

# 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

## LEGAL DESCRIPTION:

### PARCEL A:

THAT PART OF THE SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;  
THENCE 90°0'0" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;  
THENCE 25°29'0" E ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 458.16 FEET TO A POINT ON THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85, SAID POINT BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING N 25°29'0" E AND ALONG THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 35.16 FEET;  
THENCE S 78°13'0" E A DISTANCE OF 120.10 FEET;  
THENCE N 11°47'0" E A DISTANCE OF 27.10 FEET;  
THENCE S 78°13'0" E A DISTANCE OF 65.26 FEET;  
THENCE N 11°47'0" E A DISTANCE OF 263.90 FEET;  
THENCE S 64°31'0" E A DISTANCE OF 127.76 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD;  
THENCE S 13°32'0" E ALONG SAID WESTERLY R.O.W. LINE A DISTANCE OF 604.11 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85;  
THENCE ALONG SAID NORTHERLY R.O.W. LINE AND THE EASTERLY R.O.W. LINE OF U.S. HIGHWAY NO. 85 AS FOLLOWS:  
S 90°0'0" W, 107.70 FEET; N 67°11'37" W, 64.37 FEET; N 26°29'13" W, 149.34 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 4155'30", THE RADIUS OF SAID CURVE IS 205.00 FEET; THE CHORD OF SAID CURVE BEARS N 05°31'28" W, 146.68 FEET;  
THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 150.00 FEET TO THE END OF SAID CURVE;  
THENCE N 16°48'1" E A DISTANCE OF 61.56 FEET TO THE TRUE POINT OF BEGINNING,  
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 THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED AUGUST 24, 2021 AT RECEPTION NO. 202100010110,  
AND EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF BRIGHTON IN QUIT CLAIM DEED RECORDED SEPTEMBER 9, 2021 AT RECEPTION NO. 2021000107255,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

### PARCEL B:

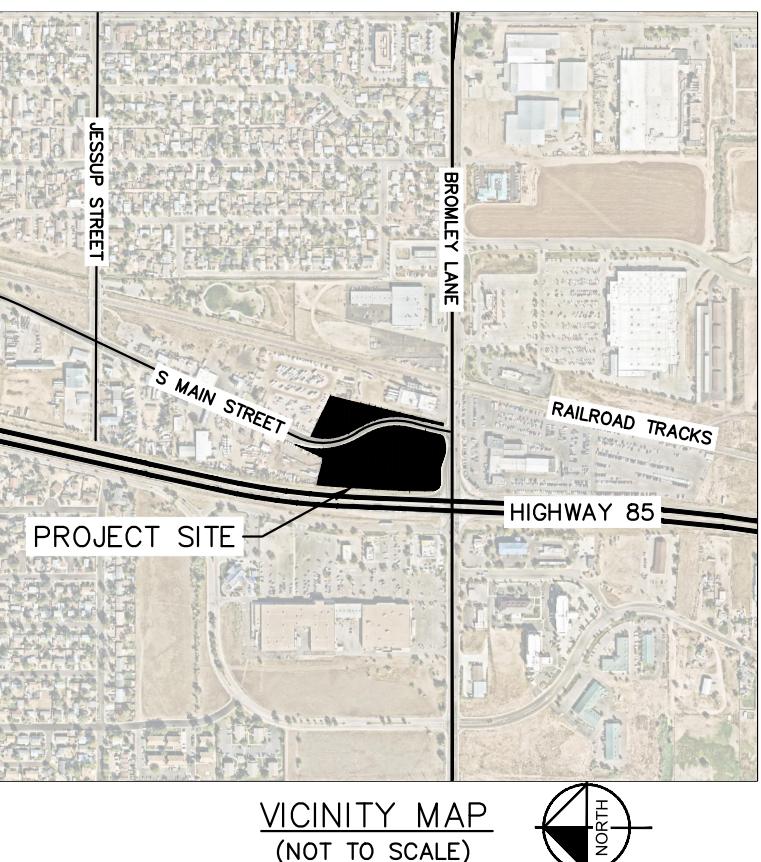
THAT PART OF THE SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;  
THENCE 90°0'0" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;  
THENCE 25°29'0" E ALONG SAID SOUTHERLY EXTENSION AND EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 493.32 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S 78°13'0" E A DISTANCE OF 120.10 FEET;  
THENCE N 11°47'0" E A DISTANCE OF 27.10 FEET;  
THENCE S 78°13'0" E A DISTANCE OF 65.26 FEET;  
THENCE N 11°47'0" E A DISTANCE OF 99.00 FEET;  
THENCE N 78°13'0" W A DISTANCE OF 154.62 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31;  
THENCE S 25°29'0" W ALONG SAID EASTERLY R.O.W. LINE A DISTANCE OF 129.79 FEET TO THE TRUE POINT OF BEGINNING,  
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,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

### PARCEL C:

THAT PART OF THE SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, DESCRIBED AS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7;  
THENCE N 90°0'0" E ON AN ASSUMED BEARING ALONG THE SOUTH LINE SAID SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  A DISTANCE OF 148.63 FEET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF COUNTY ROAD NO. 31;  
THENCE N 25°29'0" E ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF COUNTY ROAD NO. 31 A DISTANCE OF 623.11 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE S 78°13'0" E A DISTANCE OF 154.62 FEET;  
THENCE N 11°47'0" E A DISTANCE OF 164.90 FEET;  
THENCE N 64°31'0" W A DISTANCE OF 111.17 FEET TO A POINT ON THE EASTERLY LINE OF COUNTY ROAD NO. 31;  
THENCE S 25°29'0" W ALONG SAID EASTERLY LINE A DISTANCE OF 196.83 FEET TO THE TRUE POINT OF BEGINNING,  
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,  
COUNTY OF ADAMS,  
STATE OF COLORADO.

### PARCEL D:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
THENCE NORTH 00 DEGREES 03 MINUTES EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 294.90 FEET;  
THENCE SOUTH 89 DEGREES 50 MINUTES EAST AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 222.90 FEET;  
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 7.40 FEET TO THE INTERSECTION OF THE WEST LINE OF FORMER COUNTY ROAD NO. 31 (MAIN STREET) WITH THE EAST LINE OF U.S. HIGHWAY NO. 85 WHICH IS THE TRUE POINT OF BEGINNING;  
THENCE NORTH 25 DEGREES 24 MINUTES EAST, 409.75 FEET ALONG THE WEST RIGHT OF WAY LINE OF FORMER COUNTY ROAD NO. 31;  
THENCE NORTH 66 DEGREES 24 MINUTES WEST, 151.16 FEET, MORE OR LESS, TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHWAY NO. 85;  
THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 406.60 FEET TO THE TRUE POINT OF BEGINNING,  
EXCEPT ANY PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN SPECIAL WARRANTY DEED RECORDED DECEMBER 11, 2012 AT RECEPTION NO. 201200093435, AND IN SPECIAL WARRANTY DEED RECORDED JULY 25, 2018 AT RECEPTION NO. 2018000059830,  
COUNTY OF ADAMS,  
STATE OF COLORADO.



## CONTACTS

<b>OWNER</b>	<b>DEVELOPER</b>
BRIGHTON URBAN RENEWAL AUTHORITY (BURA) 500 S. 4TH AVENUE BRIGHTON, CO 80601 PHONE: 303.655.2155	EVERGREEN-HWY 85 & BROMLEY, L.L.C. 1873 SOUTH BELLAIRE STREET - SUITE 1200 DENVER, CO 80222 PHONE: 602.567.7171 CONTACT: ALEX GONZALEZ
<b>ARCHITECT</b>	<b>LANDSCAPE ARCHITECT</b>
ACME WORKSHOP 1018 EAST 24TH AVENUE DENVER, CO 80205 PHONE: 303.830.0089 CONTACT: JENNIFER GRAY	JIMENEZ DESIGN GROUP, LLC 314 ROSE FINCH CIRCLE HIGHLANDS RANCH, CO 80129 PHONE: 303.913.7417 CONTACT: JULIO JIMENEZ
<b>CIVIL ENGINEER</b>	<b>SURVEYOR</b>
KIMLEY-HORN AND ASSOCIATES, INC. 4582 SOUTH ULSTER ST. - SUITE 1500 DENVER, CO 80237 PHONE: 303.228.2339 CONTACT: BRYCE CHRISTENSEN, PE	ENGINEERING SERVICE COMPANY, INC. 14190 EAST EVANS AVENUE AURORA, CO 80014 303.337.1393 CONTACT: CHARLES N. BECKSTROM, PLS

SITE DATA TABLE			
LOT NUMBER	ZONING	PROPOSED USE	AREA (AC)
1	PLANNED DEVELOPMENT (PD)	COMMERCIAL	1.52
2	PLANNED DEVELOPMENT (PD)	COMMERCIAL	0.69
3	PLANNED DEVELOPMENT (PD)	COMMERCIAL	0.71
4	PLANNED DEVELOPMENT (PD)	COMMERCIAL	1.25
		TOTAL	4.17

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 OPERATION 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 STRIPING, THE TRASH 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:

N 260 RESET  
FOUND NGS 3-1/2" BRONZE VERTICAL CONTROL MARKDISK STAMPED "N 260 RESET 1979" SET IN THE TOP OF A 12" DIAMETER CONCRETE POST 0.6" ABOVE GROUND LEVEL. LOCATED 79.0' SOUTH OF THE CENTER OF BROMLEY LANE AND 0.15 MILES EAST OF U.S. HIGHWAY 85, AND 34.9' EAST OF A RAILROAD CROSSING.  
ELEVATION: 4997.44 FEET (NAVD 1988 DATUM).

## LEGAL DESCRIPTION (CONTINUED):

### PARCEL 3REV:

A TRACT OF LAND PARCEL 3REV OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. NH 0856-068 IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE N89°45'17"E, COINCIDENT WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 407.72 FEET; THENCE NO014°44"W, A DISTANCE OF 76.05 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR BROMLEY ROAD, MARKED BY A 3 1/4" CDOT ROW MONUMENT, STAMPED POINT NO. 523, PLS 38110 AND THE TRUE POINT OF BEGINNING;

1. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 91°47'03", A DISTANCE OF 168.20 FEET, (A CHORD BEARING N45°02'17"W, A DISTANCE OF 150.79 FEET);  
2. THENCE NO137°59"E, A DISTANCE OF 104.89 FEET;

3. THENCE NO130°00'0"E, A DISTANCE OF 194.52 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, ALSO BEING THE SOUTHEASTERLY LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER C0533653, OF THE RECORDS OF ADAMS COUNTY, COLORADO;

4. THENCE COINCIDENT WITH SAID SOUTHEASTERLY AND NORTHERLY PARCEL LINE, AND WESTERLY RIGHT OF WAY LINE FOR MAIN STREET THE FOLLOWING 2 COURSES:

1) N24°59'32"E, A DISTANCE OF 209.43 FEET;  
2) THENCE N76°53'36"W, A DISTANCE OF 6.13 FEET;

5. THENCE COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE FOR MAIN STREET, N24°48'16"E, A DISTANCE OF 163.61 FEET;

6. THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 30°02'29", A DISTANCE OF 196.62 FEET, (A CHORD BEARING S04°45'14"W, A DISTANCE OF 194.38 FEET);

7. THENCE S251°25'W, A DISTANCE OF 199.18 FEET;

8. THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 14°57'41", A DISTANCE OF 23.24 FEET, (A CHORD BEARING S19°40'4"E, A DISTANCE OF 23.17 FEET);

9. THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 110°41'44", A DISTANCE OF 96.60 FEET, (A CHORD BEARING S29°27'10"W, A DISTANCE OF 82.26 FEET);

10. THENCE ON THE ARC OF A CURVE TO THE LEFT, A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 41°35'48", A DISTANCE OF 148.83 FEET, (A CHORD BEARING S05°27'47"E, A DISTANCE OF 145.58 FEET);

11. THENCE S26°45'20"E, A DISTANCE OF 149.28 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

COUNTY OF ADAMS,  
STATE OF COLORADO.

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 1983(1992), WITH THE SOUTH LINE OF THE SW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, MARKED BY A 3 1/4" ALUMINUM CAP IN MONUMENT BOX (CHARLES RUSSELL, LS 23519) AT THE SW CORNER, AND MARKED BY A 3 1/4" ALUMINUM CAP IN MONUMENT BOX (ILLEGIBLE) AT THE SOUTH 1/16TH CORNER, AS BEARING N89°45'17"E, A DISTANCE OF 1,356.12 FEET.

## PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

## CITY COUNCIL ACCEPTANCE OF PUBLIC IMPROVEMENTS

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON,

COLORADO ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

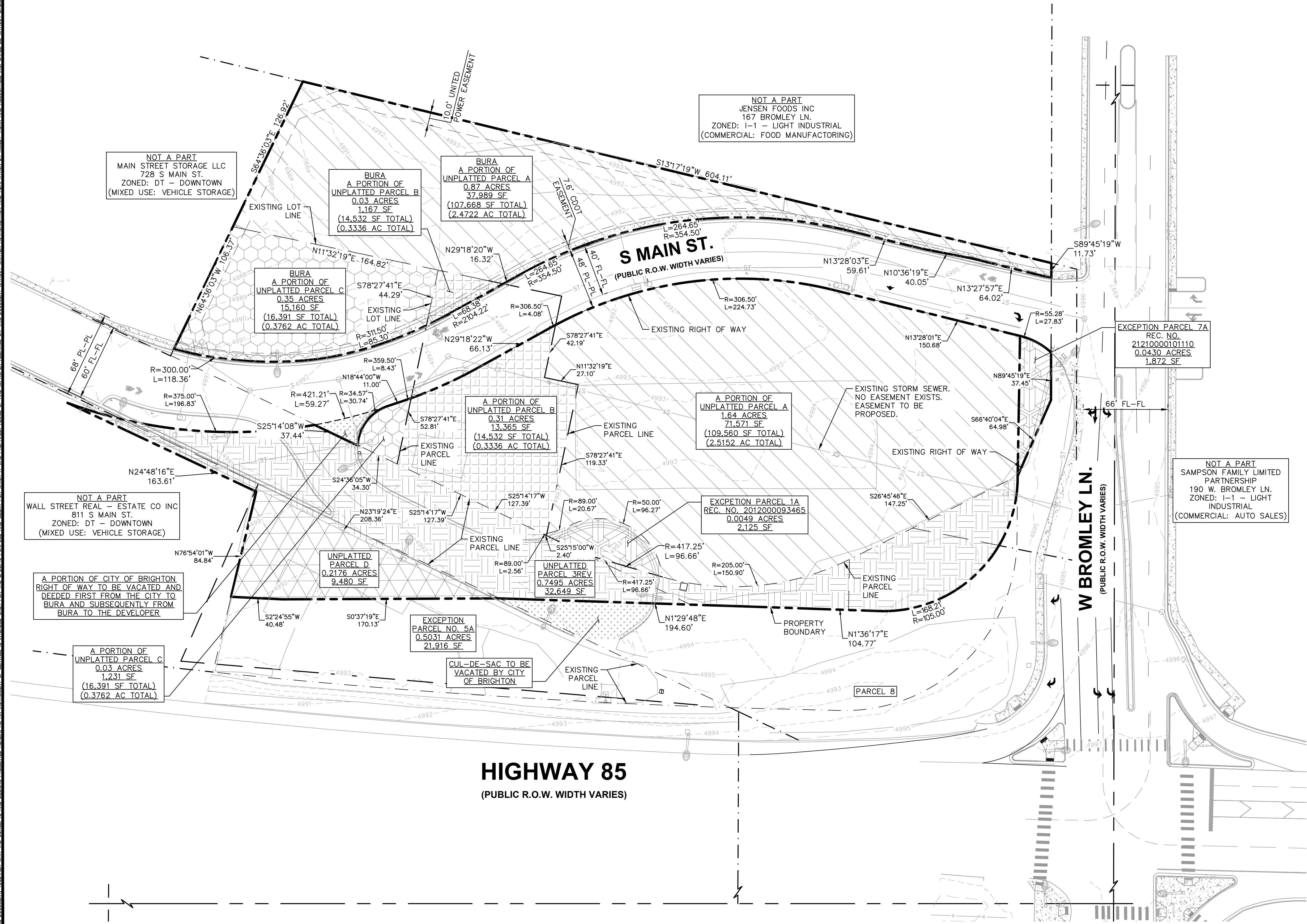
DESIGNED BY: <b>JG</b>	DRAWN BY: <b>JG</b>
CHECKED BY: <b>BC</b>	DATE: <b>01/02/2024</b>
4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300	
SOUTH MAIN REDEVELOPMENT SUBDIVISION PLAN COVER SHEET	



# 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

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Harkness, Adam 2/2/2024 12:19 PM  
REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTA  
TION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.



# Kimley Horn

KIMLEY-HORN AND ASSOCIATES, INC.  
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**  
**EXISTING CONDITIONS**

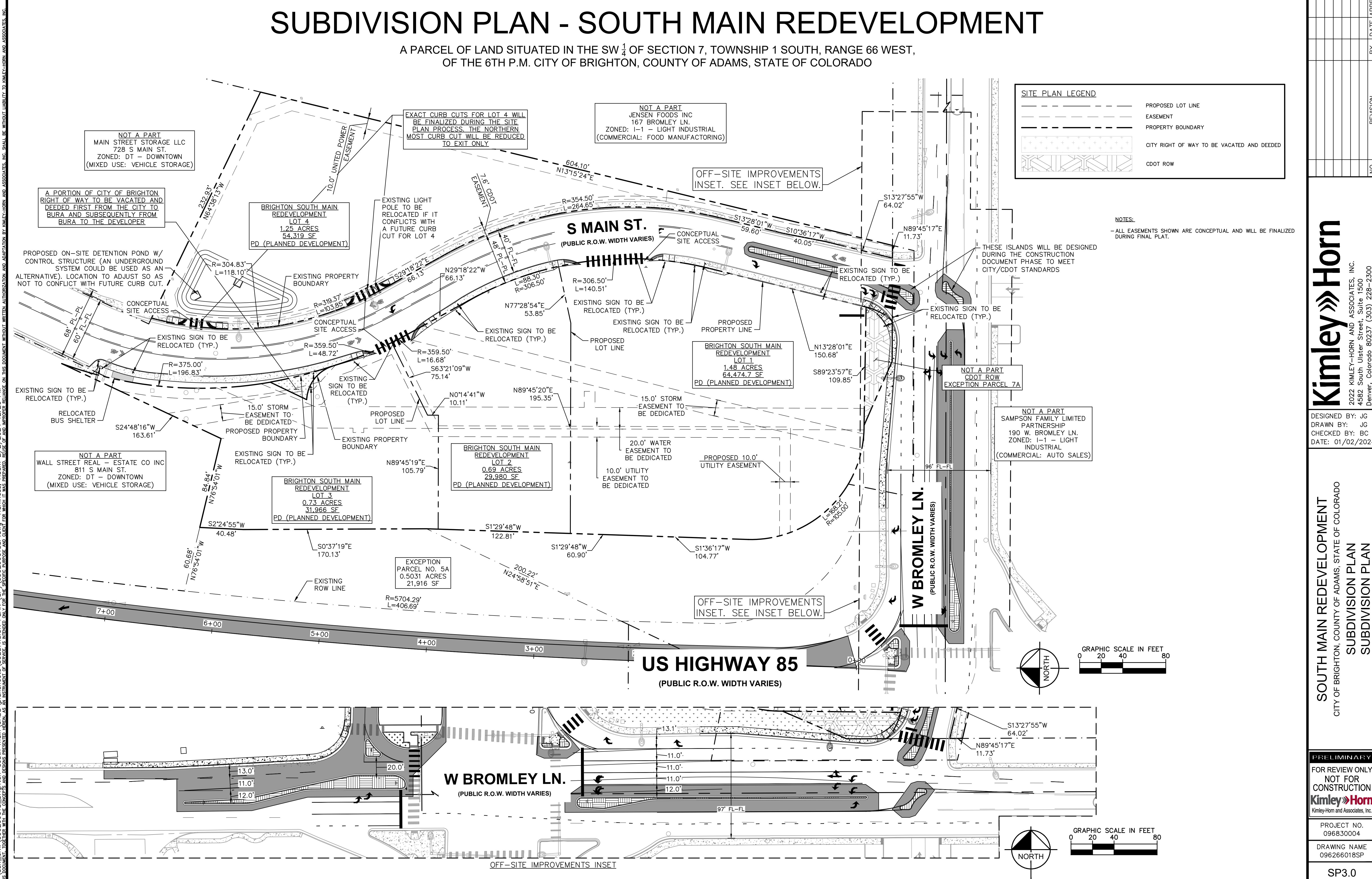
PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

Kimley-Horn and Associates, Inc.  
PROJECT NO.  
096830004  
DRAWING NAME  
096266018EX  
SP2.0

SHEET 3 OF 10

# SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

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

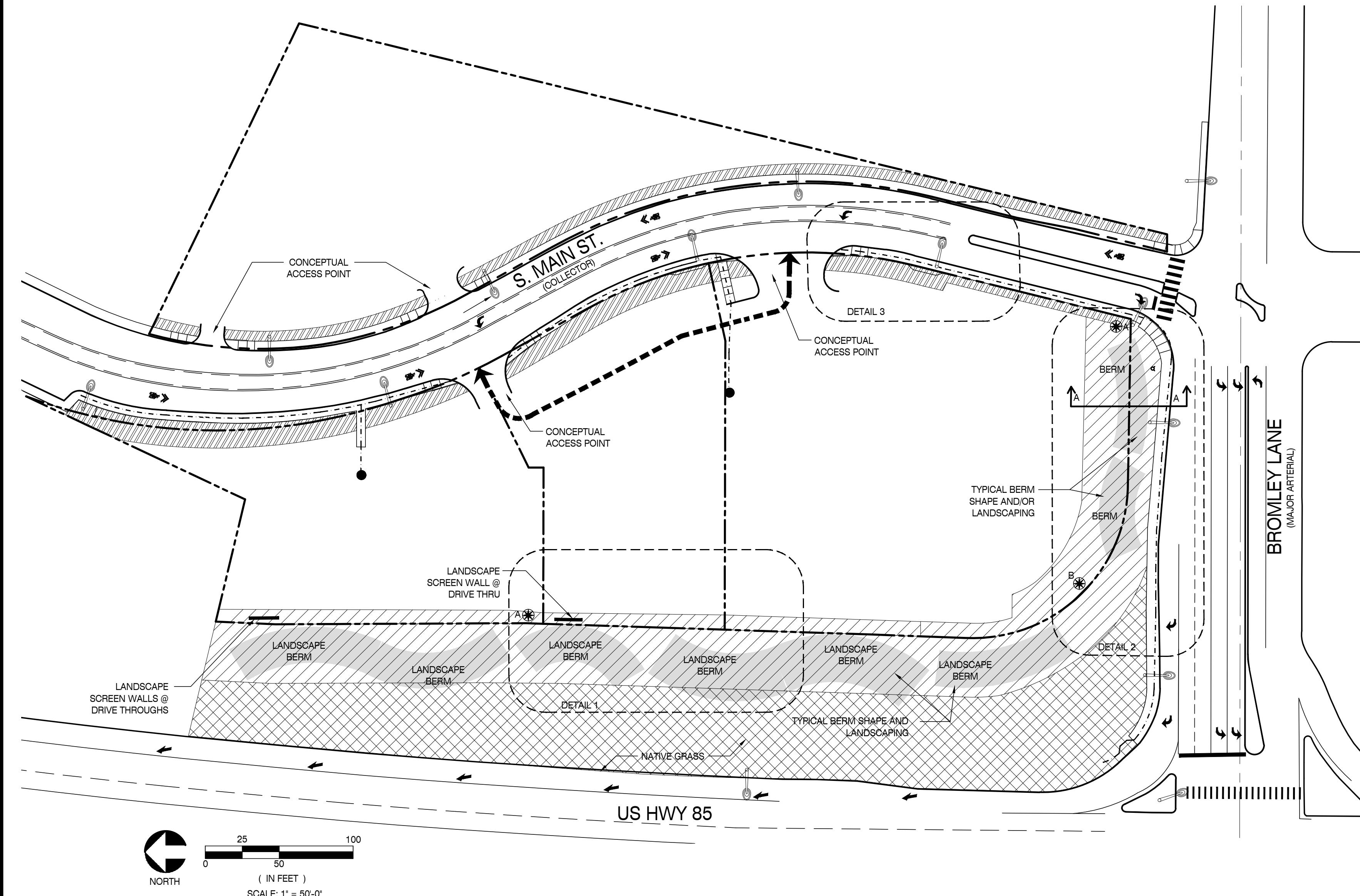


# SUBDIVISION PLAN OF SOUTH MAIN REDEVELOPMENT

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

PROPERTY LINE		FRONTAGE TYPE: TYPE I LANDSCAPE BUFFER
SHARED ACCESS DRIVE		FRONTAGE TYPE: TYPE III LANDSCAPE BUFFER
PEDESTRIAN PATH, PUBLIC TO PRIVATE PARCEL		SEDED AREA (TYPE III BUFFER)
SECTION THROUGH SITE		
		MULTI-TENANT SIGN LOCATION
		PROJECT MARQUEE/CITY SIGN / MULTI-TENANT SIGN
LANDSCAPE SCREEN WALLS AT LOTS 2 & 3 DRIVE THROUGH AT HWY 85		



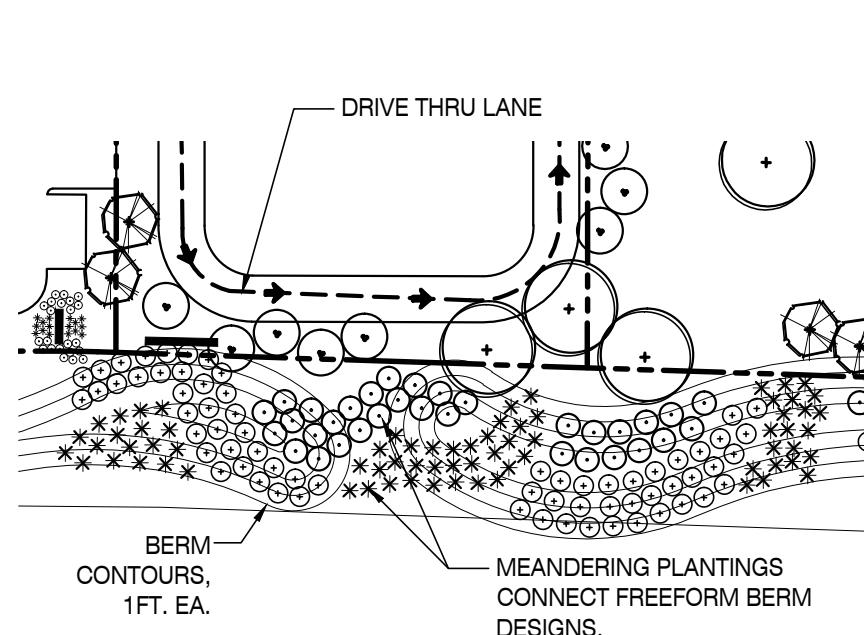
## DEVELOPMENT & MAINTENANCE OF ALL LANDSCAPE BUFFERS

WITH PHASE 1, THE DEVELOPER, EVERGREEN-HWY 85 & BROMLEY, LLC, WILL FULLY INSTALL ALL BUFFER AREAS FOR THE ENTIRE PROJECT AREA WEST OF S. 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

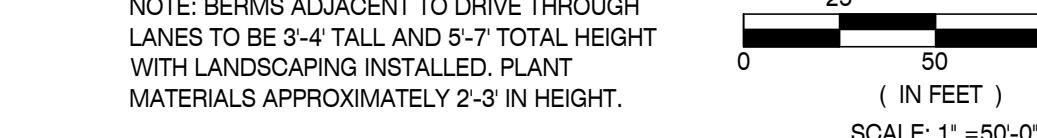
COMMUNITY DESIGN STANDARDS FOR THE PROJECT CAN BE FOUND IN THE APPLICABLE PLANNED DEVELOPMENT DOCUMENTS.



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"

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



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



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

NO.	SUBMITTAL #	APPR.
7	SUBMITTAL #48	JCG 11/17/23
6	SUBMITTAL #47	JCG 09/07/23
5	SUBMITTAL #46	JCG 05/23/23
4	SUBMITTAL #56	JCG 03/07/23
3	SUBMITTAL #44	JCG 11/22/22
2	SUBMITTAL #43	JCG 09/02/22
1	SUBMITTAL #42	JCG 08/21/21
	REVISION	BY DATE

PROJECT NO.  
21.313.2  
DRAWING NAME  
Site Planning | Landscape Architecture | Urban Design  
SP4.0

NO.	SUBMITTAL #	APPR.
7	SUBMITTAL #48	JCG 11/17/23
6	SUBMITTAL #47	JCG 09/07/23
5	SUBMITTAL #46	JCG 05/23/23
4	SUBMITTAL #56	JCG 03/07/23
3	SUBMITTAL #44	JCG 11/22/22
2	SUBMITTAL #43	JCG 09/02/21
1	SUBMITTAL #42	JCG 08/21/21
	REVISION	BY DATE

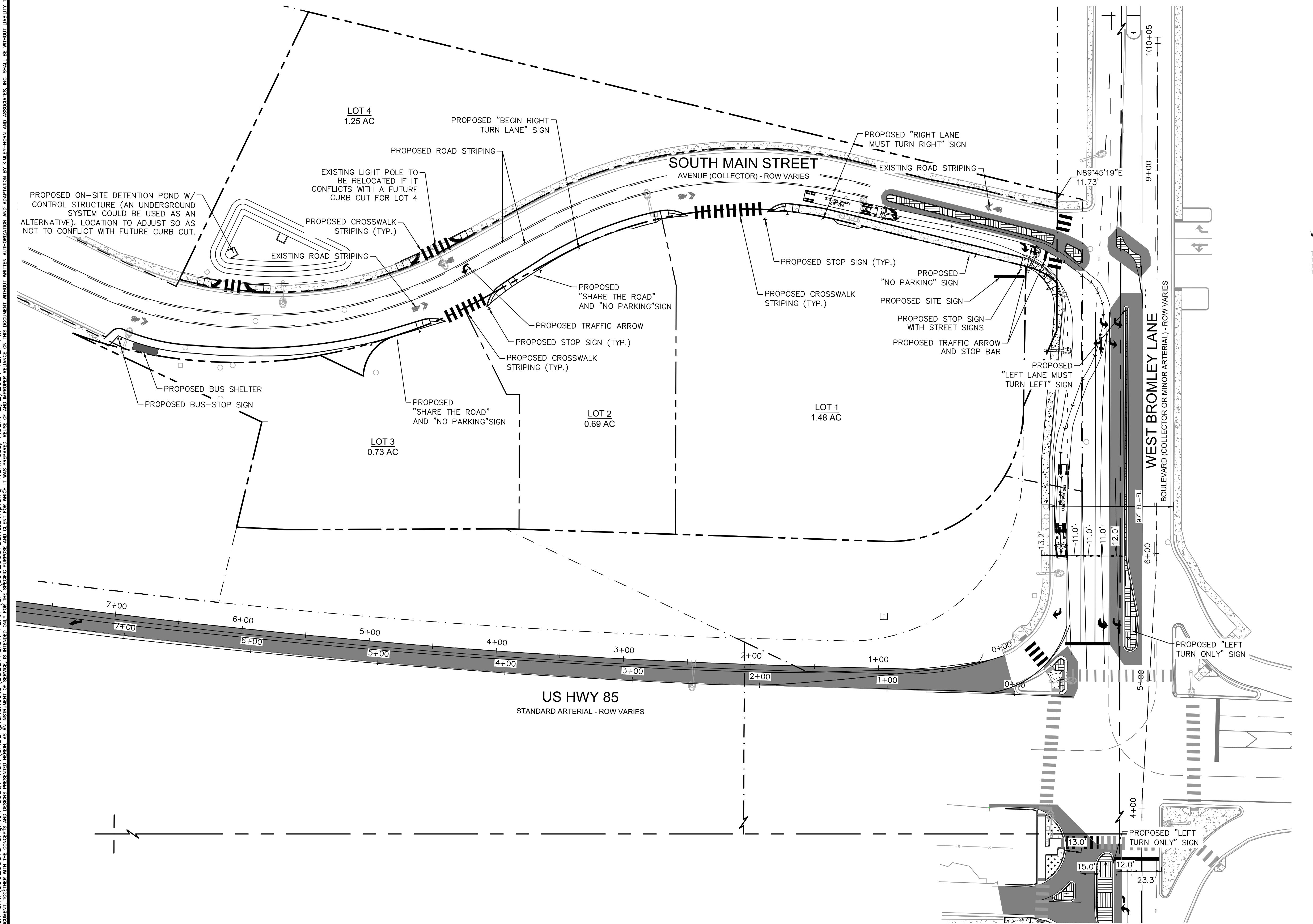


DESIGNED BY: JG  
DRAWN BY: JG  
CHECKED BY: BG  
DATE: 03/07/2023

# 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

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. USE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



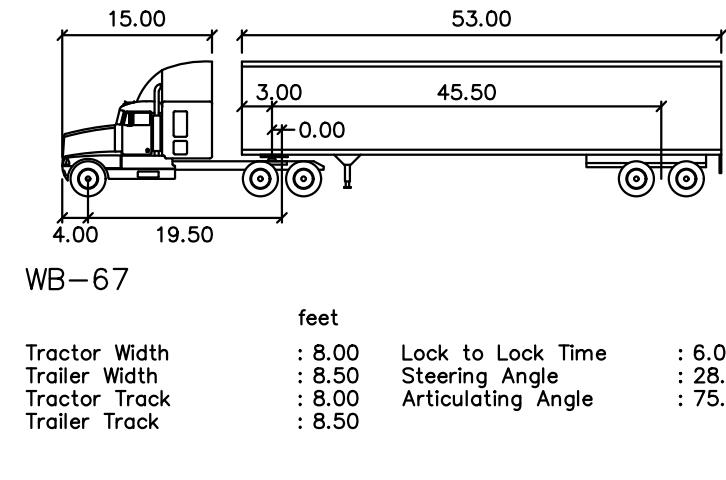
LEGEND

— - - PROPERTY LINE

— - - LOT LINE

CONCRETE SIDEWALK

PROPOSED SIGN



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

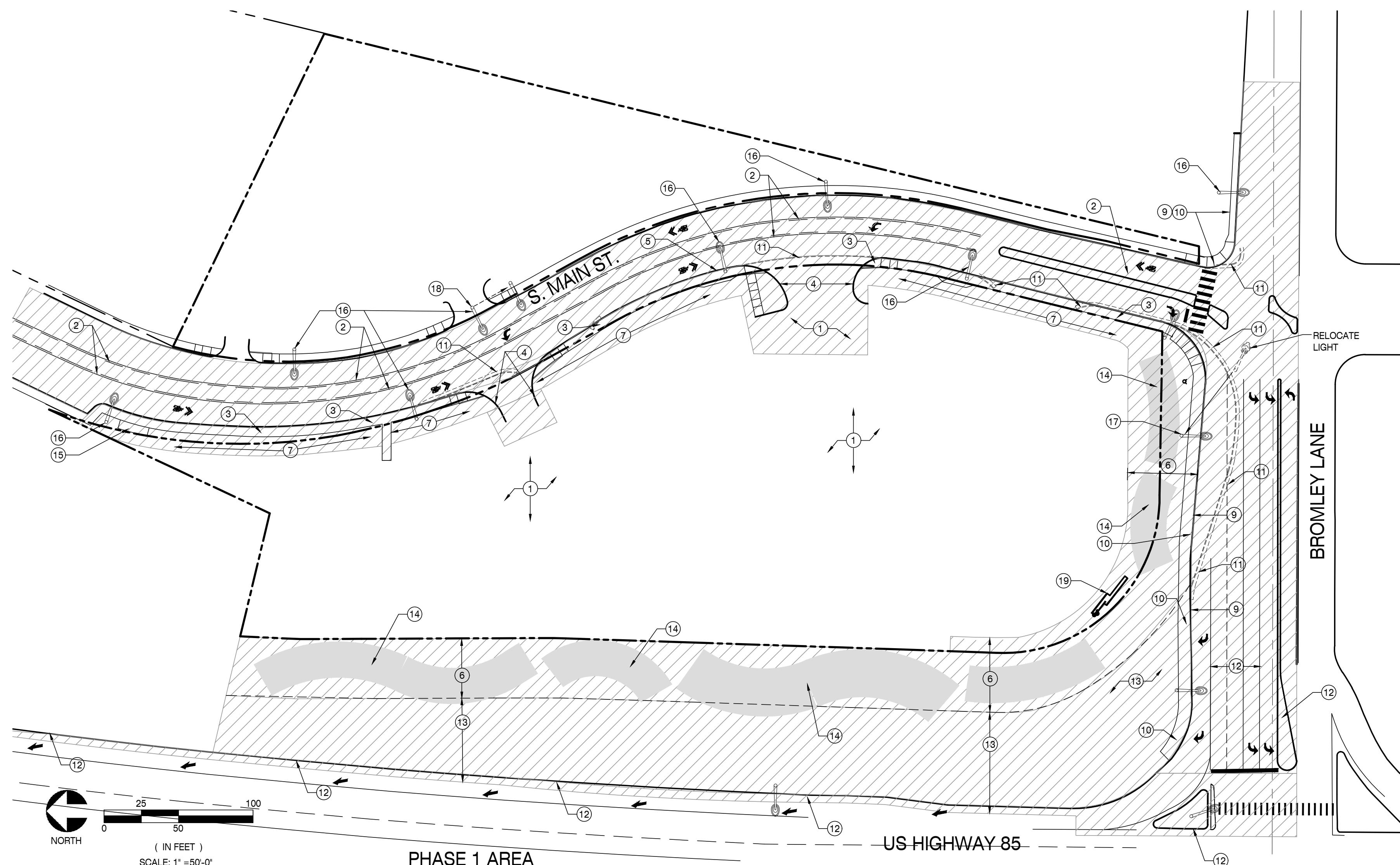
**SOUTH MAIN REDEVELOPMENT  
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO  
SUBDIVISION PLAN  
SIGNAGE AND STRIPING PLAN**

PRELIMINARY	
FOR REVIEW ONLY	
NOT FOR	
CONSTRUCTION	
<b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.	
PROJECT NO.	
096830004	
DRAWING NAME	
096266018SN&STRp	
SP4.1	

SHEET 6 OF 10

# SUBDIVISION PLAN OF SOUTH MAIN REDEVELOPMENT

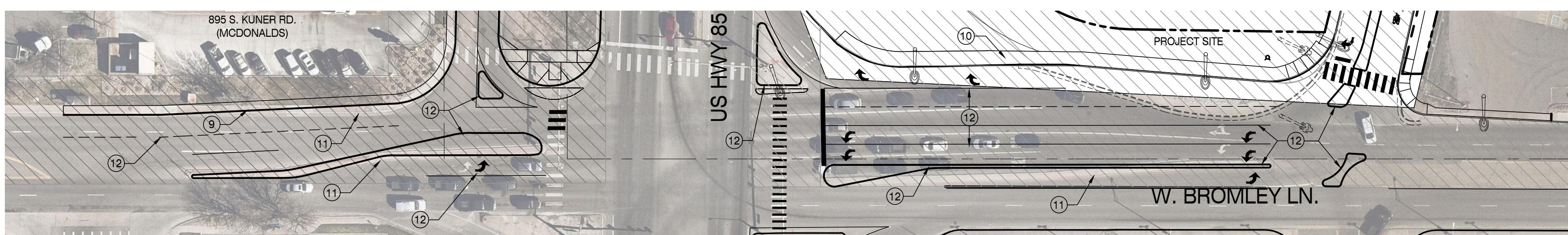
A PARCEL OF LAND SITUATED IN THE SW  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 66 WEST,  
OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



## PHASE 1 WORK SCOPE NOTES - PARCEL WEST OF S MAIN ST.

- 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.
- ② NEW PAVEMENT STRIPING IN MAIN ST.
- ③ NEW 6 FT. WIDE ATTACHED PUBLIC SIDEWALK
- ④ NEW CURB & GUTTER FOR DRIVEWAYS
- ⑤ EXISTING STORM INLET TO BE REMOVED
- ⑥ NEW LANDSCAPE BUFFER & IRRIGATION AT BROMLEY & HIGHWAY 85 R.O.W.. SEE DESIGN PLAN FOR ADDITIONAL DETAILS.
- ⑦ NEW LANDSCAPE BUFFER/STORMWATER SWALE & IRRIGATION ON MAIN ST. SEE DESIGN PLAN FOR ADDITIONAL DETAILS.
- ⑧ ADDITIONAL GRADING & SEEDING AREA WITHIN HIGHWAY R.O.W.
- ⑨ NEW CURB & GUTTER
- ⑩ NEW ATTACHED 8 FT. WIDE PUBLIC SIDEWALK
- ⑪ EXISTING CURB & GUTTER TO BE DEMOLISHED
- ⑫ NEW ROADWAY IMPROVEMENTS (ISLAND, STRIPING, PAVING)
- ⑬ GRADING & SEEDING IN CDOT R.O.W.
- ⑭ LANDSCAPE BERMES WITHIN BUFFER AREAS
- ⑯ NEW CONCRETE PAD AT TRANSIT STOP
- ⑯ EXISTING ROADWAY LIGHTING. ALL LIGHT HEADS TO BE RETROFITTED WITH NEW 250W LED LUMINAIRE. REFER TO PHOTOMETRIC PLAN FOR MORE INFORMATION.
- ⑯ NEW ROADWAY LIGHTING
- ⑯ 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 PH.0
- ⑯ CITY MONUMENT SIGN

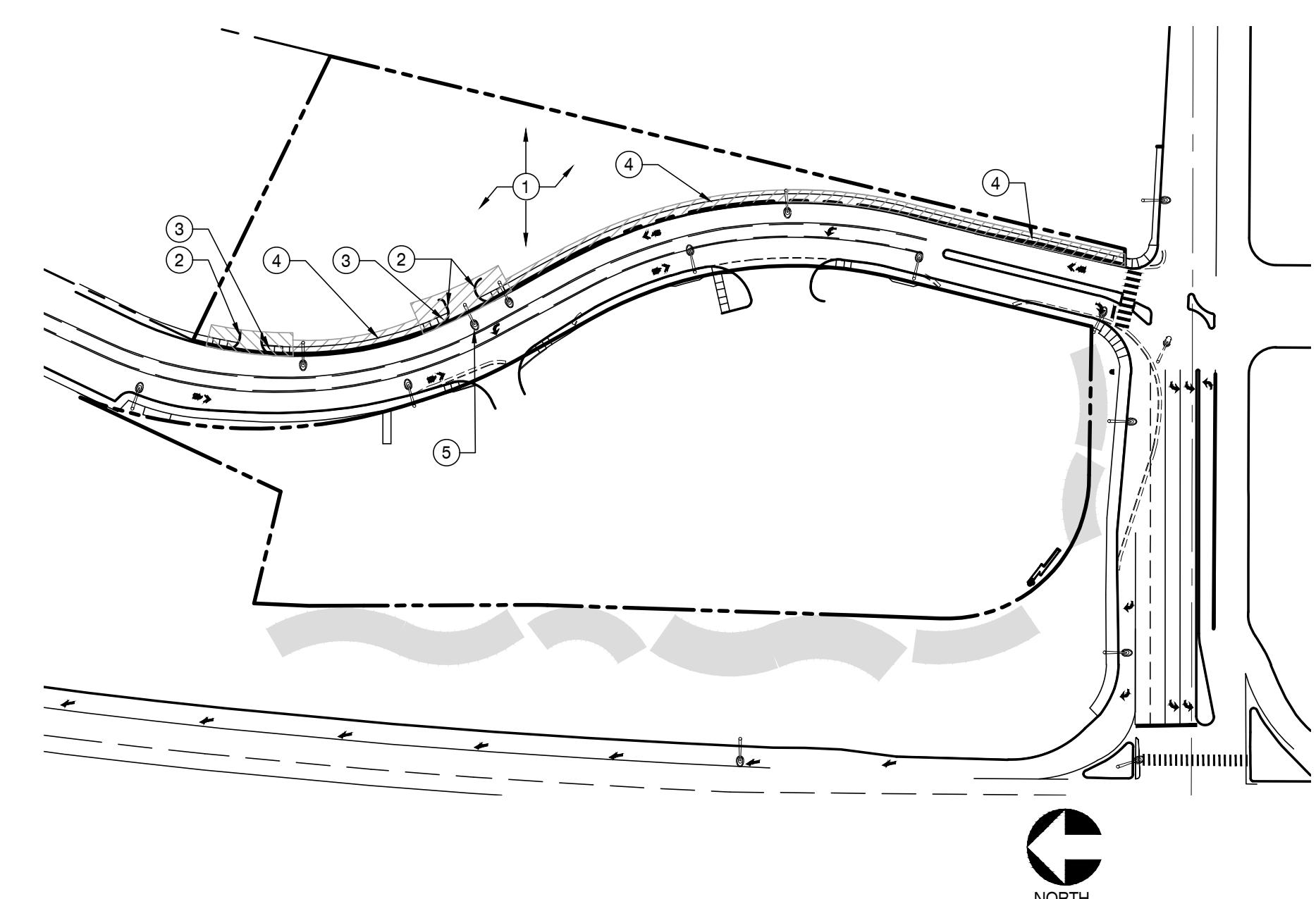
## ADDITIONAL PHASE 1 IMPROVEMENTS ON BROMLEY LANE, WEST OF HWY. 85, SHOWN BELOW.



0 25 50 100  
( IN FEET )  
NORTH

## SITE PLAN LEGEND

- PROPERTY LINE
- - - DEMOLISHED CURB & GUTTER
- LIMITS OF PHASE / AREA



## PHASE 1 WORK SCOPE NOTES - PARCEL EAST OF S MAIN ST.

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.

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

**SUBDIVISION PLAN**  
PHASING PLAN

NO.	SUBMITTAL #	APPR.
7	1111723	JCG
6	1111723	JCG
5	0523233	JCG
4	0307233	JCG
3	1122222	JCG
2	0901222	JCG
1	0321211	JCG
	REVISION	BY DATE

PROJECT NO.  
21.313.2  
DRAWING NAME  
SP5.0

NO.	SUBMITTAL #	APPR.
7	1111723	JCG
6	1111723	JCG
5	0523233	JCG
4	0307233	JCG
3	1122222	JCG
2	0901222	JCG
1	0321211	JCG
	REVISION	BY DATE

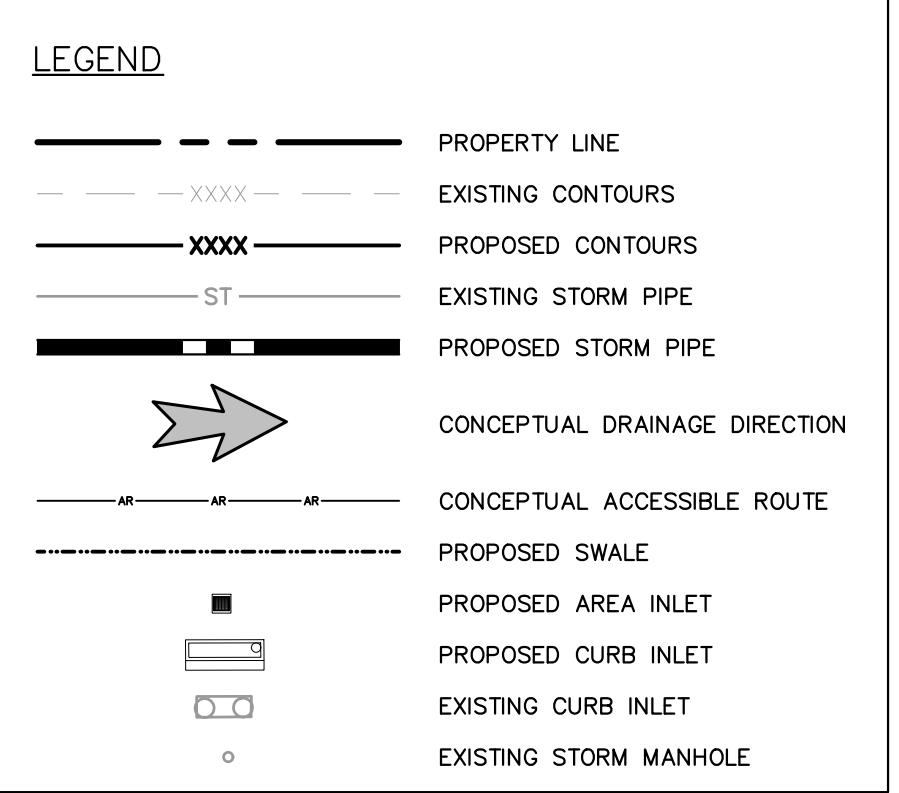
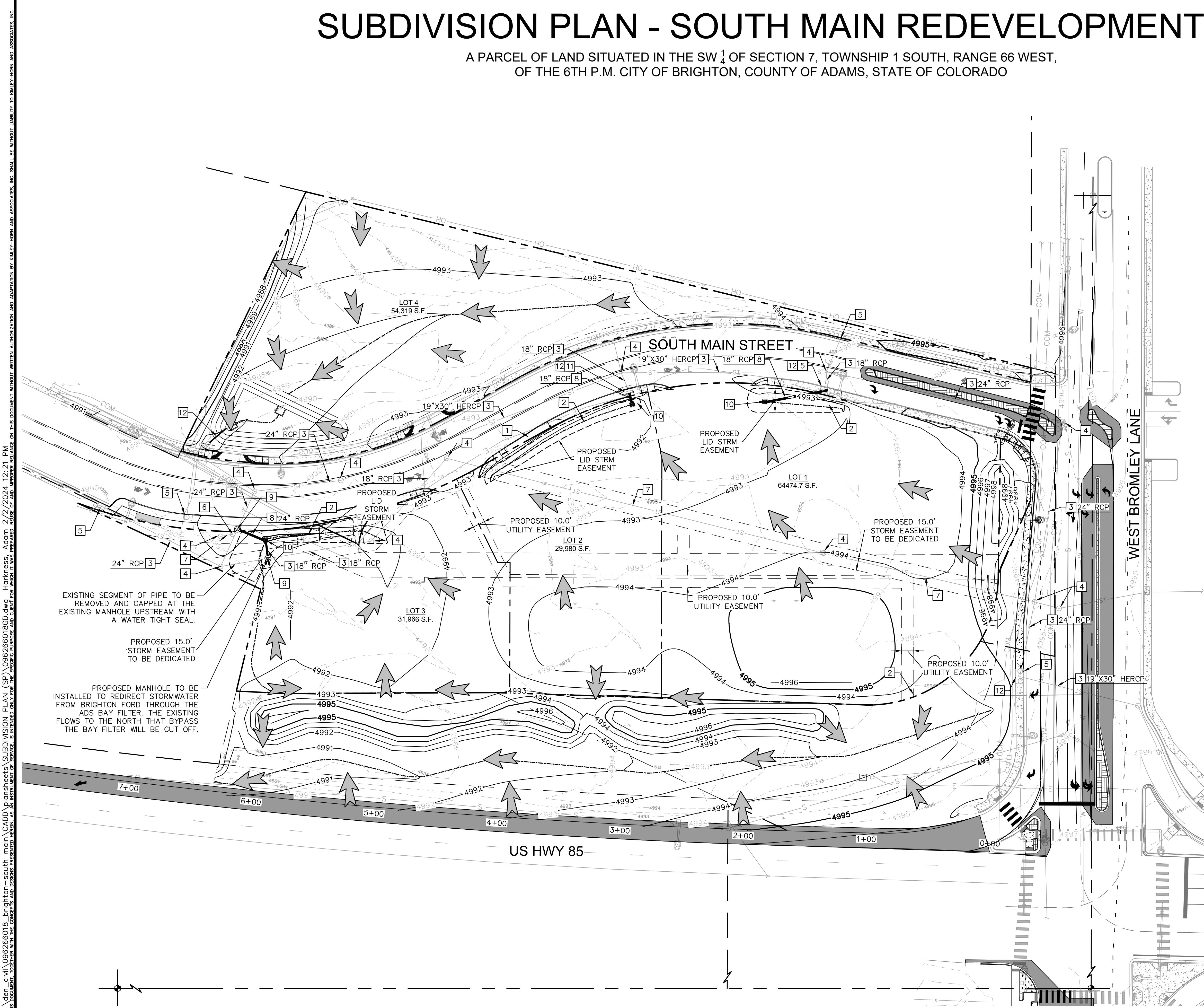
**ACME WORKSHOP**  
architecture • planning • interiors  
303.830.0089  
1018 E. 24TH AVENUE  
DENVER, COLORADO  
80205

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

1111723  
0523233  
0307233  
1122222  
0901222  
0321211

# SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

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



## 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 BAYFILTER 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)

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

PROJECT NO.  
096830004

DRAWING NAME  
096266018GD

SP6.0

DATE APPN  
BY

NO. REVISION

1500

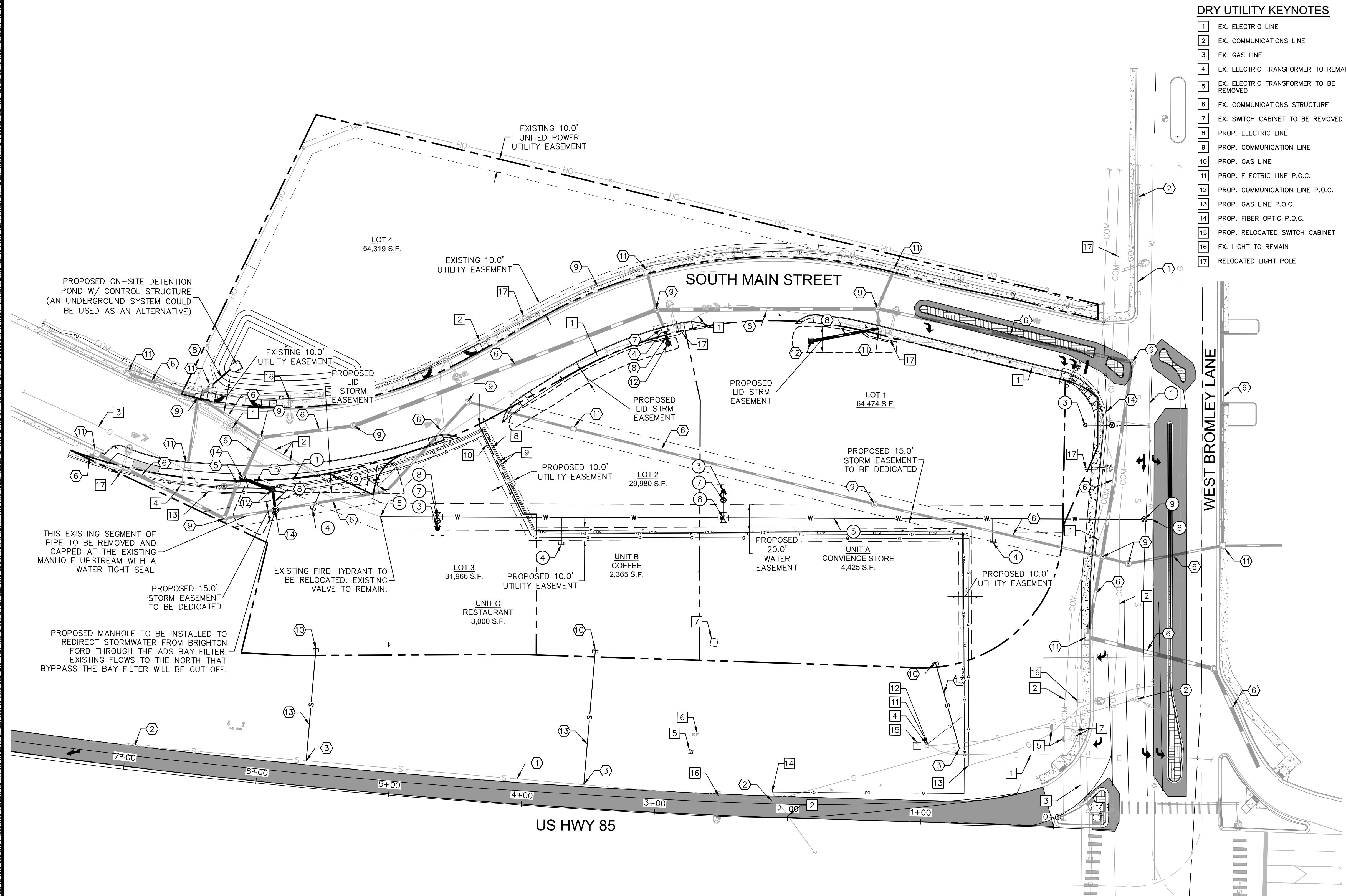
**KimleyHorn**  
2022 Kimley-Horn and Associates, Inc.  
4582 South Uster Street, Suite 1500  
Denver, Colorado 80237 303 228-2300

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

# SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

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

K:\den\_civil\096266018\_brighton-south main\CAD\Plansheets\SUBDIVISION PLAN (SP)\096266018UT.dwg Harkness, Adm 2/2/2024 12:22 PM  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. It is not to be used, reproduced, or relied upon for any other purpose.



## 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
	EXISTING/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

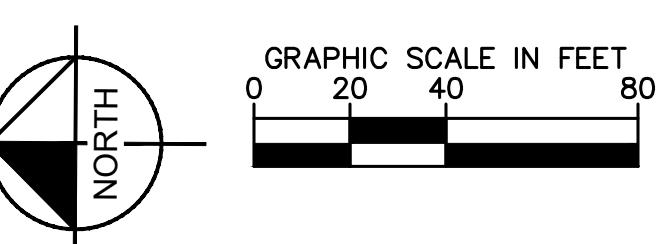
- 1 EX. SANITARY SEWER PIPE
- 2 EX. SANITARY SEWER MANHOLE TO REMAIN
- 3 PROP. SANITARY SEWER SERVICE WYE CONNECTION TO EX. MAIN
- 4 PROP. 15" STORM SEWER CURB INLET
- 5 EX. HYDRODYNAMIC SEPARATOR WATER QUALITY SYSTEM MANHOLE (ADS 5K BAY FILTER)
- 6 EX. PUBLIC RCP STORM SEWER PIPE
- 7 EX. STORM INLET 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

PRELIMINARY  
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NOT FOR CONSTRUCTION  
**KimleyHorn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096266004  
DRAWING NAME  
096266018UT  
SP7.0

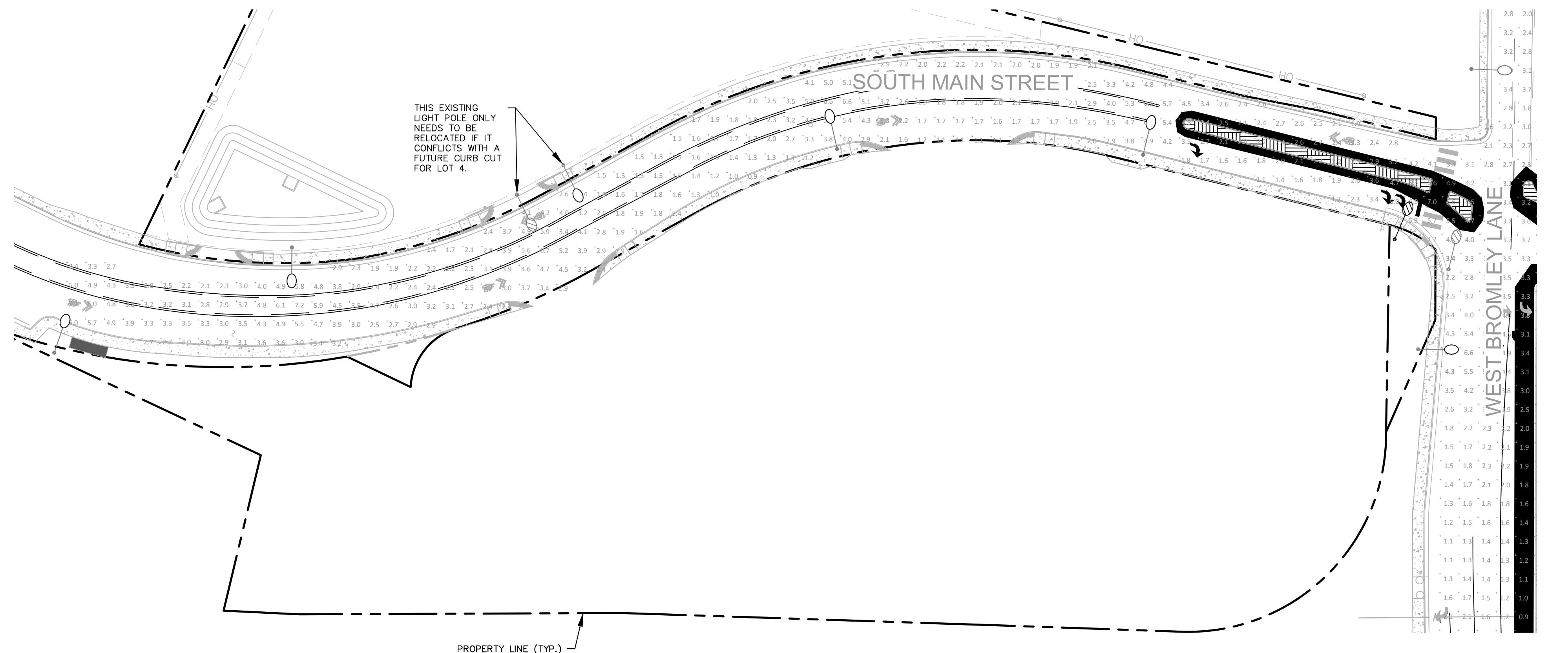
**Kimley»Horn**  
2022 Kimley-Horn and Associates, Inc.  
4582 South Uster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

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



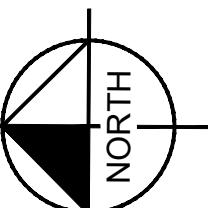
# SUBDIVISION PLAN - SOUTH MAIN REDEVELOPMENT

A PARCEL OF LAND SITUATED IN THE SW<sup>1</sup> 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'

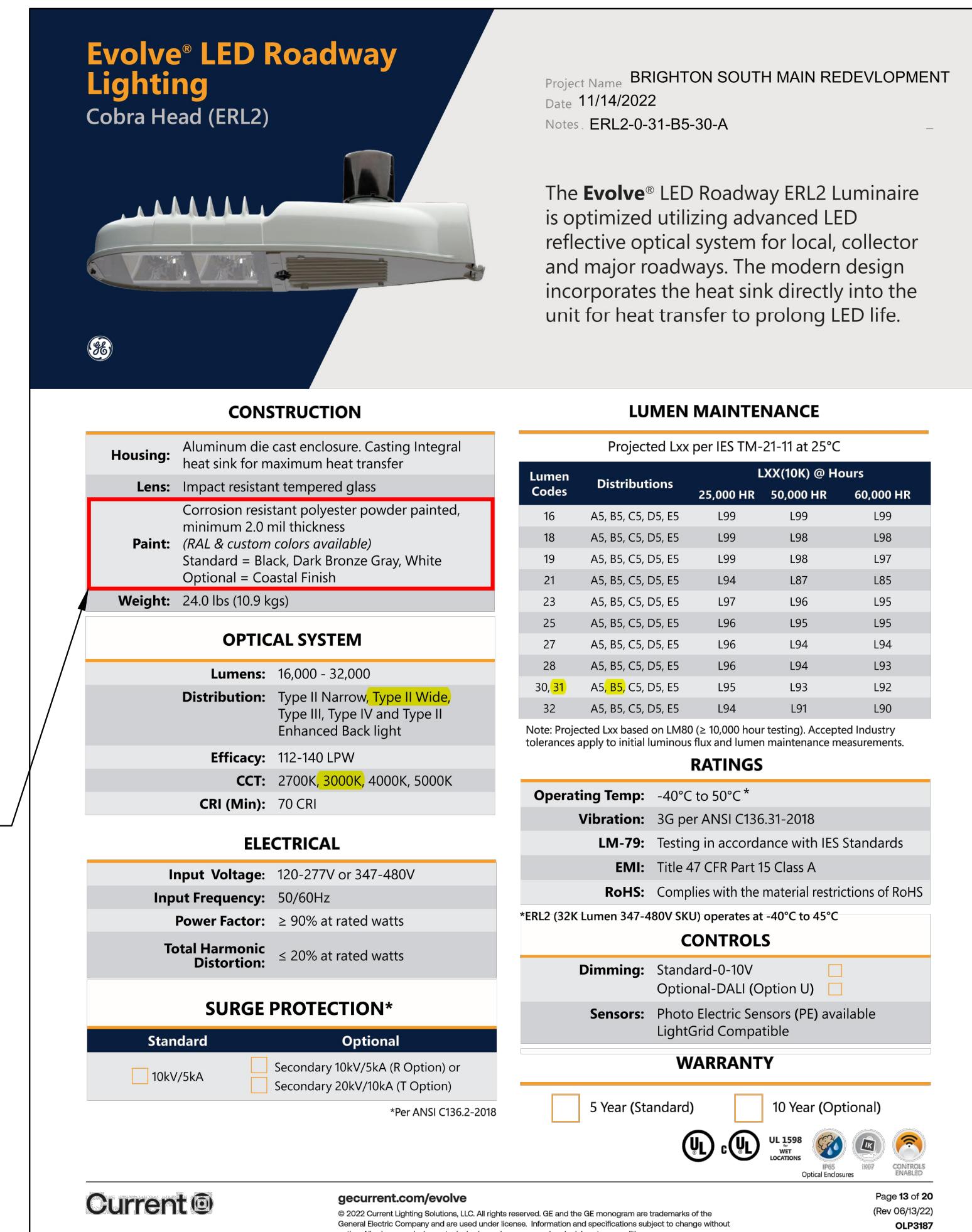


GRAPHIC SCALE IN FEET  
0 20 40 60 80

LEGEND			
SYMBOL	DESCRIPTION	MOUNTING HEIGHT	QUANTITY
○○○	PROPOSED NEW 250W LED LUMINAIRE ERL2-0-31-B5-30-A ON NEW 36'9" 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	



## B STREET LIGHTING CUTSHEET

NOT TO SCALE

SOUTH MAIN REDEVELOPMENT	
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO	
SUBDIVISION PLAN	
PHOTOMETRIC SITE PLAN	
Kimley»Horn	
2022 Kimley-Horn Street, Suite 1500 Denver, Colorado 80237 303 228-2300	
DESIGNED BY: JLW	DRAWN BY: JLW
CHECKED BY: DA	DATE: 11/17/2022
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION <b>Kimley»Horn</b> Kimley-Horn and Associates, Inc.	
PROJECT NO. 096830004	
DRAWING NAME 096266018EL	
PH1.0	