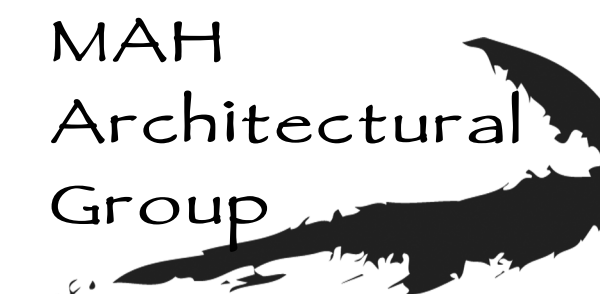


# BROMLEY PARK P.U.D. 28TH AMENDMENT (MAJOR)

SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

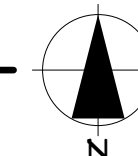


1385 S. Colorado Blvd., Penthouse  
Denver, Colorado 80222  
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(W) www.maharch.com



**VICINITY MAP**

SCALE: 1"=2,000'-0"



## SIGNATURE BLOCKS

### OWNERSHIP CERTIFICATE

WE 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

STATE OF COLORADO )  
COUNTY OF ADAMS ) JSS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

My commission expires

## CITY APPROVALS

### CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR

ATTEST:

CITY CLERK

## LEGAL DESCRIPTION

SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

- THAT PORTION OF LOT 1, BLOCK 34, BRIGHTON EAST FARMS FILING NO. 1, ACCORDING TO THE PLAT RECORDED IN FILE 13 AT MAP 590 RECEPTION NO. C0893219 ON NOVEMBER 30, 2001 AT THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, KNOWN AS BUILDING PAD "A", ON THE MAP OF BUFFS LANDING DEVELOPMENT, RECORDED FEBRUARY 10, 2005 AT RECEPTION NO. 200502100001405 TO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1;  
THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1, NORTH 89°42'46" EAST, A DISTANCE OF 513.10 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°, A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 86.39 FEET AND A CHORD BEARING NORTH 44°42'46" EAST; THENCE CONTINUING NORTH 00°17'14" WEST, A DISTANCE OF 162.42 FEET; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°03'35", A RADIUS OF 598.00 FEET, AN ARC LENGTH OF 11.06 FEET AND A CHORD BEARING NORTH 00°49'02" WEST TO THE POINT OF BEGINNING; THENCE SOUTH 89°37'51" WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 00°22'09" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 89°37'51" EAST, A DISTANCE OF 284.37 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1; THENCE ALONG SAID EASTERLY LINE, ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12°11'18", A RADIUS OF 598.00 FEET, AN ARC LENGTH OF 127.21 FEET AND A CHORD BEARING SOUTH 07°26'28" EAST TO THE POINT OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

## LAND USE DATA SITE SUMMARY

EXISTING ZONING:	BROMLEY PARK PUD
PROJECT SITE AREA	37,102 S.F. OR 0.852 AC

## PROJECT CONTACTS

ARCHITECT:  
MAH ARCHITECTURAL GROUP  
CHAD AUGUST, A.I.A.  
1385 S COLORADO BLVD  
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CIVIL ENGINEER:  
HCI ENGINEERING  
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EMAIL: ColeH@haberergroup.com

LANDSCAPE DESIGNER  
JUMP DESIGN COMPANY  
TOM JUMP, ASLA  
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DENVER, CO 80120  
PHONE: 303.282.0463  
EMAIL: tom@jumpdesignco.com

SURVEYOR  
EHRHART LAND SURVEYING  
P.O. BOX 430  
ERIE, CO 80516  
PHONE: 303.823.3340  
EMAIL: ---

SOILS ENGINEER:  
EARTH ENGINEERING CONSULTANTS  
JACOB SILVERMAN  
4396 GREENFIELD DR.  
WINDSOR, CO 80550  
PHONE: 970.545.3908  
EMAIL: ---

TRAFFIC ENGINEER:  
SM ROCHA, LLC  
FRED LANTZ, PE  
8703 YATES DR, SUITE 210  
WESTMINSTER, CO 80031  
PHONE: 303.458.9787  
EMAIL: ---

## SHEET INDEX

ARCHITECTURAL	COVER SHEET
1 OF 2	P.U.D. PLAN
2 OF 2	

Drawn By

CMA

Issues:

CITY SUBMITTAL 1: 08.23.22  
CITY RE-SUBMITTAL 1: 09.28.22  
CITY RE-SUBMITTAL 2: 11.08.22  
CITY RE-SUBMITTAL 3: 11.29.22  
CITY RE-SUBMITTAL 4: 12.13.22

Description

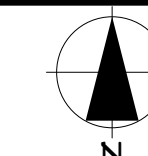
COVER SHEET

Date Drawn

AUGUST 08, 2022

Scale

1" = 2000'-0"



Legal Description

SW 1/4 Sec.3, Township 1 South,  
Range 66 W. 6th P.M., Brighton,  
Adams County, Colorado

Sheet Number

SHEET 1 OF 2

## PURPOSE AND INTENT:

This amendment is necessary as the current Bromley Park Land Use Regulations require a 1500 sqft minimum building size. The removal of the minimum building size requirement for this development aligns with the City of Brighton Land Use & Development Code. The following development standard serves to regulate land use only within the area defined by this Major PUD Amendment.

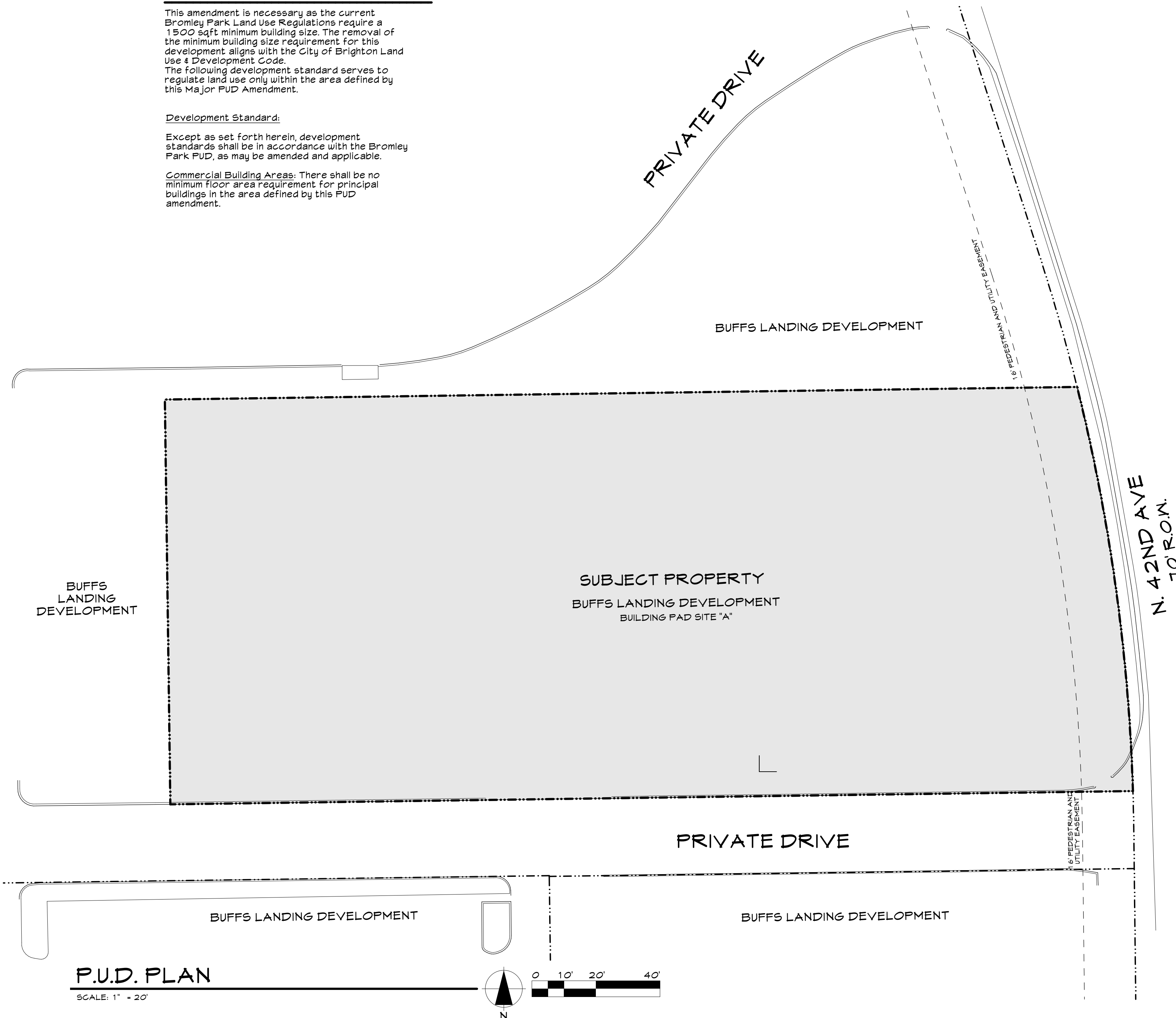
### Development Standard:

Except as set forth herein, development standards shall be in accordance with the Bromley Park PUD, as may be amended and applicable.

**Commercial Building Areas:** There shall be no minimum floor area requirement for principal buildings in the area defined by this PUD amendment.



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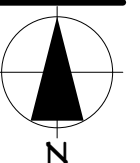
P.U.D. PLAN

Date Drawn

AUGUST 08, 2022

Scale

1" = 20'-0"



Legal Description

SW 1/4 Sec.3, Township 1 South,  
Range 66 W. 6th P.M., Brighton,  
Adams County, Colorado

Sheet Number

SHEET 2 OF 2