

CITY COUNCIL RESOLUTION

BROMLEY FARMS PUD VESTED PROPERTY RIGHTS EXTENSION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE APPLICATION FOR VESTED PROPERTY RIGHTS FOR THE BROMLEY FARMS PUD TO DECEMBER 6, 2018 WITH CONDITIONS AS SET FORTH HEREIN. THE APPROXIMATE 135.14 ACRE PROPERTY KNOWN AS THE BROMLEY FARMS SUBDIVISION IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BROMLEY LANE AND CHAMBERS ROAD, AND IS FURTHER DESCRIBED AS A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

RESOLUTION NO.: 2017-19

WHEREAS, this matter came before the City Council upon that certain request by the Applicant, Stephen Robinson of A. Stephen and Company, Inc. and Owner, Thomas L. Hartley; and

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

WHEREAS, the Owner has submitted a specific request to extend the duration of vesting for two (2) years for the Bromley Farms property, more particularly described in Exhibit "A" attached hereto and incorporated by reference (the "Property"); and

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

WHEREAS, the *Brighton Standard Blade* published a legal notice on Wednesday, February 1, 2017 regarding the request for Vested Property Rights, the property was properly posted, and notices to property owners within 300' of the subject Property were mailed accordingly; and

WHEREAS, the City Council 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; and

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

WHEREAS, a vesting period extension of two (2) years is consistent with the typical duration of vested property rights in accordance with Section 17-56-50 of the Brighton *Municipal Code*; and

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

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

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

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

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

WHEREAS, in order for the Bromley Farms PUD to remain viable and consistent with current economic conditions and costs, it will be necessary that the Property be finally platted within the two (2) year vesting period; and

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

WHEREAS, the City of Brighton Planning Commission reviewed the application on January 24, 2017 and recommended approval with two (2) conditions to the City of Brighton City Council that the Vested Property Rights for the Bromley Farms PUD be vested for an additional two (2) year period (to expire on December 6, 2018).


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

1. The Site Specific Development Plan Vested Property Rights application consisting of the Bromley Farms PUD plan is hereby amended to extend Vested Property Rights for an additional two (2) years, to expire on December 6, 2018, subject to the following three (3) conditions:

- a. 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.
- b. 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.
- c. 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 21st day of February 2017.

CITY OF BRIGHTON, COLORADO


Richard N. McLean, Mayor

ATTEST:


Natalie Hoel, City Clerk

APPROVED AS TO FORM:

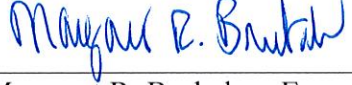

Margaret R. Brubaker, Esq.
City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS A THRU K, O, Q, TRACTS L THRU N AND P BLOCK 1, TRACTS L THRU N AND P BLOCK 2, TRACTS L AND P BLOCK 3, TRACTS P BLOCK 4, ALICIA DRIVE AND SOUTH 15TH AVENUE, BROMLEY FARMS, A SUBDIVISION PLAT RECORDED UNDER RECEPTION NO. 200600987859 IN THE RECORDS OF THE ADAMS COUNTY, COLORADO, CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17,

THENCE ALONG THE EASTERLY LINE OF SAID NORTH-WEST QUARTER SOUTH 00°19'47" EAST, A DISTANCE OF 85.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT G AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00°19'47" EAST, A DISTANCE OF 1,438.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 19TH AVENUE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 378.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 68°09'11" EAST;

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

- 1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°10'38" AN ARC LENGTH OF 146.50 FEET;
- 2) TANGENT TO SAID CURVE SOUTH 00°19'47" EAST, A DISTANCE OF 913.01 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INDIAN PAINTBRUSH DRIVE AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 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 80°34'15" AN ARC LENGTH OF 63.20 FEET;
- 2) TANGENT TO SAID CURVE NORTH 89°24'41" EAST, A DISTANCE OF 2,570.31 FEET TO THE POINT OF BEGINNING.

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

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

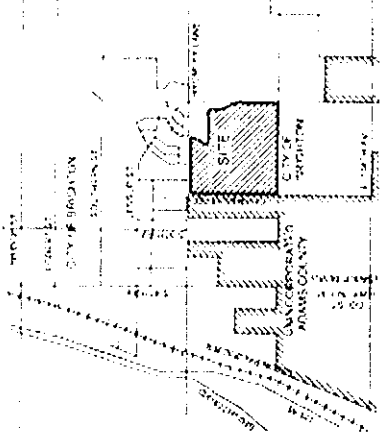
EXHIBIT "B"
BROMLEY FARMS PUD
 (14 Pages)

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

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS THAT CERTAIN TRACT OF LAND AND A PORTION 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 SHOWN ON THE PLAT OF THE BROMLEY FARMS PUD PLAN, FILED FOR RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF ADAMS, COLORADO, ON 05/28/2018.



NOTES CONTINUED

1. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY.

CITY APPROVAL
 APPROVED BY THE CITY OF BRADSTON ON 05/28/2018

[Signatures]

COUNTY CLERK AND RECORDER'S CERTIFICATE
 I, *[Signature]*, County Clerk and Recorder, do hereby certify that the above and foregoing plat of the Bromley Farms PUD Plan is a true and correct copy of the original as filed for record in the Public Records of the County of Adams, Colorado, on 05/28/2018.

RECORDER'S OFFICE # 201200000 7118

NOTES

1. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY.
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REDLAND
 ENGINEERS & ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1234
 WWW.REDLAND-CO.COM

CERTIFICATE OF OWNERSHIP
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the undersigned is the owner of the above described property.

OWNER: *[Signature]*
 DATE: 05/28/2018

METABOLIC
 I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is the property of the undersigned and that the undersigned is the owner of the above described property.

OWNER: *[Signature]*
 DATE: 05/28/2018

SHEET INDEX

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2	GENERAL NOTES
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4	PLAT
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6	OPEN SPACE STANDARDS (M.P.I.)
7	OPEN SPACE STANDARDS (M.P.I.)
8	LOCAL ROAD DESIGN
9	LOCAL ROAD DESIGN
10	ILLUSTRATIVE VISION PLAN
11	RESIDENTIAL DEVELOPMENT STRUCTURE AND MAZE
12	OPEN SPACE PLAN
13	CONCEPTUAL LANDSCAPE PLAN
14	CONCEPTUAL UTILITY PLAN
15	CONCEPTUAL UTILITY PLAN
16	CONCEPTUAL UTILITY PLAN

BROMLEY FARMS
 FINAL PUD PLAN
 COVER SHEET

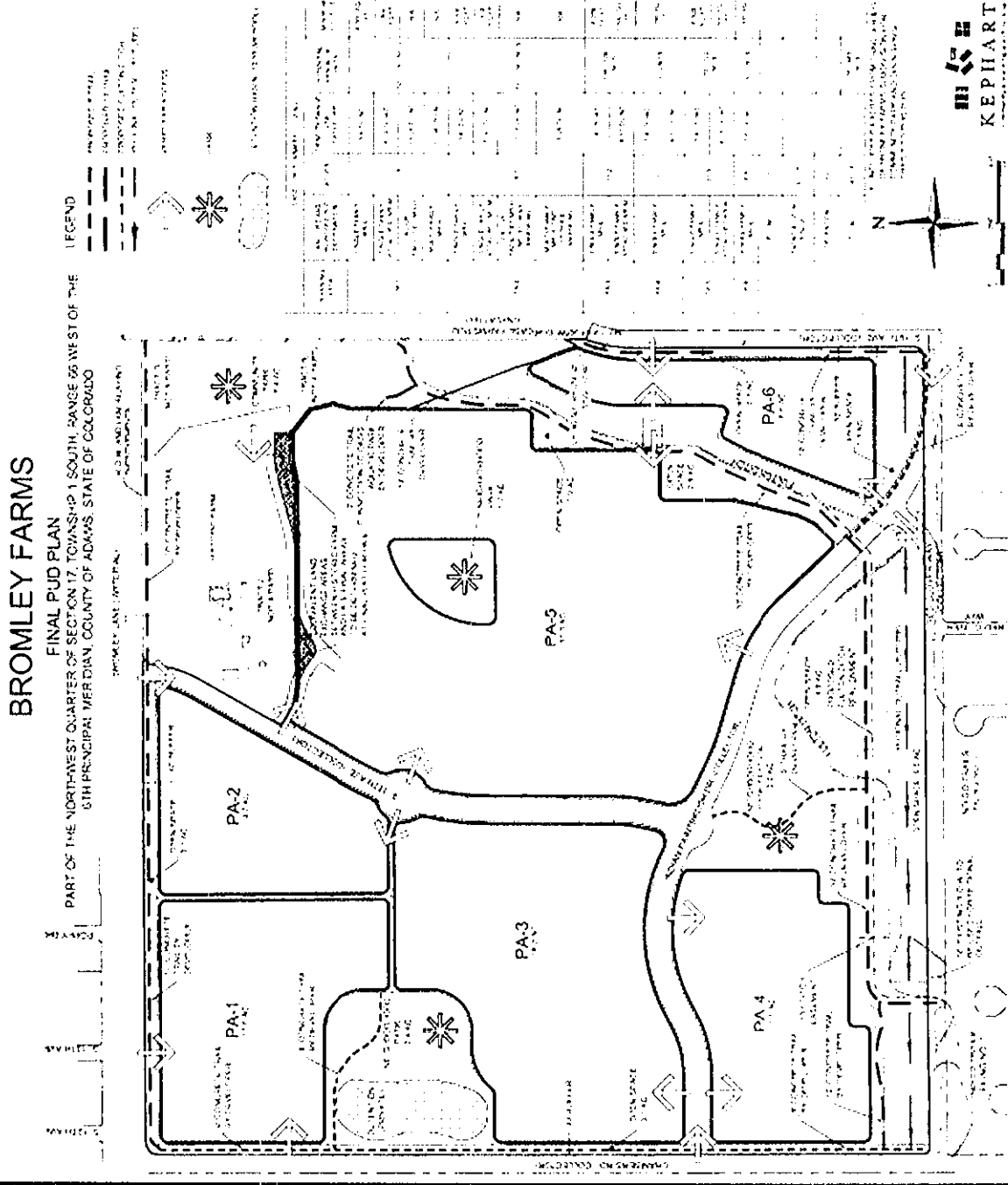
1 of 14

BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 95 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SECTION 17
TOWNSHIP 1 SOUTH
RANGE 95 WEST



LEGEND

- Phase Boundary
- Proposed Road
- Proposed Utility
- Proposed Drainage
- Proposed Structure
- Proposed Plant
- Proposed Tank
- Proposed Station
- Proposed Well
- Proposed Pond
- Proposed Canal
- Proposed Pipeline
- Proposed Conduit
- Proposed Valve
- Proposed Meter
- Proposed Manhole
- Proposed Access Point
- Proposed Easement
- Proposed Right-of-Way
- Proposed Boundary
- Proposed Survey
- Proposed Enclosure
- Proposed Fencing
- Proposed Signage
- Proposed Landscaping
- Proposed Irrigation
- Proposed Lighting
- Proposed Security
- Proposed Safety
- Proposed Health
- Proposed Environment
- Proposed Community
- Proposed Culture
- Proposed Education
- Proposed Recreation
- Proposed Entertainment
- Proposed Services
- Proposed Amenities
- Proposed Facilities
- Proposed Equipment
- Proposed Materials
- Proposed Supplies
- Proposed Services
- Proposed Amenities
- Proposed Facilities
- Proposed Equipment
- Proposed Materials
- Proposed Supplies

REDLAND
Engineering & Construction
1000 West 10th Avenue, Suite 1000
Denver, CO 80202
Tel: 303.733.1100
Fax: 303.733.1101
www.redland.com

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMITTING	10/15/03	JL	JL
2	ISSUED FOR CONSTRUCTION	10/15/03	JL	JL
3	ISSUED FOR RECORD	10/15/03	JL	JL

BROMLEY FARMS
PUD SITE PLAN
FINAL PUD PLAN

KEPHART



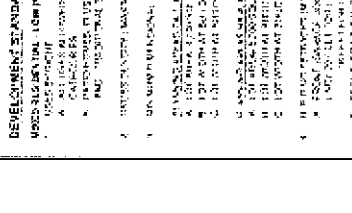
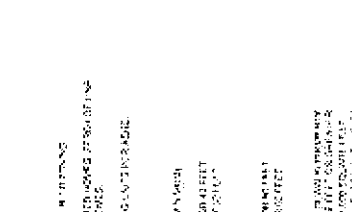
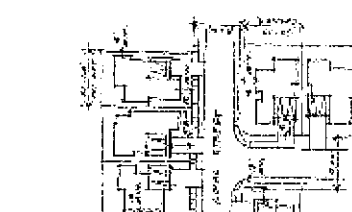
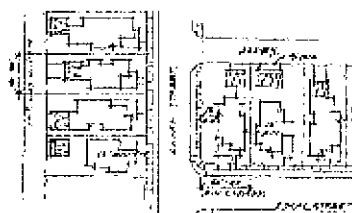
BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS

1. MINIMUM LOT AREA: 1.00 ACRES
2. MINIMUM FRONT YARD SETBACK: 25 FEET
3. MINIMUM SIDE YARD SETBACK: 5 FEET
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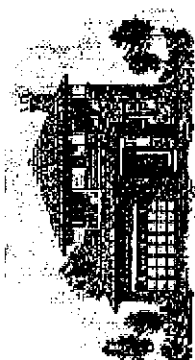


FRONT PORCH
TYPICAL LOT DETAIL

REAR PORCH
TYPICAL LOT DETAIL

ALLEY STREET
TYPICAL LOT DETAIL

ALLEY STREET
TYPICAL LOT DETAIL



FRONT LOADED 3RD
ARCHITECTURAL CHARACTER ELEVATION



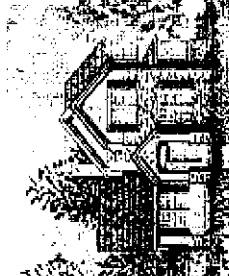
ALLEY LOADED 3RD
ARCHITECTURAL CHARACTER ELEVATION



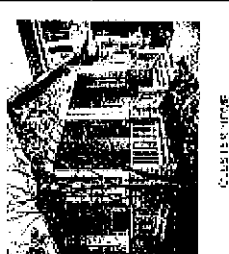
CLUSTER HOME
TYPICAL LOT DETAIL



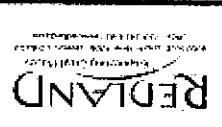
FRONT LOADED 3RD
ARCHITECTURAL CHARACTER ELEVATION



ALLEY LOADED 3RD
ARCHITECTURAL CHARACTER ELEVATION

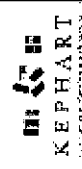


CLUSTER HOME
ARCHITECTURAL CHARACTER ELEVATION



NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/11
2	FINAL PUD PLAN	10/15/11

BROMLEY FARMS FINAL PUD PLAN (MRL)



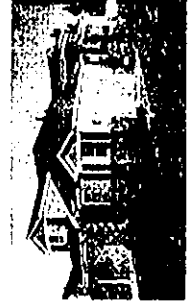
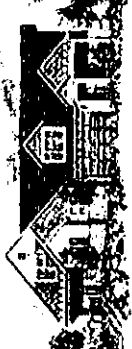
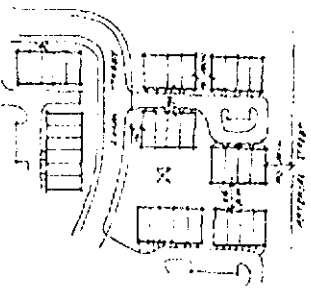
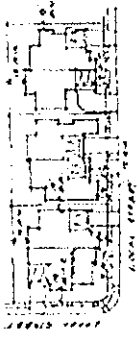
BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT STANDARDS

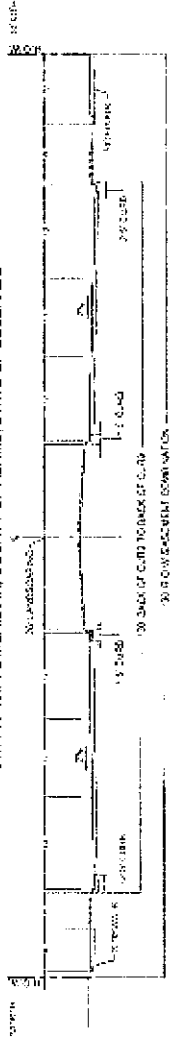
- 1. GENERAL NOTES:
 - A. ALL JOBS SHALL BE DESIGNED TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - B. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - C. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - D. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2. DESIGN STANDARDS:
 - A. DESIGN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - B. DESIGN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - C. DESIGN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - D. DESIGN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 3. MATERIAL STANDARDS:
 - A. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 - B. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 - C. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
 - D. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 4. CONSTRUCTION STANDARDS:
 - A. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - B. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - C. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - D. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 5. UTILITIES:
 - A. UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - B. UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - C. UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - D. UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 6. SURVEYING STANDARDS:
 - A. SURVEYING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - B. SURVEYING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - C. SURVEYING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - D. SURVEYING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.



BROMLEY FARMS

FINAL PUD PLAN

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



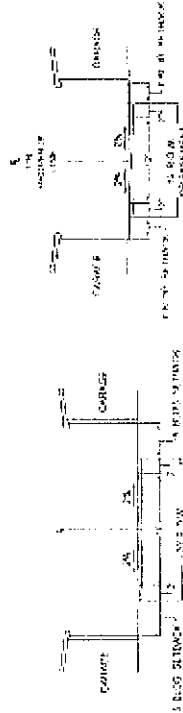
ARTERIAL - A.1



COLLECTOR - C.1, NO PARKING



COLLECTOR - C.3, NO PARKING, WITH MEDIAN



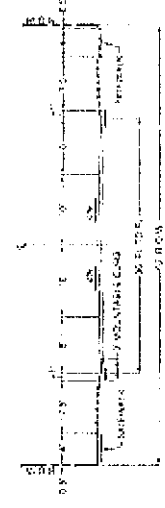
ALLEY AL.1, NO PARKING

1. NO PARKING ON EITHER SIDE OF ALLEY.
2. NO PARKING ON EITHER SIDE OF ALLEY.
3. NO PARKING ON EITHER SIDE OF ALLEY.
4. NO PARKING ON EITHER SIDE OF ALLEY.
5. NO PARKING ON EITHER SIDE OF ALLEY.

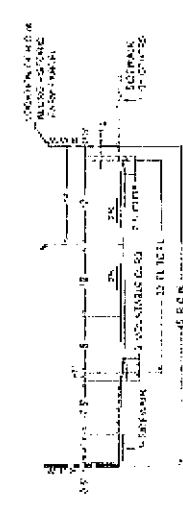
ALLEY AL.2, NO PARKING

1. NO PARKING ON EITHER SIDE OF ALLEY.
2. NO PARKING ON EITHER SIDE OF ALLEY.
3. NO PARKING ON EITHER SIDE OF ALLEY.
4. NO PARKING ON EITHER SIDE OF ALLEY.
5. NO PARKING ON EITHER SIDE OF ALLEY.

COLLECTOR - C.2, PARKING ON BOTH SIDES



RESIDENTIAL - R.1, PARKING ON BOTH SIDES

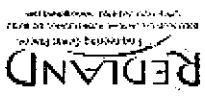


RESIDENTIAL - R.2, PARKING ON ONE SIDE

1. NO PARKING ON EITHER SIDE OF ALLEY.
2. NO PARKING ON EITHER SIDE OF ALLEY.
3. NO PARKING ON EITHER SIDE OF ALLEY.
4. NO PARKING ON EITHER SIDE OF ALLEY.
5. NO PARKING ON EITHER SIDE OF ALLEY.

NOTES

1. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.
3. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.
4. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.
5. ALL DISTANCES ARE IN FEET UNLESS OTHERWISE SPECIFIED.



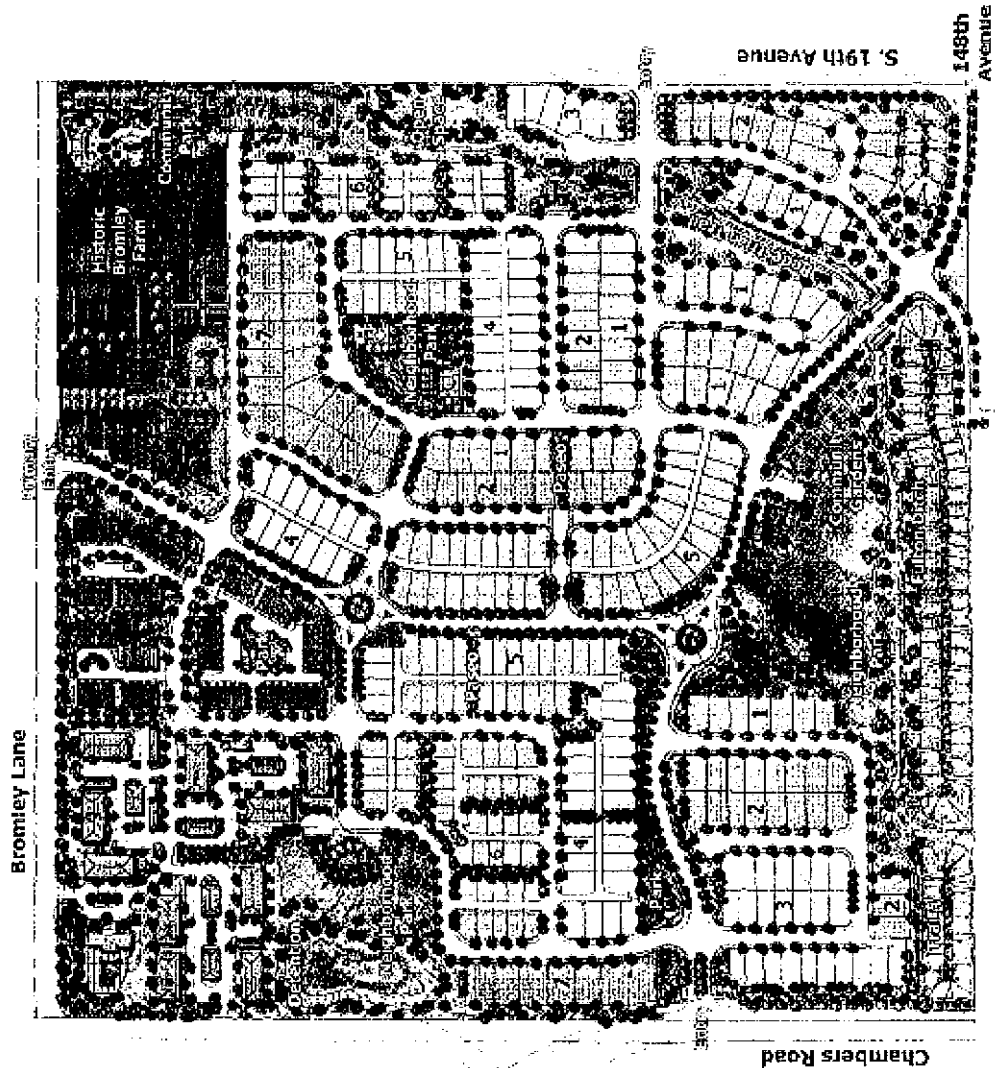
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3	REVISED	12/15/11
4	REVISED	01/15/12
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97	REVISED	10/15/19
98	REVISED	11/15/19
99	REVISED	12/15/19
100	REVISED	01/15/20

TYPICAL SECTIONS
FINAL PUD PLAN
BROMLEY FARMS

BROMLEY FARMS

FINAL PUD PLAN

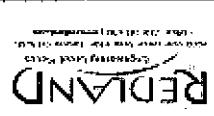
PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 1, SOUTH 1, RANGE 66 WEST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Residential Summary

1	80' Lots - Front Load Homes
2	80' Lots - Front Load Homes
3	80' Lots - Front Load Homes
4	80' Lots - Front Load Homes
5	80' Lots - Front Load Homes
6	80' Lots - Front Load Homes
7	80' Lots - Front Load Homes
8	80' Lots - Front Load Homes
9	80' Lots - Front Load Homes
10	80' Lots - Front Load Homes
11	80' Lots - Front Load Homes
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93	80' Lots - Front Load Homes
94	80' Lots - Front Load Homes
95	80' Lots - Front Load Homes
96	80' Lots - Front Load Homes
97	80' Lots - Front Load Homes
98	80' Lots - Front Load Homes
99	80' Lots - Front Load Homes
100	80' Lots - Front Load Homes

NOTE: ALL UTILITIES AND SERVICES SHALL BE PROVIDED BY THE CITY OF DENVER. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF TRANSPORTATION. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY AND SERVICE CONNECTIONS TO THE DEVELOPMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY AND SERVICE CONNECTIONS TO THE DEVELOPMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR PROVIDING ALL NECESSARY UTILITY AND SERVICE CONNECTIONS TO THE DEVELOPMENT.

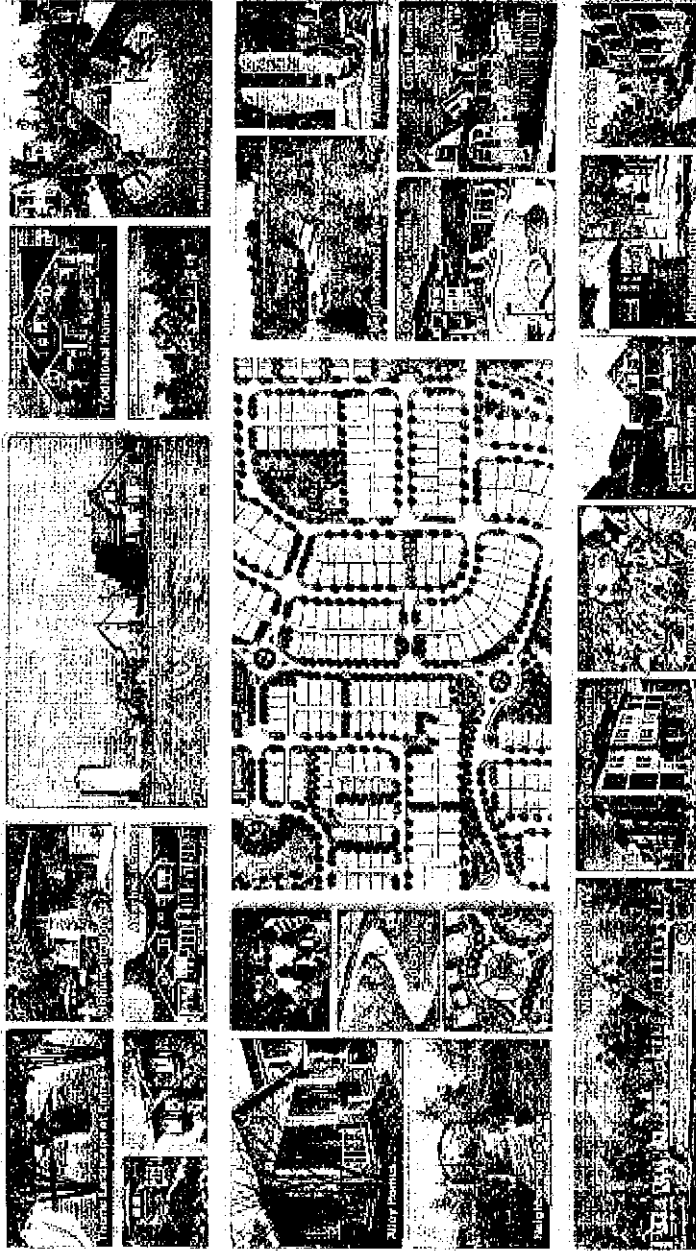


NO.	DESCRIPTION	AREA	PERCENTAGE
1	80' Lots - Front Load Homes	100%	100%

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



REDLAND
 Engineering and Surveying
 10000 E. Harvard Ave. Suite 100
 Denver, CO 80231
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.redland.com

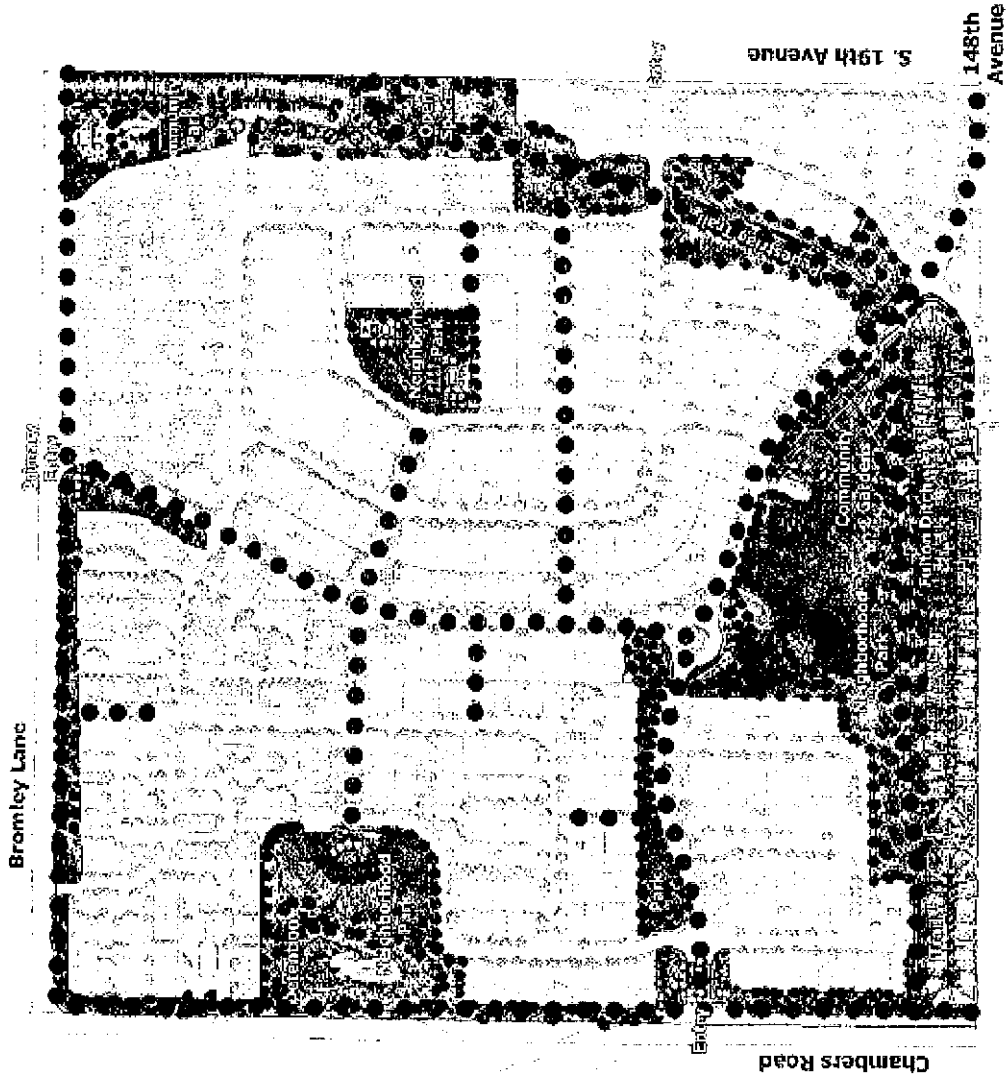
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3	10/1/00	FINAL
4	10/1/00	FINAL
5	10/1/00	FINAL
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20	10/1/00	FINAL
21	10/1/00	FINAL
22	10/1/00	FINAL
23	10/1/00	FINAL
24	10/1/00	FINAL

BROMLEY FARMS
 FINAL PUD PLAN
 RESIDENTIAL COMMUNITY STRUCTURE AND IMAGE

KEPHART
 ARCHITECTS
 10000 E. Harvard Ave. Suite 100
 Denver, CO 80231
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Website: www.kephart.com

BROMLEY FARMS

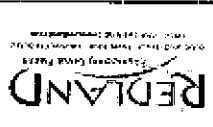
FINAL PUD PLAN
 PART OF THE NORTHWEST QUARTER OF SECT 20 N 17 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLO. ORADO



- LEGEND**
- COMMERCIAL LOT
 - COMMERCIAL LOT
 - COMMERCIAL LOT
 - COMMERCIAL LOT
 - COMMERCIAL LOT
 - COMMERCIAL LOT

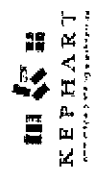
NOTES

1. ALL TRAIL CONDITIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES AND SERVICES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TRAIL CONDITIONS.

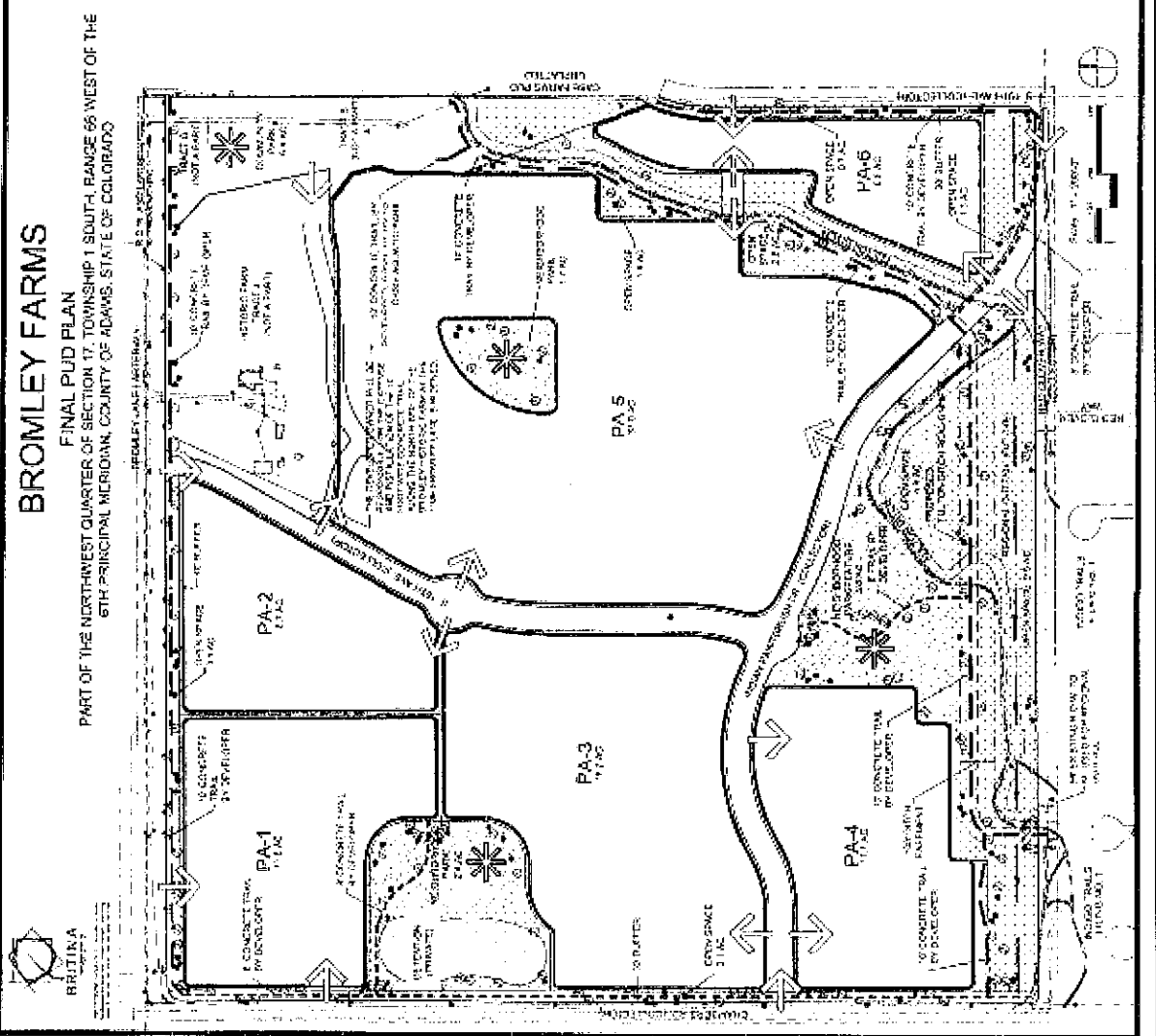


NO.	DESCRIPTION	AREA	PERCENT
1	RESIDENTIAL	100.00	100.00
2	COMMERCIAL	0.00	0.00
3	INDUSTRIAL	0.00	0.00
4	OFFICE	0.00	0.00
5	RETAIL	0.00	0.00
6	RESTAURANT	0.00	0.00
7	BAR	0.00	0.00
8	CLUBHOUSE	0.00	0.00
9	PARK	0.00	0.00
10	UTILITY DITCH	0.00	0.00
11	ROAD	0.00	0.00
12	TRAIL	0.00	0.00
13	WATER	0.00	0.00
14	SEWER	0.00	0.00
15	UTILITY	0.00	0.00
16	LANDSCAPE	0.00	0.00
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50	LANDSCAPE	0.00	0.00

BROMLEY FARMS
 OPEN SPACE PLAN
 FINAL PUD PLAN



NO.	DATE	DESCRIPTION
1	10/15/11	PRELIMINARY
2	11/15/11	REVISED
3	12/15/11	REVISED
4	01/15/12	REVISED
5	02/15/12	REVISED
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7	04/15/12	REVISED
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97	10/15/19	REVISED
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99	12/15/19	REVISED
100	01/15/20	REVISED



BROMLEY FARMS

FINAL PUD PLAN
 PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE
 5TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

UTILITY LEGEND

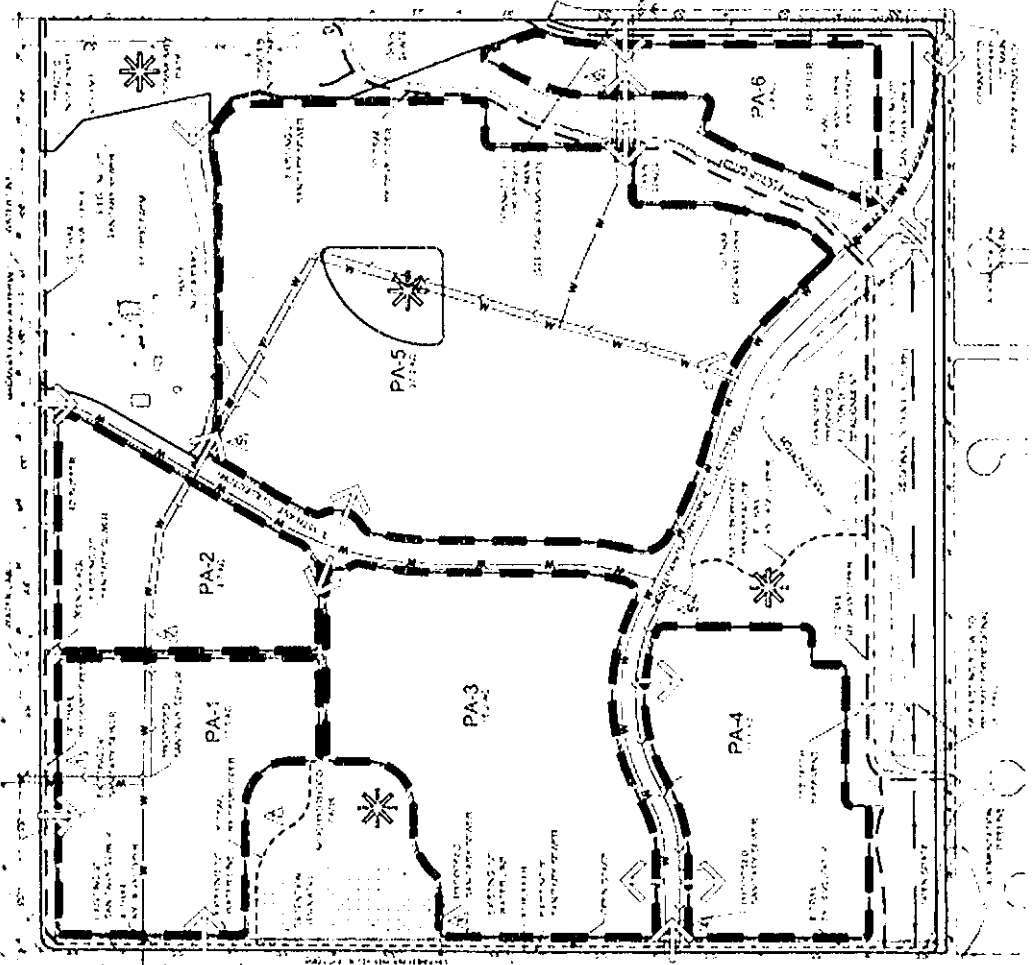
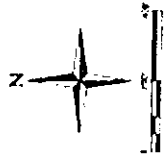
12"	WATER MAIN
18"	WATER MAIN
24"	WATER MAIN
36"	WATER MAIN
48"	WATER MAIN
60"	WATER MAIN
36"	SEWER MAIN
48"	SEWER MAIN
60"	SEWER MAIN
36"	NATURAL GAS MAIN
48"	NATURAL GAS MAIN
60"	NATURAL GAS MAIN
12"	TELEPHONE
18"	TELEPHONE
24"	TELEPHONE
36"	TELEPHONE
48"	TELEPHONE
60"	TELEPHONE
12"	CABLE TELEVISION
18"	CABLE TELEVISION
24"	CABLE TELEVISION
36"	CABLE TELEVISION
48"	CABLE TELEVISION
60"	CABLE TELEVISION
12"	POWER
18"	POWER
24"	POWER
36"	POWER
48"	POWER
60"	POWER

CONCEPTUAL UTILITY PLAN

Utility Type	Size	Material	Depth	Notes
Water Main	12"	HDPE	48"	NEW
Water Main	18"	HDPE	48"	NEW
Water Main	24"	HDPE	48"	NEW
Water Main	36"	HDPE	48"	NEW
Water Main	48"	HDPE	48"	NEW
Water Main	60"	HDPE	48"	NEW
Sewer Main	36"	HDPE	48"	NEW
Sewer Main	48"	HDPE	48"	NEW
Sewer Main	60"	HDPE	48"	NEW
Natural Gas Main	36"	HDPE	48"	NEW
Natural Gas Main	48"	HDPE	48"	NEW
Natural Gas Main	60"	HDPE	48"	NEW
Telephone	12"	HDPE	24"	NEW
Telephone	18"	HDPE	24"	NEW
Telephone	24"	HDPE	24"	NEW
Telephone	36"	HDPE	24"	NEW
Telephone	48"	HDPE	24"	NEW
Telephone	60"	HDPE	24"	NEW
Cable Television	12"	HDPE	24"	NEW
Cable Television	18"	HDPE	24"	NEW
Cable Television	24"	HDPE	24"	NEW
Cable Television	36"	HDPE	24"	NEW
Cable Television	48"	HDPE	24"	NEW
Cable Television	60"	HDPE	24"	NEW
Power	12"	HDPE	24"	NEW
Power	18"	HDPE	24"	NEW
Power	24"	HDPE	24"	NEW
Power	36"	HDPE	24"	NEW
Power	48"	HDPE	24"	NEW
Power	60"	HDPE	24"	NEW

NOTES

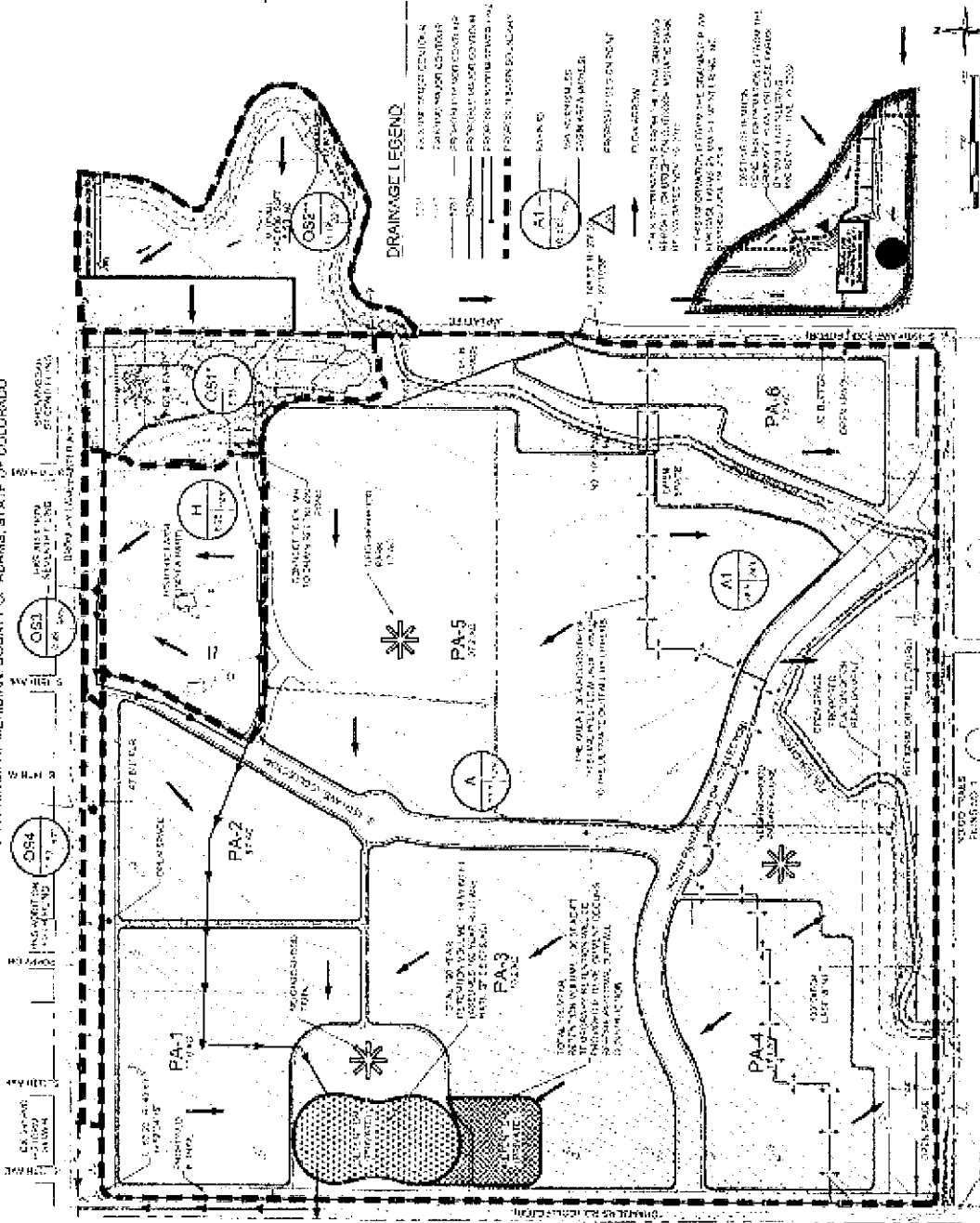
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COLORADO PLUMBING AND MECHANICAL CODES.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COLORADO ELECTRICAL CODE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COLORADO GAS CODE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COLORADO TELEPHONE AND CABLE CODES.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE COLORADO POWER CODES.



BROMLEY FARMS

FINAL PUD PLAN

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



DRAINAGE LEGEND

- 1. DRAINAGE CANAL
- 2. DRAINAGE DITCH
- 3. DRAINAGE SWALE
- 4. DRAINAGE TRENCH
- 5. DRAINAGE STRUCTURE
- 6. DRAINAGE PUMP
- 7. DRAINAGE VALVE
- 8. DRAINAGE CHECK VALVE
- 9. DRAINAGE MANHOLE
- 10. DRAINAGE INLET
- 11. DRAINAGE OUTLET
- 12. DRAINAGE EXHAUST
- 13. DRAINAGE TANK
- 14. DRAINAGE POND
- 15. DRAINAGE BASIN
- 16. DRAINAGE CANAL
- 17. DRAINAGE DITCH
- 18. DRAINAGE SWALE
- 19. DRAINAGE TRENCH
- 20. DRAINAGE STRUCTURE
- 21. DRAINAGE PUMP
- 22. DRAINAGE VALVE
- 23. DRAINAGE CHECK VALVE
- 24. DRAINAGE MANHOLE
- 25. DRAINAGE INLET
- 26. DRAINAGE OUTLET
- 27. DRAINAGE EXHAUST
- 28. DRAINAGE TANK
- 29. DRAINAGE POND
- 30. DRAINAGE BASIN

1. DRAINAGE CANAL
 2. DRAINAGE DITCH
 3. DRAINAGE SWALE
 4. DRAINAGE TRENCH
 5. DRAINAGE STRUCTURE
 6. DRAINAGE PUMP
 7. DRAINAGE VALVE
 8. DRAINAGE CHECK VALVE
 9. DRAINAGE MANHOLE
 10. DRAINAGE INLET
 11. DRAINAGE OUTLET
 12. DRAINAGE EXHAUST
 13. DRAINAGE TANK
 14. DRAINAGE POND
 15. DRAINAGE BASIN



STUDY TABLE
 PLAN NO. 001

DATE: 10/15/2014
 DRAWN BY: JLD
 CHECKED BY: JLD