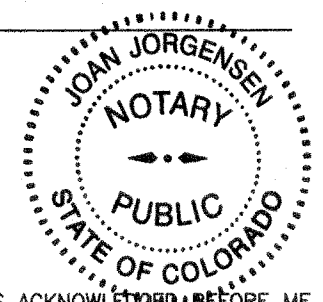
OWNER'S CERTIFICATE:
ADARE HOMES, BEING THE OWNER(S) OF CONTRACT OF THE PROPERTY
LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY
SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER
THE TERMS NOTED HEREON.

Bill Purcell
BILL PURCELL, ADARE HOMES

ACKNOWLEDGEMENT:
STATE OF COLORADO }
COUNTY OF ADAMS } SS
CITY OF COMMERCE CITY }

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME
THIS 14 DAY OF December, 2000.

NOTARY PUBLIC Joan Jorgensen
MY COMMISSION EXPIRES 6/06/2003



COVER SHEET
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 08-07-00
JOB #: 66/99
REVISIONS:
08-07-00
08-18-00
08-28-00
11-27-00

sheet 1 of 6

OWNER:
CLARKE CARLSON
12460 FIRST STREET
EASTLAKE, COLORADO 80614
303-457-2966

OWNER OF CONTRACT:
ADARE HOMES
5300 DTC PARKWAY
SUITE 340
ENGLEWOOD, COLORADO 80111
303-220-5600

ENGINEER:
FUTURA ENGINEERING
12741 E. CALEY AVE., SUITE 126
ENGLEWOOD, COLORADO 80111
303-649-9292



DRAWING NAME: F:\JOBS\ADARE\PUZONE\SH1.DWG

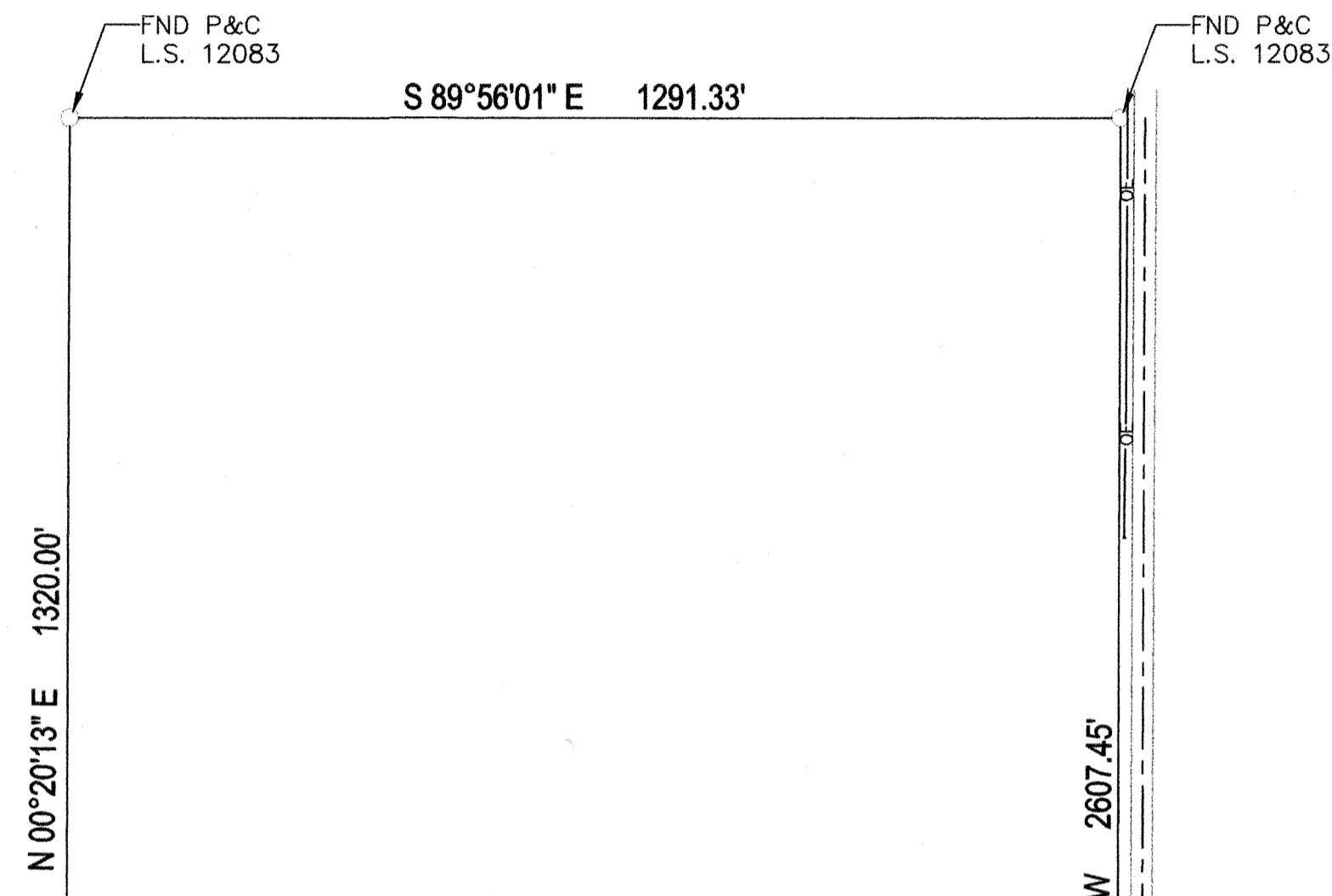
PUD 3283

POTOMAC FARMS

PUD ZONE DOCUMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO

- LEGEND**
- SET PIN (AS NOTED)
 - FOUND PIN
 - EASEMENT LINE
 - PROPERTY LINE
 - DECIDUOUS TREE (DIAMETER OF TRUNK AS NOTED)



LEGAL DESCRIPTION

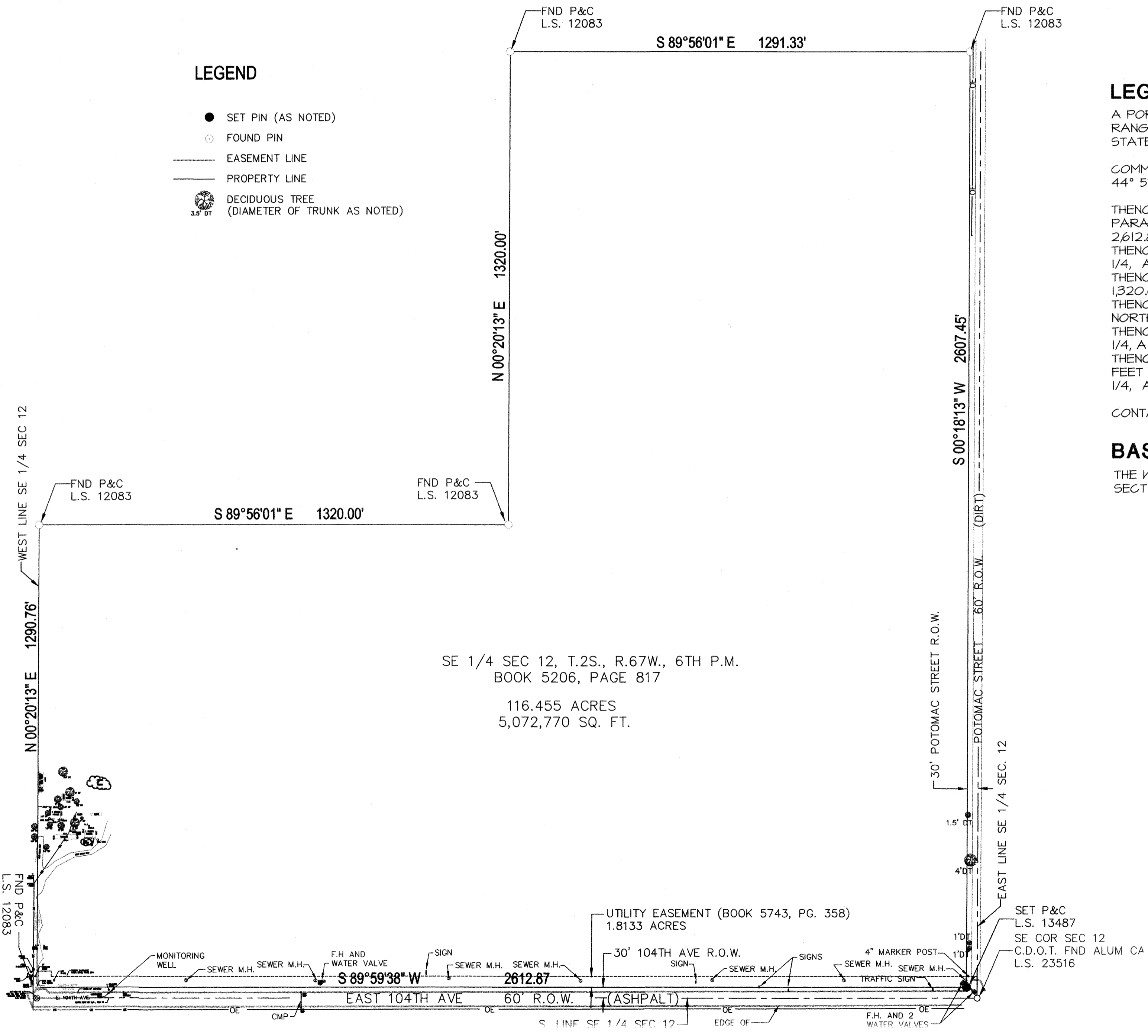
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12, THENCE N 44° 57'48" W, A DISTANCE OF 42.33 FEET TO THE POINT OF BEGINNING;
THENCE, S 89° 59'38" W, ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 2,612.87 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST 1/4;
THENCE, N 00° 20'13" E, ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 1,290.76 FEET TO A POINT;
THENCE DEPARTING SAID WEST LINE, S 89° 56'01" E, A DISTANCE OF 1,320.00 FEET TO A POINT;
THENCE, N 00° 20'13" E, A DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4;
THENCE, S 89° 56'01" E, ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 1,291.33 FEET TO A POINT;
THENCE DEPARTING SAID NORTH LINE, S 00° 18'13" W ALONG A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 2,607.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,072,770 SQUARE FEET OR 116.455 ACRES MORE OR LESS

BASIS OF BEARING

THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12 IS ASSUMED TO BEAR N 00° 20' 13" E



SE 1/4 SEC 12, T.2S., R.67W., 6TH P.M.
BOOK 5206, PAGE 817

116.455 ACRES
5,072,770 SQ. FT.

UTILITY EASEMENT (BOOK 5743, PG. 358)
1.8133 ACRES

OWNER:
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OWNER OF CONTRACT:
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SUITE 340
ENGLEWOOD, COLORADO 80111
303-220-5600

ENGINEER:
FUTURA ENGINEERING
12741 E. CALEY AVE., SUITE 126
ENGLEWOOD, COLORADO 80111
303-649-9292

LEGAL DESCRIPTION
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 06-07-00
JOB #: 55/06
REVISIONS:
06-07-00
06-16-00
06-28-00
11-27-00

sheet 2 of 6

PLAN WEST INC
8500 E. Princeton Ave., Suite C-1
Englewood, Colorado 80111
(303) 741-1411
Fax: (303) 741-1492

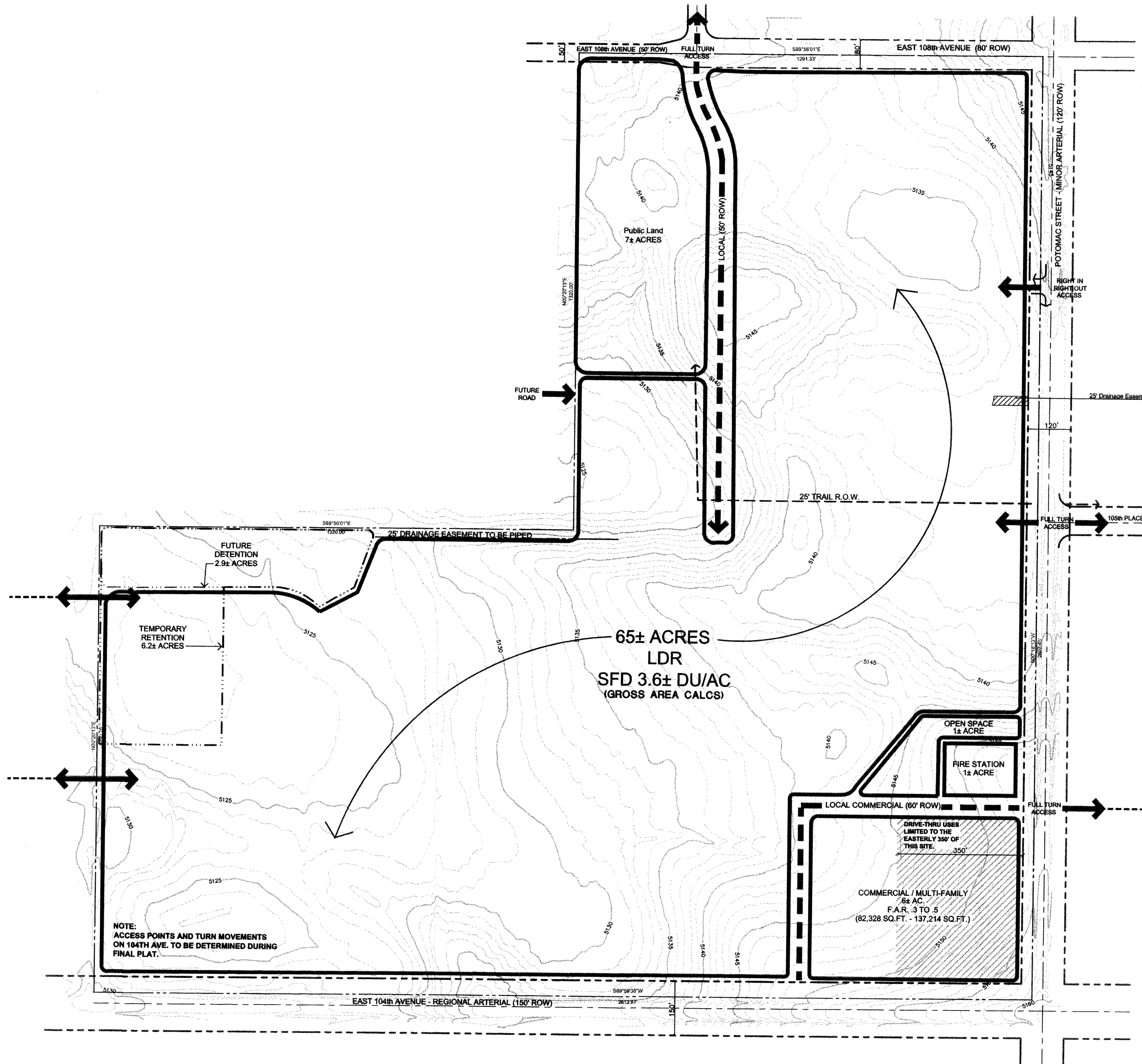
DRAWING NAME: F:\JOBS\ADARE\PUDZONE\SHITZ

POTOMAC FARMS

PUD 3283

PUD ZONE DOCUMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO



SITE DATA

A. RESIDENTIAL	65± ACRES
B. COMMERCIAL	6± ACRES
C. FIRE STATION	1± ACRE
D. PUBLIC PARK	7± ACRES
E. AREA IN ROW.	30± ACRES
F. OPEN SPACE	7± ACRES
TOT LOTS	0.6± ACRES
PEDESTRIAN TRAIL	0.5± ACRES
EASEMENT / OPEN SPACE	2.0± ACRES
LANDSCAPE BUFFERS	1.0± ACRES
(FUTURE DETENTION AREA)	2.9± ACRES

SITE TOTAL 116± ACRES

TOTAL # OF LOTS 417

3.6± DU/ACRE

(RETENTION AREA) 6.2± ACRES

NOTE: PROPOSED RETENTION AREA IS TEMPORARY AND WILL BE REPLACED BY FUTURE DETENTION, BUFFER AND RESIDENTIAL USE AREAS. BOUNDARIES FOR RETENTION/DETENTION AREAS ARE SUBJECT TO FINAL DESIGN.

NOTES:

1. PRIVATE PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT TO BE MAINTAINED BY A HOA.

2. ACREAGES AND DENSITIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING.

OWNER:
CLARKE CARLSON
12460 FIRST STREET
EASTLAKE, COLORADO 80614
303-457-2966

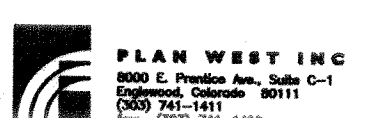
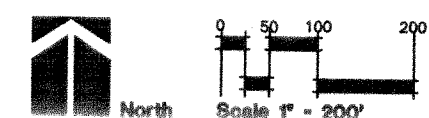
OWNER OF CONTRACT:
ADARE HOMES
5300 DTC PARKWAY
SUITE 340
ENGLEWOOD, COLORADO 80111
303-220-5800

ENGINEER:
FUTURA ENGINEERING
12741 E. CALEY AVE., SUITE 126
ENGLEWOOD, COLORADO 80111
303-649-9282

SITE PLAN
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 08-07-00
JOB #: 56/99
REVISIONS:
08-07-00
09-18-00
09-28-00
11-27-00

sheet 3 of 6



POTOMAC FARMS

PUD ZONE DOCUMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO

LAND USE SCHEDULE

PARCEL	LDR	C
TOTAL ACRES	65±	6±
LAND USE CATEGORY	LDR	C
ALLOWABLE USES	SFD	MF C
DENSITY x	3.6± DU/AC	.3-.5 FAR
TOTAL UNITS	417	
LOT SIZE m	5,500 SF.	25,000 SF
LOT FRONTAGE m	50'	100'
HOUSE SIZES (SQ.FT.)	1,200± TO 1,800± 1,600± TO 2,200±	

R = RESIDENTIAL
C = COMMERCIAL
SFD = SINGLE FAMILY DETACHED
MF = MULTI FAMILY
m = MINIMUM
SF = SQUARE FEET
X = MAXIMUM

PRIMARY USE	LDR	C
HEIGHT x	35'	50'
FRONT SETBACK m	10' *(SEE NOTE #2)	**15' OR 20'
SIDE SETBACK m	5'	10'
REAR SETBACK m	*20'	*20'
SIDE ON STREET SETBACK m	15'	15'
FLOOR AREA SQ. FT. m		.3 - .5

SFD = SINGLE FAMILY DETACHED RESIDENTIAL, INCLUDING PATIO HOMES, CLUSTER HOMES, AND ZERO LOT LINES.
MF = APARTMENT BUILDINGS AND CONDOMINIUMS.
C = COMMERCIAL USES INCLUDE GENERAL OFFICES, MEDICAL AND DENTAL OFFICES, RETAIL SALES AND SERVICE ESTABLISHMENTS, GROCERY STORES, PHARMACIES, RESTAURANTS INCLUDING DRIVE THROUGH, LIQUOR STORES, GASOLINE SERVICE STATIONS, CIVIC USES AND PARK AND RIDE USES, EXCLUDING AUTO SALES AND REPAIR.
ALL RESIDENTIAL LOTS SHALL COMPLY WITH THE USES SPECIFIED IN ARTICLE III AND ARTICLE X, R RESIDENTIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.

*NOTE: MINIMUM SIDE + REAR SETBACKS FOR SINGLE - FAMILY DETACHED HOUSES IS 25' FROM AN ARTERIAL. HOUSES CANNOT FRONT AN ARTERIAL.
**NOTE: MAXIMUM FRONT SETBACK 15' ALONG STREETS WITH PARKING 20' SETBACKS ALONG STREETS WITHOUT PARKING.

ACCESSORY USE	LDR	C
HEIGHT x	15'	
GARAGE/STORAGE FRONT SETBACK m	20'	
SIDE ON STREET SETBACK m	5'	
OFF-STREET PARKING m	2/DU	
SIDE SETBACK m	5'	
REAR SETBACK m	5'	

NOTES:
COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF SIDEWALK.
DECKS, PATIOS, AND COVERED PORCHES MAY EXTEND INTO THE REAR SETBACK TO 10' FROM THE REAR PROPERTY LINE.
ALL COMMERCIAL DISTRICTS SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN ARTICLE X, C COMMERCIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.
MINIMUM SIDE AND REAR SETBACKS FOR ACCESSORY USES ON SINGLE - FAMILY DETACHED LOTS IS 15' FROM AN ARTERIAL. ACCESSORY USES CANNOT FRONT AN ARTERIAL.

1. LOT FRONTAGE: MAY VARY WITH PRODUCT AND SITE CONSTRAINTS TO BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AT THE PUD PERMIT STAGE.
- *2. AS MEASURED FROM THE BACK EDGE OF SIDEWALK, GARAGES MAY BE REDUCED TO 10' FROM BACK EDGE OF SIDEWALK PROVIDED THE DRIVEWAY LENGTH FROM GARAGE ENTRANCE TO BACK EDGE OF SIDEWALK IS 20' FOR FRONT + SIDE LOADED GARAGES.
3. ALL UNITS WITH 2 OR MORE BEDROOMS REQUIRE 2 OFF STREET PARKING SPACES PER DWELLING UNIT. THESE SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS.

SIGN SCHEDULE

USE CATEGORY	MAXIMUM ALLOWABLE AREA	SETBACK	HEIGHT	MAXIMUM SIGNS PER USE
* RESIDENTIAL	60 SF (EA)	10'	6' MAX	**4
COMMERCIAL	80 SF (EA)	10'	25' MAX	**3

* RESIDENTIAL SIGN STANDARDS ARE FOR COMMUNITY ENTRY WAY SIGNS ONLY.
** REVIEWED DURING PUD PERMIT PROCESS.
NOTE: NO MONUMENT SIGN SHALL EXCEED 6 FEET IN HEIGHT. MINIMUM HEIGHT SEPARATION BETWEEN THE CABINET ON A FREESTANDING SIGN TO THE GROUND SHALL BE 8 FEET.

DESIGN STANDARDS

PARCEL ACREAGES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PARCEL ACREAGES MAY CHANGE UP TO 15% WITHOUT A MAJOR AMENDMENT TO THIS ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE.
ALL RIGHT OF WAY DIMENSIONS ARE SUBJECT TO FINAL ON SITE AND OFF SITE TRAFFIC ANALYSIS.
THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL BE WITHIN THE AVAILABLE RIGHT OF WAY SHOWN ON THIS PUD AND SHOWN ON THE FINAL PLAT(S). TRAFFIC CALMING DEVICES SHALL BE CONSTRUCTED AND PLACED IN A MANNER THAT IS ACCEPTED PRACTICE OF TRAFFIC ENGINEERS AND APPROVED BY THE CITY ENGINEER. THE TYPE AND PLACEMENT OF SUCH DEVICES SHALL BE DETERMINED IN THE PUD PERMIT AND/OR THE FINAL PLATTING OF THE PROJECT. THE COST OF SUCH ITEMS SHALL BE CONSIDERED A PART OF THE REQUIRED PUBLIC IMPROVEMENTS.
THE STORM WATER DRAINAGE INFRASTRUCTURE INCLUDING DETENTION PONDS SHOWN ON THE PUD ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGES WITH THE DRAINAGE STUDY FOR THIS SITE. FINAL DRAINAGE STUDIES COMPLETED AT THE TIME OF PLATTING WILL BE USED TO MAKE THE FINAL DETERMINATION ON DRAINAGE NEEDS.
COMMERCIAL BUILDING(S) SHALL BE DEVELOPED WITH UNIFORM ARCHITECTURE AND MATERIALS TO BE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR DURING THE PUD PERMIT PROCESS.
MOBILE HOMES AND MANUFACTURED HOMES (FULLY ASSEMBLED OFF-SITE FOR THE PURPOSES OF RE-ASSEMBLING ON-SITE) ARE PROHIBITED WITHIN THIS PUD.

GENERAL NOTES

CONSTRUCTION WITHIN THE POTOMAC FARMS PUD WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS AS ADOPTED AND AMENDED.

LAND USE SCHEDULE
DESIGN STANDARDS
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 08-07-00
JOB #: 56/08
REVISIONS:
08-07-00
08-18-00
08-28-00
11-27-00

OWNER:
CLARKE CARLSON
12460 FIRST STREET
EASTLAKE, COLORADO 80614
303-457-2966

OWNER OF CONTRACT:
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ENGINEER:
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ENGLEWOOD, COLORADO 80111
303-649-9292



PUD 3283

POTOMAC FARMS

PUD ZONE DOCUMENT

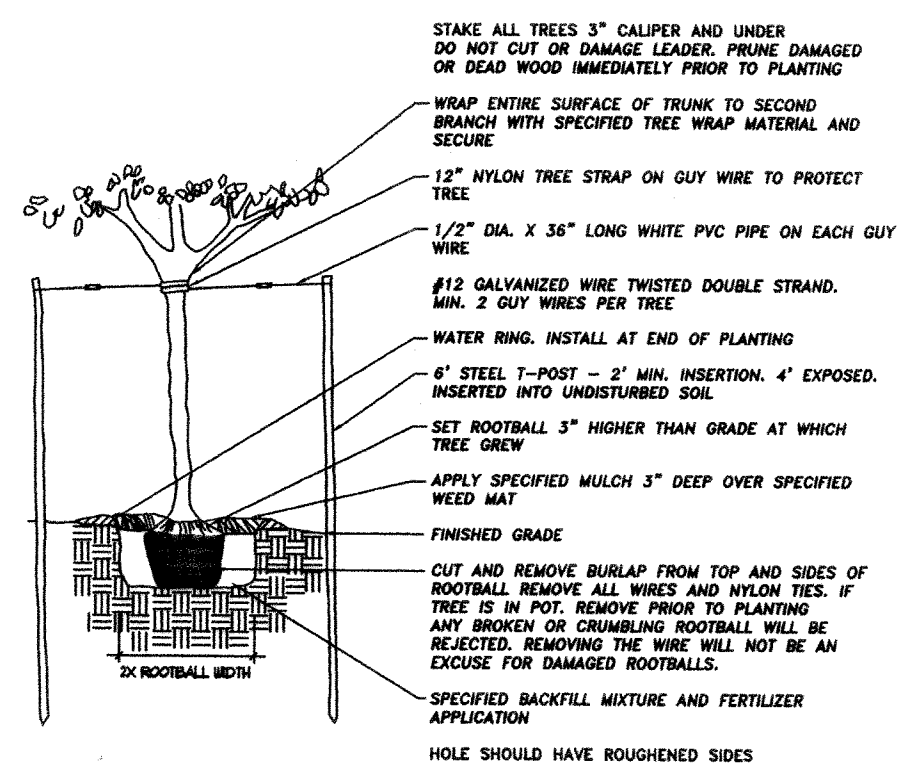
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO

PLANTING LEGEND

COMMON NAME	BOTANICAL NAME	SIZE AND CONDITION
DECIDUOUS TREES		
REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2" CAL., B&B, SPECIMEN
AUTUM PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALL'S'	2" CAL., B&B, SPECIMEN
SHADEMASTER HONEY LOCUST	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL., B&B, SPECIMEN
EVERGREEN TREES		
AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT B&B, EQUIVALENT
PINION PINE	PINUS EDULIS	6' HEIGHT B&B, EQUIVALENT
COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HEIGHT B&B, EQUIVALENT
ORNAMENTAL TREES		
DAVIDI	MALUS 'DAVIDI'	1.5" CAL., B&B
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	8' CLUMP, B&B, SPECIMEN
CANADA RED CHERRY	PRUNUS VIRGINIA MEL. 'SHUBERT'	1.5" CAL., B&B, SPECIMEN
DECIDUOUS SHRUBS		
CISTENA PLUM	PRUNUS CISTENA	5 GAL., 36" HT., 4 CANE MIN.
BLUE MIST SPIREA	SPIREA CARYOPTERIS INCANA	5 GAL., 24" HT., 3 CANE MIN.
RED TWIG DOGWOOD	CORNUS STOLONIFERA	5' CLUMP, B&B, SPECIMEN
PEKING COTONEASTER	COTONEASTER LUCIDUS	3' CLUMP, B&B, SPECIMEN
EVERGREEN SHRUBS		
HUGHES JUNIPER	JUNIPEROUS SABINA	5 GAL.
OLD GOLD JUNIPER	JUNIPERUS X 'MEDIA'	5 GAL.
ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS	5 GAL.
PERENNIALS / GROUND COVER		
PERIWINKLE	VINCA MINOR	1 GAL.
WINTERCREEPER EUONYMOUS	EUONYMOUSFORTUNEI	1 GAL.
RED DAYLILLY	POTENTILLA VERNA	1 GAL.
SNOW IN SUMMER	RUDBECKIA FULGITA	1 GAL.
CREeping PHLOX	PHLOX SUBULATA	4" POT

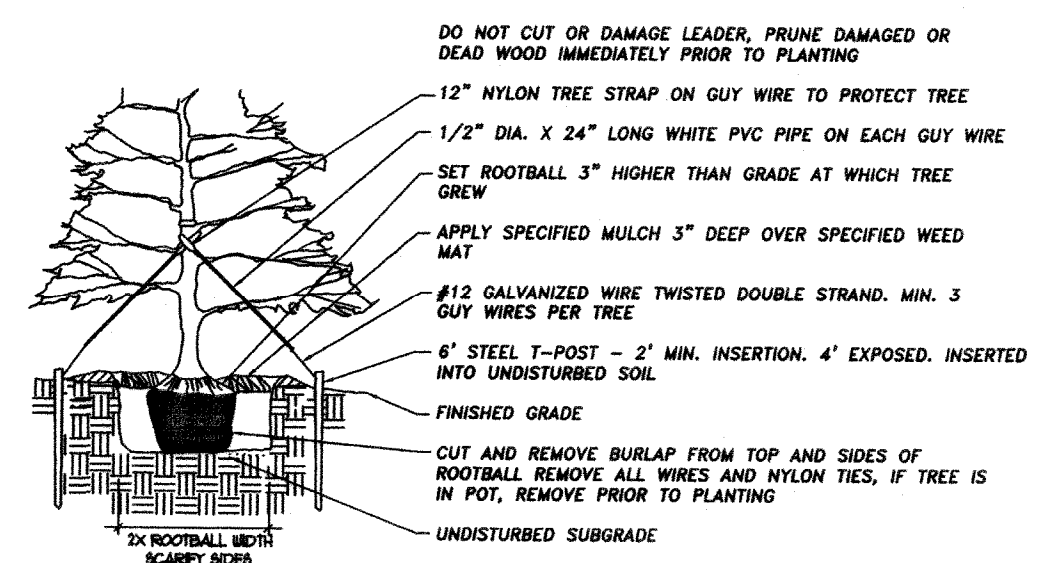
LANDSCAPE NOTES

- PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.
- ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION AREAS WILL BE DEVELOPED BY THE BUILDER / DEVELOPER AND MAINTAINED BY AN H.O.A.
- ALL POCKET PARKS, PRIVATE OPEN SPACE, AND DETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS, AND PARKS AND RECREATION DEPARTMENT STANDARDS.
- DETENTION AREAS WILL CONSIST OF NON IRRIGATED NATIVE SEED AND SHRUBS ONLY, WITH ONE (1) SHRUB PER 800 SQUARE FEET.
- PLANT MATERIAL TYPES FOR POCKET PARKS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE SPECIES LISTED IN THE PLANT LEGEND. ALL ADDITIONAL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND PLANTING SPECIFICATIONS."
- ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH THE LANDSCAPE REQUIREMENTS OUTLINED IN COMMERCE CITY'S COMMERCIAL AND RESIDENTIAL NEIGHBORHOOD DEVELOPMENT STANDARDS.
- ALL FENCING THAT BORDERS PRIVATE OPEN SPACES OR THE PUBLIC PARK SHOULD BE LOW OPEN-STYLE NO GREATER THAN 48" IN HEIGHT AND MUST BE UNIFORM IN APPEARANCE THROUGHOUT THE DEVELOPMENT. WIRE MESH CAN BE OPTIONAL AND ATTACHED TO THE INTERIOR OF THE FENCE FOR PET CONTAINMENT.



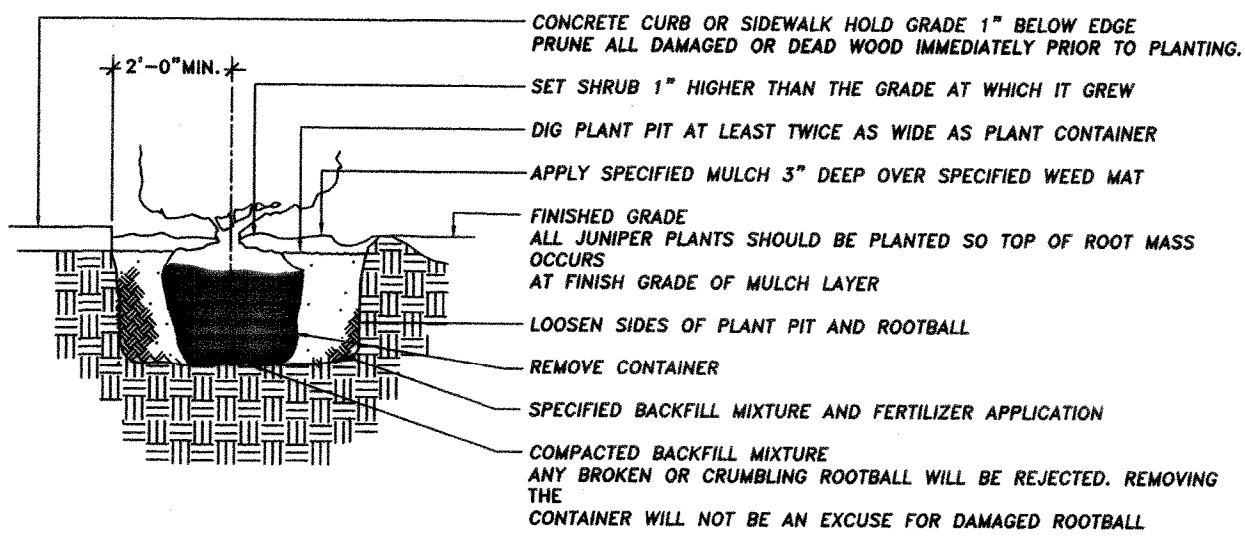
DECIDUOUS TREE PLANTING

NOT TO SCALE



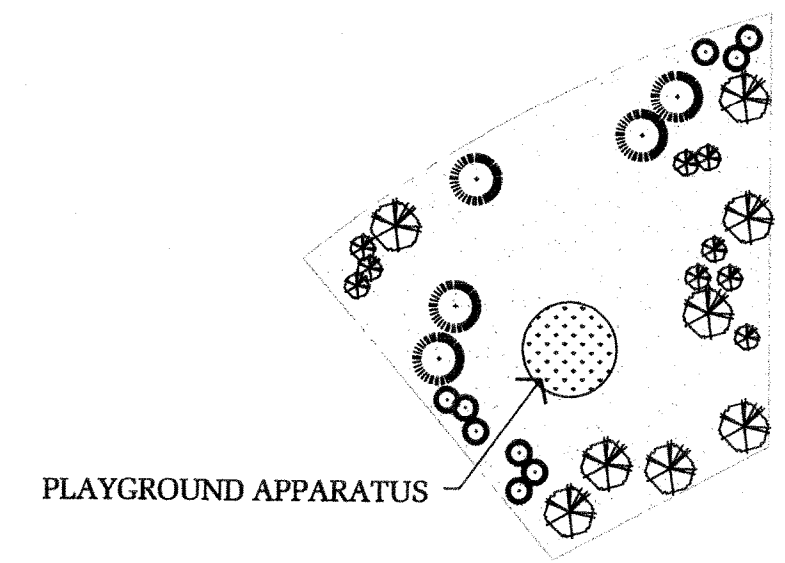
EVERGREEN TREE PLANTING

NOT TO SCALE



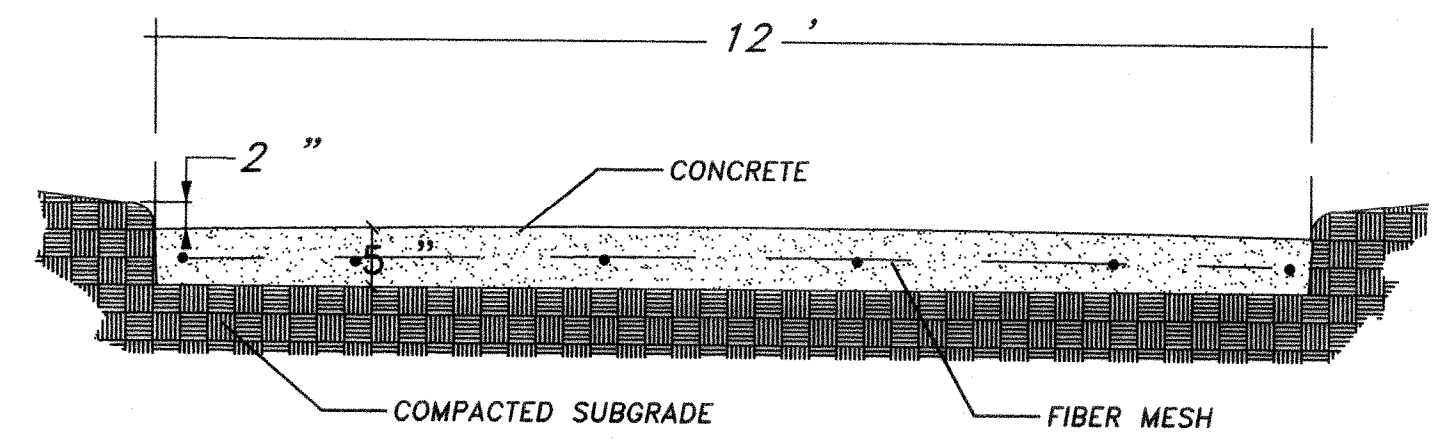
SHRUB PLANTING

NOT TO SCALE



TOT LOT (TYPICAL)

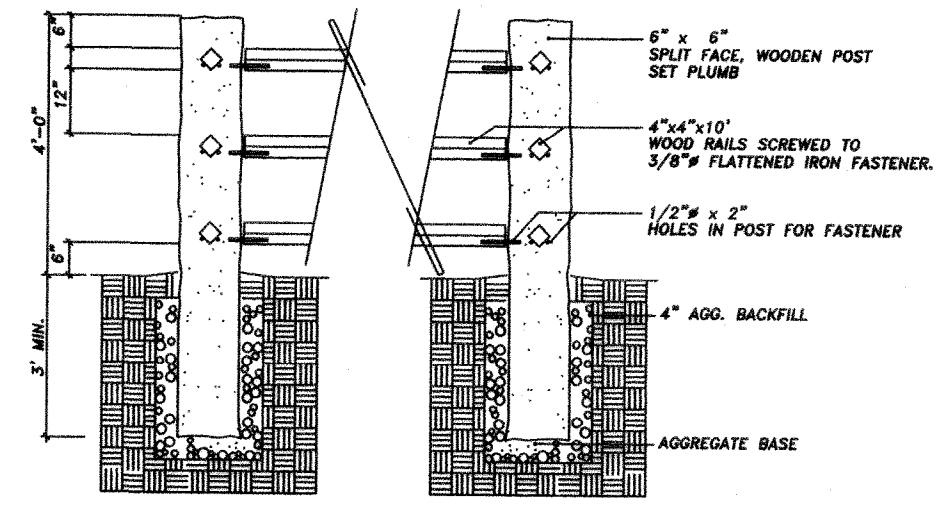
NOT TO SCALE



12' WIDE CONCRETE TRAIL

LIMITED TO REGIONAL TRAILS

NOT TO SCALE



SPLIT RAIL FENCE DETAIL

NOT TO SCALE

LAND USE SCHEDULE
DESIGN STANDARDS
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 06-07-00
JOB #: 56/99
REVISIONS:
08-07-00
09-18-00
09-29-00
11-27-00

OWNER:
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12460 FIRST STREET
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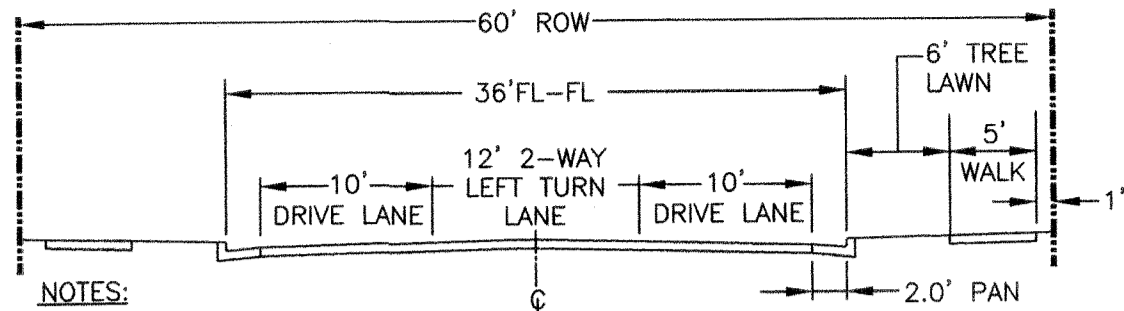


POTOMAC FARMS

PUD ZONE DOCUMENT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 67 WEST,
ADAMS COUNTY, STATE OF COLORADO

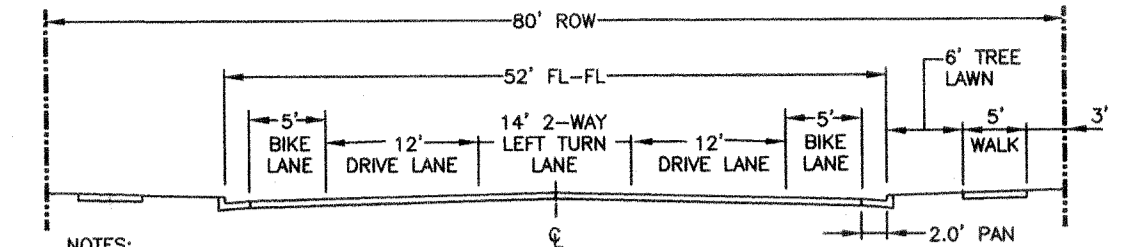
PUD 3283



- NOTES:
1. NO ON STREET PARKING
 2. STRIPE 2-WAY LEFT TURN LANE
 3. FOR COMMERCIAL OR HIGH DENSITY RESIDENTIAL STREETS

LOCAL COMMERCIAL / MINOR COLLECTOR A

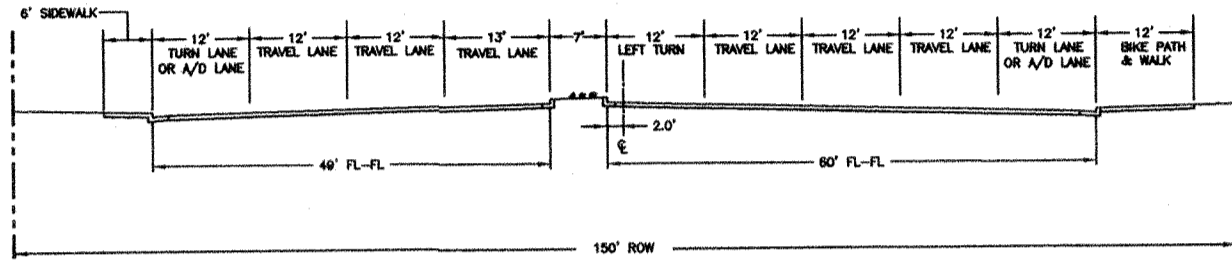
ENTRIES TO PARCEL AS NOTED ON SKETCH PLAT
ENTRY OFF FROM POTOMAC STREET AND EAST 104TH AVENUE
NOT TO SCALE



- NOTES:
1. MAJOR COLLECTOR LANEAGE SHOWN
 2. CITY ENGINEER TO DETERMINE STRIPING REQUIREMENTS FOR LOCAL INDUSTRIAL STREETS ON A CASE BY CASE BASIS
 3. LANDSCAPED MEDIAN MAY BE BUILT IN CENTER LANE
 4. NO ON STREET PARKING
 5. NO "BACK OUT" DRIVEWAYS PERMITTED

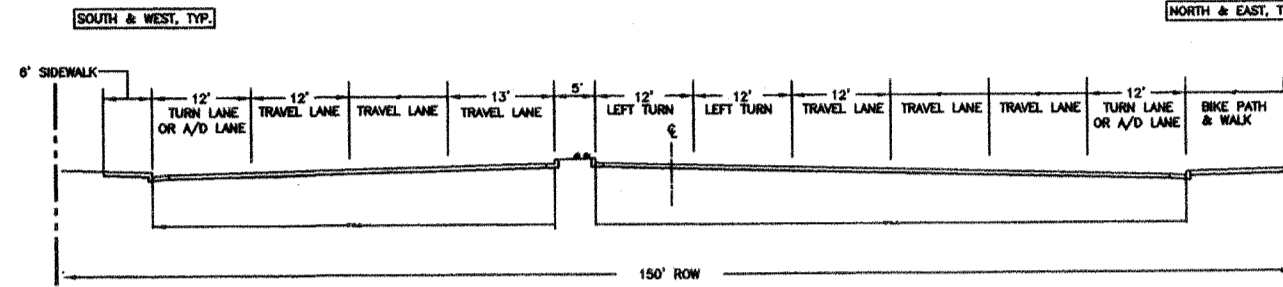
MAJOR COLLECTOR

EAST 108TH AVENUE AT NORTH SITE BOUNDARY
NOT TO SCALE



REGIONAL ARTERIAL AT INTERSECTION (SINGLE LEFT TURN LANE)

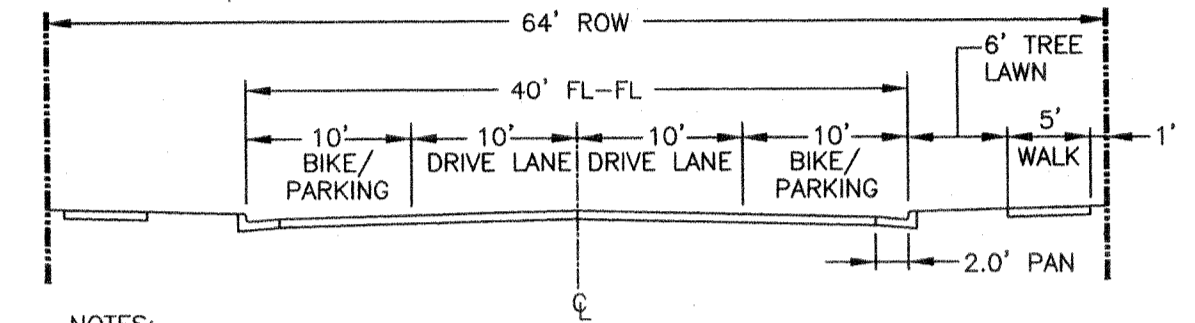
EAST 104TH AVENUE AT SOUTH SITE BOUNDARY
NOT TO SCALE



- NOTES:
1. AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS
 2. SIGNALS MAY MEANDER

REGIONAL ARTERIAL AT INTERSECTION (DUAL LEFT TURN LANES)

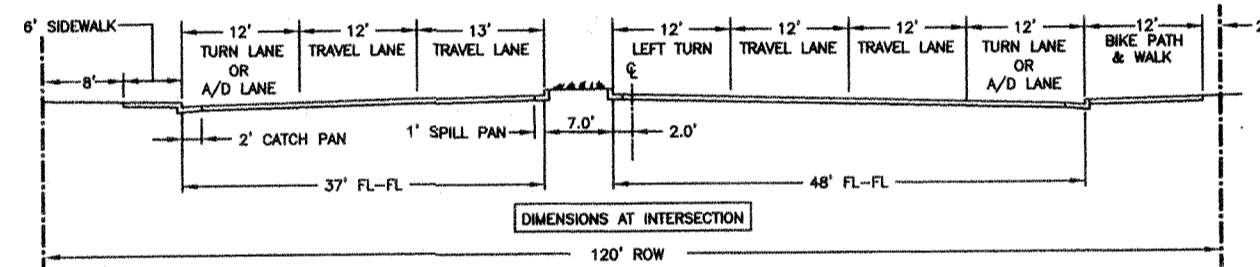
EAST 104TH AVENUE AT SOUTH SITE BOUNDARY
NOT TO SCALE



- NOTES:
1. CENTER LINE STRIPE REQUIRED

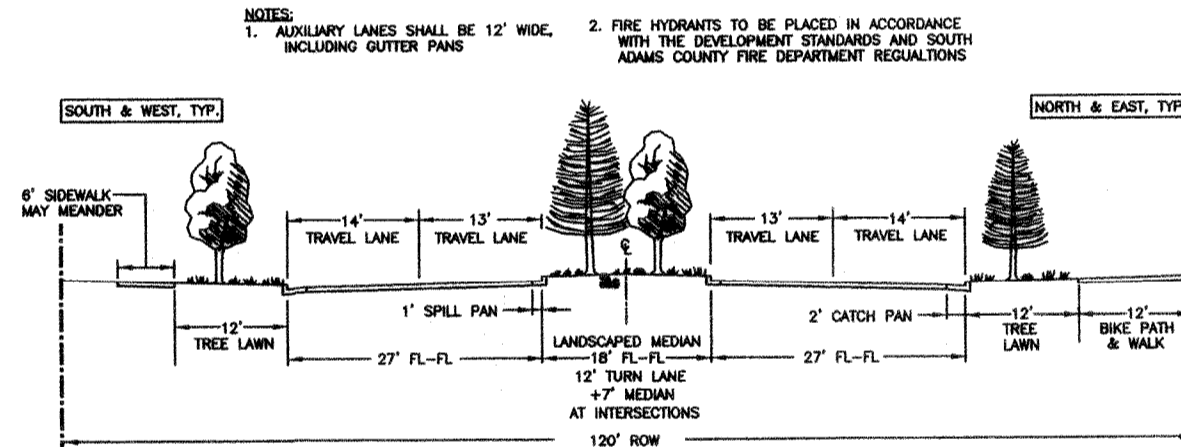
MINOR COLLECTOR B

ENTRIES TO PARCEL AS NOTED ON SKETCH PLAT
ENTRY OFF FROM POTOMAC STREET AND EAST 104TH AVENUE
NOT TO SCALE



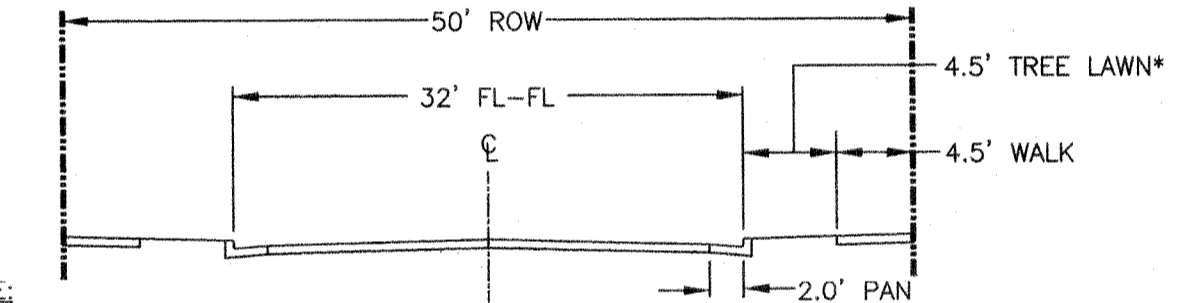
MINOR ARTERIAL AT INTERSECTION

POTOMAC STREET AT EAST 104TH AVENUE INTERSECTION
NOT TO SCALE



MINOR ARTERIAL

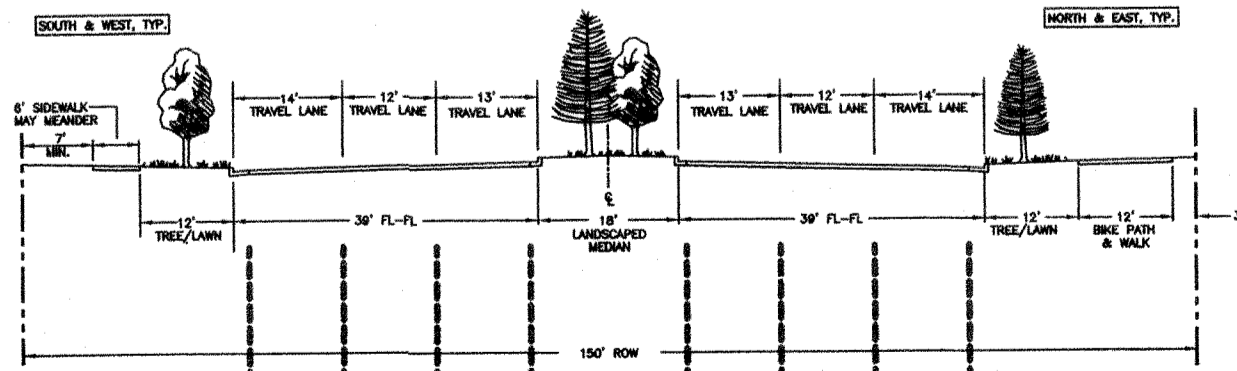
POTOMAC STREET AT EAST SITE BOUNDARY
NOT TO SCALE



- NOTE:
1. STRIPING NOT REQUIRED
 2. ON STREET PARKING ALLOWED
 - *3. IF MOUNTABLE CURB USED, IRRIGATED & UNIFORMLY LANDSCAPED TREE LAWN TO BE INSTALLED BY DEVELOPER

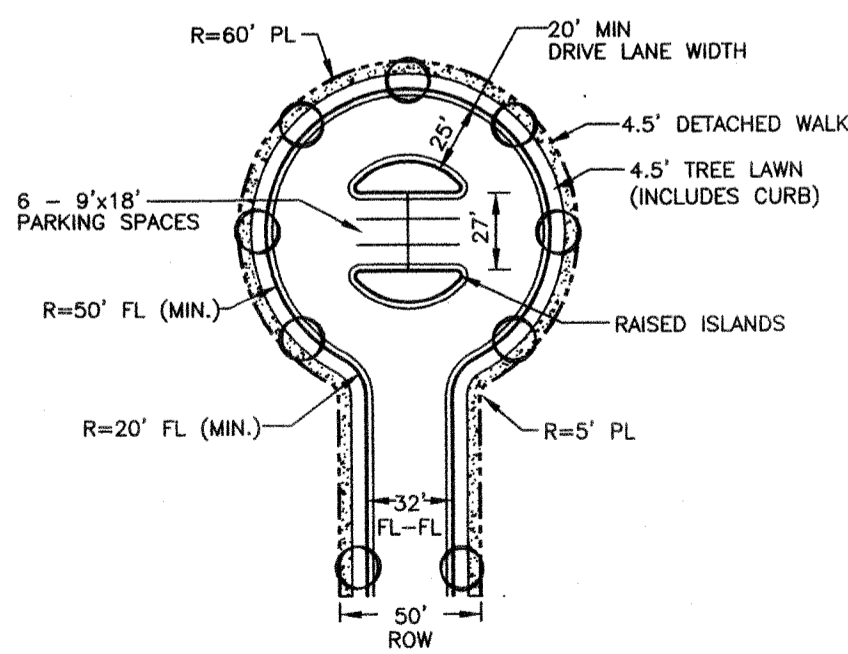
LOCAL RESIDENTIAL WITH DETACHED WALKS

INTERNAL PARCEL ROADWAYS
EAST 108TH AVENUE (ONLY NORTH OF 7 ACRE PARK SITE)
NOT TO SCALE



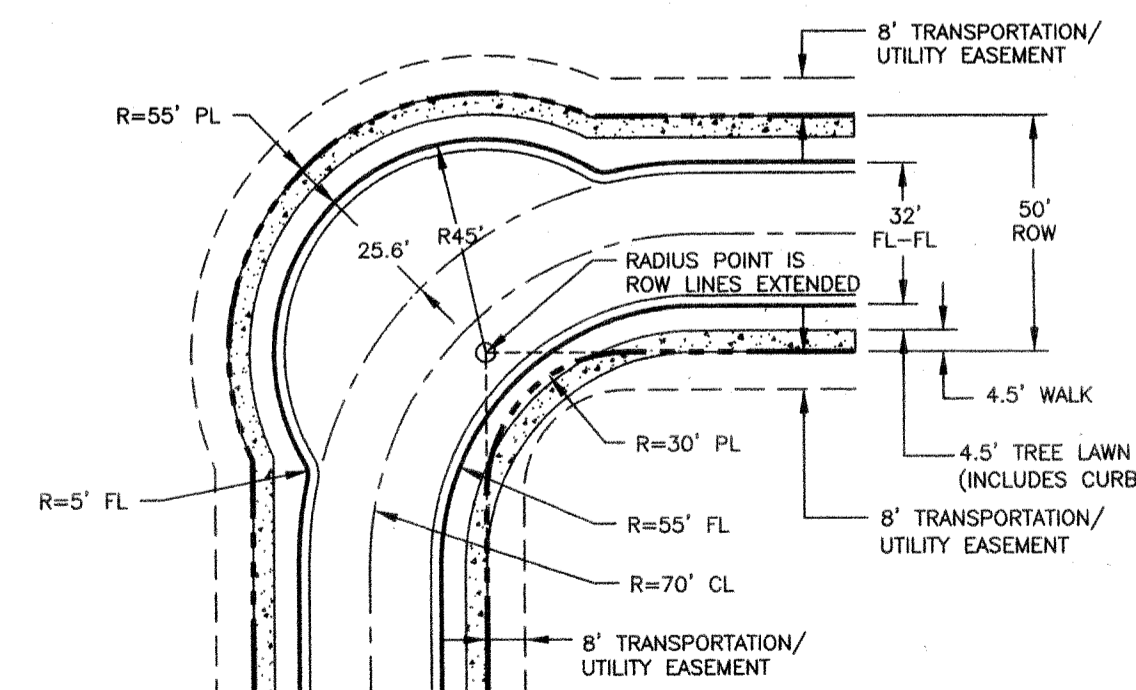
REGIONAL ARTERIAL

EAST 104TH AVENUE AT SOUTH SITE BOUNDARY
NOT TO SCALE



CUL-DE-SAC WITH DETACHED WALKS

WITHIN RESIDENTIAL PARCELS
NOT TO SCALE



RIGHT ANGLE LOCAL STREET (50' ROW)

WITHIN RESIDENTIAL PARCELS
NOT TO SCALE

STREET CROSS SECTIONS
POTOMAC FARMS
PUD ZONE DOCUMENT
COMMERCE CITY
COLORADO

DATE: 06-07-00
JOB #: 66/00
REVISIONS:
08-07-00
09-18-00
09-29-00
11-27-00

sheet 6 of 6

OWNER:
CLARKE CARLSON
12460 FIRST STREET
EASTLAKE, COLORADO 80614
303-457-2966

OWNER OF CONTRACT:
ADARE HOMES
5300 DTC PARKWAY
SUITE 340
ENGLEWOOD, COLORADO 80111
303-220-5600

ENGINEER:
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12741 E. CALEY AVE., SUITE 126
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