

PRAIRIE CENTER MIXED USE PUD, AMENDMENT NO. 3

SITUATED IN NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PUD AMENDMENTS

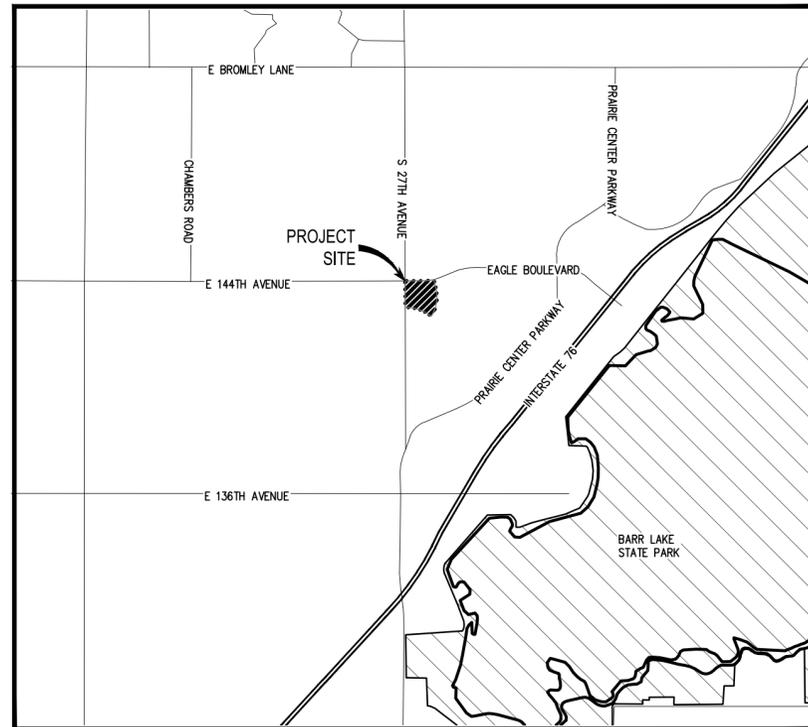
THE ORIGINAL PRAIRIE CENTER MIXED USE PUD SHALL APPLY TO THE PROJECT SITE, WITH THE EXCEPTION OF THE FOLLOWING FOUR AMENDMENTS.

BUILDING SEPARATION: THE MINIMUM BUILDING SEPARATION BETWEEN DWELLING UNITS SHALL BE 10' FROM WALL TO WALL, FOR ALL ELEVATIONS. THE MINIMUM BUILDING SEPARATION BETWEEN DWELLING UNITS AND GARAGES SHALL BE 8'. ROOF OVERHANGS AND CANTILEVERED COMPONENTS ARE ALLOWED TO ENCROACH INTO THIS AREA.

FENCE POSTS: MASONRY FENCE POSTS SHALL BE A MINIMUM 20" X 20" POST WITH A STANDARD 16" CMU CORE AND 2" THICK MASONRY VENEER ON ALL SIDES. THE POSTS SHALL INCLUDE COLUMN CAPS WITH A 2" LIP ON ALL SIDES MAKING THE CAPS 24" X 24". FENCE POSTS SHALL BE LOCATED NO FURTHER THAN 60' ON CENTER, WITH SLOPED COLUMN CAPS TO DRAIN WATER TO THE SIDES OF THE POSTS.

FENCE PLANE: THE MAXIMUM LENGTH OF CONTINUOUS, UNBROKEN AND UNINTERRUPTED FENCE PLANE SHALL BE 200' ALONG ALL ROADS WITH AN EXCEPTION OF 26 0' ALONG RED TAIL WAY. ALL BACKYARD FENCES ALONG PUBLIC RIGHT-OF-WAYS SHALL BE OPEN, TWO-RAIL FENCES WITH LANDSCAPING IN ACCORDANCE WITH EXISTING PUD REQUIREMENTS.

SIDEWALK WIDTHS: THE MAIN STEMS OF THE COURTYARD SIDEWALKS LEADING FROM THE DRIVE AISLES TO EACH POD OF HOMES SHALL BE 5' WIDE. WHERE THE STEM BRANCHES OFF TO SERVE INDIVIDUAL UNITS, THE SIDEWALKS SHALL BE 4' WIDE. SIDEWALKS CONNECTING THE PRIVATE DRIVE AISLE TO THE PUBLIC RIGHT-OF-WAY SHALL BE A MINIMUM 8' WIDE AND MAY BE ATTACHED. A 10' WIDE SIDEWALK / FIRE ACCESS LANE SHALL CONNECT THE WESTERN DRIVE AISLE TO THE CENTRAL OPEN SPACE. OTHER TRAILS IN THE OPEN SPACE AREA SHALL BE 5' WIDE.



VICINITY MAP
SCALE: 1"=3000'

LEGAL DESCRIPTION:

PRAIRIE CENTER VILLAGE V, FILING NO. 1, LOT 1.

MONUMENTS:

- SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 36580"
- SET 1" BRASS DISK STAMPED "AZTEC PLS 36580"
- FOUND NO. 3/4" BRASS TAG STAMPED "JR ENG PLS 30099"
- FOUND 1" BRASS TAG STAMPED "AZTEC LS 38064"

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE RECORD BEARINGS AND ARE BASED UPON THE NORTHERLY LINE OF LOT 1, PRAIRIE CENTER VILLAGE V SUBDIVISION FILING NO. 1, WHICH BEARS NORTH 89°26'28" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

SHEET LIST TABLE

1	PUD AMENDMENTS
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OWNER/DEVELOPER:



2355 E. CAMELBACK ROAD, SUITE 805
PHOENIX, AZ 85016
602-559-9388
POC: JOSH E. HARTMANN
JOSH@NEXTMETRO.COM

CIVIL ENGINEER:



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com
POC: MICHAEL S. MOORE
MMOORE@HKSENG.COM

LANDSCAPE ARCHITECT /

PLANNER:



Planning | Landscape Architecture
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com
POC: JARED CARLON
JCARLON@NORRIS-DESIGN.COM

ARCHITECT:



9025 E. MINERAL CIRCLE,
SUITE 200
CENTENNIAL, CO 80112
720-638-6355
POC: JEFF ALCARAZ
JEFF.ALCARAZ@FELTENGROUP.COM

DATE	REVISION COMMENTS	PROJECT #:
09-08-17	Per City Comment	
10-09-17	Per City Comment	
10-24-17	Per City Comment	
01-09-18	Per City Comment	

SIGNATURE BLOCKS

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, BEING OF THE OWNERS(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

PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDS APPROVAL OF THIS PLANNED UNIT DEVELOPMENT PLAN THIS ____ DAY OF ____ OF 20__

CHAIRPERSON

CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVED THIS PLANNED UNIT DEVELOPMENT PLAN THIS ____ DAY OF ____ OF 20__

MAYOR
ATTEST:

CITY CLERK

CLERK AND RECORDER

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, CITY OF BRIGHTON, STATE OF COLORADO ON THIS ____ DAY OF ____ OF 20__

RECEPTION NO.

SIGNATURE AND PRINTED NAME