

RESOLUTION NO. 2020-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC IMPROVEMENTS ASSOCIATED WITH A MAJOR SUBDIVISION, FOR AN APPROXIMATELY 69.680 ACRE PROPERTY, GENERALLY LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, COMMONLY KNOWN AS RIDGELINE VISTA SUBDIVISION

WHEREAS, CW-BLUE SKY c/o CORONADO WEST (the “Owner”) owns an approximately 69.680 acre property, generally located to the southeast of the intersection of Baseline Road and N. 60<sup>th</sup> Avenue and more specifically described in EXHIBIT A, attached hereto (the “Property”); and

WHEREAS, The Owner has requested acceptance of all public improvements associated with the Ridgeline Vista Major Subdivision Plan (the “Major Subdivision”), attached hereto as Exhibit B; and

WHEREAS, on October 8, 2020, the Planning Commission of the City of Brighton, Colorado, approved the Major Subdivision Plan, attached hereto as Exhibit B with the condition that the annexation and subsequent rezoning of the area known as the Neff Remainder Property is approved by City Council, without any amendment(s) or other changes that would alter the Major Subdivision as proposed prior to the Final Plat for Ridgeline Vista receiving approval; and

WHEREAS, the City Council of the City of Brighton finds and declares that a Notice of Public Hearing was mailed to all property owners within 300 feet of the Property, a public notice was published on the City of Brighton Community Development Website and posted to social media platforms, and a sign was posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing, which meets the minimal public notice requirements of the Land Use and Development Code; and

WHEREAS, the City Council finds it appropriate to use the version of the Land Use and Development Code in place at the time of application submittal for its review and procedures related to the application; and

WHEREAS, the City Council conducted a public hearing to review and consider the Major Subdivision pursuant to the applicable provisions and criteria set forth in the Land Use and Development Code, Section 2.02(D)(2); and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City Staff, the Applicant, and other Interested Parties, including the public at large; and

WHEREAS, the City Council finds and declares that the Major Subdivision does comply with the requirements of the Major Subdivision procedures and regulations, provides consistency with the purpose and intent of the regulations, provides compatibility with surrounding areas, is harmonious with the character of the neighborhood, is not detrimental to the immediate area, is not detrimental to the future development of the area, and is not detrimental to the health, safety, or welfare of the inhabitants of the City.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Brighton, Colorado, does hereby ACCEPT all public improvements associated with the Major Subdivision, attached hereto as EXHIBIT B, for the Ridgeline Vista Subdivision, more particularly described in EXHIBIT A, attached hereto, with the conditions as follows:

1. The annexation and subsequent rezoning of the area known as the Neff Remainder Property is approved by City Council, without any amendment(s) or other changes that would alter the Major Subdivision as proposed prior to the Final Plat for Ridgeline Vista receiving administrative approval.
2. All off-site easements shall be obtained and recorded by the Applicant prior to administrative approval of the Final Plat Application.

RESOLVED, this 17<sup>th</sup> day of November, 2020.

CITY OF BRIGHTON, COLORADO

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GREGORY MILLS, Mayor

ATTEST:

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NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

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JACK D. BAJOREK, City Attorney

EXHIBIT A  
LEGAL DESCRIPTION

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

**MAJOR SUBDIVISION PLAN OF RIDGELINE VISTA**  
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
**COVER SHEET**

[illegible][illegible]

LAND USE SUMMARY CHART	
LAND USE	PERCENTAGE
GRASSLAND*	2,058,251 AC
WATER	69,648 AC
FOREST	1,037,173 AC
RESIDENTIAL LOTS	1,047,173 AC
INDUSTRIAL	30,448 AC
TRACTS	281,799 AC
WATER	8,746 AC
FOREST DEVELOPMENT	496,669 AC
TOTAL LOTS	11,320
DEVELOPED SINGLE FAMILY LOTS 50' LOT	88
DEVELOPED SINGLE FAMILY LOTS 60' LOT	4,950
DEVELOPED SINGLE FAMILY LOTS 70' LOT	5,500
DEVELOPED SINGLE FAMILY LOTS 80' LOT	3,336
DEVELOPED SINGLE FAMILY LOTS 90' LOT	1,042



## PROJECT TEAM

**CIVIL ENGINEER**

REYNOLD  
 300 N. CANAL CT  
 SUITE 200  
 77212-5233 HOUSTON  
 CONTACT: TRAVIS FROST, P.E.

**LANDSCAPE ARCHITECT/PLANNER**

RENNY DESIGN GROUP  
 1500 W. 10TH ST. #100  
 DENVER, CO 80202  
 303.442.2998 voice  
 CONTACT: DENISE WENY, P.A.

**TRAFFIC ENGINEER**

WALKER & ASSOCIATES  
 4442 E. 10TH AVE. SUITE 101  
 DENVER, CO 80231  
 303.726.2294 voice  
 CONTACT: JAMES SCHULZ, P.E.

**OWNER/DEVELOPER**

ONE LATE 3RD & COMBARD RD  
 8653 S. PINESTOCK DRIVE  
 80126-1115 DENVER  
 CONTACT: ERIC COBBING

## LANDSCAPE ARCHITECT/PLANNER TRAFFIC ENGINEER

KIMBLEY-ARMON  
 3030 S. JACOB STREET, SUITE 11  
 DENVER, CO 80227  
 303.278.2304 voice  
 CONTACT: CLAUDE ARMON, PE

## SURVEYOR

ACTEC CONSULTANTS  
300 E. MINERAL AVE. SUITE 1  
LITTLETON, CO 80122  
303.713.1888 voice  
CONTACT: JAMES LYNCH, PLS

APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ELEVATION = 5097.16 (NAVD83)  
LOCATED 200' NORTH OF THE NORTH EDGE OF ASPHALT OR LONG  
PINK STREET AND 80' EAST OF THE EASTERMOST EDGE OF ASPHALT  
OF NORTH 30TH AVENUE

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	DEVELOPER CONTRIBUTIONS
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	SITE PLAN
9	STREET SCAPES
10	TYPICAL SECTIONS & DETAILS
11	PHASING PLAN
12	PHASING PLAN
13	GRADING AND DRAINAGE
14	GRADING AND DRAINAGE
15	GRADING AND DRAINAGE
16	GRADING AND DRAINAGE
17	GRADING AND DRAINAGE
18	UTILITY PLAN
19	UTILITY PLAN
20	UTILITY PLAN
21	OVERALL LANDSCAPE PLAN
22	PARK ENLIGHTENMENT PLAN
23	60TH AVE ENLIGHTENMENT PLAN
24	PLANT LIST AND DETAILS
25-29	SITE NOTES

## CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON,  
COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAYOR	CITY CLERK
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**RIDGELINE VISTA**  
MAJOR SUBDIVISION PLAN

## COVER SHEET

DESIGN	DESIGN
CHECKED	TJP
APPROVED	TJP
PROJECT NO.	1807
HORIZ. SCALE	1" = 32'
VERT. SCALE	N/A



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 CALCULATION (PHASE 1 AND 2)					
AREA (SQ. FEET)	AREA (AC)	THROW (AC)	PHASE	PAID CREDIT	OPEN SPACE CREDIT
9.77 ACRES OPEN SPACE IS REQUIRED BASED UPON 220 DWELLING UNITS					

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
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[illegible][illegible]

**WATER DISPOSITION REQUIREMENTS**

Water Disposition Requirements

Phase	SO <sub>2</sub> Discharge
Phase 1	36.0 lbs/hr
Phase 2	36.0 lbs/hr
Phase 3	36.0 lbs/hr
Phase 4	36.0 lbs/hr
<b>Total Disposition</b>	<b>144.0 lbs/hr</b>

DISPOSITION MUST BE COMPLETED AT THE APPLICANT'S OWN RISK. THE FINAL PLAN FOR EACH SOURCE MUST BE SUCCESSFULLY DISCLOSED TO THE AFD. THE AFD WILL NOT BE RESPONSIBLE FOR MONITORING THE TOTAL DISPOSITION FOR PHASE 2 AND PHASE 3. THE AFD WILL MONITOR THE TOTAL DISPOSITION FOR PHASE 1 AND PHASE 4.

THE ABOVE CALCULATIONS FOR EACH PHASE ARE BASED ON THE UNIT STANDARDS OF 100 PERSONS PER UNIT. THE DENSITY OF THE UNIT STANDARDS IS NOT TO BE EXCEEDED AT THE FINAL PLAT FOR EACH PHASE. IF THE ACTUAL DENSITY OF THE DEVELOPMENT IS LESS THAN OR EQUAL TO THE DOLLAR-OUT-OF-COMPARISON, THE DENSITY OF THE UNIT STANDARDS SHALL BE MAINTAINED. IF THE ACTUAL DENSITY OF THE DEVELOPMENT IS GREATER THAN THE DOLLAR-OUT-OF-COMPARISON, THE DENSITY OF THE UNIT STANDARDS SHALL BE ADJUSTED PROPORTIONALLY TO BE CONSISTENT WITH THE ADJUSTED UNIT COST PER SQUARE FOOT FOR THAT PHASE.

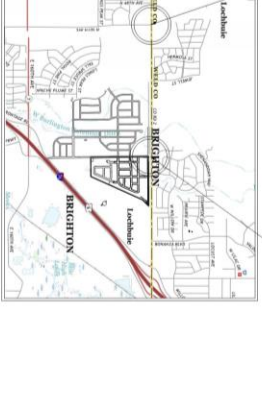
## FUTURE STREET CONNECTION SIGNS

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

SCHOOL LAND DEDICATION

**CAPITAL FACILITY FEE**  
THE DEVELOPER IS AWARE OF THE SCHOOL DISTRICT CAPITAL FACILITY FEE FUNDING, WHOSE PURPOSE IS TO ADMINISTER THE COLLECTION FROM VARIOUS DEVELOPMENT ENTITIES OF A "CAPITAL FACILITY FEE" FOR DEDICATED TO SCHOOLS DISTRICT 271 TO FUND A PORTION OF THE COSTS OF PROVIDING ADDITIONAL CAPITAL FACILITIES TO SERVICE NEW GROWTH, AND HAS VOLUNTARILY

SHALL BE PAID EXCEPT TO THE SCHOOL DISTRICT AS PART OF EACH RESIDENTIAL BUILDING PERMIT AFTER ESTABLISHMENT AND ASSIGNMENT OF ANY SCHOOL FEES AS FOLLOWS, AS A CONDITION OF APPROVAL OF ANY RESIDENTIAL BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE EVIDENCE TO THE CITY THAT SUCH FEES HAVE BEEN PAID TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION, PRIOR TO THE RELEASE OF A RESIDENTIAL BUILDING PERMIT.



## 2

DRAWN	DRAWN
CHECKED	TJP
APPROVED	TJP
PROJECT NO.	10037
HORIZ. SCALE	1" = 10'
VERT. SCALE	N/A

DATE	NO.	NOTES
06/20/2019	1	1ST SUBMITTAL
11/12/2019	2	2nd SUBMITTAL
02/11/2020	3	3rd SUBMITTAL
05/05/2020	4	4th SUBMITTAL
07/01/2020	5	5th SUBMITTAL
08-11-2020	6	6th Submittal
08-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

**RIDGELINE VISTA**  
MAJOR SUBDIVISION PLAN

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**DEVELOPER CONTRIBUTIONS**

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

ENGINEER

**Redland**

WHERE GREAT PLACES BEGIN

100 West Canal Street  
Indianapolis, Indiana 46204  
REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER

henry  
design  
group



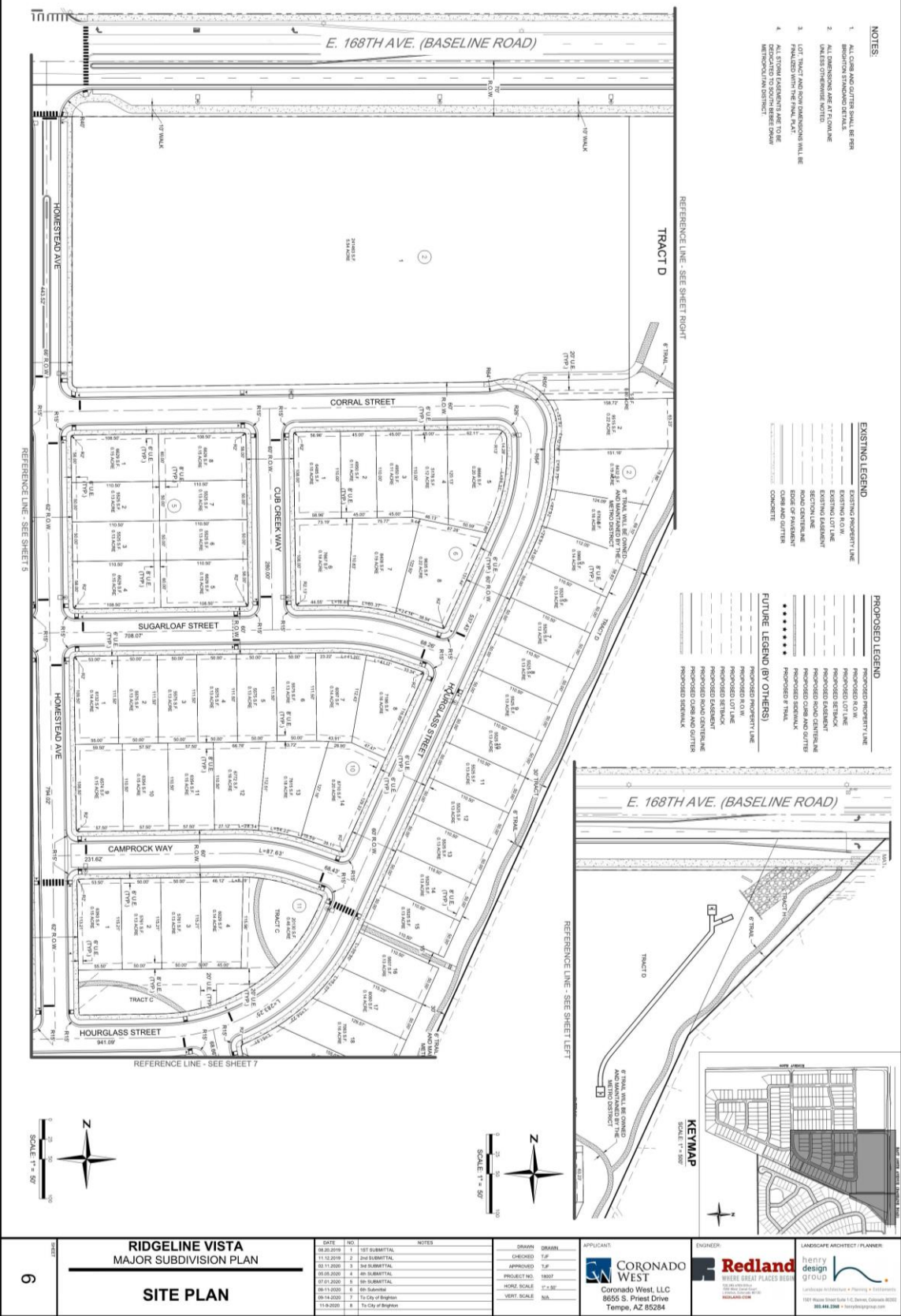
Landscape Architecture • Planning • Interiors

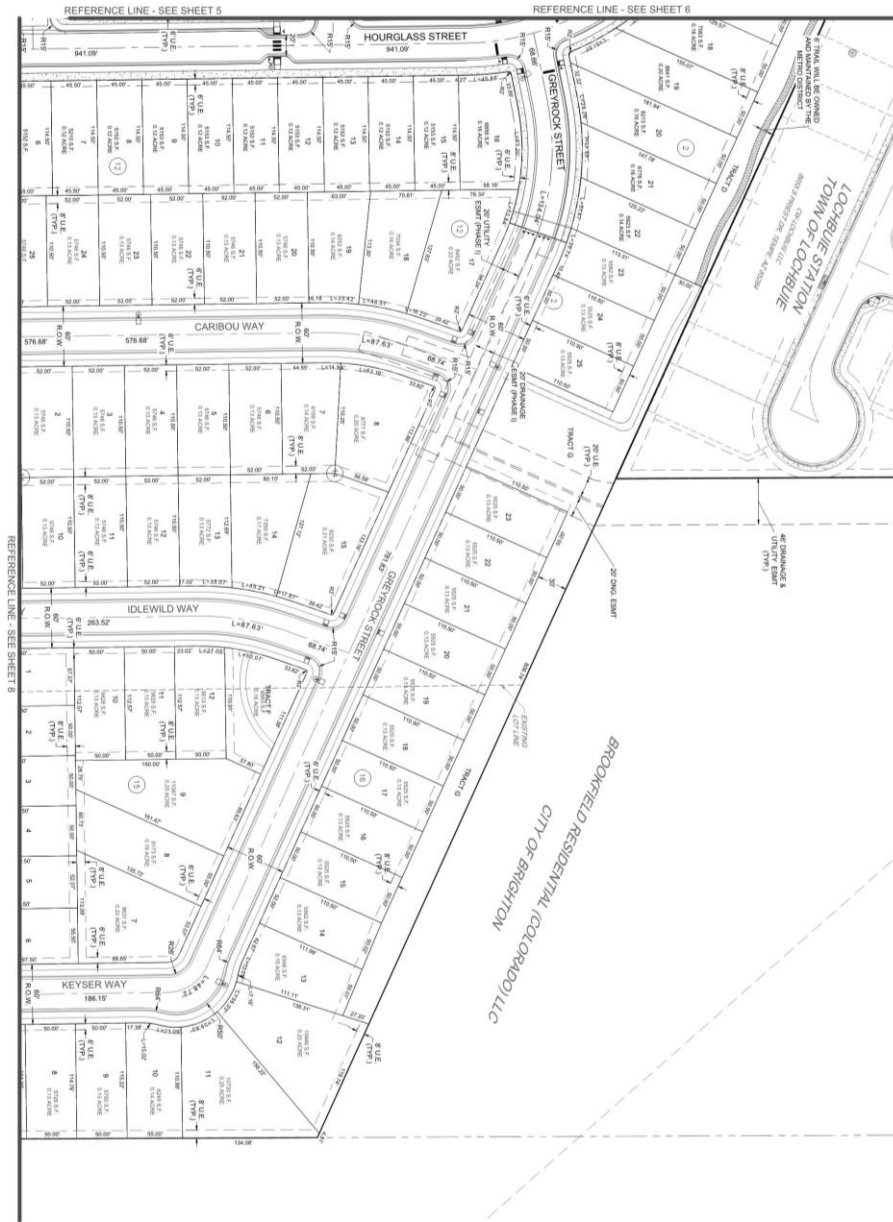
1321 Nisse Street Suite 14-C, Denver, Colorado 80202  
303.444.3308 • [henrydesigngroup.com](http://henrydesigngroup.com)











**RIDGELINE VISTA  
MAJOR SUBDIVISION PLAN**

**SITE PLAN**

EXISTING LEGEND		
[Symbol]	EXISTING PROPERTY LINE	
[Symbol]	EXISTING LOT LINE	
[Symbol]	SECTION EASEMENT	
[Symbol]	SECTION LINE	
[Symbol]	EDGE OF PAVEMENT	
[Symbol]	CURB AND GUTTER	
[Symbol]	CONCRETE	
PROPOSED LEGEND		
[Symbol]	PROPOSED PROPERTY LINE	
[Symbol]	PROPOSED LOT LINE	
[Symbol]	PROPOSED SETBACK	
[Symbol]	PROPOSED ROAD CENTERLINE	
[Symbol]	PROPOSED CUBS AND GUTTER	
[Symbol]	PROPOSED SIDEWALK	
FUTURE LEGEND (BY OTHERS)		
[Symbol]	PROPOSED FUTURE	
[Symbol]	PROPOSED FUTURE	
[Symbol]	PROPOSED FUTURE	
[Symbol]	PROPOSED FUTURE	
[Symbol]	PROPOSED FUTURE	
[Symbol]	PROPOSED FUTURE	

- NOTES:**
1. ALL CURB AND GUTTER SHALL BE PER
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
  3. LOT TRACT AND ROW DIMENSIONS WILL BE
  4. DIMENSIONS FROM THE FINAL PLAT DISCREPANCIES TO SHOW HERE DRAW METROPOLITAN DISTRICT.



<b>APPLICANT:</b> <b>CORONADO WEST</b> Coronado West, LLC 8655 S. Priest Drive Tempe, AZ 85284	<b>ENGINEER:</b> <b>Redland</b> We're Great Places Begin 1001 West Street Suite 1-C, Denver, Colorado 80202 303.493.1980 • hntb@redlandgroup.com	<b>LANDSCAPE ARCHITECT / PLANNER:</b> <b>henry design group</b> 1001 West Street Suite 1-C, Denver, Colorado 80202 303.493.1980 • hntb@redlandgroup.com
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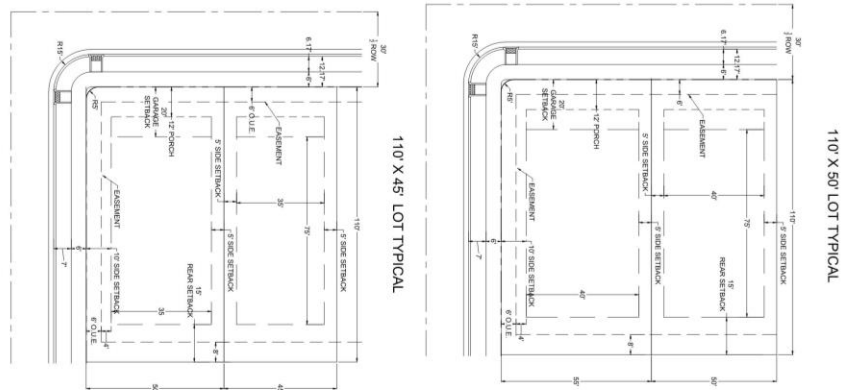
LANDSCAPE ARCHITECT / PLANNER:

henry  
design  
group

Landscape Architecture • Planning • Entertainments

1001 Waco Street Suite 1-C, Denver, Colorado 80202  
303.446.3268 • [henrydesigngroup.com](http://henrydesigngroup.com)





**RIDGELINE VISTA**  
MAJOR SUBDIVISION PLAN

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**TYPICAL SECTIONS & DETAILS**

DATE	NO.	NOTES
06.01.2019	1	1st SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
06.05.2020	4	4th SUBMITTAL
07.01.2020	5	5th SUBMITTAL
08-11-2020	6	6th SUBMITTAL
09-14-2020	7	To City of Brighton
11-8-2020	8	To City of Brighton

DRAWN	DRAWN
CHECKED	TJF
APPROVED	TJF
PROJECT NO.	18037
HORIZ. SCALE	1" = 50'
VERT. SCALE	N/A

APPLICANT:

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

ENGINEER:

**Redland**  
WHERE GREAT PLACES BEGIN

THE REDLAND GROUP  
100 West Center Street  
Littleton, Colorado 80120  
[REDLAND.COM](http://REDLAND.COM)

LANDSCAPE ARCHITECT / PLANNER

henry  
design  
group



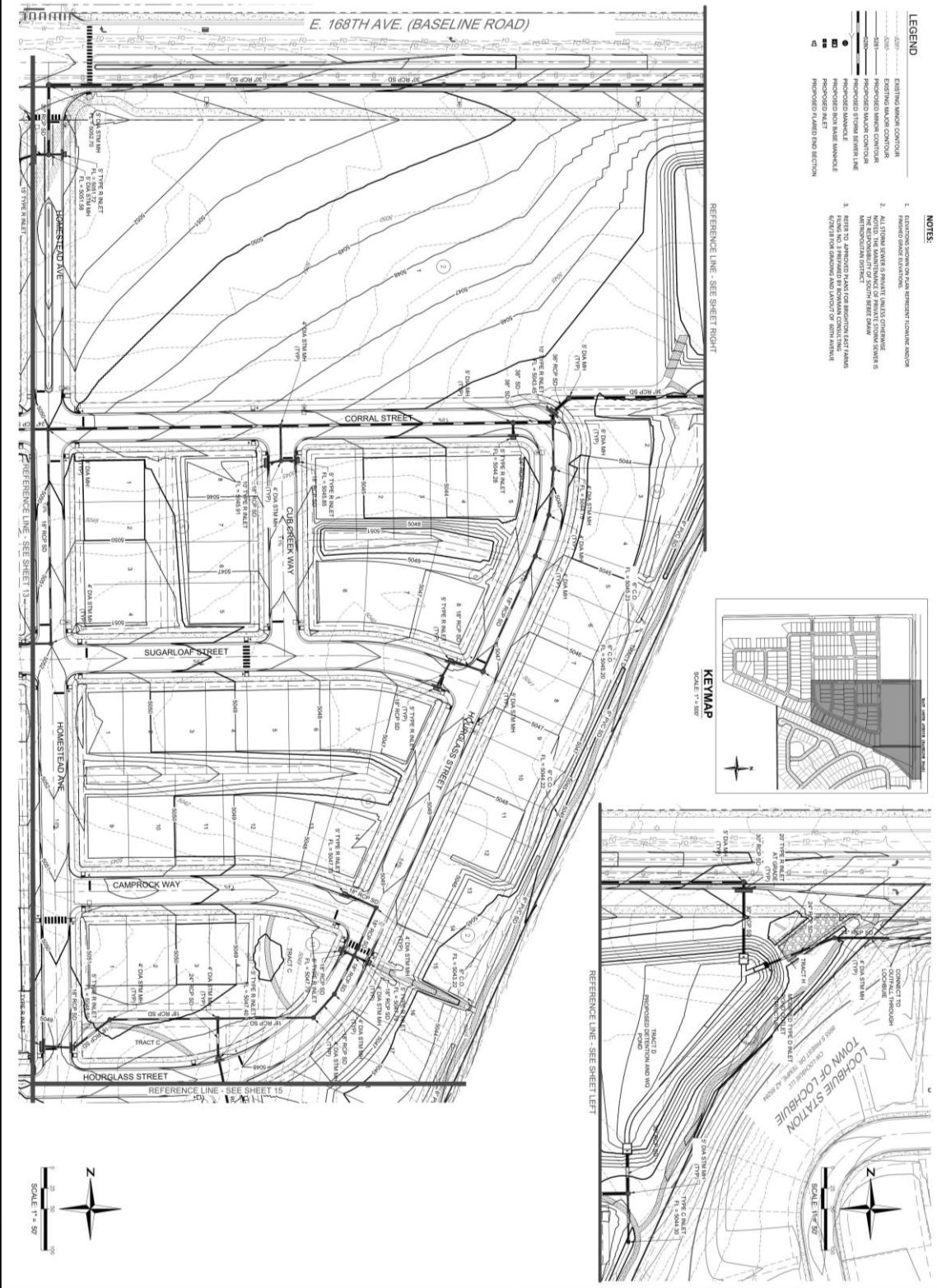
Landscape Architecture • Planning • Entitlement

1931 Wuzze Street Suite 1-C, Denver, Colorado 80202  
303.446.2948 • [henrydesigngroup.com](http://henrydesigngroup.com)

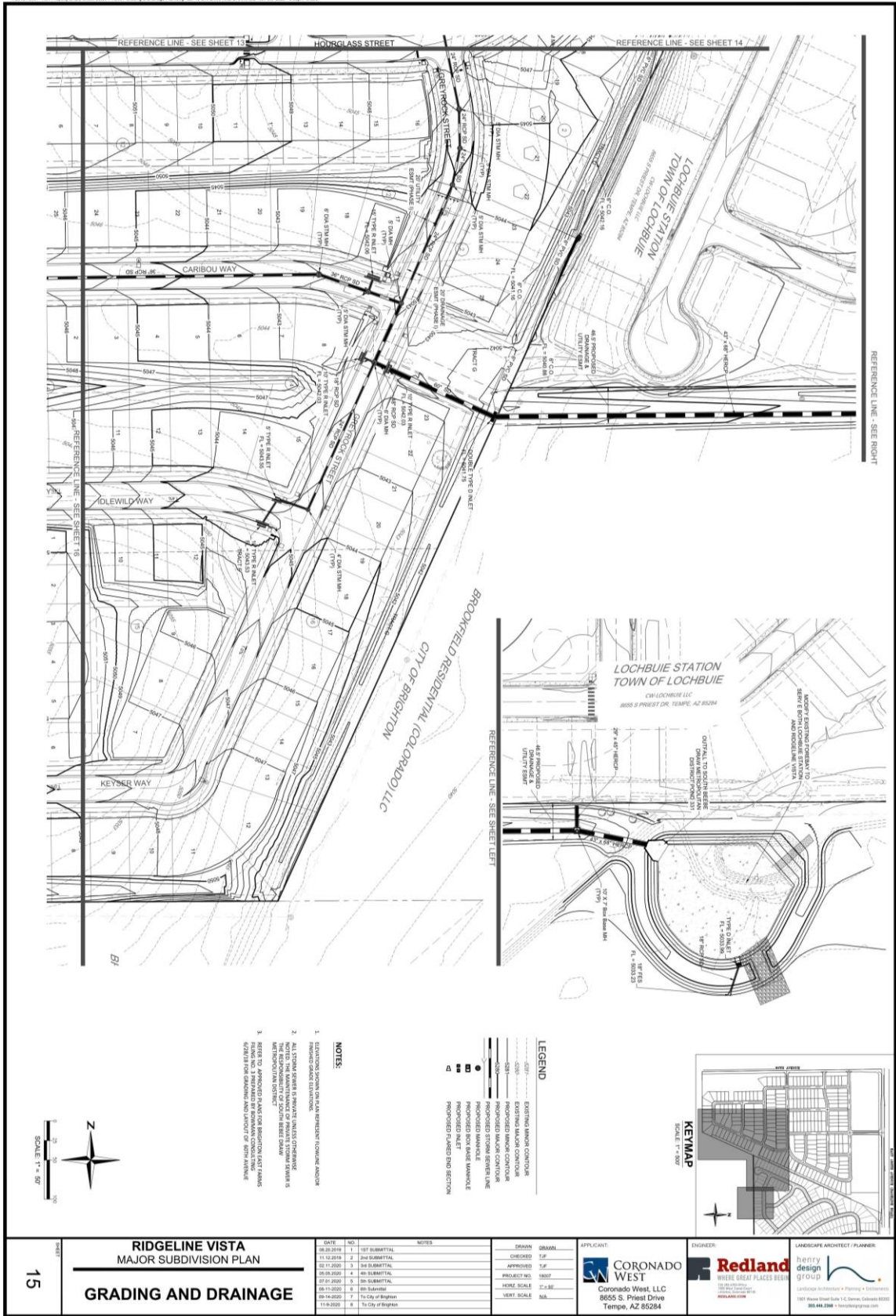


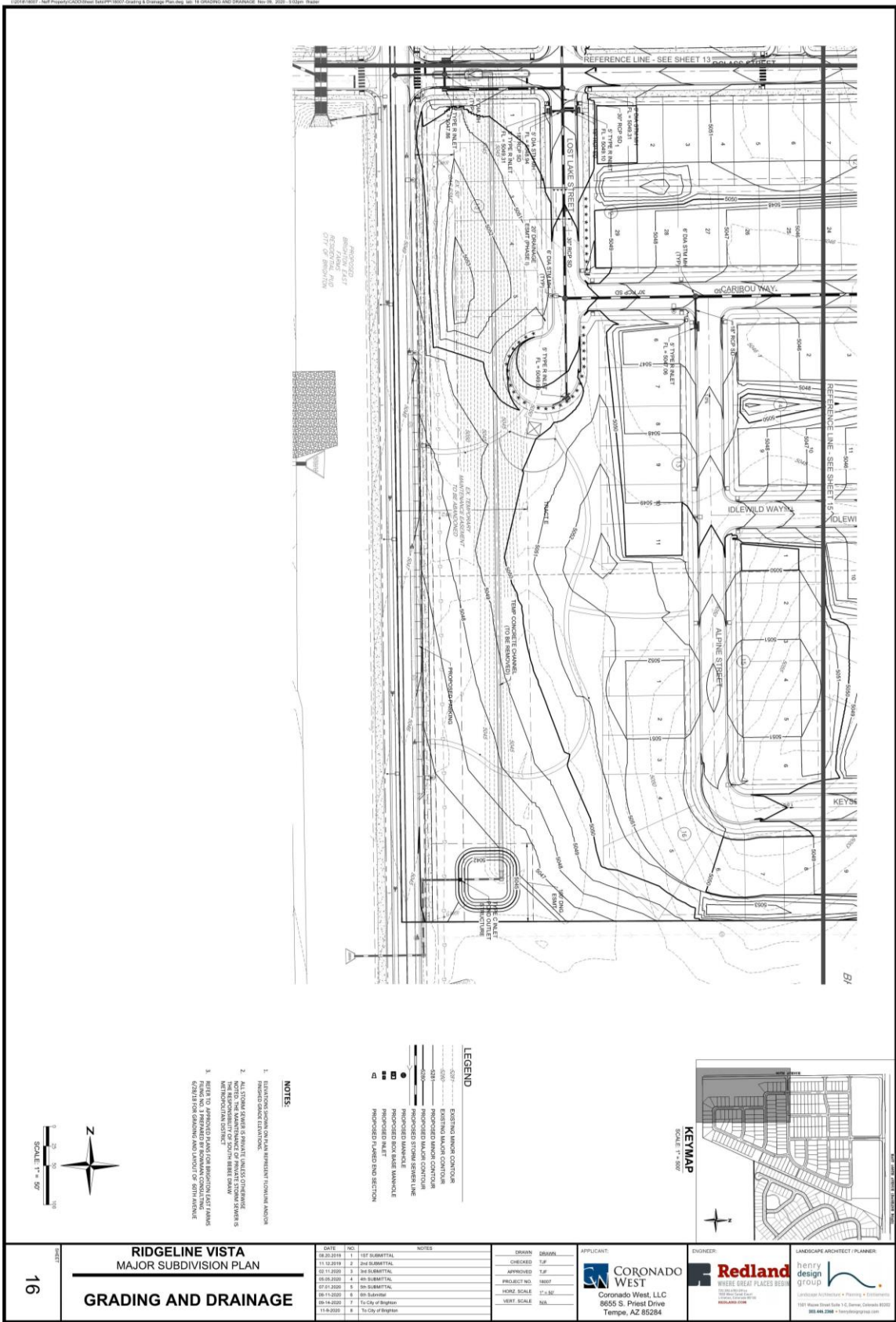


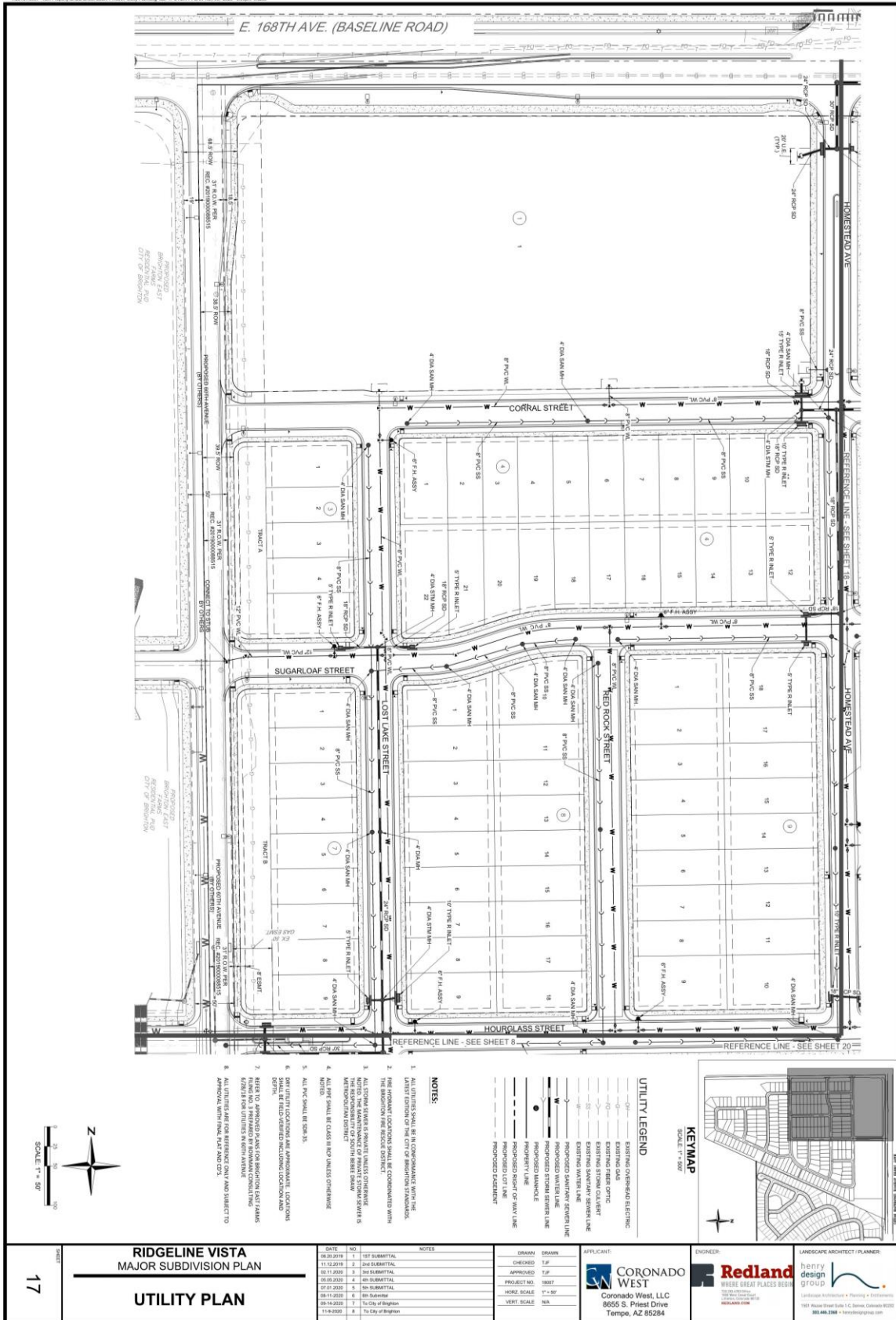




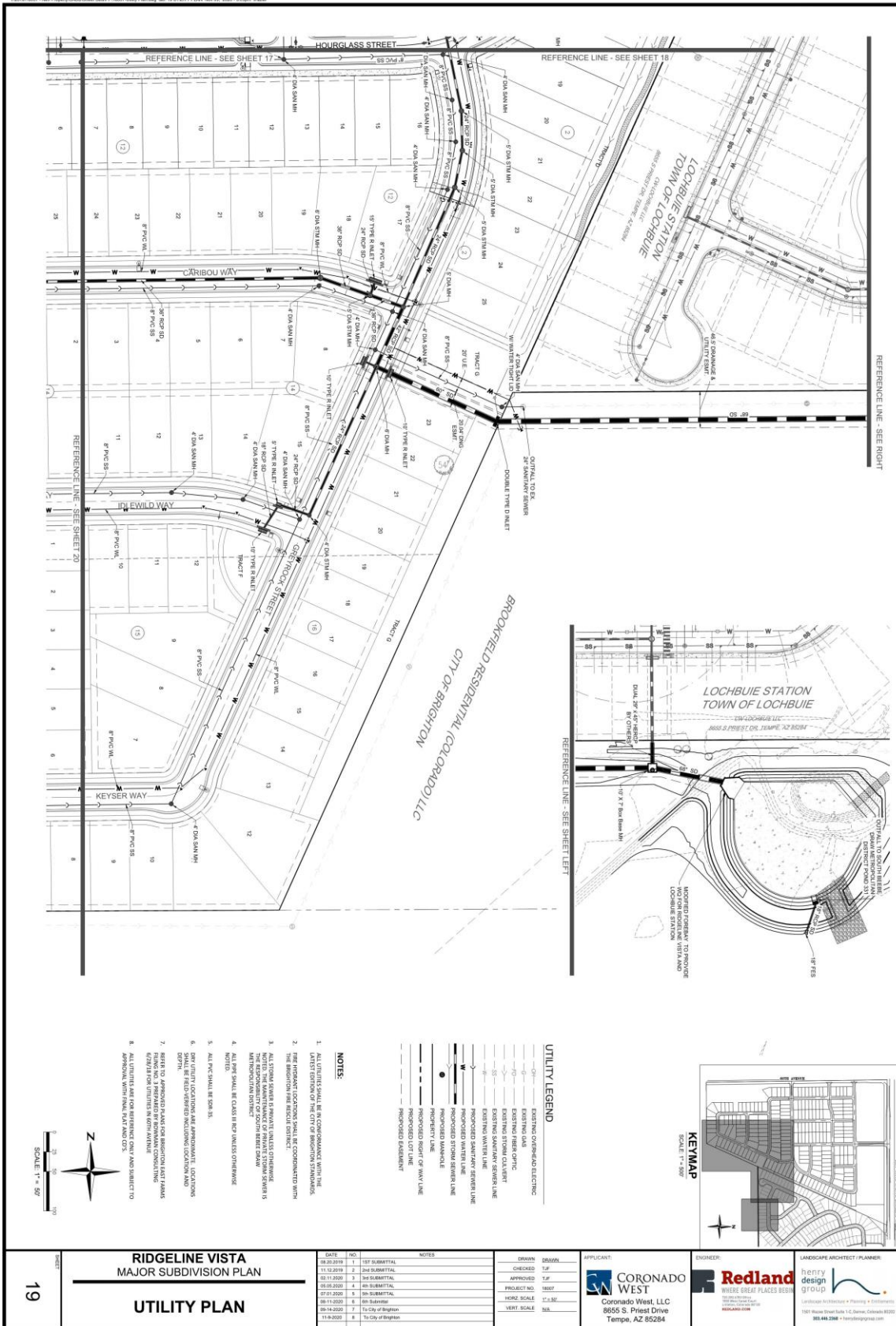
14	RIDGELINE VISTA MAJOR SUBDIVISION PLAN  GRADING AND DRAINAGE	DATE: 10-10-2020 NOTES: 1. 10/10/2020 1. 10/10/2020 2. 10/10/2020 3. 10/10/2020 4. 10/10/2020 5. 10/10/2020 6. 10/10/2020 7. 10/10/2020 8. 10/10/2020 9. 10/10/2020 10. 10/10/2020 11. 10/10/2020 12. 10/10/2020 13. 10/10/2020 14. 10/10/2020 15. 10/10/2020 16. 10/10/2020 17. 10/10/2020 18. 10/10/2020 19. 10/10/2020 20. 10/10/2020 21. 10/10/2020 22. 10/10/2020 23. 10/10/2020 24. 10/10/2020 25. 10/10/2020 26. 10/10/2020 27. 10/10/2020 28. 10/10/2020 29. 10/10/2020 30. 10/10/2020 31. 10/10/2020 32. 10/10/2020 33. 10/10/2020 34. 10/10/2020 35. 10/10/2020 36. 10/10/2020 37. 10/10/2020 38. 10/10/2020 39. 10/10/2020 40. 10/10/2020 41. 10/10/2020 42. 10/10/2020 43. 10/10/2020 44. 10/10/2020 45. 10/10/2020 46. 10/10/2020 47. 10/10/2020 48. 10/10/2020 49. 10/10/2020 50. 10/10/2020 51. 10/10/2020 52. 10/10/2020 53. 10/10/2020 54. 10/10/2020 55. 10/10/2020 56. 10/10/2020 57. 10/10/2020 58. 10/10/2020 59. 10/10/2020 60. 10/10/2020 61. 10/10/2020 62. 10/10/2020 63. 10/10/2020 64. 10/10/2020 65. 10/10/2020 66. 10/10/2020 67. 10/10/2020 68. 10/10/2020 69. 10/10/2020 70. 10/10/2020 71. 10/10/2020 72. 10/10/2020 73. 10/10/2020 74. 10/10/2020 75. 10/10/2020 76. 10/10/2020 77. 10/10/2020 78. 10/10/2020 79. 10/10/2020 80. 10/10/2020 81. 10/10/2020 82. 10/10/2020 83. 10/10/2020 84. 10/10/2020 85. 10/10/2020 86. 10/10/2020 87. 10/10/2020 88. 10/10/2020 89. 10/10/2020 90. 10/10/2020 91. 10/10/2020 92. 10/10/2020 93. 10/10/2020 94. 10/10/2020 95. 10/10/2020 96. 10/10/2020 97. 10/10/2020 98. 10/10/2020 99. 10/10/2020 100. 10/10/2020		DRAWN: CORONADO WEST CHECKED: CORONADO WEST APPROVED: CORONADO WEST PROJECT NO.: CORONADO WEST HORIZ. SCALE: CORONADO WEST VERT. SCALE: CORONADO WEST		APPLICANT: CORONADO WEST CORONADO WEST, LLC 8655 S. Priest Drive Tempe, AZ 85284		ENGINEER: Redland Redland Engineering, Inc. 1001 West Street Suite 100, Tempe, Arizona 85281 303.444.1988 - info@redlandeng.com		LANDSCAPE ARCHITECT / PLANNER: Henry design group Henry design group 1001 West Street Suite 100, Tempe, Arizona 85281 303.444.1988 - info@henrydesigngroup.com	
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## SCALE: 1" = 500'

- O- EXISTING GAS  
 -FO- EXISTING FIBER OPTIC  
 ->- EXISTING STORM COLLECTOR  
 -SS- EXISTING SANITARY SEWER LINE  
 -W- EXISTING WATER LINE  
 ->- PROPOSED SANITARY SEWER LINE  
 -W- PROPOSED WATER LINE  
 ->- PROPOSED STORM SEWER LINE  
 ->- PROPOSED MANHOLE  
 \_\_\_\_\_ PROPOSED LINE  
 - - - - - PROPOSED RIGHT OF WAY LINE  
 - - - - - PROPOSED LOT LINE  
 - - - - - PROPOSED EASEMENT

1. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITIONS OF THE CITY OF BIRMINGHAM STANDARDS.
2. THE HORIZONTAL LOCATION SHALL BE COORDINATED WITH THE BIRMINGHAM FIRE DEPARTMENT.
3. ALL TOWNSHIPS ARE IN PRIVATE UNLESS OTHERWISE NOTED. THE DESIGNER SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF OBTAINING NECESSARY PERMITS AND RECORDS FROM THE CITY OF BIRMINGHAM.
4. ALL PIPE SHALL BE CAST IRON UNLESS OTHERWISE NOTED.
5. ALL P.C.E SHALL BE 50% BS.
6. ALL UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS SHALL BE VERIFIED BY THE CITY OF BIRMINGHAM AND DEPT. OF PUBLIC WORKS.
7. REFER TO ATTACHED PLANS FOR BIRMINGHAM LOT AND PLUMBING PLANS FOR BIRMINGHAM CHANGING STATIONS. REFER TO UTILITY IN PLAN ATTACHED.
8. ALL UTILITIES ARE FOR REFERENCE ONLY AND SUBJECT TO APPROVAL WITH FINAL PLAN AND CITY.

DATE	NO.	NOTES
08.30.2018	1	1st SUBMITTAL
11.12.2019	2	2nd SUBMITTAL
02.11.2020	3	3rd SUBMITTAL
05.05.2020	4	4th SUBMITTAL
07.01.2020	5	5th SUBMITTAL
08.11.2020	6	6th Submittal
09.14.2020	7	To City of Brighton
11.6.2020	8	To City of Brighton

DRAWN	DRAWN
CHECKED	T.J.F.
APPROVED	T.J.F.
PROJECT NO.	1807
HORIZ. SCALE	1" = 50'
VERT. SCALE	N/A

APPLICANT:

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

ENGINEER:

**Redland**  
WHERE GREAT PLACES BEGIN

708.388.4700 ext. 200  
700 West Grand Street  
Lombard, Illinois 60148  
[REDLAND.COM](http://REDLAND.COM)

LANDSCAPE ARCHITECT / PLANNER

henry  
design  
group



Landscape Architecture • Planning • Entertainers

1101 W. 33rd Street Suite 1-C, Denver, Colorado 80202  
303.444.2368 • [henrydesigngroup.com](http://henrydesigngroup.com)

## UTILITY PLAN

20

## LANDSCAPE PLAN

Site plan showing the layout of the project area, divided into sheets 22, 23, and 24. The plan includes a north arrow, a scale bar (1 inch = 100 feet), and labels for 'SHEET 22', 'SHEET 23', and 'SHEET 24'. It also shows 'PARK ENLARGEMENT SHEET 25', 'BUFFER ENLARGEMENT SHEET 26', 'BASELINE ROAD', 'DETENTION', and 'UNREVEALED AREA'.



**LANDSCAPE SHEET INDEX**

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

DATE	NO	NOTES
8-20-2019	1	1ST SUBMITTAL
11-12-2019	2	2ND SUBMITTAL
2-11-2020	3	3RD SUBMITTAL
5-5-2020	4	4TH SUBMITTAL
6-23-2020	5	5TH SUBMITTAL
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

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

ENGINEER

**YEARS**  
**Redland**  
WHERE GREAT PLACES BEGIN

720.282.0700 Office  
300 West Center Street, Littleton, Colorado 80120  
[REDLAND.COM](http://REDLAND.COM)

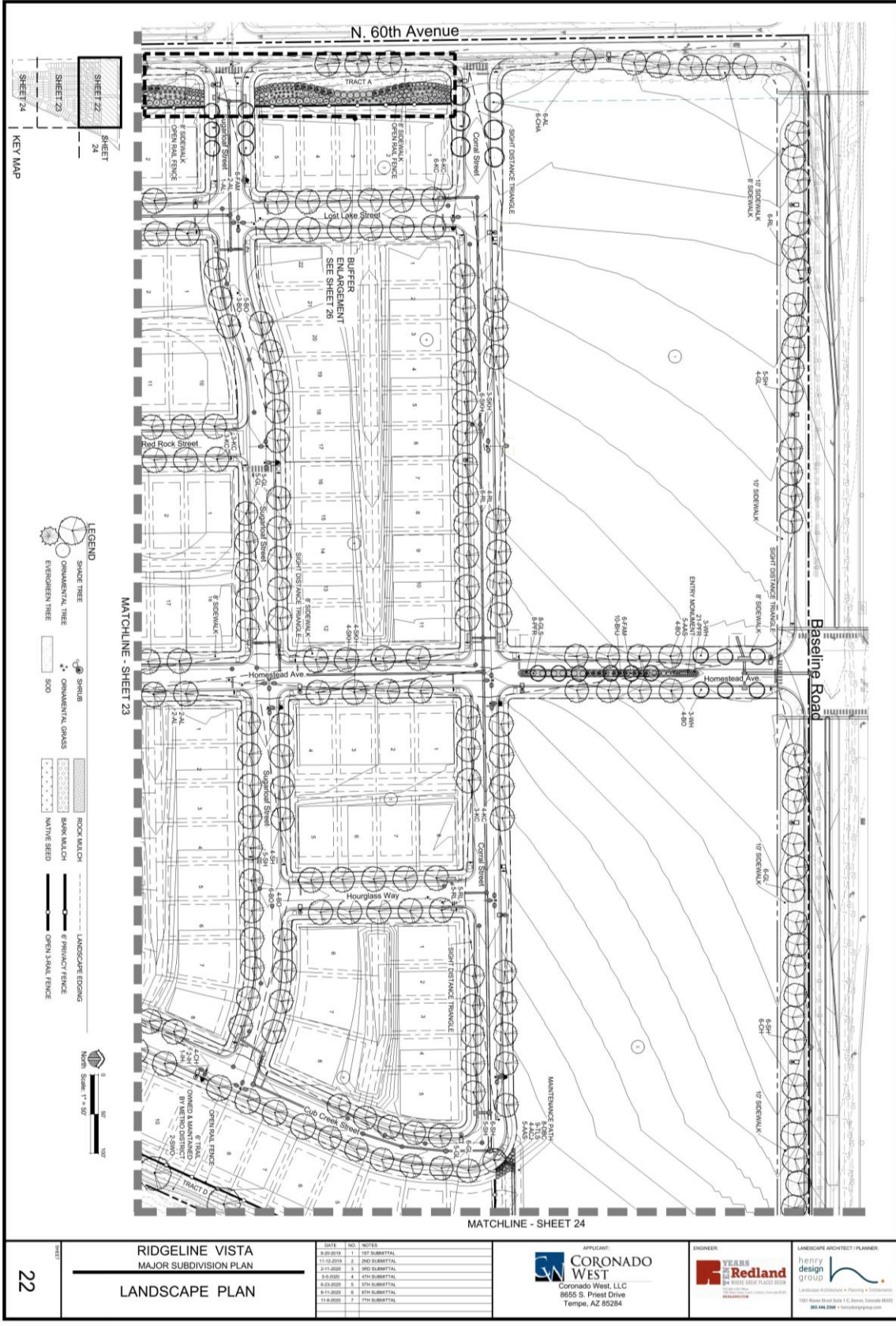
LANDSCAPE ARCHITECT / PLANNER

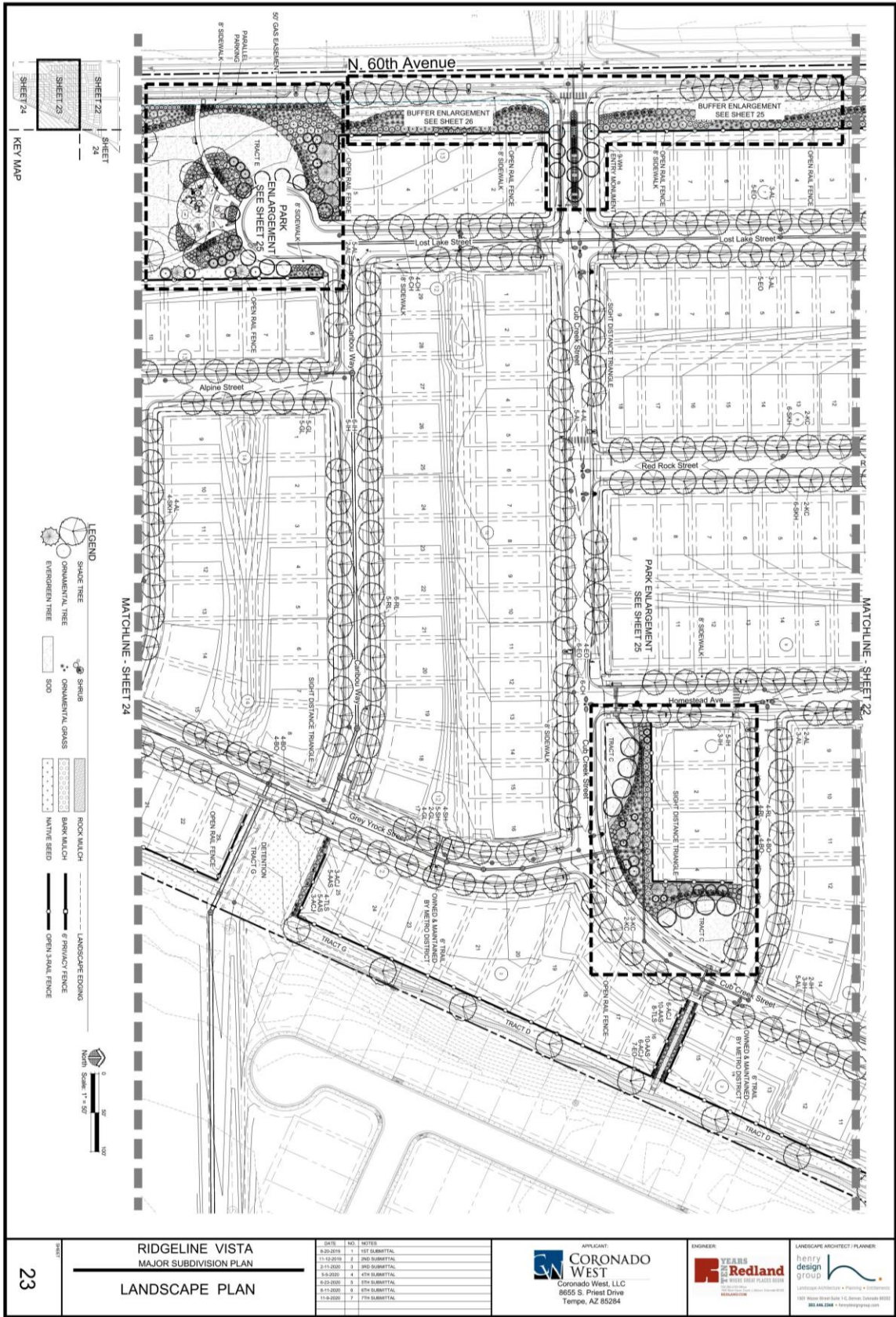
henry  
design  
group

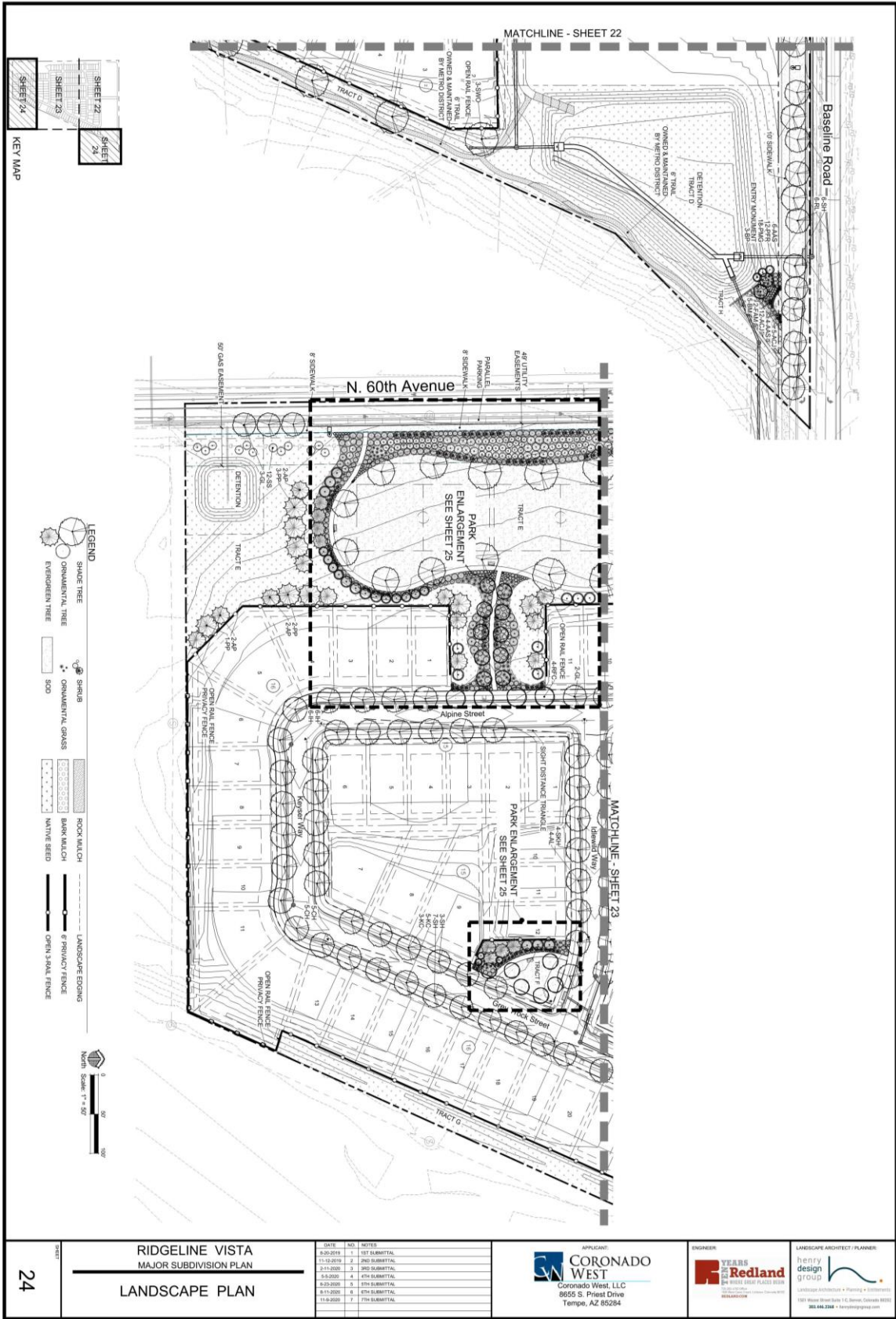


Landscape Architecture • Planning • Environment

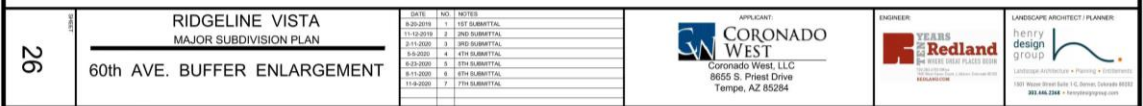
1501 West Street Suite 110, Denver, Colorado 80202  
tel: 303.733.8833  
www.henrydesigngroup.com



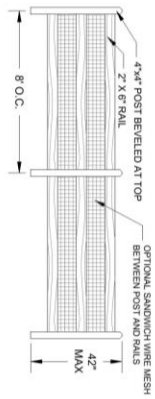




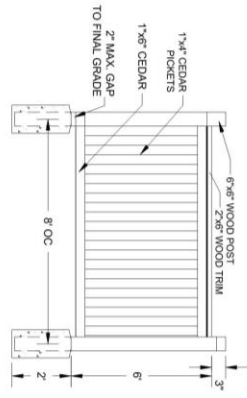




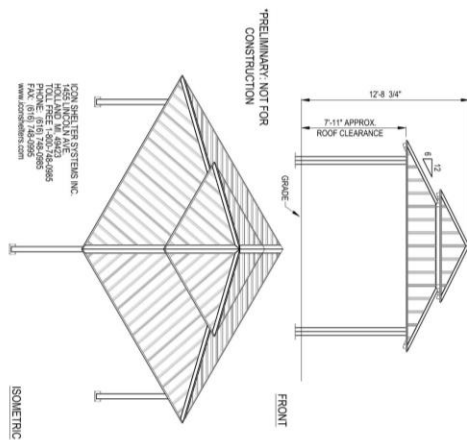




3 RAIL FENCE  
N.T.S.



PRIVACY FENCE  
N.T.S.



16' SHELTER  
MODEL: 16 SQUARE, COLOR: BLACK SATIN POSTS, COPPER PENNY ROOF  
N.T.S.

NOTES:  
1. ALL SHelters TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
2. DO NOT SCALE DRAWINGS.  
3. CONTACTS FOR MORE INFORMATION AND COMPANY INFORMATION VISIT [www.DODGERS.com/IB](http://www.DODGERS.com/IB)  
REDLINE VISTA MAJOR SUBDIVISION

ICON SHELTERS SYSTEMS INC.  
1400 N. WILLOW AVE.  
TOLSON, ARIZONA 85633  
TEL: (520) 764-0905  
FAX: (520) 764-0905  
[www.iconsystems.com](http://www.iconsystems.com)



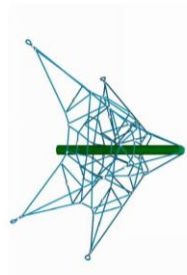
PLAY STRUCTURE  
AGES 5-12



LION RIDER  
MIRACLE 917  
AGES 2-6



BUMBLEBEE RIDER  
MIRACLE 961  
AGES 2-6



WEBSCAPES LIBRA NET  
MIRACLE 442-2  
AGES 2-6

DATE	NO.	NOTES
8-20-2019	1	1ST SUBMITTAL
11-12-2019	2	2ND SUBMITTAL
2-11-2020	3	3RD SUBMITTAL
6-9-2020	4	4TH SUBMITTAL
8-20-2020	5	5TH SUBMITTAL
8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL

RIDGELINE VISTA  
MAJOR SUBDIVISION PLAN  
SITE DETAILS

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

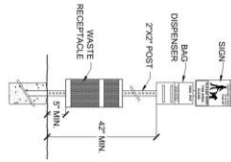
ENGINEER:  
**Redland**  
REDLAND ENGINEERING  
1000 N. GILBERT AVENUE, SUITE 100  
MESA, AZ 85204

LANDSCAPE ARCHITECT / PLANNER:  
**henry design group**  
Landscape Architecture • Planning • Construction  
1001 West McDowell Blvd., Suite 100, Tempe, Arizona 85283  
800.486.0266 • [www.henderydesign.com](http://www.henderydesign.com)



ENTRY MONUMENT

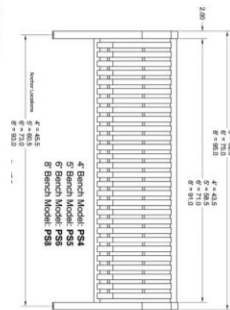
N.T.S.



DOG WASTE STATION

MANUFACTURER: DOG WASTE DEPOT  
MODEL: DEPOT-008-B, COLOR: BLACK

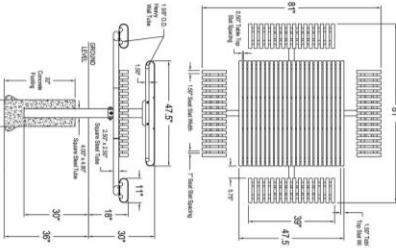
N.T.S.



6' BENCH

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

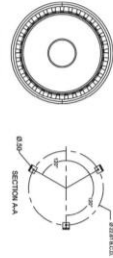
N.T.S.



PICNIC TABLE

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

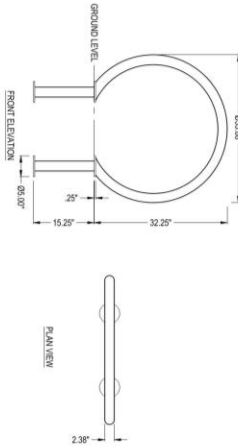
N.T.S.



WASTE RECEPTACLE

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING  
MODEL NO.: WR-001, COLOR: BLACK  
ALL RECEPTACLES TO BE PLACED ON CONCRETE PADS

N.T.S.



BIKE RACK

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING  
MODEL NO.: BRH-6, COLOR: BLACK

N.T.S.

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

RIDGELINE VISTA  
MAJOR SUBDIVISION PLAN  
SITE DETAILS