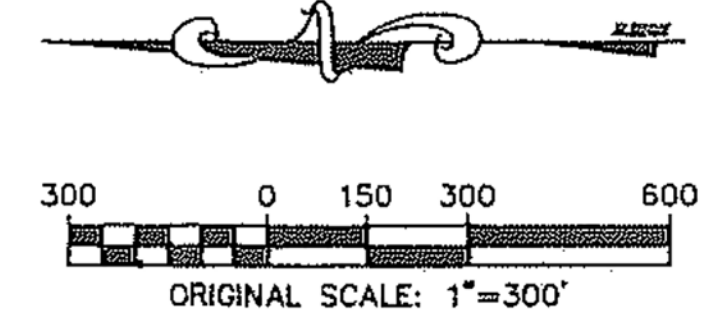


BUFFALO HIGHLANDS PUD ZONE DOCUMENT AMENDMENT 1

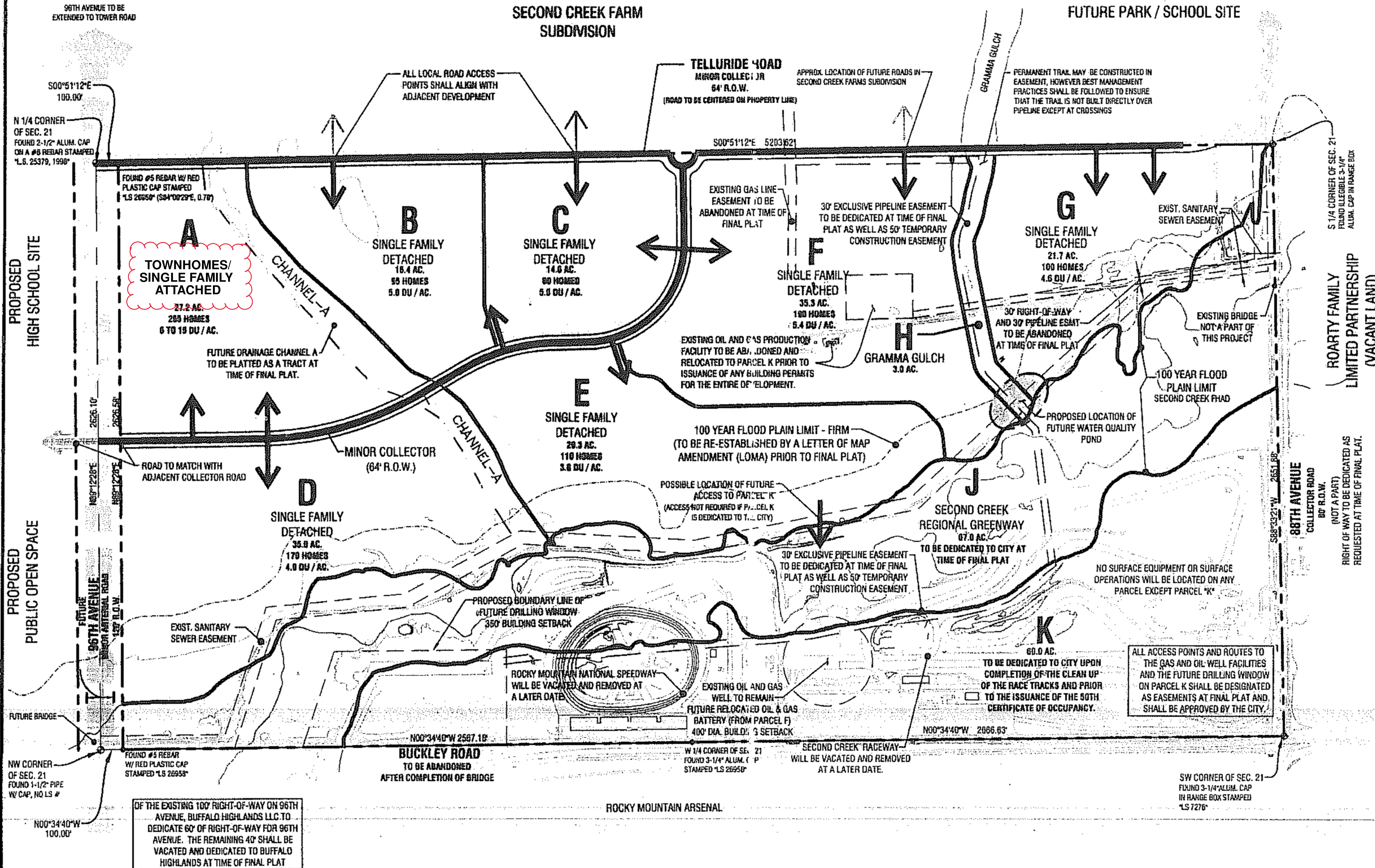
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF
SECTION 21, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN
PAGE 2 OF 7



PROPOSED SECOND CREEK FARM SUBDIVISION

PROPOSED LOCATION OF FUTURE PARK / SCHOOL SITE



SCALE VERIFICATION
THIS IS ONE OF TWO SHEETS OF THE PUD ZONE DOCUMENT AMENDMENT 1. THE OTHER SHEET IS THE PUD ZONE DOCUMENT AMENDMENT 1. THE OTHER SHEET IS THE PUD ZONE DOCUMENT AMENDMENT 1.

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DECEMBER 19, 2004
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DECEMBER 20, 2004
JULY 10, 2018

PREPARED FOR:
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DENVER, CO 80202
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BUFFALO HIGHLANDS
PUD ZONE DOCUMENT
SITE PLAN
BUFFALO HIGHLANDS, LLC

DATE
OCTOBER 2003
SCALE
1" = 300'
SHEET NO.
2 of 7

DOCUMENT #

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' (9)	50' (9)	50' (9)	50' (9)	50' (9)	50' (9)	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 (6)	1,200 SF (6)	1,200 SF (6)	1,200 SF (6)	1,200 SF (6)	1,200 SF (6)

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
SINGLE FAMILY DETACHED	
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%
SFD TOTAL	100%
*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.	
TOWNHOMES/SFA	25.7 Ac.
SINGLE FAMILY DETACHED	152.3 Ac.
RESIDENTIAL TOTAL	178.0 Ac.
FLOOD PLAIN / OPEN SPACE	129.9 Ac.
PUBLIC COLLECTOR ROADS	8.3 Ac.
NON RES. TOTAL	138.2 Ac.
TOTAL ACREAGE	316.2 Ac.

1600 DU RESIDENTIAL
178.0 RESIDENTIAL AC. = 5.3 DU/AC
GROSS DENSITY: 1600 DU, 316.2 AC. = 3.2 DU/AC.

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 SEE SAMPLE.
- 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 8, 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.

DOCUMENT #

SCALE VERIFICATION
BASED ON THE ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET
ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENT
THIS AREA IS RESERVED FOR THE REUSE OF THIS DOCUMENT FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION OF THE ORIGINAL OWNER.

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4800 West 10th Ave. Suite 100
Denver, Colorado 80202
Fax: (303) 733-7733

ISSUE DATE
NOVEMBER 21, 2003
JANUARY 28, 2004
MAY 11, 2004
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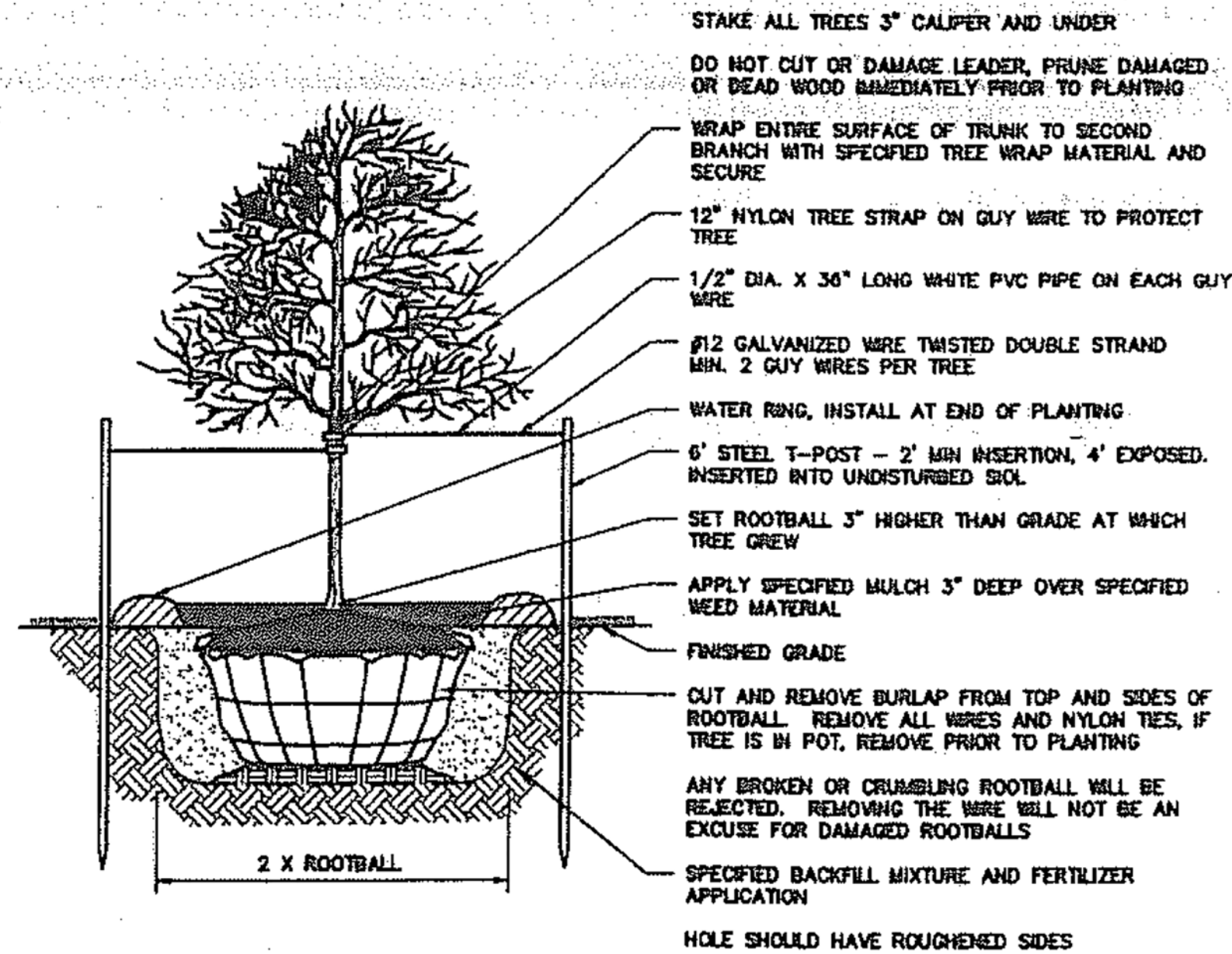
PREPARED FOR:
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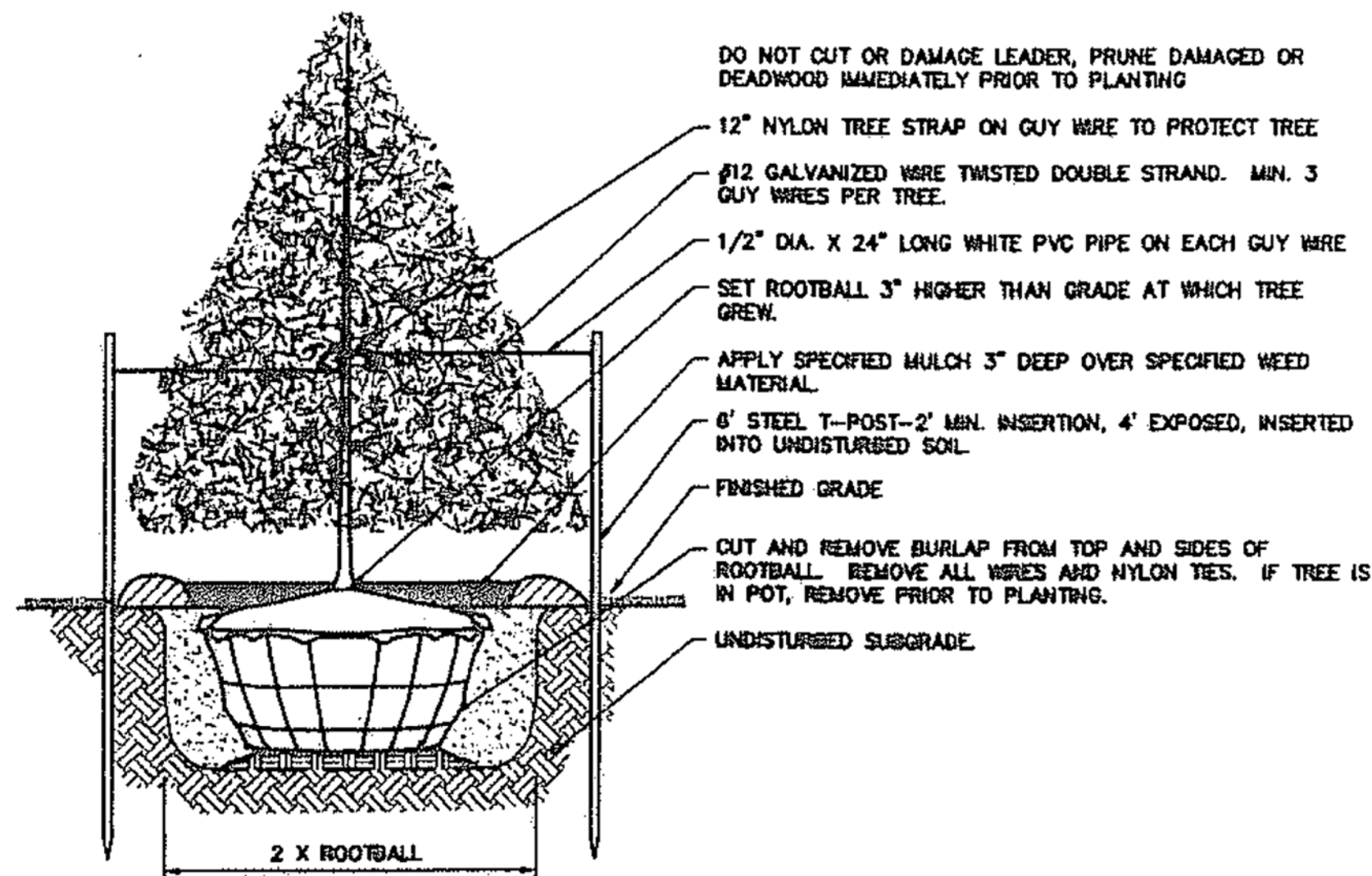
BUFFALO HIGHLANDS
PUD ZONE DOCUMENT
LAND USE SCHEDULE

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



DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

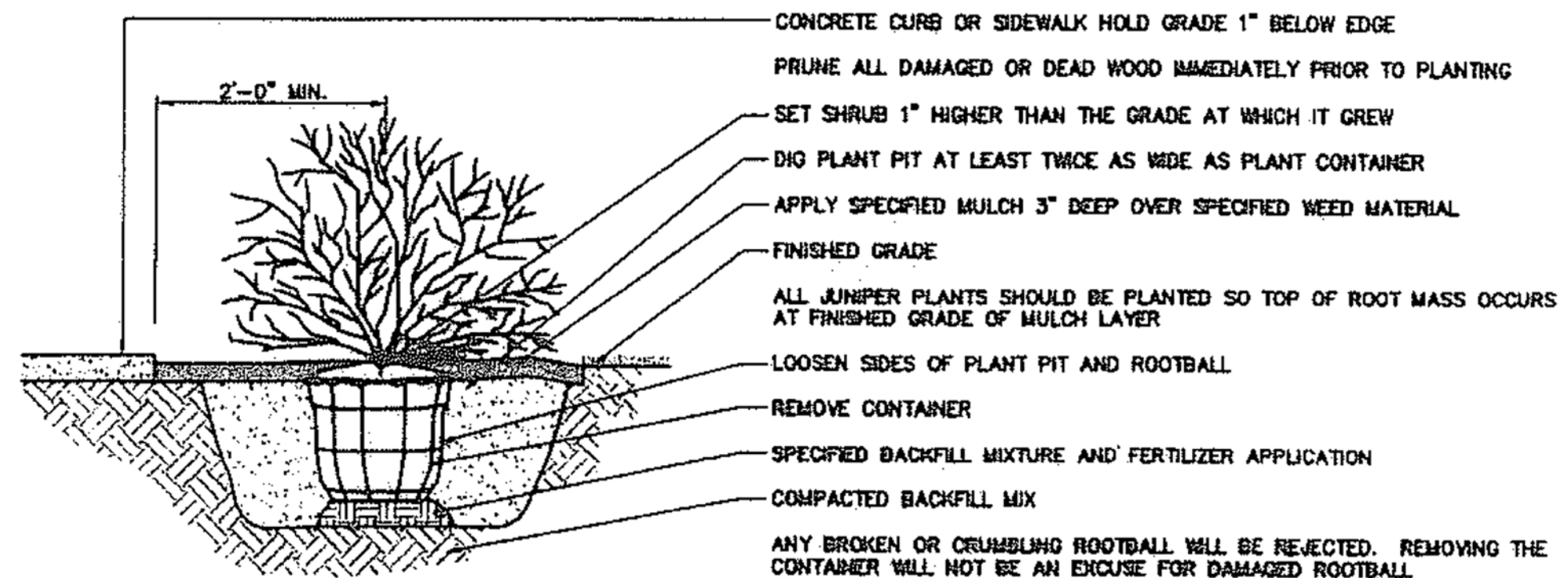
PLANTING LEGEND INCLUDES, BUT NOT BE LIMITED TO THE SPECIES LISTED BELOW:

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

COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
DECIDUOUS TREE		
GREENSPIRE LINDEN	ILIA 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
EVERGREEN TREES		
AUSTRIAN PINE	PINUS NIGRA	HT ON PLAN SPECIMEN
COLORADO BLUE SPRUCE	PICEA PUMILANS GLAUCA	HT ON PLAN SPECIMEN
ORNAMENTAL TREES		
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 AMISGUA	2" CAL B&B, SPECIMEN
SERVICEBERRY	AMELANCHIER	2" CAL B&B, SPECIMEN
TATARIAN MAPLE	ACER TATARICUM	2" CAL B&B, SPECIMEN
EVERGREEN SHRUBS		
HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GALLON
TAM JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GALLON 30" SP. MIN.
DECIDUOUS SHRUBS		
CISTENA PLUM	PRUNUS CISTENA	5 GALLON, 30" HT. 4 CANE MIN.
CHINESE LILAC	SYRINDA CHINENSIS-ROTHMAGENSIS	5 GALLON, 30" HT. 4 CANE MIN.
BLUE WIST SPREA	CARYOPTERIS X CLAUDOPENDIS	5 GALLON, 24" HT. 3 CANE MIN.
BAILEY REDYMO DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GALLON, 24" HT. 3 CANE MIN.
DWARF BURNING BUSH	EUCHYMIUS ALATUS 'COMPACTA'	5 GALLON, 30" HT. 3 CANE MIN.
PERENNIALS & GROUND COVERS		
PERIWINKLE	VIOLA MINOR	1 GAL
WINTERCREEPER EUONYMIUS	EUONYMIUS FORTUNEI 'COLORATA'	1 GAL
RED DAYLILY	POTENTILLA VERNA	1 GAL
SNOW IN SUMMER	RUEDECHIA PULGIDA	1 GAL
CREeping PHLOX	PHLOX SUBULATA	4" POT

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.

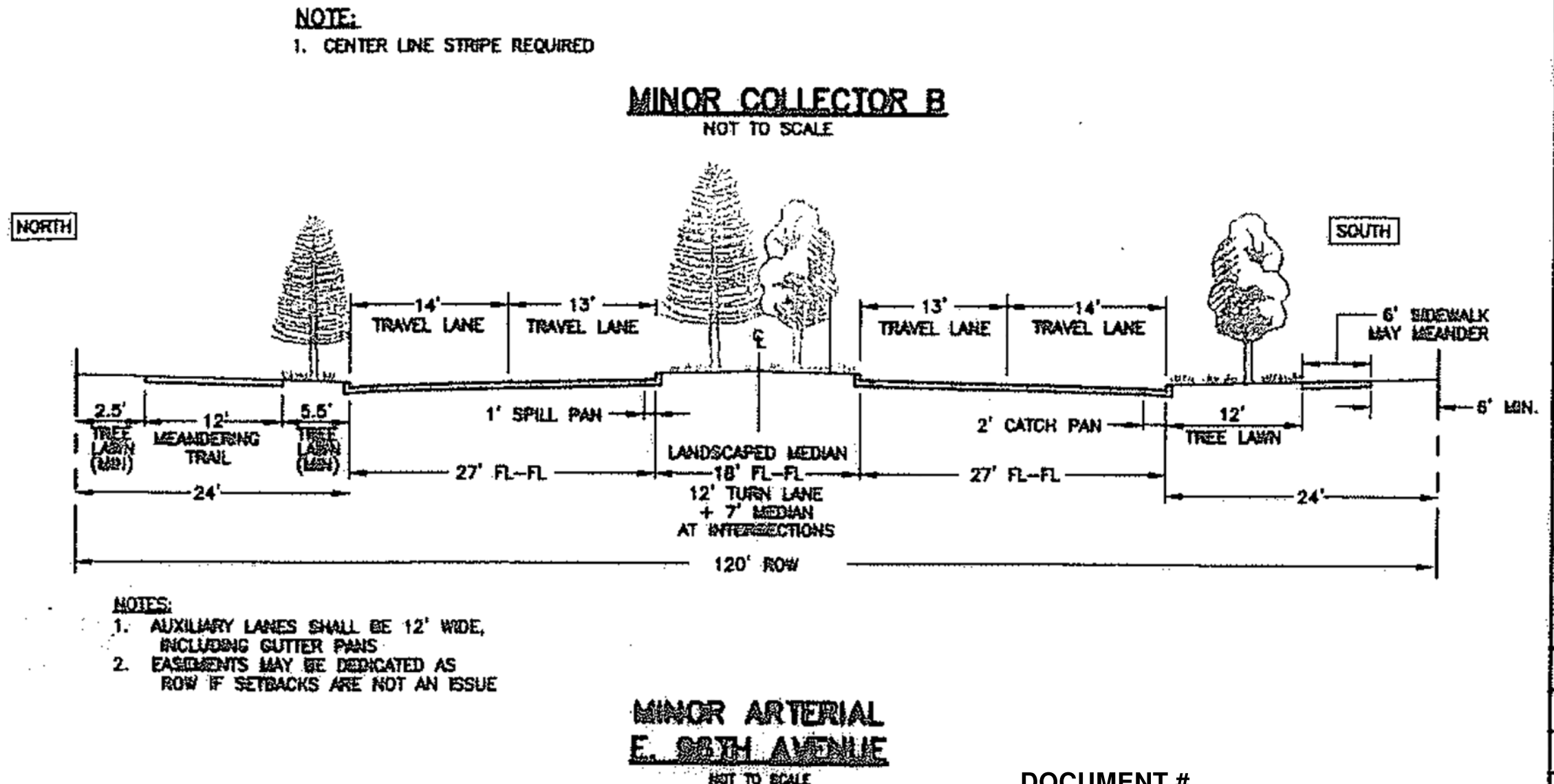
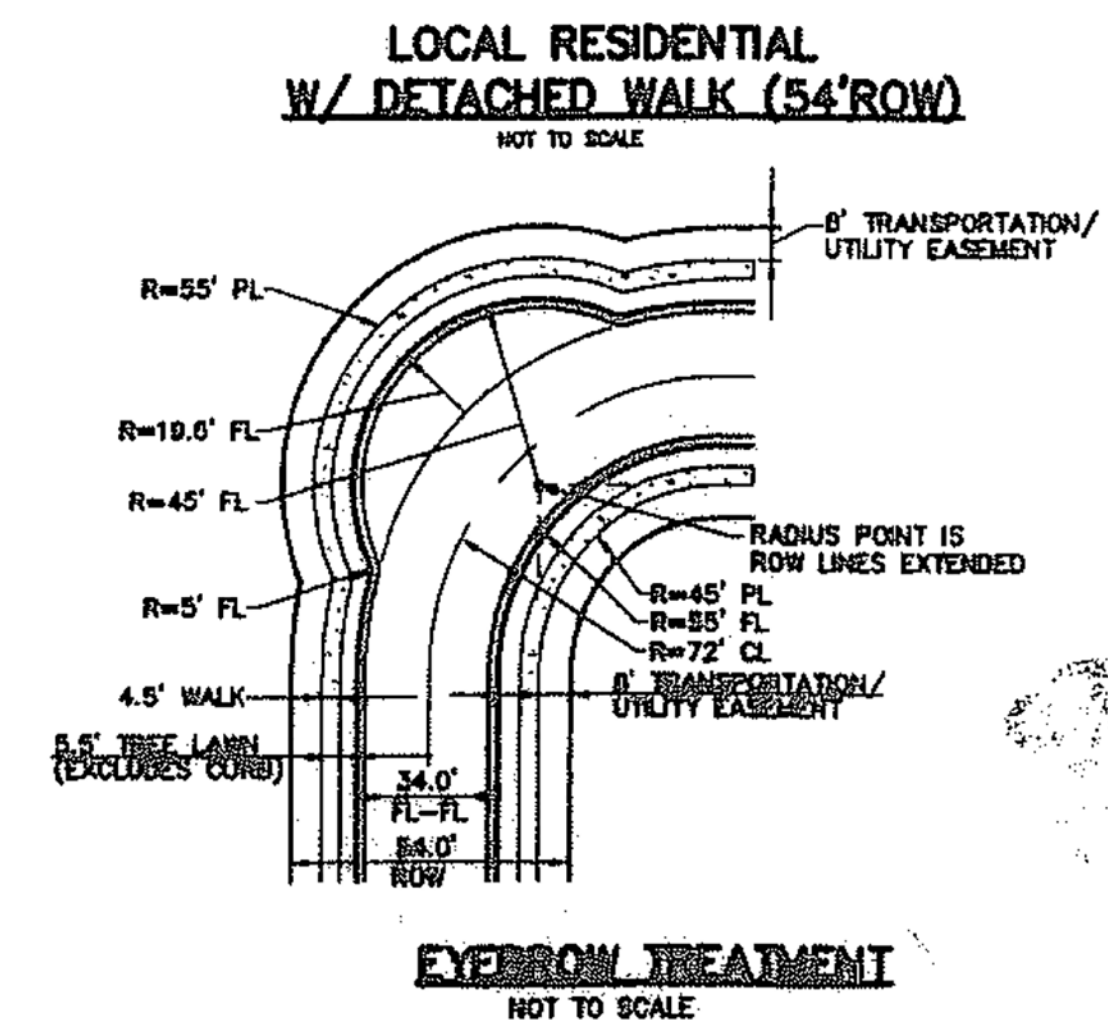
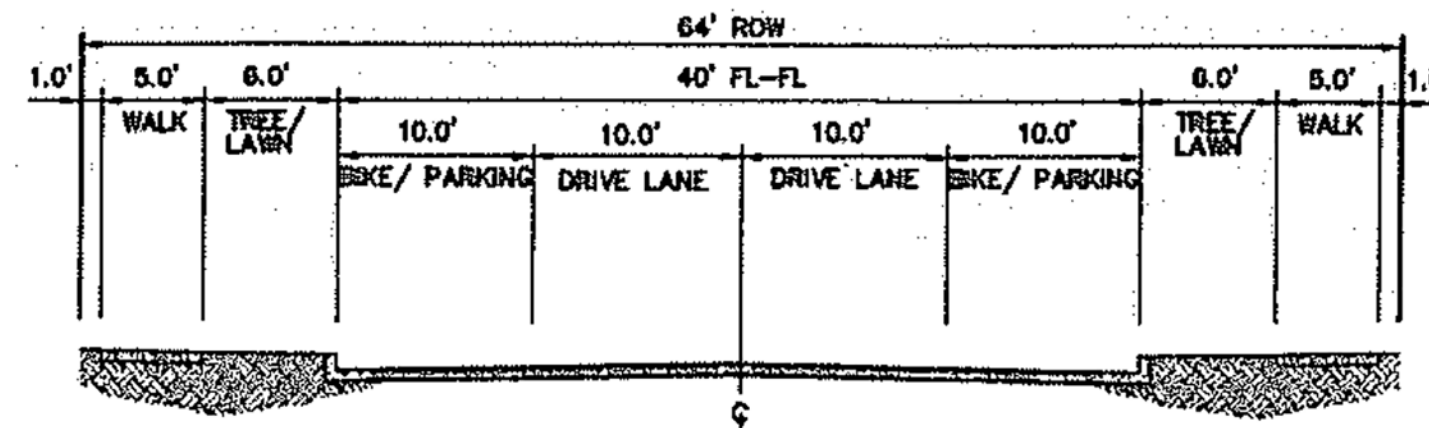
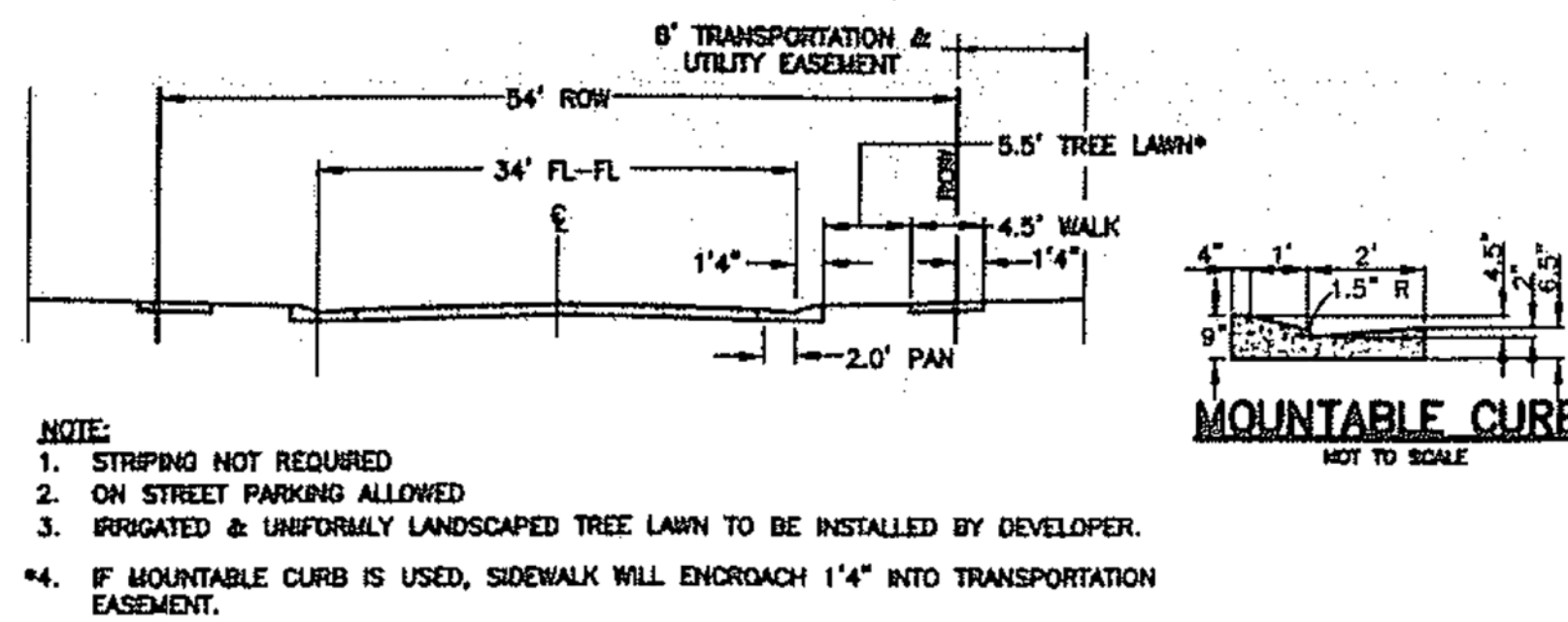
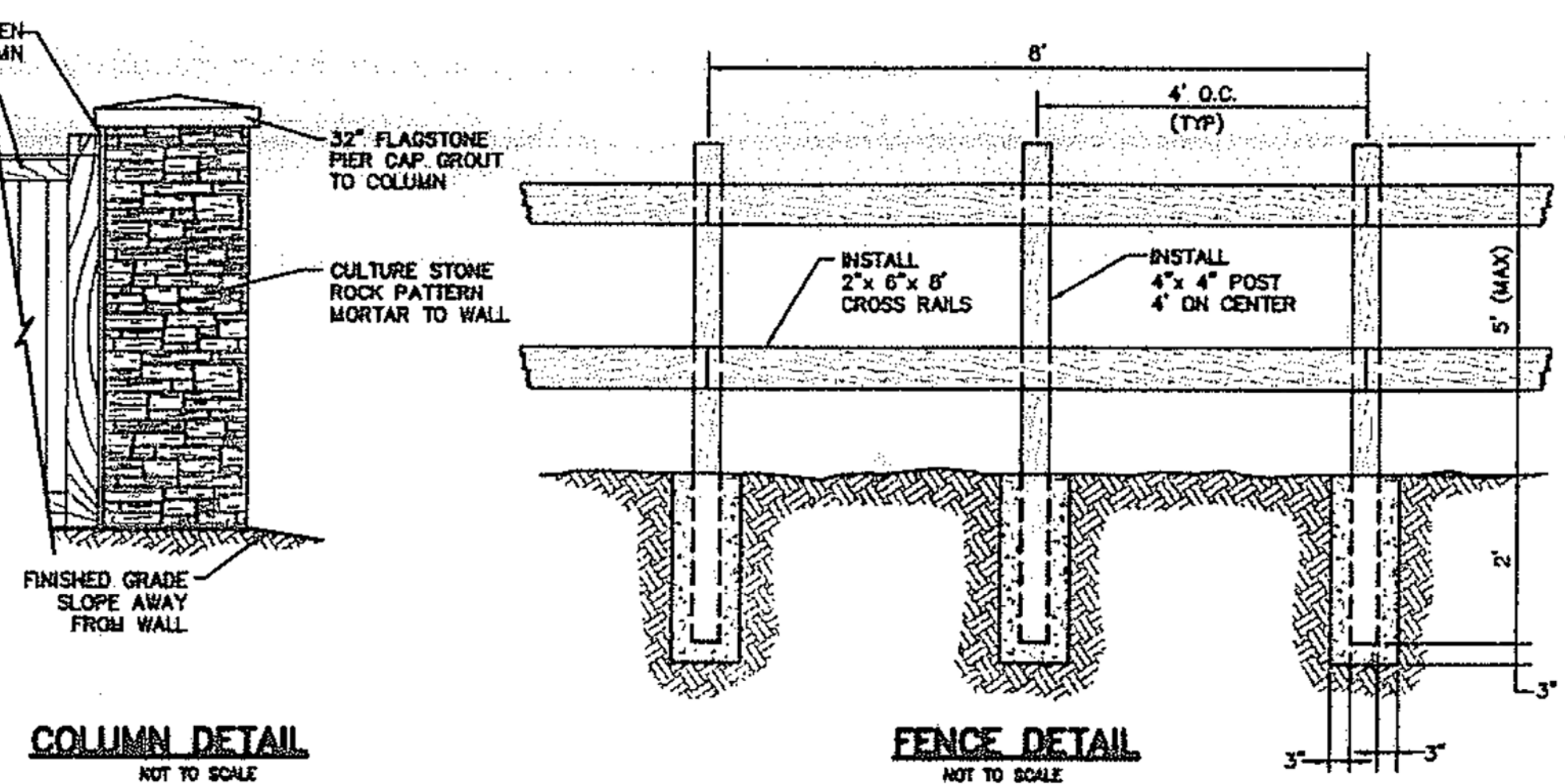
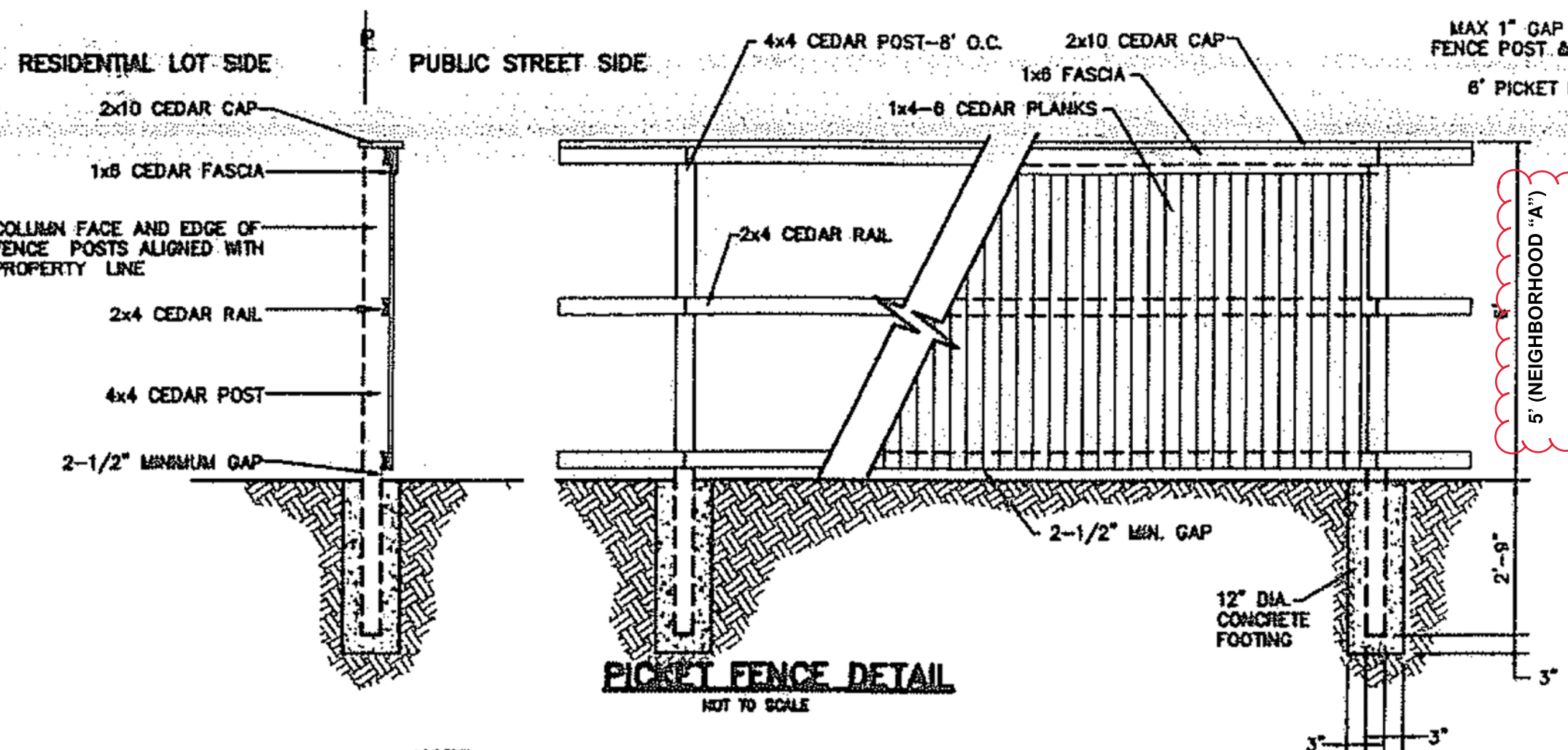


SHRUB PLANTING
NOT TO SCALE

DOCUMENT #

SCALE VERIFICATION
DATE OF DOCUMENT
1-800-922-1987
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AUGUST 23, 2004
AUGUST 23, 2004
DECEMBER 20, 2004
JULY 10, 2018
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BUFFALO HIGHLANDS
PUD ZONE DOCUMENT
LANDSCAPE STANDARDS
BUFFALO HIGHLANDS, LLC
MCS
MCS
P1052CS01
1407-201-052
OCTOBER 2003
N.T.S.
4 of 7

BUFFALO HIGHLANDS
PUD ZONE DOCUMENT AMENDMENT 1
A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF
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COUNTY OF ADAMS, STATE OF COLORADO
DETAILS
PAGE 5 OF 7



SCALE VERIFICATION
DATE: 01/11/2004
BY: J. H. HARRIS, P.E.
ADJUST SCALES ACCORDINGLY

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BUFFALO HIGHLANDS
PUD ZONE DOCUMENT
DETAILS

1407-201-052
OCTOBER 2003
N.T.S.

5 of 7

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	19'
TYP. ALLEY DRIVE WIDTH	20'
TYP. ALLEY UTILITY EASEMENT WIDTH	30'



world wide
88 Inverness Circle East, Bldg J Suite 101
Englewood, Colorado 80112
T 303.734.1777 | F 303.734.1778

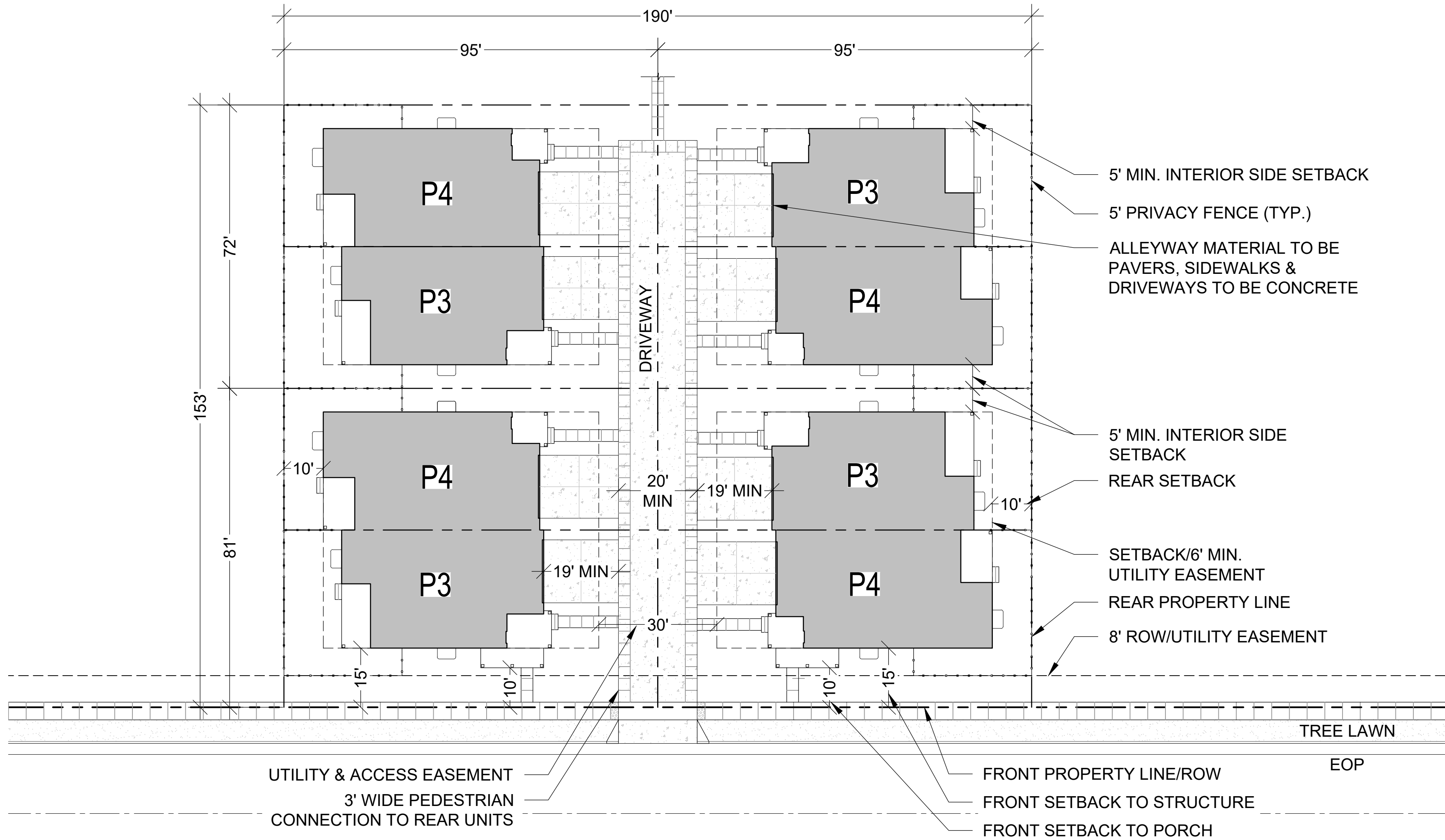
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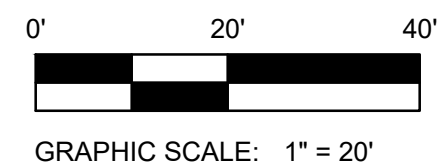


NOTE:

- 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
o-o-o-o	5' PRIVACY FENCING



GRAPHIC SCALE: 1" = 20'

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

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 # _____



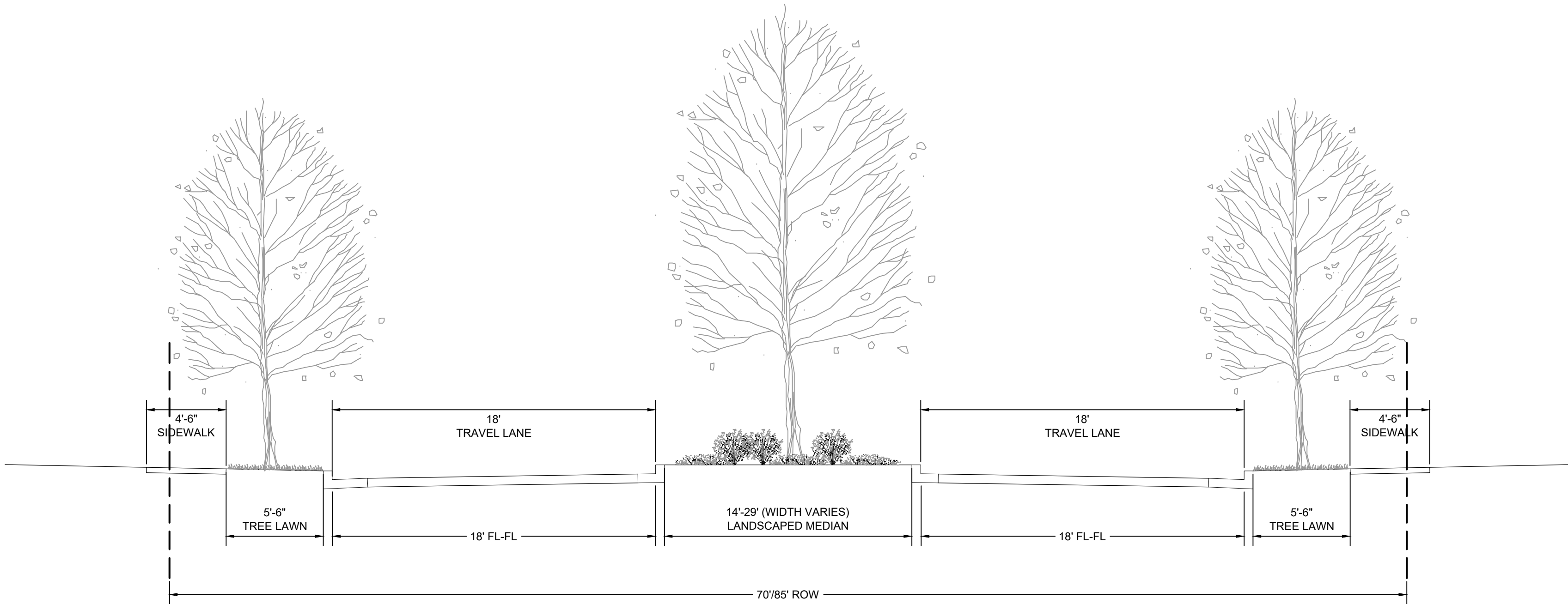
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1 ENTRY ROADWAY SECTION (70'/85' ROW)
SCALE: NOT TO SCALE

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.

BUFFALO HIGHLANDS
PUD ZONE DOCUMENT AMENDMENT 1
ENTRY ROADWAY SECTION

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RECORD

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SHEET

ROADWAY
SECTION

7 of 7