

# BROMLEY PARK PUD, 36TH AMENDMENT (MAJOR)

LOT 7B, BLOCK 2, BRIGHTON CROSSING FILING NO. 2, 11TH AMENDMENT

SW 1/4 SECTION 2, T 1S, R 66W OF THE 6TH PM

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

## OWNER / DEVELOPER:

CADENCE DEVELOPMENT LLC  
6500 S. FIDDLERS GREEN CIRCLE  
SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
CONTACT: LUCY DINNEEN

## CIVIL ENGINEER:

BRIGHTLIGHTER ENGINEERING, LLC  
1 NORTH BROADWAY  
SUITE A225  
DENVER, CO 80203  
CONTACT: CHARLES KEENER JR., P.E.  
(720) 504-9295

## ARCHITECT:

ADA ARCHITECTS, INC.  
17710 DETROIT AVENUE  
CLEVELAND, OH 44107  
CONTACT: JULIE HINES-GABELE  
(216) 521-1069

## LANDSCAPE ARCHITECT:

OUTDOOR DESIGN GROUP, INC.  
5690 WEBSTER STREET  
ARVADA, CO 80002  
CONTACT: MATT CORRION, PLA  
(303) 993-4811 x1000

## BASIC PROJECT INFORMATION

ADDRESS: 222 N. 50TH AVENUE  
PARCEL ID: 0156902322056  
NUMBER OF LOTS: 1  
PROJECT TYPE: COMMERCIAL, DAY CARE CENTER  
IMPERVIOUS AREA: 0.84 ACRES  
SUBDIVISION: BRIGHTON CROSSINGS FILING NO. 2

## ALLOWED USES

USES ALLOWED ON LOT 7B:

- DAY CARE CENTER
- ADDITIONAL USES ALLOWED ON LOT 7B AS DEFINED PER 'BROMLEY PARK PUD, 23RD AMENDMENT (MINOR)'

## LEGAL DESCRIPTION

LOT 7B BRIGHTON CROSSINGS FILING NO. 2, 11TH AMENDMENT IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

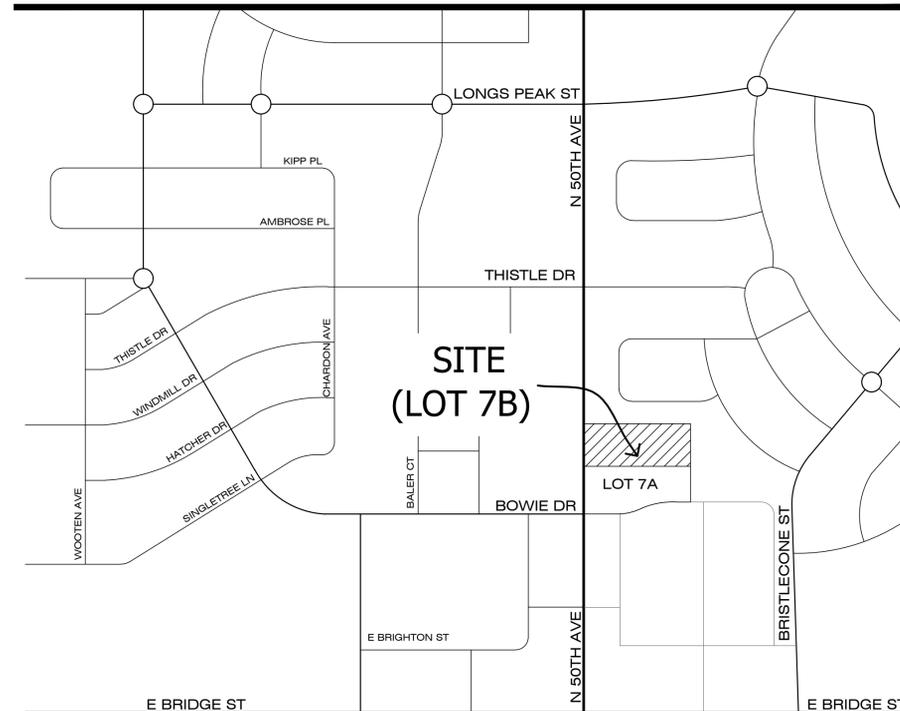
## PROJECT BENCHMARK

ELEVATIONS ARE DERIVED VIA THE LEICA SPIDERNET GPS RTK NETWORK AND ARE BASED ON THE NAVD 88 DATUM.  
ON-SITE BENCHMARK #1: CHISELED 'X' IN CENTER EDGE OF CONCRETE DRAIN INLET (ELEVATION = 5099.46)  
ON-SITE BENCHMARK #2: CHISELED 'X' ON CORNER OF CONCRETE DRAIN INLET (ELEVATION = 5098.51)

## BASIS OF BEARINGS STATEMENT

THE SOUTH LINE OF LOT 7B, BRIGHTON CROSSINGS FILING NO. 2, 11TH AMENDMENT AS BASIS OF BEARING; THE SOUTH LINE OF LOT 7B, BRIGHTON CROSSING FILING NO. 2 OF 369.33 FEET, MONUMENTED ON THE EAST BY A NO. 20200005783 IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE HAVING A BEARING OF S 89°36'00"W A DISTANCE OF 369.33 FEET, MONUMENTED ON THE EAST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH NO CAP AND MONUMENTED ON THE WEST BY A NO. 5 REBAR OF UNKNOWN LENGTH WITH NO CAP, WITH ALL OTHER BEARINGS REFERENCE THERETO.

## LOCATION



## SETBACKS

### BUILDING SETBACKS (COMMERCIAL):

ADJACENT TO SOUTH 50TH	(115) TO ROW
ADJACENT TO NONRESIDENTIAL	(25)
ADJACENT TO RESIDENTIAL	(85) TO PROPERTY LINE

### PARKING SETBACKS (COMMERCIAL):

- ADJACENT TO RESIDENTIAL IS 18'
- ALL OTHERS SAME AS BUILDING SETBACKS

## SITE DESIGN REQUIREMENTS

### PURPOSE AND INTENT:

IT IS PROPOSED TO CONSTRUCT A DAY CARE CENTER WITH ASSOCIATED LANDSCAPING AND PARKING. THE DEVELOPMENT STANDARDS INCLUDED HEREIN SHALL APPLY ONLY TO A DAY CARE USE AND SHALL SUPERSEDE THOSE STANDARDS CODIFIED IN THE BROMLEY PARK 23RD AND 30TH AMENDMENTS. IF A DAY CARE IS NOT CONSTRUCTED ON THE SITE, ALL OTHER PERMITTED USES SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE AFOREMENTIONED AMENDMENTS. FOLLOWING BUILDING CONSTRUCTION, A CHANGE IN USE MAY REQUIRE ADDITIONAL SITE PLAN REVIEW, AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR, TO ADDRESS BUFFERING AND SCREENING.

ANY ITEMS NOT SPECIFICALLY AMENDED BY THIS PUD, OR OTHERWISE GOVERNED BY THE BROMLEY PARK TOWN CENTER COMMERCIAL DEVELOPMENT STANDARDS AND GUIDELINES, IF NOT MODIFIED BY THIS PUD, SHALL BE GOVERNED BY THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE, AS MAY BE AMENDED FROM TIME TO TIME.

- ARCHITECTURAL ELEMENTS, COLOR AND MATERIAL STANDARDS:
  - ALL ARCHITECTURAL ELEMENTS, COLORS, AND MATERIALS SHALL COMPLY WITH THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE ARTICLE 6 - NON-RESIDENTIAL DESIGN STANDARDS.
  - FOR BUILDINGS WITH A SETBACK OVER 100 FEET (BUFFER FRONTAGE - LARGE), NON-ENTRY STREET-FACING FACADES MAY REDUCE TRANSPARENCY BETWEEN 2' AND 8' ABOVE GRADE FROM 40% TO 25% TO ACCOUNT FOR LARGE SETBACKS, SITE SCREENING, AND PRIVACY/ SECURITY NEEDS. FINAL TRANSPARENCY REQUIREMENTS MAY BE INCREASED AT THE PLANNING DIRECTOR'S DISCRETION.
- REQUIRED PARKING:
  - DAY CARE USE SHALL BE CALCULATED AT 1 PARKING SPACE PER 300 SF.

## LANDSCAPE REQUIREMENTS

### GENERAL LANDSCAPE

ALL PROPOSED PLANTINGS SHALL CONFORM TO CITY OF BRIGHTON'S RECOMMENDED TREE, SHRUB AND PERENNIAL LIST. ALL GROUND COVER SHALL COMPLY WITH THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE STANDARDS.

TO THE HIGHEST EXTENT POSSIBLE, THE LANDSCAPING SHALL BE SEAMLESS WITH THE EXISTING LANDSCAPING ON THE PROPERTY DIRECTLY TO THE SOUTH.

A TRASH RECEPTACLE, BENCH AND BIKE RACK(S) SHALL BE PROVIDED NEAR THE FRONT BUILDING ENTRANCE.

WHERE TREES CANNOT BE PLANTED DUE TO SITE RESTRICTIONS SUCH AS UTILITY AND DRAINAGE EASEMENTS, THE FOLLOWING SUBSTITUTIONS MAY BE ACCEPTED:

TWELVE (12) FIVE-GALLON SHRUBS MAY BE SUBSTITUTED FOR EACH LARGE TREE, TEN (10) FIVE-GALLON SHRUBS MAY BE SUBSTITUTED FOR EACH ORNAMENTAL TREE.

THREE (3) 1-GALLON ORNAMENTAL GRASSES OR PERENNIALS MAY BE SUBSTITUTED FOR EACH SHRUB FOR UP TO 50% OF EACH CATEGORY REQUIREMENT.

### BUFFERS AND SCREENING

AT THE DIRECTOR'S DISCRETION, ADDITIONAL BUFFERS AND SCREENING LANDSCAPE MAY BE REQUIRED BEYOND THE FOLLOWING:

**RESIDENTIAL (NORTH):** 15' MIN WIDTH, WITH A 8HT MASONRY WALL, AS WELL AS 1 LARGE TREE PER 60' OF PROPERTY LINE BORDERING RESIDENTIAL PROPERTIES. IN AREAS WHERE EASEMENTS DO NOT ALLOW TREES, AN EQUIVALENT NUMBER OF SHRUBS, ORNAMENTAL GRASSES, AND PERENNIAL PLANTINGS WILL BE PROVIDED, AS SPECIFIED BY GENERAL LANDSCAPE REQUIREMENTS ABOVE. THE FRONTAGE OF THE BUILDING FACING THE RESIDENTIAL LOTS SHALL BE AESTHETICALLY PLEASING AND BE ENHANCED WITH PLANTINGS WHICH COMPLEMENT THE ARCHITECTURE AND ENTRYWAYS.

**BETWEEN COMMERCIAL LOTS (SOUTH):** 1 TREE IS REQUIRED FOR EVERY 200 LF OF PROPERTY LINE BETWEEN THE NEIGHBORING PROPERTIES.

**DETENTION POND (EAST):** ONE DECIDUOUS SHADE TREE OR DECIDUOUS ORNAMENTAL TREE IS REQUIRED FOR EVERY 60 LINEAR FEET (LF) OF PROPERTY LINE ADJACENT TO THE DETENTION POND, UNLESS TREES CANNOT BE PLACED DUE TO EASEMENT RESTRICTIONS.

**N. 50TH AVE (WEST):** SEE STREETSCAPE REQUIREMENTS.

**SERVICE, LOADING, AND DUMPSTER AREAS:** THESE ARE TO BE SCREENED FROM VIEW BY A COMBINATION OF LANDSCAPING AND WALLS.

### STREETSCAPE

1 LARGE TREE AND 5 SHRUBS ARE REQUIRED PER 40' OF LOT FRONTAGE REGARDLESS OF BUILDING SETBACK DISTANCE.

### BUILDING FOUNDATION LANDSCAPE

MINIMUM PLANTING: A MINIMUM OF ONE (1) ORNAMENTAL TREE AND EIGHT (8) SHRUBS SHALL BE PROVIDED FOR EVERY THIRTY (30) LINEAR FEET (LF) OF THE BUILDING'S PRIMARY FACADE.

PLANTING ZONE: ALL REQUIRED PLANTINGS SHALL BE LOCATED WITHIN A FOUNDATION PLANTING ZONE, WHICH SHALL EXTEND NO MORE THAN TWENTY (20) FEET FROM THE PRIMARY BUILDING FOOTPRINT.

### PARKING LOT LANDSCAPE

1 LARGE TREE AND 8 SHRUBS SHALL BE PROVIDED FOR EVERY 60 LINEAR FEET OF PARKING PERIMETER. PLANTS SHALL BE LOCATED WITHIN 12' OF THE CURB LINE.

### OPEN SPACE:

OPEN SPACES SHALL CONFORM TO THE CITY OF BRIGHTON'S LAND USE AND DEVELOPMENT CODE (PLAYGROUND AREAS SHALL COUNT TOWARDS REQUIRED ON SITE OPEN SPACE)

PLAYGROUND AREAS SHALL BE FULLY PROTECTED BY A FENCE, BOLLARDS, OR OTHER MEANS OF PREVENTING VEHICULAR ACCESS ONTO PLAY AREAS.

PLANT VARIETIES WITH THORNS, EXCESSIVE LITTER, BERRIES, OR FRUIT ARE PROHIBITED ADJACENT TO PLAYGROUNDS.

## SIGNATURE BLOCKS

### CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, BEING THE OWNER(S) AND OR DEVELOPERS OF THE LAND HEREIN DESCRIBED LOCATED IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO, HEREBY DO SUBMIT THIS PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HERON.

CADENCE DEVELOPMENT, LLC

### CITY COUNCIL CERTIFICATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
MAYOR

ATTEST

BY: \_\_\_\_\_  
CITY CLERK

BROMLEY PARK PUD  
36TH AMENDMENT  
LOT 7B, BLOCK 2, BRIGHTON CROSSING FILING NO. 2, 11TH AMENDMENT,  
CITY OF BRIGHTON, COLORADO

## REVISIONS

No.:	Date:	Notes:
0	07-08-2025	PUD Submittal
1	08-22-2025	PUD Submittal
2	10-01-2025	PUD Submittal
3	12-22-2025	PUD Submittal
4	01-27-2026	PUD Submittal

DESIGNED BY: MC  
DRAWN BY: JO  
CHECKED BY: MC

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