

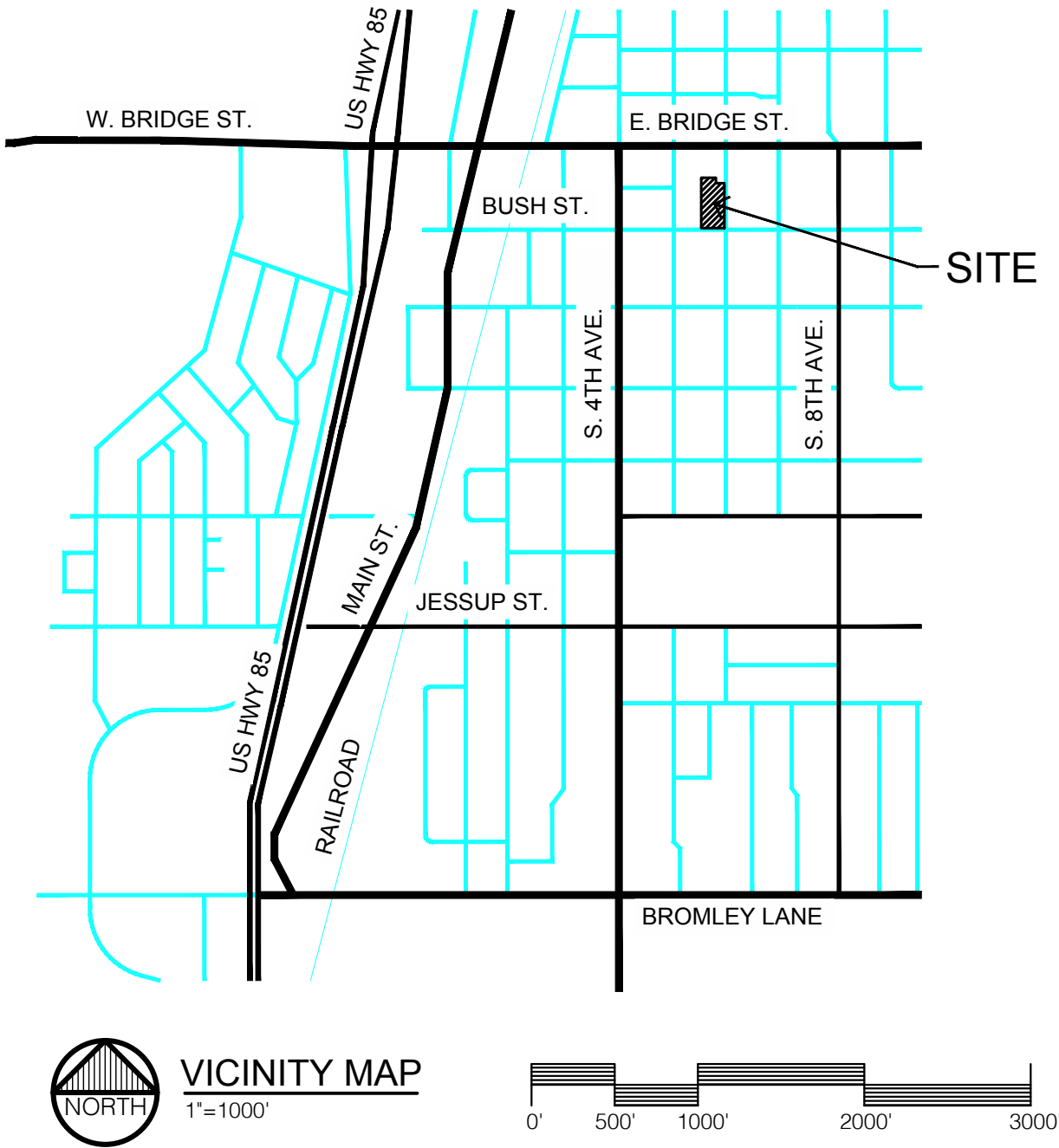
PLANNED UNIT DEVELOPMENT (PUD) PLAN
WATER WORKS APARTMENTS
LOCATED IN THE NE1/4 OF SECTION 7, T.1S, R.66W, 6TH P.M.
CITY OF BRIGHTON, ADAMS COUNTY, COLORADO

LEGAL DESCRIPTION

PARCEL A:
A PIECE OF LAND SITUATE IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT A POINT WHICH IS 223 1/2 FEET SOUTH AND 629 FEET 8 1/2 INCHES EAST OF THE QUARTER CORNER STONE AT THE NORTHWEST CORNER OF NORTHEAST 1/4 (NE 1/4) OF SAID SECTION SEVEN (7) IN THE ABOVE NAMED TOWNSHIP AND RANGE AND WHICH POINT IS IN THE EAST LINE OF AN ALLEY DEDICATED TO THE PUBLIC BY ROSWELL SKEEL, JR.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF BRIDGE STREET 106 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF FIFTH STREET 311 1/2 FEET TO A POINT IN THE NORTH LINE OF BUSH STREET; THENCE WEST ALONG SAID NORTH LINE OF BUSH STREET 106 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY ABOVE MENTIONED 311 1/2 FEET TO A POINT OF COMMENCEMENT.

PARCEL B:
THE SOUTH ONE HUNDRED AND FORTY (140) FEET OF LOT THIRTY-THREE (33), BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:
THE SOUTH ONE HUNDRED FORTY SIX AND ONE HALF (146.5) FEET OF THE NORTH ONE HUNDRED SEVENTY ONE AND ONE HALF (171.5) FEET OF LOT THIRTY-THREE (33) IN BLOCK TWENTY-SIX (26), WALNUT GROVE SECOND ADDITION TO BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.



ZONING

CURRENT ZONING PL - PUBLIC LAND
PROPOSED ZONING PUD / R3 - PLANNED UNIT DEVELOPMENT / MULTIPLE-FAMILY RESIDENTIAL

SITE DATA

TOTAL SITE AREA	46,000 ± SF 1.056 ± AC
EXISTING IMPERVIOUS AREA	71.4%
MAXIMUM TOTAL IMPERVIOUS AREA	79.9%
MAXIMUM BUILDING COVERAGE	49.9%
MAXIMUM PARKING AND DRIVE COVERAGE	28.0%
MAXIMUM HARDSCAPE COVERAGE (INCLUDES WALKS, PLAZAS, ETC.)	15.3%
MINIMUM OPEN SPACE / LANDSCAPE COVERAGE	20.1%
MAXIMUM DENSITY	37DU / AC.

PROJECT TEAM

OWNER CITY OF BRIGHTON HOUSING AUTHORITY 22 SOUTH 4TH AVENUE BRIGHTON, COLORADO 80601 303-655-2166	CIVIL ENGINEER INTERWEST CONSULTING GROUP 1218 WEST. ASH, SUITE A WINDSOR, COLORADO 80550 970-460-8488
ARCHITECT MILES-LAMBERT ARCHITECTURE, INC. 6463 EAST BETHANY PLACE DENVER, COLORADO 80202 303-906-3604	SURVEYOR R & R ENGINEERS - SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 303-753-6730

GENERAL NOTES

- THE OWNER/DEVELOPER SHALL SUBMIT A FINAL DEVELOPMENT PLAN FOR APPROVAL PER THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE.
- MAINTENANCE OF ALL PRIVATE STORM WATER TREATMENT AND DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE OWNERS, ITS SUCCESSORS, AND ASSIGNS, TO ENSURE THE FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY UNLESS THE CITY OF BRIGHTON EXPRESSLY ACCEPTS THE RESPONSIBILITY IN WRITING.
- FOR REGULATIONS THAT ARE NOT SPECIFIED WITHIN THIS PUD, PLEASE REFER TO CITY OF BRIGHTON PUBLIC WORKS STANDARDS AND SPECIFICATIONS AND THE LAND USE AND DEVELOPMENT CODE.
- ALL ENGINEERING ASPECTS ON THIS PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE WITH THE FINAL DEVELOPMENT PLANS AND FINAL PLAT.
- THE UNDERLYING ZONE DISTRICT FOR THE PROPERTY IS R3 - MULTIPLE FAMILY RESIDENTIAL.

SIGNATURE BLOCKS

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

PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY OF BRIGHTON RECOMMENDS APPROVAL OF THIS PLANNED UNIT DEVELOPMENT PLAN THIS _____ DAY OF _____ OF 20____.

CHAIRPERSON

CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF BRIGHTON APPROVES THIS PLANNED UNIT DEVELOPMENT PLAN THIS _____ DAY OF _____ OF 20____.

MAYOR

CLERK AND RECORDER

THIS PUD WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, CITY OF BRIGHTON, STATE OF COLORADO ON THIS _____ DAY OF _____ OF 20____.

RECEPTION NO. _____

SIGNATURE AND PRINTED NAME

DRAWING INDEX

1 OF 3	COVER
2 OF 3	LAND USE PLAN
3 OF 3	DESIGN STANDARDS

MILES-LAMBERT
ARCHITECTURE, INC.

6463 E. Bethany Place 303-906-3604
Denver, Colorado 80222 F. 303-753-9649
FEBRUARY 21, 2017

PLANNED UNIT DEVELOPMENT (PUD) PLAN
WATER WORKS APARTMENTS

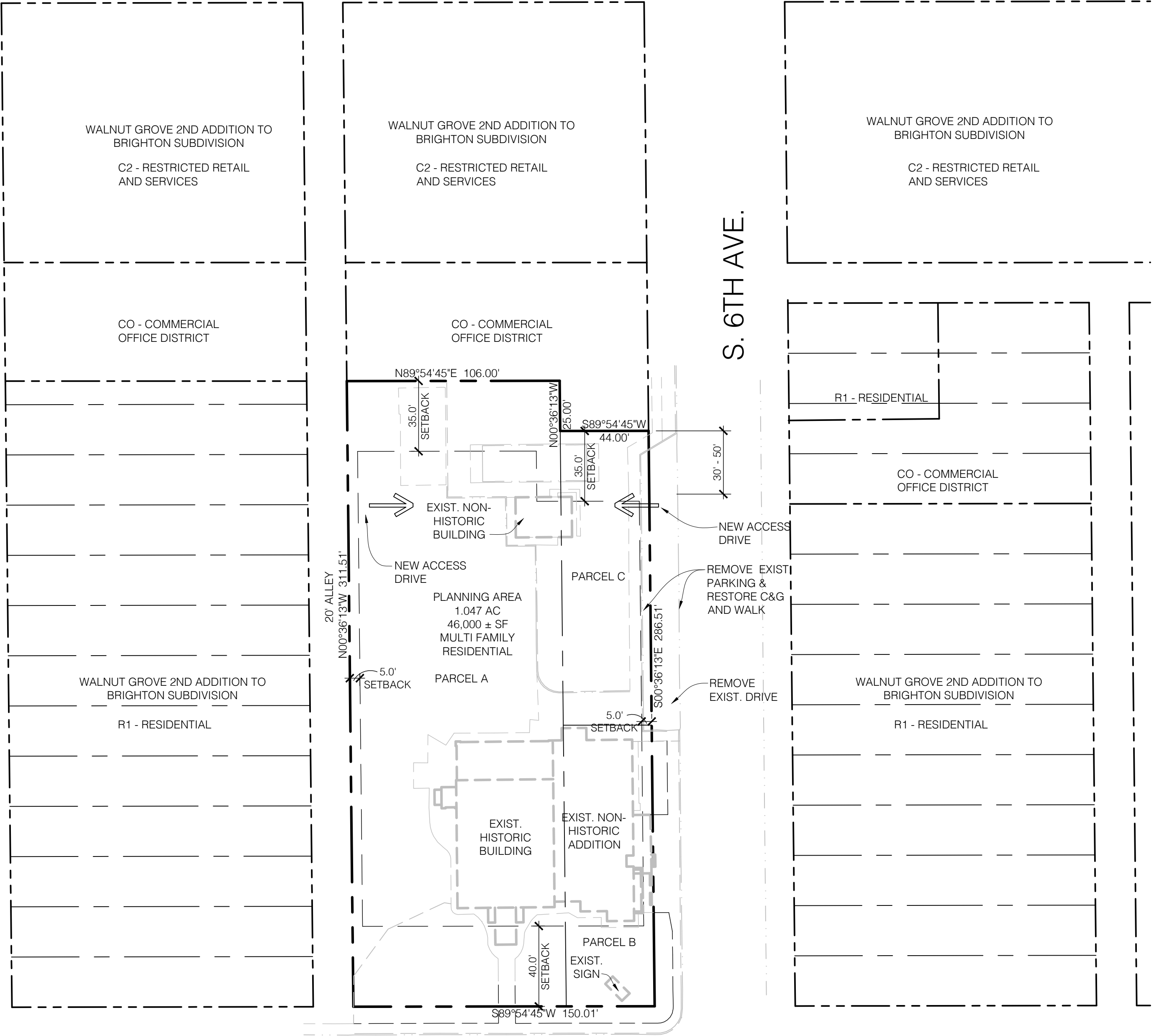
LOCATED IN THE NE1/4 OF SECTION 7, T.1S, R.66W, 6TH P.M.
CITY OF BRIGHTON, ADAMS COUNTY, COLORADO

BRIDGE ST.

S. 5TH AVE.

S. 6TH AVE.

BUSH ST.



MILES-LAMBERT
ARCHITECTURE, INC.

6463 E. Bethany Place 303-906-3604
Denver, Colorado 80222 F. 303-753-9649
FEBRUARY 21, 2017



LAND USE PLAN

1"=40'



WALNUT GROVE 2ND ADD. TO BRIGHTON SUB.
R1 - RESIDENTIAL

WALNUT GROVE 2ND ADD. TO BRIGHTON SUB.
R1 - RESIDENTIAL

BRIGHTON GARDENS SUBDIVISION
R1 - RESIDENTIAL

PLANNED UNIT DEVELOPMENT (PUD) PLAN

WATER WORKS APARTMENTS

LOCATED IN THE NE1/4 OF SECTION 7, T.1S, R.66W, 6TH P.M.

CITY OF BRIGHTON, ADAMS COUNTY, COLORADO

STATEMENT OF INTENT

WATER WORKS APARTMENTS, LOCATED ON THE HISTORIC CITY HALL / WATER DEPARTMENT SITE, IS INTENDED TO PROVIDE AFFORDABLE INDEPENDENT SENIOR HOUSING TO THE NEIGHBORHOOD AND REVITALIZE THE EXISTING HISTORIC BUILDING. THE DEVELOPMENT SHALL MEET THE RESIDENTIAL DESIGN STANDARDS OF THE LAND USE DEVELOPMENT CODE UNLESS NOTED IN THE SITE DESIGN STANDARDS. THEY SHALL ASSIST THE CITY OF BRIGHTON IN PROVIDING DIRECTION FOR A QUALITY, SUSTAINABLE DEVELOPMENT WITHIN THE NEIGHBORHOOD.

ALLOWED USES

1. R3 - DWELLINGS:
SINGLE FAMILY ATTACHED - ELDERLY (60 YEARS OLD OR OVER)
- R3 - GROUP LIVING:
SENIOR LIVING FACILITY, INDEPENDENT

PROHIBITED USES

1. ALL USES NOT SPECIFICALLY ALLOWED IN R3 ZONE DISTRICT.
2. R3 - DWELLINGS:
MANUFACTURED HOME
MULTIPLE FAMILY
SINGLE FAMILY ATTACHED
3. R3 - GROUP LIVING:
GROUP HOME
RESIDENCE, PROTECTIVE
RESIDENCE, REHABILITATION
SENIOR LIVING FACILITY, ASSISTED
SENIOR LIVING FACILITY, NURSING

SITE DESIGN STANDARDS

MUST MEET THE LAND USE AND DEVELOPMENT CODE, R-3 STANDARDS AND RESIDENTIAL DESIGN STANDARDS AT THE TIME OF THE APPROVED REZONE, UNLESS LISTED BELOW AS DIFFERENT OR PROHIBITED:

1. PRINCIPAL BUILDING SETBACKS - EXISTING HISTORIC BUILDING EXEMPT:

FROM BUSH STREET:40'-0"

FROM S. 6TH AVENUE:5'-0"

FROM ALLEY:5'-0"

FROM NORTH LOT LINE:35'-0"

3'-0" FOR PRIVATE UNIT DECK, PATIO AND THEIR SUPPORTING STRUCTURES THAT CAN INCLUDE EXTERIOR UNIT STORAGE CLOSETS.
3'-0" FOR PRIVATE UNIT DECK, PATIO AND THEIR SUPPORTING STRUCTURES THAT CAN INCLUDE EXTERIOR UNIT STORAGE CLOSETS.
2. ACCESSORY BUILDING SETBACKS:

ALL SIDES U.N.O.:5'-0"

FROM BUSH STREET20'-0"

FOR ACCESSORY COMMUNITY AMENITY STRUCTURES - DOES NOT INCLUDE CARPORTS, GARAGES, SHEDS AND THE LIKE.
3. PATIOS, DECKS, UNIT EXTERIOR STORAGE CLOSETS AND THEIR SUPPORTING STRUCTURES MAY PROJECT INTO THE SETBACK NO MORE THAN 2'-0" MEASURED TO THE FACE OF FOUNDATION.
4. PATIO, DECK AND UNIT EXTERIOR STORAGE CLOSETS ROOF COVERINGS MAY PROJECT INTO THE SETBACK NO MORE THAN 3'-6" MEASURED TO THE FACE OF THE EAVE.
5. MECHANICAL AND ELECTRICAL EQUIPMENT ARE TO BE LOCATED ADJACENT TO THE BUILDING OF SERVICE AND MAY ENCROACH NO MORE THAN HALF THE DISTANCE INTO ANY SETBACK OR EASEMENT. THE EQUIPMENT WILL BE SCREENED.
6. THE WIDTH OF FUTURE EASEMENTS ALONG S. 6TH AVENUE AND THE ALLEY WILL NOT EXCEED THE SETBACK DISTANCE.
7. PARKING FOR THE DEVELOPMENT WILL BE PROVIDED AT ONE (1) SPACE PER DWELLING UNIT AS ALLOWED BY SINGLE FAMILY ATTACHED - ELDERLY.
8. ALL ON-STREET PARKING DIRECTLY ADJACENT TO THE PROPERTY SHALL BE ABLE TO BE COUNTED TOWARDS THE DEVELOPMENTS PARKING REQUIREMENT.

ARCHITECTURAL STANDARDS

MUST MEET THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE AND THE RESIDENTIAL DESIGN STANDARDS, UNLESS LISTED BELOW AS DIFFERENT OR PROHIBITED:

1. BUILDING HEIGHT:
THE MAXIMUM BUILDING HEIGHT FOR ANY BUILDING WITHIN 100' OF A SINGLE FAMILY RESIDENCE WILL BE THIRTY-EIGHT (38) FEET FROM AVERAGE GRADE AT FOUNDATION TO THE MEAN LEVEL HEIGHT BETWEEN EAVES AND THE HIGHEST RIDGE FOR A GABLE OR HIP ROOF.
2. ARCHITECTURAL AMENITY ELEMENT HEIGHT:
THE MAXIMUM HEIGHT OF AN ARCHITECTURAL AMENITY ELEMENT WILL BE FIFTY-FIVE (55) FEET FROM AVERAGE GRADE AT FOUNDATION TO THE HIGHEST POINT OF THE ELEMENT NOT INCLUDING LIGHTNING PROTECTION RODS AND AVIATION WARNING DEVICES.

LANDSCAPE STANDARDS

MUST MEET THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE, UNLESS LISTED BELOW AS DIFFERENT OR PROHIBITED:

1. THE MINIMUM AREA OF OPEN SPACE / LANDSCAPE COVERAGE WILL BE 20.1% OF THE SITE AREA.
2. RESIDENT COMMUNAL SPACE LOCATED IN THE EXISTING HISTORIC BUILDING WILL BE CONSIDERED AS ACTIVE RECREATION SPACE AND COUNTED AS OPEN SPACE / LANDSCAPE COVERAGE AS WELL AS BUILDING COVERAGE FOR THE DEVELOPMENT.

CIVIL ENGINEERING STANDARDS

MUST MEET THE CITY OF BRIGHTON PUBLIC WORKS STANDARDS AND SPECIFICATIONS, UNLESS LISTED BELOW AS DIFFERENT OR PROHIBITED.

HISTORIC BUILDING STANDARDS

THE PLANS WILL BE REVIEWED BY THE BRIGHTON HISTORIC PRESERVATION COMMISSION FOR A CERTIFICATE OF APPROPRIATENESS FOR ANY DEMOLITION, ALTERATIONS, OR ADDITIONS.

1. THE EXISTING PRINCIPAL BUILDING ON THE PROPERTY IS DESIGNATED A LOCAL HISTORIC LANDMARK. ANY CHANGES PROPOSED TO THE STRUCTURE MUST BE GRANTED BY THE HISTORIC PRESERVATION COMMISSION THROUGH THE REVIEW AND APPROVAL OF A CERTIFICATE OF APPROPRIATENESS AS OUTLINED BY SECTION 17-52-50 OF THE LAND USE AND DEVELOPMENT CODE.
2. RESIDENT COMMUNAL SPACE LOCATED IN THE EXISTING HISTORIC BUILDING WILL BE CONSIDERED AS ACTIVE RECREATION SPACE AND COUNTED AS OPEN SPACE / LANDSCAPE COVERAGE AS WELL AS BUILDING COVERAGE FOR THE DEVELOPMENT.

SITE LIGHTING STANDARDS

ALL SITE LIGHTING WILL MEET THE COMMERCIAL DESIGN STANDARDS, SECTION 17-48-160.

MILES-LAMBERT

ARCHITECTURE, INC.

6463 E. Bethany Place303-906-3604

Denver, Colorado 80222F. 303-753-9649

FEBRUARY 21, 2017