

RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.

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

STATEMENT OF PURPOSE & INTENT

The Ridgeline Vista PUD is a 69 acre neighborhood in the City of Brighton, Colorado planned in compliance with the 2016 Comprehensive Plan. Since the original Neff PUD was approved in 1987, the City's Comprehensive Plan has been updated and the Future Land Uses have been revised. Additionally, a nine (9) acre parcel of land located at the southern end of the site is being included in the PUD. The Future Land Use Plan within "Be Brighton" designates this property as High Density Residential in the northern portion of the site and Medium Density Residential for the balance of the property. The Planned Unit Development provides a variety of housing densities while meeting the land use category's purpose and character.

Both the Medium and High Density Residential categories allow for single family homes on smaller lots, townhomes and multi-family providing housing that meets the needs of people in all stages of life and thus creates diverse neighborhoods.

Ridgeline Vista also meets "Be Brighton" Distinctive Neighborhood Principles by providing a neighborhood that has distinctiveness and character as provided through the variety of housing and interconnectivity of parks, trails and open space.

NOTES

1. The Ridgeline Vista P.U.D. supersedes and replaces the Neff P.U.D., which was approved by City Council on November 17, 1987.
2. Stormwater management facilities shall conform with the City of Brighton's Requirements. Beebe Draw Metropolitan District shall provide detention and maintenance of regional facilities.
3. Parks and Open Space shall be provided in accordance with the City of Brighton requirements set forth by City Ordinance in locations preliminarily identified on the P.U.D. 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, tracts, etc. shall be addressed at the time of Final Plat and in the Development Agreement.
6. Ridgeline Vista shall be platted in phases.

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, BEING THE POINT OF BEGINNING; THENCE N89°59'06"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1847.28 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 2025.86 FEET; THENCE S89°13'12"W, A DISTANCE OF 988.29 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG SAID WEST LINE A DISTANCE OF 1859.48 FEET TO THE POINT OF BEGINNING.

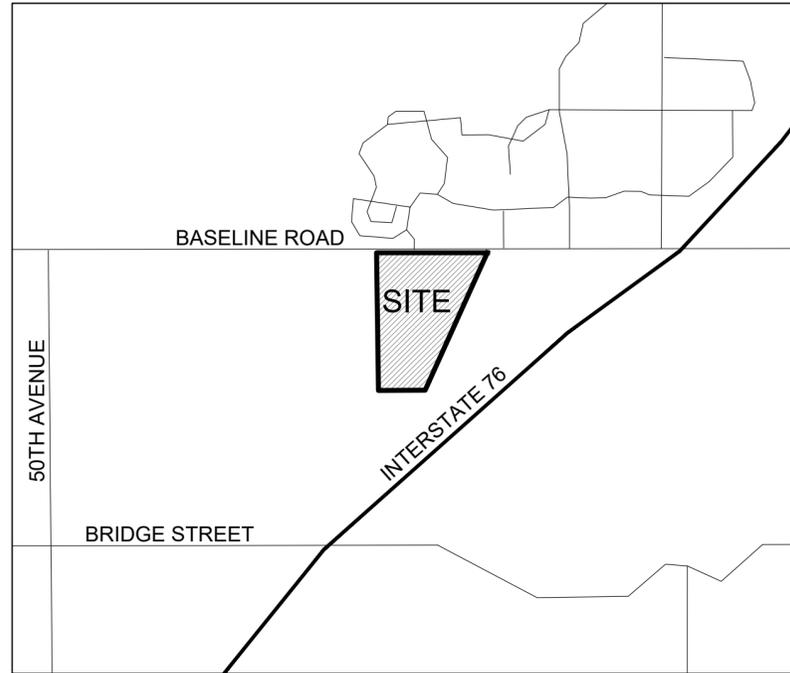
PARCEL CONTAINING 60.238 ACRES, MORE OR LESS.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING WESTERLY OF THE CENTERLINE OF ADAMS COUNTY ROAD NO. 122 (ABANDONED), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, WHENCE THE WEST QUARTER CORNER THEREOF BEARS S00°46'49"E, 2331.28 FEET; THENCE S00°46'49"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1889.48 FEET TO THE POINT OF BEGINNING; THENCE N89°13'12"E, A DISTANCE OF 988.29 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 122 (ABANDONED); THENCE S24°18'10"W, ALONG SAID CENTERLINE A DISTANCE OF 495.77 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE S89°45'04"W, ALONG SAID SOUTH LINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°46'49"W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 441.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 9.038 ACRES, MORE OR LESS.



VICINITY MAP



0 2,000' 4,000'

Scale: 1" = 2,000'

Owner
Galaxy Land Company, LLC
1528 Wazee Street
Denver, CO 80202
303.623.0200

Applicant
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

Civil Engineer
Redland, Inc.
1500 West Canal Court
Littleton, CO 8012
303.875.7193

Planner / Landscape Architect
Henry Design Group
1501 Wazee Street, 1-C
Denver, CO 80202
303.446.2368

SHEET INDEX

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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: _____
GALAXY LAND COMPANY, 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: _____
MAYOR

ATTEST

By: _____
CITY CLERK

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2018
2	2ND SUBMITTAL	5-21-2018
3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-30-2018

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Eminentia
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
REDLAND
Where Great Places Begin
1500 West Canal Court
Littleton, Colorado 80120

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

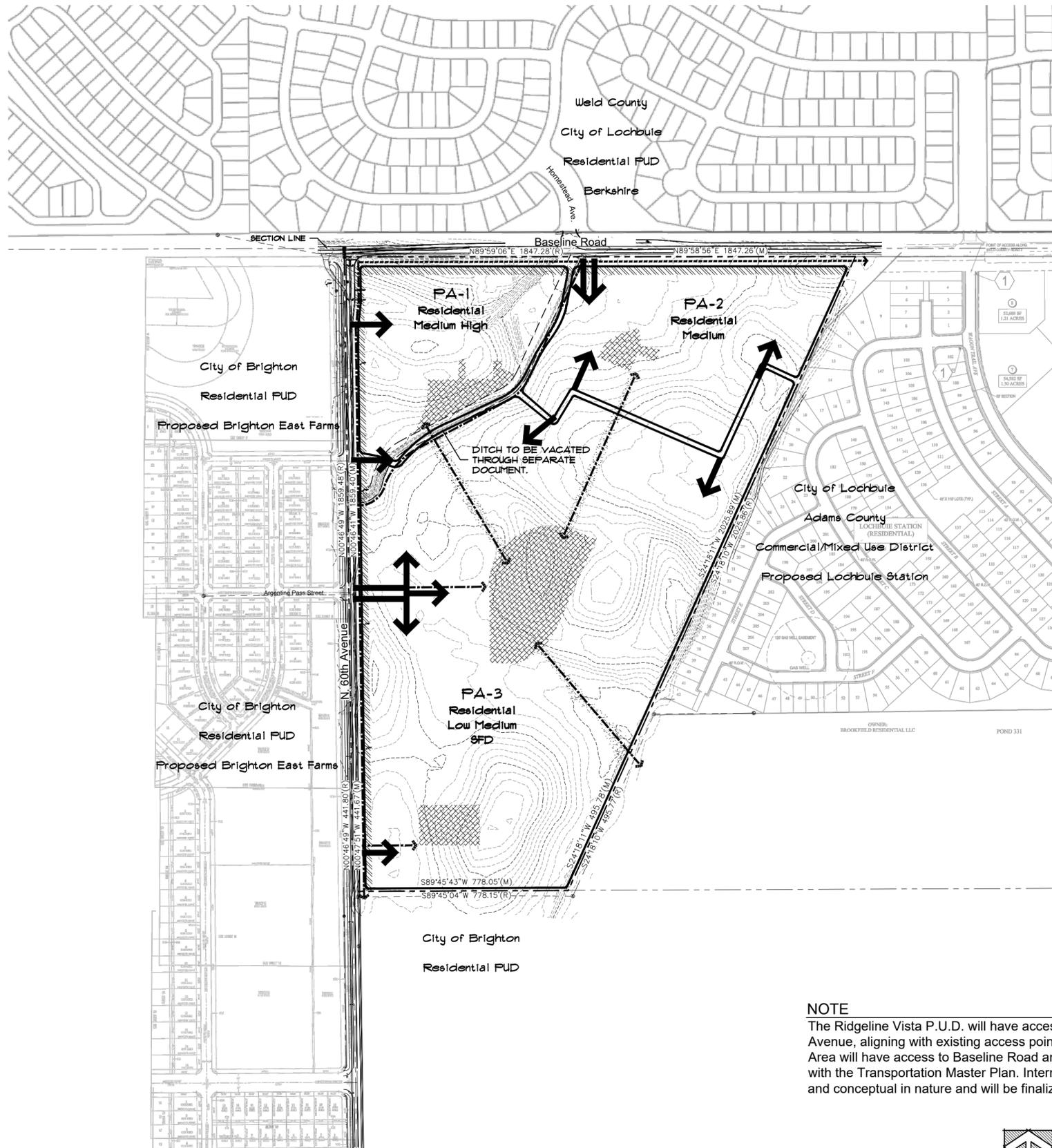
RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

JOB NO.: -
DRAWN: AY
CHECKED: KH
ISSUE DATE: 7-30-18

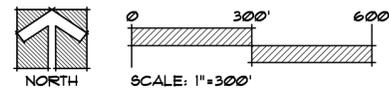
SHEET:
COVER
1 of 11

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
CONTEXT PLAN



NOTE
The Ridgeline Vista P.U.D. will have access to Baseline Road and 60th Avenue, aligning with existing access points where possible. Each Planning Area will have access to Baseline Road and 60th Avenue, in compliance with the Transportation Master Plan. Internal access points are illustrative and conceptual in nature and will be finalized at the Final Plat.



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Landscape Architecture • Planning • Erittlements
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303.446.2368 • henydesigngroup.com

ENGINEER:

REDLAND
Where Great Places Begin
1000 West Colfax Ave., Suite 1000
Denver, Colorado 80202
P. REDLAND.COM

APPLICANT:

CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

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SHEET:
CONTEXT PLAN
2 of 11

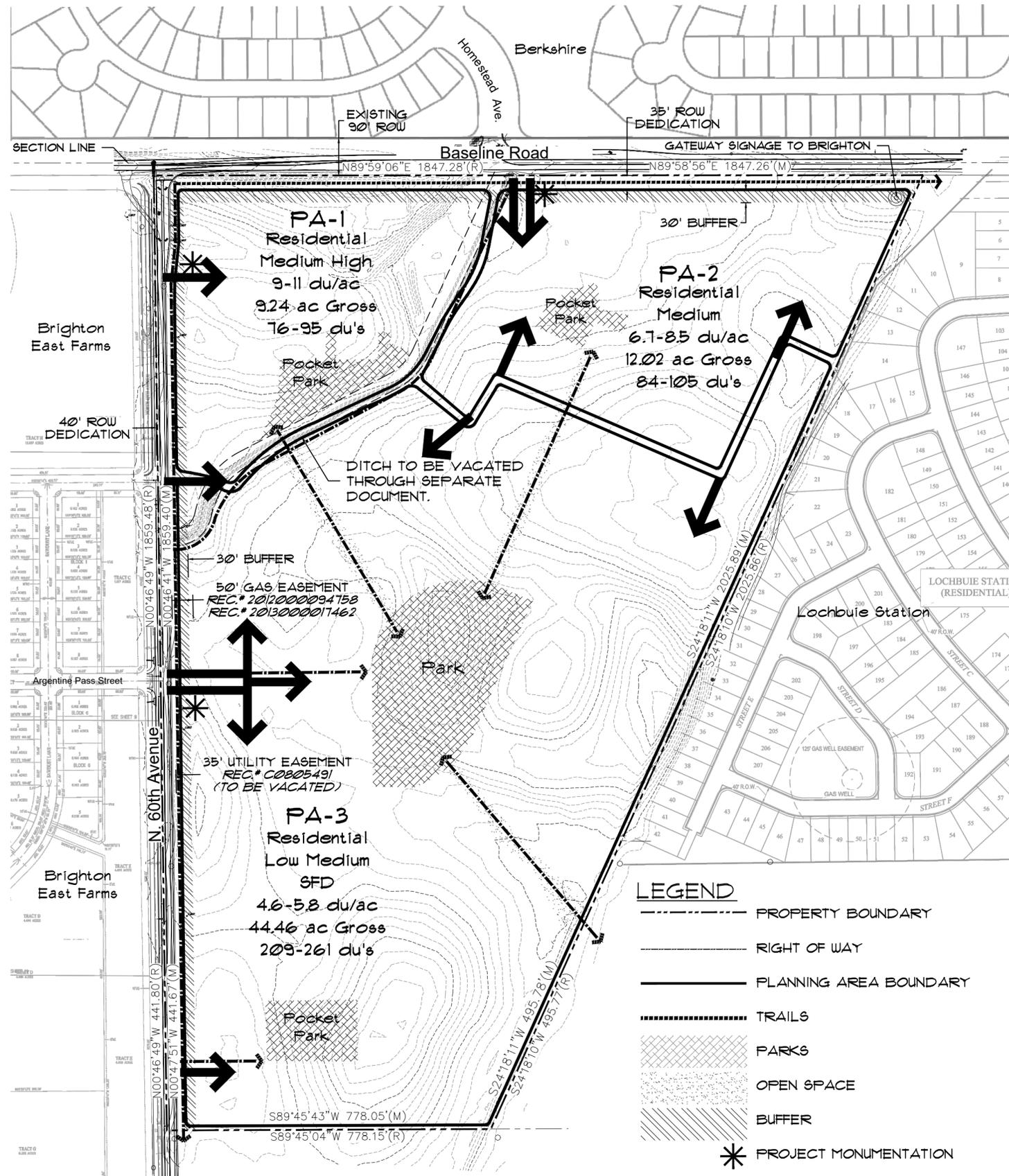
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P.U.D. PLAN

DEVELOPMENT SUMMARY					
PLANNING AREA	NAME	AREA (ACRES)	DWELLING UNITS	USE	GROSS DENSITY
1	RESIDENTIAL MEDIUM-HIGH	8.36	76-95	SINGLE FAMILY ATTACHED	9-11 DU/AC
2	RESIDENTIAL MEDIUM	12.39	84-105	PAIRED/DUPLEX	6.7-8.5 DU/AC
3	RESIDENTIAL MEDIUM-LOW	45.16	209-261	SINGLE FAMILY DETACHED	4.6-5.8 DU/AC
ROW		2.11		ROW	
	TOTAL	69.28	369-461		5.33-6.65 DU/AC

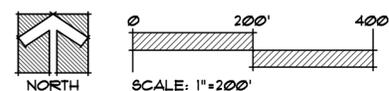
NOTE

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



LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- PLANNING AREA BOUNDARY
- TRAILS
- PARKS
- OPEN SPACE
- BUFFER
- PROJECT MONUMENTATION
- GATEWAY SIGNAGE & LANDSCAPE ENTRY TO BRIGHTON



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Landscape Architecture • Planning • Easements
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303.446.2368 • henydesigngroup.com

ENGINEER:

REDLAND
Where Great Places Begin
1500 West 10th Avenue, Suite 1000, Denver, Colorado 80202
303.446.2368 • REDLAND.COM

APPLICANT:

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Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

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LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
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DESIGN STANDARDS

I. STATEMENT OF PURPOSE AND INTENT

The Ridgeline Vista Planned Unit Development (PUD) is a 69-acre mixed residential neighborhood proposed for development in the City of Brighton. The PUD is envisioned as a distinctive mixed residential neighborhood connected by open space/trail networks with a variety of recreational opportunities. A central neighborhood park is the focal point of the neighborhood with open space, pocket parks and trail corridors connecting the residential areas to the park.

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, as amended.

In compliance with the general intent of the City of Brighton Comprehensive Plan, the Ridgeline Vista PUD provides the City with 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. The northern portion of the property is higher density including single family attached homes and paired homes. Although not high density residential it meets the spirit and intent of the Comprehensive Plan by providing alternative housing types while being compatible with surrounding land uses which are primarily single family detached homes. The southern portion of the property is proposed for single family detached homes which is in compliance with the Medium Density designation of the Comprehensive Plan.

The following list outlines areas in which the community incorporates design elements that contribute to exceptional high-quality design.

- A. Provide a comprehensive pedestrian network throughout the community connecting to offsite regional pedestrian corridors and including the following:
 1. Eight (8) foot wide internal trails located within open space tracts that provide connections between the residential areas, internal pocket parks and the Neighborhood Park;
 2. Meandering eight (8) foot wide trail along the existing ditch corridor that will vacated. The trail will connect from North 60th Avenue into the neighborhood and to the ten (10) foot walk along Baseline Road.
 3. Six (6) foot wide detached sidewalks along all local streets within the neighborhood;
 4. Six (6) foot wide detached sidewalk that will tie into Brighton East Farms at Argentine Pass Street within and continue west to the regional trail on the east side of Brighton Crossing. Pedestrian crosswalks will bring attention to the crossing of the sidewalk.
 5. Meandering ten (10) foot wide trail along Baseline Road which connects to the regional system along the east side of Brighton Crossing.
 6. Meandering eight (8) foot wide concrete sidewalk along the east side of North 60th Avenue.
- B. Provide a variety of passive and active recreational opportunities throughout the community in the Neighborhood and Pocket Parks, with the central local park serving as the focal point and organizing element of the neighborhood.
- C. Create a variety of residential home products in three (3) different planning areas to broaden the market offering.

II. AUTHORITY AND DEFINITIONS

A. Approval of Plans

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 the Ridgeline Vista. Any item not covered by these stipulations shall be governed by the City of Brighton Land Use and Development Code, as amended, including the City of Brighton Residential Design Standards, as amended.

B. Conflicts

The provisions of this PUD shall prevail and govern the development Ridgeline Vista PUD provided; however, where the provisions of the PUD do not clearly address a specific subject, the provisions of the City of Brighton Land Use and Development Code, as amended for the underlying Zone District shall apply, as determined by the Community Development director.

C. Underlying Zone Districts

The underlying City of Brighton Zone Districts for each Planning Area is as follows:

- PA-1: Residential - 2 (R-2)
- PA-2: Residential - 2 (R-2)
- PA-3: Residential - 1 (R-1)

D. Definitions (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.)

1. **Lot Width:** The horizontal distance between side lot lines as measured at the established front yard setback line.
2. **House:**
 - a. Single Family Detached: A dwelling with no common walls with another units and located on a fee simple lot..
 - b. Paired Home: 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.
 - c. Duplex: A dwelling unit with primary ground floor access to the outside which shares a common wall with one other unit without openings. The duplex, two (2) units, share a common lot.
 - d. Single Family Attached Dwelling: A dwelling with primary ground floor access to the outside which share a common wall with another unit without openings. Single Family Attached dwellings will include three (3) and up to eight (8) unit attached dwellings. However, two (2) are permitted in PA-1 and shall be considered a Single Family Attached dwelling unit. The Single Family attached unit can be located on a fee simple lot (Townhomes) or a structure surrounded by common open space.
3. **Single Family Detached Dwelling Unit Diversity:** Single family detached dwelling unit diversity is defined as a house model having at least four (4) distinguishing exterior features, including but not limited to elevations, materials, front façade placement of windows and doors, garage location/placement, color schemes, rooflines and pitch, entryways, and porch size and locations.

4. **Planning Area Gross Boundary:** Planning Area Gross Boundaries are fixed by the PUD Plan. Planning Area Boundaries are shown to the right-of-way of collector streets and arterial streets. The Planning Area acreages are calculated to the centerline of collector and local streets and to the ultimate right-of-way of arterial streets. When two Planning Areas abut one another, the area calculation is to the centerline between the two Planning Area boundaries. Density shall be computed based upon the Planning Area Gross Boundary including streets as defined above. Open space and pocket park areas are also identified and included in the Planning Area Gross Boundary and acreage. Planning area acreages may vary slightly based on the surveyed boundary at time of subdivision plat. However, the number of permitted dwelling units is fixed.
5. **Fee Simple:** Private ownership in real estate in which the owner has the right to control, use and transfer property at will.
6. **Building Cladding Material:** Cladding is a material used to provide a decorative and protective skin on a building. It can be made of wood, masonry, stucco, composite materials or concrete, and although it doesn't support the structure, it does protect against elements like wind or rain. Cladding does not include any glazed surfaces or decorative trims.

III. GENERAL PUD STIPULATIONS AND DESIGN STANDARDS

- A. Pocket parks of less than three acres shall be owned and maintained by the HOA or Metro District.
- B. The central Neighborhood Park will be designed and improved by the developer and its successors and assigns or Metro District. The Neighborhood Park will be owned by the City of Brighton and maintained by the HOA or Metro District.
- C. Open space corridors shall be owned and maintained by the HOA or Metro District.
- D. On-site water quality facilities associated with the Beebe Draw Regional Detention Pond shall be owned and maintained by HOA or Metro District.
- E. All park and open space dedications shall occur at the time of Final Plat. The dedications shall be on a community wide basis based on the PUD Plan 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.
- F. Enhanced landscape buffers shall be provided along perimeter arterial and collector streets as follows:
 1. Thirty (30) foot wide landscape buffer along the south side of Baseline Road.
 2. Thirty (30) foot wide landscape buffer along the east side of North 60th Avenue.
 3. All landscape buffers shall be planted in accordance with the requirements stated on Sheet 8 of this PUD.
- G. Incorporate a significant perimeter landscape buffer along Baseline Road and N. 60th Avenue. The buffers, where adjacent to a fence will include berming and landscaping with a minimum of one (1) tree and five (5) shrubs for every 1,000 square feet of buffer area. In addition, at least 50 percent of the buffer shall include a berm or vertical change in elevation such as a retaining wall with the purpose of reducing the visibility of the fence.
- H. Incorporate a tree lawn and six (6) foot detached walk along all local public streets with street trees placed on an average of forty (40) feet on-center creating a timeless neighborhood within the Brighton Community.
- I. Variation in lot sizes is met by the variety of housing products and lot sizes proposed including single family detached homes, paired homes and single family attached homes.

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LANDSCAPE ARCHITECT / PLANNER:



henry design group
Landscape Architecture • Planning • Eritments
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:



REDLAND
Where Great Places Begin
1000 West Colfax Street
Denver, Colorado 80202

APPLICANT:



CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284



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DESIGN STANDARDS

IV. DEVELOPMENT STANDARDS

A. Planning Area 1: RESIDENTIAL -MEDIUM HIGH

1. **Intent:** Residential-Medium High is intended to accommodate single family attached dwellings from three (3) to eight (8) attached unit buildings.
2. **Gross Density:** 9 - 11 dwelling units per acre
3. **Standards Specific to PA-1:**
 - a. 25% of the PA-1 shall be provided in private open space and common outdoor recreation and may include a pocket park, passive open space, landscape buffers and the trail and open space corridor within the vacated adjacent ditch area.
 - b. The single family attached area shall incorporate two of the following recreational amenities.
 - Playground with equipment (minimum size 500 Square feet)
 - Sport court
 - Picnic area
 - One recreational element such as volleyball, horse shoe pit, bocce ball, shuffle board or dog park
 - Passive seating area with shelter and gardens
 - Trail head
 - c. No more than eight (8) attached units are permitted per building. A maximum of 50% of the buildings within a filing may have up to eight (8) units per building. All other buildings shall have six (6) units or less attached units per building.
 - d. Off-street parking shall be setback a minimum of 12 feet from perimeter property lines
4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Land Use and Development Code, as amended, as amended
 - b. Attached units placed on fee simple lots for individual sale
 - c. Attached units placed on a common lot
 - d. Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/sales period only.
 - e. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.
 - f. Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval.
5. **Accessory, Temporary and Conditional Uses:**
Shall be permitted as described in the Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended.

B. Planning Area 2: RESIDENTIAL -MEDIUM

1. **Intent:** Residential-Medium is intended to accommodate single family paired or duplex homes.
2. **Gross Density:** 6.7 - 8.5 dwelling units per acre
3. **Standards Specific to PA-2:** Double fronted lots are permitted adjacent to Baseline Road and N. 60th Avenue, however, no driveway or rear access from any home is permitted from Baseline Road and N. 60th Avenue.
4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District
 - b. Paired units placed on fee simple lots for individual sale
 - c. Duplex units placed on a common lot
 - d. Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/sales period only.
 - e. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.
 - f. Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval.

5. Accessory, Temporary and Conditional Uses:

Shall be permitted as described in the Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended.

C. Planning Area 3: RESIDENTIAL -MEDIUM

1. **Intent:** Residential-Medium Low is intended to accommodate single family detached homes.
2. **Gross Density:** 4.6 - 5.8 dwelling units per acre
3. **Standards Specific to PA-3:** Double fronted lots are permitted adjacent to Baseline Road and N. 60th Avenue, with the specified landscape buffer, however, no driveway or rear access from any home is permitted from Baseline Road and N. 60th Avenue.
4. **Use by Right:**
 - a. All uses allowed in the R-2 City of Brighton Zone District
 - b. Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/sales period only.
 - c. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.
 - d. Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning Areas. The applicable permits are to be submitted to the City of Brighton for review and approval.
5. **Accessory, Temporary and Conditional Uses:**
Shall be permitted as described in the Tabulation of Uses of the City of Brighton Land Use and Development Code, as amended

VI. VARIATIONS TO THE SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS (RDS) SECTION 17-44-228, 230 - 250) as amended

A. SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS (RDS)

1. Incentives to Promote Variety in Construction which allows the developer to repeat the same home model elevation no more than every three (3) lots on the same side of the streets.
 - a. At least 50% of the homes in each Filing shall have an area equivalent to at least 50% of the front facade elevation (not including windows and door areas and related trim areas) clad in brick, stone, manufactured stone-like materials, stucco or other approved masonry materials
 - b. At least 40% of the homes within the Ridgeline Vista shall incorporate a qualified covered front porch which is a minimum of six (6) feet in depth with a minimum size of 48 square feet.
 - c. Mix of roof colors: Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
2. Garage Design Standards (applies to garages facing a public street right-of-way) (replaces Sec. 17-44-228 of the RDS), as amended
 - a. Alternate loaded garages are encouraged but not required.
 - b. At least 40% of all street facing garages shall be recessed a minimum of four (4) feet behind the front façade of the structure or covered porch.
 - c. If no porch is provided, the garage doors shall be recessed a minimum of two (2) feet from the face of the home.
 - d. There is no maximum garage door coverage for the Medium-Low single family detached small lot homes.
 - e. Rear-loaded and auto court garages are exempt from these requirements.

B. SINGLE FAMILY PAIRED OR DUPLEX RESIDENTIAL DESIGN STANDARDS (RDS) as amended

1. Each homebuilder shall provide at least two (2) different floorplans for pairing. A mirrored floorplan shall not be counted as a separate plan.
2. At least three (3) elevation options shall be provided for each floorplan.
3. The same elevation style shall not be repeated next door or directly across the street.
4. Each front elevation shall contain two (2) of the following design elements:
 - a. A front porch which is at least six (6) feet in depth and eight (8) feet in width.
 - b. 50% masonry cladding materials on the front façade, excluding windows and doors and the accompanying trim.
 - c. Two distinctive cladding materials.
 - d. A 5:12 roof pitch on the primary roof form on the front façade. Roof pitches less than 5:12 may be used on secondary roof forms as appropriate for the architecture style of the home. Flat roofs are permitted as appropriate for the architectural style of the home.
 - e. At least 50% of the homes in each Filing shall have an area equivalent to at least 25% of the front facade elevation (not including windows and door areas and related trim areas) clad in brick, stone, manufactured stone-like materials, stucco or other approved masonry materials.
5. Mix of roof colors: Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
6. One (1) in every three (3) pairs of homes shall contain one front porch which is at least six (6) feet in depth and eight (8) feet in width.
7. 100% of the front-loading garages from a public street provided by each home builder shall have enhanced garage door with windows or adornments complementary to the architecture of the home.
8. 30% of the front-loading garages provided by each home builder shall provide an enhanced garage door with windows or adornments complementary to the architecture of the home.
9. An enhanced elevation shall be provided on the corner side elevation adjacent to a public street right-of-way. Each corner side shall contain at least two (2) of the following design elements.
 - a. Wrap of the cladding materials the same as the front elevation for a minimum of six (6) feet on the side for masonry
 - b. Change in building plane
 - c. Windows including box or bay window
 - d. Trim boards
 - e. A side porch at least four (4) feet in depth and six (6) feet in width
10. Garage Design Standards (Applies to garages facing a public street right-of-way) (Replaces Sec.17-44-228 of the RDS), as amended
 - a. Alternative loaded garages are encouraged but not required.
 - b. At least 40% of all street facing garages shall be recessed a minimum of four (4) feet behind the front façade of the structure or covered porch.
 - c. If no porch is provided, the garage doors shall be recessed a minimum of two (2) feet from the face of the home.
 - d. Rear-loaded and auto court garages are exempt from these requirements.
 - e. A horizontal or vertical offset on the rear elevation of an alley loaded paired home is not required. The variation shall be provided by a change in color, roof form or cladding.

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LANDSCAPE ARCHITECT / PLANNER:



henry design group
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ENGINEER:



REDLAND
Where Great Places Begin
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APPLICANT:



CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284



RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

JOB NO.:	-
DRAWN:	AY
CHECKED:	KH
ISSUE DATE:	7-30-18

SHEET:	DESIGN STANDARDS 5 of 11
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RIDGELINE VISTA

MIXED RESIDENTIAL P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
DESIGN STANDARDS

VII. VARIATIONS TO THE MULTI-FAMILY BUILDING DESIGN STANDARDS (RDS) SECTION 17-44-270) as amended

A. SINGLE FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS

1. Primary pedestrian entries shall face a public street, private drive or common open space corridor.
2. Single family attached areas shall have one through public or private access drive that is continuous through the site with a detached sidewalk and tree lawn.
3. Alternate entry locations are not required for single family attached homes.
4. Each single family attached unit is not required to be articulated to designate each unit. However, unit designation shall be provided as follows:
 - a. 2 to 4 units: No articulation or change in the front plane is required.
 - b. 5 to 8 units: One change in the front plane of at least two (2) feet
 - c. Differentiation in the units shall be provided through cohesive variations in the front building elevation, width of units or fenestration on the building façade.
5. The single family attached area shall incorporate two of the following recreational amenities.
 - Playground with equipment (minimum size 500 Square feet)
 - Sport court
 - Picnic area
 - One recreational element such as volleyball, horse shoe pit, bocce ball, shuffle board, dog park
 - Passive seating area with shelter and gardens
 - Trail head
6. Exterior materials for each single family attached building (not unit):
 - a. 35% masonry on the front elevation and side or rear elevation adjacent to Baseline Road or N. 60th Avenue;(not including window and door areas and related trim); or stucco. The balance being any type of lap siding or stucco;
 - b. 30% masonry on the front elevation and side and rear elevation adjacent to Baseline Road or N. 60th Avenue; (not including window and door areas and related trim) with the balance being cementitious lap siding or stucco. (A cementitious lap siding is defined as a manufactured strip siding composed of cement-based materials other than wood fiberboard or plastic-based materials.
7. Garage Design Standards (Applies to garages facing a public street right-of-way (Replaces Sec.17-44-228 of the RDS), as amended
 - a. Rear loaded garages are encouraged for single family attached homes.
 - b. A pedestrian front door is required on the front elevation when a front-loaded garage is proposed.
 - c. The face of the garage door face shall be staggered as outlined in No. 4 above.

VIII. FENCING

- A. A consistent fence design is required throughout Ridgeline Vista.
- B. A 42-inch-high wood three rail fence is required on lot lines adjacent to parks, landscape tracts and open space.
- C. A six (6) foot high solid privacy fence is permitted along the southern and western perimeter property lines.
- D. Rear and side yard fencing along Baseline Road and N. 60th Avenue shall have treated wood a maximum of six (6) feet in height. Masonry columns shall be provided in the fence along Baseline Road and shall be placed approximately 60-feet on center or to correspond with lot lines and changes in direction of the fence. No masonry columns are required along N. 60th Avenue.
- E. The required landscape buffers shall be located on the street side of the fence.
- F. Openings in the fences shall be provided per RDS section 17-44-150 (d.), as amended.
- G. Fencing design and a fence plan shall be provided at the time of ODP and Preliminary/Final Landscape Plan.

IX. SIGNAGE

- A. The Primary entry monument is proposed along Baseline Road.
- B. An entry monument / icon announcing the arrival to the City of Brighton shall be provided in the northeast corner of the site along Baseline Road. The monument may also include the name of the subdivision.
- C. One Secondary entry monument is permitted along N. 60th Avenue at an entry into Planning Area 1, Single Family Attached Residential.
- D. One Secondary entry monument is permitted along N. 60th Avenue at the main entry point into Planning Area 3, Single Family Detached Residential.
- E. All entry monuments shall have a common design theme and shall incorporate materials utilized in the elevations of the homes.
- F. Secondary monuments shall be smaller in scale to the Primary monument and shall incorporate the name and logo of the neighborhood.
- G. Areas surrounding the entry monuments shall include enhanced specialty landscaping to announce arrival into the neighborhood.
- H. The design of all entry monuments shall be provided at the time of ODP and Preliminary/Final Landscape Plan.
- I. All signage shall comply with the City of Brighton Land Use and Development Code, as amended.

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8655 S. Priest Drive
Tempe, AZ 85284



RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

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CHECKED: KH
ISSUE DATE: 7-30-18

SHEET:
DESIGN STANDARDS
6 of 11

RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
DESIGN STANDARDS

DEVELOPMENT STANDARDS USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	FRONT YARD SETBACK TO GARAGE FACE	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES	ACCESSORY BUILDING SETBACKS	MAXIMUM ACCESSORY BUILDING HEIGHT (HEIGHT)	ACCESSORY STRUCTURE MAXIMUM BUILDING SIZE
		(See Note 1)		(See Note 2)	(See Note 3)	(See Note 2)		(See Notes 3 & 4)	(See Notes 3 & 4)	(See Note 6)	(See Note 2)	
Residential Low-Medium Single Family Detached Homes												
Front Loaded Garage	4,500 SF	45 FT-	70%	35 FT	12 FT	20 FT	5 FT 10 FT Corner side adjacent to ROW or Private Drive 5 FT on OS Tract	15 ft	NA	Front: Not Permitted Side: 3 FT Rear: 5 Feet	16 FT	500 SF
Rear Loaded Garage	3,500 SF	35 FT	70%	35 FT	12 FT	NA		5 FT	5 FT			
Residential Medium Paired Homes (Individual Lots) and Duplex Homes (Shared Lot)												
Front Loaded Garage	1800 SF	25 FT	70%	35 FT	12 FT	20 FT	0 FT Common Wall	12 FT	NA	Front: Not Permitted Side: 3 FT Rear: 5 Feet	16 FT	120 SF
Rear Loaded Garage	1750 SF	22 FT	70%	35 FT	12 FT	NA	5 FT Exterior Wall	5 FT	5 FT			
Green Court – Rear Loaded Garage	1750 SF	22 FT	70%	35 FT	10 FT	NA	10 FT Corner side adjacent to ROW or Private Drive	5 FT	5 FT			
Auto Court – Front Loaded Garage	2000 SF	25 FT	70%	35 FT	15 FT	18 FT	5 FT on OS Tract	12 FT	NA			
Residential High Single Family Attached (Individual Lots)												
Rear Loaded Garage	NA	16 FT	90%	45 FT	10 FT	10 FT		5 FT	5 FT	Front: Not Permitted Side: 3 FT Rear: 5 Feet	16 FT	
Front Loaded Garage	NA	20 FT	90%	45 FT	10 FT	20 FT		20 FT	NA			
Single Family Attached on Common lot (Front or rear loaded garage)	NA	NA	75%	45 FT	10 FT	20 FT	10 FT Corner Side adjacent to ROW or Private Drive	10 FT to Property line	5 FT	NA	16 FT	120 SF
					Front to Front, - 30 FT Building Separation	Side to Side Building Separation - 15 FT	Rear to Rear Building Separation – 30 feet					
					Front to Side and Rear to Side – 20 FT Building Separation							

(See Note 5)

NOTES

1. As measured at the front building setback line.
2. Measurement per Brighton Land Use and Development Code, as amended
3. As measured from back of sidewalk on a public street right-of-way or edge of pavement on a private drive
4. As measured to alley pavement or utility easement whichever is greater.
5. Building separation not applicable with intervening public right-of-way or private drive.
6. Accessory units may not extend beyond the front or corner side building line.
7. Permitted encroachments into building setbacks:
 - a. Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, counterforts, cornices, canopies, wing walls and like architectural features may encroach into the required setbacks a maximum of 24 inches.
 - b. Window wells may encroach into required setbacks a maximum of 36 inches
 - c. Unenclosed or uncovered 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.
8. Lot lines on an auto court or alley may be the centerline line of the alley or auto court. Lot size and setbacks may be calculated to the lot line.
9. All setbacks are measured to the building foundation.
10. Setbacks not listed for allowed uses shall meet the standards in the Brighton Land Use and Development Code, as amended.

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APPLICANT:

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Coronado West, LLC
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Tempe, AZ 85284

RIDGELINE
VISTA
MIXED RESIDENTIAL P.U.D.

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ISSUE DATE:	7-30-18

SHEET:

**DESIGN
STANDARDS**
7 of 11

RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
CONCEPTUAL LANDSCAPE PLAN

RECOMMENDED PLANTING

All common area landscaping shall use xeriscape plantings grouped by hydrozones for efficient water use. The irrigation system shall be designed to be water wise and integrate technology to limit water waste. The tree lawns along the public streets will be installed by the builder and are intended to use low water requiring turf and drought tolerant trees. High visibility areas such as the perimeter buffers and streetscapes shall incorporate xeriscape plantings. Small areas of specialty plantings, requiring moderate water usage are permitted to highlight neighborhood entries and entrance to the City of Brighton from the east. These plantings shall provide seasonal interest and shall be grouped by hydrozones for water efficiency.

PLANTING REQUIREMENTS PER LOT TYPE

- Street trees along public rights-of-way: One (1) tree per forty (40) linear feet on average. Trees to be placed based on utility services and driveway locations.
- Single Family Detached Lots: One (1) tree and seven (7) xeriscape shrubs.
- Paired Homes: One (1) tree and five (5) xeriscape shrubs.
- Duplex Homes: Two (2) trees and ten (10) xeriscape shrubs.
- Single Family Attached Lots: One (1) tree per two attached units and eight (8) xeriscape shrubs

PARKS & OPEN SPACE

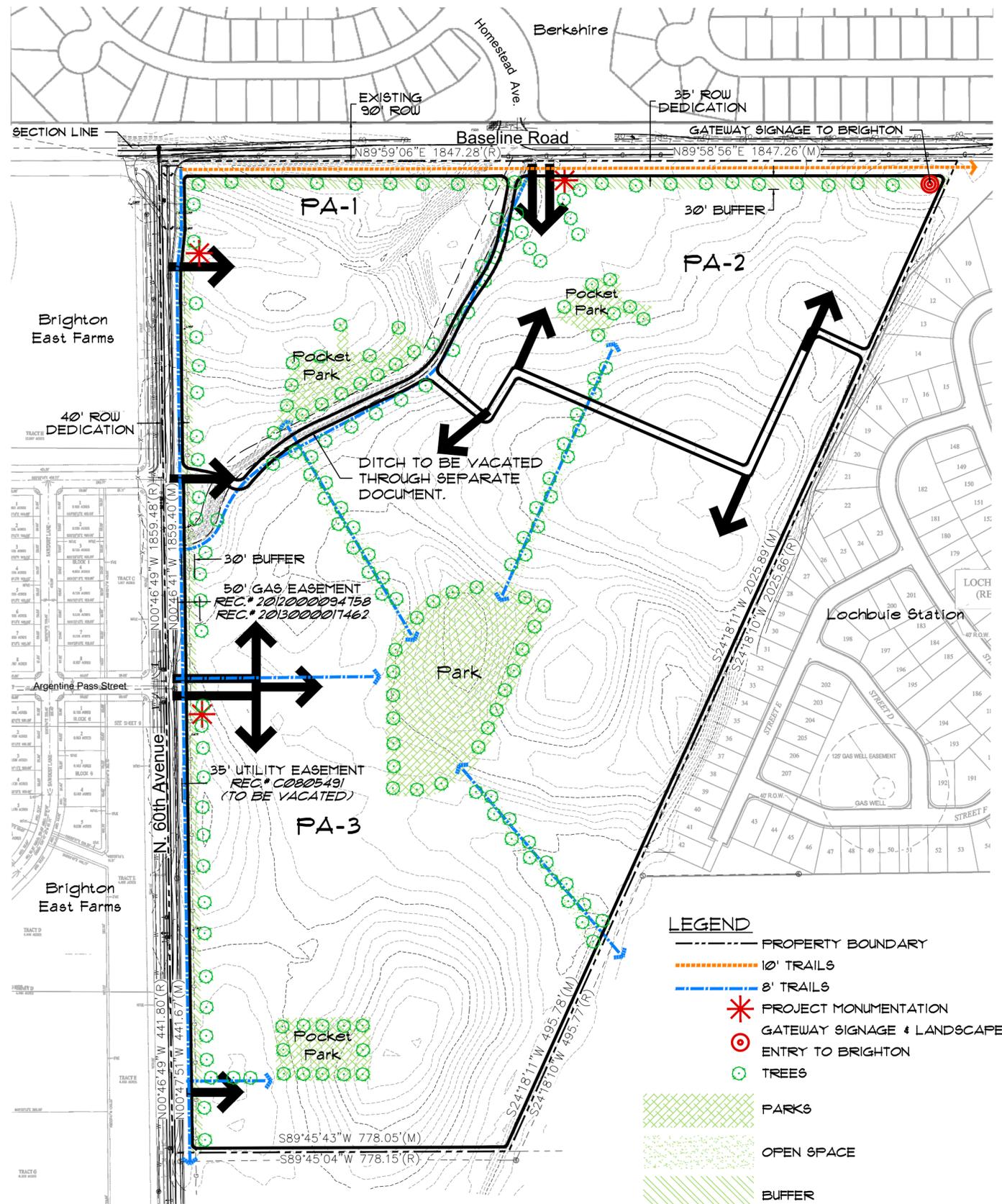
(In accordance with Section 17-20-080 of the City of Brighton Land Use Code)

- 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 space 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.
- A three (3) acre central neighborhood park is proposed with three (3) smaller pocket parks interconnected via trails within open space corridors. The neighborhood park and pocket parks will meet the neighborhood and community park dedication requirements. Open space will be met through the trail corridors and buffers located within open space corridors.
- Any shortage in park and open space dedication will be met through cash-in-lieu of land.

AREA	PLANTING REQUIREMENT
Baseline Road ROW	1 tree per 35 linear feet
Baseline Road (30' wide buffer)	2 trees and 20 shrubs per 60 linear feet
N. 60th Avenue ROW	1 tree per 35 linear feet
N. 60th Avenue (30' wide buffer)	2 trees and 15 shrubs per 60 linear feet



Images are for illustrative purposes only to convey design concepts and are not intended to establish regulations for this P.U.D.



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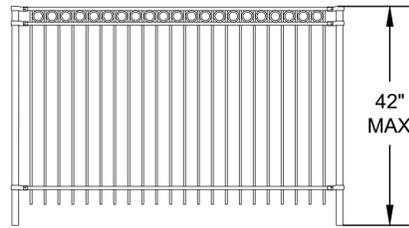
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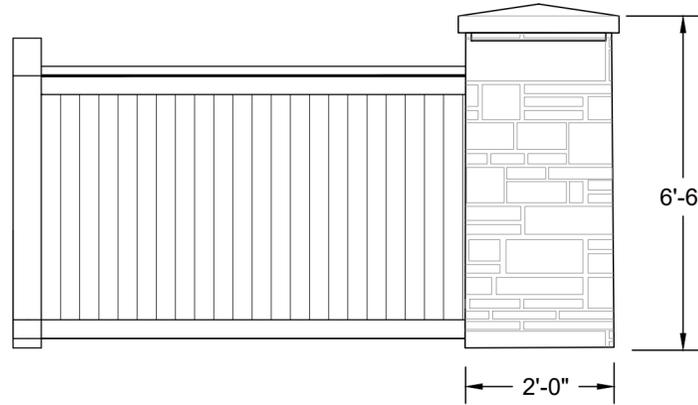
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CONCEPTUAL LANDSCAPE PLAN
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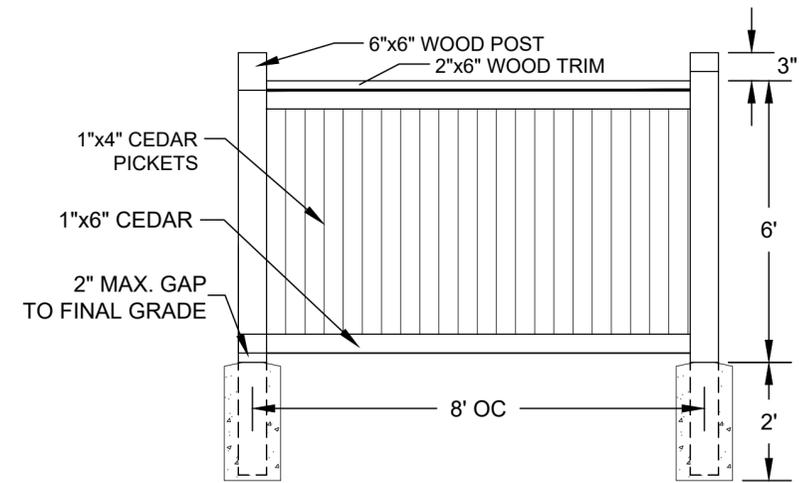
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CONCEPTUAL LANDSCAPE PLAN



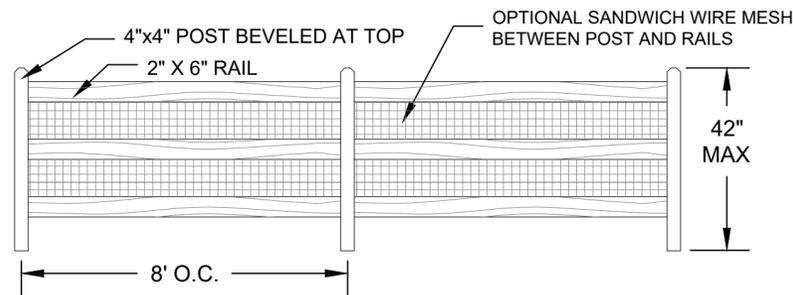
○ METAL PICKET FENCE
N.T.S.



○ PRIVACY FENCE COLUMN
N.T.S.



○ PRIVACY FENCE
N.T.S.

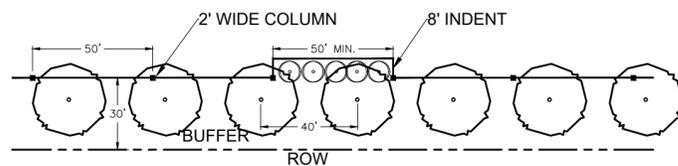


○ 3 RAIL FENCE
N.T.S.

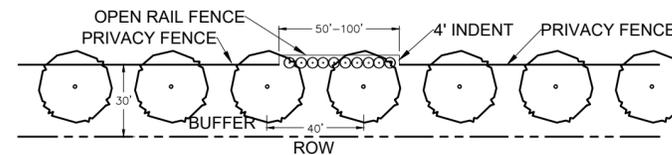


○ ENTRY MONUMENT
N.T.S.

Image is for illustrative purposes only to convey design concepts and is not intended to establish regulations for this P.U.D.



○ FENCE DETAIL PLAN - Baseline Road
1" = 50'



○ FENCE DETAIL PLAN - N. 60th Avenue
1" = 50'

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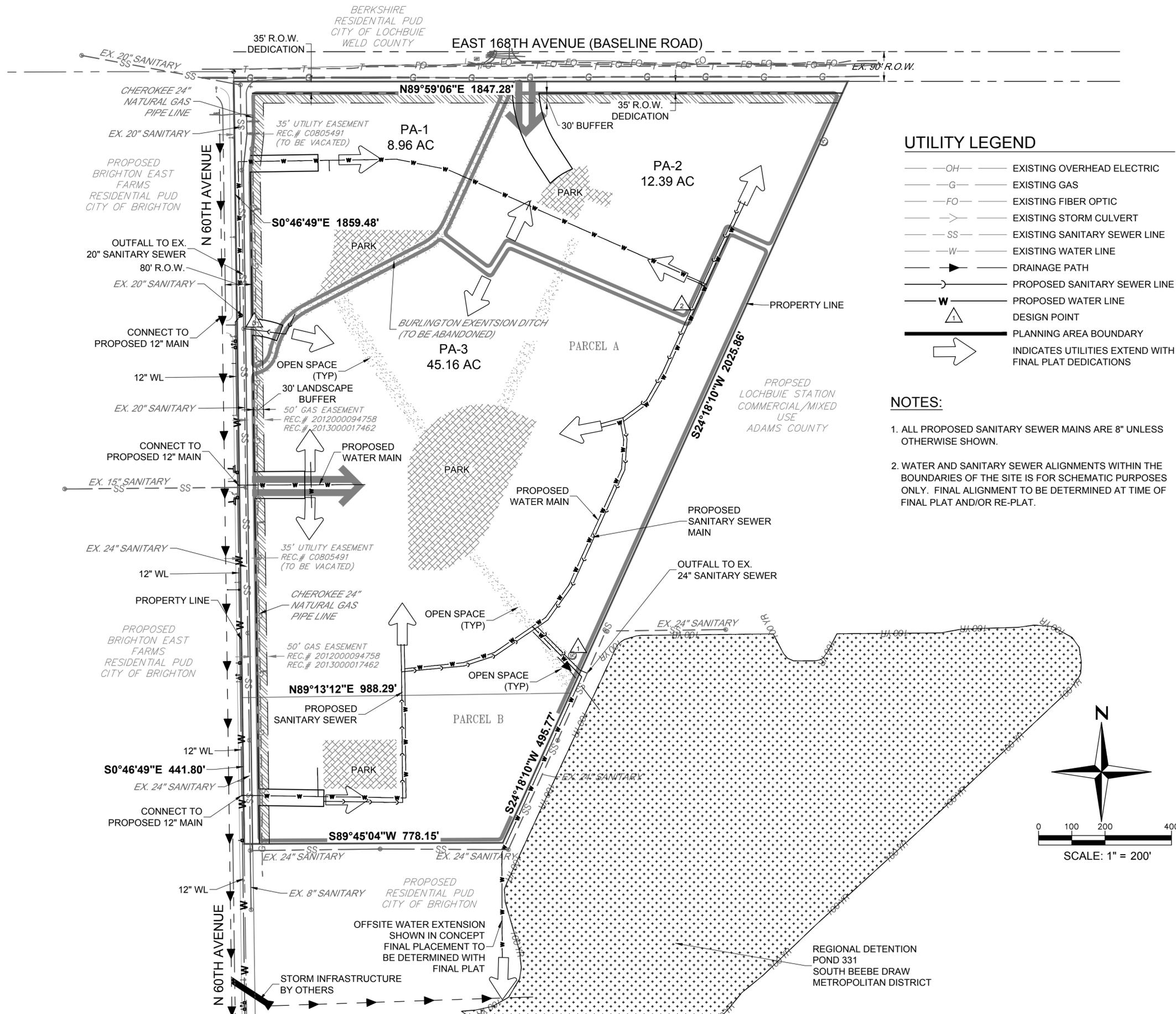
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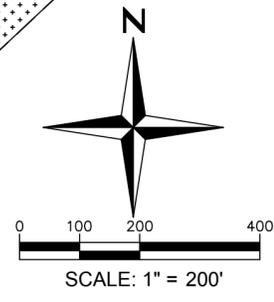


UTILITY LEGEND

- OH — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS
- FO — EXISTING FIBER OPTIC
- > — EXISTING STORM CULVERT
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- ▶— DRAINAGE PATH
- ◡— PROPOSED SANITARY SEWER LINE
- W— PROPOSED WATER LINE
- ▲ DESIGN POINT
- PLANNING AREA BOUNDARY
- ➔ INDICATES UTILITIES EXTEND WITH FINAL PLAT DEDICATIONS

NOTES:

1. ALL PROPOSED SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
2. WATER AND SANITARY SEWER ALIGNMENTS WITHIN THE BOUNDARIES OF THE SITE IS FOR SCHEMATIC PURPOSES ONLY. FINAL ALIGNMENT TO BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAT.



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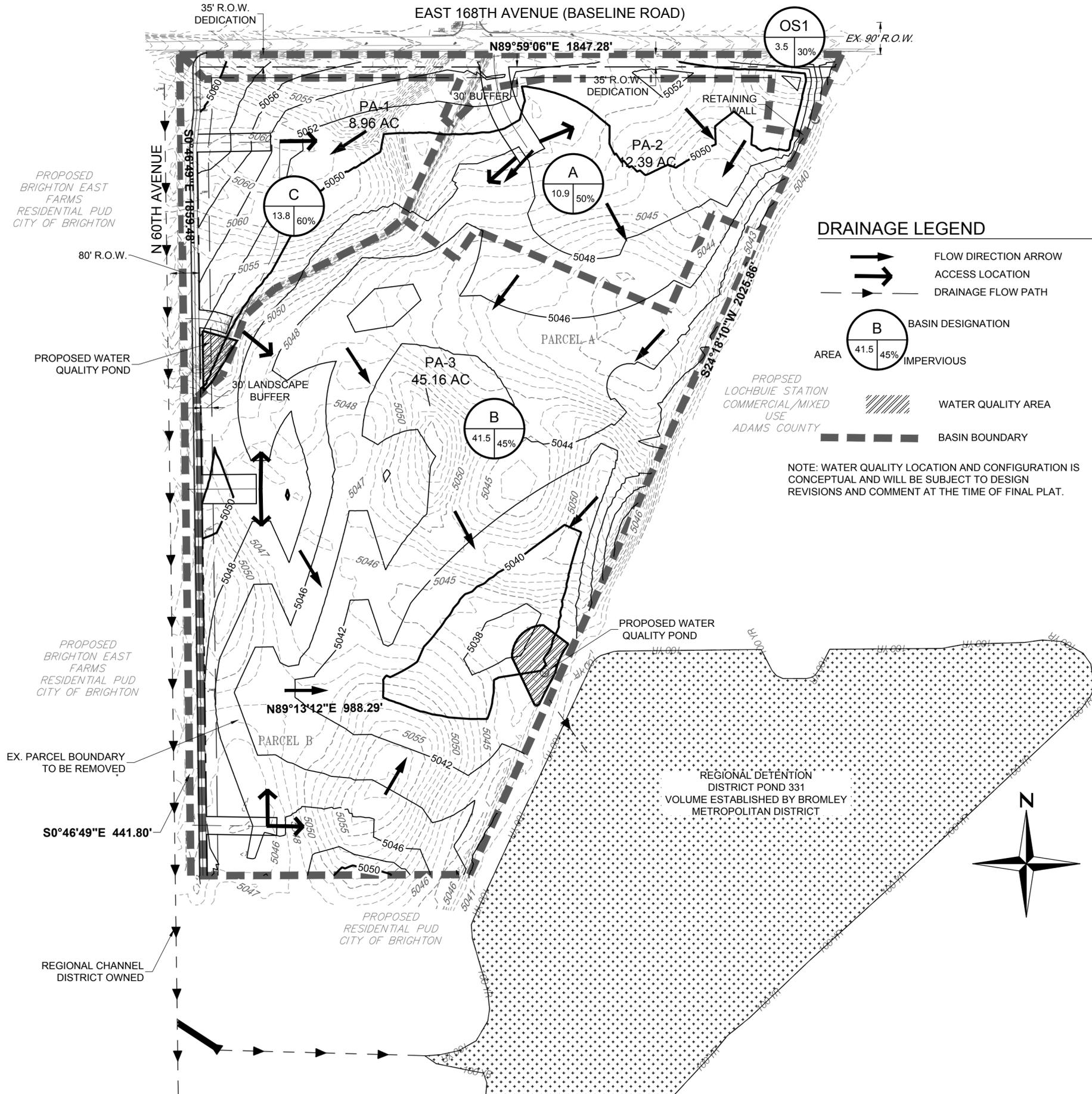
SHEET:
PUD - UTILITY PLAN
10 of 11

RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.

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

BERKSHIRE
RESIDENTIAL PUD
CITY OF LOCHBUIE
WELD COUNTY

EAST 168TH AVENUE (BASELINE ROAD)



DRAINAGE LEGEND

- FLOW DIRECTION ARROW
- ACCESS LOCATION
- DRAINAGE FLOW PATH
- BASIN DESIGNATION
- AREA 41.5 45% IMPERVIOUS
- WATER QUALITY AREA
- BASIN BOUNDARY

NOTE: WATER QUALITY LOCATION AND CONFIGURATION IS CONCEPTUAL AND WILL BE SUBJECT TO DESIGN REVISIONS AND COMMENT AT THE TIME OF FINAL PLAT.

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PUD - GRADING & DRAINAGE PLAN
11 of 11