

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

STATEMENT OF PURPOSE & INTENT

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

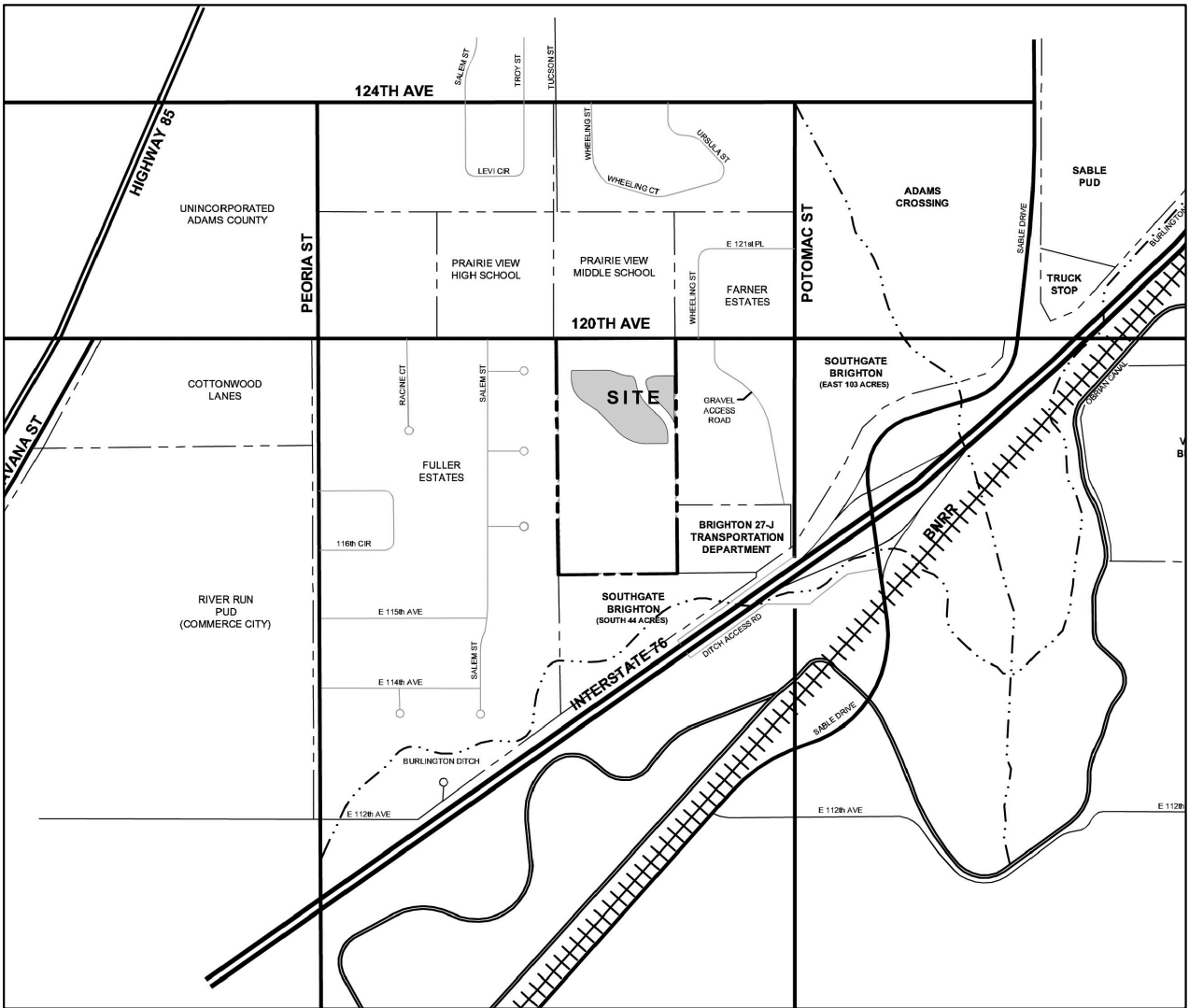
In compliance with the general intent of the City of Brighton Comprehensive Plan, the Southgate Village PUD provides the City with a complementary land use within the overall Southgate Brighton PUD. The PUD provides a coordinated and harmonious development which will best promote the health, safety,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

NOTES

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

LEGAL DESCRIPTION

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



VICINITY MAP

Owner / Applicant
Arcus Southgate, LLC
4915 E. Baseline Rd., #105
Gilbert, AZ 85234
720.346.2008

Civil Engineer
Civil Worx
4025 Automation Way, B-2
Fort Collins, CO 80525
970.698.6046

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

SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT PLAN
- 3 P.U.D PLAN
- 4-5 DESIGN STANDARDS
- 6 CONCEPTUAL LANDSCAPE PLAN
- 7 CONCEPTUAL FENCING PLAN
- 8 CONCEPTUAL UTILITY PLAN
- 9 CONCEPTUAL GRADING & DRAINAGE PLAN
- 10 CONCEPTUAL ARCHITECTURE ELEVATIONS

CERTIFICATE OF OWNERSHIP

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

OWNER: BY: _____
ARCUS SOUTHGATE, LLC.

NOTARIAL

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

BY: _____

MY COMMISSION EXPIRES ON: _____

NOTARY PUBLIC _____

CLERK AND RECORDER

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

CLERK AND RECORDER

By: _____

PRINTED NAME

RECEPTION NUMBER: _____

PLANNING COMMISSION APPROVAL

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

By: _____

CHAIRPERSON

CITY OF BRIGHTON APPROVAL

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

By: _____

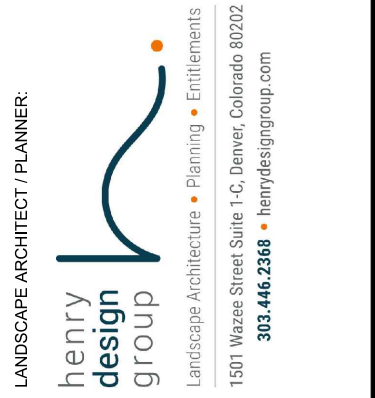
MAYOR

ATTEST

By: _____

CITY CLERK

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



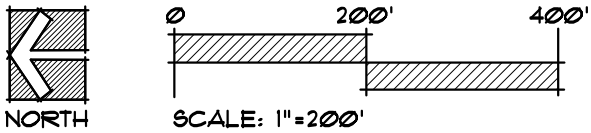
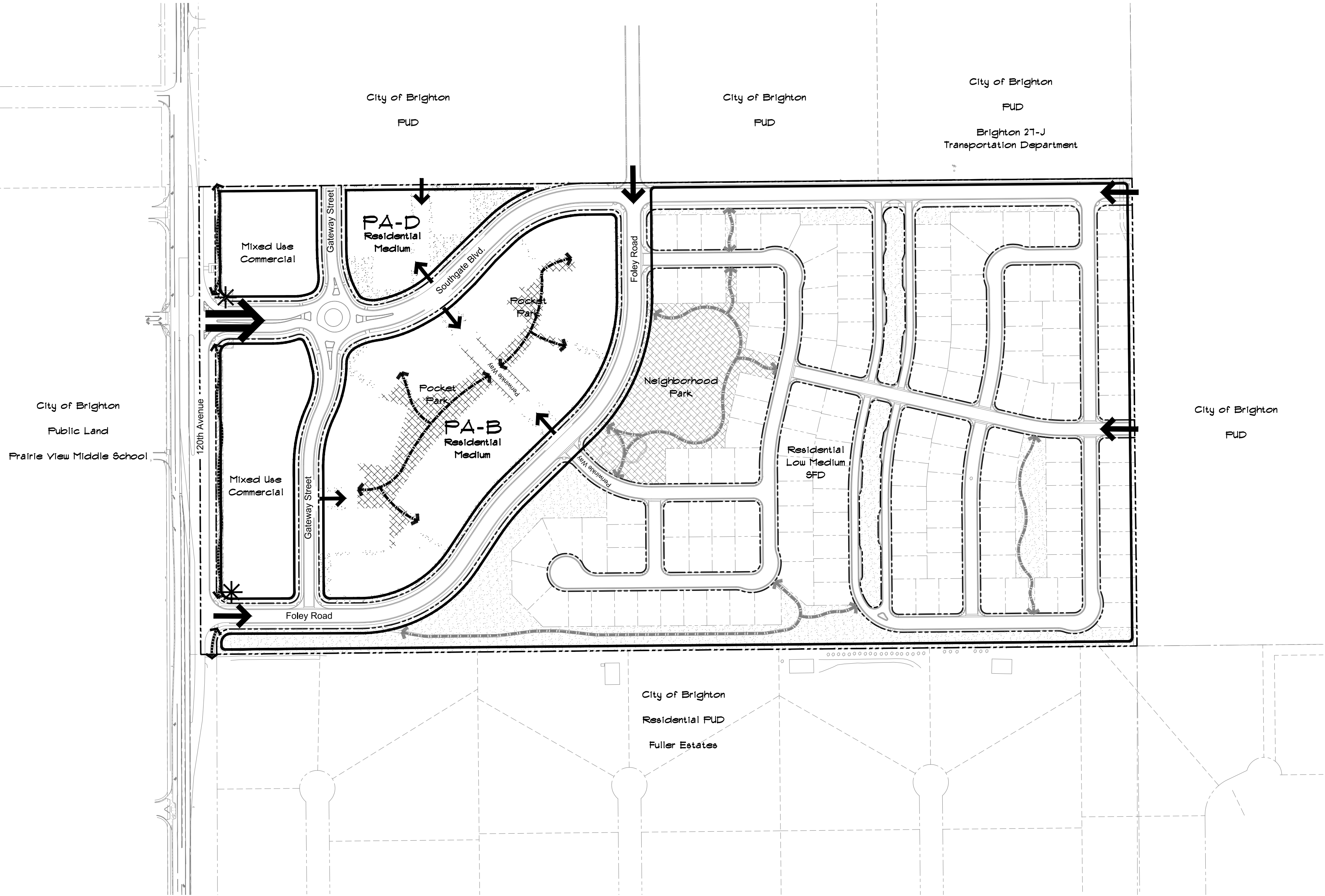
APPLICANT:
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KIP W. GILLELAND
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DESIGN: AY
CHECKED: KH
ISSUE DATE: 1-4-2019

SHEET:
COVER
1 of 10

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CONTEXT PLAN



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LANDSCAPE ARCHITECT / PLANNER:

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henydesigngroup.com

ENGINEER:

CivilWorx

4025 AUTOMATION WAY, B-2
FORT COLLINS, CO 80525
970.698.6046

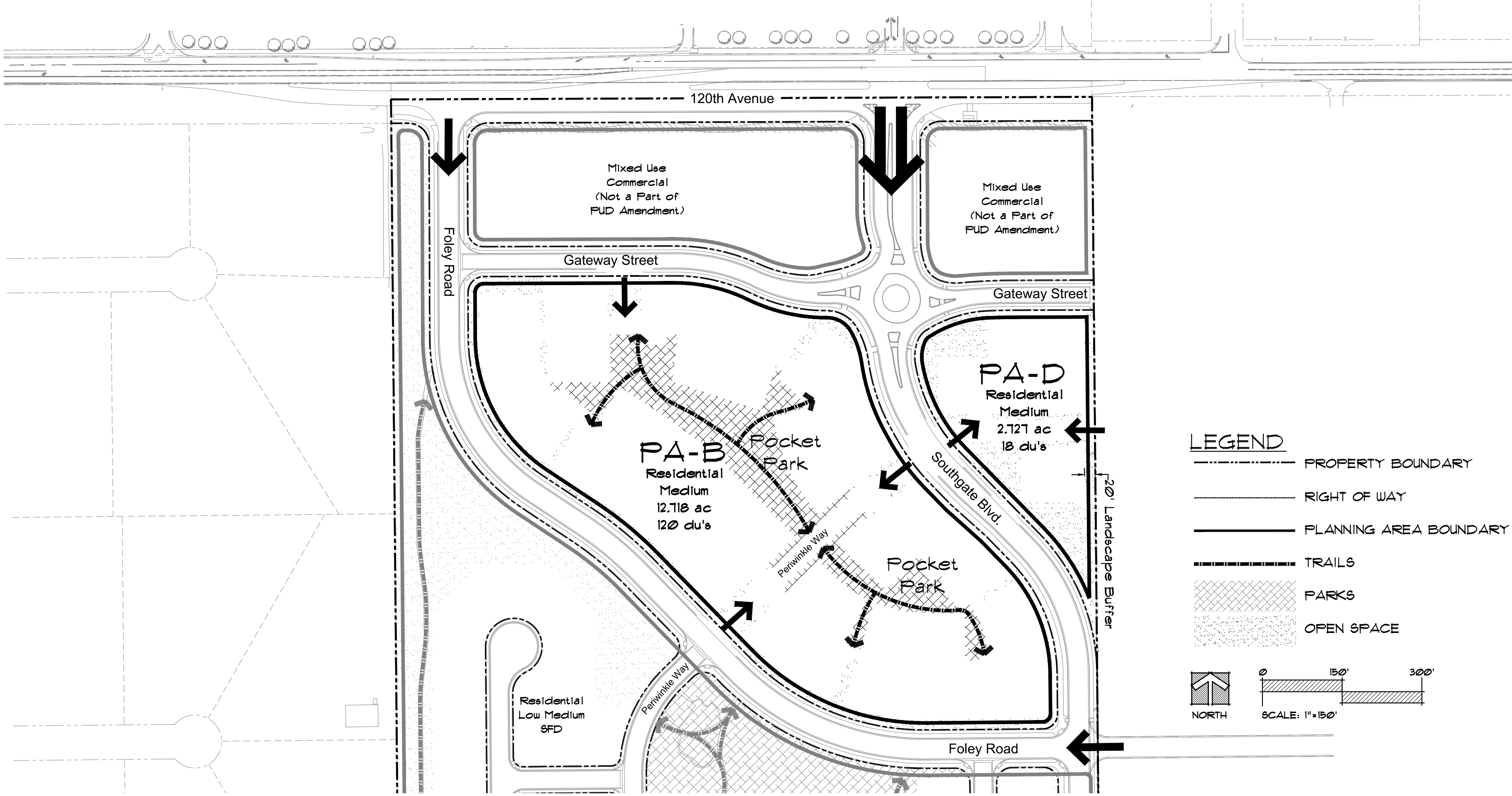
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P.U.D. PLAN



DEVELOPMENT SUMMARY				
PLANNING AREA	NAME	AREA (ACRES)	DWELLING UNITS	USE
B	RESIDENTIAL MEDIUM	12.718	120	PAIRED HOMES
D	RESIDENTIAL MEDIUM	2.727	18	PAIRED HOMES
	TOTAL	15.445	138	

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.

RESIDENTIAL STREET SECTION - 38' ROW
N.T.S.

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3 of 10

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DESIGN STANDARDS

I. STATEMENT OF PURPOSE AND INTENT

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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.

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

Overall, the PUD will provide a pedestrian network throughout the neighborhood with trails and sidewalks connecting to the central open space/park and the nearby neighborhood park within the Southgate Brighton single family neighborhood. The PUD will also provide an alternate home type complementary to the single family neighborhood to broaden the market offering.

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 Southgate Village PUD - Southgate Brighton 3rd Amendment area only. Items not covered by these stipulations shall be governed by the City of Brighton Land Use and Development Code, including the City of Brighton Residential Design Standards.

B. Conflicts

The provisions of this PUD shall prevail and govern the development Southgate Village PUD provided; however, where the provisions of the PUD do not clearly address a specific subject, the provisions of the City of Brighton Zoning Ordinance for the underlying Zone District shall apply, as determined by the Community Development director.

C. Underlying Zone Districts

The underlying City of Brighton Zone Districts Residential - 2 (R-2).

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.)

- Lot Width:** The horizontal distance between side lot lines as measured at the established front yard setback line.
- 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.

- Fee Simple:** Private ownership in real estate in which the owner has the right to control, use and transfer property at will.
- 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

- Pocket parks of less than three acres shall be owned and maintained by the HOA or Metro District.
- The central open space/park will be designed and improved by the developer and its successors and assigns or Metro District.
- Open space corridors shall be owned and maintained by the HOA or Metro District.
- 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.
- A central open space corridor and pocket park is proposed with interconnecting trails within open space areas. The pocket park and open space areas will count toward any outstanding open space and park land dedication requirements.
- Any overall shortage in park and open space dedication will be met through cash-in-lieu of land.
- Open space and park land dedication shall be based on the overall Southgate Brighton PUD as amended. Southgate Village PUD - Southgate Brighton - 3rd Amendment is not required to meet all dedication requirements on site.

IV. RESIDENTIAL- PAIRED HOMES (Planning Areas B and D)

- Intent:** Residential-Medium is intended to accommodate single family detached and paired homes.
- Gross Density:** 8.93 Dwelling Units Per Acre
- Use by Right:**
 - All uses allowed in the R-2 City of Brighton Zone District.
 - Single family paired homes
 - Construction Trailers: Temporary construction storage yards, construction trailers and offices are permitted during the construction/sales period only.
 - Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring.
 - Sales Facilities: Temporary sales trailers and model homes including sales centers are permitted in all residential Planning.
- Accessory, Temporary and Conditional Uses**
Shall be permitted as described in the Tabulation of Uses of the City of Brighton Zoning Code.

V. VARIATIONS TO THE SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS (RDS) SECTION 17-44-228, 230 - 250)
Model comparisons are subject to the section below.


SINGLE FAMILY PAIRED RESIDENTIAL DESIGN STANDARDS


- Each homebuilder shall provide four (4) different floorplans for pairing. A mirrored floorplan shall not be counted as a separate plan.
- At least three (3) elevation options shall be provided for each building type; such as Farm House, Craftsman and Prairie.
- Monotony:
 - The same elevation style shall not be repeated next door or directly across the alley.
 - The same building type shall not be repeated next door but can be built directly across the alley providing it has a different elevation.
 - The same floorplans can be repeated next door or directly across the alley provided they are in a different building type.
- All buildings will have rear loaded garages off the alleyways, no garages will front public roads.
- Mix of roof colors: Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
- Paint Schemes:
 - A minimum of 4 colors will be included in each paint scheme; main body color, secondary body color, trim color, and accent color.
 - A minimum of 6 paint schemes will be used throughout the neighborhood.
- Front Porch: All units will have a porch with a minimum five-foot (5') in depth and eight-foot (8') in width inclusive of walk space to the front door.
- Each front elevation shall contain two (2) of the following design elements:
 - A front porch with a minimum six-foot (6') in depth and twelve-foot (12') in width inclusive of walk space to the front door
 - Window grids
 - Two (2) distinctive siding materials; wide lap siding, narrow lap siding, board & batten, shingles, masonry, etc
 - A 5:12 roof pitch on the primary roof on the front façade. Roof pitches less than 5:12 may be used on secondary roof forms as appropriate for the architectural style for the home. Flat roofs are permitted as appropriate for the architectural style of the home
- An enhanced elevation shall be provided on corner side elevation adjacent to public street right-of-way. Each corner side shall contain at least two (2) of the following design elements:
 - Wrap masonry cladding materials the same as the front elevation of a minimum of six (6) feet on the side
 - Provide a minimum of three (3) windows
 - Provide a covered side porch with minimum dimension of eight (8) feet in depth and twelve (12) feet in width inclusive of walk space to access door
 - Trim board
 - Window grids
- For each unit, a two-car alley loaded garage is required. Front loaded garages are prohibited.

VI. FENCING

- A consistent fence design is required throughout Southgate Village which is in conformance with and /or complementary to the fencing within Southgate Brighton PUD.
- A 42-inch-high vinyl three rail fence is required on lot lines adjacent to parks, landscape tracts and open space.
- A six (6) foot high solid vinyl privacy fence is permitted as a front yard wing fence between the homes, on side lot lines and rear lot lines along the alley.
- Fencing design and a fence plan shall be provided at the time of FDP and Preliminary/Final Landscape Plan.

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LANDSCAPE ARCHITECT / PLANNER:

henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
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ENGINEER:

CiviWorx
4025 AUTOMATION WAY, B-2
FORT COLLINS, CO 80525
970.696.6046

APPLICANT:
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KIP W. GILLESPIE, #105
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SHEET:

DESIGN
STANDARDS
4 of 10

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DESIGN STANDARDS

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

- NOTES**
1.

As measured at the front building setback line.
2.

Measurement per Brighton Munipal Code.
3.

Accessory structures are not permitted
4.

Permitted encroachments into building setbacks:

a.

Architectural features including but not limited to eaves, bay windows, chimneys, entertainment centers, brick ledges, cantilevers, 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.

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ENGINEER:



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DESIGN
STANDARDS

5 of 10

NO

1

2

3

4

REVISION RECORD

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3RD SUBMITTAL

DATE

10-2-2018

11-13-2018

1-4-2019

The site plan illustrates the Gateway Center development, bounded by 120th Avenue to the north, Gateway Street to the east, and Foley Road to the south. The plan includes two 'Pocket Parks' and two designated areas, PA-B and PA-D. A 20-foot landscape buffer is shown along the perimeter of the development. Key streets include Gateway Street, Foley Road, and Southgate Blvd. The plan also shows various roadways, including Periwinkle Way, and a network of streets within the development. Arrows indicate traffic flow and access points. The plan is detailed with street names, park names, and area designations.

0 150' 300'

SCALE: 1" = 150'



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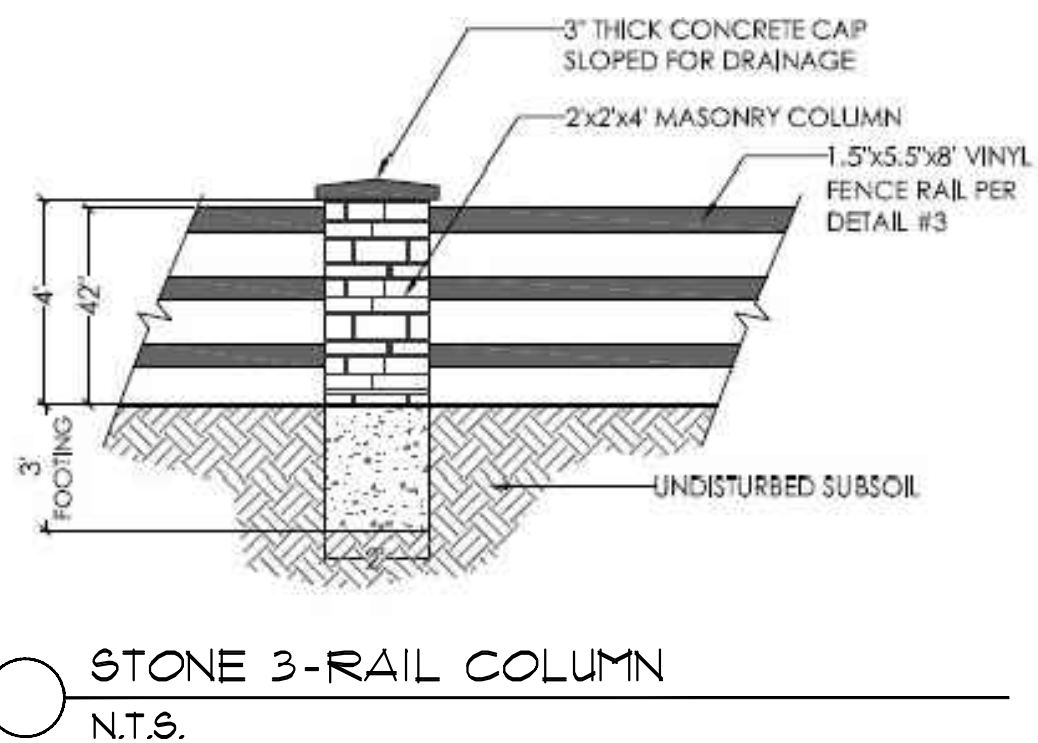
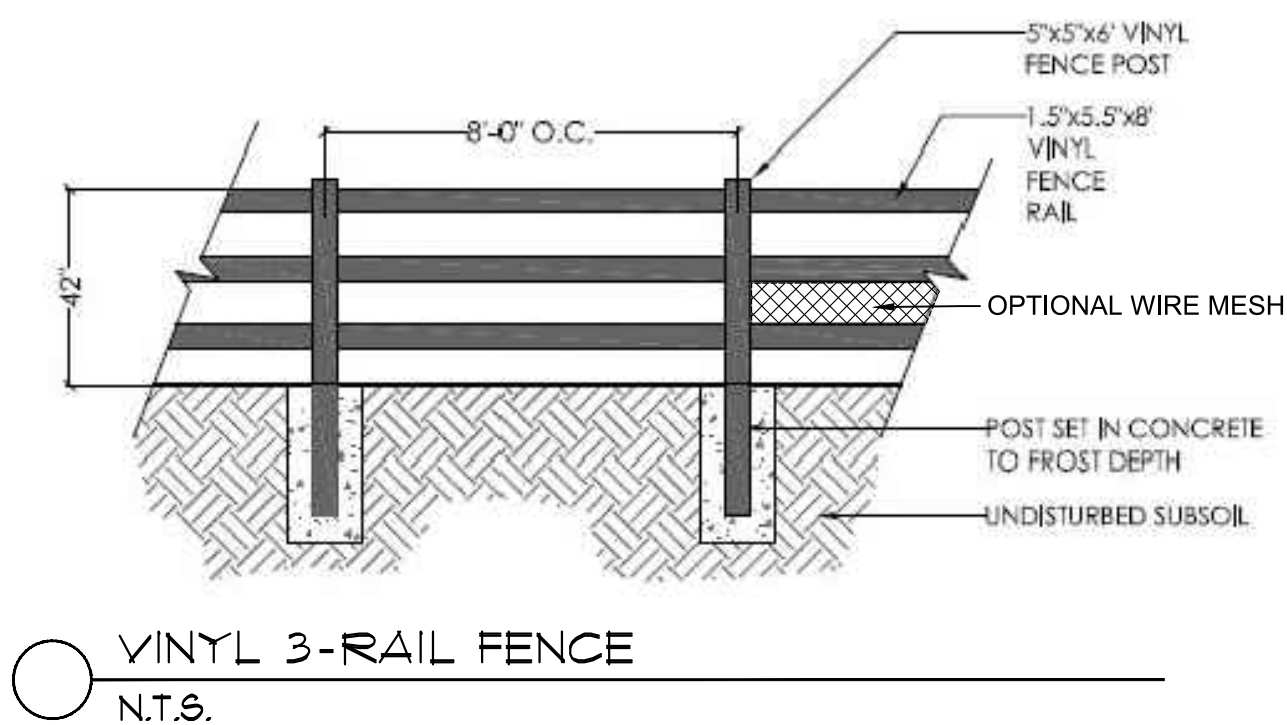
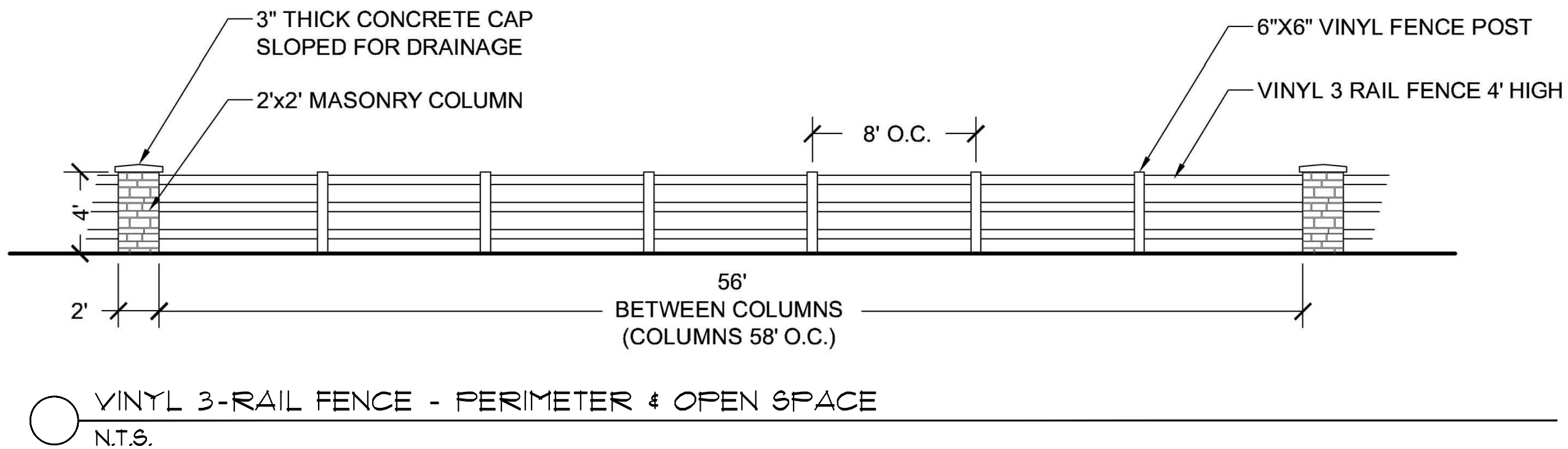
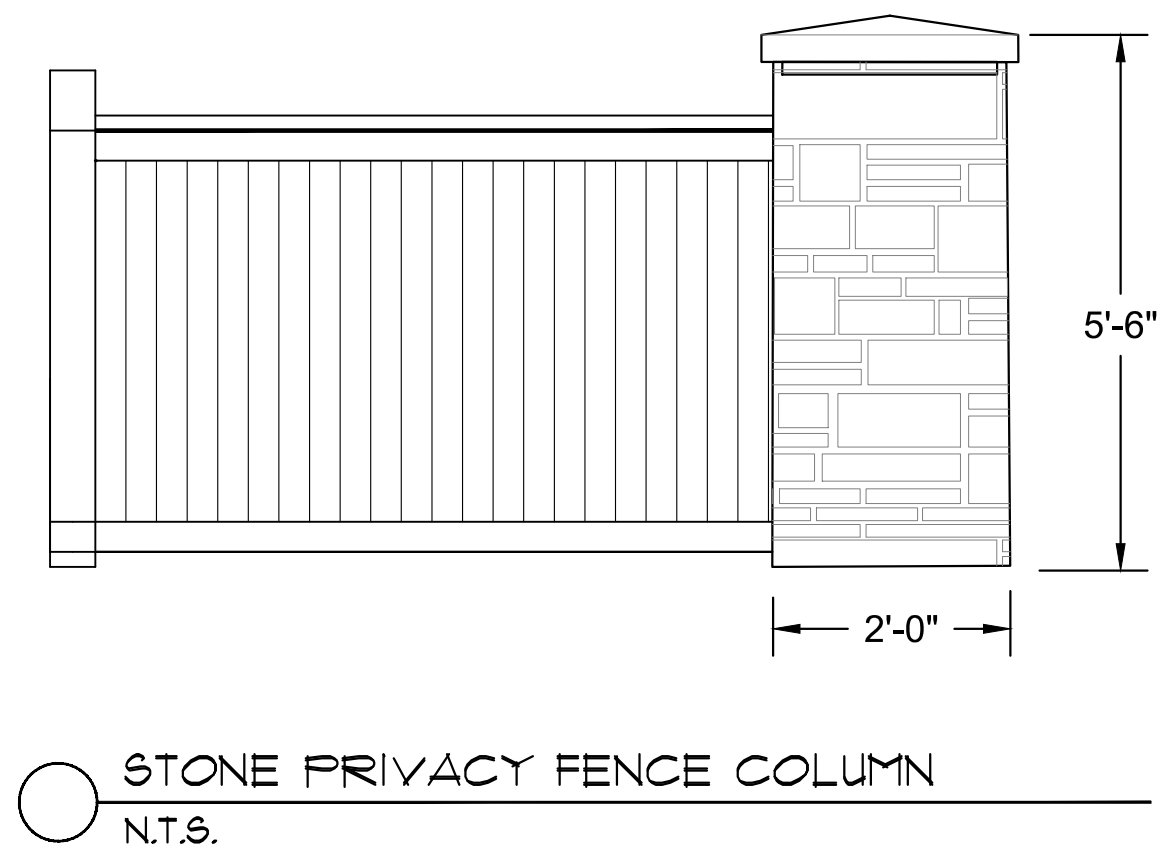
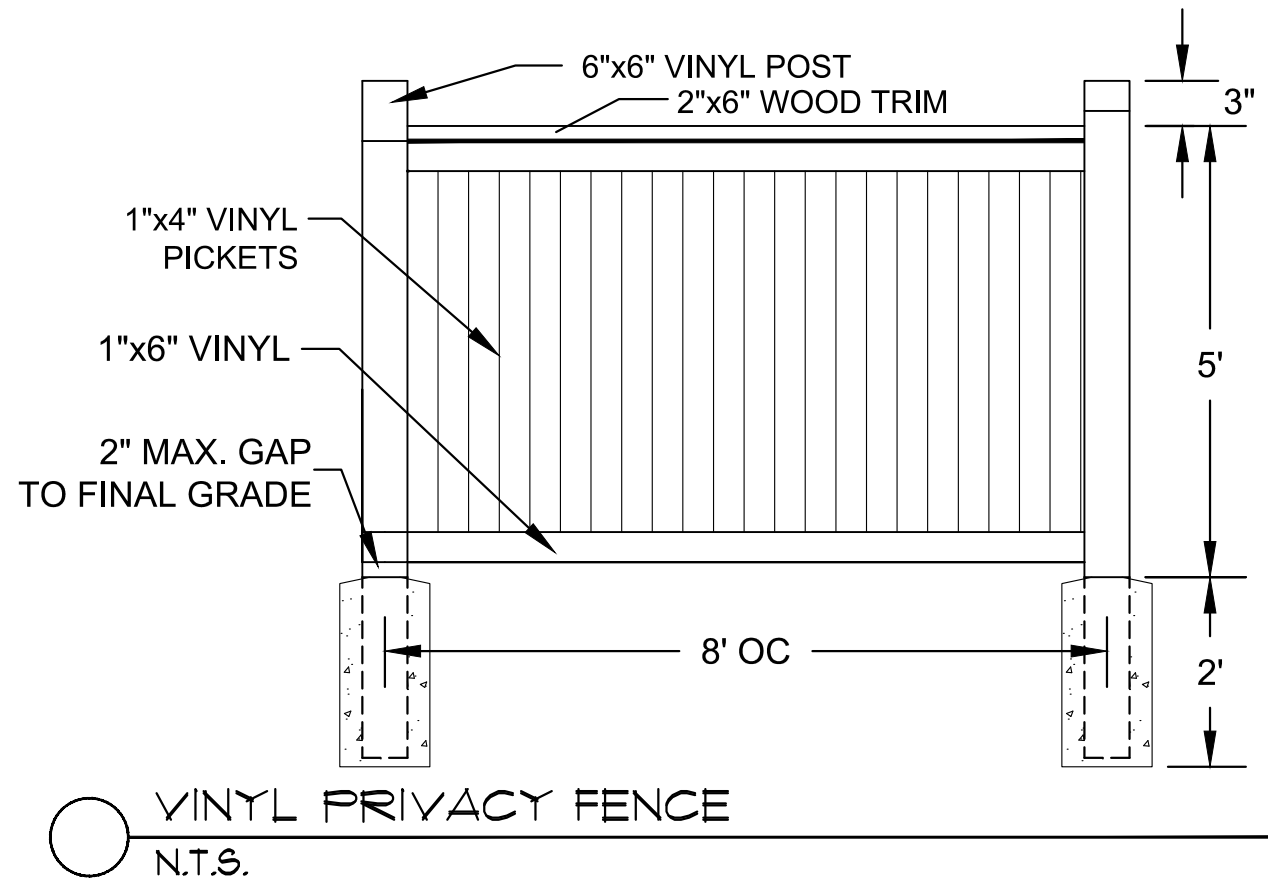
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CONCEPTUAL
LANDSCAPE PLAN

6 of 10

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CONCEPTUAL FENCE DETAILS



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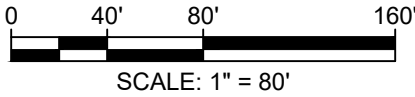


LEGEND

PROPOSED UTILITIES		EXISTING UTILITIES	
SS	SANITARY SEWER	W	WATER LINE
⊙	SANITARY SEWER MH	SS	SANITARY SEWER
W(8)	8" WATER LINE	⊙	SANITARY SEWER MH
⬮	FIRE HYDRANT	---	STORM DRAIN PIPE
⋈	WATER LINE BENDS	⊕	STORM DRAIN MH
▲	THRUST BLOCK	MAPPING	
⋈	GATE VALVE	---	EXISTING LOT LINES
---	STORM DRAIN PIPE	---	PROPOSED LOT LINES
○	STORM DRAIN MH	---	R.O.W.
⬮	STORM DRAIN INLET	---	EASEMENT LINES
		---	CENTERLINE

NOTES:

- ALL PROPOSED SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- ALL PROPOSED WATER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- WATER AND SANITARY SEWER ALIGNMENTS WITHIN THE BOUNDARIES OF THE SITE ARE FOR SCHEMATIC PURPOSES ONLY. FINAL ALIGNMENT TO BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAT.
- ALL ALLEYS WILL BE POSTED "NO PARKING" ON BOTH SIDES OF THE ROAD EXCEPT WHERE DEDICATED PARKING STALLS ARE INCLUDED. FINAL SINGING AND STRIPING WILL BE SUBMITTED AT THE TIME OF THE FINAL PLAT.



REVISION RECORD		DATE
NO	REVISION	DATE
1	1ST SUBMITTAL	10-02-2018
2	2ND SUBMITTAL	11-13-2018
3		
4		
LANDSCAPE ARCHITECT / PLANNER		
henry design group		
Landscape Architecture • Planning • Entitlements 1501 W. 1st Avenue Suite 1100, Denver, Colorado 80202 303.446.2368 • henydesigngroup.com		
ENGINEER		
CiviWorx		
4025 AUTOMATION WAY, B-2 FORT COLLINS, CO 80525 970.898.6046		
APPLICANT		
ARCUS SOUTHGATE, LLC KIP W. GILLEN 4915 E. BASELINE RD. #105 GILBERT, AZ 85214 720.346.2008		
SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD 3RD AMENDMENT		
LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO		
DESIGN: SDR CHECKED: JCB ISSUE DATE: 10-01-2018		
SHEET:		
PUD - UTILITY PLAN		
8 of 10		

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

LEGEND

- | | | | |
|--|---------------------|--|--------------------|
| | LOT LINES / R.O.W. | | BASIN DESIGNATION |
| | EASEMENT LINES | | PERCENT IMPERVIOUS |
| | PROPOSED 1' CONTOUR | | BASIN AREA (AC) |
| | PROPOSED 5' CONTOUR | | DESIGN POINT |
| | EXISTING 1' CONTOUR | | FLOW DIRECTION |
| | EXISTING 5' CONTOUR | | WATER QUALITY POND |
| | BASIN BOUNDARY | | |
| | STORM SEWER | | |

NOTES:

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

NO	REVISION RECORD	DATE
1	1ST SUBMITTAL	10-02-2018
2	2ND SUBMITTAL	11-13-2018
3		
4		

LANDSCAPE ARCHITECT / PLANNER:	henry design group Landscape Architecture • Planning • Entitlements 1501 Wazee Street Suite 1-C, Denver, Colorado 80202 303.446.2368 • henydesigngroup.com
ENGINEER:	CiviWorx 4025 AUTOMATION WAY, B-2 FORT COLLINS, CO 80525 970.698.6046
APPLICANT:	ARCUS SOUTHGATE, LLC KIP W. GILLELAND 4915 E. BASELINE RD. #105 GILBERT, AZ 85214 720.346.2008
SHEET:	SOUTHGATE VILLAGE SOUTHGATE BRIGHTON PUD 3RD AMENDMENT LOT 1, BLOCK 3 AND LOT 1, BLOCK 4 A PORTION OF THE NORTHEAST QUARTER OF SECTION 1 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO PUD - GRADING & DRAINAGE PLAN 9 of 10

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



FARMHOUSE



FARMHOUSE



FARMHOUSE



FARMHOUSE



FARMHOUSE



CRAFTSMAN



CRAFTSMAN



CRAFTSMAN



CRAFTSMAN



CRAFTSMAN



PRAIRIE



PRAIRIE



PRAIRIE



PRAIRIE



PRAIRIE

BUILDING TYPE 1
N.T.S.

BUILDING TYPE 2
N.T.S.

BUILDING TYPE 3
N.T.S.

BUILDING TYPE 4
N.T.S.

BUILDING TYPE 5
N.T.S.

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

LANDSCAPE ARCHITECT / PLANNER:

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henydesigngroup.com

ENGINEER:

CiviWorx

4025 AUTOMATION WAY, B-2
FORT COLLINS, CO 80525
970.698.6046

APPLICANT:

ARCUS SOUTHGATE, LLC
KIP W. GILLESPIE, #105
4915 E. BASELINE RD., #105
GILBERT, AZ 85234
720.346.2008

SOUTHGATE VILLAGE
SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT

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

DESIGN: AY
CHECKED: KH
ISSUE DATE: 1-4-2019