

BUFFALO HIGHLANDS - (PAIRED HOMES) CONCEPTUAL SITE PLAN

TRACT J, BUFFALO HIGHLANDS FILING NO. 1
 CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO
 PARCEL ID: 172321210001
 ZONING: PUD

PURPOSE STATEMENT

THE PURPOSE OF THIS DEVELOPMENT PLAN IS TO CREATE A GUIDE FOR DEVELOPMENT OF THIS 23.2 ACRE PROPERTY FOR THE SUBSEQUENT SUBDIVISION INTO 164 SINGLE FAMILY PAIRED HOME CLUSTER RESIDENTIAL LOTS.

LEGAL DESCRIPTION

TRACT J, BUFFALO HIGHLANDS FILING NO. 1, COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO.

OWNERSHIP CONTACT

LENNAR
 ATTN: JOHN CHENEY
 9193 S. JAMAICA ST., 4TH FLOOR
 ENGLEWOOD, CO
 80112
 OFFICE PHONE: (303) 503-1016

PLANNER/LANDSCAPE ARCHITECT

LAI DESIGN GROUP
 ATTN: JOSH ROWLAND
 88 INVERNESS CIRCLE EAST, SUITE J-101
 ENGLEWOOD, CO
 80112
 OFFICE PHONE: (303) 734-1777

ARCHITECT

BSB DESIGN
 6021 SYRACUSE WAY, SUITE 309
 GREENWOOD VILLAGE, CO
 80111
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ENGINEER

CWC CONSULTING GROUP
 9360 TEDDY LANE, SUITE 203
 LONE TREE, CO
 80124
 OFFICE PHONE: (303) 359-2700

CONTEXT MAP

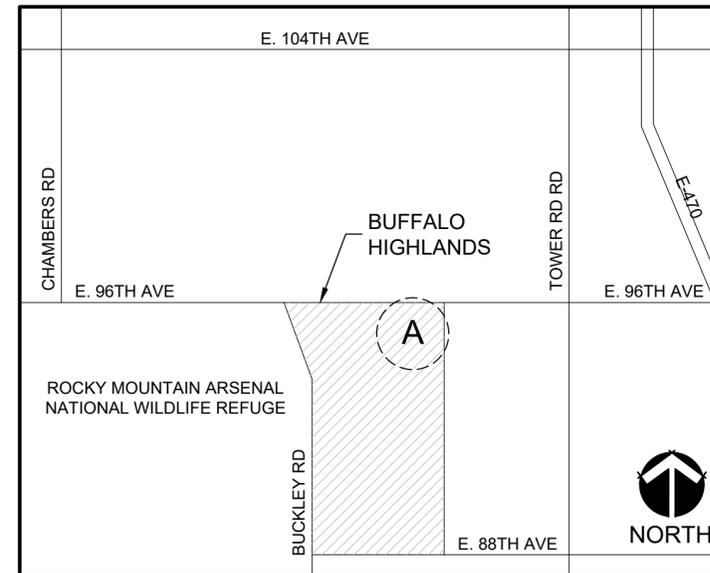


SITE DATA

SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT	
ZONING DESIGNATION	PUD
GROSS ACREAGE	24.7 AC.
NET ACREAGE	23.2 AC.
NET SQ. FT. OF LANDSCAPE AREAS	247,811 SF.
NET SQ. FT. OF PUBLIC ROW	165,770 SF.
NET SQ. FT. OF RESIDENTIAL LOTS	597,011 SF.
TOTAL BUILDABLE LOTS	164
TYPICAL LOT SIZE	72'x95'
MINIMUM LOT SIZE	72'x91'
MINIMUM LOT AREA	6,840 SF.
GROSS DENSITY	7.1 DU / AC
# OF PARKING SPACES PER LOT	4 (2 IN DRIVEWAY, 2 IN GARAGE)
# OF ON-STREET PARKING SPACES	75
# OF UNIT TYPES	4
# OF STORIES PER UNIT	2 + BASEMENT (PER PLAN)
# OF UNITS PER BUILDING	2
SQ. FT. BY UNIT TYPE	
UNIT 1	1,297.6 SF.
UNIT 2	1,317.6 SF.
UNIT 3	1,238.4 SF.
UNIT 4	1,486.6 SF.
RESIDENTIAL BUILDING SETBACKS (MINIMUM)	
FRONT TO PORCH	10'
FRONT TO STRUCTURE	15'
SIDE	5'
REAR	10'

VICINITY MAP

SCALE: 1" = 2,500'



NOTES

- LIGHTING:** IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.
- TRASH ENCLOSURES:** TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF 6-FEET AND OF THE SAME OR COMPLIMENTARY MATERIAL AND COLOR AS THE MAIN BUILDING.
- SCREENING:** ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.
- SIGNAGE:** APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. **THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS OR APPROVAL OF THIS DEVELOPMENT PLAN.** ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.
- FENCING:** APPROVAL OF A FENCE PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. ALL FENCES MUST CONFORM TO THE CITY'S STANDARDS.
- DOWNSPOUTS:** NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTE.
- ADA REQUIREMENTS:** THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.
- CONSTRUCTION:** THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- UNDERGROUND UTILITIES:** ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

SHEET INDEX

SHEETS	DESCRIPTION
1	COVER SHEET
2	CONCEPTUAL SITE PLAN
3	LOT TYPICAL STANDARD
4	LOT TYPICAL TYPE 2
5	LOT TYPICAL TYPE 3
6	LOT TYPICAL LANDSCAPE

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 PHONE 303.395.2700 - FAX 303.395.2701

**BUFFALO HIGHLANDS PAIRED HOMES
 CONCEPTUAL SITE PLAN
 COMMERCE CITY, CO**

PROJECT #: 181013

RECORD

1st Submittal	03/14/18
2nd Submittal	05/24/18
3rd Submittal	07/10/18
4th Submittal	08/13/18

SHEET

1 of 6
**COVER
 SHEET**

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OWNER: REUNION (PUD)



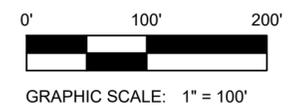
NOTE:

1) PARK DESIGN IS NOT FINAL AND IS SUBJECT TO CHANGE.

PARKING DEVELOPMENT SUMMARY	
# OF PARKING SPACES PER LOT	4 (2 IN DRIVEWAY, 2 IN GARAGE)
# OF ON-STREET PARKING SPACES	75
TOTAL # OF GUEST SPACES	731

LEGEND

- ROW/UTILITY SETBACK
- ROW
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- 5' PRIVACY FENCING
- M ■ MONUMENT



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SHEET

2 of 6

**CONCEPTUAL
 SITE PLAN**

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LOT LAYOUT TYPICAL - STANDARD

THERE ARE FOUR PAIRED HOME PRODUCT TYPES DESIGNED TO BE CONFIGURED TO A STANDARD LOT SIZE OF 72'x95'.
 PRODUCT TYPES IN THIS LAYOUT CAN BE CONFIGURED IN MULTIPLE COMBINATIONS.



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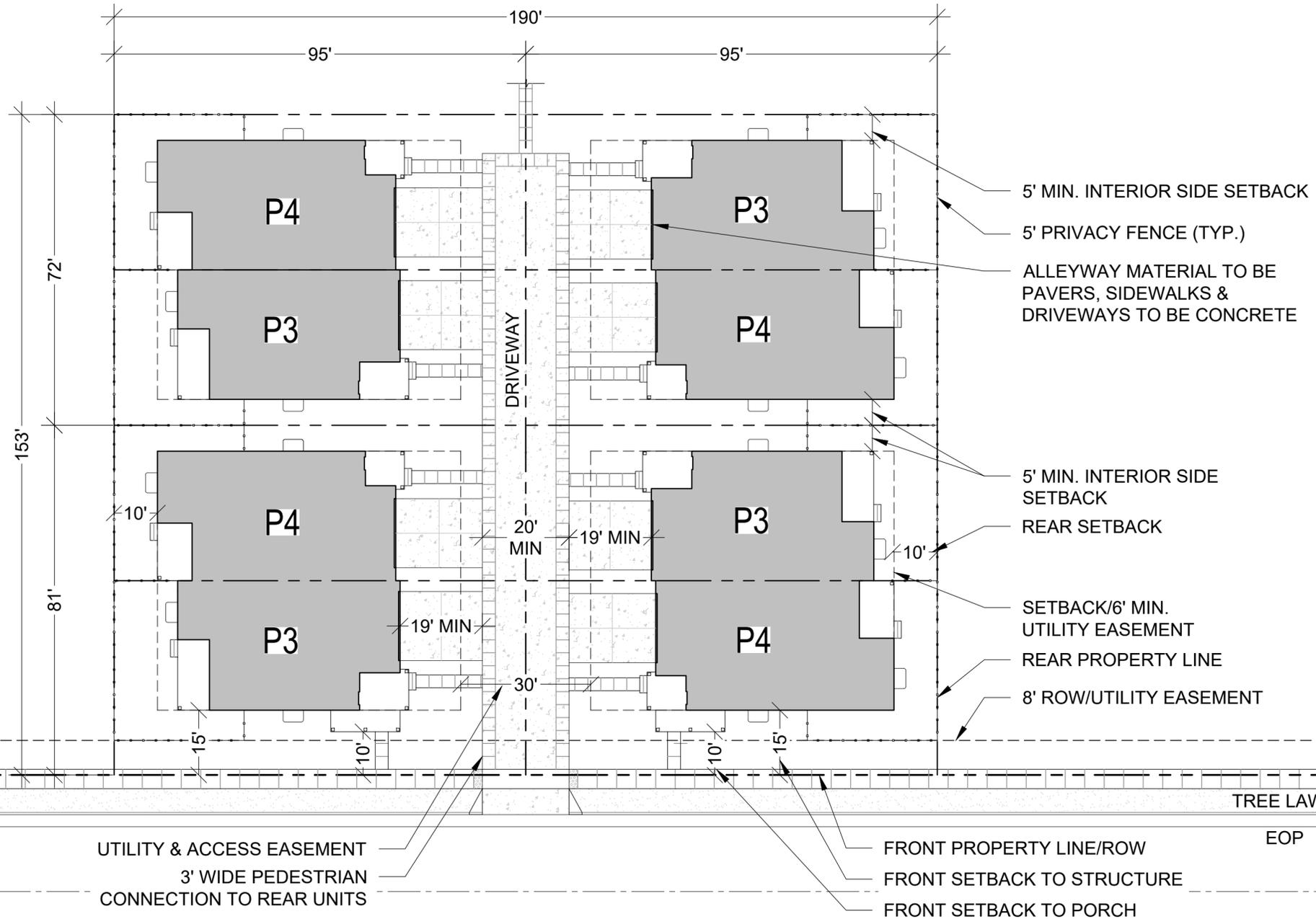
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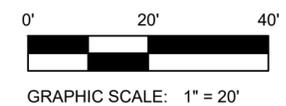
3 of 6
LOT
TYPICAL
TYPE 1

NOTE:

- 1) PRODUCT TYPES P1-P4 CAN BE CONFIGURED TO 95' LENGTH LOTS.
- 2) PRODUCT TYPES P1-P2 CAN BE CONFIGURED TO 91' LENGTH LOTS.
- 3) THE CONFIGURATION OF PRODUCT TYPES IS FLEXIBLE AND IS NOT LIMITED TO THE LAYOUT SHOWN.
- 4) THE SIDEWALK CONFIGURATION SHOWN IS NOT FINAL AND IS SUBJECT TO CHANGE.

LEGEND

- ROW/UTILITY SETBACK
- ROW
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- 5' PRIVACY FENCING



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LOT LAYOUT TYPICAL - P1-P2

THERE ARE FOUR PAIRED HOME PRODUCT TYPES DESIGNED TO BE CONFIGURED TO A STANDARD LOT SIZE OF 72'x95'.
 PRODUCT TYPES P1 AND P2 CAN BE CONFIGURED TO A LOT SIZE OF 72'x91'.



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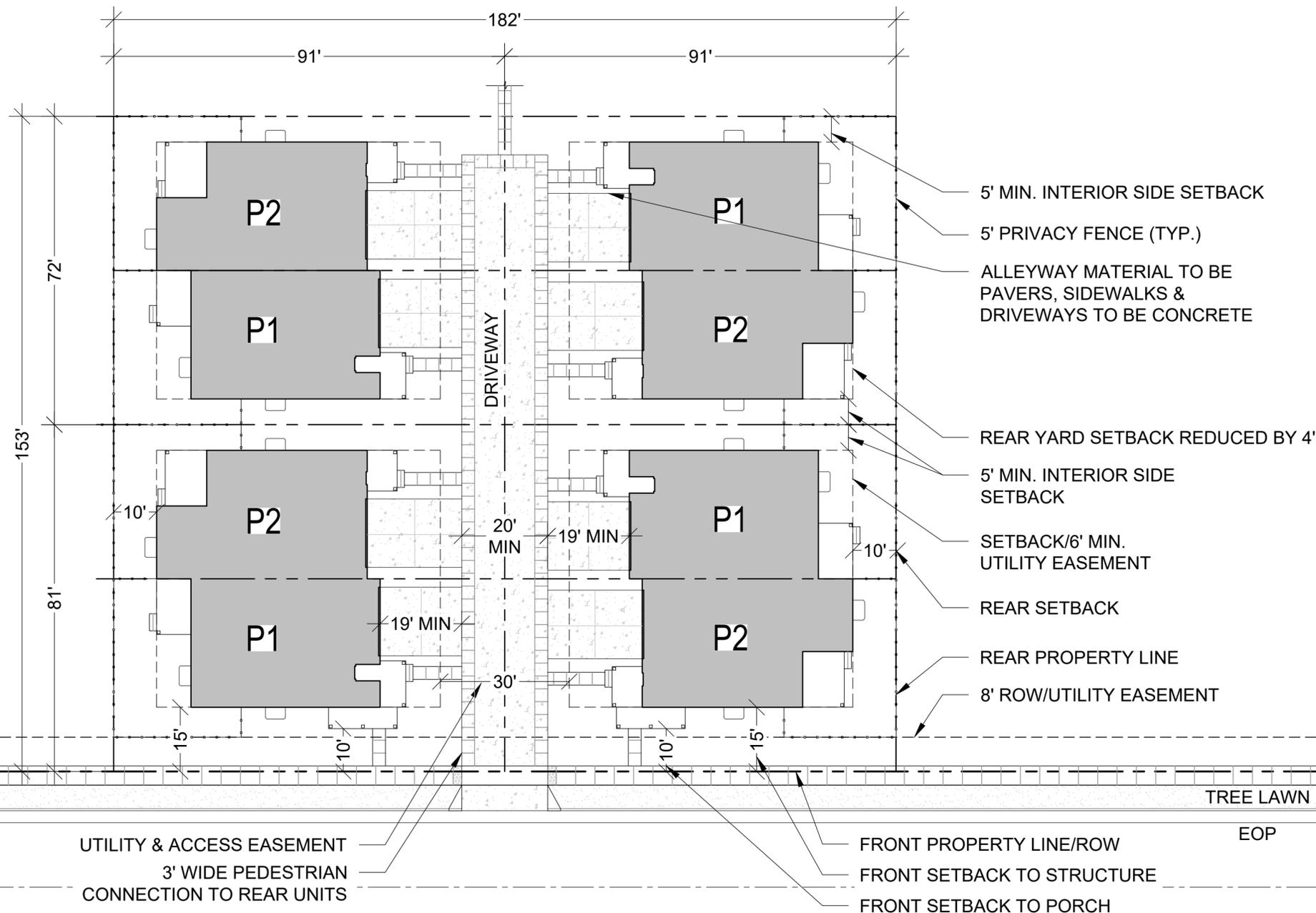
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SHEET

4 of 6
LOT
TYPICAL
TYPE 2

NOTE:

- 1) PRODUCT TYPES P1-P4 CAN BE CONFIGURED TO 95' LENGTH LOTS.
- 2) PRODUCT TYPES P1-P2 CAN BE CONFIGURED TO 91' LENGTH LOTS.
- 3) THE CONFIGURATION OF PRODUCT TYPES IS FLEXIBLE AND IS NOT LIMITED TO THE LAYOUT SHOWN.
- 4) THE SIDEWALK CONFIGURATION SHOWN IS NOT FINAL AND IS SUBJECT TO CHANGE.

LEGEND

- ROW/UTILITY SETBACK
- ROW
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- 5' PRIVACY FENCING



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LOT LAYOUT TYPICAL - OPTIONAL WRAP-AROUND PORCH

THERE ARE FOUR PAIRED HOME PRODUCT TYPES DESIGNED TO BE CONFIGURED TO A STANDARD LOT SIZE OF 72'x95'.
 PRODUCT TYPES IN THIS LAYOUT CAN BE CONFIGURED IN MULTIPLE COMBINATIONS. UNITS WITH SIDE YARDS ADJACENT
 TO ROADWAYS OR TRACTS ALLOW FOR A WRAP-AROUND PORCH.



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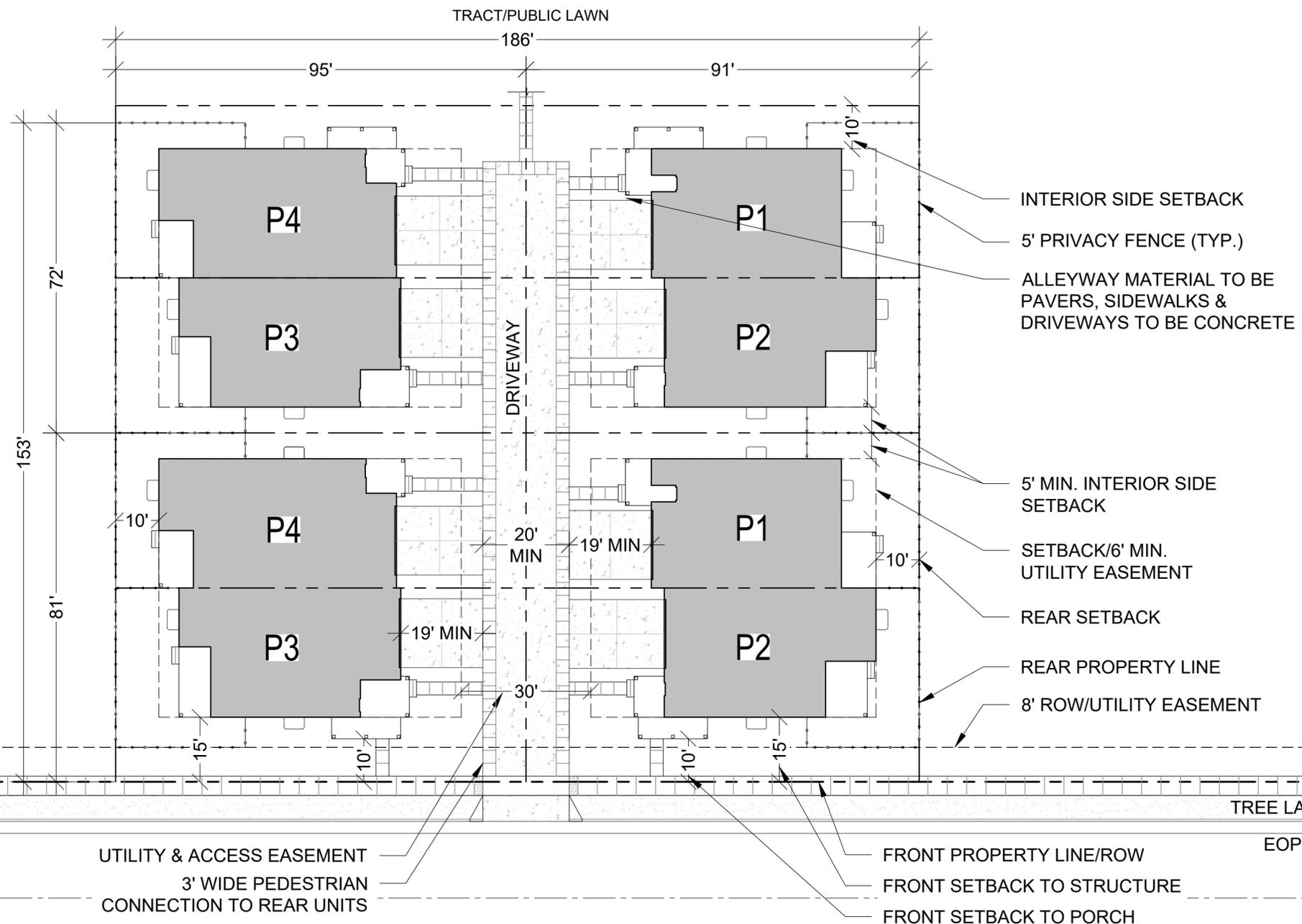
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SHEET

5 of 6
 LOT
 TYPICAL
 TYPE 3

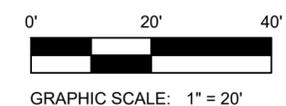


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LEGEND

- ROW/UTILITY SETBACK
- ROW
- PROPERTY LOT LINE
- LOT SETBACK
- CENTER LINE
- 5' PRIVACY FENCING



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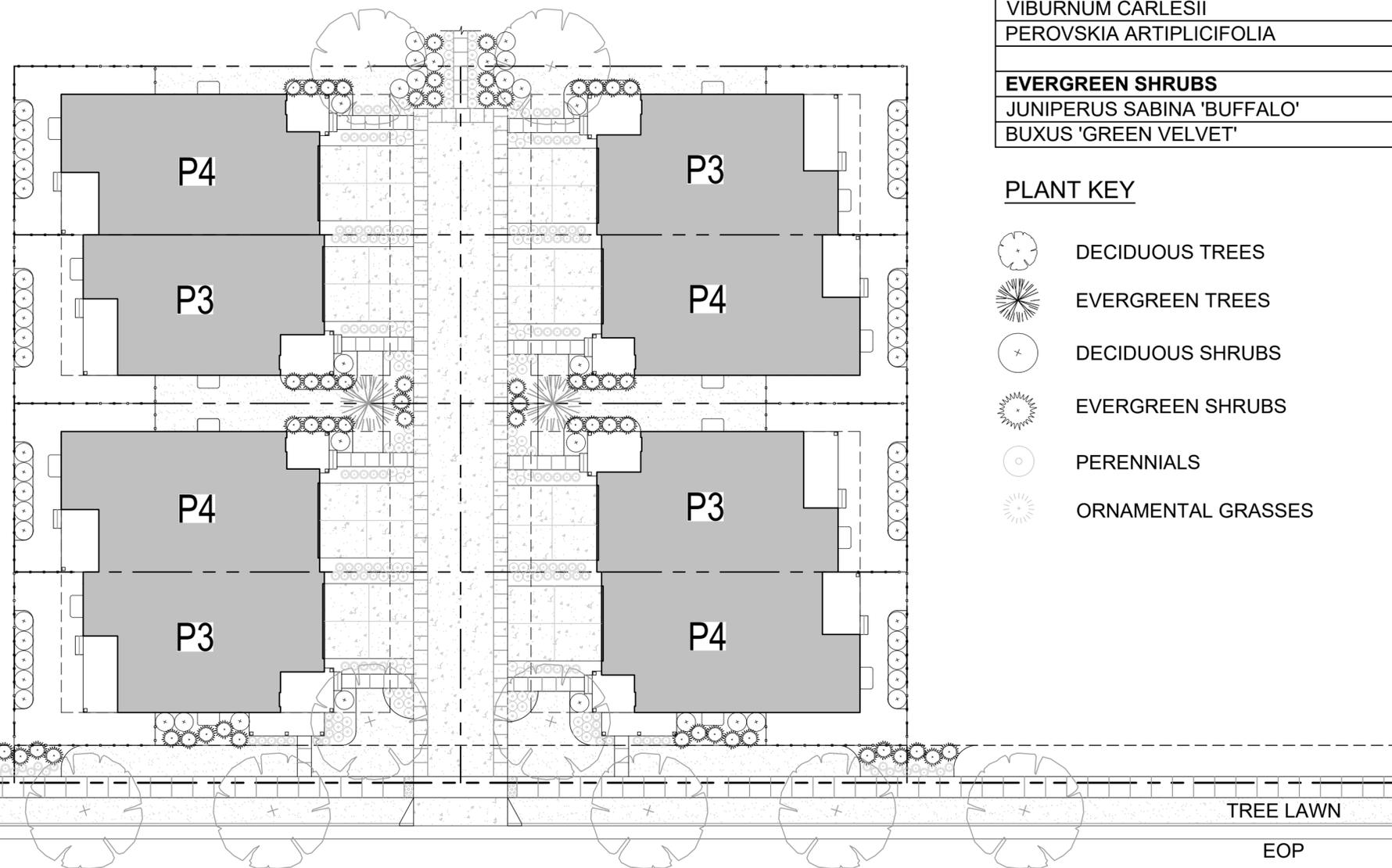
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PLANT LIST

DECIDUOUS/ORNAMENTAL TREES
GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'
PYRUS CALLERYANA 'ARISTOCRAT'
ACER GRANDIDENTATUM
EVERGREEN TREES
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'
PICEA PUNGENS 'BAKERI'
DECIDUOUS SHRUBS
SYRINGA VULGARIS
VIBURNUM CARLESII
PEROVSKIA ARTIPLICIFOLIA
EVERGREEN SHRUBS
JUNIPERUS SABINA 'BUFFALO'
BUXUS 'GREEN VELVET'

PLANT KEY

	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES



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LEGEND

	ROW/UTILITY SETBACK
	ROW
	PROPERTY LOT LINE
	LOT SETBACK
	CENTER LINE
	5' PRIVACY FENCING



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SHEET

6 of 6
 LOT
 TYPICAL
 LANDSCAPE