

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, 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°10'36" AN ARC LENGTH OF 146.50 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 00°19'47" EAST, A DISTANCE OF 913.01 FEET TO THE 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:

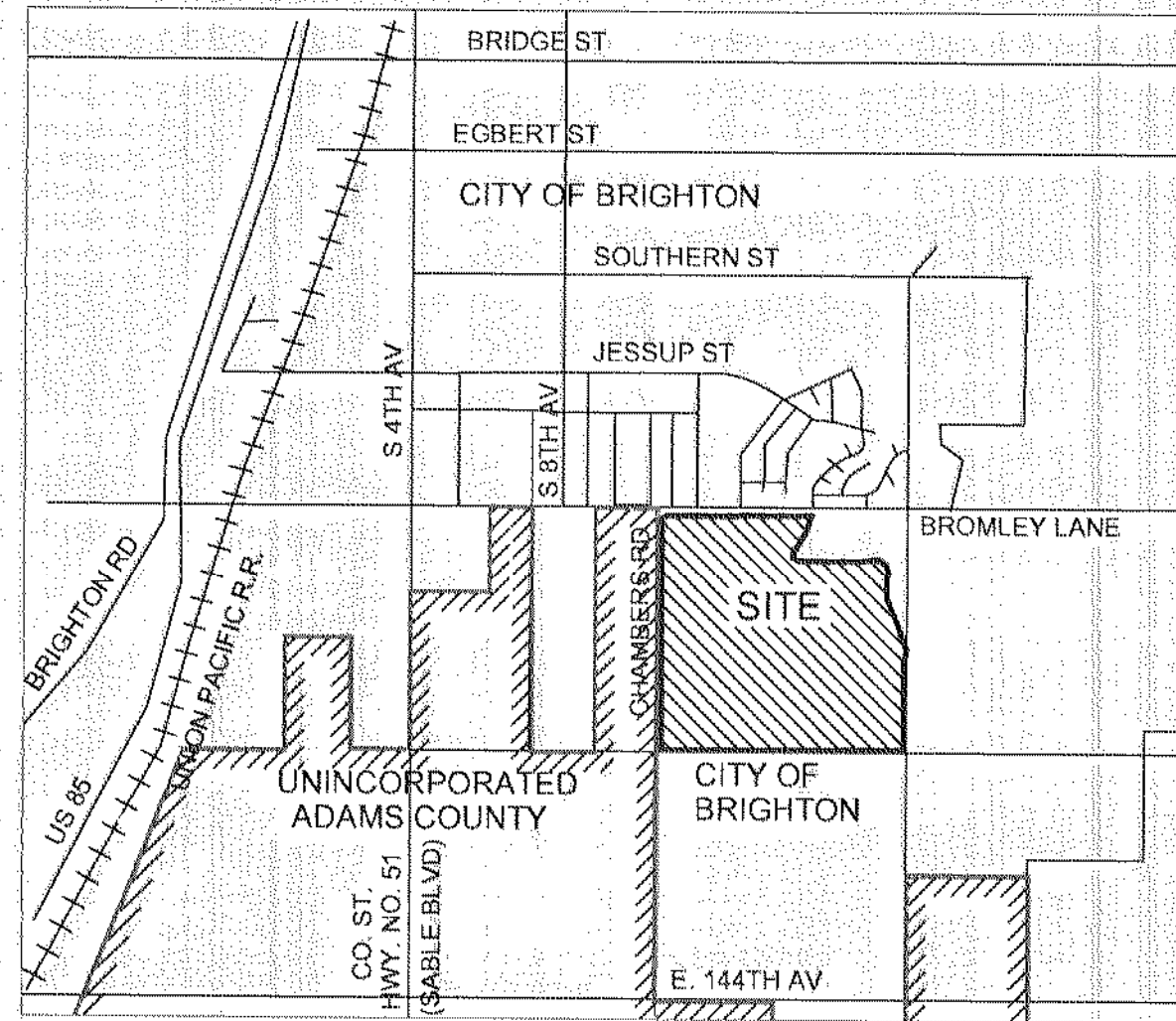
- 1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°34'15" AN ARC LENGTH OF 63.20 FEET;
- 2) TANGENT TO SAID CURVE NORTH 89°24'41" EAST, A DISTANCE OF 2,579.31 FEET TO THE POINT OF BEGINNING.

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.

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

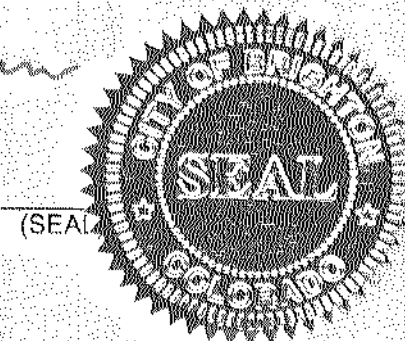
APPROVED BY PLANNING COMMISSION OF THE CITY OF BRIGHTON THIS 27 DAY OF Sept 2011

Dale Zlotka
CHAIRMAN

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

Richard McLean
MAYOR

Natalie Noel
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 3:28:58 O'CLOCK 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: Thomas L. Hartley DATE 12-19-11

BY: Thomas L. Hartley DATE

NOTARIAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF December, 2011, BY Thomas L. Hartley. MY COMMISSION EXPIRES ON July 6, 2013.

SCOTT DAVID BENNETTS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/06/2013

SD
NOTARY PUBLIC

SHEET INDEX

- | NO. | REVISION |
|-----|---|
| 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 |

ENGINEER

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

REDLAND
Engineering Great Places
8000 South Lincoln Street, Suite 206, Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com

LAND PLANNER

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

KEPHART
community • planning • architecture

LANDSCAPE ARCHITECT

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

BRITINA
design group

REDLAND
Engineering Great Places
8000 South Lincoln Street, Suite 206, Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com

BROMLEY FARMS

FINAL PUD PLAN
COVER SHEET

SHEET

1 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

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.

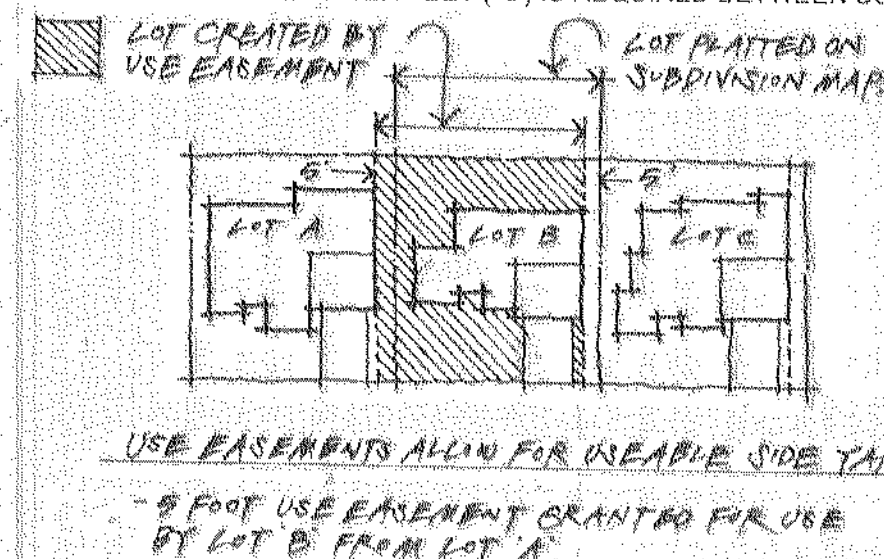
THESE GUIDELINES ARE THE GOVERNING STANDARDS FOR REVIEW, APPROVAL AND MODIFICATION OF DEVELOPMENT ACTIVITIES OCCURRING ON THE PROPERTY. THE ORDINANCES, RULES, REGULATIONS AND REQUIREMENTS OF THE CITY SHALL APPLY WHERE THE PROVISIONS OF THESE GUIDELINES DO NOT SPECIFICALLY ADDRESS A PARTICULAR SUBJECT.

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 RENTAL TO THE SAME LESSEE OR SALE TO THE SAME OWNER, OF THE PRIMARY BUILDING. RESIDENTIAL PROPERTY SHALL BE RESTRICTED BY DEED AND PRIVATE COVENANT TO PROVIDE FOR THE FOREGOING 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 36- PLEX ATTACHED APARTMENTS, AND CONDOMINIUMS.
- K. PARCEL GROSS BOUNDARY:
PARCEL GROSS BOUNDARIES ARE FIXED BY THE PUD PLAN. PARCEL BOUNDARIES SHOWN ARE TO THE CENTERLINE OF LOCAL STREETS OR 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



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

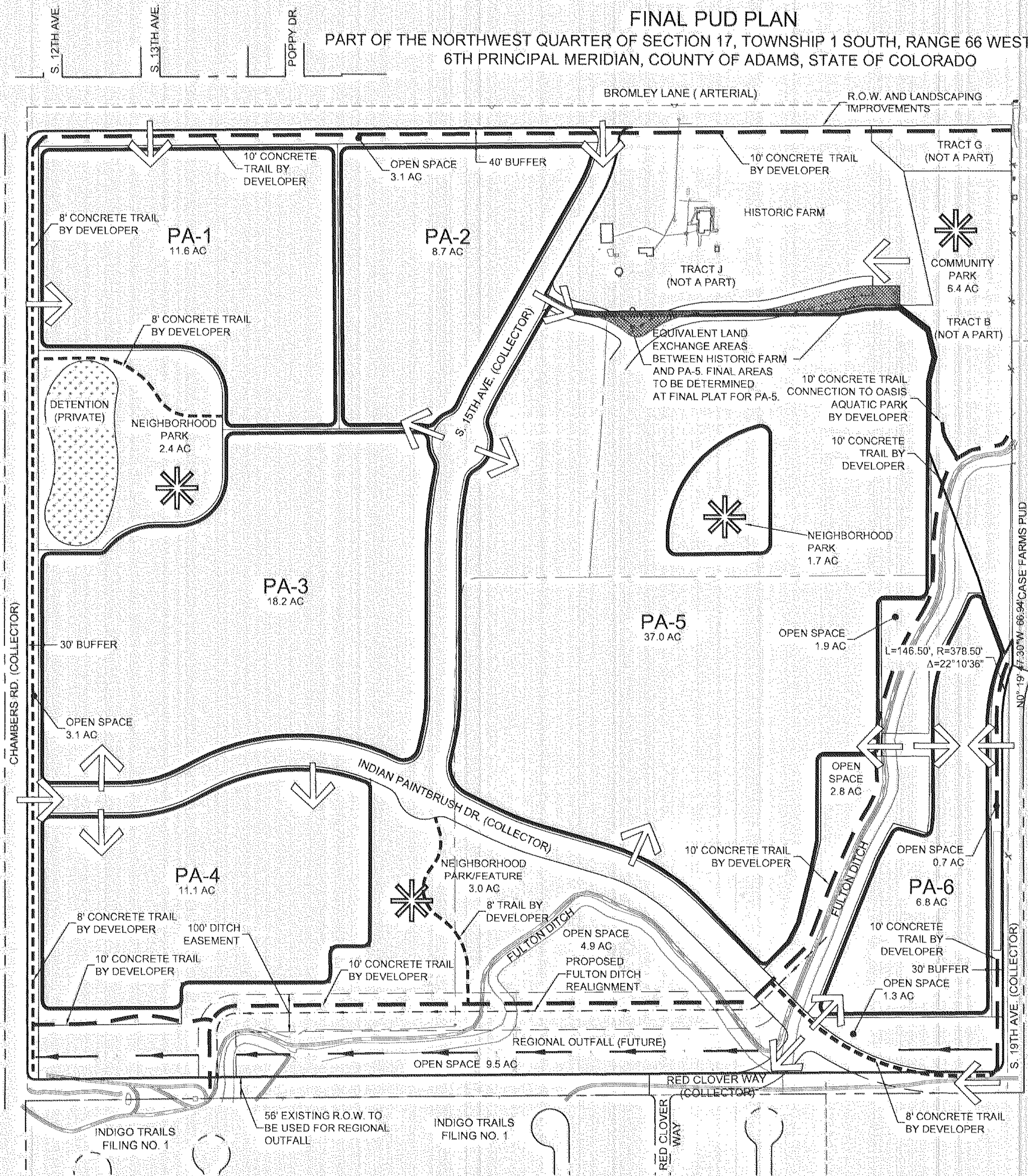
DATE	02-11-2011
DRAWN	DEN
CHECKED	FGT
APPROVED	FGT
PROJECT NO.	10006
HORIZ. SCALE	N/A
VERT. SCALE	N/A

REVISION	NO.	DATE	REVISED BY	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

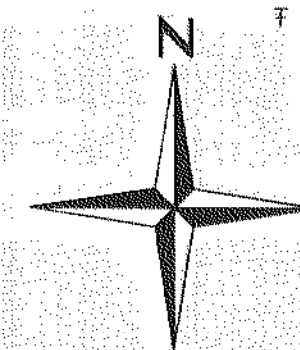


LEGEND:

- 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 MR-L	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 MR-L	8.7	3-6 DU/AC	67 - 139 UNITS	4,000 SQ. FT.
	SINGLE FAMILY ATTACHED MR-M		6-10 DU/AC		1,800 SQ. FT.
	GROUP FACILITIES MR-H (TWO STORIES MAXIMUM)		10-16 DU/AC		N/A
	MULTI-FAMILY MR-H (TWO STORIES MAXIMUM)		10-24 DU/AC		N/A
PA-3	SINGLE FAMILY MR-L	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 MR-L	11.1	3-6 DU/AC	50 UNITS	5,000 SQ. FT.
PA-5	SINGLE FAMILY MR-L	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 MR-L	6.8	3-6 DU/AC	30 UNITS	5,000 SQ. FT.
	R.O.W.	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.



DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION	NO.	DATE	REVISION	NO.
02-11-2011			05-09-2011	1		07-14-2011	2		08-16-2011	3	
	DRAWN			REVISE PER CITY			REVISE PER CITY			REVISE PER CITY	
	CHECKED			REVISE PER CITY			REVISE PER CITY			REVISE PER CITY	
	APPROVED			REVISE PER CITY			REVISE PER CITY			REVISE PER CITY	
	PROJECT NO.			REVISE PER CITY			REVISE PER CITY			REVISE PER CITY	
	HORIZ. SCALE			REVISE PER CITY			REVISE PER CITY			REVISE PER CITY	
	VERT. SCALE			REVISE PER CITY			REVISE PER CITY			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

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 606 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 f

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

DATE	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

DEVELOPMENT STANDARDS

MIXED RESIDENTIAL - LOW (MR-L)

- USES BY RIGHT:
 - ALL USES ALLOWED IN THE R-1, R-1-A, R-1-B ZONING CATEGORIES
 - PATIO HOMES, CLUSTER HOMES, PAIRED HOMES, ZERO LOT LINE AND TRADITIONAL SINGLE FAMILY HOMES.

- GROSS DENSITY (MAXIMUM) 6.0 DWELLING UNITS PER ACRE.

- MINIMUM DIMENSIONAL STANDARDS:

PLANNING AREAS PA-1, PA-2, PA-3, PA-5 (MINIMUM):

- LOT AREA- 4,000 SQUARE FEET
- LOT WIDTH AT BUILDING LINE- INTERIOR 40 FEET
- LOT WIDTH AT BUILDING LINE-CORNER 50 FEET

PLANNING AREAS PA-4, PA-6 (MINIMUM):

- LOT AREA- 5,000 SQUARE FEET
- LOT WIDTH AT BUILDING LINE- INTERIOR 50 FEET
- LOT WIDTH AT BUILDING LINE-CORNER 60 FEET

- BUILDING SETBACKS (MINIMUM)

- FRONT (GARAGE 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.
- FRONT (PRINCIPAL BUILDING OR SIDE LOADED GARAGE) TO BACK OF SIDEWALK/PROPERTY LINE: 12 FEET.
- FRONT (PORCHES, WHICH MEET THE REQUIREMENTS OF THE RESIDENTIAL DESIGN STANDARDS) MAY EXTEND FIVE (5) FEET INTO THE REQUIRED FRONT YARD SETBACK.
- SIDE (INTERIOR LOT): 5 FEET
- SIDE (CORNER LOT): 15 FEET
- REAR (PRINCIPAL BUILDING): 15 FEET
- REAR (ACCESSORY BUILDING OR ALLEY LOADED GARAGE) 3 FEET
- FRONT SETBACKS SHALL BE MEASURED FROM PROPERTY LINE.

- ACCESSORY BUILDING SETBACKS:

- REAR: 3 FEET
- SIDE: 5 FEET
- MAY NOT EXTEND BEYOND FRONT ELEVATION ON FRONT OR CORNER

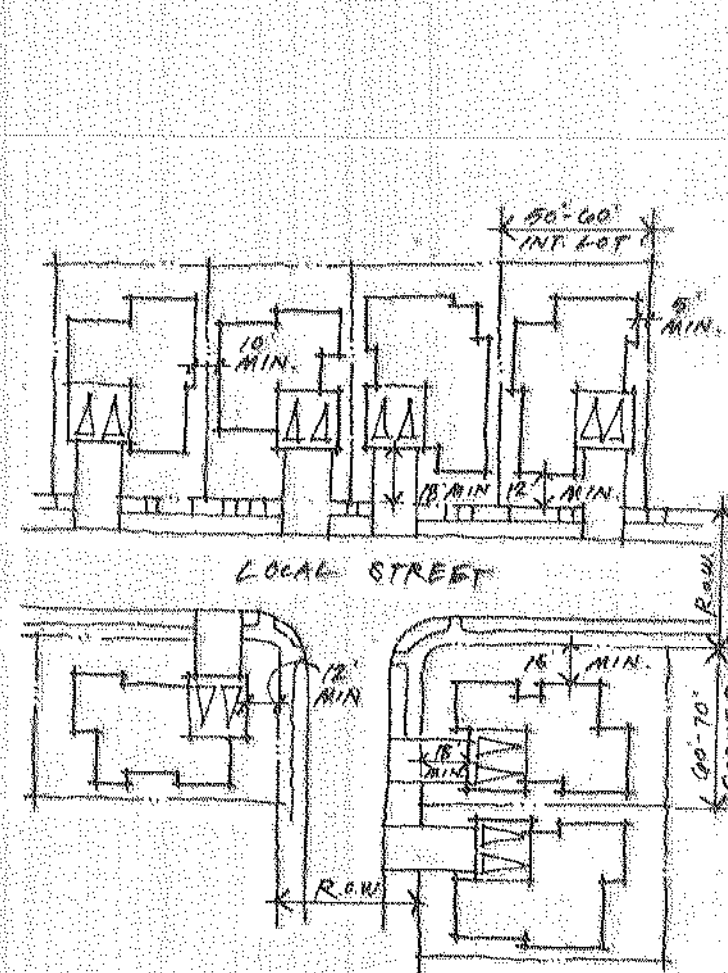
- ENCROACHMENTS:

- ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO EAVES, BAY WINDOWS, POT SHELVES, CANTILEVERS AND FIREPLACES MAY ENCROACH INTO THE REQUIRED SETBACKS PER THE CITY OF BRIGHTON CODE.
- UNENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCROACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
- FRONT SETBACKS SHALL BE MEASURED FROM BACK OF WALK/PROPERTY LINE.
- ENCROACHMENTS SHALL NOT EXTEND INTO EASEMENTS.

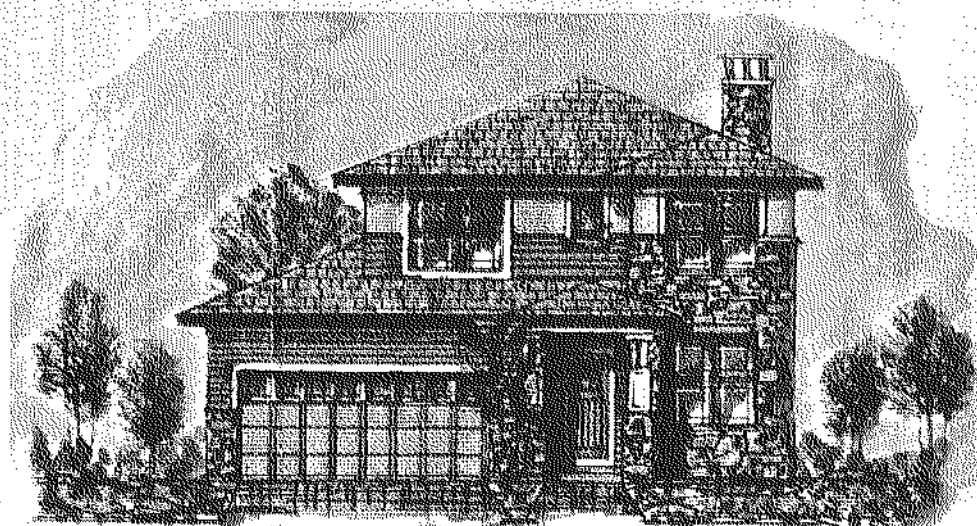
- BUILDING HEIGHT- PRINCIPAL BUILDING (MAXIMUM): 2 STORIES, 35 FEET.

- COMMON AREA ACCESSORY STRUCTURES (MAXIMUM): 1 STORY, 25 FEET.
- RECREATION BUILDINGS (MAXIMUM): 2 STORY, 30 FEET.

- PARKING- PER THE CITY OF BRIGHTON CODE.



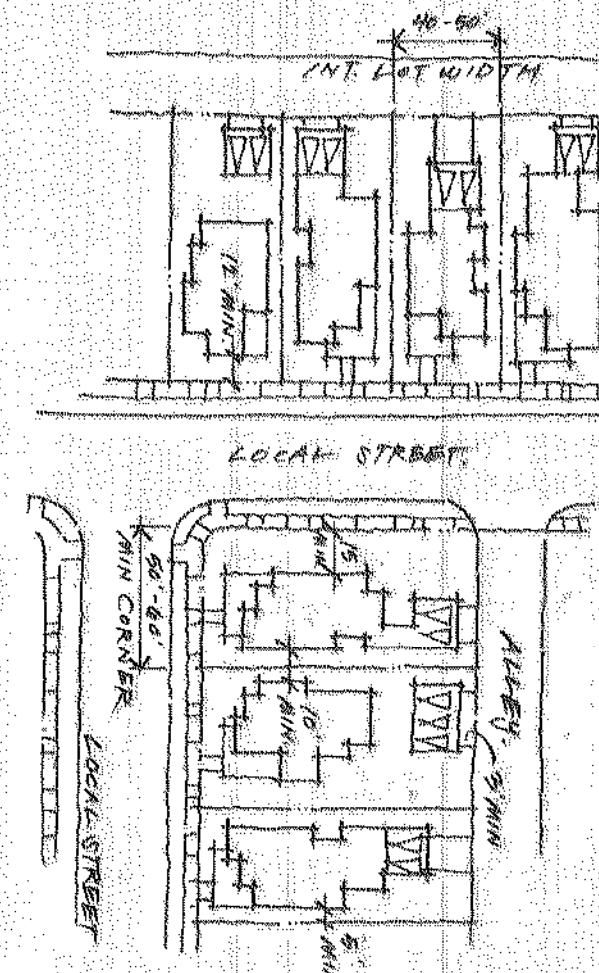
FRONT LOADED HOME
TYPICAL LOT DETAIL



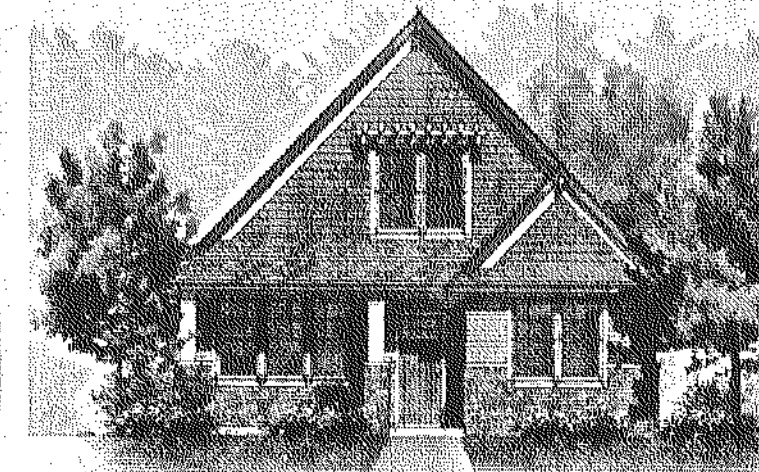
FRONT LOADED SFD
ARCHITECTURAL CHARACTER ELEVATION



FRONT LOADED SFD
ARCHITECTURAL CHARACTER ELEVATION



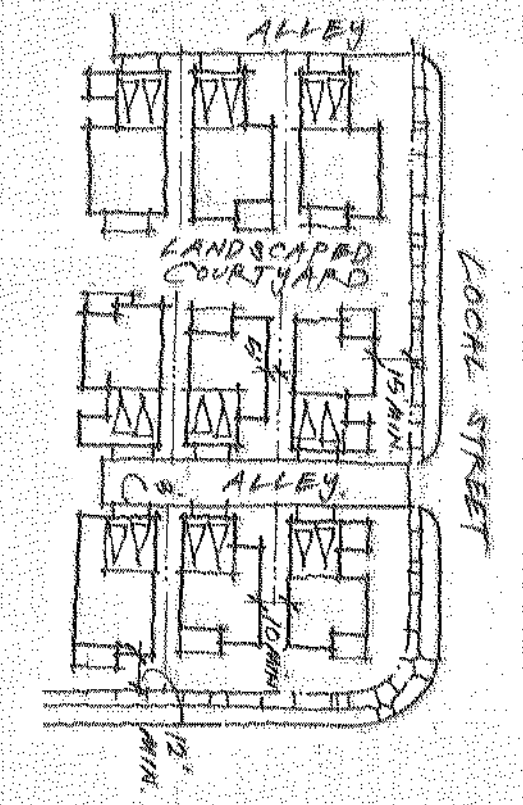
ALLEY LOADED HOME
TYPICAL LOT DETAIL



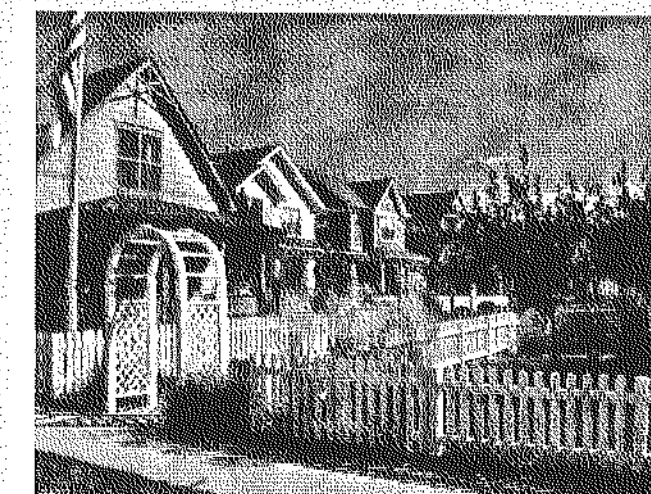
ALLEY LOADED SFD
ARCHITECTURAL CHARACTER ELEVATION



ALLEY LOADED SFD
ARCHITECTURAL CHARACTER ELEVATION



CLUSTER HOME
TYPICAL LOT DETAIL



CLUSTER HOME
ARCHITECTURAL CHARACTER ELEVATION



CLUSTER HOME
ARCHITECTURAL CHARACTER ELEVATION

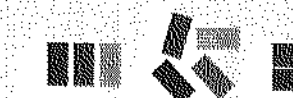
DATE	02-11-2011
DRAWN	DCN
CHECKED	FGT
APPROVED	FGT
PROJECT NO.	10006
HORIZ. SCALE	N/A
VERT. SCALE	N/A

DATE	05-09-2011
REVISION	1
NO.	1
REVISION	2
NO.	2
REVISION	3
NO.	3
REVISION	4
NO.	4
REVISION	5
NO.	5

BROMLEY FARMS

FINAL PUD PLAN

DEVELOPMENT STANDARDS (MR-L)



KEPHART
community • planning • architecture

SHEET

5 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

DEVELOPMENT STANDARDS

MIXED RESIDENTIAL - MEDIUM (MR-M)

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

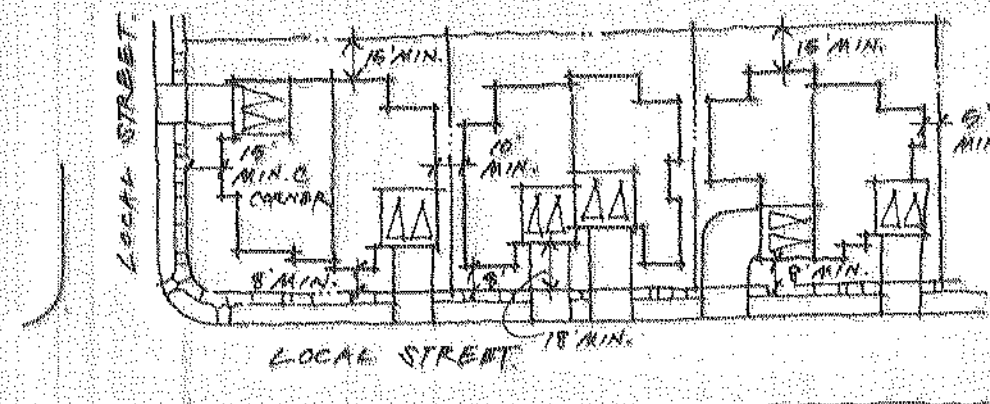
SIDE TO BACK:	
1-STORY	20 FEET
2-STORY	25 FEET
2.5-STORY	25 FEET

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

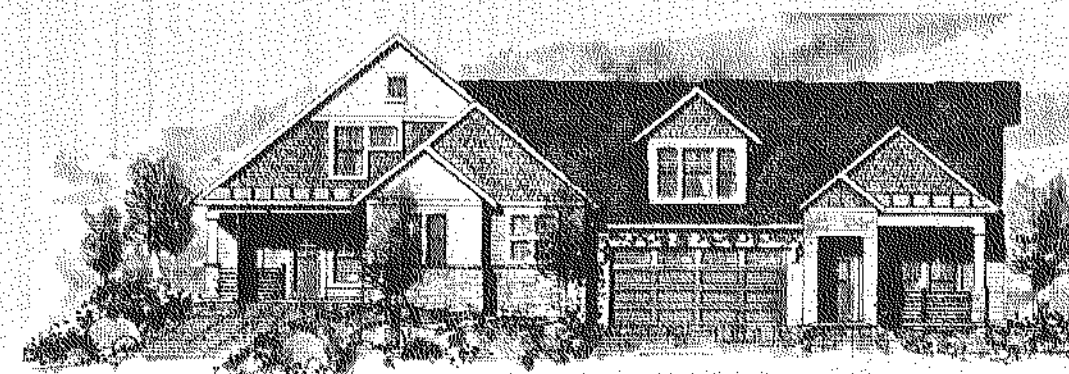
BACK TO BACK:	
1-STORY	30 FEET
2-STORY	40 FEET
2.5 STORY	40 FEET

FRONT TO BACK:	
	50 FEET (DISCOURAGED)

GARAGE SEPARATION FROM PRIMARY STRUCTURE:	
	10 FEET
- BUILDING HEIGHT - PRINCIPAL BUILDING (MAXIMUM): 2 STORIES, 35 FEET.
 - COMMON AREA ACCESSORY STRUCTURE (MAXIMUM): 1 STORY, 25 FEET.
 - RECREATION BUILDINGS (MAXIMUM): 2 STORY, 30 FEET.
- ENCROACHMENTS:
 - 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.
 - UNENCLOSED AT-GRADE PATIOS OR DECKS (NO MORE THAN 12 INCHES ABOVE GRADE) MAY ENCROACH INTO ANY BUILDING SETBACK (REAR AND SIDE ONLY) TO WITHIN FIVE FEET (5') OF A PROPERTY LINE.
 - ENCROACHMENTS MAY NOT EXTEND INTO EASEMENTS.
- PARKING - PER THE CITY OF BRIGHTON CODE.



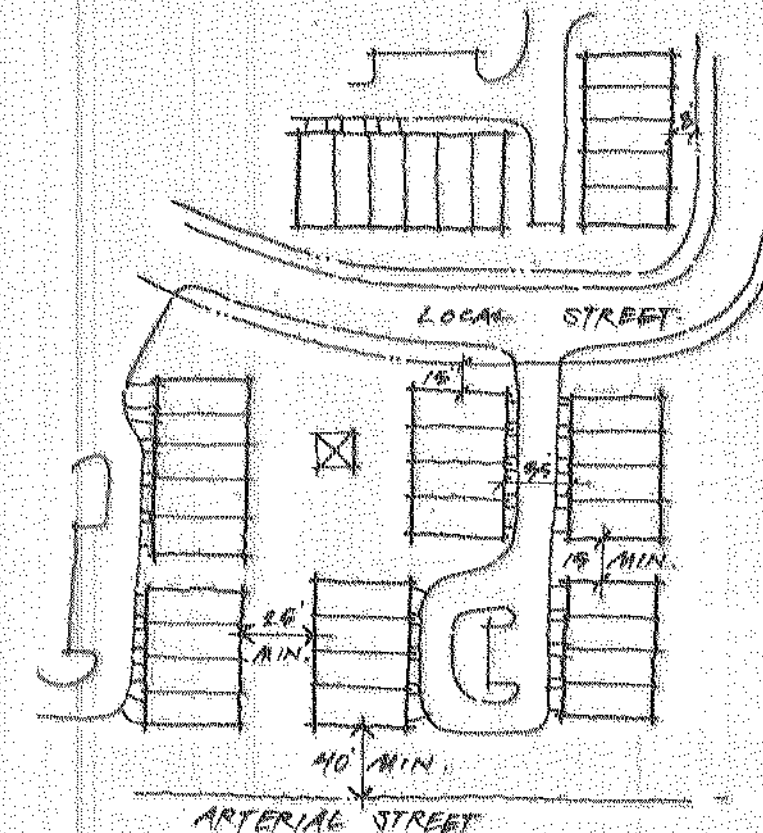
DUPLEX
TYPICAL LOT DETAIL



DUPLEX HOME
ARCHITECTURAL CHARACTER ELEVATION



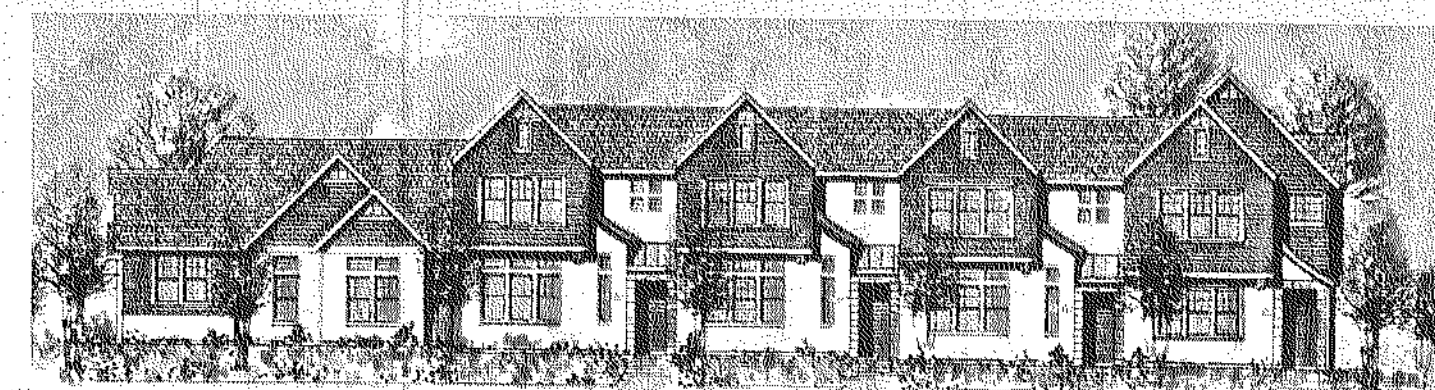
DUPLEX HOME
ARCHITECTURAL CHARACTER ELEVATION



TOWNHOME
TYPICAL LAYOUT



TOWNHOME
ARCHITECTURAL CHARACTER ELEVATION



TOWNHOME
ARCHITECTURAL CHARACTER ELEVATION

DATE	REVISION	NO.	DATE	DATE	DATE
05-09-2011	1	1	02-11-2011	DEN	
07-14-2011	2	2	DRAWN	FGT	
08-16-2011	3	3	CHECKED	FGT	
09-09-2011	4	4	APPROVED	PROJECT NO.	10006
10-13-2011	5	5	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

DEVELOPMENT STANDARDS

MIXED RESIDENTIAL - HIGH (MR-H)

- USES BY RIGHT:
 - ALL USES ALLOWED IN THE MR-L, MR-M AND UNDERLYING CITY OF BRIGHTON R-3 ZONING.
 - GROUP FACILITIES, APARTMENTS AND CONDOMINIUMS
- GROSS DENSITY (MAXIMUM) 24 DWELLING UNITS PER ACRE
- BUILDING SETBACKS:
 - ARTERIAL STREET (ROW): 40 FEET
 - COLLECTOR STREET (ROW): 30 FEET
 - LOCAL STREET (ROW): 15 FEET
 - PARKING AREAS AND COMMON DRIVES: 10 FEET
 - MINIMUM DISTANCE BETWEEN STRUCTURES- PER CITY OF BRIGHTON CODE.
 - BUILDING TO PARKING SETBACK SHALL BE 10 FEET MEASURED FROM BACK OF WALK
- BUILDING SEPARATION (MINIMUM):

SIDE TO SIDE:	
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

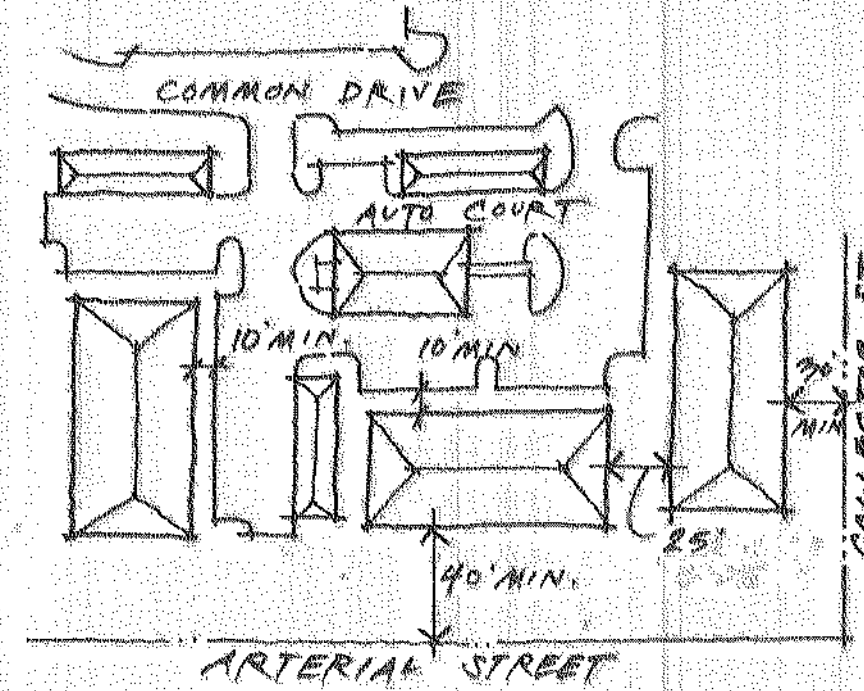
SIDE TO BACK:	
1-STORY	20 FEET
2-STORY	25 FEET
2.5-STORY	25 FEET

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

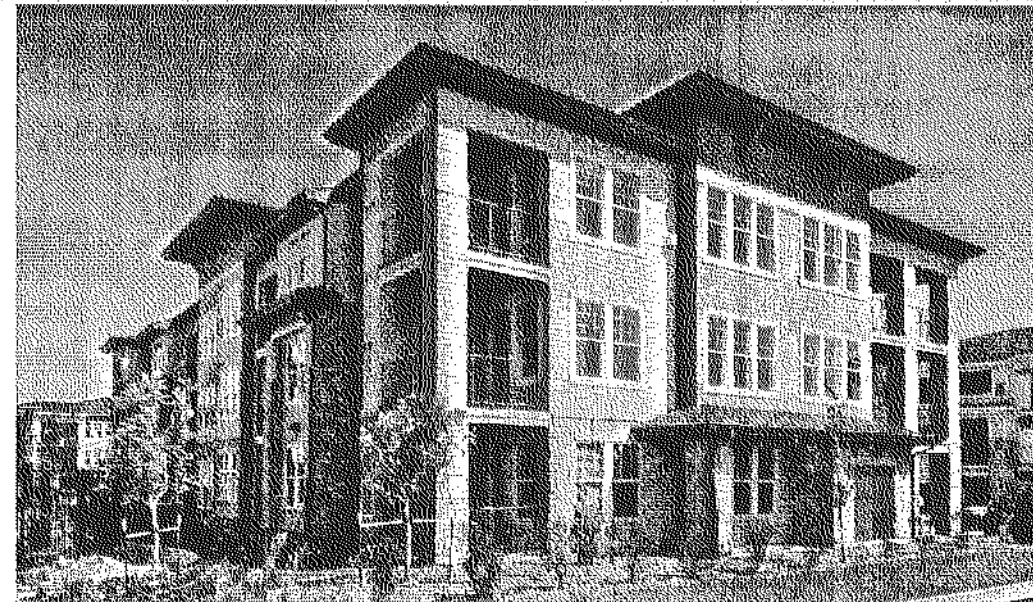
BACK TO BACK:	
1-STORY	30 FEET
2-STORY	40 FEET
2.5 STORY	40 FEET

FRONT TO BACK:	
50 FEET (DISCOURAGED)	

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



CONDOMINIUM / APARTMENT
TYPICAL LAYOUT
(BASED ON 3 STORY)



CONDOMINIUM / APARTMENT
ARCHITECTURAL CHARACTER ELEVATION



GARDEN APARTMENT
ARCHITECTURAL CHARACTER ELEVATION

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

DATE	NO.	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

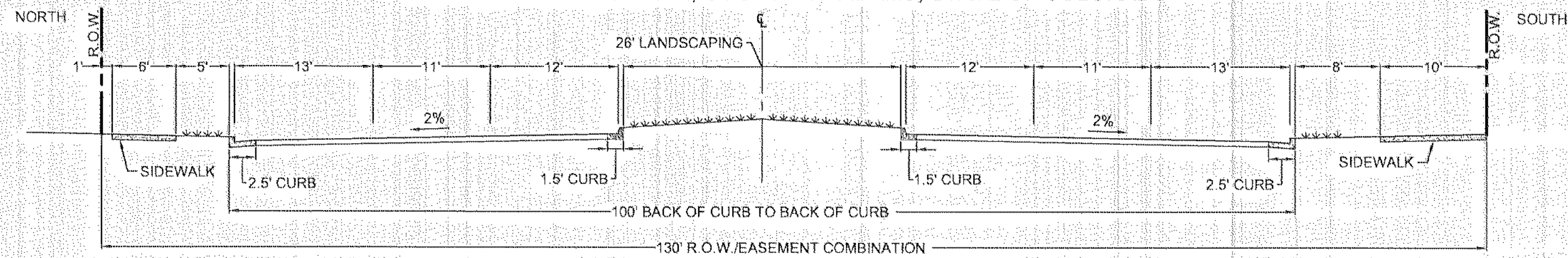
BROMLEY FARMS

FINAL PUD PLAN
DEVELOPMENT STANDARDS (MR-H)

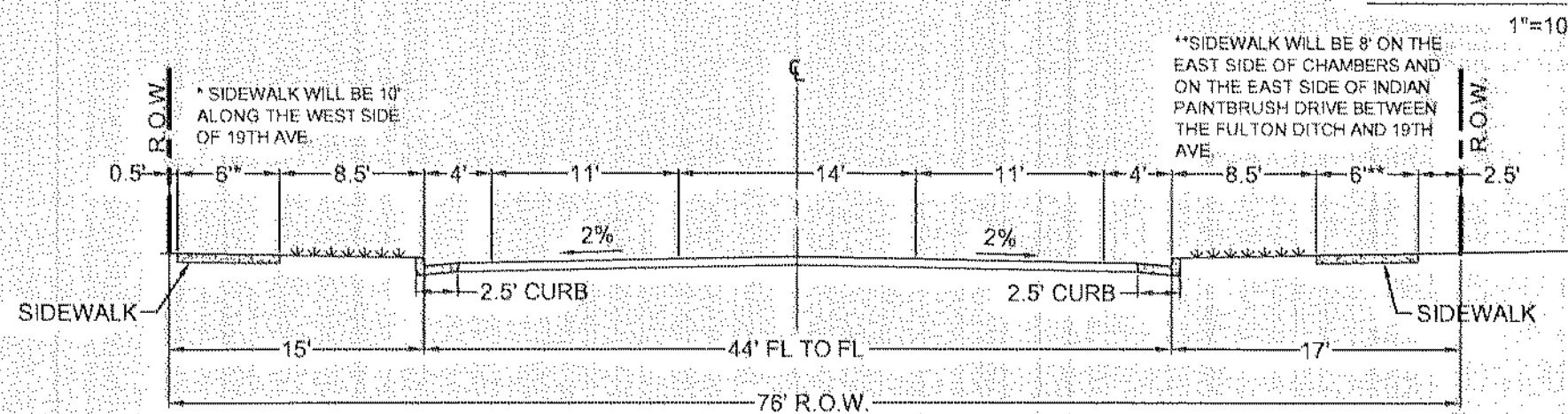
BROMLEY FARMS

FINAL PUD PLAN

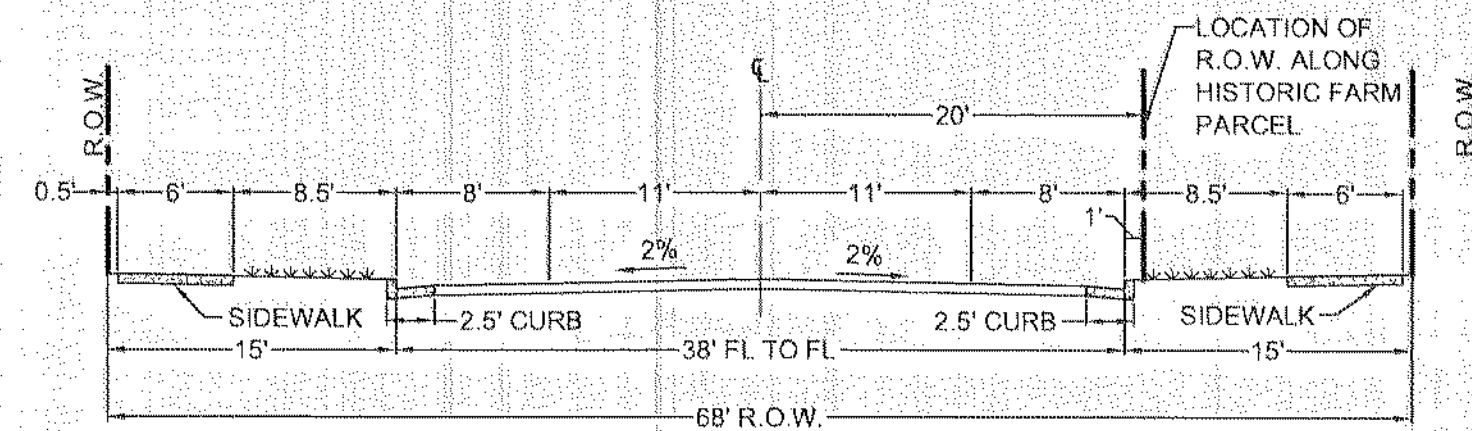
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



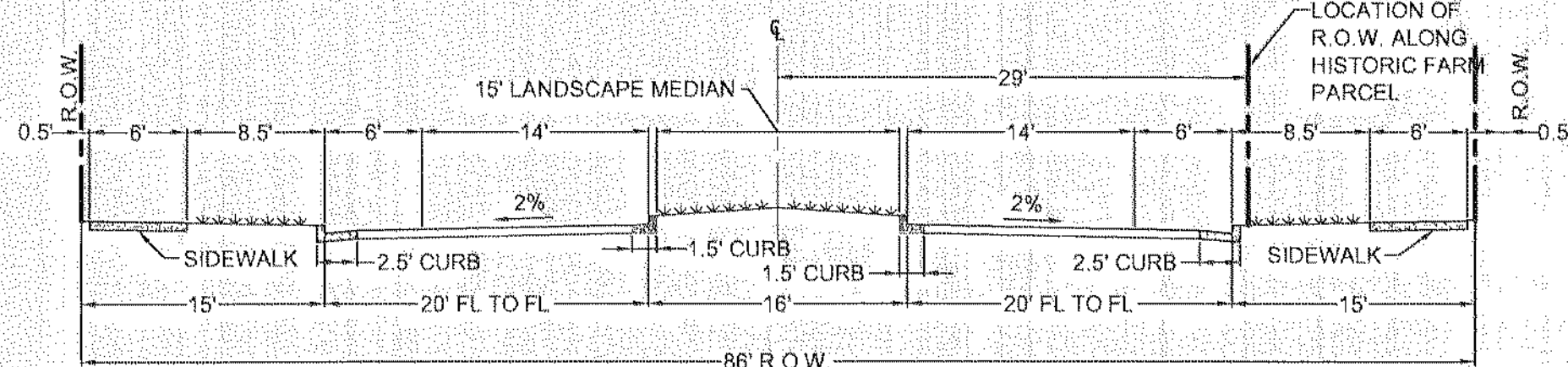
ARTERIAL - A.1



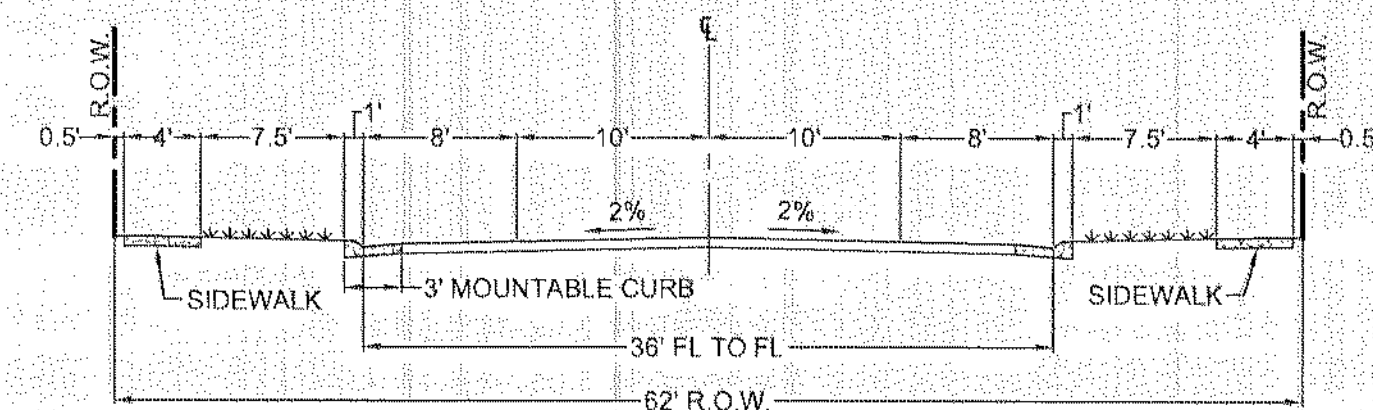
COLLECTOR - C.1, NO PARKING



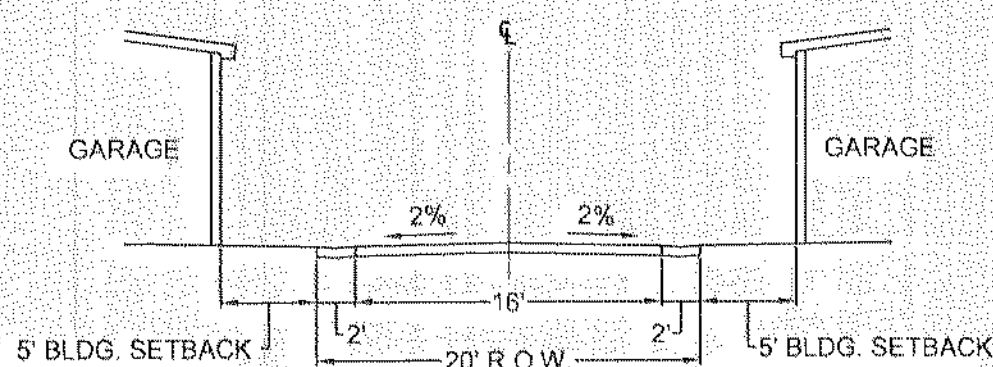
COLLECTOR - C.2, PARKING ON BOTH SIDES



COLLECTOR - C.3, NO PARKING, WITH MEDIAN

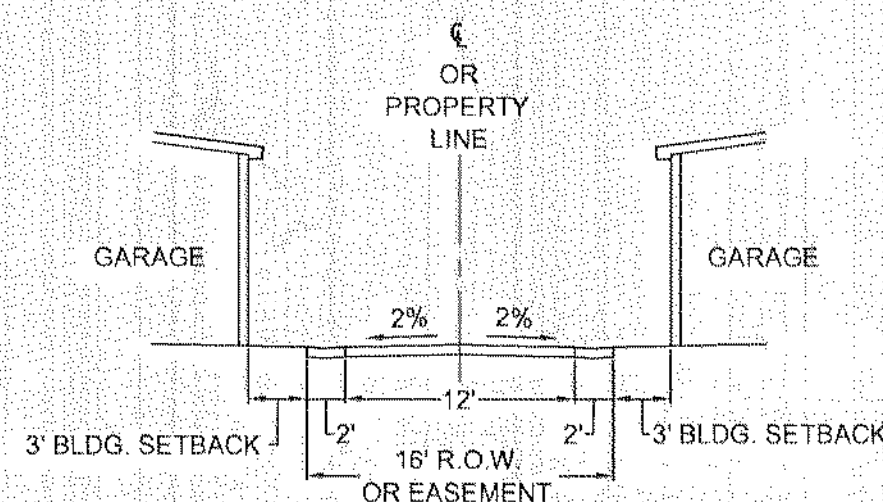


RESIDENTIAL - R.1, PARKING ON BOTH SIDES



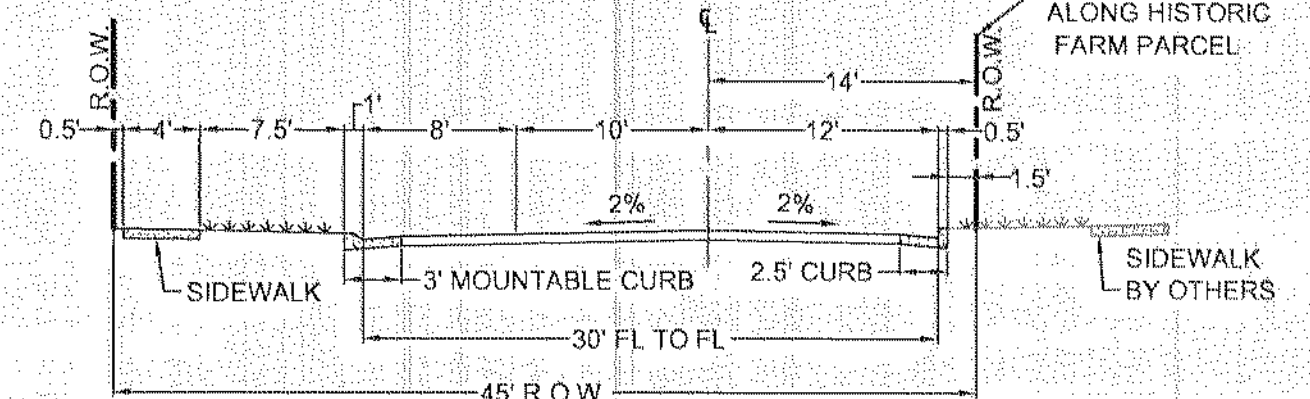
ALLEY AL.1, NO PARKING

1. 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.
2. DEPENDING ON SPECIFIC SITE CONDITIONS, ALLEY'S MAY ALSO HAVE AN INVERTED CROWN WITH DRAINAGE DOWN TO THE CENTER.



ALLEY AL.2, NO PARKING

1. 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.
2. DEPENDING ON SPECIFIC SITE CONDITIONS, ALLEY'S MAY ALSO HAVE AN INVERTED CROWN WITH DRAINAGE DOWN TO THE CENTER.



RESIDENTIAL - R.2, PARKING ON ONE SIDE

NOTES:

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

DATE	REVISION	NO.	DATE	DATE	SCALE
02-11-2011	REVISION	1	05-09-2011	02-11-2011	1" = 10'
	REVISION	2	07-14-2011		VERT. SCALE
	REVISION	3	08-16-2011		
	REVISION	4	09-09-2011		
	REVISION	5	10-13-2011		

DATE	NO.	REVISION	DATE	DATE	SCALE
05-09-2011	1	REVISION	02-11-2011	02-11-2011	1" = 10'
07-14-2011	2	REVISION			VERT. SCALE
08-16-2011	3	REVISION			
09-09-2011	4	REVISION			
10-13-2011	5	REVISION			

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

Historic
Bromley
Farm

Community
Park

Detention

Neighborhood
Park

Paseo

Neighborhood
Park

Open
Space

Paseo

Entry

Park

Community
Gardens

Neighborhood
Park

Fulton Ditch

Trail

Pedestrian Trail

S. 19th Avenue

148th
Avenue

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
- 8 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

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

REVISION	NO.	DATE
REVISE PER CITY	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

BROMLEY FARMS

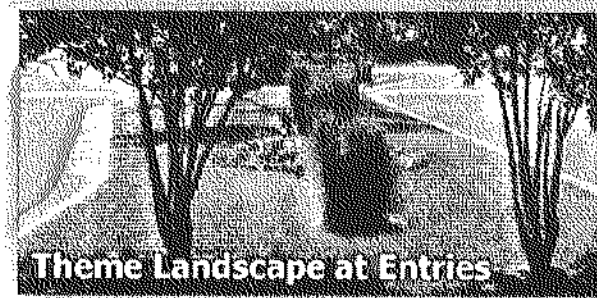
FINAL PUD PLAN

ILLUSTRATIVE VISION PLAN

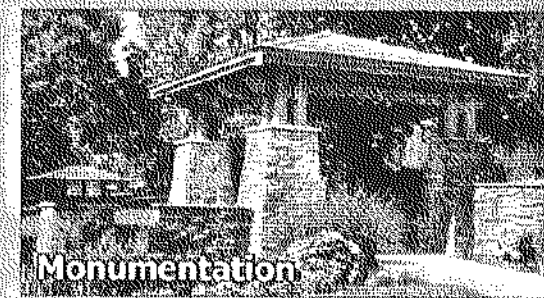
BROMLEY FARMS

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



Theme Landscape at Entries



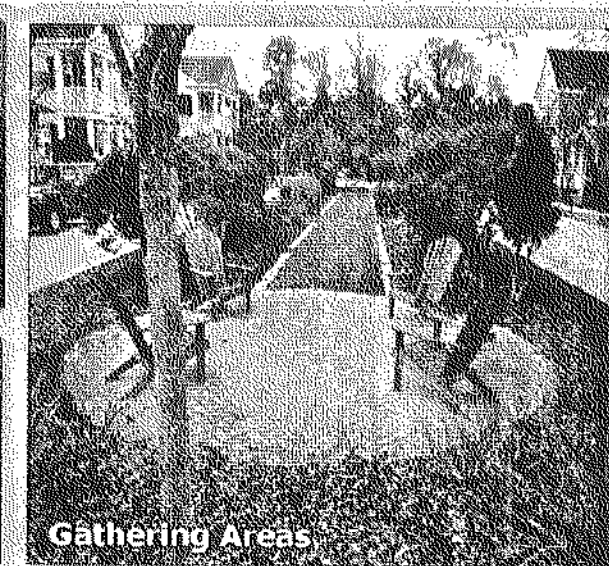
Monumentation



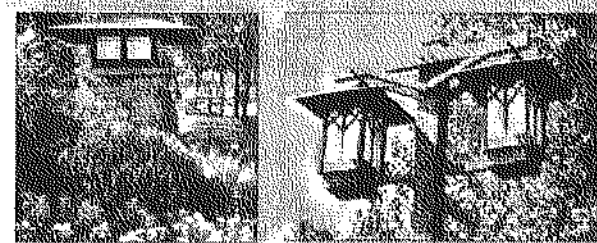
The Bromley Homestead



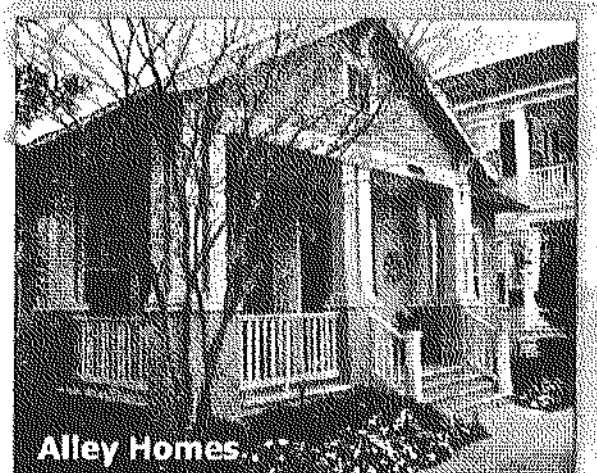
Traditional Homes



Gathering Areas



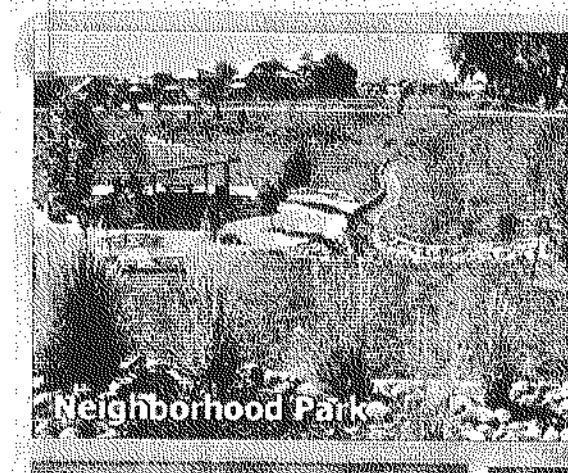
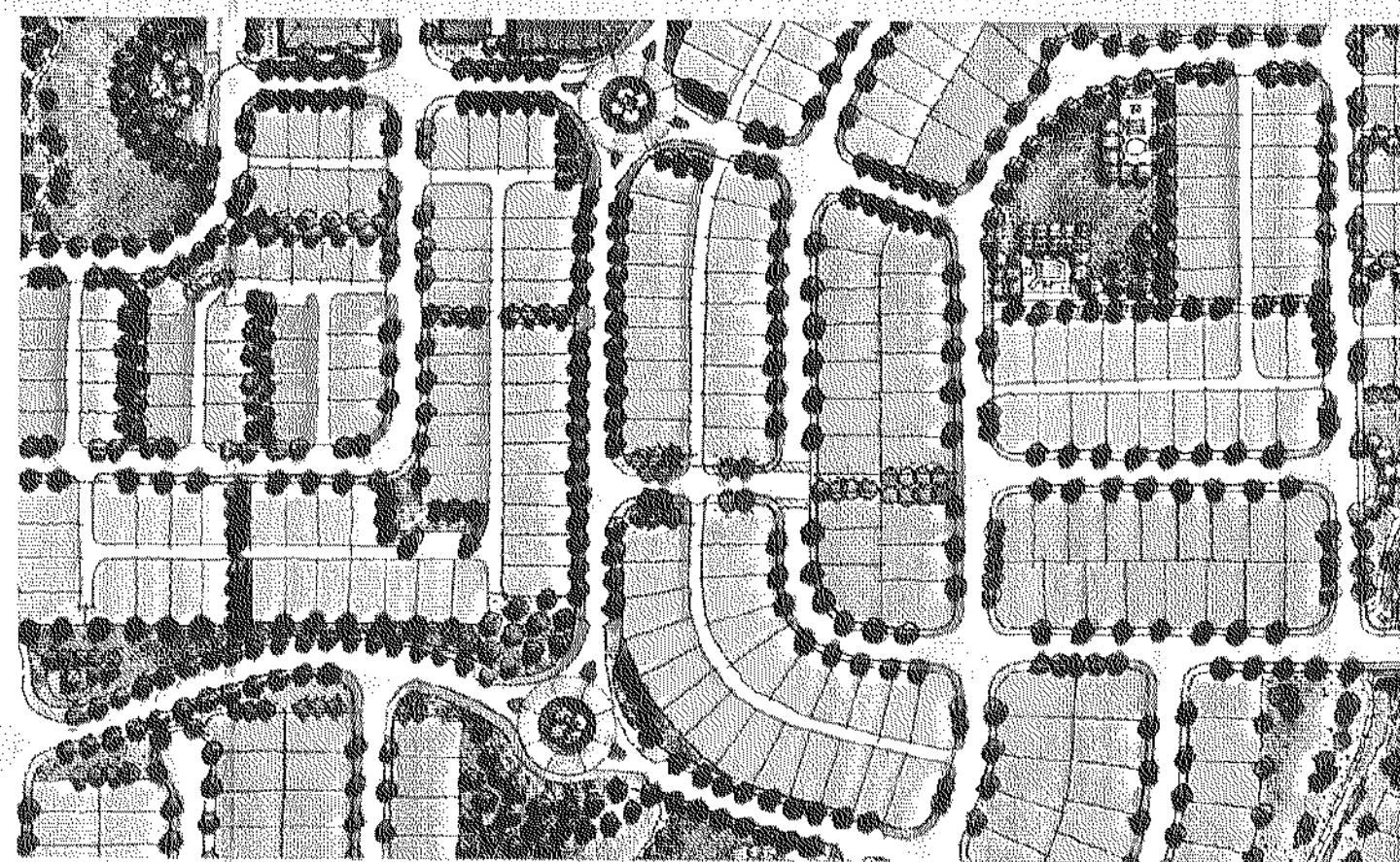
Attached Homes



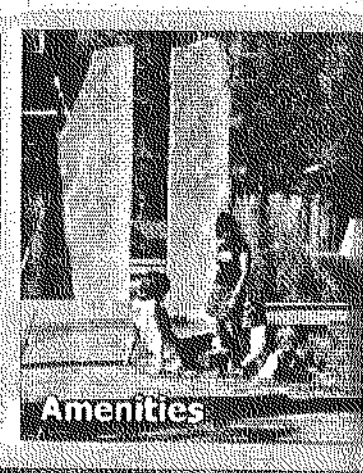
Alley Homes



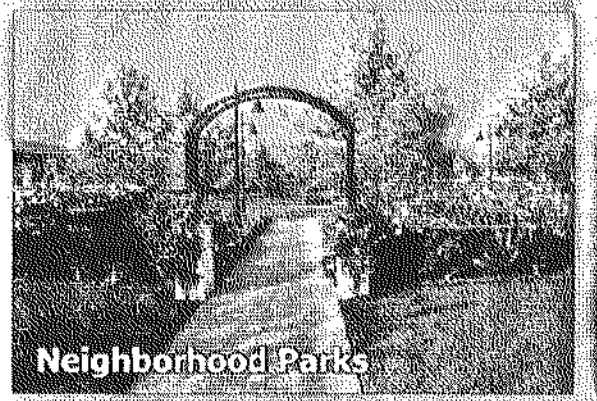
Pedestrian Connectivity



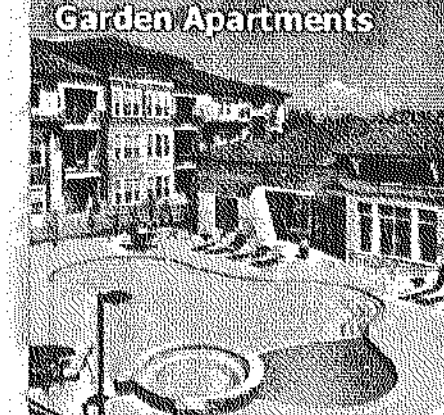
Neighborhood Park



Amenities



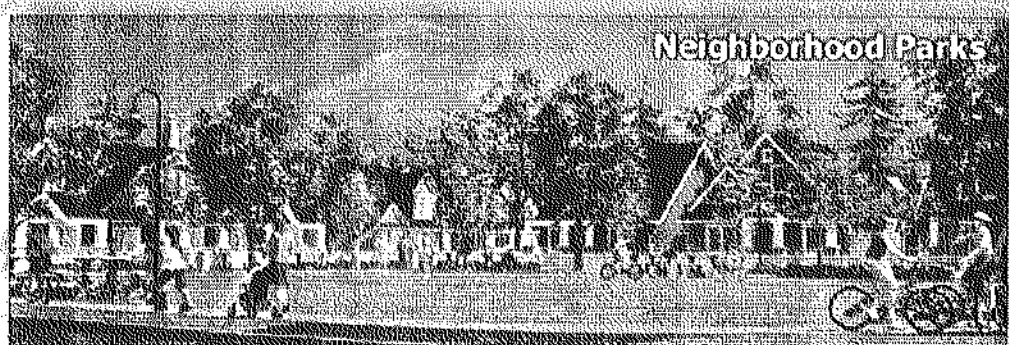
Neighborhood Parks



Garden Apartments



Court Homes



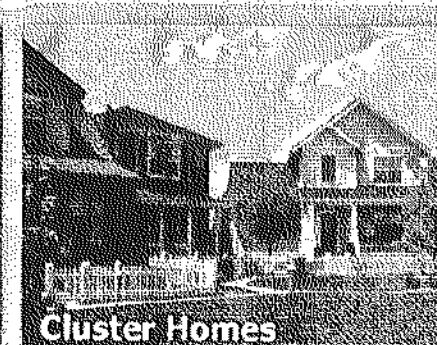
Neighborhood Parks



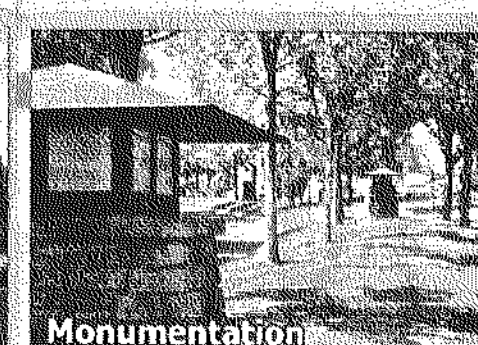
Garden Apartments



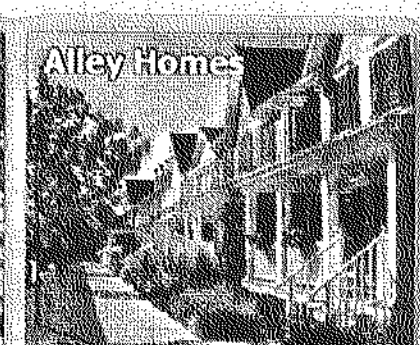
Community Gardens



Cluster Homes



Monumentation



Alley Homes

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

DATE	NO.	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

BROMLEY FARMS
FINAL PUD PLAN
RESIDENTIAL COMMUNITY STRUCTURE AND IMAGE

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

Historic Bromley Farm

Community Park

Detention

Neighborhood Park

Neighborhood Park

Open Space

Park

Community Gardens

Neighborhood Park

Fulton Ditch

Pedestrian Trail

148th Avenue

S. 19th Avenue

Chambers Road

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

BROMLEY FARMS

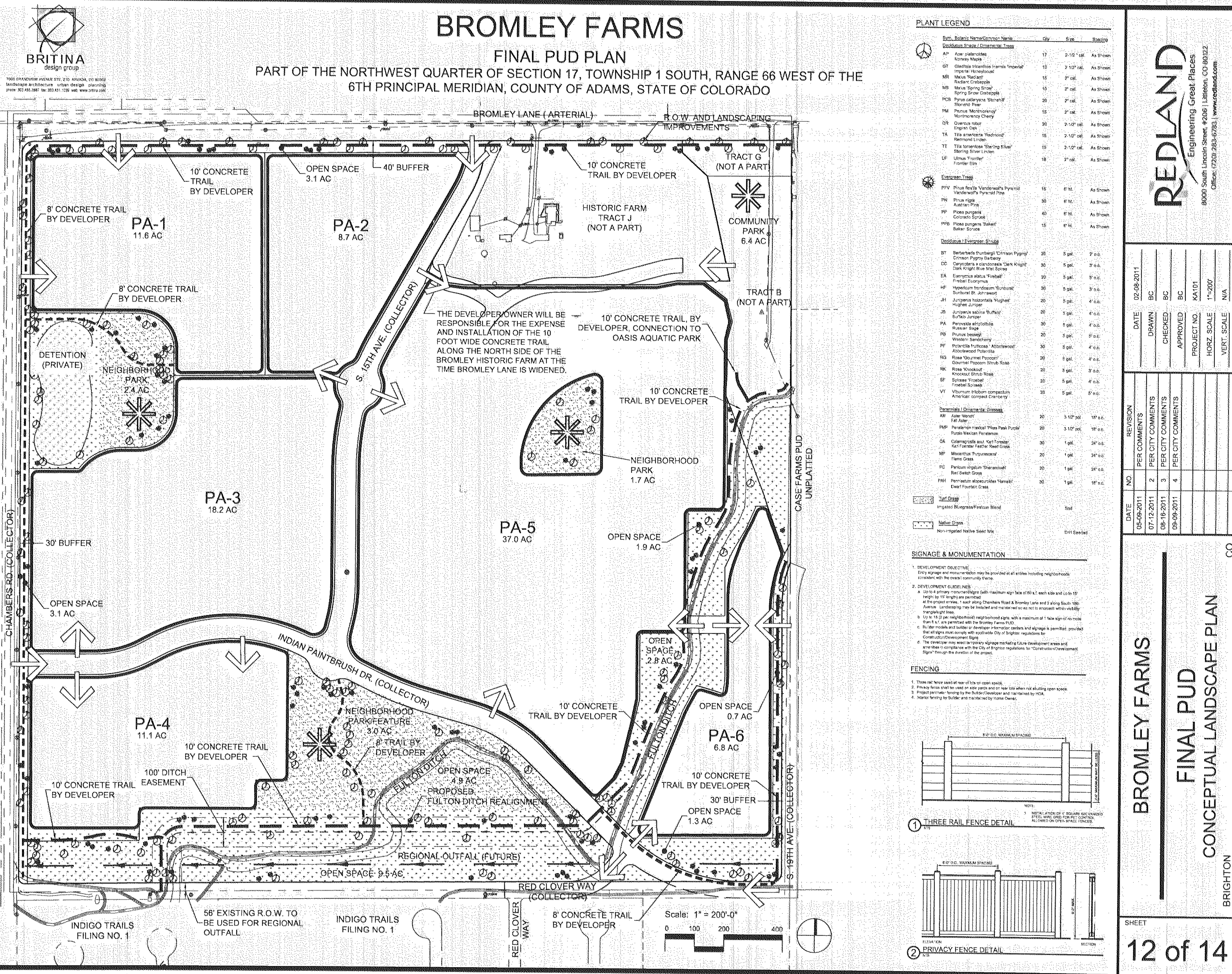
FINAL PUD PLAN
OPEN SPACE PLAN

KEPHART
community • planning • architecture

SHEET

11 of 14

REDLAND
Engineering Great Places
9000 South Lincoln Street, #206 | Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com



BRITINA
design group
7005 GRANDVIEW AVENUE STE. 210 ARVADA, CO 80002
landscape architecture urban design planning
phone 303.455.0887 fax 303.451.1256 web www.britina.com

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

PLANT LEGEND				
Sym.	Botanic Name/Common Name	Qty	Size	Spacing
Deciduous Shade / Ornamental Trees				
AP	Acer palmatum Japanese Maple	17	2-1/2" cal.	As Shown
GT	Gleditsia triacanthos Invasive Tree	10	2-1/2" cal.	As Shown
MR	Malus 'Redgolf'	15	2" cal.	As Shown
MS	Malus 'Spring Snow'	10	2" cal.	As Shown
PCS	Prunus caryocarpa 'Stonewall'	20	2" cal.	As Shown
PM	Prunus 'Mortimer'	15	2" cal.	As Shown
QR	Quercus robur English Oak	20	2-1/2" cal.	As Shown
TA	Tilia americana 'Redmond'	15	2-1/2" cal.	As Shown
TT	Tilia tomentosa 'Stirling Silver'	15	2-1/2" cal.	As Shown
UF	Ulmus 'Frontier'	18	2" cal.	As Shown
Evergreen Trees				
PFV	Pinus flexilis 'Vanderwolf's Pyramid'	15	6" ht.	As Shown
PN	Pinus nigra Austrian Pine	30	6" ht.	As Shown
PP	Pinus pungens Colorado Spruce	40	6" ht.	As Shown
PPB	Pinus pungens 'Bakeri'	15	6" ht.	As Shown
Deciduous / Evergreen Shrubs				
BT	Berberis thunbergii 'Chamae Pygmy'	20	5 gal.	2' o.c.
DC	Caragana x canadensis 'Dark Knight'	30	5 gal.	3' o.c.
EA	Eumyrtus alata 'Finchell'	20	5 gal.	5' o.c.
HF	Hymenocallis frondosa 'Sunburst'	30	5 gal.	3' o.c.
JH	Juniperus horizontalis 'Hughes Juniper'	20	5 gal.	4' o.c.
JS	Juniperus sabina 'Buffalo'	20	5 gal.	4' o.c.
PA	Perovskia atriplicifolia Russian Sage	20	5 gal.	4' o.c.
PB	Prunus besseyi Western Sandcherry	20	5 gal.	5' o.c.
PF	Potentilla fruticosa 'Abbotswood'	30	5 gal.	4' o.c.
RQ	Rosa 'You're Just the Way I Feel'	20	5 gal.	4' o.c.
RK	Rosa 'Knockout'	20	5 gal.	3' o.c.
SE	Spiraea 'Fireball'	20	5 gal.	4' o.c.
VT	Viburnum trilobum compactum American Compact Crabapple	20	5 gal.	5' o.c.
Perennials / Ornamental Grasses				
AM	Aster multiflorus Fall Aster	20	3-1/2" pot.	18" o.c.
PMP	Penstemon 'Majestic'	20	3-1/2" pot.	18" o.c.
GA	Galium aparine 'Karl Forester'	30	1 gal.	24" o.c.
MP	Miscanthus 'Purpureus'	20	1 gal.	24" o.c.
RG	Rudbeckia hirta 'Shenandoah'	20	1 gal.	24" o.c.
PMH	Pennisetum alopecuroides 'Hameln'	30	1 gal.	18" o.c.
Turf Grass				
	Irrigated Bluegrass/Festuca Blend		5 gal.	
Native Grasses				
	Non-irrigated Native Seed Mix		D41 Seeded	

SIGNAGE & MONUMENTATION

1. DEVELOPMENT OBJECTIVE
Every signage and monumentation may be provided at all entries including neighborhood constant with the owner's community theme.

2. DEVELOPMENT GUIDELINES
a. Up to 4 primary monument signs (with maximum sign face of 60 sq. ft. each side and up to 15' height by 15' length) are permitted at the project entrance, 1' east along Chambers Road & Bromley Lane and 2' along South 19th Avenue. Landscaping may be installed and maintained so as not to obstruct visibility through sight lines.
b. Up to 15 (15 per neighborhood) neighborhood signs, with a maximum of 1' face sign of no more than 6" x 6", are permitted with the Bromley Farms PUD.
c. Builder models and builder or developer information centers and signage is permitted, provided that all signs must comply with applicable City of Brighton regulations for Construction/Development Signs.
d. The developer may erect temporary signage marketing future development areas and amenities in compliance with the City of Brighton regulations for "Construction/Development" Signs through the duration of the project.

FENCING

1. Three rail fence shall be used at rear of lots or open space.
2. Privacy fence shall be used on side yards and on rear lots when not abutting open space.
3. Project perimeter fencing by the Builder/Developer and maintained by HOA.
4. Interior fencing by Builder and maintained by Home Owner.

THREE RAIL FENCE DETAIL

PRIVACY FENCE DETAIL

REDLAND

Engineering Great Places
8000 South Lincoln Street, #208 Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com

DATE	REVISION	NO	PER COMMENTS
05-09-2011	1	1	PER COMMENTS
07-12-2011	2	2	PER CITY COMMENTS
08-16-2011	3	3	PER CITY COMMENTS
09-09-2011	4	4	PER CITY COMMENTS

BROMLEY FARMS

FINAL PUD

CONCEPTUAL LANDSCAPE PLAN

BRIGHTON

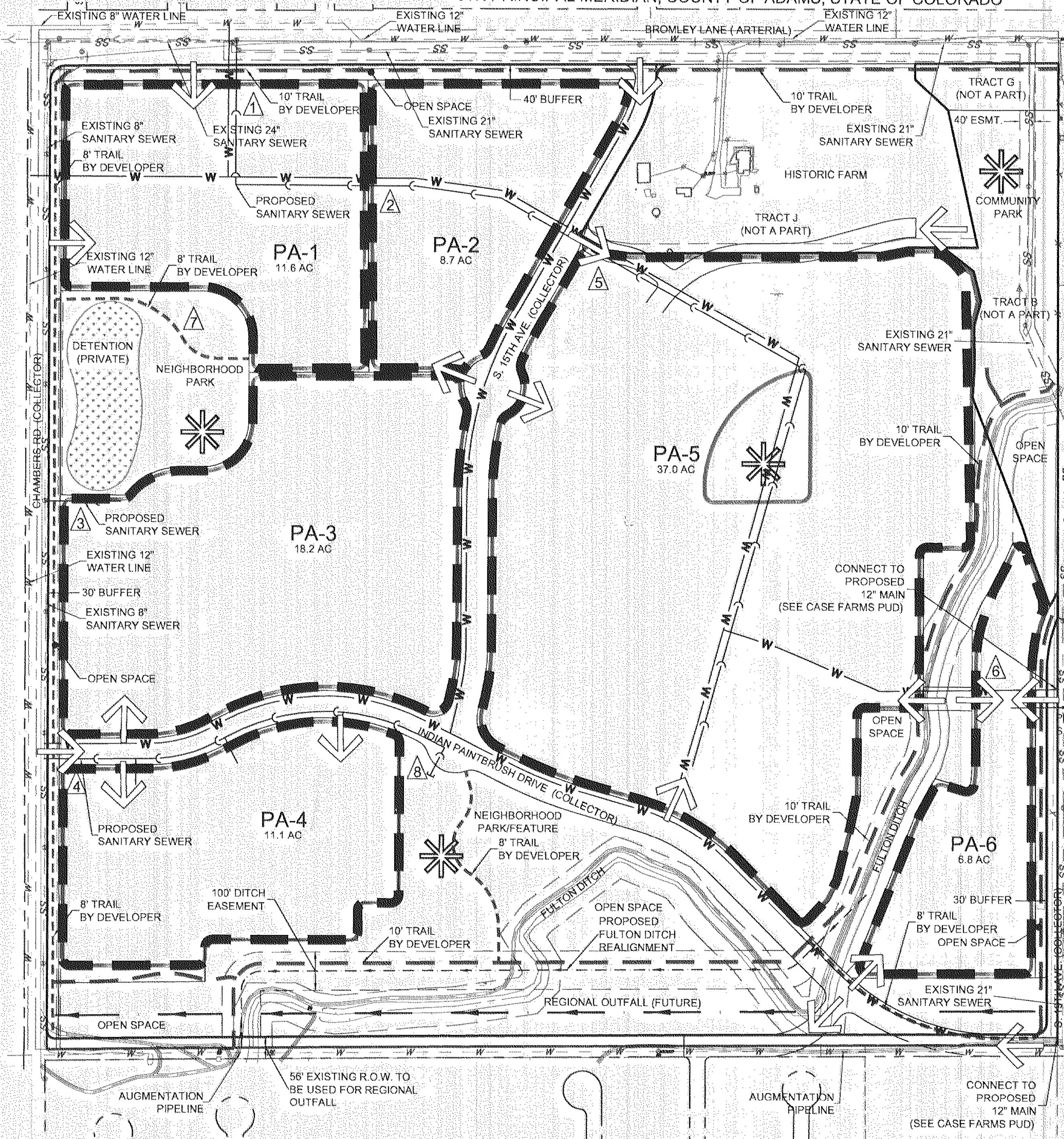
SHEET

12 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



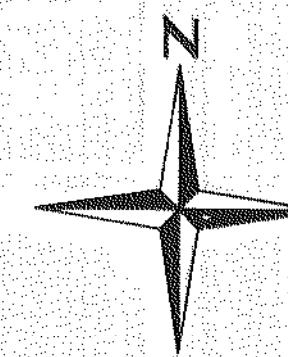
UTILITY LEGEND

— OH —	EXISTING OVERHEAD ELECTRIC
— S —	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
—	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	0.086	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	715

NOTES:

- ALL PROPOSED SANITARY SEWER MAINS ARE 8" UNLESS OTHERWISE SHOWN.
- 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.



DATE	NO.	REVISION	DATE	NO.	REVISION
02-11-2011	1	REVISION PER CITY	05-09-2011	1	REVISION PER CITY
	2	REVISION PER CITY	07-14-2011	2	REVISION PER CITY
	3	REVISION PER CITY	08-16-2011	3	REVISION PER CITY
	4	REVISION PER CITY	09-09-2011	4	REVISION PER CITY
	5	REVISION PER CITY	10-13-2011	5	REVISION PER CITY

BROMLEY FARMS

FINAL PUD PLAN
CONCEPTUAL UTILITY PLAN

SHEET

13 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

REDLAND
Engineering Great Places
8000 South Lincoln Street, #206 | Littleton, CO 80122
Office: (720) 283-6783 | www.redland.com

DATE	2011.11.02
DRAWN	DN
CHECKED	FGT
APPROVED	FGT
PROJECT NO.	10006
HORIZ. SCALE	N/A
VERT. SCALE	N/A

REVISION	NO.	DATE	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	

BROMLEY FARMS
FINAL PUD PLAN
CONCEPTUAL DRAINAGE PLAN

SHEET

14 of 14

