



1765 W. 121st Avenue
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Westminster, CO 80234
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No.	Rev. Date:	Revision Type:
1		
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Designed: DKH	Job No.: 1058-07	Sheet: 2 of 10
Prepared: WWB	Scale Horiz: 1" = 150'	Date: February 10, 2025
Approved: KRL	Scale Vert: N/A	

Proj. Name: Mirasol Subdivision Plan
Location: City of Brighton, CO
Plan Set: Subdivision Plan
Sheet Name: Developer Contributions

NOT FOR CONSTRUCTION

**Know what's below.
Call before you dig.**

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 ESTABLISHED IN THE DEVELOPMENT AGREEMENT 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. THE IMPROVEMENTS 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. THE COSTS FOR THESE IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY AT THE TIME OF FINAL PLAT:

- 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 THE VERTICAL CONSTRUCTION OF ANY TYPE OF STRUCTURE REGULATED BY THE CITY WILL 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
- PUBLIC IMPROVEMENTS FOR THE REAL PROPERTY (OR FOR THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN) AND HAVE RECEIVED INITIAL ACCEPTANCE IN ACCORDANCE HERewith

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.

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 PLANNING AREA 1 PARK
- THE IMPROVEMENTS OF S. 50TH AVENUE AS SHOWN ON SHEET 6
- THE IMPROVEMENTS OF E. BROMLEY AVENUE AS SHOWN ON SHEET 6
- THE IMPROVEMENTS OF SOUTHERN STREET AS SHOWN ON SHEET 6
- THE IMPROVEMENTS TO FRONTAGE RD. & ROUNDABOUT AS SHOWN ON SHEET 6
- THE IMPROVEMENTS TO S. 45TH AVENUE AS SHOWN ON SHEET 6

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 A 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:

- 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 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.

MODEL HOMES (EXCLUDES PA-4, PA-5, AND PA-8)

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. ADDITIONALLY, ADEQUATE PARKING AND TURNAROUND ACCESS, IF NEEDED, SHALL 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 AND AREAS SHALL MEET THE REQUIREMENTS OF THE ADOPTED SAFETY CODES FOR THE CITY.

PHASING

REFER TO SHEET 9 PRELIMINARY IMPROVEMENTS PLAN AND CURRENT PHASING INFORMATION.

NOTES

- UNDERGROUNDING OF UTILITY LINES**
DEVELOPER SHALL BE RESPONSIBLE FOR UNDERGROUNDING OVERHEAD UTILITY LINES RUNNING ADJACENT TO THE PROPERTY. IT IS ANTICIPATED THAT THE OVERHEAD TRANSMISSION LINES RUNNING ALONG SOUTHERN STREET AND INTO AND THROUGH THE INTERIOR PROPERTY WILL REMAIN OVERHEAD AS THEY CANNOT BE EASILY UNDERGROUNDED.

- INSTALLATION OF STREET LIGHTING**
DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING ALONG ALL ROADS ADJACENT TO THE PROPERTY AND ANY ROADS CONSTRUCTED AT THE TIME OF DEVELOPMENT. THE DETAILS AND TIMING OF WHICH SHALL BE DETERMINED AT THE TIME OF FINAL PLAT/DEVELOPMENT AGREEMENT.

DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTING ALONG ALL ROADS ADJACENT TO THE PROPERTY AND ANY ROADS CONSTRUCTED AT THE TIME OF DEVELOPMENT. THE DETAILS AND TIMING OF WHICH SHALL BE DETERMINED AT THE TIME OF FINAL PLAT/DEVELOPMENT AGREEMENT.

- ANNEX INTO SOUTH BEEBE DRAW METROPOLITAN DISTRICT**
DEVELOPER ACKNOWLEDGES THAT BEFORE DEVELOPMENT CAN OCCUR ON THE PROPERTY, THE PROPERTY MUST BE FORMALLY ANNEXED AND ACCEPTED INTO THE SOUTH BEEBE DRAW METROPOLITAN DISTRICT IN A MANNER PRESCRIBED BY THE SOUTH BEEBE DRAW METROPOLITAN DISTRICT. DEVELOPER FURTHER ACKNOWLEDGES THAT IT MAY BE SUBJECT TO CERTAIN DEVELOPMENT AND MAINTENANCE FEES LEVIED BY THE SOUTH BEEBE DRAW METROPOLITAN DISTRICT AFTER ACCEPTANCE.

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- PEDESTRIAN CONNECTION**
DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF A PEDESTRIAN CONNECTION RUNNING FROM THE NORTH SIDE TO THE SOUTH SIDE OF THE PROPERTY WITHIN THE EXISTING TRANSMISSION LINE AND ACCESS EASEMENT, REC. NO. 201400058020, AND THE GRANTING OF THE NECESSARY EASEMENT FOR SAID PEDESTRIAN CONNECTION, THE DETAILS AND TIMING OF WHICH SHALL BE DETERMINED AT THE TIME OF FINAL PLAT/DEVELOPMENT AGREEMENT.

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- COMMUNITY BENEFIT INCENTIVES**
DEVELOPER SHALL MAKE ANY SUCCESSORS AND/OR ASSIGNS AWARE OF THE COMMUNITY BENEFIT INCENTIVES AS EXPRESSED IN THE LAND USE & DEVELOPMENT CODE SECTION 5.08, AS MAY BE AMENDED.

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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**
THE FEE-IN-LIEU FOR OPEN SPACE OR PARKS MUST BE PAID PRIOR TO APPROVAL OF THE FINAL PLAT. IF RESIDENTIAL DENSITIES 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 DUE. 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. FOR THE INITIAL DEDICATION OF PARK LAND, NO FEE-IN-LIEU WILL BE ACCEPTED. A FEE-IN-LIEU FOR OPEN SPACE MAY BE CONSIDERED AT THE DISCRETION OF CITY STAFF AT THE TIME OF FINAL PLAT.

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- WATER DEDICATION REQUIREMENTS**
WATER DEDICATION MUST BE COMPLETED AT THE APPROVAL OF THE FINAL PLAT AND/OR SITE PLAN FOR EACH SUCH PHASE AS DETERMINED BY THE CITY. WATER DEDICATION MUST BE COMPLETED IN ACCORDANCE WITH THE CITY STANDARDS IN EFFECT AT THE TIME OF REVIEW.

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- TRAFFIC SIGNAL REQUIREMENTS**
DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIGNALS LAID OUT IN THE ANNEXATION AGREEMENT. REIMBURSEMENTS MAY BE AVAILABLE. OTHER CONTRIBUTIONS WILL BE DETERMINED AT FINAL PLAT WITH THE FINAL TIS. TRAFFIC SIGNALS WILL BE TIED TO A PHASE BASED ON THE TIS AND CITY OF BRIGHTON REVIEW. CONTRIBUTIONS TO SIGNALS WILL BE PAID FOR AT EACH PHASE ACCORDINGLY PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT. CERTAIN TRAFFIC SIGNALS WILL BE WARRANTED UNDER THE ROADWAY NETWORK OR COORDINATED SIGNAL SYSTEM PROVISION (MUTCD SECTION 4C).

DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIGNALS LAID OUT IN THE ANNEXATION AGREEMENT. REIMBURSEMENTS MAY BE AVAILABLE. OTHER CONTRIBUTIONS WILL BE DETERMINED AT FINAL PLAT WITH THE FINAL TIS. TRAFFIC SIGNALS WILL BE TIED TO A PHASE BASED ON THE TIS AND CITY OF BRIGHTON REVIEW. CONTRIBUTIONS TO SIGNALS WILL BE PAID FOR AT EACH PHASE ACCORDINGLY PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT. CERTAIN TRAFFIC SIGNALS WILL BE WARRANTED UNDER THE ROADWAY NETWORK OR COORDINATED SIGNAL SYSTEM PROVISION (MUTCD SECTION 4C).

- COMMUNITY AMENITIES**
OWNER/DEVELOPER SHALL DESIGN AT THE TIME OF FINAL PLAT ALL COMMUNITY AMENITIES FOR EACH PHASE, 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.

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- 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 INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR EACH PHASE, THE DEVELOPER AND/OR THE DISTRICT, AT THE APPLICABLE PARTY'S SOLE COST AND EXPENSE, SHALL ERECT A SIGN AT EACH FUTURE CONNECTION POINT INTO FUTURE PHASES NOTIFYING RESIDENTS THAT THE STREET WILL BE EXTENDED IN THE FUTURE IN CONNECTION WITH THE DEVELOPMENT.

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- 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 OF THE APPLICABLE PHASE.

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 OF THE APPLICABLE PHASE.

- CAPITAL FACILITY FEE**
THE OWNER/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 OWNER/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.

THE OWNER/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 OWNER/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 WORK WITH RTD AT THE TIME OF PLATTING ON ANY BRT, BUS STOP, OR REGIONAL TRANSPORTATION FACILITIES NEEDED ON SITE.

FUTURE AGREEMENT

THE OWNER/DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT FOR EACH PHASE/FILING AT THE TIME OF EACH FINAL PLAT.

FLOODPLAIN

ALL BUILDINGS PROPOSED IN A REGULATORY FLOODPLAIN MUST MEET ALL REQUIREMENTS OF THE CITY FLOODPLAIN ORDINANCES AND FEDERAL NFIP REGULATIONS (I.E. RESIDENTIAL PERMITS WILL NOT BE ISSUED IN THIS REGULATORY FLOODPLAIN AREA).

THIRD-PARTY SERVICE

DEVELOPER ACKNOWLEDGES THAT THE CITY CANNOT ENSURE SERVICE PROVIDED TO THE DEVELOPMENT BY THIRD-PARTY ENTITIES. IF THE DEVELOPMENT CANNOT BE SERVED BY ONE OR MORE OF ANY REQUIRED THIRD-PARTY SERVICE PROVIDERS, THE DEVELOPER MAY BE REQUIRED TO FINANCIALLY CONTRIBUTE TO A SOLUTION.

LEGEND

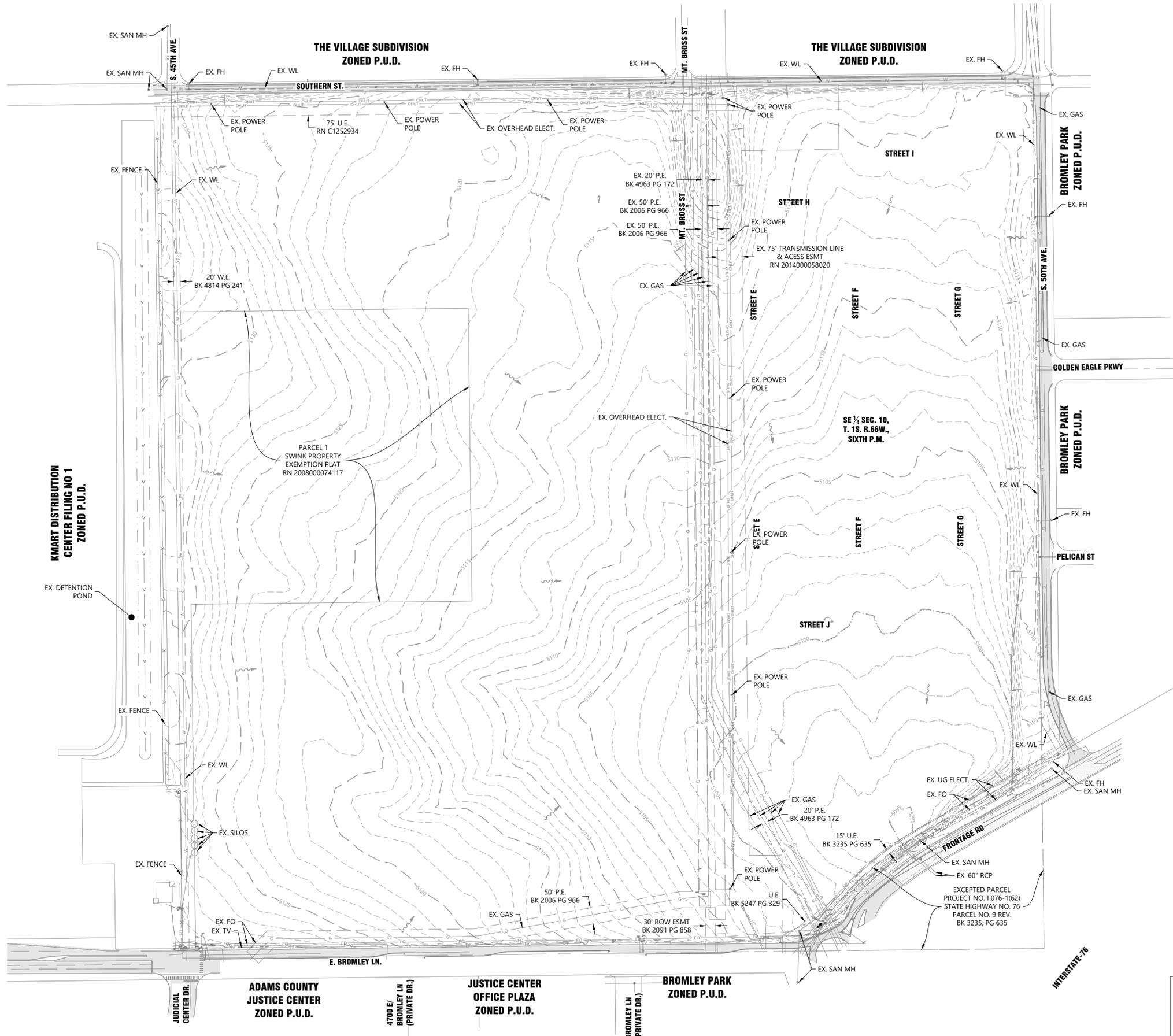
	Property Line
	Right of Way Line
	Centerline
	Easement Line
	Lot Line
	Site Line
	Sight Distance Line
	100-YR W.S.E.
	Retaining Wall
	Prop. Asphalt Pavement
	Prop. Asphalt Mill & Overlay
	Prop. Concrete Pavement
	Prop. Concrete Walk
	Ex. Concrete Walk
	Ex. Asphalt Pavement
	Sight Distance Area
	Sanitary Sewer Line
	Water Line
	Storm Sewer Line
	Ex. Sanitary Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Fiber Optic Line
	Ex. Underground Electric
	Ex. Gas
	Ex. Overhead Electric
	Sanitary Service Line
	Water Service Line
	Sanitary Sewer Manhole
	Fire Hydrant
	Thrust Block
	Water Valve
	Water Meter
	Storm Manhole
	Ex. Sanitary Sewer Manhole
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Storm Manhole
	Ex. Street Light
	Prop. Street Light
	Stop Sign
	Proposed Major Contour
	Proposed Minor Contour
	Existing Major Contour
	Existing Minor Contour

PROJECT BENCHMARK:

ADAMS COUNTY BENCHMARK NUMBER S 62 BEING A STANDARD UNITED STATES COAST & GEODETIC SURVEY 3-1/4" BRONZE BENCHMARK DISK STAMPED "S 62 1934" SET IN THE TOP OF A 10" SQUARE CONCRETE POST LOCATED SOUTHEAST OF THE INTERSECTION OF BROMLEY LANE AND THE BURLINGTON NORTHING RAILROAD LINE, AND 63 FEET NORTHWEST OF THE BURLINGTON NORTHERN RAILROAD LINE.

NAVD88 ELEVATION = 5079.87'

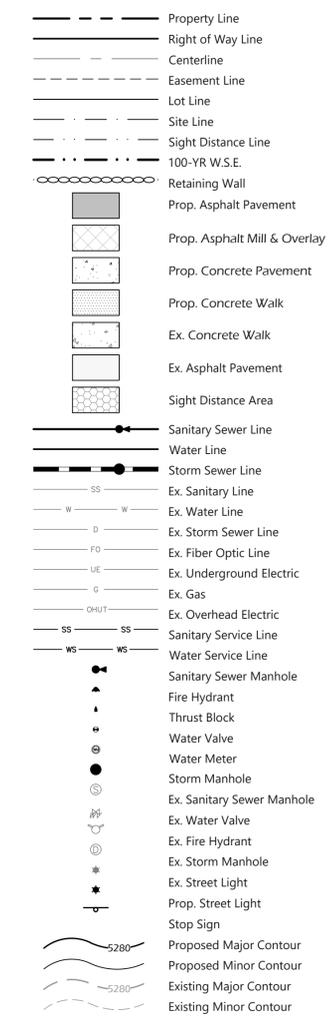
I:\JOB_FOLDERS\1058-07\PROD\SUBDIVISION_PLANS\EX_CONDITIONS_PLAN_PRINTED_ON_2/10/2025_4:21 PM



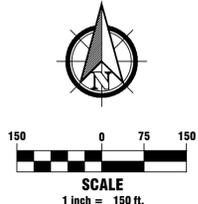
EXISTING CONDITIONS NOTES:

- EXISTING SURVEY PROVIDED BY AZTEC CONSULTANTS, INC. AND PERFORMED ON AUGUST 24, 2021
- EXISTING SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE. LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING/PAINT MARKING, PERFORMED BY AZTEC CONSULTANTS, INC. UTILITY LOCATES DEPARTMENT ON AUGUST 24, 2021.
- THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 68001C0332H, MAP REVISED MARCH 4, 2007.

LEGEND



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 ADAMS COUNTY BENCHMARK NUMBER S 62 BEING A STANDARD UNITED STATES COAST & GEODETIC SURVEY 3-1/4" BRONZE BENCHMARK DISK STAMPED "S 62 1934" SET IN THE TOP OF A 10" SQUARE CONCRETE POST LOCATED SOUTHEAST OF THE INTERSECTION OF BROMLEY LANE AND THE BURLINGTON NORTHERN RAILROAD LINE, AND 63 FEET NORTHWEST OF THE BURLINGTON NORTHERN RAILROAD LINE.
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Designed: DKH
 Prepared: DKH
 Approved: KRL
 Scale Horiz: 1" = 150'
 Scale Vert: N/A

Mirasol Subdivision Plan
 City of Brighton, CO
 Subdivision Plan
 Existing Conditions

NOT FOR CONSTRUCTION



Know what's below.
 Call before you dig.



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4				
5				
6				

Designed: DKH Job No.: 1058-07 Sheet: 4 of 10 Date: March 18, 2025
Prepared: BDJ Scale Horiz: 1" = 100' Scale Vert: N/A
Approved: KRL

Miracal Subdivision Plan
City of Brighton, CO
Subdivision Plan
Subdivision Plan

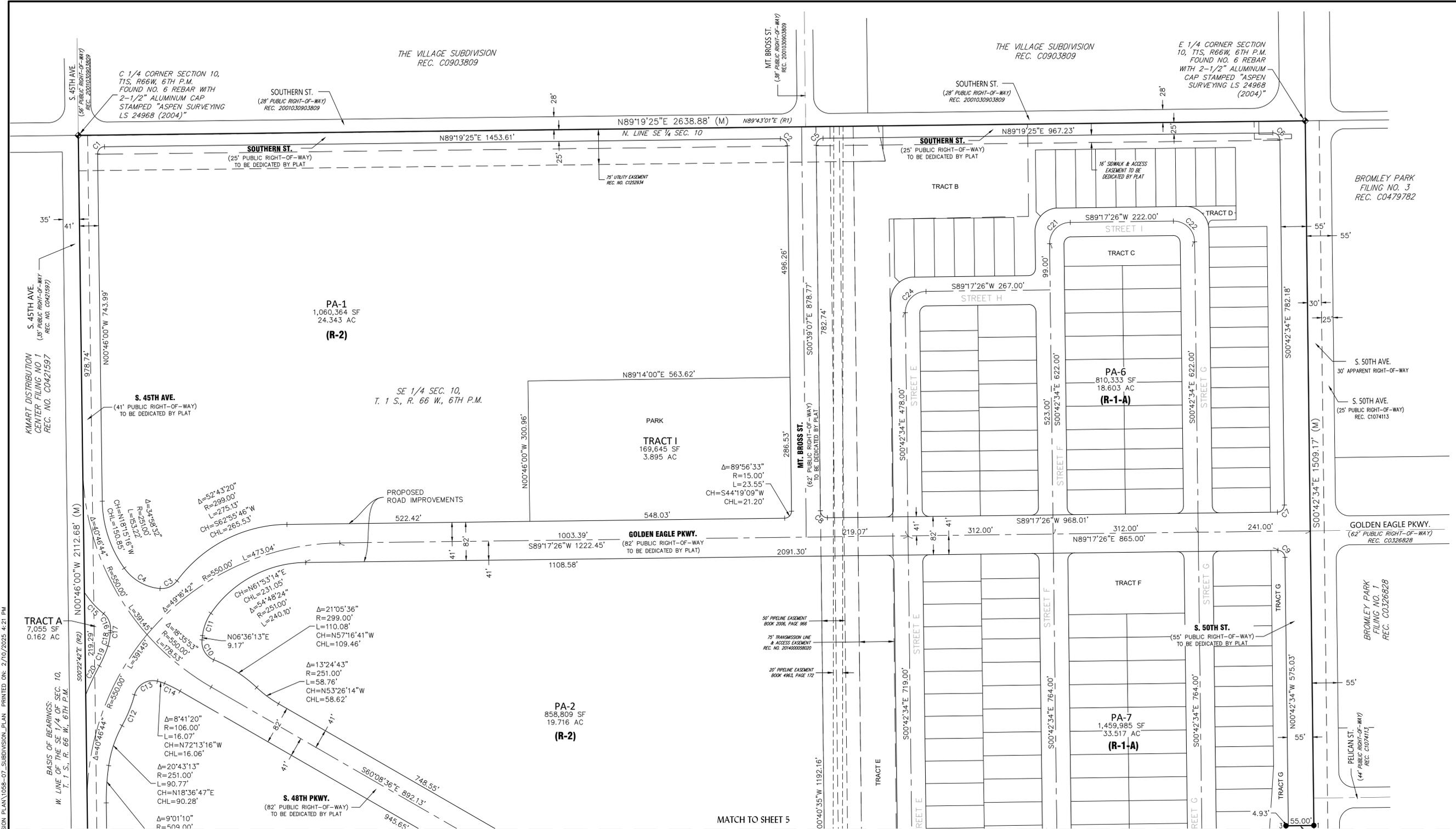
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Plan Set:
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Know what's below.
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No. 4



GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT ORDER NUMBER ABC70589875-4, WITH AN EFFECTIVE DATE OF JULY 22, 2022 AT 5:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS A FOUND NO. 6 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "ASPEN SURVEYING LS 24968 (2004)", IS ASSUMED TO BEAR SOUTH 00°46'00" EAST, A DISTANCE OF 2,638.77 FEET TO A FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ADG ENGINEERING PLS 23516 (1997)".
- LOT STANDARDS ARE CONCEPTUAL BUT MUST BE "SUBSTANTIALLY SIMILAR" AT THE TIME OF FINAL REVIEW AT FINAL PLAT.
- ALL LOTS IN ALL PLANNING AREAS TO MEET ZONING AND BUILDING TYPE STANDARDS IN TABLE 5-2.

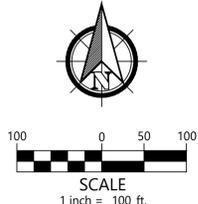
CURVE	DELTA	RADIUS	LENGTH
C1	90°05'25"	15.00'	23.59'
C2	90°01'28"	15.00'	23.57'
C3	58°10'16"	41.00'	41.63'
C4	49°31'06"	106.00'	91.61'
C5	89°58'32"	15.00'	23.56'
C6	89°58'01"	15.00'	23.55'
C7	90°00'00"	15.00'	23.56'
C8	90°03'27"	15.00'	23.58'

CURVE	DELTA	RADIUS	LENGTH
C9	90°00'00"	15.00'	23.56'
C10	74°25'42"	41.00'	53.26'
C11	27°52'50"	106.00'	51.58'
C12	13°41'11"	299.00'	71.42'
C13	88°08'50"	41.00'	63.08'
C14	7°44'00"	276.00'	37.25'
C15	17°11'19"	206.00'	61.80'
C16	57°21'17"	41.00'	41.04'

CURVE	DELTA	RADIUS	LENGTH
C17	2°27'46"	99.00'	4.26'
C18	15°41'37"	106.00'	29.03'
C19	10°37'36"	251.00'	46.55'
C20	6°33'49"	597.00'	68.39'
C21	90°00'00"	45.00'	70.69'
C22	90°00'00"	45.00'	70.69'
C23	90°00'00"	45.00'	70.69'
C24	90°00'00"	45.00'	70.69'

LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- RECOVERED NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 37933"
- RECOVERED NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "CDOT" NO PLS
- (M) - DIMENSION AS MEASURED
- (R1) - RECORD DIMENSION THE VILLAGE SUBDIVISION REC. 2001030903809
- (R2) - RECORD DIMENSION KMART DISTRIBUTION CENTER FILING NO 1 REC. 1998030421597





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2		
3		
4		
5		
6		
Designed:	DKH	Job No.: 1058-07
Prepared:	WVB	Scale Horiz: 1" = 150'
Approved:	KRL	Scale Vert: N/A
Sheet:	5 of 10	Date:
		March 18, 2025

Mirasol Subdivision Plan
City of Brighton, CO
Subdivision Plan
Subdivision Plan

Proj. Name:
Location:
Plan Set:
Sheet Name:

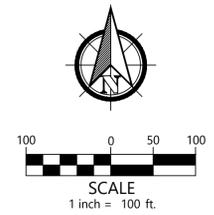
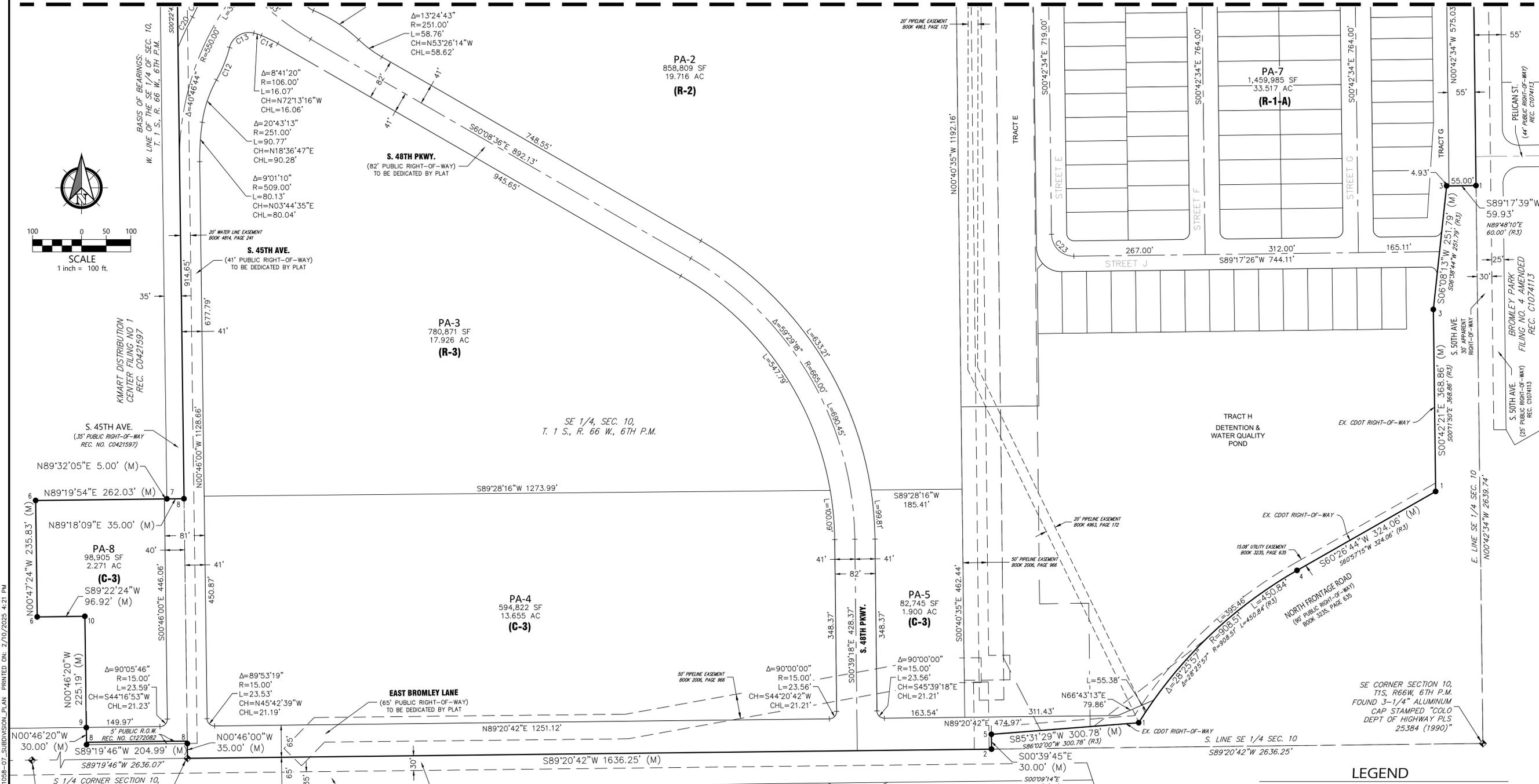
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MATCH TO SHEET 4



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GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
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CURVE	DELTA	RADIUS	LENGTH
C1	90°05'25"	15.00'	23.59'
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C24	90°00'00"	45.00'	70.69'

- LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
 - RECOVERED 1" BRASS DISK STAMPED "AZTEC PLS 37933"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "PLS 28286"
 - RECOVERED NO. 5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP - ILLEGIBLE
 - RECOVERED NO. 4 REBAR BROKEN RED PLASTIC CAP - ILLEGIBLE
 - RECOVERED 1" ORANGE PLASTIC CAP STAMPED "AAI LS23027"
 - RECOVERED 1-1/2" ORANGE PLASTIC CAP STAMPED "PE&LS 9489"
 - RECOVERED 1-1/4" YELLOW PLASTIC CAP - ILLEGIBLE
 - RECOVERED NO. 5 REBAR - BENT
 - (M) - DIMENSION AS MEASURED
 - (R3) - RECORD DIMENSION RULE AND ORDER BOOK 3235 PAGE 635

JUSTICE CENTER OFFICE PLAZA
OWNER: JUSTICE CENTER OFFICE
PLAZA LLC, ET AL
PARCEL NO. 0156915101001

BROMLEY PARK FILING 201
LOT 13
REC. C0888095

BROMLEY PARK FILING 201
LOT 12
REC. C0888095

ADAMS COUNTY JUSTICE CENTER
REC. C0386382

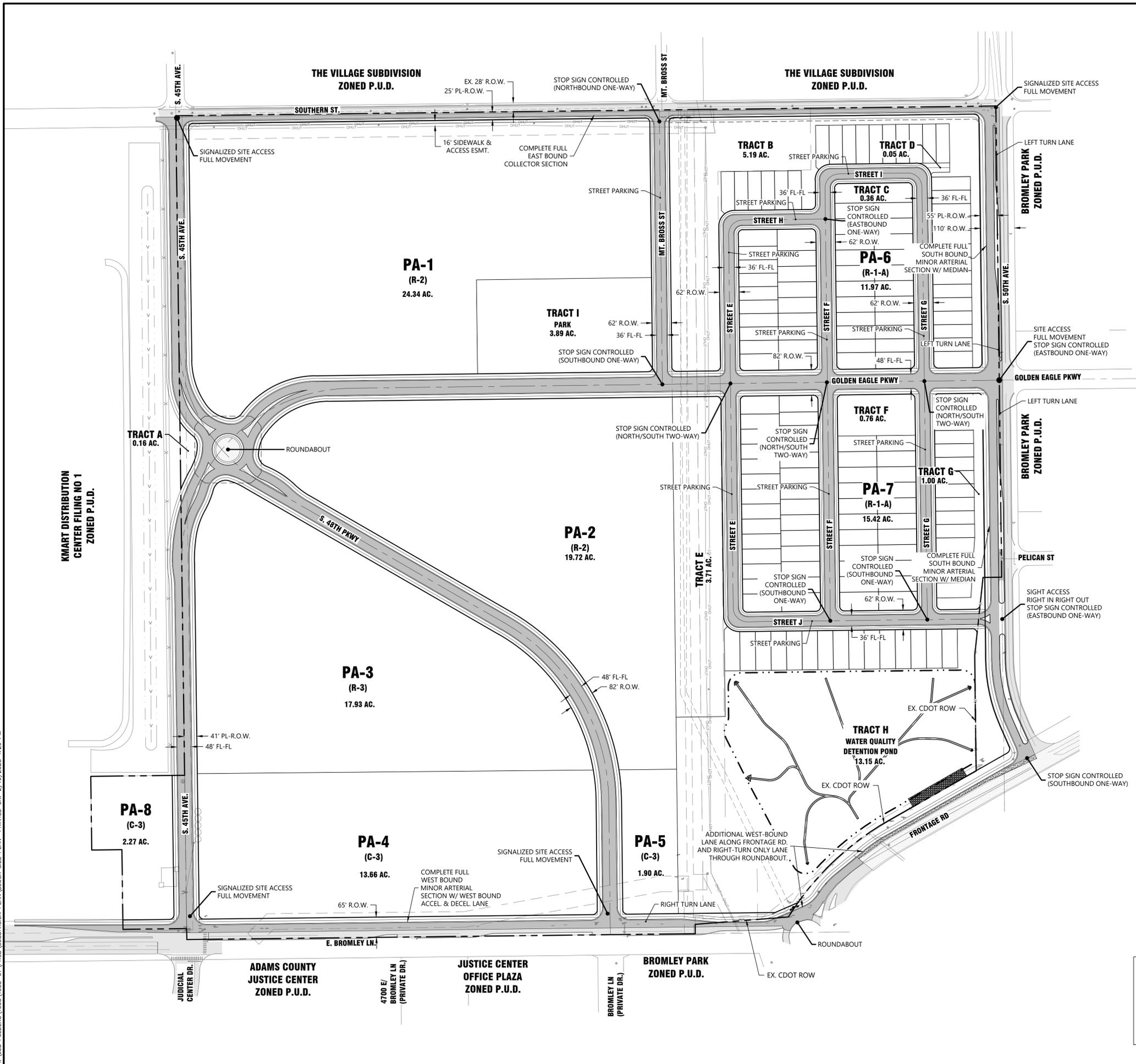
EAST BROMLEY LANE
(35' PUBLIC RIGHT-OF-WAY)
BOOK 4423, PAGE 716

EAST BROMLEY LANE
30' RIGHT-OF-WAY BY ADAMS COUNTY ROAD PETITION NO. 92

S. 1/4 CORNER SECTION 10, T1S, R66W, 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "ADG ENGINEERING PLS 23516 (1997)" SW CORNER SECTION 10, T1S, R66W, 6TH P.M. FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "JR ENG PLS 30109 (2004)"

JUDICIAL CENTER DR. (10' PUBLIC R.O.W.) REC. C0386382

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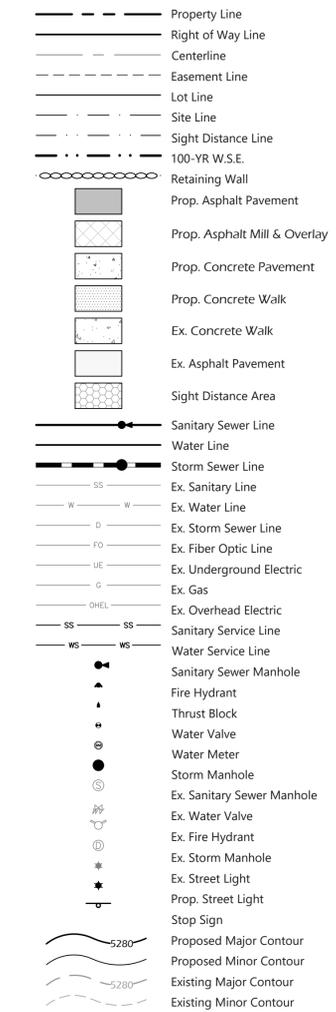


STREET & BLOCK PLAN NOTES:

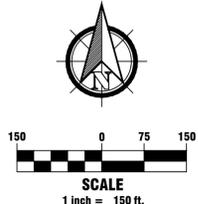
1. FINAL STREET SECTIONS ARE TO BE DETERMINED AT TIME OF FINAL PLAT.
2. EXISTING ADJACENT STREET IMPROVEMENTS ARE CONCEPTUALLY DESIGNED AND SHOWN FOR REFERENCE ONLY. ALL PROPOSED IMPROVEMENTS ARE BASED ON THE RECOMMENDATIONS PRESENTED IN THE TRAFFIC STUDY (SWINK PROPERTY, PREPARED BY LSC TRANSPORTATION CONSULTANTS, INC., DATED JUNE 14, 2022.)
3. STREET PARKING WILL BE PROVIDED ON ALL INTERNAL STREETS AS WELL AS MOUNT BROSS STREET.

STREET NAME	STREET CLASSIFICATION
MT. BROSS ST.	LOCAL
S. 48TH PKWY.	COLLECTOR
S. 45TH AVE.	COLLECTOR
GOLDEN EAGLE PKWY.	COLLECTOR
SOUTHERN ST.	COLLECTOR
S. 50TH AVE.	MINOR ARTERIAL
E. BROMLEY LN.	MINOR ARTERIAL

LEGEND



PROJECT BENCHMARK:
 ADAMS COUNTY BENCHMARK NUMBER S 62 BEING A STANDARD UNITED STATES COAST & GEODETIC SURVEY 3-1/4" BRONZE BENCHMARK DISK STAMPED "S 62 1934" SET IN THE TOP OF A 10" SQUARE CONCRETE POST LOCATED SOUTHEAST OF THE INTERSECTION OF BROMLEY LANE AND THE BURLINGTON NORTHERN RAILROAD LINE, AND 63 FEET NORTHWEST OF THE BURLINGTON NORTHERN RAILROAD LINE.
 NAVD88 ELEVATION = 5079.87'





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No.	Rev.	Date:	Revision Type:	Job No.:	1058-07	Sheet:	6 of 10	Date:	March 18, 2025
				Designed:	DKH	Scale Horiz:	1" = 150'	Scale Vert:	N/A
				Prepared:	DKH	Approved:	KRL		

Mirasol Subdivision Plan
 City of Brighton, CO
 Subdivision Plan
 Street Network and Block Size Plan

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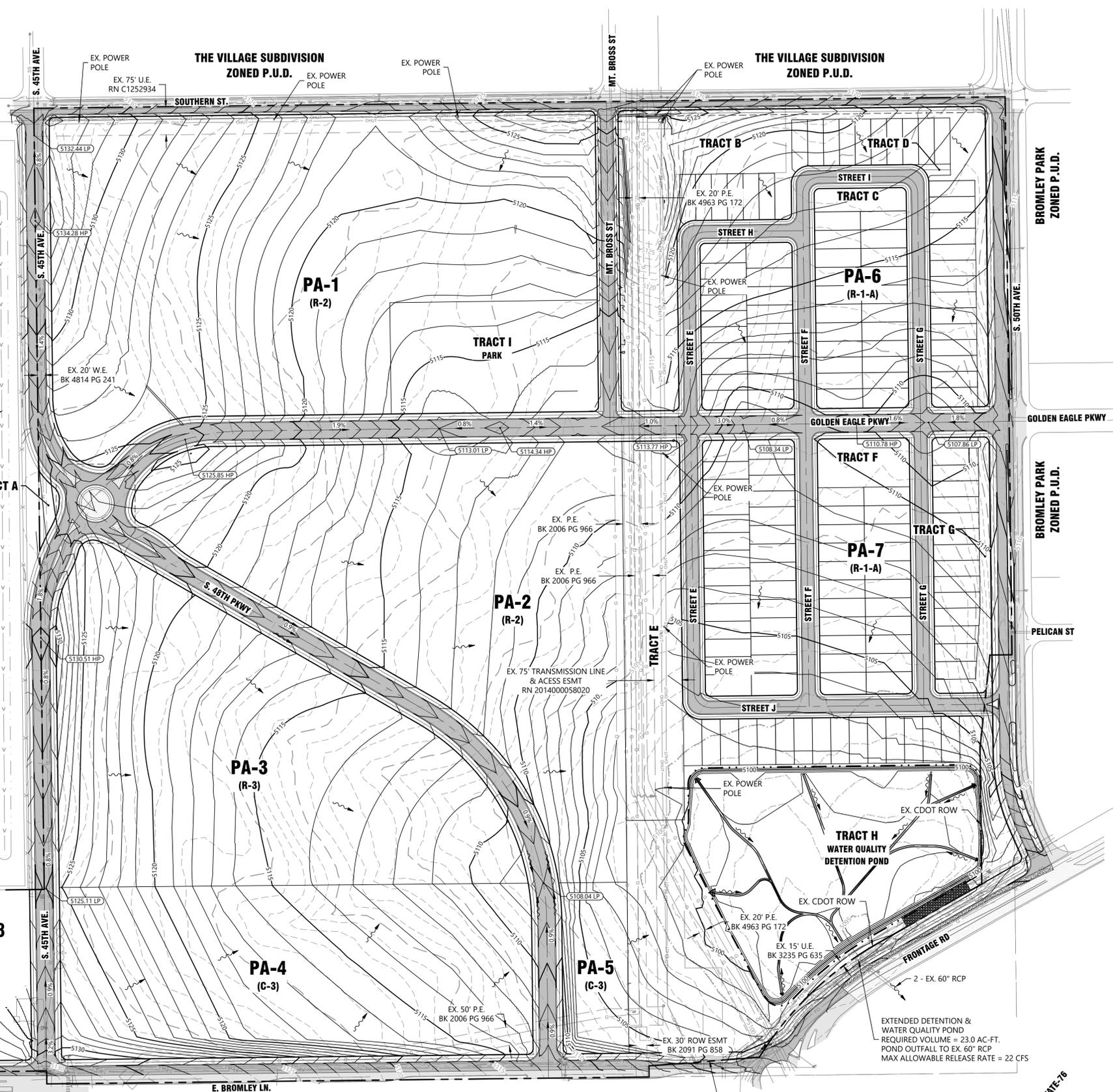


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GRADING NOTES:

1. CONCEPTUAL GRADING SHOWN FOR REFERENCE ONLY. FINAL GRADING SHALL BE DESIGNED PER CITY OF BRIGHTON CRITERIA AND SUBJECT TO REVIEW AND APPROVAL WITH THE FINAL PLAT AND CONSTRUCTION PLANS.
2. DETENTION AND WATER QUALITY POND IS PROPOSED AS AN INFILTRATION SAND FILTER BASIN.
3. FINAL DETENTION POND ANALYSIS WILL INCLUDE RESULTS OF ONSITE INFILTRATION TESTS AND USED TO CONFIRM SOIL INFILTRATION RATES MEET THE 5-YEAR AND 100-YEAR DRAIN TIMES PER MILE HIGH FLOOD DISTRICT (MHFD). POND MAINTENANCE WILL BE REQUIRED BY THE DEVELOPER/METRO DISTRICT AND WILL BE COORDINATED WITH THE FINAL CONSTRUCTION PLANS.
- 4.

LEGEND

- Property Line
- Right of Way Line
- Centerline
- Easement Line
- Lot Line
- Site Line
- Sight Distance Line
- 100-YR W.S.E.
- Retaining Wall
- Prop. Asphalt Pavement
- Prop. Asphalt Mill & Overlay
- Prop. Concrete Pavement
- Prop. Concrete Walk
- Ex. Concrete Walk
- Ex. Asphalt Pavement
- Sight Distance Area
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Ex. Sanitary Line
- Ex. Water Line
- Ex. Storm Sewer Line
- Ex. Fiber Optic Line
- Ex. Underground Electric
- Ex. Gas
- Ex. Overhead Electric
- Sanitary Service Line
- Water Service Line
- Sanitary Sewer Manhole
- Fire Hydrant
- Thrust Block
- Water Valve
- Water Meter
- Storm Manhole
- Ex. Sanitary Sewer Manhole
- Ex. Water Valve
- Ex. Fire Hydrant
- Ex. Storm Manhole
- Ex. Street Light
- Prop. Street Light
- Stop Sign
- Proposed Major Contour
- Proposed Minor Contour
- Existing Major Contour
- Existing Minor Contour

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No.	Rev. Date:	Revision Type:	Sheet:	Date:
1			7 of 10	
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Designed: DKH Job No.: 1058-07
Prepared: DKH Scale Horiz: 1" = 150'
Approved: KRL Scale Vert: N/A

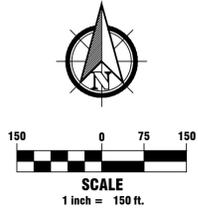
Mirasol Subdivision Plan
City of Brighton, CO
Subdivision Plan
Grading and Drainage Plan

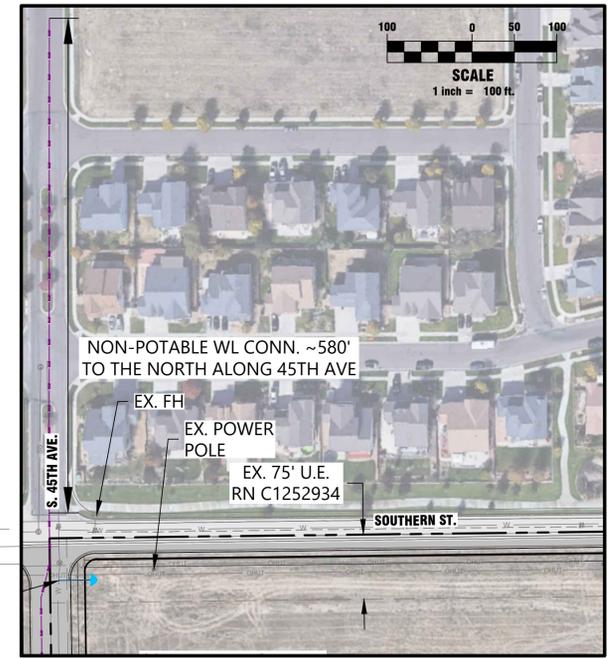
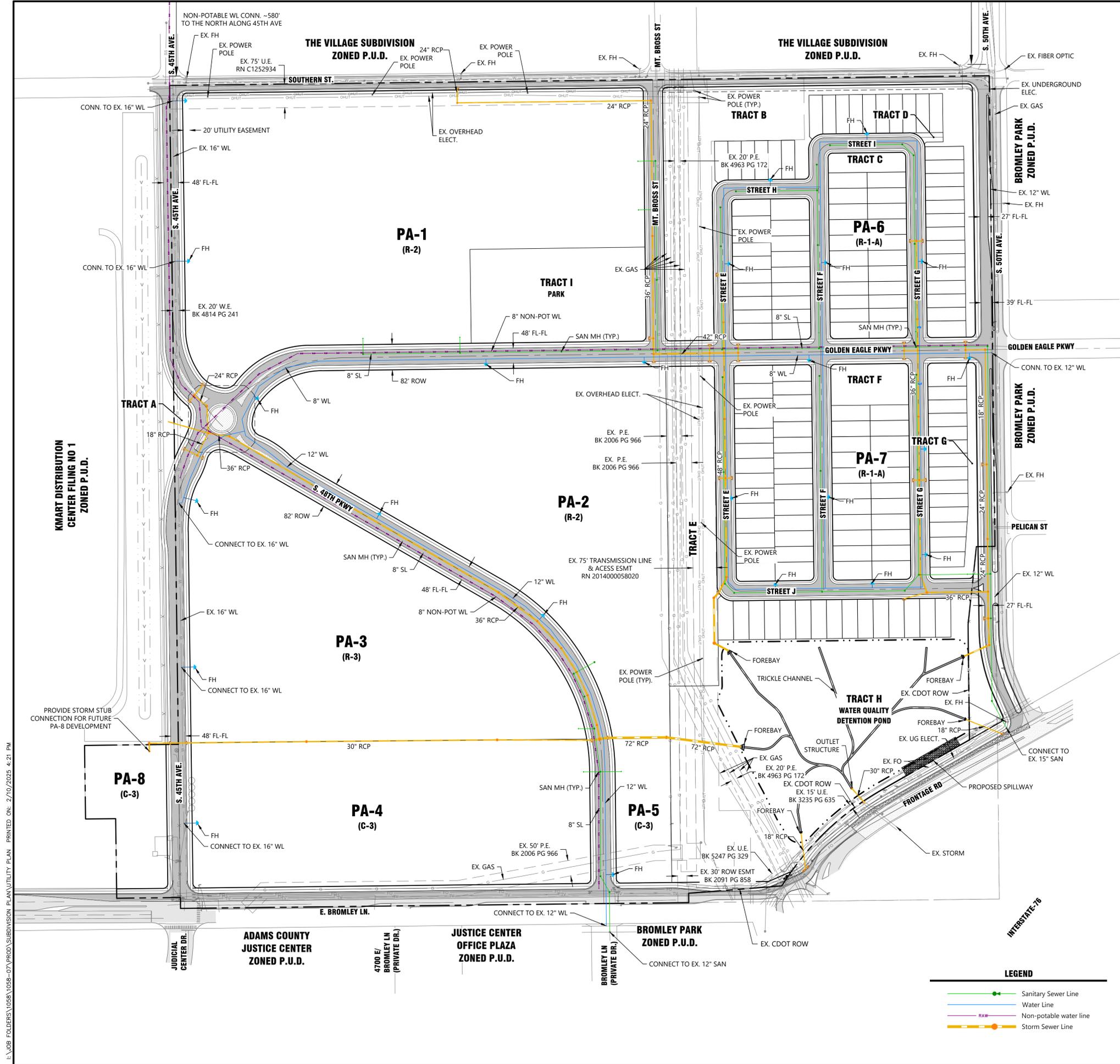
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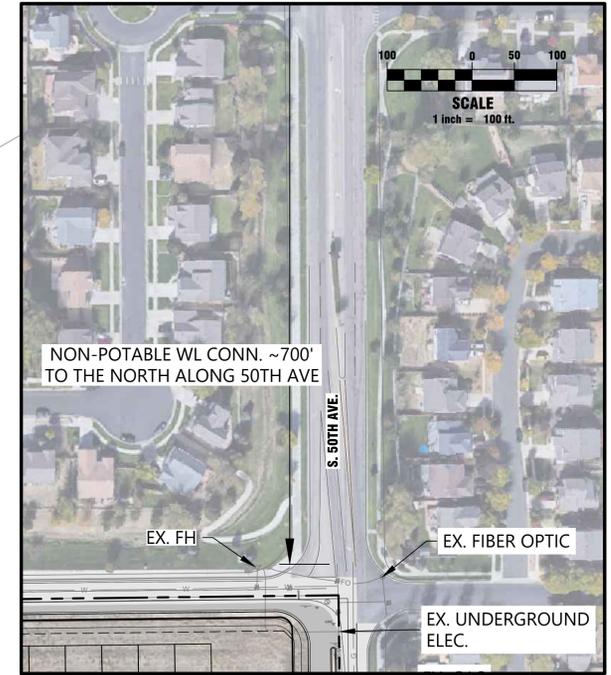
811
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PROJECT BENCHMARK:
ADAMS COUNTY BENCHMARK NUMBER S 62 BEING A STANDARD UNITED STATES COAST & GEODETIC SURVEY 3-1/4" BRONZE BENCHMARK DISK STAMPED "S 62 1934" SET IN THE TOP OF A 10" SQUARE CONCRETE POST LOCATED SOUTHEAST OF THE INTERSECTION OF BROMLEY LANE AND THE BURLINGTON NORTHERN RAILROAD LINE, AND 63 FEET NORTHWEST OF THE BURLINGTON NORTHERN RAILROAD LINE.
NAVD88 ELEVATION = 5079.87'

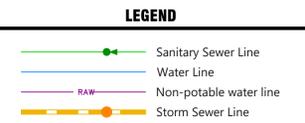
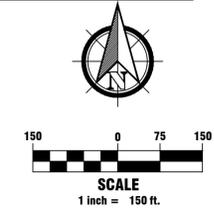




- UTILITY NOTES:**
1. ALL UTILITIES ARE PRELIMINARY AND SHOWN FOR REFERENCE ONLY. FINAL UTILITIES SHALL BE DESIGNED PER CITY OF BRIGHTON STANDARDS AND SUBJECT TO REVIEW AND APPROVAL WITH THE FINAL PLAT AND CDS.
 2. PROPOSED FIRE HYDRANT LOCATIONS ARE APPROXIMATE AND SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
 3. ALL PROPOSED WATER MAINS SHALL BE C-900 PVC; FIRE HYDRANT LATERALS SHALL BE CLASS-50 DUCTILE IRON.
 4. ALL PROPOSED SANITARY SEWER SHALL BE SDR-35.
 5. ALL PROPOSED STORM SEWER SHALL BE CLASS-III RCP UNLESS OTHERWISE NOTED.



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No.	Rev. Date:	Revision Type:
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Designed: DKH Job No.: 1058-07 Sheet: 8 of 10 Date: March 18, 2025
 Prepared: DKH Scale Horiz: 1" = 150' Scale Vert: N/A
 Approved: KRL

Mirasol Subdivision Plan
 City of Brighton, CO
 Subdivision Plan
 Utility Plan

Proj. Name:
 Location:
 Plan Set:
 Sheet Name:

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LEGEND

- Storm Sewer Line
- Water Line
- Non Potable Water Line
- Sanitary Sewer Line
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

PHASE 1 - PA-7

ROADWAY SYSTEM:

- ALL INTERIOR LOCAL STREETS
- FULL BUILD-OUT IMPROVEMENTS TO THE ADJACENT PORTION OF SOUTH 50TH AVENUE ARE REQUIRED, FROM FRONTAGE ROAD TO SOUTHERN STREET. INTERSECTION IMPROVEMENTS AND SIGNALIZATION AT SOUTHERN STREET & SOUTH 50TH AVENUE WILL BE IMPLEMENTED WITH THIS PHASE. INTERSECTION OF SOUTH 50TH AVENUE & GOLDEN EAGLE PARKWAY TO BE STOP SIGN CONTROLLED. INTERSECTION OF SOUTH 50TH AVENUE & FRONTAGE ROAD WILL REMAIN STOP SIGN CONTROLLED.
- GOLDEN EAGLE PARKWAY FROM MOUNT BROSS STREET TO SOUTH 50TH AVENUE. INTERSECTION OF GOLDEN EAGLE PARKWAY & MOUNT BROSS STREET TO BE STOP SIGN CONTROLLED. INTERSECTION OF GOLDEN EAGLE PARKWAY & SOUTH 50TH AVENUE TO BE STOP SIGN CONTROLLED.
- IMPROVEMENTS TO THE FRONTAGE ROAD FROM SOUTH 50TH AVENUE TO THE EXISTING ROUNDABOUT ARE ALSO ANTICIPATED. INTERSECTION OF FRONTAGE ROAD & SOUTH 50TH AVENUE TO REMAIN STOP SIGN CONTROLLED.
- ROUNDABOUT IMPROVEMENTS AT INTERSECTION OF EAST BROMLEY LANE & FRONTAGE ROAD TO INCLUDE SOUTHBOUND TO WESTBOUND MOVEMENT.

WATERLINE CONNECTION POINTS INCLUDE THE FOLLOWING

- THE EXISTING 12" WATERLINE AT THE INTERSECTION OF 50TH AVENUE AND GOLDEN EAGLE PARKWAY RIGHT-OF-WAY.
- FOUR WATER STUBS WILL BE PROVIDED FOR FUTURE CONNECTION;
- THREE LOCATED NORTH OF GOLDEN EAGLE PARKWAY AT INTERIOR LOCAL STREETS IN PA-6
- ONE LOCATED IN GOLDEN EAGLE PARKWAY ON THE NORTHWEST CORNER OF PHASE 1, WEST OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS STREET

STORM:

- FULL CONSTRUCTION OF TRACT H DETENTION POND AND OUTFALL STRUCTURES.
- CONSTRUCTION OF INTERNAL STORM NETWORK, STORM NETWORK WITHIN SOUTH 50TH AVENUE, STORM NETWORK WITHIN FRONTAGE ROAD, AND STORM NETWORK WITHIN GOLDEN EAGLE PARKWAY.
- STORMWATER WILL BE COLLECTED INTERNALLY AND CONVEYED TO THE DETENTION AREA.
- FOUR STORM STUBS WILL BE PROVIDED FOR FUTURE CONNECTIONS;
- ONE ON THE WEST SIDE OF THE DETENTION AREA THAT WILL EXTEND INTO PA-2 ALONG THE NORTH BOUNDARY OF PA-5
- ONE NORTH OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS
- TWO LOCATED NORTH OF GOLDEN EAGLE PARKWAY AT INTERIOR LOCAL STREETS IN PA-6

SANITARY:

- CONSTRUCTION OF INTERNAL SANITARY SEWER SYSTEM, SANITARY SYSTEM WITHIN SOUTH 50TH AVENUE, SANITARY SYSTEM WITHIN GOLDEN EAGLE PARKWAY.
- CONNECTION TO THE EXISTING 15" SANITARY SEWER AT THE INTERSECTION OF 50TH AVENUE AND FRONTAGE ROAD.
- FIVE SANITARY STUBS WILL BE PROVIDED FOR FUTURE CONNECTION;
- THREE LOCATED NORTH OF GOLDEN EAGLE PARKWAY AT INTERIOR LOCAL STREETS IN PA-6
- ONE LOCATED NORTH OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS
- ONE LOCATED IN GOLDEN EAGLE PARKWAY ON THE NORTHWEST CORNER OF PHASE 1, WEST OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS STREET.

PHASE 2 - PA-6

ROADWAY SYSTEM:

- ALL INTERIOR LOCAL STREETS
- SOUTH LANE ADDITION TO SOUTHERN STREET (3-LANE COLLECTOR) FROM 45TH AVENUE TO 50TH AVENUE. INTERSECTION AT SOUTH 45TH AVENUE & SOUTHERN STREET TO BE SIGNALIZED WITH PHASE 3. INTERSECTION AT SOUTHERN STREET & MOUNT BROSS STREET TO BE STOP SIGN CONTROLLED.
- MOUNT BROSS STREET FROM SOUTHERN STREET TO GOLDEN EAGLE PARKWAY. INTERSECTION AT MOUNT BROSS STREET & GOLDEN EAGLE PARKWAY TO BE STOP SIGN CONTROLLED.

WATERLINE CONNECTION POINTS INCLUDE THE FOLLOWING

- THREE STUBS PROVIDED FROM PHASE 1.

STORM:

- CONSTRUCTION OF INTERNAL STORM NETWORK, STORM NETWORK ALONG SOUTHERN STREET, AND STORM NETWORK WITHIN MOUNT BROSS STREET.
- CONNECTION TO THE STUBS PROVIDED IN PHASE 1 AT MOUNT BROSS STREET AND INTERNAL STREETS.
- STORMWATER WILL BE COLLECTED INTERNALLY AND CONVEYED TO THE DETENTION AREA PROVIDED IN PHASE 1.
- NO STORM STUBS WILL BE PROVIDED FOR FUTURE CONNECTIONS

SANITARY:

- CONSTRUCTION OF INTERNAL SANITARY SEWER SYSTEM, SANITARY SYSTEM WITHIN MOUNT BROSS STREET.
- INTERNAL SANITARY SEWER WILL CONNECT TO THE STUBS PROVIDED IN PHASE 1 ON THE NORTH SIDE OF GOLDEN EAGLE PARKWAY.
- SANITARY SYSTEM WITHIN MOUNT BROSS STREET WILL CONNECT TO THE STUB PROVIDED IN PHASE 1 AT THE INTERSECTION OF MOUNT BROSS AND GOLDEN EAGLE PARKWAY.
- TWO SANITARY STUBS WILL BE PROVIDED FOR FUTURE CONNECTION;
- TWO LOCATED ON THE WEST SIDE OF MOUNT BROSS STREET TO CONNECT WITH CONSTRUCTION IN PA-1

PHASE 3 - PA-1

ROADWAY SYSTEM:

- ALL INTERIOR LOCAL STREETS
- SOUTH 48TH PARKWAY FROM EAST BROMLEY LANE TO GOLDEN EAGLE PARKWAY. INTERSECTION OF SOUTH 48TH PARKWAY & GOLDEN EAGLE PARKWAY TO BE STOP SIGN CONTROLLED. INTERSECTION OF GOLDEN EAGLE PARKWAY & SOUTH 48TH PARKWAY TO BE STOP SIGN CONTROLLED.
- GOLDEN EAGLE PARKWAY FROM SOUTH 45TH AVENUE TO MOUNT BROSS STREET. INTERSECTION AT GOLDEN EAGLE PARKWAY & MOUNT BROSS STREET TO BE STOP SIGN CONTROLLED. INTERSECTION AT GOLDEN EAGLE PARKWAY & SOUTH 45TH AVENUE IS A ROUNDABOUT.
- THE NORTH LANE ADDITION AND ASSOCIATED TURN LANE IMPROVEMENTS TO EAST BROMLEY LANE FROM THE EXISTING FRONTAGE ROAD ROUNDABOUT TO SOUTH 48TH PARKWAY. ALL ROUNDABOUT IMPROVEMENTS AT EAST BROMLEY LANE AND FRONTAGE WILL OCCUR IN PHASE 1.

WATERLINE CONNECTION POINTS INCLUDE:

- ONE CONNECTION TO THE EXISTING 16" WATERLINE LOCATED SOUTH OF THE SOUTHWEST LEG OF THE ROUNDABOUT.
- TWO HYDRANT CONNECTIONS TO THE EXISTING 16" WATERLINE THAT RUNS IN SOUTH 45TH AVENUE RIGHT OF WAY BETWEEN SOUTHERN STREET AND GOLDEN EAGLE PARKWAY.
- ONE CONNECTION TO THE STUB PROVIDED IN PHASE 1 DIRECTLY WEST OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS STREET.
- ONE CONNECTION TO EXISTING 12" WATERLINE SOUTH OF INTERSECTION OF 48TH PARKWAY & BROMLEY LANE.

STORM:

- CONSTRUCTION OF INTERNAL STORM NETWORK, STORM NETWORK WITHIN ROUNDABOUT, STORM NETWORK WITHIN SOUTH 48TH PARKWAY, AND STORM NETWORK IMMEDIATELY WEST OF THE DETENTION POND TO SOUTH 48TH PARKWAY. STORM NETWORKS IN THIS PHASE WILL CONNECT TO THE STUB PROVIDED IN PHASE 1 ON THE WEST SIDE OF THE POND. STORMWATER WILL BE COLLECTED INTERNALLY AND WILL BE CONVEYED TO THE DETENTION AREA PROVIDED IN PHASE 1.
- THREE STORM STUBS WILL BE PROVIDED FOR FUTURE CONNECTIONS;
- ONE ON THE WEST SIDE OF SOUTH 48TH PARKWAY AT THE SOUTHEAST CORNER OF PA-3.
- ONE TO THE WEST OF THE ROUNDABOUT EXTENDING INTO TRACT A TO COLLECT OFFSITE FLOW.
- ONE IN THE SOUTHWEST LEG OF THE ROUNDABOUT FOR THE INLETS TO BE ADDED IN PHASE 4.

SANITARY:

- CONSTRUCTION OF INTERNAL SANITARY SEWER SYSTEM, SANITARY SYSTEM WITHIN GOLDEN EAGLE PARKWAY, AND SANITARY SYSTEM WITHIN SOUTH 48TH PARKWAY.
- SANITARY SEWER IN GOLDEN EAGLE PARKWAY WILL CONNECT TO THE STUB PROVIDED IN PHASE 1 WEST OF THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND MOUNT BROSS STREET.
- INTERNAL SANITARY SEWER WILL CONNECT TO THE STUBS PROVIDED IN PHASE 2 ON THE WEST SIDE OF MOUNT BROSS STREET & THE STUBS NORTH OF

GOLDEN EAGLE PARKWAY PROVIDED WITH THIS PHASE

- SANITARY SYSTEM IN SOUTH 48TH PARKWAY WILL CONNECT TO EXISTING 12" SANITARY SEWER SOUTH OF THE INTERSECTION OF SOUTH 48TH PARKWAY AND EAST BROMLEY LANE.
- SIX SANITARY STUBS WILL BE PROVIDED FOR FUTURE CONNECTION;
- TWO LOCATED ON THE NORTH SIDE OF GOLDEN EAGLE PARKWAY BETWEEN SOUTH 45TH AVENUE AND MOUNT BROSS STREET FOR INTERNAL CONNECTION.
- TWO ON EAST SIDE OF SOUTH 48TH PARKWAY FOR PA-2 AND PA-5.
- TWO ON WEST SIDE OF SOUTH 48TH PARKWAY FOR PA-3 AND PA-4.

PHASE 4 - PA-2 & PA-3

ROADWAY SYSTEM:

- SOUTH 45TH AVENUE FROM EAST BROMLEY LANE TO GOLDEN EAGLE PARKWAY. INTERSECTION OF SOUTH 45TH AVENUE & GOLDEN EAGLE PARKWAY TO BE STOP SIGN CONTROLLED. INTERSECTION OF SOUTH 45TH AVENUE & EAST BROMLEY LANE TO BE STOP SIGN CONTROLLED.
- THE NORTH LANE ADDITION AND ASSOCIATED TURN LANE IMPROVEMENTS TO EAST BROMLEY LANE FROM SOUTH 48TH PARKWAY TO JUDICIAL CENTER DRIVE. ALL ROUNDABOUT IMPROVEMENTS AT EAST BROMLEY LANE AND FRONTAGE WILL OCCUR WITH PHASE 1. IMPROVEMENTS BETWEEN ROUNDABOUT AND SOUTH 48TH PARKWAY WILL OCCUR IN PHASE 3

WATERLINE CONNECTION POINTS INCLUDE:

- EXISTING WATERLINE IN SOUTH 48TH PARKWAY FROM PHASE 3.
- EXISTING 16" WATERLINE IN SOUTH 45TH AVENUE RIGHT OF WAY

STORM:

- CONSTRUCTION OF INTERNAL STORM SEWER NETWORK, STORM STRUCTURES IN THE SOUTHWEST LEG OF THE ROUNDABOUT AT THE INTERSECTION OF GOLDEN EAGLE PARKWAY AND SOUTH 45TH AVENUE, AND THE STORM NETWORK ALONG THE SOUTH BOUNDARY OF PA-3 THAT EXTENDS WEST TO PA-8.
- CONNECTION TO THE STUB PROVIDED IN PHASE 3 AT THE SOUTHEAST CORNER OF PA-3.
- ONE STORM STUB WILL BE PROVIDED FOR FUTURE CONNECTION IN THE NORTHEAST CORNER OF PA-8.
- STORMWATER WILL BE COLLECTED INTERNALLY AND CONVEYED TO THE DETENTION AREA PROVIDED IN PHASE 1.

SANITARY:

- CONSTRUCTION OF INTERNAL SANITARY SEWER SYSTEM.
- CONNECTION TO THE STUBS PROVIDED IN PHASE 3 ON EAST AND WEST SIDES OF SOUTH 48TH PARKWAY.

PHASE 5 - PA-4, PA-5, & PA-8

ROADWAY SYSTEM:

- ALL INTERNAL LOCAL STREETS
- EXISTING WATERLINE IN SOUTH 48TH PARKWAY FROM PHASE 4.
- EXISTING 16" WATERLINE IN SOUTH 45TH AVENUE RIGHT OF WAY

STORM:

- STORM SYSTEM TO SERVE THIS PHASE FULLY CONSTRUCTED WITH PHASE 1, PHASE 3, AND PHASE 4.
- CONSTRUCTION OF INTERNAL SANITARY SEWER SYSTEM
- SANITARY SEWER SYSTEM WILL CONNECT TO EXISTING STUBS ON EAST AND WEST SIDES OF SOUTH 48TH PARKWAY PROVIDED IN PHASE 4.

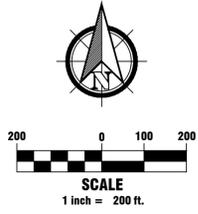
TOWER ROAD & SOUTHERN STREET

- EXPECTED TO REMAIN STOP CONTROLLED THROUGH 2028 (PROJECTED BUILDOUT OF PHASE 5)
- SIGNALIZATION REQUIRED BY 2044.

PROJECT BENCHMARK:

ADAMS COUNTY BENCHMARK NUMBER 5 62 BEING A STANDARD UNITED STATES COAST & GEODETIC SURVEY 3-1/4" BRONZE BENCHMARK DISK STAMPED "S 62 1934" SET IN THE TOP OF A 10" SQUARE CONCRETE POST LOCATED SOUTHEAST OF THE INTERSECTION OF BROMLEY LANE AND THE BURLINGTON NORTHERN RAILROAD LINE, AND 63 FEET NORTHWEST OF THE BURLINGTON NORTHERN RAILROAD LINE.
NAVD88 ELEVATION = 5079.87'

PHASE 5 CAN DEVELOP AT ANYTIME GIVEN THE BROMLEY LANE AND CDOT FRONTAGE ROAD IMPROVEMENTS TO THE ROUNDABOUT ARE COMPLETED. ADDITIONALLY, THE PORTIONS OF SOUTH 45TH AVENUE AND SOUTH 48TH AVENUE WHICH DIRECTLY ABUT THE PHASE 5 AREA MUST ALSO BE COMPLETED. NORTHERN CONNECTIVITY IS NOT REQUIRED TO SUPPORT PHASE 5'S DEVELOPMENT.



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No.	Rev. Date:	Revision Type:	Job No.: 1058-07	Sheet: 9 of 10	Date: March 18, 2025
1			DKH	PAV	KRL
2			Scale Horiz: 1" = 150'	Scale Vert: N/A	
3			Designed: PAV	Prepared: KRL	Approved: KRL
4					
5					
6					

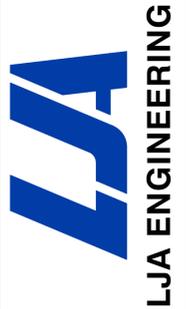
Mirasol Subdivision Plan
City of Brighton, CO
Subdivision Plan

Phasing Plan - Single Family Attached Priority

NOT FOR CONSTRUCTION

Know what's below.
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No.	9
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No.	Rev. Date	Revision Type	Job No.	Scale	Horiz.	As Shown	Sheet	Date
1			21035				10 of 10	March 18, 2025
2								
3								
4								
5								
6								

Mirasol Subdivision Plan
City of Brighton, Colorado
Subdivision Plan
LANDSCAPE PLAN

Proj. Name:
Location:
Plan Set:
Sheet Name:

NOT FOR CONSTRUCTION

811
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No. 10

LEGEND

SYMBOL	DESCRIPTION
[Pattern]	OPEN SPACE (OPEN SPACE)
[Pattern]	NEIGHBORHOOD PARK (PUBLIC LAND DEDICATION)
[Pattern]	DETENTION AREA (OPEN SPACE)
[Pattern]	LANDSCAPE BUFFER (OPEN SPACE)
[Line]	PROPERTY BOUNDARY
[Line]	10' TRAIL
[Line]	STREET SIDEWALK

GENERAL NOTES

- THIS SUBDIVISION PLAN WILL BE THE GUIDING DOCUMENT FOR ALL FUTURE SUBDIVISION PLANS FOR THE MIRASOL COMMUNITY.
- THIS SUBDIVISION PLAN OUTLINES THE OVERALL NEIGHBORHOOD FRAMEWORK AND INFRASTRUCTURE SYSTEMS FOR THE MIRASOL COMMUNITY.
- PARKS AND OPEN SPACE DEDICATIONS TO BE BASED ON ACTUAL FINAL UNIT COUNT AT TIME OF FINAL PLAN AND/OR SITE PLAN.
- ALL PUBLIC AND PRIVATE SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH.
- SIDEWALKS WIDTHS TO BE BASED ON STREET CLASSIFICATION AND TYPICAL STREET SECTIONS.
- FINAL TRAIL AND WALK ALIGNMENT TO BE DETERMINED AT FINAL PLAT OR SITE PLAN.
- FINAL LANDSCAPE MATERIAL LOCATIONS AND SPECIES TO BE DETERMINED WITH THE FINAL LANDSCAPE PLANS.
- SITE DEVELOPMENT WILL OCCUR IN ACCORDANCE WITH THE APPLICABLE ZONE DISTRICT STANDARDS AS OUTLINED IN THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE.

LANDSCAPE BUFFERS

- PERIMETER ROADWAYS**
- SOUTHERN STREET - 30' TRACT WITHIN PLANNING AREAS 1 AND 6.
 - S. 50TH AVENUE - 30' TRACT WITHIN PLANNING AREAS 6 AND 7.
- DISSIMILAR USES**
- 30' LANDSCAPE BUFFER IN PLANNING AREA 3 ALONG NORTH PARCEL LINE SHARED WITH PLANNING AREA 4.
 - 30' LANDSCAPE BUFFER IN PLANNING AREA 2 ALONG NORTH PARCEL LINE SHARED WITH PLANNING AREA 5.

TRACT TABLES

OPEN SPACE		PARKS	
TRACT	AREA	TRACT	AREA
TRACT A	NA	TRACT C	0.36 AC
TRACT B	5.53 AC	TRACT F	0.76 AC
TRACT D	NA	TRACT I	3.89 AC
TRACT E	3.71 AC	TOTAL	5.01 AC
TRACT G	0.59 AC		
TRACT H	13.15 AC		
TOTAL	22.98 AC		

PARKS & OPEN SPACE

PLANNING AREA	ZONE	PROPOSED UNITS
PA-1	R-2	185*
PA-2	R-2	203*
PA-3	R-3	202*
PA-6	R-1-A	71
PA-7	R-1-A	79

* PROPOSED UNIT TOTAL IS AN ESTIMATE AS OF 6/2024

DEDICATION REQUIREMENTS (740 UNITS)
 NEIGHBORHOOD PARK DEDICATION: 6.57 AC
 COMMUNITY PARK DEDICATION: 6.57 AC
 COMMON OPEN SPACE DEDICATION: 32.86 AC

