

Southgate Brighton PUD, 3rd Amendment

City Council
March 19, 2019

Property Owner:

Arcus Southgate, LLC

Applicant:

Karen Henry, Henry Design Group

City Staff Representative:

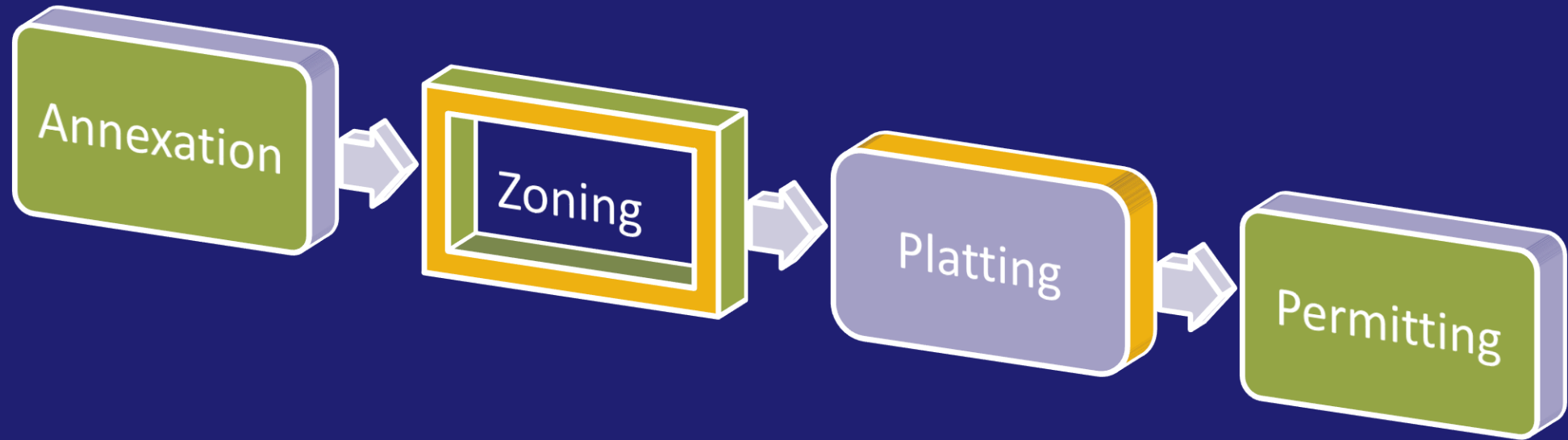
Lauren Simmons, AICP, *Senior Planner*

Strategic Focus Area

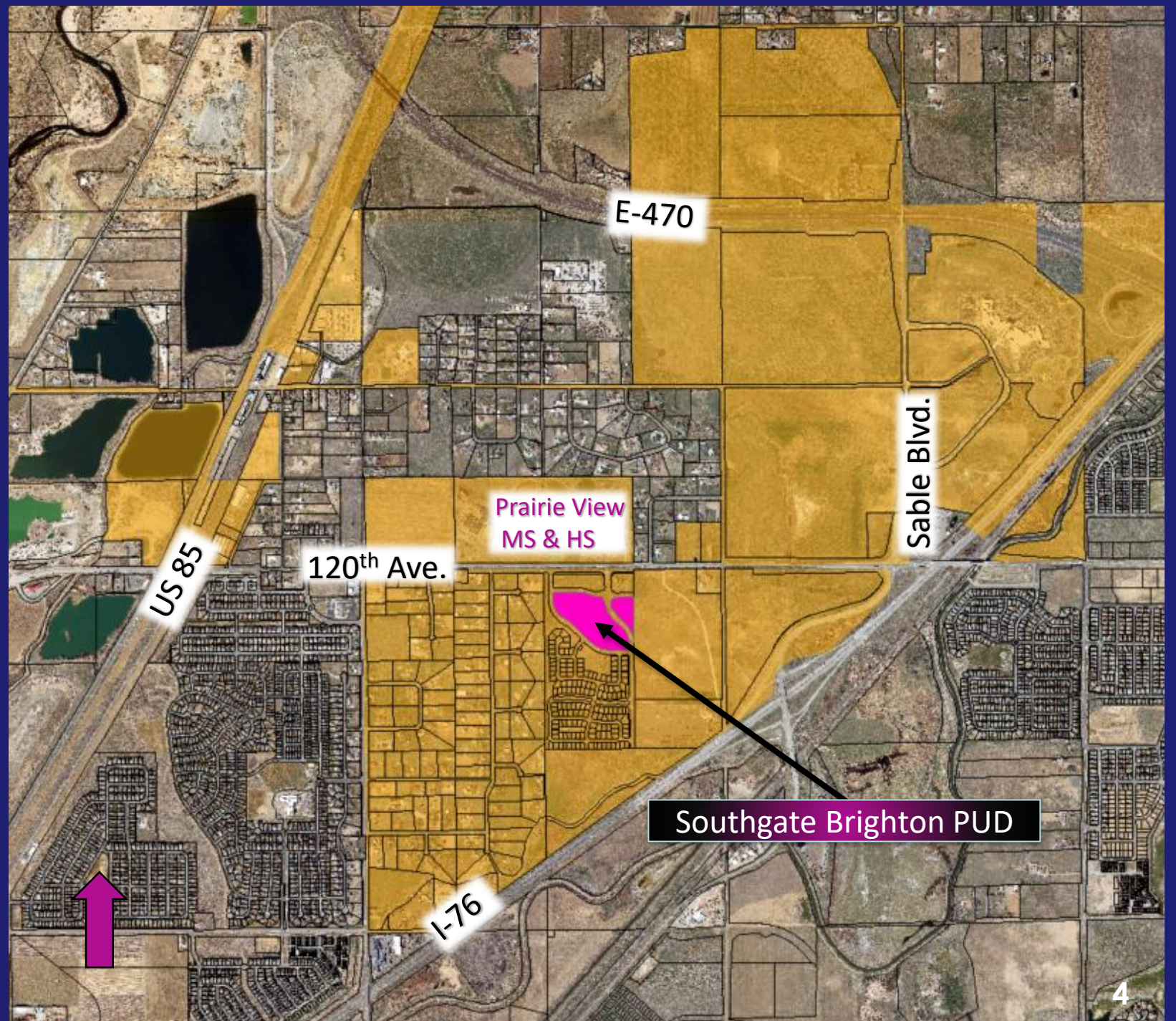
Recognizable and Well-Planned
Community



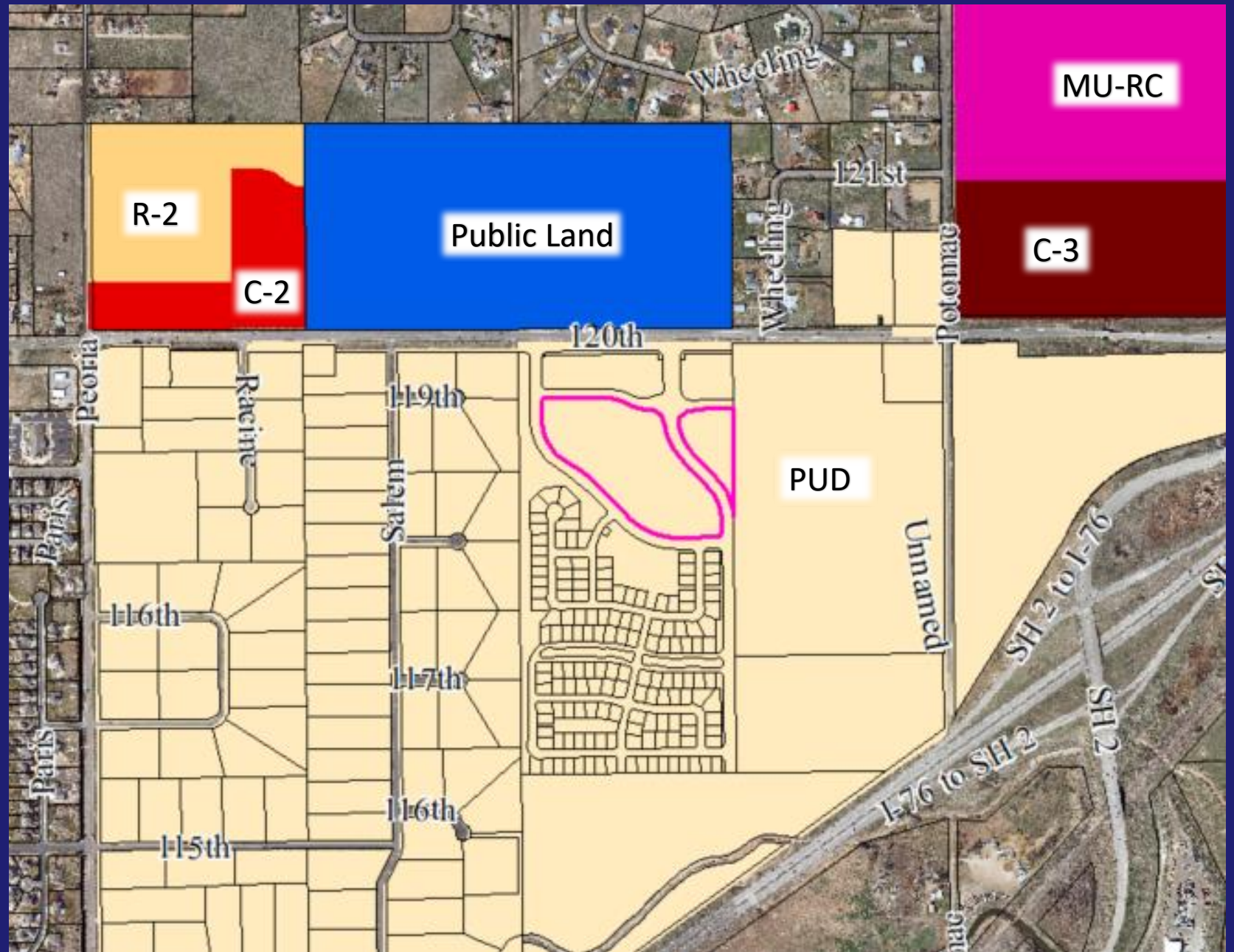
Review Process



Vicinity Map



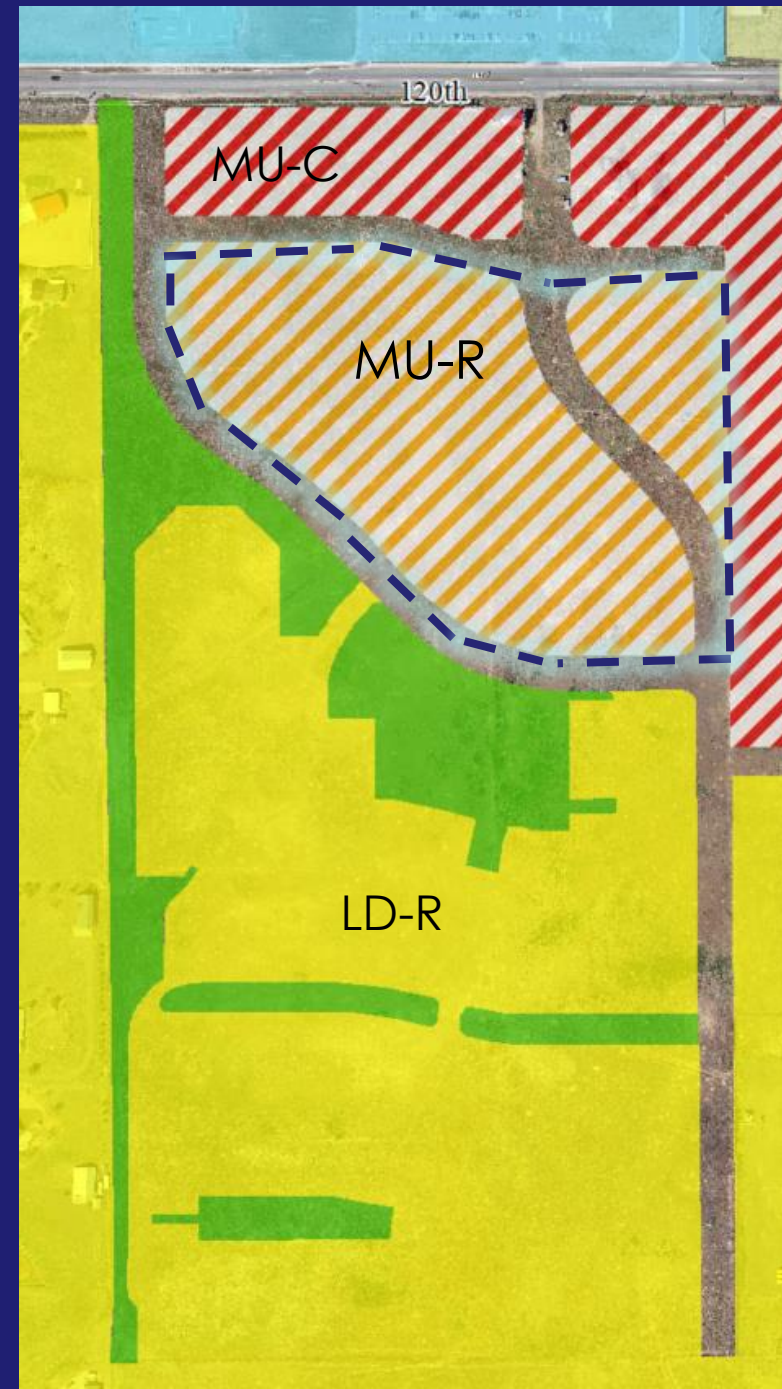
Surrounding Zoning



Comprehensive Plan – Future Land Use Plan

Mixed Use Residential:

- This designation is primarily intended for multi-family buildings, single family attached homes, live/work unit, senior housing facilities and mixed-use buildings.



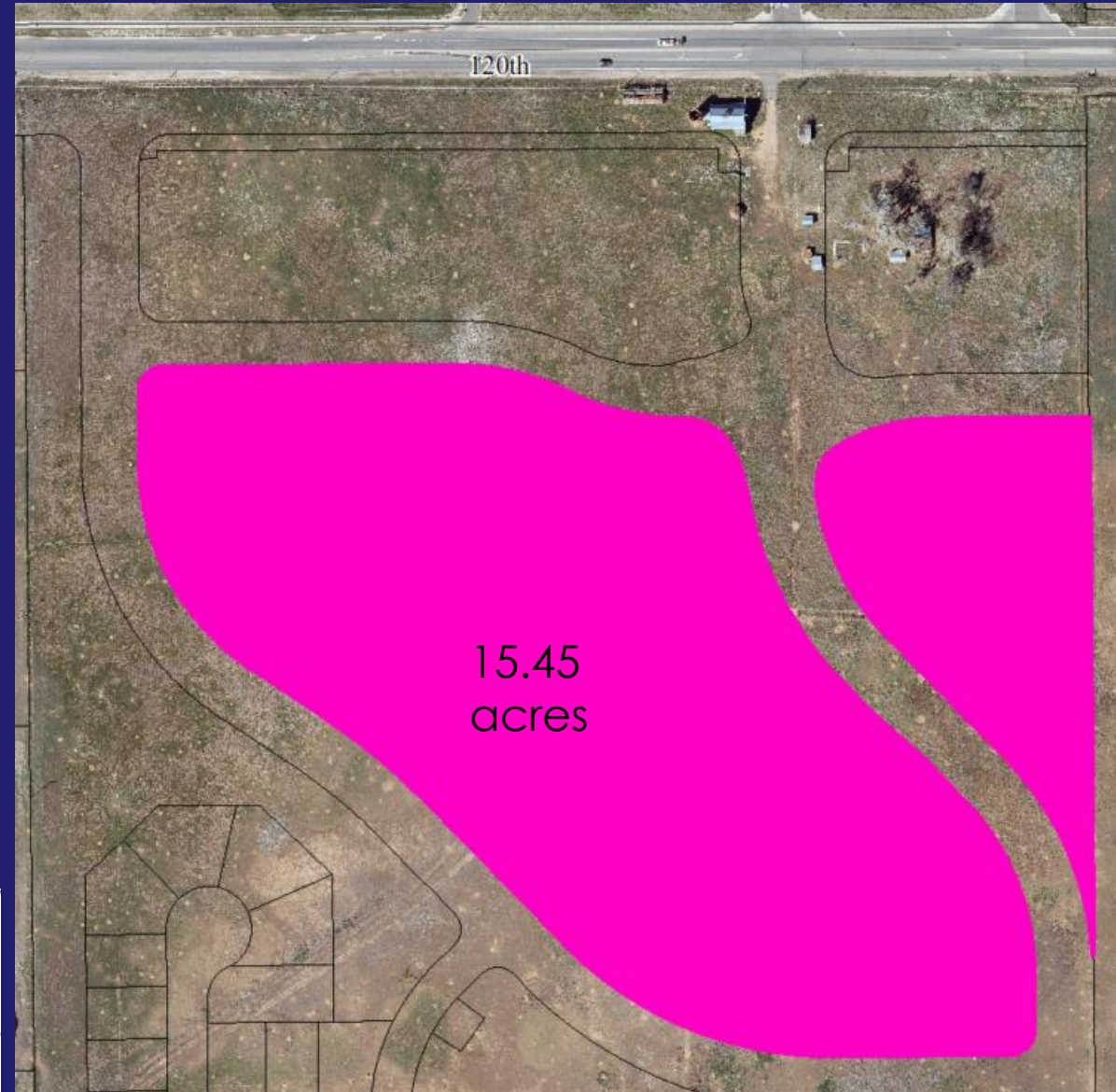
Comprehensive Plan Compliance

- Principle 1: Managing Growth
 - Policy 1.1- New Growth Should Favor Existing Areas of Infrastructure and Planning

- Principle 6: Promote Neighborhoods That Have Distinctiveness and Character
 - Policy 6.2 - Ensure Residential Lot and Architecture Enhance the Street
 - Policy 6.5 - Encourage Projects that Enhance the Diversity of Housing Types and Costs, and Manage Affordability through Supply and Subsidy

Southgate Brighton PUD 3rd Amendment

- Amending the PUD, 15.45 acres from multi-family to single family attached land use.
- Establishment of design standards for single family attached (paired homes).
- From 13.7 units per acre to 8.93 units per acre.



15.45
acres

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

A PUD plan and classification to a PUD District may be approved only if the City Council finds that the following criteria have been met:

- *The PUD Amendment allows for the development of a paired home product which is currently not accommodated with setbacks or lot sizes in the Land Use and Development Code.*
- *The proposed PUD Amendment complies with the Comprehensive Plan as attached single family is allowed under the mixed-use residential category and it addresses the residential design standards for the paired homes.*
- *The proposed PUD Amendment will comply with the proposed use of paired homes with setback and design standards.*
- *The proposed PUD Amendment will maintain the planned and constructed street connections, sidewalks, and trails within the Village at Southgate development.*

A PUD plan and classification to a PUD District may be approved only if the City Council finds that the following criteria have been met:

- *The proposed PUD Amendment will decrease the planned density adjacent to single family proposed by the original PUD.*
- *The proposed PUD Amendment will not modify or increase the required level of service for public safety, transportation, educational and utility facilities.*
- *The proposed PUD Amendment is not proposing any phasing in the PUD Plan.*
- *The proposed PUD Amendment would change the product type allowed in Planning Areas B and D, which requires revised architectural requirements, lot size changes and setback modifications. This development would not have been possible under the Southgate Brighton PUD as it did not provide for paired homes or phase control.*

Public Notice

February 13, 2019

- Mailings sent to property owners within 300 feet.
- Property was posted with public hearing sign by the Applicant.
- Notice published in the Brighton Standard Blade.



SIGN LOCATION

Staff Recommendation

Recommend approval of the PUD Amendment:

- ✓ In general conformance with the Comprehensive Plan, and
- ✓ In accordance with the Land Use and Development Code

Planning Commission Recommendation

Recommended approval of the PUD Amendment on January 24, 2019:

- ✓ In general conformance with the Comprehensive Plan, and
- ✓ In accordance with the Land Use and Development Code

Note: A signed resolution was provided in the City Council packet.

Options for City Council Consideration

- Approve the Southgate Brighton PUD, 3rd Amendment.
- Approve the Southgate Brighton PUD, 3rd Amendment with additional considerations.
- Not approve the Southgate Brighton PUD, 3rd Amendment.
- Continue the item to a later date.

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.

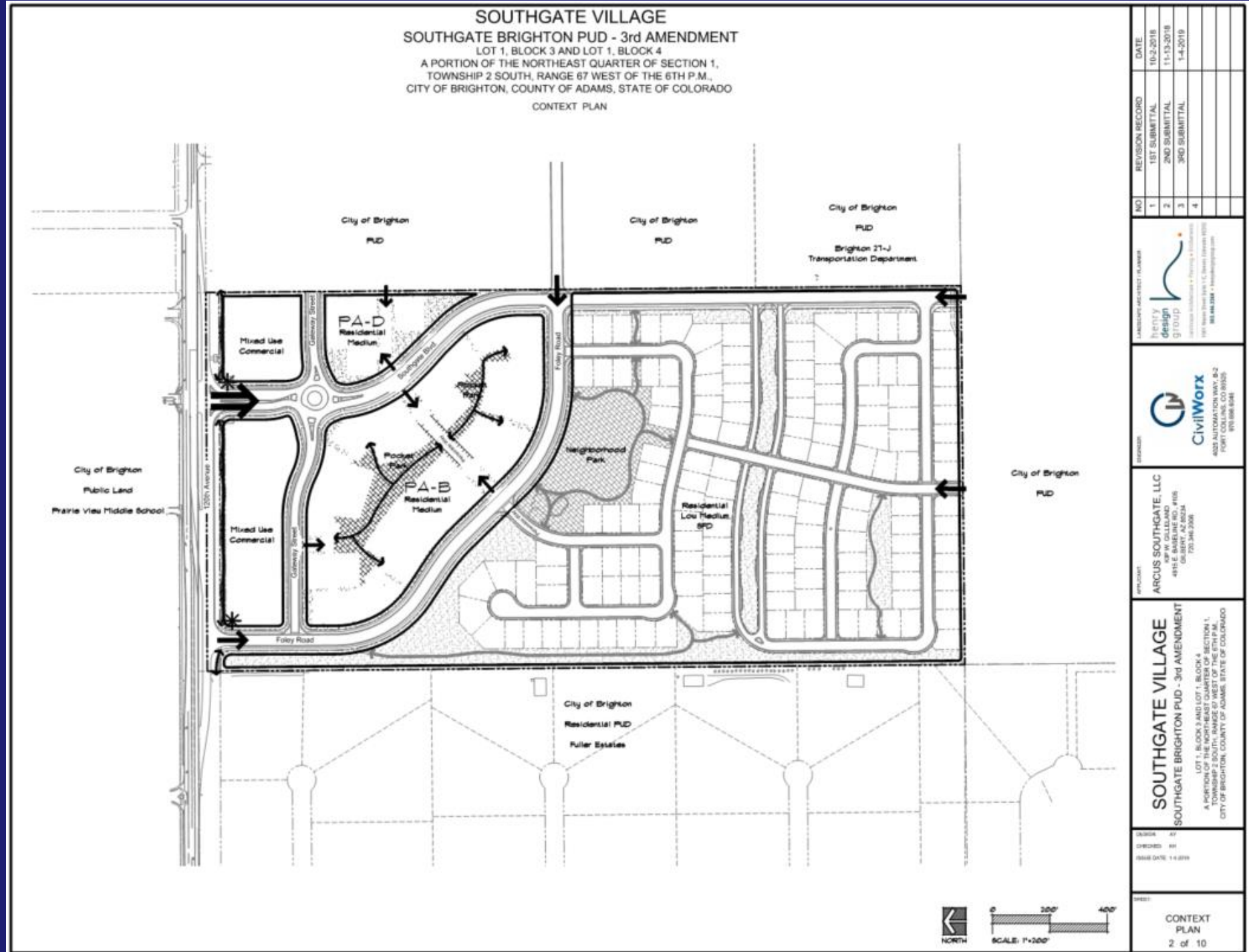
LEGAL DESCRIPTION

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

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,
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PUD





120th Avenue

Mixed Use Commercial (Not a Part of PUD Amendment)

Gateway Street

PA-B Residential Medium 2.718 ac 120 du's

Pocket Park

PA-D Residential Medium 2.721 ac 118 du's

Southgate Blvd

Foley Road

Residential Low Medium SPD

20' Landscape Buffer

LEGEND

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

NORTH

SCALE: 1"=50'

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.

[illegible]

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DESIGN STANDARDS

I. STATEMENT OF PURPOSE AND 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 is planned as a continuation of the Southgate Brighton mixed use neighborhood. Single family detached homes are located south of the site and Southgate Brighton future commercial development is located along the frontage of 120th Avenue north of the site. The single family detached homes and commercial areas are not subject to this amendment.

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.)

1. **Lot Width:** The horizontal distance between side lot lines as measured at the established front yard setback line.
2. **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.

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

4. **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 open space/park will be designed and improved by the developer and its successors and assigns or Metro District.
- C. Open space corridors shall be owned and maintained by the HOA or Metro District.
- D. 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.
- E. 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.
- F. Any overall shortage in park and open space dedication will be met through cash-in-lieu of land.
- G. 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)

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

- A. Each homebuilder shall provide four (4) different floorplans for pairing. A mirrored floorplan shall not be counted as a separate plan.
 - B. At least three (3) elevation options shall be provided for each building type; such as Farm House, Craftsman and Prairie.
 - C. Monotony:
 1. The same elevation style shall not be repeated next door or directly across the alley.
 2. The same building type shall not be repeated next door but can be built directly across the alley providing it has a different elevation.
 3. The same floorplans can be repeated next door or directly across the alley provided they are in a different building type.
 - D. All buildings will have rear loaded garages off the alleyways, no garages will front public roads.
 - E. Mix of roof colors: Where asphalt shingles are used three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
 - F. Paint Schemes:
 1. A minimum of 4 colors will be included in each paint scheme; main body color, secondary body color, trim color, and accent color.
 2. A minimum of 6 paint schemes will be used throughout the neighborhood.
 - G. 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.
 - H. Each front elevation shall contain two (2) of the following design elements:
 1. 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
 2. Window grids
 3. Two (2) distinctive siding materials; wide lap siding, narrow lap siding, board & batten, shingles, masonry, etc
 4. 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
 - I. 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:
 1. Wrap masonry cladding materials the same as the front elevation of a minimum of six (6) feet on the side
 2. Provide a minimum of three (3) windows
 3. 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
 4. Trim board
 5. Window grids
 - J. For each unit, a two-car alley loaded garage is required. Front loaded garages are prohibited.
- VI. FENCING
- A. A consistent fence design is required throughout Southgate Village which is in conformance with and for complementary to the fencing within Southgate Brighton PUD.
 - B. A 42-inch-high vinyl three rail fence is required on lot lines adjacent to parks, landscape tracts and open space.
 - C. 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.
 - D. Fencing design and a fence plan shall be provided at the time of FDP and Preliminary/Final Landscape Plan.

<div>DESIGN STANDARDS</div> <div>4 of 10</div>		<div>PROJECT:</div> <div>SOUTHGATE VILLAGE</div> <div>SOUTHGATE BRIGHTON PUD - 3rd AMENDMENT</div> <div>LOT 1, BLOCK 3 AND LOT 1, BLOCK 4</div> <div>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</div>		<div>CLIENT:</div> <div>ARCUS SOUTHGATE, LLC</div> <div>600 W. GILLESPIE</div> <div>4815 S. GILLESPIE, AZ 85204</div> <div>720.346.3006</div>		<div>DESIGNER:</div> <div></div> <div>CivilWorx</div> <div>4023 AUTUMN WAY, #-2</div> <div>FORT COLLINS, CO 80525</div> <div>970.686.6048</div>		<div>LANDSCAPE ARCHITECT / PLANNER</div> <div></div> <div>berry design group</div> <div>landscape architecture • planning • community</div> <div>1901 North Street Suite 104, Denver, Colorado 80202</div> <div>303.444.3388 • landscaping@bdg.com</div>		NO.		REVISION RECORD		DATE	
										1		1ST SUBMITTAL		10-2-2018	
										2		2ND SUBMITTAL		11-13-2018	
										3		3RD SUBMITTAL		1-4-2019	
										4					

PUD

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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
DESIGN STANDARDS

USE	MINIMUM LOT SIZE	MINIMUM LOT WIDTH	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT	FRONT YARD SETBACK (Porch or Structure)	SIDE YARD SETBACK	REAR YARD SETBACK	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES
		(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
- As measured at the front building setback line.
 - Measurement per Brighton Municipal Code.
 - Accessory structures are not permitted.
 - Permitted encroachments into building setbacks:
 - 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.
 - Window wells may encroach into required setbacks a maximum of 36 inches.
 - Unenclosed or uncovered patios less than 30 inches above grade may encroach into building setbacks to within five (5) feet of a lot line.
 - Encroachments may not extend into easements without written approval from the easement holder.

DATE
10-2-2018
11-13-2018
1-4-2019

REVISION RECORD
1ST SUBMITTAL
2ND SUBMITTAL
3RD SUBMITTAL

NO
1
2
3
4



henry
design
group
landscape architecture • planning • engineering
1837 South Bowen Street, Suite 100, Brighton, Colorado 80602
303.408.2008 • hdesigngroup.com



CivilWorx
ASSET AUTOMATION, INC. #2
FORT COLLINS, CO 80502
970.698.6548

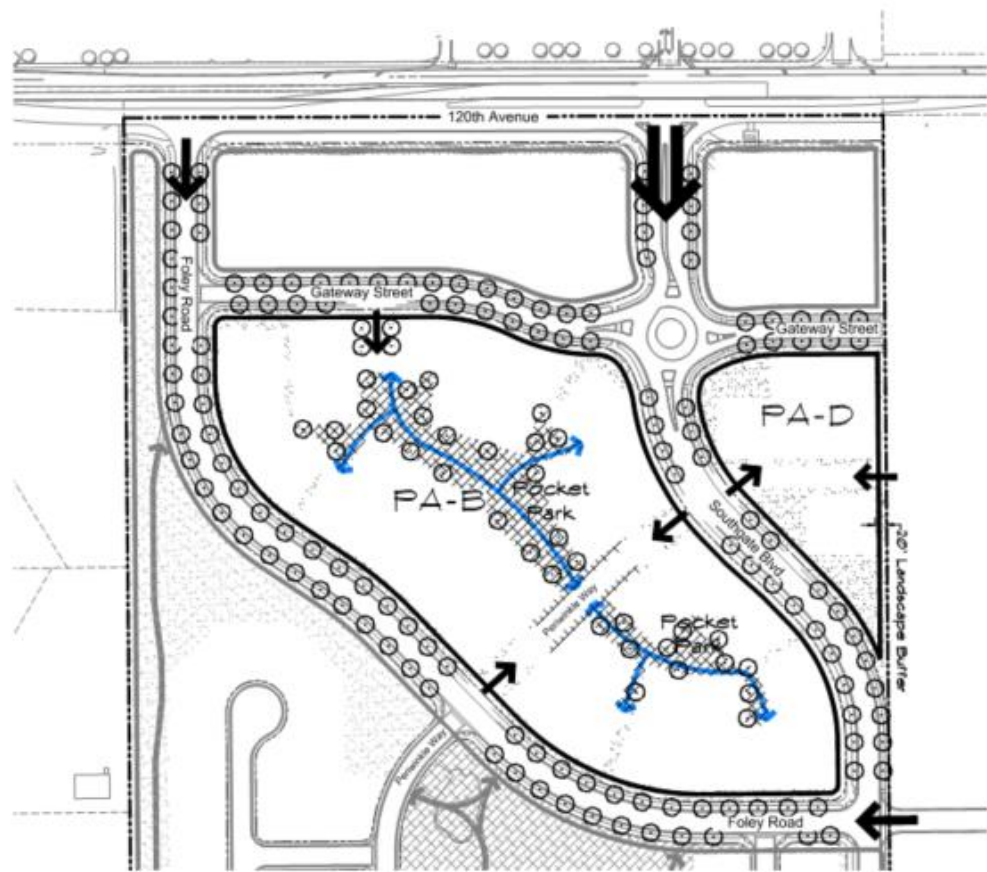
PROJECT CONTACT
ARCUS SOUTHGATE, LLC
4915 E BACULINE RD., #105
DENVER, CO 80224
720.342.2908

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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DESIGNED BY
CHECKED BY
ISSUE DATE: 1-4-2019

DRAWN BY
DESIGN
STANDARDS
5 of 10

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CONCEPTUAL LANDSCAPE PLAN



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

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 developer 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 major neighborhood entries. 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.
- Paired Homes: One (1) tree and five (5) 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.
- Any shortage in park and open space dedication will be met through cash-in-lieu of land.

LEGEND

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



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	PERITY design GROUP
1807 N. Main Street, Suite 100, Denver, Colorado 80202	303.448.2888 • peritydesigngroup.com

DESIGNER	CivilWorx
8022 AUTOMATION WAY, B-2	FORT COLLINS, CO 80525
970.686.8486	

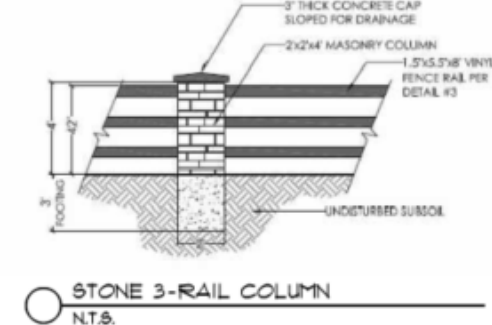
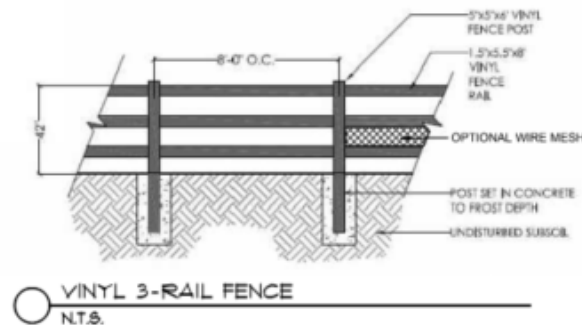
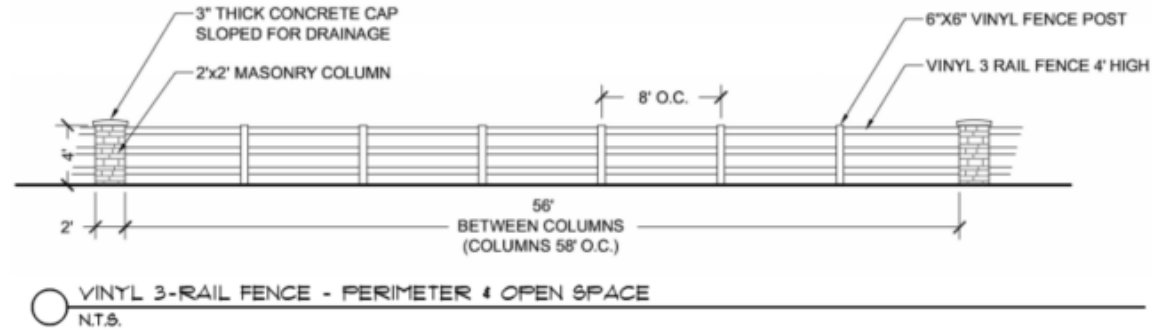
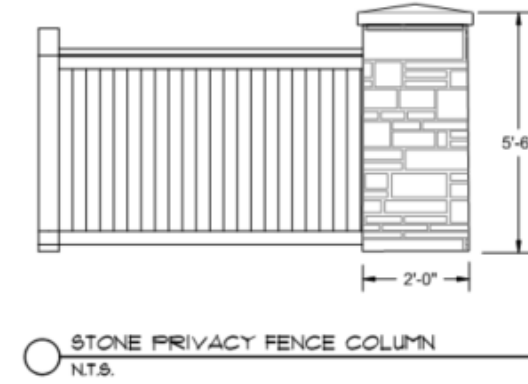
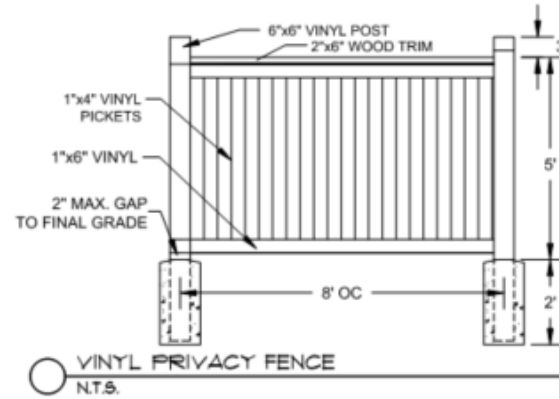
PROJECT	ARCUS SOUTHGATE, LLC
	4815 E. BASELINE RD., #105
	ORLANDO, FL 32834
	727.342.3388

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DESIGN	BY
CHECKED	BY
ISSUE DATE	1-4-2019

SHEET	CONCEPTUAL LANDSCAPE PLAN
	6 of 10

SOUTHGATE VILLAGE
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 CONCEPTUAL FENCE DETAILS



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

LANDSCAPE ARCHITECT - PLANNER	henty design group
LANDSCAPE ARCHITECT - PLANNER	henty design group
1000 South Baseline, Suite 100, Brighton, CO 80601	303.438.2008 • hentydesigngroup.com

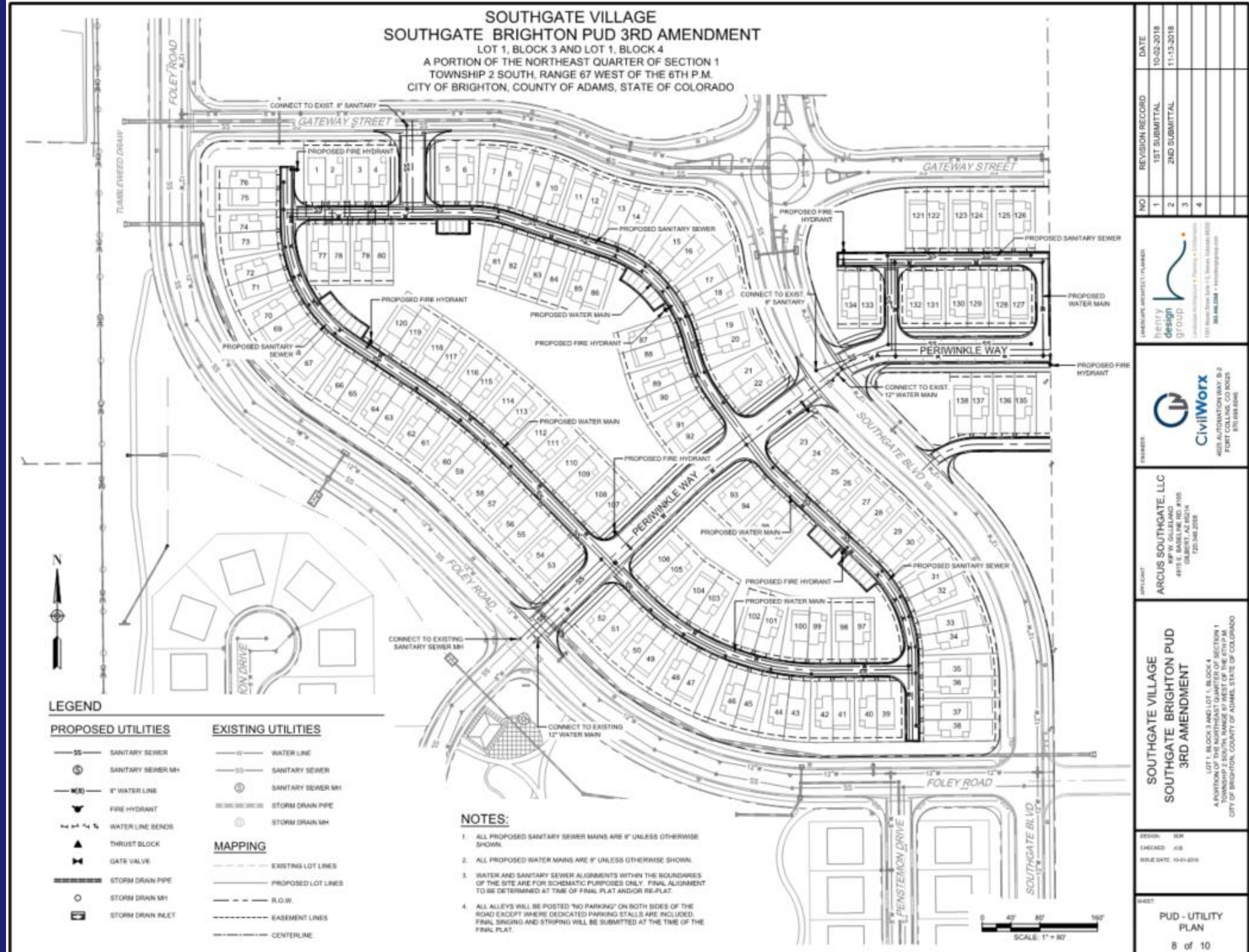
DESIGNER	CivilWorx
4008 AUSTRALIAN WAY, #2	PORT COCKER, CO 80130
970.888.5544	

APPLICANT	ARCUS SOUTHGATE, LLC
4915 E. BASELINE RD., #105	GLADSTONE, CO 80440
720.342.2005	

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CHECKED	KH
ISSUE DATE	1-4-2019

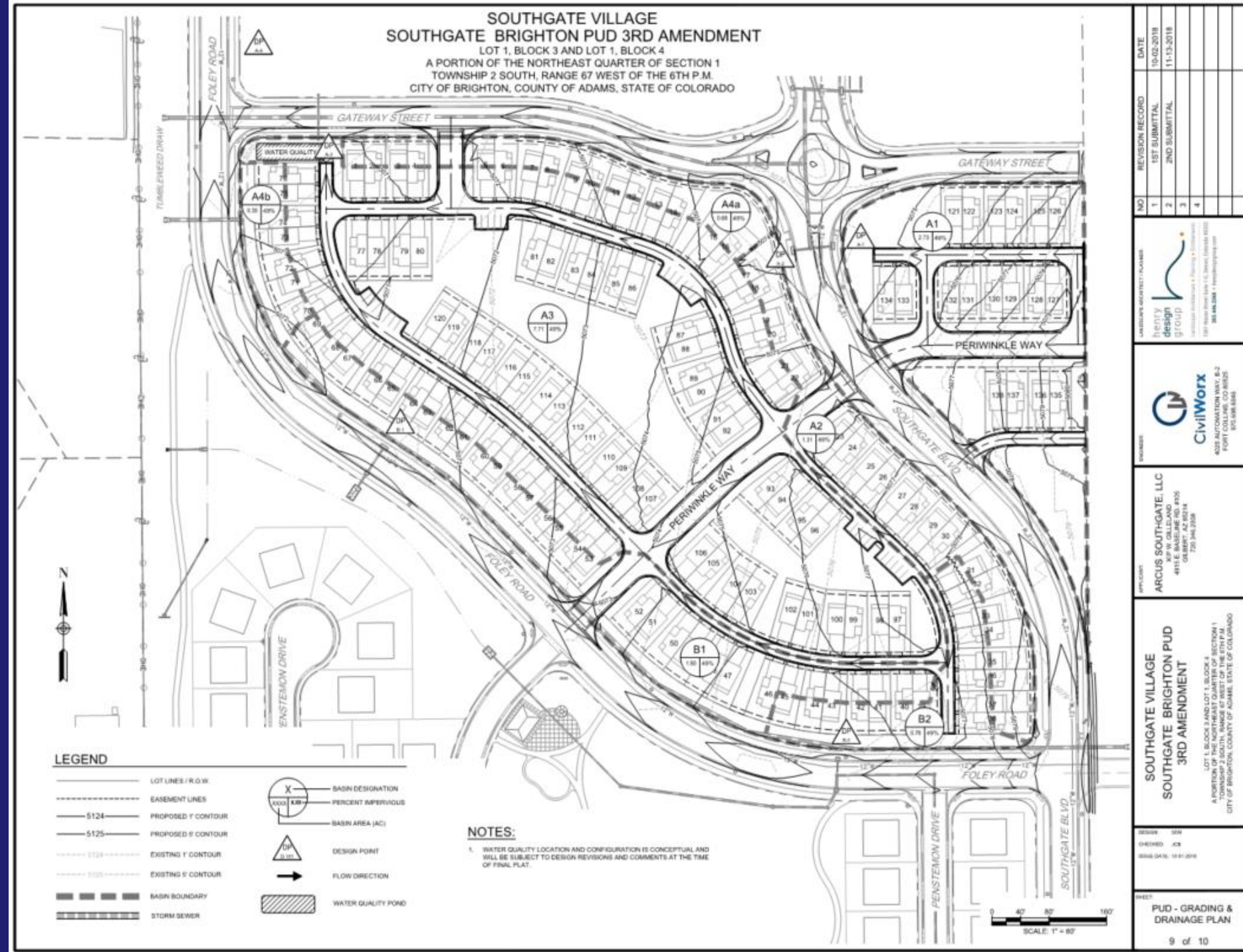
SHEET:	CONCEPTUAL FENCE DETAILS
7 of 10	



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

LANDSCAPE ARCHITECT/PLANNER	 Petry Design Group 1101 West 10th Ave. Suite 110, Brighton, CO 80601 303.444.1444 • petrydesigngroup.com
ENGINEER	 CivilWorx 4029 AUTUMN WAY, B-2 FORT COLLINS, CO 80526 970.681.8881
OWNER	ARCUS SOUTHGATE, LLC 400 W. GILLESPIE 4915 E. BASELINE RD. #105 GILBERT, AZ 85214 725.342.2288
PROJECT	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	SKM
CHECKED	AKB
DATE	10-01-2018
PROJECT	PUD - UTILITY PLAN
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PUD



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



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

LANDSCAPE ARCHITECT / PLANNER	henry design group Landscape Architecture • Planning • Interiors 1801 N. Speer Street Suite 110, Denver, Colorado 80202 303.444.2888 • hdesign@hdesign.com
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ENGINEER	CivilWorx 4023 AUTUMN WAY, B-2 FORT COLLINS, CO 80504 970.898.1046
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APPLICANT	ARCUS SOUTHGATE, LLC 4810 W. GILLESPIE DENVER, CO 80234 720.346.2368
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SHEET	CONCEPTUAL ARCHITECTURE ELEVATIONS
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