

MAJOR SUBDIVISION PLAN OF
BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT

TRACT D, BRIGHTON CROSSING FILING NO. 1,
BEING A PART OF SECTION 2, T 1 S, R 66 W OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

TRACT D, BRIGHTON CROSSING FILING NO. 1 RECORDED UNDER RECEPTION NO.
C902984 IN THE OFFICIAL RECORDS OF THE ADAMS COUNTY CLERK AND
RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY
OF ADAMS, STATE OF COLORADO.

CITY COUNCIL ACCEPTANCE:

THIS IS TO CERTIFY THAT PUBLIC IMPROVEMENTS WERE ACCEPTED BY THE CITY
COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE DAY OF
, 20

MAYOR: GREGORY MILLS CITY CLERK: NATALIE HOEL

PLANNING COMMISSION APPROVAL:

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS APPROVED BY THE PLANNING
COMMISSION OF THE CITY OF BRIGHTON, COLORADO ON THE DAY OF
, 20

OWNER:

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: NAME AS TITLE

STATE OF )
) SS
COUNTY OF )

THE FOREGOING SUBDIVISION PLAN WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
, 20, BY AS
OF BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA
LIMITED LIABILITY COMPANY

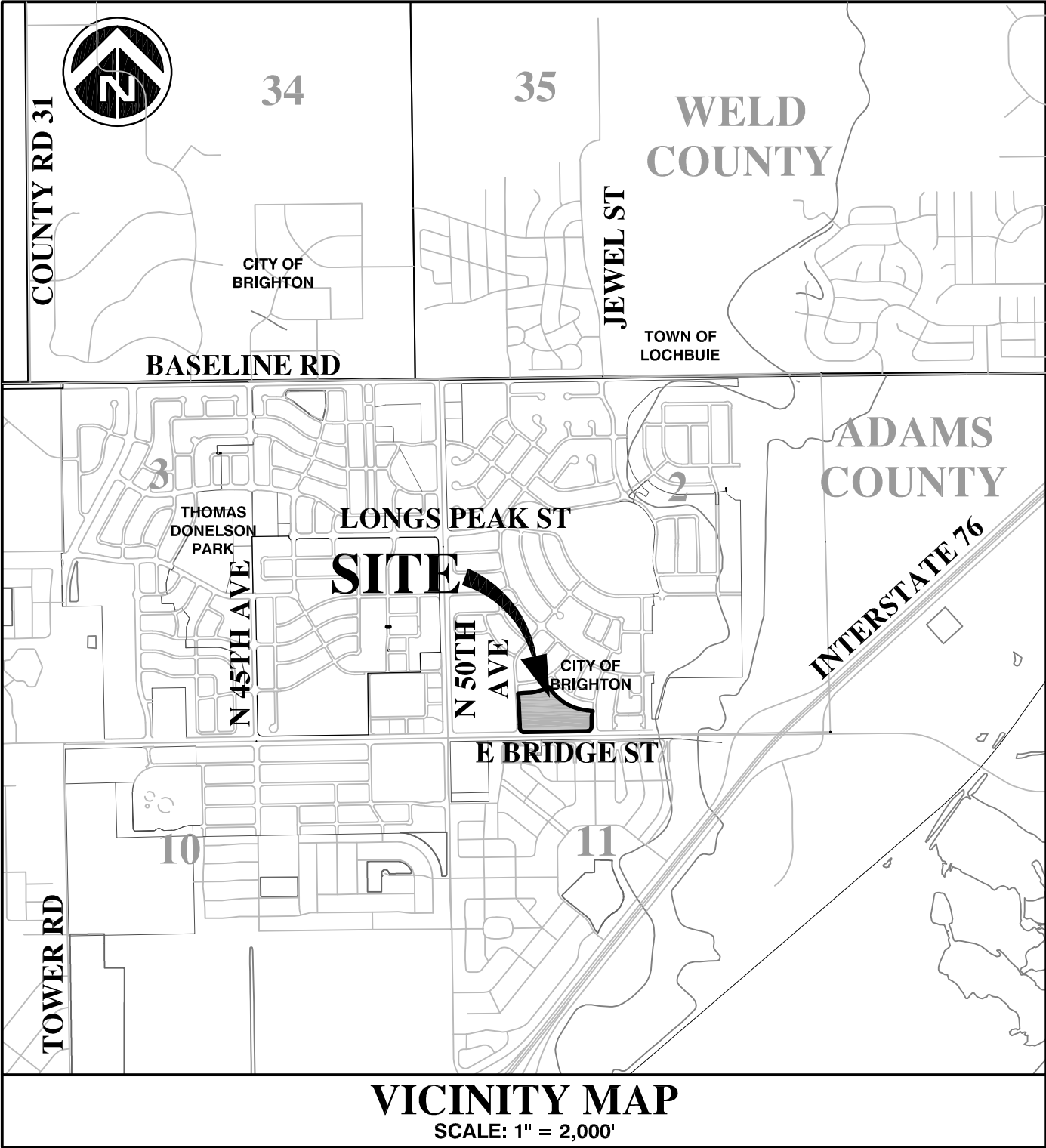


Table with 2 columns: Sheet Number, Sheet Title. Rows include Cover Sheet, Developer Contributions, Existing Conditions, Subdivision Plan, Street Network and Block Size Plan, Signage and Striping, Phasing Plan, Grading and Drainage Plan, and Utility Plan.

Table with 2 columns: SITE DATA CHART. Rows include Total Acreage (10.41 AC), Number of Lots (102), Proposed Usage (Single-Family Attached), and Lot Sizes (Min: 1190 SQ FT, Max: 5534 SQ FT, Avg: 2322 SQ FT).

Table with 5 columns: Tract, Area (Sq. Ft.), Area (Acres), Use, and Owned By / Maintained By. Rows include Tract A, Tract B, Tract C, and Total.

BCOB = BRIGHTON CROSSING OPERATIONS BOARD

INTENT AND PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION PLAN IS TO DEMONSTRATE COMPLIANCE WITH CITY OF
BRIGHTON LAND USE & DEVELOPMENT CODE FOR A PROPOSED RESIDENTIAL DEVELOPMENT IN THE
BRIGHTON CROSSINGS COMMUNITY CONSISTING OF ONE HUNDRED AND TWO (102) SINGLE-FAMILY
LOTS. THIS SUBDIVISION PLAN PROVIDES A DETAILED SUMMARY OF THE PROPOSED DEVELOPMENT,
INCLUDING STREET ARRANGEMENT, LOT LAYOUT, UTILITIES AND DRAINAGE DESIGN. THE INTENT OF
THIS SUBDIVISION PLAN IS TO OBTAIN APPROVAL BY THE CITY OF BRIGHTON COMMUNITY
DEVELOPMENT DEPARTMENT, PLANNING COMMISSION AND CITY COUNCIL TO EXPAND THE SAFE,
AFFORDABLE AND CONNECTED COMMUNITY CREATED WITHIN BRIGHTON CROSSINGS.

811 logo and text: Know what's below. Call before you dig. To request marking of underground facilities. It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.

Dewberry logo and contact information: Dewberry Engineers Inc., 2011 Cherry Street, Suite 206, Louisville, CO 80027, Contact: Suzanne O. Sibel, PE, Email: Ssibel@Dewberry.com

BRIGHTON CROSSING FILING
NO. 1, 2ND AMENDMENT
SUBDIVISION PLAN
COVER SHEET

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 706-9451
Contact: MATT HALEY

Table with 3 columns: Project Number, Design By, Checked By, Sheet Number. Includes revision table with columns: No., Date, Description.

THIS MAJOR SUBDIVISION PLAN SHALL BE BINDING UPON, AND INURE TO THE BENEFIT OF THE DEVELOPER/BUILDER/ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE CITY AGREES THAT THE REQUIREMENTS SET FORTH HEREIN ARE REASONABLE, NECESSARY, AND APPROPRIATE CONDITIONS AND OBLIGATIONS OF THE DEVELOPER/BUILDER. THIS MAJOR SUBDIVISION PLAN SHALL BE DEEMED TO COMPLEMENT AND BE IN ADDITION TO THE CONDITIONS AND REQUIREMENTS OF THE CITY'S LAND USE AND DEVELOPMENT CODE (THE "CODE").

DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHOWN ON THIS MAJOR SUBDIVISION PLAN OR OTHERWISE REQUIRED BY THE CODE TO ESTABLISH BUILDABLE LOTS ON THE REAL PROPERTY IN ACCORDANCE WITH THIS MAJOR SUBDIVISION PLAN AND THE FINAL PLAT(S). THE TERM "SCHEDULE OF IMPROVEMENTS" SHALL MEAN A DETAILED LISTING OF THE PUBLIC IMPROVEMENTS, THE DESIGN, CONSTRUCTION, AND INSTALLATION. PRELIMINARY COST ESTIMATES HAVE BEEN PROVIDED WITH THIS SUBDIVISION PLAN. FINAL COST ESTIMATES FOR THE IMPROVEMENTS LISTED BELOW SHALL BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT APPROVAL. THE LIST BELOW INDICATES PUBLIC IMPROVEMENTS THAT MAY BE ASSOCIATED WITH THE SUBDIVISION PLAN; THIS LIST IS NOT EXHAUSTIVE:

- DEVELOPER/BUILDER SHALL FURNISH, AT ITS SOLE EXPENSE AND IN CONFORMANCE WITH THE CODE, ALL NECESSARY ENGINEERING SERVICES AND CIVIL ENGINEERING DOCUMENTS RELATING TO THE DESIGN AND CONSTRUCTION OF THE PUBLIC IMPROVEMENTS (THE "CIVIL ENGINEERING DOCUMENTS"). DEVELOPER/BUILDER SHALL FURNISH AND INSTALL THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CODE, THE CIVIL ENGINEERING DOCUMENTS APPROVED BY THE CITY, AND THE GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY TO WHOM SUCH PUBLIC IMPROVEMENTS MAY BE DEDICATED AS SET FORTH HEREIN OR ON THE FINAL PLAT. PERMITS FOR THE GRADING OF PROPERTY AND GENERAL SITE IMPROVEMENT AND UTILITY WORK WILL ONLY BE ISSUED BY THE CITY UPON THE FOLLOWING CONDITIONS:

- BUILDING PERMITS FOR THE VERTICAL CONSTRUCTION OF ANY TYPE OF STRUCTURE REGULATED BY THE CITY WILL ONLY BECOME ACTIONABLE UPON THE FOLLOWING CONDITIONS:

- DEVELOPER/BUILDER AGREES TO FOLLOW THE CITY'S CODE AND PUBLIC WORKS STANDARDS, AS AMENDED, IN REGARDS TO ANY CONSTRUCTION STANDARDS, PLAN SUBMISSION AND APPROVAL PROCESSES, INITIAL AND FINAL ACCEPTANCE AND WARRANTY PROCESSES, MAINTENANCE IMPROVEMENTS, TESTING AND INSPECTION, IMPROVEMENTS GUARANTEES, INDEMNIFICATION AND RELEASE OF LIABILITY, AND INSURANCE AND OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF FINAL PLAT APPROVAL.

DEVELOPER/BUILDER SHALL SUBMIT TO THE CITY A GUARANTEE FOR ALL PUBLIC IMPROVEMENTS RELATED TO THE REAL PROPERTY. SAID GUARANTEE MAY BE IN CASH, BOND, OR A LETTER OF CREDIT IN A FORMAT PROVIDED BY THE CITY. INFRASTRUCTURE PERMITS SHALL BE ISSUED ONLY AFTER SAID GUARANTEES HAVE BEEN FURNISHED. THE TOTAL AMOUNT OF THE GUARANTEE SHALL BE CALCULATED AS A PERCENTAGE OF THE TOTAL ESTIMATED COST, INCLUDING LABOR AND MATERIALS, OF ALL PUBLIC IMPROVEMENTS AS AGREED TO AT THE TIME OF FINAL PLAT AND TO BE CONSTRUCTED WITH THE DEVELOPMENT. THE TOTAL AMOUNTS ARE AS FOLLOWS:

- IN ADDITION TO ANY OTHER REMEDIES UNDER THE CODE, THE CITY MAY, AT ANY TIME PRIOR TO FINAL ACCEPTANCE, DRAW ON ANY PUBLIC IMPROVEMENT GUARANTEE ISSUED IF DEVELOPER/BUILDER FAILS TO EXTEND OR REPLACE ANY SUCH PUBLIC IMPROVEMENT GUARANTEE AT LEAST THIRTY (30) DAYS PRIOR TO EXPIRATION OF SUCH PUBLIC IMPROVEMENT GUARANTEE. IF THE CITY DRAWS ON THE GUARANTEE TO CORRECT DEFICIENCIES AND COMPLETE ANY PUBLIC IMPROVEMENTS, ANY PORTION OF SAID GUARANTEE NOT UTILIZED IN CORRECTING THE DEFICIENCIES AND/OR COMPLETING THE PUBLIC IMPROVEMENTS SHALL BE RETURNED TO DEVELOPER/BUILDER WITHIN THIRTY (30) DAYS AFTER SAID FINAL ACCEPTANCE.

THE DEVELOPER/BUILDER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY. NO REIMBURSABLE INFRASTRUCTURE ITEMS ARE ANTICIPATED, THEREFORE A REIMBURSEMENT AGREEMENT IS NOT APPLICABLE TO THIS DEVELOPMENT.

HOMES TO BE USED AS MODELS BY BUILDERS FOR THE PURPOSE OF SALES VISITS AND SHOWCASING THE RESIDENTIAL HOUSING PRODUCT(S) TO THE PUBLIC SHALL BE ALLOWED PRIOR TO INITIAL ACCEPTANCE IF, AND ONLY IF, THERE ARE TWO POINTS OF ACCESS ACROSS SURFACES DEEMED ACCEPTABLE TO THE CITY'S CHIEF BUILDING OFFICIAL, CITY'S PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT. THE MODEL HOMES ARE SUBJECT TO THE CITY'S RESIDENTIAL DESIGN STANDARDS AND THAT THE MAXIMUM AMOUNT OF MODEL HOMES TO BE PERMITTED SHALL BE EQUAL TO THE NUMBER OF MODELS APPROVED IN A FORMAL RESIDENTIAL DESIGN STANDARDS REVIEW. ADDITIONALLY, ADEQUATE PARKING AND TURNAROUND ACCESS, IF NEEDED, MAY BE PROVIDED ON A SURFACE AND TO A DESIGN AS DETERMINED ACCEPTABLE BY THE CITY'S CHIEF BUILDING OFFICIAL, CITY'S PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT. LASTLY, THE CITY'S CHIEF BUILDING OFFICIAL, PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT MAY REQUIRE OTHER ITEMS PRIOR TO THE CONSTRUCTION OR USE OF MODEL HOMES AT THEIR DISCRETION IN ORDER TO ENSURE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC. MODEL HOMES SHALL MEET THE REQUIREMENTS OF THE ADOPTED SAFETY CODES FOR THE CITY.

THIS IS ANTICIPATED TO BE A SINGLE PHASE DEVELOPMENT.

A MINIMUM OF 30% OF THE TOTAL PROJECT AREA SHALL BE DEVOTED TO COMMON AREAS. COMMON AREAS MAY INCLUDE, BUT NOT BE LIMITED TO, LANDSCAPED AREAS AND WALKWAYS, BUT SHALL EXCLUDE THEREFROM DRIVEWAYS, BUILDINGS, OFF-STREET PARKING FACILITIES, AND STORMWATER DETENTION FACILITIES WITHIN THE 10-YEAR WATER SURFACE ELEVATION. IN NO INSTANCE SHALL NON-ORGANIC GROUND COVERS EXCEED 30% OF THE COMMON AREA. REFERENCE THE BROMLEY PARK LAND USE REGULATION, RECORDED IN ADAMS COUNTY IN BOOK 3301 AT PAGES 860 THROUGH 898 FOR ADDITIONAL STANDARDS.

NONE

PARKS AND OPEN SPACE DEDICATION IS GOVERNED BY THE SECOND AMENDMENT TO ANNEXATION AGREEMENT, DATED NOVEMBER 11, 1994 AND BROMLEY PARK P.U.D. SECOND AMENDMENT, APPROVED ON OCTOBER 21, 1994. THE PARKS AND OPEN SPACE DEDICATION REQUIREMENT HAS BEEN SATISFIED BY PREVIOUS DEVELOPMENTS WITHIN BROMLEY PARK, THEREFORE NO ADDITIONAL DEDICATION IS REQUIRED WITH THIS DEVELOPMENT.

ACCORDING TO THE THIRD AMENDMENT TO ANNEXATION AGREEMENT, DATED MAY 28, 1996, CITY OF BRIGHTON IS OBLIGATED TO PROVIDE WATER TO THIS DEVELOPMENT. THE DEVELOPER HAS A RIGHT TO PAY A FEE-IN-LIEU OF WATER DEDICATION, ASSESSED IN ACCORDANCE WITH THE CITY OF BRIGHTON SCHEDULE OF FEES, RATES, AND CHARGES AS ADOPTED BY THE ANNUAL FEE RESOLUTION, ORDINANCE, OR OTHERWISE.

THE TRAFFIC SIGNAL LOCATED AT N. PRAIRIE FALCON PKWY AND E BRIDGE ST. HAS BEEN DETERMINED TO BE WARRANTED. ALTHOUGH BRIGHTON CROSSINGS METROPOLITAN DISTRICT NO. 4 IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE TRAFFIC SIGNAL, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE SIGNAL WITH THIS DEVELOPMENT. THE DEVELOPER SHALL EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE METRO DISTRICT REGARDING THE TIMING AND CONSTRUCTION OF THE SIGNAL.

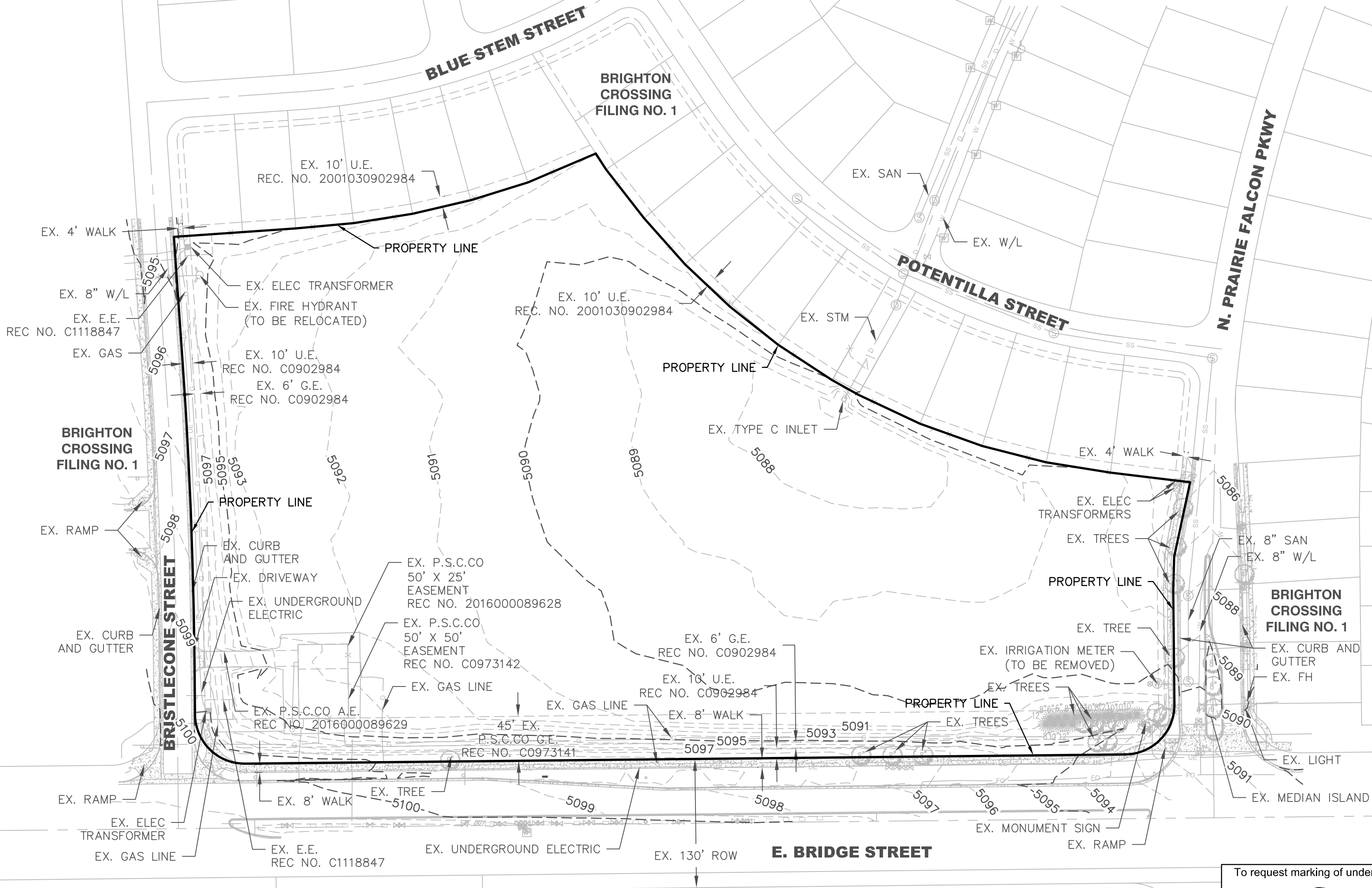
NONE

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations.

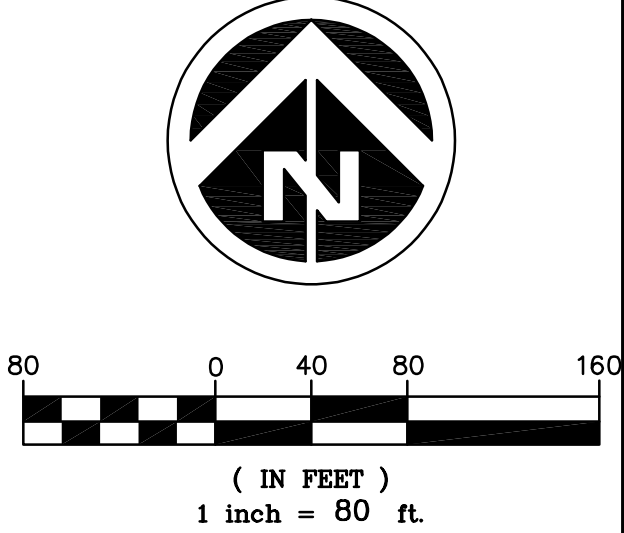
Dewberry|J3 Engineers, Inc claims no responsibility for the underground facilities depicted in this plan set.

J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 NOTES.DWG 1/14/2025 4:29 PM MANNING, JESSICA

J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 EX COND.DWG 1/14/2025 4:29 PM MANNING, JESSICA



**NOTES:**  
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. INFORM ENGINEER OF ANY DISCREPANCIES.



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

**BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN**  
**EXISTING CONDITIONS**

**Brookfield Residential**  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
Contact: MATT HALEY

DOCUMENT AMENDMENTS			
No.	Date	Description	
3	10/14/2025	THIRD SUBMITTAL	3
2	11/12/2024	SECOND SUBMITTAL	
1	08/27/2024	FIRST SUBMITTAL	

To request marking of underground facilities

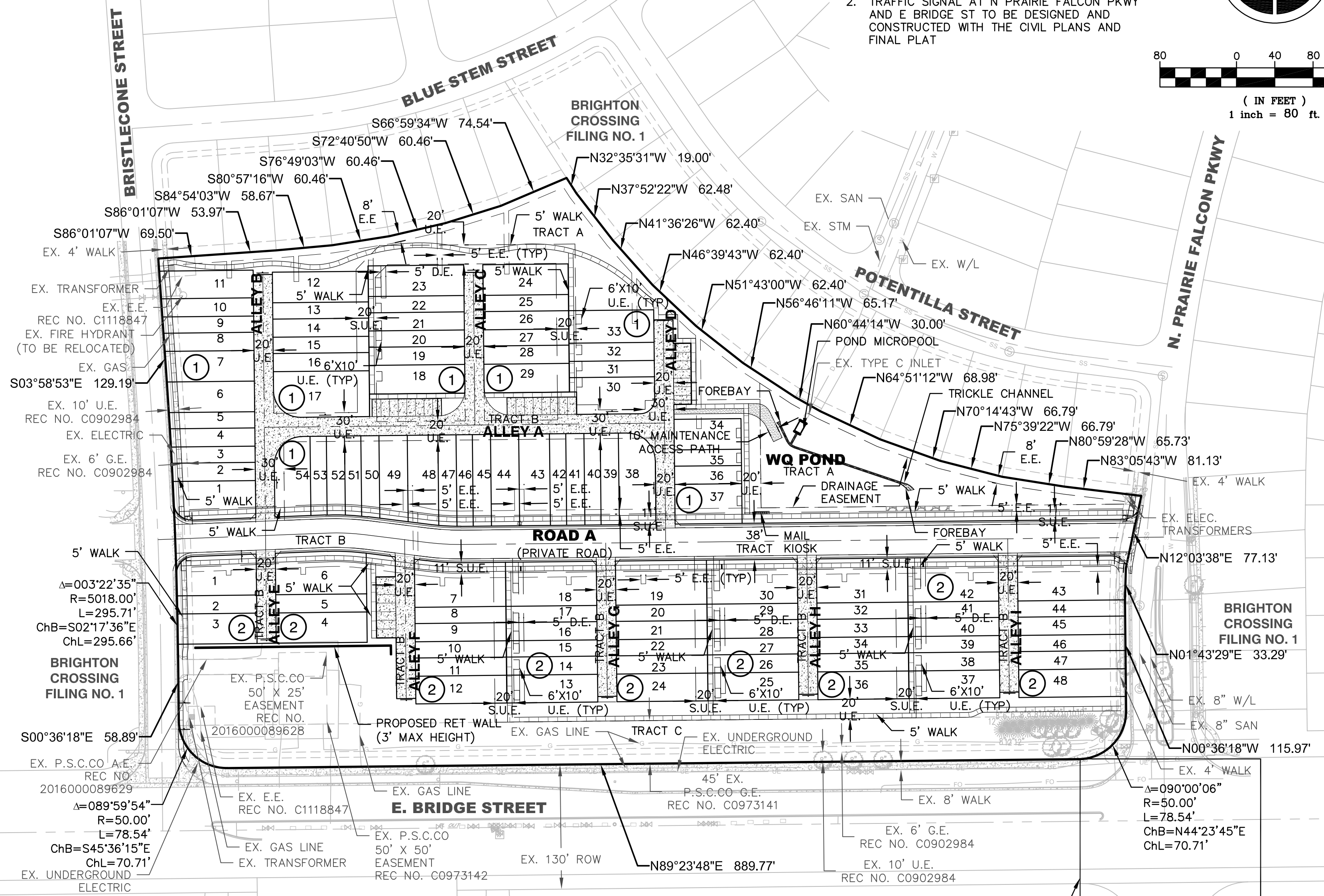


**Know what's below.  
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Call 811 or visit call811.com  
for more information

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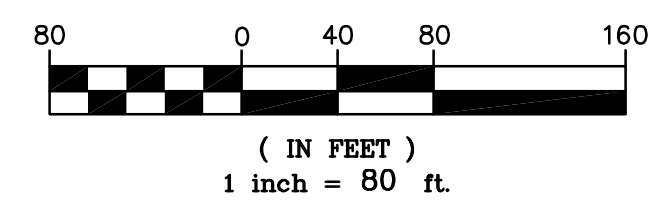
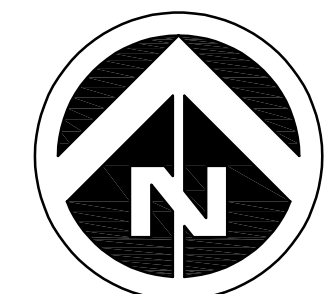
Project Number: **50182350**  
Designed By: **SDC**  
Drawn By: **LTTN**  
Checked By: **WZ**  
Sheet Number: **3**

J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 PROP.DWG 1/14/2025 4:30 PM MANNING, JESSICA



**NOTES:**

1. LOT LAYOUT, SITE CONFIGURATION, AND ACCESS ROADS ARE CONCEPTUAL AND WILL BE FINALIZED WITH THE FINAL PLAT.
2. TRAFFIC SIGNAL AT N PRAIRIE FALCON PKWY AND E BRIDGE ST TO BE DESIGNED AND CONSTRUCTED WITH THE CIVIL PLANS AND FINAL PLAT



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**BRIGHTON CROSSING FILING  
NO. 1, 2ND AMENDMENT  
SUBDIVISION PLAN**

**SUBDIVISION PLAN**

**Brookfield Residential**  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
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DOCUMENT AMENDMENTS				No.	Date	Description
Project Number:	Designed By:	Drawn By:	Checked By:			
50182350	SDC	LTTN	WZ	3	10/14/2025	THIRD SUBMITTAL
				2	11/12/2024	SECOND SUBMITTAL
				1	08/27/2024	FIRST SUBMITTAL
Sheet Number:	4					

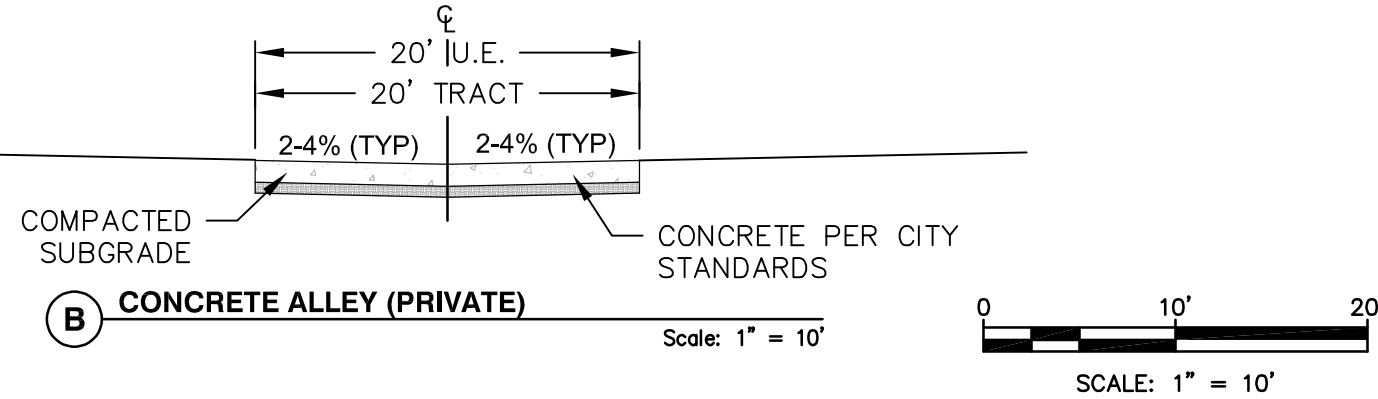
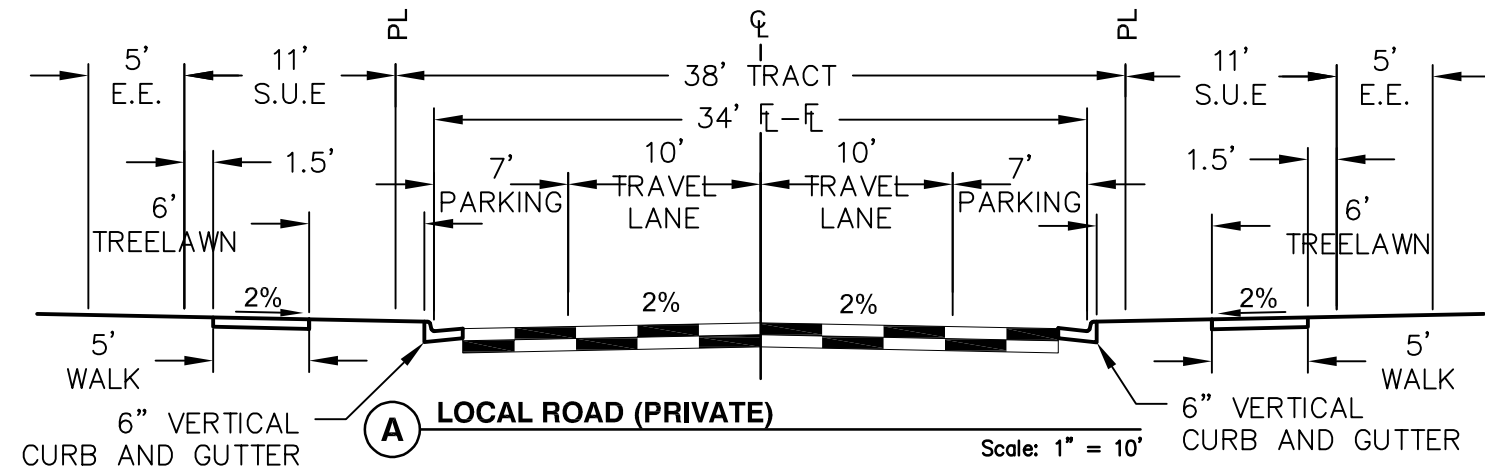
To request marking of underground facilities



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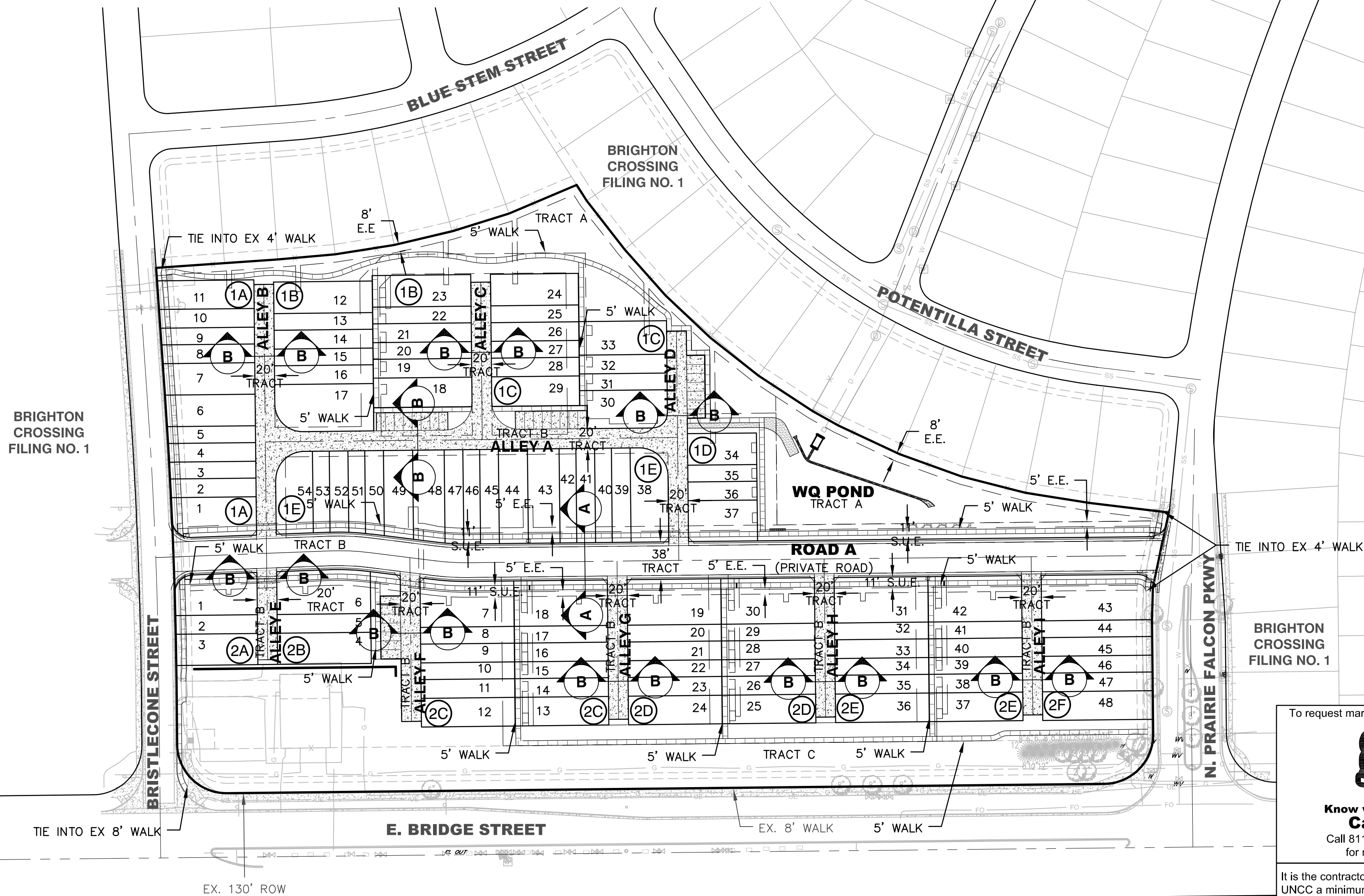
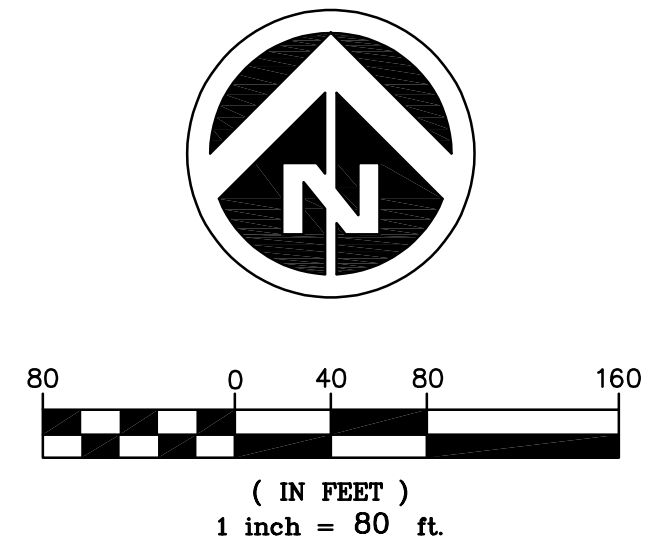
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J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 ST NETWORK.DWG 1/14/2025 4:30 PM MANNING, JESSICA



STREET AND BLOCK SIZE		
BLOCK #	LENGTH OF BLOCK FACE (LF)	ACREAGE (AC)
1A	261	0.54
1B	157	0.72
1C	157	0.54
1D	110	0.18
1E	398	0.86
2A	94	0.17
2B	96	0.21
2C	151	0.64
2D	147	0.64
2E	147	0.64
2F	147	0.38

OFF STREET PARKING SPOTS = 30



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**BRIGHTON CROSSING FILING  
NO. 1, 2ND AMENDMENT  
SUBDIVISION PLAN  
STREET NETWORK AND BLOCK  
SIZE PLAN**

**Brookfield Residential**  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
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1	08/27/2024	FIRST SUBMITTAL

Project Number:  
**50182350**  
Designed By:  
**SDC**  
Checked By:  
**WZ**  
Sheet Number:  
**5**

To request marking of underground facilities



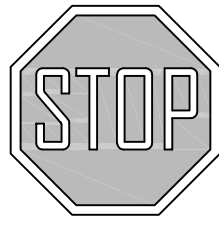
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J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 SIGNAGE.DWG 1/14/2025 4:30 PM MANNING, JESSICA

SIGNING LEGEND

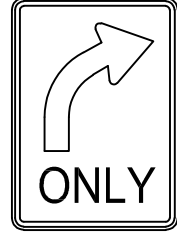
N.T.S.



R1-1



R2-1



R3-5R



R7-1

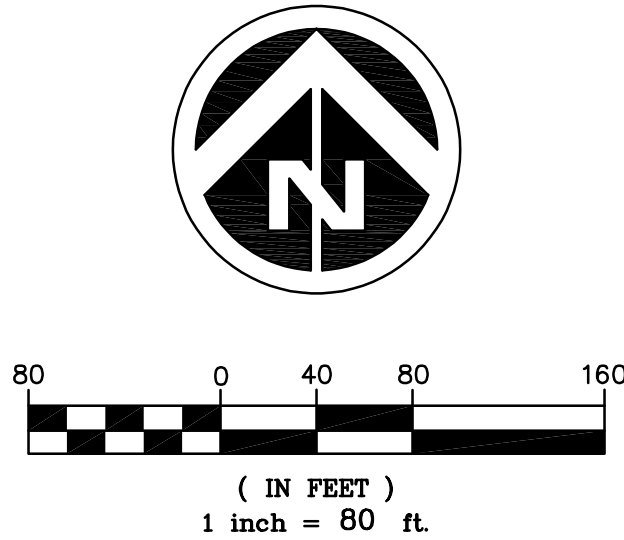
SIGN RETRO-REFLECTIVITY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. SECTION 2A.07 RETRO-REFLECTIVITY AND ILLUMINATION - TABLE 2A-2 "RETRO-REFLECTION OF SIGN ELEMENTS" AND SECTION 2A.08 MAINTAINING MINIMUM RETRO-REFLECTIVITY - TABLE 2A-3 "MINIMUM MAINTAINED RETRO-REFLECTIVITY LEVELS".

LIGHTING AND SIGNAGE LEGEND:

- 1 STREET LIGHT
- 1E EX STREET LIGHT
- 2 INSTALL STOP SIGN W/STREET SIGN (R1-1)
- 2E EX STOP SIGN
- 3 INSTALL SPEED LIMIT SIGN (R2-1) 20 MPH
- 3E EX SPEED LIMIT SIGN (R2-1) 25 MPH
- 4 INSTALL NO PARKING SIGN (R7-1)
- 5 INSTALL MAIL KIOSK LOCATIONS
- 6E EX. RIGHT TURN ONLY SIGN (R3-5R)
- 7E EX. NEIGHBORHOOD WATCH SIGN

NOTES:

- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD DETAILS.
- PAVEMENT MARKERS ARE TO BE THERMO PLASTIC IN ACCORDANCE WITH MUTCD AND THE CITY OF BRIGHTON STANDARDS AND SPECIFICATIONS.
- TRAFFIC SIGNAL AT N PRAIRIE FALCON PKWY AND E BRIDGE ST TO BE DESIGNED AND CONSTRUCTED WITH THE CIVIL PLANS AND FINAL PLAT



BRIGHTON CROSSING FILING NO. 1

BRIGHTON CROSSING FILING NO. 1

WQ POND TRACT A

BRIGHTON CROSSING FILING NO. 1

E. BRIDGE STREET

EX. 130' ROW

PROPOSED TRAFFIC SIGNAL LOCATION

To request marking of underground facilities



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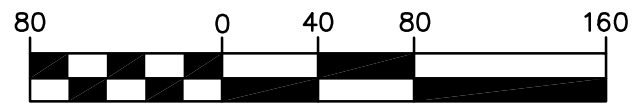
BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN

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Drawn By: LTTN  
Checked By: WZ  
Sheet Number: 6

SIGNAGE AND STRIPING

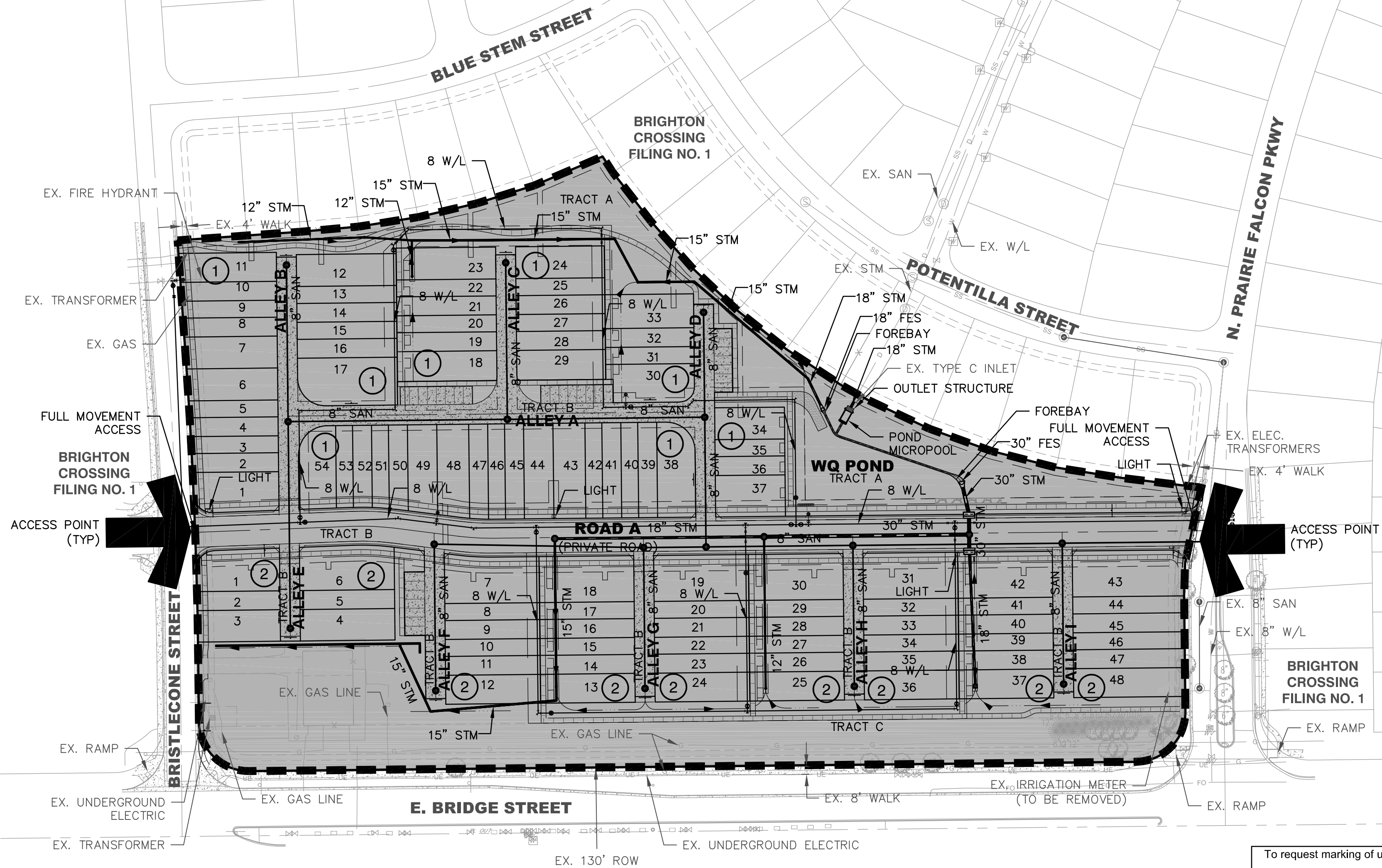


( IN FEET )  
1 inch = 80 ft.

**LEGEND**



PHASE 1



To request marking of underground facilities



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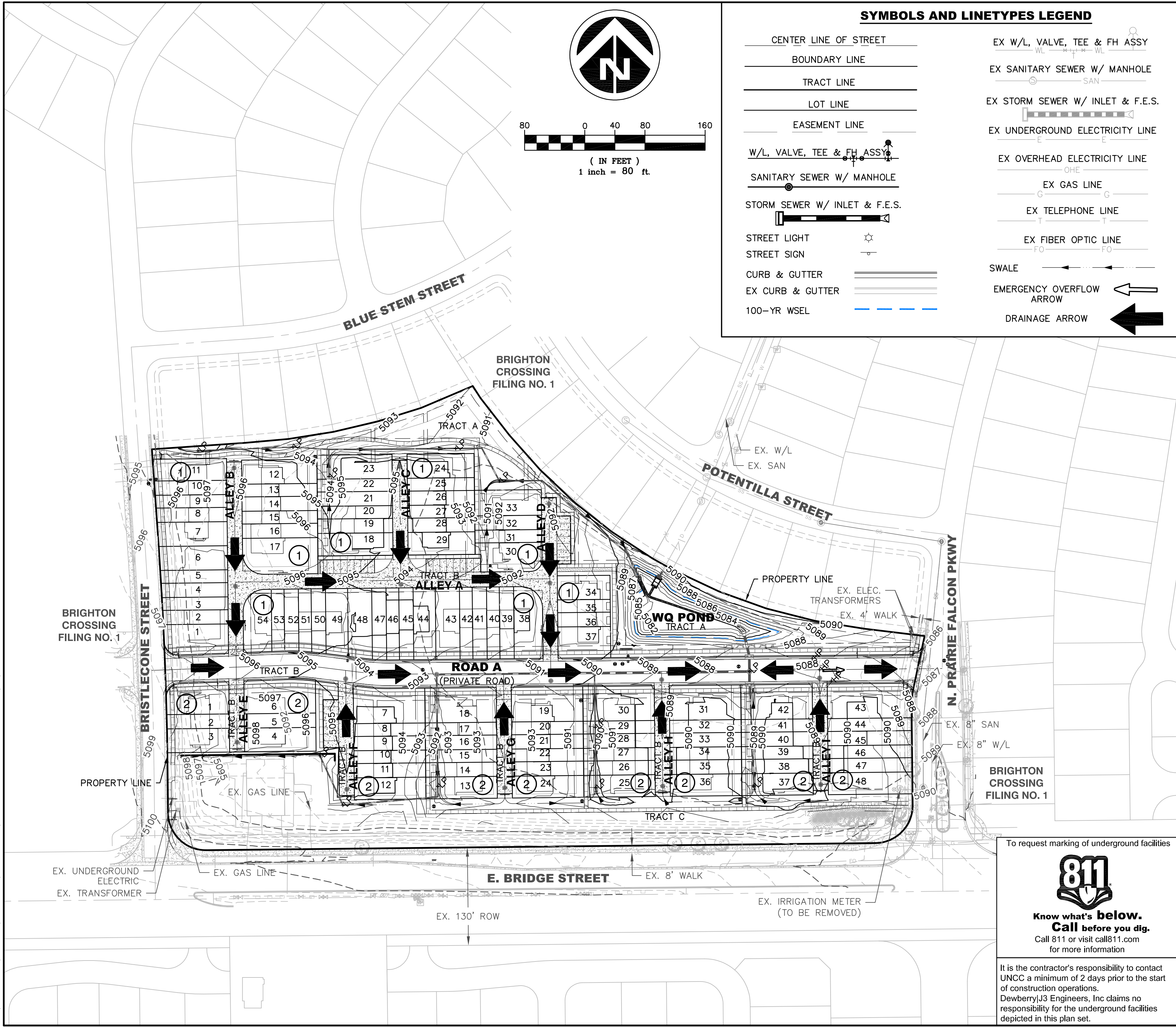
**BRIGHTON CROSSING FILING  
NO. 1, 2ND AMENDMENT  
SUBDIVISION PLAN**


**PHASING PLAN**

**Brookfield Residential**  
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Drawn By:		LTTN	
Checked By:		WZ	
Sheet Number:		7	

J:\BROOKFIELD\BC PA 1\PLAN SETS\SUBD PLANS\SUBD PLAN PA1 GRAD-DRNG.DWG 1/14/2025 4:30 PM MANNING, JESSICA



<div><div><b>Dewberry®</b> Dewberry Engineers Inc. 2011 Cherry Street, Suite 206 Louisville, CO 80027 720.975.0177 Contact: Suzanne O. Sibel, PE Email: Ssibel@Dewberry.com</div></div>		<div><b>BRIGHTON CROSSING FILING NO. 1, 2ND AMENDMENT SUBDIVISION PLAN</b></div> <div><b>GRADING AND DRAINAGE PLAN</b></div>	
<div><b>Brookfield Residential</b> 6465 S. GREENWOOD PLAZA SUITE 700 CENTENNIAL, CO 80111 Tel: (303) 706-9451 Contact: MATT HALEY</div>			
<div>Project Number: <b>50182350</b></div> <div>Designed By: <b>SDC LTTN</b></div> <div>Checked By: <b>WZ</b></div> <div>Sheet Number: <b>8</b></div>			

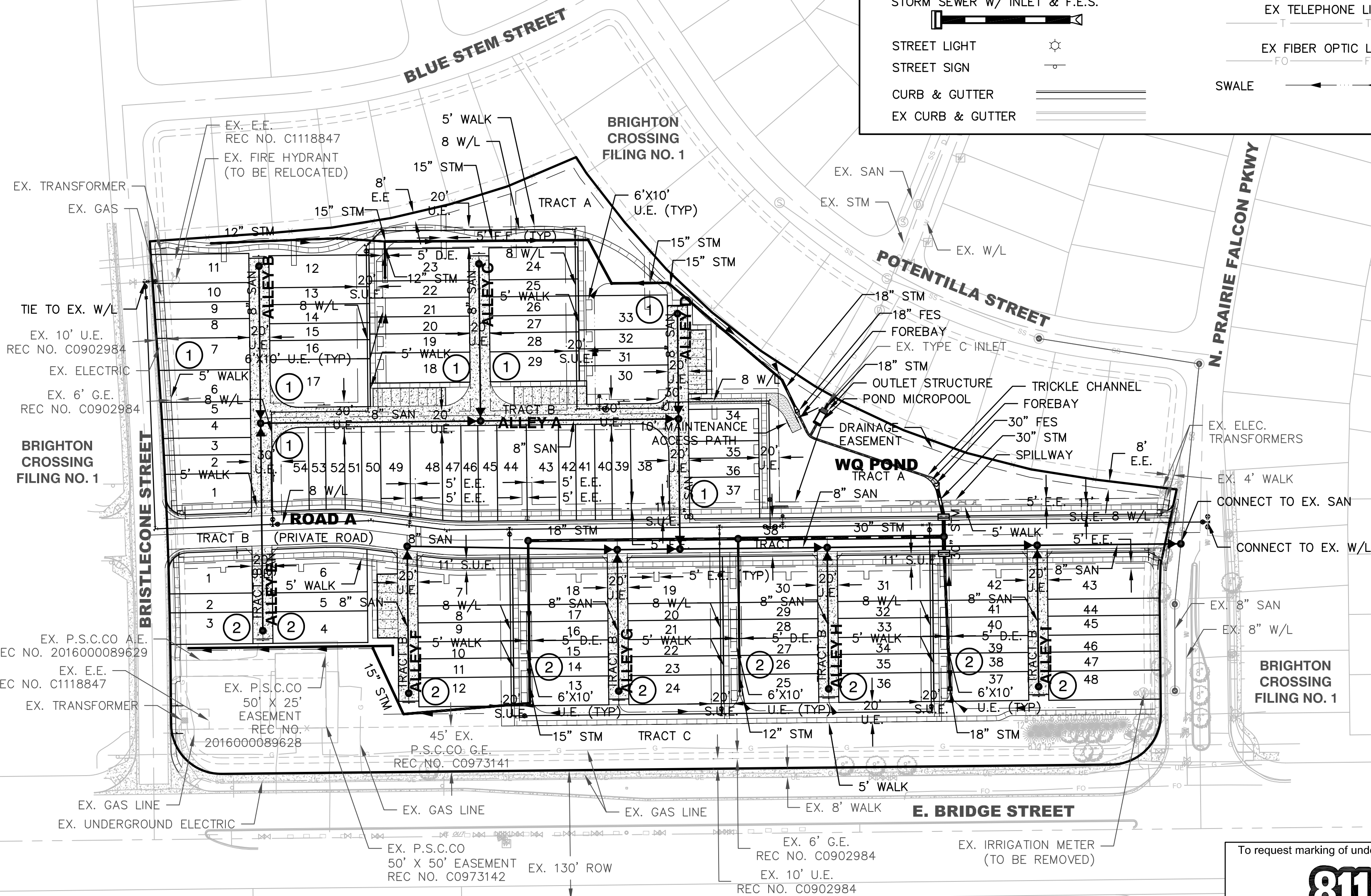


80 0 40 80 160

( IN FEET )  
1 inch = 80 ft.

**SYMBOLS AND LINETYPES LEGEND**

CENTER LINE OF STREET	EX W/L, VALVE, TEE & FH ASSY
BOUNDARY LINE	EX SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX STORM SEWER W/ INLET & F.E.S.
LOT LINE	EX UNDERGROUND ELECTRICITY LINE
EASEMENT LINE	EX OVERHEAD ELECTRICITY LINE
W/L, VALVE, TEE & FH ASSY	EX GAS LINE
SANITARY SEWER W/ MANHOLE	EX TELEPHONE LINE
STORM SEWER W/ INLET & F.E.S.	EX FIBER OPTIC LINE
STREET LIGHT	SWALE
STREET SIGN	
CURB & GUTTER	
EX CURB & GUTTER	



To request marking of underground facilities



**Know what's below.  
Call before you dig.**  
Call 811 or visit call811.com  
for more information

It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. DewberryJ3 Engineers, Inc claims no responsibility for the underground facilities depicted in this plan set.

**Dewberry**  
Dewberry Engineers Inc.  
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720.975.0177  
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**BRIGHTON CROSSING FILING  
NO. 1, 2ND AMENDMENT  
SUBDIVISION PLAN**

**UTILITY PLAN**

**Brookfield Residential**  
6465 S. GREENWOOD PLAZA  
SUITE 700  
CENTENNIAL, CO 80111  
Tel: (303) 706-9451  
Contact: MATT HALEY

No.	Date	Description
3	10/14/2025	THIRD SUBMITTAL
2	11/12/2024	SECOND SUBMITTAL
1	08/27/2024	FIRST SUBMITTAL

Project Number: <b>50182350</b>	Drawn By: <b>SDC LTTN</b>	Checked By: <b>WZ</b>	Sheet Number: <b>9</b>
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