

BRIGHTON CITY COUNCIL RESOLUTION

BROMLEY FARMS PUD VESTED PROPERTY RIGHTS EXTENSION

RESOLUTION NO.: 2018-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE APPLICATION FOR VESTED PROPERTY RIGHTS FOR THE BROMLEY FARMS PUD TO DECEMBER 6, 2021 WITH CONDITIONS AS SET FORTH HEREIN. THE APPROXIMATE 135.14 ACRE PROPERTY KNOWN AS THE BROMLEY FARMS SUBDIVISION IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BROMLEY LANE AND CHAMBERS ROAD, AND IS FURTHER DESCRIBED AS A PARCEL OF LAND 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.

WHEREAS, this matter came before the City Council upon that certain request by the Applicant, Jack Hoagland of Privateer Bromley; and

WHEREAS, the Owners of the Property are the Thomas L. Hartley Family; and

WHEREAS, the City Council adopted Resolution 2011-119 which approved a six (6) year vesting period expiring on December 6, 2016 for the Bromley Farms Planned Unit Development (“PUD”) on November 15, 2011; and

WHEREAS, the City Council adopted Resolution 2017-19 which approved a two (2) year vesting period expiring on December 6, 2018 for the Bromley Farms Planned Unit Development (“PUD”) on February 21, 2017;

WHEREAS, the adopted Resolution 2017-19 was subject to the following three (3) conditions:

1. That all ensuing development of the Property subject to the Bromley Farms PUD shall meet all applicable City standards in effect at the time of such development, including, without limitations, those related to transportation, drainage, and utilities;
2. That no further extension of the vested property rights for the Bromley Farms PUD will be accepted or considered by the City unless and until a final plat for the Property is finalized on or before December 6, 2018 which conforms to the Bromley Farms PUD in its entirety;
3. That Sheets 8, 12, 13, and 14 of the PUD are no longer valid and, as such, shall not be considered applicable or satisfactory as to any development of the Property subject to the Bromley Farms PUD;

WHEREAS, the Applicant has submitted a specific request to extend the duration of vesting for three (3) years for the Bromley Farms property, more particularly described in Exhibit “A” attached hereto and incorporated by reference (the “Property”); and

WHEREAS, given the size of the planned subdivision, together with the representations by the Applicant that past economic conditions have not been conducive to development, the City Council of the City of Brighton finds that the Bromley Farms PUD meets the criteria for an extension of Vested Property Rights; and

WHEREAS, the *Brighton Standard Blade* published a legal notice on Wednesday, August 29, 2018 regarding the request for Vested Property Rights and notices to property owners within 300’ of the subject Property were mailed accordingly; and

WHEREAS, the property was properly posted on Wednesday, August 22, 2018; and

WHEREAS, a vesting period extension of three (3) years is consistent with the typical duration of vested property rights in accordance with Section 17-56-50 of the *Brighton Municipal Code*; and

WHEREAS, a new *Transportation Master Plan* was adopted by City Council on March 1, 2016 that included new street sections; and

WHEREAS, the City is planning to adopt a new zoning code within two (2) years that may impact the requirements for PUD zoning; and

WHEREAS, new drainage standards have been adopted by the State of Colorado that must be adhered to by the City of Brighton and future developments; and

WHEREAS, utility plans incorporated into the Bromley Farms PUD do not meet current standards and requirements and are no longer valid; and

WHEREAS, Sheets 8, 12, 13, and 14 of the Bromley Farms PUD labeled as “typical” and “conceptual”, are no longer valid for future development as they do not meet current City standards; and

WHEREAS, in order for the Bromley Farms PUD to remain viable and consistent with current economic conditions and costs, it will be necessary that the Property be finally platted within the three (3) year vesting period; and

WHEREAS, any approval of vested rights is subject to *Brighton Municipal Code* 17-56-40, and *Colorado Revised Statutes* 24-68-102.5(2), 24-68-103(1)(c), and 24-68-105(2).

WHEREAS, the City of Brighton Planning Commission reviewed the application on August 14, 2018 and recommended approval with three (3) conditions to the City of Brighton City

Council that the Vested Property Rights for the Bromley Farms PUD be vested for an additional three (3) year period (to expire on December 6, 2021).

WHEREAS, the City of Brighton City Council finds the adopted Resolution 2017-19's second condition has not been strictly met, but as significant progress has been made by the Applicant toward submitting a preliminary plat that conforms to the Bromley Farms PUD and by submitting a formal application for the formation of metropolitan districts for the Property, the City Council finds that the intent of this condition has been met; and

WHEREAS, the City of Brighton City Council has reviewed the application for the Bromley Farms PUD Vested Property Rights and finds and declares that the application generally follows the intent of the Brighton Municipal Code, Section 17-56, and the Comprehensive Plan in providing for the future of the City, provides consistency with the purpose and intent of these regulations, compatibility with surrounding areas, is harmonious with the character of the neighborhood, and is not detrimental to the immediate area, future development of the area, or to the health, safety or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO AS FOLLOWS:

Section 1. The Site Specific Development Plan Vested Property Rights application consisting of the Bromley Farms PUD plan is hereby amended to extend Vested Property Rights for an additional three (3) years, to expire on December 6, 2021, subject to the following three (3) conditions:

1. That all ensuing development of the Property subject to the Bromley Farms PUD shall meet all applicable City standards in effect at the time of such development, including, without limitations, those related to transportation, drainage, and utilities.
2. That no further extension of the vested property rights for the Bromley Farms PUD will be accepted or considered by the City unless and until a final plat for the Property is finalized on or before December 6, 2021, which conforms to the Bromley Farms PUD in its entirety.
3. That Sheets 8, 12, 13, and 14 of the PUD are no longer valid and, as such, shall not be considered applicable or satisfactory as to any development of the Property subject to the Bromley Farms PUD.

RESOLVED, this 18th day of September 2018.

CITY OF BRIGHTON, COLORADO

Kenneth J. Kreutzer, Mayor

ATTEST:

Natalie Hoel, City Clerk

APPROVED AS TO FORM:

Jack D. Bajorek, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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°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 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°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°10'38" 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 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°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 21.00 FEET;
- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°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 2,459.71 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°34'15" AN ARC LENGTH OF 63.20 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, G & J, BROMLEY FARMS, A SUBDIVISION PLAT RECORD UNDER RECEPTION NO. 2006000987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE.

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

EXHIBIT “B”
BROMLEY FARMS PUD
(14 Pages)

(Starts on the next page)

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 THRU K, 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. 200600987859 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°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 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°09'11" EAST;

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- 3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°23'11" AN ARC LENGTH OF 33.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

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

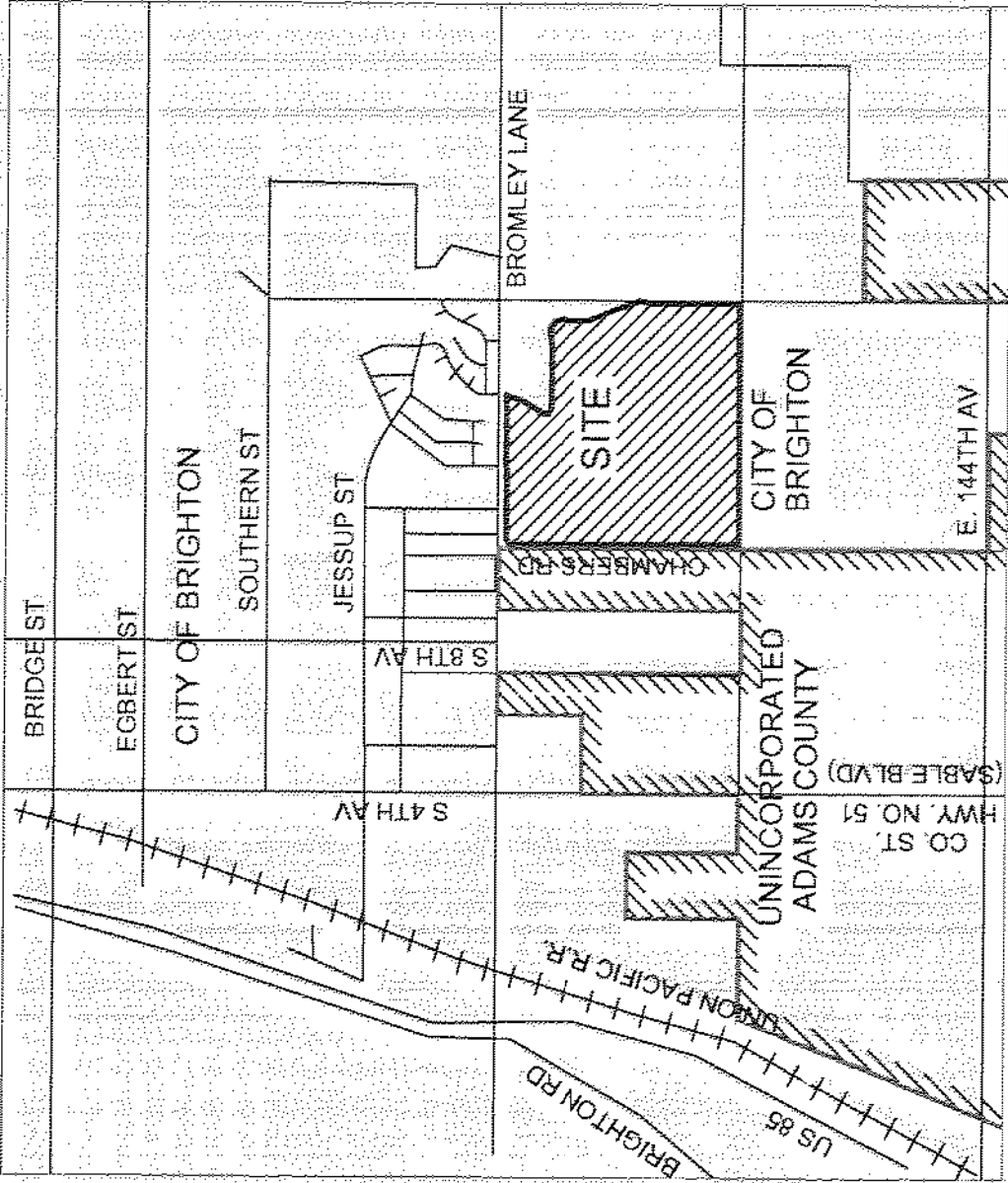
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EXCLUDING THEREFROM TRACTS B, G & J, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 200600987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE.

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 VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 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 LOCATION OF RIGHT-OF-WAY, PARKS AND OPEN SPACES, PLANNING AREA BOUNDARIES, ETC. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY OR THE SUBMITTAL OF ANY BUILDING PERMITS.



VICINITY MAP
SCALE: 1" = 2000'

NOTES CONTINUED

- 4. A FINAL ALIGNMENT FOR THE ROADWAY THAT PROVIDES ACCESS TO THE WATER PARK, GENERALLY LOCATED BETWEEN SOUTH 15TH 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 27 DAY OF Sept 2011

Richard M. McLean
MAYOR

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON THIS 6th DAY OF September 2011

Richard M. McLean
MAYOR

Attest:
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 31st DAY OF January 2012 AT 3:28:59 OCLOCK P.M.

Karen Long
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 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: [Signature]
BY: [Signature]
FOR: Thomas L. Hartley
DATE: 12-19-11

NOTARIAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Dec 2011, BY Thomas L. Hartley
MY COMMISSION EXPIRES ON 2-1-2013

SCOTT DAVID BENNETTS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/06/2018

SHEET INDEX

- 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

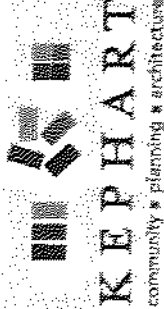
COVER SHEET

SHEET

1 of 14



BRITINA
design group



KEPHART
community • planning • architecture



REDLAND
Engineering Great Places
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ENGINEER

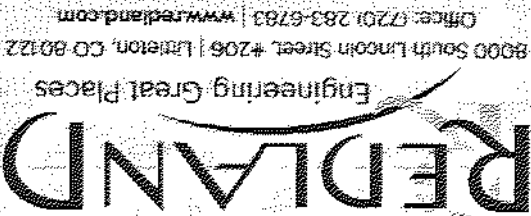
REDLAND
8000 SOUTH LINCOLN STREET, SUITE 206
LITTLETON, CO 80122
(720) 283-6783
CONTACT: MR. FRED TAFOYA

LAND PLANNER

KEPHART
2555 WALNUT STREET
DENVER, CO 80205
(303) 832-4474
CONTACT: MR. CHRIS GRADY

LANDSCAPE ARCHITECT

BRITINA DESIGN GROUP
7600 GRANDVIEW AVENUE, #210
ARVADA, CO 80002
(303) 456-2887
CONTACT: MR. BOB COURI



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|-------------|------------|
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| VERT. SCALE | N/A |

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| 2 | REVISION PER CITY | 07-14-2011 |
| 3 | REVISION PER CITY | 08-16-2011 |
| 4 | REVISION PER CITY | 09-09-2011 |
| 5 | REVISION PER CITY | 10-13-2011 |

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

STATEMENT OF PURPOSE AND INTENT

THE BROMLEY FARMS PUD IS A 135.14 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 SPACED AN AVERAGE OF 40 FEET ON CENTER CREATING A TIMELESS 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 LANE, INCLUDING ALONG THE HISTORIC FARM AND OASIS AQUATIC 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 INTERNAL COLLECTOR STREETS.
 - E. 4 FOOT CONCRETE SIDEWALKS ALONG LOCAL STREETS AND PASEOS.
 - F. STREET TREE LAWNS SHALL BE CONSISTENT 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 CITY OF BRIGHTON'S RESIDENTIAL DESIGN STANDARDS TOGETHER WITH THE BROMLEY FARMS RESIDENTIAL DESIGN STANDARDS (BFRDS), 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 ACTIVITIES OCCURRING ON THE PROPERTY. THE ORDINANCES, RULES, REGULATIONS AND REQUIREMENTS OF THE CITY SHALL APPLY WHERE THE PROVISIONS OF THESE GUIDELINES DO NOT SPECIFICALLY ADDRESS A PARTICULAR SUBJECT.
- 2. DEFINITIONS
 - A. ACCESSORY BUILDING:
A DETACHED SUBORDINATE BUILDING LOCATED ON THE SAME LOT (OR A CONTINUOUS LOT IN THE SAME OWNERSHIP) WITH THE PRINCIPAL 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 FOOT (4') SECTION OF WALL THAT SEPARATES AND/OR CONNECTS TWO (2) ADJACENT ROOMS. A SHED, 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 900 SQUARE FEET FOR A SINGLE FAMILY LOT AND 600 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 CARRIAGE UNIT EXCEED 900 SQUARE FEET. THE MAXIMUM BUILDING HEIGHT FOR A CARRIAGE UNIT SHALL BE 30 FEET. CARRIAGE UNITS ARE PERMITTED ON SINGLE-FAMILY DETACHED RESIDENTIAL LOTS ONLY. RENTAL OR SALE OF CARRIAGE UNITS IS PROHIBITED EXCEPT WITH THE CONSENT OF THE SAME LESSOR 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 PROHIBITION. EACH PLAT SHALL BE LIMITED TO A MAXIMUM 30% OF 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.

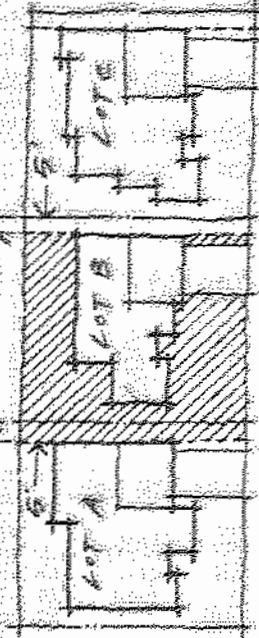
- D. BUILDING HEIGHT:
THE VERTICAL DISTANCE FROM THE ESTABLISHED DATUM LINE AND THE REFERENCE POINT OF THE ROOF. THE DATUM LINE IS DETERMINED AT THE LOWEST MEASUREMENT OF EITHER THE POINT WHERE THE GRADE IS AT ITS HIGHEST WHEN IN CONTACT WITH THE BUILDING OR THE POINT MEASURED TEN FEET (10') VERTICALLY, 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 COPING OF A FLAT ROOF, THE DECK LINE OF A MANSARD ROOF, OR THE MEAN HEIGHT LEVEL BETWEEN EAVES AND HIGHEST RIDGE FOR A GABLE OR HIP ROOF. CHIMNEYS, SPIRES, TOWERS, ELEVATORS, PENTHOUSE, 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 SINGLE FAMILY ATTACHED HOME SHALL BE THIRTY-FIVE FEET (35').
 - c. THE MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY SHALL BE FORTY-FIVE FEET (45').
 - d. FOR PLANNING AREA 2, THE MAXIMUM BUILDING HEIGHT FOR GROUP FACILITIES AND MULTI-FAMILY 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 25 FEET. THE MAXIMUM BUILDING SIZE 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. HOMEOWNER'S ASSOCIATION (HOA):
A DULY 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 38- 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 BETWEEN LAND USES AND TO THE EDGE OF R.O.W. FOR INTERNAL 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 NEAR OR ON THE SIDE PROPERTY LINE. GENERALLY EACH LOT INCORPORATES 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 DWELLING WITH PRIMARY GROUND FLOOR ACCESS TO THE OUTSIDE, WHICH IS ATTACHED TO ANOTHER UNIT BY A PARTY WALL WITHOUT OPENINGS. SINGLE FAMILY ATTACHED DWELLINGS INCLUDE PAIRED HOMES AND UP TO EIGHT-UNIT TOWNHOME BUILDINGS.
- N. SINGLE FAMILY DETACHED DWELLING:
SINGLE FAMILY DETACHED DWELLING IS ONE DWELLING UNIT BUT MAY INCLUDE A DETACHED CARRIAGE UNIT. SINGLE FAMILY DETACHED DWELLINGS MAY BE CONFIGURED IN A CLUSTER AND UTILIZE PATIO HOMES OR ALLEY-LOADED PRODUCTS.
- O. USE EASEMENTS / USEABLE SIDE YARDS / PATIO HOMES:
A USEABLE SIDE YARD MAY BE CREATED BY ESTABLISHING A USE EASEMENT ON AN ADJACENT LOT AND ALLOWING FULL USE OF THE SIDE YARD EXTENDING TO THE FOUNDATION OR 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 PROPERTY. EASEMENTS FOR PRIVATE MAINTENANCE AND DRAINAGE SHALL BE PLACED ON A CONTINUOUS BLOCK AT THE TIME OF PLATTING. A MINIMUM OF TEN FEET (10') IS REQUIRED BETWEEN BUILDINGS

LOT CREATED BY USE EASEMENT

LOT PLATTED ON SUBDIVISION MAP



USE EASEMENTS ALLOW FOR USEABLE SIDE YARDS

9 FOOT USE EASEMENT GRANTED FROM LOT A BY LOT B FROM LOT A.

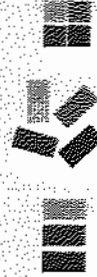
GENERAL LOCATION AND LAND USE

- 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 PROPERTY IS SURROUNDED BY EXISTING 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-1-A |
| PA-4 | R-1 |
| PA-5 | R-1-A |
| PA-6 | R-1 |



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BROMLEY FARMS
FINAL PUD PLAN
GENERAL NOTES

SHEET

2 of 14

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

S 12TH AVE
S 13TH AVE
TOPPY DR

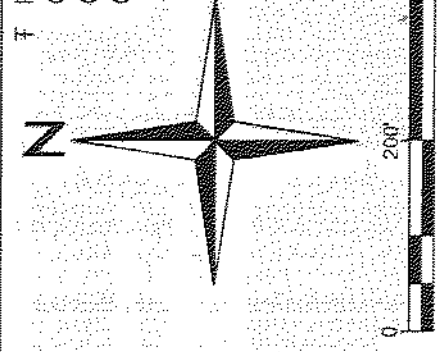


LEGEND:

- PROPOSED 8' TRAIL
- PROPOSED 10' TRAIL
- PROPOSED FULTON DITCH
- REGIONAL OUTFALL (FUTURE)
- VEHICULAR ACCESS
- PARK
- DETENTION BASIN (10-YEAR POOL)

| LAND USE SUMMARY/LEGEND | | | | | |
|-------------------------|--|-------|------------------------------|--------------------------|------------------|
| PLANNING AREA | LAND USE AND PROPOSED PUD DESIGNATION | ACRES | DENSITY RANGE (USE CATEGORY) | POTENTIAL RANGE OF UNITS | MINIMUM LOT SIZE |
| PA-1 | SINGLE FAMILY MRL | 11.6 | 3-6 DU/AC | 62 - 276 UNITS | 4,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| | GROUP FACILITIES MR-H | | 10-24 DU/AC | | N/A |
| | MULTI-FAMILY MR-H | | 10-24 DU/AC | | N/A |
| PA-2 | SINGLE FAMILY MRL | 8.7 | 3-6 DU/AC | 67 - 136 UNITS | 4,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| | GROUP FACILITIES MR-H (TWO STORES MAXIMUM) | | 10-16 DU/AC | | N/A |
| | MULTI-FAMILY MR-H (TWO STORES MAXIMUM) | | 10-24 DU/AC | | N/A |
| PA-3 | SINGLE FAMILY MRL | 18.2 | 3-6 DU/AC | 104 - 126 UNITS | 4,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| PA-4 | SINGLE FAMILY MRL | 11.1 | 3-6 DU/AC | 50 UNITS | 5,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| PA-5 | SINGLE FAMILY MRL | 37.0 | 3-6 DU/AC | 203 - 222 UNITS | 4,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| PA-6 | SINGLE FAMILY MRL | 6.8 | 3-6 DU/AC | 30 UNITS | 5,000 SQ. FT. |
| | SINGLE FAMILY ATTACHED MR-M | | 6-10 DU/AC | | 1,800 SQ. FT. |
| | ROW | 7.5 | | | |
| | PARKS & OPEN SPACE | 37.7 | | | |
| | DETENTION | 3.0 | | | |
| | TOTAL | 141.6 | | 516 - 843 UNITS | |

INCLUDES 6.4 ACRES FROM TRACTS B & G OF BROMLEY FARMS SUBDIVISION FOR COMMUNITY PARK AND OPEN SPACE CREDIT TO THIS PUD



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BROMLEY FARMS
FINAL PUD PLAN
PUD SITE PLAN

| DATE | REVISION |
|-------------|-------------------|
| 05-09-2011 | 1 REVISE PER CITY |
| 07-14-2011 | 2 REVISE PER CITY |
| 08-16-2011 | 3 REVISE PER CITY |
| 09-09-2011 | 4 REVISE PER CITY |
| 10-13-2011 | 5 REVISE PER CITY |
| PROJECT NO. | 10006 |
| APPROVED | FGT |
| CHECKED | FGT |
| DRAWN | DEN |
| DATE | 02-11-2011 |
| VERT. SCALE | N/A |
| HORZ. SCALE | N/A |
| VERT. SCALE | N/A |

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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 STANDARD NOTES:

1. PLANNING AREA SIZES ARE SUBJECT TO MINOR MODIFICATIONS DURING FINAL PLAT AND/OR RE-PLAT. EXACT SIZE AND CONFIGURATION OF THE PLANNING AREAS WILL BE DETERMINED AT THE TIME OF FINAL PLAT AND/OR RE-PLAT.
2. MINIMUM LOT WIDTH SHALL BE MEASURED FROM THE FRONT SETBACK LINE.
3. THE DEVELOPMENT WILL COMPLY WITH THE CITY OF BRIGHTON RESIDENTIAL DESIGN STANDARDS WHERE THE FINAL PUD DOES NOT ADDRESS SPECIFIC DESIGN STANDARDS.
4. THE PRELIMINARY PLAT, FINAL PLAT, AND/OR PLAT AMENDMENT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS FOR MR-L, MR-M AND MR-H AS SET FORTH IN THE LAND DEVELOPMENT STANDARDS OF THIS PUD.

ROADS

PA-1, PA-2, PA-3, PA-4, PA-5, PA-6 WILL FOLLOW THE ROAD SECTIONS AND STANDARDS OF THIS PUD.

PHASING

1. THIS DEVELOPMENT WILL BE COMPLETED IN SEVERAL PHASES. DEVELOPMENT WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON MARKET CONDITIONS AND INFRASTRUCTURE EXTENSION.
2. THE PACING ORDINANCE SHALL APPLY TO DEVELOPMENT OF THE BROMLEY FARMS PUD.

OPEN SPACE AND PARKS

1. THE IMPROVEMENTS PLANNED FOR THIS OPEN SPACE WILL INCLUDE DRAINAGE, DETENTION, AND LANDSCAPE IMPROVEMENTS AS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN INCLUDED HEREIN. PARKS AND OPEN SPACE DEDICATIONS SHALL BE MET ACCORDING TO REGULATIONS SET FORTH IN THE BRIGHTON RESIDENTIAL DESIGN STANDARDS.
2. THE DRAINAGE CHANNEL ALONG THE SOUTH BOUNDARY OF THE PROPERTY SHALL BE DEDICATED TO THE CITY OF BRIGHTON AND WILL BE CONSTRUCTED AND MAINTAINED BY THE CITY.
3. THE PRIVATE OPEN SPACE AND LANDSCAPE TRACTS WILL BE MAINTAINED BY THE HOA.

LIGHTING

1. POLE LIGHTS SHALL BE DOWNCAST, CUT-OFF TYPES NOT TO EXCEED 18 FEET IN HEIGHT.
2. LIGHTS WILL BE DOWNWARD DIRECTED AND SHALL NOT CAST GLARE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
3. A MANDATORY HOA WILL BE ESTABLISHED TO PROVIDE FOR MAINTENANCE OF ALL COMMON AREAS NOT DEDICATED TO A PUBLIC ENTITY. COMMON AREAS SHALL INCLUDE AREAS DEVOTED TO LANDSCAPING AND PRIVATE DRIVES.
4. STREET LIGHTING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF BRIGHTON STANDARDS.

LANDSCAPING

1. ALL OPEN SPACE AND DETENTION TRACTS AND THE PRIVATE LANDSCAPE TRACTS WILL BE LANDSCAPED. CONCEPTUAL LANDSCAPE PLANS ARE PROVIDED HEREIN.
2. THE INDIVIDUAL LOTS WILL BE LANDSCAPED AS FOLLOWS: FOR SINGLE FAMILY LOTS, THE BUILDER WILL PROVIDE GRASS AND ONE TREE IN THE FRONT YARD. THE INDIVIDUAL HOMEOWNER WILL PROVIDE LANDSCAPING AND GROUND COVER IN THE REAR YARD AREA. FRONT YARD TREES INSTALLED BY THE BUILDER WILL INCLUDE A VARIETY OF SPECIES TO PROMOTE TREE DIVERSITY. LANDSCAPING FOR THE PATIO HOMES, CLUSTER HOMES AND MULTI-FAMILY TRACT DEVELOPMENTS WILL BE INSTALLED BY THE BUILDER AND MAINTAINED BY A MANDATORY HOA OR PROPERTY MANAGEMENT ENTITY.
3. THE PUBLIC OPEN SPACE AND PARKS OVER 3 ACRES SHALL BE MAINTAINED BY THE CITY OF BRIGHTON. THE OPEN SPACE AND LANDSCAPED PORTIONS OF THE RIGHTS-OF-WAY THAT ARE ADJACENT TO THE BROMLEY FARMS PROPERTY INCLUDING BROMLEY LANE, CHAMBERS ROAD, INDIAN PAINTBRUSH DRIVE, AND S. 19TH AVENUE SHALL BE MAINTAINED BY THE HOA. THE ENTRANCE FEATURES SHALL BE MAINTAINED BY THE HOA.
4. LANDSCAPING WILL BE PHASED WITH ADJACENT DEVELOPMENT.
5. DETAILED LANDSCAPING, FENCING, AND SIGNAGE PLANS SHALL BE SUBMITTED WITH THE PRELIMINARY PLAT FOR ALL PLANNING AREAS, HOA LANDSCAPE AND DETENTION/RETENTION AREAS.
6. HOMEOWNER MAY NOT ALTER THE FINAL LOT GRADING AND DRAINAGE OR INTERFERE WITH UTILITY EASEMENTS.

FENCING

1. FENCING REQUIREMENTS FOR PROJECT FENCING AND WALLS SHALL FOLLOW THE BRIGHTON RESIDENTIAL DESIGN STANDARDS.

SIGNAGE

1. A MAXIMUM OF FOUR PERMANENT IDENTIFICATION SIGNS WILL BE INSTALLED AT ENTRANCES TO THE COMMUNITY FROM BROMLEY LANE, CHAMBERS ROAD, S. 19TH AVENUE AND INDIAN PAINTBRUSH DRIVE.
2. CONSTRUCTION DEVELOPMENT SIGNS: NON-ILLUMINATED CONSTRUCTION SIGNAGE WILL BE ALLOWED AT EACH ENTRANCE DURING CONSTRUCTION OR MAJOR MODIFICATION. MULTIPLE SIGNS ARE ALLOWED AND SHALL BE LOCATED A MINIMUM OF 10-FEET FROM ANY PROPERTY LINE. THE TOTAL CONSTRUCTION SIGNAGE AREA ALLOWED AT EACH ENTRANCE SHALL NOT EXCEED 100 SQUARE FEET.
3. ALL OTHER SIGNS WILL COMPLY WITH THE GENERAL REGULATION FOR SIGNS CONTAINED WITHIN THE ZONING REGULATIONS FOR THE CITY OF BRIGHTON.

RESIDENTIAL GARAGE PLACEMENT AND DESIGN

1. GARAGE PLACEMENT AND DESIGN REQUIREMENTS SHALL FOLLOW THE BRIGHTON RESIDENTIAL DESIGN STANDARDS EXCEPT FOR THE FOLLOWING:
 - a. GARAGE DOORS ON SMALL LOTS LESS THAN 6,000 SQ. FT. SHALL NOT COMPRISE OF MORE THAN FIFTY-FIVE (55) PERCENT OF THE FRONT FAÇADE OF THE PRINCIPAL DWELLING STRUCTURE FOR TWO-CAR GARAGE

ARCHITECTURAL GENERAL DESIGN AND MATERIALS

1. THE BROMLEY FARMS PUD WILL ADHERE TO THE EXISTING BRIGHTON RESIDENTIAL DESIGN STANDARDS FOR RESIDENTIAL LOT AND BUILDING DESIGN AS WELL AS MULTI-FAMILY BUILDING DESIGN.
2. IT IS THE INTENT IN FOLLOWING THE CITY OF BRIGHTON'S DESIGN GUIDELINES THAT BUILDERS IN THE BROMLEY FARMS COMMUNITY WILL DEVELOP SINGLE FAMILY AND MULTI-FAMILY UNITS THAT REFLECT A HIGH LEVEL OF QUALITY, DETAIL AND CRAFTSMANSHIP.
3. TRADITIONAL ARCHITECTURAL STYLES SUCH AS FARMHOUSE, VICTORIAN, CRAFTSMAN, PRAIRIE, FOUR SQUARE, (AND MODERN INTERPRETATIONS OF EACH), ARE ENCOURAGED TO BLEND WITH THE CITY OF BRIGHTON'S ARCHITECTURAL HERITAGE.
 - a. UP TO 20 PERCENT OF THE COMMUNITY MAY INCLUDE A MODERN ARCHITECTURAL STYLE AS LONG AS IT IS GROUPED WITHIN A RESIDENTIAL BLOCK AND ADHERES TO THE BRIGHTON RESIDENTIAL DESIGN STANDARDS.

PLANNED UNIT DEVELOPMENT - MIXED RESIDENTIAL GUIDELINES

THE BROMLEY FARMS PUD PLAN PROVIDES FLEXIBILITY TO ACCOMMODATE SINGLE FAMILY ATTACHED AND DETACHED, AND MULTI-FAMILY LAND USES.

THE BROMLEY FARMS COMMUNITY SHALL NOT EXCEED THE TOTAL ALLOWABLE 843 RESIDENTIAL UNITS. CARRIAGE UNITS SHALL NOT COUNT AGAINST THE TOTAL ALLOWABLE RESIDENTIAL UNITS, AND ARE LIMITED TO 30% OF THE TOTAL NUMBER OF SINGLE FAMILY DETACHED UNITS.

THE LAND USES IDENTIFIED ON THE PUD PLAN ALLOW FOR FLEXIBILITY TO RESPOND TO MARKET CONDITIONS WHILE MAINTAINING THE CHARACTER AND INTEGRITY OF THE DEVELOPMENT PLAN. AT TIME OF FINAL PLAT AND/OR RE-PLAT, LAND USE AREAS IN REGARDS TO THEIR BOUNDARIES MAY BE ALTERED UP TO 10 % SUBJECT TO THE PROCEDURE FOR CITY REVIEW AND APPROVAL. FINAL PARCEL BOUNDARY LINES SHALL BE DETERMINED AT THE TIME OF FINAL PLAT AND/OR RE-PLAT.

AT THE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR (THE "DIRECTOR"), A MINOR AMENDMENT (AN ALTERATION OF 10% OR LESS) TO THE SIZE, SHAPE, OR CONFIGURATION OF THE ORIGINAL PLANNING AREA (A "MINOR PLANNING AREA AMENDMENT") MAY BE ADMINISTRATIVELY REVIEWED BY THE DIRECTOR. HOWEVER, NO INCREASE SHALL BE ALLOWED DURING THIS PROCESS FOR THE MAXIMUM NUMBER OF UNITS. A REQUEST FOR A MINOR PLANNING AREA AMENDMENT MAY BE APPROVED OR DENIED, AT THE DISCRETION OF THE DIRECTOR. AN ADMINISTRATIVE DECISION BY THE DIRECTOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN 30 DAYS OF A FINAL DECISION. WITHIN 30 DAYS OF AN ADMINISTRATIVE APPROVAL OF A MINOR PLANNING AREA AMENDMENT, THE APPLICANT FOR THE MINOR PLANNING AREA AMENDMENT SHALL PREPARE A PUD AMENDMENT DOCUMENT, ACCORDING TO THE DIRECTOR'S SPECIFICATIONS, WHICH SHALL BE RECORDED WITH THE COUNTY

PLANNING AREAS HAVE A RANGE OF DENSITIES DEPENDING ON THEIR FINAL PRODUCT AND WILL BE DETERMINED BY MARKET CONDITIONS AT THE TIME OF DEVELOPMENT. IN NO CASE SHALL UNITS EXCEED THE TOTAL ALLOWABLE APPROVED FOR THE BROMLEY FARMS PUD. MIXING OF LOT TYPES IS PERMITTED IN INDIVIDUAL PLANNING AREAS AND SHALL BE IN ACCORDANCE WITH THE PUD PLAN.

OPEN SPACE AND PARKS SHALL MEET THE REQUIREMENTS SET FORTH IN THE LAND USE AND DEVELOPMENT CODE AND THIS PUD DOCUMENT AT THE TIME OF FINAL PLAT AND/OR RE-PLAT FOR EACH DEVELOPMENT PHASE. COMPUTATIONS OF OPEN SPACE SHALL BE PROVIDED FOR THAT PORTION OF THE BROMLEY FARMS COMMUNITY. THE OPEN SPACE NETWORK AND PARKS SHALL BE DEVELOPED IN EACH PHASE CONSECUTIVE WITH HOME CONSTRUCTION. IN ADDITION, AT THE TIME OF FINAL PLAT AND/OR RE-PLAT EACH DEVELOPMENT PHASE SHALL PROVIDE A TRACKING OF TOTAL UNITS AND OPEN SPACE WITHIN THE PLAT.

OPEN SPACE TABLE

REQUIRED OPEN SPACE AND PARK AREA PER THE CURRENT BRIGHTON MUNICIPAL CODE AND BASED ON THE MINIMUM 516 UNITS.

- A. NEIGHBORHOOD PARK REQUIREMENT (3 ACRES/1000 POPULATIONS @ 2.96 PERSONS/HOUSEHOLD) OR APPROXIMATELY 4.6 ACRES.
- B. COMMUNITY PARK REQUIREMENT (3 ACRES/ 1,000 POPULATION @ 2.96 PERSONS/HOUSEHOLD) OR APPROXIMATELY 4.6 ACRES.
- C. OPEN SPACE REQUIREMENTS (15 ACRES/1000 POPULATIONS @ 2.96 PERSONS/HOUSEHOLD) OR APPROXIMATELY 22.9 ACRES
- D. TOTAL PARKS AND OPEN SPACE REQUIREMENT IS 32.1 ACRES.

PROVIDED OPEN SPACE/PARKS LAND DEDICATION IS PLANNED FOR 37.7 ACRES AND INCLUDES THE AREAS OF THE FUTURE DRAINAGE OUTFALL, THE FULTON DITCH, THE PERIMETER BUFFERS, THE IDENTIFIED PARKS AND OPEN SPACE, AND THE BRIGHTON OASIS AQUATIC PARK (BROMLEY FARMS SUBDIVISION, TRACTS B & G). THIS TOTAL ACREAGE SUPPORTS UP TO 806 DWELLING UNITS WITHIN THE BROMLEY FARMS PUD. THE SUMMARY TABLE PROVIDED BELOW IDENTIFIES THE MAXIMUM NUMBER OF DWELLING UNITS SUPPORTED BASED ON THE PROVIDED PARKS AND OPEN SPACE ACREAGE. DEVELOPMENT WITHIN A PLANNING AREA THAT EXCEEDS THE MAXIMUM ALLOCATED DWELLING UNITS WILL REQUIRE A FEE-IN-LIEU PAYMENT FOR UNITS DEVELOPED IN EXCESS OF THE ALLOCATED AMOUNT.

| PLANNING AREA | MAXIMUM DU'S SUPPORTED PRIOR TO A FEE-IN-LIEU PAYMENT REQUIREMENT (DU's) | ALLOCATION OF PARKS & OPEN SPACE AREA PROVIDED (ACRES) |
|---------------|--|---|
| 1 | 198 | Neighborhood Park 1.8 Community Park 1.8 Open Space 8.8 Total 12.4 |
| 2 | 100 | Neighborhood Park 0.9 Community Park 0.9 Open Space 4.4 Total 6.2 |
| 3 | 90 | Neighborhood Park 0.8 Community Park 0.8 Open Space 4.0 Total 5.6 |
| 4 | 36 | Neighborhood Park 0.3 Community Park 0.3 Open Space 1.6 Total 2.2 |
| 5 | 160 | Neighborhood Park 1.4 Community Park 1.4 Open Space 7.1 Total 9.9 |
| 6 | 22 | Neighborhood Park 0.2 Community Park 0.2 Open Space 1.0 Total 1.4 |
| TOTAL | 606 | 37.7 |

† INCLUDES 6.4 ACRES FROM TRACTS B & G OF BROMLEY FARMS SUBDIVISION FOR COMMUNITY PARK AND OPEN SPACE CREDIT TO THIS PUD

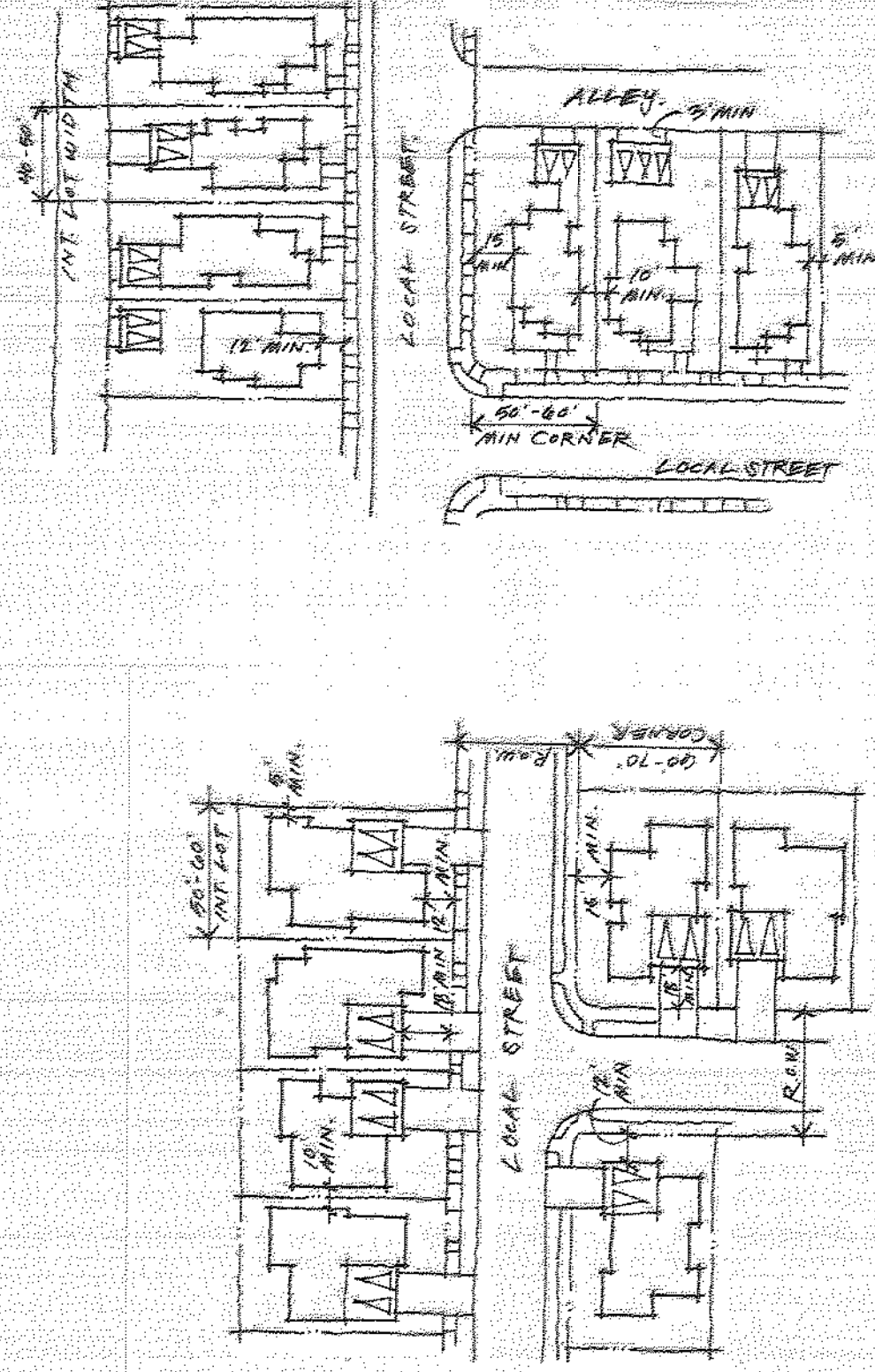
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS

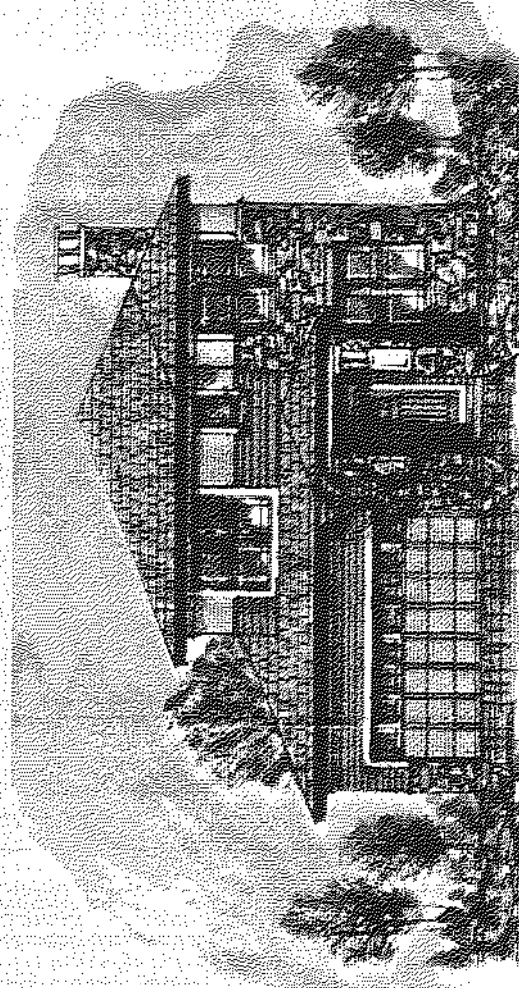
MIXED RESIDENTIAL - LOW (MR-L)

1. USES BY RIGHT:
 - A. ALL USES ALLOWED IN THE R-1, R-1-A, R-1-B ZONING CATEGORIES.
 - B. PATIO HOMES, CLUSTER HOMES, PAIRED HOMES, ZERO LOT LINE AND TRADITIONAL SINGLE FAMILY HOMES.
2. GROSS DENSITY (MAXIMUM) 6.0 DWELLING UNITS PER ACRE.
3. MINIMUM DIMENSIONAL STANDARDS:
 - PLANNING AREAS PA-1, PA-2, PA-3, PA-5 (MINIMUM):
 - A. LOT AREA- 4,000 SQUARE FEET
 - B. LOT WIDTH AT BUILDING LINE- INTERIOR 40 FEET
 - C. LOT WIDTH AT BUILDING LINE-CORNER 50 FEET.
 - PLANNING AREAS PA-4, PA-6 (MINIMUM):
 - A. LOT AREA- 5,000 SQUARE FEET
 - B. LOT WIDTH AT BUILDING LINE- INTERIOR 50 FEET
 - C. LOT WIDTH AT BUILDING LINE-CORNER 60 FEET.
4. BUILDING SETBACKS (MINIMUM)
 - A. FRONT (GARAGE DOOR 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.
 - B. FRONT (PRINCIPAL BUILDING OR SIDE LOADED GARAGE) TO BACK OF SIDEWALK/PROPERTY LINE: 12 FEET.
 - C. FRONT (PORCHES, WHICH MEET THE REQUIREMENTS OF THE RESIDENTIAL DESIGN STANDARDS) MAY EXTEND FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK.
 - D. SIDE (INTERIOR LOT): 5 FEET
 - E. SIDE (CORNER LOT): 15 FEET.
 - F. REAR (PRINCIPAL BUILDING): 15 FEET
 - G. REAR (ACCESSORY BUILDING OR ALLEY LOADED GARAGE) 3 FEET
 - H. FRONT SETBACKS SHALL BE MEASURED FROM PROPERTY LINE.
5. ACCESSORY BUILDING SETBACKS:
 - A. REAR: 3 FEET
 - B. SIDE: 5 FEET
 - C. MAY NOT EXTEND BEYOND FRONT ELEVATION ON FRONT OR CORNER
6. ENCROACHMENTS:
 - A. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCRACH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
 - B. UNENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCRACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
 - C. FRONT SETBACKS SHALL BE MEASURED FROM BACK OF WALK/PROPERTY LINE
 - D. ENCROACHMENTS SHALL NOT EXTEND INTO EASEMENTS.
7. BUILDING HEIGHT- PRINCIPAL BUILDING (MAXIMUM): 2 STORIES, 35 FEET.
 - A. COMMON AREA ACCESSORY STRUCTURES (MAXIMUM): 1 STORY, 25 FEET.
 - B. RECREATION BUILDINGS (MAXIMUM): 2 STORY, 30 FEET.

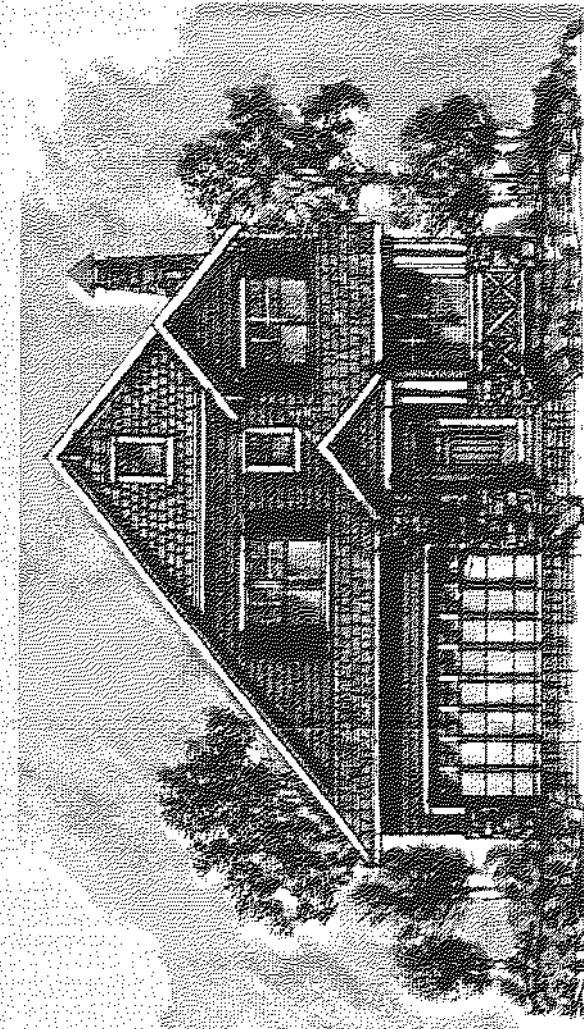
PARKING- PER THE CITY OF BRIGHTON CODE.



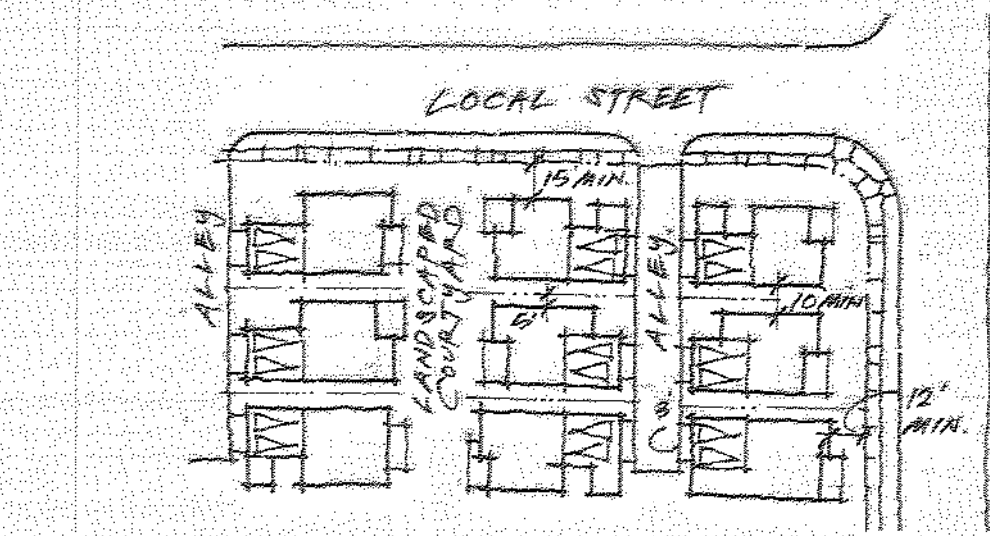
FRONT LOADED HOME
TYPICAL LOT DETAIL



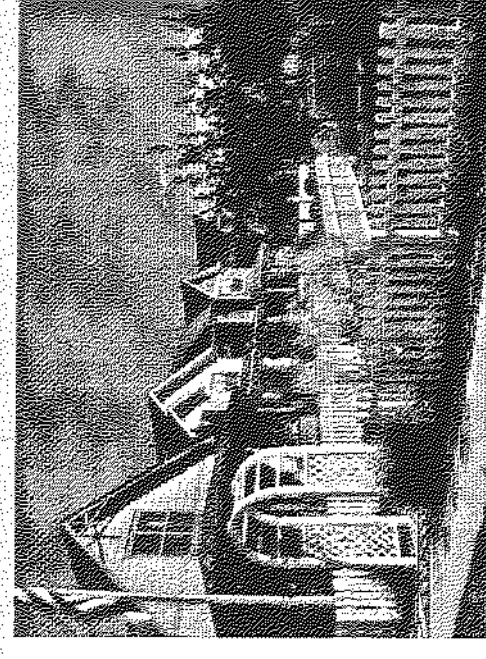
FRONT LOADED SFD
ARCHITECTURAL CHARACTER ELEVATION



FRONT LOADED SFD ARCHITECTURAL CHARACTER ELEVATION



CLUSTER HOME
TYPICAL LOT DETAIL



CLUSTER HOME ARCHITECTURAL CHARACTER EVALUATION



CLUSTER HOME ARCHITECTURAL CHARACTER EVALUATION

| DATE | NO. | REVISION |
|------------|-----|-----------------|
| 05-09-2011 | 1 | REVISE PER CITY |
| 08-14-2011 | 2 | REVISE PER CITY |
| 08-16-2011 | 3 | REVISE PER CITY |
| 09-09-2011 | 4 | REVISE PER CITY |
| 10-13-2011 | 5 | REVISE PER CITY |
| | | |
| | | |

| | |
|-------------|------------|
| DATE | 02-11-2011 |
| DRAWN | DEN |
| CHECKED | FGT |
| APPROVED | FGT |
| PROJECT NO. | 10006 |
| HORZ 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

MIXED RESIDENTIAL - MEDIUM (MR-M)

1. USES BY RIGHT:
 - A. ALL USES ALLOWED IN THE R-1, R-1A, R-1B, R-2 ZONING CATEGORIES.
 - B. RESIDENTIAL MR-L, DUPLEX, TRIPLEX, AND TOWNHOMES, AND GROUP FACILITIES.
2. GROSS DENSITY (MAXIMUM) 10 DWELLING UNITS PER ACRE
3. MINIMUM DIMENSIONAL STANDARDS: SINGLE FAMILY ATTACHED
 - A. LOT AREA: 1,800 SQUARE FEET
 - B. CORNER LOT AREA- 2,500 SQUARE FEET.
 - C. LOT WIDTH AT BUILDING LINE- INTERIOR 24 FEET.
 - D. LOT WIDTH AT BUILDING LINE-CORNER 34 FEET
4. BUILDING SETBACKS:
 - A. FRONT (GARAGE DOOR TO BACK OF SIDEWALK, OR TO LOT LINE IF NO WALK) 18 FEET
 - B. FRONT (PRINCIPAL BUILDING OR SIDE LOADED GARAGE): 8 FEET
FRONT (PORCHES) MAY EXTEND FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK.
 - C. SIDE (INTERIOR LOT): 5 FEET
 - D. SIDE (ATTACHED UNITS): 0 FEET
 - E. SIDE (CORNER LOT): 15 FEET
 - F. REAR (PRINCIPAL BUILDING): 15 FEET
 - F. REAR (ACCESSORY BUILDING OR ALLEY LOADED GARAGE) 3 FEET
 - F. FRONT SETBACKS SHALL BE MEASURED FROM PROPERTY LINE.
5. ACCESSORY BUILDING SETBACKS:
 - A. REAR: 3 FEET
 - B. SIDE: 5 FEET
 - C. MAY NOT EXTEND BEYOND FRONT ELEVATION ON FRONT OR CORNER

6. BUILDING SEPARATION (MINIMUM):

- | SIDE TO SIDE: | 10 FEET |
|---------------|---------|
| 1-STORY | 15 FEET |
| 2-STORY | 20 FEET |
| 2.5-STORY | |

- | | |
|----------------|---------|
| SIDE TO FRONT: | 20 FEET |
| 1-STORY | 25 FEET |
| 2-STORY | 25 FEET |
| 3-STORY | 25 FEET |

- | | |
|---------------|---------|
| SIDE TO BACK: | |
| 1-STORY | 20 FEET |
| 2-STORY | 25 FEET |
| 25-STORY | 25 FEET |

- | | |
|-----------------|---------|
| FRONT TO FRONT: | 25 FEET |
| 1-STORY | 25 FEET |
| 2-STORY | 30 FEET |
| 2 1/2-STORY | |

- BACK TO BACK:
1-STORY 30 FEET
2-STORY 40 FEET
2.5 STORY 40 FEET

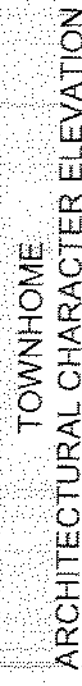
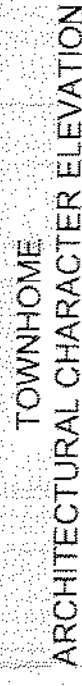
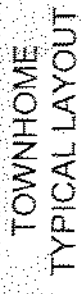
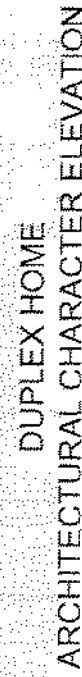
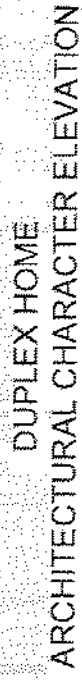
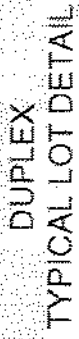
- FRONT TO BACK

7. 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.

8. ENCROACHMENTS:
A. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO, EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCROACH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE

- B. UNENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCRATCH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
- C. ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.

9. PARKING - PER THE CITY OF BRIGHTON CODE,



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)

1. USES BY RIGHT:
A. ALL USES ALLOWED IN THE, MR-L, MR-M AND UNDERLYING CITY OF BRIGHTON R-3 ZONING.
B. GROUP FACILITIES, APARTMENTS AND CONDOMINIUMS

2. GROSS DENSITY (MAXIMUM) 24 DWELLING UNITS PER ACRE

3. BUILDING SETBACKS:
A. ARTERIAL STREET (ROW): 40 FEET
B. COLLECTOR STREET (ROW): 30 FEET
C. LOCAL STREET (ROW): 15 FEET
D. PARKING AREAS AND COMMON DRIVES: 10 FEET
E. MINIMUM DISTANCE BETWEEN STRUCTURES- PER CITY OF BRIGHTON CODE.
F. BUILDING TO PARKING SETBACK SHALL BE 10 FEET MEASURED FROM BACK OF WALK

4. BUILDING SEPARATION (MINIMUM):
SIDE TO SIDE:
1-STORY 10 FEET
2-STORY 15 FEET
2.5-STORY 20 FEET

SIDE TO FRONT:
1-STORY 20 FEET
2-STORY 25 FEET
3-STORY 25 FEET

SIDE TO BACK:
1-STORY 20 FEET
2-STORY 25 FEET
2.5-STORY 25 FEET

FRONT TO FRONT:
1-STORY 25 FEET
2-STORY 25 FEET
2.5-STORY 30 FEET

BACK TO BACK:
1-STORY 30 FEET
2-STORY 40 FEET
2.5 STORY 40 FEET

FRONT TO BACK:
50 FEET (DISCOURAGED)

GARAGE SEPARATION FROM PRIMARY STRUCTURE: 10 FEET

5. BUILDING HEIGHT (MAXIMUM): 3 STORIES OR 45 FEET
A. COMMON AREA ACCESSORY STRUCTURE (MAXIMUM): 1 STORY, 25 FEET
B. RECREATION BUILDINGS (MAXIMUM) 2 STORIES, 35 FEET

6. BUILDING AREAS (MINIMUM):
A. ONE-BEDROOM UNITS: 500 SQUARE FEET
B. BEDROOM UNITS: 750 SQUARE FEET
C. THREE BEDROOM UNITS: 900 SQUARE FEET

7. NUMBER OF ATTACHED UNITS PER BUILDING (MAXIMUM):
A. TOWNHOMES: 8 UNITS MAXIMUM
B. APARTMENTS: 36 UNITS MAXIMUM

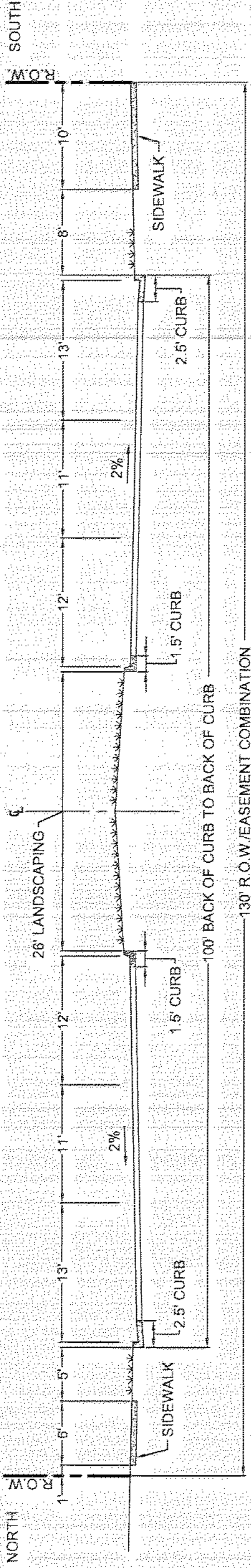
8. ENCROACHMENTS:
A. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCR OACH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
B. UNENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCR OACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
C. ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.

9. PARKING - PER THE CITY OF BRIGHTON CODE
- The diagram is a site plan for a residential development. It shows a grid of building footprints. A 'COMMON DRIVE' runs along the top edge. An 'AUTO COURT' is located between the drive and the buildings. 'ARTERIAL STREET' runs along the right side, and 'COLLECTOR ST.' runs along the bottom. Dimensions for setbacks are indicated: 10' MIN. from the common drive, 10' MIN. from the collector street, and 25' from the arterial street. A 40' MIN. dimension is also shown between building rows.
- CONDOMINIUM / APARTMENT
TYPICAL LAYOUT
(BASED ON 3 STORY)
- A perspective architectural rendering of a three-story residential building. It features a mix of brick and light-colored siding, multiple windows with dark frames, and a flat roofline. The building is shown from a low angle, emphasizing its height.
- CONDOMINIUM / APARTMENT
ARCHITECTURAL CHARACTER ELEVATION
- A perspective architectural rendering of a garden apartment building. It is a two-story structure with a prominent gabled roof, brick masonry, and numerous windows. The building is surrounded by landscaping, including trees and shrubs, and a paved area in the foreground.
- GARDEN APARTMENT
ARCHITECTURAL CHARACTER ELEVATION
- REDLAND
Engineering Great Places
8000 South Lincoln Street, #206 | Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com
- | | |
|-------------|------------|
| DATE | 02-11-2011 |
| DRAWN | DEN |
| CHECKED | FGT |
| APPROVED | FGT |
| PROJECT NO. | 10006 |
| HORZ SCALE | N/A |
| VERT SCALE | N/A |
- | | |
|------------|-----------------|
| NO. | REVISION |
| 1 | REVISE PER CITY |
| 2 | REVISE PER CITY |
| 3 | REVISE PER CITY |
| 4 | REVISE PER CITY |
| 5 | REVISE PER CITY |
| 10-13-2011 | |
| 09-09-2011 | |
| 08-16-2011 | |
| 07-14-2011 | |
| 05-09-2011 | |
| DATE | NO. |
- BROMLEY FARMS
FINAL PUD PLAN
DEVELOPMENT STANDARDS (MR-H)
- KEPHART
community ■ planning ■ architecture
- SHEET
- 7 of 14

BROMLEY FARMS

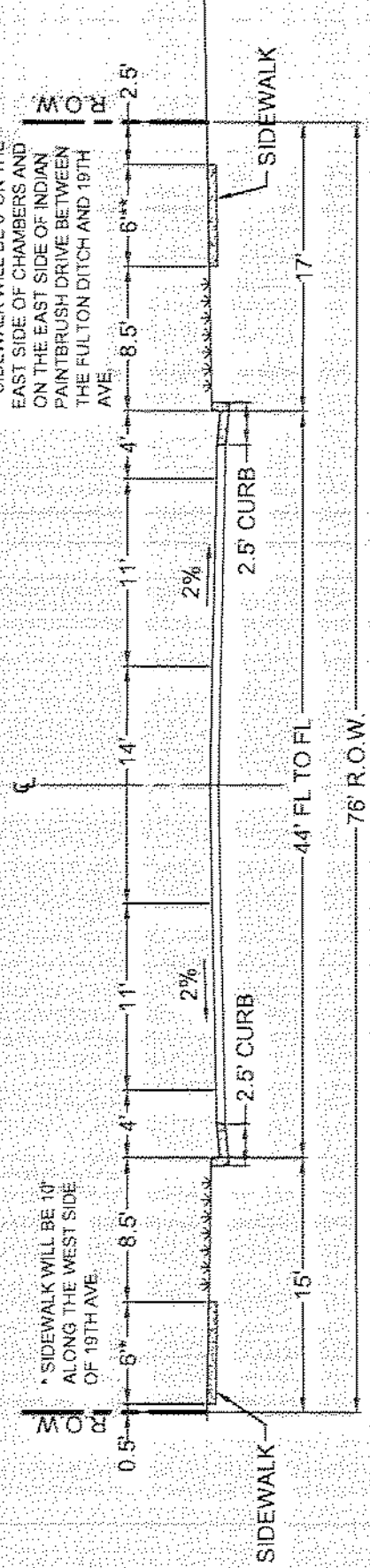
FINAL PUD PLAN

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



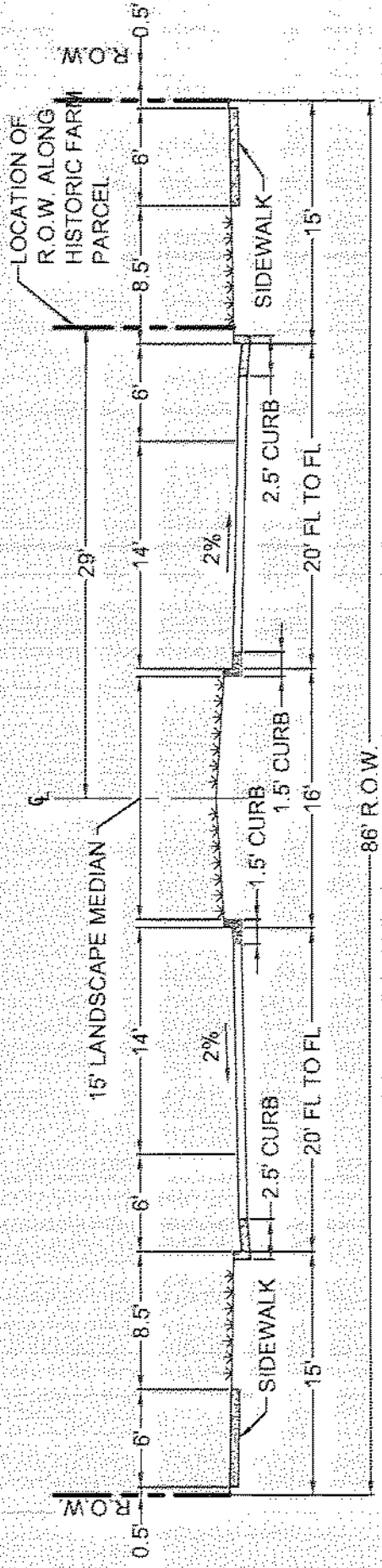
ARTERIAL - A.1

1"=10'



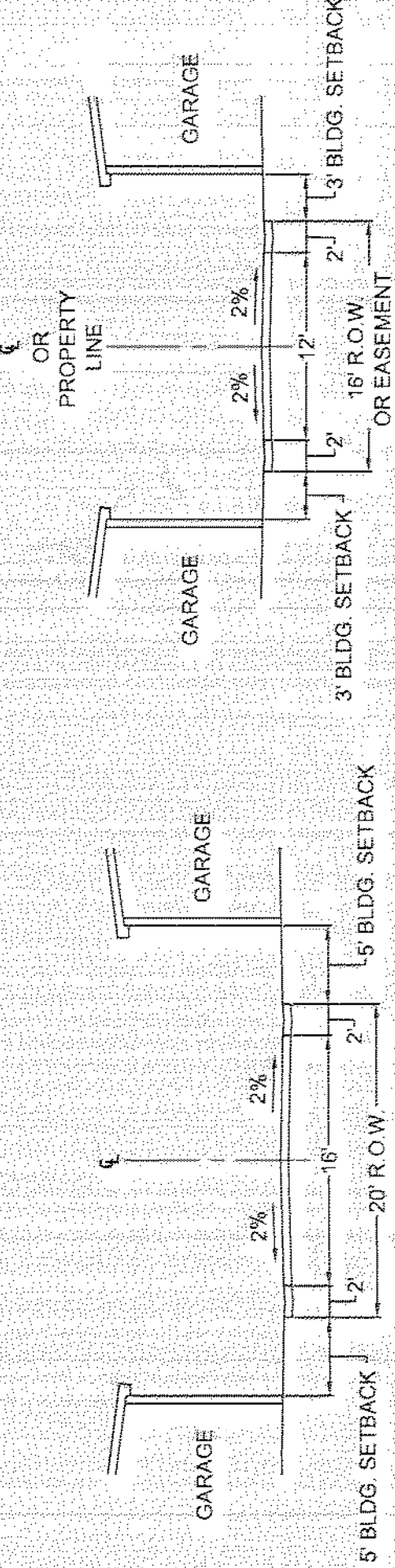
COLLECTOR - C.1, NO PARKING

1"=10'



COLLECTOR - C.3, NO PARKING, WITH MEDIAN

1"=10'



ALLEY AL.1, NO PARKING

1"=10'

- NOT ALLOWED FOR FIRE DEPARTMENT ACCESS. ANY ALTERNATE SECTION INTENDED TO SERVICE AS EMERGENCY ACCESS, SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO USE.
- DEPENDENT ON SPECIFIC SITE CONDITIONS, ALLEYS MAY ALSO HAVE AN INVERTED CROWN WITH DRAINAGE DOWN TO THE CENTER.

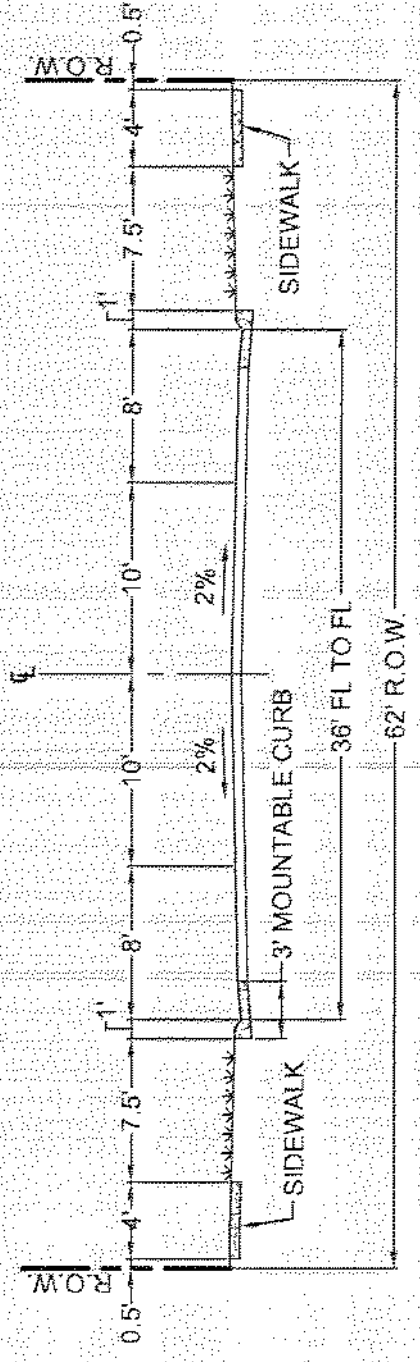
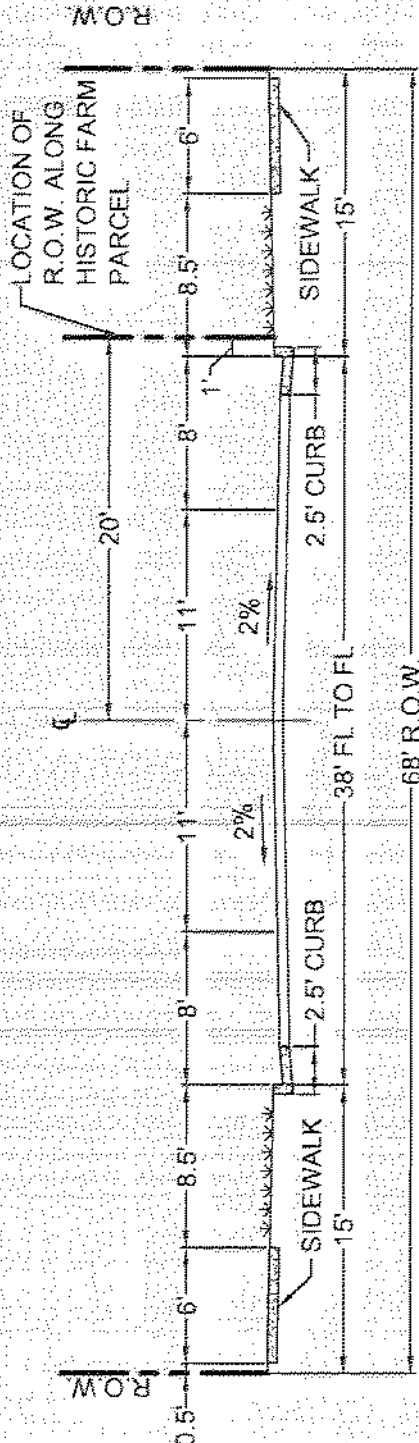
ALLEY AL.2, NO PARKING

1"=10'

- NOT ALLOWED FOR FIRE DEPARTMENT ACCESS. ANY ALTERNATE SECTION INTENDED TO SERVICE AS EMERGENCY ACCESS, SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO USE.
- DEPENDENT ON SPECIFIC SITE CONDITIONS, ALLEYS MAY ALSO HAVE AN INVERTED CROWN WITH DRAINAGE DOWN TO THE CENTER.

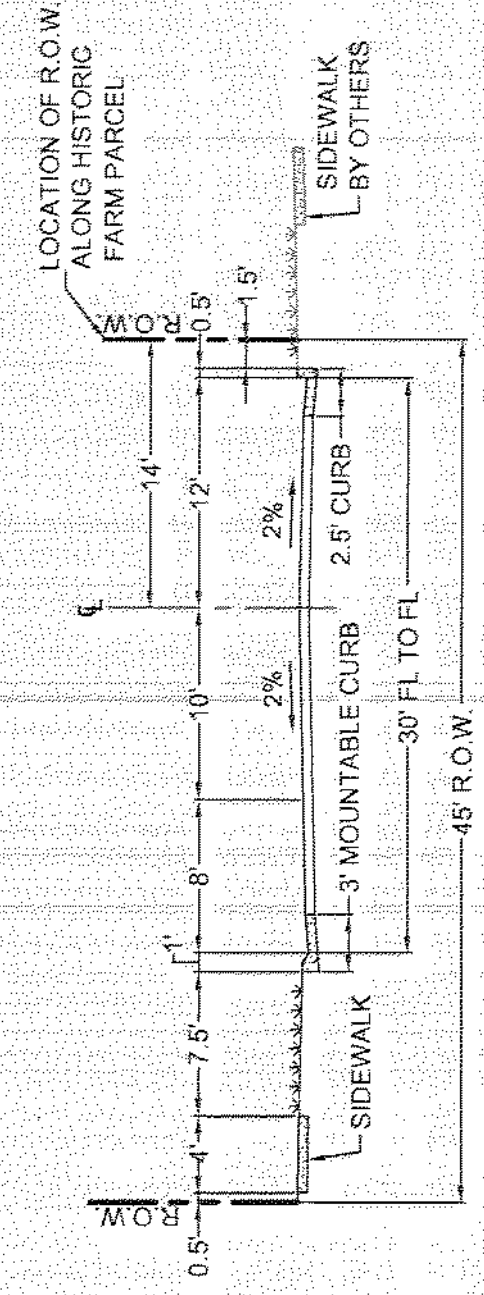
COLLECTOR - C.2, PARKING ON BOTH SIDES

1"=10'



RESIDENTIAL - R.1, PARKING ON BOTH SIDES

1"=10'



RESIDENTIAL - R.2, PARKING ON ONE SIDE

1"=10'

- 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 OWNER'S ASSOCIATION FOR BROMLEY FARMS.

| | |
|--------------|------------|
| DATE | 02-11-2011 |
| DRAWN | DEN |
| CHECKED | FGT |
| APPROVED | FGT |
| PROJECT NO. | 10006 |
| HORIZ. SCALE | 1" = 10' |
| VERT. SCALE | N/A |

| | | | |
|------|------------|---|-------------------|
| DATE | 05-09-2011 | 1 | REVISION |
| DATE | 07-14-2011 | 2 | REVISION PER CITY |
| DATE | 08-16-2011 | 3 | REVISION PER CITY |
| DATE | 09-09-2011 | 4 | REVISION PER CITY |
| DATE | 10-13-2011 | 5 | REVISION PER CITY |

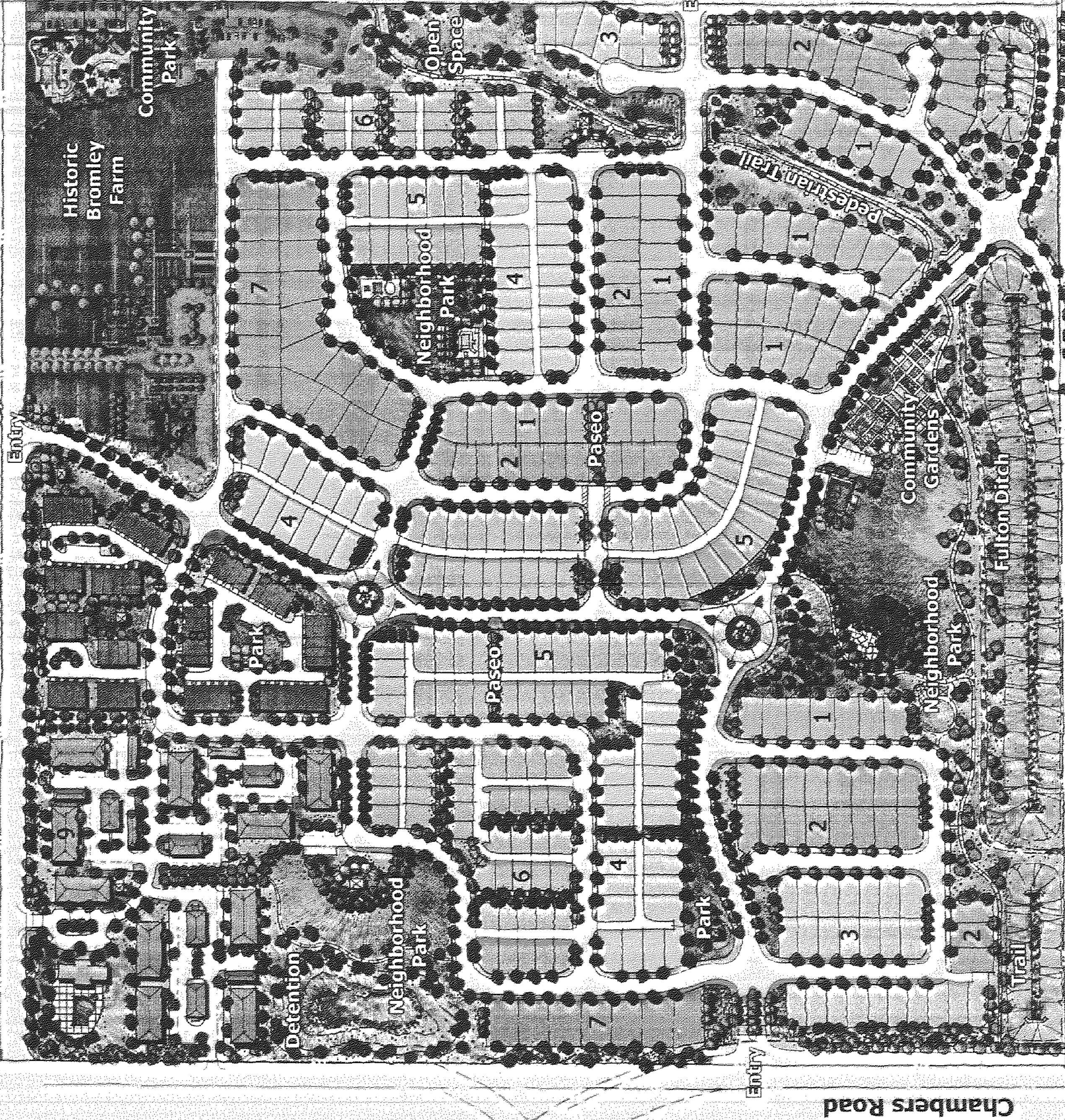
BROMLEY FARMS

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

Bromley Lane

Primary Entry



Residential Summary

- 1 60' Lots - Front Load Homes
- 2 55' Lots - Front Load Homes
- 3 50' Lots - Front Load Homes
- 4 50' Lots - Alley Load Homes
- 5 45' Lots - Alley Load Homes
- 6 45' Lots - Alley Court Homes
- 7 Paired Homes
- Townhomes
- 9 Apartments

NOTE:

1. THE ILLUSTRATIVE VISION PLAN SHALL IN NO WAY BE IMPLIED TO REPRESENT AN APPROVED FINAL LAYOUT AND CONFIGURATION OF BUILDINGS, LOTS, ROADS AND ALLEYS WITHIN EACH PLANNING AREA. THE FINAL DESIGN OF EACH PLANNING AREA AND/OR PHASE OF DEVELOPMENT WILL BE SUBJECT TO MARKET CONDITIONS, AS WELL AS THE REVIEWS OF THE CITY OF BRIGHTON AND THE BRIGHTON GREATER FIRE PROTECTION DISTRICT AT TIME OF FINAL PLAT AND/OR RE-PLAT. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF BRIGHTON STANDARDS AND SPECIFICATIONS AND APPLICABLE BUILDING AND FIRE CODE REGULATIONS. ZONING AND LAND USE SHALL BE IN ACCORDANCE WITH THIS PUD. REFER TO SHEET 8 FOR ROAD AND ALLEY SECTIONS. ALTERNATE APPROVED ALLEY SECTIONS MAY BE USED WHERE FIRE DEPARTMENT ACCESS IS REQUIRED. THE FIRE DISTRICT SHALL DETERMINE AT TIME OF FINAL PLAT AND/OR RE-PLAT WHICH ROADS WILL BE REQUIRED TO MEET FIRE DEPARTMENT ACCESS.
2. FINAL ROAD CONFIGURATION ALONG THE PA-5 NORTHERN BOUNDARY SHALL BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAT. ALIGNMENT SHOWN HEREON IS ILLUSTRATIVE IN NATURE AND IS NOT INTENDED TO REPRESENT THE FINAL ROAD LOCATION

BROMLEY FARMS
FINAL PUD PLAN
ILLUSTRATIVE VISION PLAN

| | |
|--------------|------------|
| DATE | 02-11-2011 |
| DRAWN | DEN |
| CHECKED | FGT |
| APPROVED | FGT |
| PROJECT NO. | 10006 |
| HORIZ. SCALE | N/A |
| VERT. SCALE | N/A |

| | |
|-----|----------------------------|
| NO. | REVISION |
| 1 | 05-09-2011 REVISE PER CITY |
| 2 | 07-14-2011 REVISE PER CITY |
| 3 | 08-16-2011 REVISE PER CITY |
| 4 | 09-09-2011 REVISE PER CITY |
| 5 | 10-13-2011 REVISE PER CITY |

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

Bromley Lane

Primary Entry



LEGEND:

- PRIMARY PEDESTRIAN CONNECTIVITY
- PRIMARY PEDESTRIAN CONNECTIVITY BY OTHERS

NOTE:

FINAL ROAD CONFIGURATION ALONG THE PA-5 NORTHERN BOUNDARY SHALL BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAT. ALIGNMENT SHOWN HEREON IS ILLUSTRATIVE IN NATURE AND IS NOT INTENDED TO REPRESENT THE FINAL ROAD LOCATION

| | |
|--------------|------------|
| DATE | 02-11-2011 |
| DRAWN | DEN |
| CHECKED | FGT |
| APPROVED | FGT |
| PROJECT NO. | 10006 |
| HORIZ. SCALE | N/A |
| VERT. SCALE | N/A |

| REVISION | NO. | DATE |
|-------------------|-----|------------|
| REVISION PER CITY | 1 | 05-09-2011 |
| REVISION PER CITY | 2 | 07-14-2011 |
| REVISION PER CITY | 3 | 08-16-2011 |
| REVISION PER CITY | 4 | 09-09-2011 |
| REVISION PER CITY | 5 | 10-13-2011 |

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

| DATE | REVISION |
|--------------|-------------------|
| 05-09-2011 | 1 REVISE PER CITY |
| 07-14-2011 | 2 REVISE PER CITY |
| 08-16-2011 | 3 REVISE PER CITY |
| 09-09-2011 | 4 REVISE PER CITY |
| 10-13-2011 | 5 REVISE PER CITY |
| PROJECT NO. | 10008 |
| APPROVED | FGT |
| CHECKED | FGT |
| DRAWN | DEN |
| DATE | 02-11-2011 |
| VERT. SCALE | N/A |
| HORIZ. SCALE | N/A |
| VERT. SCALE | N/A |

BROMLEY FARMS FINAL PUD PLAN CONCEPTUAL UTILITY PLAN

SHEET

13 of 14

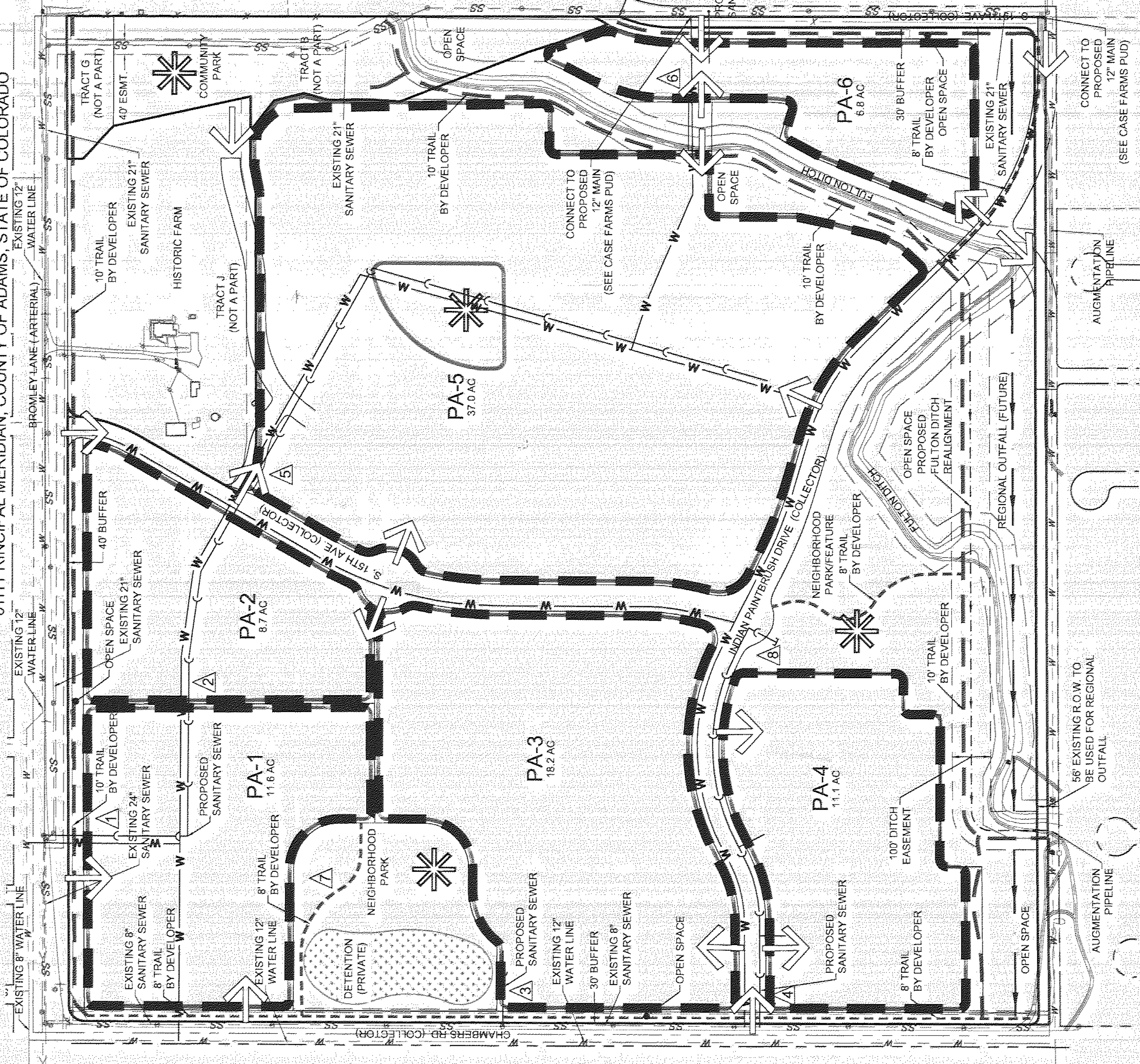
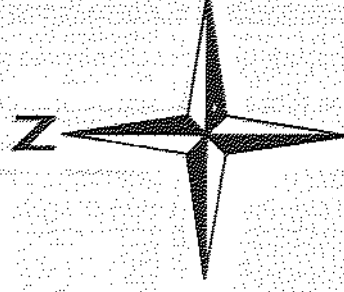
UTILITY LEGEND

| | |
|----|----------------------------------|
| OH | EXISTING OVERHEAD ELECTRIC |
| SS | EXISTING STORM CULVERT |
| SS | EXISTING SANITARY SEWER LINE |
| W | EXISTING WATER LINE |
| W | PROPOSED SANITARY SEWER LINE |
| W | PROPOSED WATER LINE |
| W | PROPOSED SANITARY BASIN BOUNDARY |
| 5 | DESIGN POINT |
| 5 | PLANNING AREA BOUNDARY |

| SANITARY SEWER DEMANDS | | | | |
|------------------------|-------|-------------------------------|-----------------|----------|
| Design Point | Acres | Cum. Average Daily Flow (CFS) | Peak Flow (CFS) | Cum. EQR |
| 1 | 11.6 | 0.090 | 0.425 | 207 |
| 2 | 8.7 | 0.045 | 0.216 | 105 |
| 3 | 18.2 | 0.047 | 0.231 | 108 |
| 4 | 11.1 | 0.024 | 0.120 | 56 |
| 5 | 37.2 | 0.096 | 0.429 | 199 |
| 5 (Park) | 1.7 | 0.000 | 0.002 | 1 |
| 6 | 7.0 | 0.014 | 0.072 | 34 |
| 7 | 5.4 | 0.000 | 0.006 | 1 |
| 8 | 17.7 | 0.001 | 0.020 | 4 |
| Total | 118.6 | 0.308 | 1.522 | 716 |

NOTES:

1. ALL PROPOSED SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
2. WATER AND SANITARY SEWER ALIGNMENTS WITHIN THE BOUNDARIES OF THE SITE IS FOR SCHEMATIC PURPOSES ONLY. FINAL ALIGNMENT TO BE DETERMINED AT TIME OF FINAL PLAT AND/OR RE-PLAT.



1:2010\10005 - Bromley Farm\c:\add\sheet\sets\pud14_10006.pud_pud_dmg Map.dwg tab: 10 PUD DRNG Sep 09, 2011 - 12:42pm aphillips