

I:\2023\23025 - Grein Property\CADD\Sheet Sets\Grein Property_Planned Development (PD)\2024-07-14_Grein_Property_Planned Development.bak.dwg tab: COVER SHEET Aug 27, 2024 - 9:50am astavish

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°26'43" EAST, A DISTANCE OF 625.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°26'43" EAST, A DISTANCE OF 1,360.00 FEET TO THE NORTHWEST CORNER OF GREIN SUBDIVISION - SECOND FILING AS SHOWN ON THE RECORDED PLAT THEREOF IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER C0627016;

THENCE DEPARTING SAID NORTH LINE AND ALONG THE WEST AND SOUTH LINES OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00°33'40" EAST, A DISTANCE OF 1,350.00 FEET;
- 2) NORTH 89°26'43" EAST, A DISTANCE OF 654.00 FEET;
- 3) NORTH 89°17'32" EAST, A DISTANCE OF 492.07 FEET TO THE CENTERLINE OF THE BRIGHTON LATERAL DITCH, SAID CENTERLINE BEING COINCIDENT WITH THE NORTHWESTERLY LINE OF MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2 AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER 201400032471, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°05'22" WEST;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

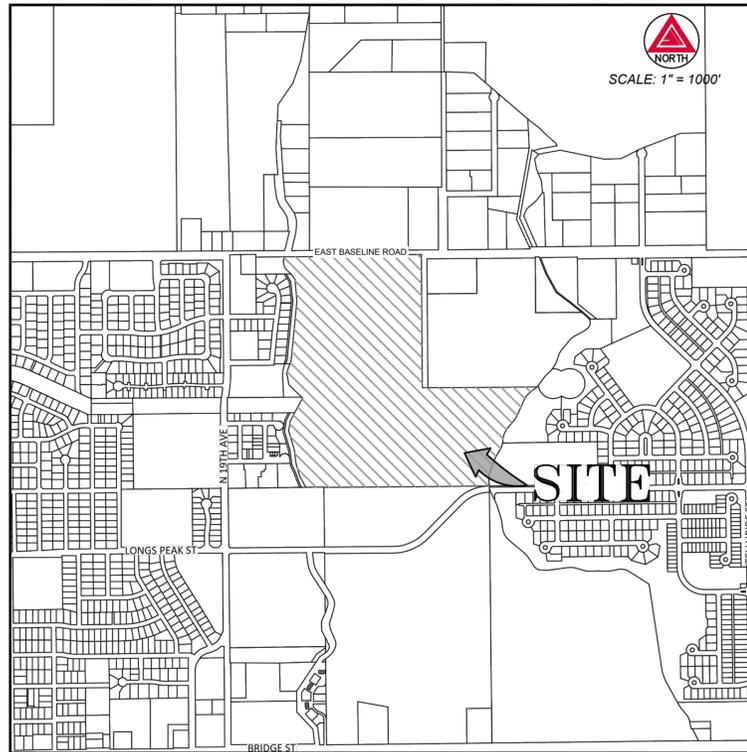
- 1) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°15'41", AN ARC LENGTH OF 30.28 FEET;
- 2) TANGENT WITH SAID CURVE, SOUTH 52°10'19" WEST, A DISTANCE OF 60.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 210.00 FEET;
- 3) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°35'52", AN ARC LENGTH OF 108.48 FEET;
- 4) TANGENT WITH SAID CURVE, SOUTH 22°34'27" WEST, A DISTANCE OF 66.84 FEET;
- 5) SOUTH 24°32'05" WEST, A DISTANCE OF 97.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 253.00 FEET;
- 6) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°59'13", AN ARC LENGTH OF 79.42 FEET;
- 7) TANGENT WITH SAID CURVE, SOUTH 42°31'18" WEST, A DISTANCE OF 47.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 195.00 FEET;
- 8) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°40'21", AN ARC LENGTH OF 39.73 FEET;
- 9) TANGENT WITH SAID CURVE, SOUTH 30°50'57" WEST, A DISTANCE OF 40.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 115.00 FEET;
- 10) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°44'13", AN ARC LENGTH OF 49.65 FEET;
- 11) TANGENT WITH SAID CURVE, SOUTH 06°06'44" WEST, A DISTANCE OF 58.21 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE CONTINUING ALONG SAID DITCH CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 06°15'40" WEST, A DISTANCE OF 46.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 69.58 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°53'35", AN ARC LENGTH OF 48.45 FEET;
- 3) NON-TANGENT TO SAID CURVE, SOUTH 46°09'10" WEST, A DISTANCE OF 43.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 114.31 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°50'47" EAST;
- 4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'06", AN ARC LENGTH OF 59.26 FEET;
- 5) NON-TANGENT TO SAID CURVE, SOUTH 16°27'10" WEST, A DISTANCE OF 93.65 FEET;
- 6) SOUTH 17°04'40" WEST, A DISTANCE OF 46.53 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 173.96 FEET;
- 7) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°07'00", AN ARC LENGTH OF 79.29 FEET;
- 8) TANGENT WITH SAID CURVE, SOUTH 09°02'20" EAST, A DISTANCE OF 47.21 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4;

THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, SOUTH 89°21'25" WEST, A DISTANCE OF 1,840.78 FEET TO THE EASTERLY LINE OF OVERLAND PARK AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER B586585;

VICINITY MAP



LEGAL DESCRIPTION, CONTINUED

THENCE ALONG SAID EASTERLY LINES OF SAID OVERLAND PARK, THE URBAN CHANNEL AS SHOWN ON THE ANNEXATION MAP IN SAID RECORDS AT RECEPTION NUMBER B497026, CHRISTINE PLACE SUBDIVISION AND SHOWN IN SAID RECORDS AT RECEPTION NUMBER 2017000047035, OVERLAND HILLS AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0018528, AND OVERLAND HILLS NORTH AS SHOWN IN SAID RECORDS AT RECEPTION NUMBER C0281940 THE FOLLOWING TWELVE (12) COURSES:

- 1) NORTH 29°23'17" WEST, A DISTANCE OF 125.49 FEET;
- 2) NORTH 16°00'27" WEST, A DISTANCE OF 133.06 FEET;
- 3) NORTH 07°22'17" WEST, A DISTANCE OF 146.56 FEET;
- 4) NORTH 16°31'37" WEST, A DISTANCE OF 189.90 FEET;
- 5) NORTH 08°39'33" EAST, A DISTANCE OF 95.07 FEET;
- 6) NORTH 27°32'53" EAST, A DISTANCE OF 270.07 FEET;
- 7) NORTH 45°51'26" WEST, A DISTANCE OF 191.14 FEET;
- 8) NORTH 10°47'26" WEST, A DISTANCE OF 122.60 FEET;
- 9) NORTH 19°47'53" EAST, A DISTANCE OF 127.99 FEET;
- 10) NORTH 05°24'57" EAST, A DISTANCE OF 599.33 FEET;
- 11) NORTH 05°05'26" WEST, A DISTANCE OF 218.52 FEET;
- 12) NORTH 36°13'06" WEST, A DISTANCE OF 66.60 FEET TO THE NORTHEAST CORNER OF SAID OVERLAND HILLS NORTH, ALSO BEING A POINT ON THE CENTERLINE OF THE FULTON DITCH;

THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

- 1) NORTH 44°58'48" WEST, A DISTANCE OF 84.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 119.47 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 56°21'49" EAST;
- 2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°22'37", AN ARC LENGTH OF 132.15 FEET;
- 3) NON-TANGENT TO SAID CURVE, NORTH 26°31'14" EAST, A DISTANCE OF 16.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 88.303 ACRES, (3,846,481 SQUARE FEET), MORE OR LESS.

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:

OWNER:

CITY APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON THIS _____ DAY OF _____, 20_____.

BY: _____
MAYOR

ATTEST

BY: _____
CITY CLERK

SITE DATA SUMMARY			
USE/ZONE	LOT TYPE	QUANTITY	ACREAGE
RESIDENTIAL	SINGLE-FAMILY DETACHED	MAX. 435 UNITS (2)	+/- 58.0
	SINGLE-FAMILY ATTACHED		+/- 29.0
TOTAL:		435	88.3

NOTES:

- (1) A LOT/TRACT OWNERSHIP AND MAINTENANCE TABLE SHALL BE PROVIDED AT TIME OF SUBDIVISION PLAN.
- (2) PER THE 2016 COMPREHENSIVE PLAN DENSITY OF 5 DU/AC FOR THE LOW-DENSITY RESIDENTIAL USE CATEGORY. FUTURE AMENDMENTS TO THE COMPREHENSIVE PLAN THAT INCREASE THE MAXIMUM DENSITY FOR THIS USE CATEGORY SHALL ALSO INCREASE THE MAXIMUM PERMITTED DENSITY OF THIS PLANNED DEVELOPMENT (NOT TO EXCEED THE ALLOWED DENSITY FOR THE LOW DENSITY RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION).

PROJECT TEAM

OWNER 1:
CC REALTY LLC
8089 S LINCOLN ST. STE 102
LITTLETON, CO 80122

OWNER 2:
GREIN IVAN E LIVING TRUST
3693 HORIUCHI COURT
BRIGHTON, CO 80601

ENGINEER/PLANNER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, CO 80120
(720)-283-6783

SHEET INDEX

- 1 COVER SHEET
- 2 CONTEXT MAP/EXISTING CONDITIONS
- 3 REGULATING PLAN/ZONING MAP
- 4 DETAIL PLAN
- 5 DETAIL PLAN, CONTINUED
- 6 ILLUSTRATIVE/ CONCEPTUAL DEVELOPMENT PLAN



NOT FOR CONSTRUCTION

DATE	04/15/2024
DRAWN AS	AS
CHECKED	
APPROVED	
PROJECT NO.	23025
HORZ. SCALE	
VERT. SCALE	

DATE	NO.	REVISION
07-23-2024	1	SUBMITTAL NO. 2
08-22-2024	2	SUBMITTAL NO. 3

PLANNED DEVELOPMENT
GREIN PROPERTY
COVER SHEET
CITY OF BRIGHTON
COLORADO

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



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CONSTRUCTION**

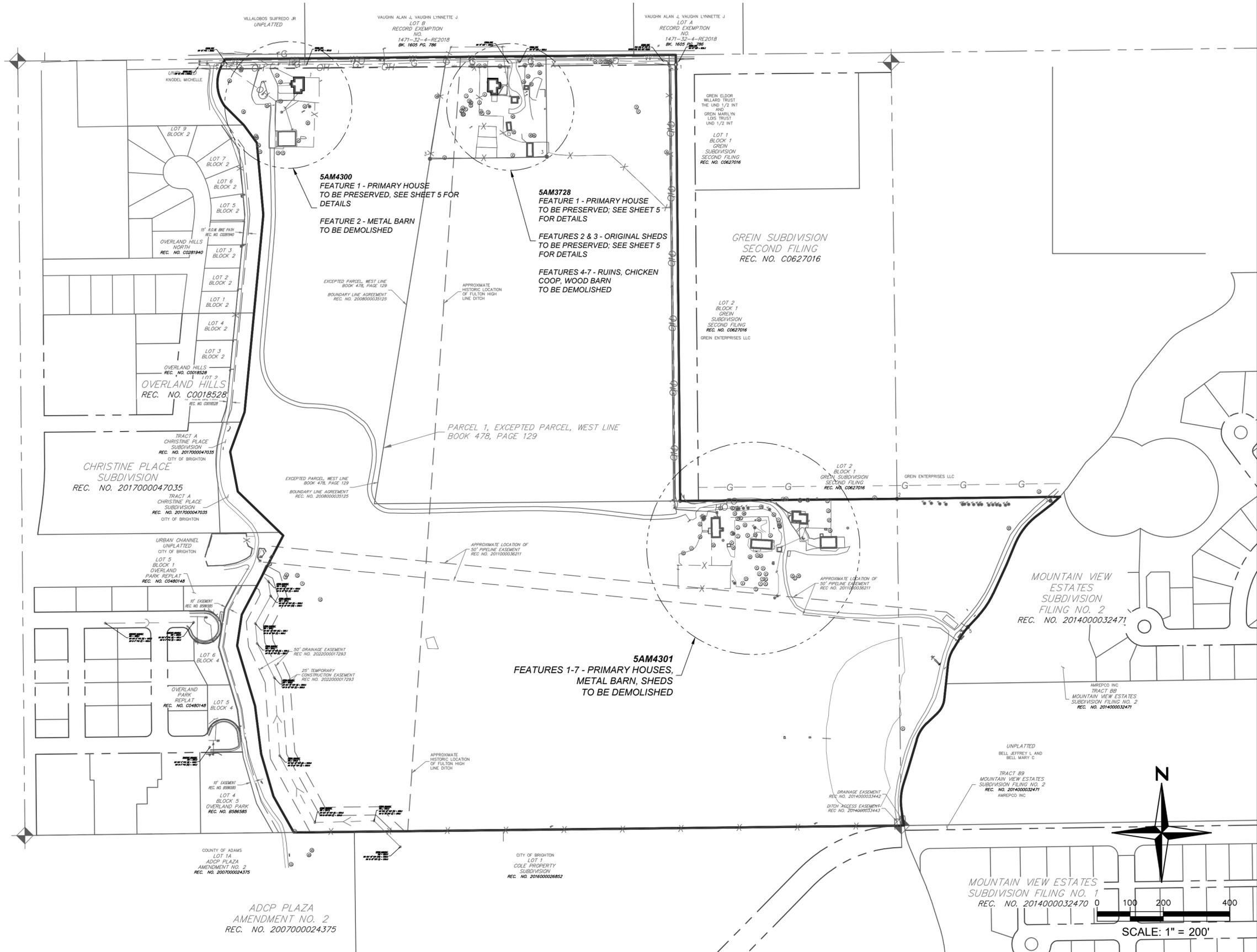
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08-22-2024	

PLANNED DEVELOPMENT
GREIN PROPERTY
EXISTING CONDITIONS
CITY OF BRIGHTON
COLORADO

SHEET
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5AM4300
FEATURE 1 - PRIMARY HOUSE
TO BE PRESERVED; SEE SHEET 5 FOR
DETAILS

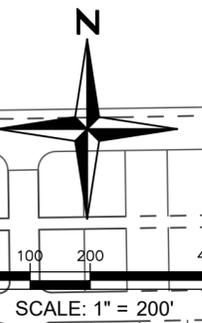
FEATURE 2 - METAL BARN
TO BE DEMOLISHED

5AM3728
FEATURE 1 - PRIMARY HOUSE
TO BE PRESERVED; SEE SHEET 5
FOR DETAILS

FEATURES 2 & 3 - ORIGINAL SHEDS
TO BE PRESERVED; SEE SHEET 5
FOR DETAILS

FEATURES 4-7 - RUINS, CHICKEN
COOP, WOOD BARN
TO BE DEMOLISHED

5AM4301
FEATURES 1-7 - PRIMARY HOUSES,
METAL BARN, SHEDS
TO BE DEMOLISHED



PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



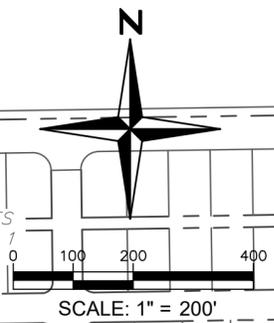
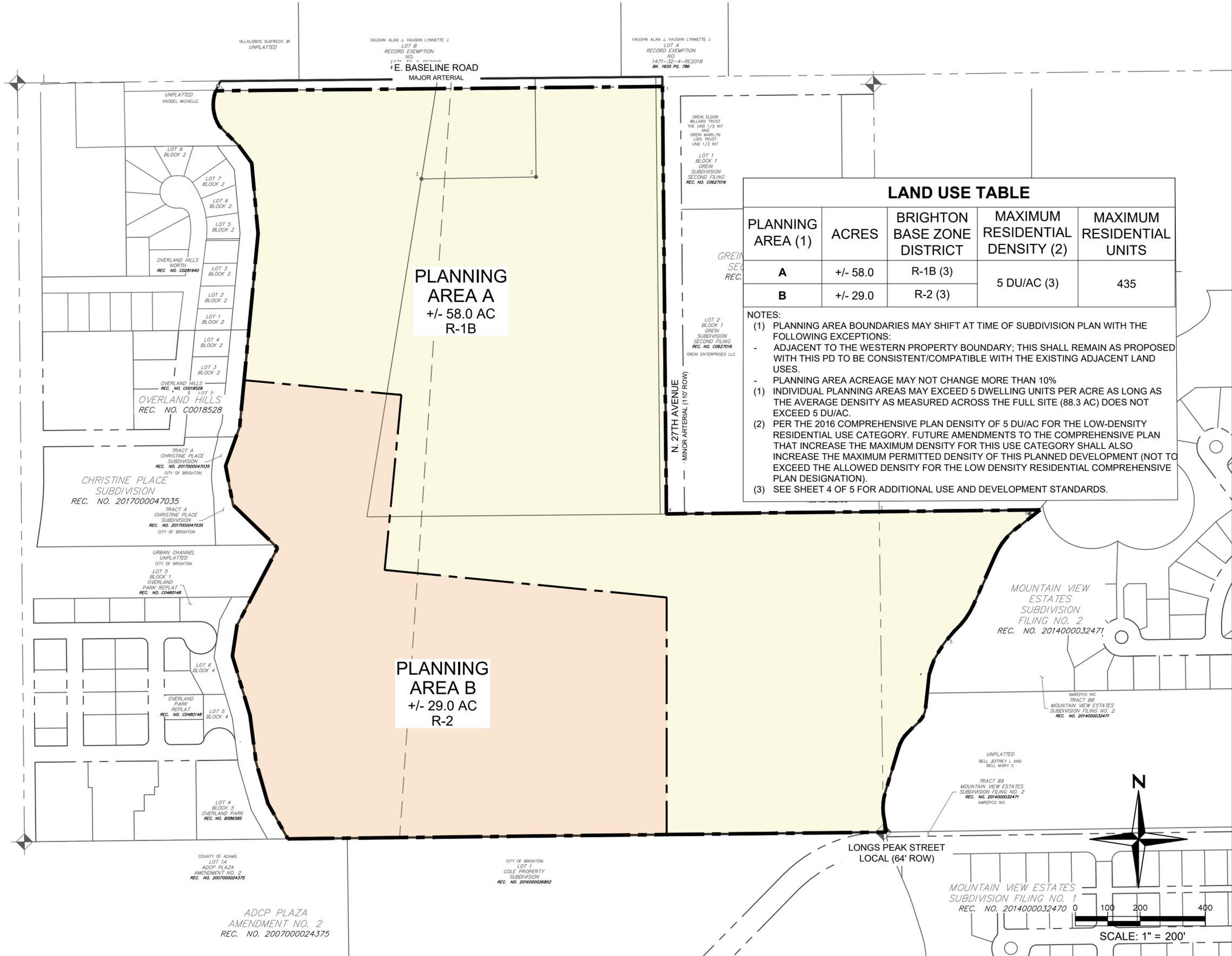
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PLANNED DEVELOPMENT
GREIN PROPERTY
 REGULATING PLAN / ZONING MAP
 CITY OF BRIGHTON
 COLORADO

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PROJECT INTENT

THE GREIN PROPERTY IS COMPRISED OF 88.3 ACRES LOCATED GENERALLY SOUTHWEST OF E. 168TH AVENUE (BASELINE) AND N. 27TH AVENUE WITHIN THE CITY OF BRIGHTON. THE SITE IS BORDERED BY FULTON DITCH TO THE WEST AND BRIGHTON LATERAL DITCH TO THE EAST.

THE GREIN PROPERTY IS ENVISIONED TO BE A VIBRANT, THOUGHTFULLY DESIGNED NEIGHBORHOOD THAT PROVIDES A VARIETY OF HOUSING TYPES. THE COMMUNITY WILL FEATURE A NETWORK OF TRAILS CONNECTING INTO WIDER REGIONAL TRAIL CORRIDORS, NEIGHBORHOOD PARKS AND CONNECTION NODES.

THE SUBJECT PROPERTY IS ZONED PLANNED DEVELOPMENT (PD); THE PURPOSE OF THIS PD IS: TO LIMIT THE OVERALL RESIDENTIAL TO 5 DWELLING UNITS PER ACRE, TO LIMIT THE PERMITTED BUILDING TYPES TO ENSURE COMPATIBILITY WITH ADJACENT EXISTING LAND USES, AND TO AMEND CERTAIN CITY OF BRIGHTON DEVELOPMENT STANDARDS TO ALLOW FOR EFFECTIVE IMPLEMENTATION OF FUTURE RESIDENTIAL HOUSING PRODUCT.

THE PROJECT WILL BENEFIT THE CITY OF BRIGHTON BY PROVIDING PARKS AND OPEN SPACE IN ACCORDANCE WITH LUDC SECTION 3.02, PRESERVING EXISTING TREES (WHERE FEASIBLE BASED ON SPECIES, HEALTH & SAFETY, AND FUTURE GRADING), AND BY PRESERVING SEVERAL OF THE EXISTING SITE STRUCTURES. THE STRUCTURES WILL BE INTEGRATED INTO THE LANDSCAPE ZONE BETWEEN BASELINE ROAD AND THE FUTURE COMMUNITY AND WILL INCLUDE INTERPRETIVE SIGNAGE RELATING TO THE HISTORY OF THE AREA.

AUTHORITY

UPON APPROVAL AND ADOPTION OF THIS PLANNED DEVELOPMENT BY CITY COUNCIL THIS DOCUMENT SHALL GOVERN ALL DEVELOPMENT WITHIN THE PROJECT BOUNDARY. FUTURE RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE STANDARDS SET FORTH BY THE CITY OF BRIGHTON LAND USE CODE (AS AMENDED) UNLESS OTHERWISE STATED HEREIN.

AMENDMENTS

AMENDMENTS TO THIS PLANNED DEVELOPMENT ARE ALLOWED PER THE FOLLOWING STANDARDS:

1. MINOR AMENDMENTS

AT THE DISCRETION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT, MINOR ALTERATIONS TO THE PLANNED DEVELOPMENT MAY OCCUR WITHOUT REVIEW BY THE PLANNING COMMISSION OR CITY COUNCIL IF THE ALTERATIONS DO NOT EXCEED THE BELOW:

- ANY ALTERATION IN THE DESIGN AND AND DEVELOPMENT STANDARDS OF THIS PLANNED DEVELOPMENT BY NOT MORE THAN 10%. ANY DEVIATION OF 10% OR MORE SHALL REQUIRE A MAJOR AMENDMENT.

2. MAJOR AMENDMENTS

MAJOR AMENDMENTS SHALL MEAN ANY ALTERATIONS TO THIS PLANNED DEVELOPMENT EXCEEDING THE LIMITS ESTABLISHED ABOVE OR ANY CHANGE IN THE CATEGORY OF USE AND SHALL BE REVIEWED BY THE PLANNING COMMISSION AND CITY COUNCIL ACCORDING TO THE PROCEDURES OF THE LUDC, AS AMENDED.

PHASING

CONSTRUCTION PHASING AND TIMING SHALL BE DETERMINED AT TIME OF FUTURE SUBDIVISION PLAN.

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

PD USE STANDARDS

PLANNING AREA A

- PERMITTED/PROHIBITED USES:
•• ALL USES PER THE CITY OF BRIGHTON R-1B ZONE DISTRICT
••• MAXIMUM RESIDENTIAL DENSITY: 5 DU/AC

NOTE: INDIVIDUAL PLANNING AREAS MAY EXCEED 5 DWELLING UNITS PER ACRE AS LONG AS THE AVERAGE DENSITY AS MEASURED ACROSS THE FULL SITE (88.3 AC) DOES NOT EXCEED 5 DU/AC.

• PERMITTED/PROHIBITED BUILDING TYPES:

- PERMITTED BUILDING TYPES:
••• DETACHED HOUSE (RURAL, SUBURBAN, NEIGHBORHOOD, CITY LOT, & COMPACT)
•• PROHIBITED BUILDING TYPES:
••• DUPLEX/MULTI-UNIT HOUSE (SUBURBAN, MULTI-UNIT)
••• ROW HOUSE
••• APARTMENT (SMALL, MEDIUM, LARGE, & GARDEN)
••• SENIOR LIVING
••• CIVIC
••• LIVE/WORK

PLANNING AREA B

- PERMITTED/PROHIBITED USES:
•• ALL USES PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT
••• MAXIMUM RESIDENTIAL DENSITY: 5 DU/AC

NOTE: INDIVIDUAL PLANNING AREAS MAY EXCEED 5 DWELLING UNITS PER ACRE AS LONG AS THE AVERAGE DENSITY AS MEASURED ACROSS THE FULL SITE (88.3 AC) DOES NOT EXCEED 5 DU/AC.

• PERMITTED/PROHIBITED BUILDING TYPES:

- PERMITTED BUILDING TYPES:
••• DETACHED HOUSE (RURAL, SUBURBAN, NEIGHBORHOOD, CITY LOT, & COMPACT)
••• DUPLEX/MULTI-UNIT HOUSE (SUBURBAN, MULTI-UNIT)
••• ROW HOUSE
•• PROHIBITED BUILDING TYPES:
••• APARTMENT (SMALL, MEDIUM, LARGE, & GARDEN)
••• SENIOR LIVING
••• CIVIC
••• LIVE/WORK

PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS:

PLANNING AREA A

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:

- SECTION 3.01 STREETS - DRIVEWAY SPACING:
••• FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.
•• SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
••• ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.

PLANNING AREA B

- ALL DEVELOPMENT STANDARDS PER THE CITY OF BRIGHTON R-2 ZONE DISTRICT EXCEPT AS MODIFIED BELOW:

- SECTION 3.01 STREETS - DRIVEWAY SPACING:
••• FOR LOCAL STREETS, MINIMUM DRIVEWAY SPACING DISTANCE FROM CORNER SHALL BE 30 FEET.
•• SECTION 5.02 - TABLE 5-5 DRIVEWAY WIDTH:
••• ALL ALLOWED BUILDING TYPES SHALL PERMIT A MAXIMUM DRIVEWAY WIDTH OF 16 FEET FOR A SINGLE CAR DRIVEWAY AND 24 FEET FOR A DOUBLE CAR DRIVEWAY.

DETAIL PLAN

A DETAIL PLAN FOR THE FOLLOWING ITEMS SHALL BE REVIEWED AND APPROVED AT TIME OF SUBDIVISION PLAN:

- 1. BUILDING DESIGN
2. SITE DESIGN
3. PUBLIC REALM DESIGN



NOT FOR CONSTRUCTION

Table with columns: DATE, DRAWN, CHECKED, APPROVED, PROJECT NO., HORZ. SCALE, VERT. SCALE. Values: 04/15/2024, AS, 23025

Table with columns: DATE, NO., REVISION. Values: 07-23-2024, 1, SUBMITTAL NO. 2; 08-22-2024, 2, SUBMITTAL NO. 3

PLANNED DEVELOPMENT GREIN PROPERTY DETAIL PLAN CITY OF BRIGHTON COLORADO

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PLANNED DEVELOPMENT FOR GREIN PROPERTY

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PRESERVATION OF EXISTING SITE CHARACTER

THE SUBJECT PROPERTY INCLUDES A VARIETY OF EXISTING STRUCTURES ON SITE; A CULTURAL RESOURCE SURVEY WAS CONDUCTED ON FEBRUARY 8, 2024 TO EVALUATE ELIGIBILITY OF THE STRUCTURES FOR PRESERVATION.

THE STRUCTURES ARE NOT REQUIRED TO BE DESIGNATED AS HISTORIC STRUCTURES ON THE FEDERAL, STATE, OR LOCAL REGISTER HOWEVER CERTAIN ELEMENTS SHALL BE PRESERVED AS PART OF THIS PLANNED DEVELOPMENT (SEE SHEET 2). PRESERVATION OF THESE FEATURES SHALL FOCUS ON THE MAINTENANCE AND REPAIR OF HISTORIC MATERIALS AND RETENTION OF THE PROPERTY'S FORM AS IT HAS EVOLVED OVER TIME.

THE GOAL IS TO PRESERVE THE HISTORIC CHARACTER ALONG BASELINE ROAD TO FUNCTION AS A TRANSITION FROM THE EXISTING RURAL CHARACTER OF THE SURROUNDING AREA TO THE NORTH AND THE NEW PROPOSED NEIGHBORHOOD TO THE SOUTH.

THE PRESERVED STRUCTURES SHALL BE PASSIVE LANDSCAPE ELEMENTS WITHIN THE REQUIRED MINOR ARTERIAL LANDSCAPE BUFFER AREA. THESE AREAS WILL CONTAIN PRIMARILY NATIVE PLANTS AND GRASSES, WITH AREAS OF ENHANCED LANDSCAPE AT KEY ENTRY POINTS, PEDESTRIAN NODES, ETC. (TO BE DETERMINED AT TIME OF SUBDIVISION PLAN).

IN ADDITION TO THE EXISTING STRUCTURES, EXISTING MATURE TREES SHALL REMAIN IF FEASIBLE. SEE ADDITIONAL DETAILS HEREIN.

INTERPRETIVE SIGNAGE PERTAINING TO THE HISTORY OF SITE 5AM4301 AREA SHALL BE INTEGRATED INTO THE FUTURE NEIGHBORHOOD DESIGN.

EXISTING STRUCTURES TO BE PRESERVED

THE FOLLOWING STRUCTURES (AS IDENTIFIED IN THE CULTURAL RESOURCE SURVEY) SHALL BE PRESERVED ON THE SITE:

- 5AM4300 - FEATURE 1, PRIMARY HOUSE
DESCRIPTION: SINGLE-FAMILY WINDOWED STRUCTURE WITH COVERED WEST FACING FRONT PORCH, STONE VENEER OVER CONCRETE FOUNDATION WITH CONCRETE STEPS, HORIZONTAL VINYL LAP SIDING, ASPHALT SHINGLE ROOF, BRICK CHIMNEY, DECORATIVE KNEE BRACKETS.

- 5AM3728 - FEATURE 1, PRIMARY HOUSE
DESCRIPTION: SINGLE-FAMILY WINDOWED STRUCTURE WITH COVERED EAST FACING FRONT PORCH, CONCRETE FOUNDATION AND ENTRY STEPS, HORIZONTAL WOOD LAP SIDING INCLUDING ORIGINAL SCALLOPED SIDING (ON UPPER 1/3 OF FACADE ONLY), WINDOW DORMER, ASPHALT SHINGLE ROOF, DECORATIVE KNEE BRACKETS)

- FEATURE 2, ORIGINAL SHED
DESCRIPTION: WINDOWED SHED STRUCTURE WITH VERTICAL WHITE-WASHED BOARD AND BATTEN SIDING, NO FOUNDATION, AND ASPHALT SHINGLE ROOF.

- FEATURE 3, ORIGINAL SHED
DESCRIPTION: SMALLER WINDOWED SHED STRUCTURE WITH HORIZONTAL BOARD AND BATTEN PLANK SIDING, CONCRETE FOUNDATION, AND ASPHALT SHINGLE ROOF.

EXISTING TREE PRESERVATION

IN ADDITION TO THE EXISTING STRUCTURES, EXISTING MATURE TREES THAT ARE HEALTHY AND OF A DESIRABLE SPECIES SHALL REMAIN ON THE SITE

AT TIME OF SUBDIVISION PLAN, A TREE SURVEY SHALL BE CONDUCTED TO EVALUATE THE HEALTH, SPECIES, AND IMPACT OF FUTURE DEVELOPMENT TO EXISTING TREES ON SITE. THE TREE SURVEY SHALL BE COMPLETED BY A PROFESSIONAL ARBORIST (CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE - ISA AND/OR REGISTERED AS A CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS - ASCA) AND SUBMITTED FOR REVIEW/APPROVAL BY THE CITY OF BRIGHTON.

EXISTING TREES THAT ARE PROPOSED TO BE REMOVED (TO BE DETERMINED AT TIME OF SUBDIVISION PLAN) SHALL BE REPLACED ACCORDING TO THE CITY OF BRIGHTON LUDC STANDARDS.

FUTURE MAINTENANCE AND ALTERATIONS

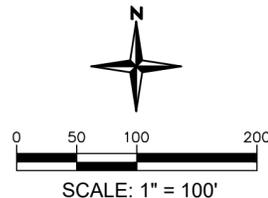
GENERAL MAINTENANCE OF THE PRESERVED STRUCTURES AND TREES SHALL BE REQUIRED TO INCREASE THE LIFECYCLE OF THE EXISTING FEATURES. THE STRUCTURES SHALL BE KEPT IN GOOD CONDITION WITH THE FUTURE METROPOLITAN DISTRICT RESPONSIBLE FOR REQUIRED MAINTENANCE.

A MAINTENANCE PLAN FOR THE PRESERVED STRUCTURES AND EXISTING TREES TO REMAIN SHALL BE ESTABLISHED AT TIME OF SUBDIVISION PLAN AND PROVIDED TO THE CITY OF BRIGHTON FOR REVIEW AND APPROVAL. THE MAINTENANCE PLAN SHALL INCLUDE DETAILS REGARDING INITIAL ASSESSMENT, PERIODIC INSPECTIONS, AND MAINTENANCE SCHEDULE FOR THE FOLLOWING CATEGORIES:

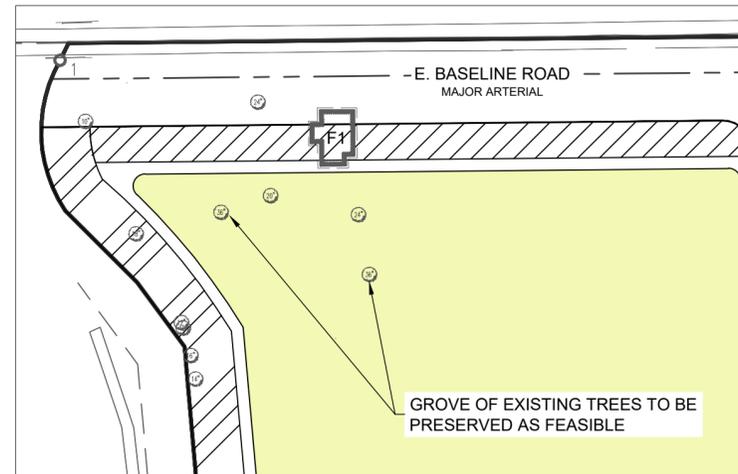
- SITE CONDITIONS (LANDSCAPING, DRAINAGE, ACCESS DRIVES, ETC.)
- FOUNDATION/STRUCTURAL SYSTEMS
- EXTERIOR CLADDING/MATERIALS
- ROOFING/WATERPROOFING
- GLAZING ELEMENTS

THE FOLLOWING EXTERIOR CHANGES MUST GO THROUGH THE CERTIFICATE OF APPROPRIATENESS PROCESS AS STATED IN LUDC SECTION 10.03 D. ALL OTHER CHANGES TO THE STRUCTURE MAY BE EXEMPT FROM THIS PROCESS.

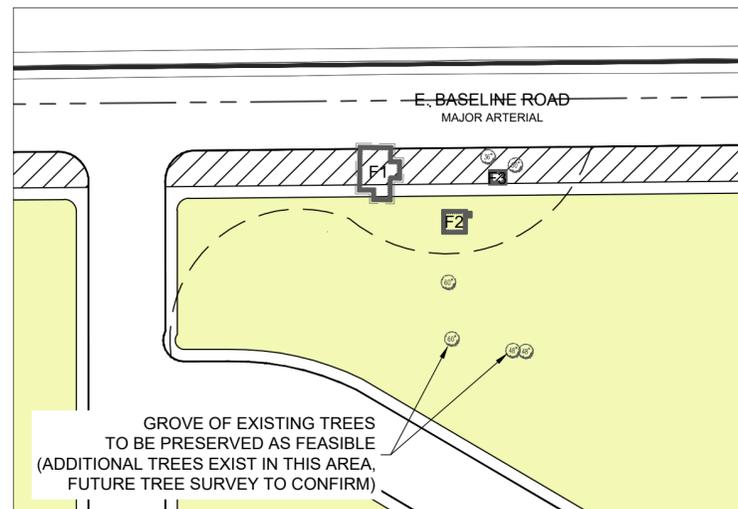
- WINDOW REPLACEMENT
- ADDITIONS TO THE STRUCTURE
- DEMOLITION OF ANY PORTION OF THE STRUCTURE FOR REPAIR OR MAINTENANCE PURPOSES
- ALTERATION TO ANY ARCHITECTURAL DETAILS



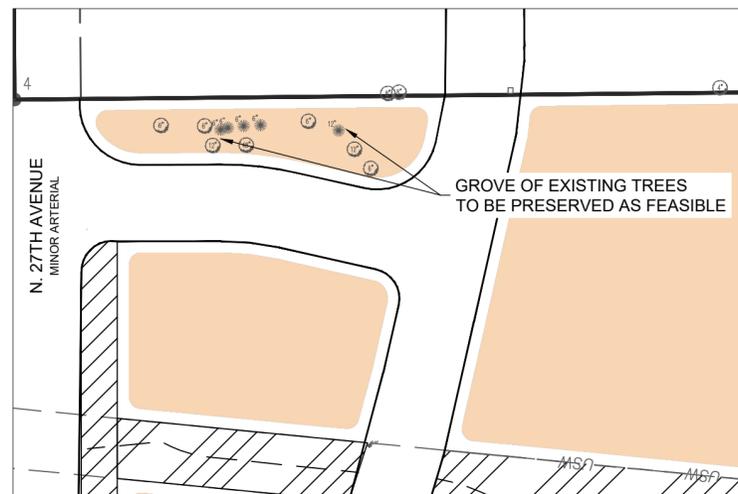
SITE #1 5AM4300: POTENTIAL/PROPOSED CONDITION



SITE #2 5AM3728: POTENTIAL/PROPOSED CONDITION



SITE #3 5AM4301 POTENTIAL/PROPOSED CONDITION



**NOT FOR
CONSTRUCTION**

DATE	NO.	REVISION	DATE	NO.	REVISION
07-23-2024	1	SUBMITTAL NO. 2	04/15/2024	AS	
08-22-2024	2	SUBMITTAL NO. 3			

**PLANNED DEVELOPMENT
GREIN PROPERTY
DETAIL PLAN**

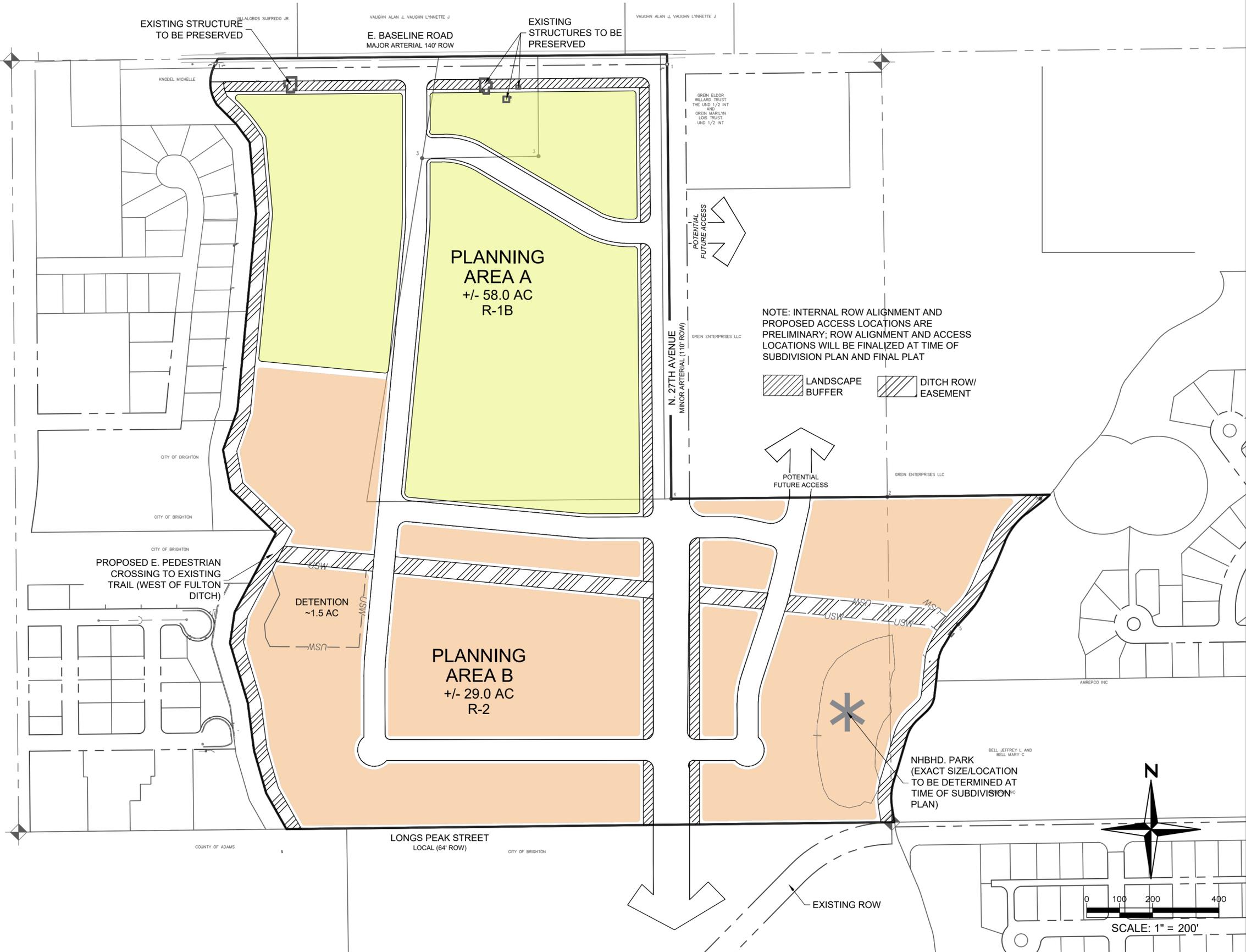
COLORADO

CITY OF BRIGHTON

I:\2023\23025 - Grein Property\CADD\Sheet Sets\Grein Property_Planned Development (PD)\2024-07-14_Grein_Property_Planned Development.bak.dwg tab: CONCEPTUAL DEVELOPMENT PLAN Aug 27, 2024 - 9:51am astavish

PLANNED DEVELOPMENT FOR GREIN PROPERTY

A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



NOT FOR
CONSTRUCTION

DATE	NO.	REVISION
07-23-2024	1	SUBMITTAL NO. 2
08-22-2024	2	SUBMITTAL NO. 3

DATE	DATE	DRAWN	CHECKED	APPROVED	PROJECT NO.	HORIZ. SCALE	VERT. SCALE
04/15/2024	AS				23025		

PLANNED DEVELOPMENT
GREIN PROPERTY
CONCEPTUAL DEVELOPMENT PLAN

CITY OF BRIGHTON
COLORADO