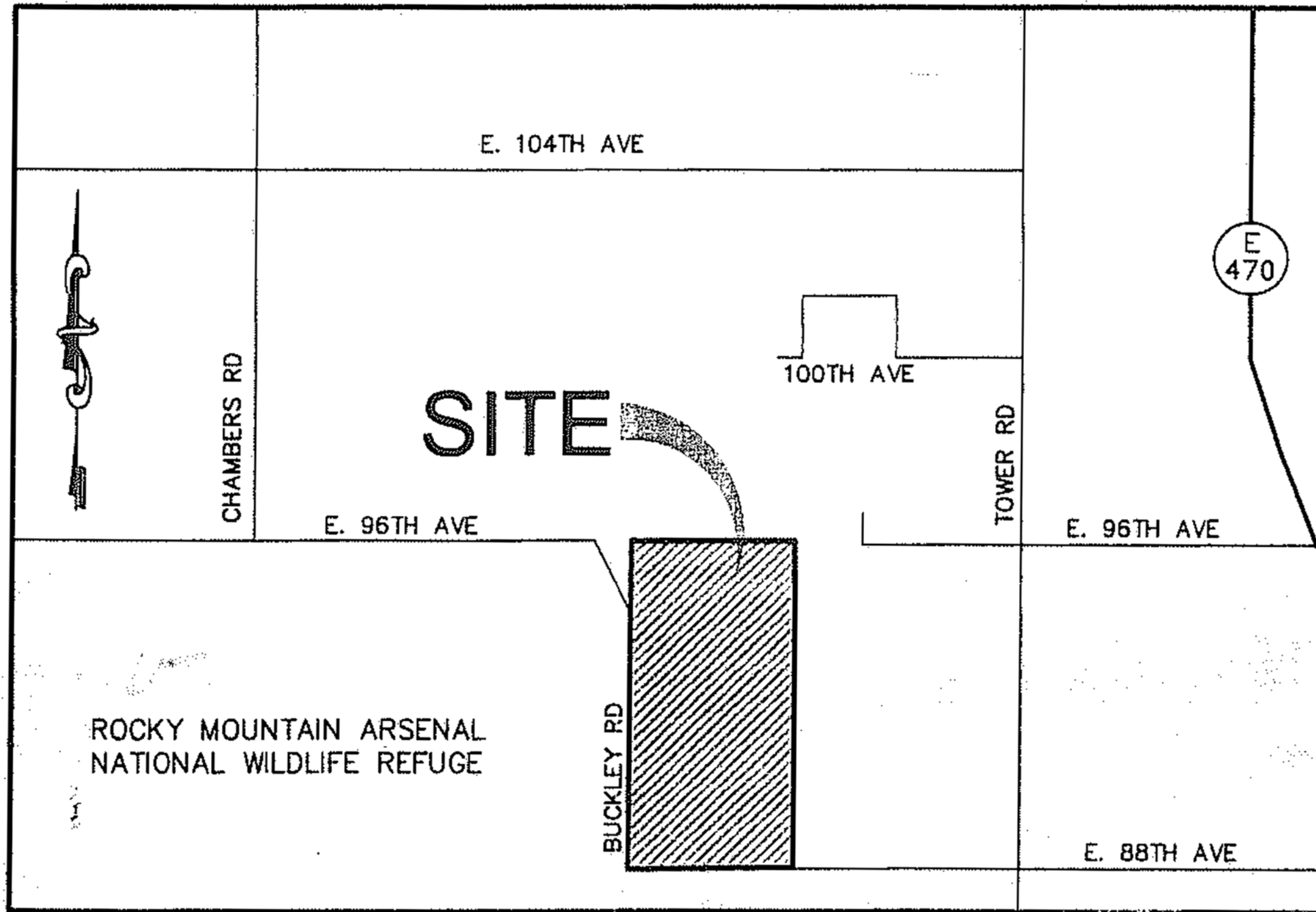


# BUFFALO HIGHLANDS

## PUD ZONE DOCUMENT AMENDMENT 1

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO  
**COVER SHEET**  
 PAGE 1 OF 7



VICINITY MAP  
 1" = 2,000'

### LEGAL DESCRIPTION

THE WEST 1/2 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THAT PART DESCRIBED IN DEED RECORDED MARCH 13, 1991 IN BOOK 3759 AT PAGE 339, COUNTY OF ADAMS, STATE OF COLORADO.

SAID PARCEL CONTAINS 316.18 ACRES, MORE OR LESS.

### APPROVAL CERTIFICATES:

APPROVAL BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_.

CHAIRPERSON

APPROVAL BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_.

CITY CLERK

MAYOR

### ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO

AT \_\_\_\_\_ : \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_.

COUNTY CLERK AND RECORDER

DEPUTY

### OWNERS CERTIFICATE:

\_\_\_\_\_ BEING THE OWNER OF THE PROPERTY LOCATED IN THE CITY OF COMMERCE CITY, COUNTY OF ADAMS, AND STATE OF COLORADO DOES HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT ZONE DOCUMENT AND AGREE TO PERFORM UNDER THE TERMS HEREIN.

BY: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF COLORADO  
 COUNTY OF ADAMS  
 CITY OF COMMERCE CITY

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 20\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

### SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 LAND USE SCHEDULE DESIGN STANDARDS
- 4 LANDSCAPE STANDARDS, OPEN SPACE AND PARKS
- 5 DETAILS
- 6 SFA LOT STANDARDS
- 7 ENTRY ROADWAY SECTION

**SCALE VERIFICATION**  
 THIS SCALE IS THE PROPERTY OF LAI DESIGN GROUP. IT IS TO BE USED FOR ALL PROJECTS AND NOT TO BE LOANED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF LAI DESIGN GROUP.

**REUSE OF DOCUMENT**  
 THE SCALE IS THE PROPERTY OF LAI DESIGN GROUP. IT IS TO BE USED FOR ALL PROJECTS AND NOT TO BE LOANED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF LAI DESIGN GROUP.

**1-800-922-1987**

**ISSUE DATE**  
 DECEMBER 13, 2004  
 MARCH 4, 2005  
 JULY 10, 2008

**REVISION DATE**  
 DECEMBER 13, 2004  
 MARCH 4, 2005  
 JULY 10, 2008

**JULY 10, 2018**

**PREPARED FOR:**  
 BUFFALO HIGHLANDS, LLC  
 222 BALDWIN STREET  
 SUITE 202  
 DENVER, CO 80202  
 PH: (303) 755-7700  
 FAX: (303) 755-7700

**LAI Design Group**  
 World Wide  
 88 Inverness Circle East, Bldg J Suite 101  
 Englewood, Colorado 80112  
 T: 303.734.1777 | F: 303.734.1778  
 Architecture | Planning | Golf Design  
 Landscape Architecture | Visual Media  
 www.LAIdesigngroup.com

**BUFFALO HIGHLANDS**  
**PUD ZONE DOCUMENT**  
**COVER SHEET**  
 BUFFALO HIGHLANDS, LLC

Drawn by: MCG  
 Checked by: MCG  
 Project No: P1052CS01  
 Project Title: PUD ZONE DOCUMENT

1407-201-052

DATE: OCTOBER 2003

SCALE: N.T.S.

SHEET NO: 1 of 7

DOCUMENT # \_\_\_\_\_

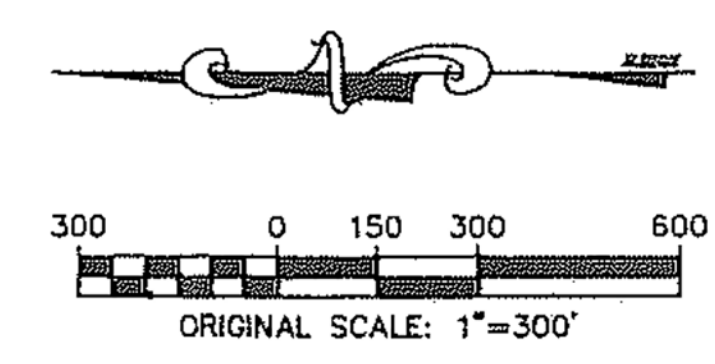
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# BUFFALO HIGHLANDS

## PUD ZONE DOCUMENT AMENDMENT 1

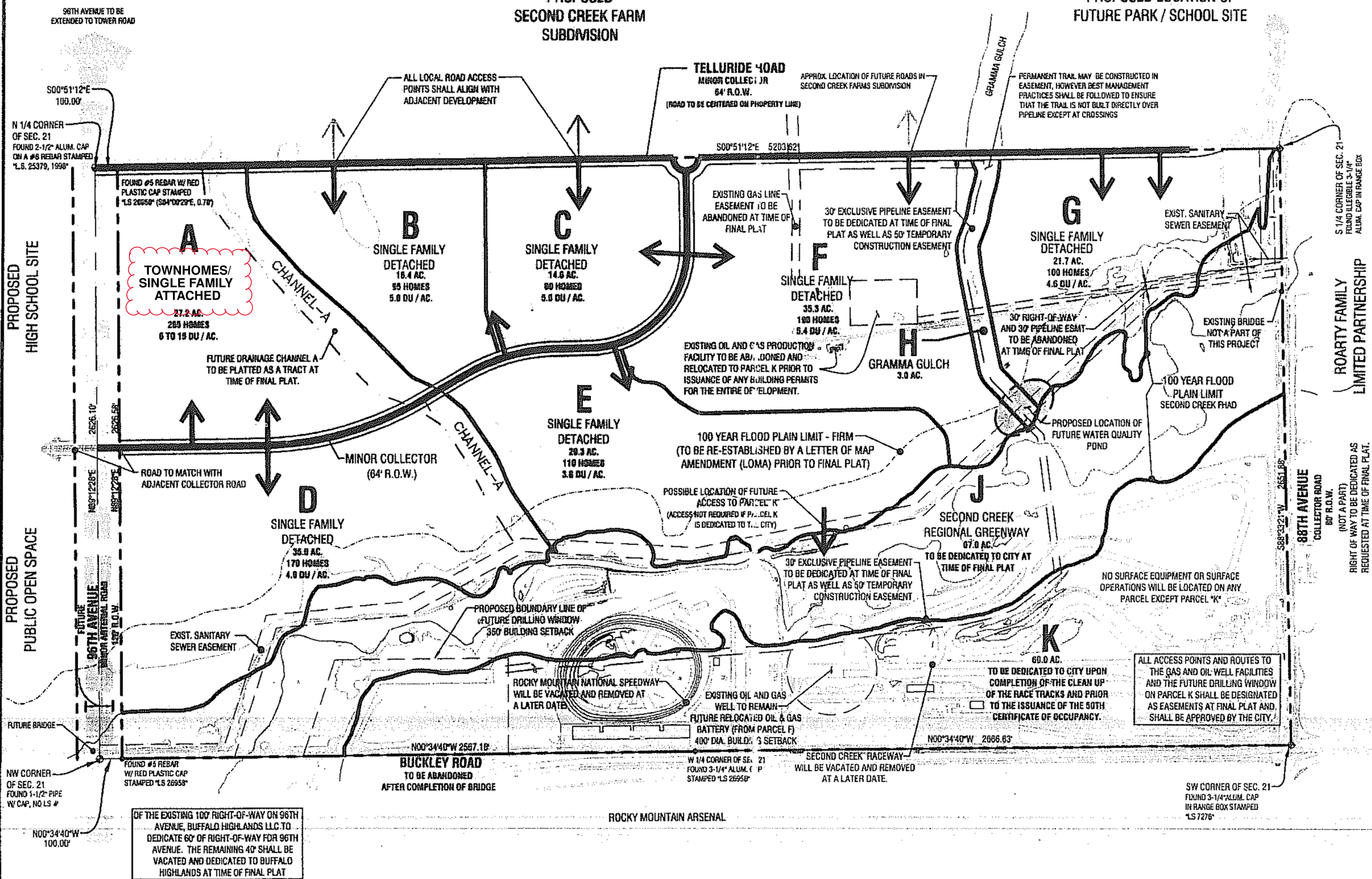
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN  
PAGE 2 OF 7



### PROPOSED SECOND CREEK FARM SUBDIVISION

### PROPOSED LOCATION OF FUTURE PARK / SCHOOL SITE



OF THE EXISTING 100' RIGHT-OF-WAY ON 96TH AVENUE, BUFFALO HIGHLANDS LLC TO DEDICATE 60' OF RIGHT-OF-WAY FOR 96TH AVENUE. THE REMAINING 40' SHALL BE VACATED AND DEDICATED TO BUFFALO HIGHLANDS AT TIME OF FINAL PLAT

ALL ACCESS POINTS AND ROUTES TO THE GAS AND OIL WELL FACILITIES AND THE FUTURE DRILLING WINDOW ON PARCEL K SHALL BE DESIGNATED AS EASEMENTS AT FINAL PLAT AND SHALL BE APPROVED BY THE CITY.

SCALE VERIFICATION  
BY THE CITY OF DENVER, COLORADO  
DATE: 10/10/03

ISSUE DATE  
NOVEMBER 21, 2003  
JANUARY 28, 2004  
MARCH 4, 2004  
JULY 5, 2004  
AUGUST 11, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004

REVISION DATE  
DECEMBER 19, 2004  
MARCH 4, 2004  
JUNE 30, 2004  
AUGUST 2, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004

ISSUE DATE  
JULY 10, 2018

PREPARED FOR:  
BUFFALO HIGHLANDS, LLC  
222 MILWAUKEE STREET  
SUITE 205  
DENVER, CO 80202  
PH: (303) 355-7700  
FAX: (303) 355-7700

ROARY FAMILY LIMITED PARTNERSHIP (VACANT LAND)

LAI design group  
80 Inverness Circle East, Suite 101  
Englewood, Colorado 80112  
T: 303.734.1777 | F: 303.734.1778

BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT  
SITE PLAN  
BUFFALO HIGHLANDS, LLC

DATE: 1407-201-052  
SCALE: 1" = 300'  
PAGE: 2 of 7

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# BUFFALO HIGHLANDS

## PUD ZONE DOCUMENT AMENDMENT 1

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

### LAND USE SCHEDULE

PAGE 3 OF 7

### LAND USE SCHEDULE

LAND USE CATEGORY	A	B	C	D	E	F	G	H	J	K	TOTAL AREA
LAND USE AREA	25.7 Ac.	16.4 Ac.	14.6 Ac.	35.0 Ac.	29.3 Ac.	35.3 Ac.	21.7 Ac.	2.9 Ac.	67.0 Ac.	60.0 Ac.	307.9 Ac.
ARTERIAL AND COLLECTOR R.O.W.	1.5 Ac.	1.0 Ac.	1.7 Ac.	1.1 Ac.	0.6 Ac.	1.6 Ac.	0.7 Ac.	0.1 Ac.	N/A	N/A	8.3 Ac.
TOTAL AREA	27.2 Ac.	17.4 Ac.	16.3 Ac.	36.1 Ac.	29.9 Ac.	36.9 Ac.	22.4 Ac.	3.0 Ac.	67.0 Ac.	60.0 Ac.	316.2 Ac.
ALLOWABLE USES	TH/SFA	SFD	SFD	SFD	SFD	SFD	SFD	OPEN SPACE	OPEN SPACE	(10)	N/A
DENSITY x	6-15 DU/Ac	5.8 DU/Ac	5.5 DU/Ac	4.9 DU/Ac	3.8 DU/Ac	5.4 DU/Ac	4.6 DU/Ac	N/A	N/A	N/A	3.2 DU/Ac
TOTAL UNITS x	164	95	80	170	110	190	100	N/A	N/A	N/A	1000
LOT SIZE m	N/A	5,000 SF	6,000 SF	5,000 SF	7,000 SF	6,000 SF	6,000 SF	N/A	N/A	N/A	N/A
LOT FRONTAGE m	N/A	50' (ø)	50' (ø)	50' (ø)	50' (ø)	50' (ø)	50' (ø)	N/A	N/A	N/A	N/A

#### PRIMARY

HEIGHT x	35'	35'	35'	35'	35'	35'	35'
FRONT SETBACK (LIVING) m	10' (1,2)	10' (1,2)	10' (1,2)	10' (1,2)	10' (1,2)	10' (1,2)	10' (1,2)
FRONT SETBACK (GARAGE) m	19'	20'	20'	20'	20'	20'	20'
SIDE SETBACK m	5'0" (3,4)	5 (1,5)	5 (1,5)	5 (1,5)	5 (1,5)	5 (1,5)	5 (1,5)
BUILDING SEPARATION m	10' (5)	10' (5)	10' (5)	10' (5)	10' (5)	10' (5)	10' (5)
REAR SETBACK m	10' (1,2,5)	20' (1,6)	20' (1,6)	20' (1,2,6)	20' (1,6)	20' (1,6)	20' (1,6)
SIDE ON STREET SETBACK m	10'/15' (2,13)	15'	15'	15' (2)	15'	15'	15'
FLOOR AREA SQ. FT. m	800 S.F.	1,200 SF (ø)	1,200 SF (ø)	1,200 SF (ø)	1,200 SF (ø)	1,200 SF (ø)	1,200 SF (ø)

#### ACCESSORY USE

HEIGHT x	15'	15'	15'	15'	15'	15'	15'
SIDE ON STREET SETBACK m	15' (7)	15' (7)	15' (7)	15' (7)	15' (7)	15' (7)	15' (7)
OFF-STREET PARKING m	2.0 D/U	2 D/U	2 D/U	2 D/U	2 D/U	2 D/U	2 D/U
SIDE SETBACK m	5'	5'	5'	5'	5'	5'	5'
REAR SETBACK m	5'	5'	5'	5'	5'	5'	5'

x = MAXIMUM  
m = MINIMUM

TH = TOWNHOMES

SFD = SINGLE FAMILY DETACHED RESIDENTIAL

SFA = SINGLE FAMILY ATTACHED RESIDENTIAL

#### LAND USE SUMMARY

	PERCENTAGE OF TOTAL
<b>SINGLE FAMILY DETACHED</b>	
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 5,000 S.F.	30.0%
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 6,000 S.F.	45.0%
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 7,000 S.F.	25.0%
<b>SFD TOTAL</b>	<b>100%</b>
<b>TOWNHOMES/SFA</b>	
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 5,000 S.F.	30.0%
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 6,000 S.F.	45.0%
NUMBER OF ALLOWED LOTS WITH A MINIMUM OF 7,000 S.F.	25.0%
<b>TOWNHOMES/SFA TOTAL</b>	<b>100%</b>
<b>FLOOD FLUSH / OPEN SPACE PUBLIC COLLECTOR ROADS</b>	
129.9 Ac.	8.3 Ac.
<b>NON RES. TOTAL</b>	<b>138.2 Ac.</b>
<b>TOTAL ACREAGE</b>	<b>316.2 Ac.</b>

\*OWNER / DEVELOPER MAY REQUEST A REDUCTION IN THE TOTAL OF 7,000+ SF LOTS FROM 25% TO NO LESS THAN 15%. THE REDUCTION MUST BE REVIEWED AND APPROVED BY A MOTION AT A DULY CONVENED CITY COUNCIL HEARING.

THE TOWNHOMES/SFA AND SFD LOT SIZE CATEGORIES RESPECTIVE ACREAGE TOTALS OR PERCENTAGE OF SITE TOTALS MAY VARY UP TO THREE PERCENT (3%).

#### NOTES

- COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF THE SIDEWALK. DECKS, PATIOS AND COVERED PORCHES MAY EXTEND INTO THE REAR SETBACK TO 10'-FEET FROM THE REAR PROPERTY LINE. FIREPLACES, BAY WINDOWS, OR OTHER EXTENSIONS OF THE PRIMARY STRUCTURE MAY EXTEND 2'-FEET INTO THE SIDE SETBACK.
- FRONT, REAR, OR SIDE SETBACK REQUIRED FROM EAST 68TH AVENUE SHALL BE 30' AS MEASURED FROM THE RIGHT OF WAY FOR ANY SIDE FACING E. 68TH AVENUE.
- OWNERSHIP CONDITIONS FOR TOWNHOMES/SFA SHALL BE FEE SIMPLE.
- TOWNHOMES/SFA WITH A COMMON WALL SHALL HAVE A 0'-FOOT SIDE SETBACK AND MEET FIRE AND BUILDING CODES.
- BUILDINGS SHALL HAVE A MINIMUM OF 10' SEPARATION BETWEEN AS MEASURED FROM FOUNDATION TO FOUNDATION.
- REAR SETBACK MEASURED FROM PROPERTY LINE.
- AS MEASURED FROM THE BACK OF SIDEWALK.
- THE MINIMUM SQUARE FOOTAGE FOR A RANCH MODEL HOME SHALL BE 1,200 SF. THE MINIMUM SQUARE FOOTAGE FOR A TWO STORY MODEL HOME SHALL BE 1,600 SF.
- MINIMUM LOT FRONTAGE FOR LOTS ADJACENT TO AN EYEBROW SHALL BE 50' AS MEASURED 25' FROM THE BACK OF SIDEWALK.
- TRACT K TO BE DEDICATED TO THE CITY AT A FUTURE DATE. THE EXISTING RACE TRACK OPERATIONS IN PARCEL K SHALL ONLY BE ALLOWED TO OPERATE UNTIL DECEMBER 6, 2005.
- TOWNHOMES/SFA ACCESSORY USE SHALL HAVE A 5' NON-ALLEY SETBACK AND A 3' ALLEY SETBACK.
- COMMUNITY FACILITIES ARE ALLOWED IN PARCELS A, D, AND G AND PLANS SHALL BE SUBMITTED AND APPROVED DURING THE PUD PERMIT. COMMUNITY FACILITY SHALL INCLUDE A POOL FACILITY AND OR PUBLIC RECREATION AREA.
- SIDE ON STREET SETBACK TO MAIN STRUCTURE IS 15', SIDE ON STREET SETBACK TO PORCH IS 10'.

#### SIGN SCHEDULE

TEMPORARY MARKETING SIGNS:  
A MAXIMUM NUMBER OF 3 TEMPORARY MARKETING SIGNS WILL BE ALLOWED ON THE STREET FRONTAGE. THESE SIGNS SHALL NOT EXCEED 60 SF EACH, AND 12' MAXIMUM.

COMMUNITY IDENTIFICATION AND DIRECTIONAL SIGNS:  
COMMUNITY IDENTIFICATION SIGNAGE WILL BE ALLOWED THROUGHOUT THE PROJECT AT A MAXIMUM AREA OF 24 SF PER SIGN, NOT INCLUDING POSTS, ETC. DIRECTIONAL SIGNAGE WILL BE ALLOWED THROUGHOUT THE PROJECT AT A MAXIMUM AREA OF 32 SF PER SIGN.

BUILDING SIGNS:  
A DIRECTORY SIGN WILL BE ALLOWED FOR EACH BUILDING ENTRANCE. SIGNS SHALL NOT EXCEED 3 SF, AND SHALL BE NO HIGHER THAN 12' HIGH, NOR SHALL THEY EXTEND ABOVE THE BASE OF THE SECOND FLOOR WINDOW SILL, PARAPET, EAVE, OR BUILDING FACADE.

PROJECT MONUMENTATION:  
SIGNAGE AND OR ARCHITECTURAL FEATURES SHALL BE ALLOWED AT THE PROJECT ENTRANCES. SIGNS SHALL NOT EXCEED 6' MAXIMUM HEIGHT AND 50 S.F. OF SIGNAGE PER SIGN AND SHALL NOT EXCEED A TOTAL NUMBER OF 6 SIGNS. INDIVIDUAL LETTERS SHALL NOT EXCEED 24" IN HEIGHT. EACH ENTRANCE WILL BE ALLOWED 100 SF OF TOTAL SIGNAGE FOR THE PROJECT IDENTIFICATION. SIGN CRITERIA ARE NOT APPLICABLE TO ARCHITECTURAL FEATURES. MONUMENT FOUNDATIONS SHALL NOT EXTEND INTO THE PUBLIC RIGHT OF WAY.

#### DESIGN STANDARDS

- THE TOTAL DWELLING UNITS, GROSS DENSITY AND NON-RESIDENTIAL FLOOR AREA SHOWN ARE MAXIMUMS FOR THE ACREAGE'S SHOWN.
- PARCELS ACREAGE'S ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGE MAY CHANGE UP TO 15% WITHOUT AN AMENDMENT TO THE ZONE DOCUMENT WITH THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES IN THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE FOR THE TOTAL ACRES, DENSITY, AND TOTAL UNITS.
- ALL DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY NEIGHBORHOOD RESIDENTIAL AND COMMERCIAL GOALS, GUIDELINES, AND DEVELOPMENT STANDARDS FOR NEW DEVELOPMENT AS ADOPTED AND AMENDED. MOBILE HOMES AND MANUFACTURED HOUSES ARE PROHIBITED WITHIN THIS DEVELOPMENT.
- ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSIS, TO BE DETERMINED AT FINAL PLATTING.
- EXACT LOCATIONS FOR ALL ROADWAY ACCESS POINTS WILL BE DETERMINED DURING THE PLATTING PROCESS, BASED ON COMMERCE CITY ENGINEERING STANDARDS.
- FENCE ELEVATIONS WILL BE SUBMITTED TO THE COMMERCE CITY COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL AT THE TIME OF THE PUD PERMIT.
- OPEN RAIL FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PARKS, OPEN SPACE, AND TRAILS AND WILL BE NO GREATER THAN 60" OR 5 FEET IN HEIGHT TO THE TOP RAIL. THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT. THE LANDSCAPING FOR PARKS AND OPEN SPACE SHALL BE APPROVED BY COMMERCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES.
- EXISTING OIL AND GAS PRODUCTION FACILITY TO BE ABANDONED FROM PARCEL F AND RELOCATED TO PARCEL K PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THE ENTIRE DEVELOPMENT.
- RESIDENTIAL FENCING STANDARDS (SECTION 21-26) AND LANDSCAPING STANDARDS (SECTION 21-32) SHALL COMPLY WITH THE RESIDENTIAL FENCING AND LANDSCAPING STANDARDS AS STATED IN THE ZONING ORDINANCE AS ADOPTED OR AMENDED UNLESS OTHERWISE NOTED IN THIS DOCUMENT.
- MAXIMUM HEIGHT FOR RESIDENTIAL FENCING IN NEIGHBORHOOD "A" SHALL BE 5'.

#### GENERAL NOTES

- PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN SEVERAL PHASES.
- MODEL HOMES FOR EACH PARCEL WILL BE BUILT IN VARIOUS LOCATIONS OF THE SUBDIVISION.

#### LAND USE SCHEDULE NOTES

- ALL RESIDENTIAL USES SHALL COMPLY WITH THE USES SPECIFIED IN ARTICLE III. "R" RESIDENTIAL DISTRICTS CHAPTER OF THE CITY OF COMMERCE CITY ZONING ORDINANCE.
- RESIDENTIAL ACCESSORY USES: ATTACHED AND DETACHED GARAGES ARE NOT TO EXCEED 664 SQUARE FEET IN FLOOR AREA AND STORAGE BUILDINGS ARE NOT TO EXCEED 200 SQUARE FEET IN FLOOR AREA. ACCESSORY STRUCTURES ARE ONLY PERMITTED IN THE REAR YARD, AND ARE NOT PERMITTED IN FRONT YARDS OR SIDE YARDS FACING A PUBLIC STREET, AND SHALL NOT EXCEED A TOTAL NUMBER OF TWO ACCESSORY STRUCTURES.
- ACCESSORY STRUCTURES ARE NOT PERMITTED IN THE REAR YARD OF DWELLINGS IN NEIGHBORHOOD "A."
- ALL DWELLINGS IN NEIGHBORHOOD "A" SHALL HAVE 2-CAR GARAGES.

SCALE VERIFICATION  
SCALE: AS SHOWN ON ORIGINAL DRAWING  
IF NOT ONE RICH ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

1-800-922-1987  
REUSE OF DOCUMENT  
THIS AREA IS A REUSE OF AN EXISTING DOCUMENT. THE REUSE OF THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF THE DESIGNER.

ISSUE DATE  
NOVEMBER 21, 2003  
REVISION DATE  
DECEMBER 19, 2004

REVISION DATE  
DECEMBER 19, 2004  
JULY 10, 2018

PREPARED FOR:  
BUFFALO HIGHLANDS, LLC  
222 N. BROADWAY STREET  
SUITE 202  
DENVER, CO 80202  
PH: (303) 555-7750  
FAX: (303) 555-7751

LAI Design Group  
58 Inverness Circle East, Bldg. J Suite 101  
Englewood, Colorado 80112  
1-800-234-1777 (T) 303-734-1778

BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT  
LAND USE SCHEDULE  
BUFFALO HIGHLANDS, LLC

1407-201-052  
OCTOBER 2003  
N.T.S.  
3 of 7

# BUFFALO HIGHLANDS

## PUD ZONE DOCUMENT AMENDMENT 1

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

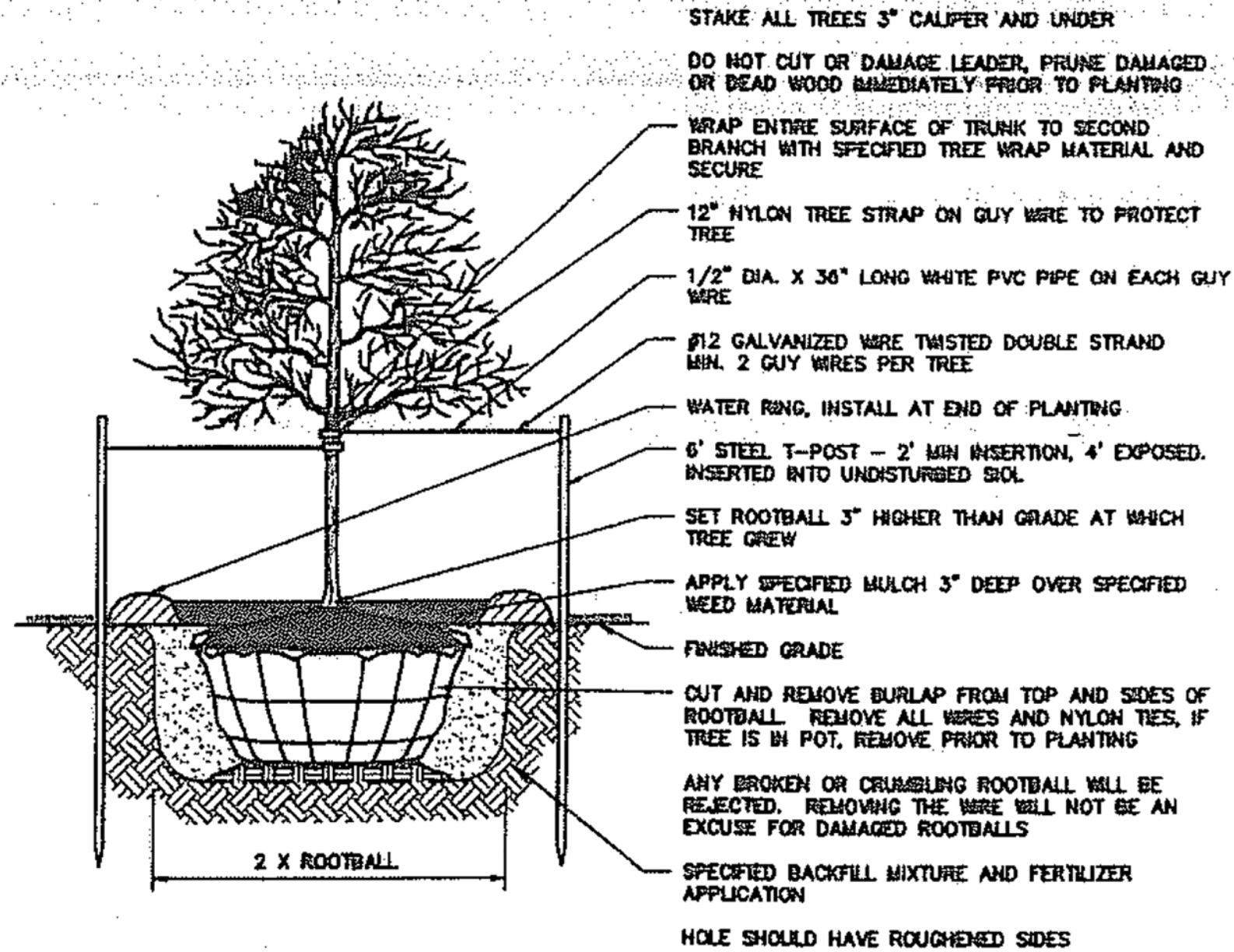
### LANDSCAPE STANDARDS

PAGE 4 OF 7

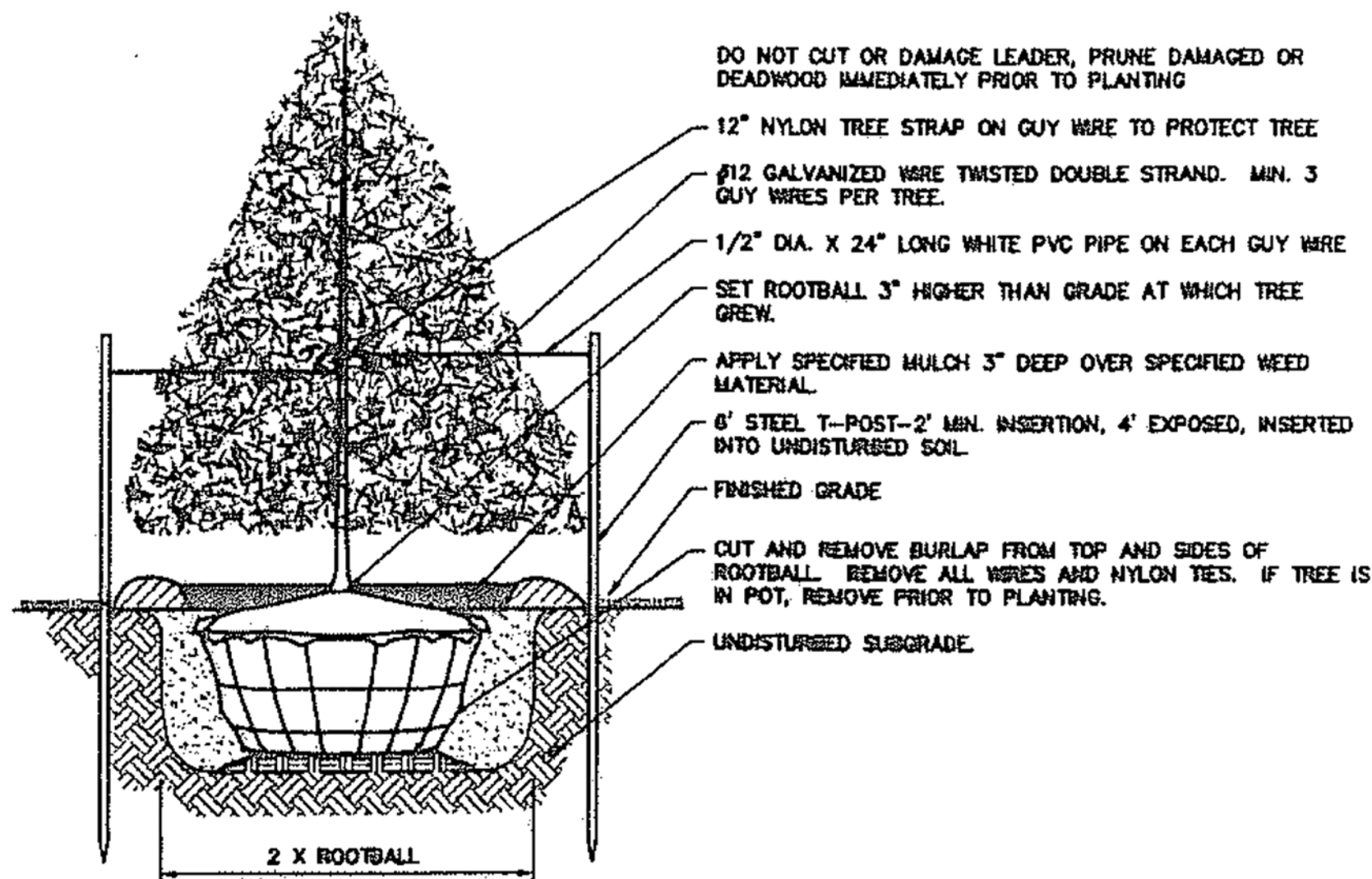
PLANTING LEGEND INCLUDES, BUT NOT BE LIMITED TO THE SPECIES LISTED BELOW:

ALL PLANT MATERIAL WILL CONFORM TO THE CITY OF COMMERCE CITY "APPROVED PLANT LISTS AND PLANTING SPECIFICATIONS"

COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
<b>DECIDUOUS TREE</b>		
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CAL B&B, SPECIMEN
DEBORAH MAPLE	ACER 'DEBORAH'	2 1/2" CAL B&B, SPECIMEN
AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CAL B&B, SPECIMEN
<b>EVERGREEN TREES</b>		
AUSTRIAN PINE	PINUS NIGRA	HT ON PLAN SPECIMEN
COLORADO BLUE SPRUCE	PICEA PUMIDENS GLAUCA	HT ON PLAN SPECIMEN
<b>ORNAMENTAL TREES</b>		
SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL B&B, SPECIMEN
FLAME AMUR MAPLE	ACER GINHALA 'FLAME'	8" CLUMP B&B, SPECIMEN
RUSSIAN HAWTHORN	CRATAEGUS AMURENSIS	2" CAL B&B, SPECIMEN
SERVICEBERRY	AMELANCHIER	2" CAL B&B, SPECIMEN
TATARIAN MAPLE	ACER TATARICUM	2" CAL B&B, SPECIMEN
<b>EVERGREEN SHRUBS</b>		
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GALLON
TAM JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GALLON 30" SP. MIN.
<b>DECIDUOUS SHRUBS</b>		
CISTENA PLUM	PRUNUS CISTENA	5 GALLON, 30" HT, 4 CANE MIN.
CHINESE LILAC	SYRINGA CHINENSIS-ROTHMAGENSIS	5 GALLON, 30" HT, 4 CANE MIN.
BLUE HAZE SPIREA	CARYOPHTERIS X CLAUDOPHENSIS	5 GALLON, 24" HT, 3 CANE MIN.
BAILEY REDYING DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GALLON, 24" HT, 3 CANE MIN.
DWARF BURNING BUSH	EUCHYMIUS ALATUS 'COMPACTA'	5 GALLON, 30" HT, 3 CANE MIN.
<b>PERENNIALS &amp; GROUND COVERS</b>		
PERIWINKLE	VIOLA MINOR	1 GAL
WINTERCREEPER EUONYMIUS	EUONYMIUS FORTUNEI 'COLORATA'	1 GAL
RED DAYLILLY	POTENTILLA VERGIA	1 GAL
SNOW IN SUMMER	RUDBECKIA FULGIDA	1 GAL
CREeping PHLOX	PHLOX SUBULATA	4" POT



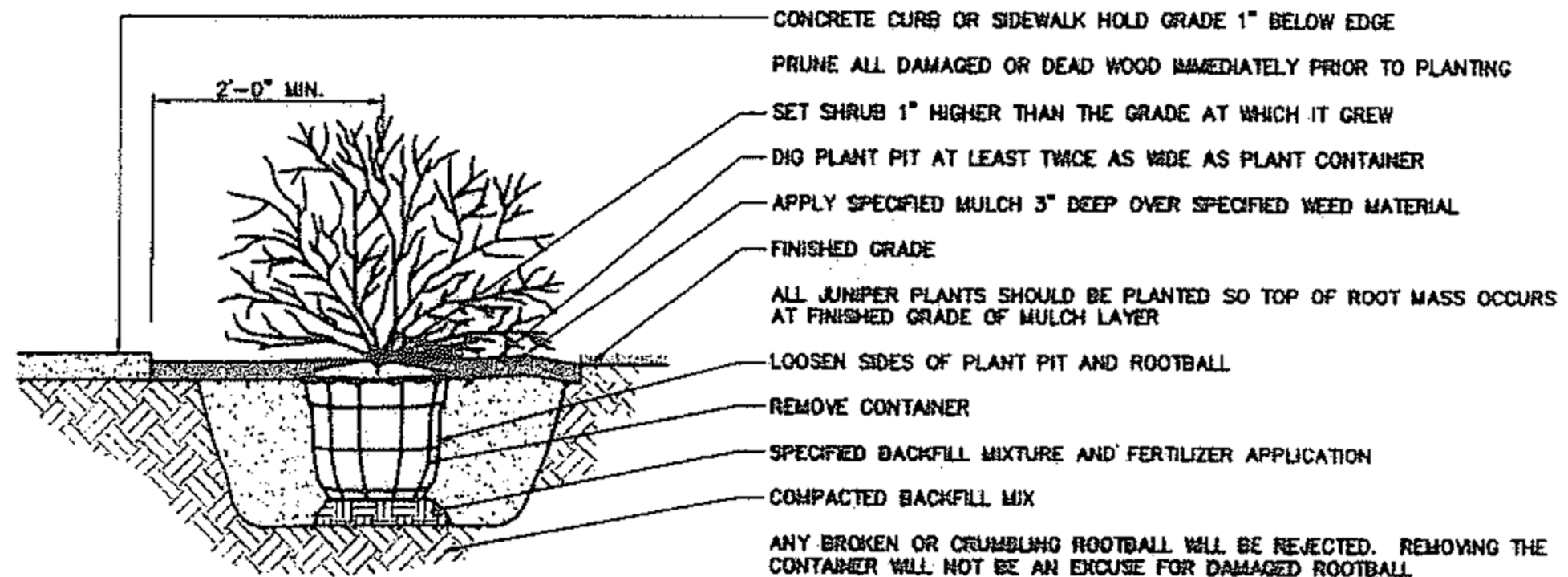
**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**EVERGREEN TREE PLANTING**  
NOT TO SCALE

### LANDSCAPE NOTES

- POCKET PARKS SHALL CONTAIN A MINIMUM OF 1 TREE/600 S.F., AND 1 SHRUB/300 S.F.
- PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3X PRIVATE OPEN SPACE REQUIREMENT.
- ALL POCKET PARKS, PRIVATE OPEN SPACE, AND DETENTION AREAS WILL BE DEVELOPED BY THE BUILDER/DEVELOPER AND MAINTAINED BY A HOME OWNERS ASSOCIATION.
- DETENTION AREAS WILL CONSIST OF NON-IRRIGATED TURF AND SHRUBS ONLY WITH 1 SHRUB/500 S.F.
- ALL POCKET PARKS, PRIVATE OPEN SPACE AND DETENTION AREAS WILL CONFORM TO COMMERCE CITY COMMUNITY DEVELOPMENT, PUBLIC WORKS DEPARTMENT AND PARKS AND RECREATION DEPARTMENT STANDARDS.
- 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 LANDSCAPING SHALL COMPLY WITH SECTION 21-32 OF THE CITY OF COMMERCE CITY ZONING ORDINANCE AS ADOPTED OR AMENDED.
- A COMPLETED LANDSCAPE PLAN SHALL BE SUBMITTED AS A PORTION OF THE PUD PERMIT PROCESS.
- OPEN RAIL FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PARKS, OPEN SPACE, AND TRAILS AND WILL BE NO GREATER THAN 60" OR 5 FEET IN HEIGHT TO THE TOP RAIL. THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT. THE LANDSCAPING FOR PARKS AND OPEN SPACE SHALL BE APPROVED BY COMMERCE CITY COMMUNITY PLANNING AND DEVELOPMENT SERVICES.



**SHRUB PLANTING**  
NOT TO SCALE

DOCUMENT # \_\_\_\_\_

SCALE VERIFICATION  
DATE: 10/20/03  
BY: MCG

REUSE OF DOCUMENT  
DATE: 10/20/03  
BY: MCG

ISSUE DATE  
NOVEMBER 21, 2003  
JANUARY 20, 2004  
MARCH 4, 2004  
JULY 6, 2004  
AUGUST 11, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004

REVISION DATE  
DECEMBER 19, 2004  
MARCH 4, 2004  
JUNE 30, 2004  
AUGUST 2, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004

JULY 10, 2018

PREPARED FOR:  
BUFFALO HIGHLANDS, LLC  
222 MILWAUKEE STREET  
SUITE 200  
DENVER, CO 80202  
PH NO. (303) 554-7733  
FAX NO. (303) 555-7733

**JOHN ENGINEERING**  
5555 WASHINGTON ST. SUITE 100  
ARVING, COLORADO 80005  
PH: (303) 423-8008 FAX: (303) 427-9435

BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT  
LANDSCAPE STANDARDS  
BUFFALO HIGHLANDS, LLC

DATE: 1407-201-052  
OCTOBER 2003  
SCALE: N.T.S.

4 of 7

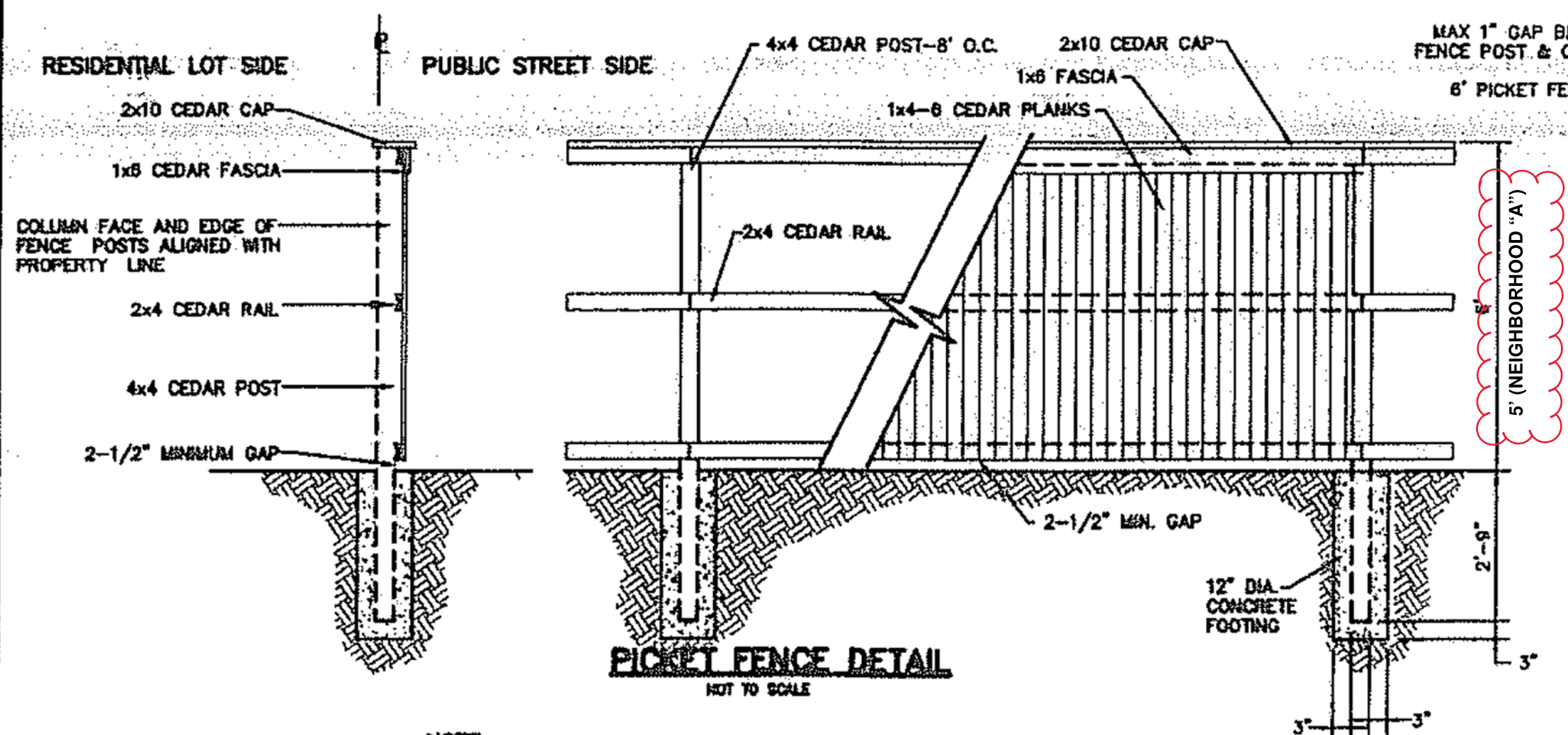
J:\1407\201-052-01\CIVIL\CONCEPTUAL\_PUD\PI052CS01.dwg 7/11/2004 2:08:00 PM MDT

# BUFFALO HIGHLANDS

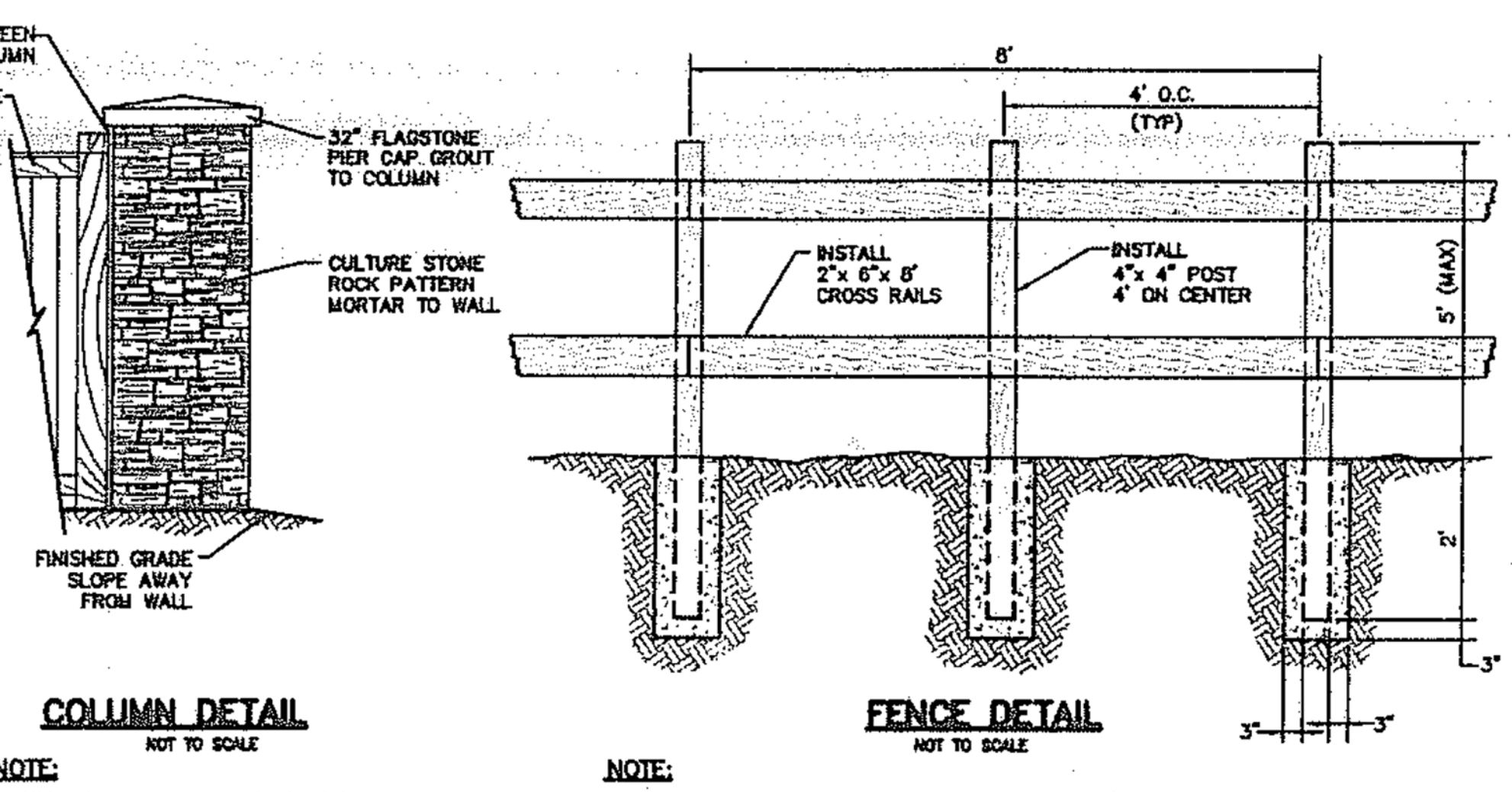
## PUD ZONE DOCUMENT AMENDMENT 1

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO

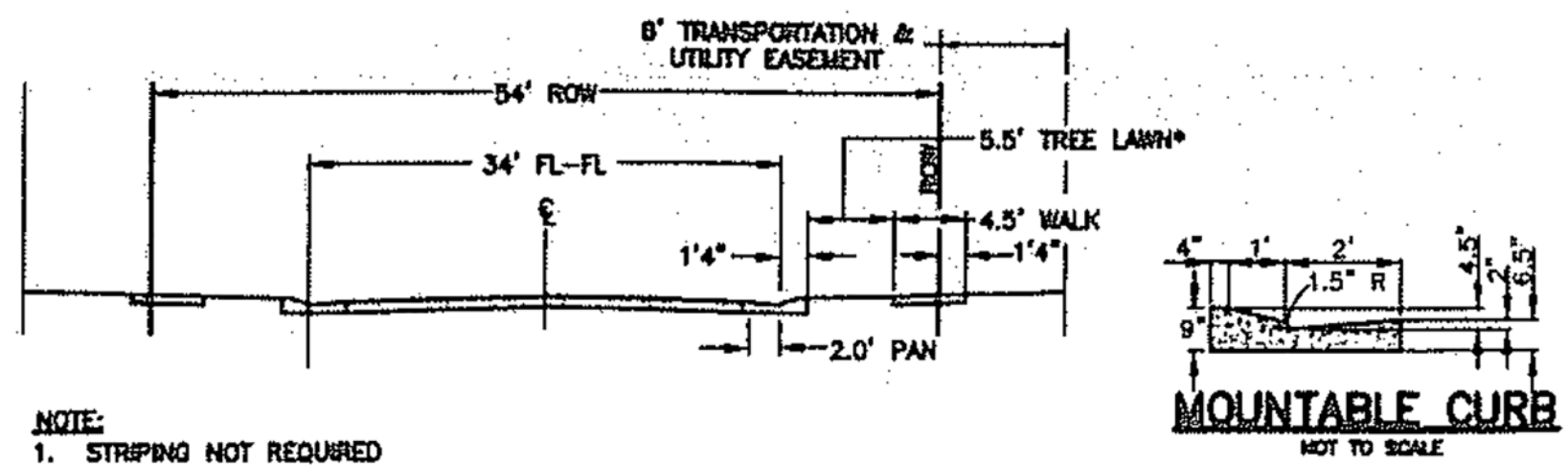
### DETAILS PAGE 5 OF 7



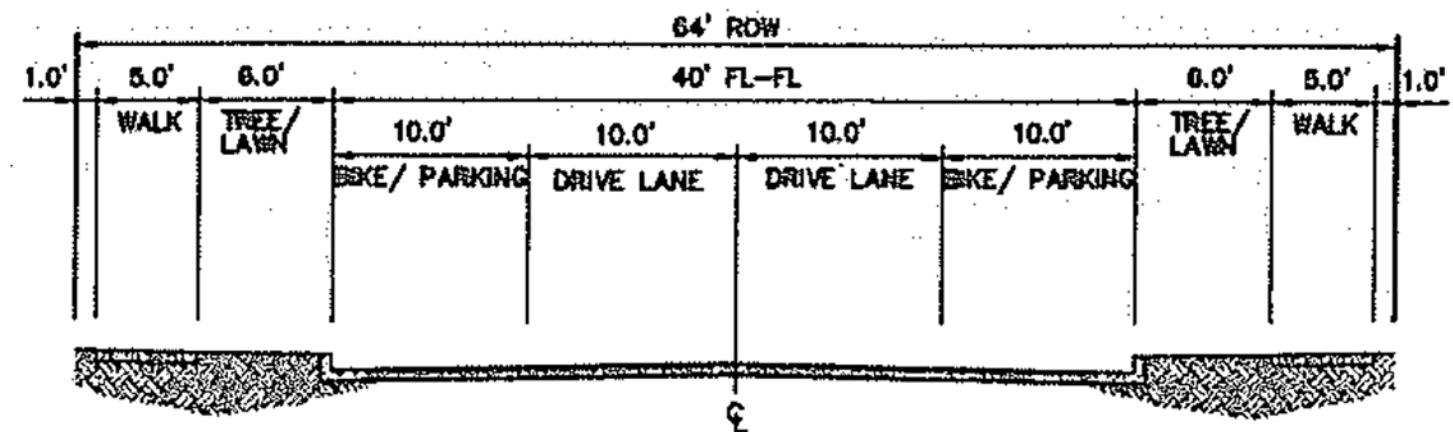
- NOTE:**
- PICKET FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY SUCH AS 86TH AVENUE, 96TH AVENUE, AND LANDMARK DRIVE.
  - THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT.
  - 4x8 CEDAR POSTS TO BE ON THE BE ON SIDE OF FENCE AWAY FROM STREET.



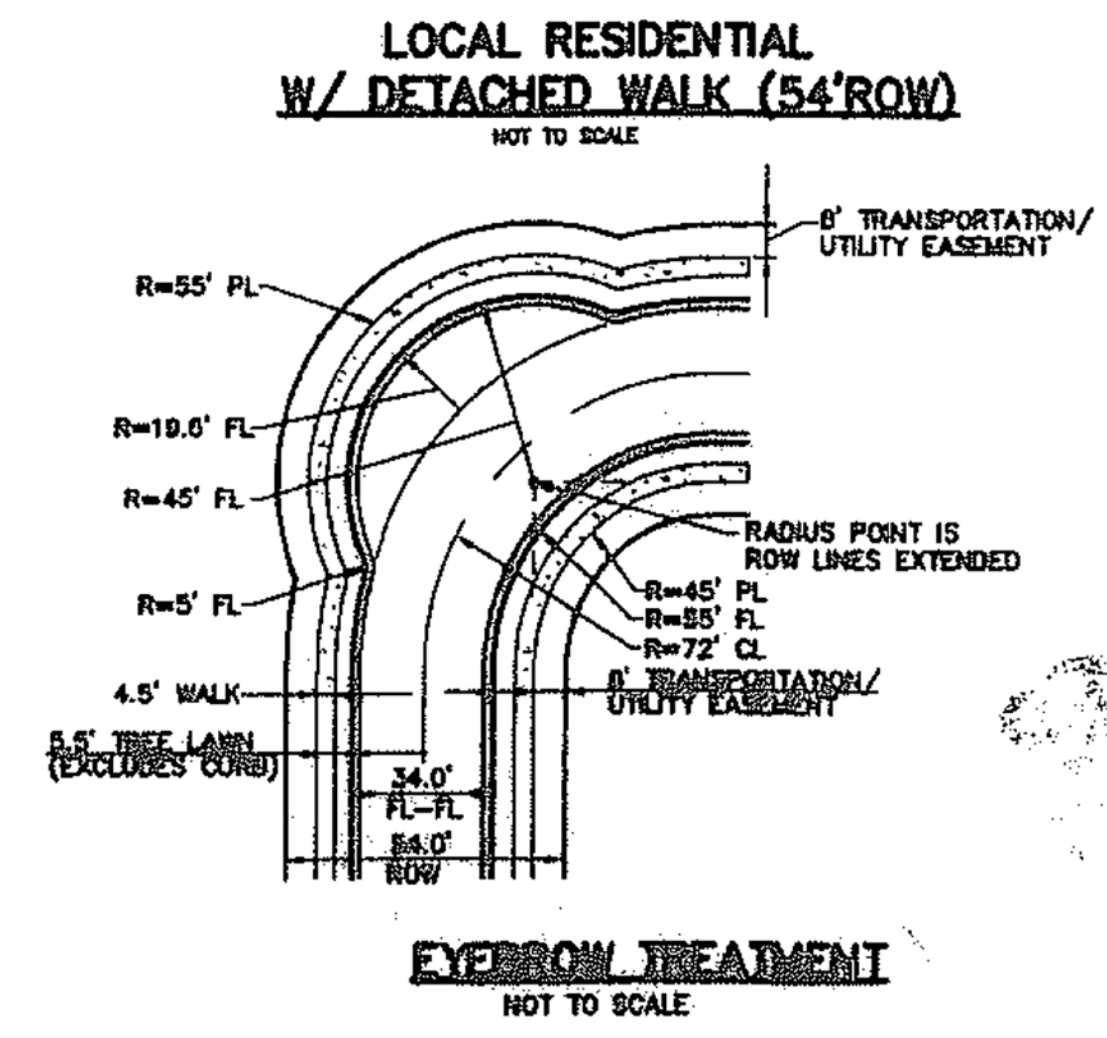
- NOTE:**
- OPEN RAIL FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PARKS, OPEN SPACE, AND TRAILS AND WILL BE NO GREATER THAN 60\"/>
  - THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT.
  - WIRE MESH MAY BE INSTALLED ON THE INSIDE (LOT SIDE) OF THE FENCE FOR PET CONTAINMENT/PEST DETERRENCE PURPOSES.



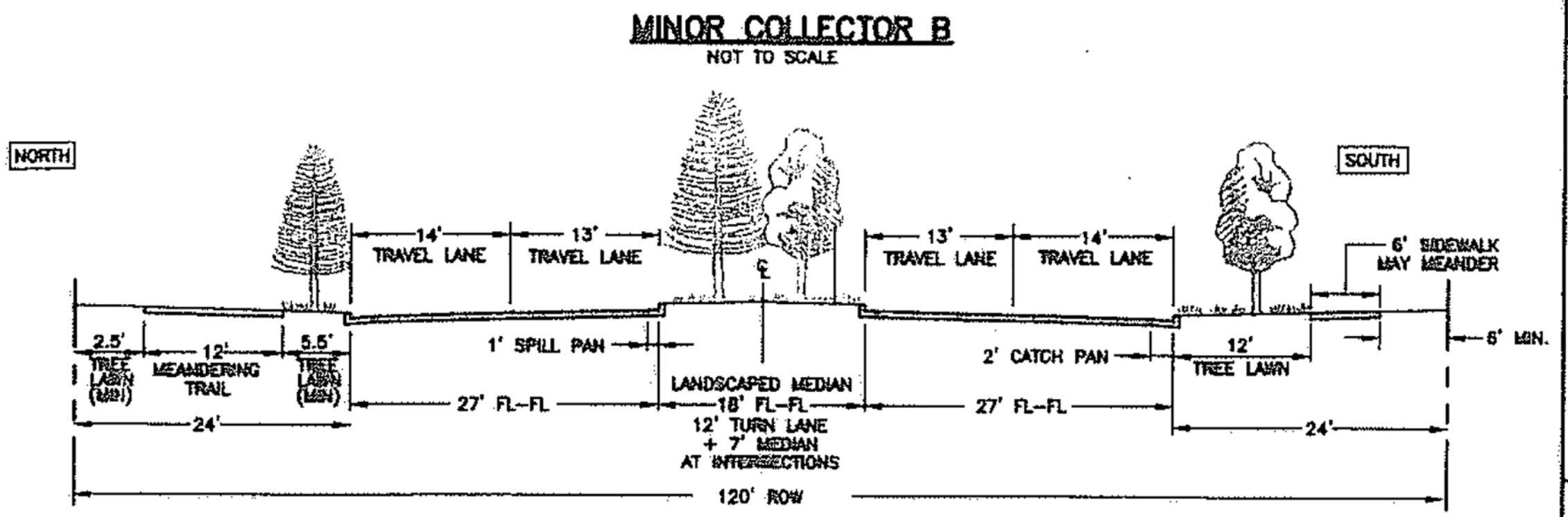
- NOTE:**
- STRIPING NOT REQUIRED
  - ON STREET PARKING ALLOWED
  - IRRIGATED & UNIFORMLY LANDSCAPED TREE LAWN TO BE INSTALLED BY DEVELOPER.
  - IF MOUNTABLE CURB IS USED, SIDEWALK WILL ENCRoACH 1'4\"/>



- NOTE:**
- CENTER LINE STRIPE REQUIRED



**EYEBROW TREATMENT**  
NOT TO SCALE



- NOTES:**
- AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS
  - EASEMENTS MAY BE DEDICATED AS ROW IF SETBACKS ARE NOT AN ISSUE

**MINOR ARTERIAL  
E. 96TH AVENUE**  
NOT TO SCALE

SCALE VERIFICATION  
DATE: 01/11/2004  
BY: [Signature]

1-800-922-1987

ISSUE DATE  
NOVEMBER 21, 2000  
JANUARY 28, 2004  
MARCH 6, 2004  
JULY 6, 2004  
AUGUST 11, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004

REVISION DATE  
DECEMBER 19, 2004  
MARCH 4, 2004  
JUNE 30, 2004  
AUGUST 2, 2004  
AUGUST 23, 2004  
DECEMBER 20, 2004  
JULY 10, 2018

PREPARED FOR:  
BUFFALO HIGHLANDS, LLC  
222 1/2 WALKER STREET  
SUITE 200  
DENVER, CO 80202  
PH NO. (303) 455-7700  
FAX NO. (303) 455-7739

**JEHN ENGINEERING**  
5805 W. NORTH BRIDGE, SUITE 110  
ARVADA, COLORADO 80005  
PH: (303) 429-0055 FAX: (303) 452-2435

BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT  
DETAILS  
BUFFALO HIGHLANDS, LLC

1407-201-052  
OCTOBER 2003  
N.T.S.  
5 of 7

J:\1407-201-052-01\CIVIL\CONCEPTUAL\_PUD\PI052CS01.dwg 7/11/2004 2:29:00 PM NDT

**BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT AMENDMENT 1**

TRACT J, BUFFALO HIGHLANDS FILING NO. 1  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PARCEL ID: 172321210001  
ZONING: PUD  
SINGLE-FAMILY ATTACHED LOT STANDARDS  
PAGE 6 OF 7

DOCUMENT # \_\_\_\_\_

SINGLE-FAMILY ATTACHED RESIDENTIAL LOT STANDARDS	
RESIDENTIAL BUILDING SETBACKS (MINIMUM)	
SIDE INTERIOR	5'
REAR	10'
FRONT TO PORCH	10'
FRONT TO STRUCTURE	15'
MIN. DRIVEWAY DEPTH	
TYP. ALLEY DRIVE WIDTH	20'
TYP. ALLEY UTILITY EASEMENT WIDTH	30'



88 Inverness Circle East, Bldg J Suite 101  
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T 303.734.1777 | F 303.734.1778

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LONE TREE, CO 80124  
PHONE 303.395.2700 - FAX 303.395.2701

**BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT AMENDMENT 1  
SINGLE-FAMILY ATTACHED LOT STANDARDS**

PROJECT #: 181013

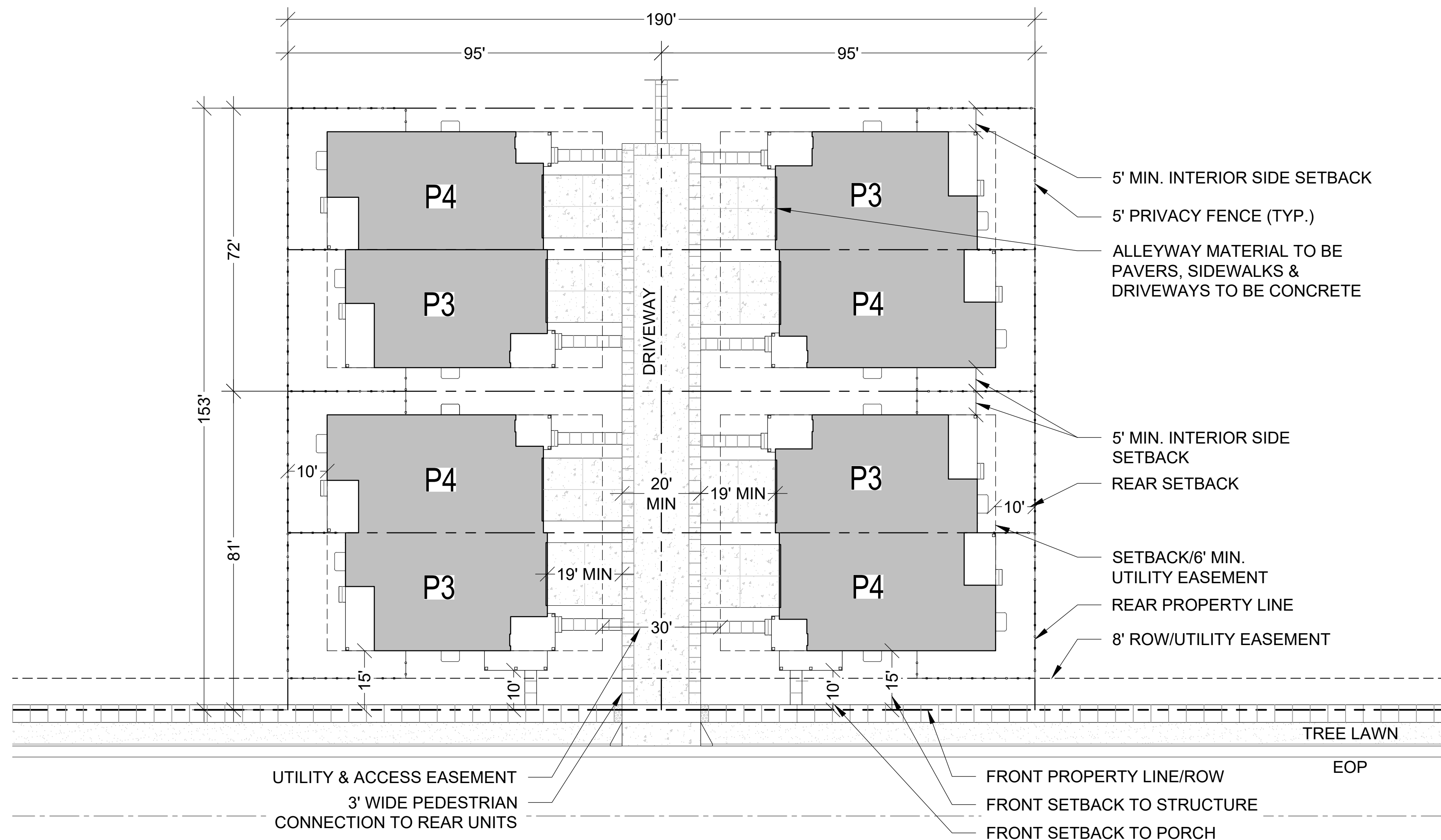
RECORD

1st Submittal 03/19/18  
2nd Submittal 05/24/18  
3rd Submittal 07/10/18

SHEET

**LOT  
STANDARDS**

6 of 7



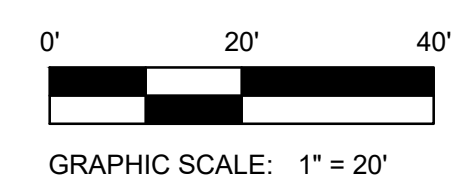
- 5' MIN. INTERIOR SIDE SETBACK
- 5' PRIVACY FENCE (TYP.)
- ALLEYWAY MATERIAL TO BE PAVERS, SIDEWALKS & DRIVEWAYS TO BE CONCRETE
- 5' MIN. INTERIOR SIDE SETBACK
- REAR SETBACK
- SETBACK/6' MIN. UTILITY EASEMENT
- REAR PROPERTY LINE
- 8' ROW/UTILITY EASEMENT

UTILITY & ACCESS EASEMENT  
3' WIDE PEDESTRIAN CONNECTION TO REAR UNITS

- FRONT PROPERTY LINE/ROW
- FRONT SETBACK TO STRUCTURE
- FRONT SETBACK TO PORCH

**LEGEND**

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



**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.

**BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT AMENDMENT 1**

TRACT J, BUFFALO HIGHLANDS FILING NO. 1  
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO  
PARCEL ID: 172321210001  
ZONING: PUD  
ENTRY ROADWAY SECTION  
PAGE 7 OF 7

DOCUMENT # \_\_\_\_\_



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Englewood, Colorado 80112  
T 303.734.1777 | F 303.734.1778

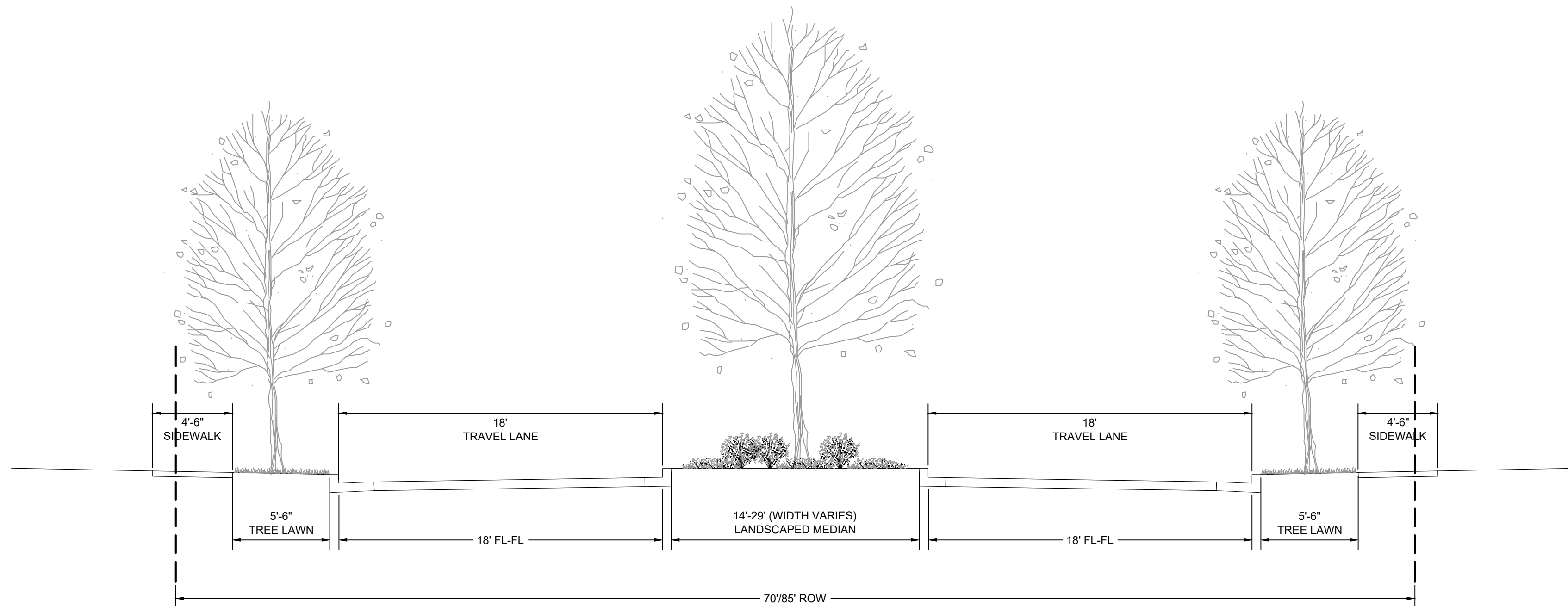
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LONE TREE, CO 80124  
PHONE 303.395.2700 - FAX 303.395.2701



**1** ENTRY ROADWAY SECTION (70'/85' ROW)  
SCALE: NOT TO SCALE

**BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT AMENDMENT 1  
ENTRY ROADWAY SECTION**

PROJECT #: 181013

**RECORD**

1st Submittal	03/19/18
2nd Submittal	05/24/18
3rd Submittal	07/10/18

**SHEET**

**ROADWAY  
SECTION**

7 of 7

**NOTE:**

- 1) SECTION SHOWN REPRESENTS THE ENTRANCES AT "STREET A" AND THE INTERSECTION OF "STREET B" AND TELLURIDE STREET.
- 2) PARKING IS NOT PERMITTED WITHIN ENTRANCE AREAS.