

PLANNING COMMISSION RESOLUTION

BROMLEY FARMS PUD VESTED PROPERTY RIGHTS EXTENSION (2018)

RESOLUTION NO.: 18-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE APPLICATION FOR EXTENSION OF VESTED PROPERTY RIGHTS FOR THE BROMLEY FARMS PUD WITH CONDITIONS.

WHEREAS, this matter came before the Planning Commission upon that certain request by the Applicant, Jack Hoagland of Privateer Bromley;

WHEREAS, 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 ("the Property");

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

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;

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 That Sheets 8, 12, 13, and 14 of the PUD are no longer valid and, as such,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 for the Planning Commission to review and make a recommendation to the City Council 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");

WHEREAS, Section 17-56-25 of the City of Brighton *Municipal Code*, "Application Procedure," requires that a Vested Property Rights application be submitted to the Planning Commission for evaluation, and that the Planning Commission shall then make a recommendation to the City Council;

WHEREAS, since the Planning Commission review of an application for vested property rights is not a public hearing, no public notices are required;

WHEREAS, though not required, public notice was provided via posting on July 20, 2018, via a 300' property owner mailing on July 25, 2018, and via publication in the *Brighton Standard Blade* on July 25, 2018;

WHEREAS, the original vesting period of six (6) years is inconsistent and longer than the typical three (3) year duration of vested property rights in accordance with Section 17-56-50 of the *Brighton Municipal Code*;

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*;

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

WHEREAS, new drainage standards have been adopted by the State of Colorado that must be adhered to;

WHEREAS, utility plans created by the Bromley Farms PUD are no longer valid;

WHEREAS, Sheets 8, 12, 13, and 14 of the Bromley Farms PUD are labeled as "typical" and "conceptual", are no longer valid as they do not meet current City standards, and shall not be used for future development;

WHEREAS, it is necessary to plat the area within three (3) years as the current economy and utility costs are more certain;

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

WHEREAS, any approval is subject to Brighton Municipal Code 17-56-40, and Colorado

Revised Statutes, Sections 24-68-102.5(2), 24-68-103(1)(c), and 24-68-105(2).

NOW THEREFORE, be it resolved that the City of Brighton Planning Commission as follows:

Section 1. Findings.

- (1.) The Planning Commission finds the adopted Resolution 201719'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 Planning Commission finds that the intent of this condition has been met; and
- (2.) The Planning Commission of the City of Brighton 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.

Section 2. Recommendation. The Planning Commission does hereby recommend approval to the City of Brighton City Council regarding the application of the Vested Property Rights for the Bromley Farms PUD to allow the PUD to be vested for an additional three (3) year period (to expire on December 6, 2021) with 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 14th day of August, 2018.

**CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION**


Fidel Balderas, Acting Chairperson

ATTEST:


Diane Phin, Secretary

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17,

THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 1,438.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 9TH 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 $88^{\circ}09'11''$ EAST;

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

1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}10'35''$ AN ARC LENGTH OF 146.50 FEET;

2) TANGENT TO SAID CURVE SOUTH $00^{\circ}19'47''$ EAST, A DISTANCE OF 913.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INDIAN PAINTBRUSH DRIVE AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 29.00 FEET;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) COURSES:

1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $89^{\circ}47'02''$ AN ARC LENGTH OF 45.44 FEET;

2) TANGENT TO SAID CURVE SOUTH $89^{\circ}27'15''$ WEST, A DISTANCE OF 2,548.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 21.00 FEET;

3) NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}23'11''$ AN ARC LENGTH OF 33.13 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH $00^{\circ}09'34''$ WEST, A DISTANCE OF 2,459.71 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROMLEY LANE AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.43 FEET;

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

1) NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $80^{\circ}34'15''$ AN ARC LENGTH OF 63.20 FEET;

2) TANGENT TO SAID CURVE NORTH $89^{\circ}24'41''$ EAST, A DISTANCE OF 2,579.31 FEET TO THE POINT OF BEGINNING.

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

CONTAINING AN AREA OF 136.14 ACRES (5,886,712 SQUARE FEET) MORE OR LESS.

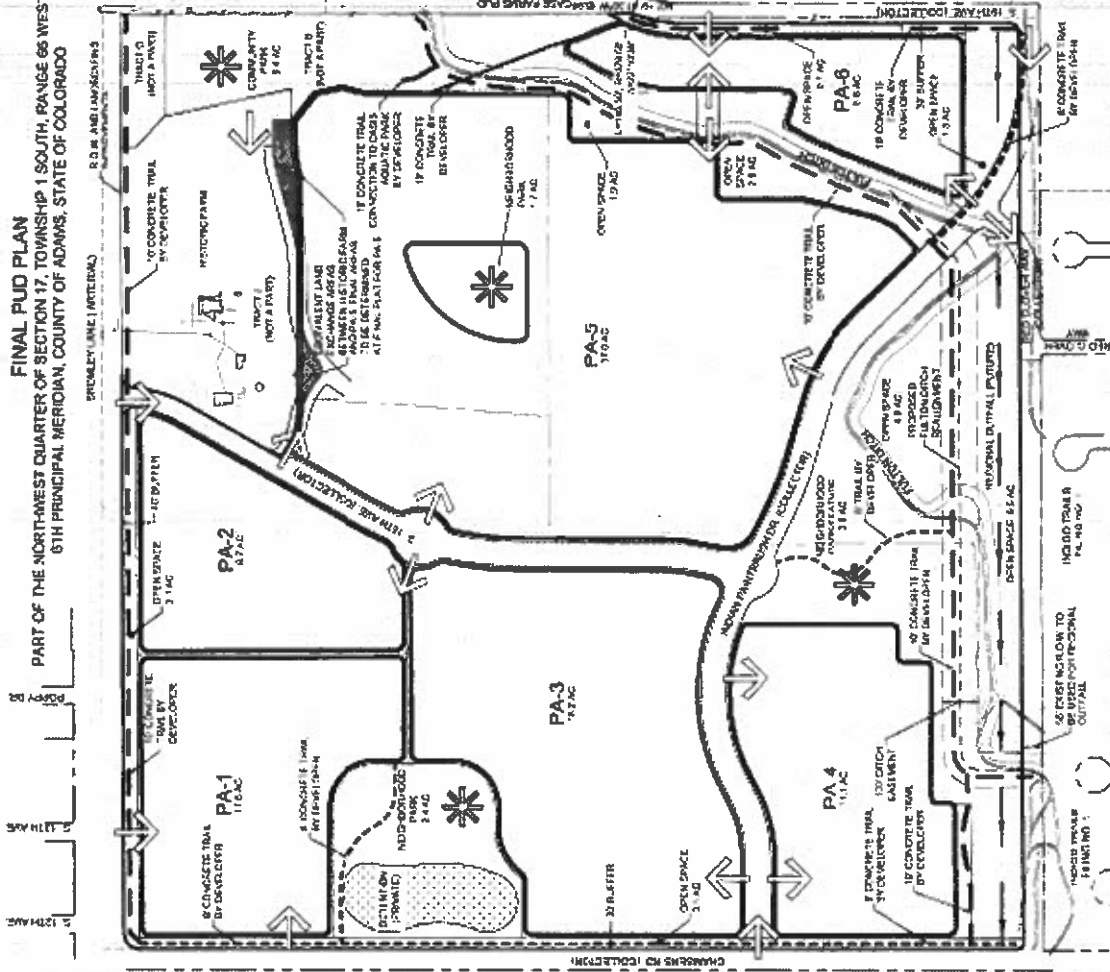
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 8TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

APPROVED

THE PROPOSED FARMHOUSHOOD MUST BE RE-EXAMINED OR RE-PLATED IN ORDER TO OBTAIN A NEW OR "RE-NEWED" FARMHOUSHOOD AS THE LOCATION OF BOTH OF WAY PARTS AND OPEN SPACES PLANNED FOR FOUNDATIONS, ETC. FROM TODAY'S VIEWPOINT ON THE PROPERTIES OF THE SCIENTIFIC OF WAY BUILDING PERIOD.

1 of 14

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

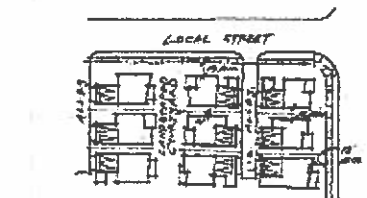
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BROMLEY FARMS
FINAL PUD PLAN
PUD SITE PLAN

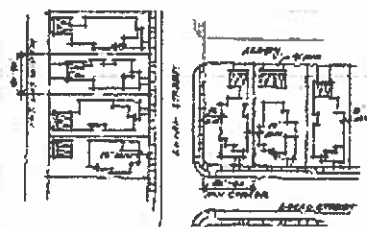
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BROMLEY FARMS

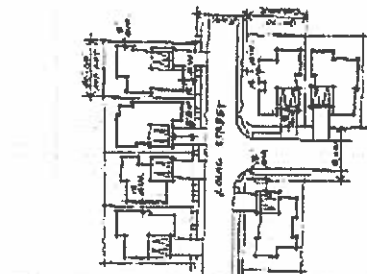
5 of 14



CLUSTER MORE
TYPICAL LOT DRAIN



VALLEY LOADED HOME
TYPICAL LOT DETAIL.



FRONT LOADED HORN
TYPICAL 10T EFFICIENCY



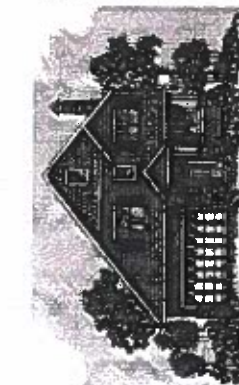
CLUSTER HOME ARCHITECTURAL CHARACTER ELEVATION



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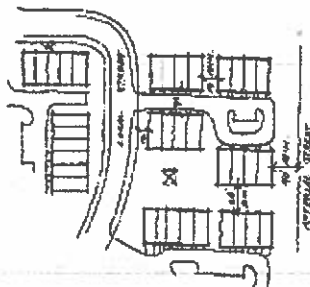
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DATE	TIME	LOCATION	WIND	WAVE	SEA	SWELL	WAVE PERIOD	WAVE DIRECTION	WAVE HEIGHT	WAVE PERIOD	WAVE DIRECTION	WAVE HEIGHT
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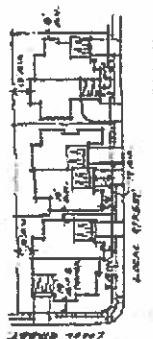
FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

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TYPICAL LAYOUT



TYPICAL DETAIL
 DUPLEX



TECHNIQUE
ARCHITECTURE: CHARACTER ELEVATION

TOMMYONE
ARCHITECTURAL CHARACTER EVALUATION

**DUPLEX HOME
ARCHITECTURAL CHARACTER ELEVATION**



DUPLEX HOME

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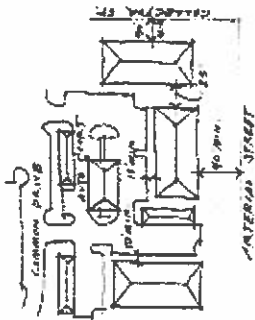
BROMLEY FARMS

BROMLEY FARMS

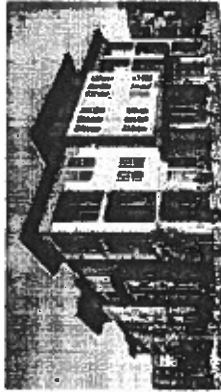
FINAL PUD PLAN
PART OF THE NORTH-WEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS MINIMUM RESIDENTIAL HIGH DENSITY

1. LOT SIZE: 1/4 AC.
2. LOT COVERAGE: 30% MAXIMUM
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100. LOT AREA: 10,890 SQ. FT. MINIMUM



TYPICAL UNIT
(SCALE 1/8" = 1'-0")



CONDOMINIUM APARTMENT
ARCHITECTURAL CHARACTER ELEVATION



GARDEN APARTMENT
ARCHITECTURAL CHARACTER ELEVATION

KEPHART
ARCHITECTS

FINAL PUD PLAN
PART OF THE NORTH-WEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

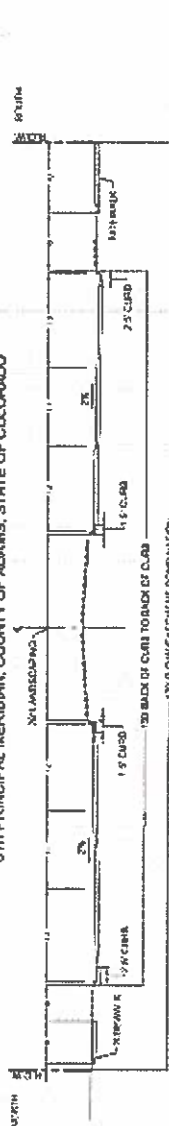


Fig. 1. Schematic diagram of the test stand for the investigation of the effect of the frequency of the external load on the dynamic behavior of the structure.

Figure 1 is a schematic diagram of the experimental setup. It shows a cross-section of a specimen with a central vertical crack. The specimen is supported by a base. A load is applied to the top of the specimen. The diagram is labeled with dimensions and material properties. The labels include: 200 mm , 100 mm , 50 mm , 25 mm , 12.5 mm , 6.25 mm , 3.125 mm , 1.5625 mm , 0.78125 mm , 0.390625 mm , 0.1953125 mm , 0.09765625 mm , 0.048828125 mm , 0.0244140625 mm , 0.01220703125 mm , $0.006103515625 \text{ mm}$, $0.0030517578125 \text{ mm}$, $0.00152587890625 \text{ mm}$, $0.000762939453125 \text{ mm}$, $0.0003814697265625 \text{ mm}$, $0.00019073486328125 \text{ mm}$, $0.000095367431640625 \text{ mm}$, $0.0000476837158203125 \text{ mm}$, $0.00002384185791015625 \text{ mm}$, $0.000011920928955078125 \text{ mm}$, $0.0000059604644775390625 \text{ mm}$, $0.00000298023223876953125 \text{ mm}$, $0.000001490116119384765625 \text{ mm}$, $0.0000007450580596923828125 \text{ mm}$, $0.00000037252902984619140625 \text{ mm}$, $0.000000186264514923095703125 \text{ mm}$, $0.0000000931322574615478515625 \text{ mm}$, $0.00000004656612873077392578125 \text{ mm}$, $0.000000023283064365386962890625 \text{ mm}$, $0.0000000116415321826934814453125 \text{ mm}$, $0.00000000582076609134674072265625 \text{ mm}$, $0.000000002910383045673370361328125 \text{ mm}$, $0.0000000014551915228366851806640625 \text{ mm}$, $0.00000000072759576141834259033203125 \text{ mm}$, $0.000000000363797880709171295166015625 \text{ mm}$, $0.0000000001818989403545856475830078125 \text{ mm}$, $0.00000000009094947017729282379150390625 \text{ mm}$, $0.000000000045474735088646411895751953125 \text{ mm}$, $0.0000000000227373675443232059478759765625 \text{ mm}$, $0.00000000001136868377216160297393798828125 \text{ mm}$, $0.000000000005684341886080801486968994140625 \text{ mm}$, $0.0000000000028421709430404007434844970703125 \text{ mm}$, $0.00000000000142108547152020037174224853515625 \text{ mm}$, $0.000000000000710542735760100185871124267578125 \text{ mm}$, $0.0000000000003552713678800500929355621337890625 \text{ mm}$, $0.00000000000017763568394002504646778106689453125 \text{ mm}$, $0.000000000000088817841970012523233890533447265625 \text{ mm}$, $0.0000000000000444089209850062616169452667236328125 \text{ mm}$, $0.00000000000002220446049250313080847263336181640625 \text{ mm}$, $0.000000000000011102230246251565404236316680908203125 \text{ mm}$, $0.0000000000000055511151231257827021181583340541015625 \text{ mm}$, $0.00000000000000277555756156289135105907916702705078125 \text{ mm}$, $0.000000000000001387778780781445675529539583513525390625 \text{ mm}$, $0.0000000000000006938893903907228377647697917567626953125 \text{ mm}$, $0.00000000000000034694469519536141888238489587838134765625 \text{ mm}$, $0.000000000000000173472347597680709441192447939190673828125 \text{ mm}$, $0.0000000000000000867361737988403547205962239695953369140625 \text{ mm}$, $0.00000000000000004336808689942017736029811198479766846875 \text{ mm}$, $0.000000000000000021684043449710088680149055992398834234375 \text{ mm}$, $0.0000000000000000108420217248550443400745279961994171171875 \text{ mm}$, $0.00000000000000000542101086242752217003726399809970855890625 \text{ mm}$, $0.000000000000000002710505431213761085018631999049854279453125 \text{ mm}$, $0.0000000000000000013552527156068805425093159995249271397265625 \text{ mm}$, $0.00000000000000000067762635780344027125465799976246356986328125 \text{ mm}$, $0.000000000000000000338813178901720135627328999881231784931640625 \text{ mm}$, $0.0000000000000000001694065894508600678136644999406158924658203125 \text{ mm}$, $0.00000000000000000008470329472543003390683224997030794623291015625 \text{ mm}$, $0.00000000000000000004235164736271501695341612498515397311645578125 \text{ mm}$, $0.000000000000000000021175823681357508476708062492576986558227890625 \text{ mm}$, $0.000000000000000000010587911840678754238354031246288493279113953125 \text{ mm}$, $0.0000000000000000000052939559203393771191770156231442466395569765625 \text{ mm}$, $0.00000000000000000000264697796016968855958850781157212331977848828125 \text{ mm}$, $0.000000000000000000001323488980084844279794253905786061659889244140625 \text{ mm}$, $0.0000000000000000000006617444900424221398971269528930308299446220703125 \text{ mm}$, $0.00000000000000000000033087224502121106994856347644651541497231103515625 \text{ mm}$, $0.000000000000000000000165436122510605534974281738223257707486155517578125 \text{ mm}$, $0.0000000000000000000000827180612553027674871408691116288537430777$

NOT ALLOWED TO REUSE DEATHMARCH
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INTERVIEW TO BE CONDUCTED BY THE
ACCESS SHALL BE APPROVED BY THE
HUMANITARIAN TO LEGAL.

1. NOT ALLOWED FOR PER DEPARTMENTAL
AGENCY. ANY ALTERNATE SECTION
INTENDED TO SERVICE AS AGENCY
MATTERS SHALL BE APPROVED BY THE P
DEPARTMENTAL INCOME TO USE.

7. DEPARTMENTAL ON THE 1975 COMPTON
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CAPACITY WITH THE SAME POWER TO THE
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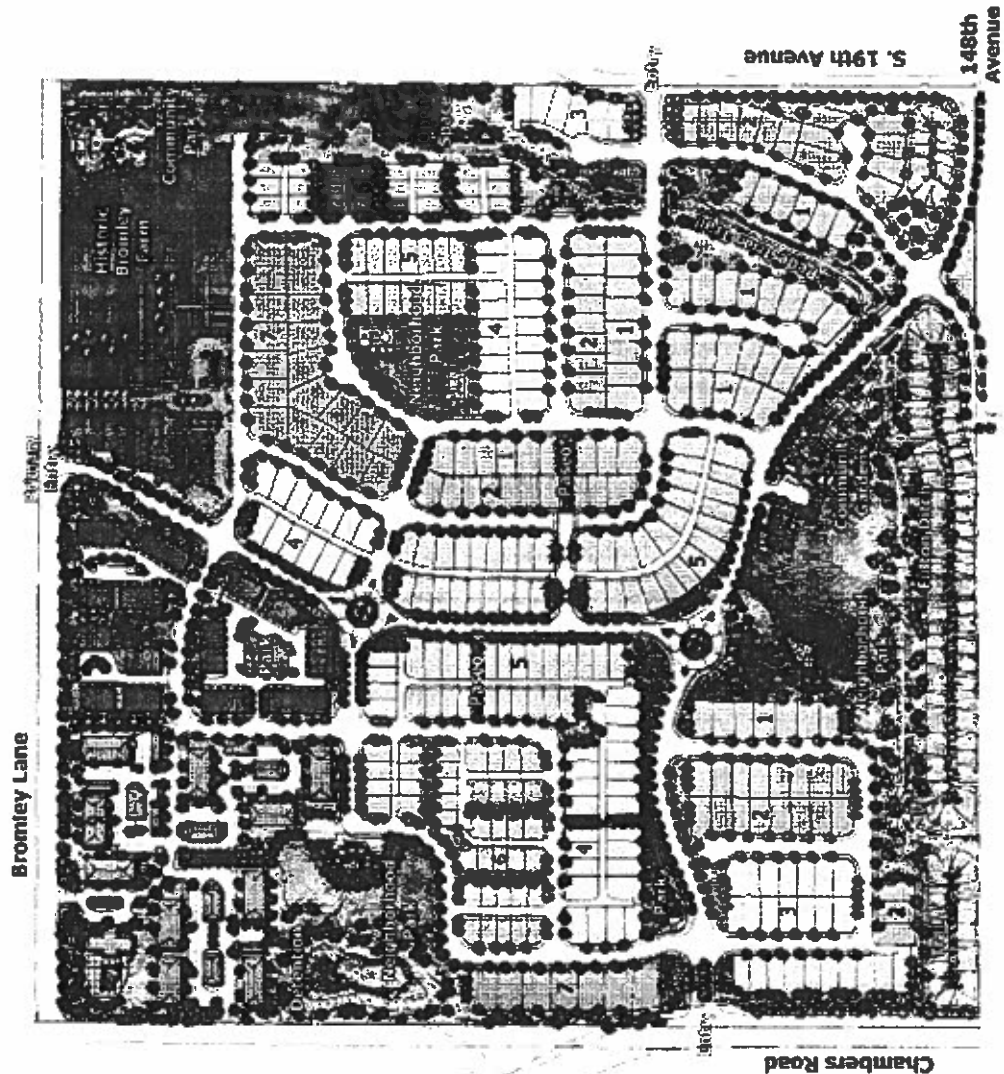
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BROMLEY FARMS
FINAL PUD PLAN
TYPICAL SECTIONS

BROMLEY FARMS

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
8TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



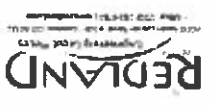
NOTES:

1. THE ILLUSTRATIVE VISION PLAN FOR BROMLEY FARMS IS PREPARED FOR THE ADAMS COUNTY BOARD OF COMMISSIONERS AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE BOARD OF COMMISSIONERS IS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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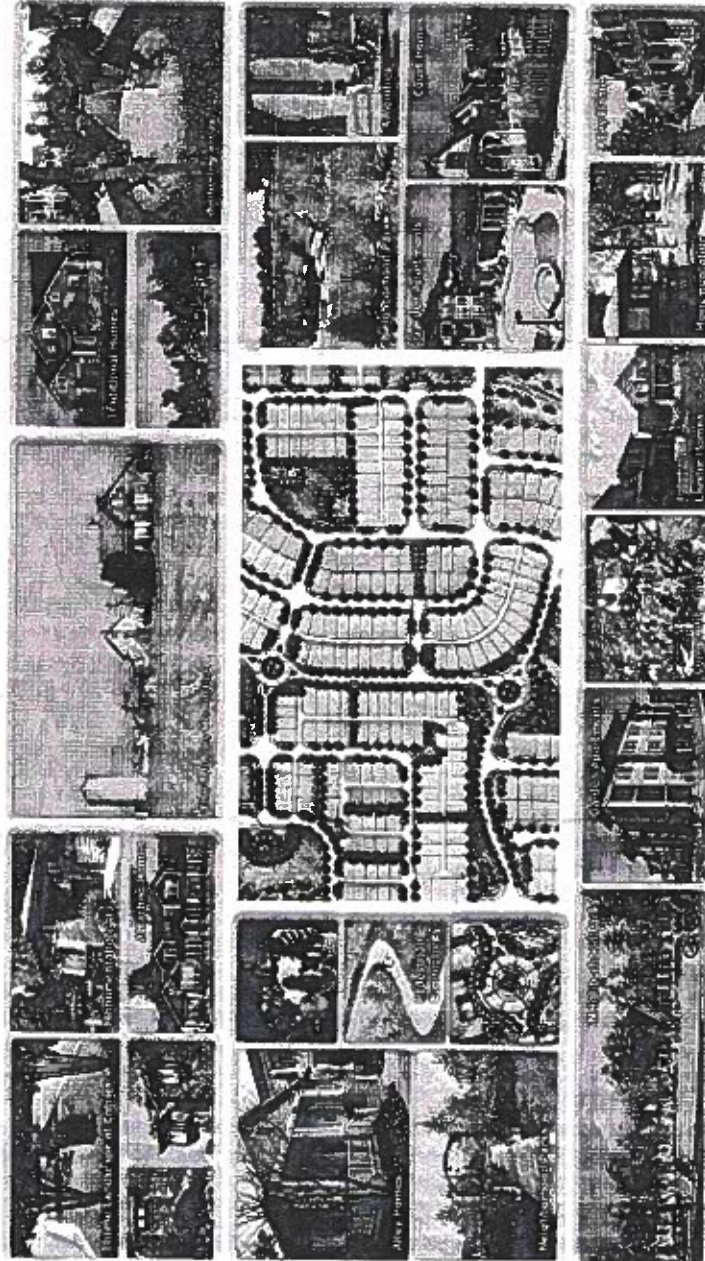
BROMLEY FARMS FINAL PUD PLAN ILLUSTRATIVE VISION PLAN

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/1/00
2	FINAL PLAN	10/1/00
3	REVISION	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00



BROMLEY FARMS

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
8TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



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community planning & architecture

BROMLEY FARMS

FINAL PUD PLAN

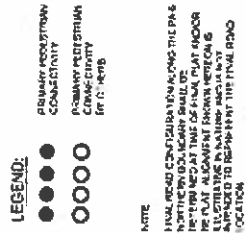
RESIDENTIAL COMMUNITY STRUCTURE AND IMAGE

10 of 14

REDLAND
Engineering & Construction
2000 South Lincoln Street, Suite 2000, Lakewood, CO 80226
Phone: (720) 233-9100 Fax: (720) 233-9101

DATE	10/11/2001
PROJECT	BROMLEY FARMS
CLIENT	ADAMS COUNTY
DESIGNER	REDLAND
APPROVED BY	[Signature]
DATE	10/11/2001

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

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BROMLEY FARMS

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

REDLAND
Engineering & Construction
1400 West 10th Avenue, Suite 100
Denver, CO 80202
Phone: (303) 733-1111
Fax: (303) 733-1112

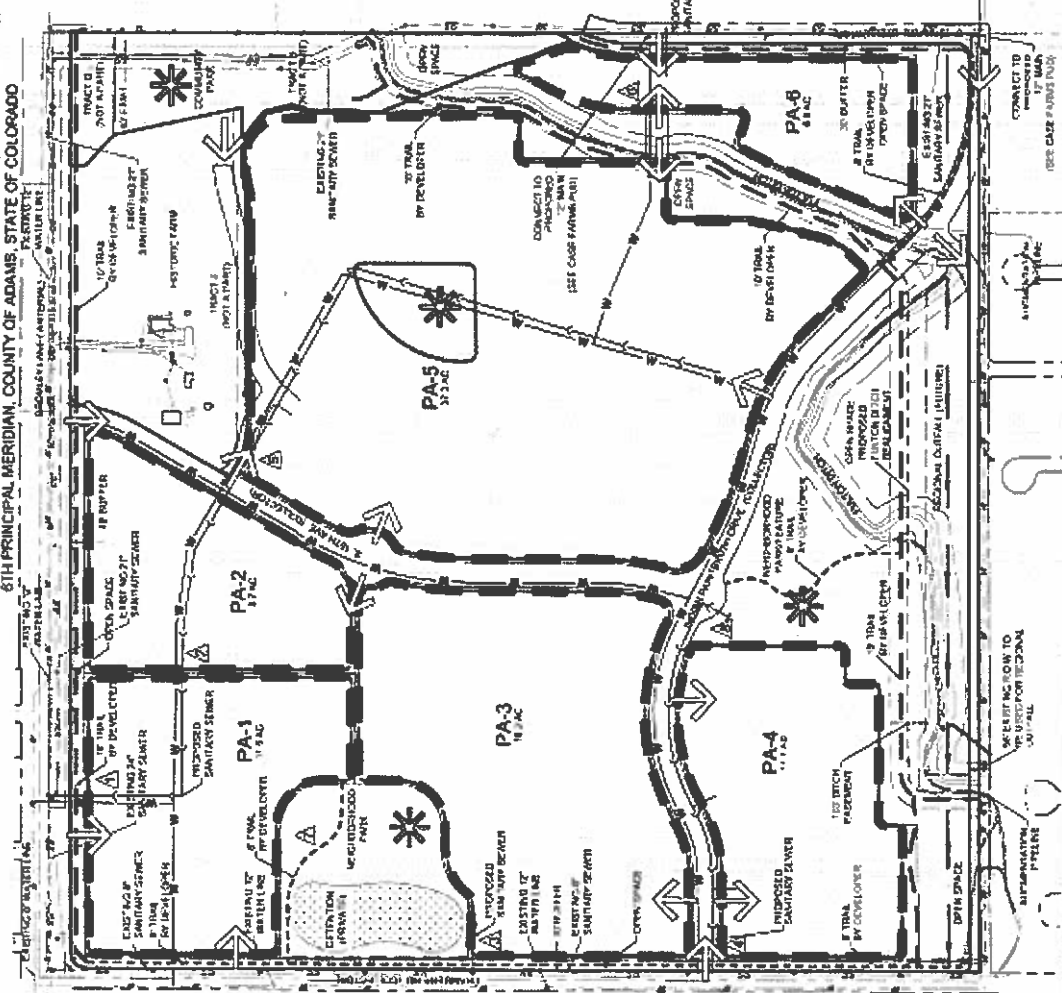
UTILITY LEGEND

- EXISTING OVERHEAD ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED NATURAL GAS
- PROPOSED FIBER OPTIC
- PLANNED HIGHWAY

SANITARY SEWER DRAINAGE			
Property	Area	Peak Daily Flow (MGD)	Con. (MGD)
1	11.0	0.000	0.000
2	8.7	0.000	0.000
3	18.2	0.000	0.000
4	11.1	0.000	0.000
5	32.7	0.000	0.000
6	11.1	0.000	0.000
7	7.0	0.014	0.002
8	8.4	0.000	0.000
9	17.2	0.001	0.002
10	11.4	0.000	0.000

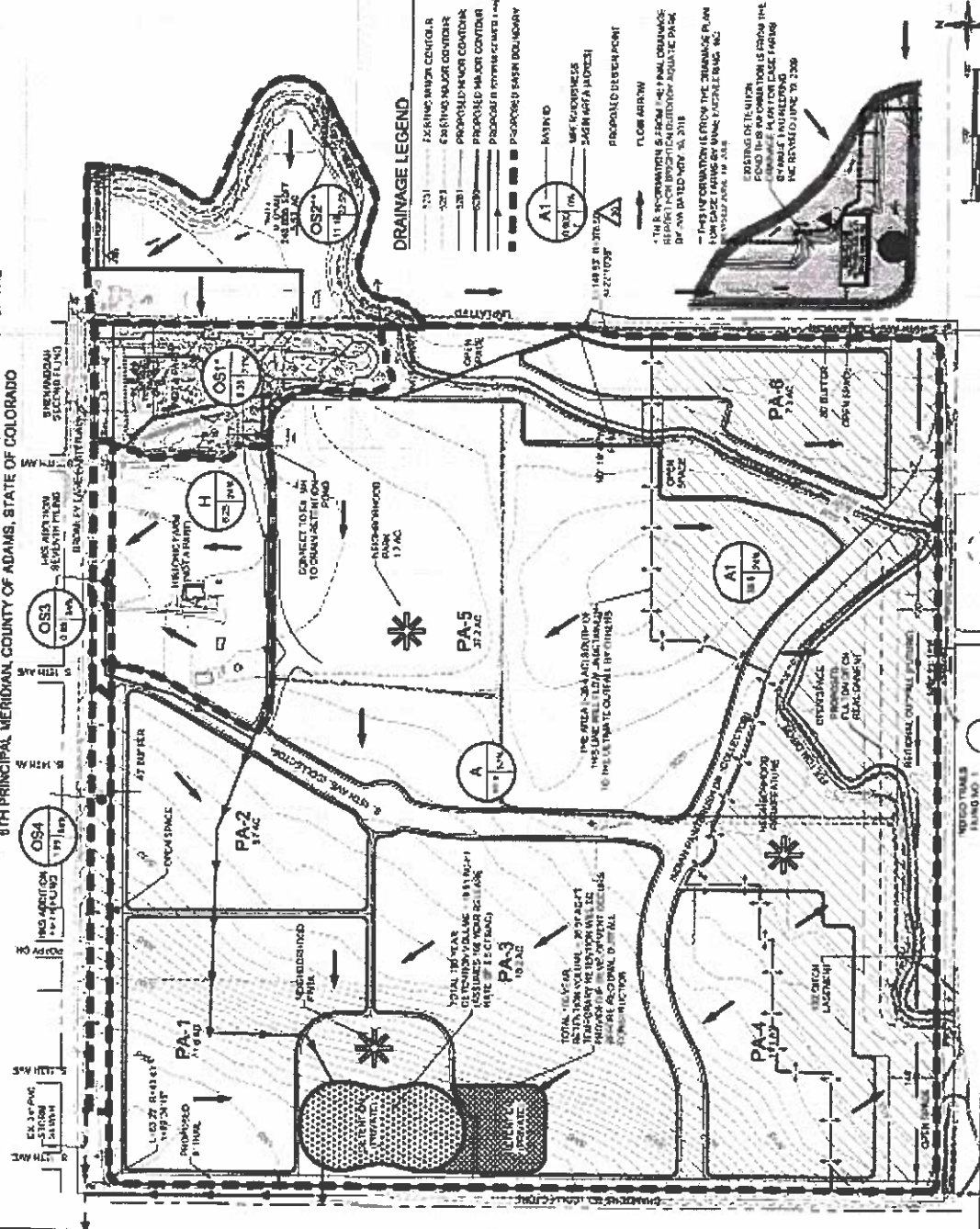
NOTES

- ALL PROPOSED SANITARY SEWER DRAINAGE IS UNLESS OTHERWISE SHOWN.
- THE PROPOSED SANITARY SEWER DRAINAGE IS SHOWN ONLY. A FINAL ALIGNMENT TO BE DETERMINED AT THE FINAL PLAT AND/OR IF NECESSARY.



BROMLEY FARMS
FINAL PUD PLAN
CONCEPTUAL UTILITY PLAN

FINAL PUD PLAN
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE
8TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



BROMLEY FARMS

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