

THE FAIRWAYS AT BUFFALO RUN

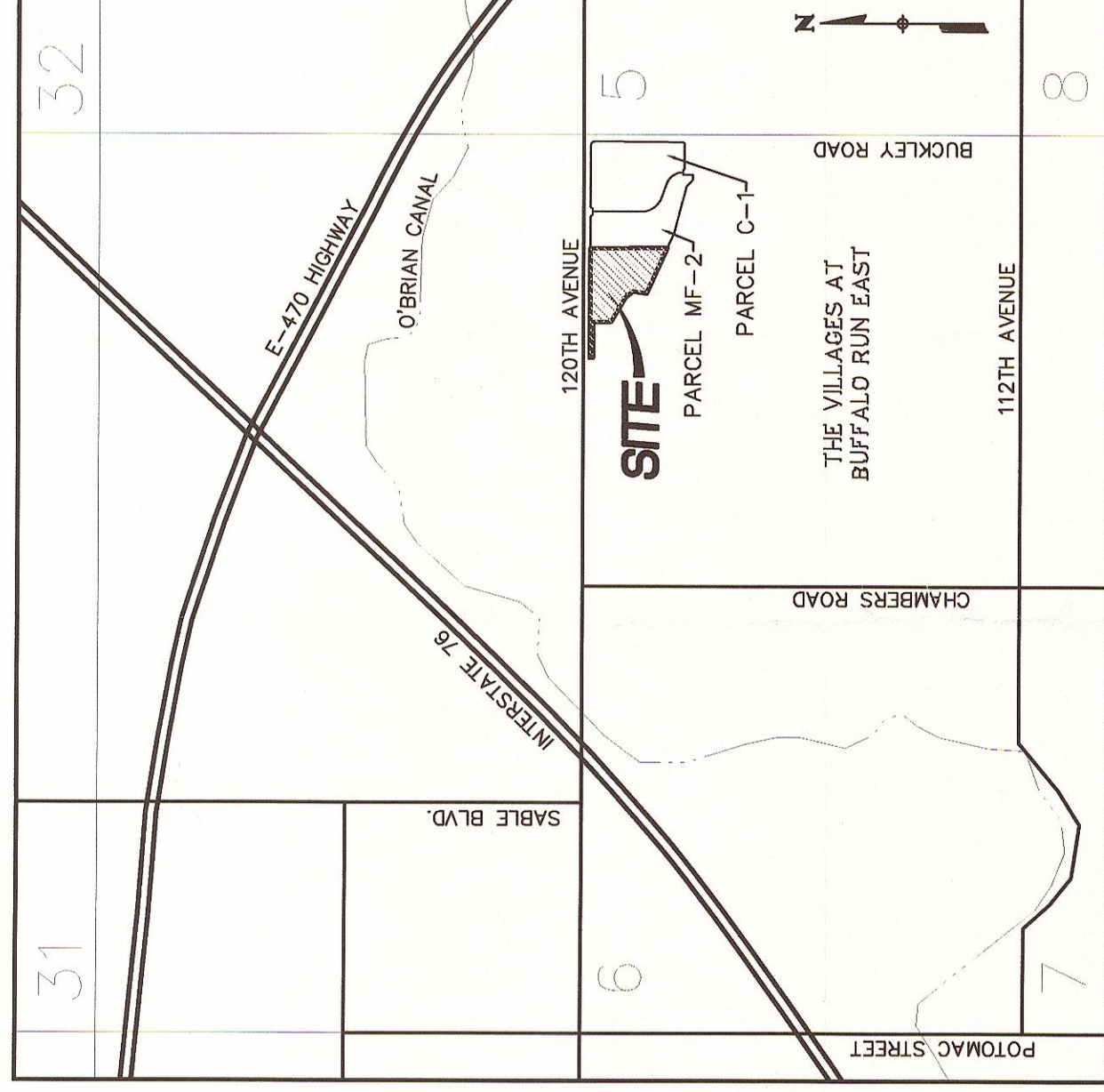
SW 1/4, SEC. 5, T.2S., R.66W., 6TH P.M.
CITY OF COMMERCE CITY, ADAMS COUNTY, COLORADO

LEGAL DESCRIPTION

PARCEL MF-1, THE VILLAGES AT BUFFALO RUN EAST, FILING NO. 3
AS PLATTED IN THE RECORDS OF ADAMS COUNTY, COLORADO;

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VICINITY MAP
SCALE: 1" = 2000'

STAFF REVIEW

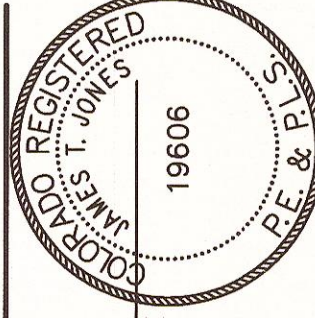
APPROVED AS TO FORM BY:

DIRECTOR OF PLANNING AND DEVELOPMENT

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

JAMES T. JONES, P.E., P.L.S. DATE 19606
COLORADO NO. 19606
FOR AND ON BEHALF OF
JONES ENGINEERING ASSOCIATES, INC



CERTIFICATE OF OWNERSHIP

FD INTERESTS LLC

BY: ROB HARDING, DATE

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF 20

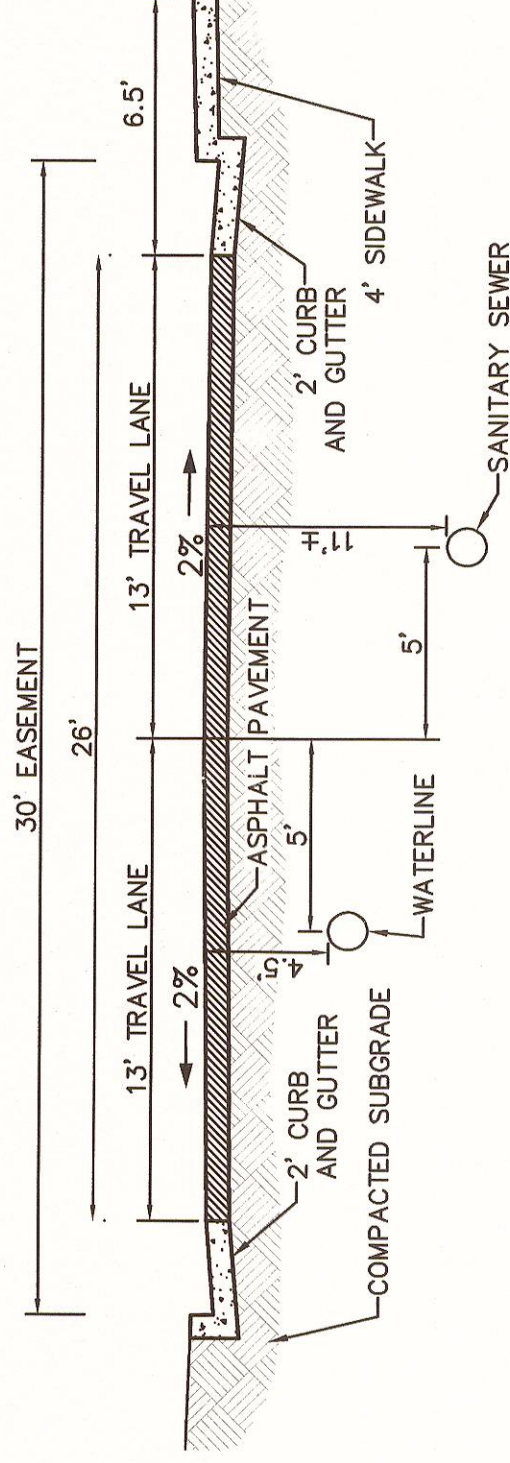
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 20

PRIVATE ROAD

SCALE: 1" = 5'

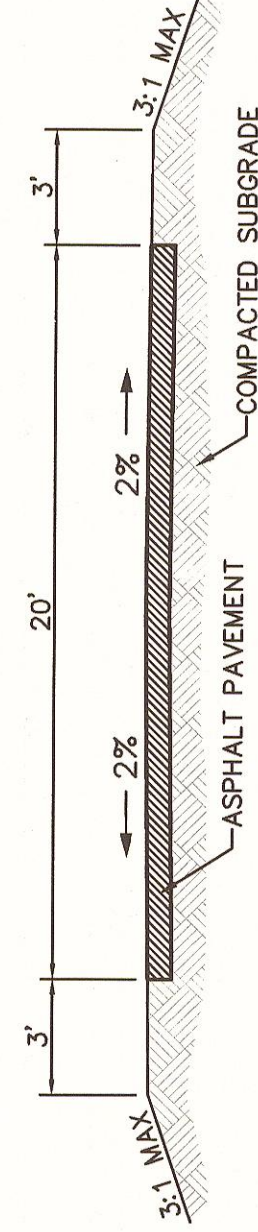


DEVELOPER/APPLICANT

FAIRWAYS BUILDERS INC.
11933 MOBILE STREET, UNIT A
COMMERCE CITY, CO 80022
PHONE: 303-961-4366
CONTACT: ADAM STEINBACH

EMERGENCY ACCESS ROAD

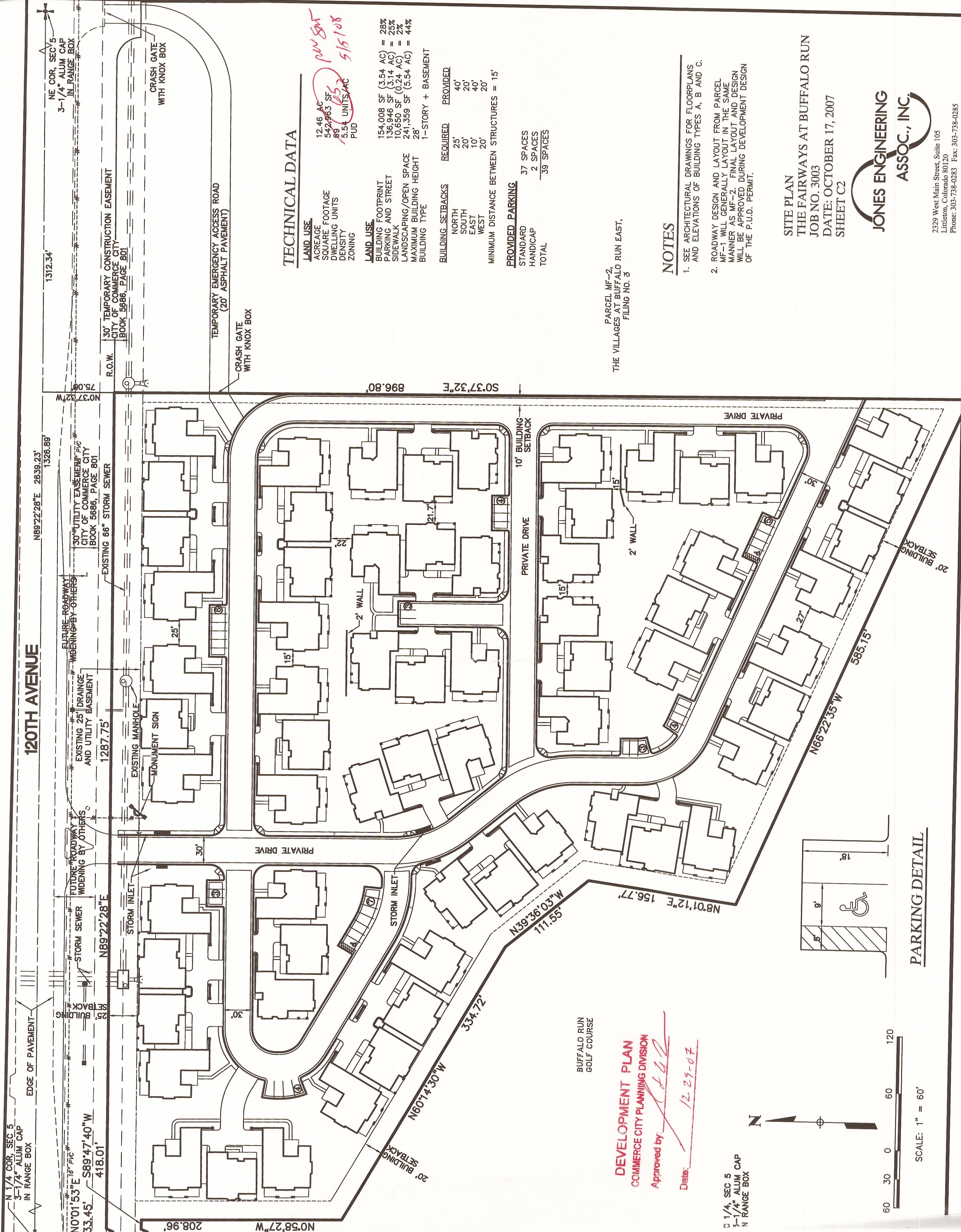
SCALE: 1" = 5'



P.U.D. PERMIT
THE FAIRWAYS AT BUFFALO RUN
JOB NO. 3003
DATE: OCTOBER 17, 2007
SHEET C1



2329 West Main Street, Suite 105
Littleton, Colorado 80120
Phone: 303-738-0283 Fax: 303-738-0285



TECHNICAL DATA

LAND USE
 ACREAGE 12.46 AC
 SQUARE FOOTAGE 542,863 SF
 DWELLING UNITS 89
 DENSITY 7.15 UNITS/AC
 ZONING PUD
 PUD SAT 5/15/08

LAND USE
 BUILDING FOOTPRINT 154,008 SF (3.54 AC) = 28%
 PARKING AND STREET 136,946 SF (3.14 AC) = 25%
 SIDEWALK 10,650 SF (0.24 AC) = 2%
 LANDSCAPING/OPEN SPACE 241,359 SF (5.54 AC) = 44%
 MAXIMUM BUILDING HEIGHT 28'
 BUILDING TYPE 1-STORY + BASEMENT

BUILDING SETBACKS	REQUIRED	PROVIDED
NORTH	25'	40'
SOUTH	20'	20'
EAST	10'	40'
WEST	20'	20'

MINIMUM DISTANCE BETWEEN STRUCTURES = 15'

PROVIDED PARKING

STANDARD	37 SPACES
HANDICAP	2 SPACES
TOTAL	39 SPACES

PARCEL MF-2,
 THE VILLAGES AT BUFFALO RUN EAST,
 FILING NO. 3

NOTES

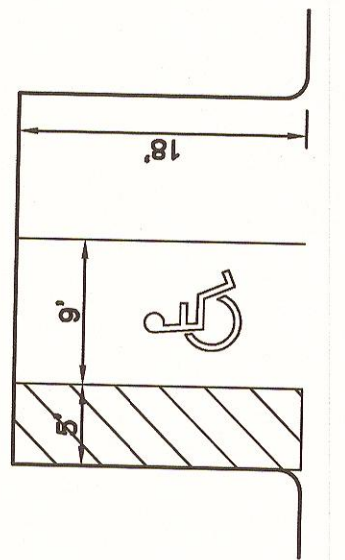
- SEE ARCHITECTURAL DRAWINGS FOR FLOORPLANS AND ELEVATIONS OF BUILDING TYPES A, B AND C.
- ROADWAY DESIGN AND LAYOUT FROM PARCEL MF-1 WILL GENERALLY LAYOUT IN THE SAME MANNER AS MF-2. FINAL LAYOUT AND DESIGN WILL BE APPROVED DURING DEVELOPMENT DESIGN OF THE P.U.D. PERMIT.

SITE PLAN
 THE FAIRWAYS AT BUFFALO RUN
 JOB NO. 3003
 DATE: OCTOBER 17, 2007
 SHEET C2

**JONES ENGINEERING
 ASSOC., INC.**

2329 West Main Street, Suite 105
 Littleton, Colorado 80120
 Phone: 303-738-0283 Fax: 303-738-0285

120TH AVENUE



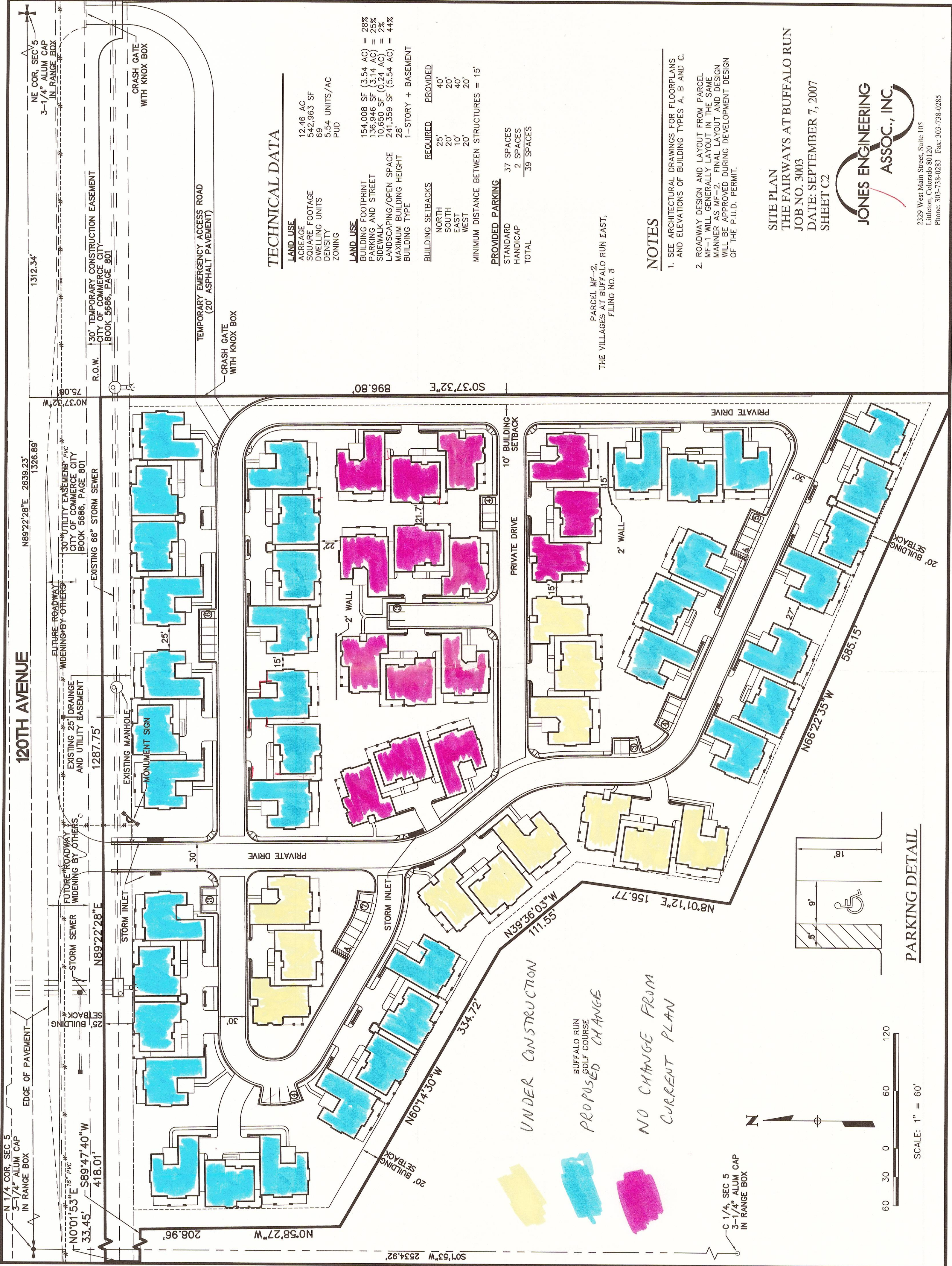
PARKING DETAIL

DEVELOPMENT PLAN
 COMMERCE CITY PLANNING DIVISION
 Approved by: *[Signature]*
 Date: 12-29-07

C 1/4, SEC 5
 3-1/4" ALUM CAP
 N RANGE BOX



SCALE: 1" = 60'



TECHNICAL DATA

LAND USE	12.46 AC		
ACREAGE	542,963 SF		
SQUARE FOOTAGE	69		
DWELLING UNITS	5.54 UNITS/AC		
DENSITY	PUD		
ZONING			
LAND USE	154,008 SF (3.54 AC) = 28%		
BUILDING FOOTPRINT	136,946 SF (3.14 AC) = 25%		
PARKING AND STREET	10,650 SF (0.24 AC) = 2%		
LANDSCAPING/OPEN SPACE	241,359 SF (5.54 AC) = 44%		
MAXIMUM BUILDING HEIGHT	28'		
BUILDING TYPE	1-STORY + BASEMENT		
BUILDING SETBACKS	REQUIRED	PROVIDED	
NORTH	25'	40'	
SOUTH	20'	20'	
EAST	10'	40'	
WEST	20'	20'	
MINIMUM DISTANCE BETWEEN STRUCTURES = 15'			
PROVIDED PARKING			
STANDARD	37 SPACES		
HANDICAP	2 SPACES		
TOTAL	39 SPACES		

NOTES

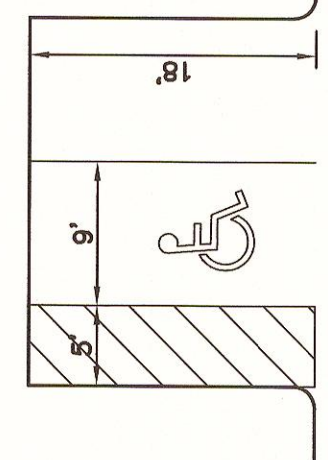
1. SEE ARCHITECTURAL DRAWINGS FOR FLOORPLANS AND ELEVATIONS OF BUILDING TYPES A, B AND C.
2. ROADWAY DESIGN AND LAYOUT FROM PARCEL MF-1 WILL GENERALLY LAYOUT IN THE SAME MANNER AS MF-2. FINAL LAYOUT AND DESIGN WILL BE APPROVED DURING DEVELOPMENT DESIGN OF THE P.U.D. PERMIT.

SITE PLAN
THE FAIRWAYS AT BUFFALO RUN
JOB NO. 3003
DATE: SEPTEMBER 7, 2007
SHEET C2



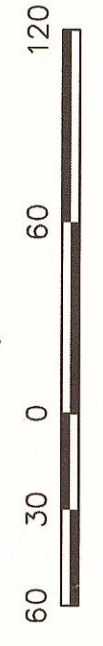
2329 West Main Street, Suite 105
 Littleton, Colorado 80120
 Phone: 303-738-0283 Fax: 303-738-0285

PARCEL MF-2,
 THE VILLAGES AT BUFFALO RUN EAST,
 FILING NO. 3



PARKING DETAIL

UNDER CONSTRUCTION
PROPOSED CHANGE
NO CHANGE FROM CURRENT PLAN



SCALE: 1" = 60'

C 1/4, SEC 5
 3-1/4" ALUM CAP
 IN RANGE BOX

120TH AVENUE

EXISTING STORM SEWER AND FLARED END SECTION
TEMPORARY 18" CMP

EXISTING 66" STORM SEWER

EXISTING STORM MANHOLE

EXISTING PIPE-AND-FLARED END SECTION TO BE REMOVED

48" STORM SEWER

N0°01'53"E 33.45'
S89°47'40"W 418.01'

N89°22'28"E 1287.75'

N0°58'27"W 208.96'

N60°14'30"W

334.72'

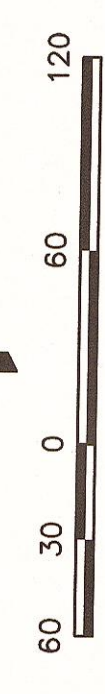
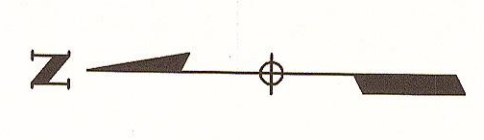
N3°36'32"W 111.55'

N8°01'22"E 156.77'

N66°22'35"W 585.15'

896.80'

S0°37'32"E



SCALE: 1" = 60'

LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- PROPOSED STORM SEWER
- PROPOSED CONTOUR
- DRAINAGE FLOW ARROW
- PROPOSED STORM INLET
- EXISTING ASPHALT PAVEMENT

PRELIMINARY GRADING PLAN
 THE FAIRWAYS AT BUFFALO RUN
 JOB NO. 3003
 DATE: OCTOBER 17, 2007
 SHEET C3



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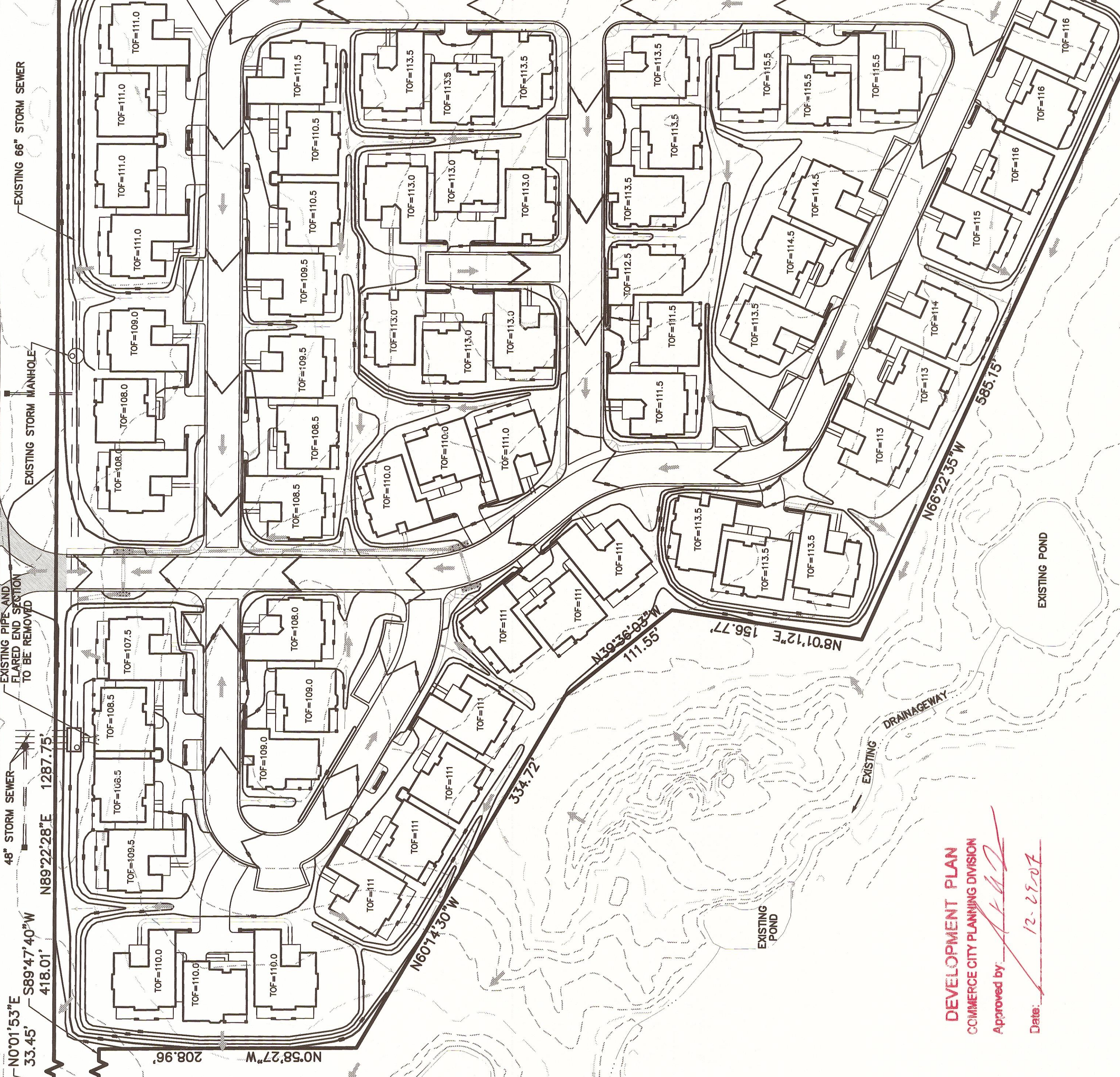
DEVELOPMENT PLAN
 COMMERCE CITY PLANNING DIVISION

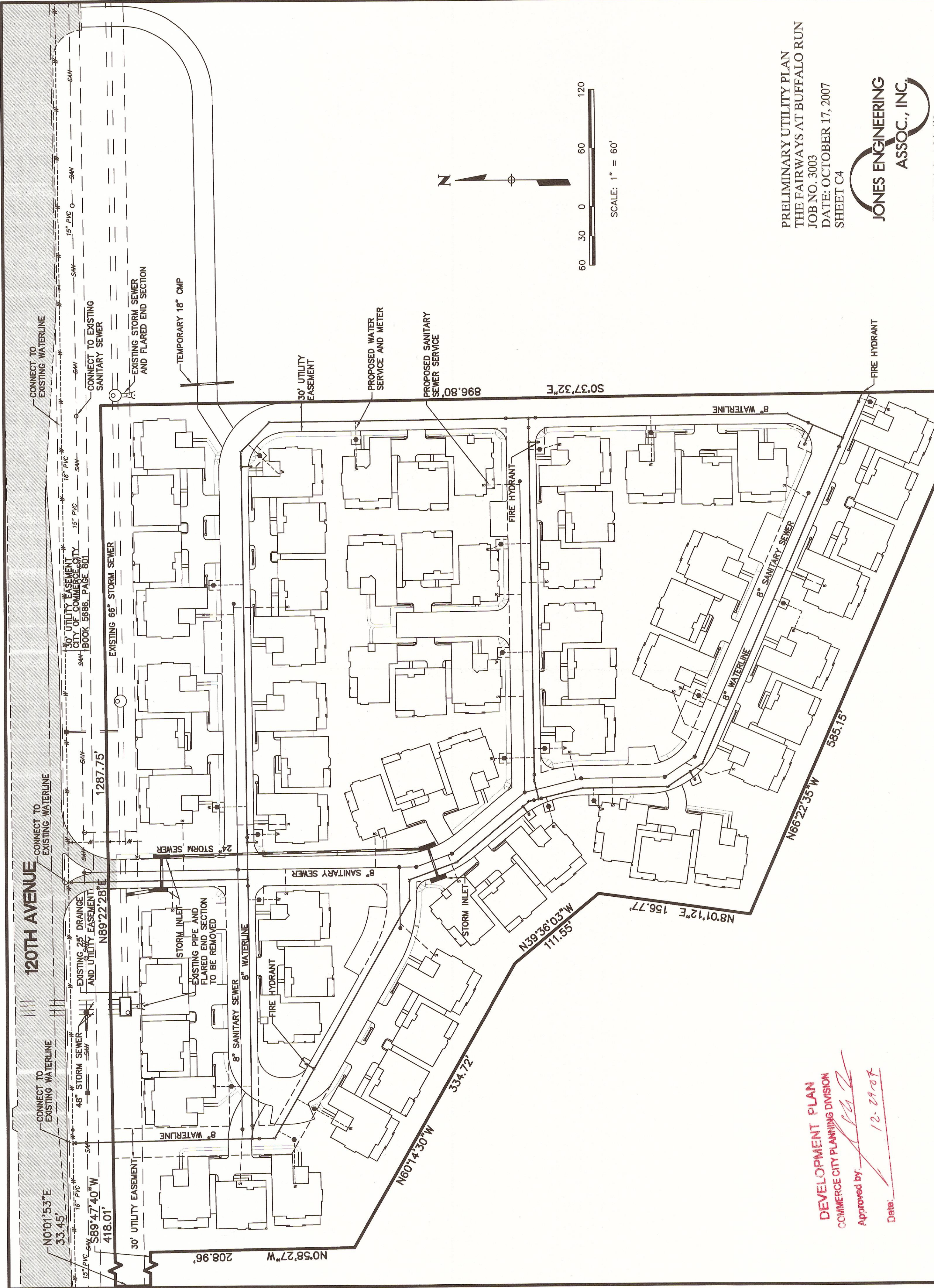
Approved by: *[Signature]*
 Date: 12-29-07

EXISTING POND

EXISTING POND

EXISTING DRAINAGEWAY





SCALE: 1" = 60'

PRELIMINARY UTILITY PLAN
 THE FAIRWAYS AT BUFFALO RUN
 JOB NO. 3003
 DATE: OCTOBER 17, 2007
 SHEET C4

**JONES ENGINEERING
 ASSOC., INC.**

2329 West Main Street, Suite 105

DEVELOPMENT PLAN
 COMMERCE CITY PLANNING DIVISION
 Approved by: *[Signature]*
 Date: 12.29.07