

RIVERFRONT SUBDIVISION PUD

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 10

RIVERFRONT SUBDIVISION FILING NO. 1

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 6; THENCE 500°22'17"W ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 6 A DISTANCE OF 276.11 FEET TO A POINT OF NON-TANGENT CURVE ON THAT PARCEL OF LAND DESCRIBED AS PARCEL 3 IN DEED RECORDED IN BOOK 2955 AT PAGE 664, ADAMS COUNTY, COLORADO RECORDS AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARS N22°44'02"E A DISTANCE OF 223.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°41'42", A RADIUS OF 937.00 FEET, AN ARC LENGTH OF 223.96 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

- (1) THENCE S89°58'29"E A DISTANCE OF 169.45 FEET NON-TANGENT TO THE LAST DESCRIBED CURVE;
- (2) THENCE N84°18'53"E A DISTANCE OF 402.00 FEET;
- (3) THENCE S89°58'29"E A DISTANCE OF 148.26 FEET;
- (4) THENCE S68°10'13"E A DISTANCE OF 53.84 FEET;
- (5) THENCE S89°58'29" E A DISTANCE OF 320.00 FEET;
- (6) THENCE N75°59'21"E A DISTANCE OF 82.46 FEET;
- (7) THENCE S89°58'29"E A DISTANCE OF 288.42 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 85 AS DESCRIBED IN DEED RECORDED AT BOOK 503 AT PAGE 197, ADAMS COUNTY COLORADO RECORDS;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- (1) THENCE S02°16'29"E A DISTANCE OF 60.29 FEET TO A POINT OF NON-TANGENT CURVE;
- (2) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE CHORD BEARS S07°41'44" W A DISTANCE OF 499.27 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 04°55'47", A RADIUS OF 5,804.58 FEET, AN ARC LENGTH OF 499.42 FEET TO A POINT OF TANGENT;
- (3) THENCE S05°13'51"W ALONG SAID TANGENT A DISTANCE OF 1484.51 FEET TO A POINT OF CURVE;
- (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CHORD BEARS S04°37'42" W A DISTANCE OF 171.94 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01°11'34", A RADIUS OF 8,260.11 FEET, AN ARC LENGTH OF 171.94 FEET TO A POINT OF NON-TANGENT;
- (5) THENCE S25°54'30" W, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 48.18 FEET;
- (6) THENCE S00°17'21" W A DISTANCE OF 34.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SAID SECTION 6;

THENCE N89°31'21"W ALONG SAID SOUTH LINE A DISTANCE OF 12.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE N00°03'29"E ALONG THE EAST LINE OF SAID PARCEL AND CONTINUING ALONG THE EAST LINE OF THAT PARCEL DESCRIBED IN BOOK 240 AT PAGE 149, SAID ADAMS COUNTY COLORADO RECORDS, A DISTANCE OF 600.45 FEET TO THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED IN BOOK 240 AT PAGE 149; THENCE N89°23'31"W A DISTANCE OF 784.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°03'29"W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN BOOK 37 AT PAGE 511; THENCE, ALONG THE WEST LINE OF SAID PARCEL, THE FOLLOWING FOUR (4) COURSES:

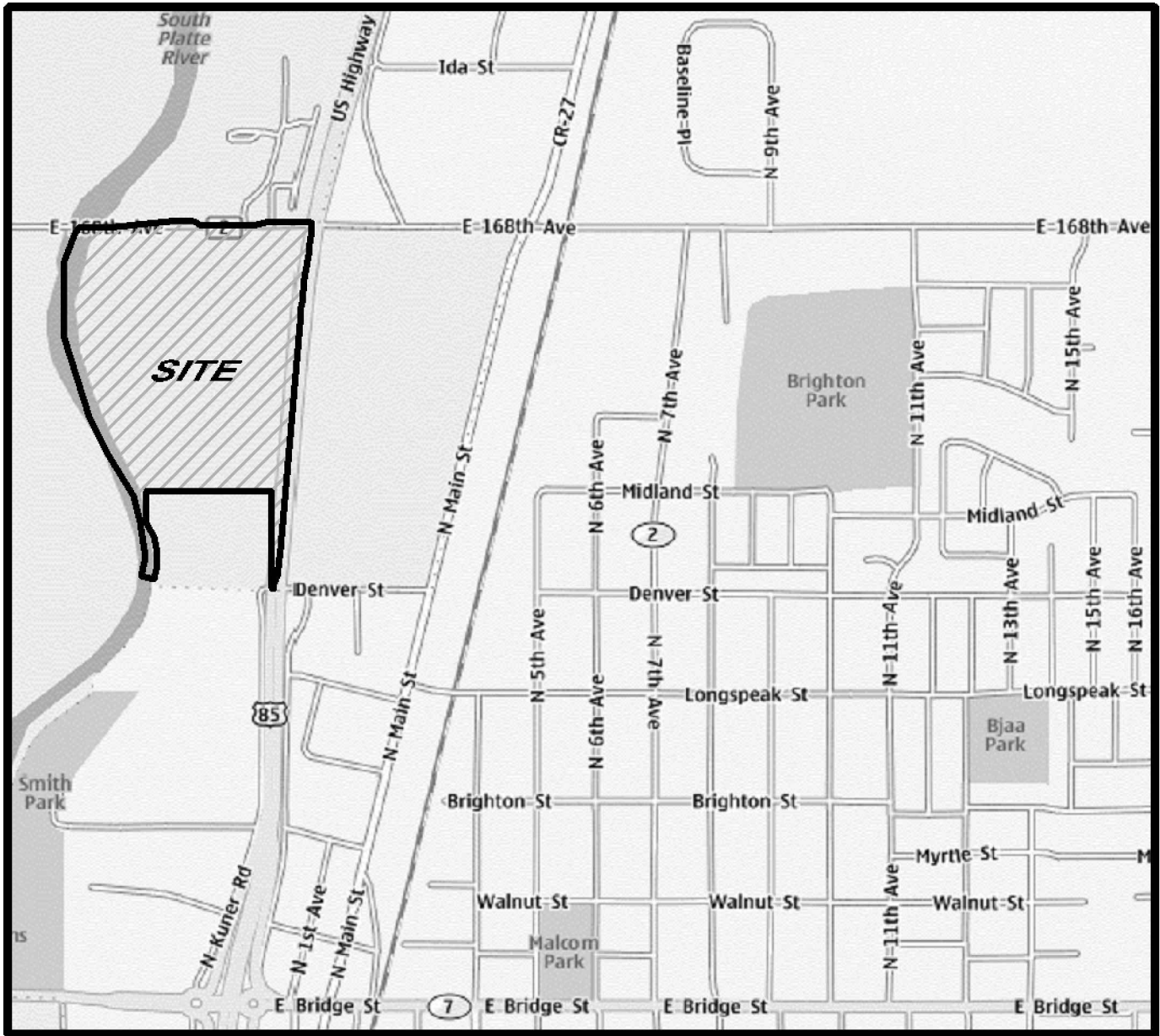
- (1) THENCE S27°45'31"E A DISTANCE OF 100.00 FEET;
- (2) THENCE S11°15'31"E A DISTANCE OF 100.00 FEET;
- (3) THENCE S03°14'29"W A DISTANCE OF 100.00 FEET;
- (4) THENCE S14°14'29"W A DISTANCE OF 65.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AN ABANDONED RAILROAD;

THENCE N72°34'37"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 80.96 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH PLATTE RIVER, SAID CENTERLINE BEING THE EAST LINE OF THAT PARCEL OF LAND BEING PARCEL 2 OF THAT DEED RECORDED IN BOOK 2955 AT PAGE 665, SAID ADAMS COUNTY, COLORADO RECORDS; THENCE, ALONG SAID CENTERLINE AND SAID EASTERLY LINE, THE FOLLOWING SIX (6) COURSES:

- (1) THENCE N13°04'15"E A DISTANCE OF 115.35 FEET;
- (2) THENCE N09°42'28"W A DISTANCE OF 222.68 FEET;
- (3) THENCE N13°14'03"W A DISTANCE OF 164.18 FEET;
- (4) THENCE N32°25'42"W A DISTANCE OF 309.14 FEET;
- (5) THENCE N25°55'42"W A DISTANCE OF 260.00 FEET;
- (6) THENCE N17°29'34"W A DISTANCE OF 511.22 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF SAID SECTION 6;

THENCE N00°22'17"E ALONG SAID WEST LINE OF SAID NW 1/4 A DISTANCE OF 479.63 FEET TO THE POINT OF BEGINNING,

PARCEL CONTAINS (2,313,699 SQUARE FEET) 53.1152 ACRES.



SITE OVERVIEW MAP (M.T.S.)

SHEET INDEX:

- TITLE SHEET
- PUD STANDARDS
- PUD DETAILS
- OVERALL PUD PLAN (200 SCALE)
- PUD PLAN - NORTH (100 SCALE)
- PUD PLAN - SOUTH (100 SCALE)
- OVERALL CONCEPTUAL UTILITY PLAN (200 SCALE)
- CONCEPTUAL UTILITY PLAN - NORTH (100 SCALE)
- CONCEPTUAL UTILITY PLAN - SOUTH (100 SCALE)
- SIGN PLAN (200 SCALE)



CITY APPROVAL

APPROVED BY PLANNING COMMISSION OF THE CITY OF BRIGHTON THIS ___DAY OF ___, 20__.

CHAIRMAN

ACCEPTED BY CITY COUNCIL OF THE CITY OF BRIGHTON THIS ___DAY OF ___, 20__.

MAYOR

ATTEST CITY CLERK (SEAL)

COUNTY CLERK & 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 ___DAY OF ___, 20__, AT _____O'CLOCK __.M.

ADAMS COUNTY CLERK & RECORDER

BY DEPUTY CLERK (SEAL)

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, BEING THE OWNER(S) AND/OR DEVELOPER(S) OF THE LAND HEREIN DESCRIBES, 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(S)

BY (PRINT ENTITY/NAME/TITLE) DATE

BY (PRINT ENTITY/NAME/TITLE) DATE

FOR (PRINT ENTITY/NAME/TITLE) DATE

NOTORIAL

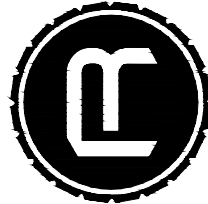
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___DAY OF ___, 20__.

BY _____

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

RESOURCECONSULTING
CIVIL ENGINEERING



2223 Quail Run Drive - Resource Suite 02
Baton Rouge, Louisiana 70808
ResourceConsulting@hotmail.com
Tel: (225) 761-9909, Fax (225) 766-6672

RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

RIVERFRONT SUBDIVISION P.U.D. PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 10

STATEMENT OF PURPOSE AND INTENT

THE RIVERFRONT SUBDIVISION PUD IS A 53.12-ACRE PUD-MU ZONE DISTRICT IN THE CITY OF BRIGHTON, COLORADO. ANY PERMITTED, CONDITIONAL OR ACCESSORY MULTI USES ALLOWED IN THE STANDARD ZONING DISTRICTS R-3, C-1, C-2, C-3, C-0, AND I-1 SHALL BE ALLOWED IN THIS PUD UNLESS OTHERWISE AMENDED HEREIN.

GENERAL LOCATION, SURROUNDING LAND USE, ACCESS

1. PROJECT LOCATION AND SURROUNDING LAND USE: RIVERFRONT SUBDIVISION IS LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 85 AND COUNTY ROAD 2 (E 168TH AVE/BASELINE ROAD). THE PROPERTY IS BOUNDED ON THE SOUTH BY A VACANT PARCEL USED FOR STORAGE, BY STATE HIGHWAY 85 RIGHT-OF-WAY TO THE EAST, BY COUNTY ROAD 2 ON THE NORTH, AND THE SOUTH PLATTE RIVER ON THE WEST.

2. THE PRIMARY MEANS OF ACCESS TO RIVERFRONT SUBDIVISION IS FROM COUNTY ROAD 2 TO THE NORTH AND EVENTUALLY FROM KUNER ROAD TO THE SOUTH. A PUBLIC ROADWAY THAT IS ALIGNED WITH THE EXISTING METRO WWRD ENTRANCE PROVIDES INTERIOR ACCESS TO THE LOTS FOR THIS PUD.

AUTHORITY, DEFINITIONS, REGULATIONS

1. AUTHORITY:

A. ALL PROPERTY CONTAINED WITHIN THE RIVERFRONT SUBDIVISION PUD SHALL BE GOVERNED BY THE STANDARDS ESTABLISHED IN THIS PUD AS WELL AS THE CITY OF BRIGHTON'S COMMERCIAL DESIGN STANDARDS (CDS) FOR ALL COMMERCIAL USES SPECIFICALLY PERMITTED AND THE CITY'S INDUSTRIAL DESIGN STANDARDS (IDS) FOR ALL INDUSTRIAL USES SPECIFICALLY PERMITTED, AND THE RESIDENTIAL DESIGN STANDARDS (RDS) FOR ALL RESIDENTIAL USES.

B. THE ORDINANCES, RULES, REGULATIONS AND REQUIREMENTS OF THE CITY SHALL APPLY WHERE THE PROVISIONS OF THESE GUIDELINES DO NOT SPECIFICALLY ADDRESS A PARTICULAR SUBJECT. UNLESS SPECIFICALLY NOTED IN THIS PUD, OTHER CITY REQUIREMENTS, IF IN CONFLICT – THE MORE STRINGENT SHALL APPLY.

2. DEFINITIONS:

A. OUTDOOR STORAGE: THE KEEPING, IN AN UNROOFED AREA OF ANY GOODS, MATERIALS, MERCHANDISE, CONTAINERS, OR VEHICLES IN THE SAME PLACE FOR MORE THAN TWENTY-FOUR (24) HOURS NOT MEETING THE DEFINITION OF OUTDOOR DISPLAY OR OUTDOOR CONSTRUCTION STORAGE HEREIN DEFINED.

B. OUTDOOR DISPLAY: AN OUTDOOR ARRANGEMENT OF OBJECTS, ITEMS, PRODUCTS, OR OTHER MATERIALS, TYPICALLY NOT IN A FIXED POSITION, AND CAPABLE OF REARRANGEMENT, DESIGNED AND USED FOR THE PURPOSE OF SALE, ADVERTISING OR IDENTIFYING A BUSINESS, PRODUCT, OR SERVICE APPLICABLE TO A USE SPECIFICALLY PERMITTED HEREIN.

C. OUTDOOR CONSTRUCTION STORAGE: THE KEEPING, IN AN UNROOFED AREA OF CONSTRUCTION GOODS, MATERIALS, MERCHANDISE, CONTAINERS, VEHICLES OR TRAILERS IN THE SAME PLACE FOR MORE THAN TWENTY-FOUR (24) HOURS.

D. LOADING OR UNLOADING SPACE: AN OFF-STREET SPACE ON THE SAME SITE WITH A BUILDING OR CONTIGUOUS TO A GROUP OF BUILDINGS FOR THE TEMPORARY PARKING OF A VEHICLE WHILE LOADING OR UNLOADING MERCHANDISE OR MATERIALS.

3. DEVELOPMENT PHASING

A MULTI-PHASED DEVELOPMENT STRATEGY IS PROPOSED FOR PROPERTY WITHIN THE PUD.

PHASE ONE: FOLLOWING INITIAL APPROVAL OF THE ANNEXATION PETITION, PUD, AND PRELIMINARY PLAT FOR THE 53.12-ACRE PARCEL, THE FINAL DEVELOPMENT PLAN FOR ZONE 'A' AND THE FINAL PLAT FOR THE 53.12-ACRE PARCEL WILL BE SUBMITTED FOR APPROVAL. UPON PLAT APPROVAL AND ISSUANCE OF PERMITS, E 168TH AVE / BASELINE ROAD WILL BE WIDENED ADJACENT TO THE ZONE 'A' FRONTAGE TO THE INTERSECTION OF U.S. HWY 85 WITH CURB, GUTTER AND DETACHED SIDEWALK.

FUTURE PHASES: PRIOR TO DEVELOPMENT OF FUTURE LOTS, A FINAL PLAT AND FINAL DEVELOPMENT PLAN, INCLUDING ASSOCIATED PUBLIC IMPROVEMENT PLANS, WILL BE SUBMITTED TO THE CITY FOR APPROVAL. UPON PLAN APPROVAL AND ISSUANCE OF PERMITS, THE REQUIRED PUBLIC IMPROVEMENTS ADJACENT TO THE FUTURE LOTS WILL BE CONSTRUCTED.

4. REVIEW AND APPROVAL PROCESS

APPROVAL OF A PRELIMINARY AND FINAL PLAT IS REQUIRED TO CREATE PARCELS FOR DEVELOPMENT. THE PROPERTY OWNER(S) MUST SUBMIT A PUD FINAL DEVELOPMENT PLAN (FDP) FOR REVIEW AND APPROVAL BY THE CITY OF BRIGHTON PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ON AN INDIVIDUAL LOT WITHIN THE PUD. THE FDP MUST DEMONSTRATE THAT THE PLAN IS COMPLIANT WITH THE MOST CURRENTLY AMENDED PUD AND CITY BUILDING CODES.

5. OVERLYING ZONING

OVERLYING ZONING IS PUD-MU PER SECTION 17-16-110 OF THE CITY OF BRIGHTON'S CITY CODE.

6. UNDERLYING ZONE DISTRICT.

THE UNDERLYING ZONE DISTRICT FOR THE PUD IS GENERAL RETAIL AND SERVICES (C-3)

7. PUBLIC FACILITIES AND SERVICE NEEDS AND AVAILABILITY.

THE SITE WITHIN THE PUD AREA HAS IMPROVED ROADS ON THE NORTH AND EAST SIDES. WATER SERVICE WILL BE LOOPED, CONNECTING A WATER LINE IN 188TH EAST OF THE PROPERTY TO AN EXISTING WATER LINE ON THE WEST SIDE OF U.S. HWY 85 AT THE SOUTHEAST CORNER OF THE PROPERTY. THE DEVELOPMENT OF "ZONE A" WILL INCLUDE THE INSTALLATION OF GRAVITY SANITARY SEWER THAT WILL CONNECT INTO EXISTING SEWER SOUTH OF THE PROPERTY ALONG U.S. HWY 85. A LIFT STATION WILL BE REQUIRED TO SERVE THE WESTERN PORTION OF THE PROPERTY AS FUTURE PHASES DEVELOP. ADDITIONAL REQUIRED PUBLIC IMPROVEMENTS WILL BE DEFINED AT THE TIME OF SUBDIVISION AS GOVERNED BY A SUBDIVISION IMPROVEMENT AGREEMENT. PUBLIC IMPROVEMENTS COMMONLY ASSOCIATED WITH SITE DEVELOPMENT WILL BE REQUIRED WITH FINAL DEVELOPMENT PLAN APPROVALS.

8. DEVELOPMENT STANDARD NOTES.

THE RIVERFRONT SUBDIVISION PUD IS DIVIDED INTO 3 MAJOR LAND USE ZONES, ZONES A, B, AND C. "ZONE A" SHALL ALLOW ALL COMMERCIAL USES ALLOWED IN THIS PUD. "ZONE B" SHALL ALLOW ALL COMMERCIAL USES AND MULTIFAMILY USES ALLOWED IN THIS PUD. "ZONE C" SHALL ALLOW ALL COMMERCIAL, MULTIFAMILY OR INDUSTRIAL USES ALLOWED IN THIS PUD. LAND WITHIN THIS PUD MUST HAVE ACCESS, PARKING, LOADING, AND FENCING COMMENSURATE WITH THE USE.

COMMERCIAL BUILDING AREA, SETBACKS AND DESIGN STANDARDS.

COMMERCIAL USES SHALL BE ALLOWED IN "ZONE A", "ZONE B" AND "ZONE C". COMMERCIAL USES SHALL MEET THE REQUIREMENTS OF C-3 ZONING DESCRIBED IN SECTIONS 16-16, AND 17-48 OF THE BRIGHTON CITY CODE.

MULTIFAMILY BUILDING AREA, SETBACKS AND DESIGN STANDARDS.

MULTIFAMILY USES SHALL BE ALLOWED IN "ZONE B" AND "ZONE C". MULTIFAMILY USES SHALL MEET THE REQUIREMENTS OF R-3 ZONING DESCRIBED IN SECTIONS 17-44-270, 17-16-70 AND OF THE BRIGHTON CITY CODE.

INDUSTRIAL BUILDING AREA, SETBACKS AND DESIGN STANDARDS.

INDUSTRIAL USES SHALL BE ALLOWED IN "ZONE C". INDUSTRIAL USES SHALL MEET THE REQUIREMENTS OF I-1 ZONING DESCRIBED IN SECTION 17-16-180 AND 17-49 OF THE BRIGHTON CITY CODE, UNLESS IDENTIFIED OTHERWISE IN THIS PUD.

9. PARKING: PARKING SHALL BE REQUIRED ACCORDING TO THE BRIGHTON LAND USE AND DEVELOPMENT CODE 17-20-90.

10. OUTDOOR STORAGE:

COMMERCIAL USES: (SUBJECT TO CITY OF BRIGHTON COMMERCIAL DESIGN STANDARDS)

A. OUTDOOR STORAGE THAT IS APPLICABLE TO THE SPECIFIC PERMITTED COMMERCIAL USE SHALL BE ALLOWED IN ZONE 'C' SUBJECT TO LOCATION AND SCREENING RESTRICTIONS OF THE COMMERCIAL DESIGN STANDARDS. OUTDOOR STORAGE SHALL NOT BE LOCATED WITHIN THE FRONT BUILDING SETBACK.

B. OUTDOOR DISPLAY THAT IS APPLICABLE TO THE SPECIFIC PERMITTED USE SHALL BE ALLOWED PERMANENTLY WHEN IT IS CONFINED TO AREAS SPECIFICALLY DESIGNATED FOR SUCH OUTDOOR DISPLAY ON THE APPROVED FINAL DEVELOPMENT PLAN AND REQUIRES NO SCREENING.

D. OUTDOOR CONSTRUCTION STORAGE THAT IS APPLICABLE TO THE SPECIFIC PERMITTED USE SHALL BE ALLOWED FOR SO LONG AS THERE IS ONGOING CONSTRUCTION PURSUANT TO A VALID CITY BUILDING PERMIT.

D. INDUSTRIAL USES:

OUTDOOR STORAGE THAT IS APPLICABLE TO THE SPECIFIC PERMITTED INDUSTRIAL USE SHALL BE PERMANENTLY ALLOWED UNDER THE FOLLOWING CONDITIONS:

1. OUTDOOR STORAGE SHALL NOT BE LOCATED WITHIN THE FRONT BUILDING SETBACK.

2. OUTDOOR STORAGE, LOCATED WITHIN THE PUBLIC REALM, SHALL BE SCREENED FROM VIEW THROUGH THE USE OF SOLID, 6' OR 8' FENCING OR WALLS AND/OR THROUGH BERMING AND/OR LANDSCAPING PLANTED IN SUCH A MANNER TO ACHIEVE 90% OPACITY, SO AS TO BE VISUALLY UNOBTUSIVE AND INTEGRATED WITHIN THE OVERALL DESIGN THEME OF THE BUILDING AND SITE. AN ALLOWANCE FOR A HIGHER FENCE HEIGHT IF DEEMED JUSTIFIED SHALL BE ACCEPTABLE, SUBJECT TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL.

3. OUTDOOR STORAGE MATERIALS, WITHIN THE PUBLIC REALM, MAY NOT EXCEED THE HEIGHT OF THE FENCE, WALL OR LANDSCAPING SCREENING.

11. LOADING: LOADING OR UNLOADING SPACE WITH RELATED FACILITIES APPLICABLE TO THE SPECIFIC PERMITTED USE SHALL BE ALLOWED WHETHER ATTACHED TO THE PRINCIPAL STRUCTURE OR FREESTANDING. SITE LANDSCAPING LOT BUFFERS REQUIRED BY THE CDS OR IDS SHALL SERVE AS ADEQUATE SCREENING.

12. BUILDING ARCHITECTURE AND MATERIALS

ALL STRUCTURES, INCLUDING ACCESSORY STRUCTURES, WITHIN THE RIVERFRONT SUBDIVISION PUD SHALL MAINTAIN A CONSISTENT STYLE AND/OR ARCHITECTURAL THEME. ALL STRUCTURES WITHIN THE DEVELOPMENT SHALL UTILIZE COMPATIBLE MATERIALS, COLORS AND ARCHITECTURAL ELEMENTS.

A. THE RIVERFRONT SUBDIVISION PUD SHALL ADHERE TO THE CITY OF BRIGHTON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DESIGN STANDARDS FOR BUILDING DESIGN AND ARCHITECTURAL TECHNIQUES ACCORDING TO USE.

B. ALL BUILDING FAÇADE TREATMENTS FACING THE PUBLIC REALM SHALL HAVE A DISTINCT BASE AND TOP AT MINIMUM.

C. COMMERCIAL AND INDUSTRIAL BUILDINGS SHALL UTILIZE HIGH QUALITY MATERIALS AS THE PRIMARY BUILDING FAÇADE, WHICH MAY INCLUDE SYNTHETIC OR HARDCOAT STUCCO, BRICK, INTEGRALLY COLORED OR GLAZED SPLIT, FLUTED OR SMOOTH FACE MASONRY BLOCK, HARDPLANK OR NATURAL OR SYNTHETIC STONE, CORRUGATED OR SMOOTH METAL IS PERMITTED AS ACCENT ARCHITECTURAL FEATURES AND/OR AWNING TREATMENTS. OTHER SIMILAR MATERIALS MAY BE CONSIDERED AT THE SOLE DISCRETION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

D. EXTERIOR FAÇADE MATERIALS SHOULD BE DURABLE, REQUIRE LOW MAINTENANCE AND BE COMPATIBLE WITH OTHER STRUCTURES IN THE DEVELOPMENT.

E. USE OF SUBDUED EARTHTONE COLORS TYPICAL OF THE MUTED NATIVE GRASSES, WOODS, LAKES AND PONDS, ROCKS AND SOILS OF THE HIGH COLORADO PLAINS AND BRIGHTON'S NATURAL SETTINGS ARE TO BE USED AS PRIMARY BUILDING COLORS. ACCENT AND TRIM MATERIALS AND COLORS SHALL COMPLEMENT AND ENHANCE THE EFFECT OF THE PRINCIPAL BUILDING COLORS AND MATERIALS. VIVID AND PRIMARY COLORS MAY BE USED TO ACCENT ARCHITECTURAL ELEMENTS AS APPROVED BY THE COMMUNITY DIRECTOR.

F. ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM ADJACENT VIEWS USING ARCHITECTURALLY INTEGRATED SCREENING UNITS, ROOF PARAPETS OR SLOPED ROOF FORMS THAT APPEAR AS INTEGRAL ELEMENTS OF THE OVERALL BUILDING DESIGN BY FAÇADE PARAPET OR ROOFTOP SCREEN, IN A COLOR THAT INTEGRATES WITH THE BUILDING.

G. SCUPPERS AND DOWNSPOUTS SHALL BE PAINTED TO MATCH THE PRIMARY BUILDING COLOR ON WHICH IT IS ATTACHED.

H. CORPORATE ARCHITECTURE IS PERMITTED SUBJECT TO COMPLIANCE WITH THE APPLICABLE DESIGN STANDARDS AND SUBJECT TO FINAL APPROVAL THROUGH THE FINAL DEVELOPMENT PLAN REVIEW.

I. BUILDING ENTRANCES SHOULD PROVIDE VISUAL INTEREST AND SHOULD COMPLY WITH THE APPLICABLE COMMERCIAL OR INDUSTRIAL DESIGN STANDARDS AND BE CLEARLY IDENTIFIABLE FROM PRIMARY DRIVEWAYS AND VEHICULAR CIRCULATION ROUTES.

J. WHERE LOCATED WITHIN THE PUBLIC REALM, ACCESSORY STRUCTURES SHALL INCORPORATE SIMILAR ARCHITECTURAL DESIGN FEATURES, INCLUDING, BUT NOT LIMITED TO, BUILDING MATERIALS, COLORS AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING WHERE PRACTICAL.

PERMITTED USES WITHIN THE PUD

1. MULTIFAMILY USES:

ATTACHED RESIDENTIAL DWELLINGS, APARTMENTS AND CONDOMINIUMS GREATER THAN 10 DWELLING UNITS PER ACRE. ACCESSORY USES TO RESIDENTIAL DEVELOPMENT. SENIOR LIVING CENTER, INDEPENDENT, ASSISTED OR NURSING.

2. COMMERCIAL USES:

LODGING:

HOTEL, MOTEL OR BED AND BREAKFAST

OFFICE:

CLINIC, MEDICAL AND DENTAL
PROFESSIONAL AND ADMINISTRATIVE OFFICE

PET SERVICES:

DAYCARE (PET)
GROOMER

KENNEL (INDOOR)

PET SHOP

VETERINARY CLINIC

RECREATION AND ENTERTAINMENT:

AMUSEMENT FACILITY
RECREATIONAL FACILITY, OUTDOOR OR INDOOR
STUDIO (DANCE, GYMNASTICS, FINE ARTS, ARTS AND CRAFTS, MARTIAL ARTS)

RESTAURANT:

COFFEE SHOP
DELICATESSEN
RESTAURANT
RESTAURANT, DRIVE-IN OR DRIVE-THROUGH
RESTAURANT, TAKE-OUT AND DELIVERY

RETAIL:

ALCOHOL SALES
AUCTION HOUSE (INDOOR ONLY; NOT INCLUDING LIVESTOCK)
AUTO ACCESSORY AND SUPPLY
CONVENIENCE STORE (NOT INCLUDING GASOLINE STATION)
GROCERY STORE, LARGE (50,000 SQ FT OR MORE)
HOME AND GARDEN HARDWARE AND SUPPLY
LANDSCAPING MATERIALS SUPPLY
RETAIL STORE (LESS THAN 50,000 SF)
RETAIL STORE (50,000 SF OR MORE)
SECONDHAND STORE

SERVICES:

BANK, FINANCE AND LOAN COMPANY
HOME AND BUSINESS SERVICES (DISPATCHED)
HOME AND BUSINESS SERVICES (DISPATCHED WITH OUTDOOR STORAGE)
DRY CLEANING FACILITY
LAUNDRY, SELF-SERVICE
PERSONAL SERVICE
PRINT SHOP
PRINTING AND PUBLISHING ESTABLISHMENT
REPAIR SHOP (NOT INCLUDING VEHICLES)
TAXIDERMY

SHOPPING CENTER:

SHOPPING CENTER, NEIGHBORHOOD, AND REGIONAL

OTHER COMMERCIAL:

LABORATORY FOR RESEARCH AND TESTING (NOT INCLUDING ANIMALS OR HAZARDOUS MATERIALS)
TRUCK STOP

VEHICLES SALES AND SERVICES:

CARWASH (NOT INCLUDING FUEL STATION OR CONVENIENCE STORE)
GASOLINE STATION (FUEL ONLY)
GASOLINE STATION (WITH CONVENIENCE STORE)
GASOLINE STATION (WITH CAR WASH)
GASOLINE STATION (WITH SERVICE STATION)
REPAIR, MOTOR VEHICLE, MAJOR
REPAIR, MOTOR VEHICLE, MINOR
SALES & RENTAL, AUTOMOTIVE (VEHICLES UP TO 1.5 TONS)
SALES & RENTAL, LARGE VEHICLE (VEHICLES OVER 1.5 TONS)
SALES AND SERVICE, MOBILE HOME
SALES AND SERVICE, MOTORCYCLE

3. INDUSTRIAL USES:

FOOD PRODUCTION AND PROCESSING:
PROCESSING, BOTTLING AND DISTRIBUTION

GAS, OIL AND PETROLEUM:

STORAGE OF GASES OR LIQUEFIED PETROLEUM GASES (IN APPROVED PORTABLE METAL CYLINDER FOR STORAGE OR SALE)

MANUFACTURING & FABRICATION:

ARTS AND CRAFTS AND FINE ARTS
MANUFACTURING, LIGHT

RESOURCE EXTRACTION, PRODUCTION, STORAGE & DISTRIBUTION:

LUMBER YARD
STORAGE OF NATURAL RESOURCES OR RAW MATERIALS

WHOLESALE, STORAGE AND WAREHOUSING:

COLD STORAGE
MINI-STORAGE

OUTDOOR STORAGE (SUBJECT TO SETBACK, SCREENING, ACOUSTICAL AND ODOR IMPACT APPROVAL)

RV AND LARGE VEHICLE STORAGE (SUBJECT TO SCREENING REQUIREMENTS)
WAREHOUSING AND WHOLESALE

OTHER INDUSTRIAL:

CREMATORIUM
MACHINE & SHEET METAL SHOP
REPAIR, HEAVY EQUIPMENT

4. PUBLIC, INSTITUTIONAL USES:

COMMERCIAL MOBILE RADIO SERVICE FACILITY:
WALL-MOUNTED OR BUILDING ROOF

HEALTH CARE:

AMBULANCE FACILITY
HOSPITAL

PUBLIC AND INSTITUTIONAL:

FIRE STATION
LODGE, FRATERNAL AND SOCIAL ORGANIZATION
MORGUE
MUSEUM
PARK AND OPEN SPACE
POLICE STATION
POST OFFICE

PUBLIC UTILITIES:

PUBLIC UTILITIES FACILITY
PUBLIC UTILITY STORAGE YARD AND SERVICE INSTALLATION
RADIO & TV BROADCASTING STATION
WATER RESERVOIR

SCHOOL:

PUBLIC, PRIVATE, PAROCHIAL
UNIVERSITY AND COLLEGE
VOCATIONAL, TRADE, BUSINESS

TRANSPORTATION:

BUS STOP
BUS TERMINAL
COMMUTER RAIL STATION
LIGHT RAIL STATION
PARKING LOT
PARKING STRUCTURE

AGRICULTURAL USES:

AGRICULTURAL SUPPORT BUSINESS & SERVICES:
GRAIN ELEVATOR
VETERINARY CLINIC, LIVESTOCK

FARMING:

NURSERY & GREENHOUSE, COMMERCIAL

ACCESSORY USES:

ACCESSORY BUILDING
DRIVE-THROUGH FACILITY
DWELLING, ACCESSORY
DWELLING, CARETAKER
PARKING STRUCTURE
RETAIL SALES, ACCESSORY

TEMPORARY USES:

AUCTION, INDOOR (NOT INCLUDING LIVESTOCK)
AUTOMOBILE SALE (UP TO 1.5 TONS)
CARNIVAL, CIRCUS, FAIR, FESTIVAL AND RODEO
CONSTRUCTION AND SALES TRAILER
FARMER'S MARKET
FIREWORKS STAND
LARGE VEHICLE SALE (GREATER THAN 1.5 TONS)
MOBILE VENDING UNIT
ROADSIDE STAND

5. CONDITIONAL USES:

COMMERCIAL MOBILE RADIO SERVICE FREESTANDING TOWER

6. PROHIBITED USES:

SEXUALLY ORIENTED BUSINESSES
WASTE-RELATED USE (DUMP)
JUNK YARD
AUCTION, OUTDOOR (INCLUDING LIVESTOCK)
AUCTION, OUTDOOR (NOT INCLUDING LIVESTOCK)
LANDFILL
RETAIL AUCTION YARD (INCLUDING LIVESTOCK)
PAWNSHOP WITH OUTDOOR STORAGE (RETAIL PAWN SHOP WITH NO OUTDOOR STORAGE IS PERMITTED.)

OPEN SPACE:

1. THE OVERALL OPEN SPACE REQUIREMENTS OF 15% OF THE GROSS LAND ARE FOR PUD-MU SHALL BE SATISFIED WITH THE DEDICATION TRACT C (10.2636 ACRES). ADDITIONAL OPEN SPACE AND PARK REQUIREMENTS APPLY FOR RESIDENTIAL DEVELOPMENT PER CITY CODE 17-20-80 (OPEN SPACE & PARKS REQUIREMENTS) AND CITY CODE 17-44 (RDS).

2. REGIONAL TRAILS: 3 TRAILS ON THIS PROPERTY SHALL BE 10'WIDE, IN 25' EASEMENTS AT LOCATIONS SHOWN ON THIS PUD.

3. THE PRIVATE LANDSCAPE AREAS WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

LIGHTING:

1. ALL SITE LIGHTING SHALL CONFORM TO THE CITY OF BRIGHTON LIGHT CODE AND APPLICABLE COMMERCIAL OR INDUSTRIAL DESIGN STANDARDS, DEPENDING ON USE. ALL EXTERIOR LIGHTING FIXTURES WITHIN THE RIVERFRONT SUBDIVISION PUD SHALL MAINTAIN A CONSISTENT STYLE AND/OR ARCHITECTURAL THEME. ALL EXTERIOR LIGHTING FIXTURES WITHIN THE DEVELOPMENT SHALL UTILIZE COMPATIBLE FIXTURES, COLORS AND ARCHITECTURAL ELEMENTS.

2. FOR COHESIVE LIGHTING DESIGN THROUGHOUT RIVERFRONT SUBDIVISION, THE PARKING LOT LIGHT POLES SHALL DUPLICATE LIGHTING USED IN THE LOVE'S PARKING LOT OR A SIMILAR AND COMPATIBLE MODEL.

3. POLE LIGHTS SHALL BE DOWNCAST, CUT-OFF FIXTURE TYPES NOT TO EXCEED 35 FEET IN OVERALL HEIGHT AS MEASURED FROM FINISHED GRADE.

4. LIGHTS WILL BE DOWNWARD DIRECTED AND SHALL NOT CAST GLARE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY.

5. INCANDESCENT, METAL HALIDE, LED OR OTHER TYPES OF WHITE LIGHTING IS REQUIRED FOR ALL EXTERNAL LIGHTING APPLICATION.

6. STREET LIGHTING WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF BRIGHTON STANDARDS.

FENCING:

1. ALL FENCING WITHIN THE P.U.D. SHALL CONFORM TO THE CITY OF BRIGHTON CODE AND APPLICABLE RESIDENTIAL DESIGN STANDARDS, DEPENDING ON USE EXCEPT FENCING AROUND OUTDOOR DISPLAY AREAS MAY BE DECORATIVE IN DESIGN WITH NO REQUIREMENT FOR OPACITY. DECORATIVE FENCING OF THIS NATURE SHALL BE APPROVED THROUGH THE FINAL DEVELOPMENT PLAN.

LANDSCAPING:

1. LANDSCAPING SHALL MEET THE REQUIREMENTS FOUND IN ARTICLE 17-50-180 OF THE BRIGHTON LAND USE AND DEVELOPMENT CODE.

SIGNAGE:

1. RIVERFRONT SUBDIVISION PROVIDES A COORDINATED PROGRAM OF JOINT DEVELOPMENT IDENTIFICATION SIGNS TO UNIFY THE OVERALL DEVELOPMENT. THESE WILL BE PERMANENT MONUMENT SIGNS DESIGNED TO INCORPORATE THE SAME PALETTE OF COLORS AND MATERIALS FOR A UNIFORM THEME THAT IS COMPLEMENTARY TO THE ARCHITECTURAL COLORS AND MATERIALS USED WITHIN THE PARK. EACH MONUMENT SIGN WILL INCORPORATE ACCENT LANDSCAPING TO VISUALLY PLACE THE SIGN IN THE LANDSCAPE. ALL TENANT SIGN PANELS REQUIRE APPROVAL BY THE DEVELOPER OR HIS ASSIGNS, WHO WILL CONSTRUCT AND MAINTAIN SUCH SIGNAGE. LOCATION:

2. BASE: MASONRY, EARTH TONE (SEE COLOR & MATERIAL SCHEDULE ON THIS PUD)
3. SIGN TYPE: DOUBLE-FACED, INDIVIDUAL PANELS
4. SIGN AREA: PER SIGNAGE DRAWING IN THIS PUD.
5. OVERALL SIGN HEIGHT: PER SIGNAGE DRAWING IN THIS PUD.
6. SETBACK: PER SIGNAGE DRAWING IN THIS PUD.
7. ILLUMINATION: INTERNALLY ILLUMINATED

8. TENANT WALL SIGNAGE WILL BE DETERMINED IN ACCORDANCE WITH THE CITY OF BRIGHTON SIGN ORDINANCE/CODE IN FORCE AND EFFECT AT THE DATE OF THIS APPLICATION. INTERNALLY ILLUMINATED, TRADEMARKED LOGOS AND SIGN CABINETS ARE PERMITTED. LOGOS WILL COUNT AGAINST THE SIGN ALLOWANCE.

9. ALL OTHER SIGNS WILL COMPLY WITH THE GENERAL REGULATIONS FOR SIGNS CONTAINED WITHIN THE 17-20-100 OF THE BRIGHTON CITY CODE.

10. TENANT/USER IDENTIFICATION ON MONUMENT SIGNS SHALL BE LIMITED TO 3 LOCATIONS.

MAINTENANCE STATEMENT & RESPONSIBILITY:

1. THE OWNER OF THE PROPERTY, ITS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE PROPERTY CONTAINED IN THIS PUD. THAT AREA SHALL INCLUDE AN AREA AS MEASURED FROM THE BACK OF THE CURB LINE TO AND INCLUDING ALL AREAS SUBJECT TO THIS PUD PLAN.

2. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, SEEDING, WEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED FINAL DEVELOPMENT PLAN LANDSCAPE PLAN UNLESS MANDATED OTHERWISE BY ANY GOVERNMENTAL AUTHORITY.

3. STORMWATER TREATMENT & DRAINAGE IMPROVEMENT: MAINTENANCE OF ALL PRIVATE STORMWATER TREATMENT AND DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LAND OWNER, ITS SUCCESSORS, AND ASSIGNS TO ENSURE THE FACILITIES FUNCTION AS DESIGNED AND CONTINUE SERVING THE INTENDED FUNCTIONS IN PERPETUITY UNLESS THE CITY EXPRESSLY ACCEPTS THE RESPONSIBILITY IN WRITING.

RC 130626v8

file: 130626v8PUD

drawn: spk

date: 05-21-2015

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RIVERFRONT SUBDIVISION PUD

US HWY 85 @ E BASELINE ROAD

BRIGHTON, COLORADO

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

PUD STANDARDS

RIVERFRONT SUBDIVISION P.U.D. PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 10

RIVERFRONT PUD EXTERIOR COLOR AND MATERIAL SCHEDULE

BRICK COLOR EXAMPLES FROM GENERAL SHALE CORPORATION.
CLEAN RECTANGULAR SHAPE, MONOTONE COLOR, EARTH TONES.

BEIGE / TAN	"BASILICA"	OR SIMILAR
TAN / GRAY	"COLISEUM"	OR SIMILAR
RED	"BALLPARK"	OR SIMILAR
BROWN	"MISTYHOLLOW"	OR SIMILAR

STUCCO COLOR EXAMPLES FROM DRYVIT CORPORATION.
MONOTONE COLOR, QUARTZPUTZ OR SIMILAR TEXTURE FINISH, PASTEL EARTH TONES.

VAN DYKE	OR SIMILAR
SANDLEWOOD BEIGE	OR SIMILAR
MONASTERY BROWN	OR SIMILAR
SPECTRUM BROWN	OR SIMILAR
PEARL	OR SIMILAR
BEACH	OR SIMILAR

STONE / CULTURED STONE COLOR EXAMPLES FROM BORAL STONE CORPORATION.
SQUARE CUT STONE PATTERN "TUSAN COBBLE" OR SIMILAR, EARTH TONE COLORS.

VINTAGE WINE OR SIMILAR
SMOKED OYSTER OR SIMILAR
CAPPUCCINO CREAM OR SIMILAR

EXTERIOR PAINT COLORS: SHERWIN WILLIAMS "THE AMERICA'S HERITAGE PALETTE" OR SIMILAR.
PRIMARY COLOR ACCENT COLORS SHALL BE ALLOWED FOR TENANT / USER IDENTIFICATION BUT
SHALL NOT EXCEED 10% OF OVERALL EXTERIOR ELEVATION SURFACE.

ASPHALT SHINGLES SHALL BE GAF TIMBERLINE "SLATE OR BIRCHWOOD" OR SIMILAR.

EXTERIOR METAL ROOF COLORS OR SIMILAR. KYNAR 500 COLOR NAMES
PRIMARY COLOR ACCENT COLORS SHALL BE ALLOWED FOR TENANT / USER IDENTIFICATION BUT
SHALL NOT EXCEED 10% OF OVERALL EXTERIOR ELEVATION SURFACE.

STONE WHITE, BONE WHITE, SLATE GRAY, MUSKET GREY, HUNTER GREEN, EVERGREEN,
HARTFORD GREEN, FOREST GREEN, ALMOND, SANDSTONE, GRANITE, CHARCOAL, PATINA GREEN,
ARCADIA GREEN.

SITE LIGHTING POLES AND FIXTURES

ALL SITE LIGHTING POLES AND FIXTURES SHALL BE ANODIZED BRONZE FINISH.

MONUMENT SIGN BRICK COLOR SHALL BE "BALLPARK" OR SIMILAR

SIGN BOX FRAMES SHALL BE ANODIZED BRONZE FINISH

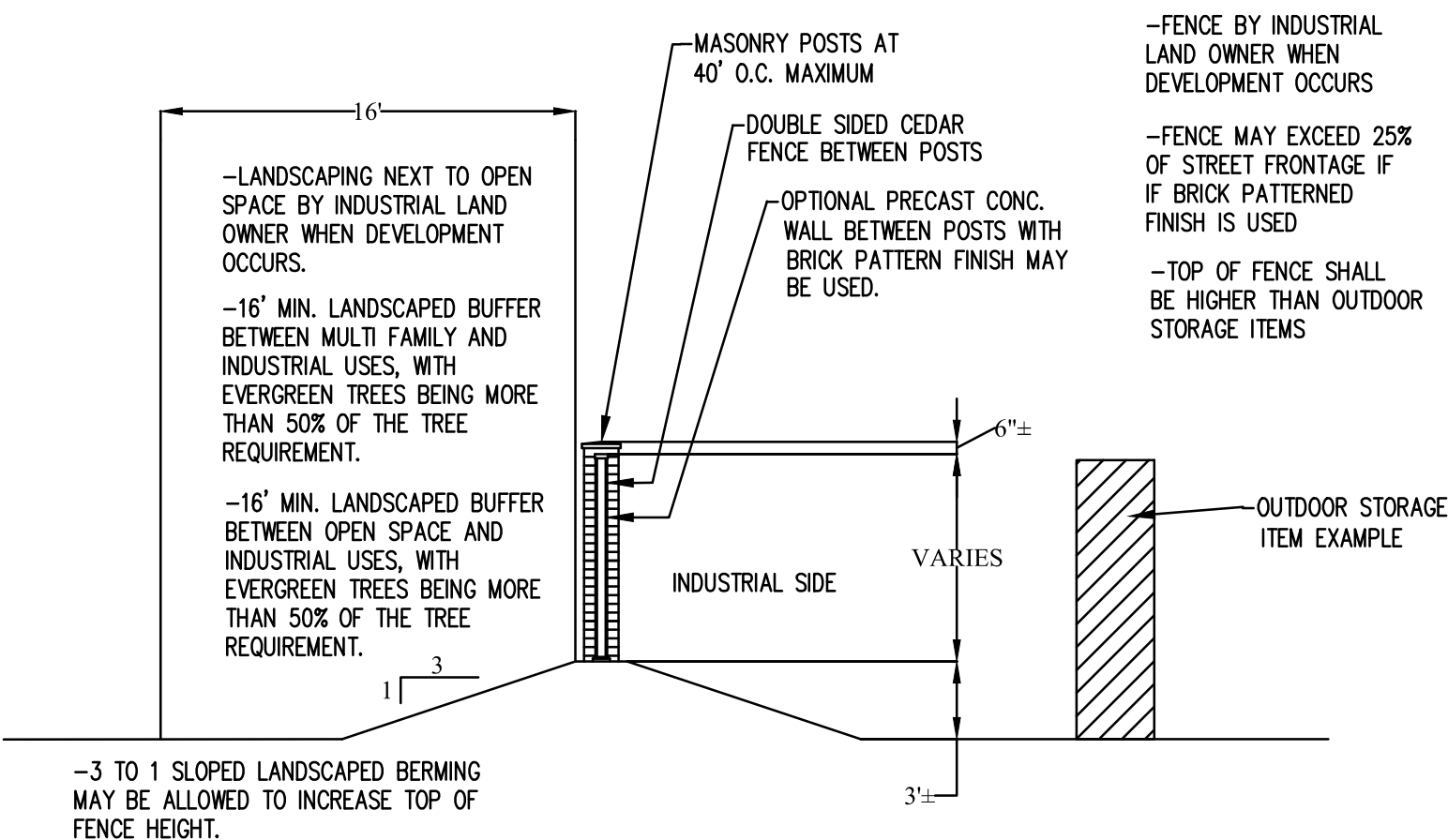
FENCE BRICK COLOR SHALL BE "BALLPARK" OR SIMILAR WITH PRECAST CONCRETE CAP
CEDAR FENCING SHALL BE NATURAL COLOR STAIN SEALED FOR PROTECTION.



EXAMPLE ARCHITECTURAL MATERIALS

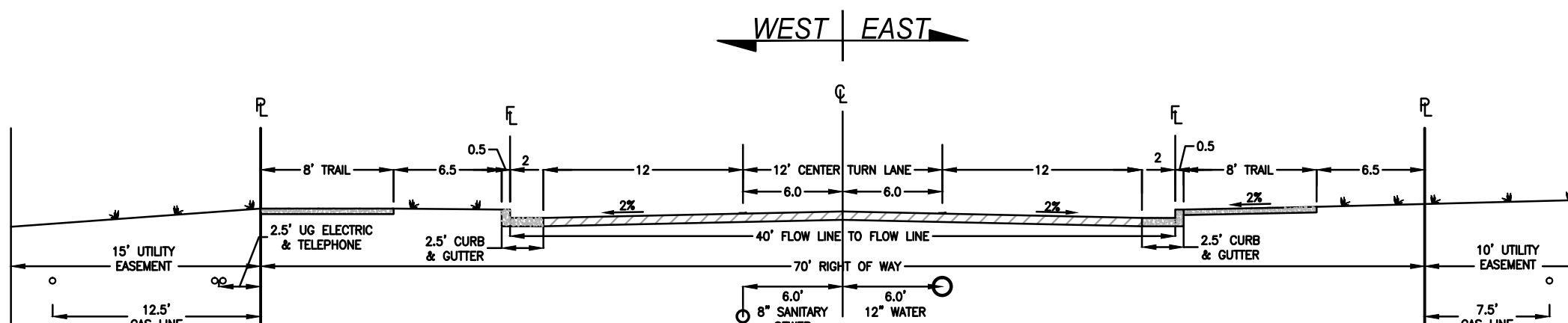
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NOTE: ARCHITECTURAL MATERIALS PER NOTE #12 OF PUD STANDARDS (SHEET 2)



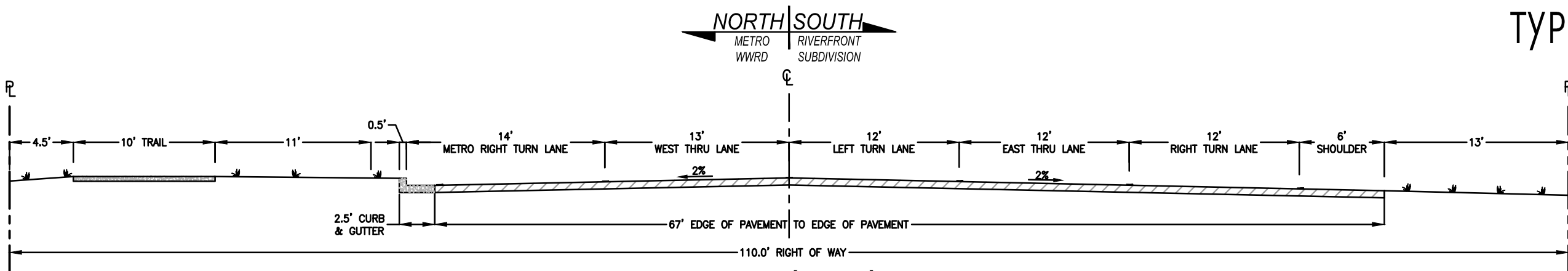
FENCE DESIGN & OUTDOOR STORAGE SCREENING

(NOT TO SCALE)



TYPICAL PUBLIC STREET SECTION

(NOT TO SCALE)



BASELINE ROAD (CR 2) SECTION

(NOT TO SCALE)

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RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

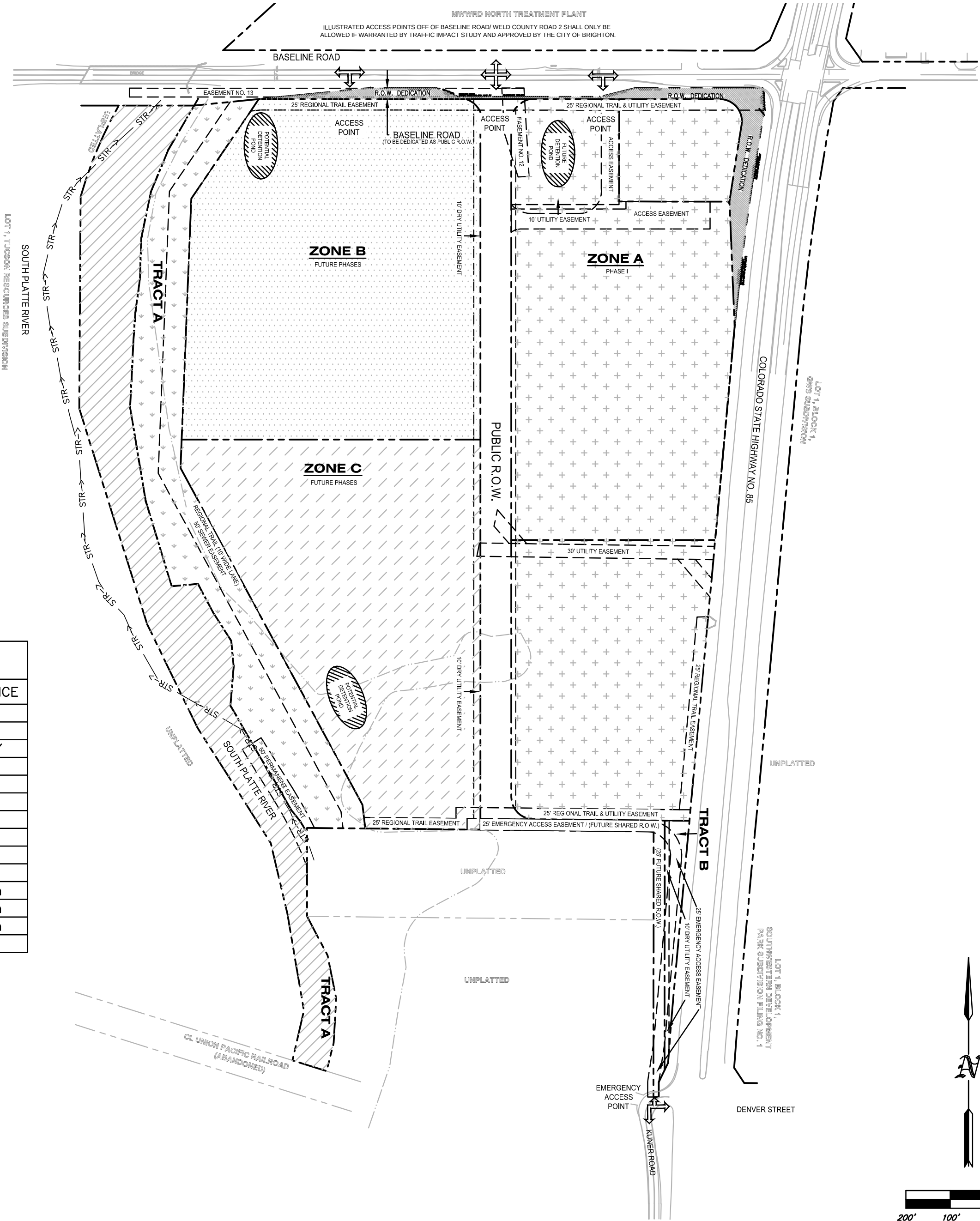
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PUD DETAILS

RIVERFRONT SUBDIVISION P.U.D. PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 10

TRACT TABLE				
LOT	ZONE	SIZE (AC)	USE	OWNER/MAINTENANCE
1	A	1.4090	TBD	TBD
2	A	10.0057	COMMERCIAL	LOVE'S
3	A	2.2106	HOTEL	SLEEP/MAINSTAY
4	A	2.1676	HOTEL	TBD
5	A	1.7717	TBD	TBD
6	C	6.3214	TBD	TBD
7	C	3.2734	TBD	TBD
8	B	8.1714	TBD	TBD
9	B	1.5900	TBD	TBD
10	B	1.5430	TBD	TBD
Tract A		10.2536	Open Space	City of Brighton
Tract B		0.3952	Open Space	City of Brighton
Public R.O.W.		4.0026	Public R.O.W.	City of Brighton
TOTAL		53.1152	Riverfront Subdivision	

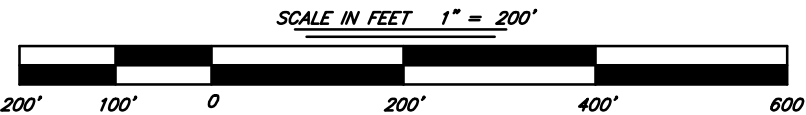


LEGEND FOR
PROPOSED IMPROVEMENTS

- PROPERTY LINE / R.O.W.
- ESTIMATE B.F.E. MODIFIED WITH LOWR-F
- PROPOSED ACCESS POINT
- PROPOSED LAND USE ZONE A
- PROPOSED LAND USE ZONE B
- PROPOSED LAND USE ZONE C
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE (INSIDE OF FLOODPLAIN)
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE (OUTSIDE OF FLOODPLAIN)

EXISTING LEGEND

- ELECTRICAL LINE
- FIBER-OPTIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CONTOUR LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL
- EDGE OF WATER
- BOLLARD
- FIRE HYDRANT
- GAS METER
- IRRIGATION VALVE
- MANHOLE
- MONITOR WELL
- POWER POLE
- SIGN
- STREET LIGHT
- TRAFFIC BOX
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- SPOT ELEVATION
- DECIDUOUS TREE DIAMETER OF TRUNK
- EVERGREEN TREE DIAMETER OF TRUNK
- SET 5/8" x 24" PIN & 1 1/4" YELLOW PLASTIC CAP I.S. NO. 33202 UNLESS NOTED OTHERWISE
- FOUND 1 1/2" ILLEGIBLE ALUMINUM CAP IN CONCRETE
- NOTHING FOUND OR SET
- AS RECORDED
- ACCESS PLATE
- TELEPHONE
- ELECTRIC
- SANITARY SEWER / STORM SEWER



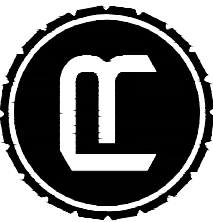
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OVERALL PUD PLAN

RC 130626v8

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date: 05-22-2015

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RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

RIVERFRONT SUBDIVISION P.U.D. PLAN

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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 10

RC 130626v8

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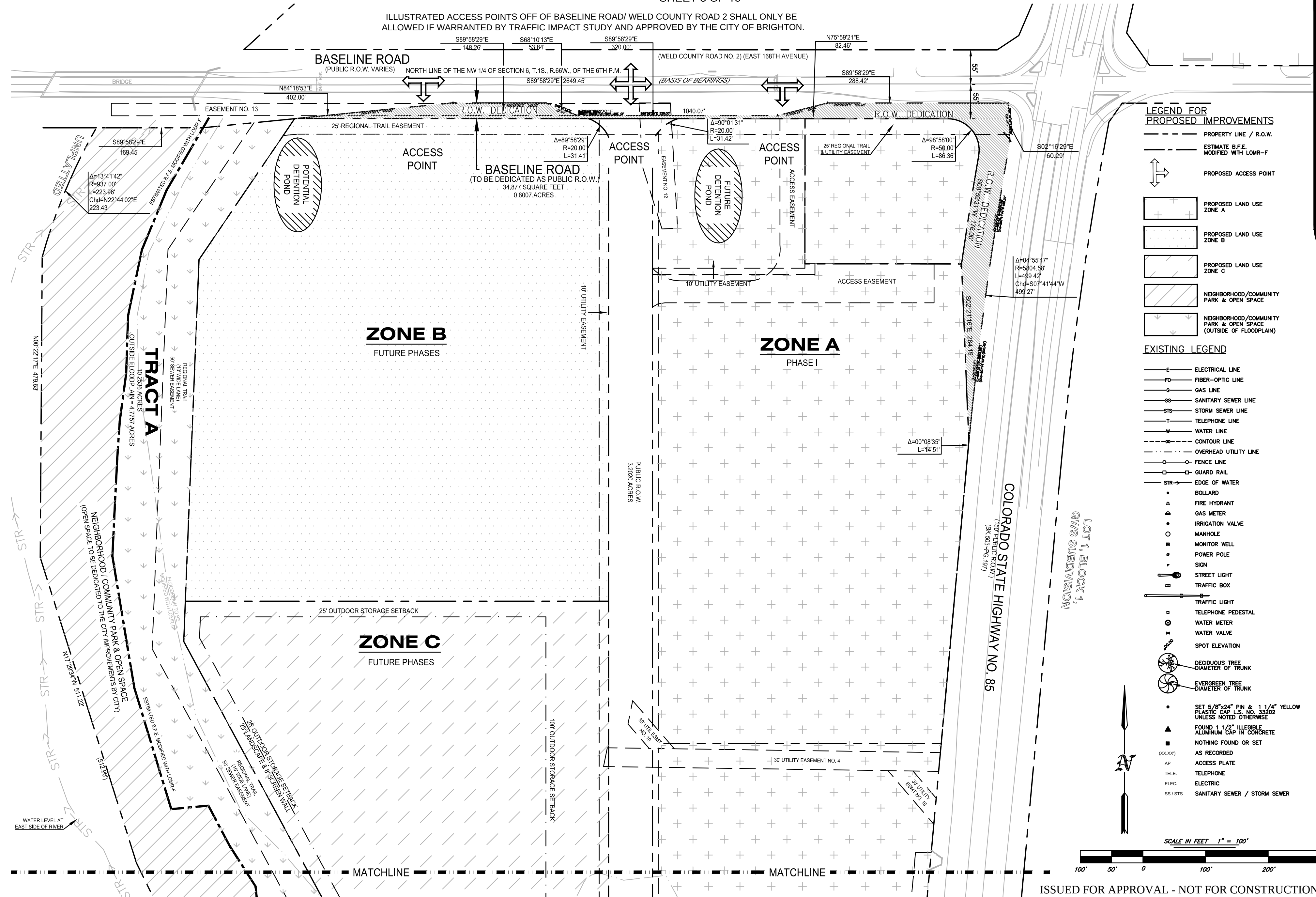
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ILLUSTRATED ACCESS POINTS OFF OF BASELINE ROAD/ WELD COUNTY ROAD 2 SHALL ONLY BE
ALLOWED IF WARRANTED BY TRAFFIC IMPACT STUDY AND APPROVED BY THE CITY OF BRIGHTON.

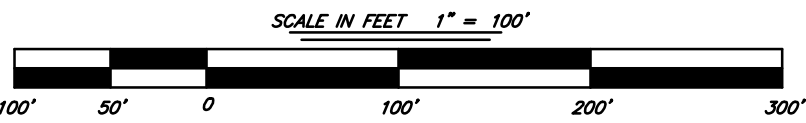


LEGEND FOR
PROPOSED IMPROVEMENTS

- PROPERTY LINE / R.O.W.
- ESTIMATE B.F.E. MODIFIED WITH LOMR-F
- PROPOSED ACCESS POINT
- PROPOSED LAND USE ZONE A
- PROPOSED LAND USE ZONE B
- PROPOSED LAND USE ZONE C
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE (OUTSIDE OF FLOODPLAIN)

EXISTING LEGEND

- ELECTRICAL LINE
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- GAS LINE
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- GAS METER
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PUD PLAN - NORTH

RIVERFRONT SUBDIVISION P.U.D. PLAN

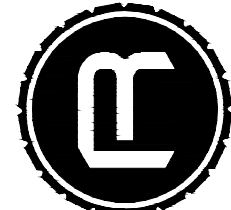
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SHEET 6 OF 10

RC 130626v8

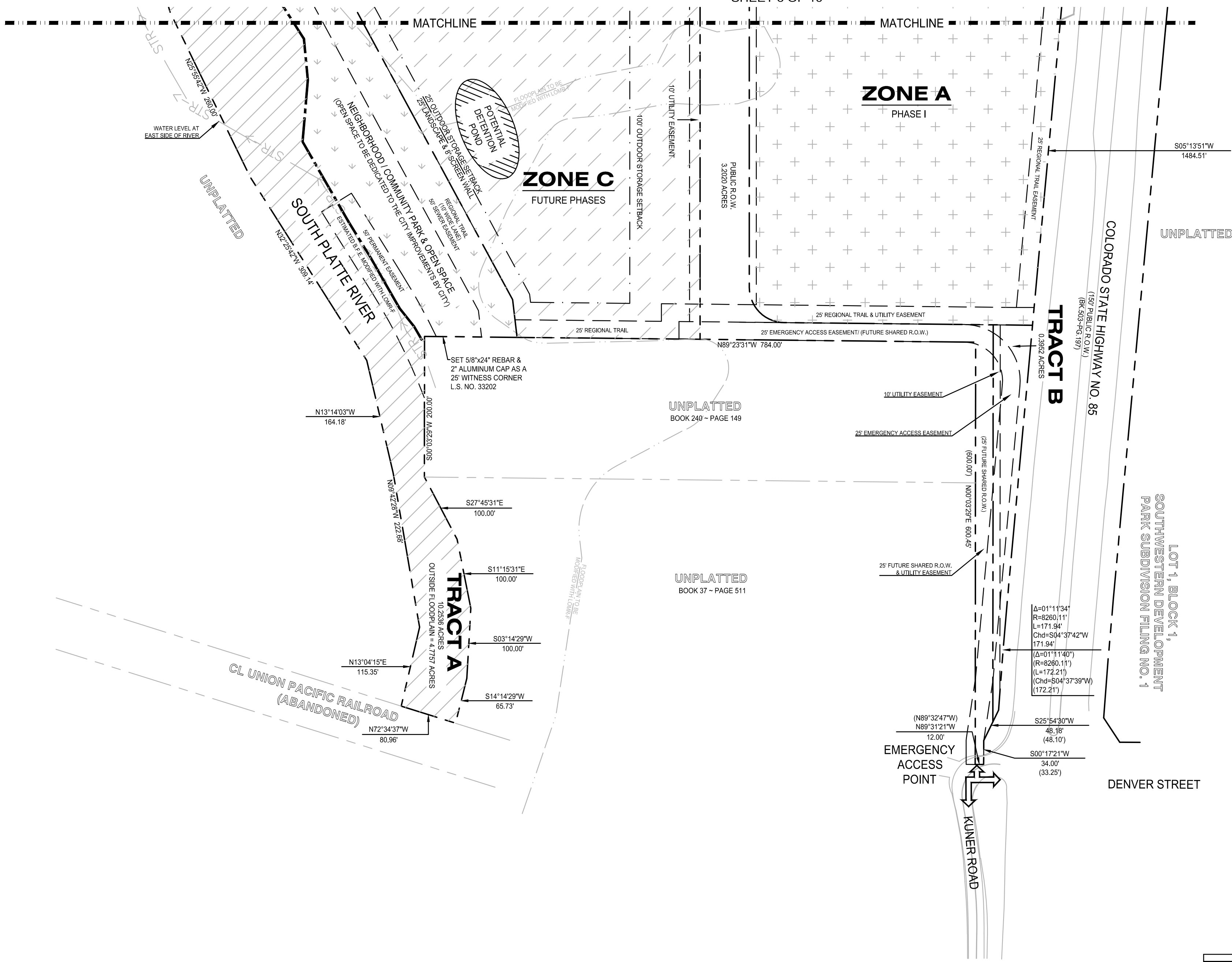
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RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

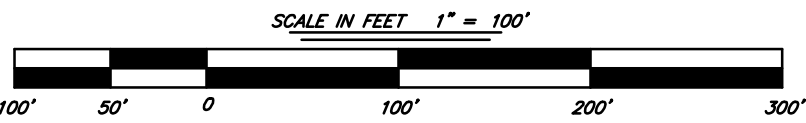


LEGEND FOR PROPOSED IMPROVEMENTS

- PROPERTY LINE / R.O.W.
- ESTIMATE B.F.E. MODIFIED WITH LOMR-F
- PROPOSED ACCESS POINT
- PROPOSED LAND USE ZONE A
- PROPOSED LAND USE ZONE B
- PROPOSED LAND USE ZONE C
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE
- NEIGHBORHOOD/COMMUNITY PARK & OPEN SPACE (OUTSIDE OF FLOODPLAIN)

EXISTING LEGEND

- ELECTRICAL LINE
- FIBER-OPTIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CONTOUR LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL
- EDGE OF WATER
- BOLLARD
- FIRE HYDRANT
- GAS METER
- IRRIGATION VALVE
- MANHOLE
- MONITOR WELL
- POWER POLE
- SIGN
- STREET LIGHT
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- ACCESS PLATE
- TELEPHONE
- ELECTRIC
- SANITARY SEWER / STORM SEWER

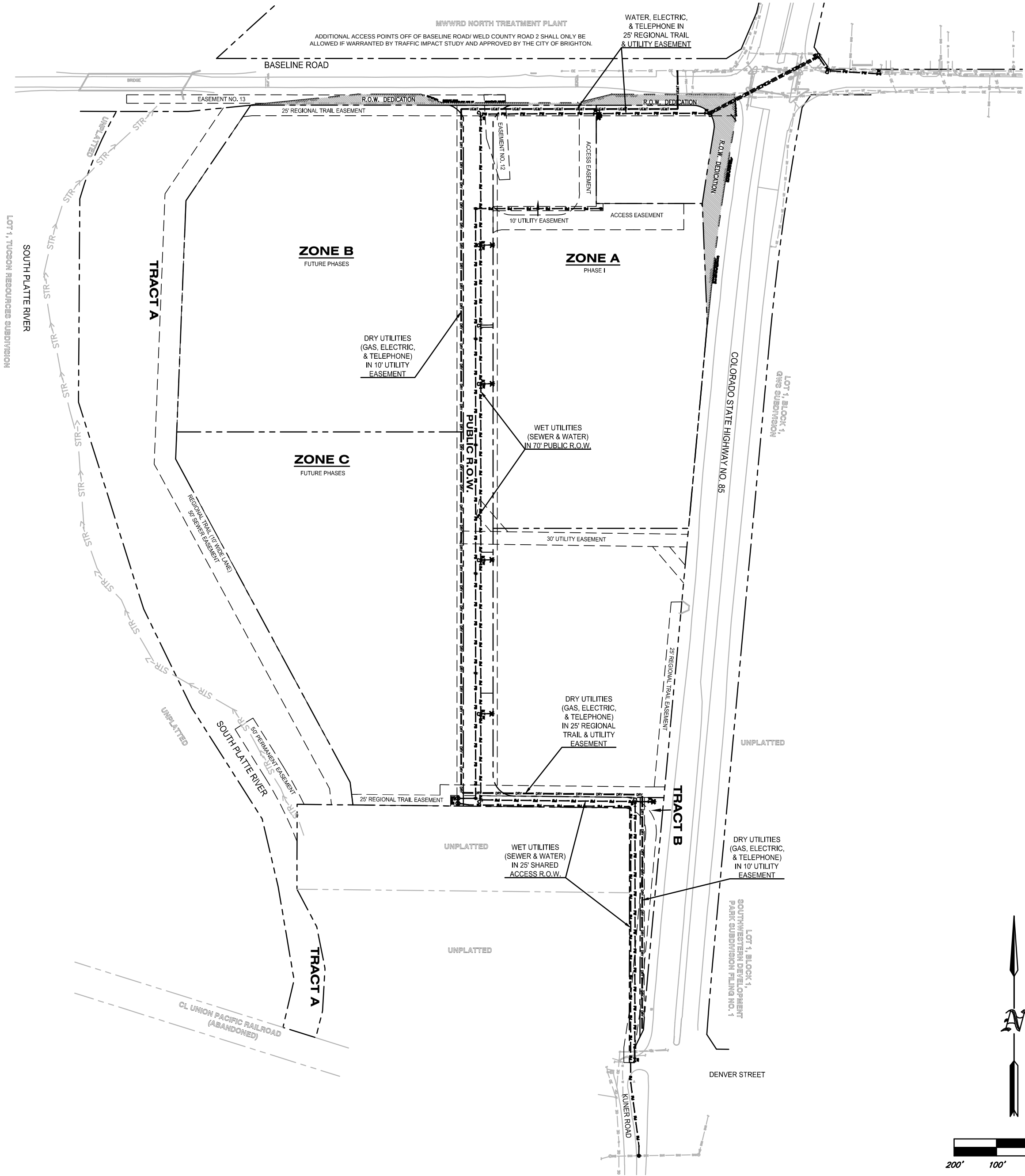


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PUD PLAN - SOUTH

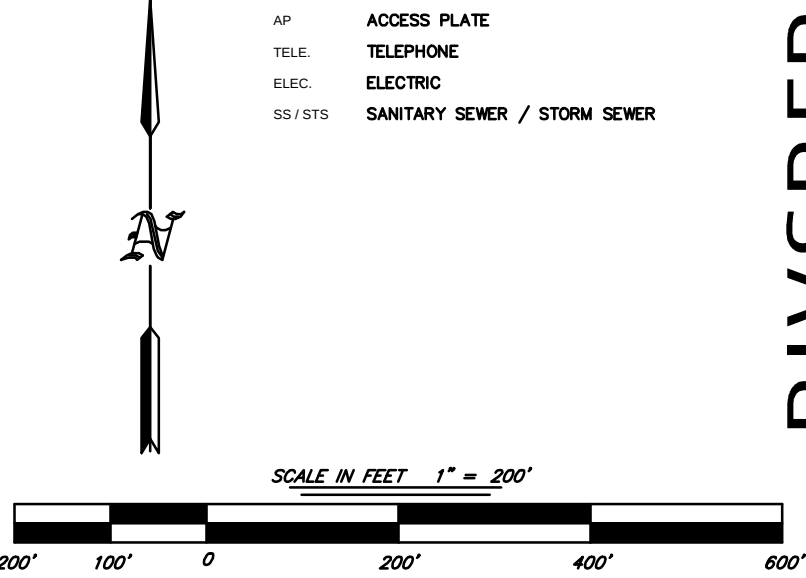
RIVERFRONT SUBDIVISION P.U.D. PLAN

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 10



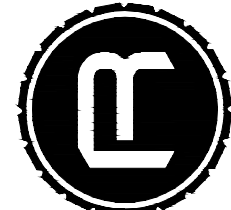
- LEGEND FOR
PROPOSED IMPROVEMENTS
- PROPERTY LINE / R.O.W.
 - PROPOSED SANITARY SEWER
 - PROPOSED UNDERGROUND ELECTRIC & TELEPHONE
 - PROPOSED WATER
 - PROPOSED UNDERGROUND DRY UTILITIES (GAS, ELECTRIC, & TELEPHONE)

- EXISTING LEGEND
- ELECTRICAL LINE
 - FIBER-OPTIC LINE
 - GAS LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - TELEPHONE LINE
 - WATER LINE
 - CONTOUR LINE
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - GUARD RAIL
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 - ACCESS PLATE
 - TELE. TELEPHONE
 - ELEC. ELECTRIC
 - SS / STS SANITARY SEWER / STORM SEWER



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RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

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OVERALL CONCEPTUAL UTILITY PLAN

*THIS PLAN TO BE USED AS AN OVERALL REFERENCE ONLY
FOR MORE DETAIL, SEE SHEETS 8 & 9

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CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 10

[illegible]

RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO

CONCEPTUAL UTILITY PLAN - NORTH

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

SCALE IN FEET $1" = 100'$

A horizontal scale bar divided into alternating black and white segments. The segments are labeled with distances: 100', 50', 0, 100', 200', and 300'. The total length of the bar represents 300 feet.

LOT 1, BLOCK 1,
GWS SUBDIVISION

COLORADO STATE HIGHWAY NO. 85

ZONE A

PHASE I

ZONE B

FUTURE PHASES

TRACT A

WATER LEVEL AT
EAST SIDE OF RIVER

J:\2013 Job Files\130626 - Brighton CO Loves Hwy76 exit 25 @ E Baseline Rd\Design\130626v8 PUD.dwg, 5/21/2015 5:48:22 PM, Samson Neck, copyright Resource Consulting

RIVERFRONT SUBDIVISION P.U.D. PLAN

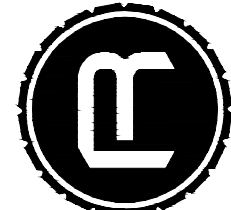
A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 10

RC 130626v8

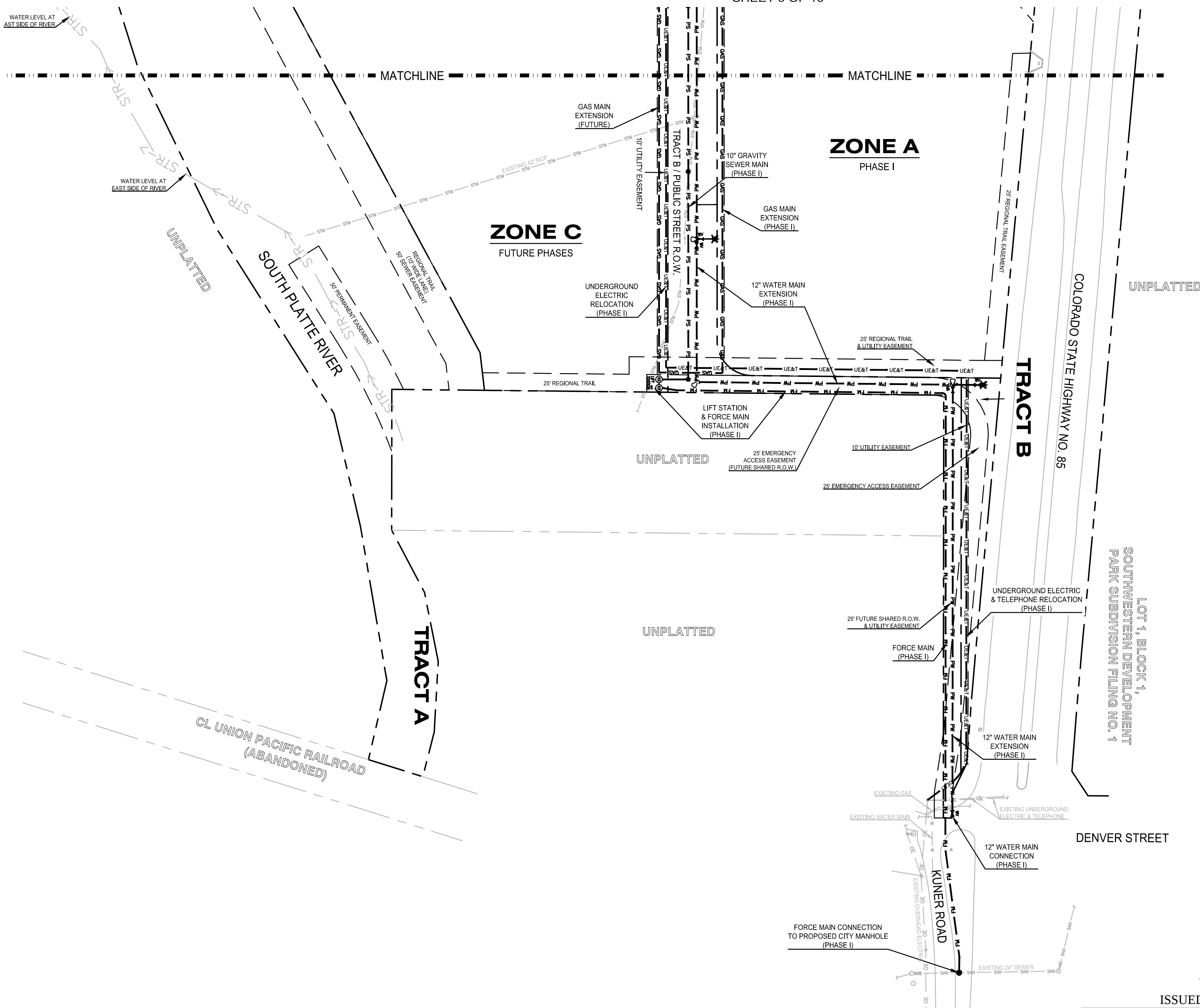
file: 130626v8PUD
drawn: spk
date: 05-21-2015

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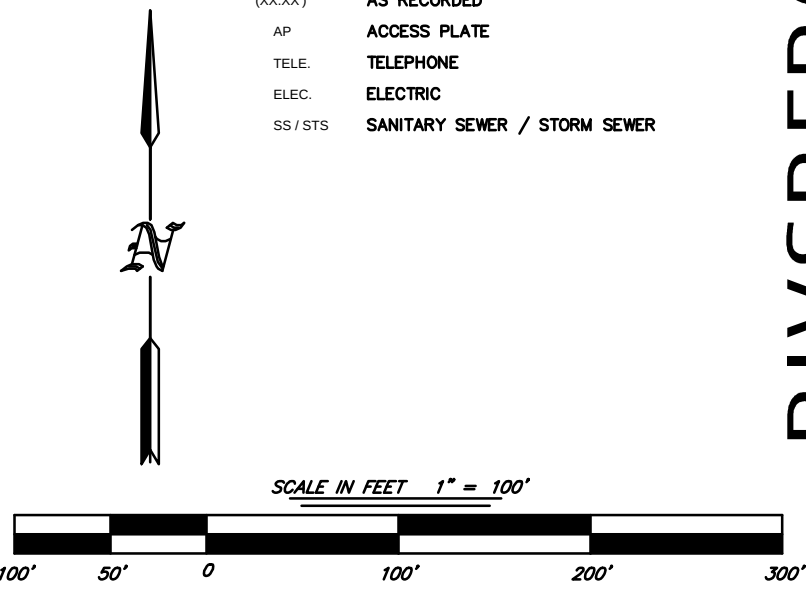


RIVERFRONT SUBDIVISION PUD
US HWY 85 @ E BASELINE ROAD
BRIGHTON, COLORADO



- LEGEND FOR
PROPOSED IMPROVEMENTS
- PROPERTY LINE / R.O.W.
 - PS PROPOSED SANITARY SEWER
 - UE&T PROPOSED UNDERGROUND ELECTRIC
 - PW PROPOSED WATER
 - GAS PROPOSED WATER

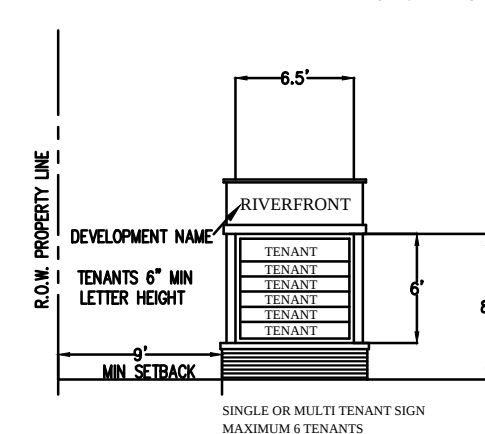
- EXISTING LEGEND
- E ELECTRICAL LINE
 - FO FIBER-OPTIC LINE
 - G GAS LINE
 - SS SANITARY SEWER LINE
 - STS STORM SEWER LINE
 - T TELEPHONE LINE
 - W WATER LINE
 - CONTOUR LINE
 - OVERHEAD UTILITY LINE
 - FENCE LINE
 - GUARD RAIL
 - STR EDGE OF WATER
 - BOLLARD
 - A FIRE HYDRANT
 - GAS METER
 - IRRIGATION VALVE
 - MANHOLE
 - MONITOR WELL
 - POWER POLE
 - SIGN
 - STREET LIGHT
 - TRAFFIC BOX
 - TRAFFIC LIGHT
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - SPOT ELEVATION
 - DECIDUOUS TREE DIAMETER OF TRUNK
 - EVERGREEN TREE DIAMETER OF TRUNK
 - SET 5/8"x24" PIN & 1 1/4" YELLOW PLASTIC CAP I.S. NO. 33302 UNLESS NOTED OTHERWISE
 - FOUND 1 1/2" ILLEGIBLE ALUMINUM CAP IN CONCRETE
 - NOTHING FOUND OR SET
 - AS RECORDED
 - AP ACCESS PLATE
 - TELE. TELEPHONE
 - ELEC. ELECTRIC
 - SS / STS SANITARY SEWER / STORM SEWER



ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

CONCEPTUAL UTILITY PLAN - SOUTH

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 10



OVERALL HEIGHT: 50'
TOTAL SQ. FT.: 407

BRIGHTON, CO
TENANT SIGN

7' X 12' LOVE'S / HEART
(84 SQ. FT.)

5' X 12' HARDEE'S
(60 SQ. FT.)

6' 6" X 22' PRICER
4' NUMERALS - CONCEPT ONLY
(143 SQ. FT.)

5' X 12' SUBWAY
(60 SQ. FT.)

5' X 12' LOT #1
(60 SQ. FT.)

17' X 26' STONE BASE

50'

26'

LOT #1

UNLEADED DIESEL
8.88 9/10 8.88 9/10

SUBWAY

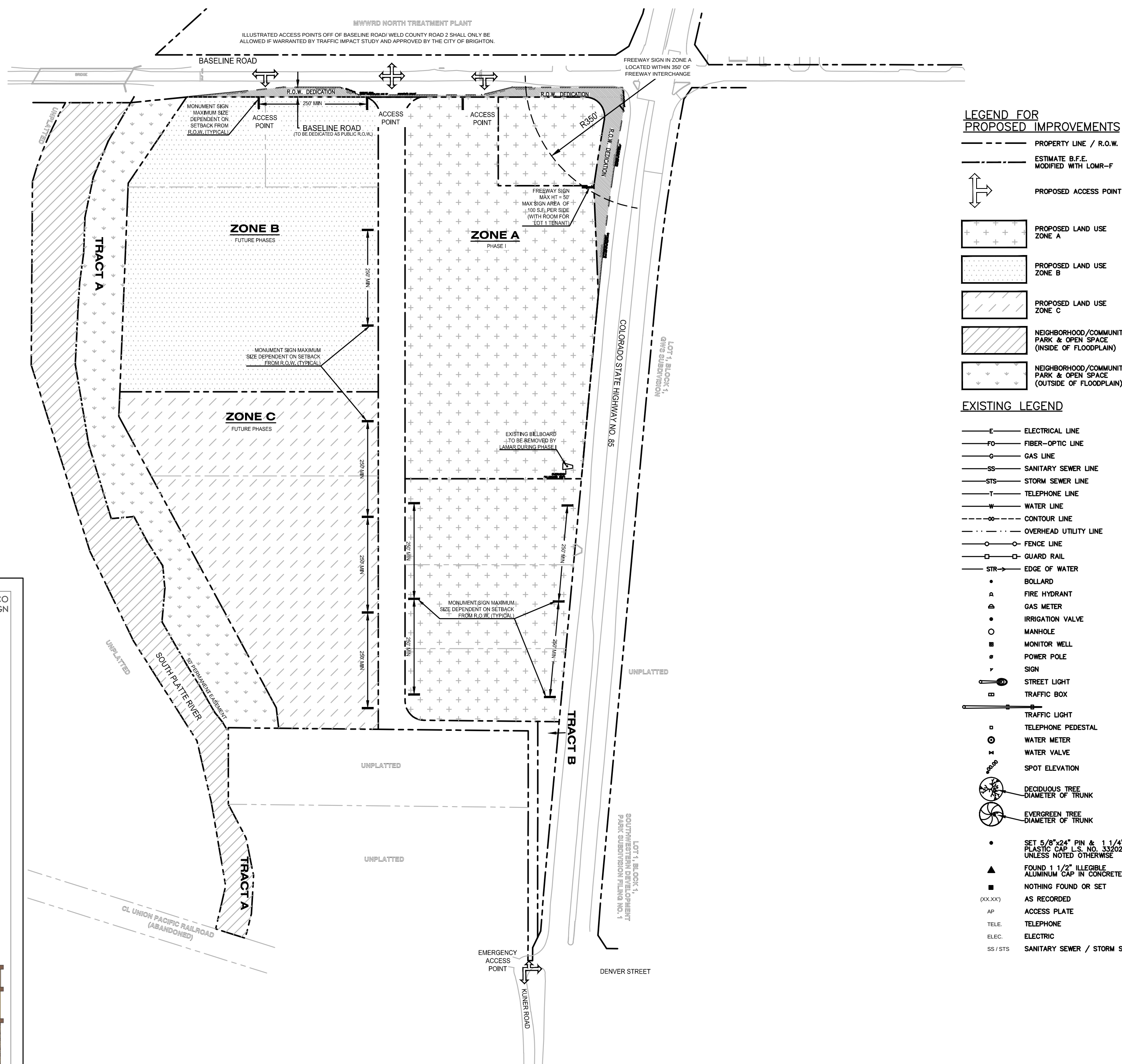
LOT #1

Side B

DIESEL TOWARDS THE ROAD

LOCATION:	DATE:	DRAWING #:	REVISION #:	DRAWN BY:
BRIGHTON, CO	1/27/15	EI1151-2701	0	JW

effective
images inc.



 PROPERTY LINE / R.O.W.
 ESTIMATE B.F.E.
 MODIFIED WITH LOMR-F
 PROPOSED ACCESS POINT

- | | |
|--|--|
| | PROPOSED LAND USE
ZONE A |
| | PROPOSED LAND USE
ZONE B |
| | PROPOSED LAND USE
ZONE C |
| | NEIGHBORHOOD/COMMUNITY
PARK & OPEN SPACE
(INSIDE OF FLOODPLAIN) |
| | NEIGHBORHOOD/COMMUNITY
PARK & OPEN SPACE
(OUTSIDE OF FLOODPLAIN) |

	ELECTRICAL LINE
	FIBER-OPTIC LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	TELEPHONE LINE
	WATER LINE
	CONTOUR LINE
	OVERHEAD UTILITY LINE
	FENCE LINE
	GUARD RAIL
	EDGE OF WATER
	BOLLARD
	FIRE HYDRANT
	GAS METER
	IRRIGATION VALVE
	MANHOLE
	MONITOR WELL
	POWER POLE
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	STREET LIGHT
	TRAFFIC BOX
	TRAFFIC LIGHT
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	SPOT ELEVATION
	DECIDUOUS TREE DIAMETER OF TRUNK
	EVERGREEN TREE DIAMETER OF TRUNK
	SET 5/8"X24" PIN & 1 1/4" YELLOW PLASTIC CAP I.S. NO. 33502 UNLESS NOTED OTHERWISE
	FOUND 1 1/2" ILLEGIBLE ALUMINUM CAP IN CONCRETE
	NOTHING FOUND OR SET
	AS RECORDED
	ACCESS PLATE
	TELEPHONE
	ELECTRIC
	SANITARY SEWER / STORM SEWER

ISSUED FOR APPROVAL - NOT FOR CONSTRUCTION

SIGN PLAN