

**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  
COVER SHEET  
PAGE 1 OF 7

SCALE VERIFICATION  
THIS IS THE RECORDED DOCUMENT  
IF YOU HAVE QUESTIONS, CALL  
THE PLANNING DEPARTMENT, 303-846-7703  
OR THE RECORDING CLERK, 303-846-7701

1-800-922-1987

ISSUE DATE  
RECORDED 01/20/2018  
JANUARY 20, 2018  
MARCH 1, 2018  
JULY 1, 2018  
AUGUST 11, 2018  
AUGUST 21, 2018  
DECEMBER 10, 2018

REVISION DATE  
DECEMBER 19, 2018  
MARCH 4, 2019  
JUNE 3, 2019  
AUGUST 2, 2019  
AUGUST 25, 2019  
DECEMBER 20, 2019  
JULY 10, 2018

PREPARED FOR:  
BUFFALO HIGHLANDS, LLC  
222 MULHURST STREET  
SUITE 200  
DEAVER, CO 80044  
PH NO. (303) 846-7703  
FAX NO. (303) 846-7703

**SHEET INDEX**

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- 2 SITE PLAN
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- 4 DESIGN STANDARDS
- 5 LANDSCAPE STANDARDS, OPEN SPACE AND PARKS
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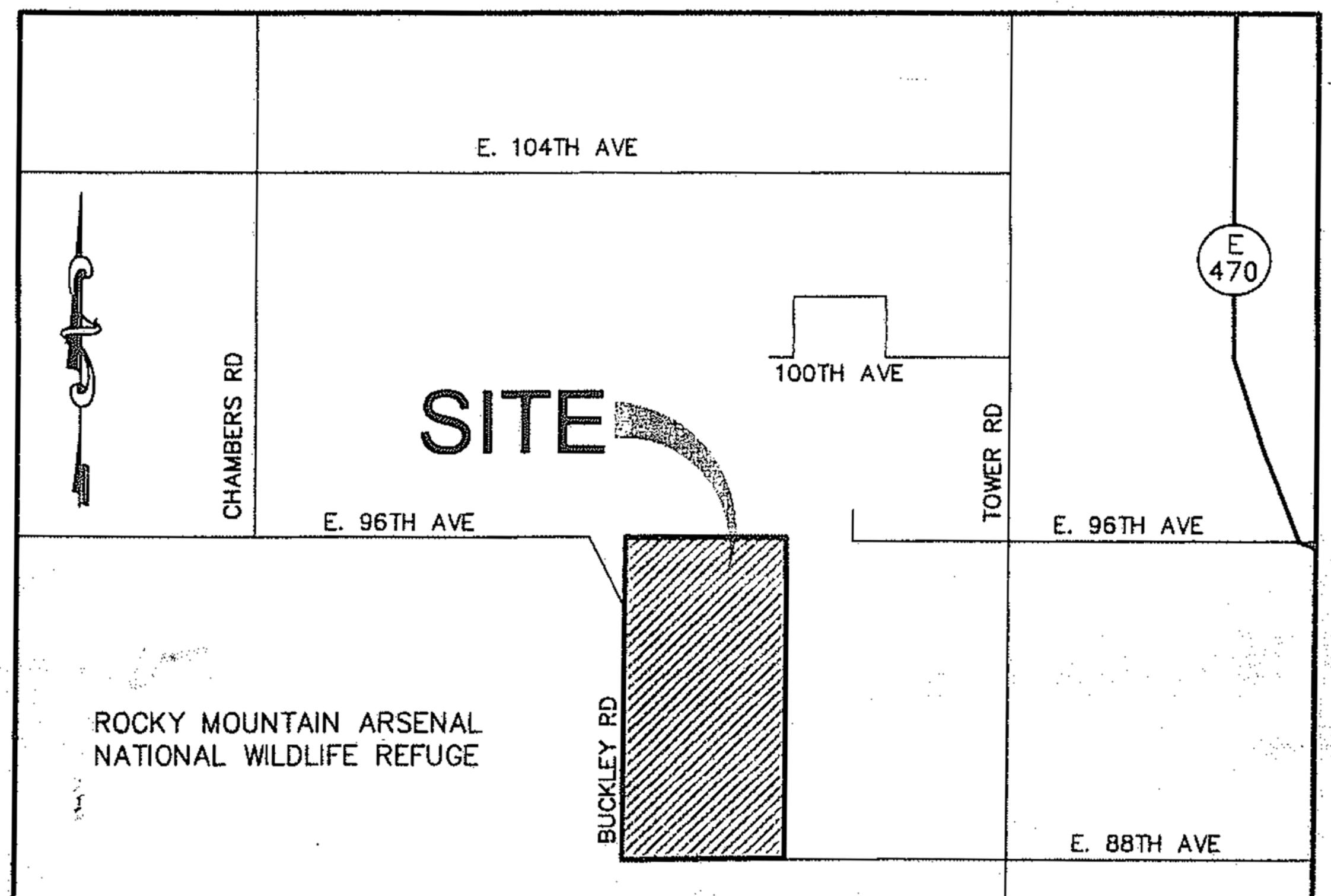


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**BUFFALO HIGHLANDS**  
**PUD ZONE DOCUMENT**  
**COVER SHEET**  
**BUFFALO HIGHLANDS, LLC**

NAME:	MCG
POSITION:	MCG
PHONE:	303-846-7701
DATE:	1407-201-052
NAME:	OCTOBER 2003
POSITION:	N.T.S.
PHONE:	
DATE:	



**LEGAL DESCRIPTION**

THE WEST 1/2 OF SECTION 21, TOWNSHIP 2 SOUTH,  
RANGE 66 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: \_\_\_\_\_

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

1 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

### 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	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' (8)	50' (8)	50' (8)	50' (8)	50' (8)	50' (8)	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' (1.25)	20' (1.6)	20' (1.6)	20' (1.6)	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 (8)					

### 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 ATTACHED	
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

OWNER / DEVELOPER MAY REQUEST A REDUCTION IN THE TOTAL OF 7,000+ SF LOTS FROM 200 TO NO LESS THAN 100. THE REDUCTION MUST BE REVIEWED AND APPROVED BY A MOTION AT A DULLY QUORUMED CITY COUNCIL HEARING.

### TOWNHOMES/SFA

SINGLE FAMILY DETACHED

25.3 Ac.

### RESIDENTIAL TOTAL

176.0 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

176.0 RESIDENTIAL AC. = 5.3 DU/AC

### GROSS DENSITY: 1600 DU, 316.2 AC. = 3.2 DU/AC.

### NOTE:

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

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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

SCALE VERIFICATION  
BART'S LINE INC. GENERAL DRAWING  
IF ANY ONE DRAWING ON THIS SHEET  
ADJUST SCALES ACCORDINGLY

REUSE OF DOCUMENT  
THE REUSED DRAWING IS THE PROPERTY OF BART'S LINE INC.  
NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION  
DE JON & ASSOCIATES, INC.

STAKE ALL TREES 3" CALIPER AND UNDER

DO NOT CUT OR DAMAGE LEADER, PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL AND SECURE

12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE

1/2" DIA. X 36" LONG WHITE PVC PIPE ON EACH GUY WIRE

#12 GALVANIZED WIRE TWISTED DOUBLE STRAND MIN. 2 GUY WIRES PER TREE

WATER RING, INSTALL AT END OF PLANTING

6' STEEL T-POST - 2" MIN INSERTION, 4' EXPOSED, INSERTED INTO UNDISTURBED SOIL

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW

APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MATERIAL

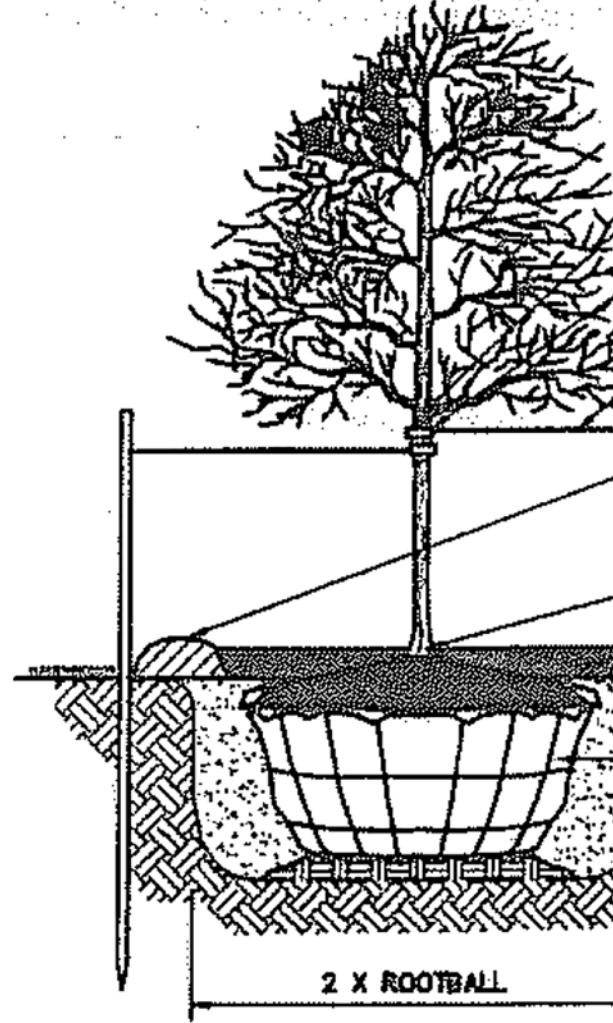
FINISHED GRADE

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRES AND NYLON TIES, IF TREE IS IN POT, REMOVE PRIOR TO PLANTING

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS

SPECIFIED BACKFILL MIXTURE AND FERTILIZER APPLICATION

HOLE SHOULD HAVE ROUGHENED SIDES



### DECIDUOUS TREE PLANTING

NOT TO SCALE

DO NOT CUT OR DAMAGE LEADER, PRUNE DAMAGED OR DEADWOOD IMMEDIATELY PRIOR TO PLANTING

12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE

#12 GALVANIZED WIRE TWISTED DOUBLE STRAND. MIN. 3 GUY WIRES PER TREE

1/2" DIA. X 24" LONG WHITE PVC PIPE ON EACH GUY WIRE

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW

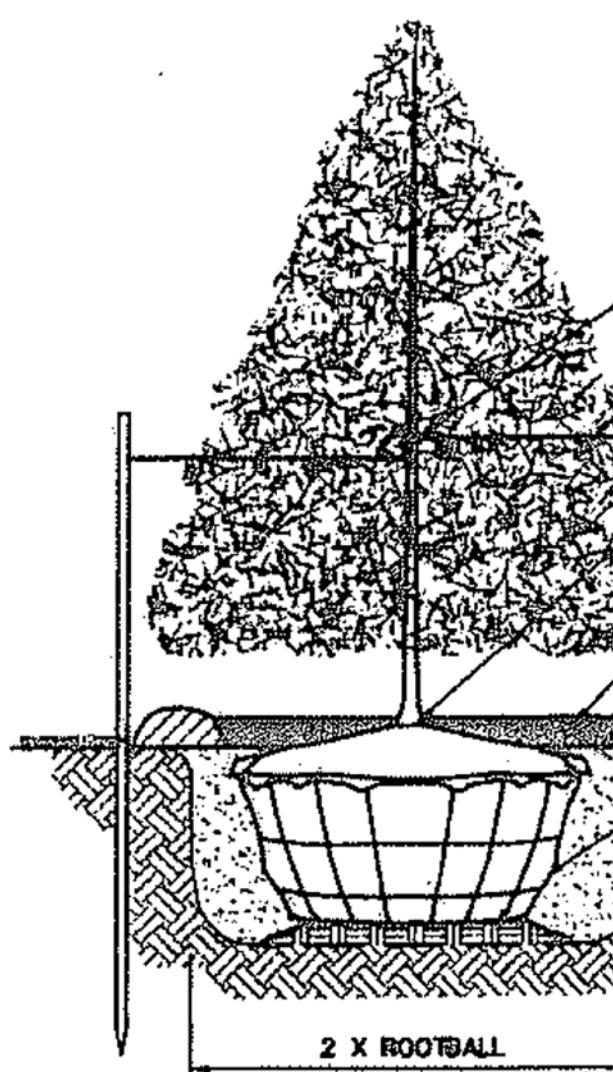
APPLY SPECIFIED MULCH 3" DEEP OVER SPECIFIED WEED MATERIAL

6' STEEL T-POST-2" MIN. INSERTION, 4' EXPOSED, INSERTED INTO UNDISTURBED SOIL

FINISHED GRADE

CUT AND REMOVE BURLAP FROM TOP AND SIDES OF ROOTBALL. REMOVE ALL WIRES AND NYLON TIES. IF TREE IS IN POT, REMOVE PRIOR TO PLANTING.

UNDISTURBED SUBGRADE



### 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 TREES

GREENSPRINE LINDEN	TILIA CORDATA 'GREENSPRINE'	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	PIGEA PUNGENS GLAUCA	HT ON PLAN SPECIMEN

##### ORNAMENTAL TREES

SPRING SNOW CRAB	MALUS "SPRING SNOW"	2" CAL B&B, SPECIMEN
FLAME AMUR MAPLE	ACER GINNALA "FLAME"	8" CLUMP B&B, SPECIMEN
RUSSIAN HAWTHORN	CRATAEGUS AMERICANA	2" CAL B&B, SPECIMEN
SERVICEBERRY	AMELANCHIER	2" CAL B&B, SPECIMEN

##### TATARIAN MAPLE

TATARIAN MAPLE	ACER TATARICUM	2" CAL B&B, SPECIMEN
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##### EVERGREEN SHRUBS

HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GALLON
TAH JUNIPER	JUNIPERUS SABINA TAMARISCIFOLIA	5 GALLON 36" SP. MIN.

##### DECIDUOUS SHRUBS

CISTENA PLUM	PRUNUS CISTENA	5 GALLON. 36" HT. 4 CANE MIN.
CHINESE LILAC	SYRINGA CHINENSIS-ROTHMAGENSIS	5 GALLON. 36" HT. 4 CANE MIN.
BLUE MIST SPREA	CARYOPTERIS X CLANDENENSIS	5 GALLON. 24" HT. 3 CANE MIN.
BAILEY REDWING DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GALLON. 24" HT. 3 CANE MIN.

##### DWARF BURNING BUSH

EUONYMUS ALATUS 'COMPACTA'	EUONYMUS ALATUS 'COMPACTA'	5 GALLON. 36" HT. 3 CANE MIN.
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##### PERENNIALS & GROUND COVERS

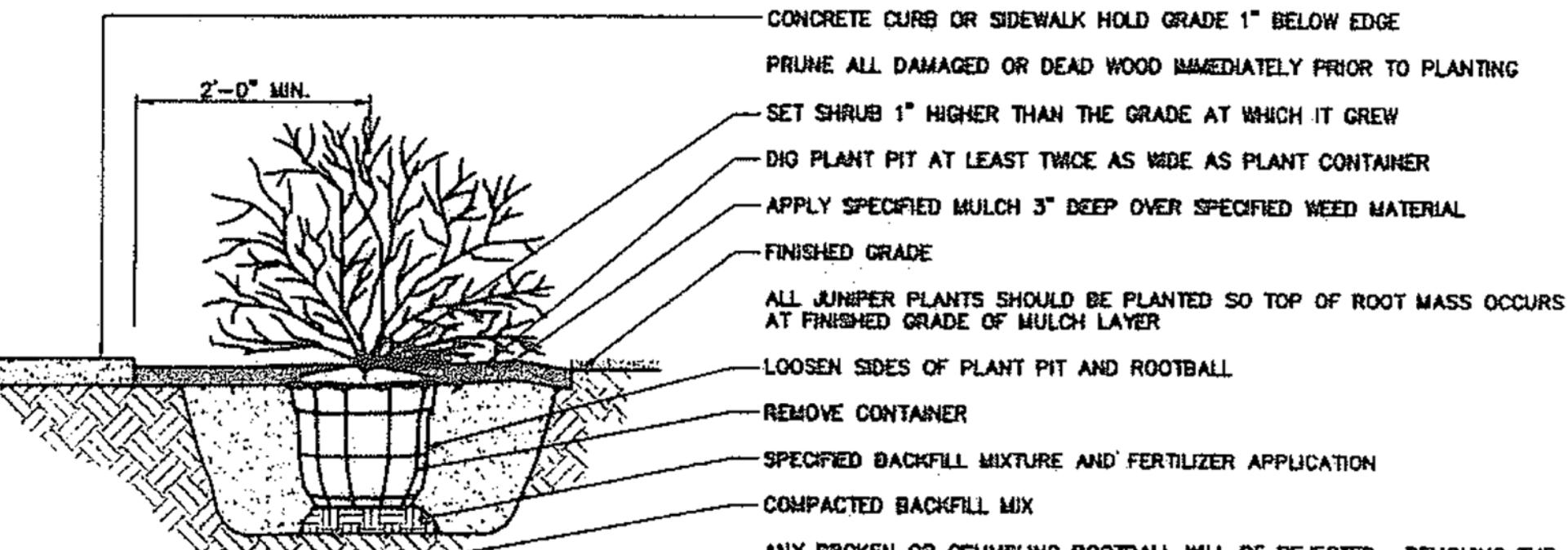
PERIWINKLE	VINCA MINOR	1 GALLON
WINTERCREEPER EUONYMUS	EUONYMUS FORTUNEI 'COLORATA'	1 GALLON
RED DAYLILY	POTENTILLA VERSIA	1 GALLON
SNOW IN SUMMER	RUDbeckia PULGIDA	1 GALLON

##### CREEPING PHLOX

PHLOX SUBULATA	PHLOX SUBULATA	4" POT
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##### 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 3% 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 80" 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.



### EVERGREEN TREE PLANTING

NOT TO SCALE

### SHRUB PLANTING

NOT TO SCALE

**JÉHN**  
ENGINEERING, INC.  
5050 FAIRMOUTH BYPASS, SUITE 100  
ARVADA, COLORADO 80003  
TEL: (303) 423-6025 FAX: (303) 427-9430



**BUFFALO HIGHLANDS**  
PUD ZONE DOCUMENT  
LANDSCAPE STANDARDS  
BUFFALO HIGHLANDS, LLC

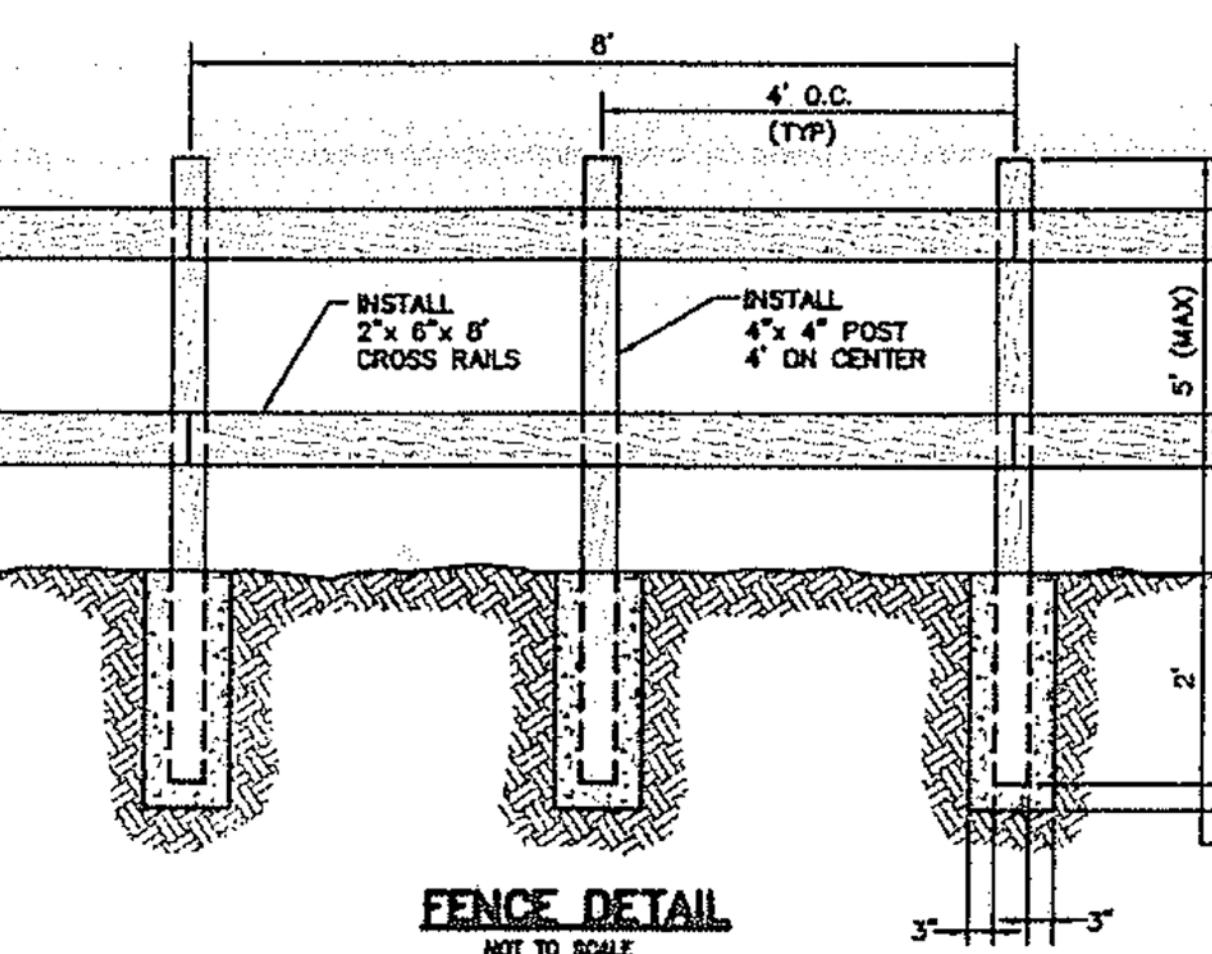
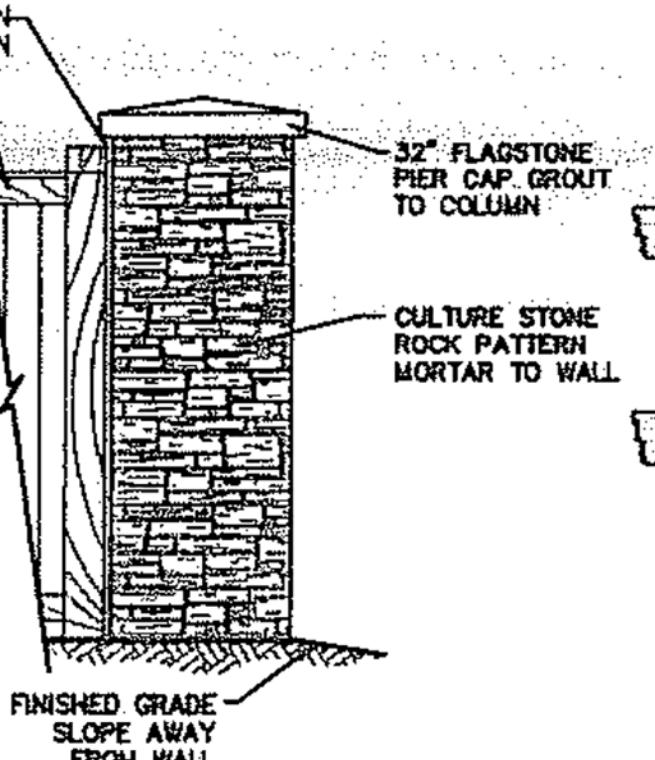
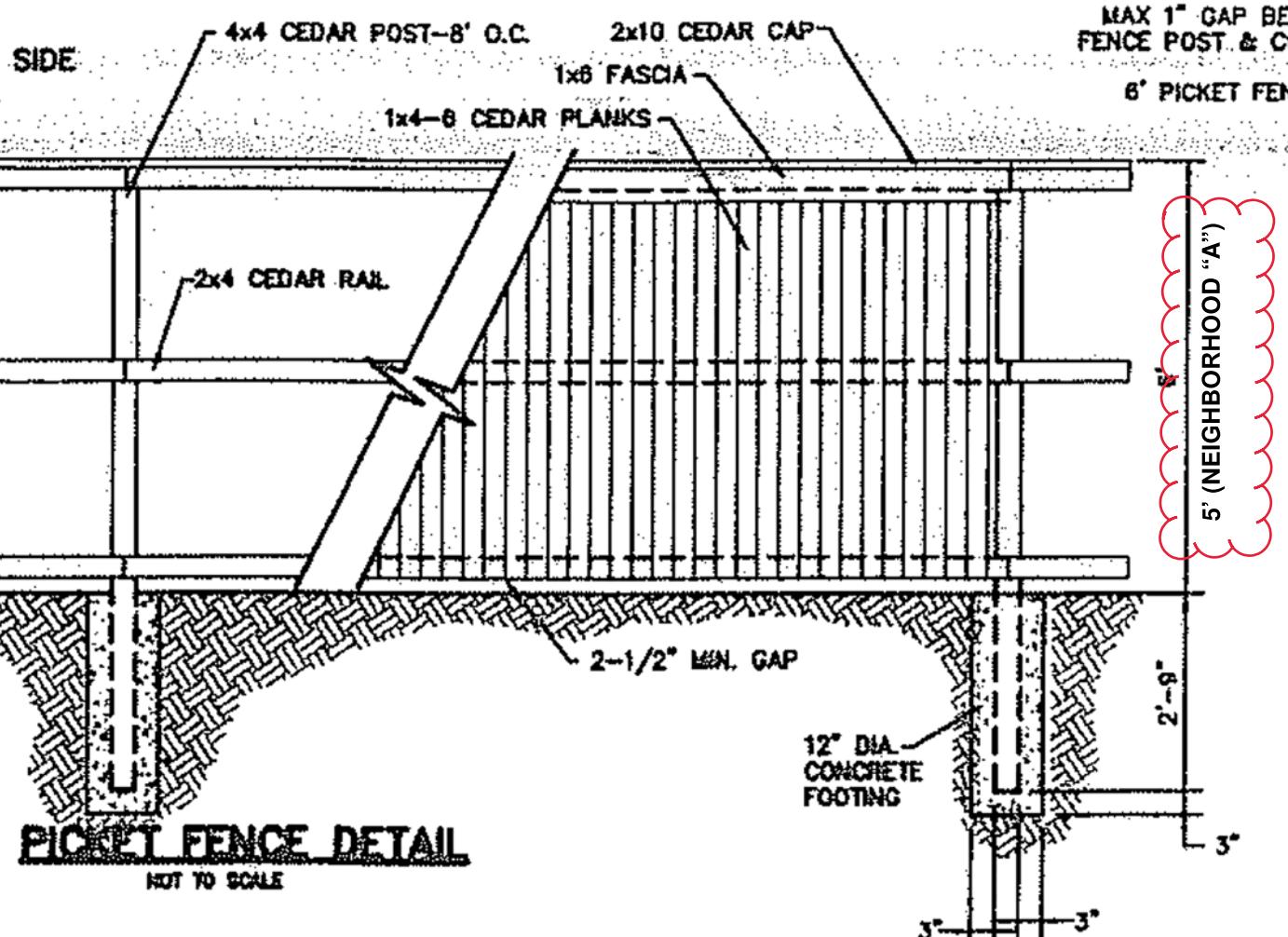
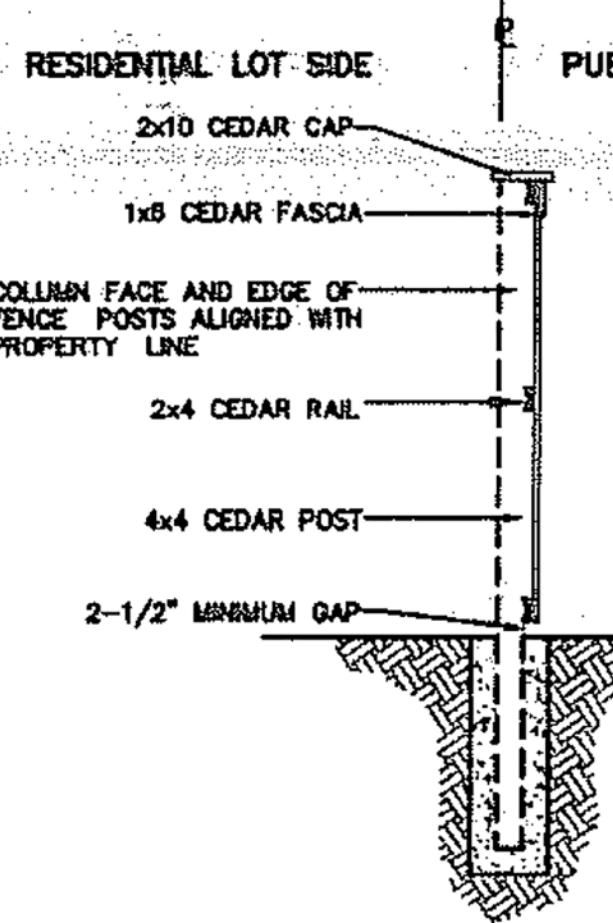
1407-201-052  
DATE: OCTOBER 2003  
TIME: N.T.S.  
PAGE: 4 OF 7

# 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

DETAILS  
PAGE 5 OF 7



**NOTE:**

1. PICKET FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PUBLIC RIGHTS-OF-WAY SUCH AS 86TH AVENUE, 86TH AVENUE, AND LANDMARK DRIVE.
2. THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT.
3. 4x6 CEDAR POSTS TO BE ON THE BE ON SIDE OF FENCE AWAY FROM STREET.

### COLUMN DETAIL

NOT TO SCALE

**NOTE:**

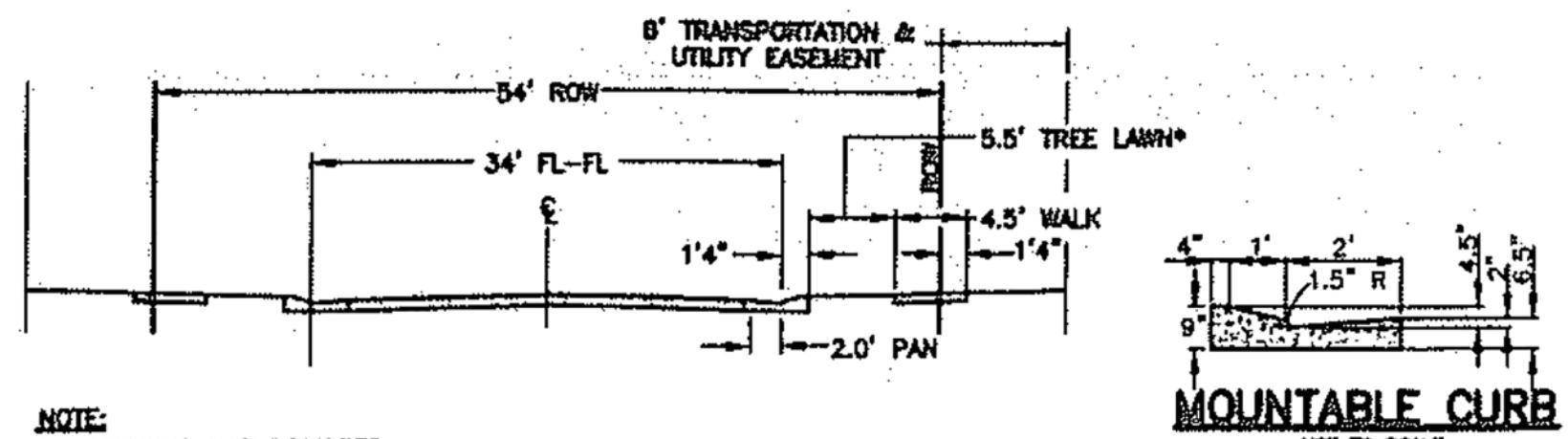
1. COLUMNS TO BE USED IN CONJUNCTION WITH PICKET FENCE.
2. SPACING BETWEEN COLUMNS WILL NOT EXCEED 200 FEET ON CENTER.
3. FINAL DESIGN, MATERIAL, AND SPACING SUBJECT TO APPROVAL AT TIME OF PUD PERMIT.

### FENCE DETAIL

NOT TO SCALE

**NOTE:**

1. OPEN RAIL FENCING WILL OCCUR ALONG AND ADJACENT TO ALL PARKS, OPEN SPACE, AND TRAILS AND WILL BE NO GREATER THAN 80" OR 5 FEET IN HEIGHT.
2. THE FENCE WILL BE UNIFORM IN APPEARANCE AND HEIGHT THROUGHOUT THE DEVELOPMENT.
3. WIRE MESH MAY BE INSTALLED ON THE INSIDE (LOT SIDE) OF THE FENCE FOR PET CONTAINMENT/PEST DETERRENCE PURPOSES.

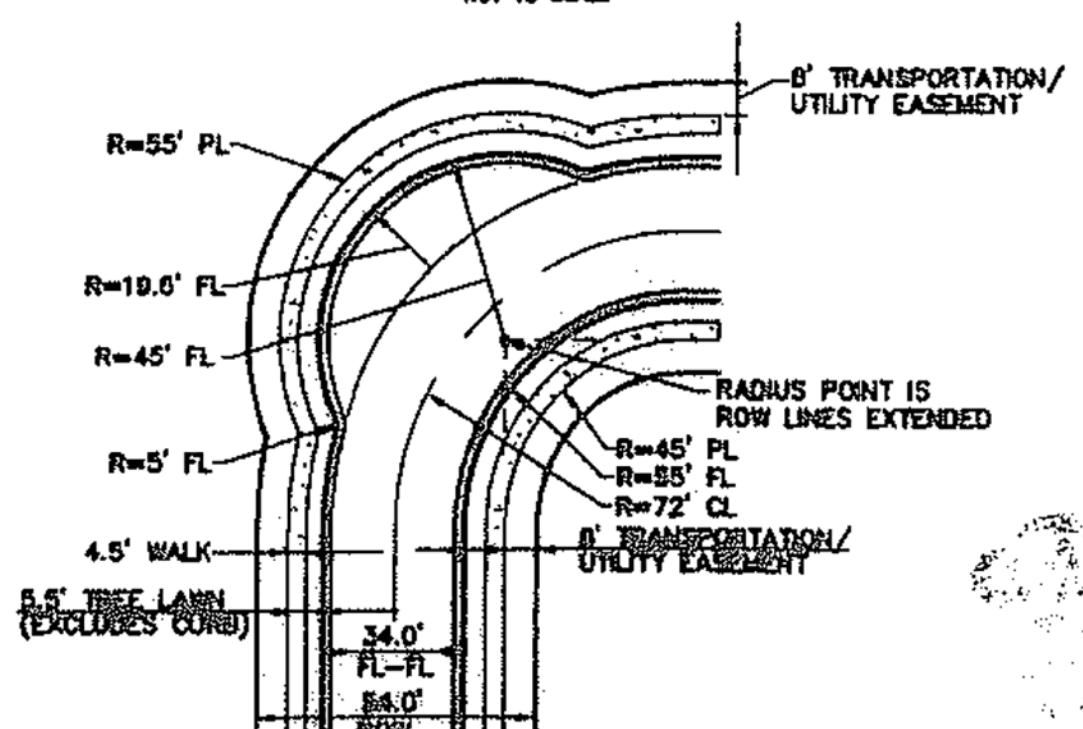


**NOTE:**

1. STRIPE NOT REQUIRED
2. ON STREET PARKING ALLOWED
3. IRRIGATED & UNIFORMLY LANDSCAPED TREE LAWN TO BE INSTALLED BY DEVELOPER.
4. IF MOUNTABLE CURB IS USED, SIDEWALK WILL ENCROACH 1'4" INTO TRANSPORTATION EASEMENT.

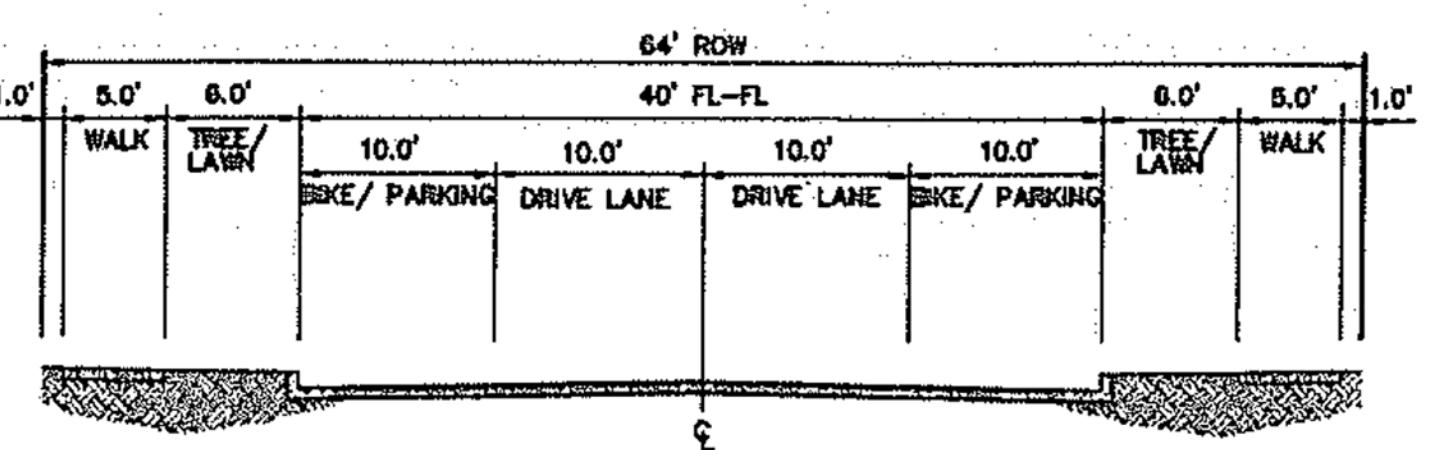
### LOCAL RESIDENTIAL W/ DETACHED WALK (54'ROW)

NOT TO SCALE



### EYEBROW TREATMENT

NOT TO SCALE

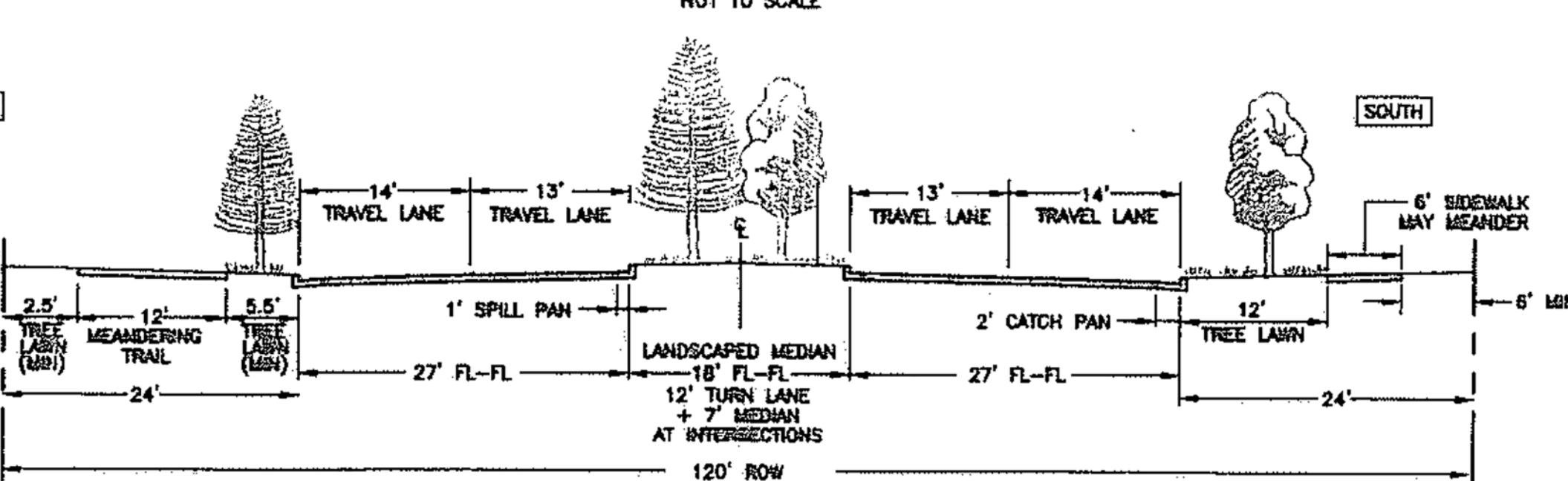


**NOTE:**

1. CENTER LINE STRIPE REQUIRED

### MINOR COLLECTOR B

NOT TO SCALE



**NOTES:**

1. AUXILIARY LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEDICATED AS ROW IF SETBACKS ARE NOT AN ISSUE

### MINOR ARTERIAL E. 86TH AVENUE

NOT TO SCALE

DOCUMENT #

**Jēhn**  
ENGINEERING



BUFFALO HIGHLANDS  
PUD ZONE DOCUMENT  
DETAILS  
BUFFALO HIGHLANDS, LLC

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

5 of 7

SCALE VERIFICATION  
BARS ARE NOT ON ORIGINAL DRAWING  
IF NOT DRAWN IN THIS SHEET  
ADJUST ELEVATIONS ACCORDINGLY  
REUSE DOCUMENT  
THE EYES OF THE PUBLIC INCORPORATED HEREBY AS AN INSTRUMENT OF  
THE STATE OF COLORADO, THE PROPERTY OF ADAM LACOURT, NE 15  
RECEIVED FOR RECORD BY THE RECORDING CLERK OF COLORADO  
DEPT. OF PLANNING & DEVELOPMENT  
1-800-922-1987

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 # \_\_\_\_\_



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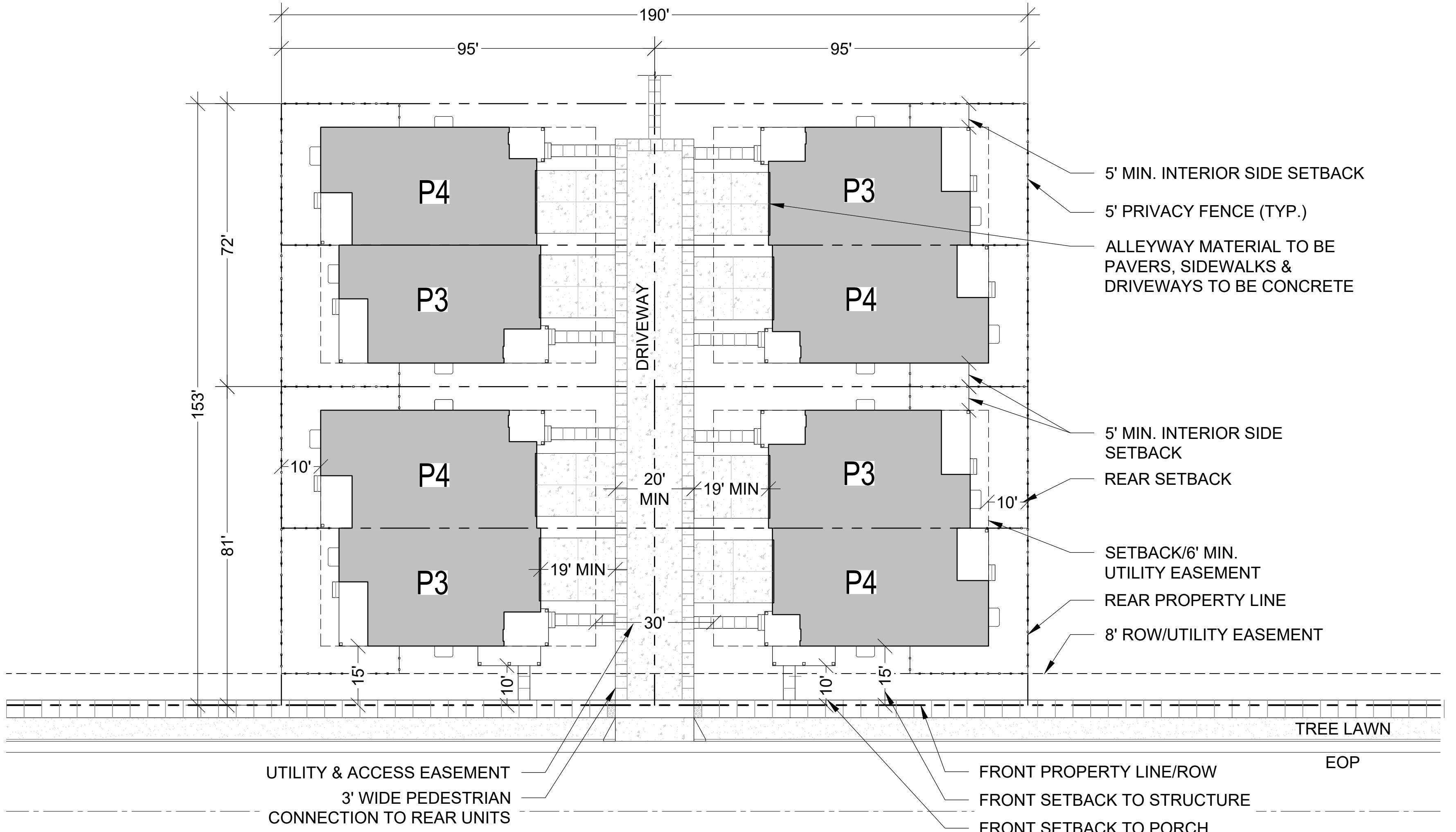
CWC CONSULTING GROUP  
 CIVIL ENGINEERING - LAND SURVEYING  
 CONSTRUCTION SERVICES  
 9360 TEDDY LANE, SUITE 203  
 LONE TREE, CO 80124  
 PHONE 303.395.2700 - FAX 303.395.2701

# BUFFALO HIGHLANDS

## PUD ZONE DOCUMENT AMENDMENT 1

### SINGLE-FAMILY ATTACHED LOT STANDARDS

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'



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



GRAPHIC SCALE: 1" = 20'

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 # \_\_\_\_\_



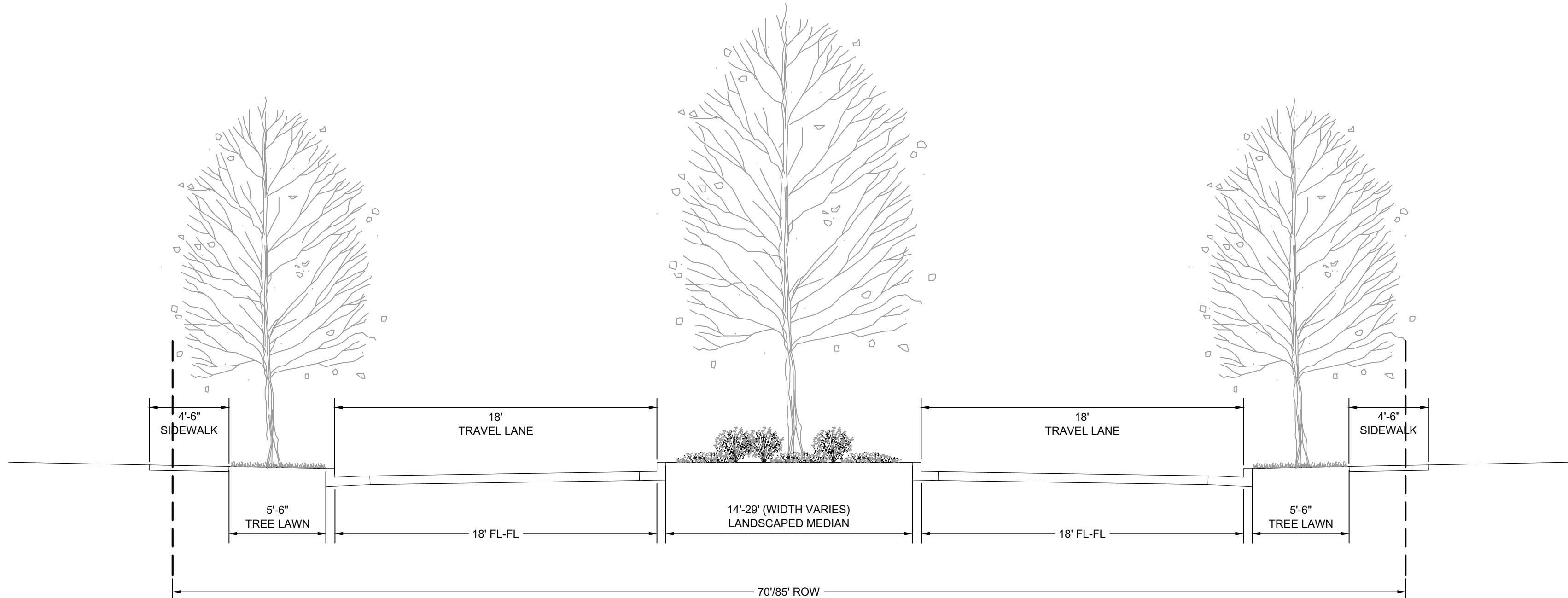
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**BUFFALO HIGHLANDS**  
**PUD ZONE DOCUMENT AMENDMENT 1**  
ENTRY ROADWAY SECTION



① **ENTRY ROADWAY SECTION (70'/85' ROW)**

SCALE: NOT TO SCALE

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.