

[illegible]

LEGAL DESCRIPTION:

PARCEL A:

EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF BRIGHTON IN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2021 AT RECEPTION NO. 2021000107255,

PARCEL B:

EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL C:

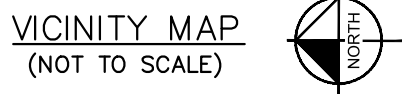
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL D:

EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 2012000093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,

COUNTY OF ADAMS,
STATE OF COLORADO.



CONTACTS

OWNER

BRIGHTON URBAN RENEWAL AUTHORITY (BURA)
500 S. 4TH AVENUE
BRIGHTON, CO 80601
PHONE: 303.655.2155

ARCHITECT

ACME WORKSHOP
1018 EAST 24TH AVENUE
DENVER, CO 80205
PHONE: 303.830.0089
CONTACT: JENNIFER GRAY

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST. - SUITE 1500
DENVER, CO 80237
PHONE: 303.228.2339
CONTACT: BRYCE CHRISTENSEN, PE

DEVELOPER

EVERGREEN-HWY 85 & BROMLEY, L.L.C.
1873 SOUTH BELLAIRE STREET - SUITE 1200
DENVER, CO 80222
PHONE: 602.567.7171
CONTACT: ALEX GONZALEZ

LANDSCAPE ARCHITECT

JIMENEZ DESIGN GROUP, LLC
314 ROSE FINCH CIRCLE
HIGHLANDS RANCH, CO 80129
PHONE: 303.913.7417
CONTACT: JULIO JIMENEZ

SURVEYOR

ENGINEERING SERVICE COMPANY, INC.
14190 EAST EVANS AVENUE
AURORA, CO 80014
303.337.1393
CONTACT: CHARLES N. BECKSTROM, PLS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
SP1.0	COVER SHEET
SP1.1	DEVELOPER CONTRIBUTION PAGE
SP2.0	EXISTING CONDITIONS
SP3.0	SUBDIVISION PLAN
SP4.0	DESIGN PLAN
SP4.1	SIGNAGE AND STRIPING PLAN
SP5.0	PHASING PLAN
SP6.0	GRADING AND DRAINAGE PLAN
SP7.0	UTILITY PLAN
PH1.0	PHOTOMETRIC SITE PLAN

COMMON MAINTENANCE AND OPERAION AGREEMENT:

A COMMON MAINTENANCE AND OPERATION AGREEMENT WILL DESIGNATE AN ENTITY WHO WILL ENSURE THE MAINTENANCE, CLEANING, REPAIR, AND REPLACEMENT OF: EACH LOT'S LANDSCAPING (INTERNAL AS WELL AS RIGHT-OF WAY AND BUFFER LANDSCAPING), THE CIRCULATION DRIVES, THE PRIVATE UTILITY LINES, AND THE SHARED MONUMENT SIGNS. THE ENTITY WILL ALSO PERFORM THE SNOW PLOWING FOR THE ENTIRE CENTER. ADDITIONALLY, THE RESPECTIVE OWNER OR LESSEE OF EACH LOT WILL BE OBLIGATED BY THE SAME MAINTENANCE AND OPERATION AGREEMENT TO MAINTAIN: THE PAVING AND CURBS OF THE TRUCK ENCLOSURE, THE PARKING LOT SWEEPING, AND SIDEWALKS OF THEIR RESPECTIVE LOT. THE COMMON MAINTENANCE AND OPERATION AGREEMENT SHALL BE PROVIDED TO CITY STAFF ONCE COMPLETED.

SITE BENCHMARK:

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON

THIS DAY OF , 20

CHAIR

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON

COLORADO ON THIS _____ DAY OF _____, 20_____.

MAYOR

CITY CLERK

[illegible]

Kimley»»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BC
DATE: 01/02/2024

**SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
COVER SHEET**

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096830004

DRAWING NAME
096266018CV

SP1.0

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GENERALLY APPLICABLE DEVELOPMENT OBLIGATIONS

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

A. ALL APPLICABLE CITY REVIEWS ARE COMPLETED, AND PLANS ARE APPROVED
B. ALL APPLICABLE PERMITTING FEES ARE PAID

A. THE 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.

SITE SPECIFIC DEVELOPMENT OBLIGATIONS

- THE IMPROVEMENT TO BROMLEY LANE AS SHOWN ON SHEET SP3.0.
- THE IMPROVEMENT TO SOUTH MAIN STREET AS SHOWN ON SHEET SP3.0.
- THE IMPROVEMENT TO US HIGHWAY 85 AS SHOWN ON SHEET SP3.0.
- THE CONSTRUCTION OF LANDSCAPE BERMS WITHIN CDOT RIGHT-OF-WAY ALONG US HIGHWAY 85 AND BROMLEY LANE AS SHOWN ON SHEET SP5.0.
- THE IMPROVEMENT FOR THE CITY MONUMENT SIGNAGE

IMPROVEMENT GUARANTEE

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%

PHASING

SITE SPECIFIC FEE AND CONTRIBUTIONS

1. OPEN SPACE CALCULATIONS AND FEE IN LIEU

2. WATER DEDICATION REQUIREMENTS

3. TRAFFIC SIGNAL REQUIREMENTS

4. COMMUNITY AMENITIES

PERMITS AND APPROVALS BY OUTSIDE AGENCIES

RTD

DEVELOPMENT AGREEMENT

RIGHT-OF-WAY VACATION(S)

CITY MONUMENT SIGN:

[illegible]

4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

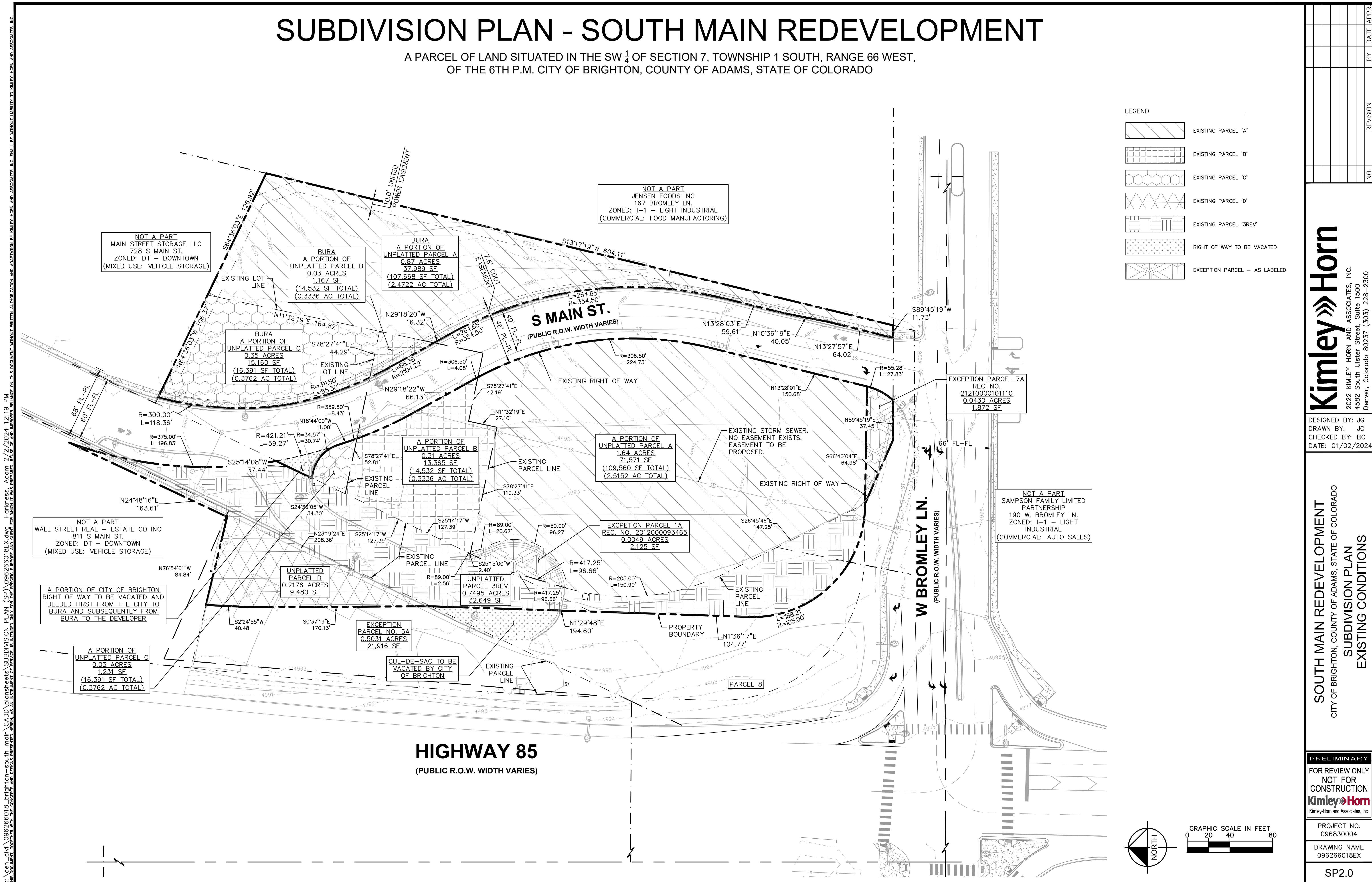
**SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
DEVELOPERS CONTRIBUTION PAGE**

PROJECT NO. 096830004
DRAWING NAME 096266018CV

SHEET 2 OF 10

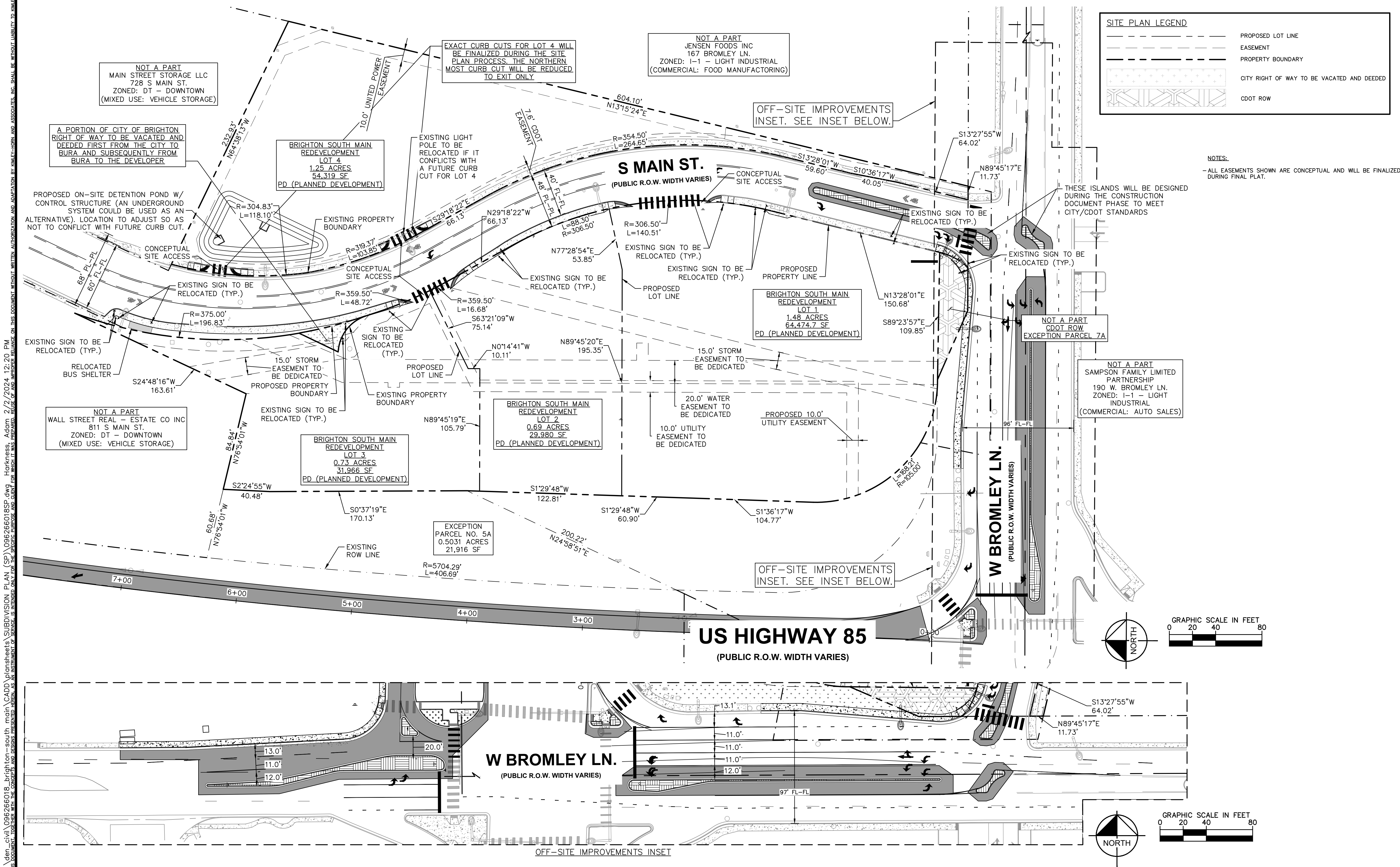
SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

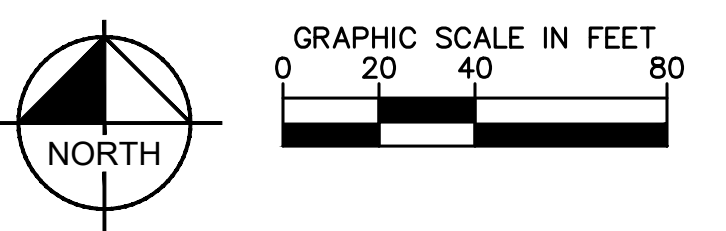
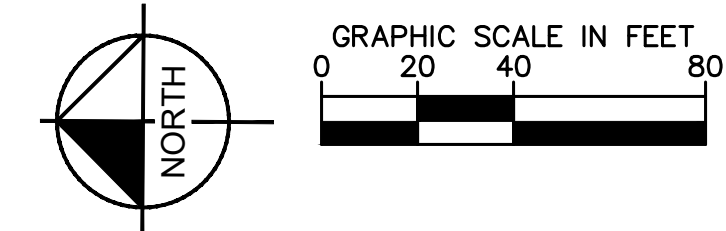
A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



SITE PLAN LEGEND

- PROPOSED LOT LINE
- EASEMENT
- PROPERTY BOUNDARY
- CITY RIGHT OF WAY TO BE VACATED AND DEEDED
- CDOT ROW

NOTES:
- ALL EASEMENTS SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED DURING FINAL PLAT.



Kimley-Horn and Associates, Inc. 2/9/2024 12:00 PM
C:\Users\jgordon\OneDrive\Documents\Brighton\Brighton South Main\Brighton South Main Subdivision Plan (SP)\096266018SP.dwg
JGordon
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4362 South Ulster Street, Suite 1500
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DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BC
DATE: 01/02/2024

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
SUBDIVISION PLAN

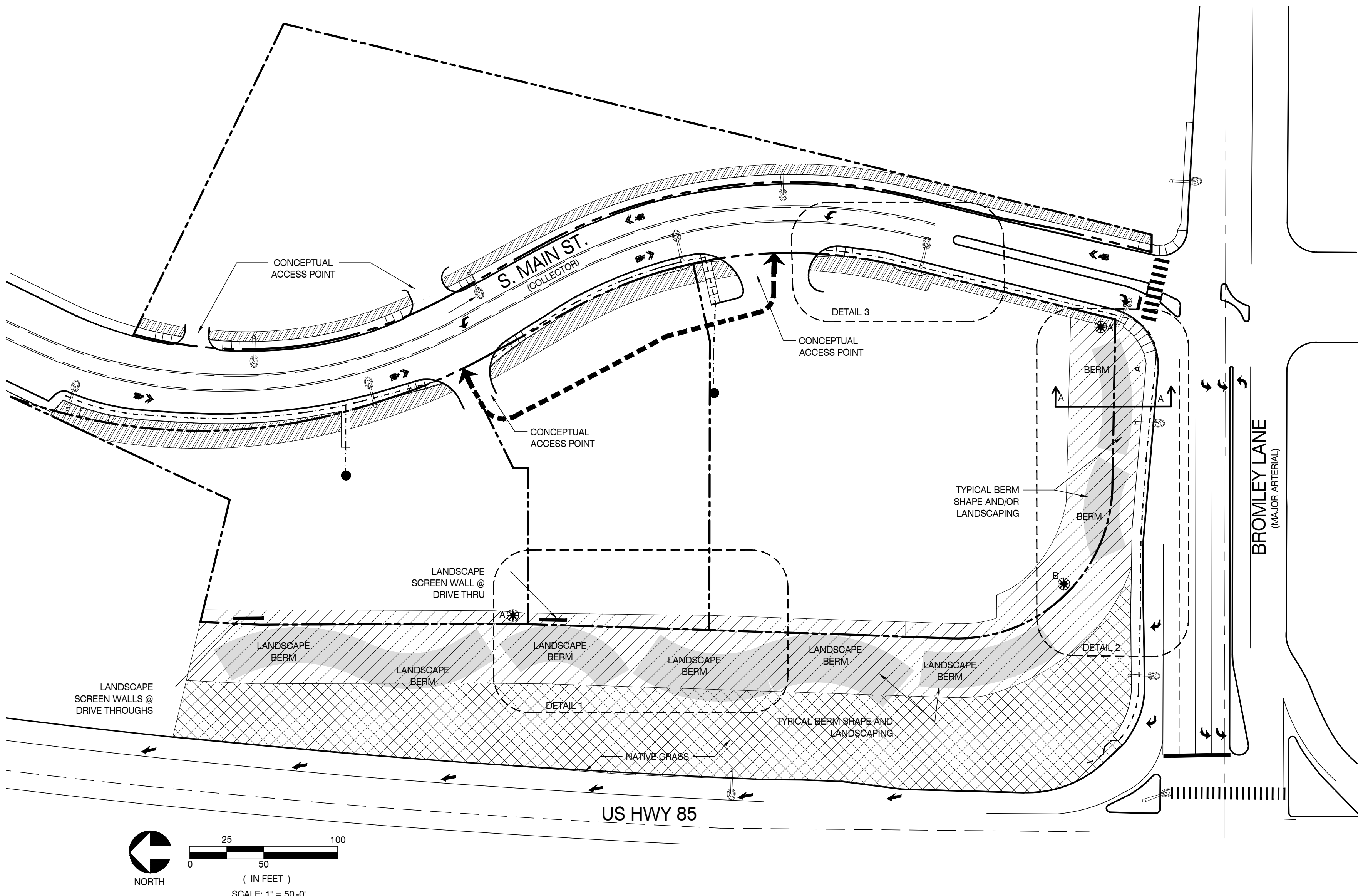
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096830004
DRAWING NAME
096266018SP
SP3.0

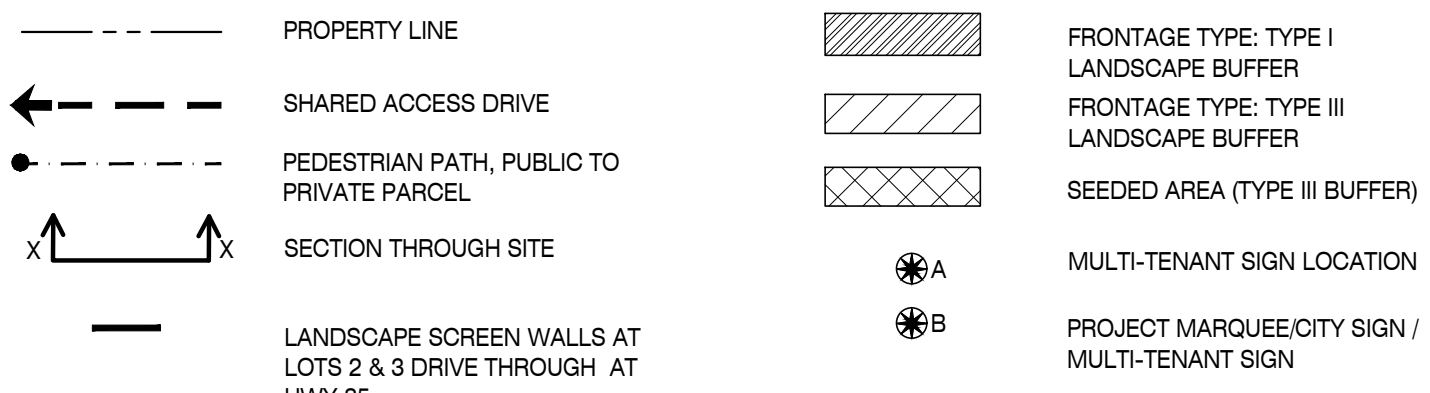
NO. REVISION BY DATE (APPR)

SUBDIVISION PLAN OF SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

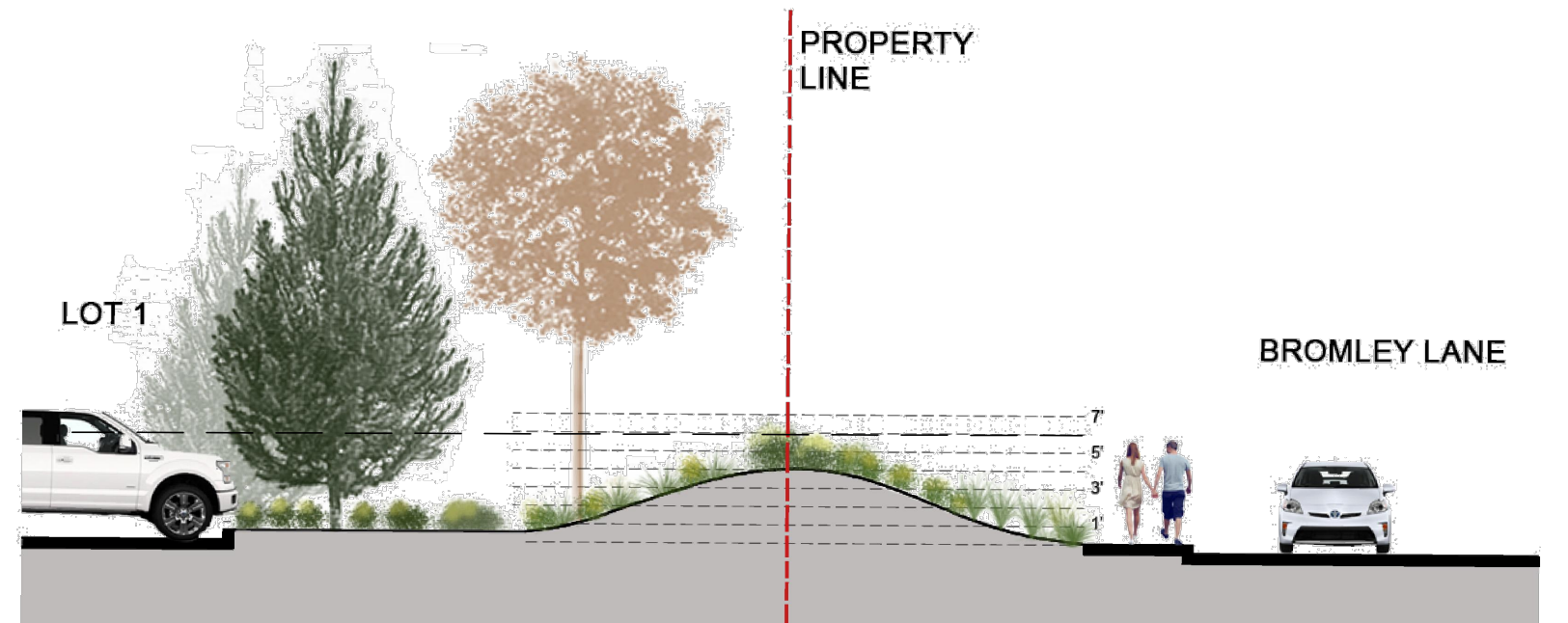


LEGEND



SITE DATA

OVERALL SITE AREA	181,207 S.F. (4.15) ACRES
TYPE I BUFFER AREA	11,611 S.F. (6.4% OF OVERALL SITE AREA)
TYPE III BUFFER AREA	39,830 S.F. TOTAL (22% OF OVERALL SITE AREA)
BUILDING TYPE, ALL LOTS	SMALL COMMERCIAL-PAD SITE
FRONTAGE TYPE, ALL LOTS	BUFFER



SECTION A

SCALE: 1" = 10'-0"

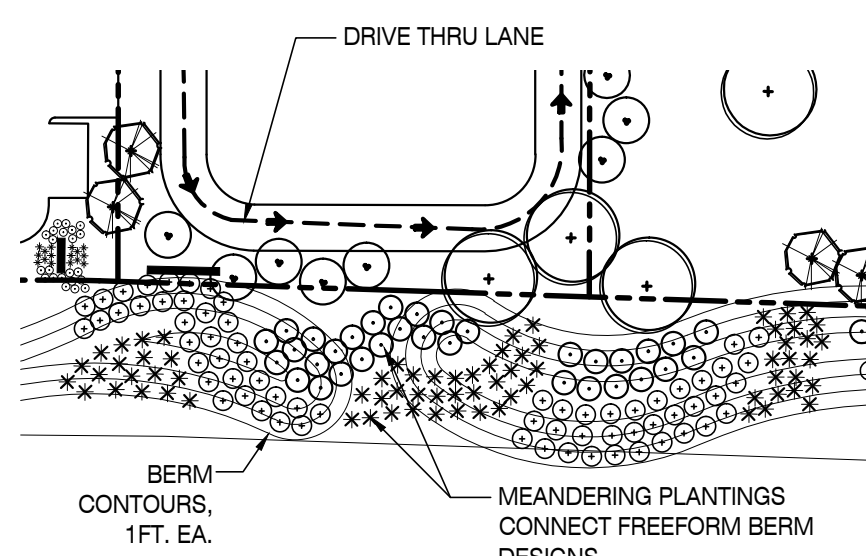
DEVELOPMENT & MAINTENANCE OF ALL LANDSCAPE BUFFERS

WITH PHASE 1, THE DEVELOPER, EVERGREEN-HWY 85 & BROMLEY, L.L.C. WILL FULLY INSTALL ALL BUFFER AREAS FOR THE ENTIRE PROJECT AREA WEST OF SOUTH MAIN ST.. THE DEVELOPER WILL PURCHASE AND INSTALL A WATER TAP AND METER FOR ONE PARCEL DURING PHASE 1. DURING PHASE 1, THIS WATER TAP SHALL BE USED TO IRRIGATE BUFFER AREAS ON/DIRECTLY ADJACENT TO THE PROPERTY WEST OF S. MAIN ST.. THE DEVELOPER WILL PAY ALL COSTS TO MAINTAIN AND IRRIGATE ALL BUFFER AREAS DURING PHASE 1.

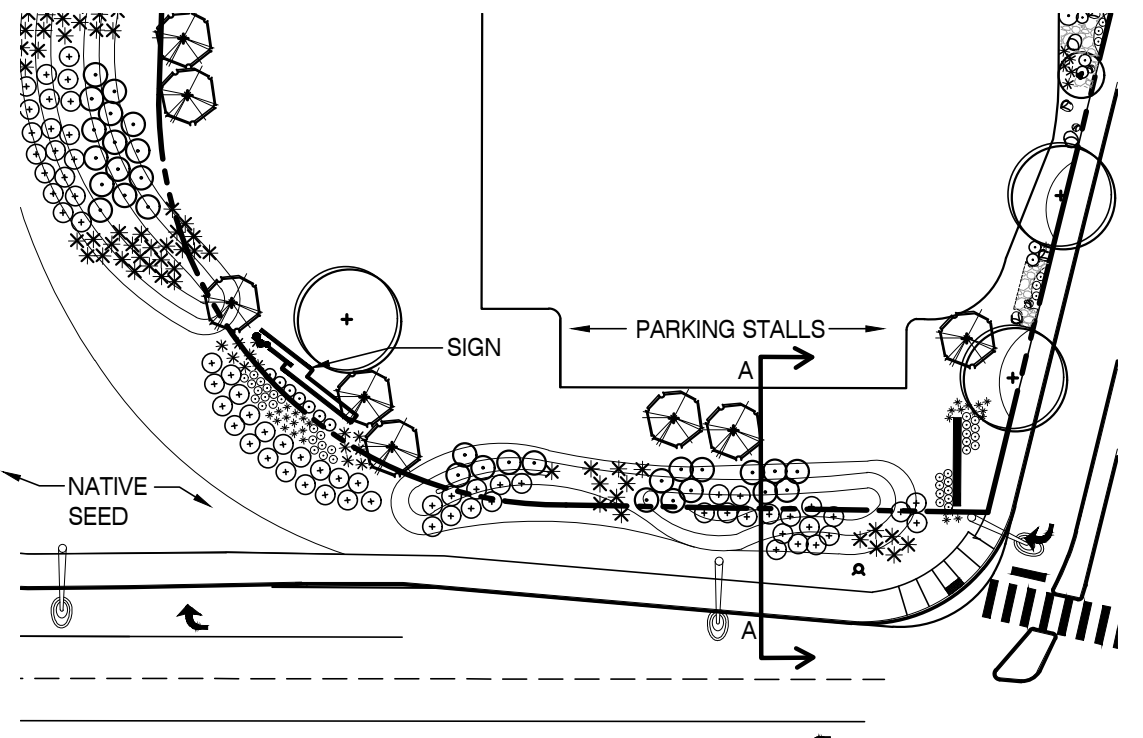
THE PARCEL EAST OF S. MAIN ST. WILL BE DEVELOPED BY OTHERS. THIS DEVELOPER TO PURCHASE WATER TAPS & METER TO SERVE THE PARCEL AND ITS PORTION OF BUFFER AREAS ADJACENT TO PARCEL. THIS PARCEL OWNER WILL BE RESPONSIBLE FOR THE IRRIGATION OF PORTIONS OF BUFFER AREAS DIRECTLY ADJACENT TO THE PARCEL.

COMMUNITY DESIGN STANDARDS

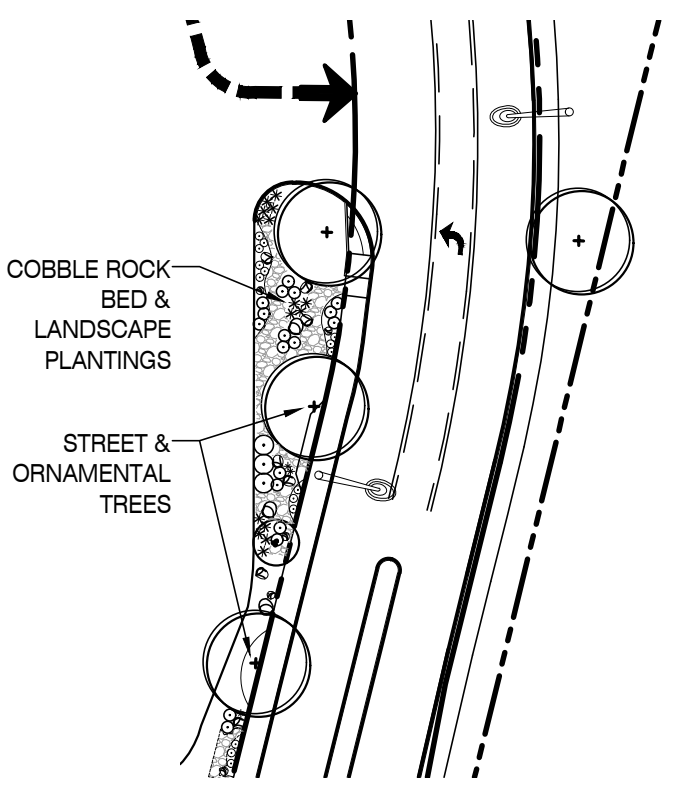
COMMUNITY DESIGN STANDARDS FOR THE PROJECT CAN BE FOUND IN THE APPLICABLE PLANNED DEVELOPMENT DOCUMENTS.



1 BERM DESIGN (APPROVED BY CDOT)
TYPICAL BUFFER TREATMENT AT HIGHWAY 85 R.O.W.
SCALE: 1" = 50'-0"



2 BERM DESIGN (APPROVED BY CDOT)
TYPICAL BUFFER TREATMENT AT BROMLEY LANE R.O.W.
SCALE: 1" = 50'-0"



3 DRY STREAM/ DRAINAGE AREA
TYPICAL BUFFER TREATMENT AT MAIN STREET
SCALE: 1" = 50'-0"

NOTE: BERMS ADJACENT TO DRIVE THROUGH LANES TO BE 3'-4" TALL AND 5'-7" TOTAL HEIGHT WITH LANDSCAPING INSTALLED. PLANT MATERIALS APPROXIMATELY 2'-3" IN HEIGHT.

SCALE: 1" = 50'-0"

1/11/23	JCG	1/11/23	NO.	1	REVISION	BY	DATE	APPR.
SUBMITTAL #8								
SUBMITTAL #7	JCG	06/07/23	5					
SUBMITTAL #6	JCG	06/29/23	6					
SUBMITTAL #5	JCG	08/07/23	4					
SUBMITTAL #4	JCG	11/22/23	3					
SUBMITTAL #3	JCG	01/22/24	2					
SUBMITTAL #2	JCG	02/12/24	1					

ACME WORKSHOP
architecture • planning • interiors
303.830.0089
1018 E. 24TH AVENUE
DENVER, COLORADO 80202

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BG
DATE: 03/07/2023

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
DESIGN PLAN

PROJECT NO.
21.313.2

DRAWING NAME
DESIGN PLAN

SP4.0

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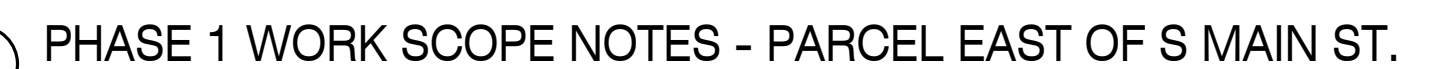
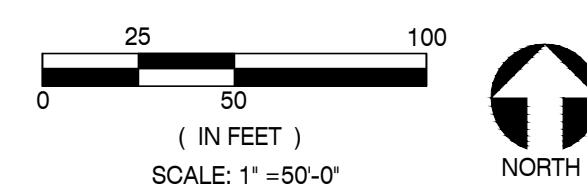
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A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



- | | | | | | |
|---|--|----|--|----|--|
| 1 | FULL BUILD-OUT OF SITE IMPROVEMENTS, CONNECTING PRIVATE DRIVES AND UTILITIES ON PARCEL WEST OF S. MAIN ST. ALL CURB CUTS TO PUBLIC STREETS TO BE CONSTRUCTED DURING PHASE 1. | 7 | NEW LANDSCAPE BUFFER/STORMWATER SWALE & IRRIGATION ON MAIN ST. SEE DESIGN PLAN FOR ADDITIONAL DETAILS. | 15 | NEW CONCRETE PAD AT TRANSIT STOP |
| 2 | NEW PAVEMENT STRIPING IN MAIN ST. | 8 | ADDITIONAL GRADING & SEEDING AREA WITHIN HIGHWAY R.O.W. | 16 | EXISTING ROADWAY LIGHTING. ALL LIGHT HEADS TO BE RETROFITTED WITH NEW 250W LED LUMINAIRE. REFER TO PHOTOMETRIC PLAN FOR MORE INFORMATION. |
| 3 | NEW 6 FT. WIDE ATTACHED PUBLIC SIDEWALK | 9 | NEW CURB & GUTTER | 17 | NEW ROADWAY LIGHTING |
| 4 | NEW CURB & GUTTER FOR DRIVEWAYS | 10 | NEW ATTACHED 8 FT. WIDE PUBLIC SIDEWALK | 18 | THIS EXISTING LIGHT TO BE RELOCATED ONLY IF IT CONFLICTS WITH A FUTURE CURB CUT DESIGNED WITH THE FUTURE DEVELOPMENT OF THE LOT ON THE EAST SIDE OF MAIN STREET. SEE PHOTOMETRIC PLAN, SHEET PH1.0 |
| 5 | EXISTING STORM INLET TO BE REMOVED | 11 | EXISTING CURB & GUTTER TO BE DEMOLISHED | 19 | CITY MONUMENT SIGN |
| 6 | NEW LANDSCAPE BUFFER & IRRIGATION AT BROMLEY & HIGHWAY 85 R.O.W.. SEE DESIGN PLAN FOR ADDITIONAL DETAILS. | 12 | NEW ROADWAY IMPROVEMENTS (ISLAND, STRIPING, PAVING) | | |
| | | 13 | GRADING & SEEDING IN CDOT R.O.W. | | |
| | | 14 | LANDSCAPE BERMS WITHIN BUFFER AREAS | | |

ADDITIONAL PHASE 1
IMPROVEMENTS ON
BROMLEY LANE, WEST OF
HWY. 85, SHOWN BELOW.



- THE PUBLIC IMPROVEMENTS ON THE EAST SIDE OF MAIN STREET WILL BE COMPLETED WITH THE HORIZONTAL DEVELOPMENT OF THE PARCEL ON THE EAST SIDE OF MAIN STREET.
1. FULL BUILD-OUT OF SITE IMPROVEMENTS AND UTILITIES ON PROPERTY EAST OF MAIN STREET. ALL CURB CUTS TO PUBLIC STREETS TO BE CONSTRUCTED. EXISTING CURB & GUTTER TO BE DEMOLISHED AS REQUIRED FOR NEW CURB CUT CONSTRUCTION.
 2. NEW CURB & GUTTER FOR DRIVEWAYS. CURB CUT LOCATION IS SCHEMATIC IN NATURE AND FINAL LOCATION TO BE DETERMINED BY PROPERTY DEVELOPER & CITY WHEN PARCEL EAST OF S. MAIN ST. IS DEVELOPED.
 3. NEW ACCESSIBLE RAMPS AT DRIVEWAYS.
 4. EXISTING 6 FT. WIDE SIDEWALK TO REMAIN. REPAIR/REPLACE SECTIONS OF WALK AS REQUIRED TO COMPLETE NEW CURB CUTS.
 5. EXISTING LIGHT POLE TO BE RELOCATED ONLY IF IT CONFLICTS WITH A FUTURE CURB CUT FOR THIS PROPERTY. LIGHT HEAD TO BE REPLACED WITH PHASE 1.

NO.	REVISION	BY	DATE	APPR.
7	SUBMITTAL #8	JCG	11/17/23	
6	SUBMITTAL #7	JCG	09/07/23	
5	SUBMITTAL #6	JCG	05/23/23	
4	SUBMITTAL #5	JCG	03/07/23	
3	SUBMITTAL #4	JCG	11/22/22	
2	SUBMITTAL #3	JCG	6/01/22	
1	SUBMITTAL #2	JCG	9/21/21	



DESIGNED BY: JG
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CHECKED BY: BG
DATE: 03/07/2023

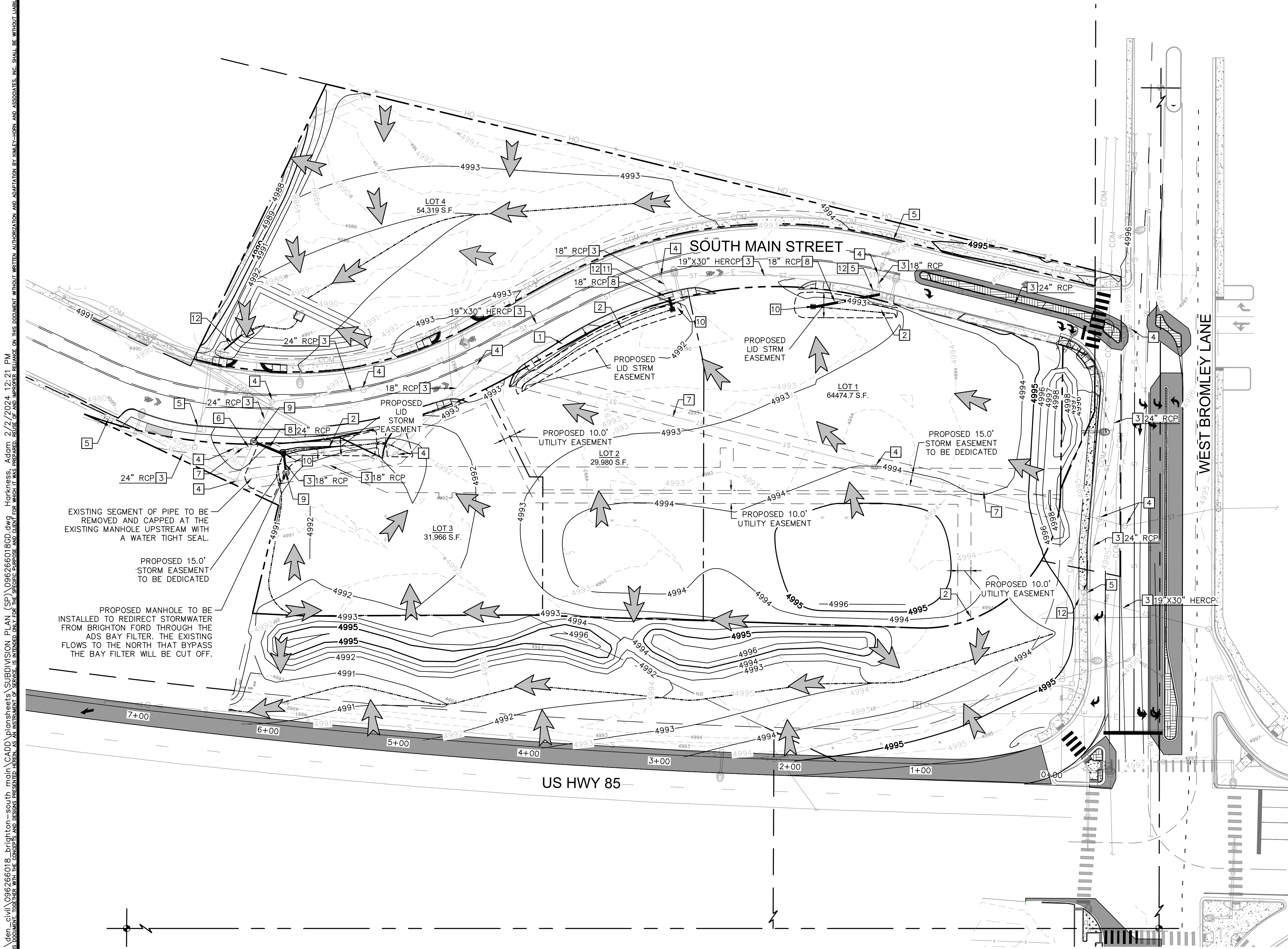
SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SUBDIVISION PLAN
PHASING PLAN

PROJECT NO. 21.313.2
DRAWING NAME
SP5.0

SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



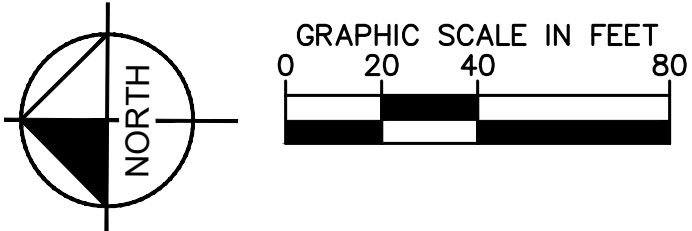
LEGEND

---	PROPERTY LINE
----	EXISTING CONTOURS
XXXX	PROPOSED CONTOURS
ST	EXISTING STORM PIPE
---	PROPOSED STORM PIPE
→	CONCEPTUAL DRAINAGE DIRECTION
---	CONCEPTUAL ACCESSIBLE ROUTE
---	PROPOSED SWALE
■	PROPOSED AREA INLET
□	PROPOSED CURB INLET
□	EXISTING CURB INLET
○	EXISTING STORM MANHOLE

- KEYNOTES**
- 1 CONCEPTUAL ACCESSIBLE ROUTE
 - 2 LID SWALE
 - 3 EXISTING STORM SEWER (SIZE AND MATERIAL PER PLAN)
 - 4 EXISTING STORM MANHOLE
 - 5 EXISTING CURB INLET
 - 6 EXISTING HYDRODYNAMIC SEPARATOR (ADS BAY/FILTER UNIT)
 - 7 EXISTING 15" RCP STORM SEWER PIPE
 - 8 PROPOSED STORM SEWER (SIZE AND MATERIAL PER PLAN)
 - 9 PROPOSED STORM MANHOLE
 - 10 PROPOSED TYPE 13 AREA INLET
 - 11 PROPOSED TYPE R CURB INLET
 - 12 PROPOSED CONNECTION TO CITY OF BRIGHTON PUBLIC STORM SEWER SYSTEM

- NOTES:**
1. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND 1:50 CROSS SLOPE.

SITE BENCHMARK:
BENCHMARK "S 62" (NGS)
LOCATED 63.0 FEET NORTHWEST OF THE NEAR RAIL OF THE BURLINGTON NORTHERN RAILROAD TRACKS, 128.0 FEET SOUTHWEST OF MILE MARKER 522, 1.1 FEET NORTHWEST OF A METAL WITNESS POST (NO SIGN) AND 0.9 FEET SOUTHEAST OF A CARSONITE WITNESS POST SET IN THE TOP OF A 10 INCH SQUARE CONCRETE POST PROJECTING 0.2 FEET ABOVE THE GROUND LEVEL.
ELEVATION = 5079.70 FEET (NAVD 1988)



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4382 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: BC
DATE: 01/02/2024

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
GRADING AND DRAINAGE PLAN

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096266018GD

SP6.0

SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

DRY UTILITY KEYNOTES

- 1 EX. ELECTRIC LINE
- 2 EX. COMMUNICATIONS LINE
- 3 EX. GAS LINE
- 4 EX. ELECTRIC TRANSFORMER TO REMAIN
- 5 EX. ELECTRIC TRANSFORMER TO BE REMOVED
- 6 EX. COMMUNICATIONS STRUCTURE
- 7 EX. SWITCH CABINET TO BE REMOVED
- 8 PROP. ELECTRIC LINE
- 9 PROP. COMMUNICATION LINE
- 10 PROP. GAS LINE
- 11 PROP. ELECTRIC LINE P.O.C.
- 12 PROP. COMMUNICATION LINE P.O.C.
- 13 PROP. GAS LINE P.O.C.
- 14 PROP. FIBER OPTIC P.O.C.
- 15 PROP. RELOCATED SWITCH CABINET
- 16 EX. LIGHT TO REMAIN
- 17 RELOCATED LIGHT POLE

UTILITY LEGEND

- EXISTING TRANSFORMER BOX ON PAD
- PROPERTY LINE
- PARKING/BUILDING SETBACK
- EXISTIN/PROPOSED EASEMENT
- EXISTING UNDERGROUND POWER
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND COMMUNICATIONS
- EX./PROP. WATER MANHOLE
- EX./PROP. STORM DRAIN MANHOLE
- EX./PROP. SANITARY SEWER MANHOLE
- EX./PROP. SANITARY SEWER CLEANOUT
- EX./PROP. STORM DRAIN INLET
- EX./PROP. FIRE HYDRANT
- PROPOSED UNDERGROUND POWER
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND COMMUNICATIONS
- PROPOSED SWALE

WATER KEYNOTES

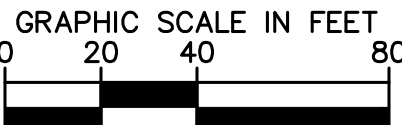
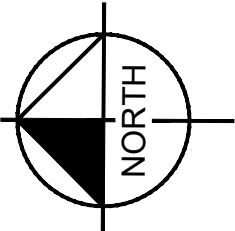
- 1 EX. WATER MAIN
- 2 EX. FIRE HYDRANT TO BE REMOVED/RELOCATED
- 3 PROP. 6" FIRE HYDRANT
- 4 PROP. DOM. WATER SERVICE STUB FOR FUTURE LOT DEVELOPMENT
- 5 PROP. 8" WATER MAIN
- 6 PROP. CONNECTION TO EXISTING WATER MAIN
- 7 PROP. 6" GATE VALVE
- 8 PROP. 8"x6" TEE
- 9 PROP. 8" GATE VALVE

SANITARY & STORM SEWER KEYNOTES

- 1 EX. SANITARY SEWER PIPE
- 2 EX. SANITARY SEWER MANHOLE TO REMAIN
- 3 PROP. SANITARY SEWER SERVICE WYE CONNECTION TO EX. MAIN
- 4 PROP. 15" STORM SEWER CURB INLET
- 5 EX. HYDRODYNAMIC SEPARATOR WATER QUALITY SYSTEM MANHOLE (ADS 5K BAY FILTER)
- 6 EX. PUBLIC RCP STORM SEWER PIPE
- 7 EX. STORM INLET TO BE REMOVED
- 8 PROP. 18" RCP STORM SEWER PIPE
- 9 EX. STORM SEWER MANHOLE TO REMAIN
- 10 PROP. SANITARY SEWER STUB FOR FUTURE LOT DEVELOPMENT
- 11 EX. STORM INLET
- 12 PROP. STORM TYPE 13 AREA INLET
- 13 PROP. 6" SANITARY SEWER SERVICE LINE. MIN SLOPE 1.04%
- 14 PROP. STORM MANHOLE
- 15 PROP. 24" RCP STORM SEWER PIPE

NOTES

- FRANCHISE UTILITY ROUTING TO BE CONFIRMED. ADDITIONAL COORDINATION WITH UNITED POWER, CENTURYLINK AND OTHER APPLICABLE UTILITY IS REQUIRED
- ALL UTILITY INFRASTRUCTURE IS SHOWN FOR PLANNING PURPOSES ONLY. EXACT LOCATION AND DETAILS WILL BE ESTABLISHED DURING THE ENGINEERING REVIEW.



Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
4382 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
096830004

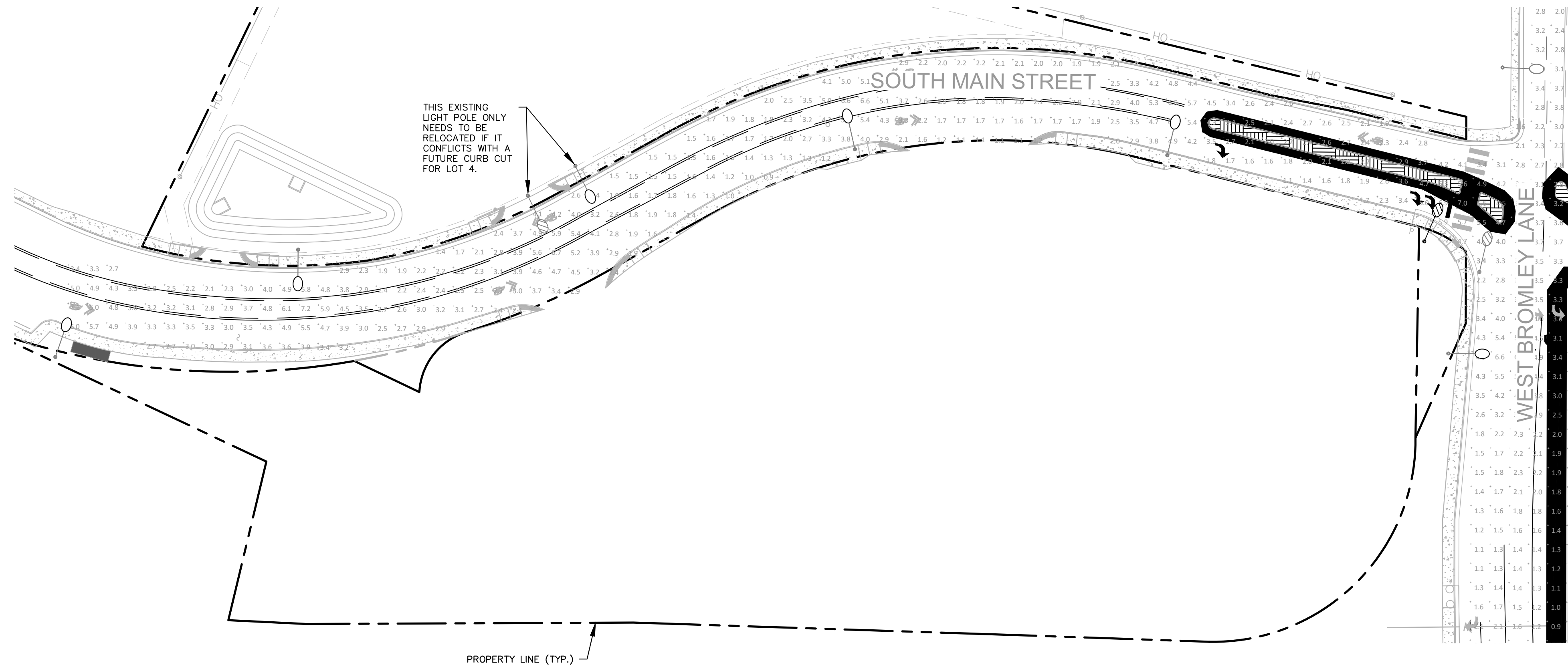
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DESIGNED BY: JLV
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KIMLEY-HORN AND ASSOCIATES, INC.
4382 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 728-2300

SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



A PHOTOMETRIC SITE PLAN
SCALE: 1" = 40'

LEGEND			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	QUANTITY
	PROPOSED NEW 250W LED LUMINAIRE ERL2-0-31-B5-30-A ON NEW 36' POLE WITH 15' MAST ARM PER UNITED POWER CITY OF BRIGHTON CODE CHAPTER 7.	36'9" FT WITH 15' MAST ARM*	1
	EXISTING 250W HPS STREET LIGHT TO BE REMOVED AND RELOCATED TO NEAREST PROPOSED LOCATION.	36'9" FT WITH 15' MAST ARM*	2
	EXISTING LIGHT POLE TO BE RETROFIT WITH NEW 250W LED LUMINAIRE - ERL2-0-31-B5-30-A.	36'9" FT WITH 15' MAST ARM*	6
	EXISTING LIGHT POLE TO REMAIN.	36'9" FT WITH 15' MAST ARM*	1

*LIGHTING FIXTURE, POLE HEIGHT, AND MAST ARM LENGTH PER UNITED POWER CITY OF BRIGHTON CODE CHAPTER 7 - STANDARD STREET LIGHT ASSEMBLIES.

DESIGN CRITERIA	
PUBLIC STREET LIGHTING REQUIREMENTS PER UNITED POWER STANDARDS	
MINIMUM ILLUMINANCE(fc)	
0.9-1.5	

CALCULATION SUMMARY	
SOUTH MAIN STREET	
ILLUMINANCE (fc)	
MINIMUM = 0.90	
WEST BROMLEY AVENUE	
ILLUMINANCE (fc)	
MINIMUM = 0.90	

CONTRACTOR TO COORDINATE
FIXTURE FINISH PRIOR TO
PURCHASE AND INSTALLATION

B STREET LIGHTING CUTSHEET
NOT TO SCALE

Evolve® LED Roadway Lighting

Cobra Head (ERL2)

Project Name: BRIGHTON SOUTH MAIN REDEVELOPMENT
Date: 11/14/2022
Notes: ERL2-0-31-B5-30-A

The **Evolve®** LED Roadway ERL2 Luminaire is optimized utilizing advanced LED reflective optical system for local, collector and major roadways. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life.

CONSTRUCTION		LUMEN MAINTENANCE																																																									
Housing: Aluminum die cast enclosure. Casting Integral heat sink for maximum heat transfer		Projected Lux per IES TM-21-11 at 25°C																																																									
Lens: Impact resistant tempered glass		<table><tr><th>Lumen Coder</th><th>Distributions</th><th>25,000 HR</th><th>50,000 HR</th><th>60,000 HR</th></tr><tr><td>15</td><td>A5, B5, C5, D5, E5</td><td>L99</td><td>L99</td><td>L99</td></tr><tr><td>18</td><td>A5, B5, C5, D5, E5</td><td>L99</td><td>L98</td><td>L98</td></tr><tr><td>19</td><td>A5, B5, C5, D5, E5</td><td>L99</td><td>L98</td><td>L97</td></tr><tr><td>21</td><td>A5, B5, C5, D5, E5</td><td>L94</td><td>L87</td><td>L85</td></tr><tr><td>23</td><td>A5, B5, C5, D5, E5</td><td>L97</td><td>L96</td><td>L95</td></tr><tr><td>25</td><td>A5, B5, C5, D5, E5</td><td>L96</td><td>L95</td><td>L95</td></tr><tr><td>27</td><td>A5, B5, C5, D5, E5</td><td>L96</td><td>L94</td><td>L94</td></tr><tr><td>28</td><td>A5, B5, C5, D5, E5</td><td>L96</td><td>L94</td><td>L93</td></tr><tr><td>30, 31</td><td>A5, B5, C5, D5, E5</td><td>L95</td><td>L93</td><td>L92</td></tr><tr><td>32</td><td>A5, B5, C5, D5, E5</td><td>L94</td><td>L91</td><td>L90</td></tr></table>			Lumen Coder	Distributions	25,000 HR	50,000 HR	60,000 HR	15	A5, B5, C5, D5, E5	L99	L99	L99	18	A5, B5, C5, D5, E5	L99	L98	L98	19	A5, B5, C5, D5, E5	L99	L98	L97	21	A5, B5, C5, D5, E5	L94	L87	L85	23	A5, B5, C5, D5, E5	L97	L96	L95	25	A5, B5, C5, D5, E5	L96	L95	L95	27	A5, B5, C5, D5, E5	L96	L94	L94	28	A5, B5, C5, D5, E5	L96	L94	L93	30, 31	A5, B5, C5, D5, E5	L95	L93	L92	32	A5, B5, C5, D5, E5	L94	L91	L90
Lumen Coder	Distributions	25,000 HR	50,000 HR	60,000 HR																																																							
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32	A5, B5, C5, D5, E5	L94	L91	L90																																																							
Paint: Corrosion resistant polyester powder painted, minimum 2.0 mil thickness (RAL & custom colors available) Standard = Black, Dark Bronze Gray, White Optional = Coastal Finish		Note: Projected Lux based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.																																																									
Weight: 24.0 lbs (10.9 kgs)		RATINGS																																																									
OPTICAL SYSTEM		Operating Temp: -40°C to 50°C *																																																									
Lumens: 16,000 - 32,000		Vibration: 3G per ANSI C136.31-2018																																																									
Distribution: Type II Narrow, Type II Wide, Type III, Type IV and Type II Enhanced Back light		LM-79: Testing in accordance with IES Standards																																																									
Efficacy: 112-140 LPW		EMI: Title 47 CFR Part 15 Class A																																																									
CCT: 2700K, 3000K, 4000K, 5000K		RoHS: Complies with the material restrictions of RoHS																																																									
CRI (Min): 70 CRI		*ERL2 (32K Lumen 347-480V SKU) operates at -40°C to 45°C																																																									
ELECTRICAL		CONTROLS																																																									
Input Voltage: 120-277V or 347-480V		Dimming: Standard 0-10V Optional DALI (Option U) <input type="checkbox"/>																																																									
Input Frequency: 50/60Hz		Sensors: Photo Electric Sensors (PE) available LightGrid Compatible <input type="checkbox"/>																																																									
Power Factor: ≥ 90% at rated watts		WARRANTY																																																									
Total Harmonic Distortion: ≤ 20% at rated watts		<input type="checkbox"/> 5 Year (Standard) <input type="checkbox"/> 10 Year (Optional)																																																									
SURGE PROTECTION*																																																											
Standard: <input type="checkbox"/> 10kV/5kA		Secondary 10kV/5kA (R Option) or Secondary 20kV/10kA (T Option)																																																									

*Per ANSI C136.2-2018

gecurrent.com/evolve

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Page 10 of 20
(Rev 09/15/22)
OLP9887

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
4382 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: JLV
DRAWN BY: JLV
CHECKED BY: JLV
DATE: 11/17/2022

SOUTH MAIN REDEVELOPMENT
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO
SUBDIVISION PLAN
PHOTOMETRIC SITE PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096830004
DRAWING NAME
096266018EL
PH1.0