

SUBDIVISION PLAN OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1

LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

PARCEL A:

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP ONE SOUTH (T.1S.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36 AND ASSUMING THE WEST LINE OF SAID SW1/4 AS BEARING NORTH 00°41'02" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1333.86 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°41'02" WEST ALONG THE WEST LINE OF SAID SW1/4 A DISTANCE OF 65.00 FEET;
THENCE NORTH 89°48'20" EAST A DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SW1/4 AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°41'02" WEST ALONG SAID PARALLEL LINE, SAID LINE BEING THE EASTERLY RIGHT-OF-WAY OF PEORIA STREET (60 FEET WIDE) A DISTANCE OF 965.04 FEET TO THE SOUTHWEST CORNER OF TRACT B AS DESCRIBED ON ORCHARD SUBDIVISION FILING 1 RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085 IN THE RECORDS OF ADAMS COUNTY;
THENCE NORTH 89°48'20" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT B A DISTANCE OF 731.66 FEET TO THE NORTHWEST CORNER OF TRACT C OF SAID ORCHARD SUBDIVISION FILING 1;
THE FOLLOWING TEN (10) COURSES AND DISTANCES ARE ALONG THE WESTERLY LINES OF SAID TRACT C AND TRACT D;
THENCE SOUTH 45°04'06" EAST A DISTANCE OF 10.62 FEET;
THENCE SOUTH 00°00'30" WEST A DISTANCE OF 182.38 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 9.97 FEET, SAID CURVE HAS A RADIUS OF 49.50 FEET, A DELTA OF 11°32'13" AND IS SUBTENDED BY A CHORD BEARING SOUTH 05°46'36" WEST A DISTANCE OF 12.56 FEET TO A PT;
THENCE SOUTH 11°31'43" EAST A DISTANCE OF 13.69 FEET TO A PC;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 9.97 FEET, SAID CURVE HAS A RADIUS OF 49.50 FEET, A DELTA OF 27°26'21" AND IS SUBTENDED BY A CHORD BEARING NORTH 76°28'30" WEST A DISTANCE OF 109.10 FEET TO A POINT OF TANGENCY (PT);
THENCE SOUTH 89°48'20" WEST A DISTANCE OF 473.37 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
THENCE NORTH 00°00'30" EAST ALONG THE EAST LINE OF SAID TRACT A A DISTANCE OF 242.58 FEET TO THE POINT OF BEGINNING.

PARCEL B

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP ONE SOUTH (T.1S.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A AS DESCRIBED ON ORCHARD SUBDIVISION FILING 1 RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085 IN THE RECORDS OF ADAMS COUNTY AND ASSUMING THE WEST LINE OF SAID SW1/4 AS BEARING NORTH 00°41'02" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1333.86 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°55'21" EAST A DISTANCE OF 737.78 FEET TO A POINT 17.87 FEET EAST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;
THENCE SOUTH 00°35'55" EAST A DISTANCE OF 350.95 FEET TO THE NORTHEAST CORNER OF TRACT B, OF SAID ORCHARD SUBDIVISION FILING 1;
THE FOLLOWING THREE (3) COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINES OF SAID TRACT B;
THENCE NORTH 62°45'19" WEST A DISTANCE OF 182.26 FEET TO A POINT OF CURVATURE (PC);
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 110.15 FEET, SAID CURVE HAS A RADIUS OF 230.00 FEET, A DELTA OF 27°26'21" AND IS SUBTENDED BY A CHORD BEARING NORTH 76°28'30" WEST A DISTANCE OF 109.10 FEET TO A POINT OF TANGENCY (PT);
THENCE SOUTH 89°48'20" WEST A DISTANCE OF 473.37 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;
THENCE NORTH 00°00'30" EAST ALONG THE EAST LINE OF SAID TRACT A A DISTANCE OF 242.58 FEET TO THE POINT OF BEGINNING.

PARCEL C:

TRACT A, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL D:

TRACT D, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL E:

TRACT B, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL F:

TRACT C, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

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15	TOTAL

BENCHMARK

ADAMS COUNTY CONTROL MONUMENT 95.0173 BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "95.0173" IN A 6" PVC SLEEVE LOCATED AT THE NE CORNER OF THE INTERSECTION OF PEORIA STREET AND EAST 120TH AVENUE APPROXIMATELY 0.1 MILE NORTH OF EAST 120TH AVENUE AND 28 FEET EAST OF PEORIA STREET; SAID MONUMENT HAVING A PUBLISHED ELEVATIO OF 5052.38 FEET. NAVD(88)

BASIS OF BEARINGS

THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T1S, R67W OF THE 6TH P.M. BEING MONUMENTED AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "LS 23027" AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS 24302"; SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

KEY CONTACTS

DEVELOPER

BOULDER CREEK NEIGHBORHOODS
712 MAIN STREET
LOUISVILLE, CO 80027
ATTN: MIKE COOPER

720-837-5497

CIVIL ENGINEER/SURVEYOR/TRAFFIC ENGINEER

JR ENGINEERING, LLC
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
ATTN: KURTIS W. WILLIAMS, PE

303-267-6190

LANDSCAPE ARCHITECT/PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
ATTN: LEANNE VIELEHR

303-892-1166

SITE DATA CHART

RIGHT OF WAY	3.67 ACRES
ZONE DISTRICT PD	28.25 ACRES

TOTAL ONSITE 25.83 ACRES

OWNER

ORCHARD CHURCH, A COLORADO LIMITED LIABILITY COMPANY

BY : ITS MANAGER

STATE OF _____
COUNTY OF _____ } SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____ AS _____ OF ORCHARD CHURCH, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON THIS ____ DAY OF _____, 20____.

CHAIR

CITY COUNCIL ACCEPTANCE OF PUBLIC IMPROVEMENTS

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, ON THIS ____ DAY OF _____, 20____.

MAYOR

CITY CLERK

4				COVER SHEET	
3				SUBDIVISION PLAN OF KESTREL	
2					
1					
NO.	REVISION		BY	DATE	
DWN. BY AOB		CHK. BY XXX			
SCALE 1"=2000'		DATE 11/26/2024			
JOB NO. 16174.00		SHT. 1 OF 15			
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SUBDIVISION PLAN OF KESTREL

INTENT

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

GENERALLY APPLICABLE DEVELOPMENT OBLIGATIONS

DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHOWN ON THIS MAJOR SUBDIVISION PLAN OR OTHERWISE REQUIRED BY THE CODE TO ESTABLISH BUILDABLE LOTS ON THE REAL PROPERTY IN ACCORDANCE WITH THIS MAJOR SUBDIVISION PLAN AND THE FINAL PLAT(S). THE TERM "SCHEDULE OF IMPROVEMENTS" AND/OR "PHASING PLAN(S)" SHALL MEAN A DETAILED LISTING OF THE PUBLIC IMPROVEMENTS, THE DESIGN, CONSTRUCTION, INSTALLATION, AND PHASING. THE "SCHEDULE OF IMPROVEMENTS" MAY BE DIVIDED INTO PHASES AS APPLICABLE PER THE APPROVED FINAL PLAT(S) FOR THE DEVELOPMENT, AS SHOWN ON THE OVERALL PHASING PLAN. PRELIMINARY COST ESTIMATES FOR EACH PHASE HAVE BEEN PROVIDED ON THE OVERALL PHASING PLAN WITHIN THIS SUBDIVISION PLAN. FINAL COST ESTIMATES FOR THE IMPROVEMENTS LISTED BELOW SHALL BE SUBMITTED TO THE CITY AT THE TIME OF EACH INDIVIDUAL FINAL PLAT AND PHASE APPROVAL. THE IMPROVEMENTS LISTED BELOW INDICATE THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, WHICH THE LIST IS NOT EXHAUSTIVE:

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

DEVELOPER/BUILDER SHALL FURNISH, AT ITS SOLE EXPENSE AND IN CONFORMANCE WITH THE CODE, ALL NECESSARY ENGINEERING SERVICES AND CIVIL ENGINEERING DOCUMENTS RELATING TO THE DESIGN AND CONSTRUCTION OF THE PUBLIC IMPROVEMENTS (THE "CIVIL ENGINEERING DOCUMENTS"). DEVELOPER/BUILDER SHALL FURNISH AND INSTALL THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CODE, THE CIVIL ENGINEERING DOCUMENTS APPROVED BY THE CITY, AND 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. PERMITS FOR THE GRADING OF PROPERTY AND GENERAL SITE IMPROVEMENT AND UTILITY WORK WILL ONLY BE ISSUED BY THE CITY UPON THE FOLLOWING CONDITIONS:

- ALL APPLICABLE CITY REVIEWS ARE COMPLETED, AND PLANS ARE APPROVED
- ALL APPLICABLE PERMITTING FEES ARE PAID

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

- PUBLIC IMPROVEMENTS FOR THE REAL PROPERTY (OR FOR THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN) HAVE RECEIVED INITIAL ACCEPTANCE IN ACCORDANCE HEREWITH

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

IMPROVEMENT GUARANTEE

DEVELOPER/BUILDER 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 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 AS AGREED TO AT THE TIME OF FINAL PLAT AND TO BE CONSTRUCTED IN SAID PHASE OF THE DEVELOPMENT. THE TOTAL AMOUNTS ARE AS FOLLOWS:

- PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS FOR SUCH PHASE – 115%
- UPON INITIAL ACCEPTANCE PRIOR TO FINAL ACCEPTANCE – 15%
- 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 DEVELOPER/BUILDER FAILS TO EXTEND OR REPLACE ANY SUCH PUBLIC IMPROVEMENT GUARANTEE AT LEAST THIRTY (30) DAYS PRIOR TO EXPIRATION OF SUCH PUBLIC IMPROVEMENT GUARANTEE, 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 DEVELOPER/BUILDER WITHIN THIRTY (30) DAYS AFTER SAID FINAL ACCEPTANCE.

MODEL HOMES

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

PHASING

THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE (1) PHASE.

SITE SPECIFIC FEE AND CONTRIBUTIONS

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE FOLLOWING FEES AND CONTRIBUTIONS SHALL BE PAYABLE AT THE TIME LISTED BELOW AND THIS LIST IS NOT EXHAUSTIVE:

OPEN SPACE CALCULATIONS AND FEE IN LIEU

IF APPLICABLE, THE FEE-IN-LIEU FOR OPEN SPACE OR PARKS MUST BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. IF RESIDENTIAL DENSITIES INCREASE FROM THOSE APPROVED IN THE FINAL PLAT, DEDICATION REQUIREMENTS OF LAND MAY BE SATISFIED BY ADDITIONAL DEDICATION OF ACCEPTABLE LAND OR PAYMENT OF A FEE-IN-LIEU. 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. ADDITIONAL DEDICATION REQUIREMENTS, IF REQUIRED, SHALL BE COMPLETED PRIOR TO THE APPROVAL OF ANY AMENDMENTS TO THE FINAL PLAT. THE DEVELOPER/BUILDER WILL BE RESPONSIBLE TO FURNISH A LAND APPRAISAL FOR THE SUBDIVISION SO THAT STAFF MAY DETERMINE THE APPROPRIATE FEE IN LIEU.

WATER DEDICATION REQUIREMENTS

WATER DEDICATION MUST BE COMPLETED PRIOR TO APPROVAL OF THE APPLICABLE FINAL PLAT AND/OR SITE PLAN FOR EACH SUCH PHASE IN ACCORDANCE WITH CITY ORDINANCE AND POLICY IN EFFECT AT THE TIME. THE DEVELOPER / BUILDER WILL WORK WITH THE CITY OF BRIGHTON TO ESTABLISH PROPER DEDICATIONS FOR POTABLE AND NON-POTABLE WATER.

TRAFFIC SIGNAL REQUIREMENTS

THE DEVELOPER/BUILDER SHALL CONTRIBUTE TO THE DESIGN AND CONSTRUCTION COSTS RELATED TO THE UPGRADE OF THE EXISTING TRAFFIC SIGNAL LOCATED AT PEORIA STREET AND EAST 120TH AVENUE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTRIBUTING A PERCENTAGE OF THE ACTUAL COST OF THE SIGNAL UPGRADE.

RIGHT-OF-WAY

EAST 120TH AVENUE

THE DEVELOPER/BUILDER/METROPOLITAN DISTRICT SHALL CAUSE THE DESIGN AND CONSTRUCTION OF THE WESTBOUND TRAVEL LANES OF EAST 120TH STREET INCLUDING CURB/GUTTER, LIGHTING, TREE LAWN, DRAINAGE INFRASTRUCTURE, AND A 10' TRAIL TO COMPLETE THE MAJOR ARTERIAL CROSS SECTION PER ADAMS COUNTY STANDARDS AND SPECIFICATIONS INCLUDING ALL TAPERING, ACCELERATION, DECELERATION, AND TURN LANES ASSOCIATED WITH THE SITE FROM ORCHARD WAY TO PEORIA STREET.

PEORIA STREET

THE DEVELOPER/BUILDER/METROPOLITAN DISTRICT SHALL CAUSE THE DESIGN AND CONSTRUCTION OF EAST SIDE OF PEORIA STREET INCLUDING CURB/GUTTER, AN 8' SIDEWALK, LIGHTING, TREE LAWN AND DRAINAGE INFRASTRUCTURE TO COMPLETE THE MINOR COLLECTOR CROSS SECTION PER ADAMS COUNTY STANDARDS AND SPECIFICATIONS INCLUDING ALL TAPERING, ACCELERATION, DECELERATION, AND TURN LANES ASSOCIATED WITH THE SITE FROM THUNDERHAWK PLACE TO EAST 120TH AVENUE.

SCHOOL LAND DEDICATION

IN ACCORDANCE WITH THE CITY'S LAND USE AND DEVELOPMENT CODE, SECTION 3.05(F), THE DEVELOPER/BUILDER 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 OR THE FINAL PLAT OF THE APPLICABLE PHASE.

CAPITAL FACILITY FEE FOUNDATION

THE DEVELOPER/BUILDER 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.

RTD

DEVELOPER AGREES TO CONSTRUCT AN ADA COMPLIANT BOARDING AREA THAT IS A MINIMUM OF 6 FOOT WIDE BY 8 FOOT DEEP THAT IS LOCATED APPROXIMATELY 90 FOOT WEST OF THE INTERSECTION OF SOUTH ORCHARD WAY AND EAST 120TH AVENUE.

4				DEVELOPER CONTRIBUTIONS
3				
2				
1				
NO.	REVISION		BY	
DWN. BY KAC		CHK. BY XXX		J·R ENGINEERING A Westrian Company Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com
SCALE N/A		DATE 11/26/2024		
JOB NO. 16174.00		SHT. 2 OF 15		

SUBDIVISION PLAN OF KESTREL

- LEGEND
- WATER VALVE
 - WATER MANHOLE
 - FIRE HYDRANT
 - WELL
 - WATER VENT
 - WATER MARKER
 - IRRIGATION CONTROL BOX
 - IRRIGATION VALVE
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ELECTRIC PEDESTAL
 - LIGHT POLE
 - SIGNAL POLE
 - OVER-HEAD UTILITY POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE JUNCTION BOX
 - TELEPHONE MANHOLE
 - FIBER OPTIC JUNCTION BOX
 - FIBER OPTIC PEDESTAL
 - FIBER OPTIC MARKER
 - STORM SEWER MANHOLE
 - FLARED END SECTION STORM PIPE
 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - GAS MARKER
 - SIGN
 - CONIFEROUS TREE
 - DECIDUOUS TREE
- W --- WATER LINE
- E --- ELECTRIC LINE
- OHU --- OVER-HEAD UTILITY LINE
- T --- TELEPHONE LINE
- FO --- FIBER OPTIC LINE
- SS --- STORM SEWER LINE
- S --- SANITARY SEWER LINE
- G --- GAS LINE
- DS --- DRAINAGE SWALE
- X --- FENCE
- TOP OF SLOPE
- TOE OF SLOPE



100 50 0 100
ORIGINAL SCALE: 1" = 100'

EXISTING CONDITIONS MAP

SUBDIVISION PLAN OF KESTREL

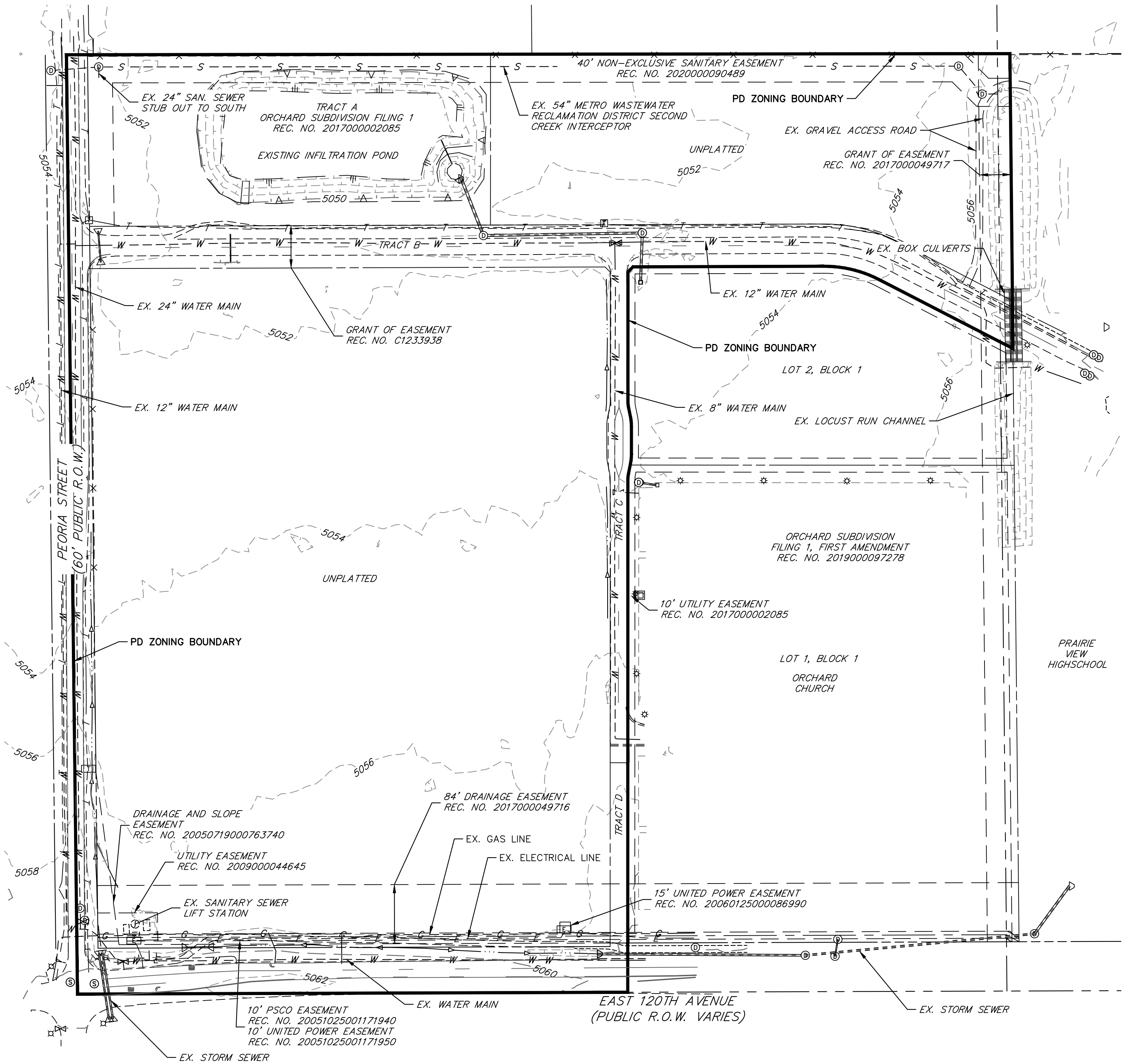


J-R ENGINEERING

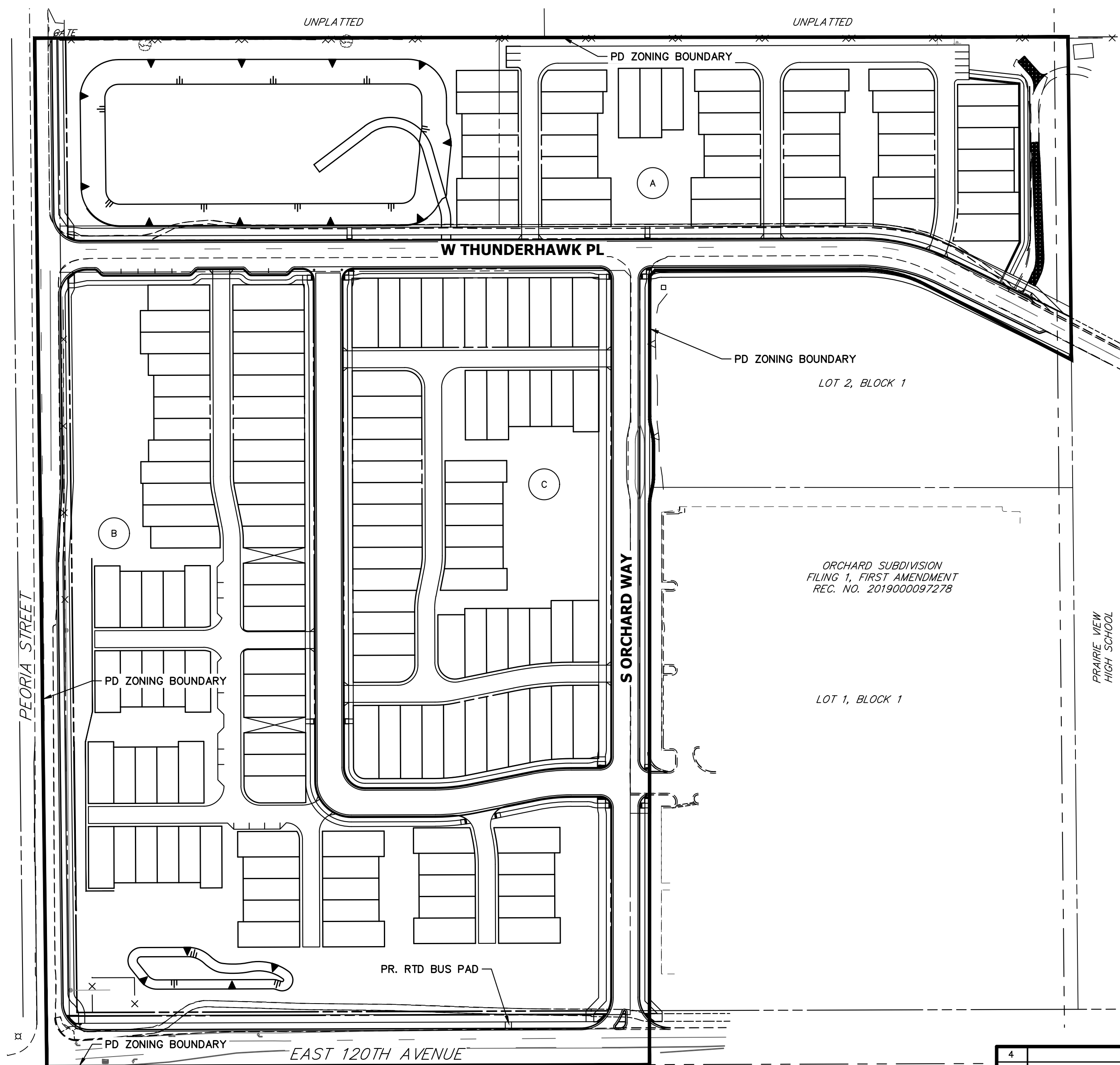
A Westrian Company

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4			
3			
2			
1			
NO.	REVISION	BY	DATE
	DWN. BY AOB	CHK. BY XXX	
	SCALE 1"=50'	DATE 11/26/2024	
	JOB NO. 16174.00	SHT. 3 OF 15	



SUBDIVISION PLAN OF KESTREL



PROPERTY LINE NOTE.

1. ALL PROPERTY LINES AND LOT DIMENSIONS DEPICTED WITHIN THIS PLAN SET ARE PRELIMINARY. FINAL PROPERTY LINES WILL BE DETERMINED AT FINAL PLAT.

NOTES:

1. THIS SUBDIVISION PLAN WILL BE THE GUIDING DOCUMENT FOR ALL FUTURE SUBDIVISION PLATS FOR THE THE SITE.
2. THIS SUBDIVISION PLAN OUTLINES THE OVERALL NEIGHBORHOOD FRAMEWORK AND INFRASTRUCTURE SYSTEMS FOR THE SITE.
3. TRAFFIC IMPACTS AND PARKS & OPEN SPACE DEDICATIONS TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF FINAL PLAT AND/OR SITE PLAN.
4. FINAL TRAIL AND WALK ALIGNMENT TO BE DETERMINED AT FINAL PLAT OR SITE PLAN.

LEGEND:

- A PROPOSED TRACT

AREA SUMMARY				
DESCRIPTION	AREA (SF)	AREA (AC)	USE	MAINTENANCE RESPONSIBILITY
TRACT A	247,422	5.68	POND, OPEN SPACE, ACCESS	H.O.A. OR METRO DISTRICT
TRACT B	227,496	5.22	OPEN SPACE, ACCESS	H.O.A. OR METRO DISTRICT
TRACT C	92,334	2.12	OPEN SPACE, ACCESS	H.O.A. OR METRO DISTRICT
RIGHT-OF-WAY	159,828	3.67	RIGHT-OF-WAY	CITY OF BRIGHTON
174 LOTS	414,774	9.52	SINGLE FAMILY HOME	HOME OWNER

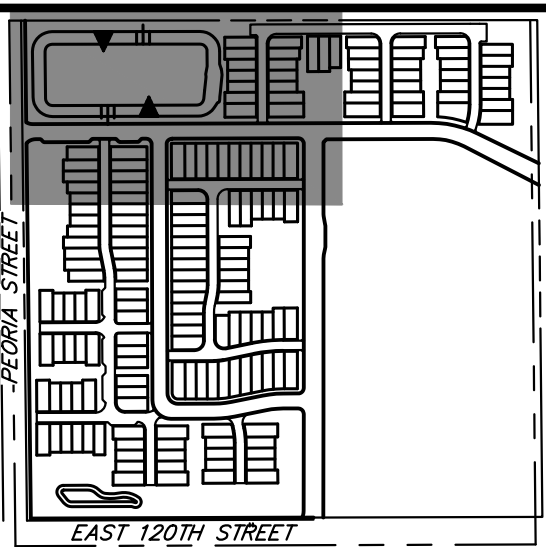
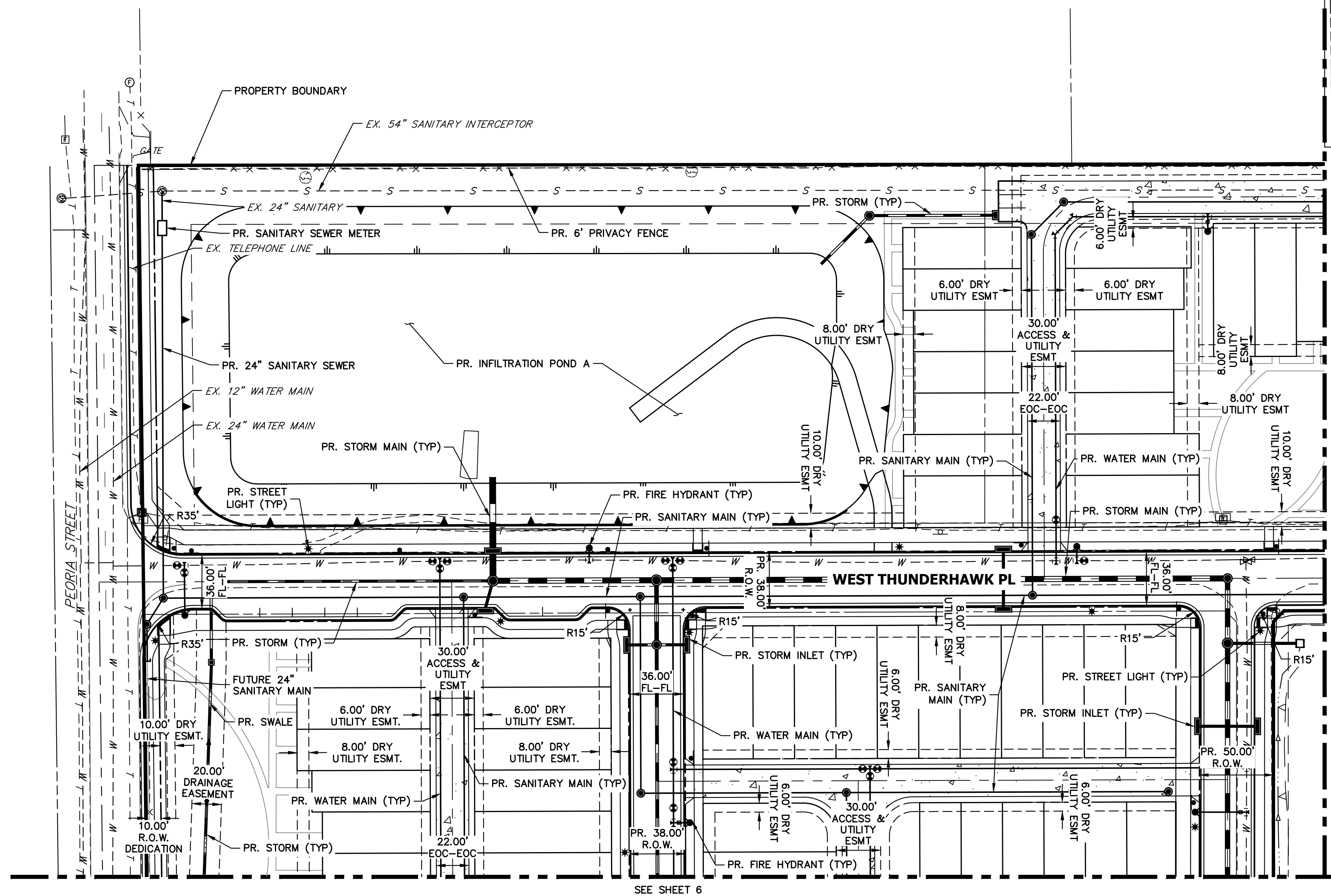
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NO.	REVISION	BY	DATE
DWN. BY	AOB	CHK. BY	XXX
SCALE	1"=50'	DATE	11/26/2024
JOB NO.	16174.00	SHT.	4 OF 15

OVERALL SUBDIVISION PLAN
SUBDIVISION PLAN OF KESTREL

 **J-R ENGINEERING**
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SUBDIVISION PLAN OF KESTREL



KEY MAP

1"=500'

SEE SHEET 8

SEE SHEET 6

LEGEND.

—	PROPOSED PROPERTY LINE	—	EXISTING EASEMENT LINE
—	PROPOSED LOT LINE	—	EXISTING STORM
—	PROPOSED RIGHT OF WAY	—	EXISTING WATER
---	PROPOSED EASEMENT LINE	—	EXISTING SANITARY
—	PROPOSED STORM	—	EXISTING FIBER OPTIC
—	PROPOSED WATER	—	EXISTING GAS
—	PROPOSED SANITARY	—	EXISTING ELECTRIC
*	PROPOSED STREET LIGHT	—	EXISTING TELEPHONE
		EOC	EDGE OF CONCRETE

50 25 0 50
ORIGINAL SCALE: 1" = 50'

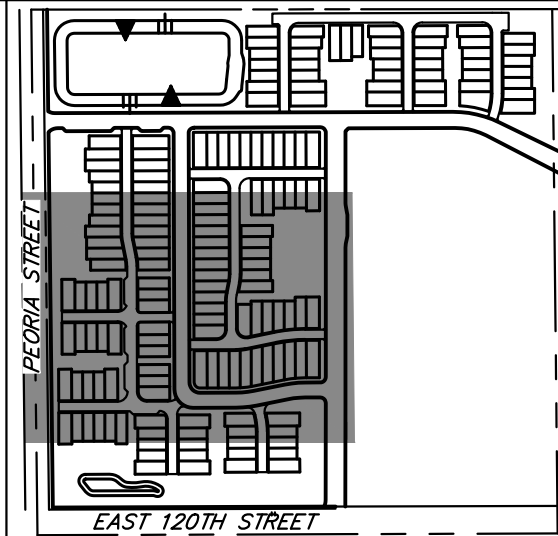
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NO.	REVISION	BY	DATE
DWN. BY	AOB	CHK. BY	XXX
SCALE	1"=50'	DATE	11/26/2024
JOB NO.	16174.00	SHT.	5 OF 15

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SUBDIVISION PLAN OF KESTREL

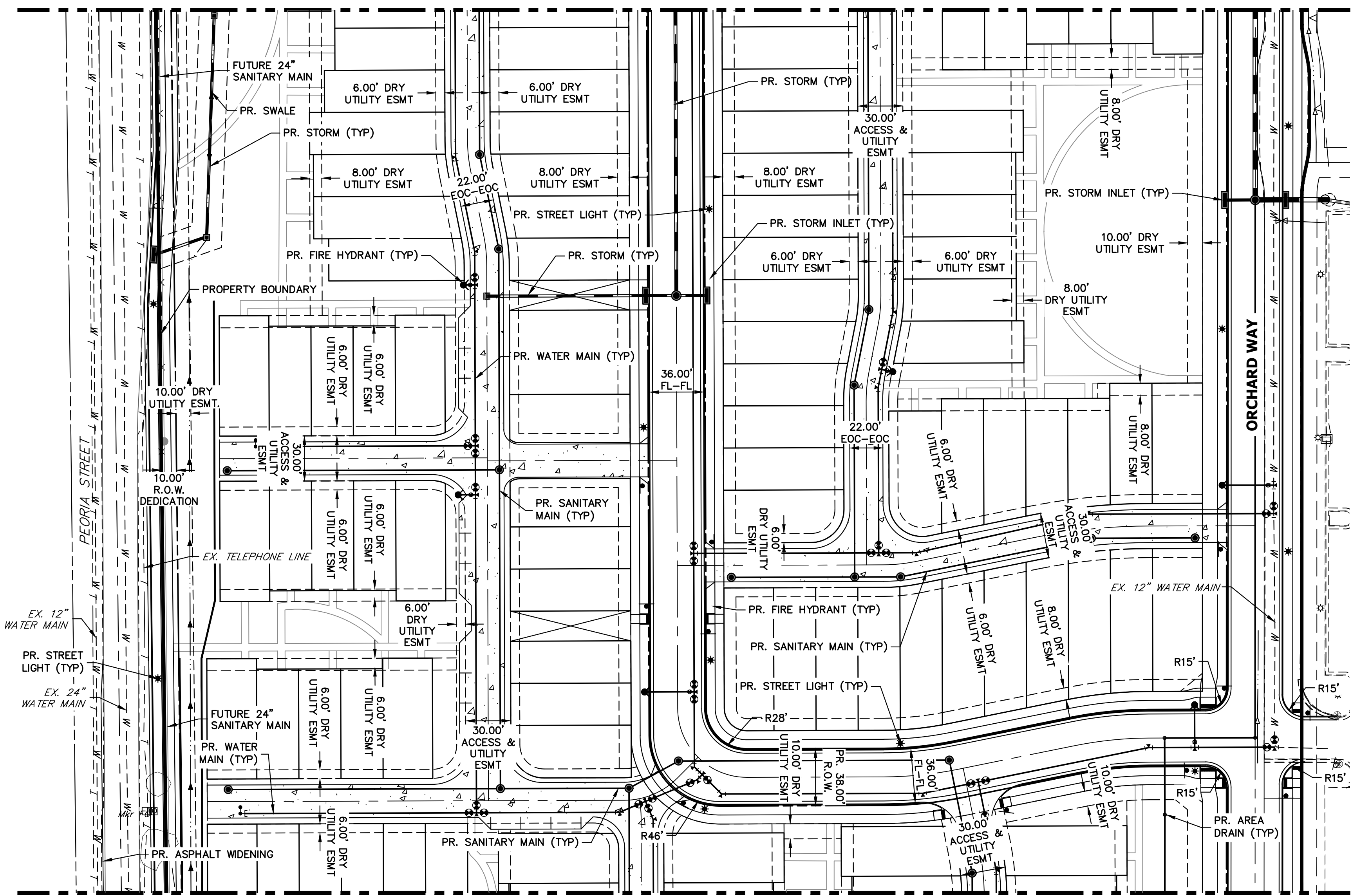
SEE SHEET 5

SEE SHEET 7



KEY MAP

1"=500'



LEGEND

	PROPOSED PROPERTY LINE		EXISTING EASEMENT LINE
	PROPOSED LOT LINE		EXISTING STORM
	PROPOSED RIGHT OF WAY		EXISTING WATER
	PROPOSED EASEMENT LINE		EXISTING SANITARY
	PROPOSED STORM		EXISTING FIBER OPTIC
	PROPOSED WATER		EXISTING GAS
	PROPOSED SANITARY		EXISTING ELECTRIC
	PROPOSED STREET LIGHT		EXISTING TELEPHONE
			EDGE OF CONCRETE

50 25 0 50
ORIGINAL SCALE: 1" = 50'

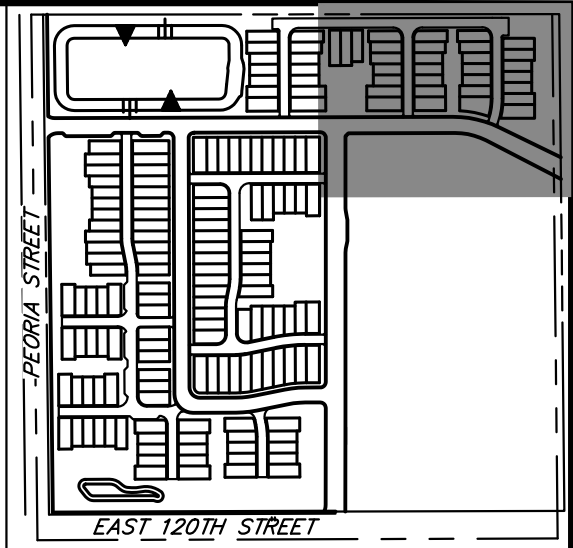
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NO.	REVISION	BY	DATE
	DWN. BY AOB	CHK. BY XXX	
	SCALE 1"=50'	DATE 11/26/2024	
	JOB NO. 16174.00	SHT. 6 OF 15	

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$$1'' = 500'$$

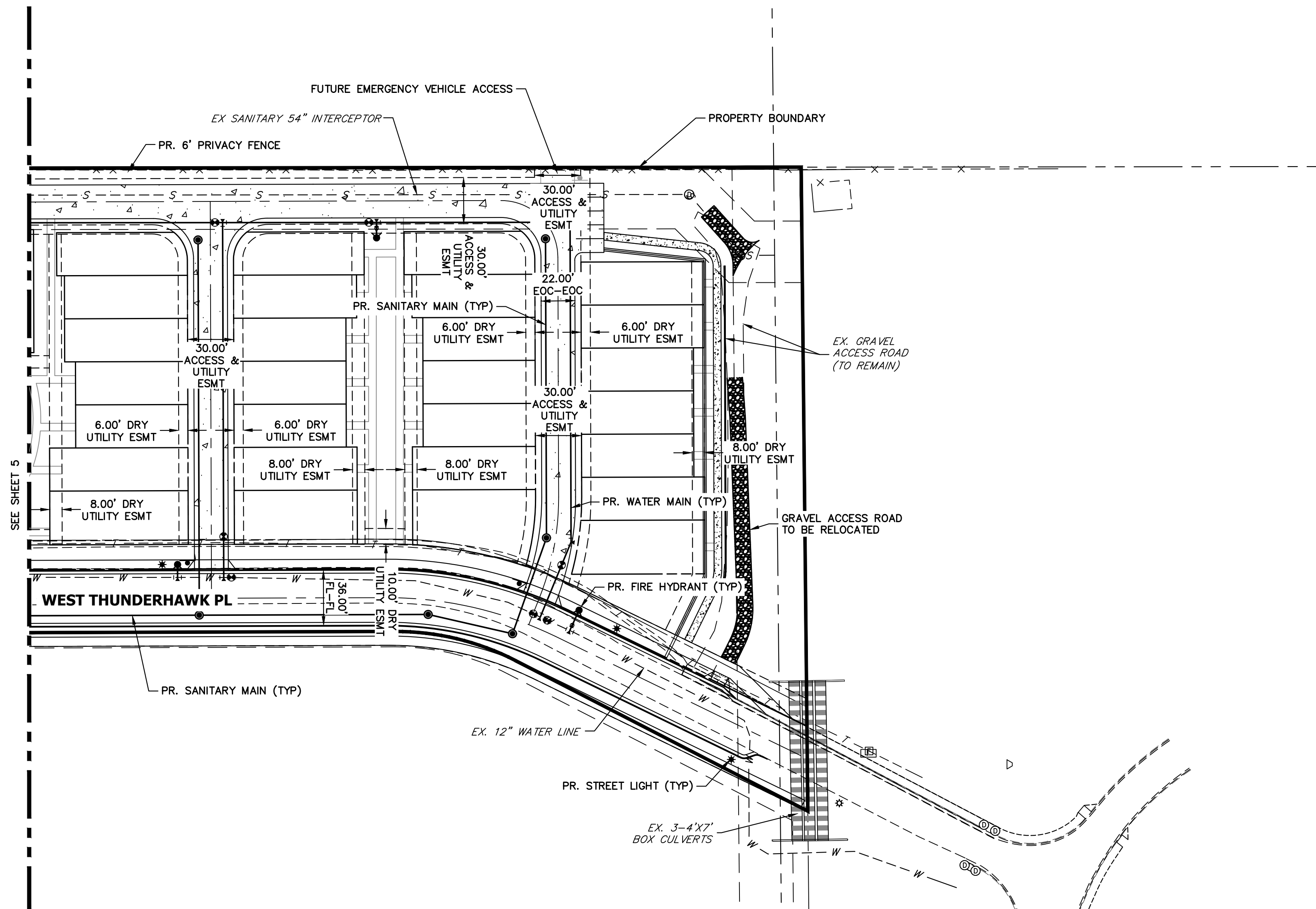

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SUBDIVISION PLAN OF KESTREL



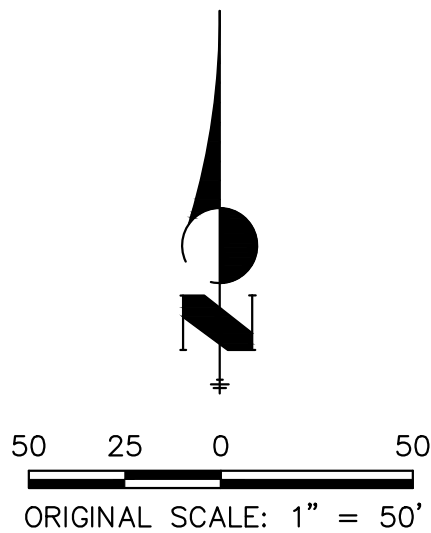
KEY MAP

1"=500'



LEGEND:

	PROPOSED PROPERTY LINE		EXISTING EASEMENT LINE
	PROPOSED LOT LINE		EXISTING STORM
	PROPOSED RIGHT OF WAY		EXISTING WATER
	PROPOSED EASEMENT LINE		EXISTING SANITARY
	PROPOSED STORM		EXISTING FIBER OPTIC
	PROPOSED WATER		EXISTING GAS
	PROPOSED SANITARY		EXISTING ELECTRIC
	PROPOSED STREET LIGHT		EXISTING TELEPHONE
			EDGE OF CONCRETE



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NO.	REVISION	BY	DATE
	DWN. BY AOB	CHK. BY XXX	
	SCALE 1"=50'	DATE 11/26/2024	
	JOB NO. 16174.00	SHT. 8 OF 15	

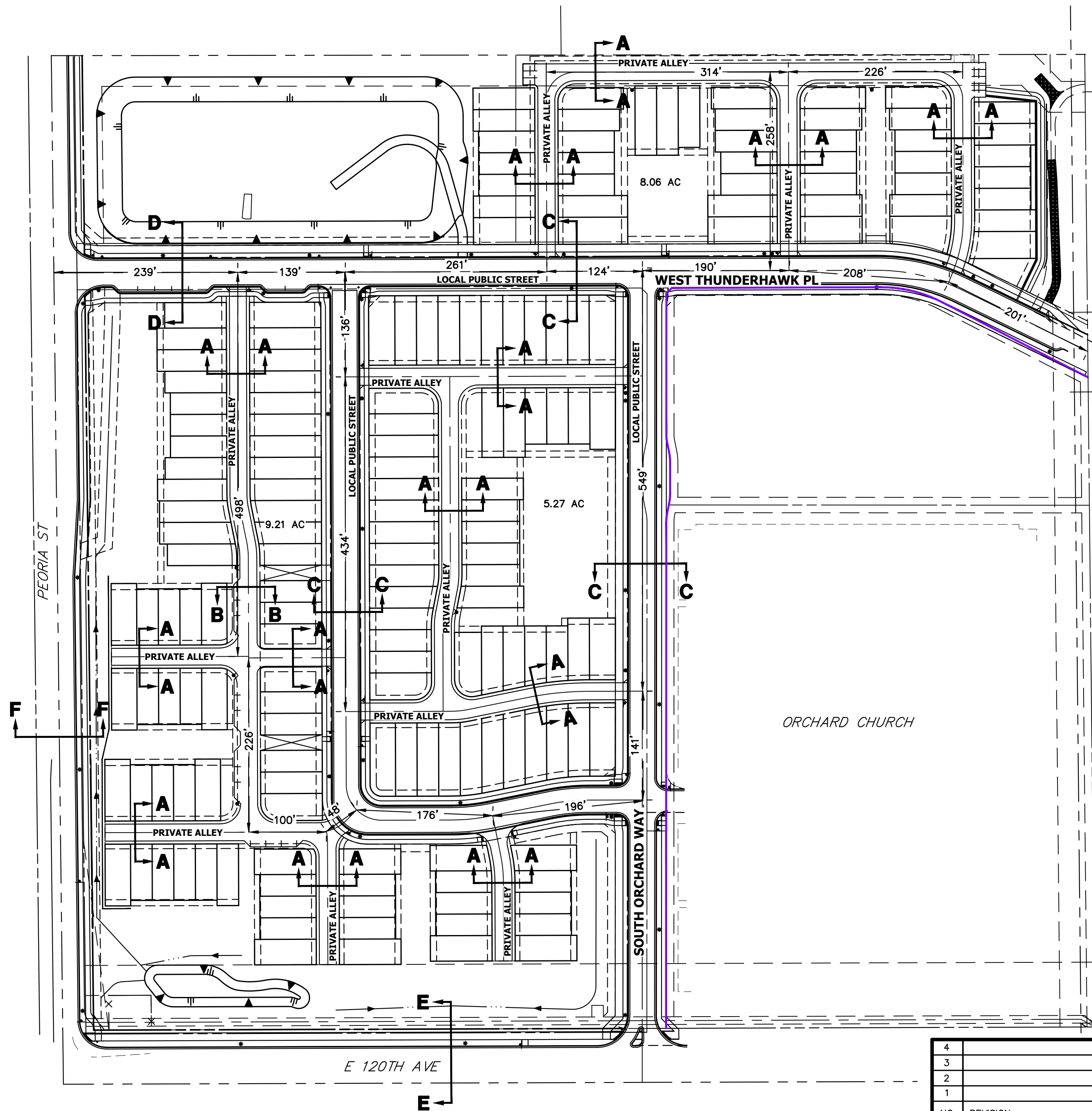
SITE PLAN

SUBDIVISION PLAN OF KESTREL

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SUBDIVISION PLAN OF KESTREL



LEGEND:

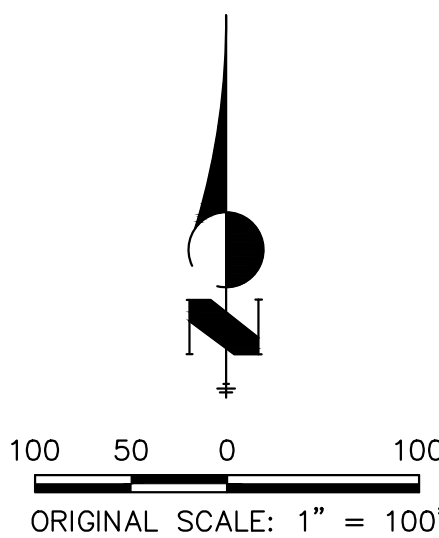
PR. R.O.W. © EX. R

NOTES:

- SEE SHEET 10 FOR TYPICAL SECTIONS.

PRAIRIE VIEW
HIGH SCHOOL

ORCHARD CHURCH



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NO.	REVISION	BY	DATE
	DWN. BY JSC	CHK. BY RFL	
	SCALE 1"=100'	DATE 11/26/2024	
	JOB NO. 16174.00	SHT. 9 OF 15	

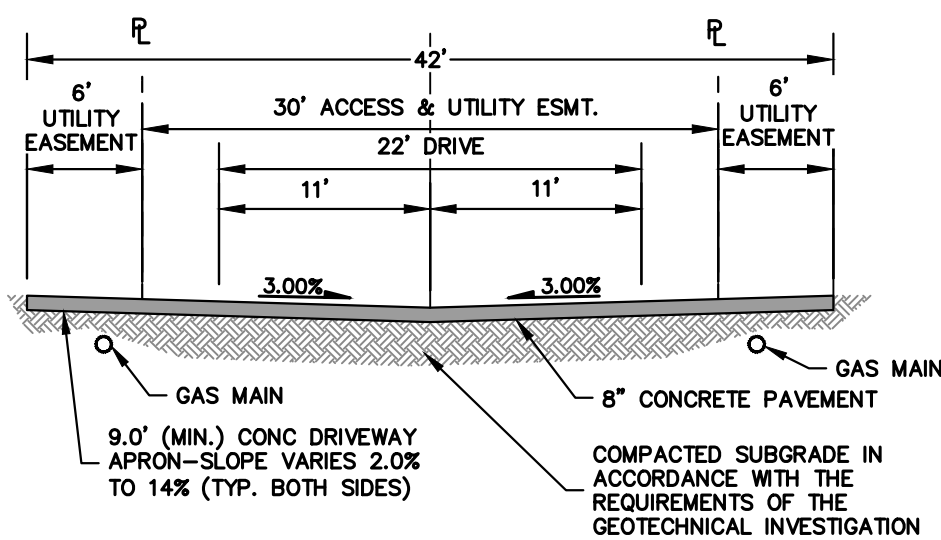
STREET NETWORK AND BLOCK SIZE

SUBDIVISION PLAN OF KESTREL

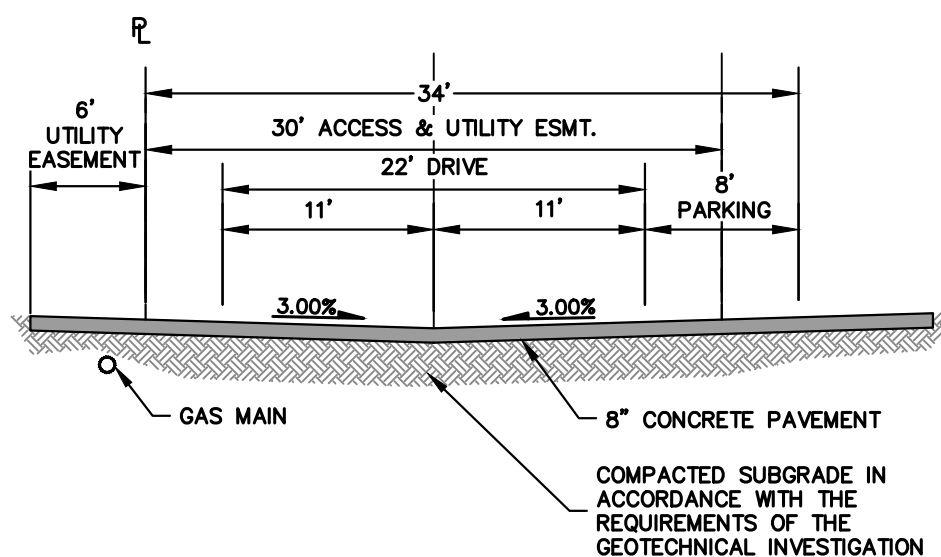
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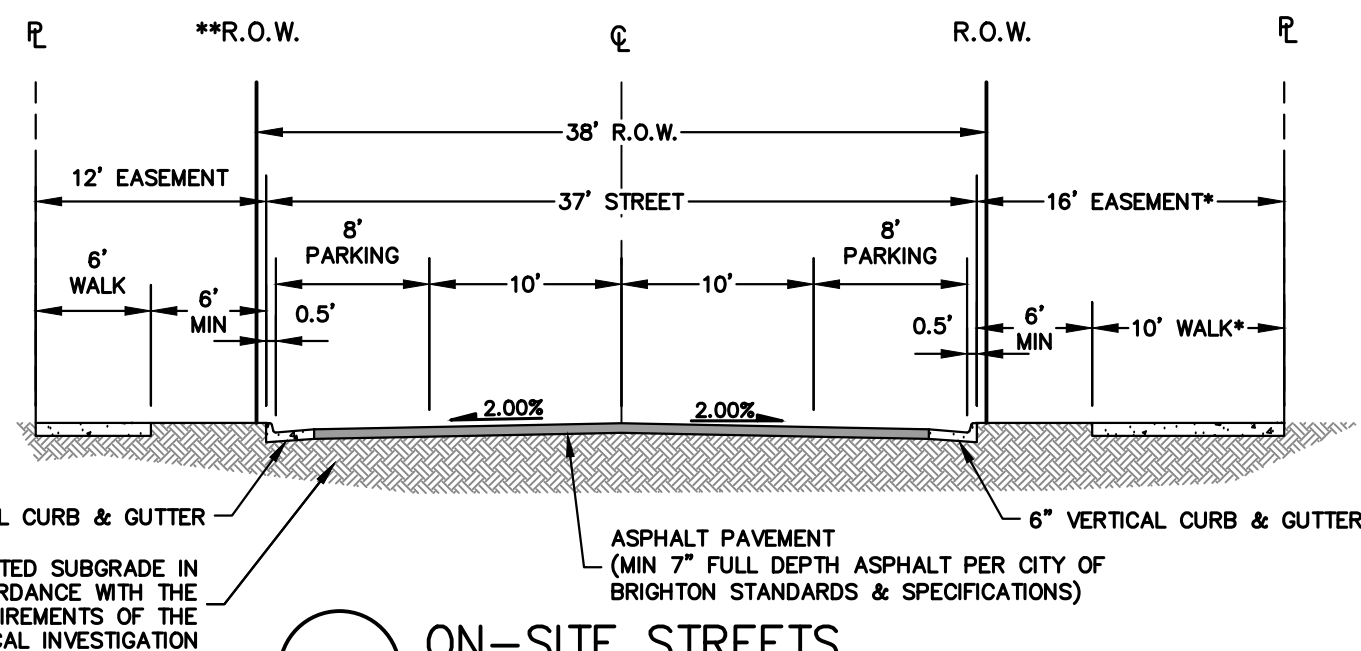
SUBDIVISION PLAN OF KESTREL



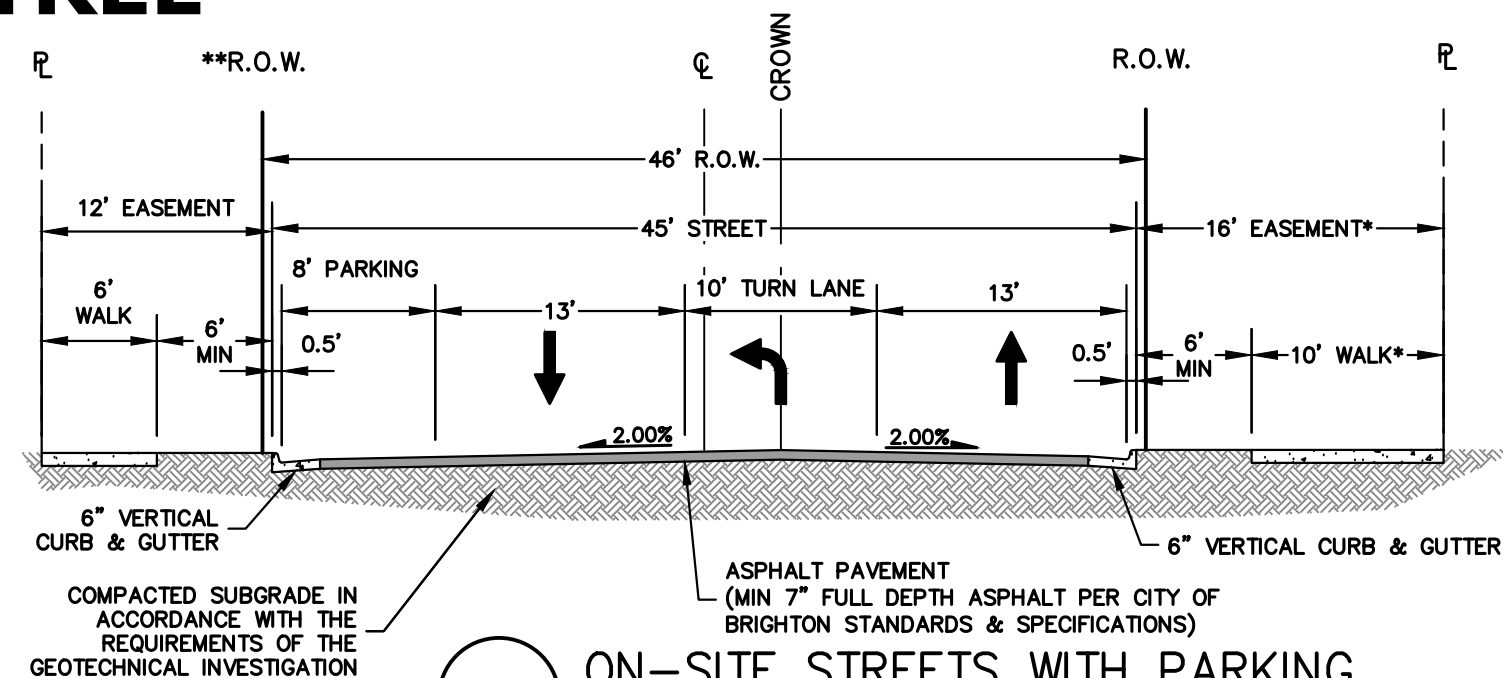
A-A TYPICAL ALLEY SECTION



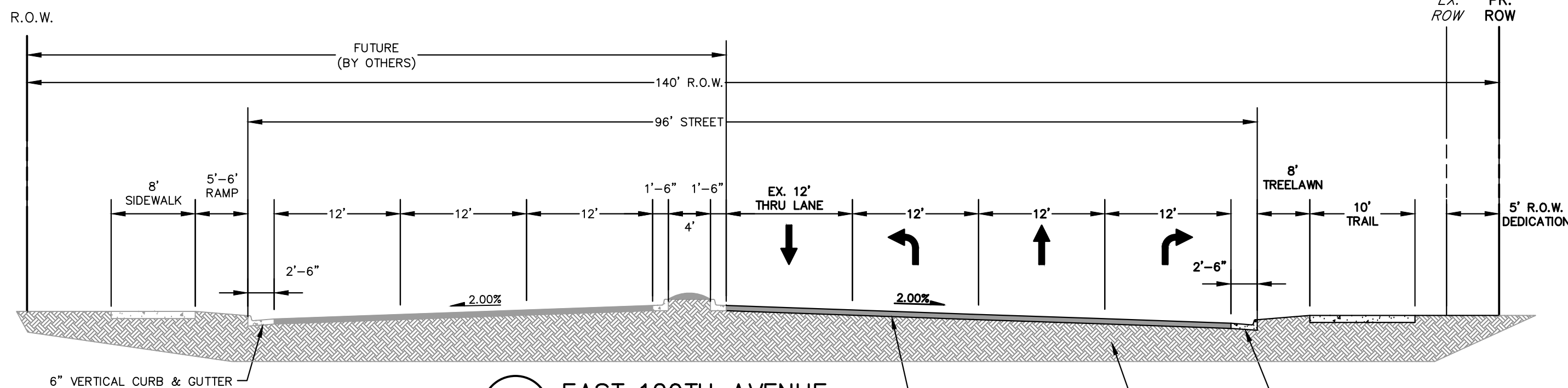
B-B TYPICAL ALLEY SECTION WITH PARKING



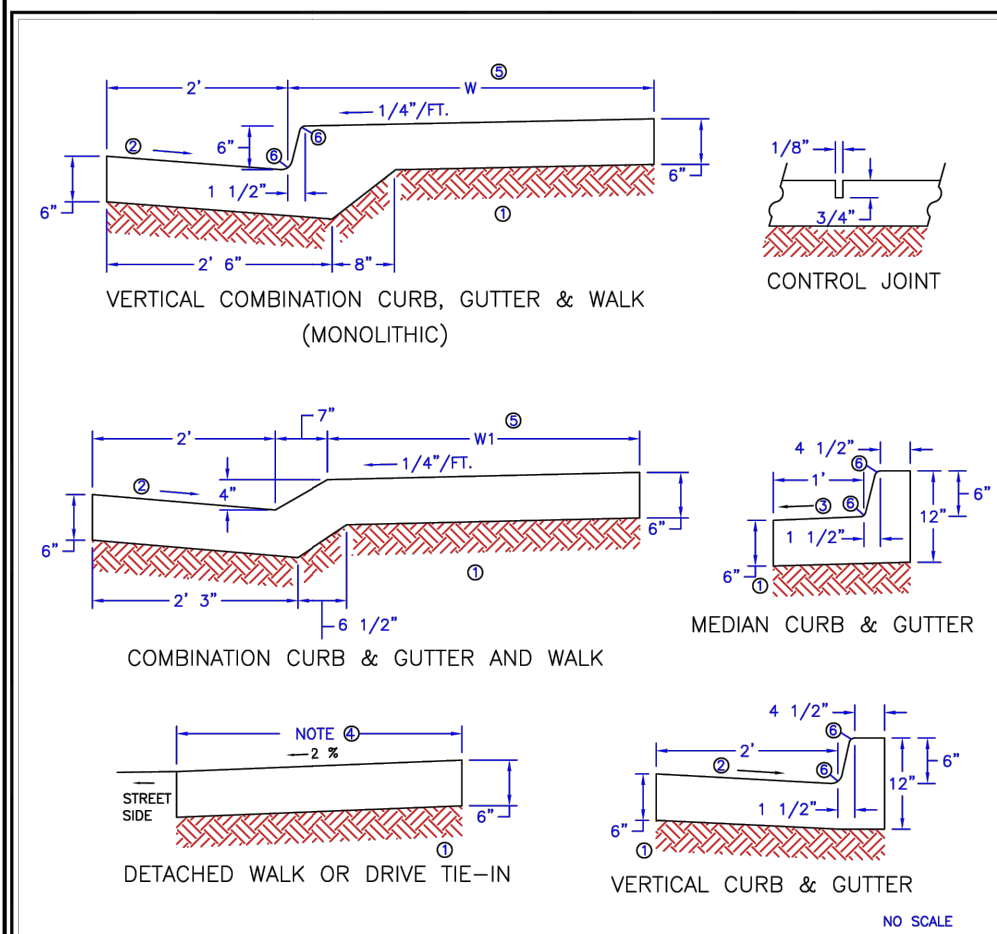
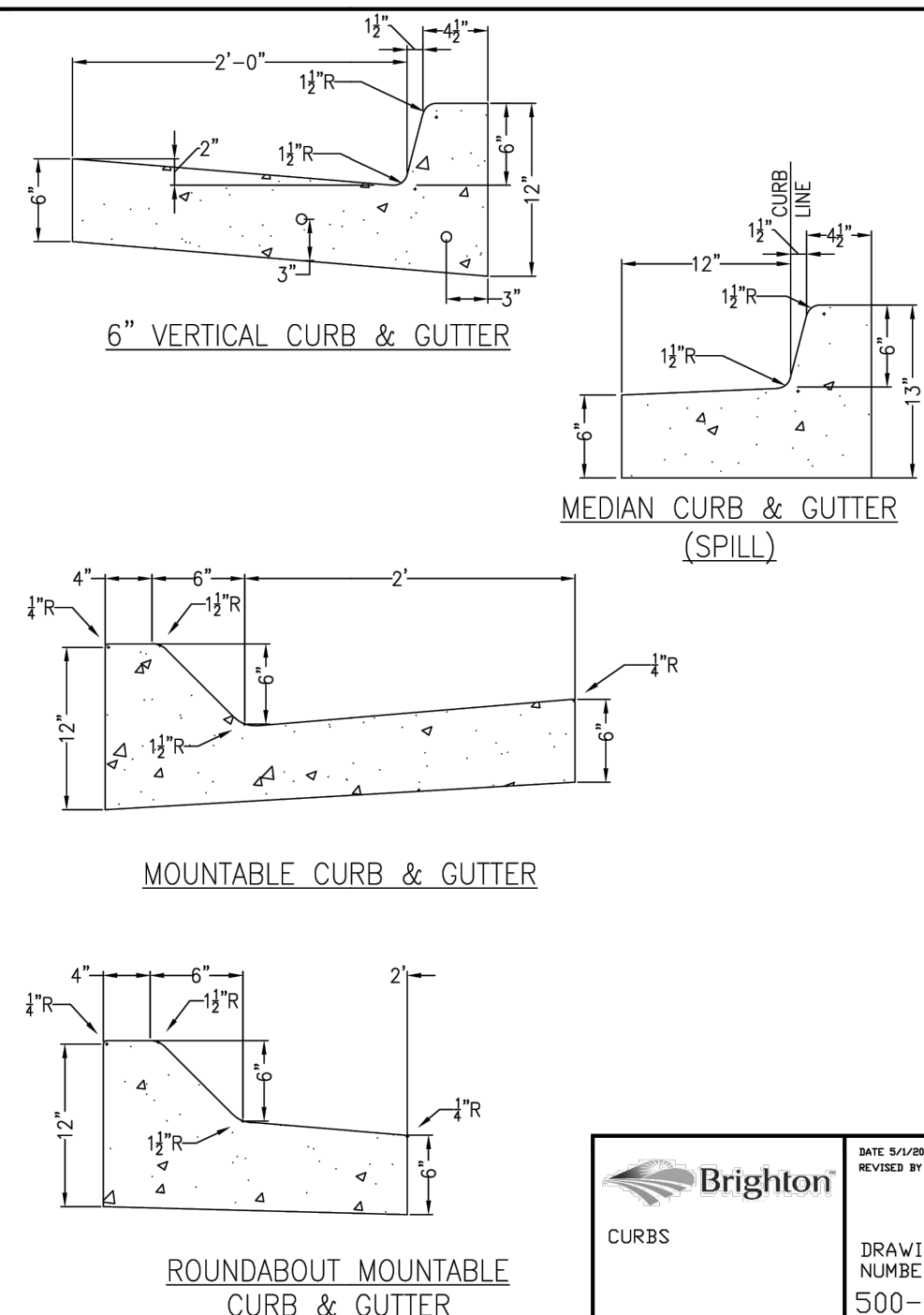
C-C ON-SITE STREETS
*THUNDERHAWK PLACE AND ORCHARD WAY TO HAVE 10' WALK WITH 16' EASEMENT. OTHERWISE, WALK AND EASEMENT TO BE 6' AND 12', RESPECTIVELY.
**WHERE SHOWN ON PLANS, R.O.W. IS AT EX. R.



D-D ON-SITE STREETS WITH PARKING
*THUNDERHAWK PLACE AND ORCHARD WAY TO HAVE 10' WALK WITH 16' EASEMENT. OTHERWISE, WALK AND EASEMENT TO BE 6' AND 12', RESPECTIVELY.
**WHERE SHOWN ON PLANS, R.O.W. IS AT EX. R.



E-E EAST 120TH AVENUE
MAJOR ARTERIAL

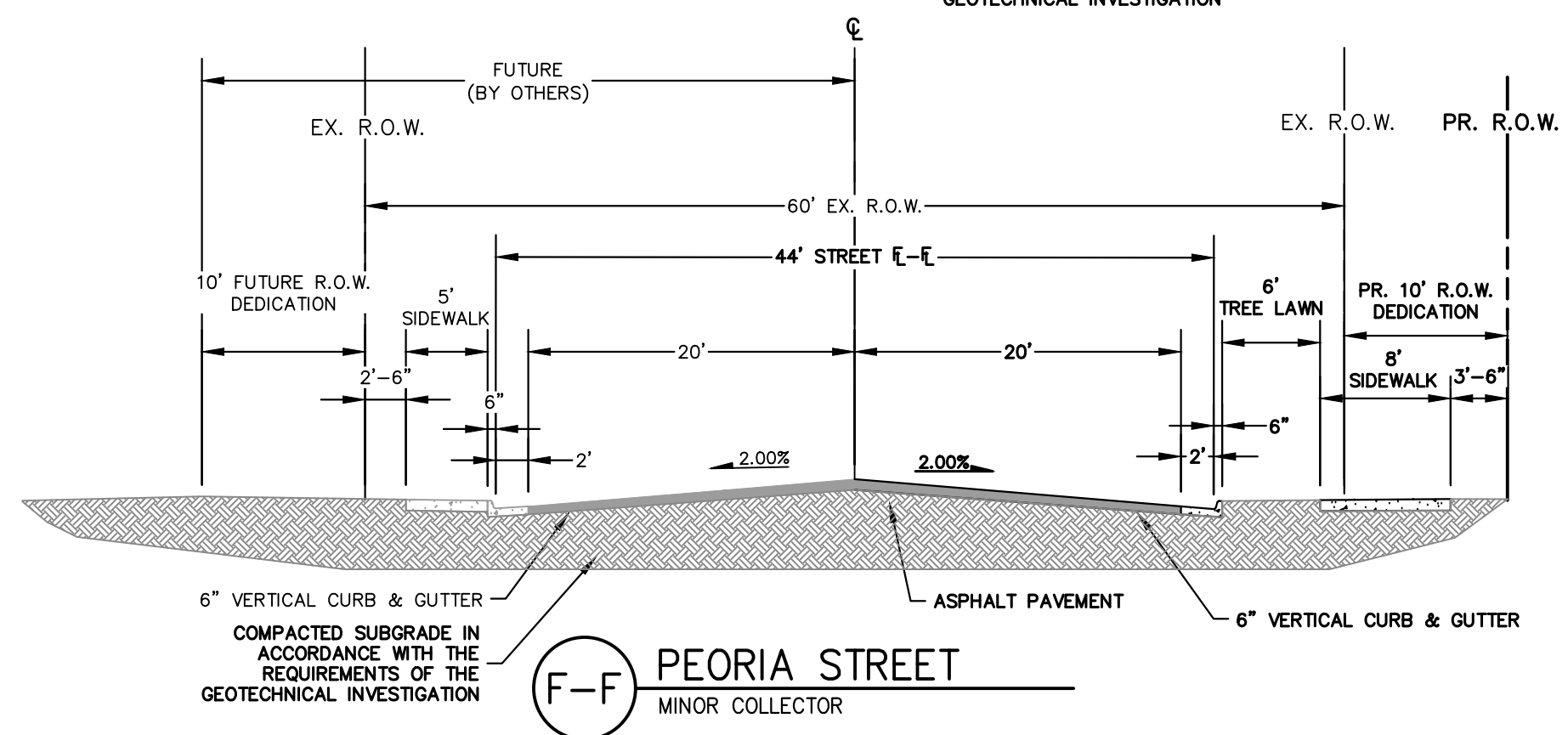


- NOTES:**
- ① COMPACTED SUBGRADE
 - ② GUTTER CROSS SLOPE SHALL BE 1"/ft
 - ③ GUTTER CROSS SLOPE SHALL BE 1/2"/ft
 - ④ DETACHED SIDEWALK WIDTH SHALL BE 5'-0" FOR NEW CONSTRUCTION
 - ⑤ W=5'-6" AND W1=4'-11" TYPICAL (MIN. REQUIRED FOR NEW CONSTRUCTION)
 - ⑥ 1 1/2" RADIUS

ADAMS COUNTY TRANSPORTATION DEPARTMENT /ENGINEERING	CURB, GUTTER & WALK	ADAMS COUNTY TRANSPORTATION DEPARTMENT /CONSTRUCTION INSPECTION
4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601	REVISION DATE: 06/02/14 FILE NAME: CG&W_D.DWG	4430 S. ADAMS COUNTY PKWY. BRIGHTON, CO 80601

NOTE.

1. STREET CROSS SECTIONS ARE CONCEPTUAL AND SHALL BE FINALIZED WITH THE FINAL PLAT.



F-F PEORIA STREET
MINOR COLLECTOR

4			
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NO.	REVISION	BY	DATE
DWN. BY	JSC	CHK. BY	RFL
SCALE	1"=10'	DATE	11/26/2024
JOB NO.	16174.00	SHT.	10 OF 15

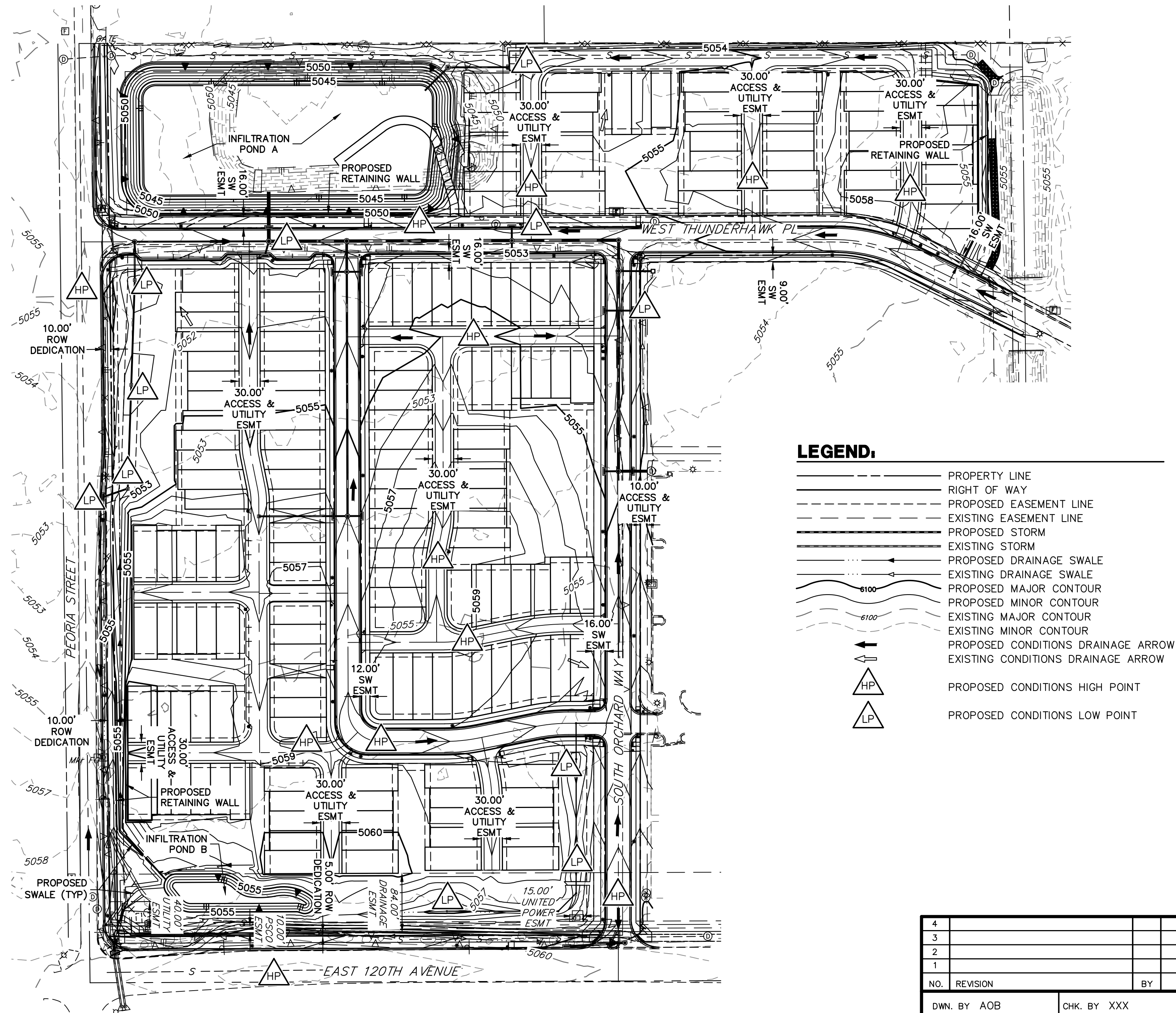
STREET NETWORK AND BLOCK SIZE

SUBDIVISION PLAN OF KESTREL

J-R ENGINEERING
A Westrian Company

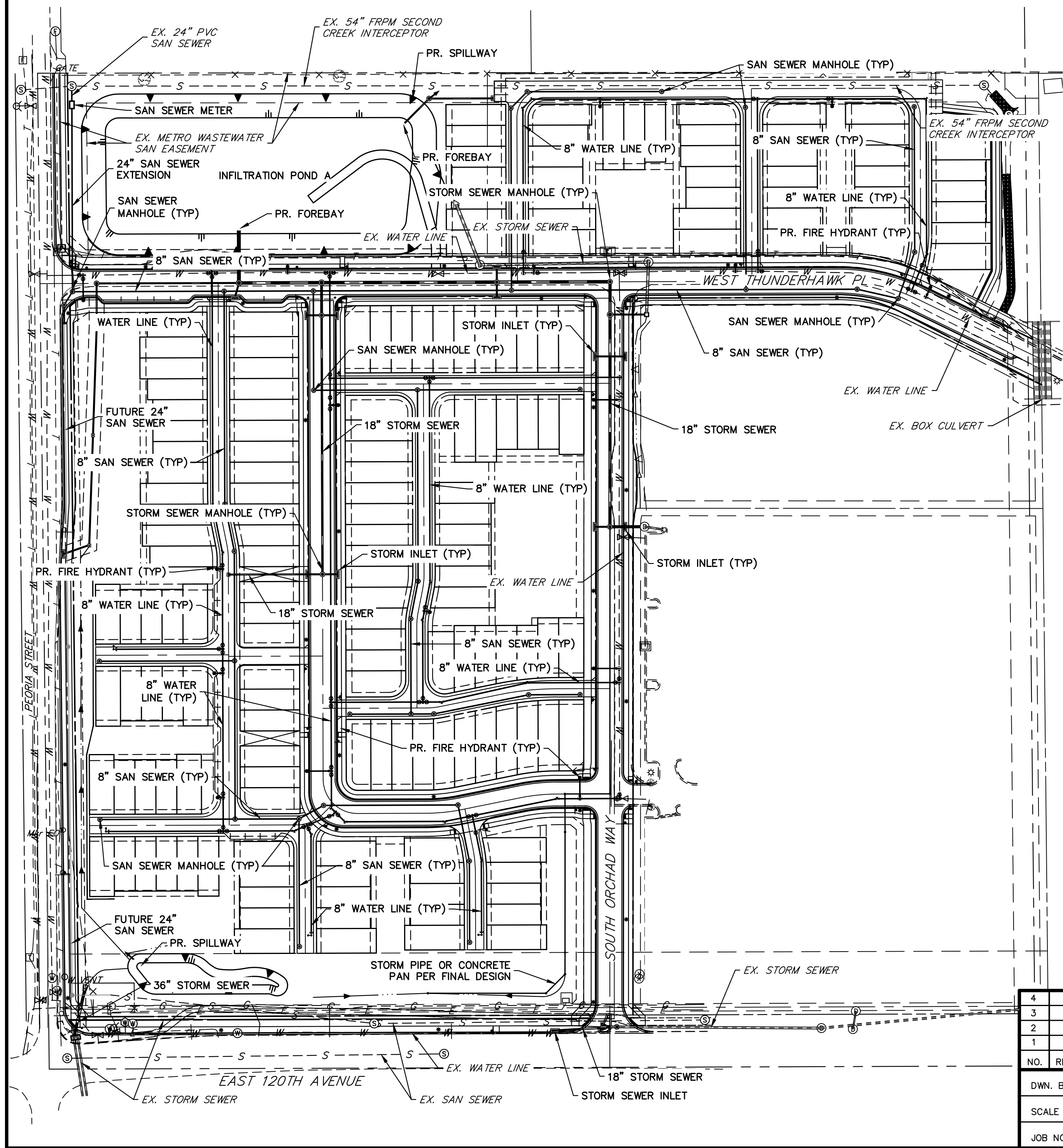
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SUBDIVISION PLAN OF KESTREL



4				GRADING PLAN & DRAINAGE PLAN SUBDIVISION PLAN OF KESTREL  J&R ENGINEERING A Westrian Company Centennial 303-740-9993 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com
3				
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1				
NO.	REVISION	BY	DATE	
DWN. BY AOB		CHK. BY XXX		
SCALE 1"=50'		DATE 11/26/2024		
JOB NO. 16174.00		SHT. 11 OF 15		

SUBDIVISION PLAN OF KESTREL

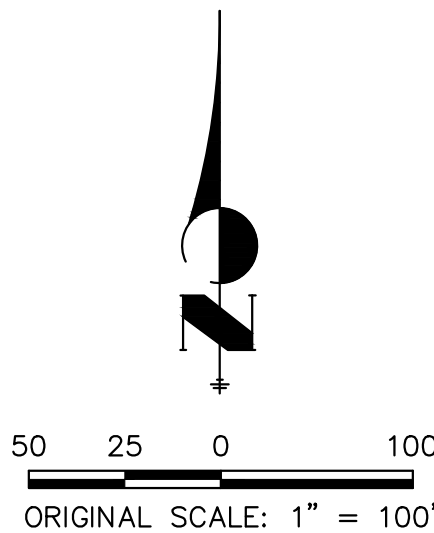


LEGEND:

	PROPOSED PROPERTY LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT LINE
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED IRRIGATION
	PROPOSED SANITARY
	EXISTING EASEMENT LINE
	EXISTING STORM
	EXISTING WATER
	EXISTING IRRIGATION
	EXISTING SANITARY
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING ELECTRIC

NOTES:

1. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE CITY OF BRIGHTON STANDARDS.
2. FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
3. ALL STORM PIPE SHALL BE CLASS III RCP.
4. ALL SEWER SHALL BE PVC SDR-35.
5. DRY UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY.
6. ALL UTILITIES ARE FOR REFERENCE ONLY AND SUBJECT TO APPROVAL WITH FINAL PLAT AND CD'S.



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NO.	REVISION	BY	DATE
	DWN. BY VS	CHK. BY RFL	
	SCALE 1"=100'	DATE 11/26/2024	
	JOB NO. 16174.00	SHT. 12 OF 15	

OVERALL UTILITY PLAN

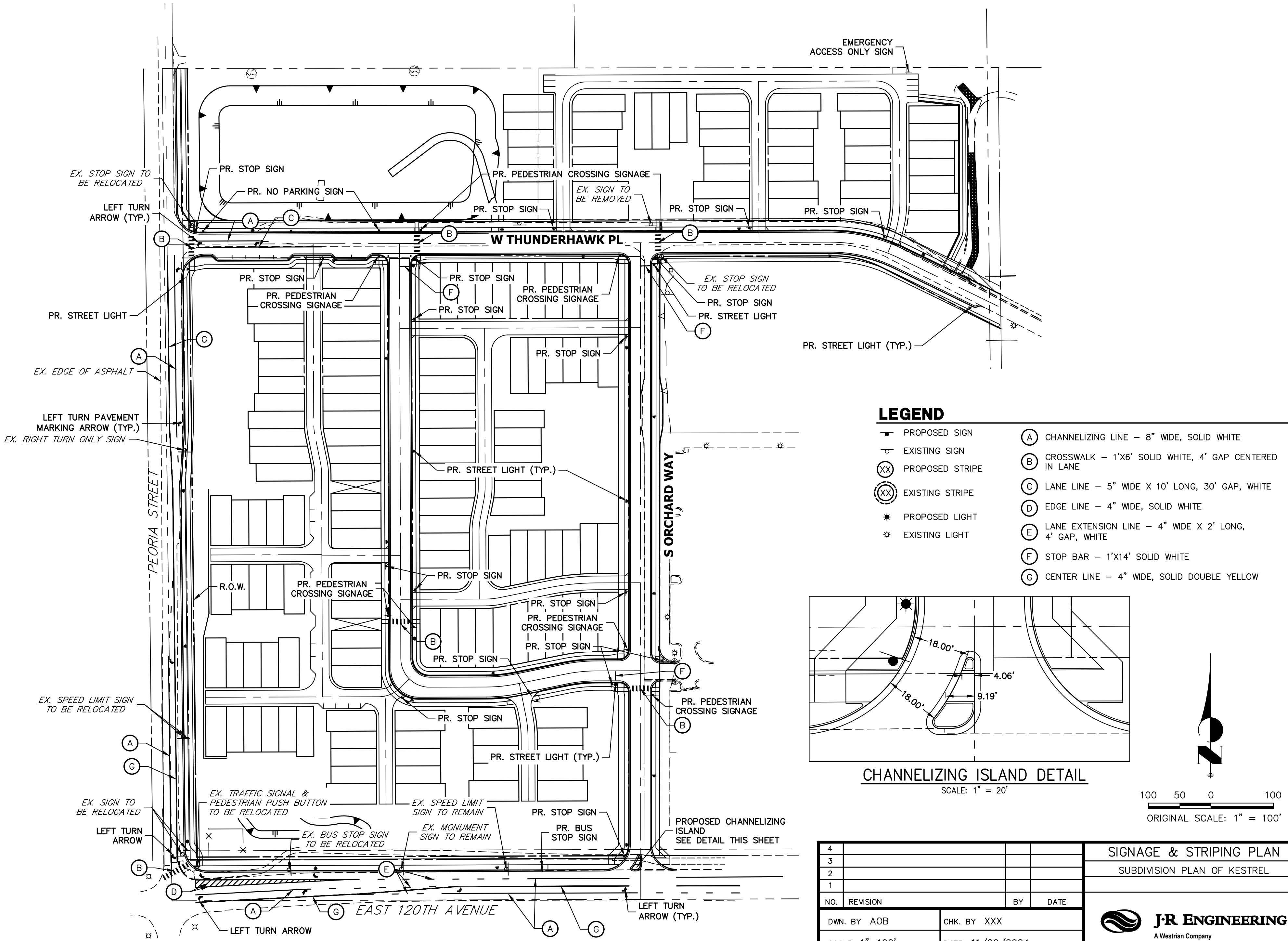
SUBDIVISION PLAN OF KESTREL



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SUBDIVISION PLAN OF KESTREL



SUBDIVISION PLAN OF KESTREL

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	6' PRIVACY FENCE
	STEEL FENCE

SYMBOL	DESCRIPTION	QTY
	COURTYARD	8,494 SF
	POCKET PARK	35,799 SF
	DRAINAGE AND DETENTION	127,879 SF
	TYPE II BUFFER	5,288 SF
	OPEN SPACE	25,605 SF
	BUFFER ALTERNATIVE	5,317 SF

GENERAL NOTES

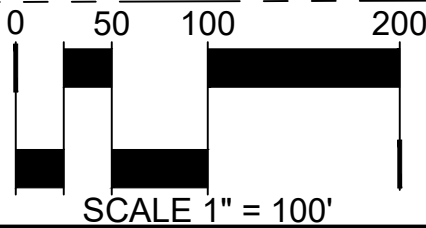
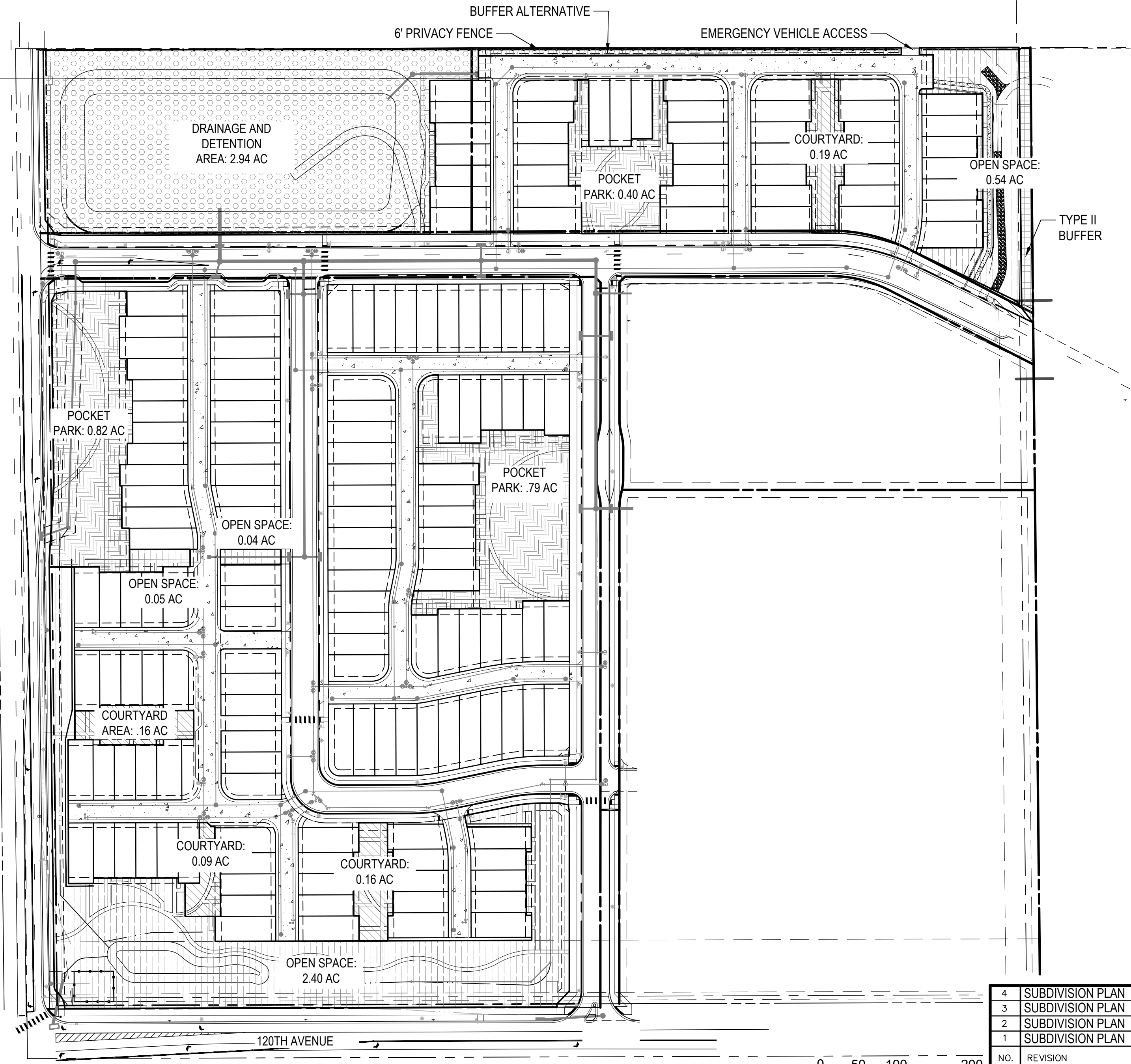
- THIS SUBDIVISION PLAN OUTLINES THE OVERALL NEIGHBORHOOD FRAMEWORK AND INFRASTRUCTURE SYSTEMS FOR 120TH AND PEORIA.
- TRAFFIC IMPACTS AND PARK & OPEN SPACE DEDICATIONS TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF FINAL PLAT AND/OR SITE PLAN.
- FINAL TRAIL, WALK DESIGN AND ALIGNMENT TO BE DETERMINED AT FINAL PLAT OR SITE PLAN.
- ALL PROPERTY LINES AND LOT DIMENSIONS ARE DEPICTED WITHIN THIS PLAN SET ARE PRELIMINARY. FINAL PROPERTY LINES WILL BE DETERMINED ON FINAL PLAT.
- OPEN SPACE TO BE FINALIZED ON FINAL PLAT OR SITE DEVELOPMENT PLAN.

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

4	SUBDIVISION PLAN	ND	08/26/2024
3	SUBDIVISION PLAN	ND	07/16/2024
2	SUBDIVISION PLAN	ND	05/21/2024
1	SUBDIVISION PLAN	ND	02/27/2024
NO.	REVISION	BY	DATE
	DWN. BY LV	CHK. BY EG	
	SCALE 1" = 100'	DATE 8/26/2024	
	JOB NO. 16174.00	SHT. 14 OF 15	

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SUBDIVISION PLAN OF KESTREL

LEGEND

	BIKE LANE
	10' CONCRETE TRAIL
	5' CONCRETE SIDEWALK
	6' CONCRETE SIDEWALK
	5' CRUSHER FINES TRAIL
	8' CONCRETE TRAIL
	6' PRIVACY FENCE
	STEEL FENCE
	PROPERTY LINE
	EASEMENT LINE

GENERAL NOTES

1. THIS SUBDIVISION PLAN OUTLINES THE OVERALL NEIGHBORHOOD FRAMEWORK AND INFRASTRUCTURE SYSTEMS FOR 120TH AND PEORIA.
2. TRAFFIC IMPACTS AND PARK & OPEN SPACE DEDICATIONS TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF FINAL PLAT AND/OR SITE PLAN.
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**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

4	SUBDIVISION PLAN	ND	08/26/2024
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SCALE 1" = 100'		DATE 8/26/2024	
JOB NO. 16174.00		SHT. 15 OF 15	



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NORTH

