

BROMLEY PARK P.U.D. 35TH AMENDMENT (MAJOR)

BEING A PART OF SECTION 2, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION OF SITE PA 8.3:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 TO BEAR NORTH 89°19'55" EAST, A DISTANCE OF 2633.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO;

THENCE SOUTH 37°22'27" EAST, A DISTANCE OF 5207.04 FEET TO THE WESTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS HAVING A BEARING AND DISTANCE OF "SOUTH 89°21'16" WEST, 1005.88 FEET" ALONG THE SOUTHERLY BOUNDARY OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, PER PLAT RECORDED MAY 15, 2018, AT RECEPTION NO. 2018000039340, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 875.80 FEET;

THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;
THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;
THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 121.00 FEET;
THENCE NORTH 84°34'38" WEST, A DISTANCE OF 100.50 FEET;
THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 594.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, OF SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

- SOUTH 08°38'42" EAST, A DISTANCE OF 86.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 735.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 101.44 FEET;
- SOUTH 00°38'43" EAST, A DISTANCE OF 153.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'03", AN ARC LENGTH OF 78.54 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY, NON-TANGENT TO SAID CURVE, SOUTH 89°21'13" WEST, A DISTANCE OF 171.65 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, BRIGHTON CROSSING FILING NO. 2, RECORDED DECEMBER 31, 2002, AT RECEPTION NO. C1074039, IN SAID RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z, NORTH 13°33'59" WEST, A DISTANCE OF 137.31 FEET;

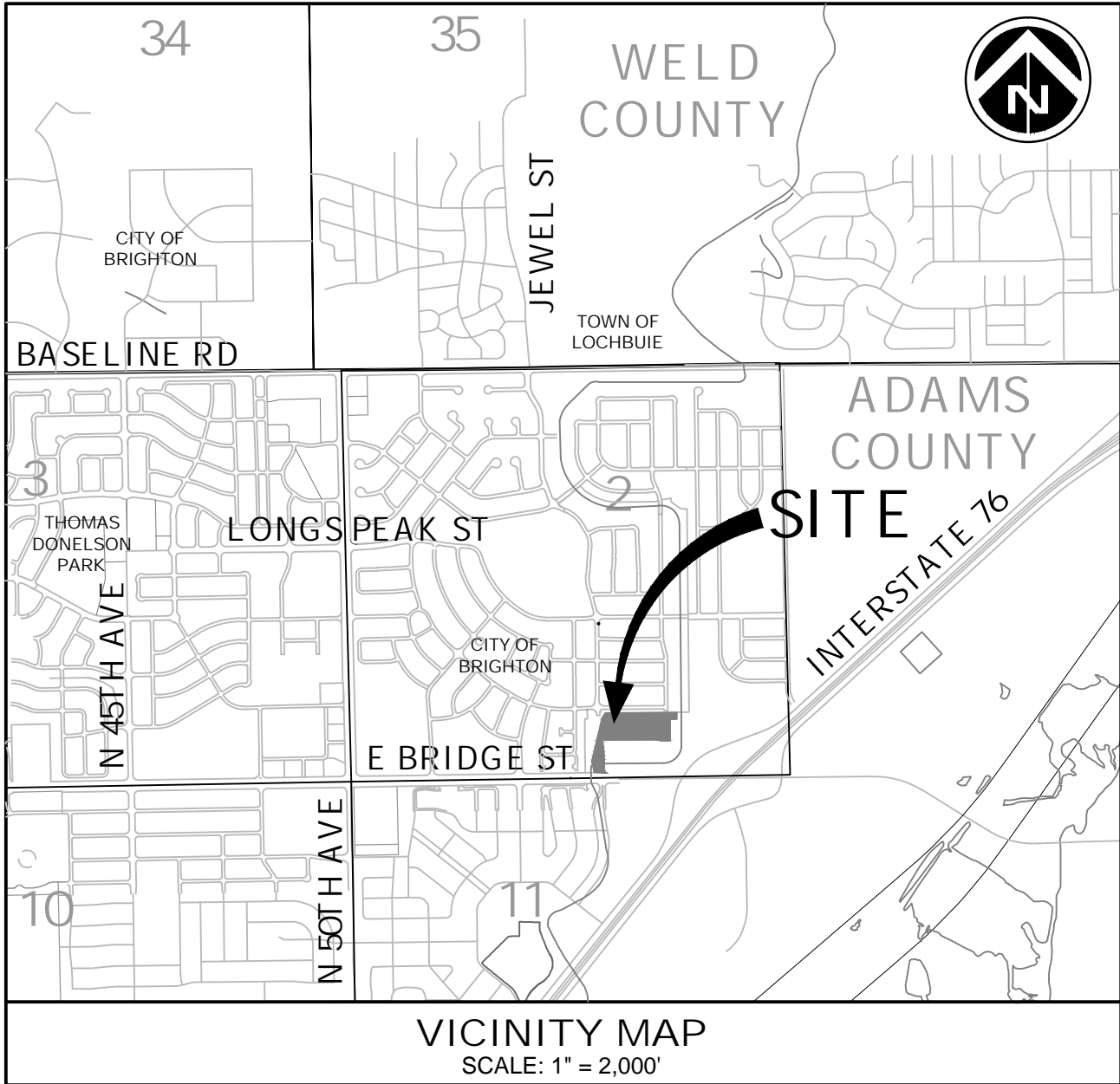
THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT Z AND THE EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY EXTENDED OF TRACT U, OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, 6TH AMENDMENT, AND THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 13°16'10" EAST, A DISTANCE OF 536.74 FEET;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY OF SAID TRACT Y, NORTH 34°53'38" EAST, A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7.712 ACRES, (335,949 SQUARE FEET), MORE OR LESS.

PURPOSE AND INTENT:

THE PURPOSE OF THIS PUD AMENDMENT IS TO ASSIGN LAND USE CLASSIFICATIONS FOR THREE PARCELS ANNEXED INTO THE CITY OF BRIGHTON. THESE PARCELS WILL BECOME A SINGLE PLANNING AREA WITHIN BRIGHTON CROSSING IN COMPLIANCE WITH THE BROMLEY PARK LAND USE REGULATIONS.



PURSUANT TO EXHIBIT G OF THE FIRST AMENDMENT TO THE BROMLEY PARK ANNEXATION AGREEMENT, DATED DECEMBER 16, 1986, AND RECORDED IN ADAMS COUNTY RECORDS IN BOOK 3301, COMMENCING AT PAGE 899, THIS AMENDMENT MEETS THE CRITERIA OF A MAJOR PUD AMENDMENT AS SET FORTH IN THE TRANSFER OF DENSITY AND AMENDMENT PROCESS SECTIONS OF THE BROMLEY LAND USE REGULATIONS.

STANDARDS OF THE BROMLEY PARK LAND USE REGULATIONS AND THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE, AS AMENDED, ARE APPLICABLE UNLESS AMENDED WITH THIS DOCUMENT.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PUD PLAN

OWNERSHIP CERTIFICATE

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: BRIGHTON CROSSING LLC

BY: _____
NAME: _____
TITLE: _____

OWNER: CITY OF BRIGHTON

BY: _____
NAME: _____
TITLE: _____

NOTARIAL

STATE OF COLORADO)) SS
COUNTY OF _____)) SS
CITY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC (SEAL)

CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

THIS ____ DAY OF _____, 20____,

BY: _____
MAYOR

ATTEST

BY: _____
CITY CLERK

City of Brighton Development Review Committee			
ACCEPTED			
The plans initiated and dated below have been reviewed on behalf of the City for general conformance with the City of Brighton's standards and specifications manuals and other relevant documents. This acceptance shall not be deemed to release or waive the obligation of the applicant/developer, his/her engineer, or their contractor to comply with all pertinent ordinances, rules, requirements, and regulations relevant to this project, whether included in the scope of this review or not. Prior to construction, the contractor shall schedule and attend a pre-construction conference with the City. This review is only valid for one year from the date of the DRC approval letter.			
Community Development Director: <u>Shannon McDowell for Holly Prather</u> 08/28/2025			
Planning:	<u>Stephanie Hams</u>	08/15/2025	<u>Shannon McDowell</u> 08/14/2025
Utilities:	<u>Anna Sparks</u>	8/18/2025	
Stormwater:	<u>Rachel Mortens</u>	08/14/2025	
Public Works:	<u>Alec Mastromarco on behalf of the CCB</u>	08/14/2025	
Fire District:	<u>Chris Swainson</u>	08/18/2025	
Parks:	<u>Lyle Sylvestre</u>	08/20/2025	

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@dewberry.com

BROMLEY PARK P.U.D.
35TH AMENDMENT
(MAJOR)
COVER SHEET

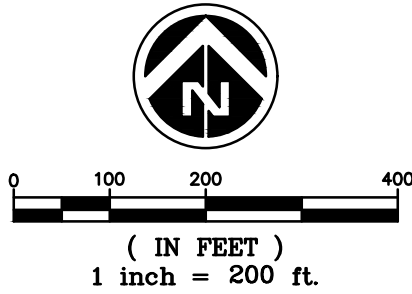
Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 790-6604
Contact: CHRIS BREMNER

DOCUMENT AMENDMENTS			
No.	Date	Description	
4	08/12/2025	FOURTH SUBMITTAL	1
3	03/18/2025	THIRD SUBMITTAL	
2	01/14/2025	SECOND SUBMITTAL	
1	11/12/2024	FIRST SUBMITTAL	

Project Number: 50124895
Designed By: SDC KND
Checked By: WZ
Sheet Number: 1

BROMLEY PARK P.U.D. 35TH AMENDMENT (MAJOR)

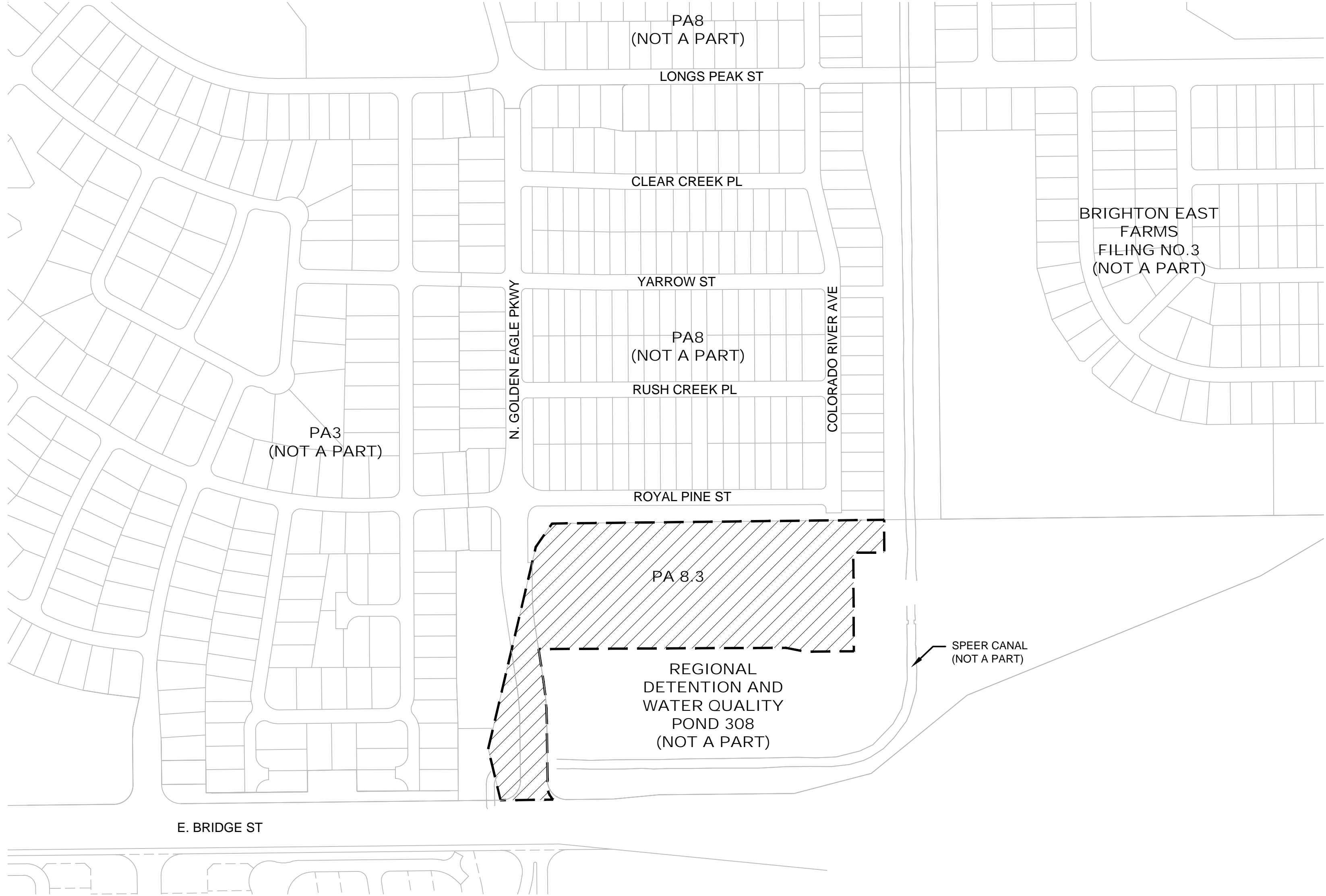
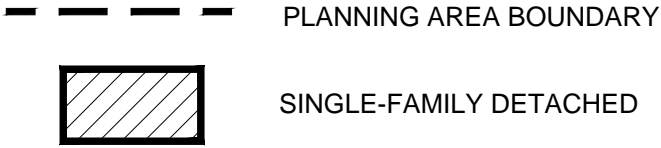
BEING A PART OF SECTION 2, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



DEVELOPMENT SUMMARY

PLANNING AREA	LAND USE/ PROPOSED PUD DESIGNATION	DENSITY	ACRES	MAX UNITS
PA8.3	SINGLE-FAMILY DETACHED	6.75	7.71	52

LEGEND



Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@dewberry.com

BROMLEY PARK P.U.D.
35TH AMENDMENT
(MAJOR)
PUD PLAN

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 790-6604
Contact: CHRIS BREMNER

Project Number: 50124895	Designed By: SDC	Drawn By: KND	Checked By: WZ	Sheet Number: 2	DOCUMENT AMENDMENTS			
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					1	11/12/2024	FIRST SUBMITTAL	