

BRIGHTON CITY COUNCIL ORDINANCE

BROMLEY FARMS PUD

RECORDED AS RECEIVED

ORDINANCE NO.: 2119

INTRODUCED BY: Be11

AN ORDINANCE OF THE CITY OF BRIGHTON CITY COUNCIL APPROVING A ZONE CHANGE REQUEST TO REZONE THE EXISTING HISHINUMA FARMS PUD (PLANNED UNIT DEVELOPMENT) TO THE BROMLEY FARMS PUD, FOR THE APPROXIMATELY 135.14 ACRE PROPERTY KNOWN AS THE BROMLEY FARMS SUBDIVISION, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

19
3
4

WHEREAS, this matter came before the City Council upon that certain request by the Applicant, Fred Tafoya, of Redland Consulting Group (the "Applicant"), on behalf of the Owner, Tom Hartley, of the Hartley Companies (the "Owner"); and

WHEREAS, the Applicant/Owner filed that certain request for a zone change and vested property rights (the "Application") affecting that certain real property, generally located south of Bromley Lane, north of the 148th Avenue alignment, east of Chambers Road, and west of the 19th Avenue alignment, known by this application as the Bromley Farms PUD, as more particularly described in **EXHIBIT A** attached hereto (the "Property"); and

WHEREAS, the Property was zoned as the Hishinuma Farms PUD, as approved by the City Council on June 3, 2003, by Ordinance 1775; and

WHEREAS, the Application proposes to amend the zoning of the Property to the Bromley Farms PUD (Planned Unit Development), as set forth in **EXHIBIT B**; and

WHEREAS, the August 23, 2011 Planning Commission public hearing was continued to a date certain of September 27, 2011, in order to make specific revisions to the PUD document at the request of the Planning Commission; and

WHEREAS, the Planning Commission determined at the September 27, 2011 meeting that the PUD document was revised in accordance with the requests made by the Planning Commission; and

WHEREAS, the Planning Commission passed a resolution (Resolution #11-08) at the September 27, 2011 meeting, recommending to the City Council approval of the Bromley Farms PUD; and

City Clerk's Office
500 South 4th Avenue
Brighton, CO 80601

X

WHEREAS, the *Brighton Standard Blade* failed to publish the public notice of the originally scheduled November 1, 2011 City Council public hearing, in the October 12, 2011 edition of the newspaper, which required the City Council public hearing to be continued to a date certain of November 15, 2011, in order to meet all public notice requirements as set forth in the *Land Use and Development Code*; and

WHEREAS, a notice of the continued public hearing date was mailed to all property owners within 300 feet of the Property, and a sign with the continued public hearing date was posted on the Property, for no less than fifteen (15) days prior to the November 15, 2011 City Council public hearing (the continued public hearing date); and

WHEREAS, a notice of a public hearing was published in the *Brighton Standard Blade* on October 26, 2011, for no less than fifteen (15) days prior to the November 15, 2011 City Council public hearing; and

WHEREAS, the City Council conducted a public hearing to consider the Application on November 15, 2011, and thereupon confirmed that proper public notice was provided in accordance with applicable law; and

WHEREAS, the City Council reviewed the Application pursuant to the applicable provisions and criteria set forth in the City of Brighton's *Land Use and Development Code* and the *Comprehensive Plan*; 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 finds and determines that the Application follows 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.

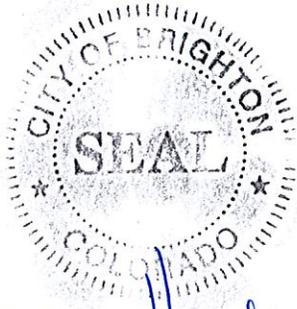
NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON:

Section 1. That the Property, as more particularly described in **EXHIBIT A**, is hereby rezoned from the Hishinuma PUD to the Bromley Farms PUD, as shown in **EXHIBIT B**.

Section 2. The proper amount of land necessary to accommodate the regional drainage outfall facility, as shown on the PUD Plans, shall be dedicated to the City of Brighton, by a legal instrument acceptable to the City. Said land shall be dedicated no later than thirty (30) days after approval of the Bromley Farms PUD.

Section 3. That the Zoning Map of the City of Brighton shall be amended to reflect said zone change (PUD).

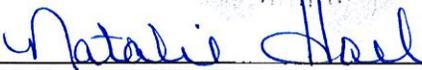
**INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED,
THIS 15TH DAY OF NOVEMBER, 2011.**



CITY OF BRIGHTON, COLORADO


Richard N. McLean, Mayor

ATTEST:


Natalie Hoel, City Clerk

Published in the *Banner*
First Publication: November 24, 2011

APPROVED AS TO FORM:


Margaret Brubaker, Esq., City Attorney

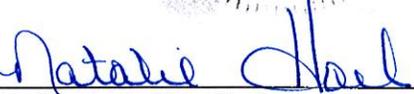
**PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED,
BY TITLE ONLY, THIS 6TH DAY OF DECEMBER, 2011.**



CITY OF BRIGHTON, COLORADO


Richard N. McLean, Mayor

ATTEST:


Natalie Hoel, City Clerk

Published in the *Banner*
Last Publication: December 15, 2011

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS A THRU K, O, Q, TRACTS L THRU N AND P BLOCK 1, TRACTS L THRU N AND P BLOCK 2, TRACTS L AND P BLOCK 3, TRACTS P BLOCK 4, ALICIA DRIVE AND SOUTH 15TH AVENUE, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;
THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 1,438.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 19TH AVENUE AND THE BEGINNING OF A NON- TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 378.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $68^{\circ}09'11''$ EAST;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:
1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}10'36''$ AN ARC LENGTH OF 146.50 FEET;
2) TANGENT TO SAID CURVE SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 913.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INDIAN PAINTBRUSH DRIVE AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 29.00 FEET;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:
1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}47'02''$ AN ARC LENGTH OF 45.44 FEET;
2) TANGENT TO SAID CURVE SOUTH $89^{\circ}27'15''$ WEST , A DISTANCE OF 2,548.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 21.00 FEET;
3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}23'11''$ AN ARC LENGTH OF 33.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;
THENCE ALONG SAID EASTERLY RIGHT-OF-LINE NORTH $00^{\circ}09'34''$ WEST, A DISTANCE OF 2,459.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.43 FEET;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:
1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}34'15''$ AN ARC LENGTH OF 63.20 FEET;
2) TANGENT TO SAID CURVE NORTH $89^{\circ}24'41''$ EAST, A DISTANCE OF 2,579.31 FEET TO THE POINT OF BEGINNING.

EXCLUDING THEREFROM TRACTS B, G, AND J, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE

CONTAINING AN AREA OF 135.140 ACRES (5,886,712 SQUARE FEET) MORE OR LESS.

EXHIBIT B

BROMLEY FARMS PUD

BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS A THROUGH Q, TRACTS L THROUGH P, BLOCK 4, TRACTS R THROUGH T, BLOCK 4, ALICIA DRIVE AND SOUTH 15TH AVENUE, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 200800987659 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDERS OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17;

THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH 00°19'47" EAST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°19'47" EAST, A DISTANCE OF 149.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 19TH AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 378.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°09'11" EAST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'36" AN ARC LENGTH OF 146.50 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 00°19'47" EAST, A DISTANCE OF 913.01 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 28.50 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

- 1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°47'02" AN ARC LENGTH OF 45.44 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 89°27'15" WEST, A DISTANCE OF 2,548.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 21,100 FEET;

- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°23'11" AN ARC LENGTH OF 33.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 00°09'34" WEST, A DISTANCE OF 2,493.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 40.43 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES:

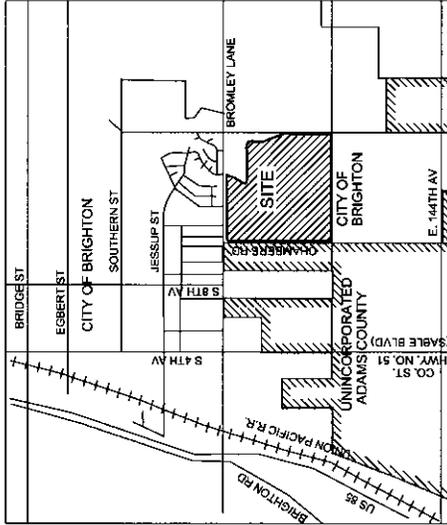
- 1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'19" AN ARC LENGTH OF 63.29 FEET;
- 2) TANGENT TO SAID CURVE NORTH 89°24'41" EAST, A DISTANCE OF 2,579.31 FEET TO THE POINT OF BEGINNING;

EXCLUDING THEREFROM TRACTS B, C & J, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 200800987659 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDERS OFFICE.

CONTAINING AN AREA OF 135.14 ACRES (5,886,712 SQUARE FEET) MORE OR LESS.

NOTES

1. BASIS OF BEARINGS BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM NAD 83 (2007) BASED UPON THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AS BEARING S00°19'47"E BETWEEN THE MONUMENTS SHOWN HEREON.
2. APPROVAL OF THIS DOCUMENT MAY CREATE A REVERSED PROPERTY RIGHT PURSUANT TO ARTICLE 66 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED.
3. THE BROMLEY FARMS PROPERTY MUST BE RE-SUBDIVIDED OR RE-PLATTED IN ORDER TO MATCH THE LAYOUT OF THE BROMLEY FARMS PUD, SUCH AS THE BOUNDARIES, ETC. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY OR THE SUBMITTAL OF ANY BUILDING PERMITS.



VICINITY MAP
SCALE: 1" = 200'

NOTES CONTINUED

4. A FINAL ALIGNMENT FOR THE ROADWAY THAT PROVIDES ACCESS TO THE WATER PARK, GENERALLY LOCATED BETWEEN SOUTH 16TH AVENUE AND THE BRIGHTON OASIS WATER PARK SHALL BE COORDINATED WITH THE BRIGHTON PARKS AND RECREATION DEPARTMENT AND DEDICATED AS A RIGHT-OF-WAY, AT THE TIME OF FINAL PLAT AND/OR RE-PLAT.

CITY APPROVAL

APPROVED BY PLANNING COMMISSION OF THE CITY OF BRIGHTON THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20____.

MAYOR _____

ATTEST: _____ (SEAL)
CITY CLERK

COUNTY CLERK AND RECORDER'S CERTIFICATE

P.U.D. NO. _____ RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20____.

AT _____ O'CLOCK, P.M.

ADAMS COUNTY CLERK AND RECORDER _____

BY DEPUTY CLERK _____ (SEAL)

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, BEING THE OWNER(S) AND/OR DEVELOPER(S) OF THE ABOVE DESCRIBED PROPERTY, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT, AND I HEREBY SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: _____

BY: _____ DATE _____

FOR: _____ DATE _____

NOTARIAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ MY COMMISSION EXPIRES ON _____, 20____.

NOTARY PUBLIC _____

SHEET INDEX

- | NO. | REVISION | DATE |
|-----|---|------|
| 1 | COVER | |
| 2 | GENERAL NOTES | |
| 3 | PUD SITE PLAN | |
| 4 | DEVELOPMENT STANDARDS | |
| 5 | DEVELOPMENT STANDARDS (MR-L) | |
| 6 | DEVELOPMENT STANDARDS (MR-M) | |
| 7 | DEVELOPMENT STANDARDS (MR-H) | |
| 8 | TYPICAL ROAD SECTIONS | |
| 9 | ILLUSTRATIVE VISION PLAN | |
| 10 | RESIDENTIAL COMMUNITY STRUCTURE AND IMAGE | |
| 11 | OPEN SPACE PLAN | |
| 12 | CONCEPTUAL LANDSCAPE PLAN | |
| 13 | CONCEPTUAL UTILITY PLAN | |
| 14 | CONCEPTUAL DRAINAGE PLAN | |

BROMLEY FARMS
FINAL PUD PLAN
COVER SHEET



DATE	NO.	REVISION
02-11-2011 <td>001 <td>DRAWN</td> </td>	001 <td>DRAWN</td>	DRAWN
	002 <td>CHECKED</td>	CHECKED
	003 <td>APPROVED</td>	APPROVED
	004 <td>REVISION PER CITY</td>	REVISION PER CITY
	005 <td>REVISION PER CITY</td>	REVISION PER CITY
	006 <td>REVISION PER CITY</td>	REVISION PER CITY
	007 <td>REVISION PER CITY</td>	REVISION PER CITY
	008 <td>REVISION PER CITY</td>	REVISION PER CITY
	009 <td>REVISION PER CITY</td>	REVISION PER CITY
	010 <td>REVISION PER CITY</td>	REVISION PER CITY

ENGINEER
REDLAND
8003 SOUTH LINCOLN STREET, SUITE 205
LITTLETON, CO, 80122
(720) 283-6783
CONTACT: MR. FRED TAFOYA

LAND PLANNER
KEPHART
2655 WALNUT STREET
DENVER, CO, 80205
(303) 852-4474
CONTACT: MR. CHRIS GRADY
Community & Planning Architecture

LANDSCAPE ARCHITECT
BRITINA DESIGN GROUP
7800 GRANDVIEW AVENUE, #210
ARVADA, CO, 80002
(303) 466-2887
CONTACT: MR. BOB COURI
BRITINA
Architects

BROMLEY FARMS

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Engineering Great Places
8000 South Lincoln Street #200 | Littleton, CO 80120
Phone: (720) 293-6783 | www.redland.com

STATEMENT OF PURPOSE AND INTENT

THE BROMLEY FARMS PUD IS A 135-ACRE COMMUNITY IN THE CITY OF BRIGHTON, COLORADO. IT IS ENVISIONED AS A DISTINCTIVE RESIDENTIAL COMMUNITY INTEGRATING A VARIETY OF INTIMATELY SCALED RESIDENTIAL NEIGHBORHOODS CONNECTED BY A COMPREHENSIVE OPEN SPACE NETWORK, WITH A VARIETY OF RECREATIONAL OPPORTUNITIES AND SCENIC AMENITIES.

THE FOLLOWING LIST OUTLINES AREAS IN WHICH THIS COMMUNITY INCORPORATES DESIGN ELEMENTS THAT CONTRIBUTE TO EXCEPTIONAL, HIGH QUALITY DESIGN:

1. CREATE SMALLER RESIDENTIAL PARCELS WITH A VARIETY OF RESIDENTIAL PRODUCTS AND DENSITIES CREATING A RICH COMMUNITY TEXTURE AND DIVERSITY.
2. CREATE A MIX OF RESIDENTIAL PRODUCT OPTIONS WITHIN EACH PLANNING AREA TO ENSURE DIVERSITY AND BROADEN MARKET OFFERINGS.
3. INCORPORATE A DETACHED SIDEWALK WITH A TREE, LAWN AND STREET TREES NEIGHBORHOOD WITH APPROPRIATE SCALE AND CHARACTER FOR ALL PUBLIC STREETS.
4. PROVIDE A COMPREHENSIVE PEDESTRIAN NETWORK THROUGHOUT THE COMMUNITY CONNECTING TO OFFSITE REGIONAL PEDESTRIAN CORRIDORS, AND INCLUDING THE FOLLOWING:
 - A. 10 FOOT CONCRETE SIDEWALK ALONG THE SOUTH SIDE OF BROMLEY CENTER FRONTAGE, 10 FOOT CONCRETE SIDEWALK ALONG THE WEST SIDE OF 19TH AVENUE.
 - B. 8 FOOT CONCRETE SIDEWALK ON THE EAST SIDE OF CHAMBERS ROAD.
 - C. 10 FOOT CONCRETE SIDEWALK ALONG THE FULTON DITCH WILL INTERCONNECT TO THE REGIONAL TRAIL SYSTEM.
 - D. 6 FOOT AND 8 FOOT CONCRETE SIDEWALKS ALONG INTERVAL.
 - E. 4 FOOT CONCRETE SIDEWALKS ALONG LOCAL STREETS AND PASEOS.
 - F. STREET TREE LAWNS SHALL BE CONSENT WITH TYPICAL ROAD SECTIONS WITHIN THIS PUD, AND SHALL BE A MINIMUM OF 6 FEET IN WIDTH.

5. INCORPORATE SIGNIFICANT PERIMETER LANDSCAPE BUFFERS AS FOLLOWS:
 - A. NORTH BOUNDARY 40 FT.
 - B. EAST AND WEST BOUNDARIES 30 FT.
 - C. SOUTH BOUNDARY - SUBSTANTIAL BUFFER CONSISTING OF THE FULTON DITCH, THE REGIONAL OUTFALL, NEIGHBORHOOD PARKS, AND OPEN SPACE.

6. PROVIDE A VARIETY OF PASSIVE AND ACTIVE RECREATIONAL OPPORTUNITIES THROUGHOUT THE COMMUNITY.

AUTHORITY AND DEFINITIONS

1. AUTHORITY: THE BROMLEY FARMS RESIDENTIAL DESIGN STANDARDS, TOGETHER WITH THE BROMLEY FARMS RESIDENTIAL DESIGN STANDARDS (BFRSDS), SHALL APPLY TO ALL PROPERTY CONTAINED WITHIN THE BROMLEY FARMS PLANNED UNIT DEVELOPMENT.

THESE GUIDELINES ARE THE GOVERNING STANDARDS FOR REVIEW, APPROVAL AND MODIFICATION OF DEVELOPMENT. REGULATIONS AND REQUIREMENTS OF THE CITY SHALL APPLY WHERE THE PROVISIONS OF THESE GUIDELINES DO NOT SPECIFICALLY ADDRESS A PARTICULAR SUBJECT.

2. DEFINITIONS:
 - A. DETACHED SUBORDINATE BUILDING LOCATED ON THE SAME LOT (OR A BUILDING USED FOR ACCESSORY USE, IF AN ACCESSORY BUILDING IS ATTACHED TO THE PRINCIPAL BUILDING BY A COMMON WALL, SUCH ACCESSORY BUILDING SHALL BE CONSIDERED PART OF THE MAIN BUILDING. FOR THE PURPOSES OF THIS SECTION, A COMMON WALL IS DEFINED AS A MINIMUM FOUR-FEET (4') SECTION OF COMMON WALL, COVERED PATIO, GREENHOUSE, OR STORAGE BUILDING, ETC. IS INCLUDED AS AN ACCESSORY BUILDING. REAR AND SIDE SETBACKS FOR ACCESSORY BUILDINGS SHALL BE 3 FEET AND 5 FEET, RESPECTIVELY. THE MAXIMUM BUILDING HEIGHT FOR AN ACCESSORY BUILDING SHALL BE 16 FEET, EXCEPT AS PROVIDED HEREIN. THE MAXIMUM BUILDING SIZE OF AN ACCESSORY BUILDING SHALL BE 400 SQUARE FEET.

- B. DETACHED GARAGE: AN ACCESSORY BUILDING DESIGNED FOR THE SHELTER OR STORAGE OF MOTOR VEHICLES OR TRAILERS, OWNED OR OPERATED BY OCCUPANTS OF THE PRINCIPLE BUILDING. THE MAXIMUM BUILDING HEIGHT FOR A DETACHED GARAGE SHALL BE 25 FEET. THE MAXIMUM BUILDING SIZE OF A DETACHED GARAGE SHALL BE 800 SQUARE FEET FOR A SINGLE FAMILY LOT AND 800 SQUARE FEET FOR A DUPLEX LOT.

- C. CARRIAGE UNIT: AN ACCESSORY BUILDING CONSISTING OF LIVING QUARTERS ABOVE A DETACHED GARAGE THAT MAY BE USED AS WORKSHOP, HOME OFFICE, STUDIO OR LIVE-IN QUARTERS. PROVIDED HOWEVER, IN NO EVENT SHALL A HEIGHT FOR A CARRIAGE UNIT SHALL EXCEED 30 FEET. CARRIAGE UNITS ARE PERMITTED ON SINGLE-FAMILY DETACHED RESIDENTIAL LOTS ONLY. RENTAL OR SALE OF CARRIAGE UNITS IS PROHIBITED EXCEPT WITH THE RENTAL TO THE SAME LESSEE OR SALE TO THE SAME OWNER, OF THE PRIMARY BUILDING. RESIDENTIAL PROPERTY SHALL BE RESTRICTED BY DEED AND PRIVATE COVENANT TO PROVIDE FOR THE FOREGOING. SINGLE FAMILY DETACHED LOTS THAT MAY HAVE A CARRIAGE UNIT, THERE SHALL BE NO ABILITY TO TRANSFER CARRIAGE UNITS BETWEEN PLATS. EACH PLAT SHALL IDENTIFY WHICH SINGLE FAMILY DETACHED LOTS MAY HAVE CARRIAGE UNITS. CARRIAGE UNIT LOCATIONS WITHIN EACH PLAT MAY BE MODIFIED UPON PETITION BY THE APPLICANT AT THE SOLE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR AND AS LONG AS NO MORE THAN 30% OF THE LOTS WITHIN EACH PLAT SHALL HAVE CARRIAGE UNITS.
 - a. AT LEAST ONE ADDITIONAL PAVED PARKING SPACE SHALL BE PROVIDED FOR EACH CARRIAGE UNIT.

- D. BUILDING HEIGHT: THE VERTICAL DISTANCE FROM THE ESTABLISHED DATUM LINE AND THE PRESENT GRADE OF THE ROOF. THE DATUM LINE IS DETERMINED AT THE LOWEST MEASUREMENT OF EITHER THE POINT WHERE THE GRADE IS AT ITS HIGHEST WHEN IN CONTACT WITH THE BUILDING OR THE POINT MEASURED TEN FEET (10') VERTICALLY FROM A SPOT FIVE FEET (5') AWAY FROM THE LOWEST ELEVATION OF GRADE IN CONTACT WITH THE BUILDING. THE REFERENCE POINT OF THE ROOF IS EITHER THE HIGHEST POINT OF THE ROOF OR THE MEAN HEIGHT LEVEL BETWEEN LEAVES AND HIGHEST RIDGE FOR A GABLE OR HIP ROOF. CHIMNEYS, SPIRES, TOWERS, ELEVATORS, PENTHOUSES, TANKS, AND SIMILAR PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT UNLESS SPECIFICALLY REFERRED TO.
 - a. THE MAXIMUM BUILDING HEIGHT FOR A SINGLE FAMILY DETACHED HOME SHALL BE THIRTY-FIVE FEET (35').
 - b. THE MAXIMUM BUILDING HEIGHT FOR MULTIFAMILY SHALL BE FORTY-FIVE FEET (45').
 - c. FOR PLANNING AREA 2, THE MAXIMUM BUILDING HEIGHT FOR GROUP FACILITIES AND MULTIFAMILY SHALL BE THIRTY FIVE FEET (35').

- E. CLUSTER DEVELOPMENT: A FORM OF PLANNED DEVELOPMENT WHEREBY RESIDENTIAL UNITS ARE GROUPED TOGETHER TO PROVIDE AN IMPROVED DESIGN, MORE EFFICIENT INFRASTRUCTURE, MORE COMMUNITY GREEN OR OPEN SPACE, SHARED PARKING, ACCESS AND OTHER AMENITIES THAT MIGHT NOT BE OBTAINABLE THROUGH CONVENTIONAL DEVELOPMENT.

- F. COMMON AREA ACCESSORY STRUCTURES: STRUCTURES THAT MIGHT INCLUDE PICNIC SHELTERS IN OPEN SPACES, COMMUNITY STRUCTURES OR SIMILAR USES. ALL OTHER COMMON AREA ACCESSORY STRUCTURES MUST COMPLY WITH EXISTING CITY CODES. THE MAXIMUM STRUCTURE HEIGHT FOR COMMON AREA ACCESSORY STRUCTURES SHALL BE 1000 SQUARE FEET.

- G. GROUP CARE FACILITY: A FACILITY INCLUDING ASSISTED LIVING, NURSING HOME, SENIOR HOUSING, INDEPENDENT LIVING, CONGREGATE CARE AND/OR MEMORY CARE FACILITIES.

- H. HOMEOWNERS ASSOCIATION (HOA): A FULLY INCORPORATED ORGANIZATION COMPRISED OF HOMEOWNERS IN A PARTICULAR COMMUNITY FOR THE PURPOSE OF ENFORCING RESTRICTIONS AND MANAGING ALL OR A PORTION OF BROMLEY FARMS.

- I. LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN SIDE LOT LINES MEASURED AT THE ESTABLISHED FRONT YARD SETBACK LINE.

- J. MULTI-FAMILY DWELLING: 3-PLEX THROUGH 36-plex ATTACHED APARTMENTS, AND CONDOMINIUMS.

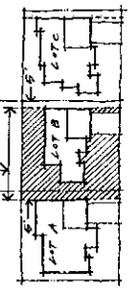
- K. PARCEL GROSS BOUNDARY: PARCEL GROSS BOUNDARIES ARE FIXED BY THE PUD PLAN. PARCEL BOUNDARIES SHOWN ARE TO THE CENTERLINE OF LOCAL STREETS OR COLLECTORS. DENSITY SHALL BE COMPUTED BASED UPON THE PARCEL GROSS BOUNDARY INCLUDING STREETS AND OPEN SPACE.

- L. PATIO HOME: A SINGLE FAMILY DWELLING UNIT SITUATED ON ONE LOT, SET TO ONE SIDE OF A SINGLE FAMILY DWELLING UNIT. THE PATIO HOME SHALL INCORPORATE A USE EASEMENT ON THE ADJACENT LOT CREATING A LARGER SIDE AND/OR REAR CORNER PATIO AND/OR YARD SPACE, THEREBY INCREASING THE OUTDOOR LIVING AREA.

- M. SINGLE FAMILY ATTACHED DWELLING: A SINGLE FAMILY DWELLING WHICH IS ATTACHED TO ANOTHER UNIT BY A PARTY WALL WITHOUT OPENINGS. SINGLE FAMILY ATTACHED DWELLINGS INCLUDE PAIRED HOMES AND UP TO EIGHT-UNIT TOWN-HOME BUILDINGS.

- N. SINGLE FAMILY DETACHED DWELLING: A SINGLE FAMILY DWELLING UNIT BUT MAY INCLUDE A UNIT ATTACHED TO ANOTHER SINGLE FAMILY UNIT BY A PARTY WALL OR ALLEY-LOADED PRODUCTS.

- O. USE EASEMENTS / USABLE SIDE YARDS / PATIO HOMES: A USABLE SIDE YARD MAY BE CREATED BY ESTABLISHING A USE EASEMENT TO THE FOUNDATION WALL OF THE ADJACENT STRUCTURE, FOR FIRE AND BUILDING CODE PURPOSES. THE STRUCTURE IS PLACED ADJACENT TO THE SIDE LOT LINE, AND NOT DIRECTLY ON THE LOT LINE. FIVE FOOT (5') USE AND MAINTENANCE EASEMENTS SHALL BE REQUIRED FOR MAINTENANCE, DRAINAGE AND ROOF OVERHANGS TO THE ADJACENT STRUCTURE. CONTINUOUS EASEMENTS SHALL BE REQUIRED AT PLATTING. A MINIMUM OF TEN FEET (10') IS REQUIRED BETWEEN BUILDINGS.
 - LOT CREATED BY USE EASEMENT
 - LOT PARTITIONED BY USE EASEMENT AND SUBDIVISION AMP.



USE EASEMENTS ALLOW FOR USABLE SIDE YARDS
- 5 FOOT USE EASEMENT, UNLIMITED FOR USE BY LOT B FROM LOT A.

GENERAL LOCATION AND LAND USE

1. PROJECT LOCATION AND SURROUNDING LAND USE: THE PROPOSED COMMUNITY IS LOCATED SOUTH OF BROMLEY LANE AND IS BOUNDED ON THE EAST BY SOUTH 19TH AVENUE AND ON THE WEST BY CHAMBERS ROAD. THE COMMUNITY IS PROPOSED AS A RESIDENTIAL DEVELOPMENT TO THE NORTH AND SOUTH, PROPOSED RESIDENTIAL TO THE EAST, AND AGRICULTURAL TO THE WEST.

2. PROJECT ACCESS: THE PRIMARY MEANS OF ACCESS TO BROMLEY FARMS INCLUDES BROMLEY LANE TO THE NORTH, CHAMBERS RD. TO THE WEST AND SOUTH 19TH AVENUE TO THE EAST.

UNDERLYING ZONE DISTRICTS

1. THE UNDERLYING ZONE DISTRICT FOR EACH PLANNING AREA IS AS FOLLOWS:

PA-1:	R-3
PA-2:	R-3
PA-3:	R-1A
PA-4:	R-1
PA-5:	R-1A
PA-6:	R-1



community + planning + architecture

BROMLEY FARMS FINAL PUD PLAN GENERAL NOTES

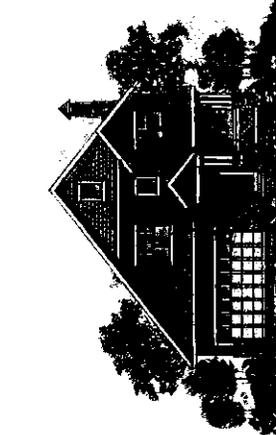
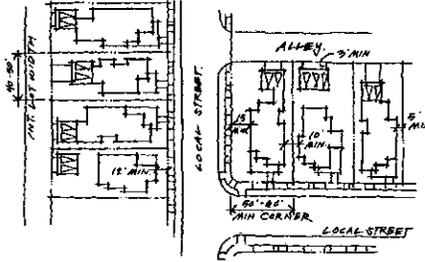
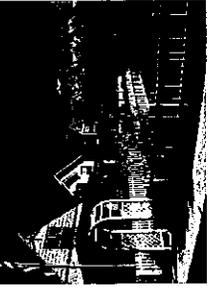
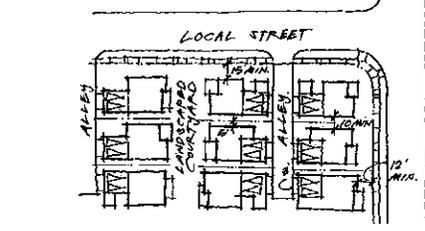
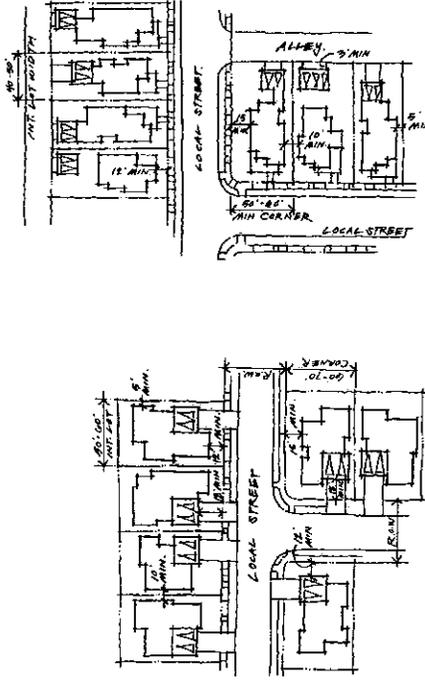
BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS

- MIXED RESIDENTIAL - LOW (MR-L)
 - USES BY RIGHT:
 - CLUSTER HOMES, PAIRED HOMES, ZERO LOT LINE AND TRADITIONAL SINGLE FAMILY HOMES.
 - GROSS DENSITY (MAXIMUM) 6.0 DWELLING UNITS PER ACRE.
 - MINIMUM DIMENSIONAL STANDARDS:
 - PLANNING AREAS PA-1, PA-2, PA-3, PA-5 (MINIMUM):
 - LOT AREA- 4,000 SQUARE FEET
 - LOT WIDTH AT BUILDING LINE- INTERIOR 40 FEET
 - LOT WIDTH AT BUILDING LINE-CORNER 50 FEET.
 - PLANNING AREAS PA-4, PA-6 (MINIMUM):
 - LOT AREA- 5,000 SQUARE FEET
 - LOT WIDTH AT BUILDING LINE- INTERIOR 50 FEET
 - LOT WIDTH AT BUILDING LINE-CORNER 60 FEET.
 - BUILDING SETBACKS (MINIMUM)
 - FRONT (GARAGE DOORS TO BACK OF SIDEWALK/ PROPERTY LINE): 20 FEET FOR LOTS 7,000 SQUARE FEET OR GREATER, 18 FEET FOR LOTS LESS THAN 7,000 SQUARE FEET.
 - FRONT (PRINCIPAL BUILDING OR SIDE LOADED GARAGE) TO BACK OF SIDEWALK/PROPERTY LINE: 12 FEET.
 - FRONT (PORCHES, WHICH MEET THE REQUIREMENTS OF THE RESIDENTIAL DESIGN STANDARDS) MAY EXTEND FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK.
 - SIDE (INTERIOR LOT): 5 FEET
 - SIDE (CORNER LOT): 15 FEET
 - REAR (PRINCIPAL BUILDING): 15 FEET
 - REAR (ACCESSORY BUILDING OR ALLEY LOADED GARAGE) 3 FEET.
 - FRONT SETBACKS SHALL BE MEASURED FROM PROPERTY LINE.
 - ACCESSORY BUILDING SETBACKS:
 - REAR: 3 FEET
 - SIDE: 5 FEET
 - MAY NOT EXTEND BEYOND FRONT ELEVATION ON FRONT OR CORNER
- ENCROACHMENTS:
 - ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND PORCHES SHALL NOT EXCEED THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
 - UNENCLOSED AT-GRADE PATIOS OR DECKS NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCHROACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
 - FRONT SETBACKS SHALL BE MEASURED FROM BACK OF WALK/PROPERTY LINE.
 - ENCROACHMENTS SHALL NOT EXTEND INTO EASEMENTS.
- BUILDING HEIGHT- PRINCIPAL BUILDING (MAXIMUM); 2 STORES, 35 FEET.
 - COMMON AREA ACCESSORY STRUCTURES (MAXIMUM); 1 STORY, 25 FEET.
 - RECREATION BUILDINGS (MAXIMUM); 2 STORY, 30 FEET.
- PARKING- PER THE CITY OF BRIGHTON CODE.



NO.	DATE	REVISION
1	07-14-2011	1 REVISION PER CITY
2	08-09-2011	2 REVISION PER CITY
3	09-16-2011	3 REVISION PER CITY
4	09-29-2011	4 REVISION PER CITY
5	10-13-2011	5 REVISION PER CITY
DATE	02-11-2011	
DRAWN	DEB	
CHECKED	FGT	
APPROVED	FGT	
PROJECT NO.	10006	
HORIZ. SCALE	N/A	
VERT. SCALE	N/A	

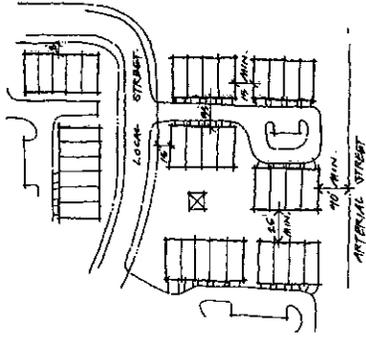
BROMLEY FARMS

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

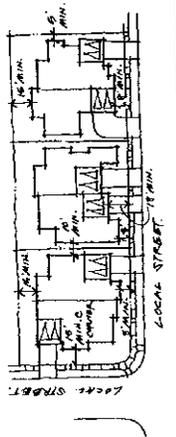
DEVELOPMENT STANDARDS MIXED RESIDENTIAL - MEDIUM (MR-M)

- USES BY RIGHT:
 - ALL USES ALLOWED IN THE R-1, R-1A, R-1B, R-2 ZONING CATEGORIES.
 - RESIDENTIAL - MR-L, DUPLEX, TRIPLEX, AND TOWNHOMES AND GROUP FACILITIES.
- GROSS DENSITY (MAXIMUM) 10 DWELLING UNITS PER ACRE
- MINIMUM DIMENSIONAL STANDARDS: SINGLE FAMILY ATTACHED
 - LOT AREA - 1,000 SQUARE FEET MINIMUM.
 - LOT WIDTH AT BUILDING LINE - INTERIOR 24 FEET.
 - LOT WIDTH AT BUILDING LINE - INTERIOR 24 FEET.
 - LOT WIDTH AT BUILDING LINE - CORNER 34 FEET.
- BUILDING SETBACKS:
 - FRONT (GARAGE DOOR TO BACK OF SIDEWALK, OR TO LOT LINE IF NO WALK) 18 FEET
 - FRONT (PRINCIPAL BUILDING OR SIDE LOADED GARAGE): 8 FEET FRONT (PORCHES) MAY EXTEND FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK.
 - SIDE (INTERIOR LOT): 5 FEET
 - SIDE (ATTACHED UNITS): 0 FEET
 - SIDE (CORNER LOT): 15 FEET
 - REAR (PRINCIPAL BUILDING): 15 FEET
 - REAR (ACCESSORY BUILDING OR ALLEY LOADED GARAGE) 3 FEET
 - FRONT SETBACKS SHALL BE MEASURED FROM PROPERTY LINE.
- ACCESSORY BUILDING SETBACKS:
 - FRONT: 5 FEET
 - SIDE: 5 FEET
 - MAY NOT EXTEND BEYOND FRONT ELEVATION ON FRONT OR CORNER
- BUILDING SEPARATION (MINIMUM):

BUILDING SEPARATION (MINIMUM)	1-STORY	2-STORY	2.5-STORY
SIDE TO SIDE:	10 FEET	15 FEET	20 FEET
SIDE TO FRONT:	20 FEET	25 FEET	25 FEET
SIDE TO BACK:	20 FEET	25 FEET	25 FEET
FRONT TO FRONT:	1-STORY	2-STORY	2.5-STORY
	25 FEET	23 FEET	30 FEET
BACK TO BACK:	1-STORY	2-STORY	2.5-STORY
	30 FEET	40 FEET	40 FEET
FRONT TO BACK:	50 FEET (DISCOURAGED)		
- GARAGE SEPARATION FROM PRIMARY STRUCTURE: 10 FEET
- BUILDING HEIGHT - PRINCIPAL BUILDING (MAXIMUM): 2 STORIES, 35 FEET.
A. COMMON AREA ACCESSORY STRUCTURE (MAXIMUM): 1 STORY, 25 FEET.
- RECREATION BUILDINGS (MAXIMUM): 2 STORY, 30 FEET.
- ENCROACHMENTS:
 - FEATURES INCLUDING BUT NOT LIMITED TO, LEAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCRUCH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
 - LINE ENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCRUCH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
 - ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.
- PARKING - PER THE CITY OF BRIGHTON CODE.



TOWNHOME
TYPICAL LAYOUT



DUPLEX
TYPICAL LOT DETAIL



TOWNHOME
ARCHITECTURAL CHARACTER ELEVATION



TOWNHOME
ARCHITECTURAL CHARACTER ELEVATION



DUPLEX HOME
ARCHITECTURAL CHARACTER ELEVATION



DUPLEX HOME
ARCHITECTURAL CHARACTER ELEVATION

BROMLEY FARMS FINAL PUD PLAN DEVELOPMENT STANDARDS (MR-M)

DATE	NO.	REVISION
05-08-2011	1	REVISION PER CITY
07-14-2011	2	REVISION PER CITY
08-16-2011	3	REVISION PER CITY
08-08-2011	4	REVISION PER CITY
10-13-2011	5	REVISION PER CITY

DATE	NO.	REVISION
02-11-2011	1	DRAWN
	2	CHECKED
	3	APPROVED
	4	PROJECT NO.
	5	PROJECT NO.
	6	PROJECT NO.
	7	PROJECT NO.
	8	PROJECT NO.
	9	PROJECT NO.
	10	PROJECT NO.
	11	PROJECT NO.
	12	PROJECT NO.
	13	PROJECT NO.
	14	PROJECT NO.
	15	PROJECT NO.
	16	PROJECT NO.
	17	PROJECT NO.
	18	PROJECT NO.
	19	PROJECT NO.
	20	PROJECT NO.
	21	PROJECT NO.
	22	PROJECT NO.
	23	PROJECT NO.
	24	PROJECT NO.
	25	PROJECT NO.
	26	PROJECT NO.
	27	PROJECT NO.
	28	PROJECT NO.
	29	PROJECT NO.
	30	PROJECT NO.
	31	PROJECT NO.
	32	PROJECT NO.
	33	PROJECT NO.
	34	PROJECT NO.
	35	PROJECT NO.
	36	PROJECT NO.
	37	PROJECT NO.
	38	PROJECT NO.
	39	PROJECT NO.
	40	PROJECT NO.
	41	PROJECT NO.
	42	PROJECT NO.
	43	PROJECT NO.
	44	PROJECT NO.
	45	PROJECT NO.
	46	PROJECT NO.
	47	PROJECT NO.
	48	PROJECT NO.
	49	PROJECT NO.
	50	PROJECT NO.

BROMLEY FARMS

FINAL PUD PLAN

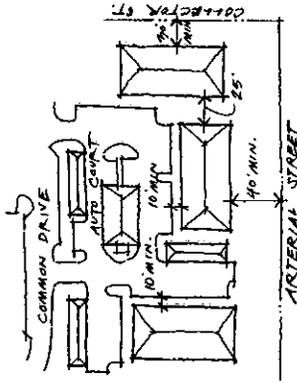
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS

MIXED RESIDENTIAL - HIGH (MR-H)

- USES BY RIGHT:
 - ALLOWED IN THE MR-H, MR-M AND UNDERLYING CITY OF BRIGHTON R3 ZONING.
 - GROUP FACILITIES, APARTMENTS AND CONDOMINIUMS
- GROSS DENSITY (MAXIMUM) 24 DWELLING UNITS PER ACRE
- BUILDING SETBACKS:
 - ARTERIAL STREET (ROW): 40 FEET
 - COLLECTOR STREET (ROW): 30 FEET
 - LOCAL STREET (ROW): 15 FEET
 - PARKING AREAS AND COMMON DRIVES: 10 FEET
 - MINIMUM DISTANCE BETWEEN STRUCTURES - PER CITY OF BRIGHTON CODE.
 - BUILDING TO PARKING SETBACK SHALL BE 10 FEET MEASURED FROM BACK OF WALK
- BUILDING SEPARATION (MINIMUM):

SIDE TO SIDE:	10 FEET
1-STORY	15 FEET
2-STORY	20 FEET
2.5-STORY	25 FEET
SIDE TO FRONT:	20 FEET
1-STORY	25 FEET
2-STORY	25 FEET
3-STORY	25 FEET
SIDE TO BACK:	20 FEET
1-STORY	25 FEET
2-STORY	25 FEET
2.5-STORY	25 FEET
FRONT TO FRONT:	25 FEET
1-STORY	25 FEET
2-STORY	30 FEET
2.5-STORY	30 FEET
BACK TO BACK:	30 FEET
1-STORY	40 FEET
2-STORY	40 FEET
2.5-STORY	50 FEET (DISCOURAGED)
FRONT TO BACK	50 FEET (DISCOURAGED)
- GARAGE SEPARATION FROM PRIMARY STRUCTURE: 10 FEET
- BUILDING HEIGHT (MAXIMUM): 3 STORIES OR 45 FEET
 - COMMON AREA ACCESSORY STRUCTURE (MAXIMUM): 1 STORY, 25 FEET
 - RECREATION BUILDINGS (MAXIMUM): 2 STORIES, 35 FEET
- BUILDING AREAS (MINIMUM):
 - ONE-BEDROOM UNITS: 500 SQUARE FEET
 - BEDROOM UNITS: 750 SQUARE FEET
 - THREE BEDROOM UNITS: 900 SQUARE FEET
- NUMBER OF ATTACHED UNITS PER BUILDING (MAXIMUM):
 - TOWNHOMES: 8 UNITS MAXIMUM
 - APARTMENTS: 36 UNITS MAXIMUM
- ENCROACHMENTS:
 - ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, PORCHES, PATIOS, DECKS, SIGNAGE, OR ENCROACH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
 - UNENCLUSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCROACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
 - ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.
- PARKING - PER THE CITY OF BRIGHTON CODE



CONDOMINIUM / APARTMENT
TYPICAL LAYOUT
(BASED ON 3 STORY)



CONDOMINIUM / APARTMENT
ARCHITECTURAL CHARACTER ELEVATION



GARDEN APARTMENT
ARCHITECTURAL CHARACTER ELEVATION

BROMLEY FARMS FINAL PUD PLAN DEVELOPMENT STANDARDS (MR-H)

DATE	NO.	REVISION
02-11-2011	1	REVISION PER CITY
07-14-2011	2	REVISION PER CITY
08-16-2011	3	REVISION PER CITY
09-09-2011	4	REVISION PER CITY
10-13-2011	5	REVISION PER CITY

DATE	NO.	REVISION
02-11-2011	1	REVISION PER CITY
07-14-2011	2	REVISION PER CITY
08-16-2011	3	REVISION PER CITY
09-09-2011	4	REVISION PER CITY
10-13-2011	5	REVISION PER CITY

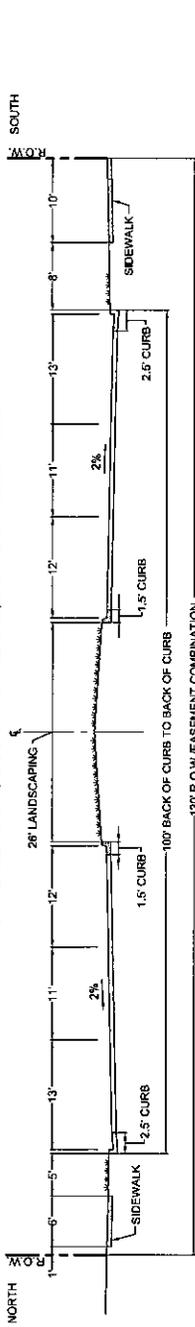
REDLAND
Engineering Great Places
2000 South Lincoln Street, #306 (Lakewood, CO 80107)
Phone: (720) 283-6783 | www.redland.com

1:001010006 - Bromley Farms (CAD) Sheet Set (PUD) - 10006 PUD - Dev Notes MR-H.dwg Job: SHEET 4 NOTES Oct 13, 2011 - 10:51am Melpa

BROMLEY FARMS

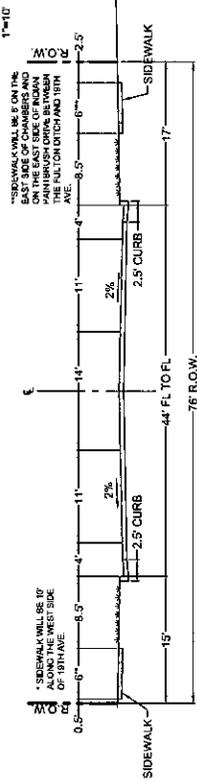
FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

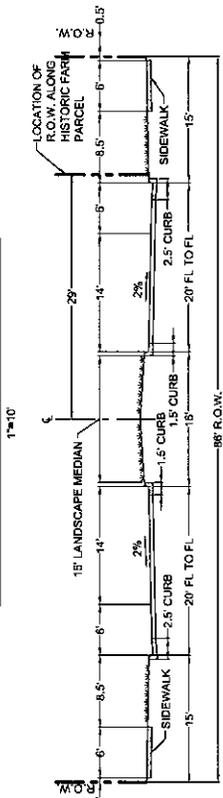


130' R.O.W./EASEMENT COMBINATION

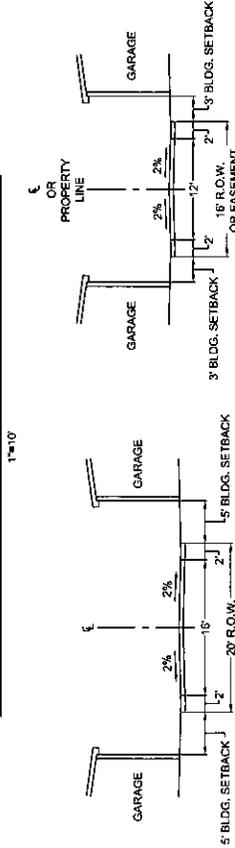
ARTERIAL - A.1



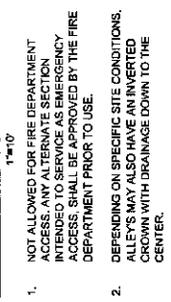
COLLECTOR - C.1, NO PARKING



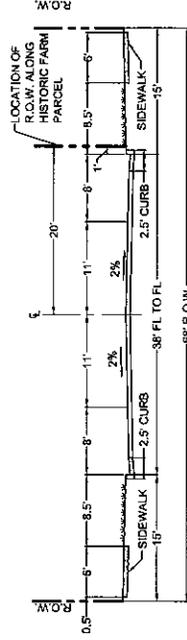
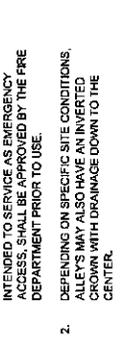
COLLECTOR - C.3, NO PARKING, WITH MEDIAN



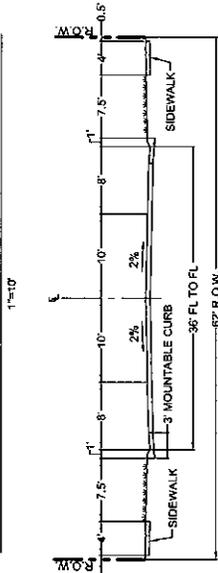
ALLEY A.1, NO PARKING



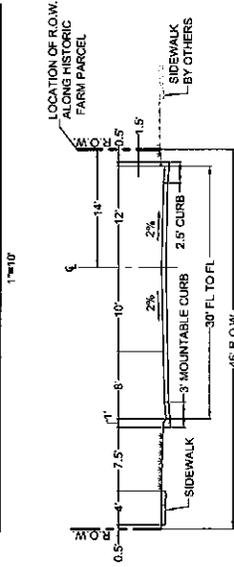
ALLEY A.2, NO PARKING



COLLECTOR - C.2, PARKING ON BOTH SIDES



RESIDENTIAL - R.1, PARKING ON BOTH SIDES



RESIDENTIAL - R.2, PARKING ON ONE SIDE

NOTES:

- SECTION A.1 IS INTENDED FOR BROMLEY LANE.
- SECTION C.1 IS INTENDED FOR CHAMBERS ROAD, INDIAN PAINTBRUSH DRIVE, AND SOUTH 19TH AVENUE.
- SECTION C.2 IS INTENDED FOR SOUTH 15TH AVENUE AND INDIAN PAINTBRUSH DRIVE WHERE RESIDENTIAL LOTS FRONT ON COLLECTORS.
- SECTION C.3 IS INTENDED FOR SITE ENTRY LOCATED AT BROMLEY LANE AND CHAMBERS ROAD.
- ALLEYS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR BROMLEY FARMS.

BROMLEY FARMS
FINAL PUD PLAN
TYPICAL SECTIONS

SHEET

8 of 14

REDLAND
Engineering Great Places
3000 South Lincoln Street #206 Littleton, CO 80120
DNK: 770-283-6783 www.redland.com

NO.	REVISION	DATE
1	REVISION PER CITY	01-14-2011
2	REVISION PER CITY	01-14-2011
3	REVISION PER CITY	08-16-2011
4	REVISION PER CITY	09-08-2011
5	REVISION PER CITY	10-13-2011
6	REVISION PER CITY	10-13-2011
APPROVED		
PROJECT NO.	10006	
HORIZ. SCALE	1" = 10'	
VERT. SCALE	N/A	

