PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

PARCEL A:

THAT PART OF THE SW ¼ SW ¼ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SW ¼ SW ¼ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 458.16 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING N 25°29'00" E AND ALONG THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 35.16 FEET;
THENCE S 78°13'00" E A DISTANCE OF 120.10 FEET;
THENCE N 11°47'00" E A DISTANCE OF 27.10 FEET;
THENCE S 78°13'00" E A DISTANCE OF 65.26 FEET;
THENCE N 11°47'00" E A DISTANCE OF 263.90 FEET;
THENCE S 64°31'00" E A DISTANCE OF 127.76 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD;
THENCE S 13°32'00" W ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 604.11 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85;
THENCE ALONG SAID NORTHERLY R.O.W. LINE AND THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85 AS FOLLOWS:
S 90°00'00" W, 107.70 FEET; N 67°11'37" W, 64.37 FEET; N 26°29'13" W, 149.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 41°55'30", THE RADIUS OF SAID CURVE IS 205.00 FEET;
THE CHORD OF SAID CURVE BEARS N 05°31'28" W, 146.68 FEET;
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 150.00 FEET TO THE END OF SAID CURVE;
THENCE N 16°48'11" E A DISTANCE OF 61.56 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,
AND EXCEPT THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED AUGUST 24, 2021 AT RECEPTION NO. 2021000101110,NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

THAT PART OF THE SW ¼ SW ¼ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW ¼ SW ¼ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION AND EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 493.32 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 78°13'00" E A DISTANCE OF 120.10 FEET; THENCE N 11°47'00" E A DISTANCE OF 27.10 FEET; THENCE S 78°13'00" E A DISTANCE OF 65.26 FEET; THENCE N 11°47'00" E A DISTANCE OF 99.00 FEET;
THENCE N 78°13'00" W A DISTANCE OF 154.62 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE S 25°29'00" W ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 129.79 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

THAT PART OF THE SW ¼ SW ¼ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 90°00'00" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW ¼ SW ¼ A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;
THENCE N 25°29'00" E ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 623.11 FEET TO THE TRUE POINT OF BEGINNING;
THENCE S 78°13'00'' E A DISTANCE OF 154.62 FEET; THENCE N 11°47'00" E A DISTANCE OF 164.90 FEET;
THENCE N 64°31'00" W A DISTANCE OF 111.17 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31; THENCE S 25°29'00" W ALONG SAID EASTERLY LINE A DISTANCE OF 196.83 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

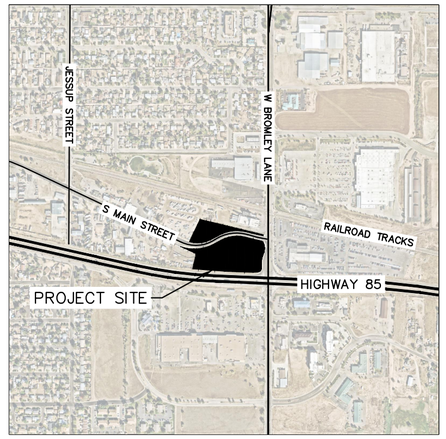
THE ABOVE LEGAL DESCRIPTIONS DESCRIBES ALL THAT LAND CONTAINED IN SPECIAL WARRANTY DEED RECORDED ON MARCH 19, 2015 AT RECEPTION NUMBER 2015000019457 IN ADAMS COUNTY, COLORADO.

PARCEL D:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 294.90 FEET;
THENCE SOUTH 89 DEGREES 50 MINUTES EAST AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.90 FEET;
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 7.40 FEET TO THE INTERSECTION OF THE WEST LINE OF FORMER COUNTY ROAD NO. 31 (MAIN STREET) WITH THE EAST LINE OF U.S. HIGHWAY NO. 85 WHICH IS THE TRUE POINT OF BEGINNING;
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 409.75 FEET ALONG THE WEST RIGHT OF WAY LINE OF FORMER COUNTY ROAD NO. 31; THENCE NORTH 66 DEGREES 24 MINUTES WEST, 151.6 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 85;
THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 406.60 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON DECEMBER 19, 2016 AT RECEPTION NUMBER 2016000107195 IN ADAMS COUNTY, COLORADO.



VICINITY MAP
(NOT TO SCALE)

NORTH

PARCEL 3REV:

A TRACT OF LAND PARCEL 3REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. NH 0856-068 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N89°45'17"E, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 407.72 FEET; THENCE N00°14'44"W, A DISTANCE OF 76.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR BROMLEY ROAD, MARKED BY A 3 1/4" CDOT ROW MONUMENT, STAMPED POINT NO. 523, PLS 38110 AND THE TRUE POINT OF BEGINNING;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 91°47'03", A DISTANCE OF 168.20 FEET, (A CHORD BEARING N45°02'17"W, A DISTANCE OF 150.79 FEET);
THENCE N01°37'59"E, A DISTANCE OF 104.89 FEET;
THENCE N01°30'00"E, A DISTANCE OF 194.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, ALSO BEING THE SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER C0533655, OF THE RECORDS OF ADAMS COUNTY, COLORADO;
THENCE COINCIDENT WITH SAID SOUTHEASTERLY AND NORTHERLY PARCEL LINE, AND WESTERLY RIGHT OF WAY LINE FOR MAIN STREET THE FOLLOWING 2 COURSES:
N24°59'32"E, A DISTANCE OF 209.43 FEET;
THENCE N76°53'36"W, A DISTANCE OF 6.13 FEET;
THENCE COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, N24°48'16"E, A DISTANCE OF 163.61 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30°02'29", A DISTANCE OF 196.62 FEET, (A CHORD BEARING S04°45'14"W, A DISTANCE OF 194.38 FEET);
THENCE S25°12'52"W, A DISTANCE OF 199.18 FEET;
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 14°57'41", A DISTANCE OF 23.24 FEET, (A CHORD BEARING S19°40'4"E, A DISTANCE OF 23.17 FEET);
THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 110°41'44", A DISTANCE OF 96.60 FEET, (A CHORD BEARING S29°27'10"W, A DISTANCE OF 82.26 FEET);
THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 41°35'48", A DISTANCE OF 148.83 FEET, (A CHORD BEARING S05°27'47"E, A DISTANCE OF 145.58 FEET);
THENCE S26°45'20"E, A DISTANCE OF 149.28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN QUITCLAIM DEED RECORDED ON JULY 25, 2018 AT RECEPTION NUMBER 2018000059831 IN ADAMS COUNTY, COLORADO.

CONTACTS

OWNER

BRIGHTON URBAN RENEWAL AUTHORITY (BURA)
500 S. 4TH AVENUE
BRIGHTON, CO 80601
PHONE: 303.655.2155

DEVELOPER

EVERGREEN-HWY 85 & BROMLEY, L.L.C.
1873 SOUTH BELLAIRE STREET – SUITE 1200
DENVER, CO 80222
PHONE: 602.567.7171
CONTACT: ALEX GONZALEZ

ARCHITECT

ACME WORKSHOP
1018 E 24TH AVE.
DENVER, CO 80205
PHONE: 303.830.0089
CONTACT: JENNIFER GRAY

LANDSCAPE ARCHITECT

JIMENEZ DESIGN GROUP, LLC
314 ROSE FINCH CIRCLE
HIGHLANDS RANCH, CO 80129
PHONE: 303.913.7417
CONTACT: JULIO JIMENEZ

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. – SUITE 1500
DENVER, CO 80237
PHONE: 303.228.2339
CONTACT: BRYCE CHRISTENSEN, PE

SURVEYOR

ENGINEERING SERVICE COMPANY, INC.
14190 EAST EVANS AVENUE
AURORA, CO 80014
303.337.1393
CONTACT: CHARLES N. BECKSTROM, PLS

SITE DATA TABLE

LOT NUMBER	ZONING	USE	AREA (AC)
1	PLANNED DEVELOPMENT (PD)	COMMERCIAL	1.52
2	PLANNED DEVELOPMENT (PD)	COMMERCIAL	0.69
3	PLANNED DEVELOPMENT (PD)	COMMERCIAL	0.71
4	PLANNED DEVELOPMENT (PD)	COMMERCIAL	1.25
		TOTAL	4.17

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
PD1.0	COVER SHEET
PD2.0	EXISTING CONDITIONS
PD3.0	ILLUSTRATIVE PLAN/REGULATING PLAN
PD4.0	DESIGN STANDARDS-BUILDING
PD5.0	DESIGN STANDARDS-SITE
PD5.1	DESIGN STANDARDS-SITE
PD6.0	DESIGN STANDARDS-SIGNAGE

SITE BENCHMARK:

N 260 RESET
FOUND NGS 3-1/2"BRONZE VERTICAL CONTROL MARKDISK STAMPED "N 260 RESET 1979"SET IN THE TOP OF A 12"DIAMETER CONCRETE POST 0.6' ABOVE GROUND LEVEL. LOCATED 79.0' SOUTH OF THE CENTER OF BROMLEY LANE AND 0.15 MILES EAST OF U.S. HIGHWAY 85, AND 34.9' EAST OF A RAILROAD CROSSING.
ELEVATION: 4997.44 FEET (NAVD 1988 DATUM).

OWNERSHIP SIGNATURE BLOCK:

BY SIGNING THIS PUD, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL THE REQUIREMENTS AND INTENT SET FORTH IN THIS PUD. WITNESS MY/OUR HAND(S) SEAL(S) THIS _____ DAY OF _____, 20_____.

_____
BRIGHTON URBAN RENEWAL AUTHORITY (BURA)

_____ (NOTARY SEAL)
NOTARY NAME (PRINT)

_____
NOTARY SIGNATURE

MY COMMISSION
EXPIRES _____

CITY COUNCIL CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20_____ BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO.

(CITY SEAL)

_____
MAYOR SIGNATURE

_____
CITY CLERK SIGNATURE

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BC
DATE: 3/7/2023

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
PLANNED DEVELOPMENT
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096830004

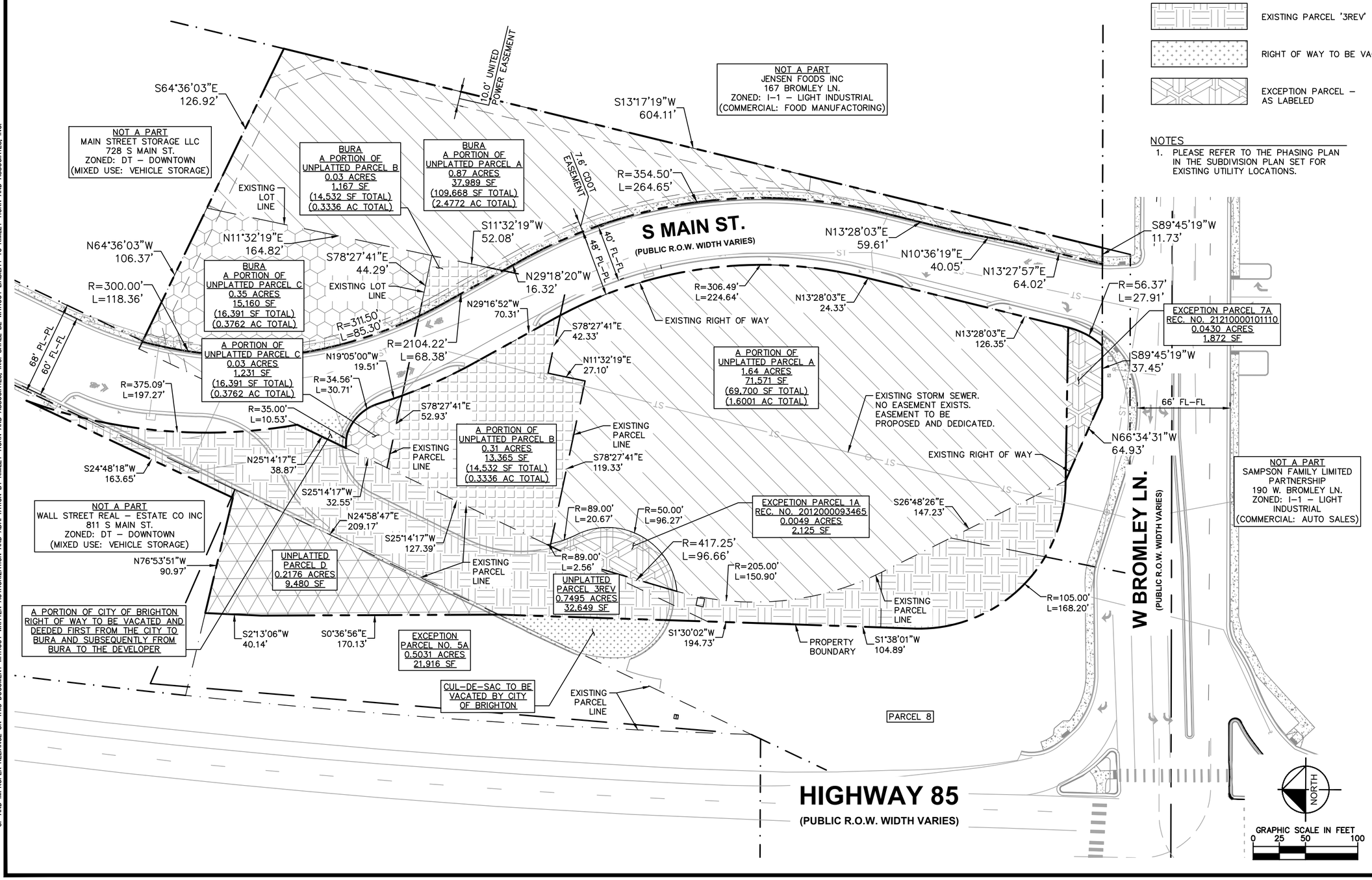
DRAWING NAME
096266018CV-PD.DWG

PD1.0

\\kimley-horn\mt_nco\DEN_Civil\096266018_Brighton-South Main\CADD\PlanSheets\PLANNED DEVELOPMENT (PD)\096266018CV-PD.dwg Greenhut, Jonathan 4/4/2023 8:23 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- EXISTING PARCEL 'A'
- EXISTING PARCEL 'B'
- EXISTING PARCEL 'C'
- EXISTING PARCEL 'D'
- EXISTING PARCEL '3REV'
- RIGHT OF WAY TO BE VACATED
- EXCEPTION PARCEL – AS LABELED

NOTES

1. PLEASE REFER TO THE PHASING PLAN IN THE SUBDIVISION PLAN SET FOR EXISTING UTILITY LOCATIONS.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BC
DATE: 3/7/2023

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
PLANNED DEVELOPMENT

EXISTING CONDITIONS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096830004

DRAWING NAME
096266018EX-PD.DWG

PD2.0

k:\den_civil\096266018_brighton-south main\CADD\plansheets\PLANNED DEVELOPMENT (PD)\096266018EX-PD.dwg Johnson, Mary 3/7/2023 1:23 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

PROPERTY LINE

BUILDING SETBACK LINE

ADDRESS
X-#

ZONE DISTRICTS
DT = DOWNTOWN DISTRICT
I-1 = LIGHT INDUSTRIAL
PD = PLANNED DEVELOPMENT

CONCEPTUAL BUILDING OR STRUCTURE LOCATION / AREA. SIZE AND SHAPE OF STRUCTURES ARE ESTABLISHED WITH THIS PLANNED DEVELOPMENT.

FRONTAGE TYPE: BUFFER (TYPE 1 LANDSCAPING)

FRONTAGE TYPE: BUFFER (TYPE III LANDSCAPING). A PORTION OF BUFFER TO BE INSTALLED WITHIN CDOT R.O.W.

CDOT RIGHT OF WAY: GRADING, UTILITY WORK & SEEDING WITHIN THIS AREA WITH THIS PD.

BLDG. SETBACK REQUIREMENTS:

FRONT:	30 FEET
INTERIOR SIDE:	0 FEET
CORNER SIDE:	25 FEET
REAR:	15 FEET

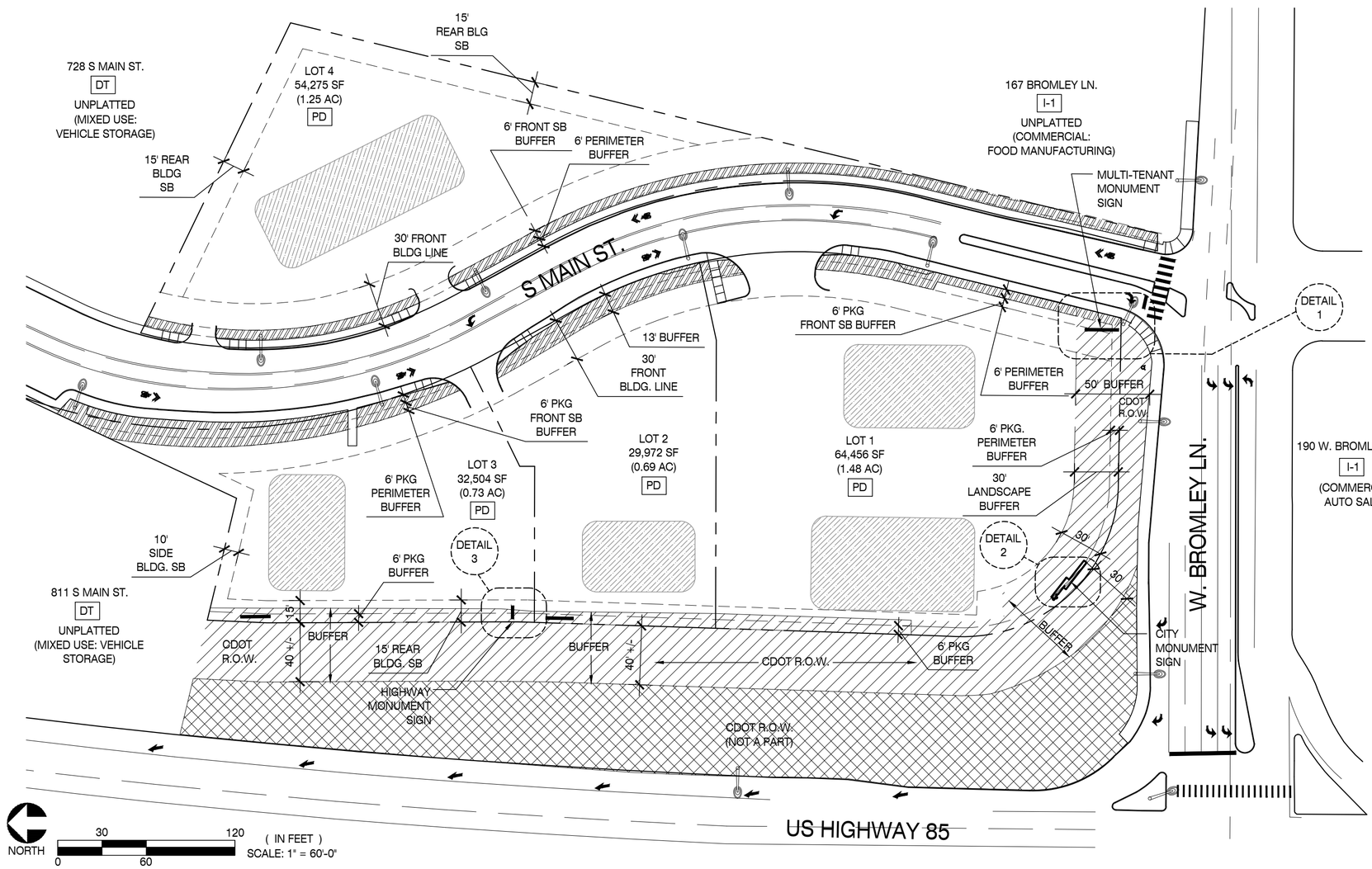
NOTE:
- ALL MEDIAN, STRIPING, SIDEWALK, ETC. DETAILS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LUDC AND FUTURE APPROVED CIVIL PLANS.
- ALL SITE LAYOUT ELEMENTS SHOWN, SUCH AS BUILDING PLACEMENT AND ACCESS POINTS, ARE CONCEPTUAL.

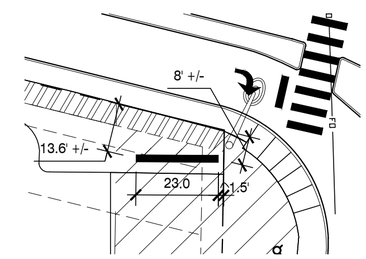
STATEMENT OF INTENT

THIS REDEVELOPMENT WILL PROVIDE A NEW HOME FOR NATIONAL AND REGIONAL TENANTS OFFERING SERVICES, RETAIL AND RESTAURANTS TO BRIGHTON'S RESIDENTS AT THIS HIGHLY VISIBLE LOCATION AND ACT AS A GATEWAY TO THE DOWNTOWN AREA. THE FLEXIBILITY OF ZONING THIS PROPERTY AS A PLANNED DEVELOPMENT IS REQUIRED DUE TO THE UNIQUE GEOMETRY OF THE SITE AS WELL AS ITS LOCATION ADJACENT TO THREE RIGHT OF WAYS AND ISOLATION FROM OTHER DOWNTOWN ZONE DISTRICT PROPERTIES.

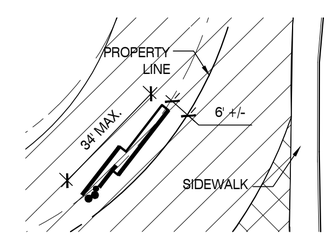
SITE GEOMETRY:
- THE NARROW SHAPE OF THE SITE WILL NOT ACCOMMODATE ALL REQUIRED LANDSCAPE BUFFER COMPONENTS WITHIN THE PROPERTY BOUNDARIES. UTILIZING ADJACENT CDOT RIGHT OF WAY PROPERTY FOR BUFFERS WILL BE NECESSARY FOR THE PROJECT TO BE DEVELOPED.
- AS ON-STREET PARKING IS TYPICAL BORDERING DT DISTRICT PROPERTIES, MAIN STREET IS CLASSIFIED AS A COLLECTOR ST. AND THIS PORTION OF THE STREET REFLECTS THE *STANDARD COLLECTOR STREET DESIGN CONTEXT* (LUDC, AS MAY BE AMENDED, SECTION 3.01). IT DOES NOT PROVIDE ON-STREET PARKING AND ALL NECESSARY PARKING MUST BE ACCOMMODATED WITHIN THE PROJECT BOUNDARIES.

SITE LOCATION:
- SITE IS AN 'ISLAND' BORDERED BY A HIGHWAY (HWY. 85), A MAJOR ARTERIAL (BROMLEY LN.) AND A COLLECTOR STREET (MAIN ST.). THIS IS AN ATYPICAL CONDITION FOR MOST OTHER PROPERTIES IN THIS ZONE DISTRICT, THUS, REQUIRING ADDITIONAL LOT FRONTAGE AREA TO BE INCLUDED WITH THE DEVELOPMENT.
- PROPERTY IS DISCONNECTED FROM ALL OTHER DT-ZONED PROPERTIES POSING A GREAT CHALLENGE TO CREATE A DEVELOPMENT THAT REFLECTS THE DEFINING CHARACTER OF THE DT DISTRICT (DENSITY, WALKABLE FORMAT DESIGN AND LIVELY, ACTIVATED STREETSCAPES).

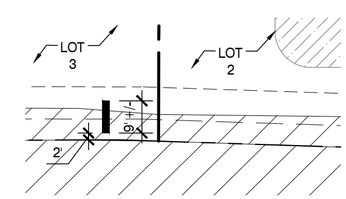




1 MULTI-TENANT SIGN
SCALE: 1" = 30'-0"



2 CITY SIGN
SCALE: 1" = 30'-0"



3 HIGHWAY SIGN
SCALE: 1" = 30'-0"

NO.	REVISION	BY	DATE	APPR.
4	SUBMITTAL #5	JCG	03/07/23	
3	SUBMITTAL #4	JCG	11/15/22	
2	SUBMITTAL #3	JCG	5/01/22	
1	SUBMITTAL #2	JCG	9/21/21	

ACME WORKSHOP
architecture • planning • interiors
303.830.0089
1018 E.24TH AVENUE
DENVER, COLORADO
80205

DRAWN BY: JG
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
ILLUSTRATIVE PLAN/REGULATING PLAN

PROJECT NO.
21.313.2

DRAWING NAME
PD3.0

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

I. General Design Intent

A. General Design Intent:
These guidelines are intended to provide the information and control necessary to design and create an environment consistent with the vision for the development.

The South Main Redevelopment is a proposed transitional commercial project at the intersection of Highway 85 and Bromley Lane with the Downtown Zone District further north along South Main Street. This redevelopment project subdivides the property into three parcels west of South Main Street and one parcel east of South Main Street with a variety of uses permitted that will take advantage of its high visibility location at the corner of Bromley Lane and South Main Street adjacent to Highway 85. The city has identified the site as a "gateway site" for the downtown area and as such, the vision for the development is to create a visually harmonious environment that expresses the vibrancy of the downtown district and small town character of Brighton. The development utilizes areas of the CDOT right-of-way along Highway 85 and Bromley Lane to meet city buffer requirements and will provide inter-connectivity between the parcels and between existing streets and pedestrian walks.

B. Governing Documents:
Except as explicitly stated within the standards of the planned development established herein, development shall follow requirements for the Commercial (C-3) Zoning District in the Brighton Land Use & Development Code (LUDC) as may be amended.

C. Amendments:
Amendments to this Planned Development are allowed per the following standards:
1. Minor Amendments
   At the discretion of the Director of Community Development, minor alterations to the Planned Development may occur without review by the Planning Commission or City Council if the alterations do not exceed the below:
   - Any alteration in the design and development standards of this Planned Development by not more than 10%. Any deviation of 10% or more shall require a major amendment.
2. Major Amendments
   Major amendments shall mean any alterations to this Planned Development exceeding the limits established above or any change in the category of use and shall be reviewed by the Planning Commission and City Council according to the procedures of the LUDC, as amended.

D. Allowed Uses:
1. All permitted and conditional commercial uses in the Commercial Retail and Services (C-3) zone district as outlined in the City of Brighton LUDC, as amended, are allowed within the development except the following prohibited uses as noted in Section E and limitations on fuel stations. Fuel stations shall be limited to no more than 6 double-sided pumps on 3 service islands and an accessory retail area of no more than 5,500 square feet.
2. Accessory Uses:
   - Drive-Through facilities shall be permitted on each lot under this Planned Development. No additional Conditional Use Permits or the Director's approval are required for accessory drive through uses.
   - Where service areas/drive through windows cannot be located on the most remote wall possible, relative to streetscapes, enhanced screening and buffering will be provided through a combination of stone screen walls (gabion walls) to shield headlights, landscape berms and dense, clustered evergreen-type plantings to buffer these areas.
   - An enhanced landscape buffer design shall be provided to screen drive through service areas and windows for drive-through facilities. Refer to site design standards for details on screening and buffers at drive through service areas.

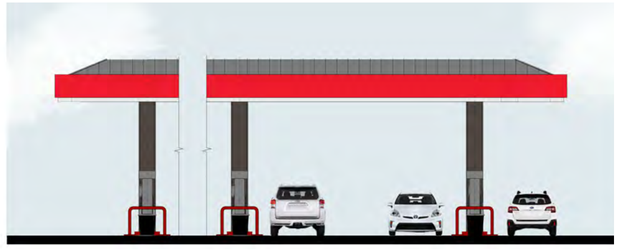
E. Prohibited Uses:
1. The following uses shall be prohibited within the development: Check Cashing Business, Pawn Shop, Vehicle Service & Repair (major) and Sexually oriented businesses.

II. Building Design Standards

A. Building Design Intent:
The design principles for all buildings (principal & accessory structures) of the South Main Redevelopment are centered on the following concepts:
1. Continuity of the built environment will be achieved through use of common elements, such as canopies, articulated entrance features and defined vertical massing articulating a distinct base, body and top.
2. Architectural styles may vary, allowing individual expression of design and brand identity but all structures will be unified through the use of natural, durable materials and a muted color palette.
3. Design elements specific to corporate branding shall be permitted when the prototype building design achieves the objectives of these Community Design Standards and the outcome is a design which is harmonious and complementary to other buildings in the South Main Redevelopment.
4. Accessory buildings, such as trash enclosures, equipment storage for ice, propane dispensers or other similar structures designed to screen items from view, shall utilize the same high aesthetic design similar to the principal buildings on site. Equipment such as trash dumpsters, storage for ice, propane or other essential equipment for businesses that are normally located outdoors, shall be placed in such a manner that they are not visible to the right of way and pedestrian traffic or are screened from view with walls, screens or other similar devices or screened with landscaping. These screen elements shall utilize high quality materials that compliment the building design or landscape materials that will provide year-round screening.

B. Building Massing and Façade design:
Building massing and facade design standards apply to all facades that face streets and through access lanes or face open spaces, based upon their setback from these spaces.
1. Front/entry facade location:
   Front/entry facades of a building shall either face South Main Street or Bromley Lane. Entrance features shall follow requirements in the LUDC, as amended.
2. Ground floor treatment/transparency and windows:
   Transparency requirements shall follow the requirements in the LUDC except where transparent glass cannot be accommodated on the building. Openings for transparency include clear glazing (doors or windows), opaque glass (spandrel) or false show windows (framed artwork panels.

C. Building Materials and Color Palette:
1. General Material & Color Intent
   - Material changes shall emphasize different elements of the building, in association with the massing and modulation standards per this document and per the LUDC.
   - Quality, durable building materials shall be provided at the ground floor level of all buildings.
   - Awnings, canopies and trellises are encouraged on all building facades.
   - Buildings will use high quality, low-reflective colors and natural earth tones.
   - Each building shall incorporate brick, stone or steel elements into the design in conformance with the material use percentages in accordance with the LUDC.
2. Roofs
   - Where low pitch roofs are used, the height of the parapet shall screen all roof top equipment.
   - All high pitched/exposed roofs shall be surfaced with attractive, durable materials such as concrete, clay or slate tiles or seamed/ribbed architectural metals.
3. Glazing
   - Frame: Any color as approved through Site Plan application
   - Glass: clear vision or dark spandrel glass. False show windows with framed artwork panels may also be utilized in the design.
4. Exterior finishes
   - Brick masonry units or stone: brick colors to be earth-toned.
   - Precast concrete: natural/earth tone colors which compliment stone or brick.
   - Stucco/EIFS: all textures accepted. Colors to be earth-toned.
   - Siding: ribbed metal siding, metal batten siding or cement board siding.



conceptual fuel canopy example

conceptual cafe elevation example

Note: *Renderings are intended to demonstrate architectural design intent, including building mass, wall articulation, entrances, and ground floor treatments. They are conceptual in nature and subject to change within the parameters of the design standards.*

conceptual convenience store example

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SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
DESIGN STANDARDS- BUILDINGS

PROJECT NO.
21.313.2

DRAWING NAME

PD4.0

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

III. Site Design Standards

A. Site Design Intent:

The site is designed to provide ease of use for both vehicular and pedestrian traffic with regionally appropriate landscape design that links streetscapes, frontage buffers and internal amenities across all parcels. The redevelopment project subdivides the property into 4 parcels in an organized and logical fashion by placement of buildings, architectural continuity, parking and pedestrian areas, while providing texture, visual interest, sensitivity to the surrounding environment and human scale. The site will promote the ease of use from vehicular and pedestrian levels allowing for various landscape opportunities, pedestrian areas, and encourage cross-site pedestrian traffic. The landscape will be utilized to screen and mitigate the visual, noise or other impacts of high-intensity areas of the site. Refer to these Community Design Standards for additional information.

B. Lot Standards:

Lot standards for the site shall follow the standards for "Small Commercial-Pad Site" building type set forth within Article 6 of the Brighton Land Use & Development Code, as amended, except as noted below.

1. Lot area: 7,000-65,000 square feet
2. Lot width: a 40 ft minimum lot width shall be permitted for commercial pad sites.
3. Building setbacks: front = 30 feet, interior side = 0 feet, corner side = 25 feet, rear = 15 feet.

C. Access and Parking:

Access and Parking shall follow the standards set forth within Article 7 of the City Brighton LUDC as amended except as noted below.

1. Shared parking between parcels is permitted in order to meet overall parking requirements.
2. Loading Areas: Dedicated loading spaces are not required on each lot. Loading and Deliveries to occur within parcels shared internal off-street parking/drive areas during off-peak hours.
3. Parking Area Landscape
   a. Parking Buffers:
      - Front (Main St): 6' Perimeter Buffer AND 6' Front Setback Buffer
      - Side (Bromley Ln.): 6' Perimeter Buffer
      - Side (internal parcel lot lines): Where lot lines are located within shared parking or drive areas, side buffers are not required. Side buffer requirements shall be met at all other sides of each lot.
      - Rear (US Hwy 85): 6' Perimeter Buffer
   b. Non-standard parking buffers:
      - Front parking buffer on Lot 1 may be reduced to a depth of 10 feet for a length of not less than 80 feet to accommodate adequate turning radius dimensions of emergency and service vehicles.
      - Front parking buffer on Lot 4 may include a 6 foot wide concrete sidewalk.
   c. Parking Islands: No more than two parking island per lot shall be permitted to measure less than 8 feet in any dimension and no smaller than 150 square feet. Non-standard islands may not be less than 3 feet in any direction. In the event an island does not meet these dimensional standards, trees shall not be planted within the island. The remainder of landscape islands shall measure 8 feet wide and no less than 150 square feet. Landscape plantings shall be of an appropriate type and scale for the island area. See General Landscape Design section fro planting standards.

D. Site Open Space:

1. Open space shall be provided for small commercial pad sites at a minimum of 5% of building footprint as patios or similar site amenities. Open space to include seating, art and other amenities as a focal point for gathering spaces. Patio size shall be provided at a minimum of 300 square feet, measure any dimension in length and width and shall be placed along the frontage of a building facing the street or parking areas.

E. Frontage Design "buffer" type:

1. Main Street: buffer, Type I
2. Bromley Lane: buffer, Type III, located on Lot 1 and in right of way as approved by CDOT.
3. Highway 85 (CDOT): Type III, located in adjacent right of way as approved by CDOT
4. See Landscape Design Standards for additional information and planting standards.

F. General Screening and Buffers:

1. Service areas and drive-through windows adjacent to public streets shall be screened with enhanced perimeter landscape buffer design.
   - Main Street and Bromley Lane: Additional screening will be provided with a combination of stone screen walls, free form landscape berms and/or dense clustered plantings.
   - Highway 85: Freeform landscape berms and plantings to form a 6'-7' tall screen to buffer views of service areas in CDOT R.O.W (as approved by CDOT)
2. Screen Walls and Fences
   - Patio Fence: 3' - 4' Open metal, Color: to compliment building materials.
   - Stone (Gabion) Screen Walls: gabion (stone basket) screen walls, approximately 4 feet in height, shall be used to screen headlight glare at drive through locations and be placed in landscaped areas.
3. Trash receptacles shall be screened with enclosures and screened from public view.
   - Masonry Enclosures with Metal Gates: Shall be constructed of materials utilized on main buildings and use matching or complimentary colors to those of the main building.

G. Lighting Design:

1. LED bulbs shall be permitted
2. Building Mounted Exterior Lights:
   Light fixtures attached to buildings or within the building sidewalks, patios or plazas may be customized and personalized in order to meet the design intent and character of the space.
3. Parking Lot Pole Lights:
   Site lighting shall be dark bronze color. Poles at general parking and internal drives shall be 20' in height although pole heights near buildings may be adjusted as needed to achieve lighting levels required at these locations. Poles in parking areas to be installed on elevated concrete bases. Light heads shall have a flat, slim-line appearance similar to those shown below and shall provide lamping between 11,500-12,000 lumens.

H. General Landscape Design:

1. Landscape Design Intent:
   Except as explicitly stated in these Community Design Standards, landscape standards set forth within Article 8 of the City of Brighton LUDC, as amended, shall apply to all areas within this proposed development. Certain variations noted below stipulate a more defined design approach, with specific requirements that will develop a cohesive theme, improve the aesthetic appeal, promote water preservation and enhance this gateway location to downtown Brighton.
2. General Standards:
   a. Streetscape and Frontage:
      - 1 large tree per 40 lf. of lot frontage or 2 large trees per 40 feet if building set back is more than 40 feet.
      - Trees on South Main St. shall have consistent spacing between each tree but may be offset from each other to coordinate with the drainage design/patterns within this landscape buffer.
      - Where easements limit the installation of quantities or locations noted above, install number of trees as allowed to avoid conflict with easements.
   b. Parking:
      These areas consist of the parking perimeter where it becomes necessary to screen the inward view from adjacent properties or roadways and to soften its appearance. Landscaping of interior parking lot islands mitigates heat gain and breaks up large expanses of hard surface.
      - 1 large tree per 50 lf. of parking perimeter
   c. Buffers:
      To comply with the City of Brighton LUDC, as amended, except as noted specifically for the buffer design standards noted in these Community Design Standards.
3. Irrigation:
   - All landscaping within the development shall be maintained and irrigated with an automatic, underground irrigation system by each individual lot.
   - All off site perimeter/buffer landscaping adjacent to each lot shall be maintained and irrigated by each individual lot with the completion of phase 2. All lots within Phase 1 will have irrigation infrastructure installed.
4. Water conservation in design:
   - Xeriscape principles will be applied throughout the entire development.
   - Sod/turf is prohibited within the development.

I. Buffer Design:

1. Design Intent:
   Buffer Type-I applies to the entire frontage on South Main Street. The primary objective will be to enhance the street corridor and provide continuous curb appeal throughout the entire street frontage. This goal will be accomplished with a concentration of medium height screen walls at drive through areas, complemented by strategically placed plant material. In addition to providing a strong aesthetic appeal, this approach will provide an effective buffer separating the building and parking/drives from pedestrian and vehicular transportation corridors. A series of stormwater swales, utilizing green infrastructure techniques, are located within the buffer. Furthermore, in an effort to provide an effective and attractive design in this area, narrow paths of dry stream beds will be incorporated at the forefront of the wall/landscape screen. The result will be a pedestrian friendly, and corridor enhancing design scheme.
   Buffer Type III is located along the west and south of the property. Colorado Department of Transportation (CDOT) will review the buffer design they have let encroach into the Highway 85 right-of-way as an approach to provide landscape buffering in addition to the minimum requirements stated in this Planned Development. However, as part of this agreement, CDOT has stipulated that trees of any type or landscape rock material **are prohibited** within Highway 85 right of way. Shrubs are permitted within CDOT right of way. Trees shall be planted within those areas of the buffer located within private property lines.
2. General Standards:
   Buffer Type-1 is to be a low level screen of understory plantings and shrubs used for aesthetic purposes and low-level screening of site elements.
   a. Minimum buffer width = 6 feet
   b. Planting requirement:
      - 1 large tree per 40 lineal feet of frontage
      - 1 ornamental tree per 30 lineal feet of frontage
      - Where easements limit the installation of quantities noted above, install quantity of trees as allowed to avoid conflict with easements.

   Buffer Type-III is to be a densely planted area intended to mitigate noise and create a visual buffer between the commercial uses and Highway 85 to the west and Bromley Lane to the south of the project site.
   a. Minimum buffer width = 30-50 feet (located in R.O.W. as permitted)
   b. Planting requirement within property boundaries:
      - 1 large tree per 60 lf. of frontage
      - 1 Ornamental tree per 40 lf. of frontage
      - 1 Evergreen tree per 40 lf. of frontage

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SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
DESIGN STANDARDS- SITE

PROJECT NO.
21.313.2

DRAWING NAME

PD5.0

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

3. Development Design Approach:
   a. Buffer Design
      - South Main Street buffer (Type 1) shall mimic dry-stream river beds. Buffer will consist of a combination of river rock of varying sizes and is complemented with planting pockets of colorful and drought tolerant plant material. Dry-stream beds will act as water quality/retention that when blended with the surrounding landscape, will produce a natural looking but effective retention and water saving approach.
      - As part of the landscape buffer along Highway 85 and Bromley Lane ROW, 3-4 ft. tall and 20 to 30 foot wide undulating and meandering berms within the right of way will be allowed, as well as shrub and grass massing. Berms will be planted with large groupings of ornamental grasses and colorful shrubs. The optimum result will be a random visual screen, approximately 6-7 feet tall, that will buffer views of the development from Highway 85 and Bromley Lane. All disturbed areas will be re-seeded with native low-grow non-irrigated grasses and planting beds are to receive natural wood mulch. No boulders or rock mulch will be accepted.
   b. Materials:
      - All plant material to meet the American Standards for Nursery Stock (ASNS).
      - White wash river cobble to serve as accent and provide continuity with landscape treatment that will be implemented on the Main Street R.O.W.
      - Granite accent boulders to enhance the appearance of proposed planting beds. Boulders may not be used in CDOT right-of-way locations. Boulders to be located on private property.
      - Red cedar wood mulch to provide protection and insulation to the base of plants.

K. Landscape Planting Palette:

1. Shade Trees:

Podless Kentucky Coffeetree	Gymnocladus Dioicus 'Expresso"	2"
Burr Oak	Quercus Macrocarpa	2.5"
English Oak	Quercus Bicolor	2.5"
Swamp White Oak	Quercus robur	2.5"
Western Hackberry	Celtis Occidentalis	2.5"
Sensation Boxelder	Acer Negundo	2"
Greenspire Linden	Tilia Cordata 'greenspire'	2"
Chinkapin Oak	Quercus Muehlenbergi	2.5"
Accolade Elm	Ulmus Accolade	2"
Imperial Honeylocust	Gleditsia Triacanthos 'imperial'	2.5"
Shademaster Honeylocust	Gleditsia Triacanthos 'shade master'	2.5
Golden Raintree	Koelreuteria Paniculata	2"

2. Evergreen Trees:

Austrian Pine	Pinus Nigra	6ft.
Limber Pine	Pinus Flexilis	6ft.
Bristlecone Pine	Pinus Aristata	6ft.
Blue Spruce	Picea Pungens	6ft.
Engelmann Spruce	Picea Engelmannii	6ft.

3. Ornamental Trees:

Russian Hawthorne	Crataegus Ambigua	6ft. Multi-stem
Thornless Cockspur Hawthorn	Crataegus Crus-galli Inermis	6ft.
Tatarian Maple	Acer Tataricum	6ft.
Amelanchier Alnifolia	Saskatoon Serviceberry	6ft. Multi-stem
Radiant Crabapple	Malus Radiant	6ft.
Thunderchild Crabapple	Malus Thunderchild	6ft.
Coralburst Crabapple	Malus Coralburst	6ft.
Chanticleer Pear	Pyrus Calleriana	6ft.

4. Shrubs and Grasses:

New Mexico Privet	Forestiera Pubescens	5gal.
Three-leaf Sumac	Rhus Triloba	5gal.
Yellow Flowering Currant	Ribes Aureum	5gal.
Red Flowering Currant	Ribes Sanguinea 'king Edward VI'	5gal
Alpine Currant	Ribes Alpinum	5gal.
Wayfaring Tree Viburnum	Viburnum Lantana	5gal.
Four-wing Saltbush	Atriplex Canadensis	5gal.
Oregon Grape Holly	Mahonia Aquifolium	5gal.
Ninebark Species	Physocarpus opulifolius	5gal.
Western Sandcherry	Prunus Besseyi	5gal.
Spirea Species	Spirea Japonica spp.	5gal.
Manzanita Species	Arctostaphylos X Coloradensis	5gal.
Barberry Species	Berberis spp	5gal.
Bluemist Spirea	Caryopteris x Clandonensis	5gal.
Potentilla Species	Potentilla Fruticosa	5gal.
Low-grow Sumac	Rhus Triloba 'low grow	5gal.
Rocky Mountain Juniper	Juniperus Scopulorum Spp	5gal.
Chinese Juniper Spp	Juniperus Chinensis	5gal.
Creeping Juniper spp	Juniperus Horizontalis spp	5gal.
Goliath Maiden Grass	Miscanthus Sinensis 'Goliath'	5gal
Plume Grass	Saccharum ravennae	5gal.
Feather Reed Grass	Calamagrostis Acutiflora 'Karl Forester'	5gal.
Dwarf Fountain Grass	Pennisetum Alopercuroides 'Hameln'	1gal.
Compact Maiden Grass	Miscanthus Sinensis 'Adagio'	1gal.
Elijah Blue Fescue	Festuca Glauca 'Elijah Blue'	1gal.

5. CDOT Seed Mix:

COMMON NAME	SCIENTIFIC NAME	LBS. PLS PER ACRE
Western wheatgrass	Pascopyrum virgatum 'Dacothah'	2
Sand Dropseed	Sporobolus cryptandrus	0.1
Slender wheatgrass	Elymus trachycaulus ssp. Trachycaulus 'First Strike'	4
Alkali sacaton	Sporobolus airoides	0.25
Blue grama	Bouteloua gracilis	0.5
Buffalograss	Bouteloua dactyloides	3
Little bluestem	Schizarchyrium scoparium	1
Sideoats grama	Bouteloua curtipendula	1
Oats	Avena sativa	3
Sulphur-flower buckwheat	Eriogonum umbellatum	1
Plains aster	Machaeranthera bigelovii var. bigelovii	0.2
Blackeyed Susan	Rudbeckia hirta	0.2
	TOTAL	16.25

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SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
DESIGN STANDARDS- SITE

PROJECT NO.
21.313.2

DRAWING NAME
PD5.1

PLANNED DEVELOPMENT FOR SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

IV. Signage Design Standards

A. Signage Design Intent:

Signs within the South Main Redevelopment shall be in accordance with the City of Brighton *Land Use & Development Code*, Article 9 *Sign Standards*, except as specifically modified here.

This section shall outline the types of signs that will be permitted within the South Main Redevelopment and those that will be prohibited and the manner in which sign areas and dimensions will be measured, and their locations. It is further the intent of this section to encourage the installation of signs that are attractive and integrated with the building architectural design with the adjacent property; that will preserve and enhance property values within the community; and that will provide for the public convenience, health and welfare.

B. Prohibited Signs:

a. Pole Signs
b. All other prohibited signs as mentioned in the LUDC, as amended.

C. Total Sign Allowance:

The aggregate area of all permanent signs displayed on a lot in this Planned Development shall not exceed the following:

a. 1 square foot of sign per 1 foot of street frontage
b. Monument signage shall not be included in the total sign allowance for each lot.

D. Monument Signage

A maximum of 3 monument signs shall be allowed.

1. City Monument Sign
   a. City of Brighton logo and name shall be incorporated into the sign
   b. City of Brighton logo and name shall be included in an area of no less than 35 square feet.
   c. City of Brighton logo design and colors shall be reviewed and approved at the discretion of the Community Development Director.
   d. City of Brighton logo and name, as well as tenant signage, shall be illuminated according to the sign lighting standards and regulations of the City of Brighton LUDC, as amended.
   e. A maximum of 4 tenant signs may be included within the monument sign and shall be placed in such a manner to not block or crowd the City of Brighton logo and name. Tenant signage within the monument sign shall have a minimum 5 foot separation from the City of Brighton logo and name.
   f. Sign shall be set back from the property line a minimum of 4 feet. The maximum height of the sign from adjacent grade shall not exceed 12 feet in height, 34 feet in length and 8 feet in width.
   g. Individual tenant sign panels not to exceed 6 feet in width and 2 feet in height.

2. Multi-Tenant Monument Sign
   a. A maximum of 4 tenant signs and 1 sub-tenant sign may be included within the monument sign.
   b. Illuminated, digital signage displaying fuel type and cost may be included within the monument sign.
   c. Sign shall be set back from the south property line a minimum of 1.5 feet and 7 feet minimum from the east property line.
   d. The maximum height of the sign from adjacent grade shall not exceed 10 feet in height, 23 feet in length and 3 feet in width.
   e. Tenant sign panels shall be located within the proscribed areas shown on the illustrations in these standards.
3. Highway Multi-Tenant Monument Sign
   a. A maximum of 4 tenant signs and 1 sub-tenant sign may be included within the monument sign.
   b. Illuminated, digital signage displaying fuel type and cost may be included within the monument sign.
   c. Sign shall be set back from the west property line a minimum of 2 feet.
   d. The maximum height of the sign from adjacent grade shall not exceed 20 feet in height, 11 feet in length and 3 feet in width.
   e. Tenant sign panels shall be located within the proscribed areas shown on the illustrations in these standards.
4. Signage Materials
   a. Materials for all signs shall be high quality, durable materials that complement the buildings on site. All signage shall be constructed using a combination of painted steel, aluminum and steel sheet/panels, perforated metal mesh and natural stone gabion walls. Suitable material for fabricated lettering includes aluminum, sheet metal, acrylic and polycarbonate.
   b. All monument signage shall utilize the same color and material palette to create a cohesive, unified look on the site.
5. Monument Signage Landscaping
   a. Landscaping shall be incorporated with the signage and at a minimum shall include shrubs and boulders located at the base of the signs and within the immediate surroundings. All landscaping to be low-water use evergreen shrubs and grasses.
   b. Landscaping for the city monument sign shall include a minimum of 75 shrubs and grasses in any combination as well as additional low-water use plantings within the raised planting beds of the sign base. The sign shall be accented with a minimum of 4 ornamental trees in any combination of evergreens and deciduous varieties and a minimum of 6 natural-shaped accent boulders of varying sizes. Trees shall not obscure any portion of the city logo or lettering.
   c. Landscaping for all other monument signs shall include a minimum of 40 shrubs and grasses in any combination and a minimum of 4 natural shaped accent boulders of varying sizes. Signs are double-sided and shall not be obscured by trees.
6. Location Criteria
   a. No signs shall be permitted within a dedicated easement and shall comply with sight triangle and sight distance standards of the LUDC, as amended.
7. Maintenance
   a. Property owner and /or established maintenance entity shall be required to maintain and repair, if need be, the monument signage and associated landscaping.
   b. City of Brighton logo and name may not be removed or modified in any manner, without written consent from the Community Development Director.

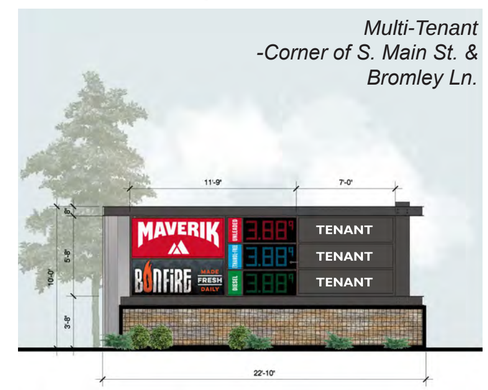
E. Menu Boards

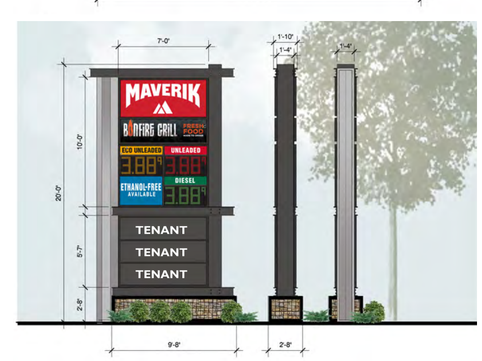
1. Menu boards shall only be permitted with drive through uses only.
2. A maximum of 2 menu boards shall be allowed with any one drive through aisle.
3. Menu boards shall be screened from public right-of-way via landscaping or decorative gabion walls.
4. The location of menu boards shall be situated away from the public right-of-way to the maximum extent possible.

F. Directional and Informational Signage

1. Directional signage shall be allowed as it serves to establish the safe flow of vehicular and pedestrian traffic within the site. Informational signage, such as clearance/vehicle height bars, shall be allowed as they serve to alert vehicles entering a drive through of the clear height of building elements encroaching into the drive through lane.
2. Size: Directional sign area may be a maximum of 4.5 square feet and shall be included in total sign area allowance established in these standards. Directional sign height not to exceed 4 feet. Informational sign area shall not be included in total sign area allowance. Informational sign height not to exceed 11 feet.
3. Location: Directional signs shall be placed on raised islands/areas to be protected from traffic and used at junctions and areas without a clear traffic flow. Informational signage shall be placed in a raised island at the entrance of a drive through lane.

Multi-Tenant -Corner of S. Main St. & Bromley Ln.

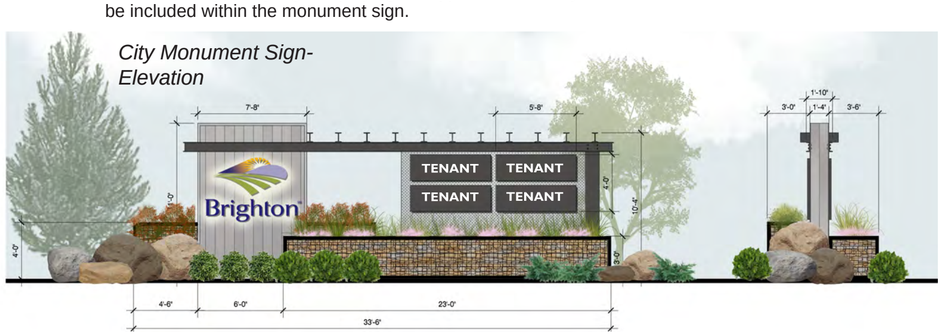




Highway Multi-tenant -US Highway 85

Note: *Renderings are intended to demonstrate basic sign design intent. They are conceptual in nature and subject to change within the parameters of the design standards.*

City Monument Sign- Elevation



City Monument Sign- Plan View

NO.	REVISION	BY	DATE	APPR.
4	SUBMITTAL #5	JCG	03/07/23	
3	SUBMITTAL #4	JCG	11/15/22	
2	SUBMITTAL #3	JCG	6/01/22	
1	SUBMITTAL #2	JCG	9/21/21	

ACME WORKSHOP
architecture • planning • interiors
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1018 E.24TH AVENUE
DENVER, COLORADO
80205

DRAWN BY: JG
CHECKED BY: BG
DATE: 3/7/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PLANNED DEVELOPMENT
DESIGN STANDARDS- SIGNAGE

PROJECT NO.
21.313.2

DRAWING NAME

PD6.0