RECEPTION#: 2019000049409,
6/25/2019 at 2:49 PM, 1 OF 20,
REC: $108.00
Josh Zygielbaum, Adams County, CO.

ORDINANCE NO: 2308
INTRODUCED BY: Humbert

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, APPROVING THE REQUEST TO REZONE THE BRIGHTON LAKES PLANNED UNIT DEVELOPMENT AND ADJACENT PARCEL ZONED ADAMS COUNTY A-3 IN ACCORDANCE WITH THE BRIGHTON LAKES PUD, FIRST AMENDMENT, FOR THE APPROXIMATELY 476.067-ACRE PROPERTY GENERALLY LOCATED SOUTH OF 144TH AVENUE, NORTH OF 136TH AVENUE, EAST OF SABLE BOULEVARD, AND WEST OF THE 19TH AVENUE ALIGNMENT, IN BRIGHTON, COLORADO. THE BRIGHTON LAKES PUD, FIRST AMENDMENT, IS GENERALLY LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Michael Richardson of Brighton Lakes, LLC, Vintage Homes, LLC, and Forterra Investments, Ltd. (the "Applicant"), has filed an application (the "Application") for the Brighton Lakes PUD, First Amendment, Planned Unit Development (PUD) and a zone change of that certain real property, generally located north of 136th Avenue, west of the 19th Avenue alignment, south of 144th Avenue, and east of Sable Boulevard as more particularly described in Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Applicant seeks to change the zoning of the Property from the existing Brighton Lakes PUD and Adams County A-3 to the proposed Brighton Lakes PUD, First Amendment, as set forth in Exhibit "B;" and

WHEREAS, in accordance with the public notice requirements of the Land Use and Development Code, the City Council of the City of Brighton, Colorado, finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published in the *Brighton Standard Blade*, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, the Planning Commission conducted a public hearing on April 11, 2019, to review and consider the PUD pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code, and provided a recommendation of approval to the City Council; and

WHEREAS, the City Council conducted a public hearing on May 7, 2019, to review and consider the PUD pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant, and other interested parties, including the public at large; and

WHEREAS, City Council hereby finds and determines that the PUD does follow the intent of the Comprehensive Plan in providing for the future of the City; complies with the requirements of the City of Brighton Land Use and Development Code; addresses a unique situation and complies with applicable standards; is integrated with adjacent development; sufficiently mitigates adverse impacts; provides for sufficient facilities and services to serve the Property; will be phased appropriately; and could not be accomplished in another manner.

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

Section 1. The approximately 476.067-acre property, as more particularly described in EXHIBIT A, attached hereto and incorporated herein by this reference, is hereby zoned as the Brighton Lakes PUD, First Amendment, as shown in EXHIBIT B, attached hereto and incorporated herein by this reference.

Section 2. The Zoning Map of the City of Brighton shall be amended to reflect said zoning (PUD).

INTRODUCED, PASSED ON FIRST READING, AND ORDERED PUBLISHED, THIS 7th DAY OF MAY, 2019.

PASSED ON SECOND AND FINAL READING AND ORDERED PUBLISHED BY TITLE ONLY THIS 4th DAY OF JUNE, 2019.

CITY OF BRIGHTON, COLORADO

KENNETH J. KREUTZER, Mayor

ATTEST:

NATALIE HOEL, City Clerk

Published in the *Brighton Standard Blade*

First Publication: May 15, 2019
Final Publication: June 12, 2019

APPROVED AS TO FORM:

JACK D. BAJOREK, City Attorney

Exhibit A
Legal Description

A PARCEL OF LAND BEING ALL OF THE LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER C0999713, AND A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER C0485494, A PORTION OF THE LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER 2017000025479 AND A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER 2017000078240 ALL IN THE RECORDS OF THE CLERK AND RECORDERS OFFICE OF ADAMS COUNTY, COLORADO; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLYDESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 89°39'13" EAST, A DISTANCE OF 884.20 FEET, TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER 2016000051555; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°02'52" EAST, A DISTANCE OF 540.99 FEET;
2. THENCE NORTH 89°53'08" EAST, A DISTANCE OF 417.50 FEET;
3. THENCE NORTH 00°02'52" WEST, A DISTANCE OF 542.68 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89 39'13" EAST, A DISTANCE OF 30.00 FEET TO THE WEST ONE-SIXTEENTH CORNER BETWEEN SAID SECTION 20 AND SECTION 17; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°39'13" EAST, A DISTANCE OF 1331.76 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 00°15'11" WEST, A DISTANCE OF 2674.91 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SOUTH 00°38'59" EAST, A DISTANCE OF 2634.09 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°56'52" WEST, A DISTANCE OF 2649.53 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 89°26'45" WEST, A DISTANCE OF 2656.85 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'52" WEST, A DISTANCE OF 2645.88 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°42'02" EAST, A DISTANCE OF 2650.64 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 00°20'38" WEST, A DISTANCE OF 1317.03 FEET TO THE NORTH ONE-SIXTEENTH CORNER BETWEEN SAID SECTION 19 AND SECTION 20; THENCE

CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°21'13" WEST, A DISTANCE OF 1317.13 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 476.067 ACRES, (20,737,494 SQUARE FEET), MORE OR LESS.

Exhibit B
Brighton Lakes, First Amendment PUD Document

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(the PUD document is inserted for the next 15 pages)

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20

TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THE LAND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER [illegible] AND A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER [illegible] AND A PORTION OF THE LAND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER [illegible] AND A PORTION OF THE LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER [illegible] ALL IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 89°[illegible] EAST, A DISTANCE OF [illegible] FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED RECORDED AT RECEPTION NUMBER [illegible];

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

1. [illegible] EAST, A DISTANCE OF [illegible] FEET;
2. THENCE NORTH [illegible] EAST, A DISTANCE OF [illegible] FEET;
3. THENCE NORTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER;

THENCE ALONG SAID NORTH LINE, NORTH 89°[illegible] EAST, A DISTANCE OF [illegible] FEET TO THE WESTERLY SIXTEENTH CORNER BETWEEN SAID SECTION 20 AND SECTION 21;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°[illegible] EAST, A DISTANCE OF [illegible] FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, SOUTH 00°15'11" WEST, A DISTANCE OF [illegible] FEET TO THE CENTER-QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, SOUTH 00°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 20;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE NORTHEAST CORNER OF SAID SECTION 19;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, SOUTH 89°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE CENTER-QUARTER CORNER OF SAID SECTION 19;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°[illegible] EAST, A DISTANCE OF [illegible] FEET TO THE EAST QUARTER CORNER OF SAID SECTION 19;

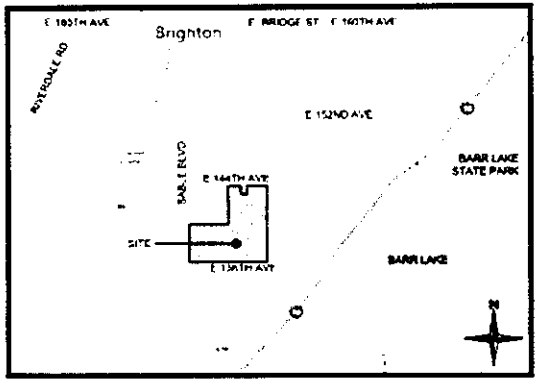
THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 00°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SAID SECTION 19 AND SECTION 20;

THENCE CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°[illegible] WEST, A DISTANCE OF [illegible] FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF [illegible] SQUARE FEET, [illegible] ACRES, MORE OR LESS.

Use	AC	Density		Unit Range		Average
Mixed Use	52.7	6	12	316	632	395
Mixed Use Utility	21.1	0	12	0	253	158
SF/MW	15.2	6	30	91	456	456
SF/SFA	274.1	3	12	822	3288	2055
Residential Subtotal	363.0					2867
Community Park	13.3			NA		
Neighborhood Park	34.7			NA		
Open Space	15.6			NA		
Detention	5.5			NA		
School	10.0			NA		
Non-Sub Total	91.8					
Internal and Perimeter ROWs	31.7					
GRAND TOTAL ACRES	**476.1**			**GRAND TOTAL UNITS**		**2867**
				MAXIMUM ALLOWED UNITS		**3000**

(See Sheet 5 of 15 for Open Space Requirements Chart for Total Open Space Summary)



VICINITY MAP
1" = 2000'

VESTING

NOTE: APPROVAL OF THIS DOCUMENT MAY CREATE A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, COLORADO REVISED STATUTES, AS AMENDED. APPROVAL OF THIS PUD - FIRST AMENDMENT WAS GRANTED FOR _____ YEARS ____ EFFECTIVE MAY ____, 2019 BY THE CITY OF BRIGHTON, COLORADO CITY COUNCIL BY ORDINANCE NO. ____ ADOPTED ON MAY ____, 2019.

CITY APPROVAL

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON THIS _____ DAY OF _____.

BY: _____
MAYOR

ATTEST:
BY: _____
CITY CLERK

COUNTY CLERK AND RECORDER'S CERTIFICATE

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 AND RECORDER

BY: _____ DEPUTY CLERK _____ SEAL

CERTIFICATE OF OWNERSHIP

AS THE UNDERSIGNED, I/WE NO 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 LAKES LLC

_____
BY: MICHAEL A. RICHARDSON, MANAGER

OWNER: VINTAGE HOMES LLC

_____
BY: MICHAEL A. RICHARDSON, MANAGER

OWNER: FORTERRA INVESTMENTS, LTD

_____
BY: MICHAEL A. RICHARDSON, PRESIDENT

NOTARIAL

STATE OF COLORADO)
) ss
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__ BY MICHAEL A. RICHARDSON AS MANAGER OF BRIGHTON LAKES LLC AND VINTAGE HOMES LLC

BY MICHAEL A. RICHARDSON AS PRESIDENT OF FORTERRA INVESTMENTS LTD, A COLORADO CORPORATION.

MY COMMISSION EXPIRES ON _____

NOTARY PUBLIC

SHEET INDEX

1. COVER SHEET
2. CONTEXT PLAN
3. MASTER PLAN
4. DEVELOPMENT STANDARDS
5. DEVELOPMENT STANDARDS
6. DEVELOPMENT STANDARDS
7. DEVELOPMENT STANDARDS
8. DEVELOPMENT STANDARDS
9. DEVELOPMENT STANDARDS
10. DEVELOPMENT STANDARDS
11. DEVELOPMENT STANDARDS
12. CONCEPTUAL LANDSCAPE PLAN
13. LANDSCAPE NOTES
14. CONCEPTUAL UTILITY PLAN
15. CONCEPTUAL GRADING AND DRAINAGE PLAN

PROJECT TEAM

OWNER

BRIGHTON LAKES LLC / VINTAGE HOMES LLC
FORTERRA INVESTMENTS, LTD
2500 W. HARMON AVE., SUITE 201
LAS VEGAS, NV 89169
(702) 796-9393
CONTACT: MICHAEL RICHARDSON

ENGINEER

REDLAND
1500 WEST CANAL COURT
LITTLETON, CO 80120
(720) 283-6783
CONTACT: FRED TAPOYA

PLANNER / LANDSCAPE ARCHITECT

REDLAND
1500 WEST CANAL COURT
LITTLETON, CO 80120
(720) 283-6783
CONTACT: SUSAN WADE

CONSULTANT

TRIPLE BOTTOM LINE LLC
P.O. BOX 445
Sedalia, CO 80135
(303) 660-3461
CONTACT: ROBERT REID

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

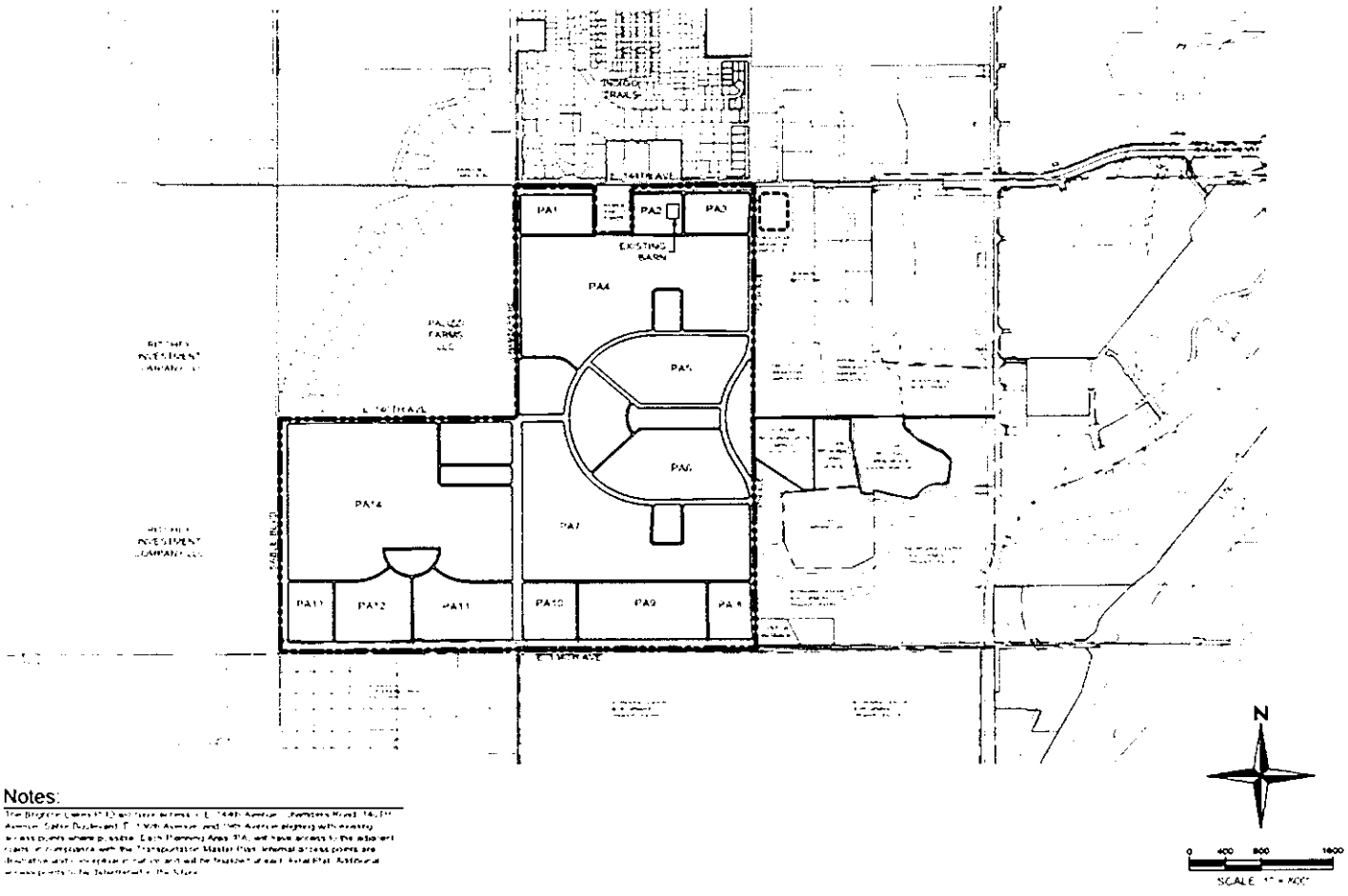
COVER SHEET

1 of 15

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Notes:

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

CONTEXT MAP

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

DEVELOPMENT SUMMARY

Subarea	Planning Areas/Tracts	Use	AC	Density	Unit Range		Average	Max Unit Per Subarea
Subarea 1	PA 1	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 2	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 3	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 4	SFD/SFA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 5	SFD/SFA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	Sub Total		[illegible]		[illegible]	[illegible]	[illegible]	
	Tract A	Neighborhood Park	[illegible]			[illegible]		
	Tract B	Open Space	[illegible]			[illegible]		
	Tract C	Detention	[illegible]			[illegible]		
	Tract D	Open Space	[illegible]			[illegible]		
	Sub Total		[illegible]					
	Sub Area Total		[illegible]					[illegible]
Subarea 2	PA 6	SFD/SFA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 7	SFD/SFA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 8	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 9	Mixed Use/Utility	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 10	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	Sub Total		[illegible]		[illegible]	[illegible]	[illegible]	
	Tract E	Community Park	[illegible]			[illegible]		
	Tract F	Open Space	[illegible]			[illegible]		
	Tract G	Neighborhood Park	[illegible]			[illegible]		
	Sub Total		[illegible]					
	Sub Area Total		[illegible]					[illegible]
Subarea 3	PA 11	SFA/MF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 12	SFA/MF	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 13	Mixed Use	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	PA 14	SFD/SFA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
	Sub Total		[illegible]		[illegible]	[illegible]	[illegible]	
	Tract L	School	[illegible]			[illegible]		
	Tract H	Neighborhood Park	[illegible]			[illegible]		
	Tract I	Neighborhood Park	[illegible]			[illegible]		
	Sub Total		[illegible]					
	Sub Area Total		[illegible]					[illegible]
		Sub Total Parcels	[illegible]					
		Sub Total Tracts	[illegible]					
	Internal and Perimeter R.O.W.		[illegible]					
	GRAND TOTAL ACRES		476.1		TOTAL UNITS		3047	
					MAXIMUM ALLOWED UNITS			[illegible]

NOTES

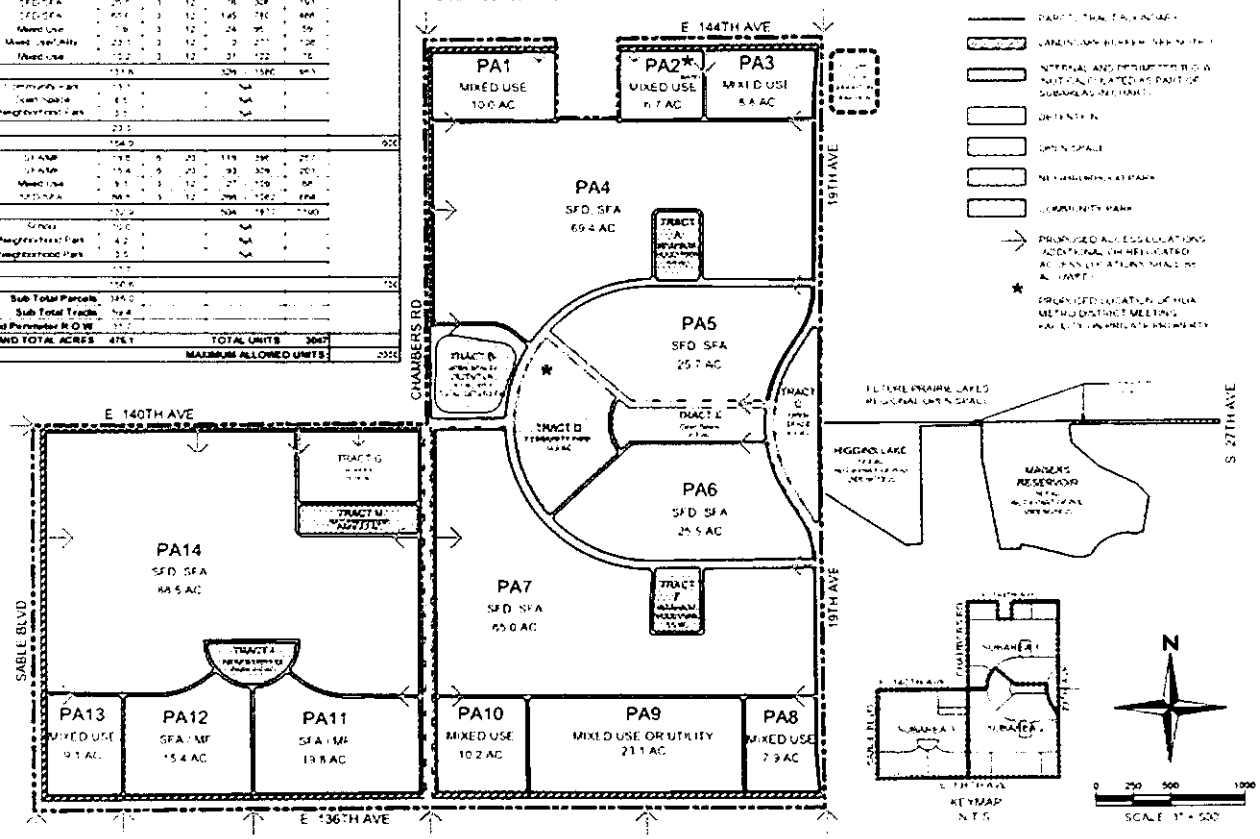
1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

DENSITY RANGE

[illegible]

LEGEND

- PROPERTY LINE
- SUBAREA BOUNDARY
- PARCEL/TRACT BOUNDARY
- LANDSCAPE BUFFER (SEE SECTION [illegible])
- INTERNAL AND PERIMETER ROW NOT CALCULATED AS PART OF SUBAREA DENSITY
- DETENTION
- OPEN SPACE
- NEIGHBORHOOD PARK
- COMMUNITY PARK
- PROPOSED ACCESS LOCATIONS ADDITIONAL OR RELOCATED ACCESS LOCATIONS SHALL BE ALLOWED
- ★ PROPOSED LOCATION OF HOA METRO DISTRICT MEETING FACILITY (MAY BE PROPERTY)



Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

PUD PLAN

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

I. STATEMENT OF INTENT

The Brighton Lakes community is a 476 acre Community in the City of Brighton plus an additional 28.2 adjacent acres to be dedicated as open space. The original Brighton Lakes PUD was approved on 2.17.2004 per ordinance 1746, vested through March 19, 2019, and includes the following parties: Brighton Lakes LLC, Fortera Investments, LLC, and MBR III LLP. Since the original Brighton Lakes PUD was approved in 2004, the City's Comprehensive Plan and Future Land Uses have been revised. The Comprehensive Plan identifies the Future Land Uses for the property as low and medium residential. The purpose of this PUD First Amendment is to incorporate additional adjacent parcels, and update the land use designations and design standards to encourage a variety of housing types that more closely align with the City's vision defined in the revised Comprehensive Plan and District Plan.

The PUD First Amendment includes three (3) newly annexed parcels as follows: 1) Fourteen (14) acres owned by Vintage Homes, LLC, (formerly known as the Starbuck Parcel); 2) One (1) acre for a portion of E 1/4 of R26; 3) Twenty (20) acres owned by Brighton Lakes LLC (formerly known as the Two Bar C Dairy Parcel). Surface land area referred as Higgins Lake, the MBR III Parcel, Maggie Reservoir, and Bragton Road will be dedicated to the City and credited towards required open space. Maggie Reservoir will contribute a total of 19.95 acres to open space (with about 11.7 acres less than 15 acres previously dedicated with the Indigo Trails development). Higgins Lake (10 acres) and the east-west Bragton Road (1.5) acres will contribute an additional 11.5 acres towards required open space for a total of 28.2 acres.

The PUD First Amendment is envisioned as a 'Rural-type community integrating a variety of compatible, quiet residential neighborhoods with a connecting open space network and neighborhood opportunities. The community will follow design elements outlined below that correspond to the City's Comprehensive Plan:

- Build upon the agricultural heritage of Brighton
- Provide strong visual and pedestrian connections to future Platte Valley Regional Open Space
- Prioritize diversity of housing options for Brighton residents with Single Family Detached, Single Family Attached, Multi-Family and Mixed-Use land uses
- Prioritize visual distinctiveness with a variety of the planning, architecture and landscape design techniques
- Provide housing to meet the current market demand and provide flexibility to adjust to future housing needs and conditions
- Provide a comprehensive pedestrian and bicycle network throughout the community connecting a variety of passive and active recreational opportunities
- Preserve and enhance natural features where appropriate

The project name and change to farmlore

II. AUTHORITY AND ENFORCEMENT

A. Authority

Upon approval and adoption of the PUD First Amendment by the City of Brighton City Council, this document shall become the governing zoning development for all uses within the entire Brighton Lakes development.

The design standards outlined within the PUD First Amendment shall supersede any existing or future approved Residential Design Standards, Land Use and Development Code (unless otherwise stated herein). However, any item not covered by these regulations shall be governed by the City of Brighton Land Use and Development Code, as amended, or using the City of Brighton Residential Design Standards, as amended.

The intent of Planned Unit Development Zoning and this PUD Amendment is to achieve maximum flexibility to best meet current and future market demands. However, any future site development plan within this development will be entitled to request a variance from these PUD Development Standards. Minor modifications will be made administratively and major modifications will be made in accordance with the PUD Amendment process. Additionally, individual standards from any future Land Use Code, Development Code, Transportation, Drainage or other adopted Master Plan standards, as amended, may automatically be utilized without any variance or amendment process at the mutual discretion of the Master Developer and the Community Development Director. All major and minor modifications will need to be approved through the ARC prior to submitting the request to the City. The type of modification shall be determined at the discretion of the City of Brighton Planning Director, but shall generally be categorized as follows:

Minor Modifications shall be considered as changes to any dimensional standards within 15% of the PUD requirements or changes to architectural standards as long as the change(s) maintains neighborhood diversity intent.

Major Modifications shall be considered as changes in and use or an increase in density above 10% of the maximum allowable units for the overall PUD area.

B. Underlying Zoning

The underlying City of Brighton Zone Districts for each Land Use:

Single Family Detached (SFD):	R-1B
Single Family Attached (SFA):	R-2
Multi-Family (MF):	R-3
Mixed Use (MU):	C-3

The City's current underlying zoning outlined in II. B. above does not allow rear setbacks, minimizing potential for alley loaded product. The PUD First Amendment will allow alley product with a minimum five (5) foot rear alley loaded setback, a 0' or 5' side setback, and a minimum ten (10) foot front setback that shall apply for all underlying zone districts noted above.

C. Proposed Overlay Zoning District

The Overlay Zoning District is Planned Unit Development Overlay District PUD-ML.

D. Architectural Review Committee

An Architectural Review Committee (ARC) will be formed by the Master Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) to review all development proposals. The review process will assess site planning, architecture and landscape design to ensure a consistent approach to the community and compliance with the PUD First Amendment design standards and community Design Guidelines and CC&Rs. ARC master plan review and approval is required for each Master prior to issuance of a building permit.

E. Definitions (All terms defined in the City of Brighton Land Use and Development Code as of the PUD First Amendment approval date shall apply to the terms used herein unless otherwise defined below)

1. Lot Width: The horizontal distance between side lot lines as measured at the established front yard or rear yard setback line, whichever is less.
2. Home:
   a. Single Family Detached: A dwelling unit with no common walls with another unit and allocated on a fee simple lot.
   b. Single Family Attached: A dwelling unit with primarily ground floor access to the outside which shares at least one common wall without openings. Single Family Attached may accommodate paired homes with two (2) dwelling units as well as duplex and townhome configurations between three (3) and eight (8) attached dwelling units. All of the above units can be placed on a fee simple lot or built as a single structure surrounded by common open space.
   c. Paired Homes are two (2) units on separate fee simple lot and duplex units are two (2) units on a single lot, both of which contain zero side setback between units.
   d. Multi-Family: A dwelling unit stacked within a common structure with direct stair or elevator access. All Multi-Family units to be placed in a structure surrounded by common open space or a condominium format.
3. Planning Area Gross Boundary: Planning Area Gross Boundaries are determined by the PUD First Amendment. Planning Area Boundaries are shown to the edge of right of way of arterials, collectors and neighborhood connector streets. Density shall be computed based upon the Planning Area Gross Boundary, which includes local streets, landscape buffers and detention areas. Open space and pocket park areas are identified and excluded from Planning Area Gross Boundary and acreage. Planning Area boundary and acreages may vary slightly based on design refinement at the time of final plat and replat.
4. Fee Simple: Private ownership in real estate in which the owner has the right to control, use and transfer property as well within the ARC guidelines and City's Rules and Regulations.
5. Exterior Wall Materials: May be made of wood, composite material, cementitious siding, brick, natural and cultured stone, stucco, or finished concrete.
6. Enhanced Exterior Wall Materials: shall be considered brick, natural and cultured stone, stucco, or finished concrete.
7. Qualified Front Porch: A qualified front porch applies to Single Family Detached and Single Family Attached product only and means a covered space with a minimum of forty eight (48) square feet of floor area with a minimum depth of six (6) feet.
8. Carriage Unit: a Carriage Unit is a living space not exceeding 700 square feet and located on lot shown a detached garage on the same lot as the primary single family unit.
9. Accessory Building: is a non-living space not to exceed 700 square feet.
10. Design Elevations: shall be consistent with architectural style or modern interpretation of the architectural style. Design elevations may include but are not limited to: brackets, corbels, corbels, exposed roof beams, rafter tails, purlins, sculptural façade elements, gable end representation, gable vents, battered columns, widely over hanging eaves and rakes, transom and side light windows, wrapped porch, and enhanced window trim details.

III. GENERAL PUD STIPULATIONS AND DESIGN STANDARDS

A. Development Standards Notes

1. The design standards outlined within the PUD First Amendment shall supersede any existing or future approved Residential Design Standards and the Development Standards unless otherwise stated herein.
2. The land uses identified on the PUD First Amendment allow for flexibility to respond to market conditions while maintaining the character and integrity of the development plan. Planning Area sizes are subject to minor modifications during final plat and/or re-plat. Final Planning Area boundaries shall be determined at time of final plat and/or replat.
3. Brighton Lakes PUD First Amendment allows for Single Family Detached, Single Family Attached, Multi-Family and Mixed Use land uses.
4. The overall community has been divided into three Subareas. Subareas do not include Planning Areas and Tracts. The Subarea boundaries do not represent phasing of development. However, phasing will be permitted within any given Subarea or Planning Area. Planning Areas within each designated Subarea may be constructed in any order.
5. Planning Areas have a range of land uses and densities. Final product will be determined by market decisions at the time of each final plat. However, shall combined Planning Area units exceed the total allowable maximum of two thousand (2,000) units.
6. Provide at least three (3) housing types per Subarea with no single housing type making up more than seventy five (75%) percent of the total unit count per Subarea. Single family lot sizes with a difference of ten foot (10') width or greater shall be considered separate housing types. A cumulative tracking chart will be provided on each plat subdivision document, unit types per filing and unit type totals and percentages per Subarea.
7. Each Subarea will contain a variety of land uses and a maximum density for each Subarea. Individual Planning Area acreage (and corresponding dwelling units) may vary from the PUD subject to the maximum two thousand (2,000) units.
8. As each Subarea (or portion thereof) is platted, and total unit count within the Subarea is less than that allowed by the PUD, the difference shall be available for use in future Subareas subject to the maximum two thousand (2,000) units.
9. The Master Developer intends to rehabilitate the existing barn to embrace the agricultural heritage of Brighton and create a community gathering place or other public or privately owned uses.
10. Carriage Units are permitted to have a full bath, kitchen facilities and can be owned and rented out separate from the principal living unit. Carriage units shall not be included in the calculation of the total dwelling units per acre requirements. Each Carriage Unit shall utilize the water tap of the principal living unit and have one additional on-street parking space.
11. To encourage attainable housing solutions in the future, additional design items may be reviewed and approved by the Community Development Director at time of preliminary plat. Design items may include increased density, shared garages, narrowing of streets, cluster housing, narrowing driveways and lots, sharing driveways, etc.

B. As each Subarea (or portion thereof) is platted an Open Space Summary Chart shall be provided to the City. The chart shall include the following: Park or Open Space Tract, size, use, ownership and maintenance responsibility and percentage of common area irrigated turf.

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BRIGHTON LAKES

PUD - FIRST AMENDMENT

DEVELOPMENT STANDARDS

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BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

1. Permitted Land Use

P - Permitted C - Conditional T - Temporary

	MD	MA	MF	MU
All C-2 uses - Clubs				P
All R-2 uses	P	P	P	P
Live Work				P
Temporary Entertainment - food trucks, outdoor movies, live music, live entertainment, or similar	T	T	T	T
Education facilities				P

2. Oil and Gas

Oil and Gas Well and Production Facility Minimum Setbacks Shall Apply as Follows

1. Two hundred feet (200') from the closest point of a residential building unit except that the setback shall be one thousand feet (1000') for seven (7) years from PUD approval or until it meets approved by the City of Brighton and the COGCC have been violated from the Oil and Gas Well Production Facility, whichever occurs later
2. One thousand feet (1000') from a school site
3. Three hundred fifty feet (350') from a neighborhood or community park
4. Two hundred feet (200') from the closest point of any commercial building
5. One hundred fifty feet (150') from the closest point of any building that does not require a certificate of occupancy

3. Parking Requirements

1. Single Family Detached and Commercial Mixed Use development to follow parking standards per current City Code. Single Family Attached, Multi Family and Mixed Use that contain Single Family Attached and Multi Family uses within shall follow development standards outlined below.

2. All uses shall allow for up to 20% alternative reduction with unbundled parking (parking space is leased separately from unit), transit adjacency, or similar plan. Guest parking can be shared, allowable reductions for shared use if some portion of the resident spaces are also unreserved.

3. Garages, carports, guest hard-pad, on-street spaces count towards overall parking requirements.

4. Single Family Attached Development parking standards (including guest parking requirement)

Studio/Loft/Efficiency unit	1.90 spaces per unit
One Bedroom	1.90 spaces per unit
Two Bedroom	1.90 spaces per unit
Three Bedroom	2.00 spaces per unit
Four Bedroom	2.10 spaces per unit
Senior Housing	0.50 spaces per unit

5. Multi-Family Development parking standards (including guest parking requirement)

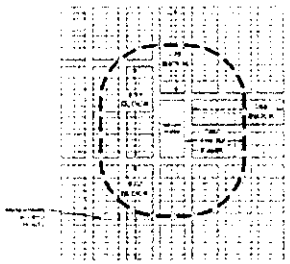
Mixed Housing Units (less than 450 SF)	0.50 spaces per unit
Studio and One Bedroom	1.00 spaces per unit
Two Bedroom	1.50 spaces per unit
Three Bedroom	1.75 spaces per unit
Four Bedroom	2.00 spaces per unit
Senior Housing	0.50 spaces per unit

4. Roadways

1. Road and other physical improvements illustrated on the PUD First Amendment are conceptual only and their exact alignment may be modified during Final Plat.
2. The 19th Ave Collector alignment shall use the eastern back of curb line on the property line adjacent to the Conservation Easement or property owned by others. No easement or wall shall be placed within the Conservation Easement to the east. The future 19th Ave access into the City owned trail head and parking lot to coordinate and align with Brighton Lakes street intersections.
3. 19th Avenue to align with R26A North of E. 144th Avenue. Future development South of E 144th Avenue shall be required to align to 19th Avenue.
4. Residential Alley Access shall satisfy the required public street access as long as a through or looping drive lane is provided or a dead alley with less than 150' in length.
5. Minimum alley width shall be sixteen (16) feet. See sections located in Section V.
6. Collector intersection spacing for Collector right of ways shall be a minimum of two hundred and sixty (260) feet centerline to centerline of intersection.
7. Detached walks shall be provided on all primary local streets except if approved during final plat.
8. The remaining roadway standards shall generally meet the City of Brighton Street Criteria.
9. Proposed Right of Way section for 19th Avenue, Mixed Use local streets and private alleys are provided for context only. See sections located in Section V.

5. Blocks and Lots

1. A variety of block lengths and orientation shall be provided to create varied interest.
2. The preferred block length for residential lots fronting on a local street shall be eight hundred feet (800'). The maximum block length for residential lots fronting a local street shall be one thousand feet (1000'). When blocks exceed eight hundred feet (800') in length and are within five hundred feet (500') of a community park, neighborhood park or school, a pedestrian access route shall be provided near the mid block location.



3. Double frontage lots are permitted adjacent to E. 144th Ave., E. 136th Ave., E. 148th Ave., Salve and Chambers Ave., and applies to all residential uses. See M.1 Development Standards Chart for building setback requirements to arterials. Double Frontage lots are discouraged but allowed on local and neighborhood courses for streets. No additional lot depth or width shall be required.
4. Double frontage lots along major and minor arterials, and collector streets shall have a landscape buffer adjacent to the right of way. No additional front, side or rear setback shall be required.

6. Phasing

The community will be completed in several phases. Development phasing will occur in a logical and cost effective manner based on market conditions and infrastructure extensions and may not be in "subarea or planning area sequence".

7. Water Conservation/Preservation Program

1. This section speaks to potential water conservation goals for Brighton Lakes.
2. Build upon the City of Brighton's goal to reduce water usage and potentially reduce water tap fees based on lower water demand.
3. Adequate water will be provided to parks and open space in either a potable or non potable system at the Master Developer's election.
4. The Master Developer or builder to provide proof of adequate raw water supply at time of Final Plat for each Planning area or phase of development. This phasing approach helps to make sure raw water supply does not outpace demand, allows water supply acquisitions to be made incrementally, limits the cost for providing services and infrastructure, and lessens credit burdens by allowing earlier phases of development to help pay for future project costs.
5. Work with the City of Brighton to create a manageable water conservation program with the overall goal to reduce water demand, water usage and water tap fees. Key Policies to minimize water consumption:
   a. Encourage creative water supply solutions, such as use and reuse, Gray water, etc.
   b. Encourage land use applications to address water supply standards.
   c. Limit the size and location of irrigated turf.
   d. Limit native, drought tolerant plant material for low water usage.
6. Water rights associated with Higgins Lake and Lots Reservoir retained by Master Developer may be utilized to irrigate Brighton Lakes parks and open space.
7. Future modification to the approved landscape plans for the common areas such as parks or open space to be reviewed by the Master Developer prior to review from the ARC and the City of Brighton's Parks and Recreation Department to ensure low water usage design intent remains.
8. Additional water dedication by HOA or Metro District would be required prior to landscape modifications that would increase water demand.

8. Parks and Open Space

1. Parks and Open Space to include active areas, passive areas, trails, amenities, perimeter buffer zones, drainage and detention.
2. The Parks acreage summary in Item 1 supports up to fifteen hundred (1,500) dwelling units and the Open Space summary supports seven hundred and six (1,406) dwelling units within the Brighton Lakes PUD First Amendment. A fee in lieu payment or additional land dedication will be provided to the City for additional Parks for units developed in excess of fifteen hundred (1,500) units and Open Space for units developed in excess of seven hundred and six (1,406) units.
3. Park and Open Space Requirements based on fifteen hundred (1,500) units.

Use	Requirement	Est. Parks & Open Space Required	PUD Estimates Provided
Neighborhood Parks	3 AC/1000 population @ 2.96 persons/household	13.3 ac	4 neighborhood parks (14.7 ac): • Tract A: 3.5 ac • Tract E: 3.5 ac • Tract H: 4.2 ac • Tract I: 3.5 ac
Community Park	3 AC/1000 population @ 2.96 persons/household	13.3 ac	1 community park (13.3 ac): • Tract D: 13.3 ac
Open Space	15% of gross acreage (via PUD MU) (3)	71.0 ac	Open Space (56.8 ac): • Tract B: 3.1 ac • Tract C: 4.4 ac • Tract J: 4.5 ac • Wagon Road Villagers & Higgins: 28.2 ac • Perimeter landscape buffer: 12.6 ac
Total		**97.6 ac (3)**	**85.1 ac (2)**

1. Estimated Parks acreage summary supports 1,500 dwelling units within the Brighton Lakes PUD First Amendment.
2. Final park dedication, open space requirement or fee in lieu will be based on the final population numbers as final plats are refined.
3. If and when the project exceeds 1406 units and the 15% gross/net open space is met the additional units will be required to provide open space at 35 ac/1000 persons/household payable as fee in lieu or land dedication.
4. Open Space requirement may be satisfied with either or a combination of on site or off site land dedication.
4. Neighborhood Parks three (3) acres and below shall be designed, constructed and maintained by the HOA, Developer, Builder, or Metro District.
5. Neighborhood Parks three (3) acres and above shall be designed and constructed by the Developer, Builder, or Metro District and dedicated to the City of Brighton for ownership and maintenance.
6. The Community Park is to be designed and constructed by the Master Developer, Builder, or Metro District and to be dedicated to the City of Brighton for ownership and maintenance.
7. Potential private community center, recreation facility or similar facilities shall be designed, constructed and maintained by HOA, Builder, or Metro District and be located on a private open space Tract.

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8. Detention pond area above the calculated ten (10) year flood event, utility corridors, landscape buffer zones, drainage channels and trail corridors shall count towards open space requirements.
9. Wagon Road, Higgins Lake and Magers Reservoir will be dedicated to the City of Brighton and credited towards open space requirements but will not be a part of the PUD First Amendment.
10. All open spaces not dedicated to the City shall be owned and maintained by the HOA or Metro District.
11. Adequate water will be provided to parks and open space in either a potable or non-potable system at the Master Developer's election.
12. All public Parks and Open Space dedications to the City shall occur at time of Final Plat. The dedications shall be on a community wide basis based on the PUD First Amendment and final dwelling unit count. Each Final Plat will not be required to stand alone to meet parks and open space land dedication requirements. The following trigger points will determine parks and open space allocation during project phasing:
    a. Subarea One Neighborhood Park shall be completed with seventy percent (70%) of the total maximum units permitted in Subarea One.
    b. The Community Park shall be completed with seventy percent (70%) of the combined maximum allowed units within initial two Subareas.
    c. Subarea Two Neighborhood Park shall be completed with seventy percent (70%) of the total maximum units allowed in Subarea Two.
    d. Subarea Three Neighborhood Park shall be completed with seventy percent (70%) of the total maximum units allowed in Subarea Three.
    e. Subarea Three School Park (Tract H) shall be completed with seventy percent (70%) of the maximum allowed units in Subarea Three and the construction of the school has been scheduled.

K. Fencing
1. A consistent fencing design is required throughout Brighton Lakes.
2. Final fencing design and fencing plan shall be provided at the time of Final Landscape Plan.
3. A forty-two (42) inch high wood, vinyl, composite or concrete open three (3) rail fence is required on lot lines backing to parks, landscape tracts and open space tracts and rear lot lines of double frontage lots unless otherwise specified by ARC. Welded wire mesh allowed for pet enclosure in accordance with community Covenants or Design Guidelines.
4. A six (6) foot solid privacy fence of wood, vinyl, composite or concrete is only permitted on Single Family Detached and Single Family Attached internal shared lot boundary lines and on side or rear lot boundaries on lots not adjacent to parks, open space or perimeter unless otherwise specified by ARC review.
5. Project perimeter fencing lengths over three hundred (300) feet must provide a break of at least thirty (30) feet in length. Breaks may include street rights-of-way, pedestrian connections, opaque screens such as hedge, or dense plantings areas.
6. Project perimeter fencing shall be setback a minimum of five (5) feet from the back of an attached or detached walk along project perimeter edge or right of way.
7. Front yard fencing may extend beyond the front plane of the residence and must be consistent with the Brighton Lakes fencing design in style, color and material. Front yard fencing is allowed when used across an entire product line, lot size, or block face to ensure a consistent street scene.
8. Fencing height must meet City Sight Triangle requirements.

L. Signage
1. Entry monumentation shall have a common design theme and may incorporate the project name and/or logo. Signage design to be provided at time of Final Landscape Plan.
2. Enhanced landscape plantings will be incorporated at each monumentation sign to announce arrival into the neighborhood.
3. All signage shall comply with the City of Brighton Sign Code except as noted herein.
4. Maximum signage area by face shall not exceed sixty (60) square feet nor shall it exceed fifteen (15) feet in height for primary and secondary monumentation signage. If primary signage is placed on a structure or wall no maximum square footage or height will be required.
5. There shall be no maximum spacing between monumentation signage.
6. Neighborhood Monumentation Types:
    a. One (1) primary monumentation sign shall be placed along E. 144th Ave. at the main entrance. Final location to be determined at Final Plat.
    b. One (1) secondary monumentation sign may be located along E. 136th Ave. and Sable Blvd. Final locations to be determined at Final Plat.
    c. Tertiary monumentation signs such as pilasters or columns may be included at other key intersections and internal planning areas to be determined at Final Plat.
7. Temporary signs to follow City Code or to be included in Design Guidelines.
8. A joint signage program will be utilized for multiple builders to accommodate temporary perimeter and directional signs.

M. Architectural Character

A variety of architectural styles which may include farmhouse, craftsman, prairie, four square, and other styles approved by the ARC including modern interpretations of each, are encouraged to blend with the City of Brighton's Architectural Heritage.

N. Lighting for Public Space
1. On-street lighting to be provided by Utility provider(s) for all Public Right of Ways.
2. The use of light fixtures with IDA's (International Dark Sky Association) Fixture Seal of Approval shall be encouraged.
3. All site lighting should be fully shielded to eliminate glare (full cut off).
4. All residential alley access product types shall require low level wall mounted lighting fixtures near garage door.
5. Primary pedestrian circulation routes through commercial plazas or residential green courts shall be illuminated with low level fixtures to provide safe passage of pedestrians.
6. Mixed Use areas to follow Lighting Section 17.50.190 within City Code.

IV. LAND USE DEVELOPMENT STANDARDS

A. Single Family Detached (SFD) Development Standards
1. Intent: Single Family Detached (SFD) is intended to accommodate a variety of single family detached homes.
2. Gross Density: Three (3) to ten (10) dwelling units per acre.
3. Use by Right
    a. Allowed Uses: Permitted Land Use Chart under section III C General PUD Stipulations and Design Standards.
    b. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within any Subarea or Planning Area where the agricultural activity is occurring.
    c. Dimensional Standards: See Development Standards Chart Section IV.1.
4. Single Family Detached Residential Standards
    a. Site Design
        i. Create a variety of block lengths and orientations to ensure interest along street scene.
        ii. Incorporate a variety of product orientations with homes facing public right of way, green courts, or auto courts. No minimum lot frontage on to a Public Right of Way shall be required.
    b. Diversity of Housing

    See DIVERSITY OF HOUSING CHART to the right.
        i. Provide a minimum of three (3) models with a minimum of three (3) elevation styles per single family detached product.
        ii. Single family models with 2,400 square feet or greater (excluding basements and garage area) shall be required to provide six (6) of the outlined point from each elevation. Each model's elevations may not have more than four (4) of the six (6) same points. Two (2) points shall be provided from each of the Roof Shape and Exterior Material categories for a total of four (4) points.
        iii. Single family models less than 2,400 square feet (excluding basements and garage area) shall be required to provide five (5) of the outlined points on each elevation. Each model's elevations may not have more than three (3) of the five (5) same points. Three (3) of the five (5) points shall be provided from Roof Shape and Exterior Material categories.
        iv. Repeating models with different elevations shall be allowed on every other lot and diagonally across the street. Different elevations shall incorporate the required point system based on square footage.
        v. All front door entries to be covered a minimum of three (3) feet.
        vi. Elevations without a porch or a porch that is less than thirty (30) feet in size must gain another point from another category.
        vii. Rear facades must contain at least a one (1) foot recess or projection; a two (2) foot recess or projection is preferred.
        viii. Single Family Detached homes may be allowed to have zero per cent (0%) enhanced exterior wall material to encourage a rural or farmhouse character.
        ix. When enhanced exterior wall material is utilized, the material shall wrap around front elevation inside corners and return a minimum of two (2) feet at outside corners.
        x. Decorative adornments shall be consistent with architectural style or modern interpretation of architectural style. See definitions.
        xi. Where asphalt shingles are used, three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
        xii. Alternative loaded garages are encouraged but not required.
        xiii. There shall be no maximum garage door coverage for the front loaded Single Family Detached homes.
        xiv. Bay or box window cantilevers may not exceed more than 50% of each elevation.
        xv. At least one window on each elevation must be provided.
        xvi. The DIVERSITY OF HOUSING CHART is a living document and as architecture trends change over time, builders may submit design elements not listed on the Chart and the City will give consideration to approving the credit.

DIVERSITY OF HOUSING CHART

MODEL 1

ELEVATION A | ELEVATION B | ELEVATION C

ROOF SHAPE	PORCH LOCATION	GARAGE	EXTERIOR MATERIAL	LANDSCAPE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]		[illegible]	[illegible]	
			[illegible]	

BRIGHTON LAKES

PUD - FIRST AMENDMENT

DEVELOPMENT STANDARDS

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A. Single Family Attached (SFA) Development Standards

1. Intent: Single Family Attached (SFA) is intended to accommodate a variety of attached housing options between two (2) and eight (8) units per building including paired, clustered and townhomes.
2. Gross Density: One (1) to twelve (12) dwelling units per acre
3. Use by Right
   a. Allowed Uses: Permitted Land Use Chart under section II.C. General PUD Stipulations and Design Standards
   b. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring
4. Dimensional Standards: See Development Standards Chart Section IV.E
5. Single Family Attached Residential Standards
   a. Site Design
      - Create a variety of block lengths and orientations to ensure interest along street scape
      - Incorporate a variety of product line designs with homes facing public right of way, green courts or pocket courts. No minimum lot frontage on to a Public Road shall be required
   b. Diversity of Housing
      - Provide two (2) distinct, different floor plan models with one (1) elevation
      - Identical Single Family Attached home models (ranch and two story) allowed on every lot and directly across the street. No restrictions on proximity to one or two story floorplans in relation to each other
      - iv. Single Family Attached homes may be allowed to have zero percent (0%) enhanced exterior wall material to encourage a rural or farmhouse character. Enhanced exterior wall material is encouraged but not required
      - v. When enhanced exterior wall material is proposed, the material shall wrap around front elevation include corners and return a minimum of two (2) feet at outside corners
      - vi. Covered front porches for Single Family Attached homes are encouraged but not required
      - vii. Where asphalt shingles are used, three (3) distinct roof colors are required to be dispersed throughout the neighborhood
      - viii. Each Single Family Attached unit are not required to be articulated to designate each individual unit. However, unit designations shall be provided as follows:
        - Two (2) to Four (4) units: No articulation or change in the front plane required
        - Five (5) to Eight (8) units: One change in front plane of at least two (2) feet
        - Differentiation in the units may be provided through cohesive variations in the front building elevation, width of units or tenant division on the front building facade
      - ix. Additional staggered setbacks or articulations are encouraged but not required
   c. Garage Design Standards
      - i. Alternative loaded garages are encouraged but not required
      - ii. At least twenty five percent (25%) of all street facing garages shall be recessed a minimum of four (4) feet behind the front facade of the structure or porch
      - iii. Garages shall not be forward of the front facade of the primary structure by more than four (4) feet. Rear loaded and auto court garages are exempt from this requirement
      - iv. There shall be no maximum garage door coverage for the front loaded Single Family Attached homes
      - v. Twenty percent (20%) of front loaded Single Family Attached homes shall provide an enhanced garage door with windows or adornments complementary to the architectural style of the home

6. Multi Family (MF) Development Standards
   1. Intent: Multi Family residential is intended to accommodate stacked multi family dwelling units within a single building
   2. Use by Right
      a. Allowed Uses: Permitted Land Use Chart under section II.C. General PUD Stipulations and Design Standards
      b. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring
   3. Dimensional Standards: See Development Standards Chart Section IV.E
   4. Multi Family Residential Standards
      a. Site Design
         - Private open space shall be provided with no minimum requirement. Any common open space provided within Multi Family areas may be counted toward the overall community open space requirement
         - i. A Multi Family neighborhood with two hundred (200) units or less shall provide two (2) of the following recreation amenities. Neighborhoods with between two hundred and one (201) units and three hundred (300) units shall provide three (3) of the following recreation amenities. Neighborhoods above three hundred (300) units shall provide four (4) amenities.
           - Clubhouse with pool. Satisfies all recreational amenity requirements, no additional uses required
           - Playground with equipment (minimum five hundred (500) square feet)
           - Sport court (full or half court)
           - Picnic area with two (2) tables and grills
           - Picnic area with two (2) tables and a barbeque
           - One recreational use such as volleyball, pickleball, horse shoes, bocce ball, dog park or similar
           - Passive seating area
           - Gazebo or other shade structure
           - Community garden
           - Pet waste station
         - ii. Primary pedestrian entries shall face a public street, private drive or common open space corridor. Private drive include parking
         - iii. Multi Family neighborhoods shall have private access lanes and private parking lots with access points along public right of ways
         - iv. Off street parking shall be setback a minimum of twelve (12) feet from overall perimeter property lines
      b. Diversity of Housing
         - One (1) elevation design is allowed, variation between buildings to occur with materials and color change
         - i. A Multi Family building is required to articulate building entry areas, and is not required to include articulation of each unit
         - ii. Multi Family Building shall have no maximum length requirement and no maximum units per building
         - iii. All Multi Family elevations shall include at least three (3) of the following design items:
           - Projections and recesses
           - Window patterns
           - Change in parapet height
           - Balconies
           - Twenty five percent (25%) varied roof lines
           - Roof dormers with windows
           - Three (3) material types
           - Four (4) Sided elevation design
         - iv. Each Multi Family building elevation (not unit) facing the external project perimeter shall be clad in a minimum of thirty five percent (35%) enhanced exterior wall material and Multi Family buildings facing internal setbacks shall be clad in a minimum of twenty five percent (25%) exterior enhanced wall material or other material approved by the ARC
         - v. All Multi Family roof forms shall have at least three (3) distinct roof ridge lines
         - vi. Roof material shall be either high profile composition shingles, dimensional asphalt or concrete shingles, or seamed architectural metal
      c. Parking
         - i. Multi Family Parking lots should be located within walking distance of each building a construction
         - ii. Attached garages or detached garages are encouraged for Multi Family buildings
         - iii. Detached garage structures limited to eight (8) single sided or eight (8) back to back for a total of sixteen (16) per building
         - iv. Detached garages shall be cohesive with the architectural style of the main buildings
         - v. Pedestrian circulation shall connect from garages and parking lots to building access points

7. Mixed Use (MU)
   - Intent: Mixed Use is intended to create a pedestrian oriented environment with commercial goods and commercial services while providing a variety of housing opportunities include Single Family Detached, Single Family Attached and Multi Family units
   2. Gross Density: Three (3) to twelve (12) dwelling units per acre
   3. Use by Right
      a. Allowed Uses: Permitted Land Use Chart see Section II.C. General PUD Stipulations and Design Standards
      b. Agricultural Uses: Crop production and grazing are permitted until the commencement of construction within the Planning Area where the Agricultural activity is occurring
   4. Dimensional Standards: see Development Standards Chart Section IV.E
   5. Mixed Use Development Standards
      a. Mixed Use Planning Areas to follow the Mixed Use Design Standards Article 37-50 except for items below
      b. Site Design
         - No additional open space shall be required for all Mixed Use planning areas, to include Residential or Commercial uses. Any common open space provided within Multi Family areas may be counted toward the overall community open space requirement
         - i. Block face shall be a maximum of eight hundred (800) feet
         - ii. Linear commercial development patterns are discouraged, not prohibited
         - iii. Mid block pedestrian pass through or on site recreational amenity shall not be required due to the small size of the Mixed Use Planning Areas
         - iv. Primary entry to commercial uses may face primary parking, private drive or public street
         - v. Primary residential pedestrian entries may face a private drive, common open space corridor or green court
         - vi. Mixed Use Local Street Section: see Section V.B shall be utilized
         - vii. Mixed Use areas shall have private access lanes and private parking lots with access from public right of ways
         - viii. Off street parking shall be setback a minimum of twelve (12) feet from overall perimeter property lines
         - ix. Commercial and residential architecture is encouraged to greet the street and/or intersection with zero foot build to line except as necessary to allow for outdoor seating and service areas, landscaping or similar pedestrian amenities
         - x. Each Commercial Mixed Use building shall have no minimum for exterior enhanced wall material requirement
         - xi. No maximum or minimum percentage of a single use type within all Mixed Use planning areas shall be required
      c. Diversity of Architecture
         - i. Commercial buildings to create visual interest and be compatible with the overall community architectural style
         - ii. All facades facing public right of way shall have complementary architectural style materials and details as the primary elevation. Secondary elevations may differ from primary elevations
         - iii. Single Family Detached, Single Family Attached and Multi Family homes to follow architecture diversity as stated above
      d. Parking and Garage Placement
         - i. On street parking within five hundred (500) feet of a subject use shall be used to help cover up to twenty five percent (25%) of the minimum off street parking requirements
         - ii. Shared parking is encouraged and shall follow the Mixed Use Section 37-50-150 (3) and (4) of City Code

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT
DEVELOPMENT STANDARDS

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

E. DEVELOPMENT STANDARDS CHART

USE	MINIMUM LOT SIZE	MINIMUM LOT FRONTAGE (See Note 2)	MAXIMUM LOT COVERAGE (See Note 3)	MAXIMUM BUILDING HEIGHT (See Note 1)	BUILDING SETBACK TO PERIMETER ARTERIAL (See Note 11, 13)	FRONT YARD SETBACK TO PORCH, STRUCTURE ON PUBLIC ROW (See Notes 4, 13, 15)	FRONT YARD SETBACK TO PORCH OR STRUCTURE ON OPEN SPACE (See Notes 4, 11)	FRONT YARD SETBACK TO GARAGE FACE (See Notes 4, 8, 11)	SIDE YARD SETBACK (See Note 4, 11, 26)	REAR YARD SETBACK (See Notes 6, 8, 11)	REAR YARD SETBACK TO GARAGE DOOR FACE FOR ALLEY LOADED GARAGES (See Notes 5, 6, 11)	DETACHED ACCESSORY BUILDING SETBACKS (See Notes 7, 9, 11, 14)	MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT (See Note 14)	MAXIMUM DETACHED ACCESSORY BUILDING SQ.FT PER STORY
Single Family Detached Residential														
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NA	[illegible]	[illegible]	[illegible]	NA	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	NA		NA	[illegible]			[illegible]
Single Family Attached Residential														
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	NA	[illegible]	[illegible]	[illegible]	NA	[illegible]		
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	NA	[illegible]	NA	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	NA	[illegible]		[illegible]	NA			
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	NA		NA	[illegible]			
Multi Family Residential														
[illegible]	NA	NA	NA	[illegible]	[illegible]	[illegible]	[illegible]	NA	[illegible]	NA	[illegible]	[illegible]	[illegible]	NA (See Note 14)
Mixed Use														
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		NA	[illegible]	NA	[illegible]			
[illegible]						[illegible]	[illegible]							
[illegible]					[illegible]	[illegible]	[illegible]					[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	NA	[illegible]	[illegible]	NA			

Notes

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]
23. [illegible]
24. [illegible]
25. [illegible]
26. [illegible]

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT
DEVELOPMENT STANDARDS

8 of 15

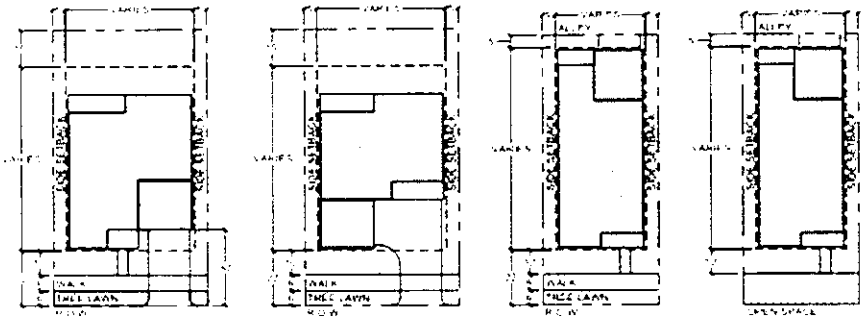
BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SINGLE FAMILY DETACHED- PROTOTYPICAL LOT DIAGRAM (N.T.S.)

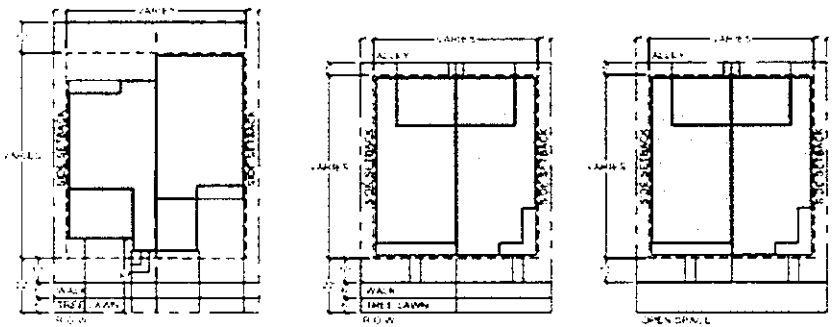
Refer to Development Standards Chart - Section IV. E



Front Garage on ROW Detached Walk | Side Garage on ROW Detached Walk | Alley Garage Detached Walk | Alley Garage with Open Space

SINGLE FAMILY ATTACHED PAIRED HOMES- PROTOTYPICAL LOT DIAGRAM (N.T.S.)

Refer to Development Standards Chart - Section IV. E



Front Garage on ROW Detached Walk | Alley Garage Detached Walk | Alley Garage with Open Space

Notes

1. [illegible]
2. [illegible]

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

DEVELOPMENT STANDARDS

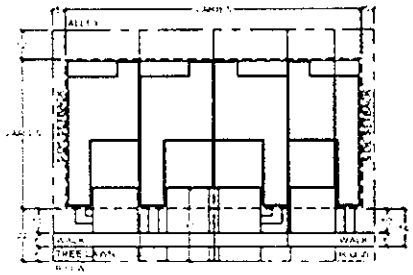
BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

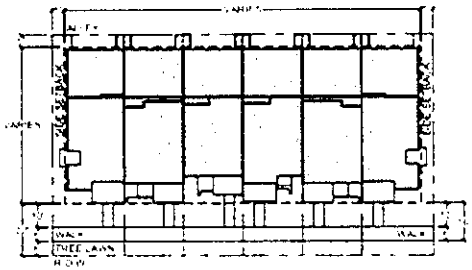
SINGLE FAMILY ATTACHED- TOWN HOMES- PROTOTYPICAL LOT DIAGRAM (N.T.S.)

Refer to Development Standards Chart - Section IV E



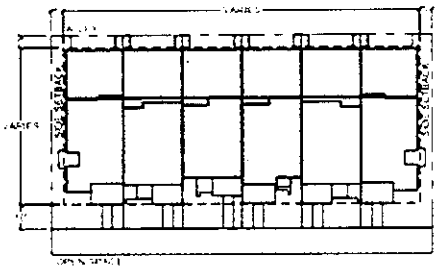
Detached Walk

Town Home Front Garage on ROW



Detached Walk

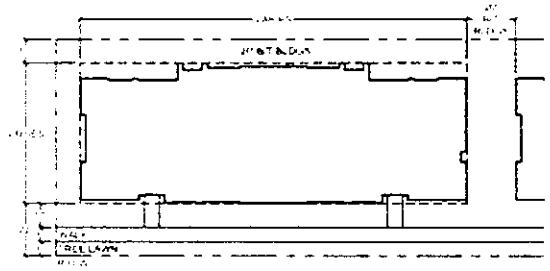
Town Home Alley Garage



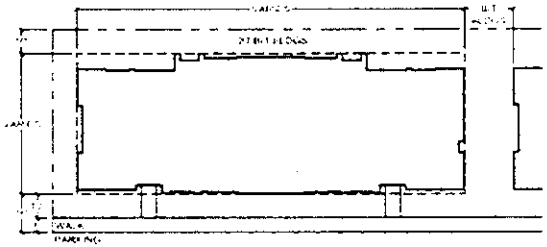
Town Home with Alley Garage and Open Space

MULTI FAMILY APARTMENT- PROTOTYPICAL LOT DIAGRAM (N T S)

Refer to Development Standards Chart - Section IV E



Apartment Fronting Perimeter and/or Public ROW



Apartment Fronting Private Parking

Notes

1. [illegible]
2. [illegible]

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

DEVELOPMENT STANDARDS

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

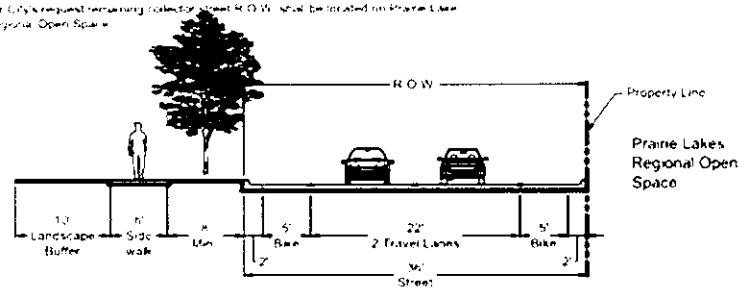
V PROPOSED STREET SECTIONS

NOTES:

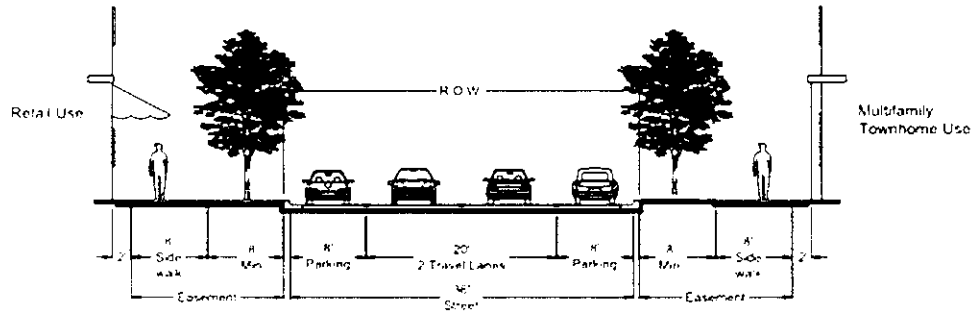
1. Public Right of Way established at top of curb
2. Optional bike lanes or sharrows may be reviewed at time of plat submittal based on proposed uses within mixed use planning areas and a potential collector street status

a. 19th Avenue (Collector) (N.T.S.)

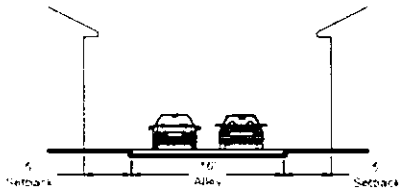
Per City's request remaining collector street R.O.W. shall be located on Prairie Lake Regional Open Space



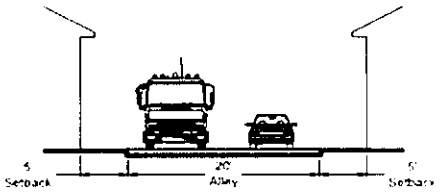
b. Mixed-Use (Local) (N.T.S.)



c. Alley without Fire Lane (N.T.S.)



Alley with Fire Lane (N.T.S.)



Redland

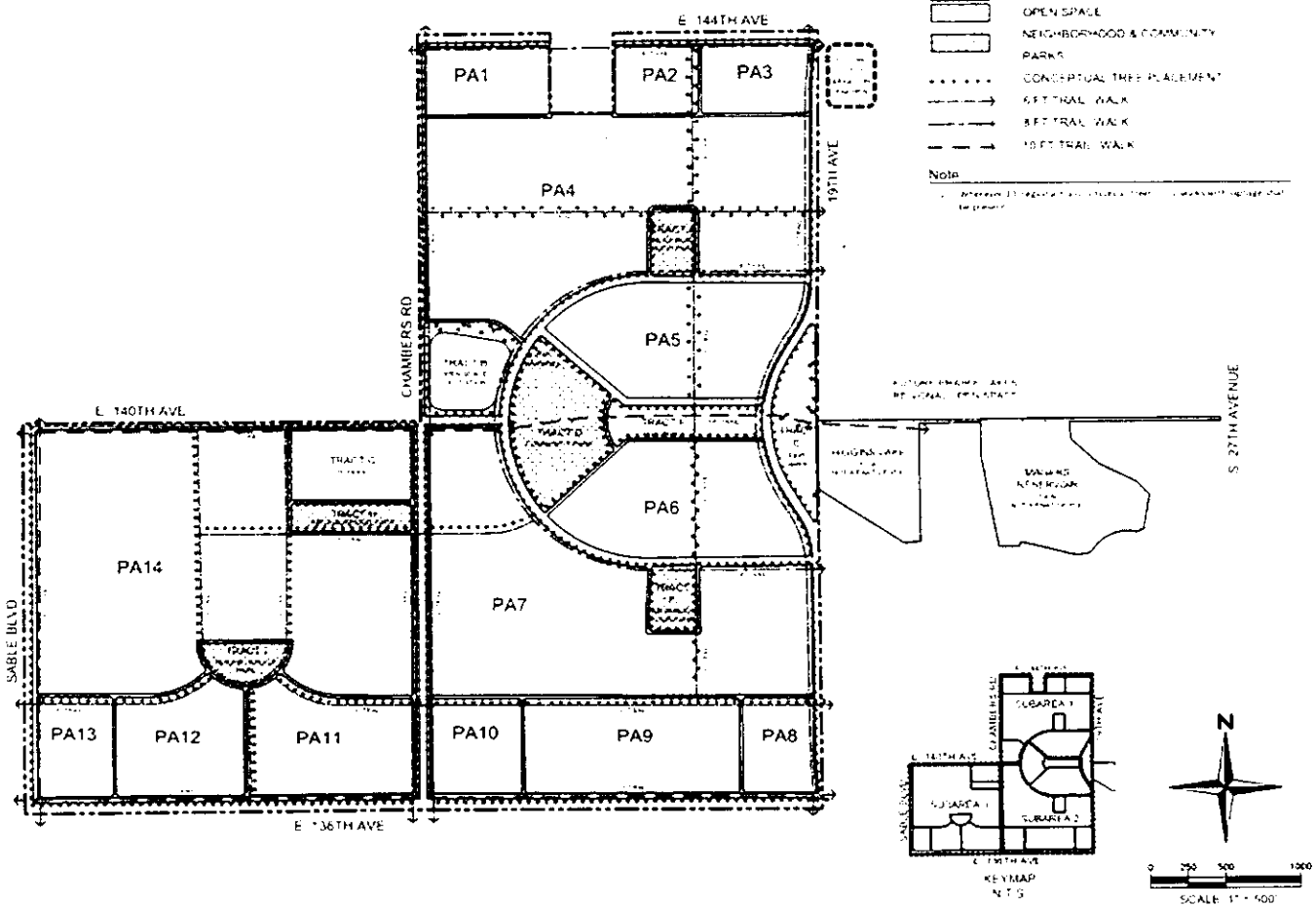
BRIGHTON LAKES

PUD - FIRST AMENDMENT
DEVELOPMENT STANDARDS

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

CONCEPTUAL LANDSCAPE PLAN

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

LANDSCAPE NOTES

All common area landscaping shall focus on xeriscaping and grouped by hydrozones for efficient watering. Drought tolerant plant species that are native to the region or otherwise suitable to the climate shall be used. The irrigation system shall be designed to be water wise and integrate technology to limit water waste. The tree lawns along public streets are intended to use low water requiring turf and drought tolerant trees. High visibility areas at key locations shall utilize moderate water usage plantings to highlight neighborhood entries and key intersections.

A. General Notes

1. Final Landscape and Irrigation Plans shall be submitted with the appropriate development submittal for Parks and Recreation Department review. Multi-family and commercial landscape plans shall be submitted with Site Development Plan. Common area landscapes shall be submitted at time of Final Plat. Single family attached and detached landscape plans shall be submitted for each phase by the builder as part of their master plan review at time of Final Plat.

B. Parks and Open Space

1. City parks and Tract C to be dedicated at the time of each Final Plat.
2. Both community and residential landscaping to be phased with adjacent development.
3. Neighborhood and Community Park program amenities to follow City of Brighton's Parks and Recreation Master Plan.

C. Perimeter Landscape Buffers

1. Landscape buffers along Arterial and Collector roadways shall provide an undulating edge condition and landscape treatments. Perimeter buffers are to include drainage channels and all utility easements and shall count toward overall open space requirement.
2. Major and Minor Arterials: Thirty (30) foot landscape buffer located on the adjacent side to Brighton Lakes property to include berming, fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and five (5) landscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces. Traditional high water use turf grass shall be a maximum of twenty five percent (25%) of any required landscape buffer area.
3. Collector: Twenty (20) foot landscape buffer located on the adjacent side to the Brighton Lakes property to include berming, fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and four (4) landscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces. Traditional high water use turf grass shall be a maximum of twenty five percent (25%) of any required landscape buffer area.
4. 152nd Street Collector: Ten (10) foot landscape buffer located on the adjacent side to the Brighton Lakes property to include fencing, drainage channel, landscape plantings and utility easements not included in ROW, with a minimum of one (1) tree and three (3) landscape shrubs for every one thousand (1,000) square feet of buffer area. Limit turf to useful and high visibility spaces. Traditional high water use turf grasses shall be a maximum of twenty five percent (25%) of any required landscape buffer area.

D. LANDSCAPE STANDARDS PER LAND USE

A. The builder(s) of Single Family Attached, Townhome, Multi-Family and Mixed Use to provide landscape plantings for all planting areas and to be maintained by the HOA/District or property management group. If homes are placed on a fee simple lot, then individual home owners are responsible for landscape installation and maintenance.

B. Builder(s) to provide street trees along local and neighborhood connector streets for Single Family Detached and Single Family Attached. Future home owner(s) to maintain tree lawn and street trees upon expiration of builder warranty period.

C. Individual home owners may not alter the flow or grading and drainage or interfere with utility easements, unless approved and permitted by the City.

D. Plant substitutions for all land uses: One (1) ornamental grass in a five gallon container or three (3) ornamental grasses in a one gallon container may be substituted for one (1) five gallon shrub. Ten (10) shrubs five gallon may be substituted for one (1) tree.

E. Planting requirements

1. Street trees along public rights-of-way: One (1) tree per 40 linear feet average. Tree locations to vary based on utility services and driveway locations. Ground cover within tree lawns is encouraged to be drought tolerant turf grass; ground cover is permitted to consist completely of traditional high water use turf grass. Rock mulch, wood mulch or other non-living material may be allowed within the tree lawns when shrub or perennial planting beds are proposed.
2. At maturity, at least seventy five percent (75%) of the landscape areas shall have a ground cover of living plant material. Deciduous tree canopies shall not be included in the calculation. Inorganic mulch (decorative rock, river rock, pea gravel, crusher fines, rubber, etc.) may not exceed fifty percent (50%) of ground cover. There shall be no limit regarding landscape coverage using organic mulch (wood mulch).
3. Refer to Development Design Guidelines for landscape requirements pertaining to Single Family Detached, Single Family Attached, Multi-Family uses.
4. Mixed Use Planning Areas
   a. Single Family Detached, Single Family Attached and Multi-Family to follow landscape requirements outlined in Development Design Guidelines.
   b. Commercial Planting Requirements
      - Parking Lot Interior: One (1) tree and twelve (12) landscape shrubs per thirty (30) feet of landscape median. Ten (10) foot minimum median width without walk and eighteen (18) foot minimum median width with walk. Traditional turf grasses are prohibited for use in interior parking lot landscaping.
      - Perimeter Edges: One (1) tree and ten (10) landscape shrubs per fifteen hundred (1,500) square feet of lot area not covered by building, walks or parking lot.

PROPOSED PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER REQUIREMENT
DECIDUOUS TREES			
CO	Celtis occidentalis	WESTERN HACKBERRY	LOW WATER ZONE
CS	Catalpa speciosa	WESTERN CATALPA	LOW WATER ZONE
GT	Gleditsia triacanthos inermis	THORNLESS COMMON HONEYLOCUST	LOW WATER ZONE
KP	Koelreuteria paniculata	GOLDEN RAINTREE	LOW WATER ZONE
QA	Quercus alba x robur	CRIMSON SPIRE OAK	LOW WATER ZONE
QM	Quercus muehlenbergii	CHINKAPIN OAK	LOW WATER ZONE
TA	Tilia americana	AMERICAN LINDEN	LOW WATER ZONE
ORNAMENTAL TREES			
AT	Acer tataricum	HOT WINGS TATARIAN MAPLE	LOW WATER ZONE
CV	Crataegus viridis 'Winter King'	WINTER KING WASHINGTON HAWTHORN	LOW WATER ZONE
FN	Forestiera neomexicana [illegible]	NEW MEXICO PRIVET	LOW WATER ZONE
SR	Syringa reticulata	JAPANESE TREE LILAC	MODERATE WATER ZONE
EVERGREEN TREES			
PE	Pinus edulis	PINON PINE	LOW WATER ZONE
PG	Picea glauca 'Pendula'	WEEPING WHITE SPRUCE	LOW WATER ZONE
PN	Pinus nigra	AUSTRIAN PINE	LOW WATER ZONE
PP	Pinus ponderosa	PONDEROSA PINE	LOW WATER ZONE
DECIDUOUS SHRUBS			
BA	Buddleja alternifolia 'Argentea'	ALTERNATE LEAF BUTTERFLY BUSH	LOW WATER ZONE
BD	Buddleja davidii [illegible]	[illegible] BUTTERFLY BUSH	MODERATE WATER ZONE
CDK	Caryopteris x clandonensis 'Dark Knight'	DARK KNIGHT BLUE MIST SPIREA	LOW WATER ZONE
FP	Fallugia paradoxa	APACHE PLUME	LOW WATER ZONE
PB	Prunus besseyi 'Pawnee Buttes'	PAWNEE BUTTES SAND CHERRY	LOW WATER ZONE
RA	Rhus aromatica	[illegible] SUMAC	LOW WATER ZONE
RAG	Ribes alpinum 'Green Mound'	GREEN MOUND CURRANT	LOW WATER ZONE
[illegible]	Ribes sanguineum 'King Edward VII'	RED FLOWERING CURRANT	LOW WATER ZONE
[illegible]	[illegible]	[illegible]	LOW WATER ZONE
[illegible]	[illegible]	[illegible]	LOW WATER ZONE
[illegible]	Spiraea japonica [illegible]	[illegible] JAPANESE SPIREA	MODERATE WATER ZONE
EVERGREEN SHRUBS			
[illegible]	Arctostaphylos x coloradensis	PANCHITO MANZANITA	LOW WATER ZONE
[illegible]	Euonymus fortunei 'Coloratus'	WINTERCREEPER	LOW WATER ZONE
HP	Hesperaloe parviflora	RED YUCCA	LOW WATER ZONE
JAC	Juniperus horizontalis 'Alpine Carpet'	ALPINE CARPET JUNIPER	LOW WATER ZONE
[illegible]	[illegible]	[illegible] DWARF GERMAN SPRUCE	MODERATE WATER ZONE
[illegible]	Pinus mugo [illegible]	[illegible] DWARF MUGHO PINE	LOW WATER ZONE
[illegible]	Pinus mugo [illegible]	[illegible] MUGHO PINE	MODERATE WATER ZONE
ORNAMENTAL GRASSES			
AG	Andropogon gerardii	WINDWALKER BIG BLUESTEM	LOW WATER ZONE
BG	Bouteloua gracilis 'Blonde Ambition'	BLONDE AMBITION BLUE GRAMA GRASS	LOW WATER ZONE
HS	Helictotrichon sempervirens	BLUE AVENA GRASS	LOW WATER ZONE
[illegible]	[illegible]	[illegible] GRASS	LOW WATER ZONE
[illegible]	Pennisetum orientale 'Karley Rose'	[illegible] FOUNTAIN GRASS	LOW WATER ZONE
PERENNIALS			
AR	Agastache rupestris	SUNSET HYSSOP	LOW WATER ZONE
CS	Calylophus serrulatus 'Prairie Lode'	PRAIRIE LODE SUNDROPS	LOW WATER ZONE
CR	Centranthus ruber 'Coccineus'	RED VALERIAN	LOW WATER ZONE
[illegible]	Epilobium canum garrettii 'Orange Carpet'	ORANGE CARPET [illegible]	LOW WATER ZONE
HRD	Hemerocallis 'Happy Returns'	HAPPY RETURNS DWARF DAYLILY	LOW WATER ZONE
[illegible]	[illegible]	[illegible] TORCH LILY	LOW WATER ZONE
NF	Nepeta x faassenii 'Walker's Low'	WALKERS LOW CATMINT	LOW WATER ZONE
OA	Osteospermum 'Avalanche'	AVALANCHE WHITE SUN DAISY	LOW WATER ZONE
SS	Sedum sp.	STONECROP	LOW WATER ZONE
RF	Rudbeckia fulgida	BLACK EYED SUSAN	LOW WATER ZONE
PERENNIAL GROUNDCOVERS/BULBS			
IP	Iris pumila	DWARF IRIS	LOW WATER ZONE
VB	Verbena bipinnatifida	VALLEY LAVENDER PLAINS VERBENA	LOW WATER ZONE

Note:
Agricultural character shall be reinforced with the use of fruit trees, shrubs, vegetable and herb plants. [illegible] to be included in final plat.

Redland

BRIGHTON LAKES

PUD - FIRST AMENDMENT

LANDSCAPE NOTES

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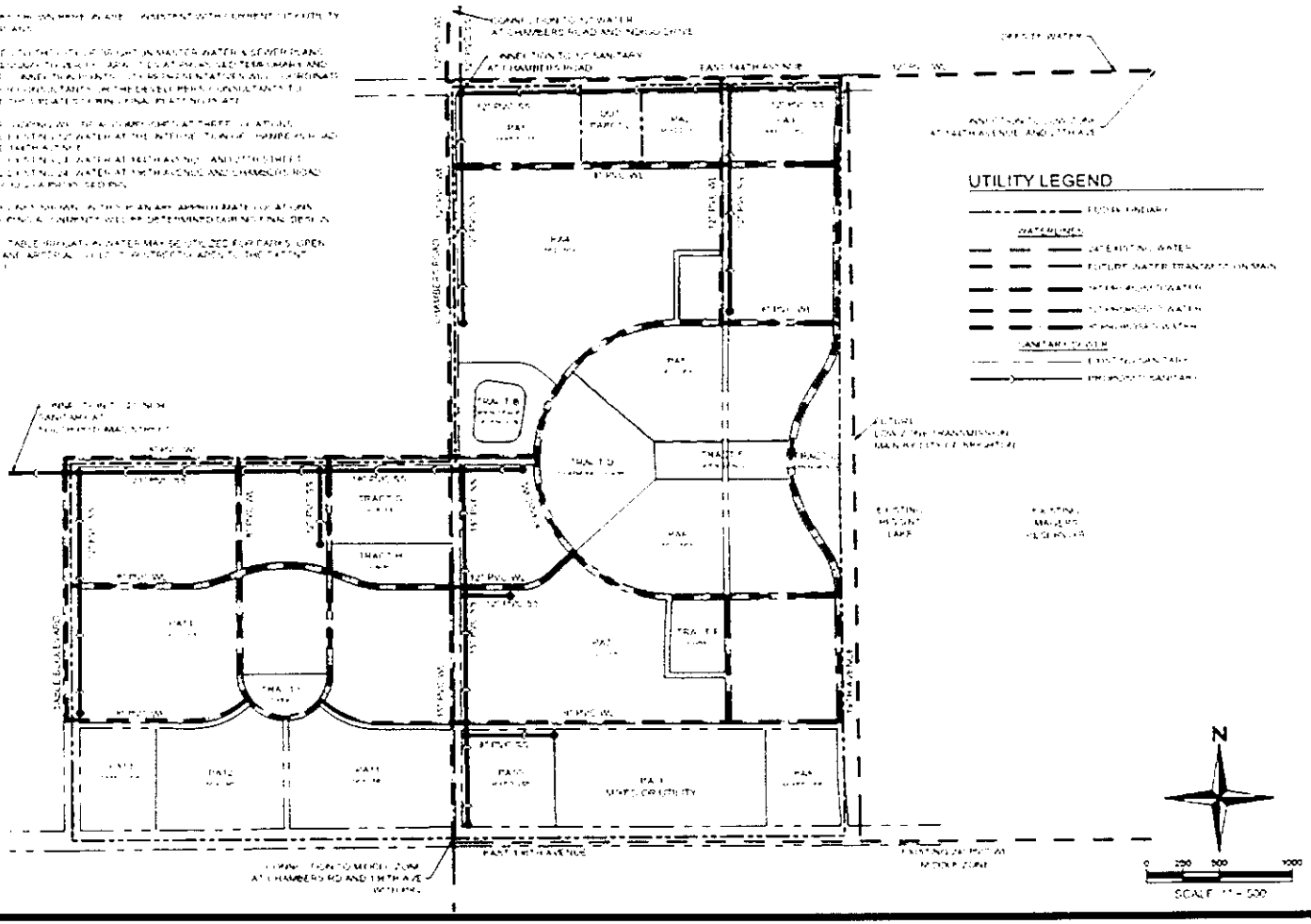
BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Redland

BRIGHTON LAKES

FINAL PUD AMENDMENT

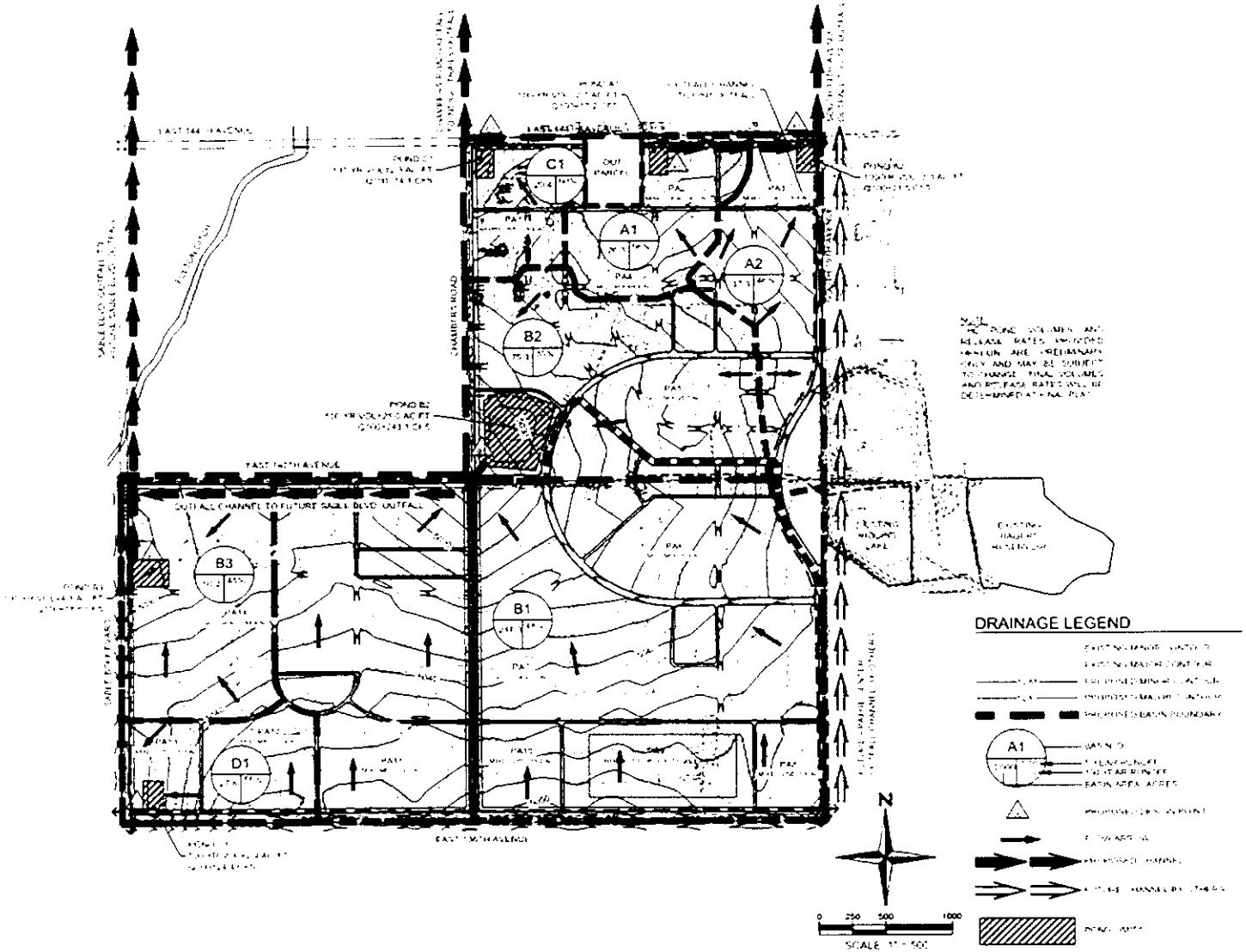
CONCEPTUAL UTILITY PLAN

14 of 15

BRIGHTON LAKES

PUD - FIRST AMENDMENT (TO BE KNOWN AS FARMLORE)

PART OF THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



Redland

BRIGHTON LAKES

FINAL PUD AMENDMENT

CONCEPTUAL DRAINAGE AND GRADING PLAN

SHEET 15 of 15