

ORDINANCE NO: 2304  
INTRODUCED BY: Johnston

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL, APPROVING THE SOUTHGATE BRIGHTON PUD, 3<sup>RD</sup> AMENDMENT OF AN APPROXIMATELY 15.45-ACRE AREA OF LAND GENERALLY LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Arcus Southgate, LLC (the “Owner”), is the owner of land approximately 15.45 acres in size, generally located south of 120<sup>th</sup> Avenue and east of Southgate Boulevard, and more specifically described in EXHIBIT A and shown in EXHIBIT B, attached hereto and incorporated herein (the “Property”); and

WHEREAS, Karen Henry, Henry Design Group (the “Applicant”), on behalf of the Owner, has requested approval of the Southgate Brighton PUD (Planned Unit Development), 3<sup>rd</sup> Amendment (“PUD Amendment”) specifically described in EXHIBIT B; and

WHEREAS, in accordance with the public notice requirements of the Land Use and Development Code, a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, on October 25, 2018, a neighborhood meeting was held; and

WHEREAS, the Property has a zoning designation of Southgate Brighton PUD, 1<sup>st</sup> Amendment; and

WHEREAS, the Applicant, on behalf of the Owner, has applied to amend the Southgate Brighton PUD, 1<sup>st</sup> Amendment to allow for the portion described in EXHIBIT A to be changed to allow for attached single family homes; and

WHEREAS, the proposed PUD Amendment is compatible with the land uses that exist in this area; and

WHEREAS, the proposed PUD Amendment generally complies with the principles and policies described in the Comprehensive Plan; and

WHEREAS, the Planning Commission conducted a public hearing on January 24, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, the City Council conducted a public hearing on March 6, 2019, to review and consider the PUD Amendment pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant and Owner, and other interested parties, including the public at large; and

WHEREAS, the City Council finds and determines that the proposed zone change complies with the Comprehensive Plan and other master plans of the City; complies with the requirements of the Land Use and Development Code and the PUD zone district; provides consistency with the purpose and intent of the Land Use and Development Code; and provides compatibility with the surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, or future development of the area, or the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

Section 1. The approximately 15.45-acre portion of the Southgate Brighton PUD, more particularly described in EXHIBIT A, attached hereto and incorporated herein by this reference, is hereby amended as the Southgate Brighton PUD, 3<sup>rd</sup> Amendment.

Section 2. The Zoning Map of the City of Brighton shall be amended to reflect said rezoning.

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 19<sup>TH</sup> DAY OF MARCH, 2019.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED, BY TITLE ONLY, THIS 2<sup>ND</sup> DAY OF APRIL, 2019.

CITY OF BRIGHTON, COLORADO

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KENNETH J. KREUTZER, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

Published in the *Denver Post*  
First Publication: March 27, 2019

Published in the *Brighton Standard Blade*  
Final Publication: April 10, 2019

APPROVED AS TO FORM:

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JACK D. BAJOREK, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

VILLAGE AT SOUTHGATE SUBDIVISION, LOT 1, BLOCK 3 AND LOT 1, BLOCK 4.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY  
OF ADAMS, STATE OF COLORADO

CONTAINS 15.45 ACRES OR LESS

EXHIBIT B

SOUTHGATE BRIGHTON PUD, 3<sup>RD</sup> AMENDMENT

(BEGINS ON NEXT PAGE)

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**STATEMENT OF PURPOSE & INTENT**

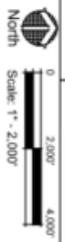
Southgate Village is proposed as the third amendment to the Southgate Brighton Planned Unit Development (PUD). The 15.45-acre site is proposed as a distinctive gated home neighborhood and is planned as a continuation of the Southgate Brighton mixed use neighborhood. Single family detached homes are located south of the site and Southgate Brighton future mixed use commercial development is located along the storage of 120th Avenue north of the site. Detached homes and commercial areas are not subject to the amendment.

In compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides the City with a complementary land use within the overall Southgate Brighton PUD. The PUD provides a coordinated and harmonious development which will best promote the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the City of Brighton Comprehensive Plan and is planned to ensure high quality development compatible with the surrounding land uses and the natural environment.

- NOTES**
1. Stormwater management facilities shall conform with the City of Brighton's Requirements.
  2. Village at Southgate Metropolitan District shall provide maintenance of detention, water quality and regional detention facilities.
  3. Parks and Open Space shall be provided in accordance with the City of Brighton requirements set forth by City Ordinance in locations preferentially identified on the PUD plan. Final public land dedication requirements will be determined and finalized at the time of Final Platting.
  4. No significant historic sites are located on the property.
  5. Ownership and maintenance of all neighborhood parks, trails, etc. shall be addressed at the time of Final Plat and in the Development Agreement.
  6. Southgate Brighton shall be passed in phases.

**LEGAL DESCRIPTION**

OWNER: ARCS SOUTHGATE, LLC  
 4015 E. BASSETT RD., #105  
 GILBERT, AZ 85234  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLO. 68100



**Owner / Applicant**  
 ARCS SOUTHGATE, LLC  
 4015 E. BASSETT RD., #105  
 GILBERT, AZ 85234  
 720.346.2058

**Civil Engineer**  
 CIVILWORX  
 4025 Automation Way, B-2  
 Fort Collins, CO 80525  
 970.698.8046

**Planner / Landscape Architect**  
 henry design group  
 1501  
 Denver, CO 80202  
 303.446.2366

**SHEET INDEX**

1	COVER SHEET
2	CONTEXT PLAN
3	PUD PLAN
4,5	DESIGN STANDARDS
6	CONCEPTUAL LANDSCAPE PLAN
7	CONCEPTUAL FENCING PLAN
8	CONCEPTUAL UTILITY PLAN
9	CONCEPTUAL SHADING & DRAINAGE PLAN
10	CONCEPTUAL ARCHITECTURE ELEVATIONS

**CERTIFICATE OF OWNERSHIP**

THE UNDERSIGNED, BEING THE OWNER (S) AND/OR DEVELOPER(S) OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: BY: \_\_\_\_\_  
 ARCS SOUTHGATE, LLC

**NOTARIAL**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

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

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

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

**CLERK AND RECORDER**

THIS P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_

By: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

RECEPTION NUMBER: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

By: \_\_\_\_\_

CHAIRPERSON: \_\_\_\_\_

**CITY OF BRIGHTON APPROVAL**

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

By: \_\_\_\_\_

MAAYOR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

By: \_\_\_\_\_

CITY CLERK: \_\_\_\_\_

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2016
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT - PLANNER

henry design group  
 Landscape Architecture • Planning • Engineering  
 1501 West Street Suite 1-C, Denver, Colorado 80202  
 303.446.2366 • hdesigngroup.com

ENGINEER

CivilWorx  
 4025 AUTOMATION WAY, B-2  
 FORT COLLINS, CO 80525  
 970.698.8046

APPLICANT

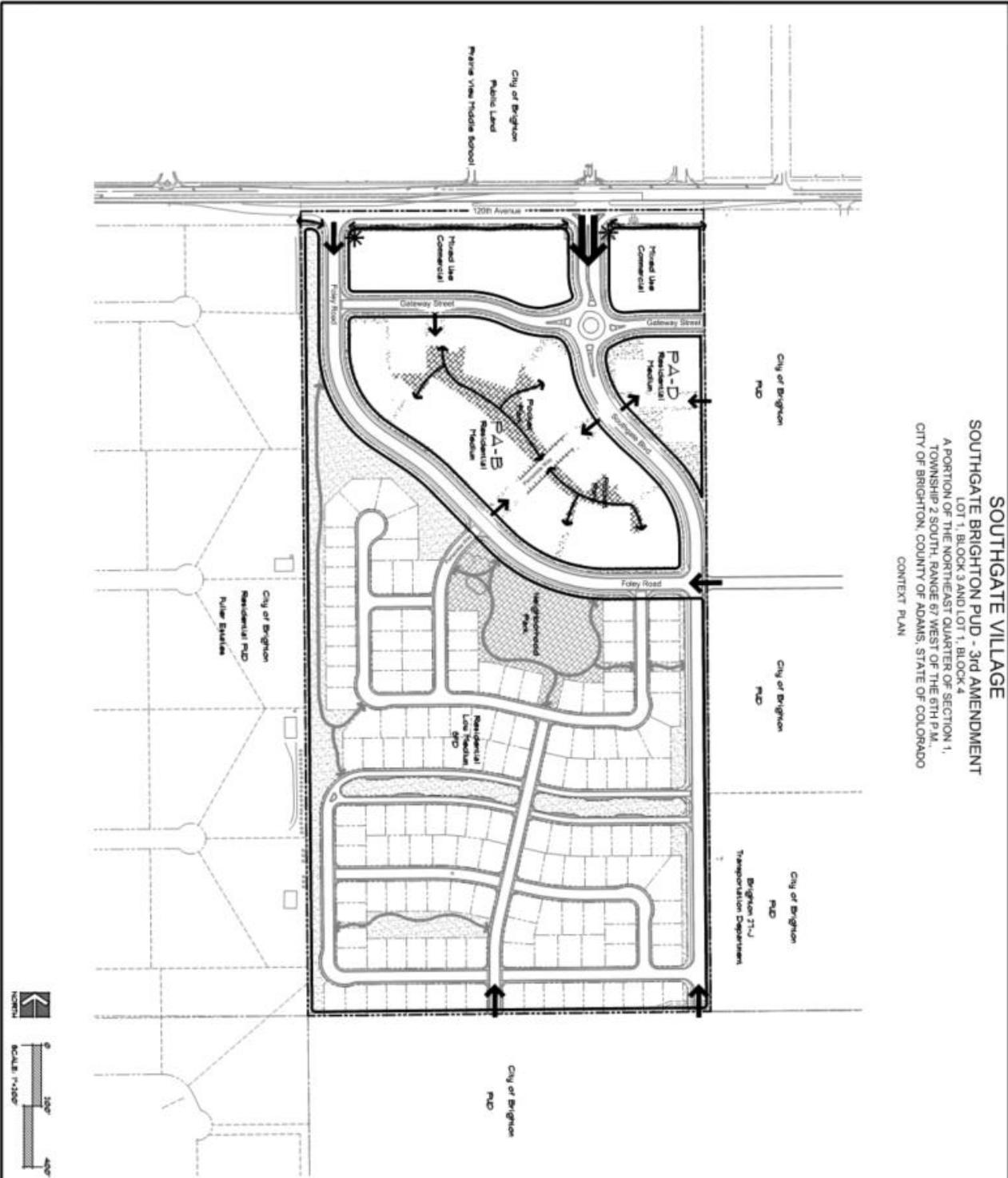
ARCUS SOUTHGATE, LLC  
 4015 E. BASSETT RD., #105  
 GILBERT, AZ 85234  
 720.346.2058

**SOUTHGATE VILLAGE**  
 SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

COVER  
 1 of 10

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 CONTEXT PLAN



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LANDSCAPE ARCHITECT / PLANNER  
**henry design group**  
 LANDSCAPE ARCHITECTURE • PLANNING • EXHIBITION  
 1001 Howe Street Suite 110 Denver, Colorado 80202  
 303.444.2288 • hdesigngroup.com

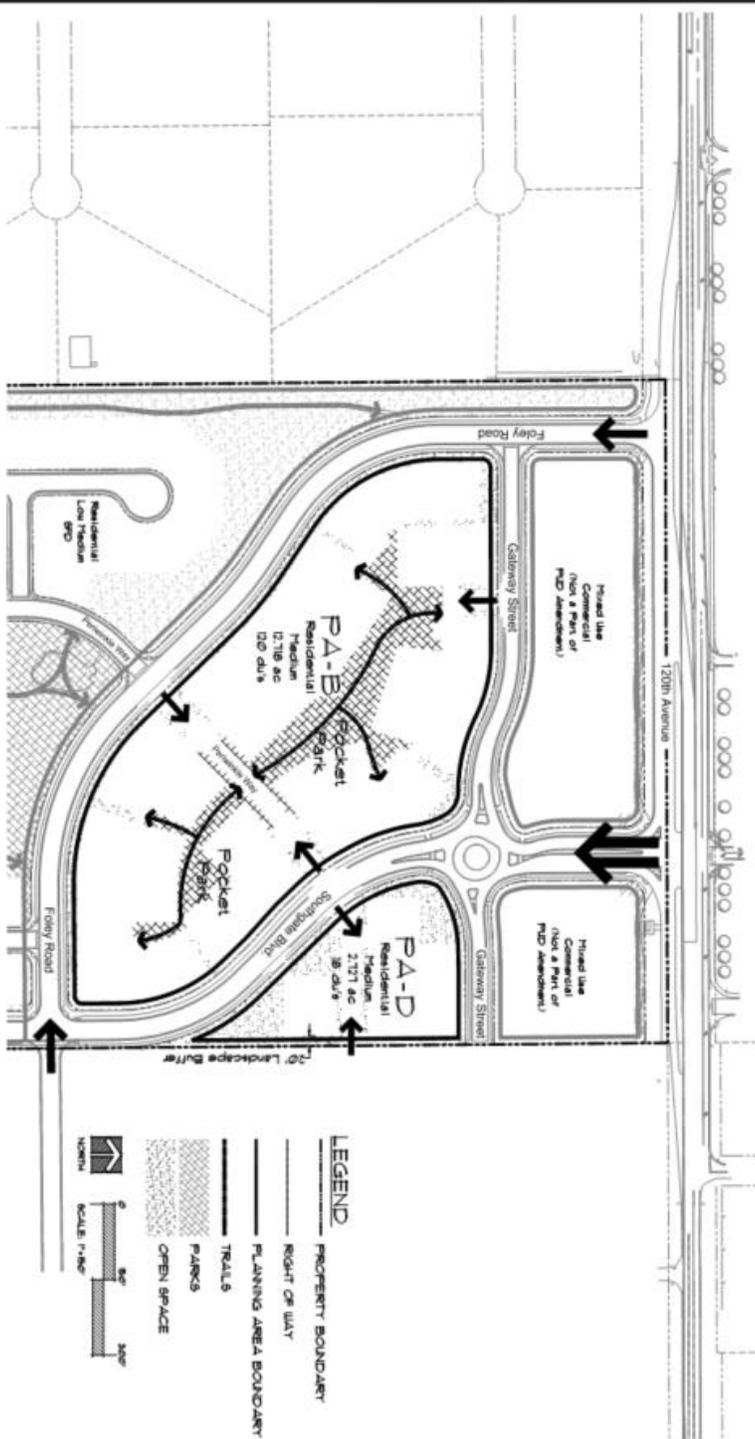
ENGINEER  
  
**CivilWorx**  
 4025 AUTUMN WAY, S-2  
 FORT COLLINS, CO 80526  
 970.698.0340

ARCHITECT  
**ARCUS SOUTHGATE, LLC**  
 415 W. GILLESPIE  
 4315 E. BASILINE RD., #105  
 GILBERT, AZ 85234  
 720.342.2098

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
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CONTEXT PLAN  
 2 of 10

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 P.U.D. PLAN



**DEVELOPMENT SUMMARY**

PLANNING AREA	NAME	AREA /ACRES	DWELLING UNITS	USE
B	RESIDENTIAL MEDIUM	12.118	120	PAIRED HOMES
D	RESIDENTIAL MEDIUM	2.171	18	PAIRED HOMES
	<b>TOTAL</b>	<b>14.289</b>	<b>138</b>	

**NOTE**  
 The number of dwelling units constructed may be less than the low end of the range of dwelling units without an amendment to this P.U.D. However, the maximum number of units may not exceed the upper end of the range.

RESIDENTIAL STREET SECTION - 30' ROW  
 N.T.S.

**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PLANNING AREA BOUNDARY
- TRAILS
- PARKS
- OPEN SPACE

Scale: 1" = 30'

North Arrow

SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 87 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	APP. DATE APRIL 2019	ENGINEER  <b>CivilWorx</b> 4525 AUTUMN WAY, B-2 FORT COLLINS, CO 80525 970.698.6348	LANDSCAPE ARCHITECT / PLANNER  <b>henry design group</b> 100 River Street Suite 110, Denver, Colorado 80202 303.446.2888 • hdesigngroup.com	<table border="1"> <thead> <tr> <th>NO</th> <th>REVISION RECORD</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>10-2-2018</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>11-13-2018</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>1-4-2019</td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> </tbody> </table>	NO	REVISION RECORD	DATE	1	1ST SUBMITTAL	10-2-2018	2	2ND SUBMITTAL	11-13-2018	3	3RD SUBMITTAL	1-4-2019	4		
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OWNER ARCS SOUTHGATE, LLC 4915 E. BASILENE RD., #105 GILBERT, AZ 85034 720.348.2088	DESIGNER ARCS SOUTHGATE, LLC 4915 E. BASILENE RD., #105 GILBERT, AZ 85034 720.348.2088	DATE PLOTTED 05/03/2019 11:43:18 AM	SHEET NO. 3 OF 10																

## SOUTHGATE VILLAGE

### SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

#### DESIGN STANDARDS

<p><b>I. STATEMENT OF PURPOSE AND INTENT</b></p> <p>Southgate Village is proposed as the third amendment to the Southgate Brighton Planned Unit Development (PUD). The 15.45-acre site is proposed as a distinctive paired home neighborhood is planned as a continuation of the Southgate Brighton mixed use neighborhood. Single family detached homes are located south of the site and Southgate Brighton future commercial development is located along the frontage of 120th Avenue north of the site. The single family detached homes and commercial areas are not subject to this amendment.</p> <p>The PUD is intended to regulate the use of the land, the bulk, maximum height, minimum lot area, minimum lot width, minimum setbacks, uses permitted, accessory uses and buildings. It will also provide design controls associated with the design, siting and landscaping of the proposed uses. These design controls are intended to complement the City of Brighton's Residential Design Standards.</p> <p>In compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides an opportunity for complementary and coordinated and harmonious development which will best promote the health, safety, order, convenience, prosperity and general welfare of its residents. The PUD responds to the goals and policies of the City of Brighton Comprehensive Plan and is planned to ensure high quality development compatible with the surrounding land uses and the natural environment.</p> <p>Overall, the PUD will provide a pedestrian network throughout the neighborhood with trails and sidewalks connecting to the central open space/park and the nearby neighborhood park, with the Southgate Brighton single family neighborhood. The PUD will also provide an alternate home type complementary to the single family neighborhood to broaden the market offering.</p> <p><b>II. AUTHORITY AND DEFINITIONS</b></p> <p><b>A. Approval of Plans</b></p> <p>Upon approval of and adoption of this PUD by the City of Brighton City Council, this document shall become the governing zoning document for the development of all uses within Southgate Village PUD - Southgate Brighton 3rd Amendment area only. Items not covered by these stipulations shall be governed by the City of Brighton Land Use and Development Code, including the City of Brighton Residential Design Standards.</p> <p><b>B. Conflicts</b></p> <p>The provisions of this PUD shall prevail and govern the development Southgate Village PUD provided; however, where the provisions of the PUD do not clearly address a specific subject, the provisions of the City of Brighton Zoning Ordinance for the underlying Zone District shall apply, as determined by the Community Development director.</p> <p><b>C. Underlying Zone Districts</b></p> <p>The underlying City of Brighton Zone Districts Residential - 2 (R-2).</p> <p><b>D. Definitions</b> (All terms as defined in the City of Brighton Land Use and Development Code, as amended shall apply to the terms herein unless otherwise defined below.)</p> <ol style="list-style-type: none"> <li><b>Lot Width</b>- The horizontal distance between side lot lines as measured at the established front yard setback line.</li> <li><b>Paired Home</b>- A dwelling with primary ground floor access to the outside which shares a common wall with one other unit without openings. Each paired home is located on a fee simple lot.</li> </ol> <p><b>III. GENERAL PUD STIPULATIONS AND DESIGN STANDARDS</b></p> <ol style="list-style-type: none"> <li>Pocket parks of less than three acres shall be owned and maintained by the HOA or Metro District.</li> <li>The central open space/park will be designed and improved by the developer and its successors and assigns or Metro District.</li> <li>Open space corridors shall be owned and maintained by the HOA or Metro District.</li> <li>All parks and open space dedications shall occur at the time of Final Plat and shall be subject to the same conditions, based on the Final Plat and final dwelling unit count at time of Final Plat. However, each Final Plat does not need to stand alone in meeting open space and park land dedication requirements.</li> <li>A central open space corridor and pocket park is proposed with interconnecting trails within open space areas. The pocket park and open space areas will count toward any outstanding open space and park land dedication requirements.</li> <li>Any overall shortage in park and open space dedication will be met through cash-in-lieu of land.</li> <li>Open space and park land dedication shall be based on the overall Southgate Brighton PUD as amended. Southgate Village PUD - Southgate Brighton - 3rd Amendment is not required to meet all dedication requirements on site.</li> </ol> <p><b>IV. RESIDENTIAL- PAIRED HOMES (Planning Areas B and D)</b></p> <ol style="list-style-type: none"> <li><b>Intent</b> Residential-Medium is intended to accommodate single family detached and paired homes.</li> <li><b>Gross Density</b> 8/33 Dwelling Units Per Acre</li> <li><b>Use by Right</b> <ol style="list-style-type: none"> <li>All uses allowed in the R-2 City of Brighton Zone District.</li> <li>Single family paired homes</li> <li>Construction trailers, temporary construction storage yards, construction trailers and trailers are permitted during the construction/usable period only.</li> <li>Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.</li> <li>Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Accessory, Temporary and Conditional Uses</li> </ol> </li> <li>Shall be permitted as described in the Tabulation of Uses of the City of Brighton Zoning Code.</li> </ol> <p><b>V. VARIATIONS TO THE SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS (R2S) SECTION 17-44-228, 230 - 2350</b> Model comparisons are subject to the section below.</p> <p><b>SINGLE FAMILY PAIRED RESIDENTIAL DESIGN STANDARDS</b></p> <ol style="list-style-type: none"> <li>Each home/plot shall provide four (4) different hooptops for parking. A mirrored hooptop shall not be counted as a separate plan.</li> <li>At least three (3) elevation options shall be provided for each building type, such as Farm House, Craftsman and Prairie.</li> <li><b>Monotony</b> <ol style="list-style-type: none"> <li>The same elevation style shall not be repeated next door or directly across the alley.</li> <li>The same building type shall not be repeated next door but can be built directly across the alley providing it has a different elevation.</li> <li>The same hooptops can be repeated next door or directly across the alley provided they are in a different building type.</li> </ol> </li> <li>All buildings will have rear loaded garages of the alleyways, no garages will be front loaded.</li> <li>Mix of roof colors. Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.</li> <li>Paint Schemes required to be dispersed throughout the neighborhood.             <ol style="list-style-type: none"> <li>A minimum of 4 colors will be included in each paint scheme: main body color, secondary body color, trim color, and accent color.</li> <li>A minimum of 6 paint schemes will be used throughout the neighborhood.</li> </ol> </li> <li>Front Porch: All units will have a porch with a minimum four-foot (4') in depth and eight-foot (8') in width inclusive of walk space to the front door.</li> <li>Each front elevation shall contain two (2) of the following design elements:             <ol style="list-style-type: none"> <li>A front porch with a minimum six-foot (6') in depth and twelve-foot (12') in width inclusive of walk space to the front door</li> <li>Window grills</li> <li>Two (2) distinctive siding materials, wide lap siding, narrow lap siding, board &amp; batten, shingles, masonry, etc</li> <li>A 5-12 roof pitch on the primary roof on the front facade. Roof pitches less than 5-12 may be used on secondary roof forms as appropriate for the architectural style for the home. Flat roofs are permitted as appropriate for the architectural style of the home</li> </ol> </li> <li>An enhanced elevation shall be provided on corner side elevation adjacent to public street right-of-way. Each corner side shall contain at least two (2) of the following design elements.             <ol style="list-style-type: none"> <li>Wrap masonry cladding materials the same as the front elevation of a minimum of six (6) feet on the side</li> <li>Provide a minimum of three (3) windows</li> <li>Provide a covered side porch with minimum dimension of eight (8) feet in depth and twelve (12) feet in width inclusive of walk space to the front door</li> <li>Trim board</li> <li>Window grills</li> </ol> </li> <li>For each unit a two-car alley loaded garage is required. Front loaded garages are prohibited.</li> </ol> <p><b>VI. FENCING</b></p> <ol style="list-style-type: none"> <li>A constant fence design is required throughout Southgate Village which is in conformance with and/or complementary to the fencing within Southgate Brighton PUD.</li> <li>A 42-inch-high vinyl three rail fence is required on lot lines adjacent to parks, landscaped tracts and open space.</li> <li>A six (6) foot high solid vinyl privacy fence is permitted as a front yard wing fence between the homes, on side lot lines and rear lot lines along the alley. Fencing design and a fence plan shall be provided at the time of FDP and Preliminary/Final Landscape Plan.</li> </ol>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO</th> <th style="width: 65%;">REVISION RECORD</th> <th style="width: 30%;">DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>10-2-2018</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>11-13-2018</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>1-4-2019</td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> </tbody> </table> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 30%;"> <p><b>APPLICANT:</b> ARCUS SOUTHGATE, LLC 100 W. GILLESPIE 4915 S. GILBERT, AZ 85134 720.348.2688</p> </div> <div style="width: 30%; text-align: center;">  <p>4625 AUTUMN TRAY, B-2 FORT COLLINS, CO 80525 970.698.6340</p> </div> <div style="width: 30%;"> <p><b>ARCHITECT/PLANNER:</b> henry design group Landscape Architecture • Planning • Interiors 100 Water Street Suite 110, Denver, Colorado 80202 303.446.2368 • www.hendesign.com</p> </div> </div> <div style="text-align: center; margin-top: 10px;"> <p><b>SOUTHGATE VILLAGE</b> SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</p> <p>LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO</p> </div> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 30%;"> <p><b>DATE:</b> DESIGN STANDARDS 4 of 10</p> </div> <div style="width: 30%; text-align: center;"> <p><b>PROJECT NO:</b> SOUTHGATE VILLAGE</p> </div> <div style="width: 30%; text-align: center;"> <p><b>DATE:</b> SOUTHGATE VILLAGE</p> </div> </div>	NO	REVISION RECORD	DATE	1	1ST SUBMITTAL	10-2-2018	2	2ND SUBMITTAL	11-13-2018	3	3RD SUBMITTAL	1-4-2019	4			5		
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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 DESIGN STANDARDS

USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
Residential Medium Paired Homes (Individual Lots)		(See Note 1)		(See Note 2)				
Rear Loaded Garage	1750 SF	22 FT	80%	35 FT	10 FT	5 FT Exterior Wall 0 FT Common Wall	5 FT	5 FT

- NOTES**
1. All measurement at the front building setback line.
  2. Measurement per Brighton Municipal Code.
  3. Accessory structures are not permitted.
  4. Permitted encroachments into building setbacks:
    - a. Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, counter-tops, cornices, canopies, wing walls and the architecture features may encroach into the required setbacks a maximum of 24 inches.
    - b. Window walls may encroach into required setbacks a maximum of 24 inches.
    - c. Unenclosed or unenclosed patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of a lot line.
    - d. Encroachments may not extend into easements without written approval from the easement holder.

NO.	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

**LANDSCAPE ARCHITECT / PLANNER**



henry design group  
 Landscape Architecture • Planning • Interiors  
 1001 Water Street Suite 110, Denver, Colorado 80202  
 303.498.2268 • hdesign@hdesign.com

**ENGINEER**



CivilWorx  
 4625 AUTOMATION WAY, B-2  
 FORT COLLINS, CO 80525  
 970.699.6360

**APPLICANT**

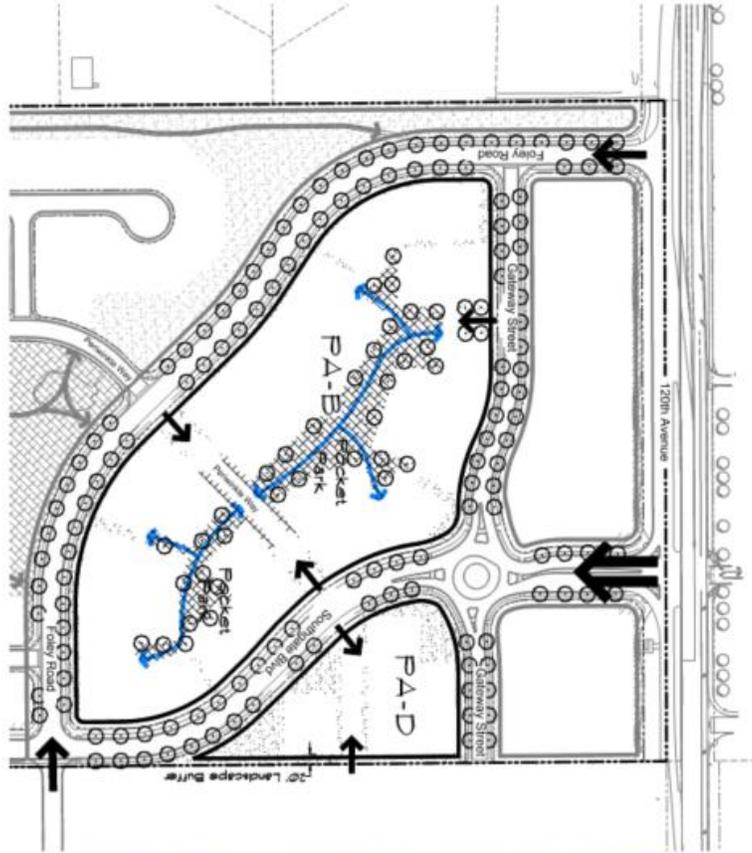
ARCUS SOUTHGATE, LLC  
 839 W. GILLESPIE  
 4915 E. BASELINE RD., #105  
 GLENVIEW, AZ 85234  
 720.348.2688

**SOUTHGATE VILLAGE**  
 SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

**DESIGN STANDARDS**  
 5 of 10

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 CONCEPTUAL LANDSCAPE PLAN



**RECOMMENDED PLANTING**

All common areas including street and landscape plantings provided by the contractor for adjacent street use. The contractor shall be responsible for the selection and installation of all trees and shrubs. The trees shall be planted along the public streets will be installed by the developer and are intended to use low water requiring turf and drought tolerant trees. High visibility areas such as the perimeter buffers and sidewalks shall incorporate seasonal plantings. Street areas of specialty plantings, requiring moderate water usage are provided to highlight the major entrance. These plantings shall provide seasonal interest and shall be provided by the contractor for street adjacency.

**PLANTING REQUIREMENTS PER LOT TYPE**

- Street trees along public right-of-way: One (1) tree per forty (40) linear feet on average. Trees to be placed based on utility services and driveway locations.
- Planted borders: One (1) tree and two (2) landscape shrubs.

**PARKS & OPEN SPACE**

(in accordance with Section 17-26.060 of the City of Brighton Land Use Code)

- Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for local neighborhood parks.
- Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for community parks.
- Open spaces shall be provided at a rate of 15 acres per 1,000 population.
- Parks and open space dedication will be based on the total number of dwelling units at the time of Final Plat.
- Any change in park and open space dedication will be met through cash-in-lieu of land.

**LEGEND**

- PROPERTY BOUNDARY
- TRAILS
- TREES
- PARKS
- OPEN SPACE

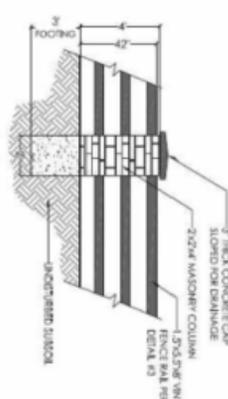
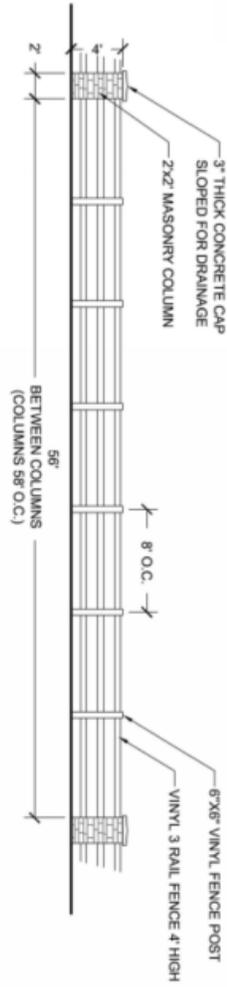
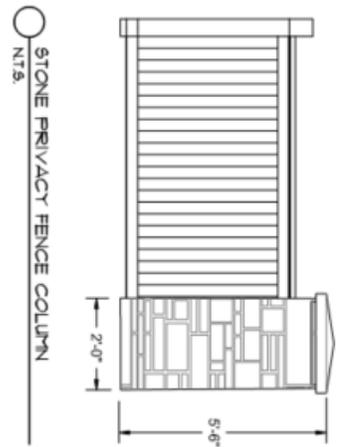
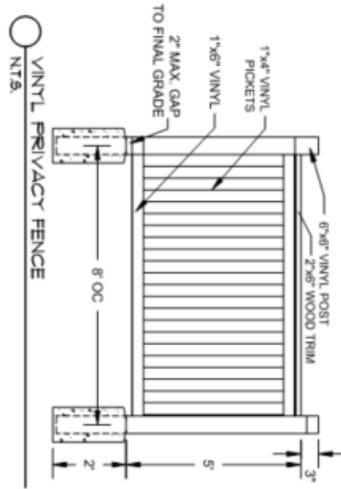


Images are for illustrative purposes only to convey design intent and are not intended to be used as a design reference for the P.L.D.



SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	CLIENT: <b>ARCUS SOUTHGATE, LLC</b> 819 W. GILLESPIE 4815 E. BASSETT RD., #100 GILBERT, AZ 85234 720.341.2038	ENGINEER:  <b>CivilWorx</b> 4625 AUTOMATION WAY, B-2 FORT COLLINS, CO 80525 970.698.6540	LANDSCAPE ARCHITECT / PLANNER:  <b>henry design group</b> LANDSCAPE ARCHITECTURE • PLANNING • ENVIRONMENTAL 1001 West River Drive 10, Denver, Colorado 80202 303.446.2944 • hdesigngroup.com	NO.	REVISION RECORD	DATE
				1	1ST SUBMITTAL	10-2-2018
				2	2ND SUBMITTAL	11-13-2018
				3	3RD SUBMITTAL	1-4-2019
6 of 10 CONCEPTUAL LANDSCAPE PLAN						

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 CONCEPTUAL FENCE DETAILS



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-13-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT - PLANNER  
  
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 303.448.2558 • www.henrydesign.com

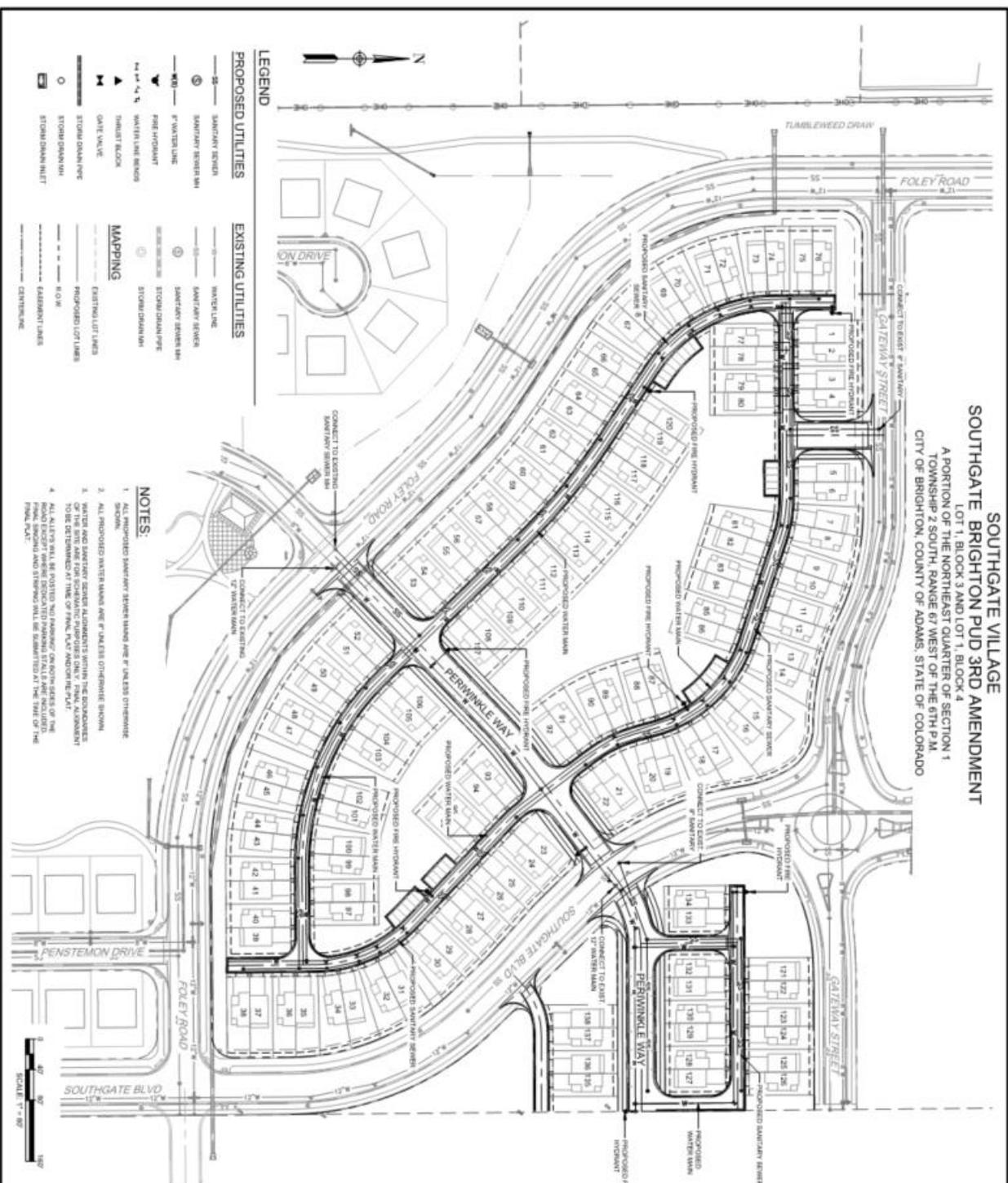
ENGINEER  
  
 4625 AUTUMN HAY, S.2  
 FORT COLLINS, CO 80525  
 970.698.6340

OWNER  
 ARCUS SOUTHGATE, LLC  
 107 W. OLLELAND  
 4915 E. BASILINE RD., #105  
 GILBERT, AZ 85234  
 720.345.2656

**SOUTHGATE VILLAGE**  
 SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT  
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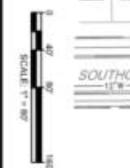
DESIGNED BY  
 DRAWN BY  
 CHECKED BY  
 DATE  
 CONCEPTUAL FENCE DETAILS  
 7 of 10

**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD 3RD AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

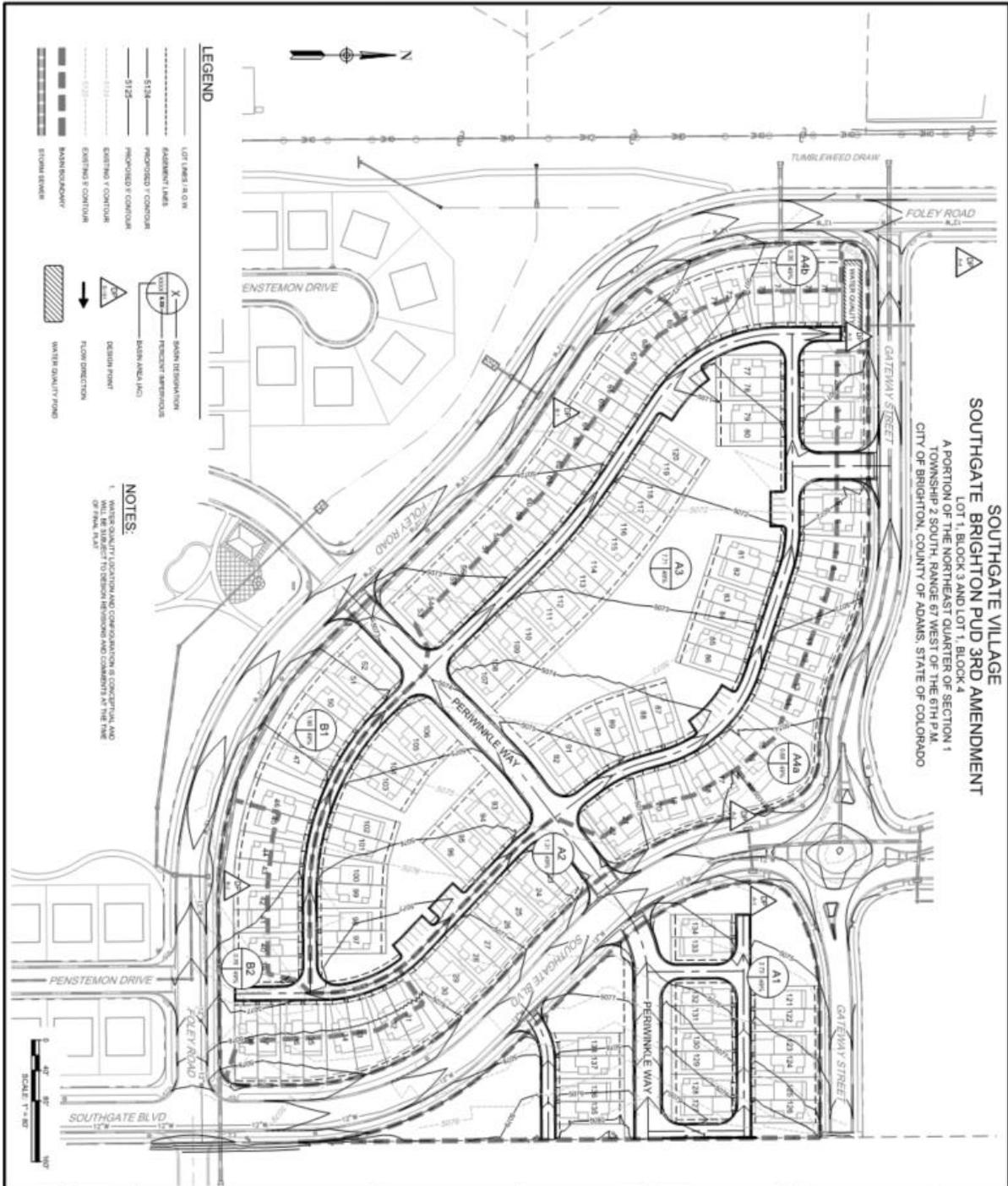


- LEGEND**
- PROPOSED UTILITIES**
- 24" SANITARY SEWER
  - 18" SANITARY SEWER
  - 12" WATER LINE
  - 8" FIRE MISCANT
  - 6" WATER LINE BRANCH
  - TRIBUT B LOCK
  - GATE VALVE
  - STORM DRAIN PIPE
  - STORM DRAIN INLET
- EXISTING UTILITIES**
- 24" WATER LINE
  - 18" SANITARY SEWER
  - 12" SANITARY SEWER
  - 8" STORM DRAIN PIPE
  - 6" STORM DRAIN
- MAPPING**
- EXISTING LOT LINES
  - PROPOSED LOT LINES
  - E.O.M.
  - EXISTING LINES
  - CENTERLINE

- NOTES:**
1. ALL PROPOSED SANITARY SEWER MAINS ARE 12" UNLESS OTHERWISE SHOWN.
  2. ALL PROPOSED WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
  3. WATER AND SANITARY SEWER MAINS WITHIN THE DOCKAGE ARE TO BE DETERMINED AT THE TIME OF FINAL "FLAT" AND/OR THE "P.L.A.T."
  4. ALL ALLEYS SHALL BE PAVED TO PARALLEL ON BOTH SIDES OF THE ROAD EXCEPT WHERE DESIGNATED PARKING STALLS ARE INCLUDED. FINISH GRADE AND SLOPING SHALL BE SUBMITTED AT THE TIME OF THE FINAL "P.L.A.T."



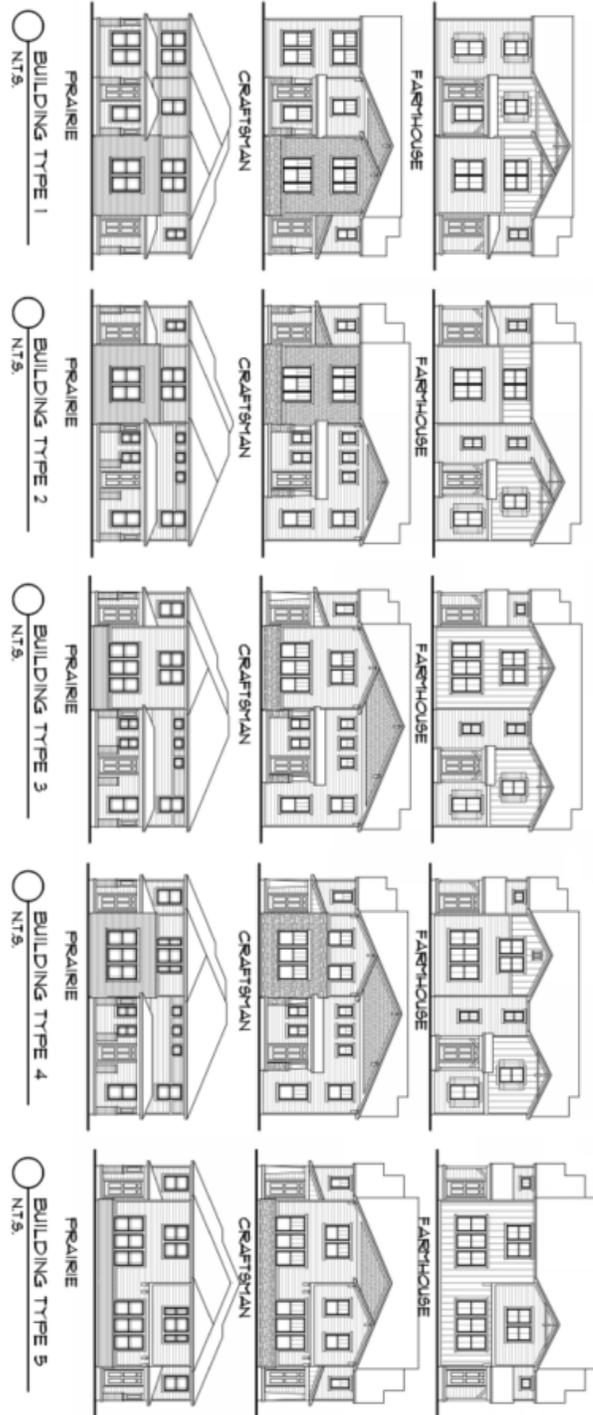
SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD 3RD AMENDMENT  LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	PREPARED BY: CIVILWORX	ENGINEER:  CIVILWORX 4020 AUTUMN WAY, B-2 FORT COLLINS, CO 80526 970.498.0046	LANDSCAPE ARCHITECT/PLANNER:  henry design group Landscape Architecture • Planning • Interiors 1001 West Street Suite 110, Denver, Colorado 80202 303.498.2888 • hdesign@hdesigngroup.com	NO. 1 REVISION RECORD 1ST SUBMITTAL DATE 10-02-2018	NO. 2 REVISION RECORD 2ND SUBMITTAL DATE 11-13-2018
	PROJECT NO. 18-001	DATE 11-13-2018	NO. 3 REVISION RECORD DATE	NO. 4 REVISION RECORD DATE	
	SHEET NO. 8 OF 10	NO. 5 REVISION RECORD DATE	NO. 6 REVISION RECORD DATE	NO. 7 REVISION RECORD DATE	
	SHEET NO. 8 OF 10	NO. 8 REVISION RECORD DATE	NO. 9 REVISION RECORD DATE	NO. 10 REVISION RECORD DATE	



**SOUTHGATE VILLAGE  
BRIGHTON PUD 3RD AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PROJECT: <b>PUD - GRADING &amp; DRAINAGE PLAN</b> 9 of 10	SOUTHGATE VILLAGE <b>SOUTHGATE BRIGHTON PUD 3RD AMENDMENT</b> LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	OFFICE: <b>ARCUS SOUTHGATE, LLC</b> 817 W. GILLESPIE 4910 E. BASILAR RD. #100 GILBERT, AZ 85024 725.346.2058	ENGINEER:  <b>CivilWorx</b> 4025 AUTUMN WAY, B-2 FORT COLLINS, CO 80525 970.588.5346	LANDSCAPE ARCHITECT - PLANNER:  <b>henry design group</b> Landscape Architecture • Planning • Civil Services 1801 North State Street, 14th, Denver, Colorado 80202 303.444.2884 • hdesigngroup.com	NO. REVISION RECORD DATE 1 1ST SUBMITTAL 10-02-2018 2 2ND SUBMITTAL 11-13-2018 3 4
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**SOUTHGATE VILLAGE**  
**SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT**  
 LOT 1, BLOCK 3 AND LOT 1, BLOCK 4  
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
 CONCEPTUAL ARCHITECTURE ELEVATIONS



NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-2-2018
2	2ND SUBMITTAL	11-15-2018
3	3RD SUBMITTAL	1-4-2019
4		

LANDSCAPE ARCHITECT / PLANNER  
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ENGINEER  
  
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 FORT COLLINS, CO 80525  
 970.698.6346

APPLICANT  
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 819 W. GILLELAND  
 4815 E. BASILINE RD., #100  
 GILBERT, AZ 85234  
 720.348.2699

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CONCEPTUAL ARCHITECTURE ELEVATIONS  
 10 of 10