

BRIGHTON CITY COUNCIL ORDINANCE

RIDGELINE VISTA
PLANNED UNIT DEVELOPMENT ZONING

ORDINANCE NO.: _____

INTRODUCED BY: _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE ZONE CHANGE REQUEST TO REZONE THE EXISTING NEFF PUD (PLANNED UNIT DEVELOPMENT) AND ADJACENT PARCEL ZONED ADAMS COUNTY A-3 TO THE RIDGELINE VISTA PUD, FOR THE APPROXIMATELY 69.276 ACRE PROPERTY, KNOWN AS THE RIDGELINE VISTA PUD, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, Galaxy Land Company, LLC (the “Owner”) owns a property approximately 69.276 acres in size, generally located south of Baseline Road, east of the 60th Avenue alignment, and northwest of I-76, and more specifically described in **EXHIBIT A**, attached hereto (the “Property”); and

WHEREAS, the Applicant, Eric Eckberg, Coronado West, LLC (the “Applicant”), on behalf of the Owner, has requested approval of the Ridgeline Vista PUD (the “PUD”), attached hereto as **EXHIBIT B**; and

WHEREAS, in accordance with the public notice requirements of the *Land Use and Development Code*, the City Council of the City of Brighton, Colorado, finds and declares that 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, the Planning Commission conducted a public hearing on August 14, 2018 to review and consider the PUD pursuant to the applicable provisions and criteria set forth in the *Land Use and Development Code* and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council conducted a public hearing on September 4, 2018 to review and consider the PUD 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 other Interested Parties, including the public at large; and

WHEREAS, the City Council hereby finds and determines that the PUD does follow the intent of the *Comprehensive Plan* in providing for the future of the City; complies with the requirements of the City of Brighton *Land Use and Development Code*; addresses a unique situation, complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will be phased appropriately; and could not be accomplished in another manner.

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

Section 1. That the approximately 69.276 acre property, as more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by this reference, is hereby zoned as the Ridgeline Vista PUD, as shown in **EXHIBIT B**, attached hereto and incorporated herein by this reference.

Section 2. That the Zoning Map of the City of Brighton shall be amended to reflect said zoning (PUD).

**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED,
THIS ____ DAY OF _____, 2018.**

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*
First Publication: _____

APPROVED AS TO FORM:

Jack D. Bajorek, City Attorney

**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,
BY TITLE ONLY, THIS _____ DAY OF _____, 2018.**

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

Published in the *Brighton Standard Blade*
Last Publication: _____

EXHIBIT A

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.

**EXHIBIT B
RIDGELINE VISTA PUD DOCUMENT**

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(THE PUD DOCUMENT IS INSERTED FOR THE NEXT 11 PAGES)**

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 P.U.D. is a 68 acre neighborhood in the City of Brighton, Colorado planned in compliance with the 2016 Comprehensive Plan. Since the original Mixed P.U.D. was approved in 1987, the City's Comprehensive Plan has been updated and the Future Land Use has been revised. Additionally, a new 100 acre parcel of land located at the southern end of the site is being included in the P.U.D. This future land use within the Brighton development has priority as it is a higher density use than the existing residential use. 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 or smaller lots, townhomes and multi-family residential housing that meets the needs of people at all stages of life and that creates diverse neighborhoods.

Brighton Vista also meets the Brighton District 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. This Ridgeline Vista P.U.D. supersedes and replaces the prior P.U.D., which was approved by City Council on November 17, 1987.
2. Stormwater Management Practices shall conform with the City of Brighton's Requirements.
3. Public Open Space shall be provided in accordance with the City of Brighton requirements.
4. No significant historic sites are located on the property.
5. Ownership and maintenance of neighborhood parks, trails, etc. shall be addressed at the time of Final Plan and in the Development Agreement.
6. Ridgeline Vista shall be phased in phases.

LEGAL DESCRIPTION

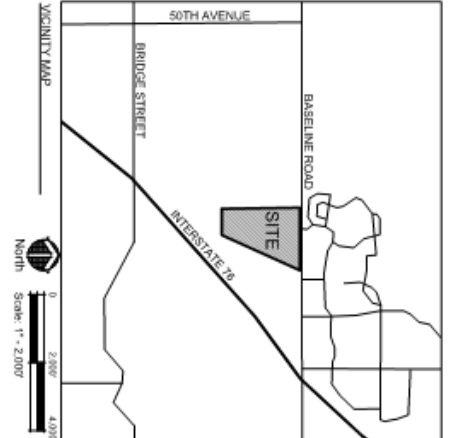
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, UNDIVIDEDLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE THE WEST QUARTER CORNER THENCE BEARS S89°44'E, 201.21 FEET, THENCE S89°44'E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER CORNER, 201.21 FEET, THENCE S89°44'E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER CORNER, 201.21 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 123 (ADAMSCOURT), THENCE ALONG SAID CENTERLINE OF SAID COUNTY ROAD NO. 123 (ADAMSCOURT), THENCE S89°44'E, 201.21 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, THENCE N60°00'00" E, 152.96 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 68.288 ACRES, MORE OR LESS.

PARCEL R

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, UNDIVIDEDLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE THE WEST QUARTER CORNER THENCE BEARS S89°44'E, 201.21 FEET, THENCE S89°44'E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER CORNER, 201.21 FEET, THENCE S89°44'E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER CORNER, 201.21 FEET TO THE CENTERLINE OF SAID COUNTY ROAD NO. 123 (ADAMSCOURT), THENCE ALONG SAID CENTERLINE OF SAID COUNTY ROAD NO. 123 (ADAMSCOURT), THENCE S89°44'E, 201.21 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, THENCE N60°00'00" E, 152.96 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 68.288 ACRES, MORE OR LESS.



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 PERSONS UNDER THE TERMS NOTED HEREON.

OWNER: BY: GALAXY LAND COMPANY, LLC

NOTARIAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016.

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 _____, 2016.

CLERK AND RECORDER

PRINTED NAME: _____

RECEPTION NUMBER: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION THIS _____ DAY OF _____, 2016.

BY: _____

CHAIRPERSON

CITY OF BRIGHTON APPROVAL

APPROVED BY THE CITY OF BRIGHTON CITY COUNCIL THIS _____ DAY OF _____, 2016.

BY: _____

MAYOR

ATTEST:

BY: _____

CITY CLERK

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2016
2	2ND SUBMITTAL	6-21-2016
3	3RD SUBMITTAL	7-17-2016
4	4TH SUBMITTAL	7-30-2016

henry design group

1501 Hayes Street Suite 100, Denver, Colorado 80202

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REDLAND

Where Great Places Begin

1501 Hayes Street Suite 100, Denver, Colorado 80202

303.446.5360 • hennerydesign.com

CORONADO WEST

Coronado West, LLC

800 S. First Street

Tempe, AZ 85284

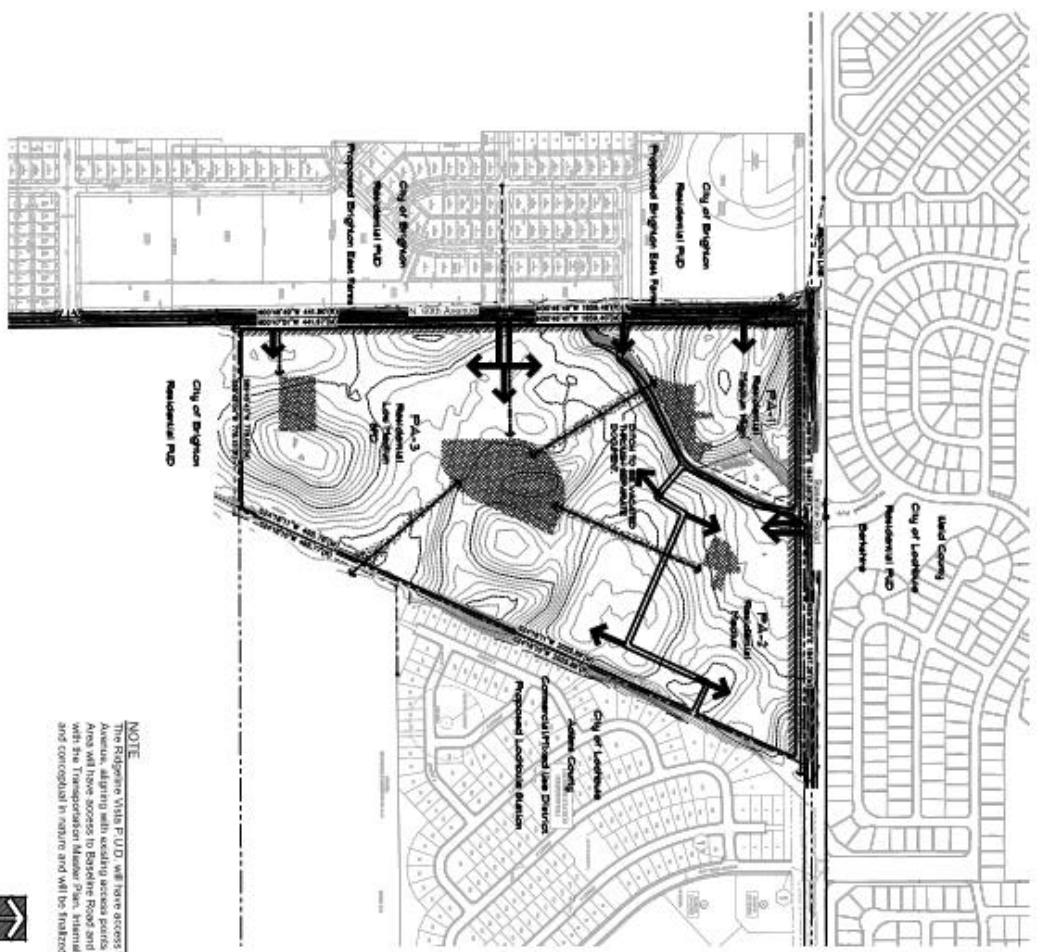
RIDGELINE VISTA

MIXED RESIDENTIAL P.U.D.

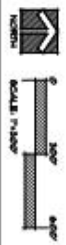
COVER

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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
 CONTEXT PLAN



NOTE
 The Ridgeline Vista P.U.D. will have access to Brighton Road and 80th Avenue, alluring with existing access points where possible. Each Parking Area will have access to Brighton Road and 80th Avenue. All easements and covenants in nature and will be finalized at the Final Plat.



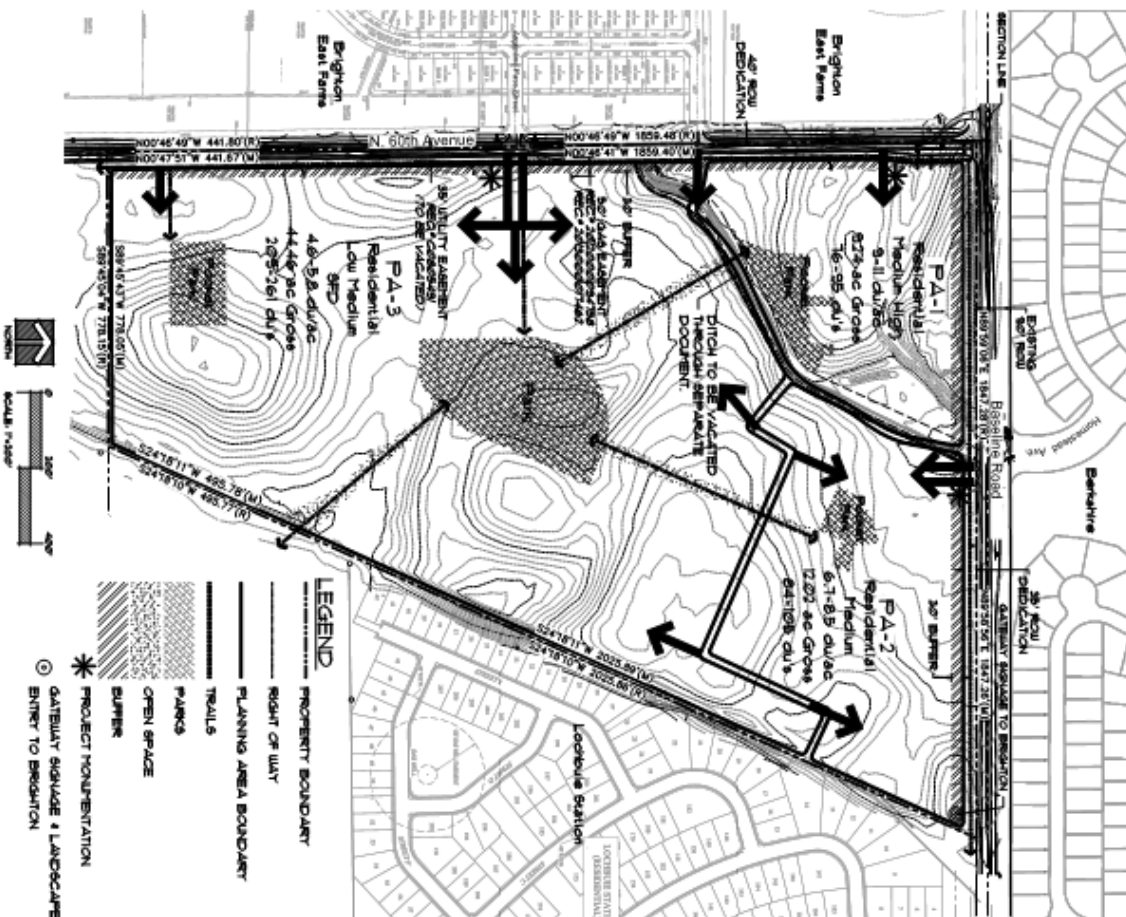
NO. REVISION RECORD DATE 1 1ST SUBMITTAL 3-27-2018 2 2ND SUBMITTAL 5-21-2018 3 3RD SUBMITTAL 7-17-2018 4 4TH SUBMITTAL 7-30-2018	<p>CORONADO WEST Coronado West, LLC 8935 S. Pease Drive Torrey, AZ 85284</p>	<p>REDLAND Where Great Places Begin</p>	<p>henry design group Landscape Architecture • Planning • Engineering 1501 North State Street • Suite 100 • Denver, Colorado 80202 303.440.8888 • hdesigngroup.com</p>	
	<p>RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.</p>	<p>LANDCOUNTY COMMUNITY DEVELOPMENT</p>	<p>CITY OF BRIGHTON COMMUNITY DEVELOPMENT</p>	<p>CITY OF LOVELAND COMMUNITY DEVELOPMENT</p>
	<p>ADAMS COUNTY COMMUNITY DEVELOPMENT</p>	<p>WASHINGTON COUNTY COMMUNITY DEVELOPMENT</p>	<p>WYOMING COUNTY COMMUNITY DEVELOPMENT</p>	<p>LINCOLN COUNTY COMMUNITY DEVELOPMENT</p>
	<p>GARFIELD COUNTY COMMUNITY DEVELOPMENT</p>	<p>MOUNTAIN VIEW COUNTY COMMUNITY DEVELOPMENT</p>	<p>HARRIS COUNTY COMMUNITY DEVELOPMENT</p>	<p>TARRANT COUNTY COMMUNITY DEVELOPMENT</p>
	<p>DALLAS COUNTY COMMUNITY DEVELOPMENT</p>	<p>TARRANT COUNTY COMMUNITY DEVELOPMENT</p>	<p>DALLAS COUNTY COMMUNITY DEVELOPMENT</p>	<p>TARRANT COUNTY COMMUNITY DEVELOPMENT</p>

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
P.U.D. PLAN

RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

PLANNING AREA	NAME	AREA (ACRES)	DWELLING UNITS	USE	GROSS DENSITY
1	RESIDENTIAL MEDIUM-HIGH	8.36	76-89	SINGLE FAMILY ATTACHED	9-11 DW/AC
2	RESIDENTIAL MEDIUM	12.59	84-125	PAIRED/PLEX DUPLEX	6-11.8 DW/AC
3	RESIDENTIAL MEDIUM-LOW	49.16	209-261	SINGLE FAMILY DETACHED	4.8-5.8 DW/AC
RCU	TOTAL	71.11	369-481	RCU	9.33-6.69 DW/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 P.U.D. However, the maximum number of units may not exceed the upper end of the range.



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 • civil/transportation
1201 West Street Suite 110 Denver, Colorado 80202
303.441.8368 • hdesigngroup.com

APPLICANT
CORONADO WEST
Coronado West, LLC
9233 S. Prater Drive
Tempe, AZ 85284

RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.

PROJECT
P.U.D. PLAN
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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

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 pedestrian walkways 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, setbacks, and other physical characteristics of the buildings, structures, signs, 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 a higher density including single family attached homes and garden homes. Although not high density residential it meets the spirit and intent of the Comprehensive Plan by providing alternative housing types with being compatible with surrounding land uses which are primarily single family detached homes. The eastern 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 incorporation design elements that contribute to exceptional high-quality design.

- A. Provide a comprehensive pedestrian network throughout the community connecting to other regional pedestrian corridors and including the following:
 1. Eight (8) foot wide external trails located within open space tracks 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 meander. The trail will connect from North 60th Avenue into the neighborhood and to the ten (10) foot wide along Baseline Road.
 3. Six (6) foot wide detached sidewalks along all local streets within the neighborhood.
 4. Six (6) foot wide detached sidewalks that will be into Brighton East Farms.
 5. Six (6) foot wide sidewalks with continuous access to the sidewalk will on the east side of Brighton Crossing. Pedestrian crosswalks will bring attention to the crossing of the sidewalk.
 6. Meandering ten (10) foot wide trail along Baseline Road which connects to the response system along the east side of Brighton Crossing.
 7. 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 form 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:

- Pk-A-1 Residential - 2 (R-2)
- Pk-A-2 Residential - 2 (R-2)
- Pk-A-3 Residential - 1 (R-1)
- D. Detached (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 unit and located on a fee simple lot.
 - b. Planned 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 Detached: A dwelling with primary ground floor access to the outside which shares a common wall with another unit and includes three (3) and up to eight (8) unit attached dwellings. However, two (2) are permitted in Pk-A-1 and shall be considered a Single Family Attached dwelling unit. The Single Family attached unit can be located on a fee simple lot (Common) 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 facade placement of windows and doors, garage location/placement, color schemes, rooflines and pitch, entryways, and porch size and locations.

III. GENERAL PUD STIPULATIONS AND DESIGN STANDARDS

- 4. **Planning Area Gross Boundary:** Planning Area Gross Boundaries are defined by the PUD Plan. Planning Area Boundaries are shown to the right of the 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 trim.
- 7. **Pocket parks of less than three acres shall be owned and maintained by the HOA or Metro District.**
- 8. **The central Neighborhood Park will be designed and improved by the HOA or Metro District. The HOA or Metro District shall be responsible for the maintenance of the Neighborhood Park will be owned by the City of Brighton and maintained by the HOA or Metro District.**
- 9. **Open space corridors shall be owned and maintained by the HOA or Metro District.**
- 10. **On-site water quality facilities associated with the Beebe Draw Regional Detention Pond shall be owned and maintained by HOA or Metro District.**
- 11. **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.**
- 12. **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.
- 13. **All landscape buffers shall be planted in accordance with the requirements stated on Sheet 8 of this PUD.**
- 14. **Incorporate a significant perimeter landscape buffer along Baseline Road and N. 50th Avenue. The buffers, where adjacent to a fence will include burning 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 lawn or vertical change in elevation such as a retaining wall with the purpose of reducing the visibility of the fence.**
- 15. **Incorporate a tree lawn and six (6) foot detached walk along all local public streets with street trees planted on an average of forty (40) feet on-center creating a treeless neighborhood within the Brighton Community.**
- 16. **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.**

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	7-25-2018

UNAPPROVED

henry design group

ADDRESS: 1001 West Street Suite 1-C, Denver, Colorado 80202
 TEL: 484.5384 • h@henrydesigngroup.com

APPLICANT:

CORONADO WEST

Coronado West, LLC
 6935 S. Pearl Drive
 Torrey, AZ 85264

RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.

DESIGN STANDARDS
 4 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 CALIFORNIA
 DESIGN STANDARDS

- N. DEVELOPMENT STANDARDS**
- A. Planning Area 1: RESIDENTIAL-MEDIUM HIGH**
- Intent:** Residential-Medium High is intended to accommodate single family detached dwellings from Type (3) to eight (8) attached unit buildings.
 - Gross Density:** 8 - 11 dwelling units per acre
 - Standards Specific to PA-1:**
 - 55% of the PA-1 shall be provided in suitable open space and common outdoor recreation and may include a pocket park, passive open space, landscape building and the trail and open space corridor within the vacated adjacent ditch area.
 - The single family detached 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
 - Persistent seating area with shelter and gardens
 - Trail head
 - No more than eight (8) attached units are permitted per building. A maximum of 25% of the buildings within a tring may have up to eight (8) attached units per building
 - Off-street parking shall be setback a minimum of 12 feet from perimeter property lines
- 4. Use by Right:**
- All uses allowed in the R-2 City of Brighton Land Use and Development Code, as amended, as amended
 - Attached units placed on two separate lots for individual sale
 - Attached units placed on a common lot
 - Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/uses period only
 - Agricultural Uses: Crop production and grazing are permitted until the commencement of construction when the Planning Area where the Agricultural Uses is occurring
 - Signage: Signage for construction 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**
- Intent:** Residential-Medium is intended to accommodate single family paired or duplex homes.
 - Gross Density:** 6.7 - 8.5 dwelling units per acre
 - Standards Specific to PA-2:** Double fronted lots are permitted adjacent to Banaville Road and N. 40th Avenue, however, no driveway or rear access from any home is permitted from Banaville Road and N. 40th Avenue.
- 4. Use by Right:**
- All uses allowed in the R-2 City of Brighton Zone District
 - Paired units placed on two separate lots for individual sale
 - Duplex units placed on a common lot
 - Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/uses period only
 - Agricultural Uses: Crop production and grazing are permitted until the commencement of construction when the Planning Area where the Agricultural Uses is occurring
 - Signage: Signage for construction 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**
- Intent:** Residential-Medium Low is intended to accommodate single family detached homes.
 - Gross Density:** 4.6 - 6.8 dwelling units per acre
 - Standards Specific to PA-3:** Double fronted lots are permitted adjacent to Banaville Road and N. 40th Avenue with the specified landscape buffer. In-lot driveway access from any home is permitted from Banaville Road and N. 40th Avenue.
- 4. Use by Right:**
- All uses allowed in the R-2 City of Brighton Zone District
 - Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/uses period only
 - Agricultural Uses: Crop production and grazing are permitted until the commencement of construction when the Planning Area where the Agricultural Uses is occurring
 - Signage: Signage for construction 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.
- VII. 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**
- 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 lot.
 - All lots 50' or less in width in each Flot shall have a 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
 - 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.
 - Max. of roof colour. Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood. Garage Design Standards (apples to garages facing a public street right-of-way) (see pages 17-44-228 of the RDS), as amended.
 - Alternative detached garages are encouraged but not required.
 - At least 40% of all street facing garages shall be recessed a minimum of four (4) feet behind the front facade of the structure or covered porch.
 - If no porch is provided, the garage door shall be recessed a minimum of two (2) feet from the face of the home.
 - Rear-loaded and also court garages are exempt from these requirements.
 - A horizontal or vertical offset on the rear elevation of an alley loaded paired home is not required. This variation shall be provided by a change in color, roof form or cladding.
- Each homebuilder shall provide at least two (2) different floorplans for each. A mirrored floorplan shall not be provided as a separate plan.
 - At least three (3) elevation options shall be provided for each homeplan.
 - The same elevation style shall not be repeated next door or directly across the street.
 - Each front elevation shall contain two (2) of the following design elements:
 - A front porch which is at least six (6) feet in depth and eight (8) feet in width.
 - 50% masonry cladding materials on the front facade, excluding the front porch.
 - Two distinctive cladding materials.
 - A 5:12 roof pitch on the primary roof form on the front facade. Roof pitches less than 5:12 may be used on secondary roof forms as appropriate for the architectural style of the home. Flat roofs are permitted as appropriate for the architectural style of the home.
 - At least 50% of the homes in each Flot 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.
 - Max. of roof colour. Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
 - 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.
 - 50% of the street facing garages shall be recessed a minimum of four (4) feet behind the front facade of the structure or covered porch.
 - 30% of the front-loading garages provided by each home builder shall provide an alternative complementary to the architecture of the home.
 - 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.
 - 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:
 - Wrap of the cladding materials the same as the front elevation for a minimum of six (6) feet on the side for masonry
 - Change in building form
 - Windows including box or bay window
 - Trim accents
 - A side porch at least four (4) feet in depth and six (6) feet in width
 - Garage Design Standards (apples to garages facing a public street right-of-way) (see pages 17-44-228 of the RDS), as amended.
 - At least 40% of all street facing garages shall be recessed a minimum of four (4) feet behind the front facade of the structure or covered porch.
 - If no porch is provided, the garage door shall be recessed a minimum of two (2) feet from the face of the home.
 - Rear-loaded and also court garages are exempt from these requirements.
 - A horizontal or vertical offset on the rear elevation of an alley loaded paired home is not required. This variation shall be provided by a change in color, roof form or cladding.

NO.	REVISION RECORD	DATE
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2	2ND SUBMITTAL	5-21-2018
3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-25-2018

LABORATORY REPORT # 17-00000000

henry design group

Location: Interlocke • Planning • Construction
 1501 Hayes Street Suite 100, Irvine, California 92614
 949.448.5268 • hdesign@hdesigngroup.com

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


RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.
 DESIGN STANDARDS
 5 of 11

LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
 RANGE 60 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.
 DESIGN STANDARDS

**VII. VARIATIONS TO THE MULTIFAMILY 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, provide drive or common open space corridor.
2. Single family attached units shall have one through public or private access drive that is continuous through the site with a dedicated sidewalk and tree lawn.
3. Alternate entry locations are not required for single family attached homes. 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 6 units: One change in the front plane of at least two (2) feet.
 - c. Differentiation in the units shall be provided through consistent variations in the front building elevation, width of units or fenestration on the building facade.
5. The single family attached area shall incorporate two of the following recreational amenities:
 - Playcourt with equipment (minimum size 500 Square feet)
 - Sport court
 - Open area
 - Other recreational element such as volleyball, horse shoe pit, bocce ball, shuffle board, dog park.
 - Passive seating area with shelter and gardens.
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. 35% 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) (Reference 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 base of the garage door face shall be staggered as outlined in Mo. 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 treets 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-foot 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. Openings in the fences shall be provided per RDS section 17-44-150 (d), as amended.
- F. Fencing design and a fence plan shall be provided at the time of OCP and Preliminary/Final Landscape Plan.
- G. Preliminary/Final Landscape Plan.

IX. SIGNAGE

- A. The Primary entry monument is proposed along Baseline Road.
- B. An entry monument is not authorizing the arrival to the City of Brighton shall be provided at the front east corner of the site along Baseline Road. The monument may include the following:
 - One Secondary entry monument is permitted along N. 60th Avenue at an entry into Planning Area 1, Single Family Attached Residential.
 - One Secondary entry monument is permitted along N. 60th Avenue at the main entry point into Planning Area 3, Single Family Detached Residential.
- C. All entry monuments shall have a common design theme and shall incorporate masonry utilized in the elevations of the homes.
- D. Secondary monuments shall be smaller in scale to the Primary monument and shall incorporate the name and logo of the neighborhood.
- E. Areas surrounding the entry monuments shall include enhanced specialty landscaping to announce arrival into the neighborhood.
- F. The design of all entry monuments shall be provided at the time of OCP and Preliminary/Final Landscape Plan.
- G. All signage shall comply with the City of Brighton Land Use and Development Code, as amended.

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3	3RD SUBMITTAL	7-17-2018
4	4TH SUBMITTAL	7-30-2018

 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	 CORONADO WEST Coronado West, LLC 8655 S. Pease Drive Torrey, AZ 85284	 REDLAND Where Great Places Begin 1361 West Street Suite 110, Denver, Colorado 80202 303.446.2386 • hennycdesigngroup.com	 henry design group Landscape Architecture • Planning • Interiors 1361 West Street Suite 110, Denver, Colorado 80202 303.446.2386 • hennycdesigngroup.com
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RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
 RANGE 60 WEST OF THE 6TH 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 (Perch or Structure)	FRONT YARD SETBACK TO GARAGE FACE	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD GARAGE DOOR ALLEY LOADED GARAGES	ACCESSORY BUILDING SETBACKS	MAXIMUM ACCESSORY BUILDING HEIGHT	ACCESSORY STRUCTURE MAXIMUM BUILDING SIZE
Residential Low-Medium Single Family Detached Homes			(See Note 1)		(See Note 2)	(See Note 3)	(See Note 2)	5 FT	(See Notes 3 & 4)	(See Notes 3 & 4)	(See Note 6)	(See Note 2)	
Front Loaded Garage	4,500 SF	45 FT	70%	35 FT	42 FT	20 FT	NA	5 FT	15 ft	NA	5 FT	16 FT	500 SF
								10 FT Corner side adjacent to ROW or Private Drive					
Residential Medium Density (Individual Lots) and Duplex Homes (Shared Lots)	3,500 SF	35 FT	70%	35 FT	12 FT	NA	NA	0 FT Common Wall	12 FT	NA	5 FT	16 FT	120 SF
Front Loaded Garage	1,800 SF	25 FT	70%	35 FT	12 FT	20 FT	NA	5 FT	5 FT	5 FT	5 FT	16 FT	120 SF
								5 FT Exterior Wall					
Green Court - Rear Loaded Garage	1,700 SF	22 FT	70%	35 FT	10 FT	NA	NA	10 FT Corner side adjacent to ROW or Private Drive	5 FT	5 FT	5 FT	16 FT	120 SF
Auto Court - Front Loaded Garage	2,000 SF	28 FT	70%	35 FT	15 FT	18 FT	NA	5 FT on OS	12 FT	NA	5 FT	16 FT	120 SF
Residential High Single Family Attached (Individual Lots)	Front Loaded Garage	NA	18 FT	90%	45 FT	10 FT	10 FT	10 FT	5 FT	5 FT	5 FT	16 FT	120 SF
Single Family Attached on (Front or rear loaded garage)	NA	NA	75%	45 FT	10 FT	20 FT	10 FT	10 FT	10 FT	10 FT	5 FT	16 FT	120 SF

- NOTES**
- As measured at the front building setback line.
 - Measurement per Brighton Land Use and Development Code, as amended.
 - As measured from back of sidewalk on a public street right-of-way or edge of pavement on a private drive.
 - As measured to alley pavements or alley corner windows or grooves.
 - Building separation not applicable with Veterans public right of way or private drive.
 - Accessory units may not extend beyond the front or corner side building line.
 - Permitted encroachments into building setbacks:
 - a. Architectural features including but not limited to awns, bay windows, chimneys, wrap-around porches, brick ledges, casters, etc.
 - b. Unexcused encroachments may require a minimum of 24 inches.
 - c. Unexcused encroachments may require a minimum of 30 inches above ground level building setbacks to within five (5) feet of a lot line.
 - d. Encroachments may not extend into adjacent alleys, and may not encroach into the easement under lot lines or the right of way line for overhead line of the alley or side court. Lot 500 and setbacks may be calculated to the lot line.
 - All setbacks are measured to the building foundation.
 - Setbacks not listed for reference use what meet the standards in the Brighton Land Use and Development Code, as amended.

 <p>RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.</p>	 <p>CORONADO WEST Coronado West, LLC 8555 S. Pease Drive Tempe, AZ 85284</p>	 <p>REDLAND Where Great Places Begin</p>	 <p>henry design group Landscape Architecture • Planning • Construction 1561 Hayes Street Suite 110, Denver, Colorado 80202 303.441.2386 • hennerydesigngroup.com</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION RECORD</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>3-27-2018</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>5-21-2018</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>7-17-2018</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-30-2018</td> </tr> </table>	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
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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 CO. OKLAHOMA

RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
CONCEPTUAL LANDSCAPE PLAN

RECOMMENDED PLANTING
The recommended landscape planting provided by horticulture for affect will vary. The irrigation system shall be designed to be water wise and irrigate landscape to meet water needs. The trees along the public streets will be installed by the holder and are intended to see low water requiring but and drought tolerant trees. High visibility trees such as the palm tree and spruce trees shall accompany vehicles parking. Street trees of varying heights, including mature water saving trees permitted to height requirements shall be installed on the east. These planting shall provide seasonal interest and shall be grouped by applications for wider efficiency.

- PLANTING REQUIREMENTS PER LOT TYPE**
- 1. Street trees along public rights-of-way: One (1) tree per acre (160' linear feet on average). Trees to be planted based on utility services and driveway locations.
 - 2. Single Family Attached Lots: One (1) tree and seven (7) landscape shrubs.
 - 3. Paved Terrace: One (1) tree and five (5) landscape shrubs.
 - 4. Duplex Homes: Two (2) trees and ten (10) landscape shrubs.
 - 5. Single Family Attached Lots: One (1) tree per two standard units and eight (8) landscape shrubs.

PARKS & OPEN SPACE

- 1. The accordance with Section 17-20-240 of the City of Brighton and Line Code.
- 2. Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for local neighborhood parks.
- 3. Public Park land to be dedicated to the City at a rate of 3 acres per 1,000 population for community parks.
- 4. Open space shall be provided at a rate of 15 acres per 1,000 population.
- 5. Parks and open space dedication will be based on the total number of dwelling units at the time of final Plat.
- 6. A three (3) acre central neighborhood park is proposed with three (3) smaller pocket parks interspersed with the other open space credits. The neighborhood park and pocket parks will meet the neighborhood and central park dedication requirements. Open space will be met through the real cession and dedication of open space credits.
- 7. Any shortage in park acre open dedication will be met through other means if any.

AREA	PLANTING REQUIREMENT
Boxwood Square ROW	1 tree per 25 linear feet
Barstow Street (27' wide buffer)	2 trees and 20 shrubs per 50 linear feet
N. 48th Avenue ROW	1 tree per 20 linear feet
N. 52th Avenue (27' wide buffer)	2 trees and 15 shrubs per 50 linear feet



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

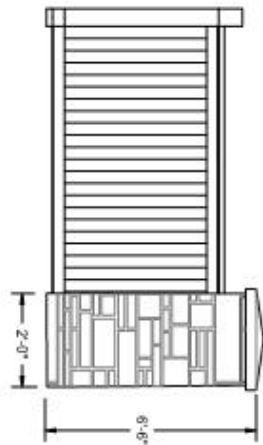


<p>RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.</p>	<p>CORONADO WEST Coronado West, LLC 9555 S. Pease Drive Tempe, AZ 85284</p>	<p>REDLAND Where Great Places Begin</p>	<p>henry design group Landscape Architecture & Planning • Interiors 100 West Street Suite 100, Tempe, Arizona 85281 303.448.2300 • hdesigngroup.com</p>	NO.	REVISION RECORD	DATE
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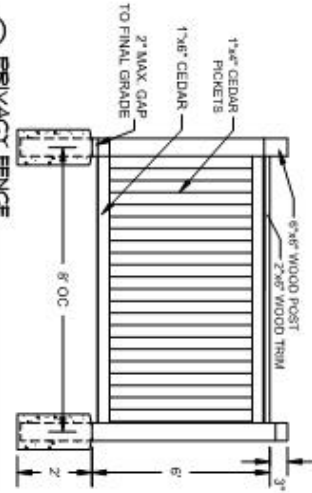
RIDGELINE VISTA
MIXED RESIDENTIAL P.U.D.
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 SOUTH,
 RANGE 66 WEST OF THE SOUTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 CONCEPTUAL LANDSCAPE PLAN



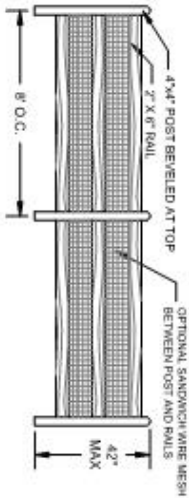
○ METAL PICKET FENCE
 N.T.S.



○ PRIVACY FENCE COLUMN
 N.T.S.



○ PRIVACY FENCE
 N.T.S.

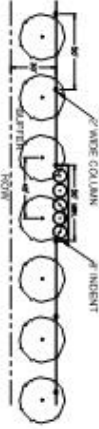


○ 3 RAIL FENCE
 N.T.S.

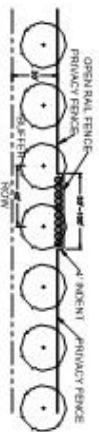


○ ENTRY MONUMENT
 N.T.S.

Notes: For alternative proposals refer to concept design concepts and be 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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LANDSCAPE ARCHITECT OF PLANNERS
henry design group
 Landscape Architecture & Planning & Interiors
 1501 North West State Blvd., Suite 100, Tempe, Arizona 85281
 480.448.4800 | hdesign@hdesigngroup.com

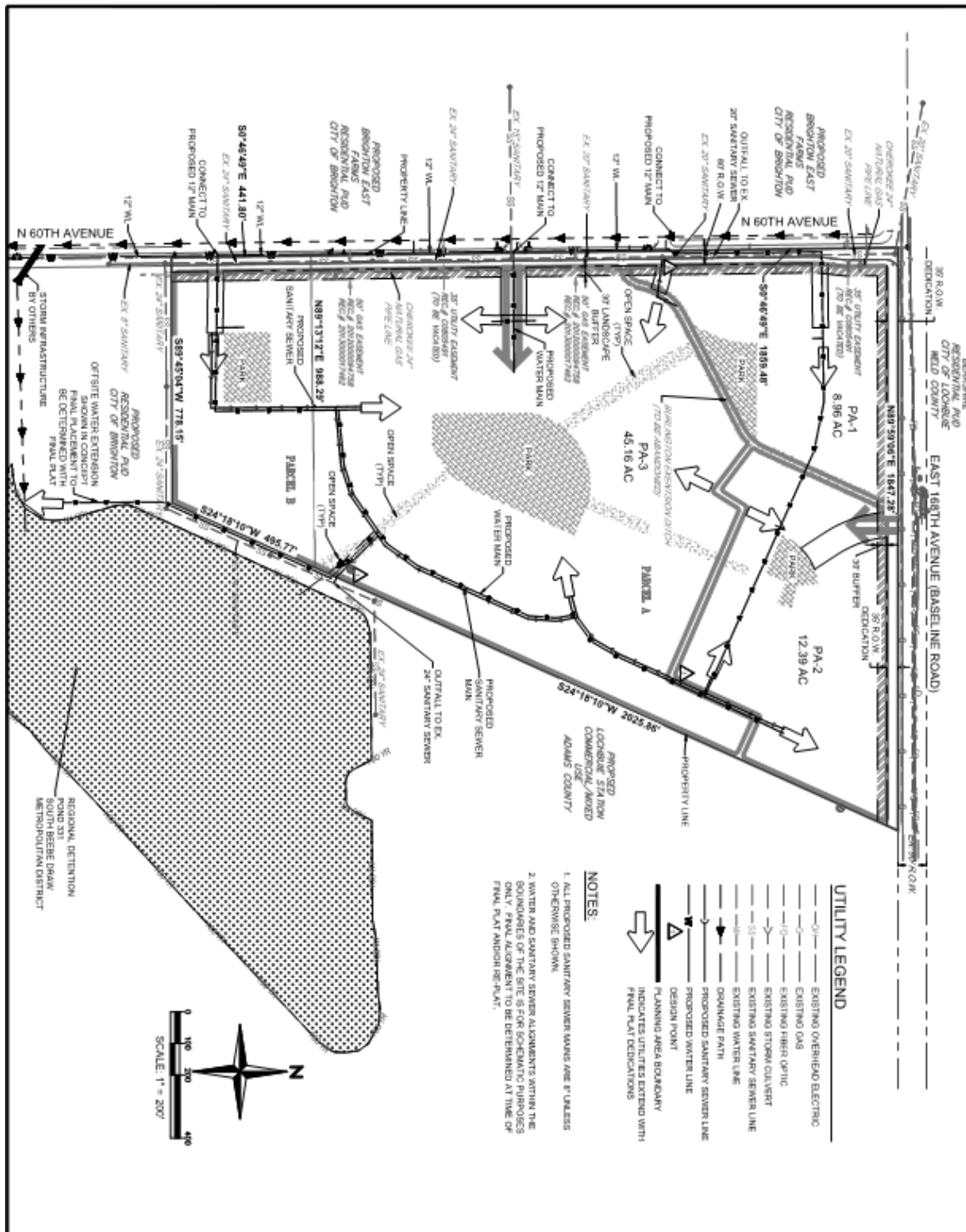
PROPERTY
REDLAND
 Where Great Plans Begin
 1501 North West State Blvd., Suite 100, Tempe, Arizona 85281
 480.448.4800 | redland@redland.com

APPLICANT
CORONADO WEST
 Coronado West, LLC
 8935 S. Priest Drive
 Tempe, AZ 85284

RIDGELINE VISTA
 MIXED RESIDENTIAL P.U.D.

PROJECT
 CONCEPTUAL MONUMENT & FENCE DETAILS
 9 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



UTILITY LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING STORM CULVERT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- DRAINAGE PATH
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- DESIGN POINT
- PLANNING AREA BOUNDARY
- INDICATES UTILITIES EXTEND WITH FINAL PLAN DEDICATION

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 PLAN AND/OR PERMIT.



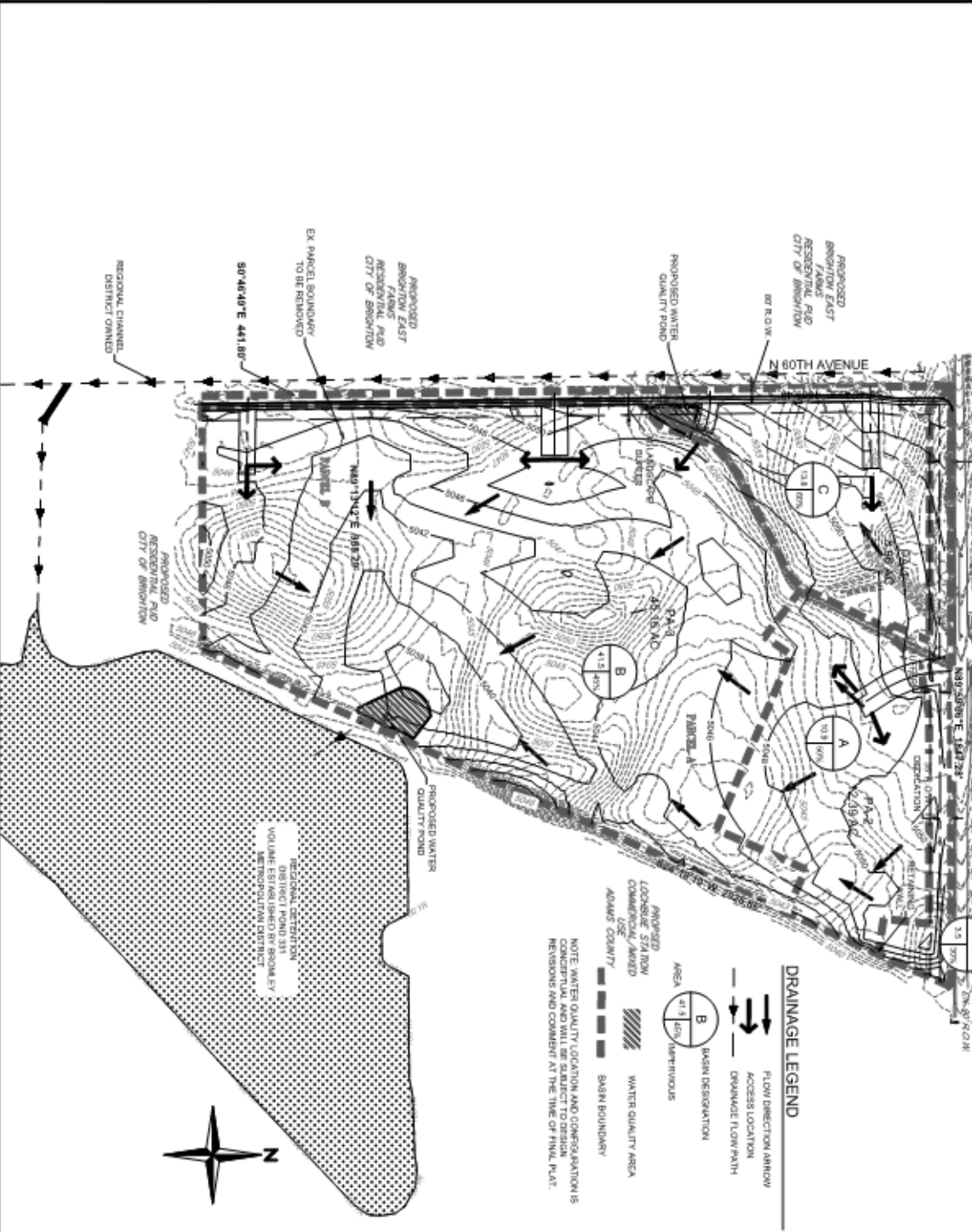
<p>PROJECT P.U.D. - UTILITY PLAN 10 OF 11</p>	 RIDGELINE VISTA MIXED RESIDENTIAL P.U.D.	<p>APP/CLIENT  CORONADO WEST Coronado West, LLC 8555 S. Pined Drive Tempe, AZ 85284</p>	<p>OWNER  REDLAND Where Great Places Begin 1500 West Street Suite 100, Denver, Colorado 80202 303.466.2044 • redlandgroup.com</p>	<p>LANDSCAPE ARCHITECT / PLANNER  henry design group Landscape Architecture • Planning • Civil Engineering 1301 West Street Suite 100, Denver, Colorado 80202 303.466.2044 • henrydesigngroup.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO</th> <th>REVISION RECORD</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>3-27-2018</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>5-22-2018</td> </tr> <tr> <td>3</td> <td>3RD SUBMITTAL</td> <td>7-17-2018</td> </tr> <tr> <td>4</td> <td>4TH SUBMITTAL</td> <td>7-30-2018</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	REVISION RECORD	DATE	1	1ST SUBMITTAL	3-27-2018	2	2ND SUBMITTAL	5-22-2018	3	3RD SUBMITTAL	7-17-2018	4	4TH SUBMITTAL	7-30-2018						
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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

EAST 198TH AVENUE (BASELINE ROAD)



DRAINAGE LEGEND

- FLOW DIRECTION ARROW
- ACCESS LOCATION
- DRAINAGE FLOW PATH
- AREA (1/4 ACR) WETLANDS
- BASIN DESIGNATION
- PROPOSED NEW COMMERCIAL/AMBI USE ADAMS COUNTY
- WATER QUALITY AREA
- BASIN BOUNDARY

NOTE: WATER QUALITY LOCATION AND CONTOUR LINES COULDN'T BE DETERMINED TO A SUFFICIENT ACCURACY TO REVISE AND CORRECT AT THE TIME OF FINAL P.U.D.

REGIONAL DRAINAGE DISTRICT OWNED VOLUME ESTABLISHED BY REGIONAL ENVIRONMENTAL DISTRICT

P.U.D. - GRADING & DRAINAGE PLAN
11 of 11

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

Align Great Places Begin

LANDSCAPE ARCHITECT • PLANNING • EXHIBITION

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	3-27-2016
2	2ND SUBMITTAL	5-22-2016
3	3RD SUBMITTAL	7-17-2016
4	4TH SUBMITTAL	7-26-2016