



## Community Development

500 South 4<sup>th</sup> Avenue  
Brighton, Colorado 80601  
303-655-2059 (Phone and Facsimile)  
[www.brightonco.gov](http://www.brightonco.gov)

### Detail Plan Template Instructions

The General Design Standards are intended to set the style, materials and patterns of a cohesive design within the proposed subdivision. Specific lot layout and design details will be determined at the time of site plan review.

#### Cover Page Requirements

1. Title
  - a. "Detail Plan for ..." and proposed Planned Development name
2. The date of preparation
3. Preparer information
4. Community Development Director signature block

#### Document Requirements

1. Building Design
  - a. Provide a building design objective statement outlining the general design elements and architectural styles to be used within the proposed subdivision.
  - b. Building materials and colors palette
2. Site Design
  - a. General site design intent statement
  - b. Landscaping design palette
    - i. Parking and island landscaping design
    - ii. Transition or other buffer areas (types I, II, and III)
    - iii. Building foundation planting areas
    - iv. Other unbuilt or unpaved areas that require ground cover
3. Public Realm Design
  - a. General public realm design intent statement
  - b. Plant Requirements Palette (see Table 8-1)
    - i. Streetscape and frontage
    - ii. Public and on-street parking
    - iii. Civic and open space
    - iv. Other public spaces and amenities
  - c. Fence and Wall Design
    - i. General location, height, materials, and colors
  - d. Lighting Design
    - i. Lighting design intent statement
    - ii. Design palette
      1. Fixture heights
      2. Finishes
      3. Cut sheets
  - e. Signage
    - i. General signage design intent statement
    - ii. Signage types, colors, and materials palette