

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
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ARCHITECT

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OFFICE PHONE: (720) 548-1350

ENGINEER

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

CONTEXT MAP

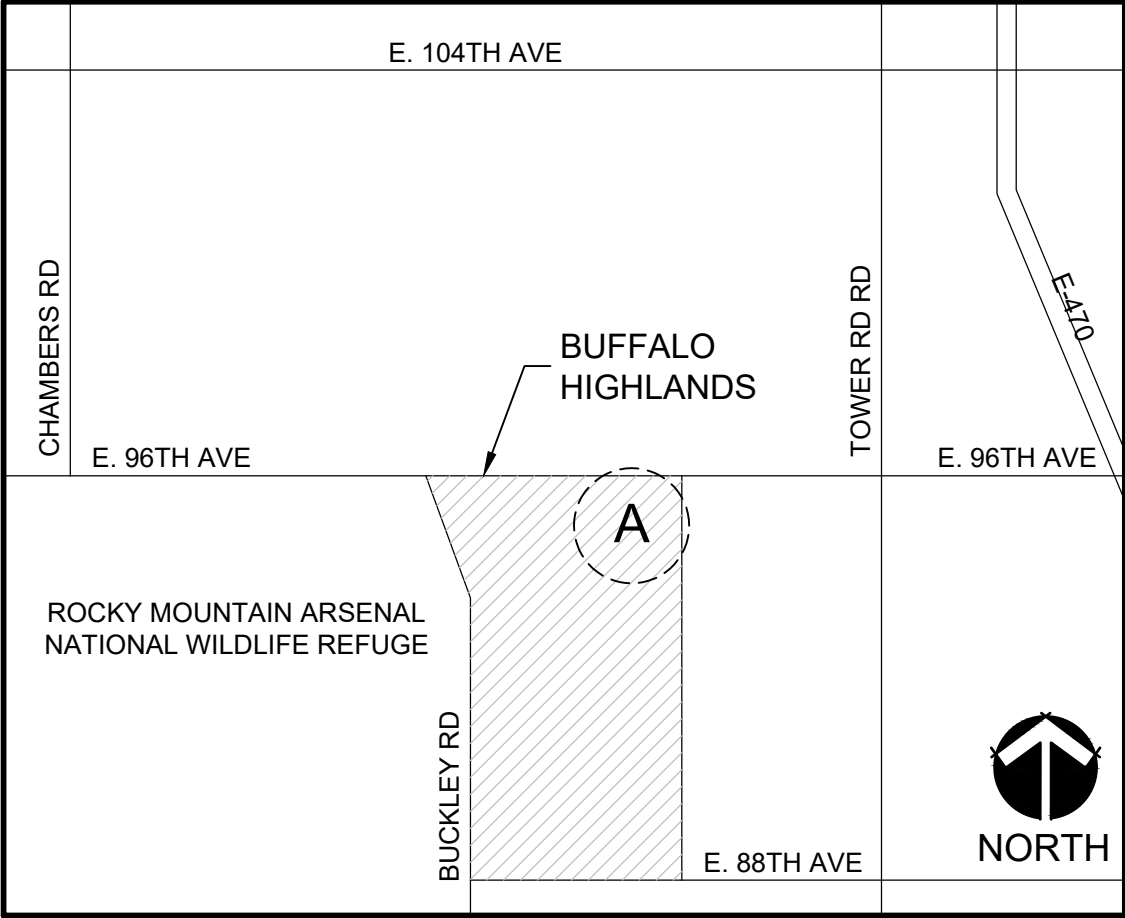


SITE DATA

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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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

BUFFALO HIGHLANDS - (PAIRED HOMES) CONCEPTUAL SITE PLAN

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ZONING: PUD

OWNER: REUNION (PUD)

E. 96TH AVENUE (MINOR ARTERIAL)

RETAINING WALL

OWNER: BUFFALO HIGHLANDS (PUD)

LANDMARK DRIVE - 64' R.O.W. (MINOR COLLECTOR)

OPEN SPACE

STREET D
54' R.O.W.

STREET E
54' R.O.W.

STREET C
54' R.O.W.

STREET B
54' R.O.W.

STREET A
70' R.O.W.

E 94TH WAY - 54' R.O.W. (LOCAL)

TELLURIDE STREET - 64' R.O.W. (MINOR COLLECTOR)

OWNER: SECOND CREEK FARMS (PUD)

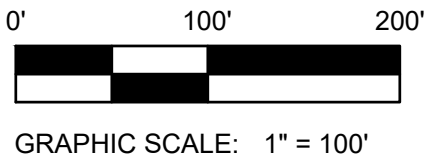
ON-STREET PARKING IS NOT PERMITTED
IN THIS AREA

ON-STREET PARKING IS NOT PERMITTED
IN THIS AREA

OWNER: BUFFALO HIGHLANDS (PUD)

LEGEND

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



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

NOTE:

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

LAI
Design
Group

world wide

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CONCEPTUAL
SITE PLAN

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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.

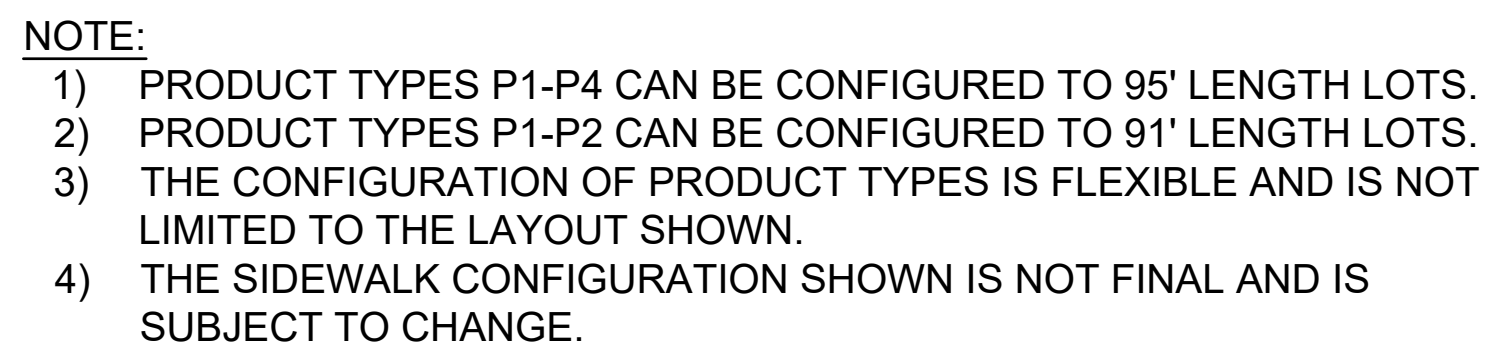
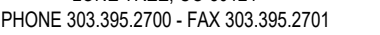
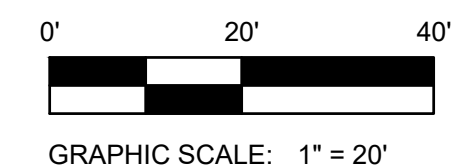


Diagram illustrating various setback lines and fencing:

- ROW/UTILITY SETBACK (dashed line)
- ROW (solid line)
- PROPERTY LOT LINE (solid line)
- LOT SETBACK (dashed line)
- CENTER LINE (solid line)
- 5' PRIVACY FENCING (line with square markers)



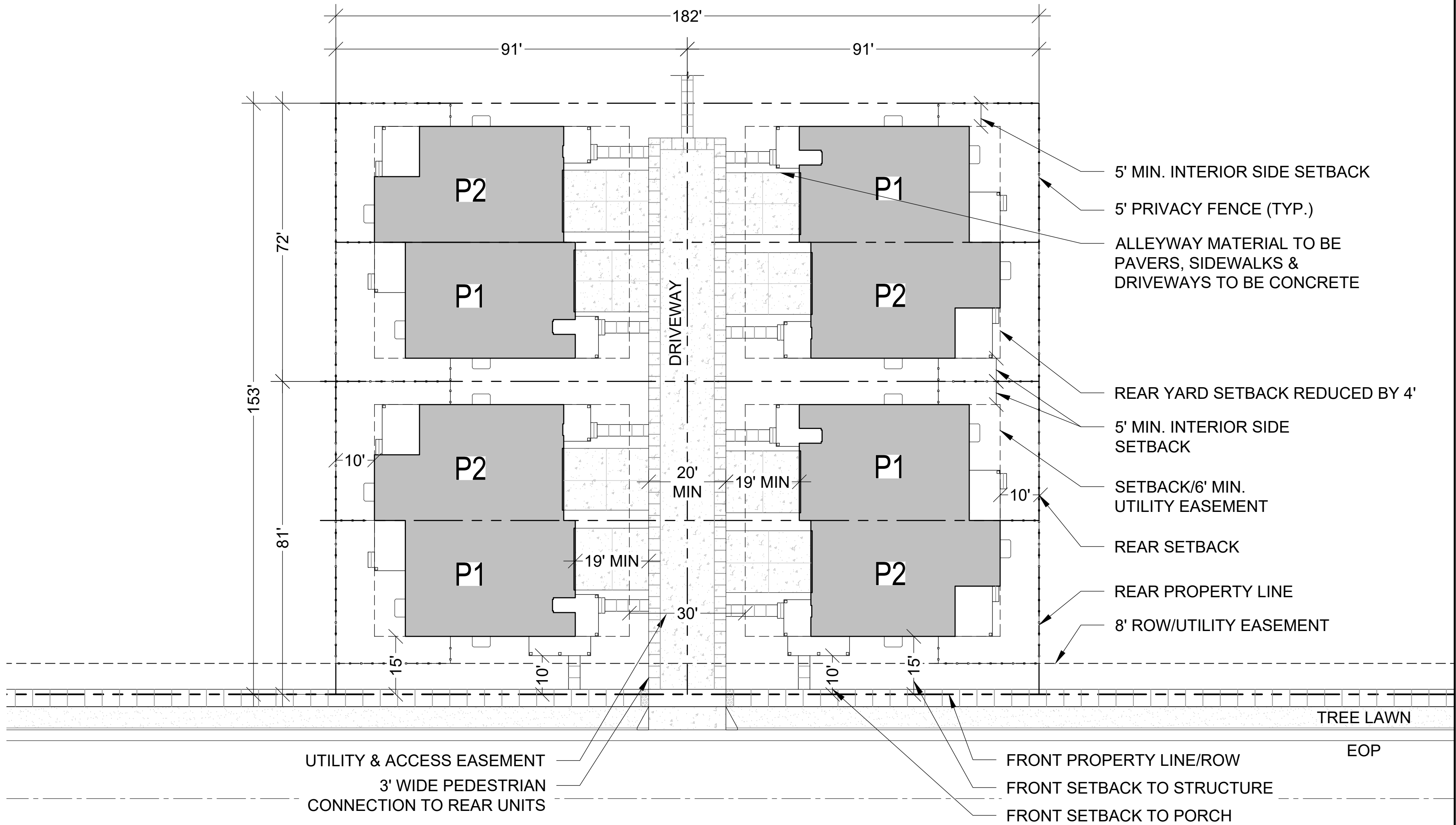
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LOT
TYPICAL
TYPE 1

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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'.

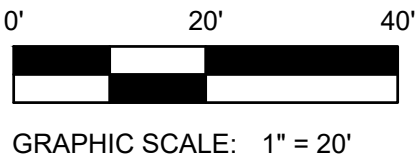


NOTE:

- 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--- 5' PRIVACY FENCING



GRAPHIC SCALE: 1" = 20'



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LOT
TYPICAL
TYPE 2

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LOT LAYOUT TYPICAL - OPTIONAL WRAP-AROUND PORCH

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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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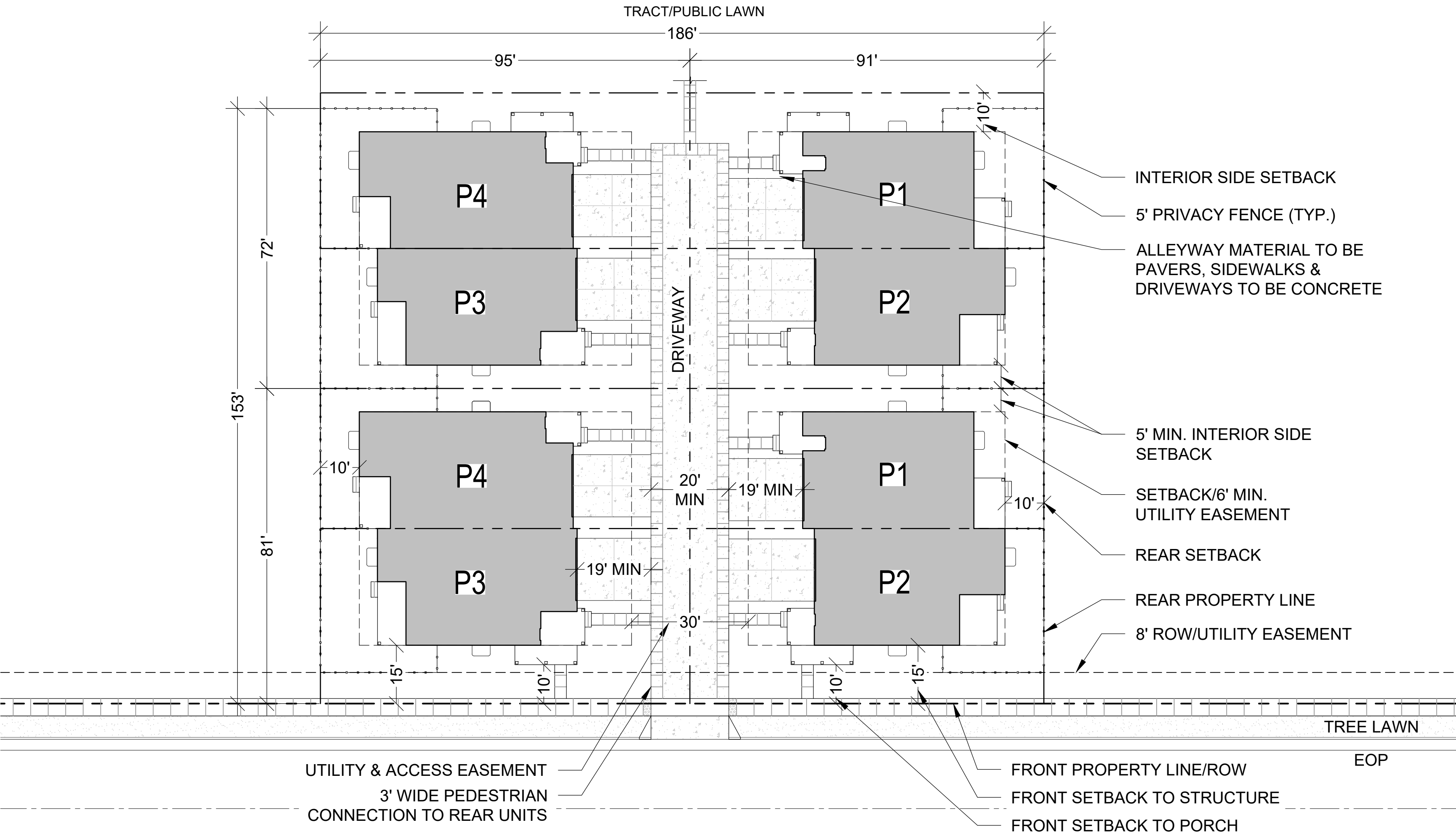
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SHEET

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LOT
TYPICAL
TYPE 3

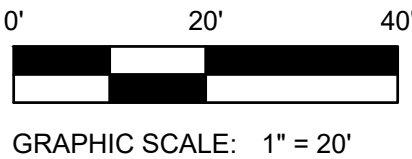


NOTE:

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- 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-	5' PRIVACY FENCING



GRAPHIC SCALE: 1" = 20'

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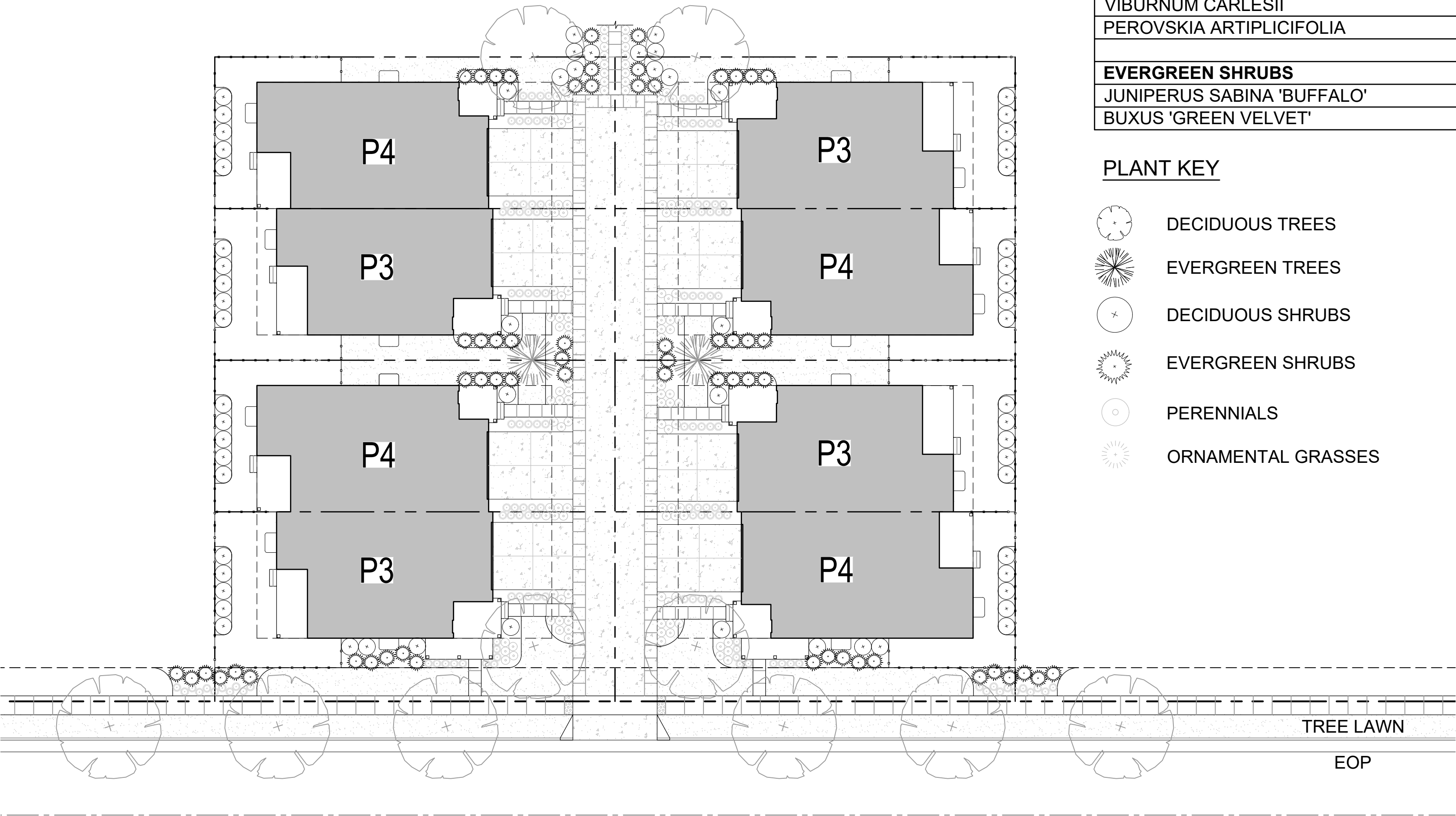
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PLANT LIST

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

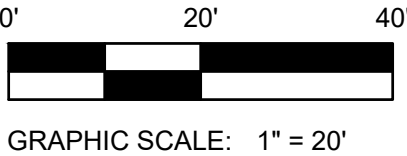


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LEGEND

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



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LOT
TYPICAL
LANDSCAPE