Ridgeline Vista
Major Subdivision Plan

City Council – November 17, 2020

Applicant:	Redland (Travis Frazier, P.E.)
Property Owner:	CW-Blue Sky c/o Coronado West (Eric Eckberg)
City Staff Representative:	Sean Pesek, *Assistant Planner*

New Code Transition Statement

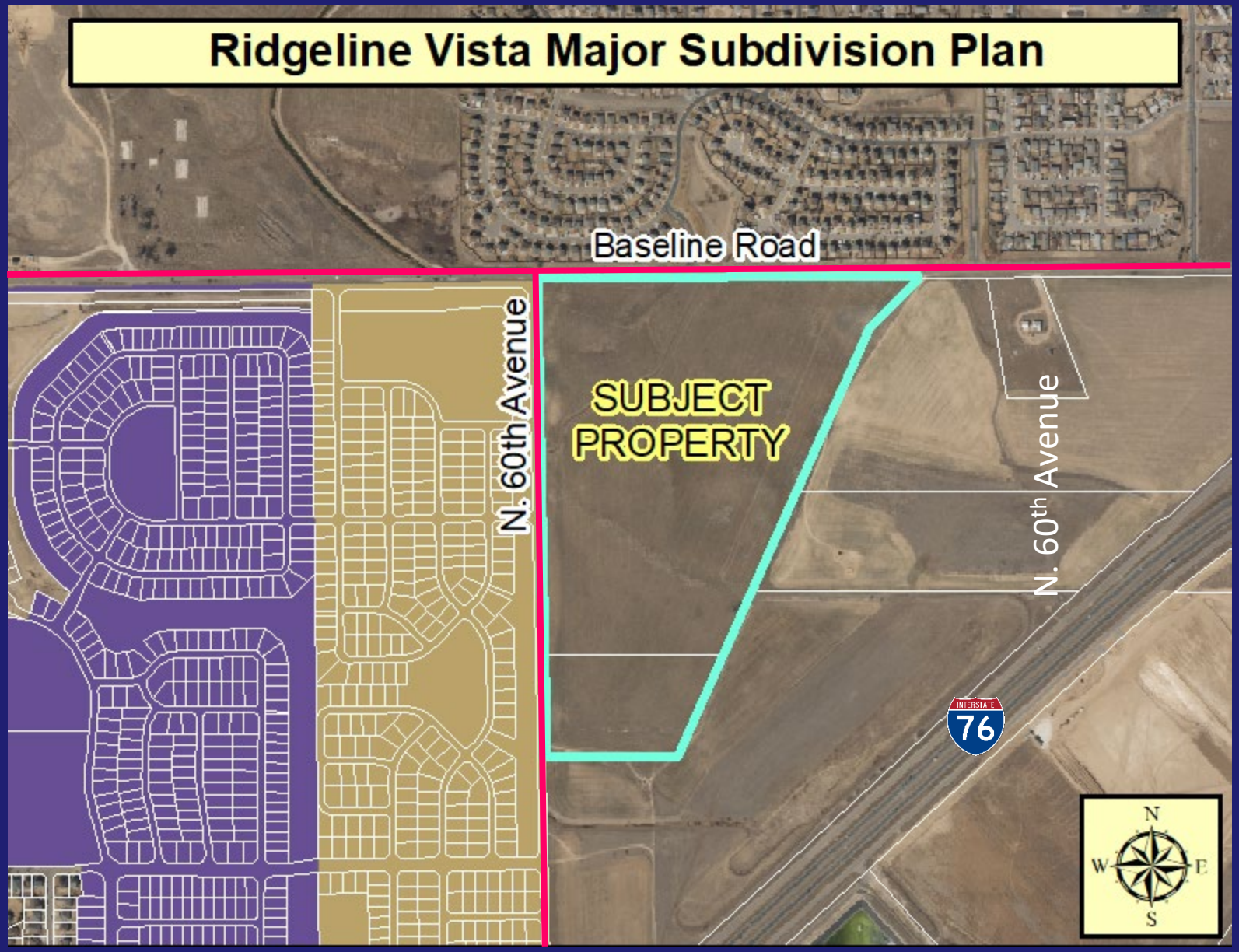
- This application was submitted after the effective date of January 1, 2020 as a **Major Subdivision Plan**. As a result, this application was reviewed by staff using the amended *Land Use and Development Code* and such sections and criteria are referenced in this presentation.

Strategic Focus Area

- Recognizable and Well-Planned Community

Subject Property Location

- Generally located southeast of the intersection of N. 60th Avenue and Baseline Road
- Directly east of the Brighton East Farms Subdivision (Filing 3)



Aerial Map

Purpose

- Major Subdivision Plan approval for the construction of a major residential subdivision

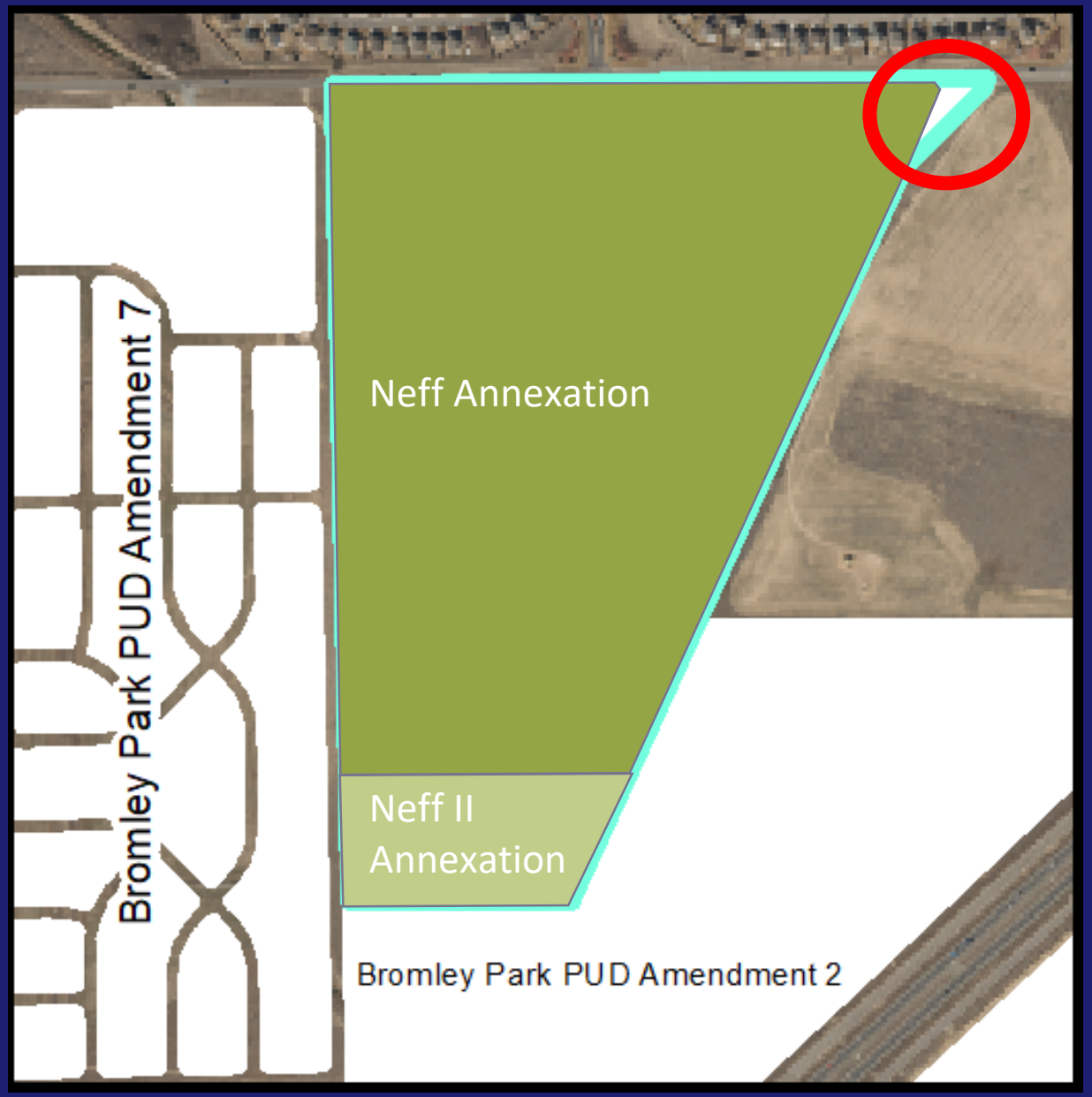
Annexation → Zoning → **Platting** → Site Plan *(RDS & Plot Plan)* → Permits

Proposal

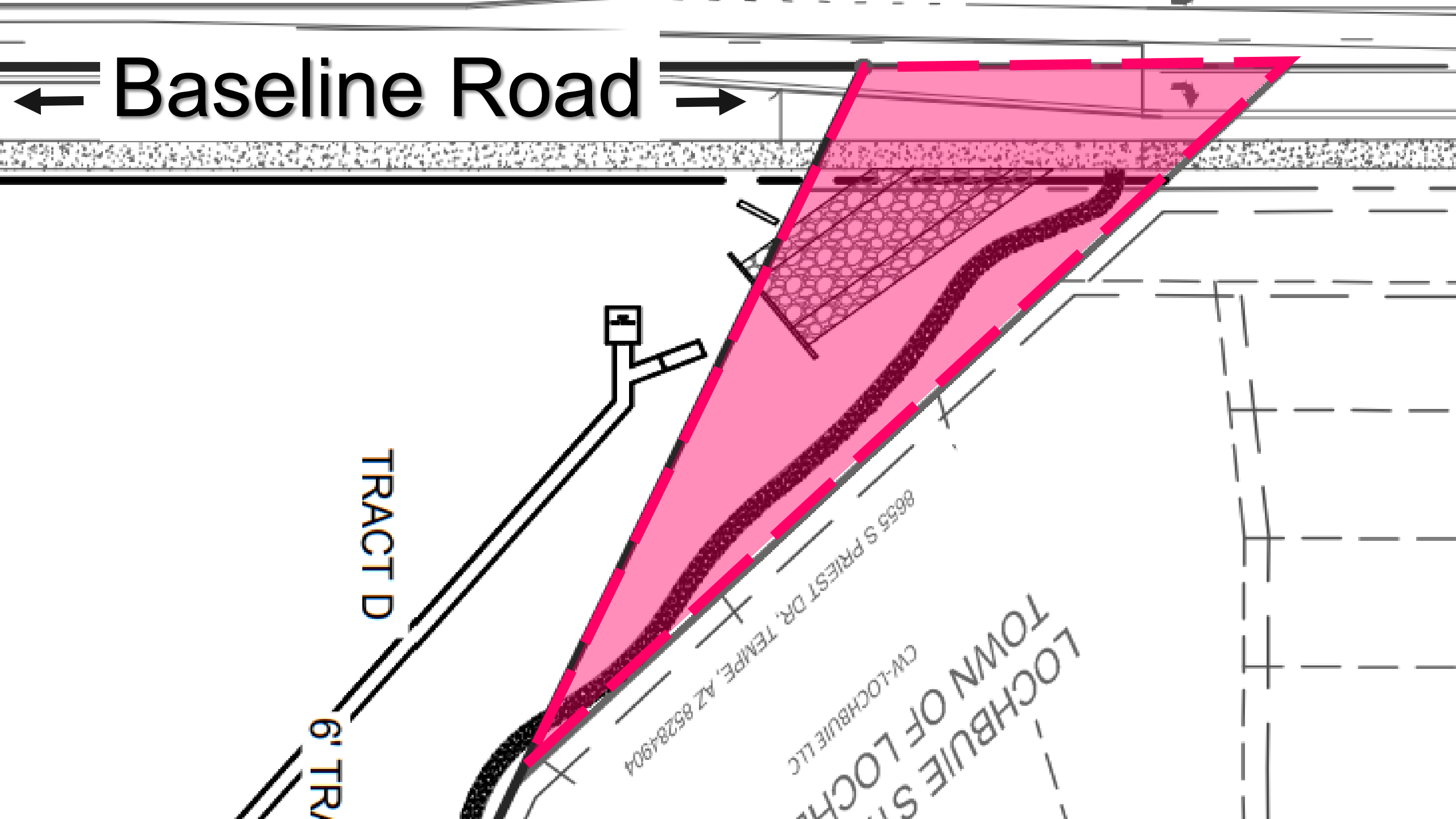
- 220 single-family detached lots and seven (7) tracts for drainage, landscaping, and parks.
- One (1) lot for future single-family attached dwellings
- One (1) lot for future duplex units/paired homes

Background

- A portion of the subject property (61.533 acres) was annexed in 1987 as part of the Neff Annexation
- Remaining portion (9.040 acres) was annexed in 2018 as part of the Neff II Annexation
- Entire site zoned PUD (Ridgeline Vista)

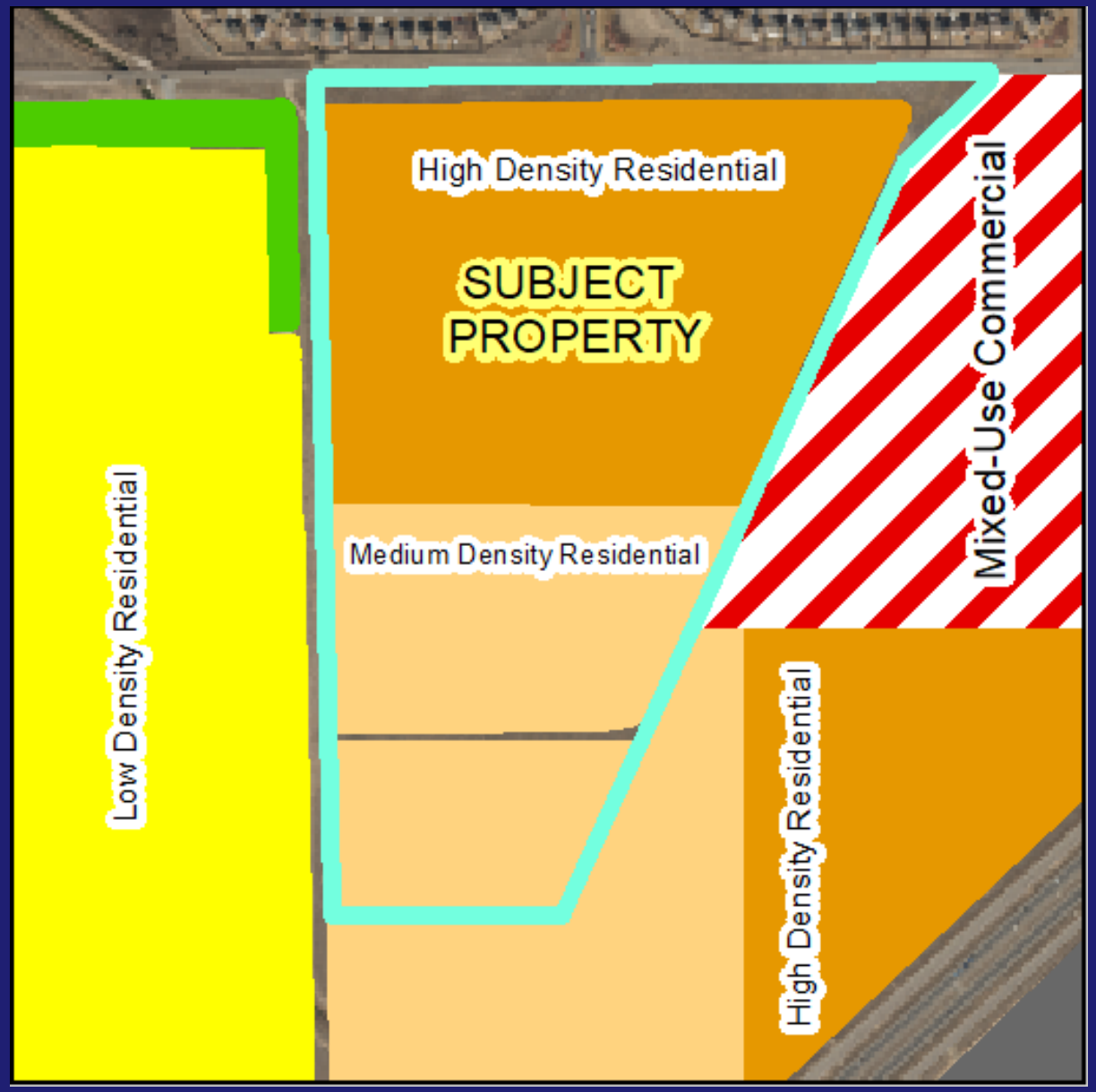


Zoning Map


Baseline Road
TRACT D
6' TR
8655 S PRIEST DR, TEMPE, AZ 85284-1904
CW-LOCHBUIE LLC
LOCHBUIE S
TOWN OF LOCH

Comprehensive Plan

- Designated as Medium Density Residential and High Density Residential
  - Aligns with:
    - ✓ *Principle 1: Managing Growth Policy 1.1*
    - ✓ *Principle 3: Open Space & Natural Environment Policy 3.2*
    - ✓ *Principle 6: Distinctive Neighborhoods Policy 6.5*



Future Land Use Map

Baseline Road

Phase 4

Phase 1

Phase 3

Phase 2

PROPERTY LINE
R.O.W.
LOT LINE
SETBACK
EASEMENT
ROAD CENTERLINE
CURB AND GUTTER
SIDEWALK
STORM SEWER
SANITARY SEWER
TRENCH DRAIN
WATER LINE

ACREAGE	
PHASE 1	37.19
PHASE 2	20.82
PHASE 3	6.19
PHASE 4	5.48
TOTAL	69.68

SITE TABULATION		
☆	88	45 LOT (PHASE 1)
⬠	55	50 LOT (PHASE 1)
TOTAL	143	UNITS
⬠	77	50 LOT (PHASE 2)
TOTAL	220	UNITS

TRACT ACREAGE	
TRACT	ACRES
TRACT A (PHASE 1)	0.73
TRACT B (PHASE 1)	0.38
TRACT C (PHASE 1)	0.46
TRACT D (PHASE 1)	2.77
TRACT E (PHASE 2)	4.32
TRACT F (PHASE 2)	0.16
TRACT G (PHASE 2)	0.83

NOTE:

1. 60TH AVENUE AND BASELINE ROAD IMPROVEMENTS ARE REQUIRED TO BE COMPLETED IN PHASE 1.

LANDSCAPE ARCHITECT: henry design group

ENGINEER: Redland WHERE GREAT PLACES BEGIN

APPLICANT: CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
06.28.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
03.11.2020	3	3rd SUBMITTAL
05.05.2020	4	4th SUBMITTAL
07.01.2020	5	5th SUBMITTAL
09.11.2020	6	6th Submittal
09.14.2020	7	To City of Brighton

DESIGN	DRAWN
CHECKED	T.F
APPROVED	T.F
PROJECT NO.	18007
HORZ. SCALE	1" = 100'
VERT. SCALE	N/A

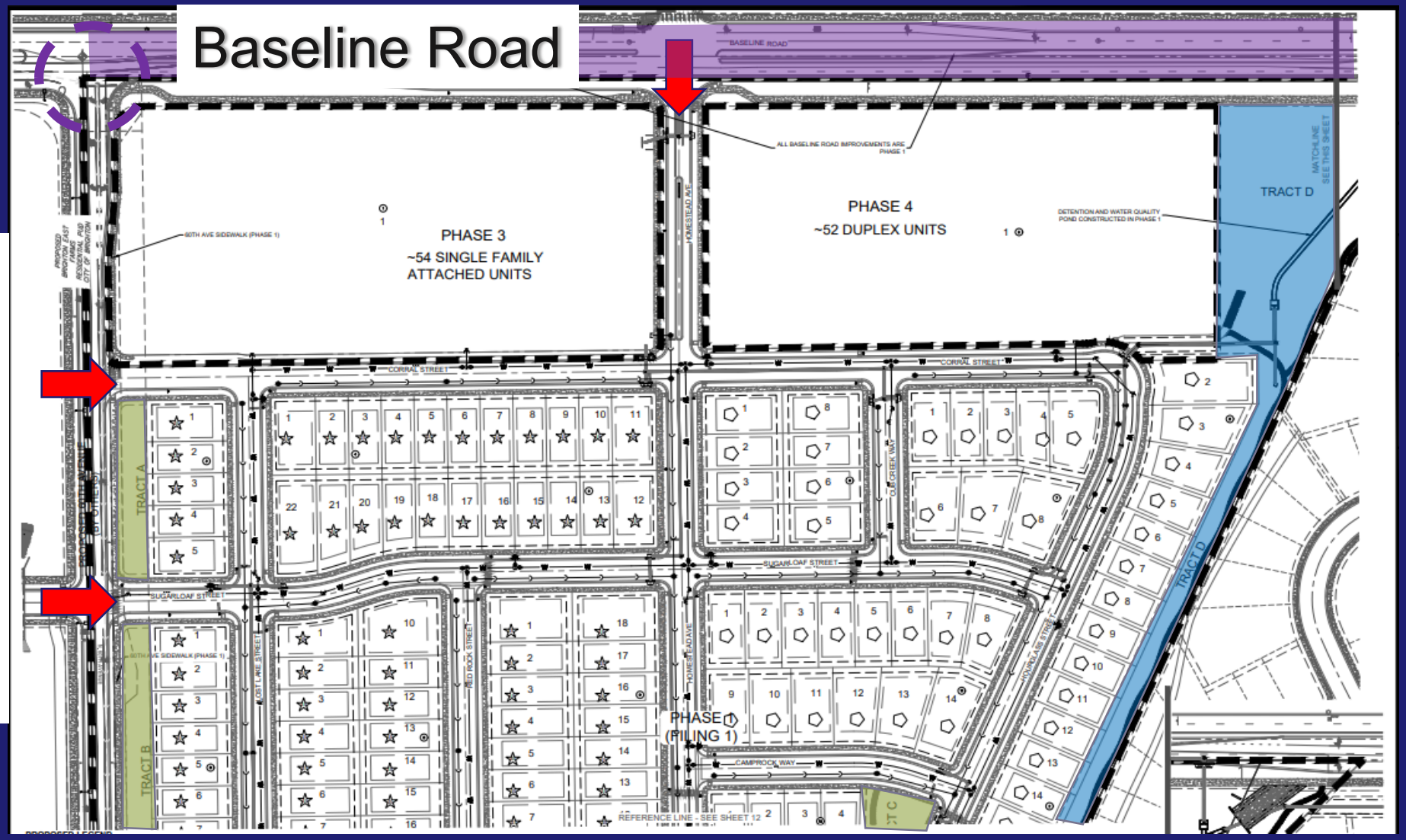
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

PHASING PLAN

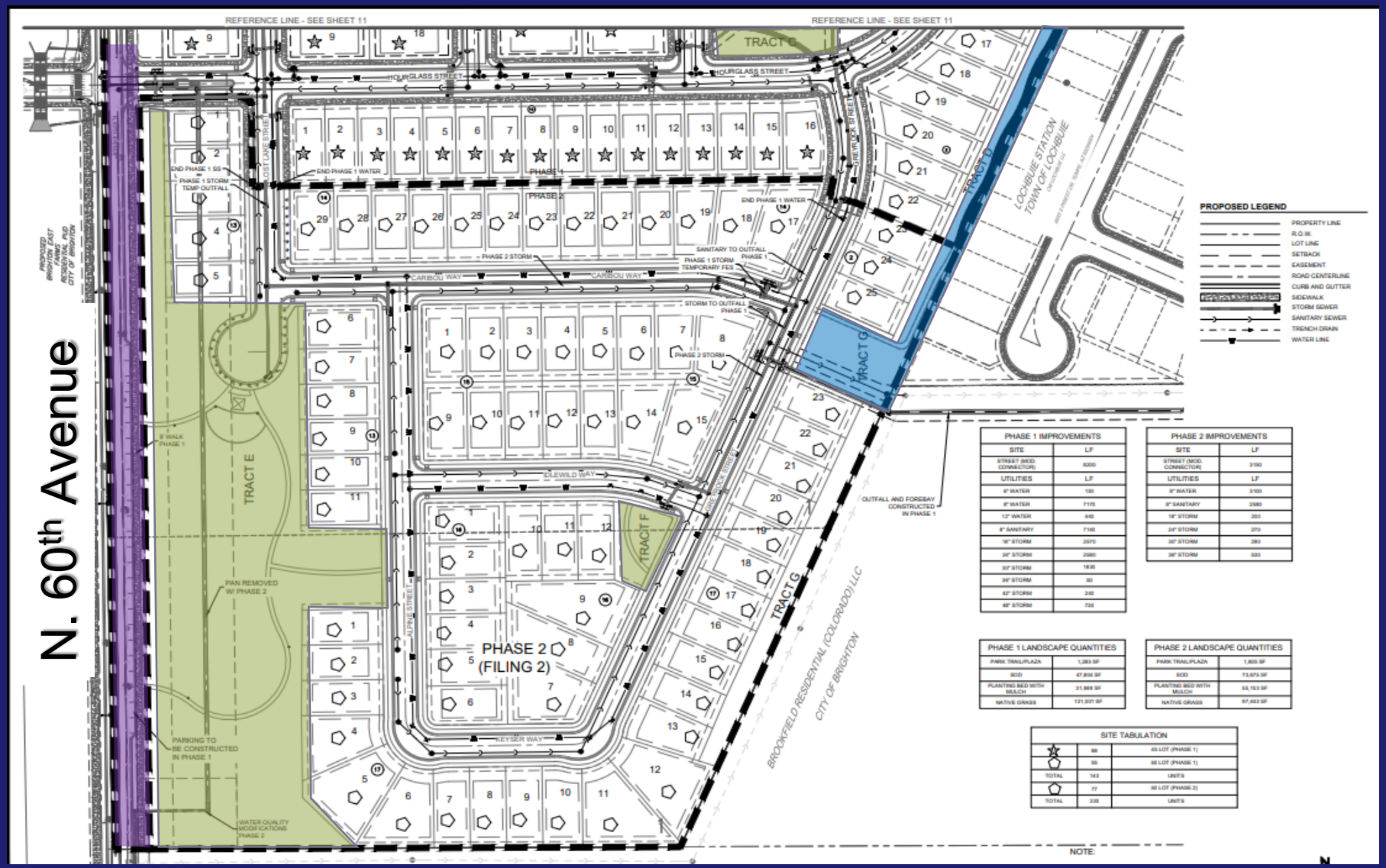
SHEET

Brighton

N. 60th Avenue



Brighton


N. 60th Avenue
REFERENCE LINE - SEE SHEET 11
HOURGLASS STREET
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
LOCHBUIE STATION
TOWN OF LOCHBUIE
PHASE 1
PHASE 2
END PHASE 1 WATER
PHASE 1 STORM TEMP OUTFALL
PHASE 2 STORM
SANITARY TO OUTFALL PHASE 1
PHASE 1 STORM TEMPORARY FES
STORM TO OUTFALL PHASE 1
CARIBOU WAY
BLUEWILD WAY
KEYSER WAY
PHASE 2 (FILING 2)
PAN REMOVED W/ PHASE 2
PARKING TO BE CONSTRUCTED IN PHASE 1
WATER QUALITY MODIFICATIONS PHASE 2
OUTFALL AND FOREBAY CONSTRUCTED IN PHASE 1
BROOKFIELD RESIDENTIAL (COLORADO) LLC
CITY OF BRIGHTON
PROPOSED BRIGHTON EAST FILING 2 PUD RESIDENTIAL CITY OF BRIGHTON
PROPOSED LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
SETBACK
EASEMENT
ROAD CENTERLINE
CURB AND GUTTER
SIDEWALK
STORM SEWER
SANITARY SEWER
TRENCH DRAIN
WATER LINE
PHASE 1 IMPROVEMENTS
PHASE 2 IMPROVEMENTS
PHASE 1 LANDSCAPE QUANTITIES
PHASE 2 LANDSCAPE QUANTITIES
SITE TABULATION
NOTE:
N

Land Use and Development Code

- Section 2.02.D, Major Subdivision – Subdivision Plan, of the amended *Land Use and Development Code*, describes the requirements for a Major Subdivision Plan and states that a Major Subdivision shall be reviewed to the following criteria:
  - The application is in accordance with the Comprehensive Plan
  - Compliance with the requirements of this development code
  - The application includes performance, construction and any maintenance assurances
  - Any phasing proposed in the application is clearly indicated and demonstrates a logical and coordinated approach to development

Land Use and Development Code – Continued

- Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated
- The application does not deter any existing or future development on adjacent property from meeting the goals and policies of the Comprehensive Plan
- The design does not impede the construction of anticipated or planned future public infrastructure within the area
- The recommendations of professional staff or any other public entity or review agencies asked to officially review the subdivision plan

Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*. To date, planning staff has not received any formal comments on this application.

- <u>By October 30, 2020:</u>

  ✓ Notice was published electronically on the Community Development Webpage and social media platforms.

  ✓ 2 signs were posted on the subject property.

  ✓ Written notice was mailed to all property owners within 300 feet of the subject property.

- On June 17, 2020, the applicant team conducted a neighborhood meeting for the Major Subdivision Plan application, adhering to the application requirements set forth in Section 2.01(D) of the amended *Land Use and Development Code*.

Summary of Findings

✓Staff finds the Major Subdivision Plan application to be in compliance with the requirements for a Major Subdivision as described in the *Land Use and Development Code*, Section 2.02.D, **Major Subdivision – Subdivision Plan**, and with the zoning district regulations as outlined in the Ridgeline Vista PUD.

✓Staff also finds that the Major Subdivision Plan complies with policies of the Comprehensive Plan.

City Staff Recommendation

- Staff recommends conditional acceptance of the Major Subdivision Plan and has prepared a draft resolution based on said findings.
  - The first condition is that annexation and subsequent rezoning of the area known as the Neff Remainder Property is approved by City Council, without any amendment(s) or other changes that would alter the Major Subdivision as proposed prior to the Final Plat for Ridgeline Vista receiving approval.
  - The second condition is that the applicant obtains all necessary off-site easements prior to the administrative approval of the Final Plat.

Options for City Council

The City Council has four (4) options it can make after reviewing this application.

- ❑ Accept the Major Subdivision Plan with conditions via resolution as drafted;
- ❑ Accept the Major Subdivision Plan without the drafted condition(s), with an amended condition(s), or added conditions; or
- ❑ Not accept the Major Subdivision Plan via resolution with specific findings to justify the denial; or
- ❑ Continue the item to be heard at a later date if the City Council feels it needs more information to make an informed decision.

MAJOR SUBDIVISION PLAN OF RIDGELINE VISTA

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF ADAMS, STATE OF COLORADO

COVER SHEET

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00°46'49" EAST, A DISTANCE OF 2331.28 FEET;

THENCE SOUTH 00°46'49" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO THE **POINT OF BEGINNING,** BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 168TH AVENUE;

THENCE NORTH 89°59'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1986.07 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES;

1. SOUTH 45°04'05" WEST, A DISTANCE OF 356.74 FEET;
2. SOUTH 24°18'10" WEST, A DISTANCE OF 1528.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434;

THENCE CONTINUING SOUTH 24°18'10" WEST, A DISTANCE OF 716.67 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 1;

THENCE SOUTH 89°45'04" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 778.15 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 00°46'49" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2301.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 69.680 ACRES, (3,035,251 SQUARE FEET), MORE OR LESS

AREA SUMMARY

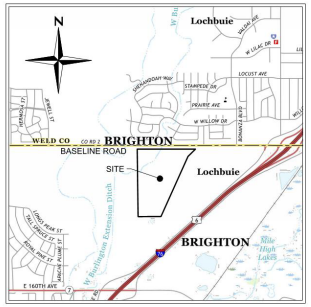
DESCRIPTION	AREA (SF)	AREA(AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
RIGHT OF WAY	555,468	12.75	COB	COB	
ROW - REC #2019000088515	71,331	1.64	COB	COB	
RESIDENTIAL LOTS (PHASE 1)	838,110	19.24	PRIVATE	PRIVATE	
TRACT A	10,069	0.23	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT B	16,713	0.38	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT C	20,139	0.46	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT D	103,542	2.38	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TRACT H*	16,918	0.39	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TOTAL	1,632,290	37.47			
RIGHT OF WAY	186,165	4.27	COB	COB	
RESIDENTIAL LOTS (PHASE 2)	489,463	11.24	PRIVATE	PRIVATE	
TRACT E	188,216	4.32	METRO DISTRICT	METRO DISTRICT	PARK
TRACT F	6,858	0.16	METRO DISTRICT	METRO DISTRICT	LANDSCPAING
TRACT G	36,252	0.83	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TOTAL	906,955	20.82			
PHASE 3	255,436	5.86	OWNER	OWNER	FUTURE DEVELOPMENT
PHASE 4	241,463	5.54	OWNER	OWNER	FUTURE DEVELOPMENT
TOTALS	3,036,144	69.70			

*Totals exclude ROW for 60th Ave dedicated with Rec. #2019000088515
* TRACT H is outside COB limits at the time of this subdivision plan

LAND USE SUMMARY CHART

LAND USE	RESIDENTIAL	
GROSS AREA*	3,035,251	SF
	69.68	AC
ROW*	812,965	SF
	18.66	AC
RESIDENTIAL LOTS	1,327,573	SF
	30.48	AC
TRACTS	381,789	SF
	8.76	AC
FUTURE DEVELOPMENT	496,899	SF
	11.41	AC
TOTAL LOTS	**220**	
DETACHED SINGLE FAMILY LOTS (50' LOTS)	132	
DETACHED SINGLE FAMILY LOTS (45' LOTS)	88	
MIN DETACHED LOTS SIZE - 45' X 110' LOTS	4,950.0	SF
MIN DETACHED LOTS SIZE - 50' X 110' LOTS	5,500.0	SF
DENSITY (EXCLUDES FUTURE LOTS)	3.78	DU/AC

*Includes ROW for 60th Ave dedicated with Rec. #2019000088515



VICINITY MAP
SCALE: 1" = 2000'

PROJECT TEAM

CIVIL ENGINEER
REDLAND
1500 W. CANAL CT.
LITTLETON, CO 80120
720.283.6783 voice
CONTACT: TRAVIS FRAZIER, P.E.

OWNER / DEVELOPER
CW-BLUE SKY c/o CORONADO WEST
8655 S. PRIEST DRIVE
TEMPE, AZ 85285
303.285.1110 voice
CONTACT: ERIC ECKBERG

LANDSCAPE ARCHITECT/PLANNER
HENRY DESIGN GROUP
1501 WAZEE ST SUITE 1-C
DENVER, CO 80202
303.446.2368 voice
CONTACT: KAREN HENRY, PLA

TRAFFIC ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
303.228.2304 voice
CONTACT: CURTIS ROWE, PE

SURVEYOR
AZTEC CONSULTANTS
300 E. MINERAL AVE, SUITE 1
LITTLETON, CO 80122
303.713.1898 voice
CONTACT: JAMES LYNCH, PLS

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DEVELOPER CONTRIBUTIONS
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	STREET AND BLOCK PLAN
10	TYPICAL SECTIONS & DETAILS
11	PHASING PLAN
12	PHASING PLAN
13	GRADING AND DRAINAGE
14	GRADING AND DRAINAGE
15	GRADING AND DRAINAGE
16	GRADING AND DRAINAGE
17	UTILITY PLAN
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	OVERALL LANDSCAPE PLAN
22-24	LANDSCAPE PLAN
25	PARK ENLARGEMENT PLAN
26	60TH AVE ENLARGEMENT PLAN
27	PLANT LIST AND NOTES
28-29	SITE DETAILS

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THIS _____DAY OF _____, 20___.

MAYOR CITY CLERK

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON THIS _____DAY OF _____, 20___.

CHAIRMAN

BENCHMARK

A 3 1/4" IRON ROD AND 1 1/2" ALUMINUM CAP STAMPED "CONTROL POINT" - ELEVATION = **5097.10 (NAVD88)**

LOCATED 200' NORTH OF THE NORTH EDGE OF ASPHALT OF LONGS PEAK STREET AND 60' EAST OF THE EASTERNMOST EDGE OF ASPHALT OF NORTH 50TH AVENUE

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORIZ. SCALE	1" = 60'
VERT. SCALE	N/A

NOTES

DATE	NO.	
08-20-2019	1	1ST SUBMITTAL
11-15-2019	2	2nd SUBMITTAL
02-11-2020	3	3rd SUBMITTAL
05-05-2020	4	4th SUBMITTAL
07-01-2020	5	5th SUBMITTAL
08-11-2020	6	6th Submittal
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

COVER SHEET

SHEET
1

RIDGELINE VISTA
SUBDIVISION IMPROVEMENTS, DEVELOPER OBLIGATIONS AND PHASING

INTENT

THIS MAJOR SUBDIVISION PLAN SHALL BE BINDING UPON, AND INURE TO THE BENEFIT OF, THE OWNER/DEVELOPER NAMED ON THE COVER SHEET AND ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE CITY AGREES THAT THE REQUIREMENTS SET FORTH HEREIN ARE REASONABLE, NECESSARY, AND APPROPRIATE CONDITIONS AND OBLIGATIONS OF THE OWNER/DEVELOPER. 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").

GENERALLY APPLICABLE DEVELOPMENT OBLIGATIONS

OWNER/DEVELOPER 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 PLATS. THE TERM "SCHEDULE OF IMPROVEMENTS" AND/OR "PHASING PLAN(S)" SHALL MEAN A DETAILED LISTING OF ALL OF THE PUBLIC IMPROVEMENTS, THE DESIGN, CONSTRUCTION, INSTALLATION, AND PHASING OF WHICH IS THE SOLE RESPONSIBILITY OF THE DEVELOPER. THE "SCHEDULE OF IMPROVEMENTS" MAY BE DIVIDED INTO PHASES OF THE APPROVED FINAL PLAT(S) FOR THE DEVELOPMENT, AND SHALL SPECIFY, AS TO EACH IMPROVEMENT LISTED BELOW (WHICH LIST IS NOT EXHAUSTIVE), THE TYPE, SIZE, GENERAL LOCATION, AND ESTIMATED COST OF EACH IMPROVEMENT AND THE DEVELOPMENT PHASE IN WHICH THE PUBLIC IMPROVEMENT IS TO BE BUILT:

- WATER LINES
- SANITARY SEWER LINES
- STORM SEWER LINES
- DRAINAGE RETENTION/DETENTION PONDS
- STREETS/ALLEYS/RIGHTS-OF-WAY
- CURBS/GUTTERS
- SIDEWALKS
- BRIDGES AND OTHER CROSSINGS
- TRAFFIC SIGNAL LIGHTS
- STREET LIGHTS
- SIGNS
- FIRE HYDRANTS
- GUARD RAILS
- NEIGHBORHOOD PARKS/COMMUNITY PARKS
- OPEN SPACE
- TRAILS AND PATHS
- STREET TREES/OPEN SPACE AND/OR COMMON AREA LANDSCAPING
- IRRIGATION SYSTEMS
- WELLS
- FENCING/RETAINING WALLS
- PARKING LOTS
- PERMANENT EASEMENTS
- LAND DONATED AND/OR CONVEYED TO THE CITY
- VALUE OF LAND BENEATH ALL INFRASTRUCTURE IMPROVEMENTS
- VALUE OF WATER DONATED AND/OR CONVEYED TO THE CITY

OWNER/DEVELOPER 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"). OWNER/DEVELOPER 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 OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY TO WHOM SUCH PUBLIC IMPROVEMENTS MAY BE DEDICATED AS SET FORTH HEREIN OR ON THE FINAL PLAT FOR THE PARTICULAR PHASE. BUILDING PERMITS FOR ANY TYPE OF STRUCTURE REGULATED BY THE CITY WILL NOT BE ISSUED BY THE CITY UNTIL ALL PUBLIC IMPROVEMENTS FOR THE REAL PROPERTY (OR TO THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN) HAVE BEEN COMPLETED IN ACCORDANCE HEREWITH AND THE OWNER/DEVELOPER HAS POSTED SURETY FOR THE SUBDIVISION IMPROVEMENTS ACCEPTABLE TO THE CITY.
OWNER/DEVELOPER 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 ACCEPTANCE AND WARRANTY PROCESSES, MAINTENANCE IMPROVEMENTS, FINAL ACCEPTANCE, TESTING AND INSPECTION, IMPROVEMENT GUARANTEES, INDEMNIFICATION AND RELEASE OF LIABILITY, AND INSURANCE OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF FINAL PLAT APPROVAL. EXCEPT TO THE EXTENT EXPRESSLY SET FORTH BELOW, OWNER/DEVELOPER SHALL PAY ALL FEES RELATED TO DEVELOPMENT OF THE REAL PROPERTY AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR ANY OR ALL PORTIONS OF THE REAL PROPERTY. THE AMOUNT OF THE FEES SHALL BE THE AMOUNT IN EFFECT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SITE SPECIFIC DEVELOPMENT OBLIGATIONS

IN ADDITION TO THE GENERALLY APPLICABLE DEVELOPMENT OBLIGATIONS SET FORTH ABOVE, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS, WHICH ADDITIONAL IMPROVEMENTS SHALL CONSTITUTE "PUBLIC IMPROVEMENTS" HEREUNDER:

- THE PARK ENLARGEMENT PLAN AS SHOWN ON SHEET 25 HEREOF
- THE ENLARGEMENT OF 60TH AVENUE AS SHOWN ON SHEET 8 HEREOF
- THE ENLARGEMENT OF BASELINE ROAD AS SHOWN ON SHEET 5 AND 6 HEREOF

IMPROVEMENT GUARANTEE

OWNER/DEVELOPER SHALL SUBMIT TO THE CITY A GUARANTEE FOR ALL PUBLIC IMPROVEMENTS RELATED TO THE REAL PROPERTY (OR TO THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN). SAID GUARANTEE MAY BE IN CASH, BOND, OR A LETTER OF CREDIT IN A FORMAT PROVIDED BY THE CITY. INFRASTRUCTURE PERMITS SHALL BE ISSUED FOR ONLY THAT PHASE FOR WHICH SAID GUARANTEES HAVE BEEN FURNISHED. THE TOTAL AMOUNT OF THE GUARANTEE FOR EACH PHASE SHALL BE CALCULATED AS A PERCENTAGE OF THE TOTAL ESTIMATED COST, INCLUDING LABOR AND MATERIALS, OF ALL PUBLIC IMPROVEMENTS TO BE CONSTRUCTED IN SAID PHASE OF THE DEVELOPMENT. THE TOTAL AMOUNTS ARE AS FOLLOWS:

A. PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS FOR SUCH PHASE - 115%
B. UPON INITIAL ACCEPTANCE PRIOR TO FINAL ACCEPTANCE - 15%
C. AFTER FINAL ACCEPTANCE - 0%

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

PHASING

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS MAJOR SUBDIVISION PLAN, THE DEVELOPMENT OF THE REAL PROPERTY AND PUBLIC IMPROVEMENTS MAY OCCUR IN PHASING AS IDENTIFIED ON SHEET 11 AND 12. EACH PHASE MUST BE ABLE TO "STAND ALONE" WITH RESPECT TO ALL PUBLIC IMPROVEMENTS AND EACH PHASE MUST PROVIDE ADEQUATE INFRASTRUCTURE CAPACITY FOR RELATED FUTURE PHASES, IF ANY. EXCEPT AS SET FORTH ABOVE, OWNER/DEVELOPER MAY OBTAIN PERMITS FROM THE CITY RELATED TO INDIVIDUAL PHASES WITHOUT THE NECESSITY OF COMPLETING OTHER PHASES. ALL MODIFICATIONS TO THE PHASING PLAN SHALL BE IN WRITING AND SIGNED BY THE CITY MANAGER.

SITE SPECIFIC FEE AND CONTRIBUTIONS

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE FOLLOWING FEES AND CONTRIBUTIONS SHALL BE PAYABLE IN THE AMOUNTS AND AT THE TIME LISTED BELOW:

OPEN SPACE CALCULATIONS AND FEE IN LIEU

OPEN SPACE CALCULATION (PHASE 1 AND 2)

9.77 ACRES OPEN SPACE IS REQUIRED BASED UPON 220 DWELLING UNITS

DESCRIPTION	AREA (SF)	AREA(AC)	Total (AC)	PHASE	PARK CREDIT	OPEN SPACE CREDIT	USE
TRACT A	10,069	0.23	0.23	PHASE 1		0.23	OPENSPACE
TRACT B	16,713	0.38	0.38	PHASE 1		0.38	OPENSPACE
TRACT C	20,120	0.46	0.46	PHASE 1	0.46		POCKET PARK
TRACT D*	120,460	2.77	1.90	PHASE 1		1.90	OPENSPACE / DRAINAGE
TRACT D 10 YEAR WSEL	(37624)	(0.86)					
PHASE 1 TOTAL						**2.98**	
TRACT E*	188,216	4.32	4.25	PHASE 2	4.25		NEIGHBORHOOD PARK/ DRAINAGE
TRACT E WQ WSEL	(2,940)	(0.07)					
TRACT F	6,858	0.16	0.16	PHASE2	0.16		POCKET PARK
TRACT G	36,252	0.83	0.83	PHASE 2		0.83	OPENSPACE
PHASE 2 TOTAL						**5.24**	
TOTALS	**358,124**	**8.22**	8.22				
9.77 -8.22 = 1.55 acres fee in lieu							
1.55 acres of fee-in-lieu x $45,000.00 per acre = $69,750.00 owed as fee-in-lieu for Phase 1 and Phase 2 (220 SFD units).							
*Area below the 10-year WSEL or WQ WSEL excluded from open space.							

THE FEE-IN-LIEU FOR PHASE 1 AND PHASE 2 MUST BE PAID PRIOR TO ADMINISTRATIVE APPROVAL OF THE FINAL PLATT. IF RESIDENTIAL DENSITIES IN PHASE 1 OR PHASE 2 INCREASE FROM THOSE APPROVED IN THE FINAL PLAT, THUS REQUIRING THE DEDICATION OF ADDITIONAL LAND FOR THE NEIGHBORHOOD/COMMUNITY PARK AND NECESSARY OPEN SPACE, SAID ADDITIONAL DEDICATION OF LAND MAY BE SATISFIED BY THE DEDICATION OF ADDITIONAL ACCEPTABLE LAND OR PAYMENT OF A FEE-IN-LIEU IN LIEU OF DEDICATION. THE AMOUNT OF SUCH FEE-IN-LIEU SHALL BE DETERMINED IN ACCORDANCE WITH THE CITY OF BRIGHTON PARKS STANDARDS AND PROCEDURES IN EFFECT AT THE TIME THE PAYMENT IS MADE. THE DEDICATION OF ADDITIONAL LAND AND/OR PAYMENT OF CASH IN LIEU OF DEDICATION, IF REQUIRED, SHALL BE COMPLETED PRIOR TO THE APPROVAL OF ANY AMENDMENTS TO THE FINAL PLAT.

FUTURE OPEN SPACE

FUTURE OPEN SPACE CALCULATION (PHASE 3 AND 4)

DESCRIPTION	UNITS	PEOPLE PER HOUSEHOLD	TOTAL POPULATION
PHASE 3	95	2.96	281.20
PHASE 4	105	2.96	310.80
TOTALS	200		592.00

DEDICATION TYPE	ACRES/# OF PEOPLE	REQUIRED DEDICATION	
NEIGHBORHOOD PARK	3/1000	1.78	Acres
COMMUNITY PARK	3/1000	1.78	Acres
OPEN SPACE	15/100	8.88	Acres
		12.43	Acres

IF PHASE 3 AND PHASE 4 DEVELOP TO THE MAXIMUM ALLOWED DENSITY THE REQUIRED FEE-IN-LIEU DEDICATION SHALL BE 12.44 ACRES. THE OPEN SPACE DEDICATION ATTRIBUTED TO EACH PHASE SHALL BE PAID AS A CONDITION PRECEDENT TO THE ISSUANCE OF ANY BUILDING PERMIT WITHIN THE PHASE BASED ON THE FINAL DEVELOPMENT DENSITY. IF PHASE 3 AND PHASE 4 DEVELOP TO LOWER DENSITIES, THE REQUIRED FEE-IN-LIEU SHALL REFLECT THE NUMBER OF UNITS SHOWN ON THE APPROVED FINAL PLAT FOR PHASE 3 AND PHASE 4. THE AMOUNT WITH BE ADJUSTED PRORATA BASED ON ACTUAL FINAL DENSITY OF PHASES 3 AND 4

WATER DEDICATION REQUIREMENTS

Water Dedication Requirement

Phase 1	58.82	ac-ft
Phase 2	39.47	ac-ft
Phase 3	10.01	ac-t
Phase 4	8.87	ac-ft
Total Dedication	**117.17**	**ac-ft**

DEDICATION MUST BE COMPLETED AT THE APPROVAL OF THE FINAL PLAT FOR EACH SUCH PHASE.

DEVELOPER HAS SUCCESSFULLY DEDICATED 11.43 ACRE-FEET OF WATER (7.0 FULTON SHARES) TOWARD THE TOTAL REQUIREMENT FOR PHASE 2 AS PART OF THE *NEFF II ANNEXATION AGREEMENT*

PER THE *ANNEXATION AGREEMENT FOR NEFF PUD*, THE DEVELOPER IS ALLOWED TO PAY A WATER RESOURCE FEE (FEE-IN-LIEU) IN PLACE OF DEDICATING WATER RIGHTS TO THE CITY FOR THE PORTION OF THE SUBJECT DEVELOPMENT COVERED UNDER THE 1987 ANNEXATION AGREEMENT. THE FEE-IN-LIEU OPTION IS AVAILABLE FOR 60 ACRES OF THE PROPERTY.

THE ACRE-FEET CALCULATIONS FOR EACH PHASE ARE BASED ON THE UNIT NUMBERS PROVIDED IN THE MAJOR SUBDIVISION PLAN APPLICATION. DEDICATION FOR EACH PHASE MUST BE COMPLETED AT THE APPROVAL OF THE FINAL PLAT FOR EACH SUCH PHASE. IF THE ACTUAL DENSITY OF ANY PHASE OF THE DEVELOPMENT IS LESS THAN OR MORE THAN THE FULL BUILD-OUT CONTEMPLATED IN THE MAJOR SUBDIVISION PLAN APPLICATION, THEN THE WATER DEDICATION REQUIREMENTS FOR SUCH PHASE SHALL BE ADJUSTED PRORATA TO BE CONSISTENT WITH THE ADJUSTED UNIT COUNTS IN THE FINAL PLAT FOR THAT PHASE.

TRAFFIC SIGNAL REQUIREMENTS

INTERSECTION: BASELINE AND N. 50TH AVENUE (T INTERSECTION)		
SIGNAL COST	$425,000	
(A) EX. NB VOLUME WARRANTING SIGNALIZATION	321	VPH
(B) RIDGELINE VISTA NB VOLUME CONTRIBUTING TO SIGNAL WARRANT	18	VPH
(C)PROJECT PARTICIPATION IN FUTURE VOLUME	5.31%	
(D) DEVELOPER CONTRIBUTION	**$22,600.00**	

NOTES:

C = B/(A+B)
D = SIGNAL COST * C
COSTS ROUNDED TO THE NEAREST $100
REFER TO "TRAFFIC IMPACT STUDY: NEFF PROPERTY" PREPARED BY KIMLEY HORN AND ASSOCIATES, INC DATED MARCH 2019.

INTERSECTION: BASELINE AND N. 60TH AVENUE (T INTERSECTION)		
SIGNAL COST	$425,000	
(A)VOLUME WARRANTING SIGNALIZATION	113	VPH
(B) RIDGELINE VISTA NB VOLUME CONTRIBUTING TO SIGNAL WARRANT	38	VPH
(C)PROJECT PARTICIPATION IN FUTURE VOLUME	33.63%	
(D) DEVELOPER CONTRIBUTION	**$142,900.00**	

NOTES:

C = B/(A)
D = SIGNAL COST * C
COSTS ROUNDED TO THE NEAREST $100
REFER TO "TRAFFIC IMPACT STUDY: NEFF PROPERTY" PREPARED BY KIMLEY HORN AND ASSOCIATES, INC DATED MARCH 2019.

TOTAL PROJECT SIGNAL CONTRIBUTION	**$165,500.00**

NOTE: THE 50TH AVENUE CONTRIBUTION IS TO BE MADE AT THE APPROVAL OF THE FINAL PLAT FOR PHASE 2; AND THE 60TH AVENUE CONTRIBUTION TO BE MADE BEFORE THE FIRST BUILDING PERMIT FOR EITHER PHASE 3 OR 4. SIGNALS CONTRIBUTION AT PHASE 2 PRIOR TO ISSUANCE OF BUILDING PERMIT, OR WHEN SIGNAL IS WARRANTED

ROADWAY IMPROVEMENTS

BASELINE ROAD IMPROVEMENTS INCLUDING WIDENING TO ULTIMATE SECTION AND DETACHED TRAIL FROM 60TH AVENUE TO EASTERN PROPERTY LINE SHALL OCCUR IN PHASE 1. REFER TO SHEETS 5 AND 6. BASELINE RD. CONSTRUCTION TO COMMENCE PRIOR TO PHASE 1 BUILDING PERMIT RELEASE.

60TH AVENUE IMPROVEMENTS INCLUDING 8' DETACHED TRAIL FROM BASELINE ROAD SOUTH TO SOUTHERN PROPERTY BOUNDARY AND ADDITIONAL PARKING (REFER TO SHEET 8) ADJACENT TO PHASE 2 PARK SHALL BE CONSTRUCTED IN PHASE 1.

REFER TO SHEETS 11 AND 12 FOR PHASING PLAN AND MORE INFORMATION.

EASEMENTS

OWER/DEVELOPER IS AWARE THAT OFF-SITE EASEMENTS ARE REQUIRED TO SERVE THE DEVELOPMENT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ACQUIRE THE NECESSARY EASEMENTS AND HAVE THE EASEMENTS IN PLACE PRIOR TO APPROVAL OF THE FINAL PLAT.

COMMUNITY AMENITIES

OWNER/DEVELOPER SHALL DESIGN AT THE TIME OF FINAL PLAT ALL COMMUNITY AMENITIES, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, PARKS AND OPEN SPACE, FENCING, SUBDIVISION SIGNAGE, AND COMMUNITY MAILBOXES. OWNER/DEVELOPER AGREES TO CONSTRUCT AND/OR INSTALL THESE ITEMS WITHIN EACH PHASE OF DEVELOPMENT

FUTURE STREET CONNECTION SIGNS

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SIGNS CALLING OUT FUTURE STREET CONNECTIONS AND FOR THEIR CONTINUED MAINTENANCE UNTIL THE PHASE ON WHICH THEY ARE PLACED IS CONSTRUCTED. SPECIFICALLY, PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS FOR PHASE 1, THE DEVELOPER AND/OR THE DISTRICT, AT THE APPLICABLE PARTY'S SOLE COST AND EXPENSE, SHALL ERECT A SIGN AT EACH POINT ALONG LOST LAKE STREET AND GREYROCK STREET THAT HAS A CROSSING INTO PHASE 2 AND NOTIFYING RESIDENTS THAT THE STREET WILL BE EXTENDED IN THE FUTURE IN CONNECTION WITH THE DEVELOPMENT.

SCHOOL LAND DEDICATION

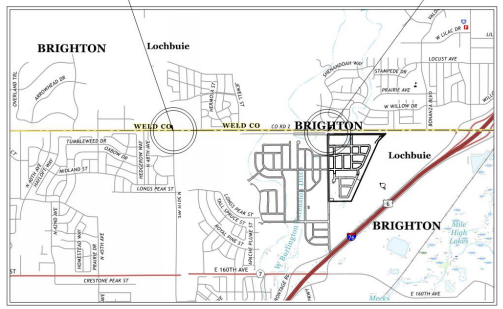
IN ACCORDANCE WITH THE CITY'S LAND USE AND DEVELOPMENT CODE, SECTION 3.05(F), THE OWNER/DEVELOPER AGREES TO PROVIDE A FEE-IN-LIEU OF LAND DEDICATION AS DETERMINED BY BRIGHTON SCHOOL DISTRICT 27J AND SHALL PROVIDE PAYMENT TO THE SCHOOL DISTRICT PRIOR TO RECORDING OF THE FINAL PLAT

CAPITAL FACILITY FEE

THE DEVELOPER IS AWARE OF THE SCHOOL DISTRICT CAPITAL FACILITY FEE FOUNDATION, WHOSE PURPOSE IS TO ADMINISTER THE COLLECTION FROM VARIOUS DEVELOPMENT ENTITIES OF A "CAPITAL FACILITY FEE" FOR DISBURSAL TO SCHOOL DISTRICT 27J TO FUND A PORTION OF THE COSTS OF PROVIDING ADDITIONAL CAPITAL FACILITIES TO SERVICE NEW GROWTH, AND HAS VOLUNTARILY AGREED TO BE A PARTICIPATING DEVELOPMENT ENTITY IN THAT PROCESS AND, ACCORDINGLY, ENTER INTO A PARTICIPANT AGREEMENT WITH THE SCHOOL DISTRICT. FEES PAYABLE TO THE FOUNDATION SHALL BE PAID DIRECTLY TO THE SCHOOL DISTRICT AS PART OF EACH RESIDENTIAL BUILDING PERMIT. AFTER ESTABLISHMENT AND ASSESSMENT OF ANY SCHOOL FEES AS AFORESAID, AS A CONDITION OF APPROVAL OF ANY RESIDENTIAL BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE EVIDENCE TO THE CITY THAT SUCH FEES HAVE BEEN PAID TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION, PRIOR TO THE RELEASE OF A RESIDENTIAL BUILDING PERMIT.

NORTH 50TH AVENUE AND BASELINE ROAD

NORTH 60TH AVENUE AND BASELINE ROAD



SIGNAL CONTRIBUTION MAP
NTS

LANDSCAPE ARCHITECT / PLANNER:
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Landscape Architecture • Planning • Environments
1001 Wynne Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:
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WHERE GREAT PLACES BEGIN
102 A Wilkins Ave
Lafayette, Colorado 80026
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 60'
VERT. SCALE	N/A

DATE	NO.	NOTES
08-20-2019	1	1ST SUBMITTAL
11-12-2019	2	2nd SUBMITTAL
02-11-2020	3	3rd SUBMITTAL
05-05-2020	4	4th SUBMITTAL
07-07-2020	5	5th SUBMITTAL
08-11-2020	6	6th Submittal
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

DEVELOPER CONTRIBUTIONS

SHEET
2

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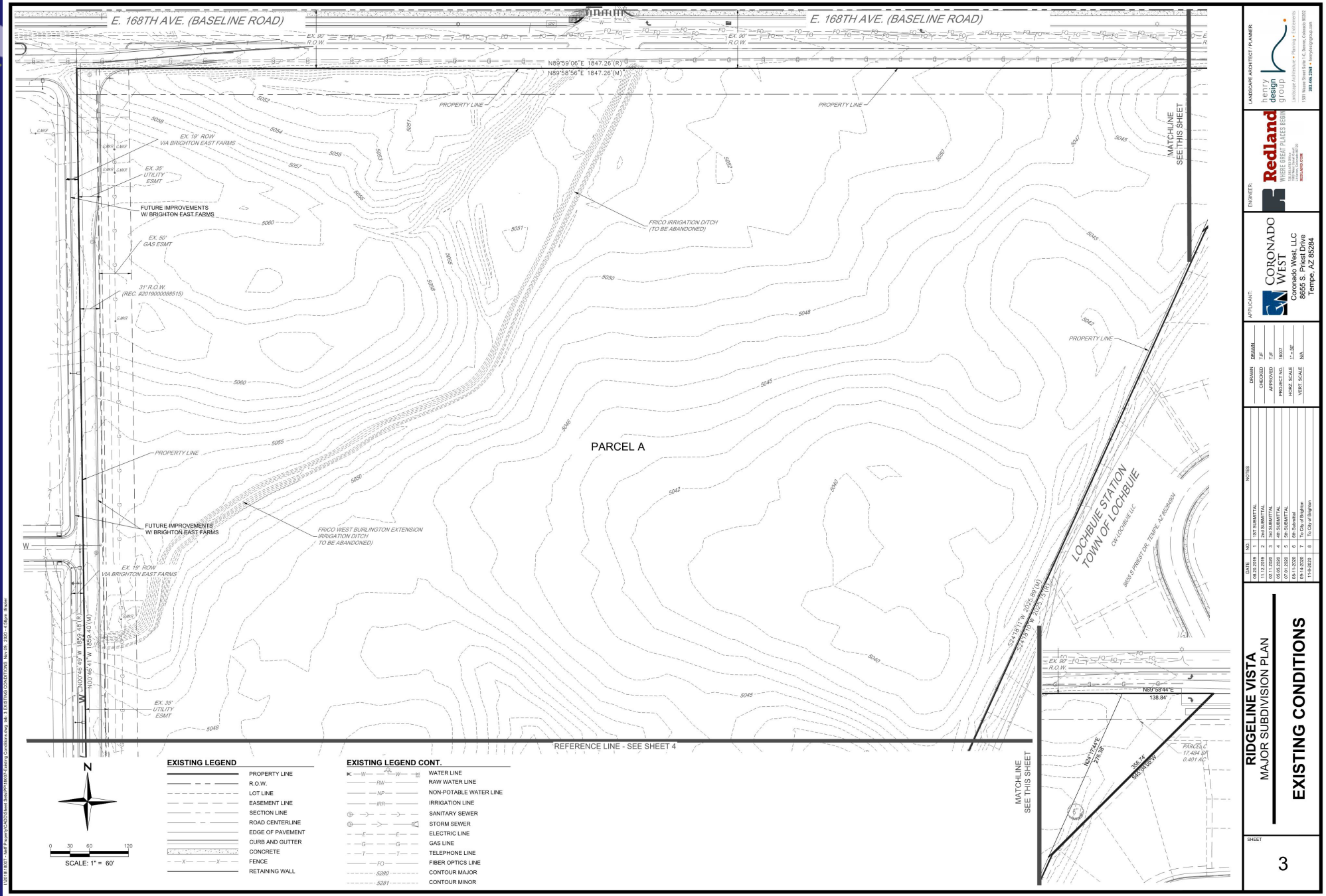
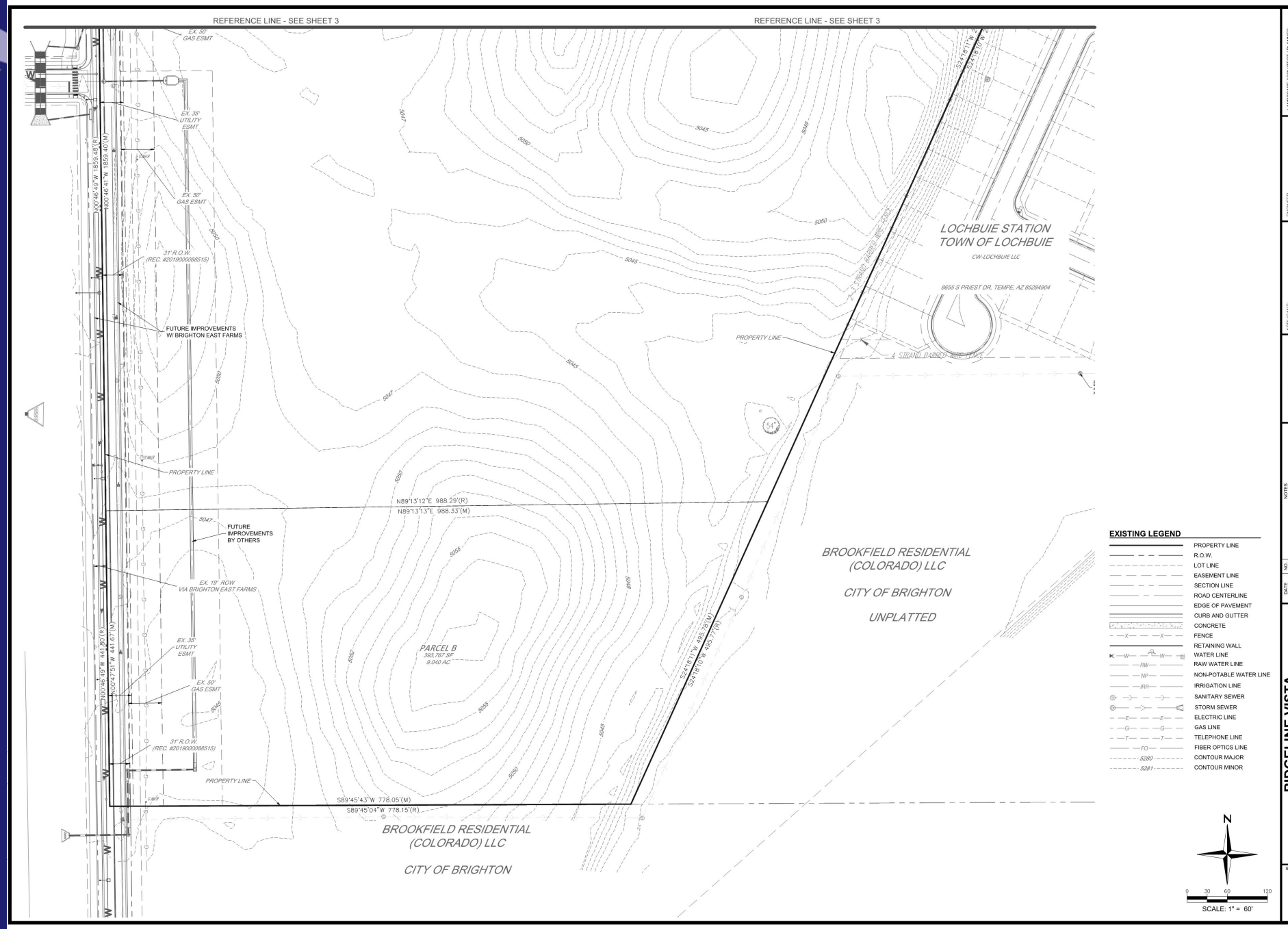

E. 168TH AVE. (BASELINE ROAD)
E. 168TH AVE. (BASELINE ROAD)
EX. 90' R.O.W.
N89°59'06"E 1847.26'(R)
N89°58'56"E 1847.26'(M)
PROPERTY LINE
EX. 19' ROW VIA BRIGHTON EAST FARMS
EX. 35' UTILITY ESMT
FUTURE IMPROVEMENTS W/ BRIGHTON EAST FARMS
EX. 50' GAS ESMT
31' R.O.W. (REC. #20190000088515)
FRICO IRRIGATION DITCH (TO BE ABANDONED)
MATCHLINE SEE THIS SHEET
PARCEL A
FRICO WEST BURLINGTON EXTENSION IRRIGATION DITCH TO BE ABANDONED)
LOCHBUIE STATION TOWN OF LOCHBUIE
CW-LOCHBUIE LLC
8655 S PRIEST DR., TEMPE, AZ 85284-8904
S24°18'10"W 2005.81'(R)
S24°18'31"W 2025.89'(M)
N00°46'41"W 1859.40'(M)
N00°46'49"W 1859.48'(R)
REFERENCE LINE - SEE SHEET 4
N89°58'44"E 138.84'
N24°17'44"E 276.38'
S65°16'05"W 359.74'
PARCEL C 17,484 SF 0.401 AC
EXISTING LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
EASEMENT LINE
SECTION LINE
ROAD CENTERLINE
EDGE OF PAVEMENT
CURB AND GUTTER
CONCRETE
FENCE
RETAINING WALL
EXISTING LEGEND CONT.
WATER LINE
RAW WATER LINE
NON-POTABLE WATER LINE
IRRIGATION LINE
SANITARY SEWER
STORM SEWER
ELECTRIC LINE
GAS LINE
TELEPHONE LINE
FIBER OPTICS LINE
CONTOUR MAJOR
CONTOUR MINOR
N
SCALE: 1" = 60'
LANDSCAPE ARCHITECT / PLANNER:
henry design group
ENGINEER:
Redland
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284
DRAWN
CHECKED
APPROVED
PROJECT NO.
HORZ. SCALE
VERT. SCALE
DATE
NO.
NOTES
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
EXISTING CONDITIONS
SHEET
3


REFERENCE LINE - SEE SHEET 3
REFERENCE LINE - SEE SHEET 3
EX. 50' GAS ESMT
EX. 35' UTILITY ESMT
EX. 50' GAS ESMT
31' R.O.W. (REC. #2019000088515)
FUTURE IMPROVEMENTS W/ BRIGHTON EAST FARMS
PROPERTY LINE
N89°13'12"E 988.29'(R)
N89°13'13"E 988.33'(M)
FUTURE IMPROVEMENTS BY OTHERS
EX. 19' ROW VIA BRIGHTON EAST FARMS
EX. 35' UTILITY ESMT
EX. 50' GAS ESMT
31' R.O.W. (REC. #2019000088515)
PROPERTY LINE
S89°45'43"W 778.05'(M)
S89°45'04"W 778.15'(R)
BROOKFIELD RESIDENTIAL (COLORADO) LLC
CITY OF BRIGHTON
PARCEL B
393,767 SF
9.040 AC
LOCHBUIE STATION
TOWN OF LOCHBUIE
CW-LOCHBUIE LLC
8655 S PRIEST DR, TEMPE, AZ 85284904
4 STRAND BARBED WIRE FENCE
PROPERTY LINE
BROOKFIELD RESIDENTIAL (COLORADO) LLC
CITY OF BRIGHTON
UNPLATTED
EXISTING LEGEND
PROPERTY LINE
R.O.W.
LOT LINE
EASEMENT LINE
SECTION LINE
ROAD CENTERLINE
EDGE OF PAVEMENT
CURB AND GUTTER
CONCRETE
FENCE
RETAINING WALL
WATER LINE
RAW WATER LINE
NON-POTABLE WATER LINE
IRRIGATION LINE
SANITARY SEWER
STORM SEWER
ELECTRIC LINE
GAS LINE
TELEPHONE LINE
FIBER OPTICS LINE
CONTOUR MAJOR
CONTOUR MINOR
N
SCALE: 1" = 60'
LANDSCAPE ARCHITECT / PLANNER:
henry design group
ENGINEER:
Redland
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284
DRAWN
CHECKED
APPROVED
PROJECT NO.
HORZ. SCALE
VERT. SCALE
DESIGN
T.F.
T.F.
18027
1" = 50'
N/A
DATE
NO.
NOTES
08.20.2019 1 1ST SUBMITTAL
11.12.2019 2 2nd SUBMITTAL
02.11.2020 3 3rd SUBMITTAL
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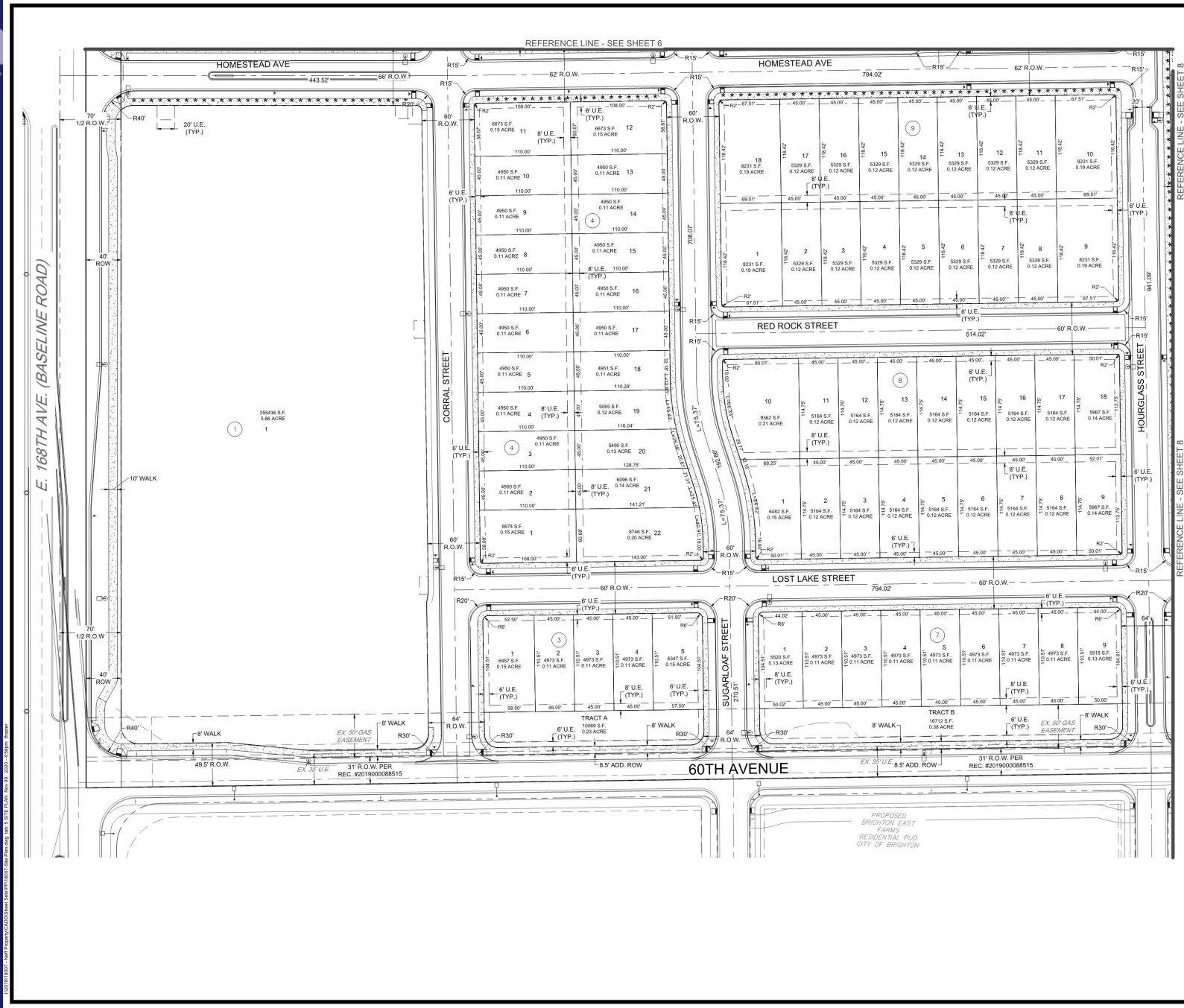
07.07.2020 5 5th SUBMITTAL
08.31.2020 6 6th SUBMITTAL
09-14-2020 7 To City of Brighton
11-9-2020 8 To City of Brighton
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
EXISTING CONDITIONS
SHEET
4



NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK

SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
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Longmont, Colorado 80501
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REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
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VERT. SCALE	N/A

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08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
SITE PLAN

SHEET
5

NOTES:

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- EXISTING PROPERTY LINE
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- EXISTING LOT LINE
- EXISTING EASEMENT
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- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
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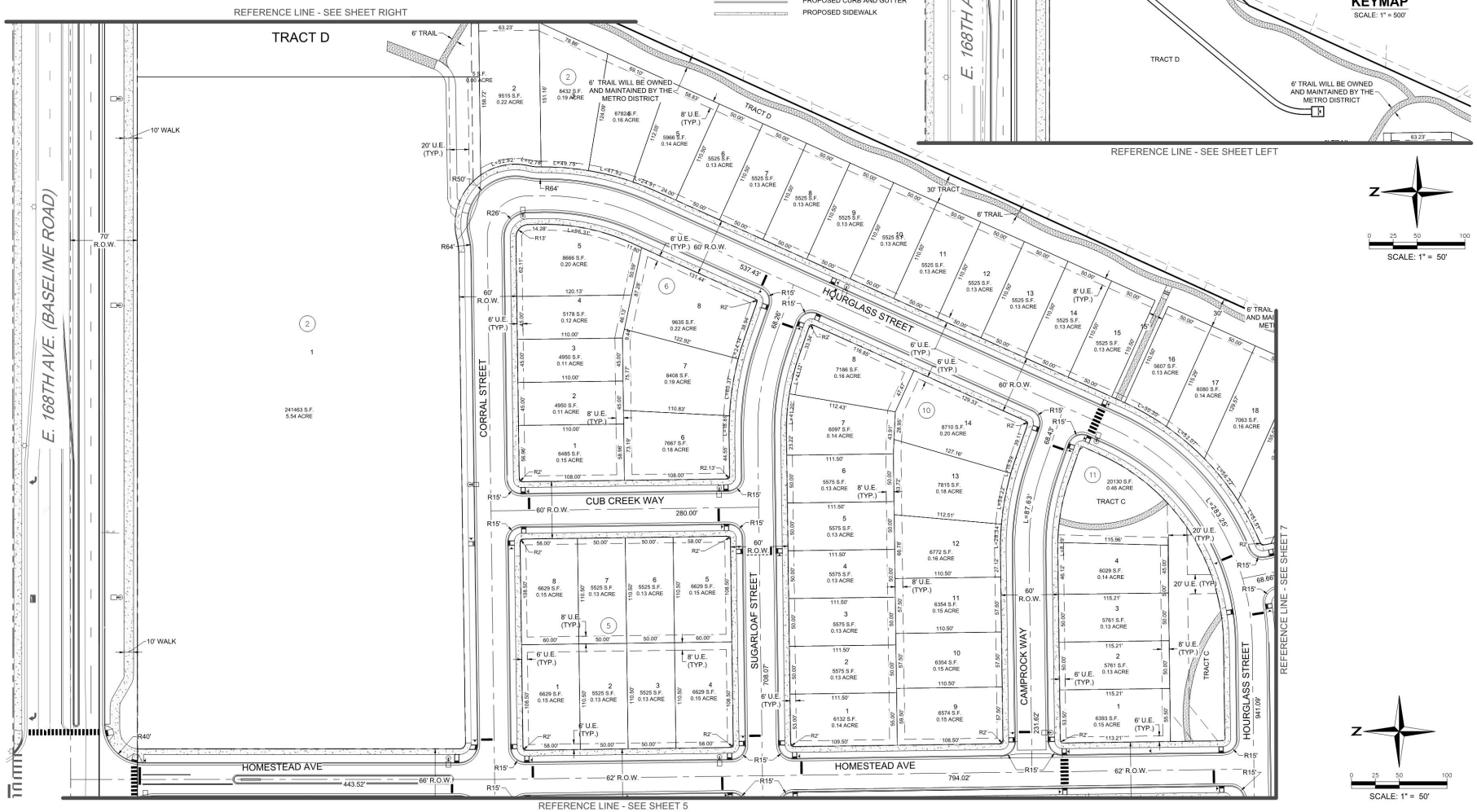
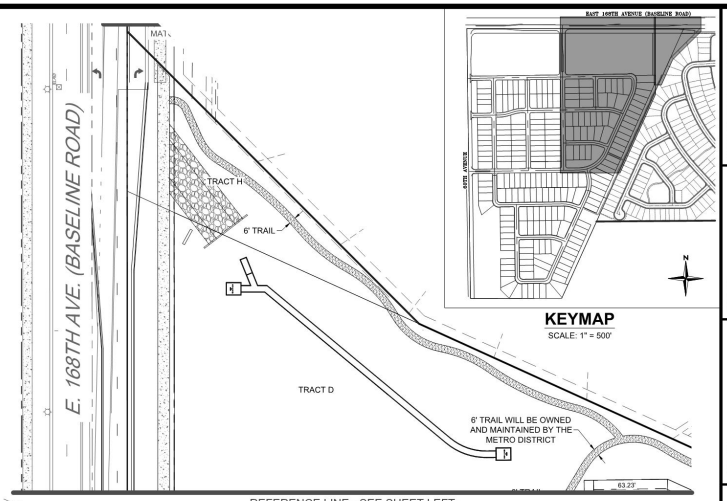
- PROPOSED SIDEWALK





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APPLICANT:
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Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

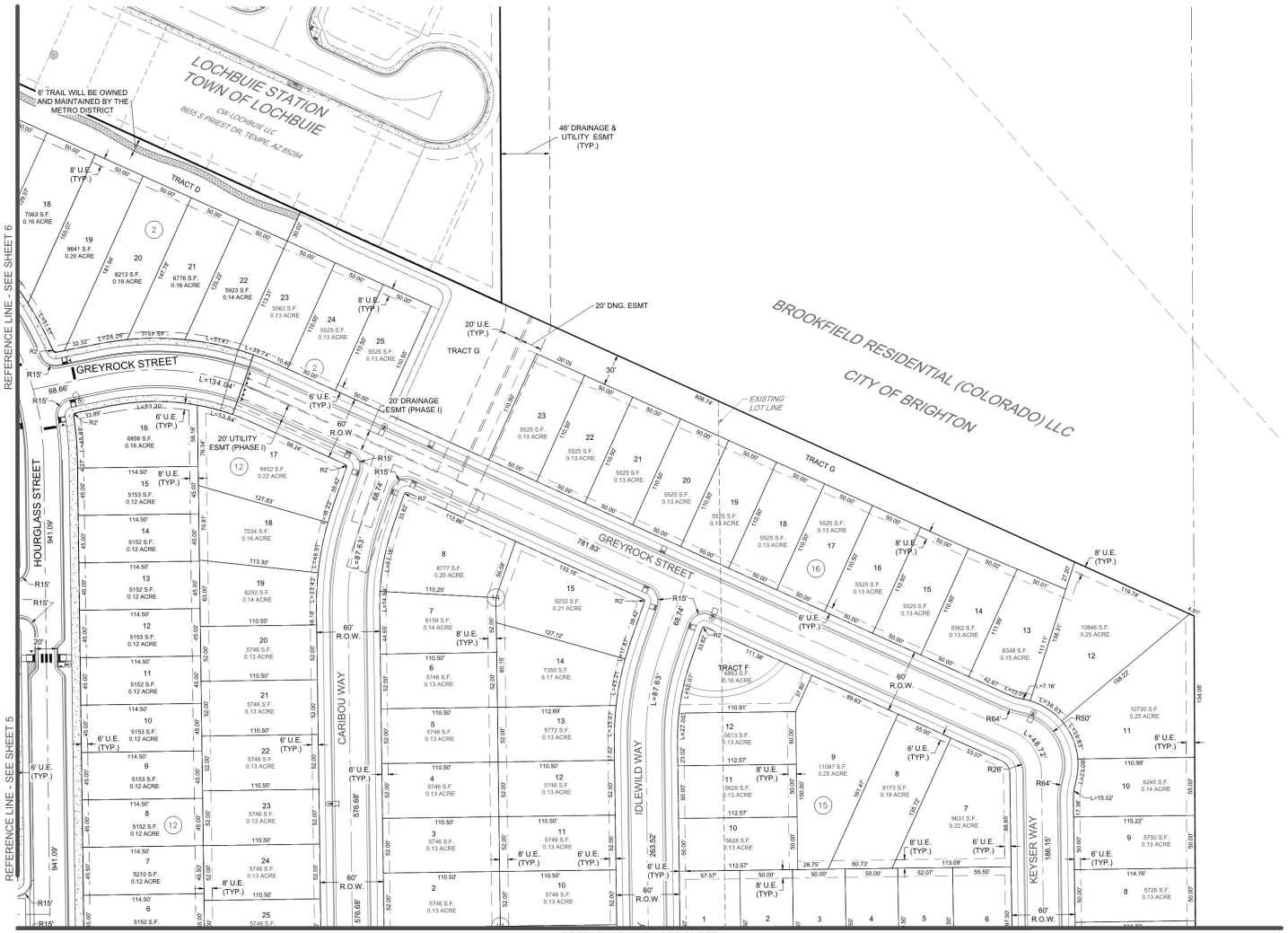
DRAWN	DEBJN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE:	NO:	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.01.2020	5	5th SUBMITTAL
08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
SITE PLAN

SHEET 6

I:\2018\18007 - Neff Property\CADD\Sheet Sets\PR18007-Site Plan.dwg tab: 6 SITE PLAN Nov 09, 2020 - 4:59pm lfrazier



KEYMAP

SCALE: 1" = 500'

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK

N

0 25 50 100

SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Illinois Street Suite 1C, Denver, Colorado 80202
303.446.2388 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 S. Alton Way
Suite C-100
Centennial, CO 80112
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

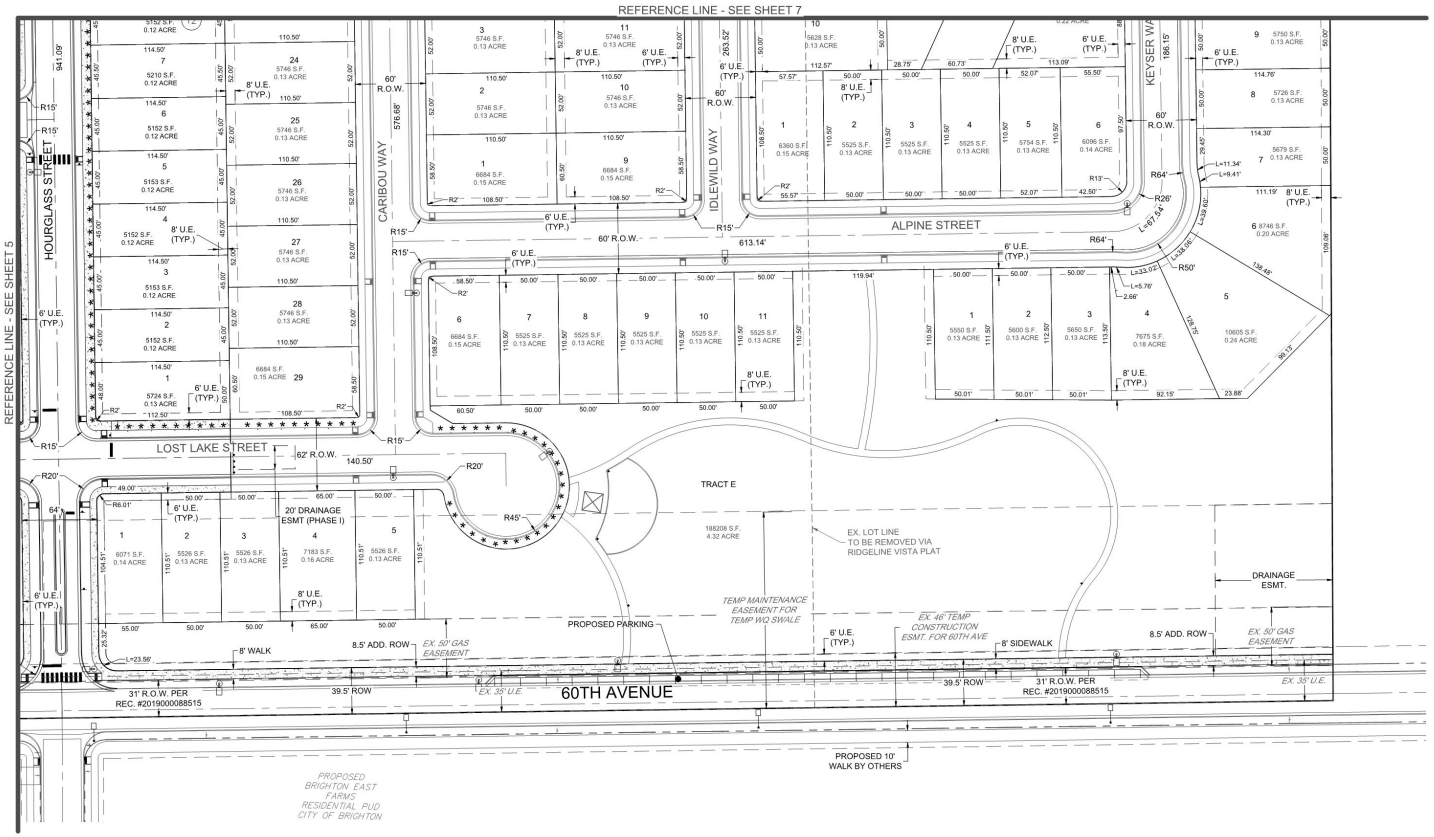
DRAWN	DRAWN.
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

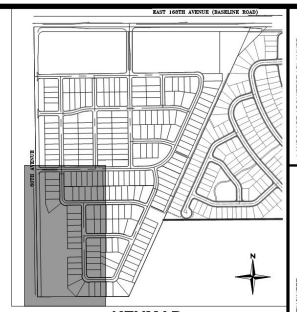
DATE:	NO:	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.21.2020	5	5th SUBMITTAL
08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

SITE PLAN

SHEET 7





KEYMAP
SCALE: 1" = 500'

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK

N

0 25 50 100
SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80202
303.446.2398 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 S. Alton Way, Suite C
Centennial, Colorado 80112
REDLAND.COM

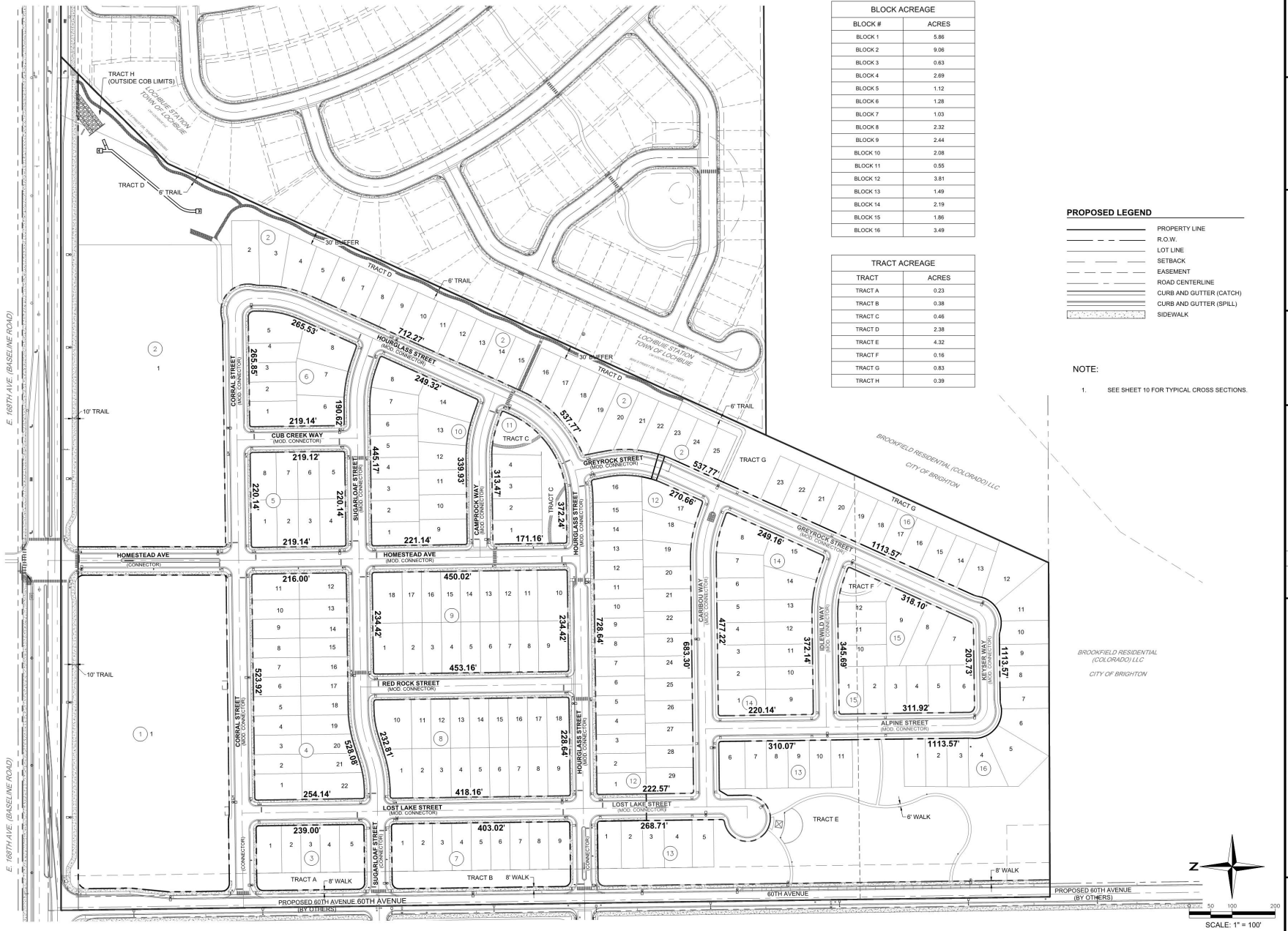
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE:	NO:	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.31.2020	5	5th SUBMITTAL
08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
SITE PLAN

SHEET
8



BLOCK ACREAGE	
BLOCK #	ACRES
BLOCK 1	5.86
BLOCK 2	9.06
BLOCK 3	0.63
BLOCK 4	2.69
BLOCK 5	1.12
BLOCK 6	1.28
BLOCK 7	1.03
BLOCK 8	2.32
BLOCK 9	2.44
BLOCK 10	2.08
BLOCK 11	0.55
BLOCK 12	3.81
BLOCK 13	1.49
BLOCK 14	2.19
BLOCK 15	1.86
BLOCK 16	3.49

TRACT ACREAGE	
TRACT	ACRES
TRACT A	0.23
TRACT B	0.38
TRACT C	0.46
TRACT D	2.38
TRACT E	4.32
TRACT F	0.16
TRACT G	0.83
TRACT H	0.39

PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER (CATCH)
- CURB AND GUTTER (SPILL)
- SIDEWALK

NOTE:

1. SEE SHEET 10 FOR TYPICAL CROSS SECTIONS.

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80206
303.446.2388 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W 44th Avenue
Wheat Ridge, Colorado 80033
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
08.20.2019	1	1ST SUBMITTAL
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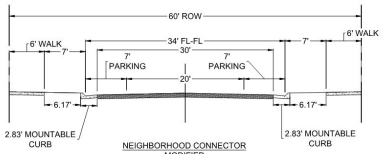
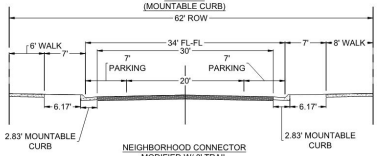
05.05.2020	4	4th SUBMITTAL
07.17.2020	5	5th SUBMITTAL
08.31.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
STREET AND BLOCK PLAN

SHEET
9

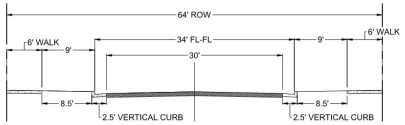


NEIGHBORHOOD CONNECTOR
MODIFIED
(MOUNTABLE CURB)

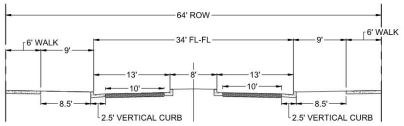


NEIGHBORHOOD CONNECTOR
MODIFIED W/ 8' TRAIL
(MOUNTABLE CURB)

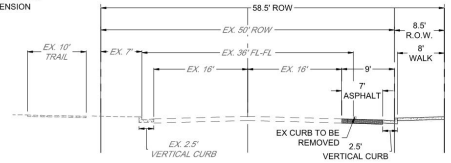
PARKING IS ALLOWED ON BOTH SIDES
ASSUMES 7' PARKING DIMENSION



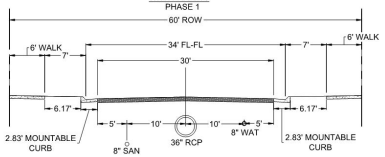
NEIGHBORHOOD CONNECTOR
(SITE ENTRANCES)



NEIGHBORHOOD CONNECTOR W/
MEDIAN
(SITE ENTRANCES)



N. 60TH AVENUE (COLLECTOR)
WITH PARKING
PHASE 1

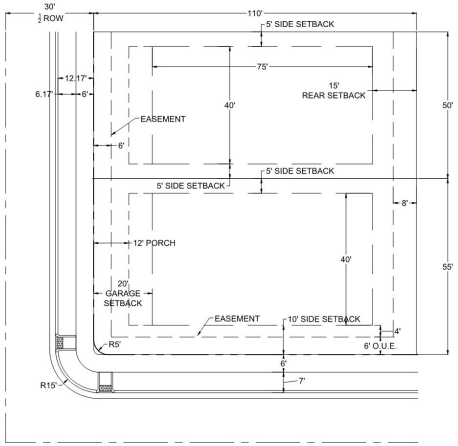


NEIGHBORHOOD CONNECTOR
UTILITY SECTION

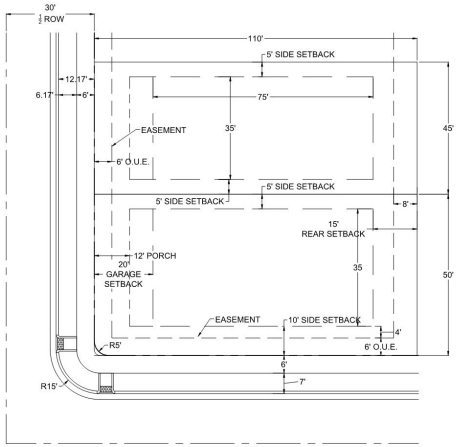
NOTE:

UTILITIES ARE FOR REFERENCE
ONLY. FINAL LOCATIONS DETERMINED
WITH CONSTRUCTION DOCUMENTS.

110' X 50' LOT TYPICAL



110' X 45' LOT TYPICAL



LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Illinois Street Suite 1C, Denver, Colorado 80202
303.446.2388 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W. 44th Avenue
Wheat Ridge, Colorado 80033
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DBJ/BN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

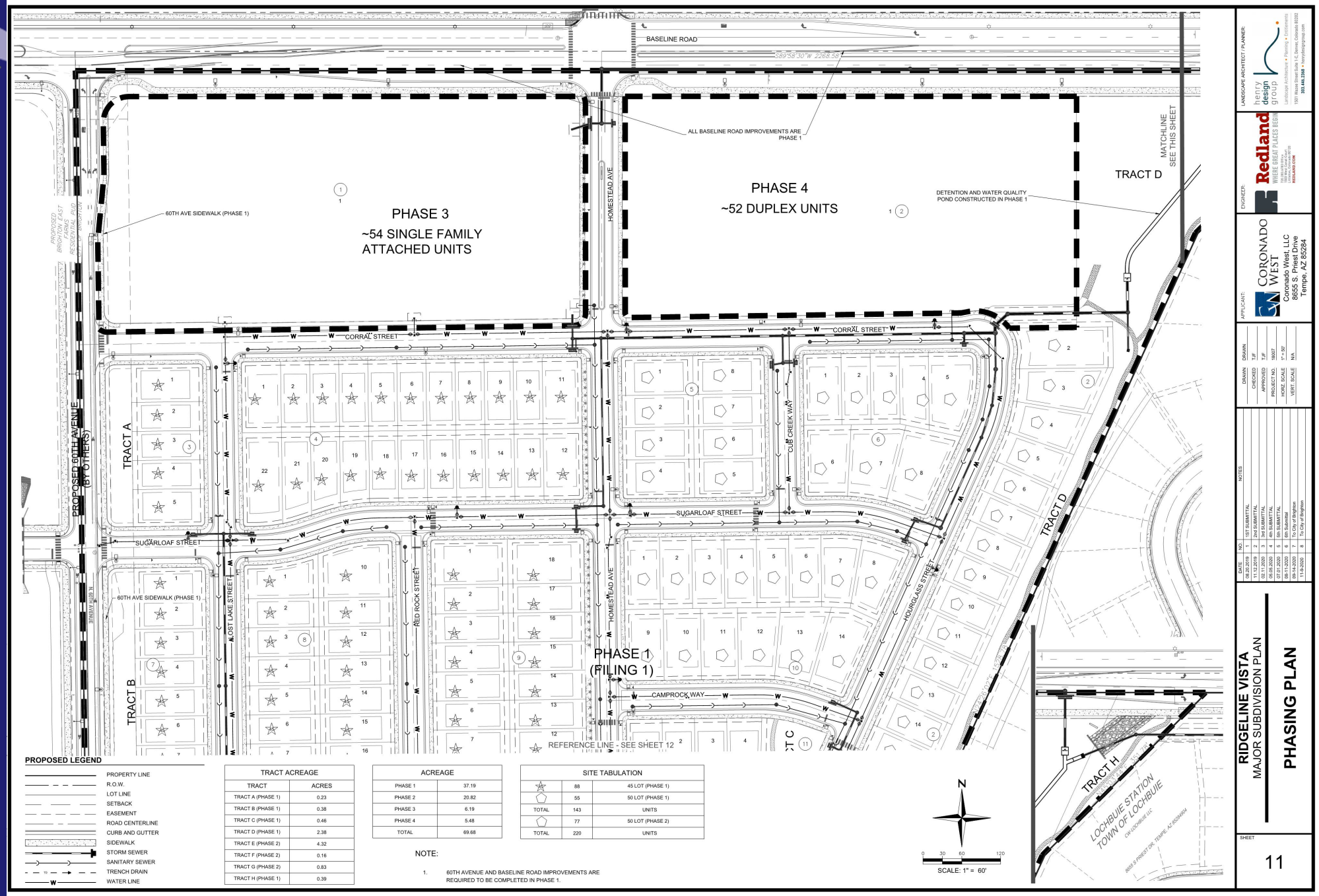
DATE:	NO:	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.17.2020	5	5th SUBMITTAL
08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

TYPICAL SECTIONS & DETAILS

SHEET
10

I:\2018\18007 - Neff Property\CADD\Sheet Sets\PR18007-Cover Sheet.dwg lab: 10 TYPICAL SECTIONS & DETAILS Nov 09, 2020 - 5:00pm rfrazier



PROPOSED LEGEND

- PROPERTY LINE
- R.O.W.
- LOT LINE
- SETBACK
- EASEMENT
- ROAD CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- STORM SEWER
- SANITARY SEWER
- TRENCH DRAIN
- WATER LINE

TRACT ACREAGE	
TRACT	ACRES
TRACT A (PHASE 1)	0.23
TRACT B (PHASE 1)	0.38
TRACT C (PHASE 1)	0.46
TRACT D (PHASE 1)	2.38
TRACT E (PHASE 2)	4.32
TRACT F (PHASE 2)	0.16
TRACT G (PHASE 2)	0.83
TRACT H (PHASE 1)	0.39

ACREAGE	
PHASE 1	37.19
PHASE 2	20.82
PHASE 3	6.19
PHASE 4	5.48
TOTAL	69.68

SITE TABULATION		
	88	45 LOT (PHASE 1)
	55	50 LOT (PHASE 1)
TOTAL	143	UNITS
	77	50 LOT (PHASE 2)
TOTAL	220	UNITS

NOTE:

1. 60TH AVENUE AND BASELINE ROAD IMPROVEMENTS ARE REQUIRED TO BE COMPLETED IN PHASE 1.

LANDSCAPE ARCHITECT / PLANNER: henry design group

ENGINEER: Redland

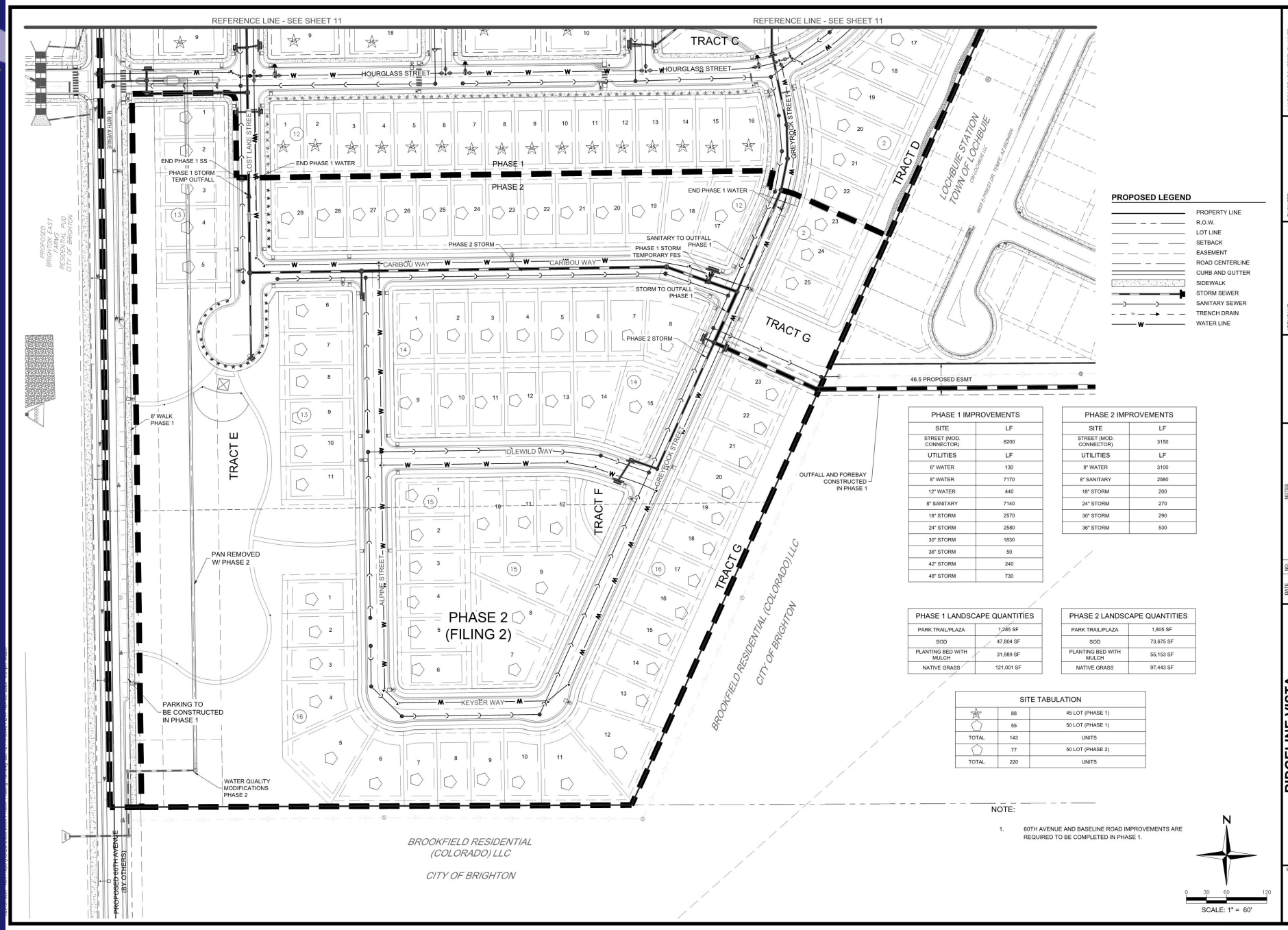
APPLICANT: CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18027
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
05.05.2020	4	4th SUBMITTAL
07.27.2020	5	5th SUBMITTAL
08.31.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
PHASING PLAN

SHEET 11



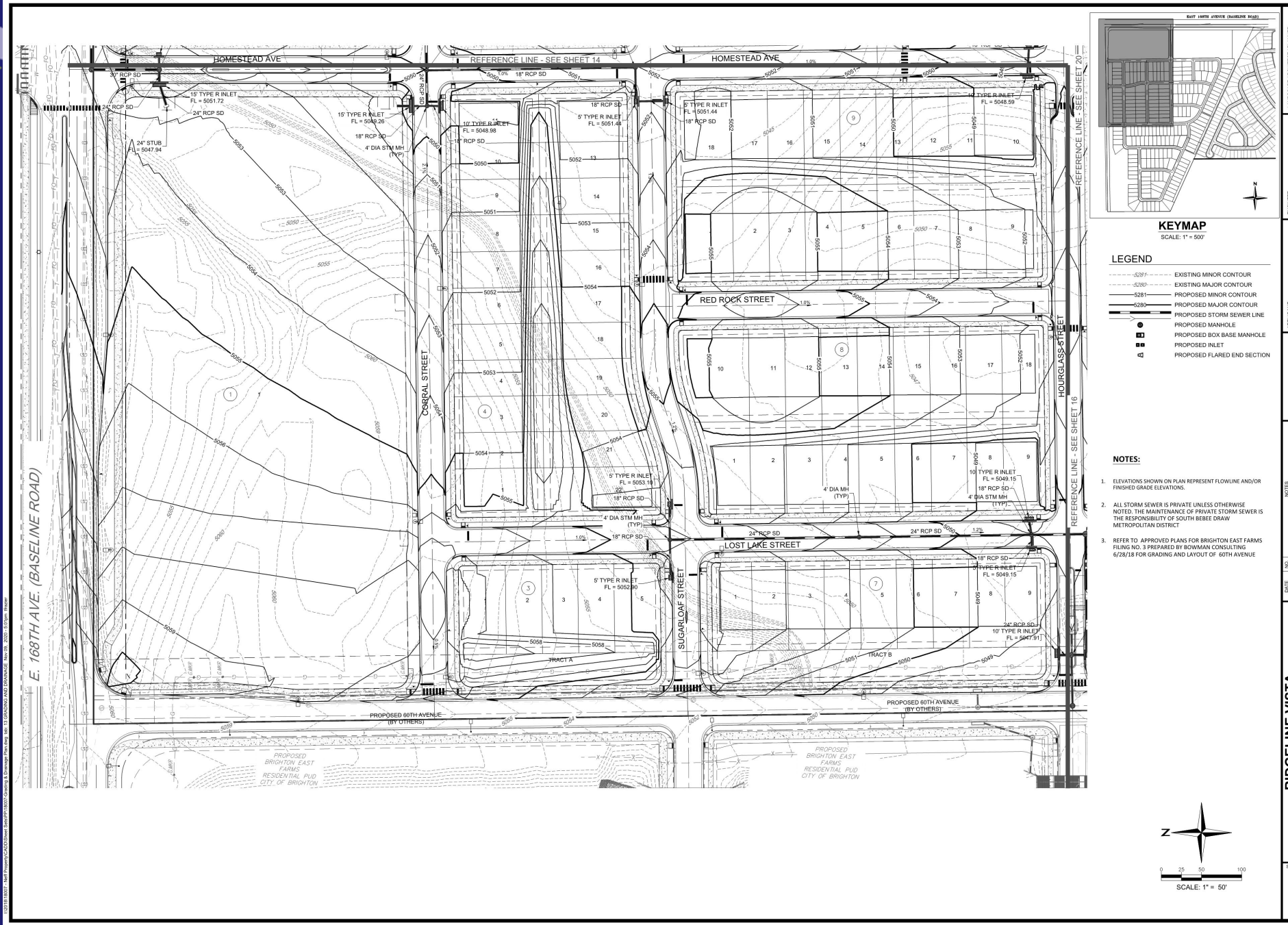
PHASE 1 IMPROVEMENTS	
SITE	LF
STREET (MOD. CONNECTOR)	8200
UTILITIES	LF
6" WATER	130
8" WATER	7170
12" WATER	440
8" SANITARY	7140
18" STORM	2570
24" STORM	2580
30" STORM	1830
36" STORM	50
42" STORM	240
48" STORM	730

PHASE 2 IMPROVEMENTS	
SITE	LF
STREET (MOD. CONNECTOR)	3150
UTILITIES	LF
8" WATER	3100
8" SANITARY	2580
18" STORM	200
24" STORM	270
30" STORM	290
36" STORM	530

PHASE 1 LANDSCAPE QUANTITIES	
PARK TRAIL/PLAZA	1,285 SF
SOD	47,804 SF
PLANTING BED WITH MULCH	31,989 SF
NATIVE GRASS	121,001 SF

PHASE 2 LANDSCAPE QUANTITIES	
PARK TRAIL/PLAZA	1,805 SF
SOD	73,675 SF
PLANTING BED WITH MULCH	55,153 SF
NATIVE GRASS	97,443 SF

SITE TABULATION		
	88	45 LOT (PHASE 1)
	55	50 LOT (PHASE 1)
TOTAL	143	UNITS
	77	50 LOT (PHASE 2)
TOTAL	220	UNITS

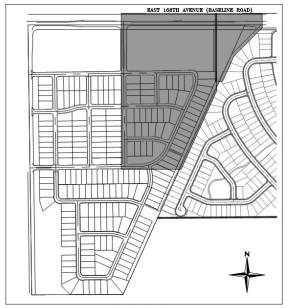

HOMESTEAD AVE
REFERENCE LINE - SEE SHEET 14
REFERENCE LINE - SEE SHEET 20
REFERENCE LINE - SEE SHEET 16
E. 168TH AVE. (BASELINE ROAD)
RED ROCK STREET
LOST LAKE STREET
CORRAL STREET
SUGARLOAF STREET
HOURGLASS STREET
TRACT A
TRACT B
PROPOSED 60TH AVENUE (BY OTHERS)
PROPOSED BRIGHTON EAST FARMS RESIDENTIAL PUD CITY OF BRIGHTON
KEYMAP
SCALE: 1" = 500'
LEGEND
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED STORM SEWER LINE
PROPOSED MANHOLE
PROPOSED BOX BASE MANHOLE
PROPOSED INLET
PROPOSED FLARED END SECTION
NOTES:
1. ELEVATIONS SHOWN ON PLAN REPRESENT FLOWLINE AND/OR FINISHED GRADE ELEVATIONS.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
3. REFER TO APPROVED PLANS FOR BRIGHTON EAST FARMS FILING NO. 3 PREPARED BY BOWMAN CONSULTING 6/28/18 FOR GRADING AND LAYOUT OF 60TH AVENUE
SCALE: 1" = 50'
LANDSCAPE ARCHITECT / PLANNER:
henry design group
ENGINEER:
Redland
APPLICANT:
CORONADO WEST
Coronado West, LLC
86555 S. Priest Drive
Tempe, AZ 85284
DRAWN T.JF
CHECKED
APPROVED
PROJECT NO. 18007
HORZ. SCALE 1" = 50'
VERT. SCALE N/A
DATE NO. NOTES
08.20.2019 1 1ST SUBMITTAL
11.12.2019 2 2nd SUBMITTAL
02.11.2020 3 3rd SUBMITTAL
06.05.2020 4 4th SUBMITTAL
07.17.2020 5 5th SUBMITTAL
08.14.2020 6 6th SUBMITTAL
09.14.2020 7 To City of Brighton
11.9.2020 8 To City of Brighton
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
GRADING AND DRAINAGE
SHEET
13

LEGEND

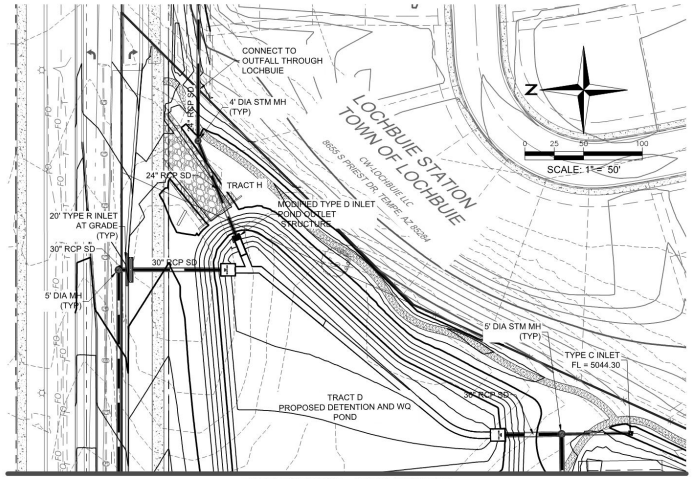
- 5281 — EXISTING MINOR CONTOUR
- 5280 — EXISTING MAJOR CONTOUR
- 5281 — PROPOSED MINOR CONTOUR
- 5280 — PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED BOX BASE MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION

NOTES:

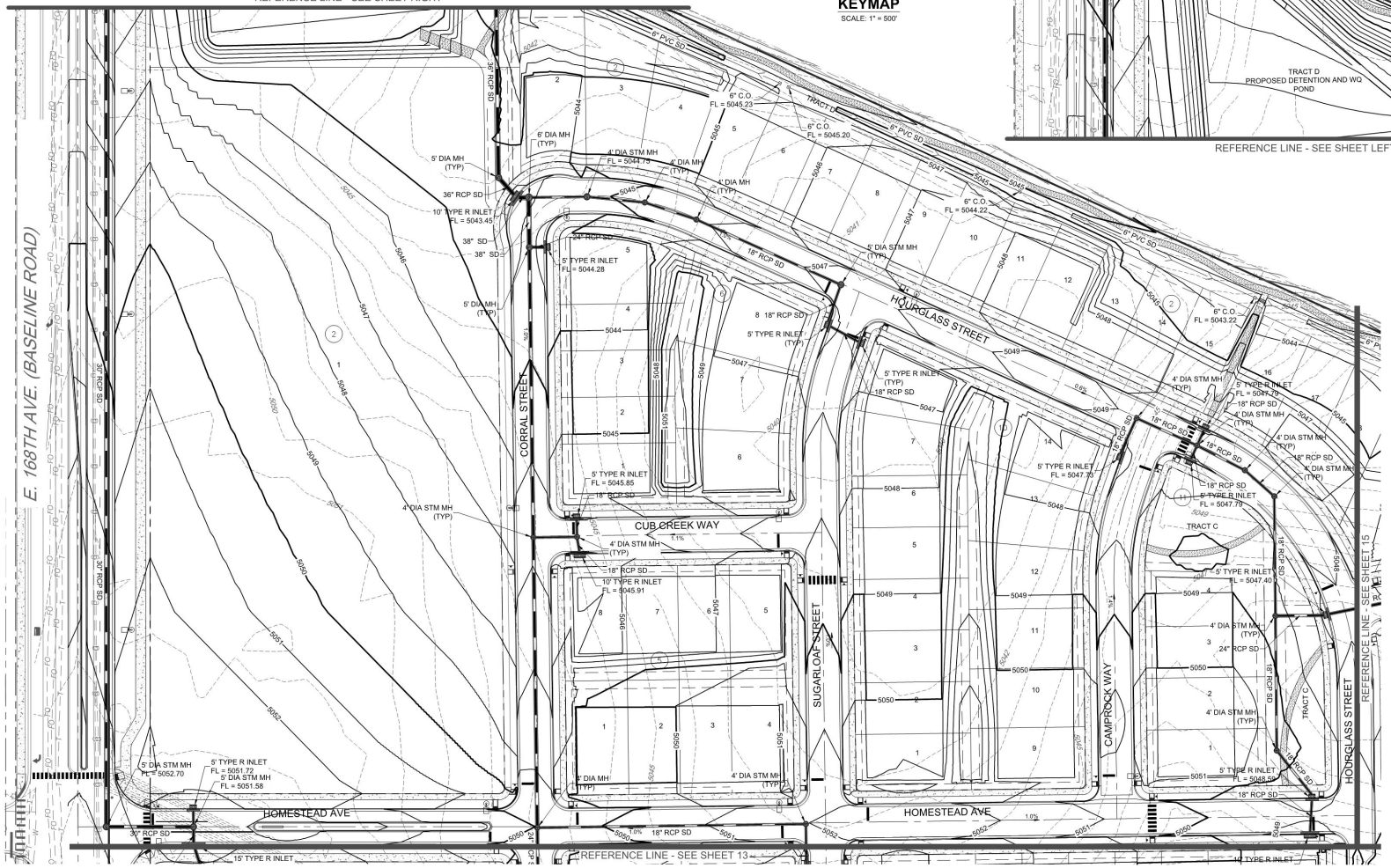
1. ELEVATIONS SHOWN ON PLAN REPRESENT FLOWLINE AND/OR FINISHED GRADE ELEVATIONS.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
3. REFER TO APPROVED PLANS FOR BRIGHTON EAST FARMS FILING NO. 3 PREPARED BY BOWMAN CONSULTING 6/28/18 FOR GRADING AND LAYOUT OF 60TH AVENUE



KEYMAP
SCALE: 1" = 500'



REFERENCE LINE - SEE SHEET LEFT



LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Alkire Street Unit A, Denver, Colorado 80202
303.446.2384 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W. 44th Avenue
Wheat Ridge, Colorado 80033
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DBJWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
08.20.2019	1	1ST SUBMITTAL
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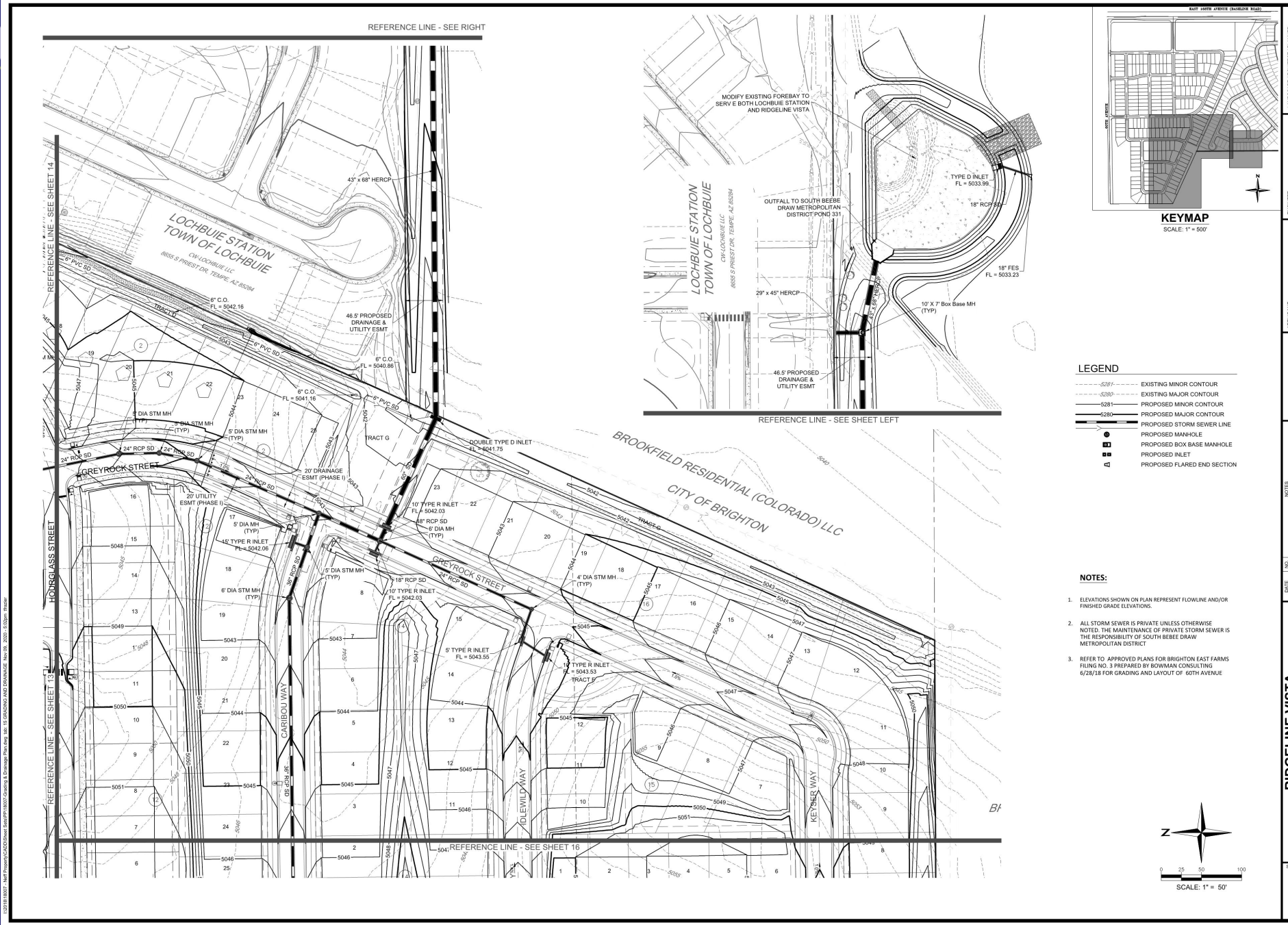
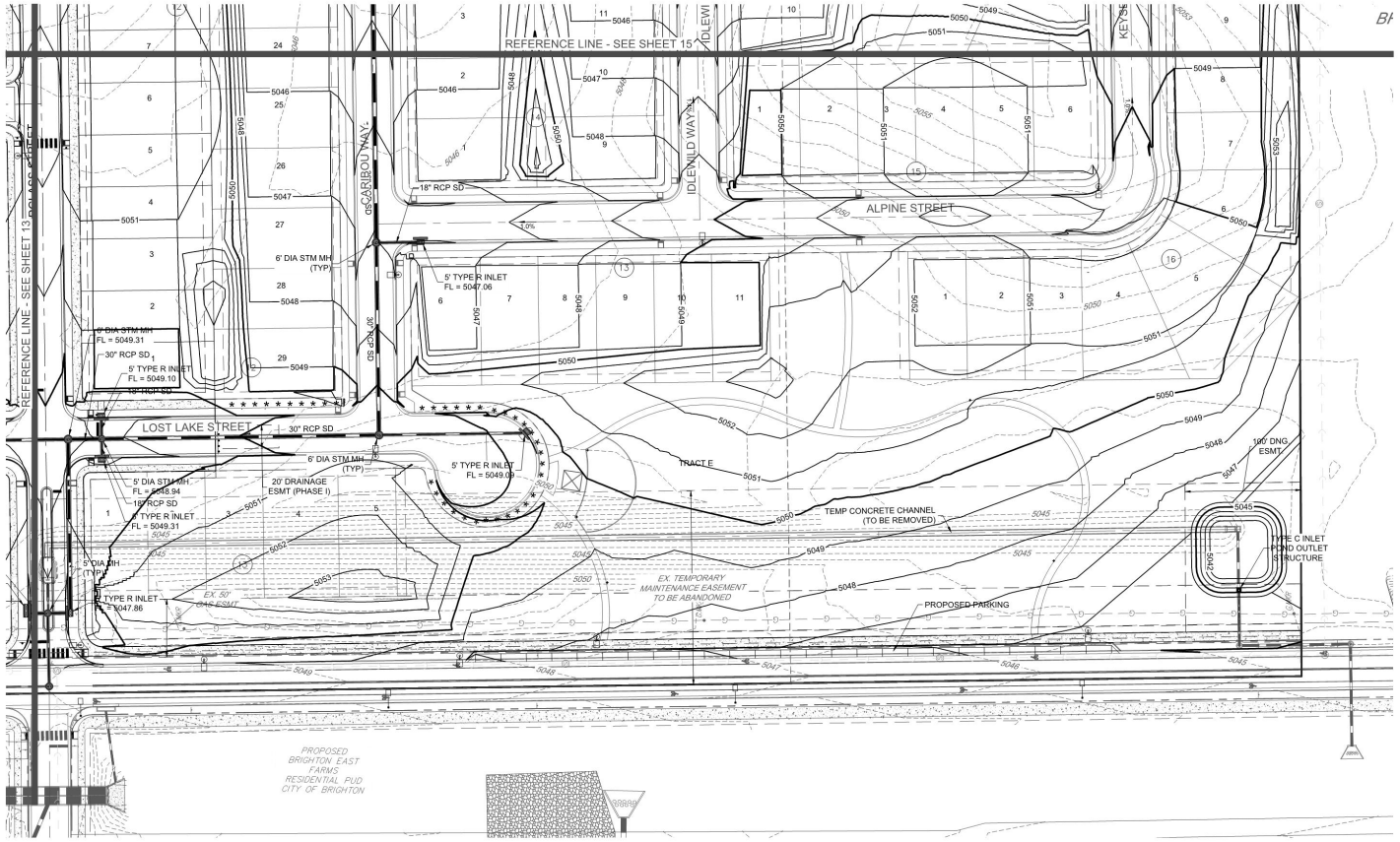
07.17.2020	5	5th SUBMITTAL
08.31.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
GRADING AND DRAINAGE

SHEET
14


REFERENCE LINE - SEE RIGHT
REFERENCE LINE - SEE SHEET 14
REFERENCE LINE - SEE SHEET 13
REFERENCE LINE - SEE SHEET 16
REFERENCE LINE - SEE SHEET LEFT
LOCHBUIE STATION
TOWN OF LOCHBUIE
CW-LOCHBUIE LLC
8655 S PRIEST DR, TEMPE, AZ 85284
43" x 68" HERCP
6" PVC SD
6" C.O.
FL = 5042.16
46.5' PROPOSED DRAINAGE & UTILITY ESMT
6" C.O.
FL = 5040.86
6" C.O.
FL = 5041.16
TRACT F
5' DIA STM MH (TYP)
24" RCP SD
GREYROCK STREET
20' DRAINAGE ESMT (PHASE I)
20' UTILITY ESMT (PHASE I)
DOUBLE TYPE D INLET
FL = 5041.75
10' TYPE R INLET
FL = 5042.03
48" RCP SD
6' DIA MH (TYP)
15' TYPE R INLET
FL = 5042.06
6' DIA STM MH (TYP)
18" RCP SD
10' TYPE R INLET
FL = 5042.03
5' TYPE R INLET
FL = 5043.55
10' TYPE R INLET
FL = 5043.53
TRACT E
4' DIA STM MH (TYP)
HODGGLASS STREET
CARIBOU WAY
IDLEWILD WAY
KEYSER WAY
BROOKFIELD RESIDENTIAL (COLORADO) LLC
CITY OF BRIGHTON
MODIFY EXISTING FOREBAY TO SERV E BOTH LOCHBUIE STATION AND RIDGELINE VISTA
OUTFALL TO SOUTH BEEBE DRAW METROPOLITAN DISTRICT POND 331
TYPE D INLET
FL = 5033.99
18" RCP SD
18" FES
FL = 5033.23
29" x 45" HERCP
10' X 7' Box Base MH (TYP)
46.5' PROPOSED DRAINAGE & UTILITY ESMT
EAST 160TH AVENUE (BASELINE ROAD)
NORTH AVENUE
KEYMAP
SCALE: 1" = 500'
LEGEND
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED STORM SEWER LINE
PROPOSED MANHOLE
PROPOSED BOX BASE MANHOLE
PROPOSED INLET
PROPOSED FLARED END SECTION
NOTES:
1. ELEVATIONS SHOWN ON PLAN REPRESENT FLOWLINE AND/OR FINISHED GRADE ELEVATIONS.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
3. REFER TO APPROVED PLANS FOR BRIGHTON EAST FARMS FILING NO. 3 PREPARED BY BOWMAN CONSULTING 6/28/18 FOR GRADING AND LAYOUT OF 60TH AVENUE
SCALE: 1" = 50'
LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Alpine Street Drive I-C, Denver, Colorado 80220
303.446.2398 • henrydesigngroup.com
ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 S. Alton Way
Suite C-100
Centennial, CO 80112
REDLAND.COM
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284
DRAWN: T.JF
CHECKED: T.JF
APPROVED: T.JF
PROJECT NO.: 18007
HORZ. SCALE: 1" = 50'
VERT. SCALE: N/A
DATE | NO. | NOTES
08.20.2019 | 1 | 1ST SUBMITTAL
11.12.2019 | 2 | 2nd SUBMITTAL
02.11.2020 | 3 | 3rd SUBMITTAL
05.05.2020 | 4 | 4th SUBMITTAL
07.21.2020 | 5 | 5th SUBMITTAL
08.14.2020 | 6 | 6th SUBMITTAL
09.14.2020 | 7 | To City of Brighton
11.9.2020 | 8 | To City of Brighton
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
GRADING AND DRAINAGE
SHEET
15



KEYMAP
SCALE: 1" = 500'

LEGEND

- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED BOX BASE MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION

NOTES:

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N

0 25 50 100
SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80203
303.446.2384 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W 44th Avenue
Wheat Ridge, Colorado 80033
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DEJ/N
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.31.2020	5	5th SUBMITTAL
08.14.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

GRADING AND DRAINAGE

SHEET
16

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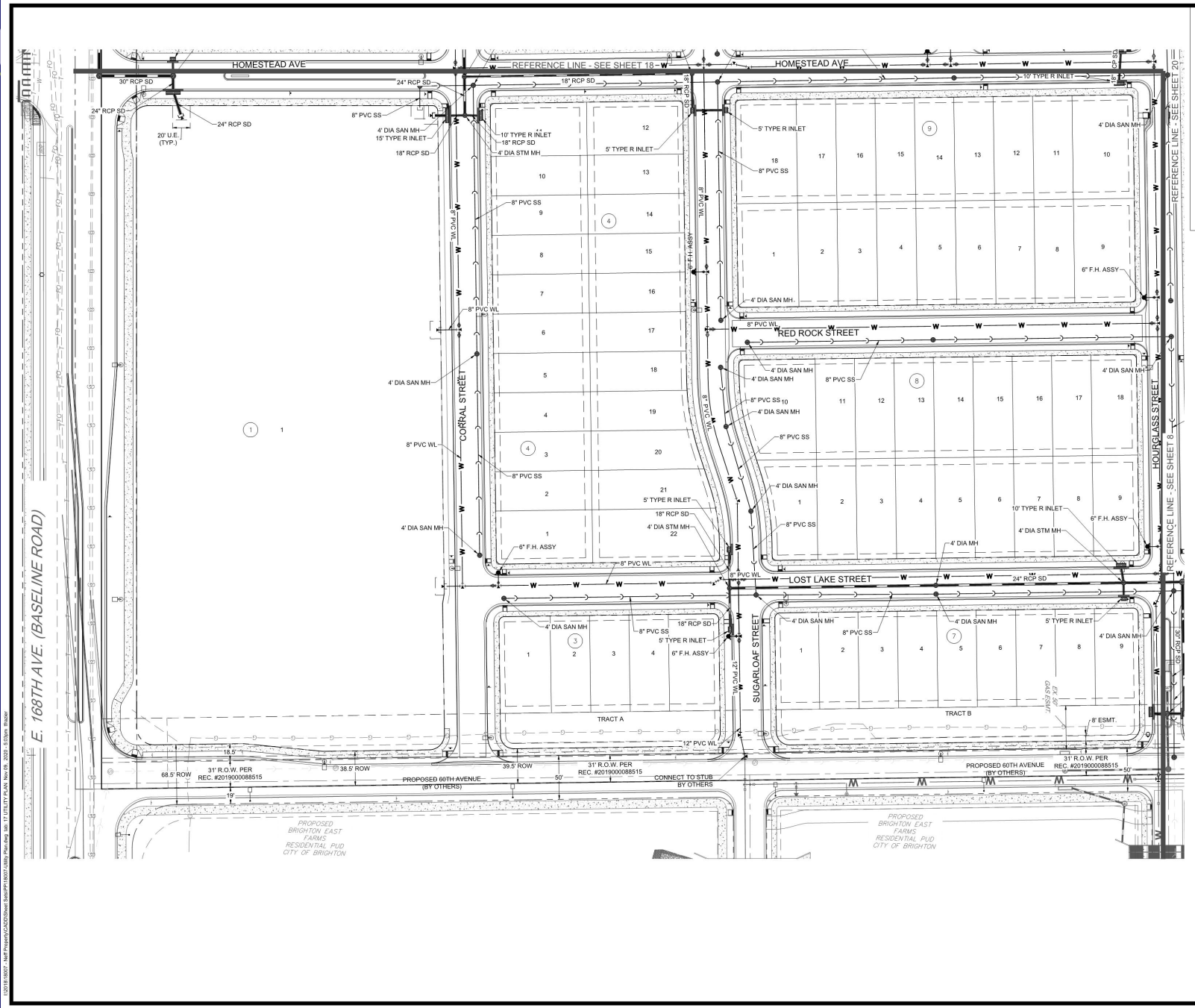

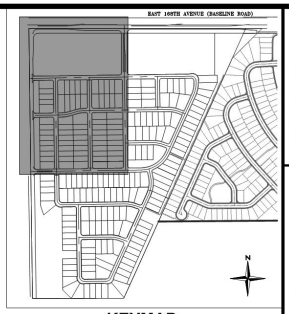

KEYMAP

SCALE: 1" = 500'

UTILITY LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING STORM CULVERT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT

NOTES:

1. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF BRIGHTON STANDARDS.
2. FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
4. ALL PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
5. ALL PVC SHALL BE SDR-35.
6. DRY UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS SHALL BE FIELD-VERIFIED INCLUDING LOCATION AND DEPTH.
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N

0 25 50 100

SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Illinois Street Suite 1-C, Sterling, Colorado 80751
303.446.2398 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7595 Ralston Road
Arvada, Colorado 80002
303.422.8594
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE	NO.	NOTES
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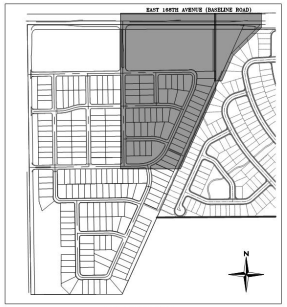
07.17.2020	5	5th SUBMITTAL
08.21.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11.9.2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
UTILITY PLAN

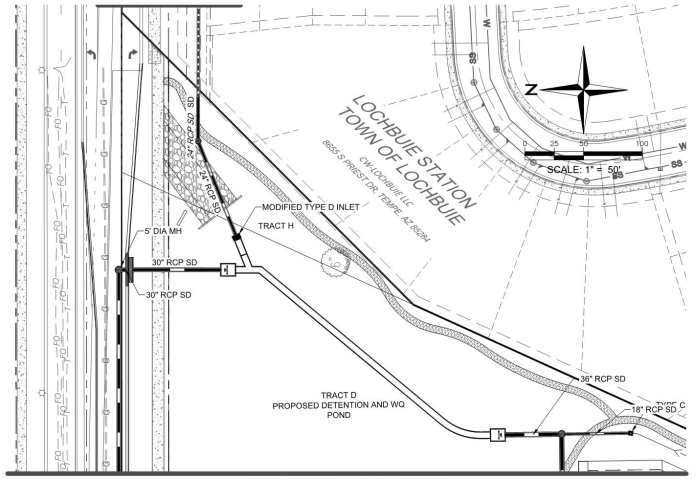
SHEET 17

UTILITY LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING STORM CULVERT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT



KEYMAP
SCALE: 1" = 500'



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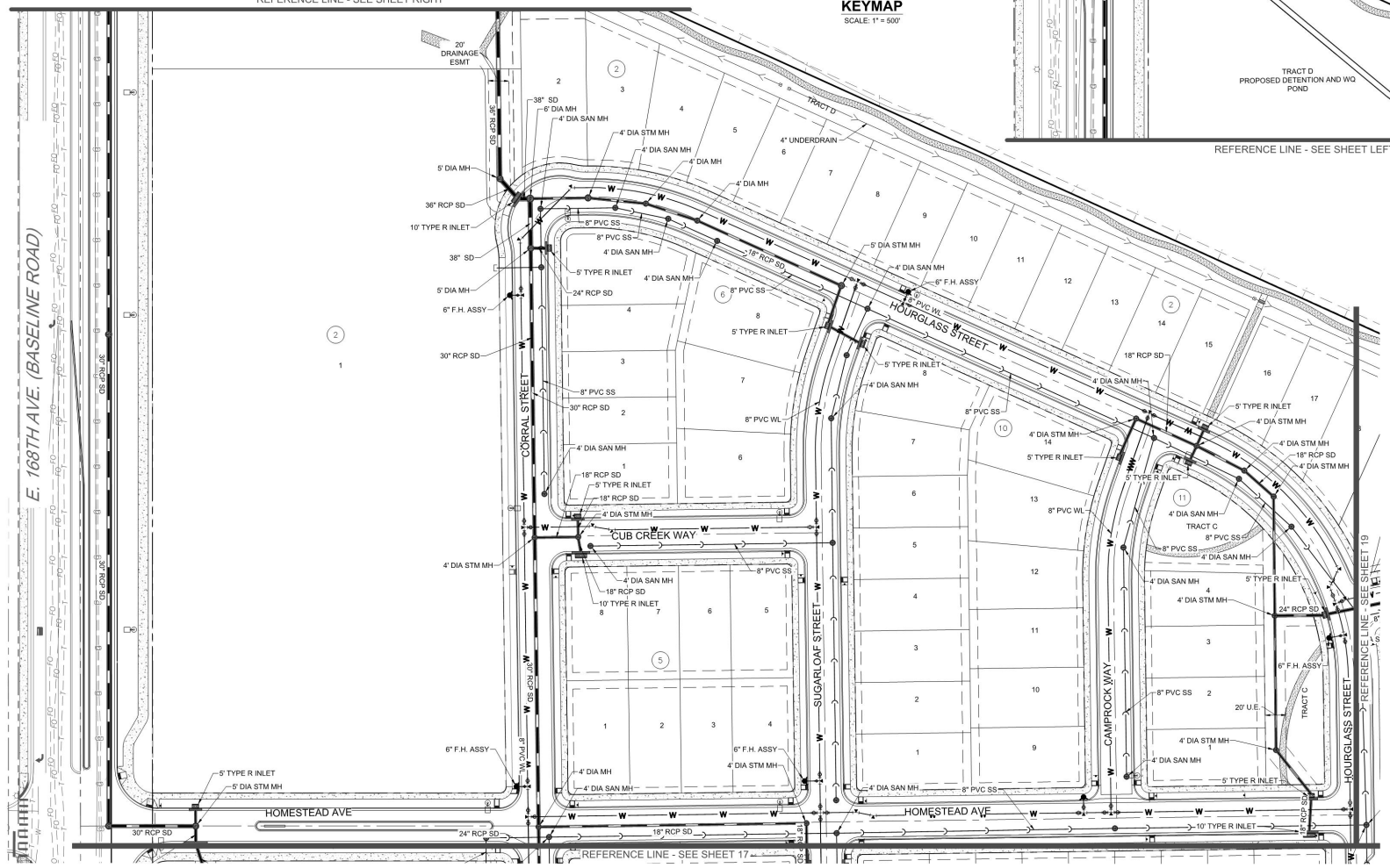
REFERENCE LINE - SEE SHEET RIGHT



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SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80203
303.446.2384 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W 44th Avenue
Wheat Ridge, Colorado 80033
303.940.9966
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DEBJIN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

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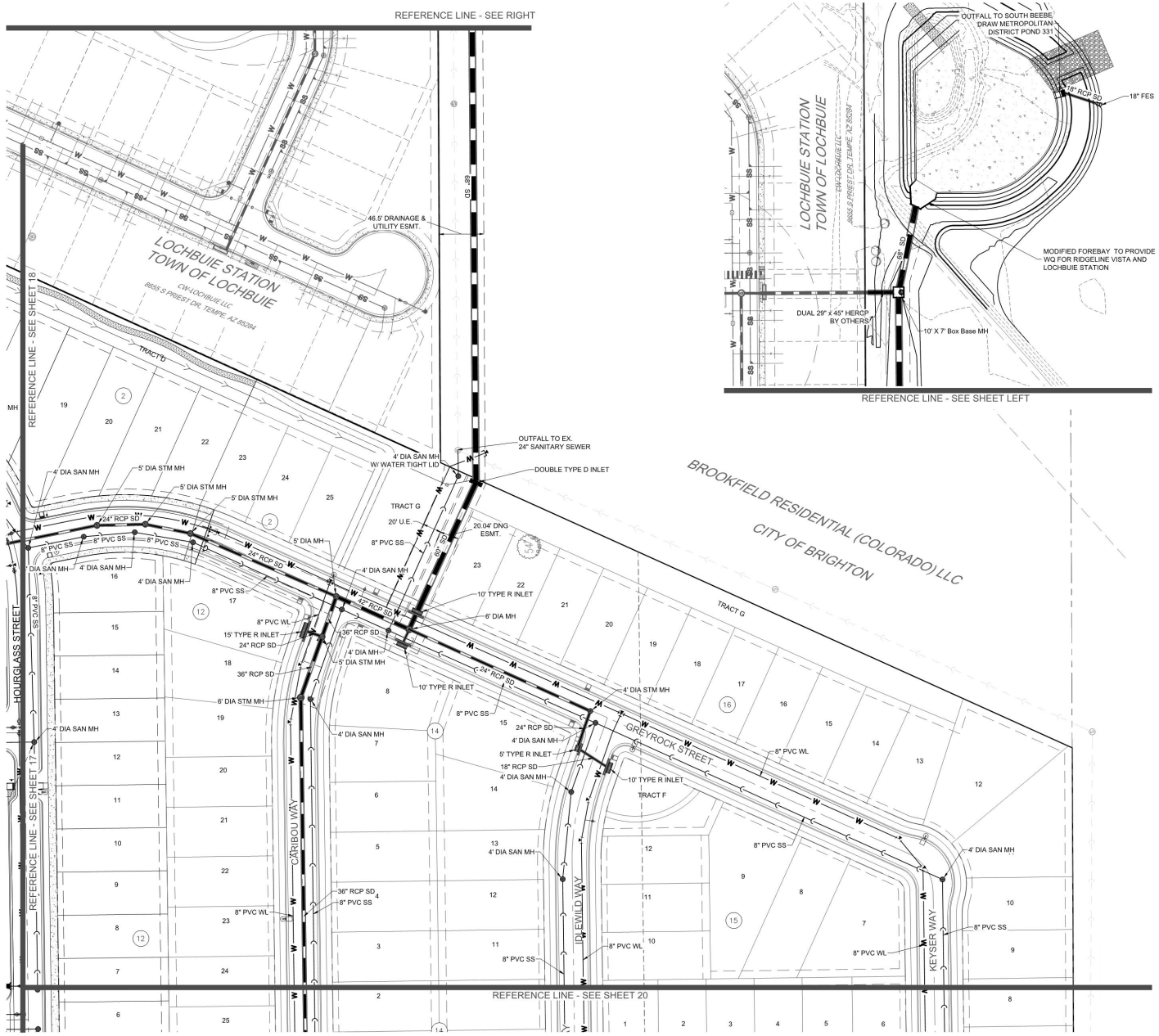
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
UTILITY PLAN

SHEET
18


REFERENCE LINE - SEE RIGHT
REFERENCE LINE - SEE SHEET 18
REFERENCE LINE - SEE SHEET 17
REFERENCE LINE - SEE SHEET 20
LOCHBUIE STATION
TOWN OF LOCHBUIE
CW-LOCHBUIE LLC
8655 S PRIEST DR, TEMPE, AZ 85284
46.5' DRAINAGE & UTILITY ESMT.
TRACT D
TRACT G
TRACT F
20' U.E.
20.04' DNG ESMT.
OUTFALL TO EX. 24" SANITARY SEWER
DOUBLE TYPE D INLET
4' DIA SAN MH W/ WATER TIGHT LID
5' DIA STM MH
24" RCP SD
8" PVC SS
4' DIA SAN MH
8" PVC WL
15' TYPE R INLET
36" RCP SD
4' DIA MH
10' TYPE R INLET
6' DIA MH
6' DIA STM MH
5' TYPE R INLET
18" RCP SD
HOURGLASS STREET
CARIBOU WAY
IDLEWILD WAY
GREYROCK STREET
KEYSER WAY
BROOKFIELD RESIDENTIAL (COLORADO) LLC
CITY OF BRIGHTON
OUTFALL TO SOUTH BEEBE DRAW METROPOLITAN DISTRICT POND 331
18" RCP SD
18" FES
MODIFIED FOREBAY TO PROVIDE WQ FOR RIDGELINE VISTA AND LOCHBUIE STATION
DUAL 29" x 45" HERCP BY OTHERS
10' X 7' Box Base MH
REFERENCE LINE - SEE SHEET LEFT
EAST 160TH AVENUE (BASELINE ROAD)
KEYMAP
SCALE: 1" = 500'
UTILITY LEGEND
EXISTING OVERHEAD ELECTRIC
EXISTING GAS
EXISTING FIBER OPTIC
EXISTING STORM CULVERT
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
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PROPOSED MANHOLE
PROPERTY LINE
PROPOSED RIGHT OF WAY LINE
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PROPOSED EASEMENT
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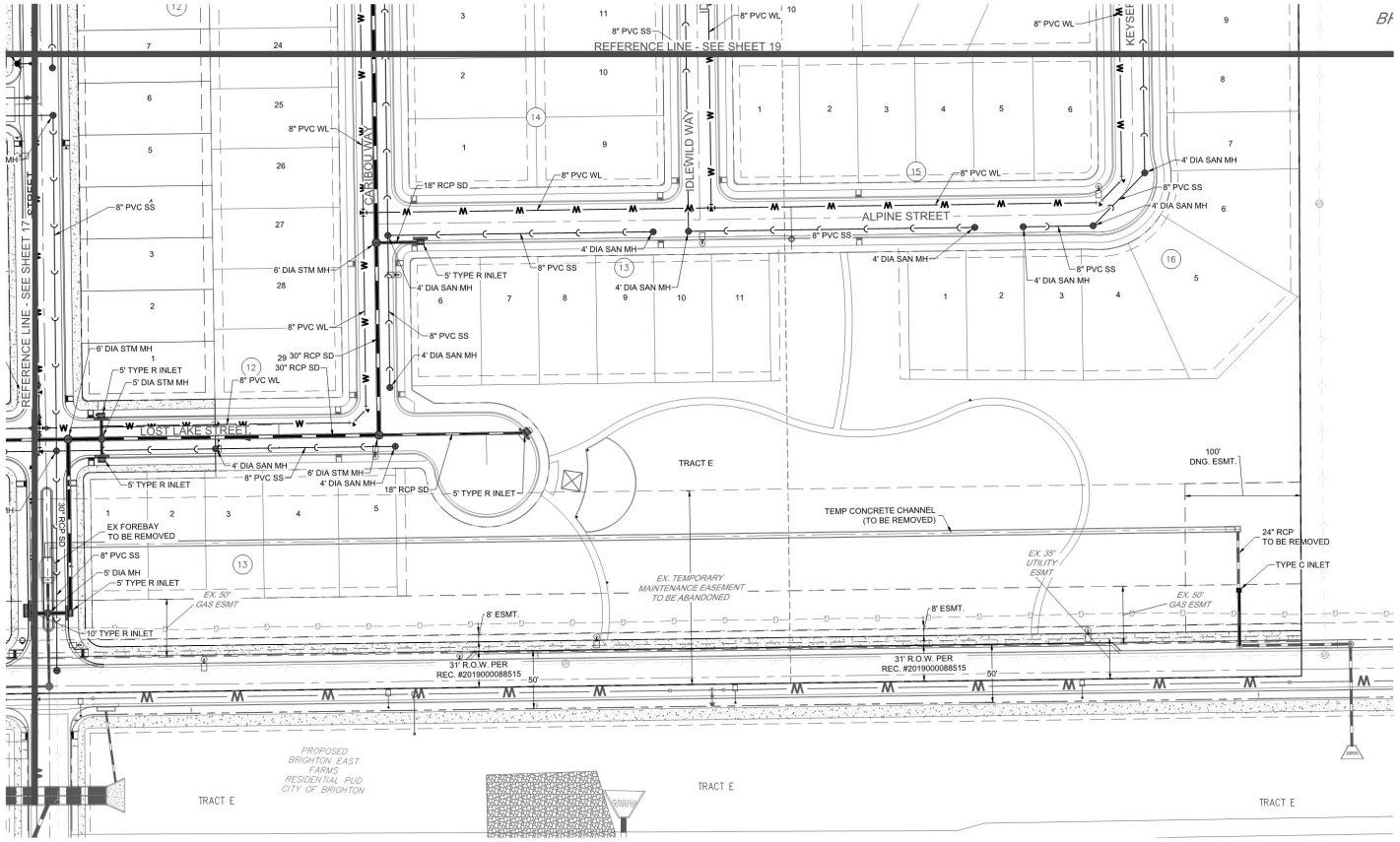
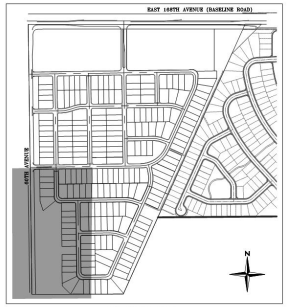
8. ALL UTILITIES ARE FOR REFERENCE ONLY AND SUBJECT TO APPROVAL WITH FINAL PLAT AND CD'S.
N
0 25 50 100
SCALE: 1" = 50'
LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80202
303.446.2388 • henrydesigngroup.com
ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 W 44th Avenue
Wheat Ridge, Colorado 80033
REDLAND.COM
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284
DRAWN
CHECKED
APPROVED
PROJECT NO. 18007
HORZ. SCALE 1" = 50'
VERT. SCALE N/A
DRAWN T.JF
CHECKED T.JF
APPROVED T.JF
DATE NO. NOTES
08.20.2019 1 1ST SUBMITTAL
11.12.2019 2 2nd SUBMITTAL
02.11.2020 3 3rd SUBMITTAL
06.05.2020 4 4th SUBMITTAL
07.17.2020 5 5th SUBMITTAL
08.21.2020 6 6th SUBMITTAL
09.14.2020 7 To City of Brighton
11.9.2020 8 To City of Brighton
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
UTILITY PLAN
SHEET
19





KEYMAP

SCALE: 1" = 500'

UTILITY LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS
- EXISTING FIBER OPTIC
- EXISTING STORM CULVERT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
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N

0 25 50 100

SCALE: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1001 Wilson Street Suite 1-C, Denver, Colorado 80203
303.446.2384 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7222 S. Alton Way, Suite C
Centennial, Colorado 80112
REDLAND.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DRAWN	DRAWN: TJF
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18007
HORZ. SCALE	1" = 50'
VERT. SCALE	N/A

DATE:	NO:	NOTES
08.20.2019	1	1ST SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
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07.17.2020	5	5th SUBMITTAL
08.31.2020	6	6th SUBMITTAL
09.14.2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

UTILITY PLAN

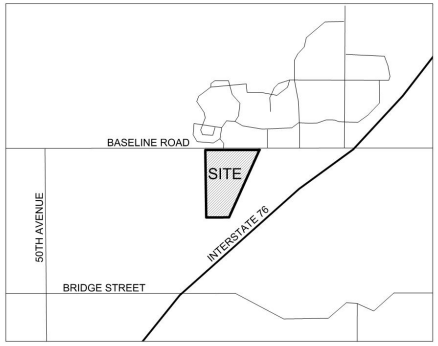
SHEET 20

I:\2018\18007 - Naff Property\CADD\Sheet Sets\PR\18007-Utility Plan.dwg lab: 20 UTILITY PLAN Nov 09, 2020 - 5:54pm lthacker

MAJOR SUBDIVISION PLAN OF RIDGELINE VISTA

LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

North Scale: 1" = 2,000' 0 2,000' 4,000'

LANDSCAPE SHEET INDEX

21	OVERALL LANDSCAPE PLAN
22 - 24	LANDSCAPE PLAN
25	PARK ENLARGEMENT PLAN
26	60TH AVENUE BUFFER PLAN
27	PLANT LIST & NOTES
28 - 29	SITE DETAILS

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1801 Wazee Street Suite 1C, Denver, Colorado 80202
303-446-2344 • henrydesigngroup.com

ENGINEER:
TRIBE Redland
WHERE GREAT PLACES BEGIN
TRIBE ENGINEERING, INC.
1000 Redland Drive
Brighton, Colorado 80603
303.659.2131 • www.redlandinc.com

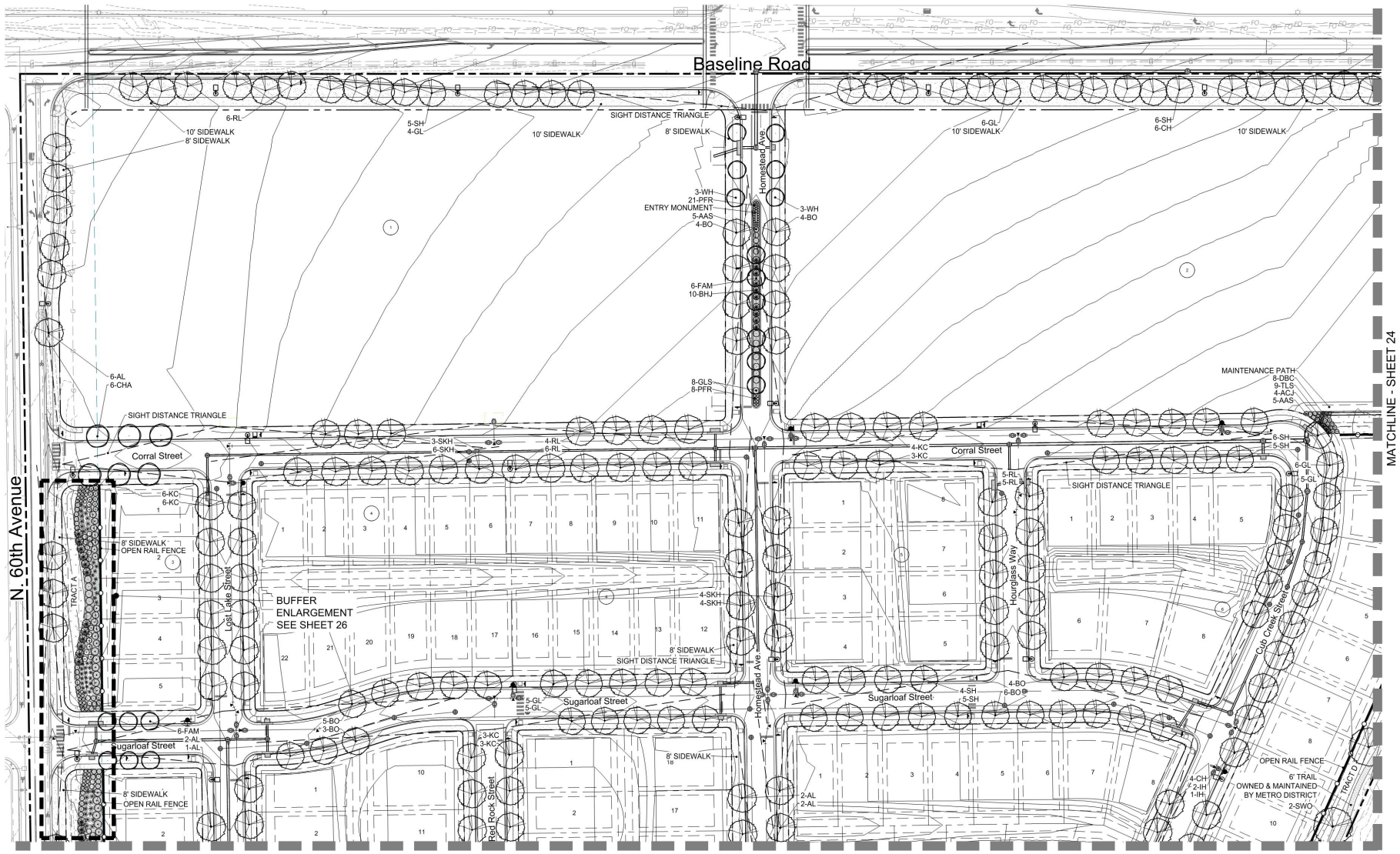
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

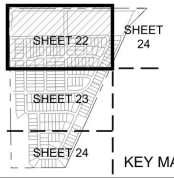
DATE	NO.	NOTES
8-20-2019	1	1ST SUBMITTAL
11-15-2019	2	2ND SUBMITTAL
2-11-2020	3	3RD SUBMITTAL
5-5-2020	4	4TH SUBMITTAL
6-23-2020	5	5TH SUBMITTAL
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

OVERALL LANDSCAPE PLAN

SHEET
21





KEY MAP

LEGEND

SHADE TREE	SHRUB	ROCK MULCH	LANDSCAPE EDGING
ORNAMENTAL TREE	ORNAMENTAL GRASS	BARK MULCH	6' PRIVACY FENCE
EVERGREEN TREE	SOD	NATIVE SEED	OPEN 3-RAIL FENCE

North Scale: 1" = 50'

LANDSCAPE ARCHITECT / PLANNER:
henry design group
landscape Architecture • Planning • entitlements
1801 Wazee Street Suite 12, Denver, Colorado 80202
303-442-3344 henrydesigngroup.com

ENGINEER:
TRIAD Redland
WHERE GREAT PLACES BEGIN
1800 Wazee Street, Suite 200, Denver, Colorado 80202
303.861.8888 www.redlandco.com

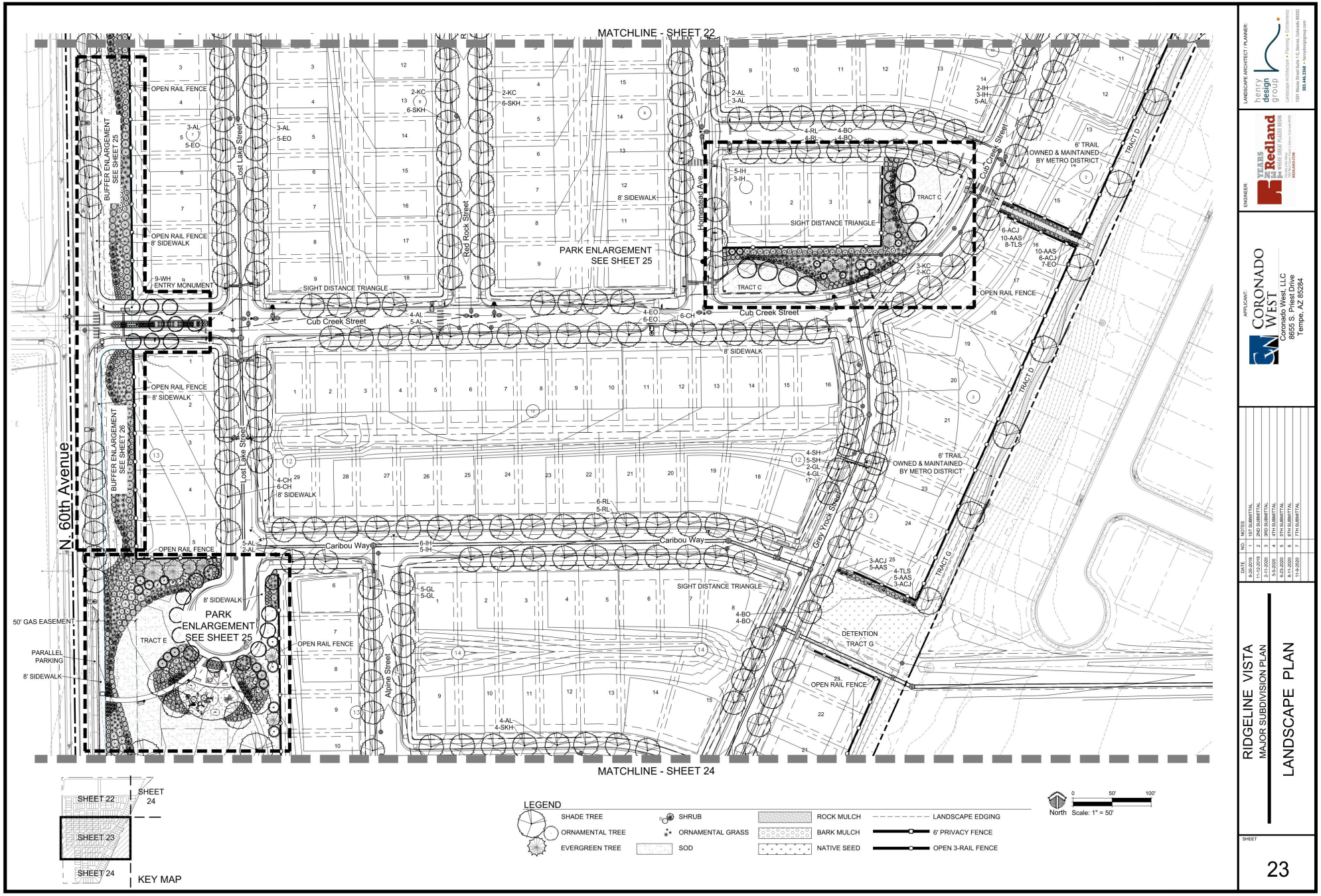
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
8-20-2019	1	1ST SUBMITTAL
10-8-2019	2	2ND SUBMITTAL
2-11-2020	3	3RD SUBMITTAL
5-5-2020	4	4TH SUBMITTAL
6-23-2020	5	5TH SUBMITTAL
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

LANDSCAPE PLAN

SHEET
22



LANDSCAPE ARCHITECT / PLANNER:
henry design group
landscape Architecture • Planning • entitlements
1801 Wazee Street Suite 1C, Denver, Colorado 80202
303.140.1204 • henrydesigngroup.com

ENGINEER:
TERRAS Redland
WHERE GREAT PLACES BEGIN
TERRAS Redland Consulting Engineers, Colorado Springs
TERRAS Redland Consulting Engineers, Denver, Colorado
TERRAS Redland Consulting Engineers, Fort Collins, Colorado
TERRAS Redland Consulting Engineers, Tucson, Arizona
TERRAS Redland Consulting Engineers, Hermosillo, Mexico

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

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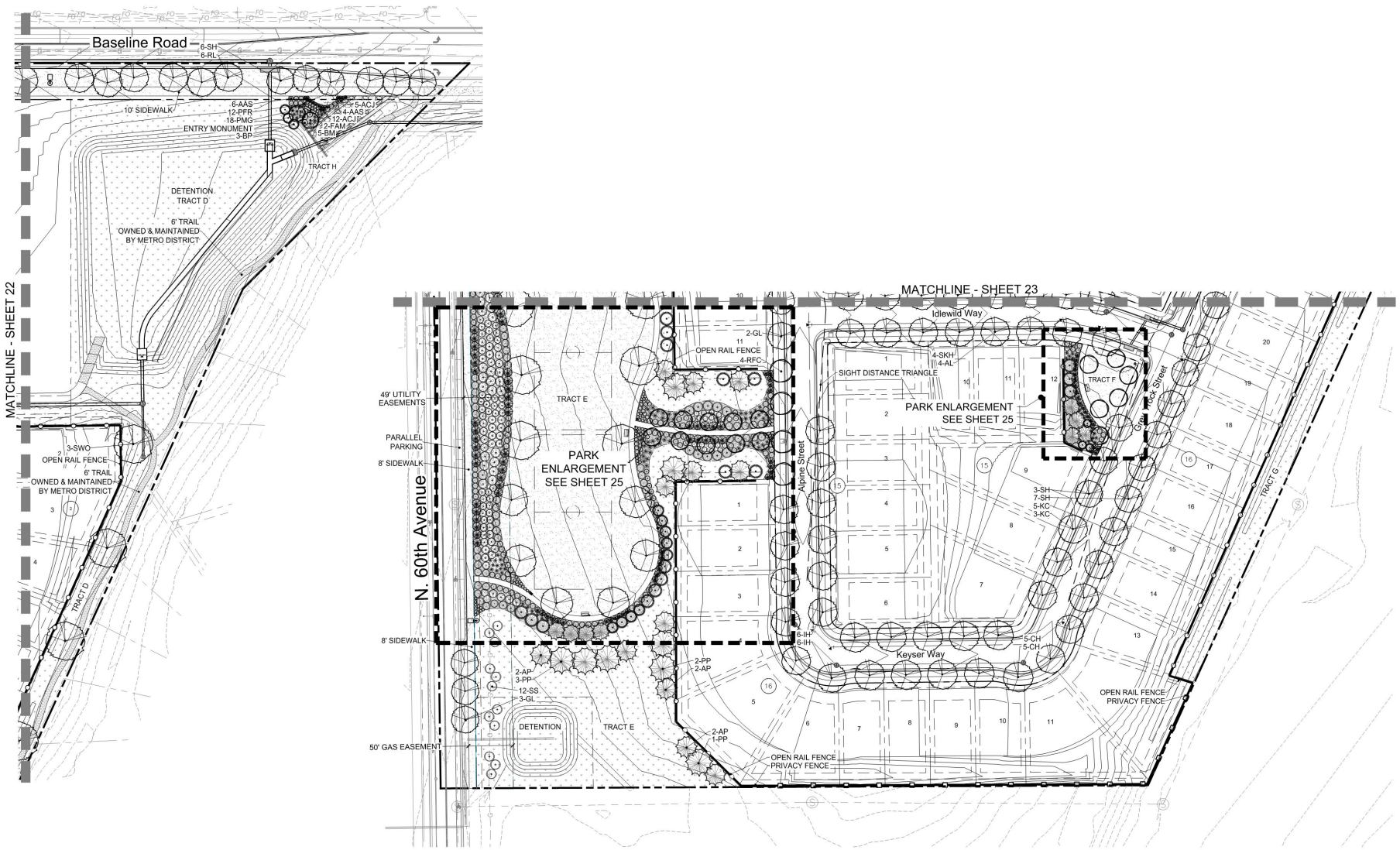
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

LANDSCAPE PLAN

SHEET
23



LANDSCAPE ARCHITECT / PLANNER:
henry design group
landscape architecture • planning • environments
1801 Blake Street, Suite 1, Denver, Colorado 80202
303.446.2304 | info@henrydesigngroup.com

ENGINEER:
TERRA Redland
WHERE GREAT PLACES BEGIN
www.redlandco.com
REDLANDCO.COM

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
4-30-2019	1	1ST SUBMITTAL
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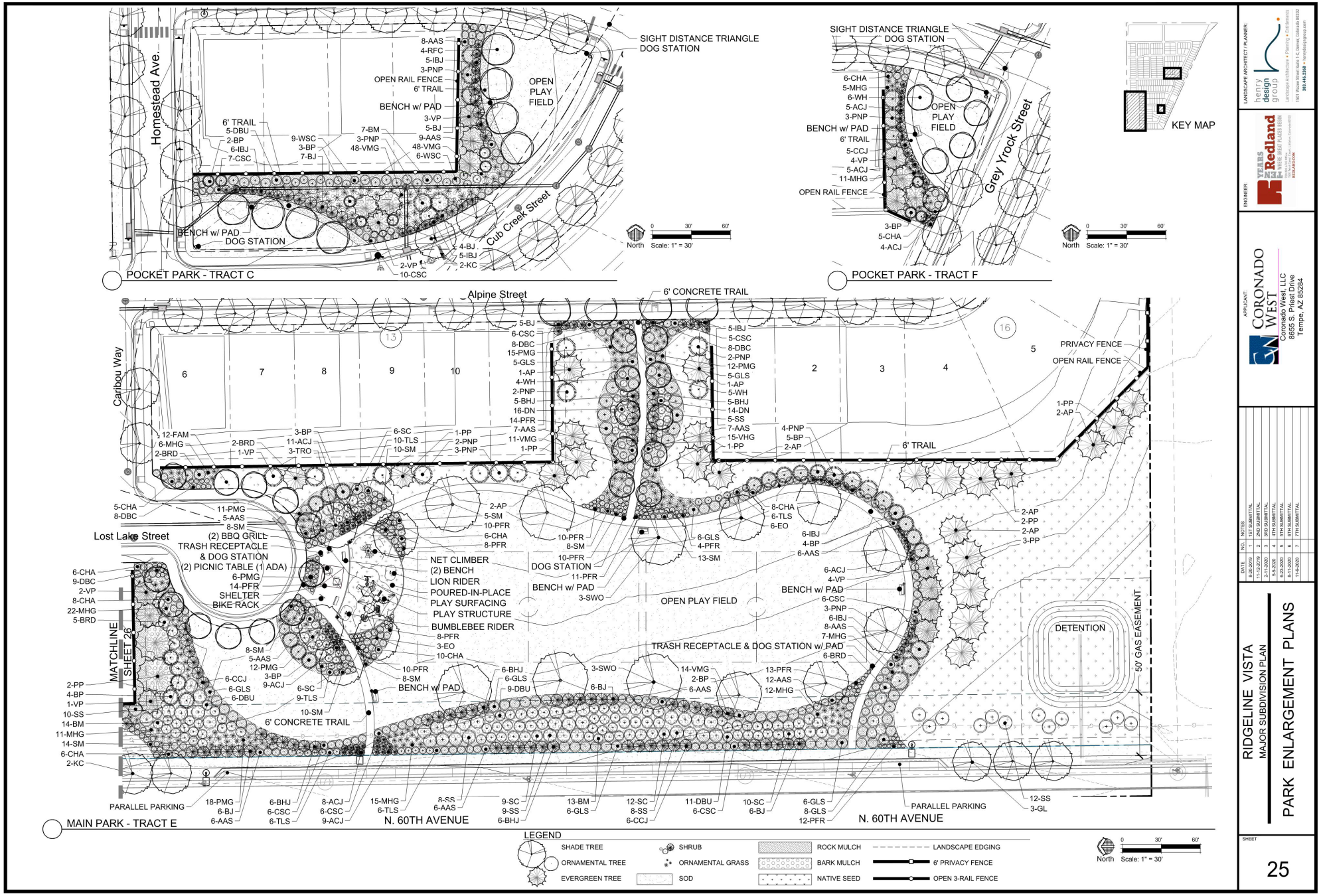
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

LANDSCAPE PLAN

SHEET
24



LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1801 Wazee Street Suite 1C, Denver, Colorado 80202
303-442-3244 henrydesigngroup.com

ENGINEER:
TRANS Redland
Civil Engineers
Be WHERE GREAT PLACES BEGIN
1800 Wazee Street, Suite 200, Denver, Colorado 80202
303.623.5101 www.transredland.com

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

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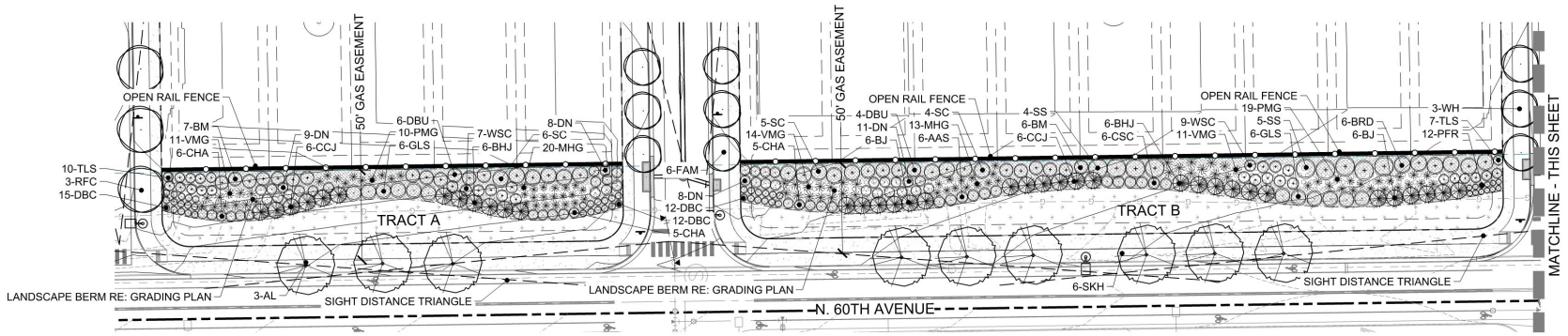
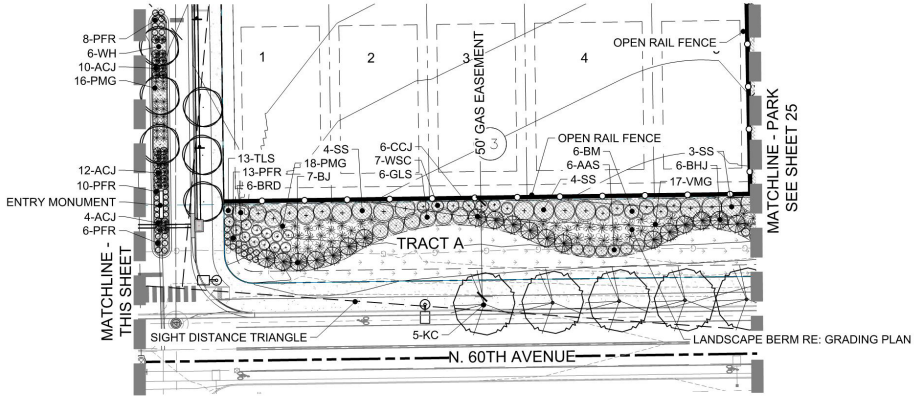
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

PARK ENLARGEMENT PLANS

SHEET
25





60th AVENUE LANDSCAPE BUFFER

LEGEND

SHADE TREE	SHRUB	ROCK MULCH	LANDSCAPE EDGING
ORNAMENTAL TREE	ORNAMENTAL GRASS	BARK MULCH	6' PRIVACY FENCE
EVERGREEN TREE	SOD	NATIVE SEED	OPEN 3-RAIL FENCE

North Scale: 1" = 30' (0, 30', 60')

LANDSCAPE ARCHITECT / PLANNER: henry design group — Landscape Architecture • Planning • Entitlements — 1581 Wabash Street Suite 12, Denver, Colorado 80202 — 303-443-2244 • henrydesigngroup.com

ENGINEER: TERRA Redland — WHERE GREAT PLACES BEGIN — 7979 East Tufts Avenue, Suite 1100, Denver, Colorado 80237 — 303-694-9700 — redlandco.com

APPLICANT: CORONADO WEST — Coronado West, LLC, 8655 S. Priest Drive, Tempe, AZ 85284

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11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

60th AVE. BUFFER ENLARGEMENT

SHEET 26

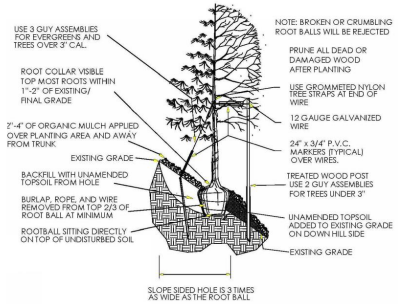
PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
56	AL	AMERICAN LINDEN	TILIA AMERICANA	2.5" CAL.	45' x 35'	B&B	MODERATE
42	BO	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	45' x 30'	B&B	MODERATE
36	CH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	45' x 35'	B&B	MODERATE
39	EO	ENGLISH OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B&B	LOW
52	GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	45' x 35'	B&B	MODERATE
38	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	2.5" CAL.	35' x 30'	B&B	MODERATE
48	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL.	35' x 30'	B&B	LOW
51	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	45' x 35'	B&B	MODERATE
56	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2.5" CAL.	35' x 30'	B&B	MODERATE
43	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2.5" CAL.	45' x 35'	B&B	MODERATE
11	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B&B	LOW
ORNAMENTAL TREES							
26	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	15' x 15'	B&B	MODERATE
18	RFC	RADIANT CRABAPPLE	MALUS 'RADIANT'	2" CAL.	25' x 18'	B&B	MODERATE
31	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	20' x 18'	B&B	MODERATE
EVERGREEN TREES							
12	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.	40' x 30'	B&B	MODERATE
32	BP	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	18' x 10'	B&B	MODERATE
27	PNP	PINON PINE	PINUS EDULIS	6' HT.	25' x 15'	B&B	LOW
10	PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	60' x 30'	B&B	MODERATE
19	VP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT.	35' x 20'	B&B	MODERATE

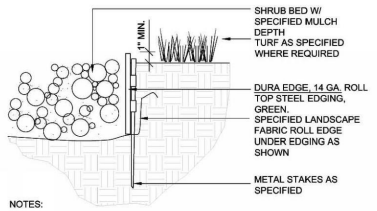
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHRUBS						
148	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	2' x 5'	5 GALLON	LOW
123	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	0.5' x 3'	5 GALLON	LOW
56	BHJ	BAR HARBOUR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	1' x 6'	5 GALLON	LOW
53	BJ	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	1' x 6'	5 GALLON	LOW
62	BM	BLIZZARD MOCKORANGE	PHILADELPHUS LEWISII 'BLIZZARD'	7' x 7'	5 GALLON	MODERATE
25	BRD	BAILEYS RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEYI'	5' x 5'	5 GALLON	MODERATE
41	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	LOW
76	CHA	HANCOCK CORALBERRY	SYMPHORICARPOS x CHENAULTII 'HANCOCK'	2' x 4'	5 GALLON	LOW
58	CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1.5' x 5'	5 GALLON	LOW
80	DBC	DWARF BLACK CHOKEBERRY	ARONIA MELANOCARPA IROQUOIS BEAUTY	3' x 3'	5 GALLON	MODERATE
47	DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5' x 5'	5 GALLON	MODERATE
66	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4' x 4'	5 GALLON	MODERATE
80	GLS	DWARF FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 7'	5 GALLON	MODERATE
39	IBJ	ICEE BLUE JUNIPER	JUNIPERUS HORIZONTALIS 'MONBER'	5' x 7'	5 GALLON	LOW
205	PFR	PINK FLOWER CARPET ROSE	ROSA FLOWER CARPET PINK	2' x 2.5'	5 GALLON	LOW
58	SC	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	5' x 7'	5 GALLON	MODERATE
81	SM	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	4' x 4'	5 GALLON	MODERATE
77	SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	MODERATE
88	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	4' x 4'	5 GALLON	LOW
38	WSC	WESTERN SAND CHERRY	PRUNUS BESSEY	5' x 5'	5 GALLON	LOW
PERENNIALS / ORNAMENTAL GRASSES						
119	MHG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5' x 3'	1 GALLON	MODERATE
154	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS PURPURASCENS	4' x 4'	1 GALLON	MODERATE
127	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 4'	1 GALLON	MODERATE

LANDSCAPE NOTES

1. All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Brighton. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one year.
2. All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Brighton Code.
3. Trails shall meet the requirements of the Americans with Disabilities Act.
4. All fencing shall be as indicated on the landscape plans and details.
5. All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
6. Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Town of Brighton, Community Development Department.
7. To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
8. If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
9. Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
10. Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the root ball with soil.
11. No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
12. Cut off bottom ⅓ of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
13. Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
14. Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
15. Planting beds shall be mulched with rock cobble mulch 1"-2" in size within 10' of bed perimeter. Inner bed areas shall be mulched with cedar mulch, all to a depth of 4" with filter fabric underlayment. All beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits.
16. Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
17. All relocated trees must be healthy and undamaged prior to relocation.
18. All sod areas shall be Kentucky and Texas Bluegrass hybrid mix.
19. Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
20. Structural engineer shall provide footing design for any landscape structures.
21. Grading shall be smooth flowing with positive drainage away from building. The contractor is to notify the landscape architect to clarify any problems that may arise regarding drainage.
22. The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
23. The contractor is responsible for seeding any non seeded areas disturbed during construction.
24. Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
25. The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
26. Call for utility locations prior to any excavation.
27. The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
28. The contractor is responsible for verifying all plant quantities.
29. All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
30. The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.



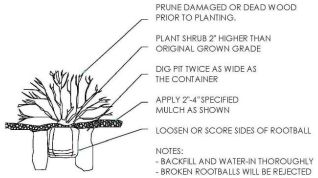
TREE PLANTING SLOPES



NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR PRODUCT ORDERING, DIVIDE NUMBER OF FEET NEEDED BY 9.33 TO OBTAIN THE NUMBER OF 10' PIECES NEEDED.

STEEL EDGER

N.T.S.



SHRUB PLANTING

NATIVE SEED MIX

30%	Ephraim Crested Wheatgrass
25%	Dwarf Perennial Ryegrass
20%	SR3200 Blue Fescue
15%	Reubens Canada Bluegrass
10%	Chewings Fescue

SEED SHALL BE APPLIED AT
A RATE OF 30 LBS. PER ACRE.

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1801 Wazee Street Suite 1C, Denver, Colorado 80202
303-443-2344 • henrydesigngroup.com

ENGINEER:
YARS Redland
THE WHERE GREAT PLACES BEGIN
Redland Engineering & Surveying, Inc. 6 Albion Street, Glenwood Springs, CO 81601
970.945.8100 • 970.945.8115

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

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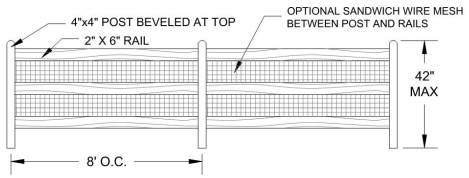
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

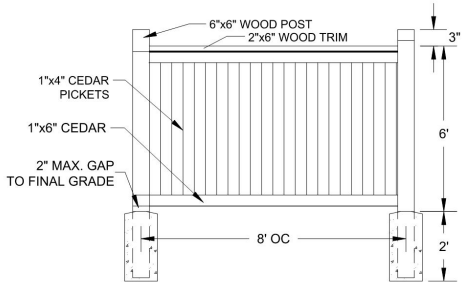
PLANTING DETAILS & NOTES

SHEET
27



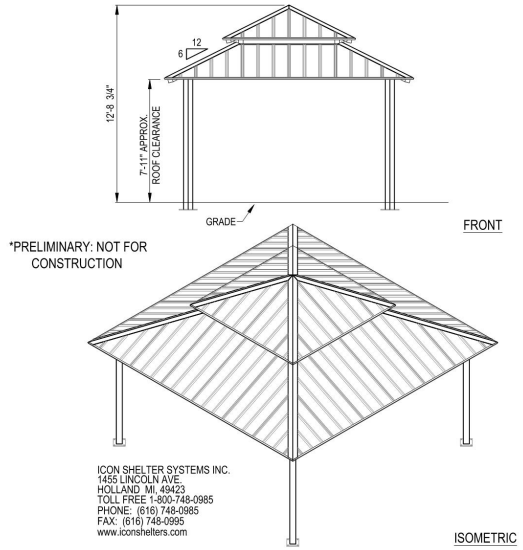
3 RAIL FENCE

N.T.S.



PRIVACY FENCE

N.T.S.



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 684-226a.

16' SHELTER

N.T.S.

MANUFACTURER: ICON SHELTERS
MODEL: 16' SQUARE, COLOR: BLACK SATIN POSTS, COPPER PENNY ROOF

PLAY STRUCTURE

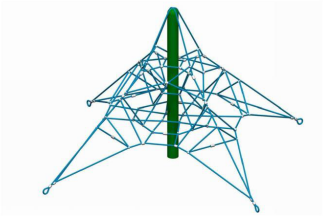
MIRACLE 714-S517
AGES 5-12

LION RIDER

MIRACLE 917
AGES 2-6

BUMBLEBEE RIDER

MIRACLE 961
AGES 2-6



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MIRACLE 442-2
AGES 2-6

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1801 Wazee Street Suite 1C, Denver, Colorado 80202
303-446-2344 • henrydesigngroup.com

ENGINEER:
TERRAS Redland
WHERE GREAT PLACES BEGIN
Redland Terras, Inc. 1 Redland Circle, Littleton, Colorado 80125
303.347.1100 • www.redlandterras.com

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
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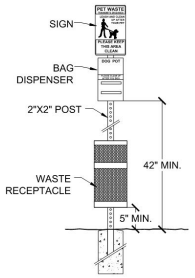
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

SITE DETAILS

SHEET
28

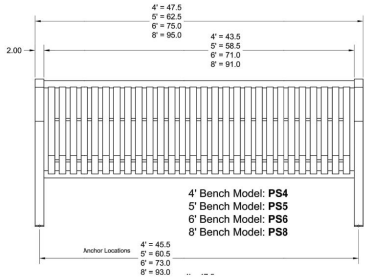
ENTRY MONUMENT

N.T.S.



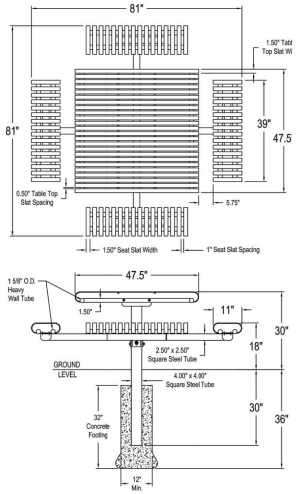
DOG WASTE STATION N.T.S.

MANUFACTURER: DOG WASTE DEPOT
MODEL: DEPOT-006-B, COLOR: BLACK



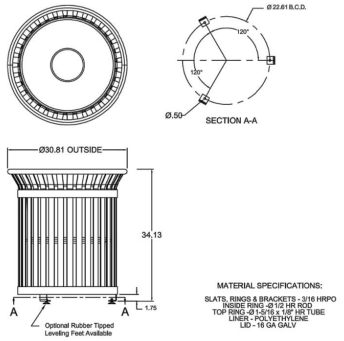
6' BENCH N.T.S.

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL: PREMIER SERENITY PS6, COLOR: BLACK
ALL BENCHES TO BE PLACED ON CONCRETE PADS



PICNIC TABLE N.T.S.

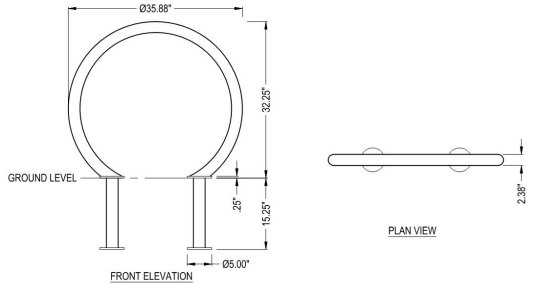
MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL NO.: PPS-4PP-SM AND PPS-APP-SM, COLOR: BLACK



MATERIAL SPECIFICATIONS:
SLATS, RINGS & BRACKETS - 3/16 HRPO
INSIDE RING -Ø 1/2 HR ROD
TOP RING -Ø 1-5/16 x 1/8" HR TUBE
LINER - POLYETHYLENE
LID - 16 GA GALV

WASTE RECEPTACLE N.T.S.

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL NO.: PFT34 PREMIER 34G, COLOR: BLACK
ALL RECEPTACLES TO BE PLACED ON CONCRETE PADS



BIKE RACK N.T.S.

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL NO.: BRH-G, COLOR: BLACK

LANDSCAPE ARCHITECT / PLANNER:
henry design group
landscape architecture • planning • consultants
1301 Pearl Street, Suite 1, Denver, Colorado 80202
303.446.2304 • hdg@hdgroup.com

ENGINEER:
TERRA Redland
Civil Engineering • Land Development • Water Resources
WHERE GREAT PLACES BEGIN
1800 Pearl Street, Suite 100, Denver, Colorado 80203
303.861.8333 • www.redlandco.com

APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
4-22-2019	1	1ST SUBMITTAL
11-22-2019	2	2ND SUBMITTAL
2-11-2020	3	3RD SUBMITTAL
5-5-2020	4	4TH SUBMITTAL
6-23-2020	5	5TH SUBMITTAL
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

SITE DETAILS

SHEET
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