

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

LEGAL DESCRIPTION

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; 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 168TH 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;

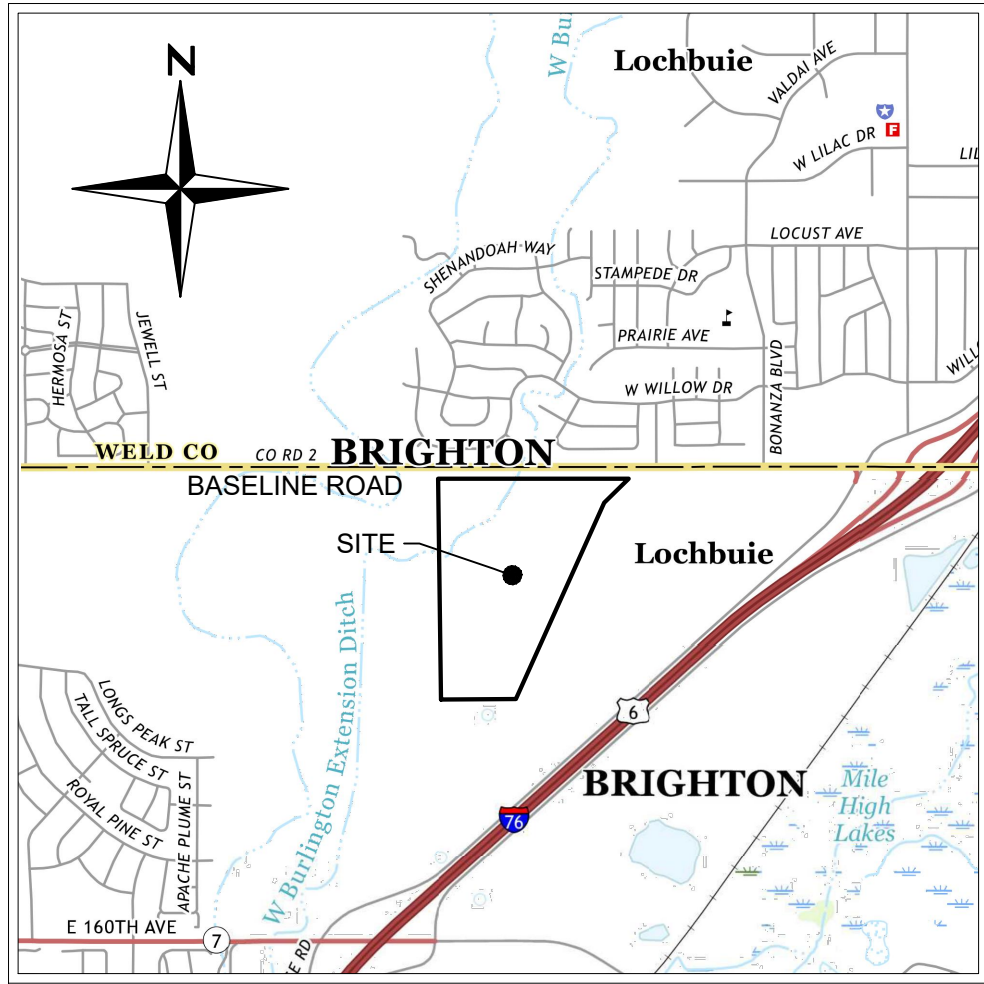
1. SOUTH 45°04'05" WEST, A DISTANCE OF 356.74 FEET;
2. SOUTH 24°18'10" WEST, A DISTANCE OF 1528.55 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2018000042434;

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



VICINITY MAP

SCALE: 1" = 2000'

PROJECT TEAM

CIVIL ENGINEER

REDLAND
1500 W. CANAL CT.
LITTLETON, CO 80120
720.283.6783 voice
CONTACT: TRAVIS FRAZIER, P.E.

OWNER / DEVELOPER

CW-BLUE SKY c/o CORONADO WEST
8655 S. PRIEST DRIVE
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CONTACT: ERIC ECKBERG

LANDSCAPE ARCHITECT/PLANNER

HENRY DESIGN GROUP
1501 WAZEE ST SUITE 1-C
DENVER, CO 80202
303.446.2368 voice
CONTACT: KAREN HENRY, PLA

TRAFFIC ENGINEER

KIMLEY-HORN
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CONTACT: CURTIS ROWE, PE

SURVEYOR

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CONTACT: JAMES LYNCH, PLS

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CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON,
COLORADO ON THIS ____ DAY OF _____, 20__.

MAYOR

CITY CLERK

PLANNING COMMISSION APPROVAL

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

CHAIRMAN

BENCHMARK

A 3/8" IRON ROD AND 1 1/2" ALUMINUM CAP STAMPED "CONTROL POINT" -
ELEVATION = **5097.10 (NAVD88)**

LOCATED 200' NORTH OF THE NORTH EDGE OF ASPHALT OF LONGS
PEAK STREET AND 60' EAST OF THE EASTERNMOST EDGE OF ASPHALT
OF NORTH 50TH AVENUE

AREA SUMMARY					
DESCRIPTION	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
RIGHT OF WAY	555,468	12.75	COB	COB	
ROW - REC #2019000088515	71,331	1.64	COB	COB	
RESIDENTIAL LOTS (PHASE 1)	838,110	19.24	PRIVATE	PRIVATE	
TRACT A	10,069	0.23	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT B	16,713	0.38	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT C	20,139	0.46	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT D	103,542	2.38	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TRACT H*	16,918	0.39	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TOTAL	1,632,290	37.47			
RIGHT OF WAY	186,165	4.27	COB	COB	
RESIDENTIAL LOTS (PHASE 2)	489,463	11.24	PRIVATE	PRIVATE	
TRACT E	188,216	4.32	METRO DISTRICT	METRO DISTRICT	PARK
TRACT F	6,858	0.16	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT G	36,252	0.83	METRO DISTRICT	METRO DISTRICT	DRAINAGE/LANDSCAPING
TOTAL	906,955	20.82			
PHASE 3	255,436	5.86	OWNER	OWNER	FUTURE DEVELOPMENT
PHASE 4	241,463	5.54	OWNER	OWNER	FUTURE DEVELOPMENT
TOTALS	3,036,144	69.70			

*Totals exclude ROW for 60th Ave dedicated with Rec. #2019000088515
*TRACT H is outside COB limits at the time of this subdivision plan

LAND USE SUMMARY CHART	
LAND USE	RESIDENTIAL
GROSS AREA*	3,035,251 SF
	69.68 AC
	812,965 SF
ROW*	18.66 AC
	1,327,573 SF
	30.48 AC
RESIDENTIAL LOTS	381,789 SF
	8.76 AC
	496,899 SF
TRACTS	11.41 AC
	220
	132
FUTURE DEVELOPMENT	88
	4,950.0 SF
	5,500.0 SF
TOTAL LOTS	3.78 DU/AC
	132
	88
DETACHED SINGLE FAMILY LOTS (50' LOTS)	4,950.0 SF
	5,500.0 SF
	3.78 DU/AC
DETACHED SINGLE FAMILY LOTS (45' LOTS)	4,950.0 SF
	5,500.0 SF
	3.78 DU/AC
MIN DETACHED LOTS SIZE - 45' X 110' LOTS	4,950.0 SF
	5,500.0 SF
	3.78 DU/AC
MIN DETACHED LOTS SIZE - 50' X 110' LOTS	4,950.0 SF
	5,500.0 SF
	3.78 DU/AC
DENSITY (EXCLUDES FUTURE LOTS)	3.78 DU/AC
	3.78 DU/AC
	3.78 DU/AC

*Includes ROW for 60th Ave dedicated with Rec. #2019000088515

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INTENT

RIDGELINE VISTA
SUBDIVISION IMPROVEMENTS, DEVELOPER OBLIGATIONS AND PHASING

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 SHOWN ON THIS MAJOR SUBDIVISION PLAN OR OTHERWISE REQUIRED BY THE CODE TO ESTABLISH BUILDABLE LOTS ON THE REAL PROPERTY IN ACCORDANCE WITH THIS MAJOR SUBDIVISION PLAN AND THE FINAL 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, AND SHALL SPECIFY, AS TO EACH IMPROVEMENT 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:

- 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 ANY TYPE OF STRUCTURE REGULATED BY THE CITY WILL NOT BE ISSUED BY THE CITY UNTIL ALL PUBLIC IMPROVEMENTS FOR THE REAL PROPERTY (OR TO THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN) HAVE BEEN COMPLETED IN ACCORDANCE HERewith AND THE OWNER/DEVELOPER HAS POSTED SURETY FOR THE SUBDIVISION IMPROVEMENTS ACCEPTABLE TO THE CITY.

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. EXCEPT TO THE EXTENT EXPRESSLY SET FORTH BELOW, OWNER/DEVELOPER SHALL PAY ALL FEES RELATED TO DEVELOPMENT OF THE REAL PROPERTY AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR ANY OR ALL PORTIONS OF THE REAL PROPERTY. THE AMOUNT OF THE FEES SHALL BE THE AMOUNT IN EFFECT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

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 PARK ENLARGEMENT PLAN AS SHOWN ON SHEET 25 HEREOF
- THE ENLARGEMENT OF 60TH AVENUE AS SHOWN ON SHEET 8 HEREOF
- THE ENLARGEMENT OF BASELINE ROAD AS SHOWN ON SHEET 5 AND 6 HEREOF

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 IN CASH, 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. IN ADDITION TO ANY OTHER REMEDIES IT MAY HAVE, THE CITY MAY, AT ANY TIME PRIOR TO FINAL ACCEPTANCE, DRAW ON ANY IMPROVEMENT GUARANTEE ISSUED IF THE DEVELOPER FAILS TO EXTEND OR REPLACE ANY SUCH IMPROVEMENT GUARANTEE AT LEAST 30 DAYS PRIOR TO EXPIRATION OF SUCH IMPROVEMENT GUARANTEE, OR FAILS TO OTHERWISE COMPLY WITH THE IMPROVEMENT GUARANTEE. IF THE CITY DRAWS ON THE GUARANTEE TO CORRECT DEFICIENCIES AND COMPLETE ANY IMPROVEMENTS, ANY PORTION OF SAID GUARANTEE NOT UTILIZED IN CORRECTING THE DEFICIENCIES AND/OR COMPLETING THE IMPROVEMENTS SHALL BE RETURNED TO THE DEVELOPER WITHIN 30 DAYS AFTER SAID FINAL ACCEPTANCE.

PHASING

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS MAJOR SUBDIVISION PLAN, THE DEVELOPMENT OF THE REAL PROPERTY AND PUBLIC IMPROVEMENTS MAY OCCUR IN PHASING AS IDENTIFIED ON SHEET 11 AND 12. EACH PHASE MUST BE ABLE TO "STAND ALONE" WITH RESPECT TO ALL PUBLIC IMPROVEMENTS AND EACH PHASE MUST PROVIDE ADEQUATE INFRASTRUCTURE CAPACITY FOR RELATED FUTURE PHASES, IF ANY. EXCEPT AS SET FORTH ABOVE, OWNER/DEVELOPER MAY OBTAIN PERMITS FROM THE CITY RELATED TO INDIVIDUAL PHASES WITHOUT THE NECESSITY OF COMPLETING OTHER PHASES. ALL MODIFICATIONS TO THE PHASING PLAN SHALL BE IN WRITING AND SIGNED BY THE CITY MANAGER.

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

OPEN SPACE CALCULATION (PHASE 1 AND 2)									
9.77 ACRES OPEN SPACE IS REQUIRED BASED UPON 220 DWELLING UNITS									
DESCRIPTION	AREA (SF)	AREA(AC)	Total (AC)	PHASE	PARK CREDIT	OPEN SPACE CREDIT			
TRACT A	10,069	0.23	0.23	PHASE 1		0.23			
TRACT B	16,713	0.38	0.38	PHASE 1		0.38			
TRACT C	20,120	0.46	0.46	PHASE 1	0.46				
TRACT D*	120,460	2.77	1.90	PHASE 1		1.90			
TRACT D 10 YEAR WSEL	(37624)	(0.86)							
PHASE 1 TOTAL			2.98						
TRACT E*	188,216	4.32	4.25	PHASE 2	4.25				
TRACT E WQ WSEL	(2,940)	(0.07)							
TRACT F	6,858	0.16	0.16	PHASE2	0.16				
TRACT G	36,252	0.83	0.83	PHASE 2		0.83			
PHASE 2 TOTAL			5.24						
TOTALS	358,124	8.22	8.22						
9.77-8.22 = 1.55 acres fee in lieu									
1.55 acres of fee-in-lieu x \$45,000.00 per acre = \$69,750.00 owed as fee-in-lieu for Phase 1 and Phase 2 (220 SFD units).									
*Area below the 10-year WSEL or WQ WSEL excluded from open space.									

THE FEE-IN-LIEU FOR PHASE 1 AND PHASE 2 MUST BE PAID PRIOR TO ADMINISTRATIVE APPROVAL OF THE FINAL PLATT. IF RESIDENTIAL DENSITIES IN PHASE 1 OR PHASE 2 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 MADE. 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.

FUTURE OPEN SPACE

FUTURE OPEN SPACE CALCULATION (PHASE 3 AND 4)			
DESCRIPTION	UNITS	PEOPLE PER HOUSEHOLD	TOTAL POPULATION
PHASE 3	95	2.96	281.20
PHASE 4	105	2.96	310.80
TOTALS	200		592.00

DEDICATION TYPE	ACRES/# OF PEOPLE	REQUIRED DEDICATION	
NEIGHBORHOOD PARK	3/1000	1.78	Acres
COMMUNITY PARK	3/1000	1.78	Acres
OPEN SPACE	15/100	8.88	Acres
		12.43	Acres

IF PHASE 3 AND PHASE 4 DEVELOP TO THE MAXIMUM ALLOWED DENSITY THE REQUIRED FEE-IN-LIEU DEDICATION SHALL BE 12.44 ACRES. THE OPEN SPACE DEDICATION ATTRIBUTED TO EACH PHASE SHALL BE PAID AS A CONDITION PRECEDENT TO THE ISSUANCE OF ANY BUILDING PERMIT WITHIN THE PHASE BASED ON THE FINAL DEVELOPMENT DENSITY. IF PHASE 3 AND PHASE 4 DEVELOP TO LOWER DENSITIES, THE REQUIRED FEE-IN-LIEU SHALL REFLECT THE NUMBER OF UNITS SHOWN ON THE APPROVED FINAL PLAT FOR PHASE 3 AND PHASE 4. THE AMOUNT WITH BE ADJUSTED PRORATA BASED ON ACTUAL FINAL DENSITY OF PHASES 3 AND 4

WATER DEDICATION REQUIREMENTS

Water Dedication Requirement	
Phase 1	58.82 ac-ft
Phase 2	39.47 ac-ft
Phase 3	10.01 ac-t
Phase 4	8.87 ac-ft
Total Dedication	117.17 ac-ft

DEDICATION MUST BE COMPLETED AT THE APPROVAL OF THE FINAL PLAT FOR EACH SUCH PHASE.

DEVELOPER HAS SUCCESSFULLY DEDICATED 11.43 ACRE-FEET OF WATER (7.0 FULTON SHARES) TOWARD THE TOTAL REQUIREMENT FOR PHASE 2 AS PART OF THE NEFF II ANNEXATION AGREEMENT

PER THE ANNEXATION AGREEMENT FOR NEFF PUD, THE DEVELOPER IS ALLOWED TO PAY A WATER RESOURCE FEE (FEE-IN-LIEU) IN PLACE OF DEDICATING WATER RIGHTS TO THE CITY FOR THE PORTION OF THE SUBJECT DEVELOPMENT COVERED UNDER THE 1987 ANNEXATION AGREEMENT. THE FEE-IN-LIEU OPTION IS AVAILABLE FOR 60 ACRES OF THE PROPERTY.

THE ACRE-FEET CALCULATIONS FOR EACH PHASE ARE BASED ON THE UNIT NUMBERS PROVIDED IN THE MAJOR SUBDIVISION PLAN APPLICATION. DEDICATION FOR EACH PHASE MUST BE COMPLETED AT THE APPROVAL OF THE FINAL PLAT FOR EACH SUCH PHASE. IF THE ACTUAL DENSITY OF ANY PHASE OF THE DEVELOPMENT IS LESS THAN OR MORE THAN THE FULL BUILD-OUT CONTEMPLATED IN THE MAJOR SUBDIVISION PLAN APPLICATION, THEN THE WATER DEDICATION REQUIREMENTS FOR SUCH PHASE SHALL BE ADJUSTED PRORATA TO BE CONSISTENT WITH THE ADJUSTED UNIT COUNTS IN THE FINAL PLAT FOR THAT PHASE.

TRAFFIC SIGNAL REQUIREMENTS

INTERSECTION: BASELINE AND N. 50TH AVENUE (T INTERSECTION)		
SIGNAL COST	\$425,000	
(A) EX. NB VOLUME WARRANTING SIGNALIZATION	321	VPH
(B) RIDGELINE VISTA NB VOLUME CONTRIBUTING TO SIGNAL WARRANT	18	VPH
(C)PROJECT PARTICIPATION IN FUTURE VOLUME	5.31%	
(D) DEVELOPER CONTRIBUTION	\$22,600.00	

NOTES:

C = B/(A+B)

D = SIGNAL COST * C

COSTS ROUNDED TO THE NEAREST \$100

REFER TO "TRAFFIC IMPACT STUDY: NEFF PROPERTY" PREPARED BY KIMLEY HORN AND ASSOCIATES, INC DATED MARCH 2019.

INTERSECTION: BASELINE AND N. 60TH AVENUE (T INTERSECTION)		
SIGNAL COST	\$425,000	
(A)VOLUME WARRANTING SIGNALIZATION	113	VPH
(B) RIDGELINE VISTA NB VOLUME CONTRIBUTING TO SIGNAL WARRANT	38	VPH
(C)PROJECT PARTICIPATION IN FUTURE VOLUME	33.63%	
(D) DEVELOPER CONTRIBUTION	\$142,900.00	

NOTES:

C = B/(A)

D = SIGNAL COST * C

COSTS ROUNDED TO THE NEAREST \$100

REFER TO "TRAFFIC IMPACT STUDY: NEFF PROPERTY" PREPARED BY KIMLEY HORN AND ASSOCIATES, INC DATED MARCH 2019.

TOTAL PROJECT SIGNAL CONTRIBUTION	\$165,500.00
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NOTE: THE 50TH AVENUE CONTRIBUTION IS TO BE MADE AT THE APPROVAL OF THE FINAL PLAT FOR PHASE 2; AND THE 60TH AVENUE CONTRIBUTION TO BE MADE BEFORE THE FIRST BUILDING PERMIT FOR EITHER PHASE 3 OR 4. SIGNALS CONTRIBUTION AT PHASE 2 PRIOR TO ISSUANCE OF BUILDING PERMIT, OR WHEN SIGNAL IS WARRANTED

ROADWAY IMPROVEMENTS

BASELINE ROAD IMPROVEMENTS INCLUDING WIDENING TO ULTIMATE SECTION AND DETACHED TRAIL FROM 60TH AVENUE TO EASTERN PROPERTY LINE SHALL OCCUR IN PHASE 1. REFER TO SHEETS 5 AND 6. BASELINE RD. CONSTRUCTION TO COMMENCE PRIOR TO PHASE 1 BUILDING PERMIT RELEASE.

60TH AVENUE IMPROVEMENTS INCLUDING 8' DETACHED TRAIL FROM BASELINE ROAD SOUTH TO SOUTHERN PROPERTY BOUNDARY AND ADDITIONAL PARKING (REFER TO SHEET 8) ADJACENT TO PHASE 2 PARK SHALL BE CONSTRUCTED IN PHASE 1.

REFER TO SHEETS 11 AND 12 FOR PHASING PLAN AND MORE INFORMATION.

EASEMENTS

OWER/DEVELOPER IS AWARE THAT OFF-SITE EASEMENTS ARE REQUIRED TO SERVE THE DEVELOPMENT. IT IS THE SOLE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ACQUIRE THE NECESSARY EASEMENTS AND HAVE THE EASEMENTS IN PLACE PRIOR TO APPROVAL OF THE FINAL PLAT.

COMMUNITY AMENITIES

OWNER/DEVELOPER SHALL DESIGN AT THE TIME OF FINAL PLAT ALL COMMUNITY AMENITIES, 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

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 ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS FOR PHASE 1, THE DEVELOPER AND/OR THE DISTRICT, AT THE APPLICABLE PARTY'S SOLE COST AND EXPENSE, SHALL ERECT A SIGN AT EACH POINT ALONG LOST LAKE STREET AND GREYROCK STREET THAT HAS A CROSSING INTO PHASE 2 AND NOTIFYING RESIDENTS THAT THE STREET WILL BE EXTENDED IN THE FUTURE IN CONNECTION WITH THE DEVELOPMENT.

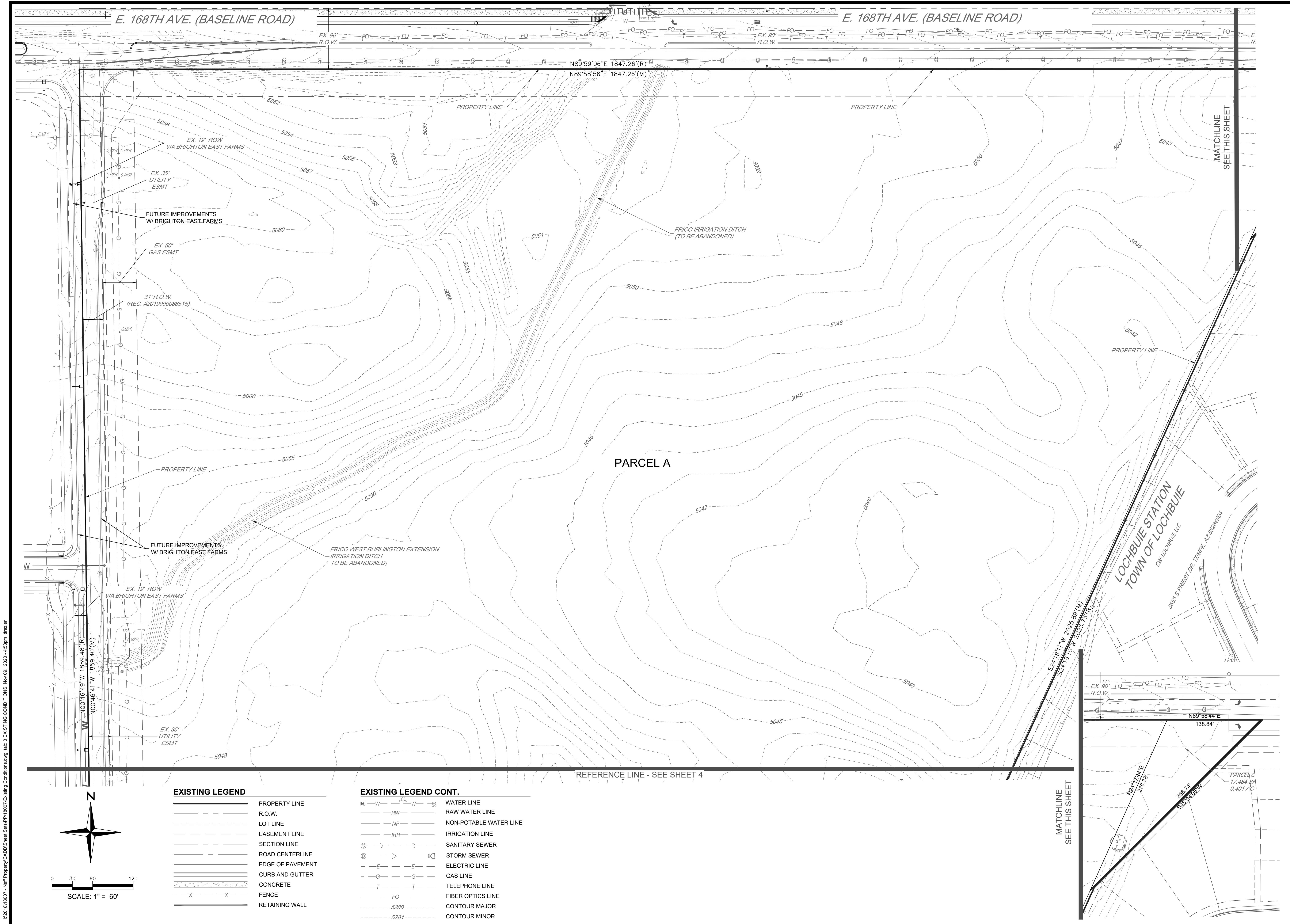
SCHOOL LAND DEDICATION

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

CAPITAL FACILITY FEE

THE 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 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.

L:\2018\18007 - Neil Property\CAD\Sheet\PP\18007-Existing Conditions.dwg, tab: 3 EXISTING CONDITIONS Nov. 09, 2020 - 4:59pm, ifrazzer



EXISTING LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	EASEMENT LINE
	SECTION LINE
	ROAD CENTERLINE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	CONCRETE
	FENCE
	RETAINING WALL

EXISTING LEGEND CONT.

	WATER LINE
	RAW WATER LINE
	NON-POTABLE WATER LINE
	IRRIGATION LINE
	SANITARY SEWER
	STORM SEWER
	ELECTRIC LINE
	GAS LINE
	TELEPHONE LINE
	FIBER OPTICS LINE
	CONTOUR MAJOR
	CONTOUR MINOR

REFERENCE LINE - SEE SHEET 4

MATCHLINE
SEE THIS SHEET

MATCHLINE
SEE THIS SHEET

RIDGE LINE VISTA
MAJOR SUBDIVISION PLAN

SHEET

3

EXISTING CONDITIONS

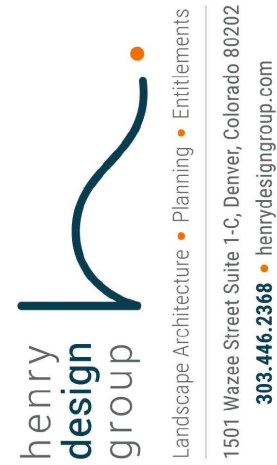
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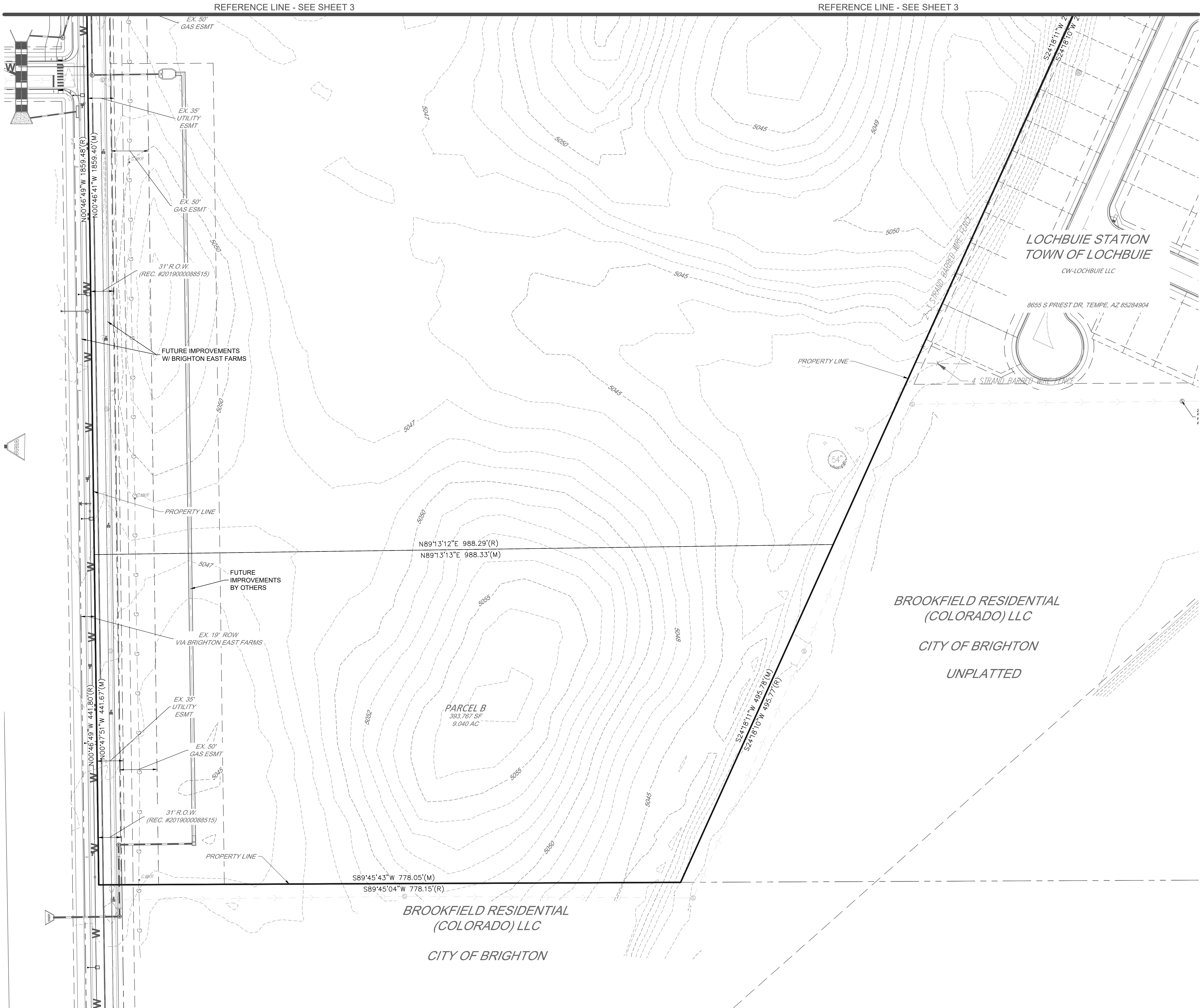
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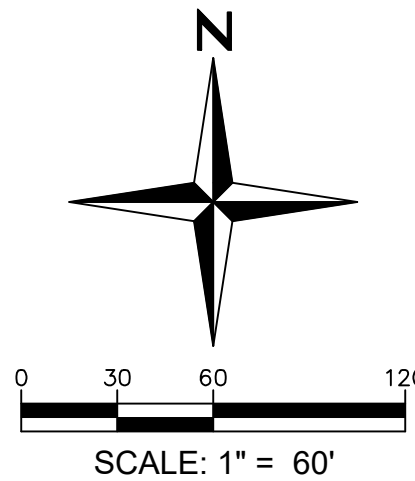
LANDSCAPE ARCHITECT / PLANNER:



I:\2018\18007 - Nell Property\CAD\Sheet\Sheets\PP\18007-Existing Conditions.dwg, Tab: 4 EXISTING CONDITIONS Nov. 09, 2020 - 4:59pm, tfraser



EXISTING LEGEND			
	PROPERTY LINE		
	R.O.W.		
	LOT LINE		
	EASEMENT LINE		
	SECTION LINE		
	ROAD CENTERLINE		
	EDGE OF PAVEMENT		
	CURB AND GUTTER		
	CONCRETE		
	FENCE		
	RETAINING WALL		
	WATER LINE		
	RAW WATER LINE		
	NON-POTABLE WATER LINE		
	IRRIGATION LINE		
	SANITARY SEWER		
	STORM SEWER		
	ELECTRIC LINE		
	GAS LINE		
	TELEPHONE LINE		
	FIBER OPTICS LINE		
	CONTOUR MAJOR		
	CONTOUR MINOR		



LANDSCAPE ARCHITECT / PLANNER

henny design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • hennydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

793.983.9793 OFFICE
1501 Wazee Street Suite 1-C
DENVER, COLORADO 80202
REDLAND.COM

APPLICANT:

CORONADO WEST

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

DATE	NO.	NOTES
08-25-2019	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
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA

MAJOR SUBDIVISION PLAN

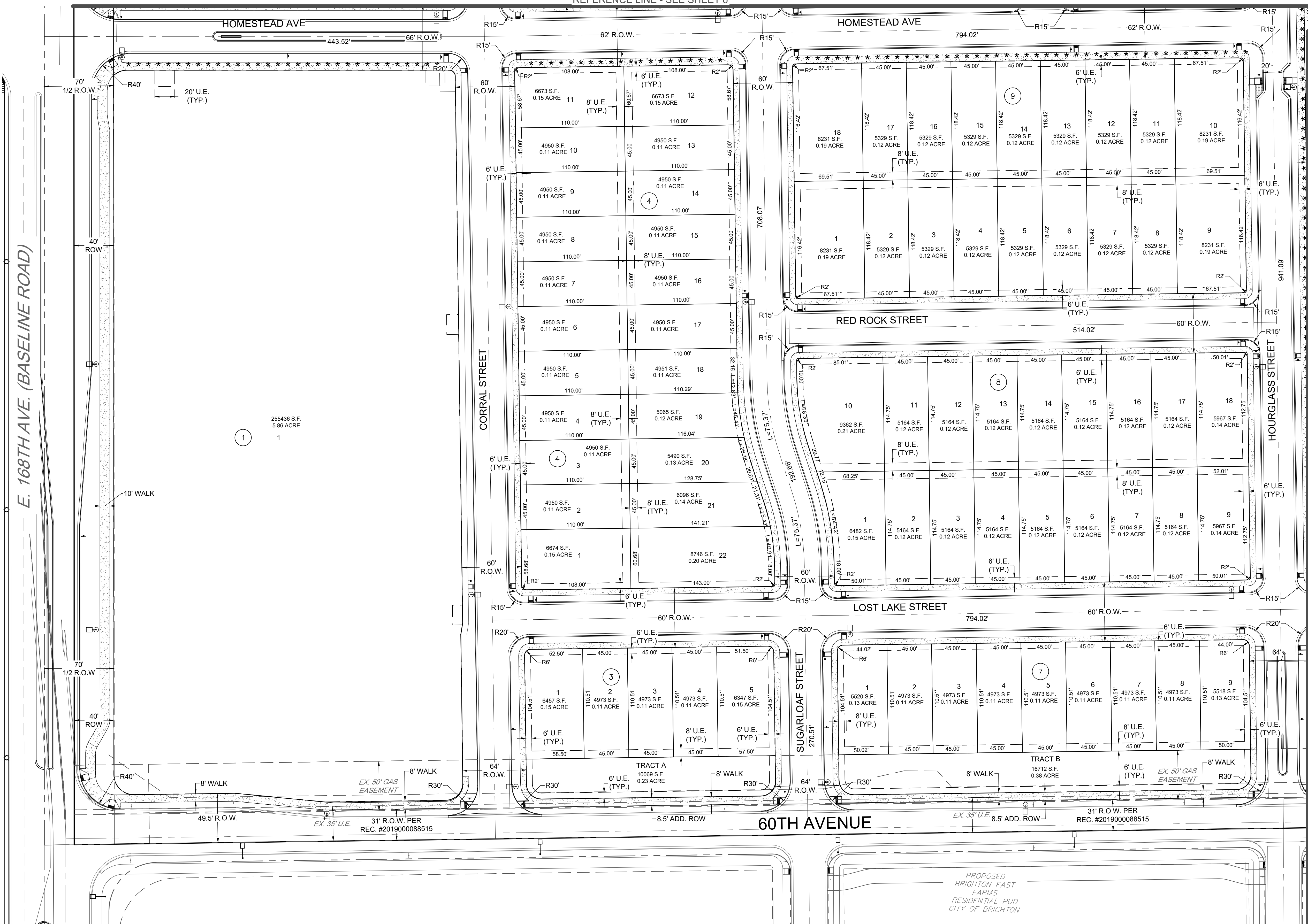
EXISTING CONDITIONS

SHEET

4

L:\2018\18007 - Nell Property\CAD\Sheet\Site\PP\18007_Site_Plan.dwg Job: 5 SITE PLAN Nov 08, 2020 - 4:58pm Fraser

E. 168TH AVE. (BASELINE ROAD)



KEYMAP
SCALE: 1" = 500'

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

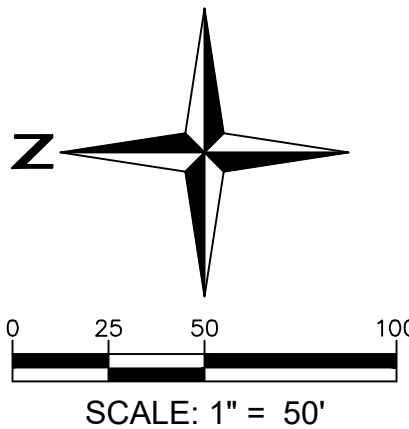
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- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- ***** PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK



LANDSCAPE ARCHITECT / PLANNER

henry design group

Landscaping Architecture • Planning • Easements

1501 W. 16th Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • hdesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

793.983.9793 OFFICE

1300 W. Colorado Street

UNIT 100, DENVER, CO 80202

REDLAND.COM

APPLICANT:

CORONADO WEST

Coronado West, LLC

8655 S. Priest Drive

Tempe, AZ 85284

DATE	NO.	NOTES
08-22-2019	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
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA

MAJOR SUBDIVISION PLAN

SHEET

5

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

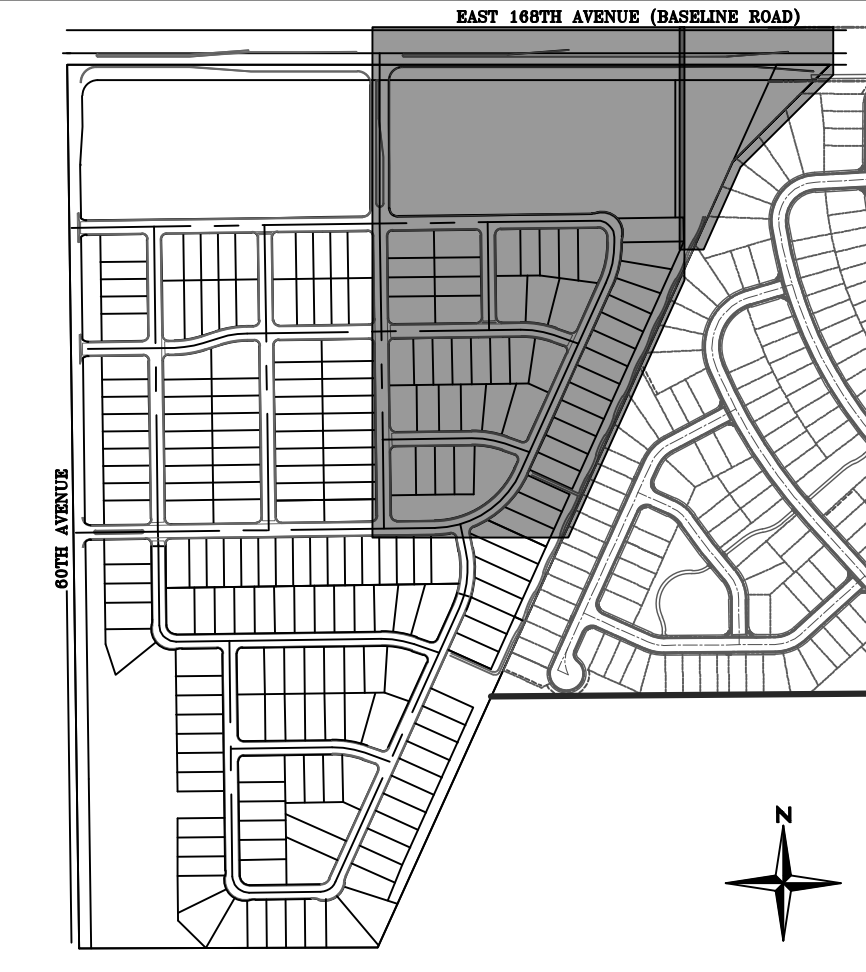
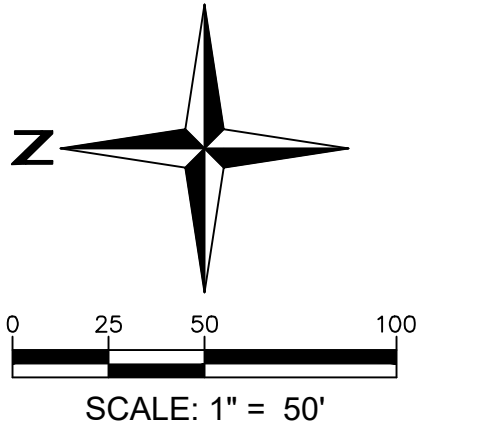
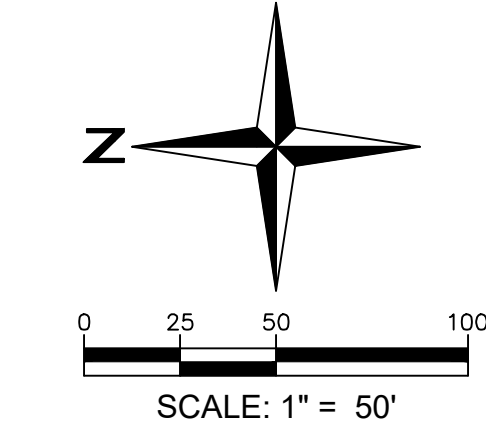
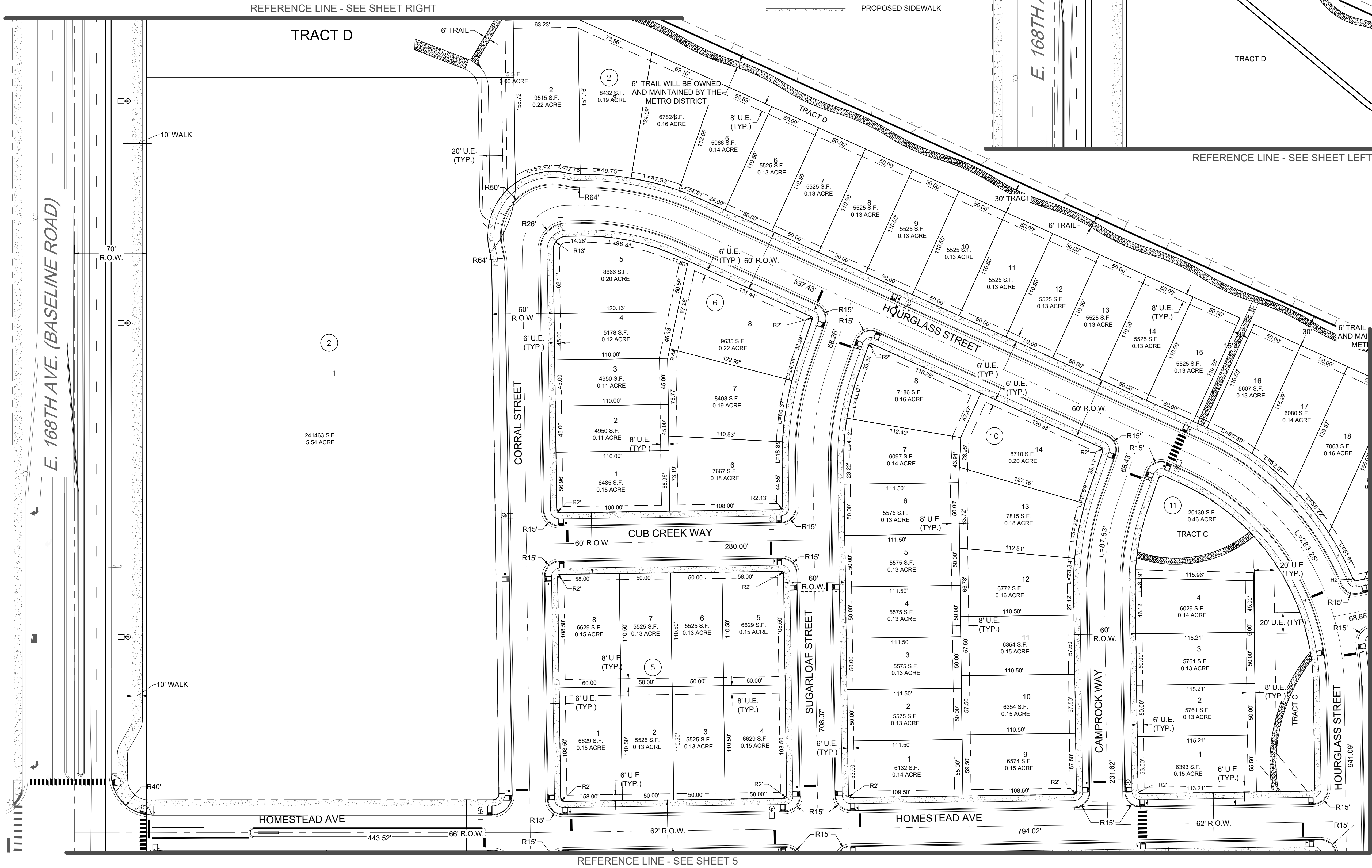
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK



LANDSCAPE ARCHITECT / PLANNER

henry design group

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1501 W. 3rd Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

792.983.9793 OFFICE
1300 W. Colorado Street
DENVER, CO 80202
REDLAND.COM

APPLICANT:

CORONADO WEST

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

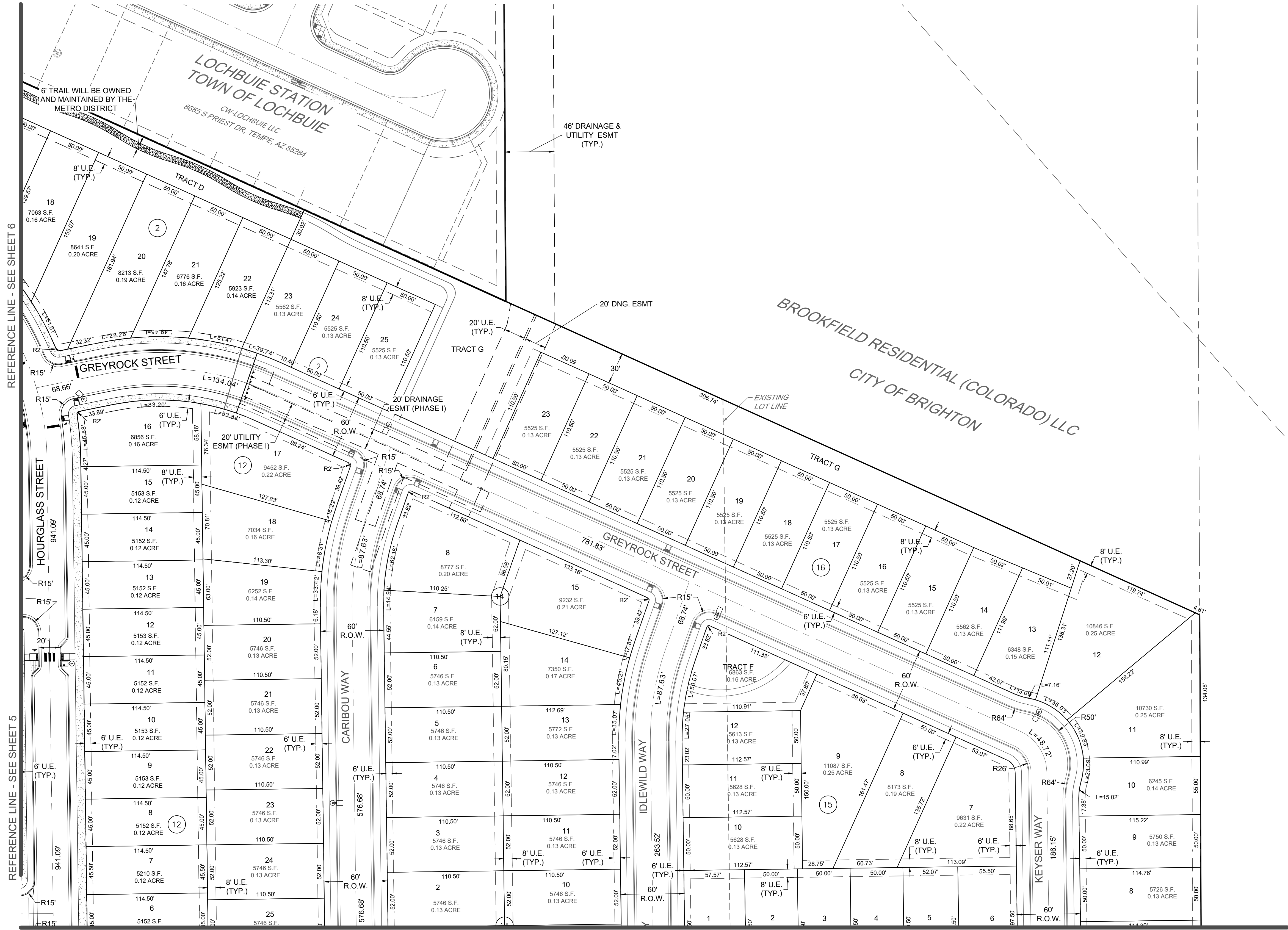
DATE	NO.	NOTES
08-22-2019	1	1st SUBMITTAL
11-12-2019	2	2nd SUBMITTAL
02-11-2020	3	3rd SUBMITTAL
05-05-2020	4	4th SUBMITTAL
07-01-2020	5	5th SUBMITTAL
08-11-2020	6	6th Submittal
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

SITE PLAN

SHEET

6



KEYMAP
SCALE: 1" = 500'

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

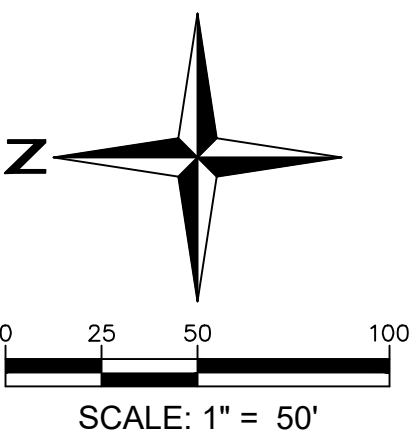
- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- ***** PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK



LANDSCAPE ARCHITECT / PLANNER

herry design group

Landscape Architecture • Planning • Entitlements
1501 Waze Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • herrydesigngroup.com

Redland

WHERE GREAT PLACES BEGIN

793.983.9793 OFFICE
1501 Waze Street Suite 1-C
DENVER, COLORADO 80202
REDLAND.COM

ENGINEER:

CORONADO WEST

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

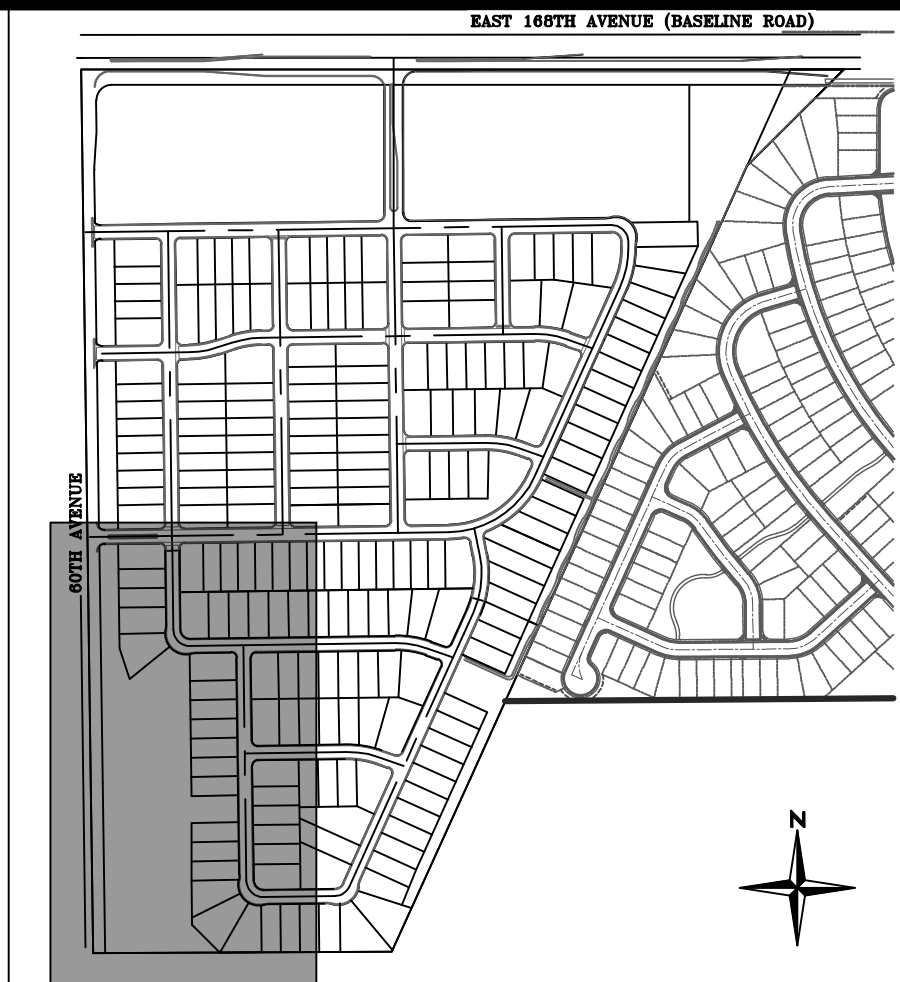
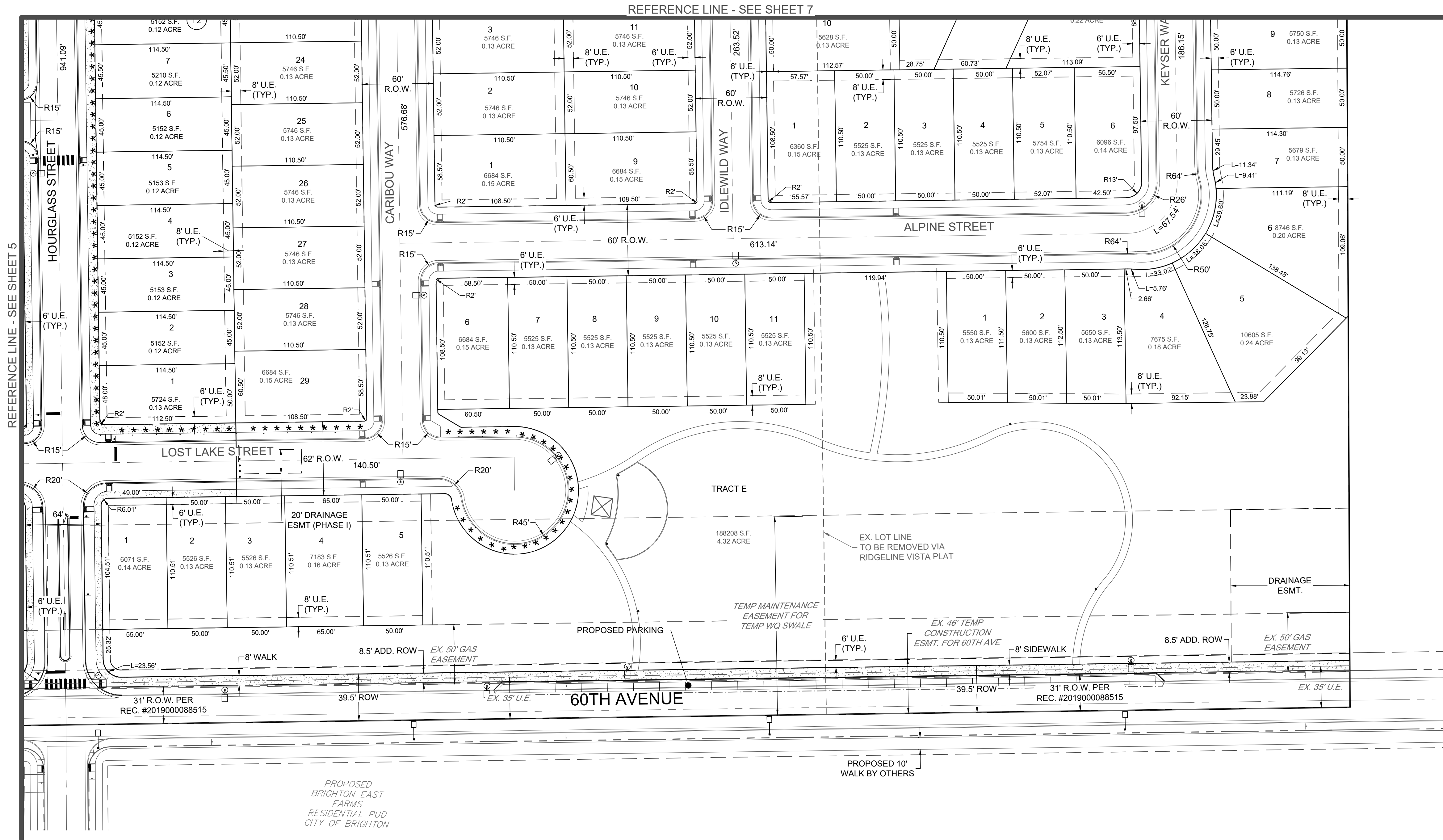
DATE	NO.	NOTES
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08-11-2020	6	6TH SUBMITTAL
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

SITE PLAN

SHEET

7



KEYMAP
SCALE: 1" = 500'

NOTES:

1. ALL CURB AND GUTTER SHALL BE PER BRIGHTON STANDARD DETAILS.
2. ALL DIMENSIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. LOT, TRACT AND ROW DIMENSIONS WILL BE FINALIZED WITH THE FINAL PLAT.
4. ALL STORM EASEMENTS ARE TO BE DEDICATED TO SOUTH BEBEE DRAW METROPOLITAN DISTRICT.

EXISTING LEGEND

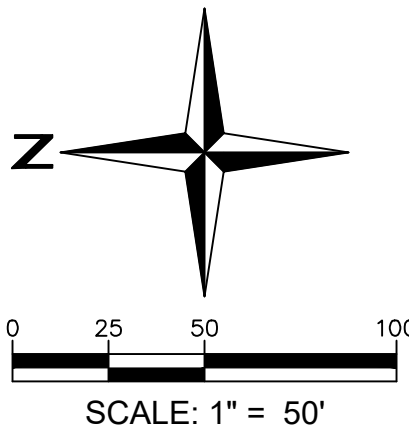
- EXISTING PROPERTY LINE
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- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE

PROPOSED LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED 8' TRAIL

FUTURE LEGEND (BY OTHERS)

- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SIDEWALK



RIDGELINE VISTA MAJOR SUBDIVISION PLAN

SITE PLAN

SHEET

8

ENGINEER:

APPLICANT:

DRAWN

CHECKED

APPROVED

PROJECT NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

DATE

NO.

LANDSCAPE ARCHITECT / PLANNER:

Redland

WHERE GREAT PLACES BEGIN

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

Redland

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LANDSCAPE ARCHITECT / PLANNER:

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8655 S. Priest Drive
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LANDSCAPE ARCHITECT / PLANNER:

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LANDSCAPE ARCHITECT / PLANNER:

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LANDSCAPE ARCHITECT / PLANNER:

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WHERE GREAT PLACES BEGIN

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8655 S. Priest Drive
Tempe, AZ 85284

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LANDSCAPE ARCHITECT / PLANNER:

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LANDSCAPE ARCHITECT / PLANNER:

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WHERE GREAT PLACES BEGIN

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LANDSCAPE ARCHITECT / PLANNER:

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LANDSCAPE ARCHITECT / PLANNER:

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LANDSCAPE ARCHITECT / PLANNER:

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WHERE GREAT PLACES BEGIN

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LANDSCAPE ARCHITECT / PLANNER:

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WHERE GREAT PLACES BEGIN

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LANDSCAPE ARCHITECT / PLANNER:

Redland

WHERE GREAT PLACES BEGIN

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LANDSCAPE ARCHITECT / PLANNER:

Redland

WHERE GREAT PLACES BEGIN

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Tempe, AZ 85284

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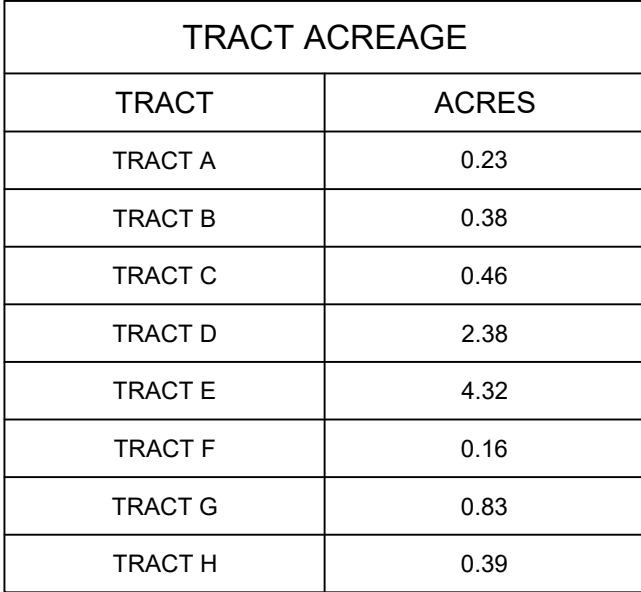
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Redland



PROPERTY LINE

R.O.W.

LOT LINE

SETBACK

EASEMENT

ROAD CENTERLINE

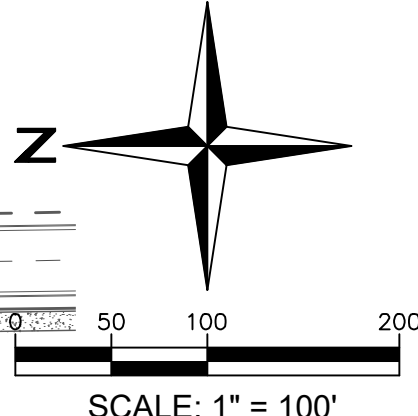
CURB AND GUTTER (CATCH)

CURB AND GUTTER (SPILL)

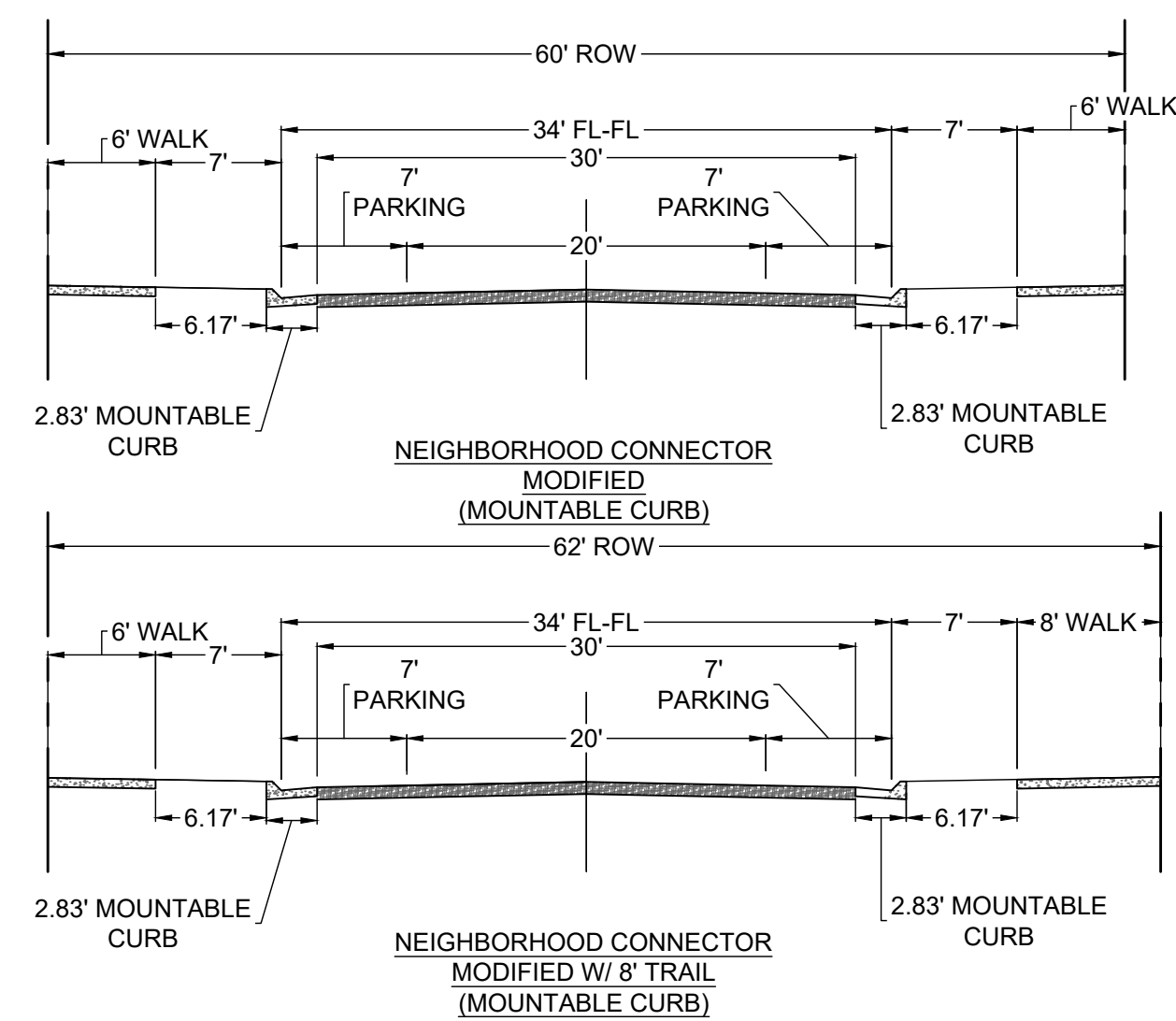
SIDEWALK

NOTE:

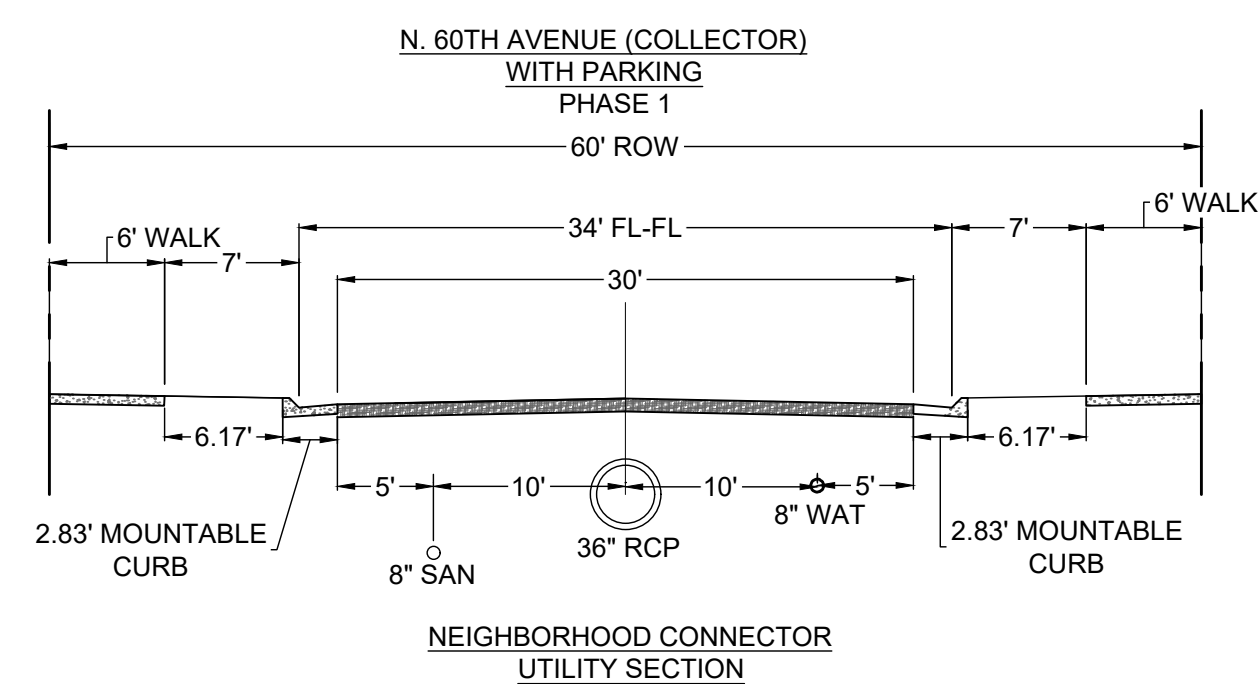
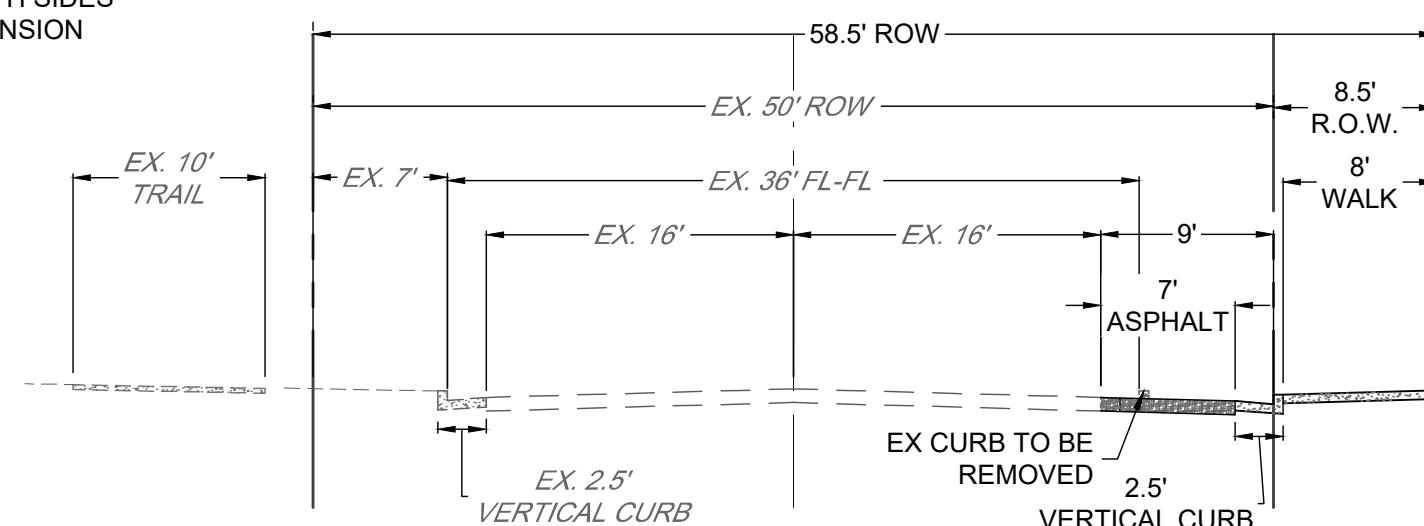
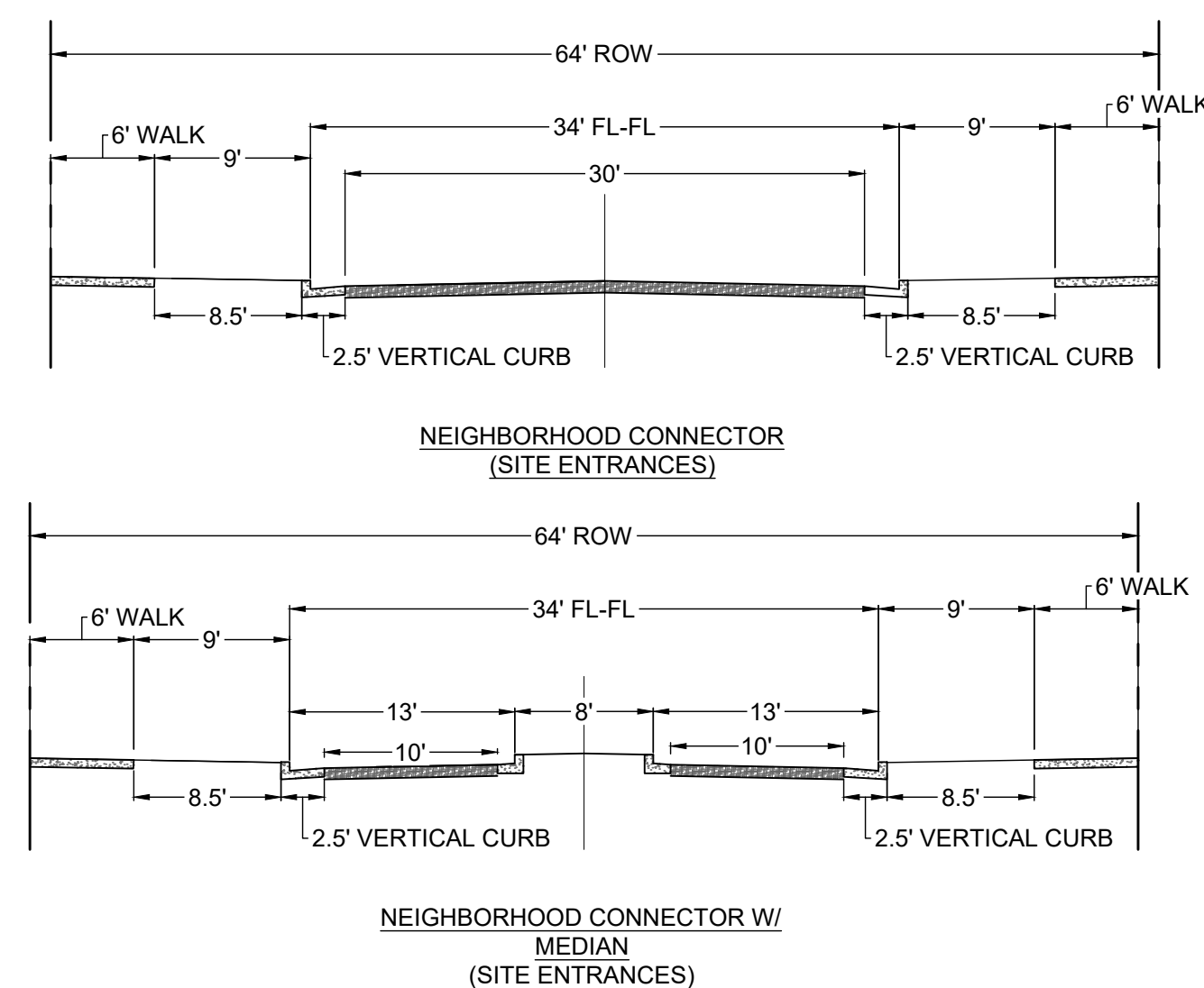
1. SEE SHEET 10 FOR TYPICAL CROSS SECTIONS.



RIDGELINE VISTA MAJOR SUBDIVISION PLAN		STREET AND BLOCK PLAN	
SHEET		60	
DATE		NO.	NOTES
08-20-2019	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	
09-14-2020	7	To City of Brighton	
11-9-2020	8	To City of Brighton	
DRAWN		DRAWN	
CHECKED		CHECKED	
APPROVED		APPROVED	
PROJECT NO.		18007	
HORZ. SCALE		1" = 50'	
VERT. SCALE		N/A	
APPLICANT:		CORONADO WEST, LLC 8655 S. Priest Drive Tempe, AZ 85284	
ENGINEER:		Redland WHERE GREAT PLACES BEGIN 728.288.0493 (404) 425-1100 Littleton, Colorado 80120 REDLAND.COM	
LANDSCAPE ARCHITECT / PLANNER:		henry design group Landscape Architecture • Planning • Entertainments 1501 Wazee Street Suite 1-C, Denver, Colorado 80202 303.446.2346 • herrydesigngroup.com	

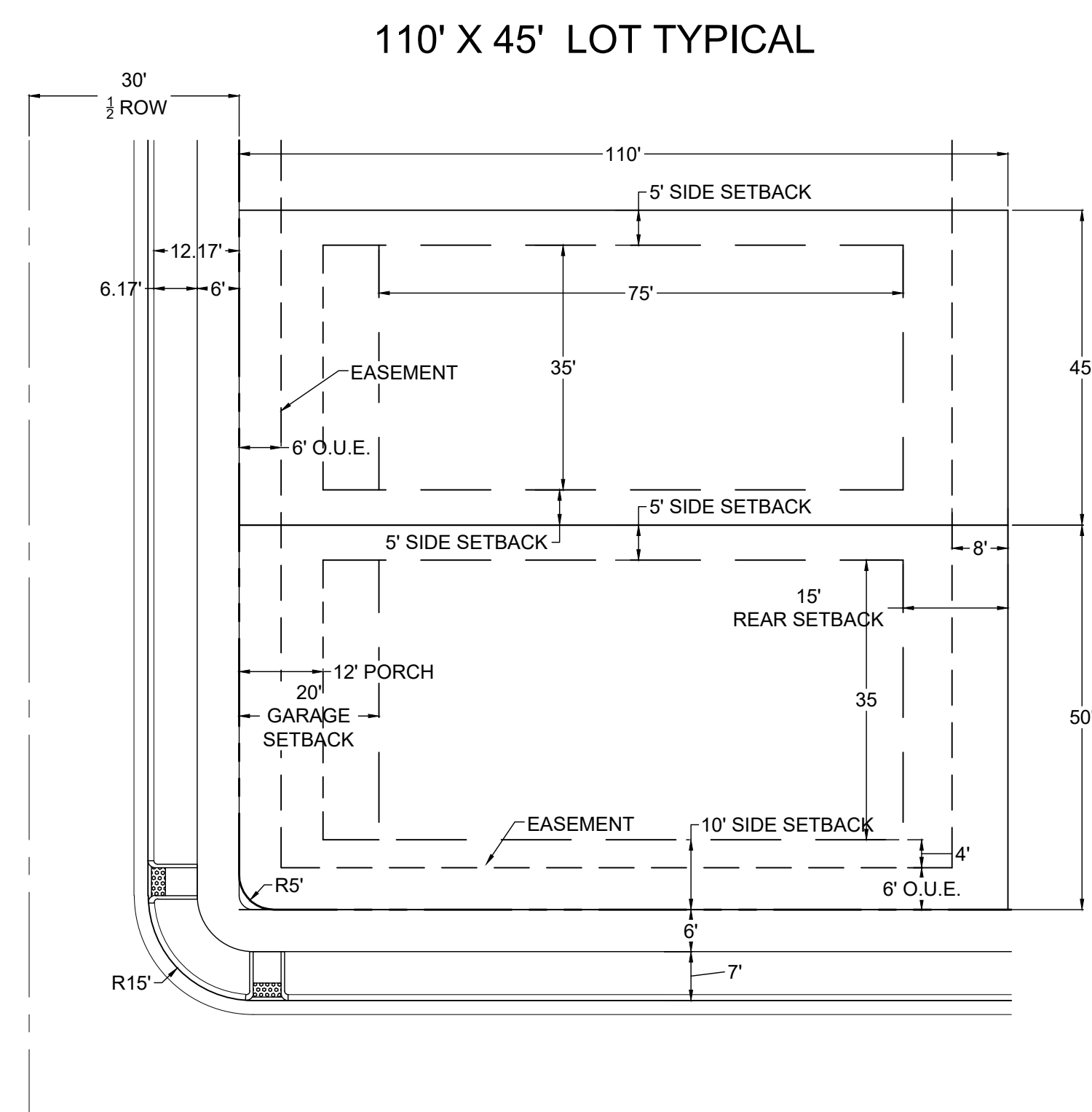
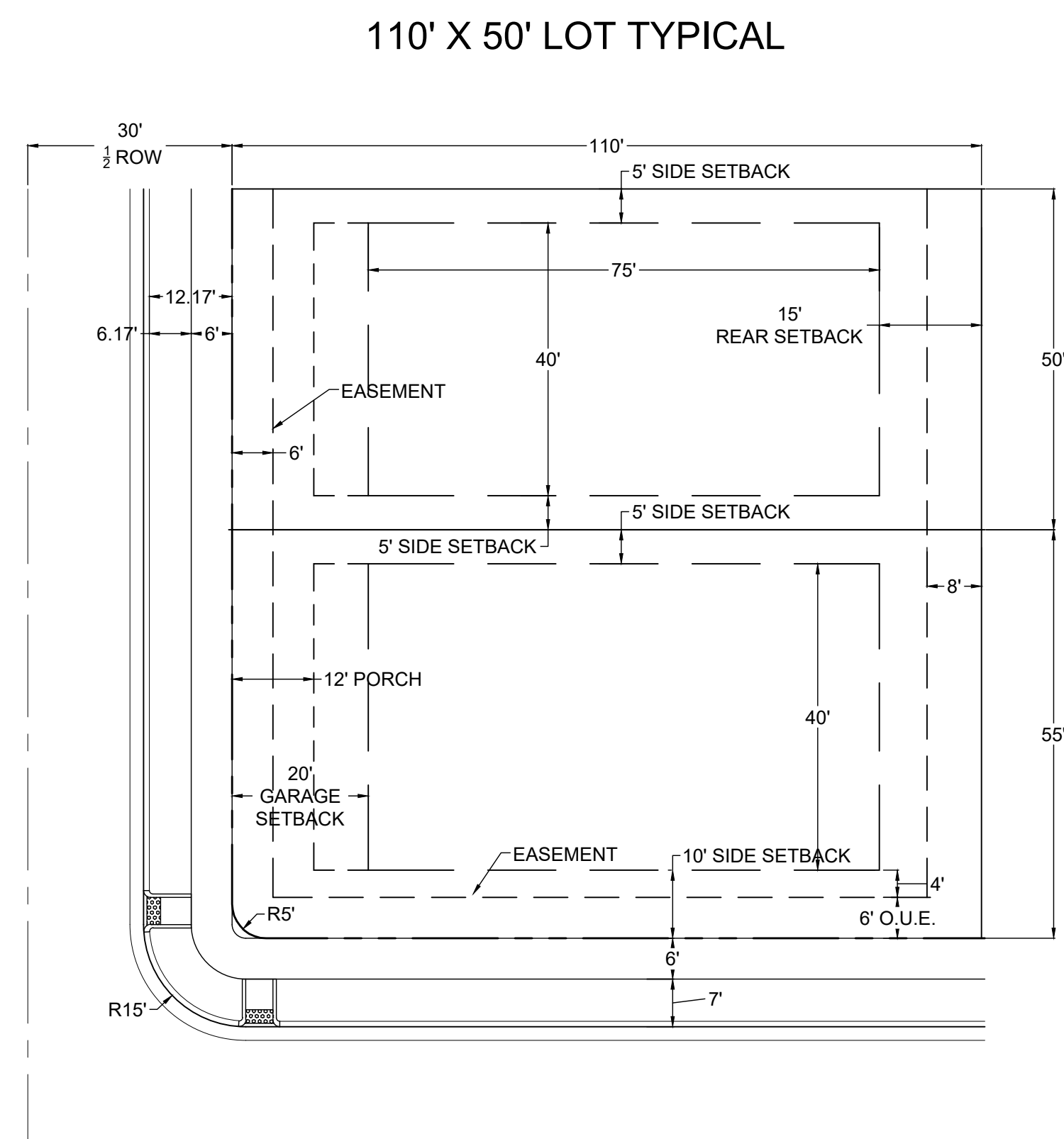


PARKING IS ALLOWED ON BOTH SIDES
ASSUMES 7' PARKING DIMENSION

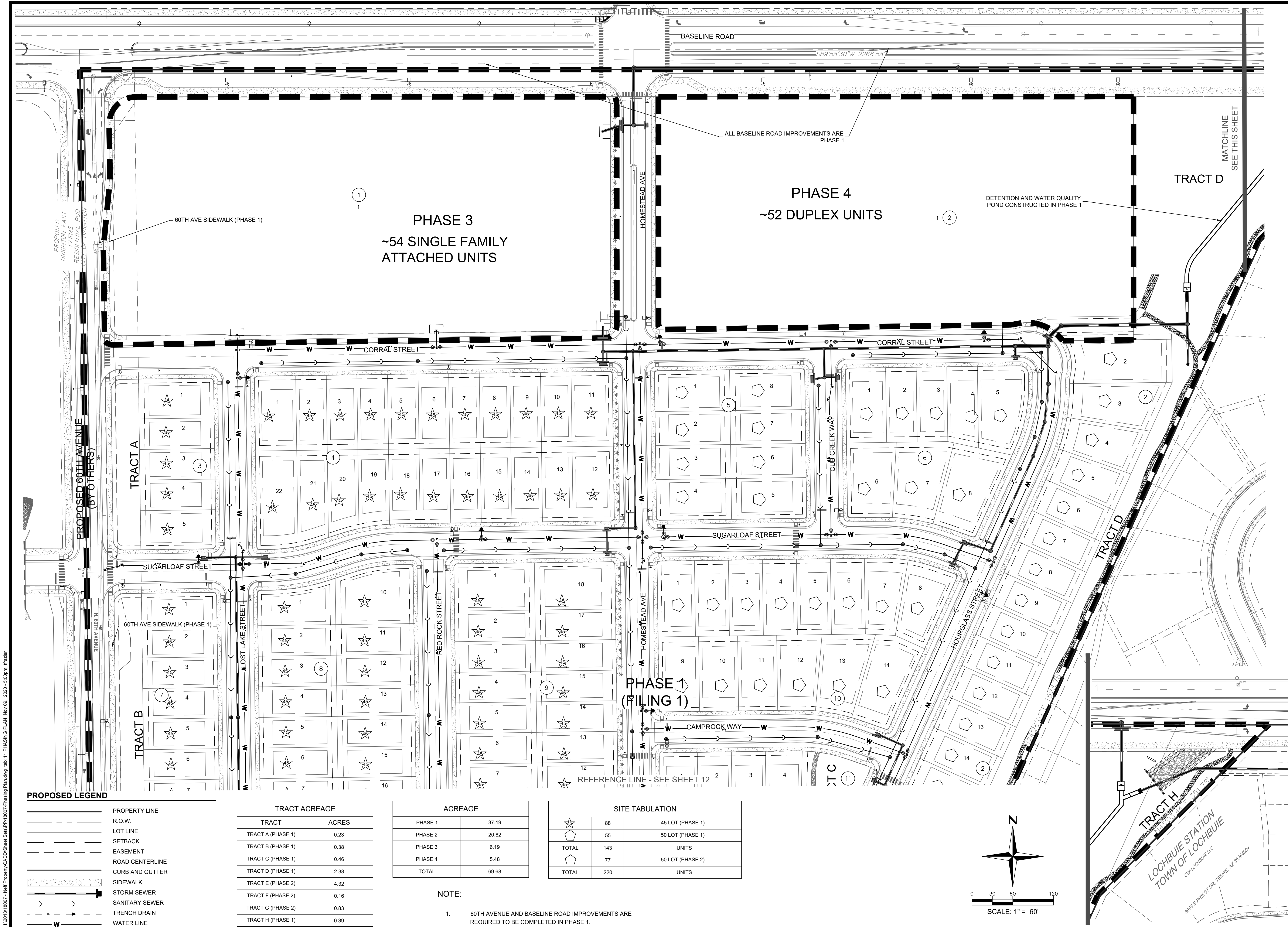


NOTE:

UTILITIES ARE FOR REFERENCE
ONLY. FINAL LOCATIONS DETERMINED
WITH CONSTRUCTION DOCUMENTS.



I:\2018\18007 - Nell Property\CAD\Sheet\Sheets\PP\18007-Phasing Plan.dwg, Tab: 11 PHASING PLAN, Nov 09, 2020 - 5:00pm, frazier



PROPOSED LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER
	SIDEWALK
	STORM SEWER
	SANITARY SEWER
	TRENCH DRAIN
	WATER LINE

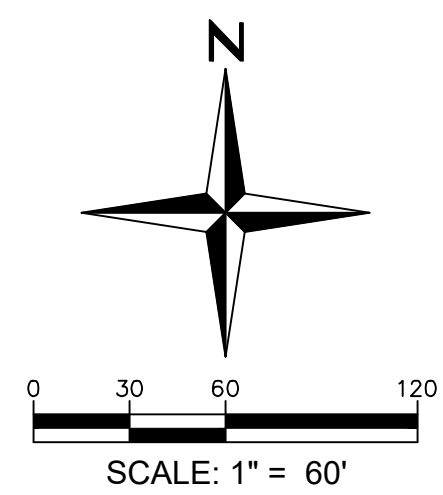
TRACT ACREAGE	
TRACT	ACRES
TRACT A (PHASE 1)	0.23
TRACT B (PHASE 1)	0.38
TRACT C (PHASE 1)	0.46
TRACT D (PHASE 1)	2.38
TRACT E (PHASE 2)	4.32
TRACT F (PHASE 2)	0.16
TRACT G (PHASE 2)	0.83
TRACT H (PHASE 1)	0.39

ACREAGE	
PHASE 1	37.19
PHASE 2	20.82
PHASE 3	6.19
PHASE 4	5.48
TOTAL	69.68

SITE TABULATION		
	88	45 LOT (PHASE 1)
	55	50 LOT (PHASE 1)
TOTAL	143	UNITS
	77	50 LOT (PHASE 2)
TOTAL	220	UNITS

NOTE:

1. 60TH AVENUE AND BASELINE ROAD IMPROVEMENTS ARE REQUIRED TO BE COMPLETED IN PHASE 1.



RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
PHASING PLAN

SHEET

11

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 W. Baseline Road, Suite 100, Denver, Colorado 80202
303.446.2368 • hdesigngroup.com

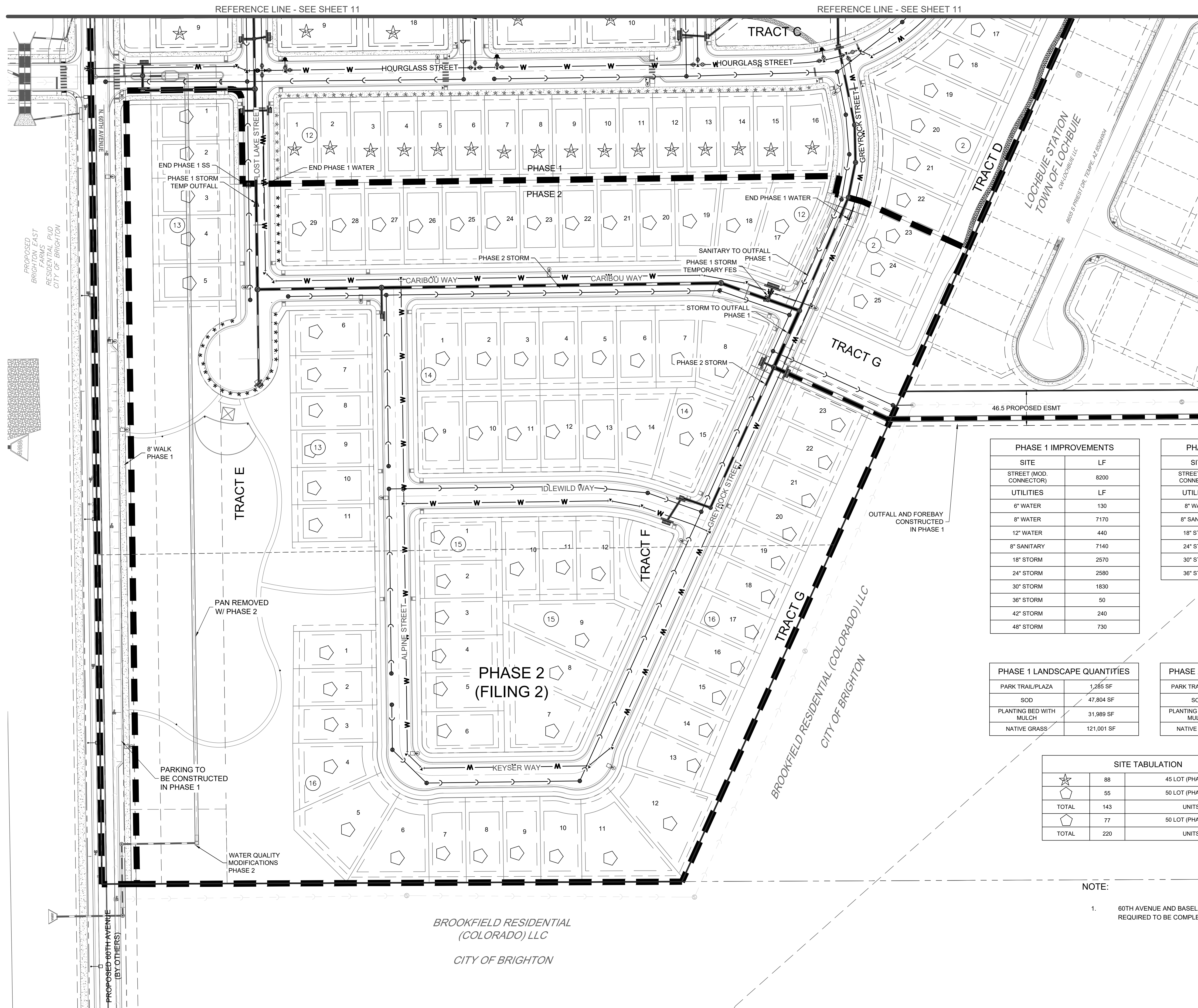
ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7920 E. 12th Avenue, Suite 100, Denver, Colorado 80231
303.446.2368 • redland.com

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

DATE	NO.	NOTES
08/22/2019	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
09/14/2020	7	To City of Brighton
11/9/2020	8	To City of Brighton

DRAWN	CHECKED	APPROVED	PROJECT NO.	HORIZ. SCALE	VERT. SCALE
TJF	TJF	TJF	18007	1" = 50'	N/A

L:\2018\18007 - Nell Property\CAD\Sheet\Sheets\PP\18007-Phasing Plan.dwg, lts: 12 PHASING PLAN, Nov 09, 2020 - 5:01pm, frazier



PROPOSED LEGEND	
	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER
	SIDEWALK
	STORM SEWER
	SANITARY SEWER
	TRENCH DRAIN
	WATER LINE

PHASE 1 IMPROVEMENTS	
SITE	LF
STREET (MOD. CONNECTOR)	8200
UTILITIES	LF
6" WATER	130
8" WATER	7170
12" WATER	440
8" SANITARY	7140
18" STORM	2570
24" STORM	2580
30" STORM	1830
36" STORM	50
42" STORM	240
48" STORM	730

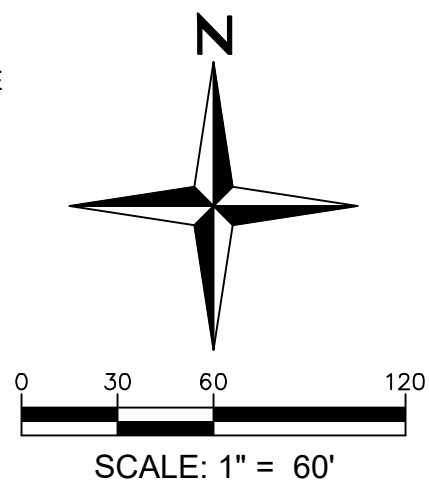
PHASE 2 IMPROVEMENTS	
SITE	LF
STREET (MOD. CONNECTOR)	3150
UTILITIES	LF
8" WATER	3100
8" SANITARY	2580
18" STORM	200
24" STORM	270
30" STORM	290
36" STORM	530

PHASE 1 LANDSCAPE QUANTITIES	
PARK TRAIL/PLAZA	1,285 SF
SOD	47,804 SF
PLANTING BED WITH MULCH	31,989 SF
NATIVE GRASS	121,001 SF

PHASE 2 LANDSCAPE QUANTITIES	
PARK TRAIL/PLAZA	1,805 SF
SOD	73,675 SF
PLANTING BED WITH MULCH	55,153 SF
NATIVE GRASS	97,443 SF

SITE TABULATION		
	88	45 LOT (PHASE 1)
	55	50 LOT (PHASE 1)
TOTAL	143	UNITS
	77	50 LOT (PHASE 2)
TOTAL	220	UNITS

NOTE:
1. 60TH AVENUE AND BASELINE ROAD IMPROVEMENTS ARE REQUIRED TO BE COMPLETED IN PHASE 1.



LANDSCAPE ARCHITECT / PLANNER

henry design group

Landscape Architecture • Planning • Entitlements
1501 Waze Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

793.983.9793 OFFICE
1300 W. Colorado Street
DENVER, CO 80202
REDLAND.COM

APPLICANT:

CORONADO WEST

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

DATE

NO.

1ST SUBMITTAL

2ND SUBMITTAL

3RD SUBMITTAL

4TH SUBMITTAL

5TH SUBMITTAL

6TH SUBMITTAL

7TH SUBMITTAL

8TH SUBMITTAL

DATE

NO.

1ST SUBMITTAL

2ND SUBMITTAL

3RD SUBMITTAL

4TH SUBMITTAL

5TH SUBMITTAL

6TH SUBMITTAL

7TH SUBMITTAL

8TH SUBMITTAL

NOTES

RIDGELINE VISTA

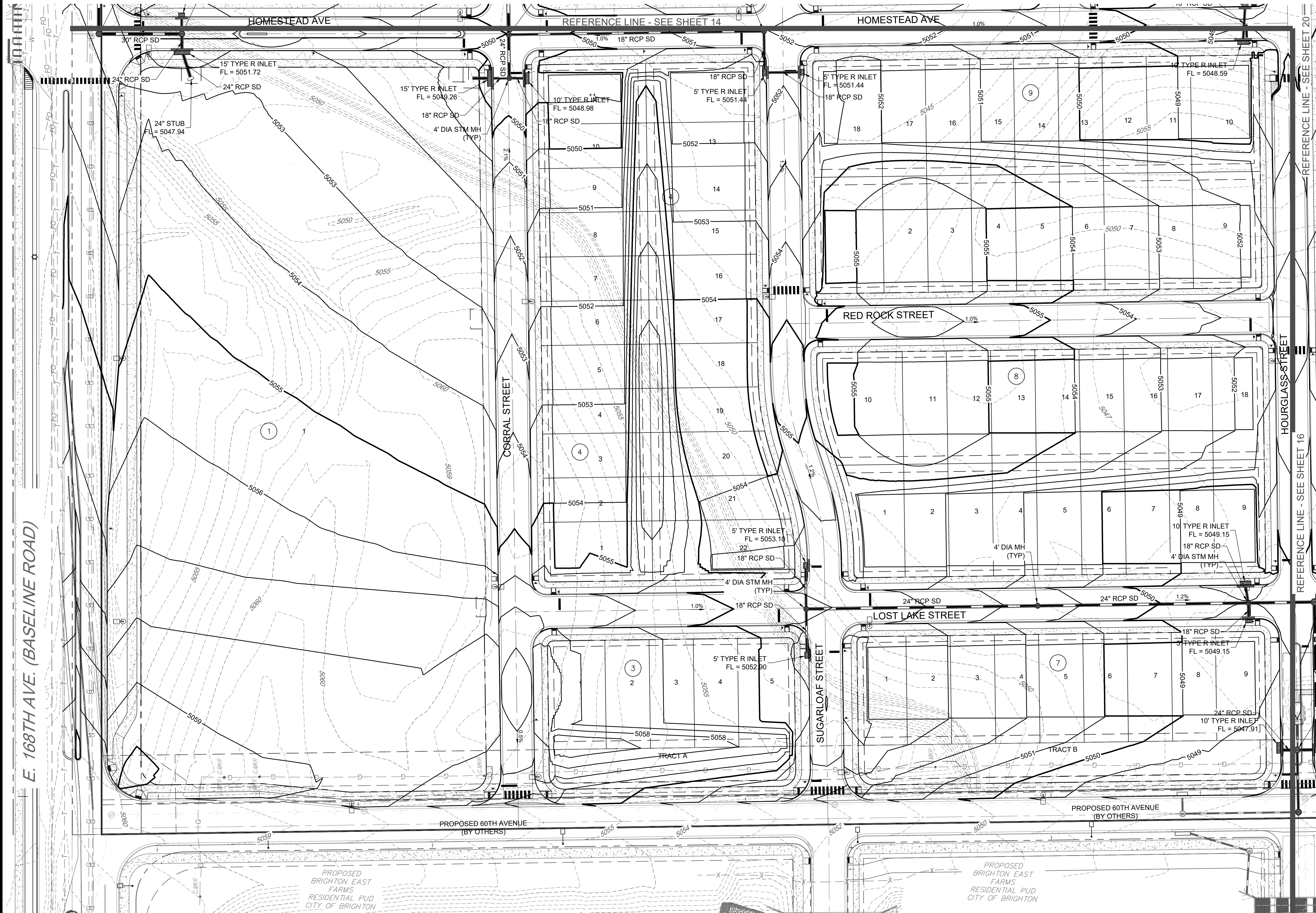
MAJOR SUBDIVISION PLAN

PHASING PLAN

SHEET

12

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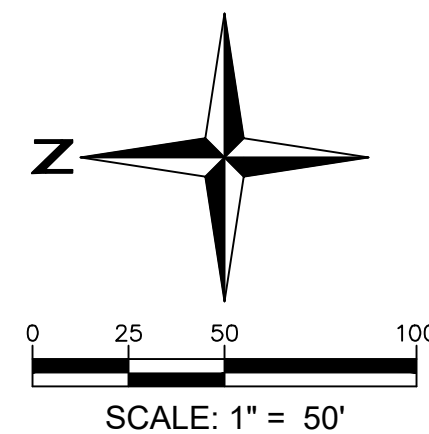
KEYMAP
SCALE: 1" = 500'

LEGEND

- 5281 --- EXISTING MINOR CONTOUR
- 5280 --- EXISTING MAJOR CONTOUR
- 5281 --- PROPOSED MINOR CONTOUR
- 5280 --- PROPOSED MAJOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED MANHOLE
- PROPOSED BOX BASE MANHOLE
- PROPOSED INLET
- PROPOSED FLARED END SECTION

NOTES:

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- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAIN METROPOLITAN DISTRICT
- REFER TO APPROVED PLANS FOR BRIGHTON EAST FARMS FILING NO. 3 PREPARED BY BOWMAN CONSULTING 6/28/18 FOR GRADING AND LAYOUT OF 60TH AVENUE



LANDSCAPE ARCHITECT / PLANNER

henry design group

henrydesigngroup.com

WHERE GREAT PLACES BEGIN

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REDLAND.COM

ENGINEER:

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CORONADO WEST

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8655 S. Priest Drive
Tempe, AZ 85284

APPLICANT:

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8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
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05-05-2020	4	4TH SUBMITTAL
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09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

RIDGELINE VISTA

MAJOR SUBDIVISION PLAN

GRADING AND DRAINAGE

SHEET

13

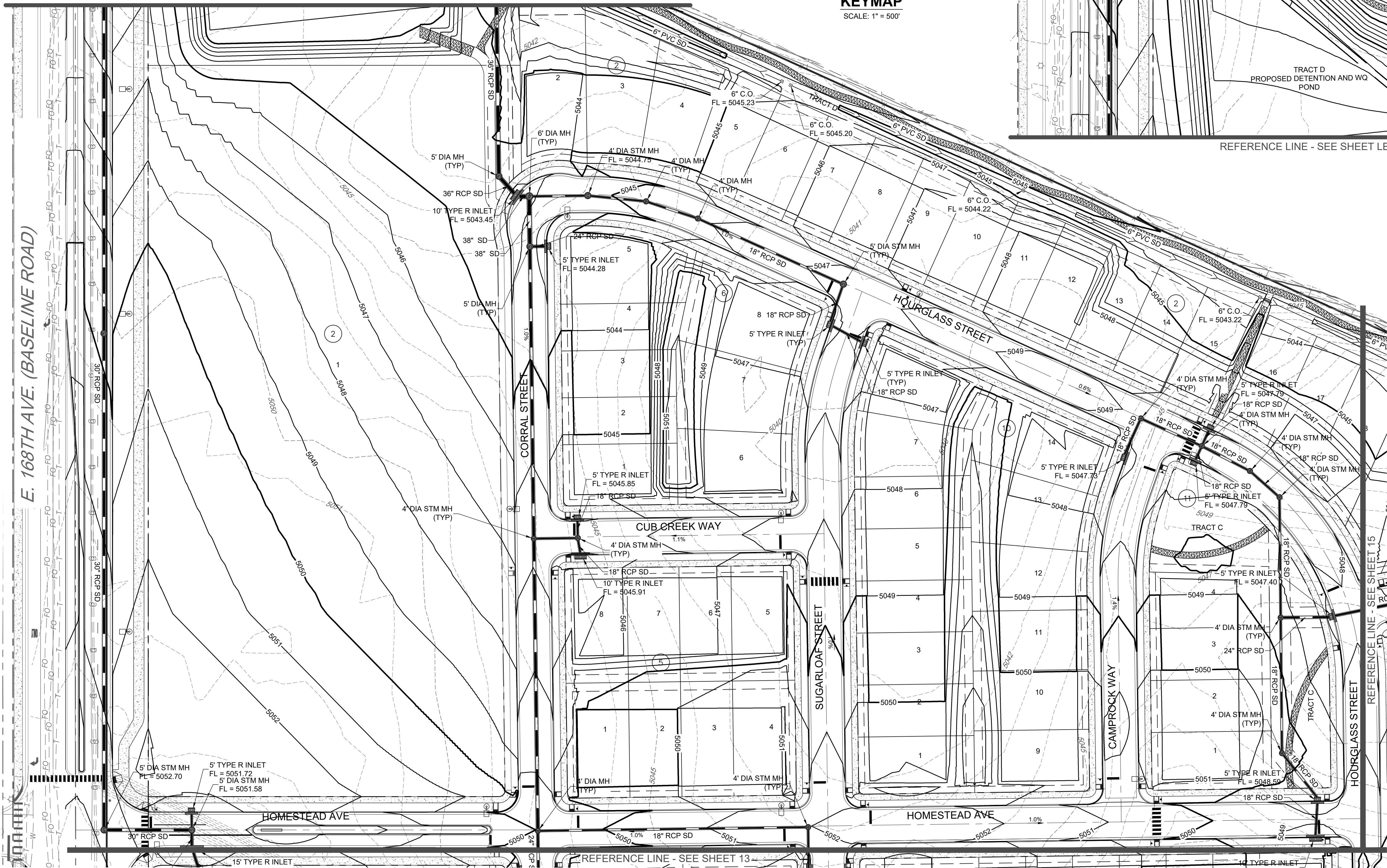
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- LEGEND**
- 5281 --- EXISTING MINOR CONTOUR
 - 5280 --- EXISTING MAJOR CONTOUR
 - 5281 --- PROPOSED MINOR CONTOUR
 - 5280 --- PROPOSED MAJOR CONTOUR
 - PROPOSED STORM SEWER LINE
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 - PROPOSED FLARED END SECTION

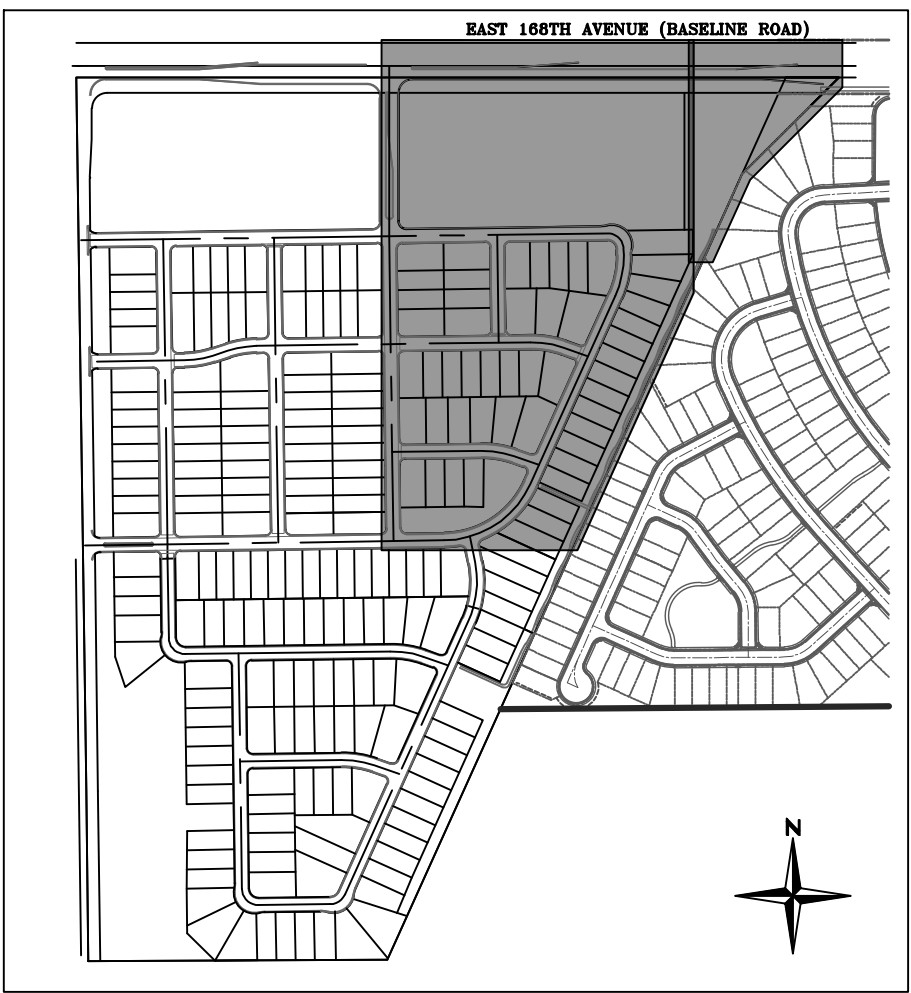
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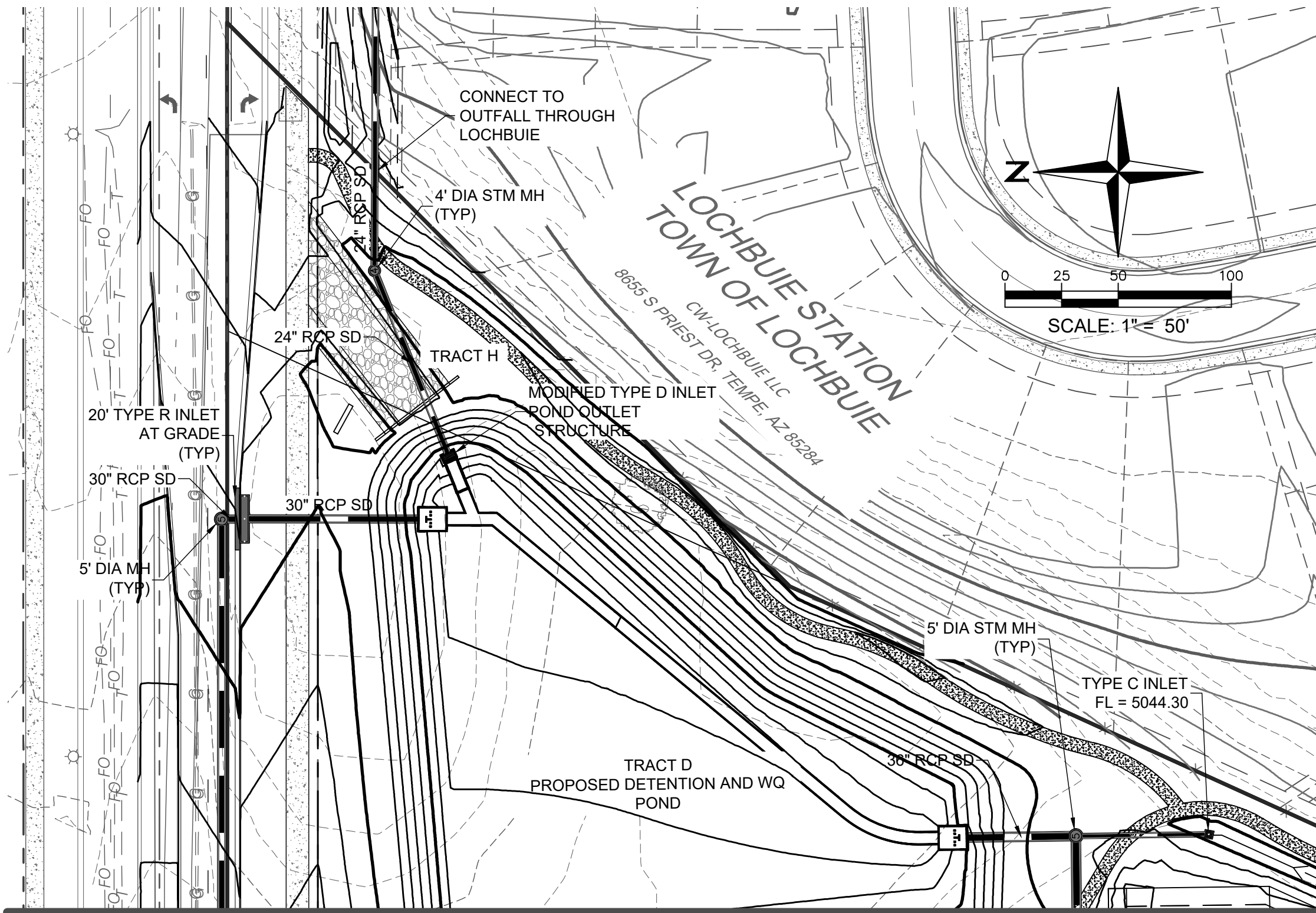
REFERENCE LINE - SEE SHEET RIGHT



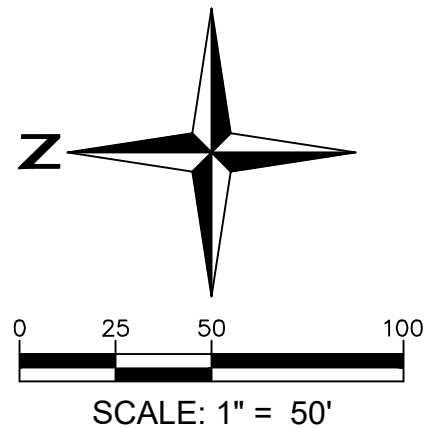
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KEYMAP
SCALE: 1" = 500'



REFERENCE LINE - SEE SHEET LEFT



**RIDGELINE VISTA
MAJOR SUBDIVISION PLAN**

GRADING AND DRAINAGE

SHEET

14

DATE NO. NOTES

08/25/2019	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
09/14/2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

DRAWN CHECKED TUF

APPROVED	TUF
PROJECT NO.	18007
HORIZ. SCALE	1" = 50'
VERT. SCALE	N/A

APPLICANT:

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

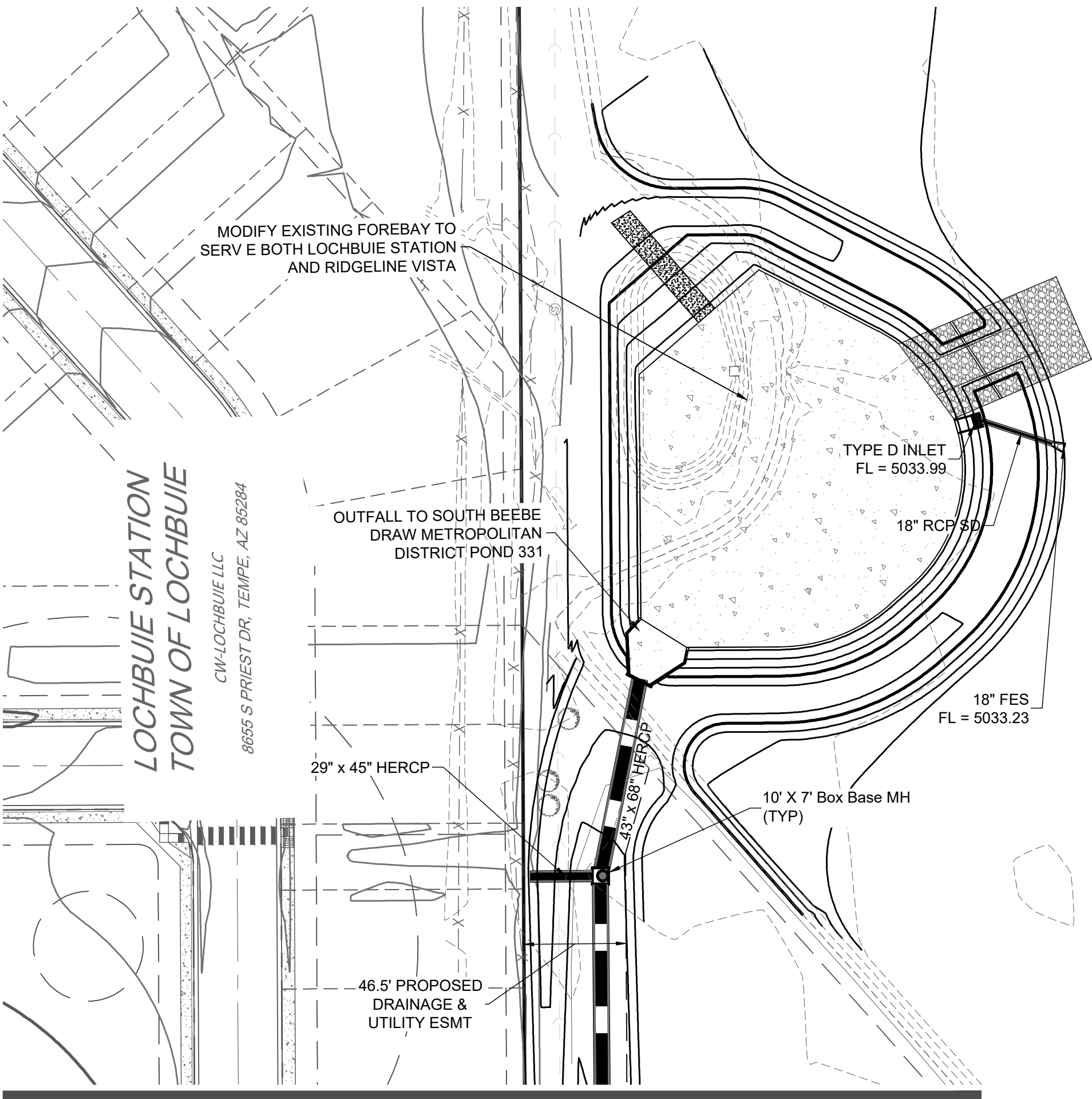
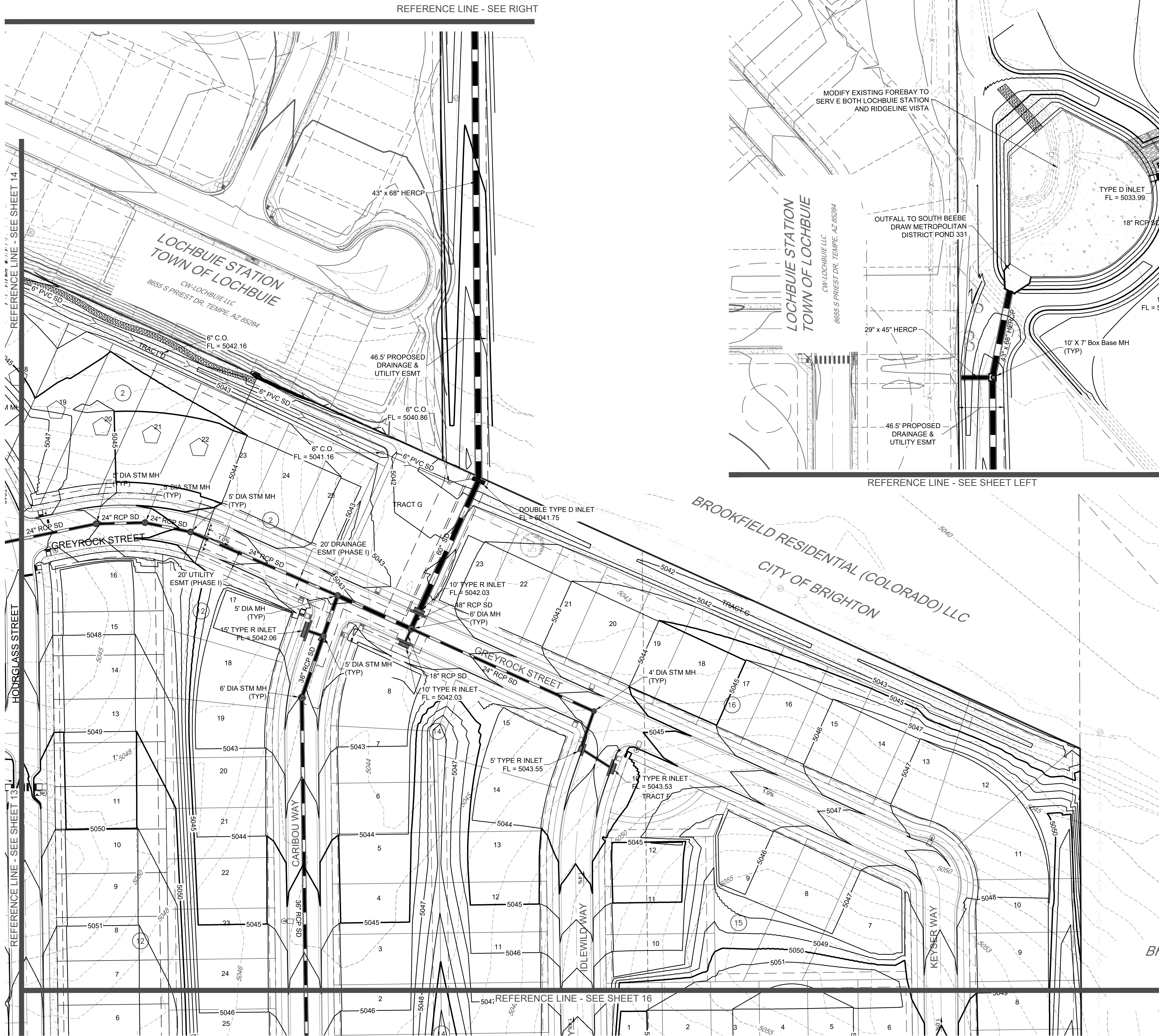
ENGINEER:

Redland
WHERE GREAT PLACES BEGIN
793.983.9793 OFFICE
1501 W. Waze Street Suite 1-C, Denver, Colorado 80202
REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER:

henry design group
Landscape Architecture • Planning • Interiors
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303.446.2368 • henrydesigngroup.com

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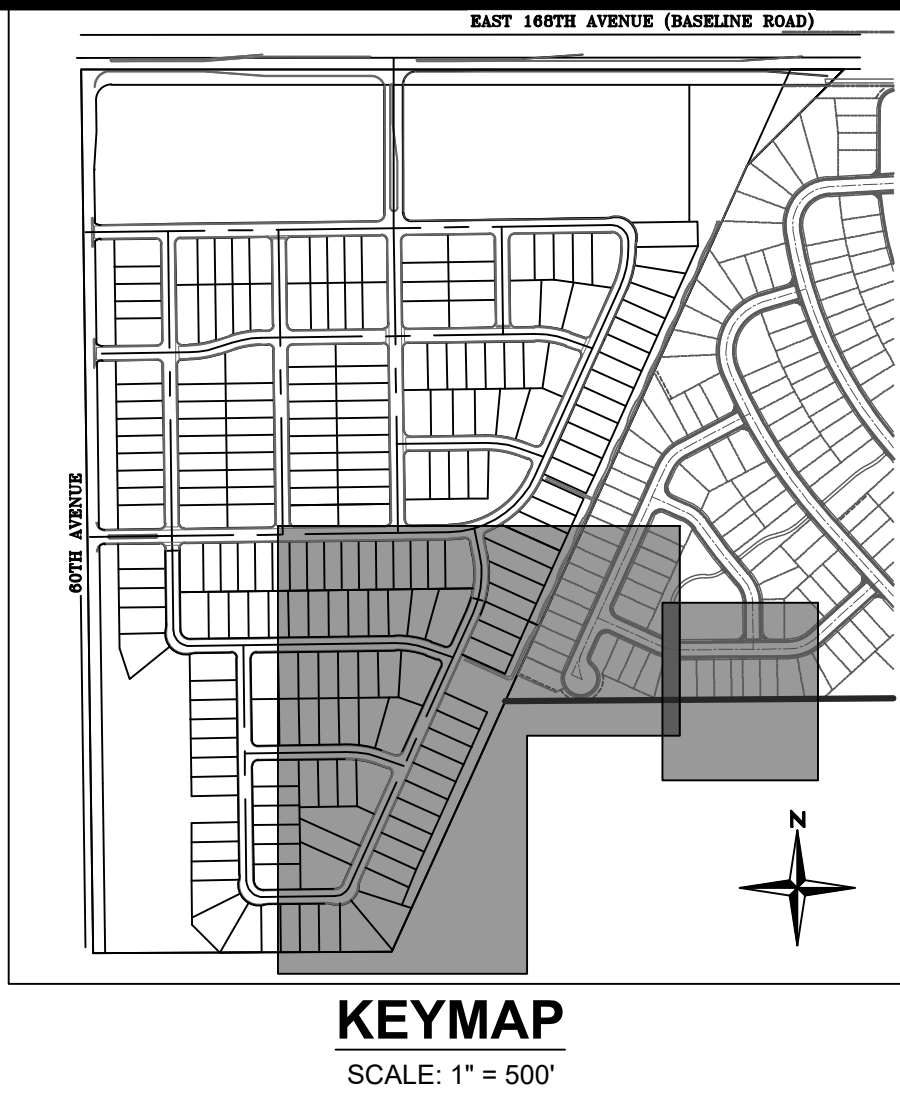
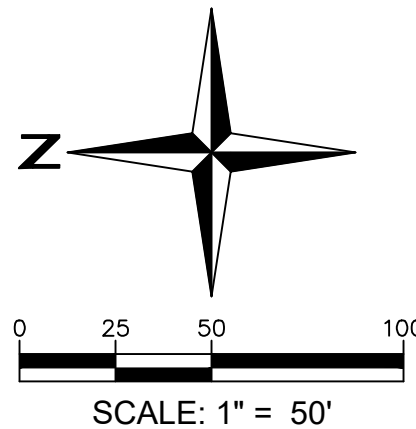


LEGEND

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- 5280--- EXISTING MAJOR CONTOUR
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- PROPOSED STORM SEWER LINE
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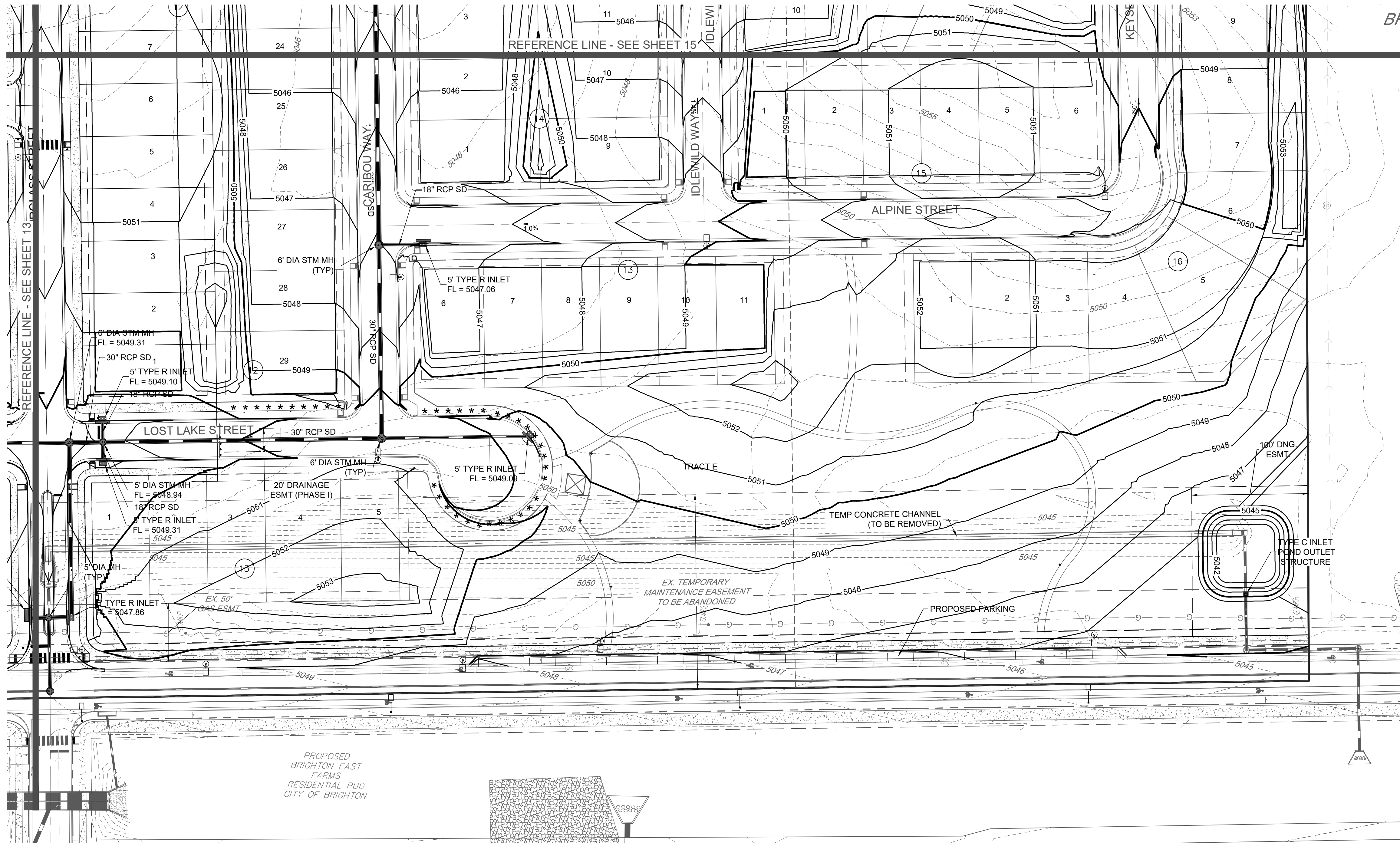


RIDGELINE VISTA MAJOR SUBDIVISION PLAN			
GRADING AND DRAINAGE			
DATE	NO.	NOTES	
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09/14/2020	7	To City of Brighton	
11/9/2020	8	To City of Brighton	

APPLICANT:	ENGINEER:	LANDSCAPE ARCHITECT / PLANNER:
CORONADO WEST Coronado West, LLC 8655 S. Priest Drive Tempe, AZ 85284	Redland WHERE GREAT PLACES BEGIN 793.983.2983 OFFICE 1501 W. Waze Street Suite 1-C, Denver, Colorado 80202 RELAND.COM	henry design group Landscape Architecture • Planning • Entitlements 1501 Waze Street Suite 1-C, Denver, Colorado 80202 303.446.2368 • henrydesigngroup.com

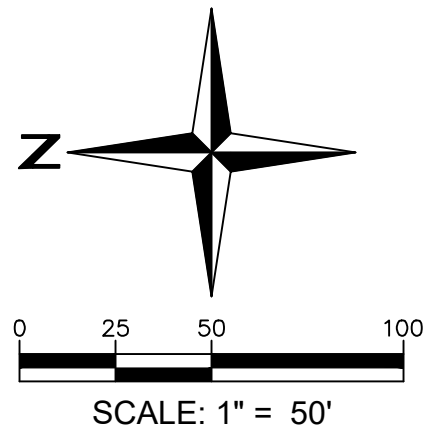
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LEGEND	
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED STORM SEWER LINE
	PROPOSED MANHOLE
	PROPOSED BOX BASE MANHOLE
	PROPOSED INLET
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- NOTES:**
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RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

GRADING AND DRAINAGE

SHEET

16

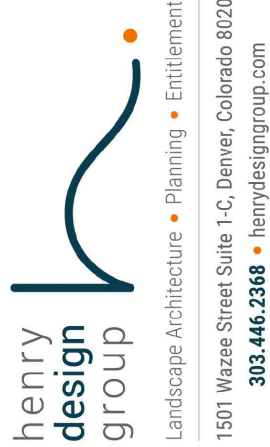
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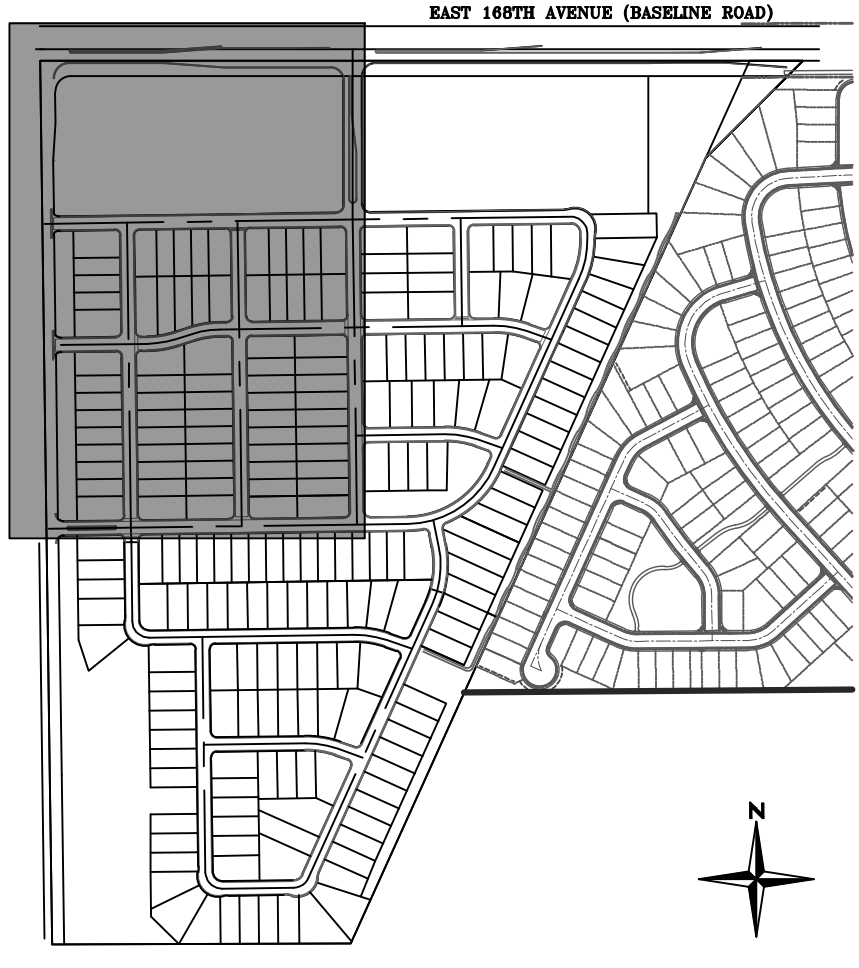
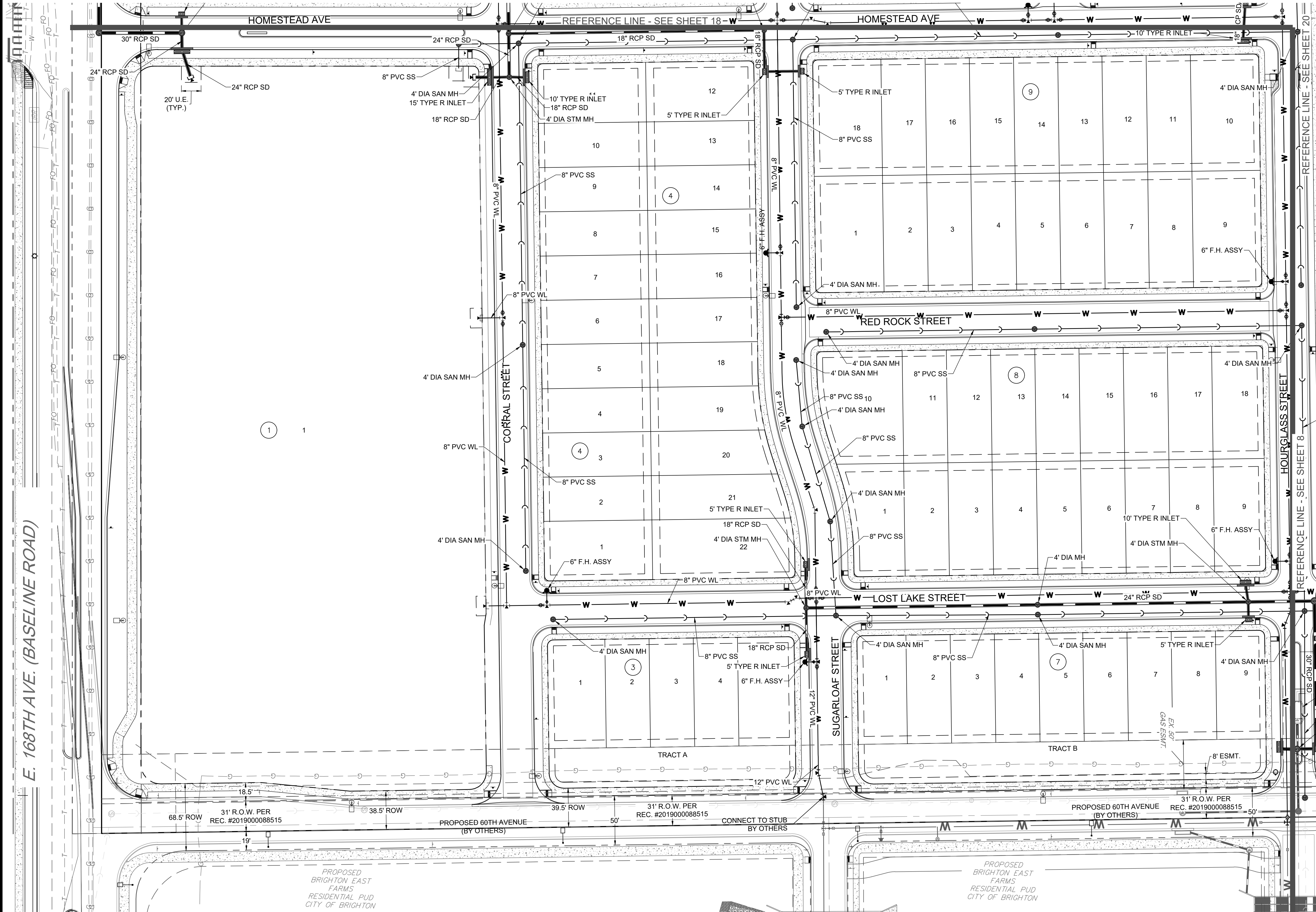


ENGINEER:



LANDSCAPE ARCHITECT / PLANNER:





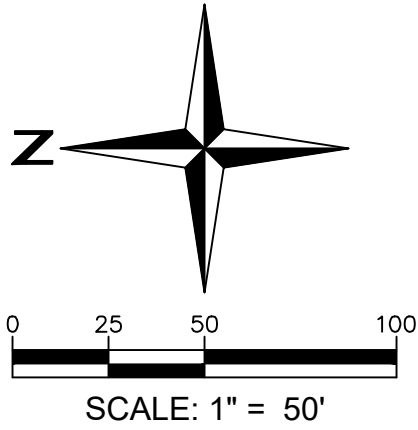
KEYMAP
SCALE: 1" = 500'

UTILITY LEGEND

- OH — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS
- FO — EXISTING FIBER OPTIC
- > — EXISTING STORM CULVERT
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- — PROPOSED STORM SEWER LINE
- — PROPOSED MANHOLE
- — PROPERTY LINE
- — PROPOSED RIGHT OF WAY LINE
- — PROPOSED LOT LINE
- — PROPOSED EASEMENT

NOTES:

- ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF BRIGHTON STANDARDS.
- FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
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LANDSCAPE ARCHITECT / PLANNER

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

793.983.5978 OFFICE
1500 W. Colorado Street
DENVER, CO 80202
REDLAND.COM

APPLICANT:

CORONADO WEST

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8655 S. Priest Drive
Tempe, AZ 85284

DATE	NO.	NOTES
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RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

UTILITY PLAN

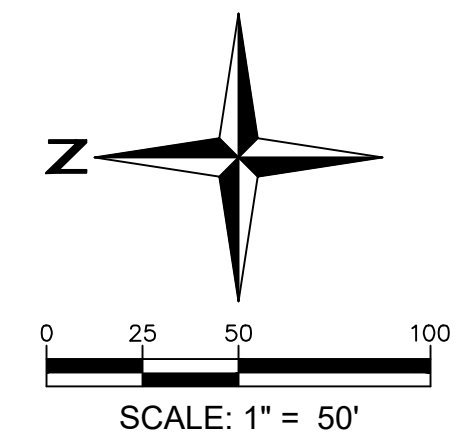
SHEET

17

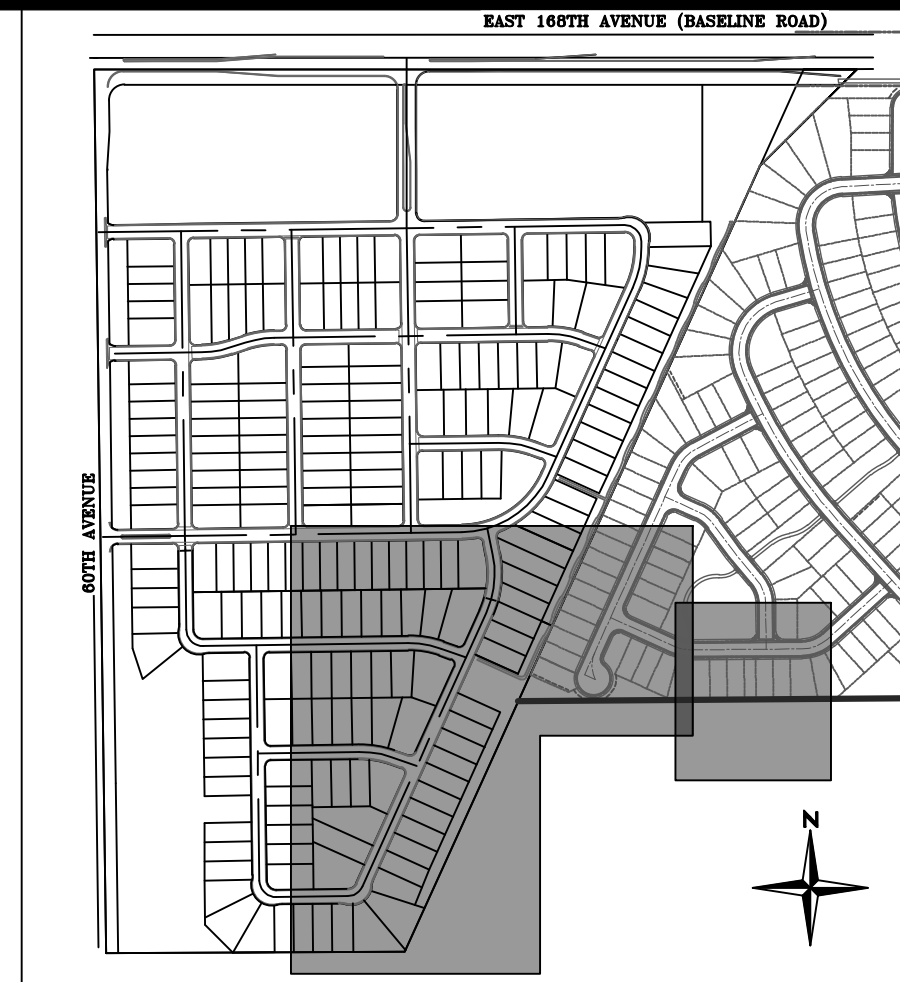
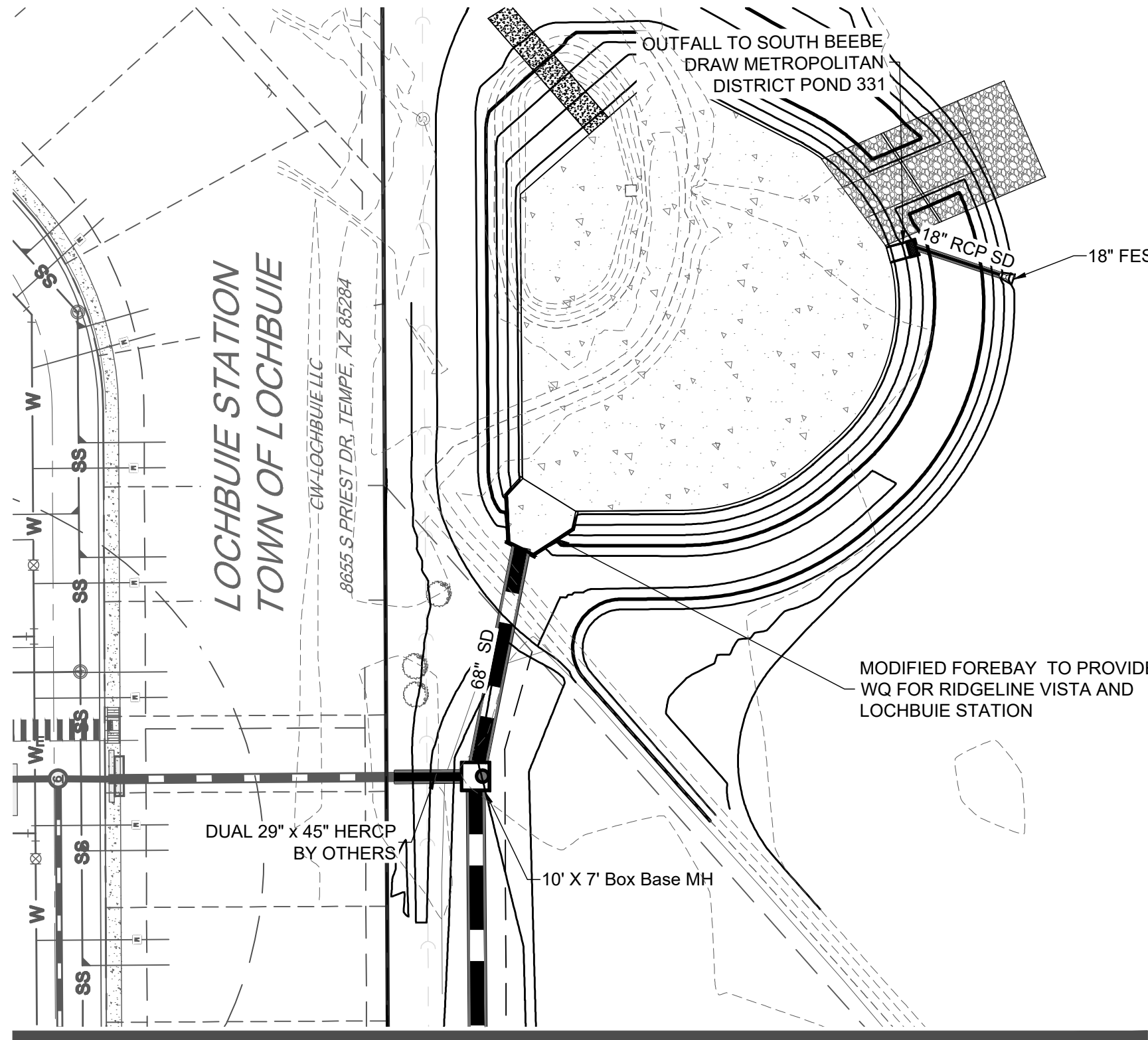
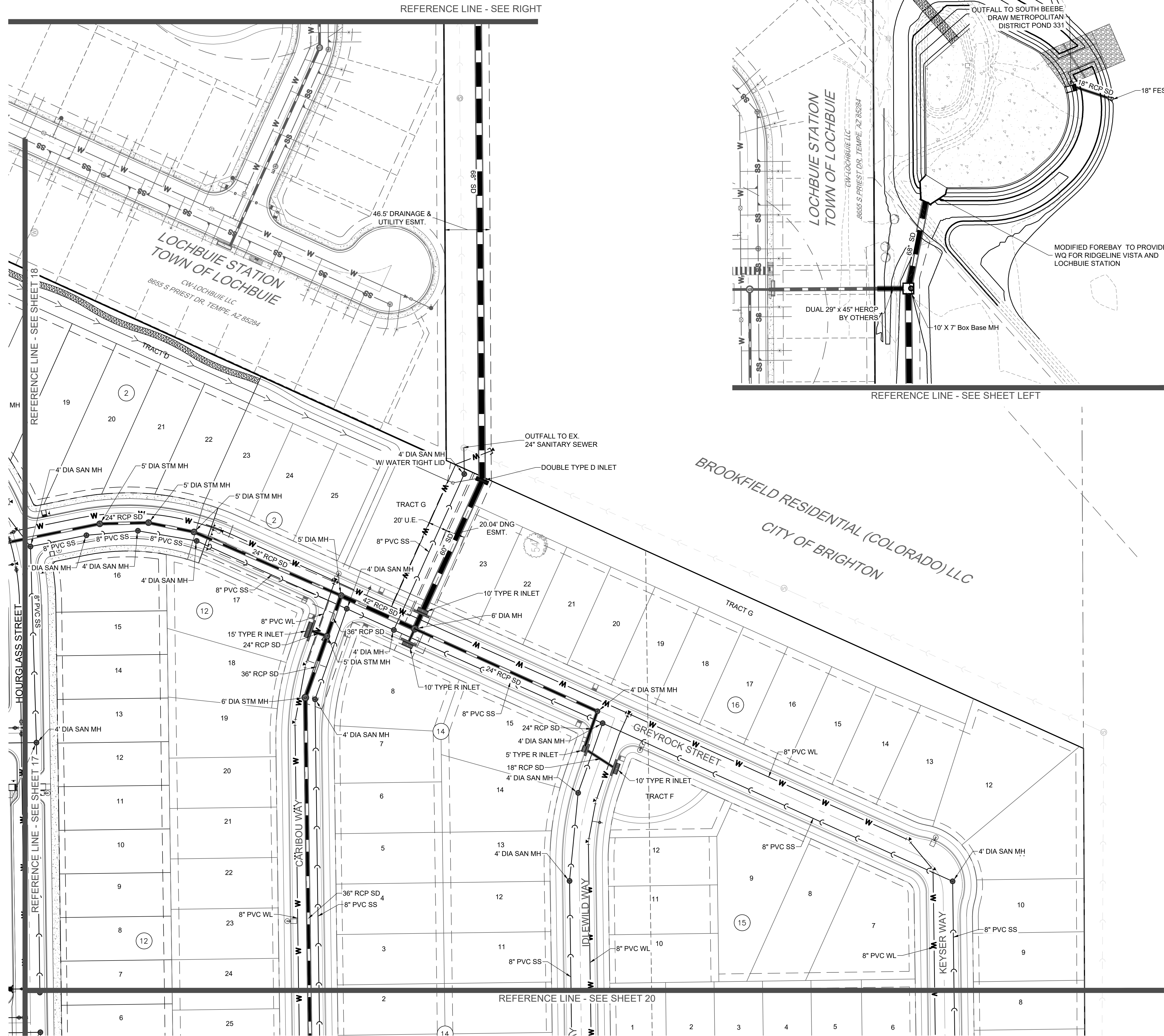
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS
	EXISTING FIBER OPTIC
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	PROPOSED WATER LINE
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	PROPOSED MANHOLE
	PROPERTY LINE
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	PROPOSED LOT LINE
	PROPOSED EASEMENT



1. ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF BRIGHTON STANDARDS.
2. FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
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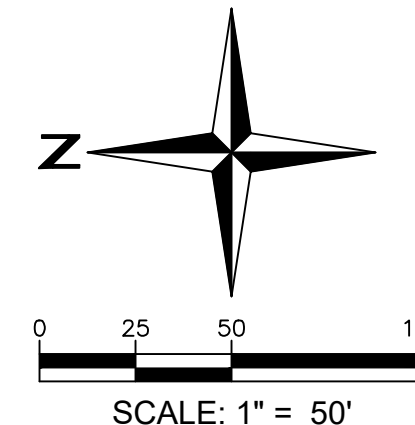
KEYMAP
SCALE: 1" = 500'

UTILITY LEGEND

— OH —	EXISTING OVERHEAD ELECTRIC
— G —	EXISTING GAS
— FO —	EXISTING FIBER OPTIC
—>—	EXISTING STORM CULVERT
— SS —	EXISTING SANITARY SEWER LINE
— W —	EXISTING WATER LINE
—>—	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED WATER LINE
—>—	PROPOSED STORM SEWER LINE
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RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

UTILITY PLAN

SHEET

19

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

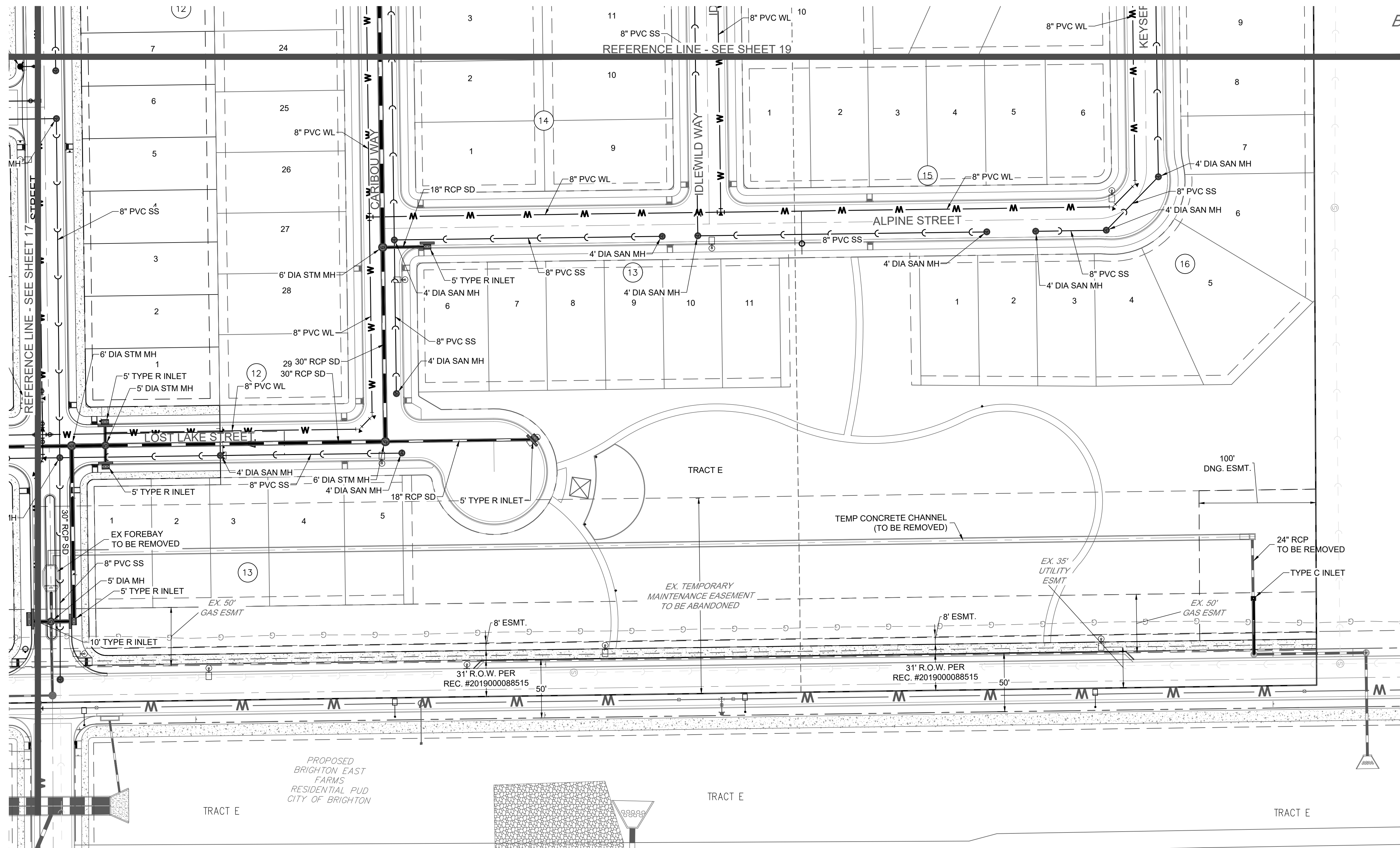
ENGINEER:

Redland
WHERE GREAT PLACES BEGIN

LANDSCAPE ARCHITECT / PLANNER:

henry design group
Landscape Architecture • Planning • Entitlements
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303.446.2368 • henydesigngroup.com

I:\2018\18007 - Nell Property\CAD\Sheet\Sheets\PP\18007-Utility\Plan.dwg Tab: 20 UTILITY PLAN Nov 09, 2020 - 5:04pm ffraser



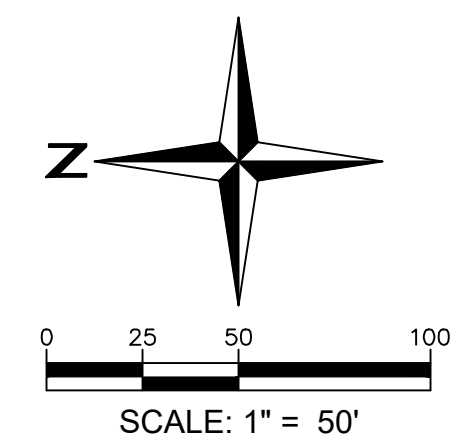
KEYMAP
SCALE: 1" = 500'

UTILITY LEGEND

- OH — EXISTING OVERHEAD ELECTRIC
- G — EXISTING GAS
- FO — EXISTING FIBER OPTIC
- > — EXISTING STORM CULVERT
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- — PROPOSED STORM SEWER LINE
- ● — PROPOSED MANHOLE
- — PROPERTY LINE
- — PROPOSED RIGHT OF WAY LINE
- — PROPOSED LOT LINE
- — PROPOSED EASEMENT

NOTES:

- ALL UTILITIES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE CITY OF BRIGHTON STANDARDS.
- FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH THE BRIGHTON FIRE RESCUE DISTRICT.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. THE MAINTENANCE OF PRIVATE STORM SEWER IS THE RESPONSIBILITY OF SOUTH BEBEE DRAW METROPOLITAN DISTRICT
- ALL PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED.
- ALL PVC SHALL BE SDR-35.
- DRY UTILITY LOCATIONS ARE APPROXIMATE. LOCATIONS SHALL BE FIELD-VERIFIED INCLUDING LOCATION AND DEPTH.
- REFER TO APPROVED PLANS FOR BRIGHTON EAST FARMS FILING NO. 3 PREPARED BY BOWMAN CONSULTING 6/28/18 FOR UTILITIES IN 60TH AVENUE
- ALL UTILITIES ARE FOR REFERENCE ONLY AND SUBJECT TO APPROVAL WITH FINAL PLAT AND CD'S.

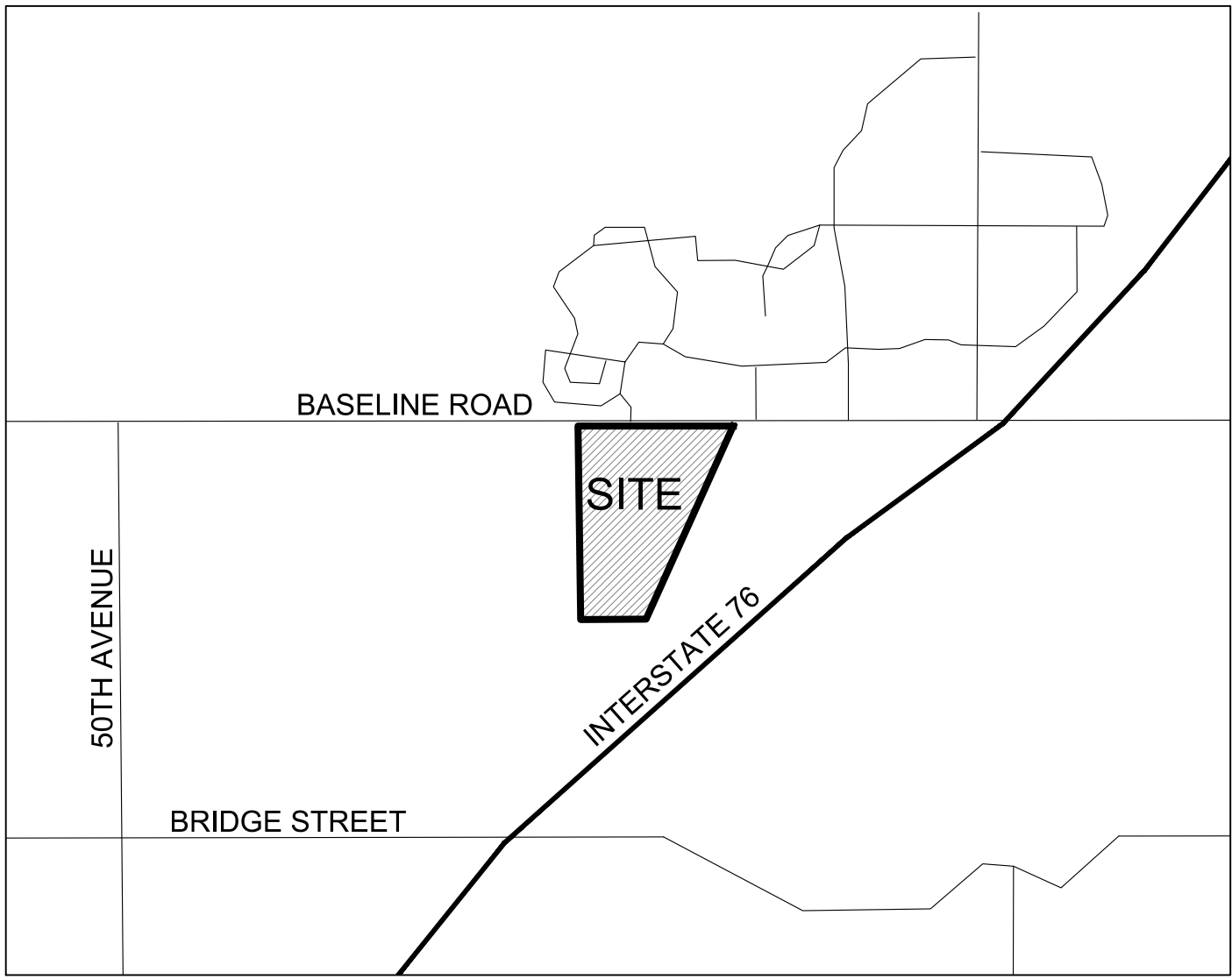
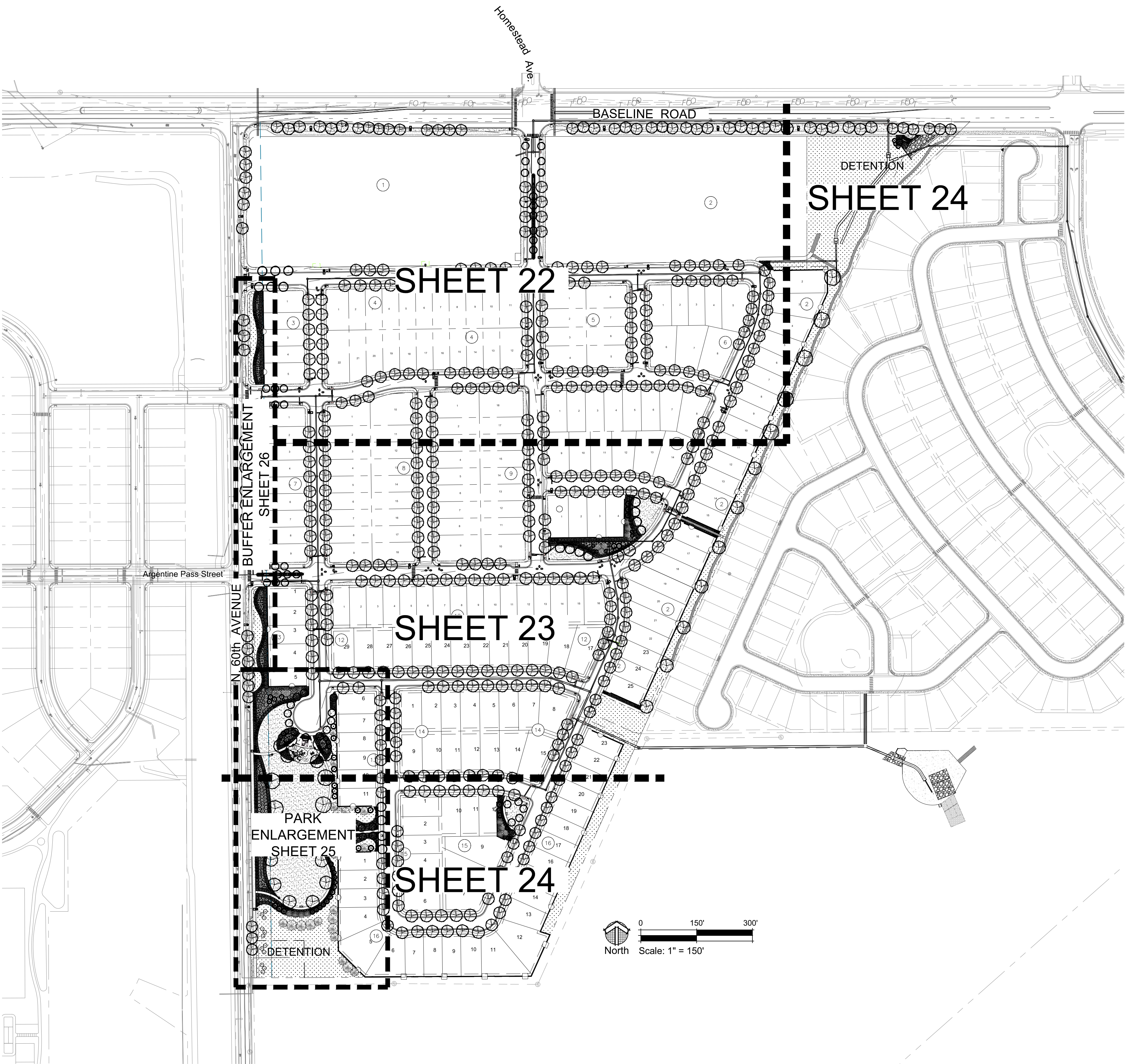


DATE	NO.	NOTES
08-29-2019	1	1ST SUBMITTAL
11-12-2019	2	2ND SUBMITTAL
02-11-2020	3	3RD SUBMITTAL
05-05-2020	4	4TH SUBMITTAL
07-01-2020	5	5TH SUBMITTAL
08-11-2020	6	6TH SUBMITTAL
09-14-2020	7	To City of Brighton
11-9-2020	8	To City of Brighton

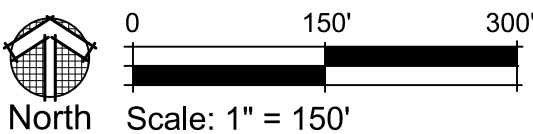
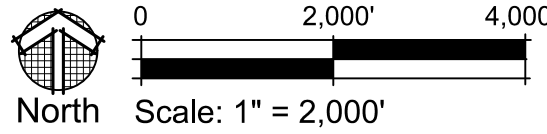
MAJOR SUBDIVISION PLAN OF RIDGELINE VISTA

LANDSCAPE PLAN

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



VICINITY MAP



LANDSCAPE SHEET INDEX

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

RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

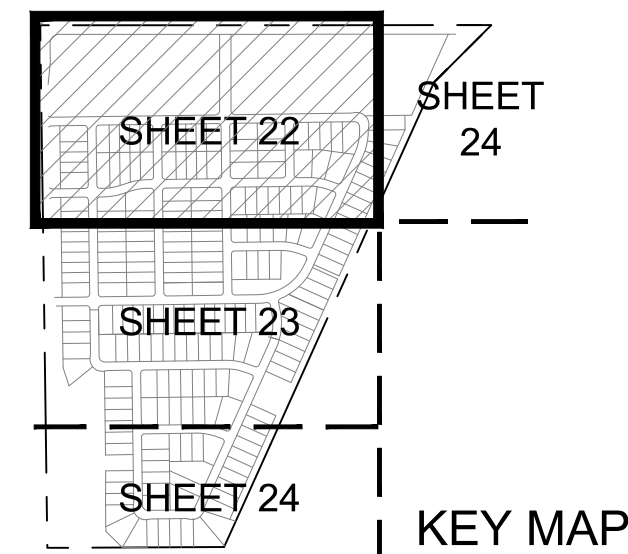
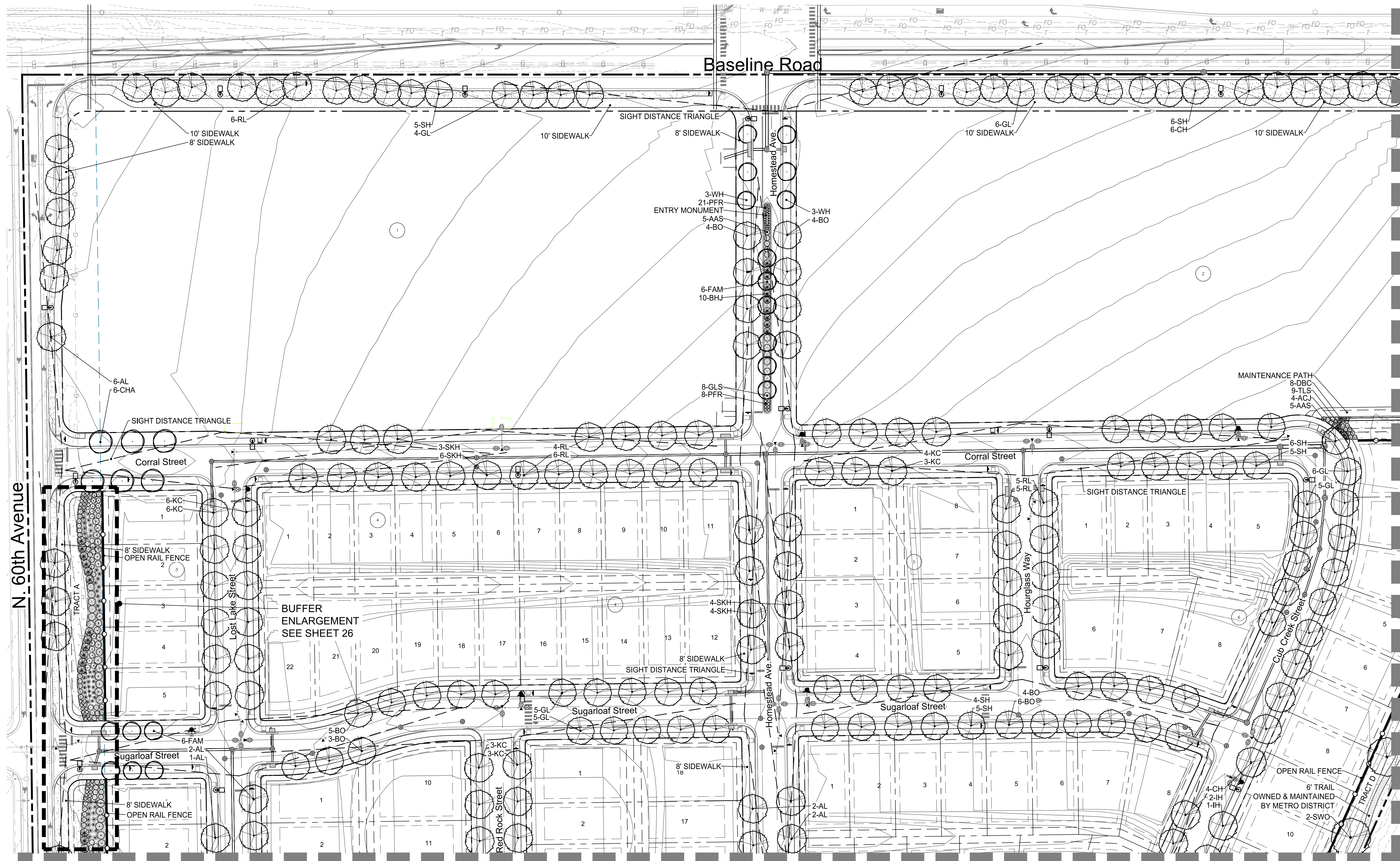
OVERALL LANDSCAPE PLAN

SHEET

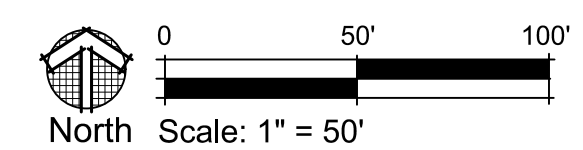
APPLICANT:
CORONADO WEST
Coronado West, LLC
8655 S. Priest Drive
Tempe, AZ 85284

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
1000 West Camelback Road, Suite 100, Phoenix, AZ 85015
602.446.2266 • redland.com

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 100, Denver, Colorado 80202
303.446.2266 • henydesigngroup.com



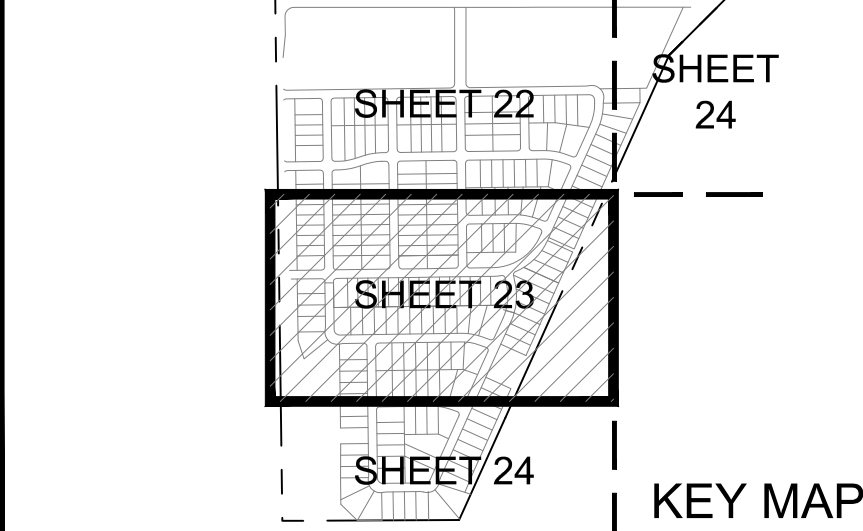
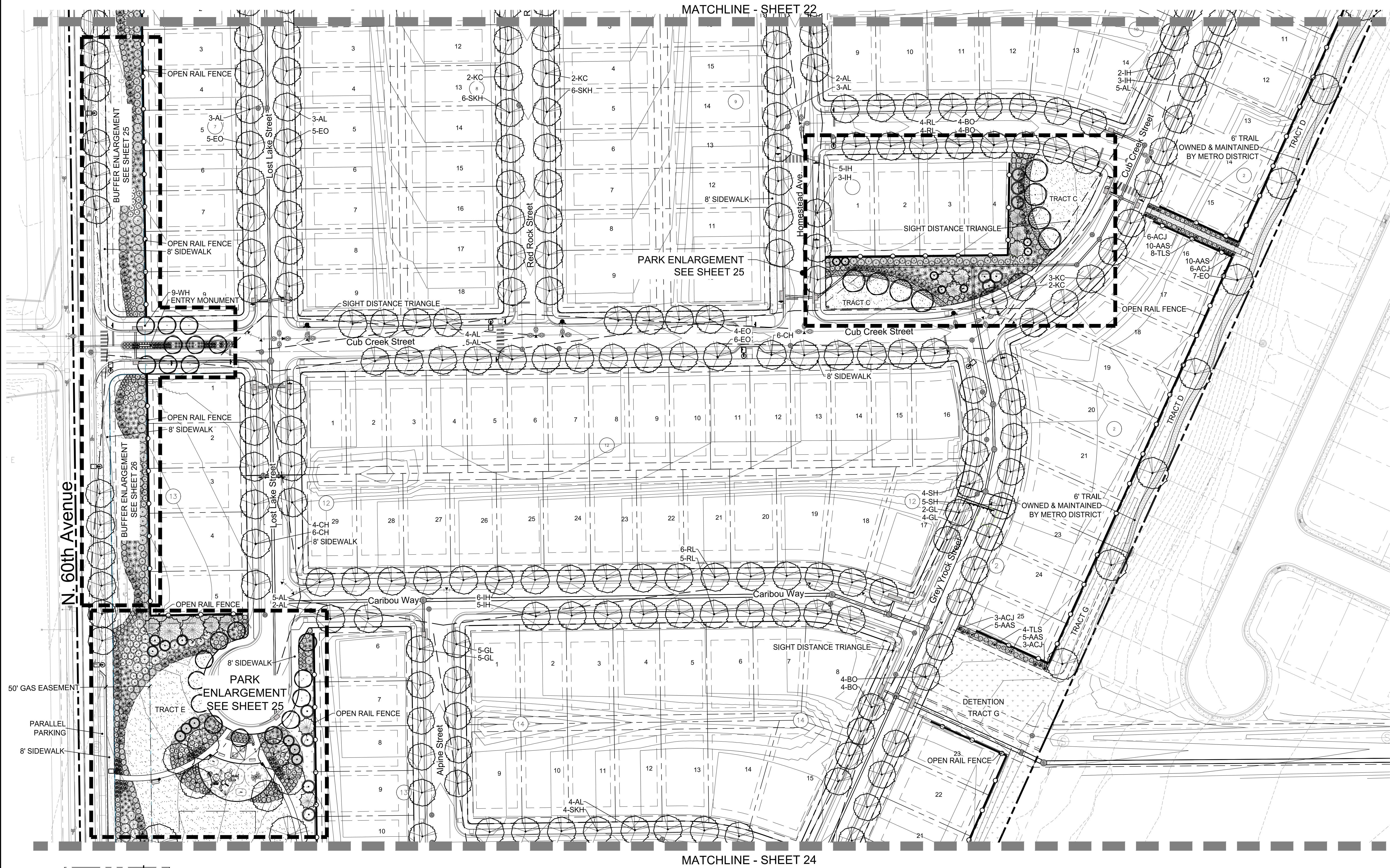
- LEGEND**
- | | | | | | | | |
|--|-----------------|--|------------------|--|-------------|--|-------------------|
| | SHADE TREE | | SHRUB | | ROCK MULCH | | LANDSCAPE EDGING |
| | ORNAMENTAL TREE | | ORNAMENTAL GRASS | | BARK MULCH | | 6' PRIVACY FENCE |
| | EVERGREEN TREE | | SOD | | NATIVE SEED | | OPEN 3-RAIL FENCE |



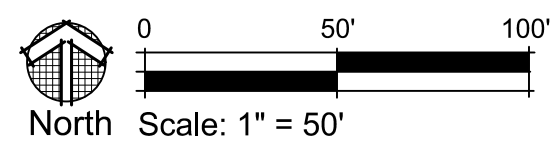
MATCHLINE - SHEET 24

MATCHLINE - SHEET 23

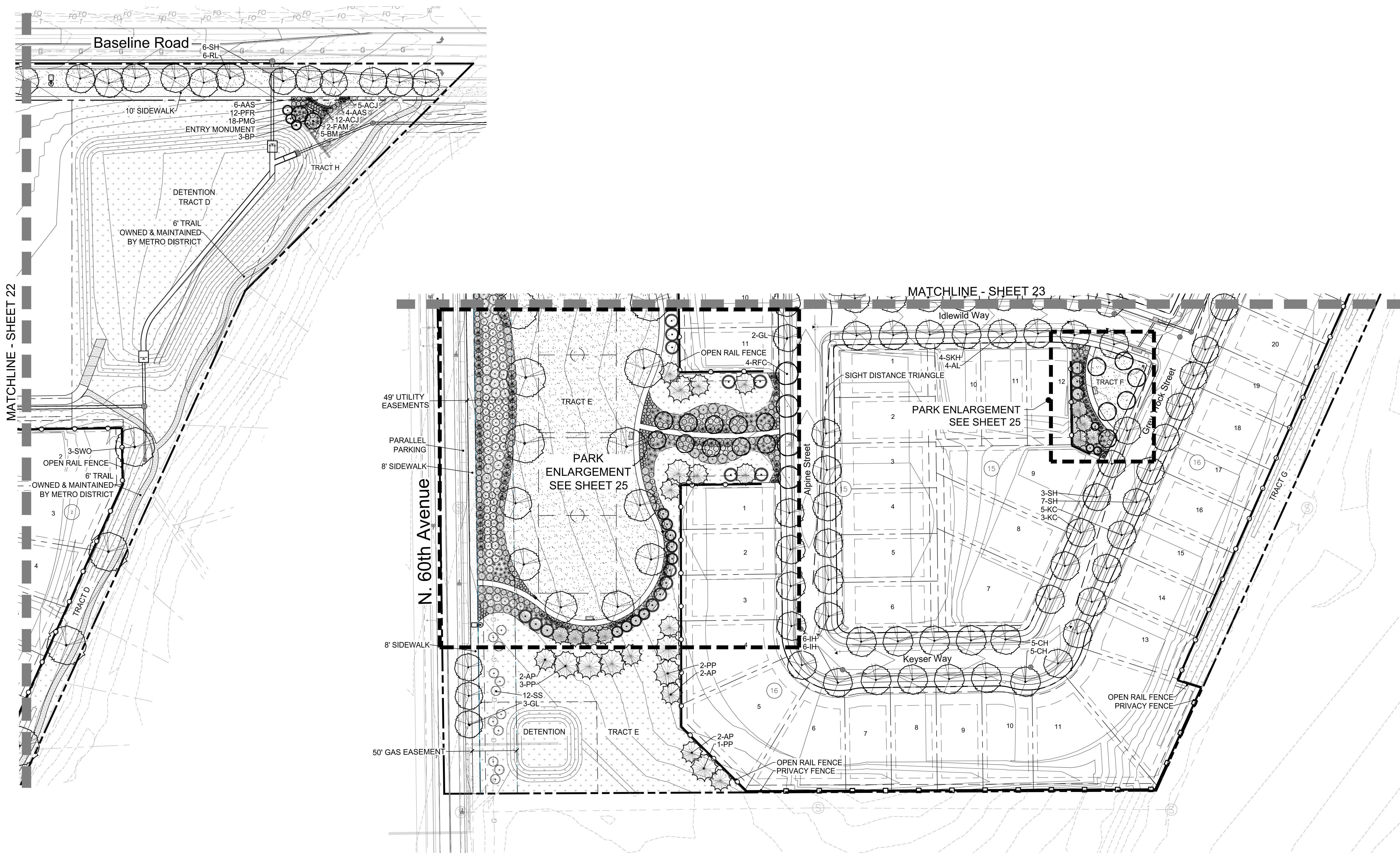
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8-11-2020	6	6TH SUBMITTAL
11-9-2020	7	7TH SUBMITTAL



LEGEND			
	SHADE TREE		SHRUB
	ORNAMENTAL TREE		ORNAMENTAL GRASS
	EVERGREEN TREE		SOD
	ROCK MULCH		BARK MULCH
	NATIVE SEED		LANDSCAPE EDGING
	6' PRIVACY FENCE		OPEN 3-RAIL FENCE

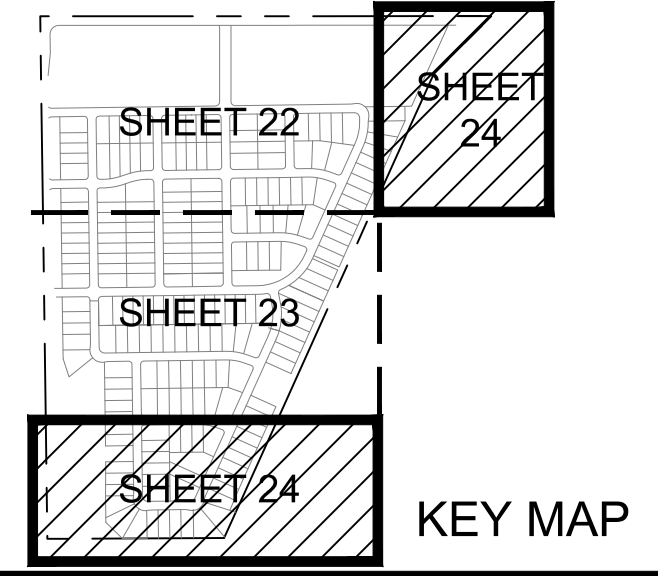


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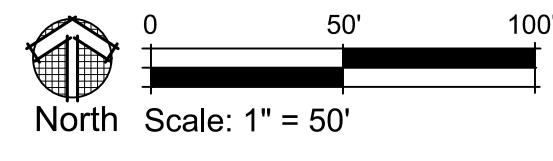


MATCHLINE - SHEET 22

MATCHLINE - SHEET 23



- LEGEND
- | | | | | | | | |
|--|-----------------|--|------------------|--|-------------|--|-------------------|
| | SHADE TREE | | SHRUB | | ROCK MULCH | | LANDSCAPE EDGING |
| | ORNAMENTAL TREE | | ORNAMENTAL GRASS | | BARK MULCH | | 6' PRIVACY FENCE |
| | EVERGREEN TREE | | SOD | | NATIVE SEED | | OPEN 3-RAIL FENCE |



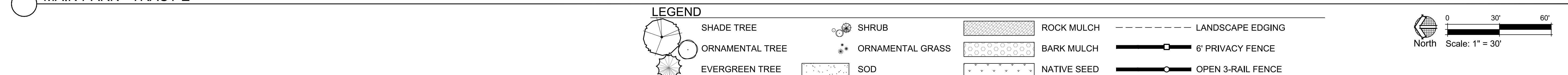
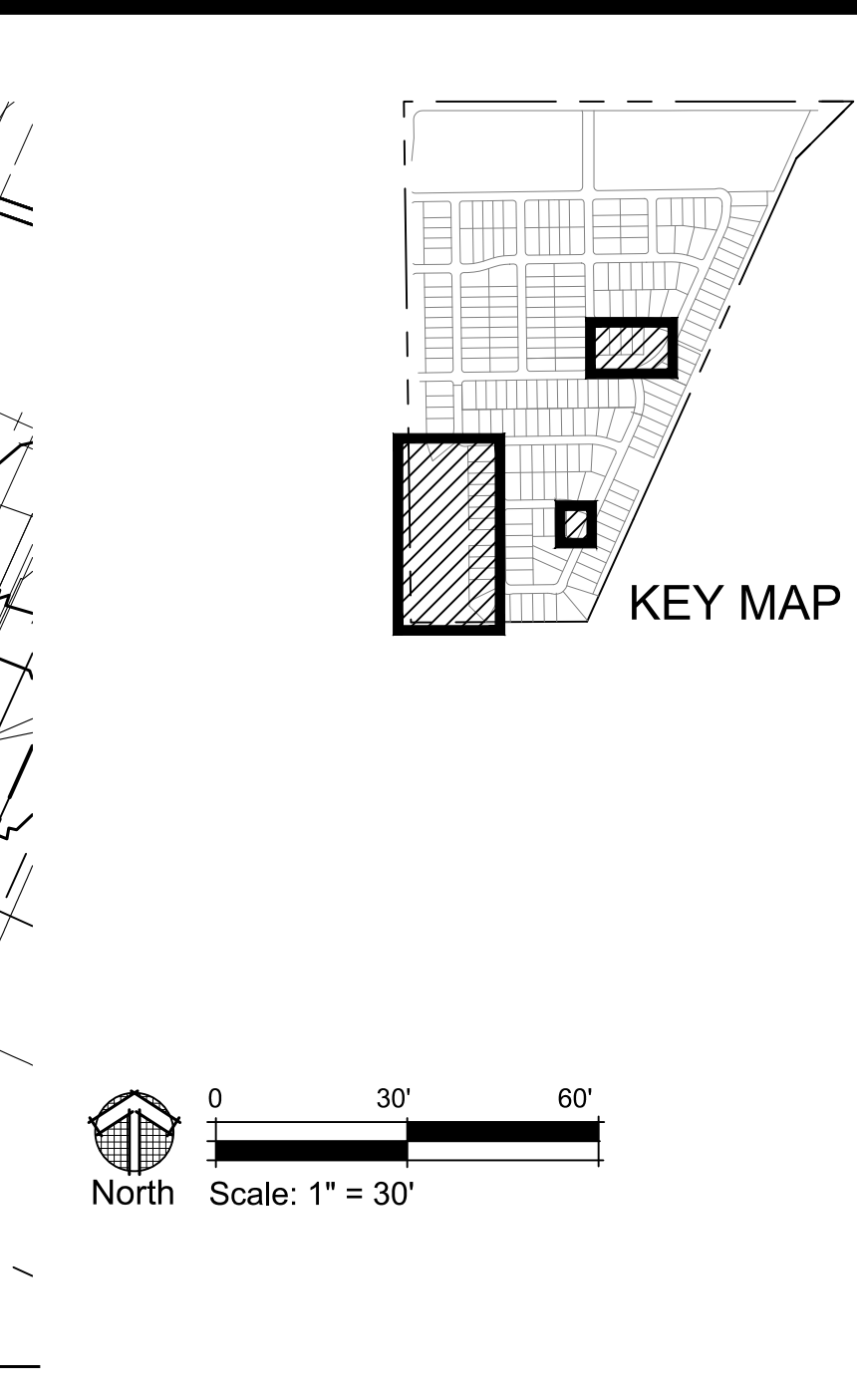
RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
LANDSCAPE PLAN

SHEET

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

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
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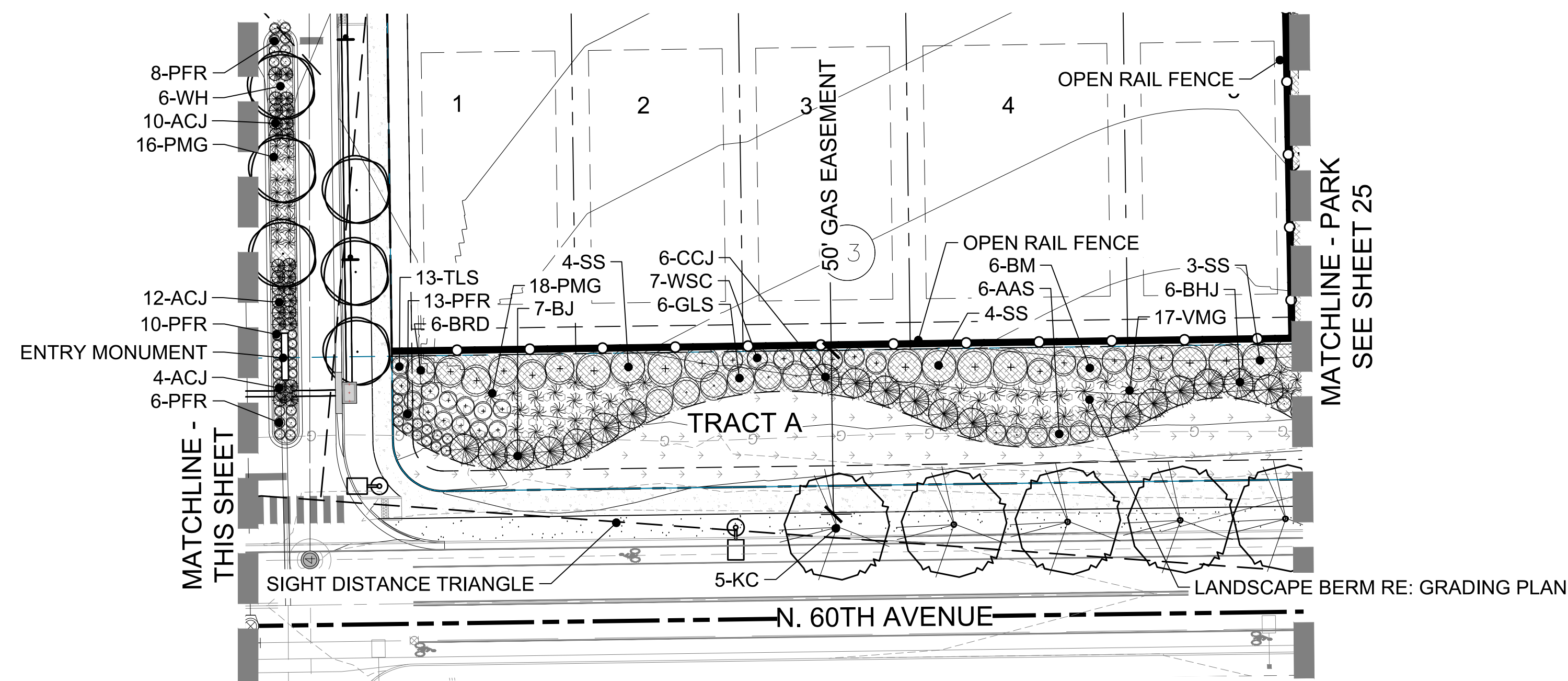
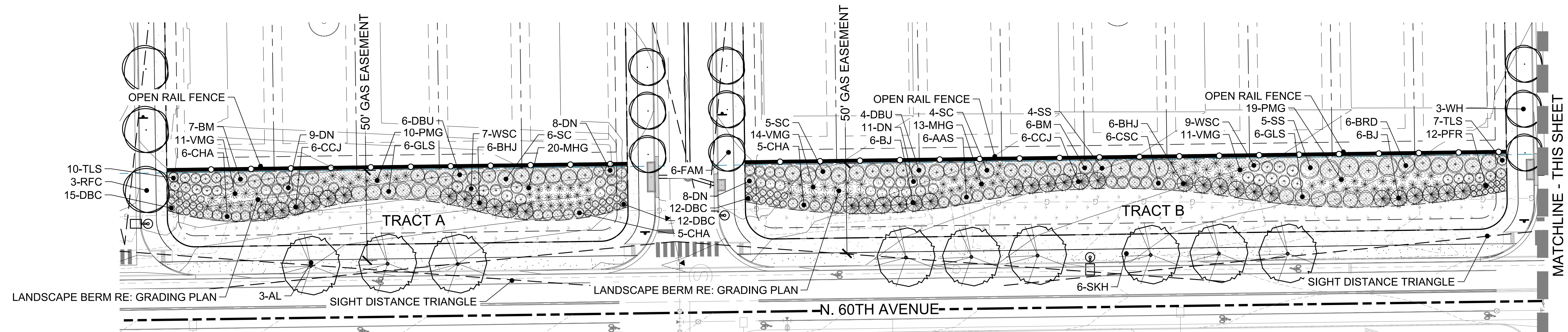
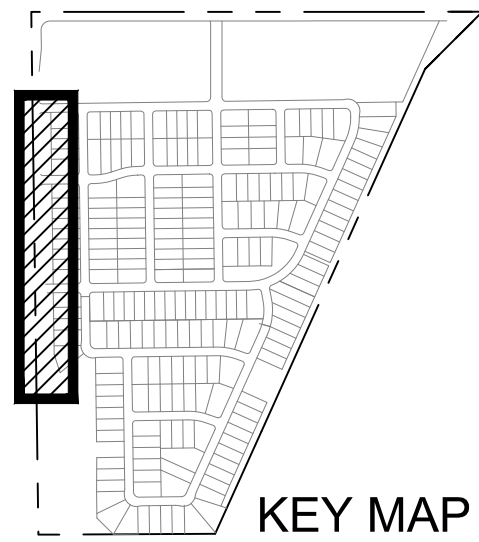


RIDGELINE VISTA
MAJOR SUBDIVISION PLAN

PARK ENLARGEMENT PLANS

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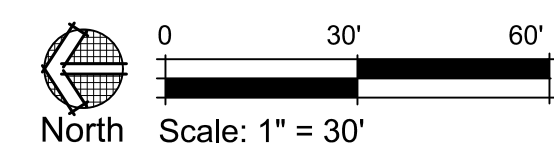
25



60th AVENUE LANDSCAPE BUFFER

LEGEND

- | | | | | | | | |
|--|-----------------|--|------------------|--|-------------|--|-------------------|
| | SHADE TREE | | SHRUB | | ROCK MULCH | | LANDSCAPE EDGING |
| | ORNAMENTAL TREE | | ORNAMENTAL GRASS | | BARK MULCH | | 6' PRIVACY FENCE |
| | EVERGREEN TREE | | SOD | | NATIVE SEED | | OPEN 3-RAIL FENCE |



RIDGELINE VISTA
MAJOR SUBDIVISION PLAN
60th AVE. BUFFER ENLARGEMENT

SHEET

26

APPLICANT:
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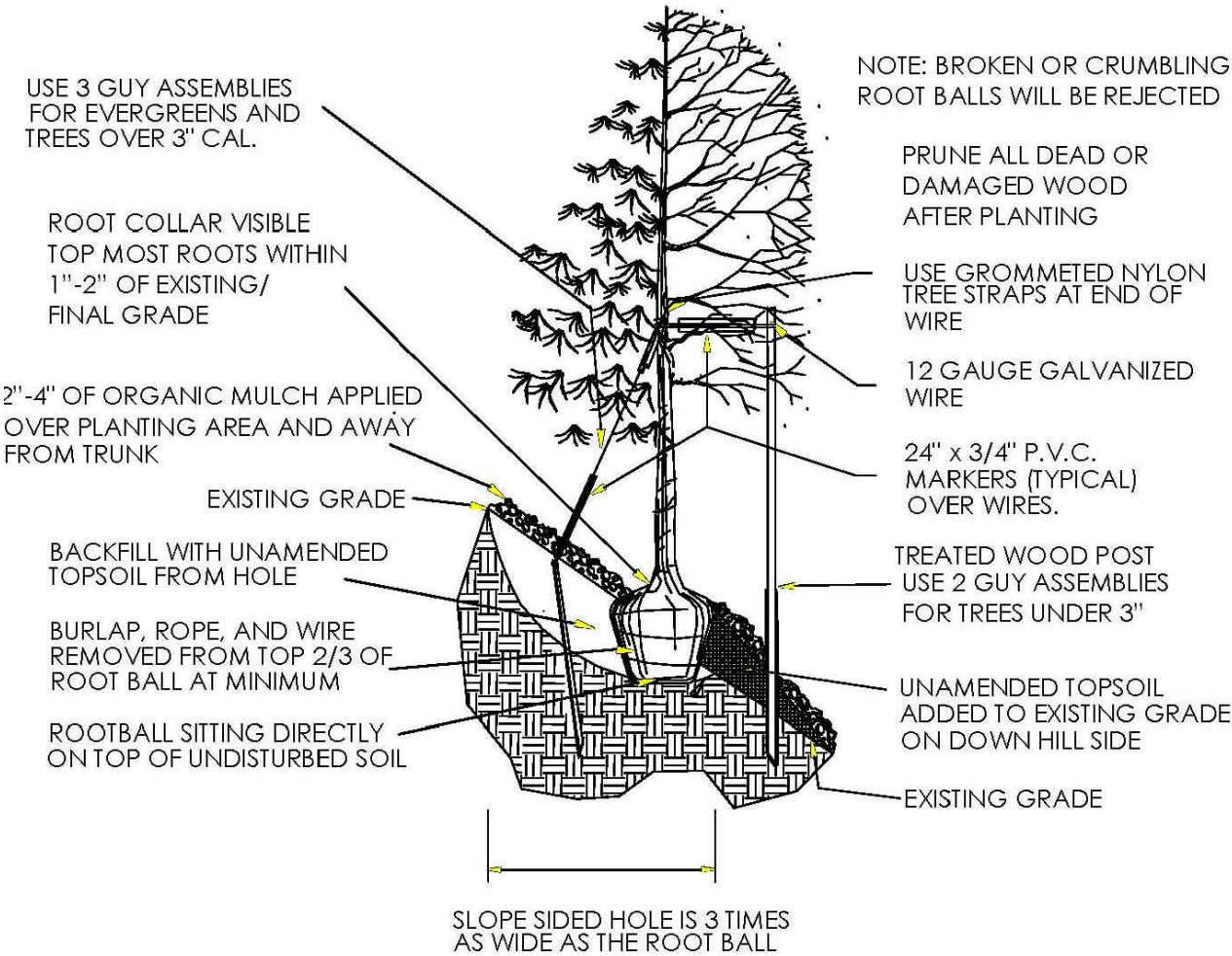
PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHADE TREES							
56	AL	AMERICAN LINDEN	TILIA AMERICANA	2.5" CAL.	45' x 35'	B4B	MODERATE
42	BO	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	45' x 30'	B4B	MODERATE
36	CH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	45' x 35'	B4B	MODERATE
39	EO	ENGLISH OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B4B	LOW
52	GL	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2.5" CAL.	45' x 35'	B4B	MODERATE
38	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERIAL	2.5" CAL.	35' x 30'	B4B	MODERATE
48	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL.	35' x 30'	B4B	LOW
51	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL.	45' x 35'	B4B	MODERATE
56	SH	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SHADEMASTER	2.5" CAL.	35' x 30'	B4B	MODERATE
43	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS SKYLINE	2.5" CAL.	45' x 35'	B4B	MODERATE
11	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' x 50'	B4B	LOW
ORNAMENTAL TREES							
26	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	15' x 15'	B4B	MODERATE
18	RFC	RADIANT CRABAPPLE	MALUS 'RADIANT'	2" CAL.	25' x 18'	B4B	MODERATE
31	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CAL.	20' x 18'	B4B	MODERATE
EVERGREEN TREES							
12	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.	40' x 30'	B4B	MODERATE
32	BP	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	18' x 10'	B4B	MODERATE
27	PNP	PINON PINE	PINUS EDULIS	6' HT.	25' x 15'	B4B	LOW
10	PP	PONDEROSA PINE	PINUS PONDEROSA	6' HT.	60' x 30'	B4B	MODERATE
19	VP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT.	35' x 20'	B4B	MODERATE

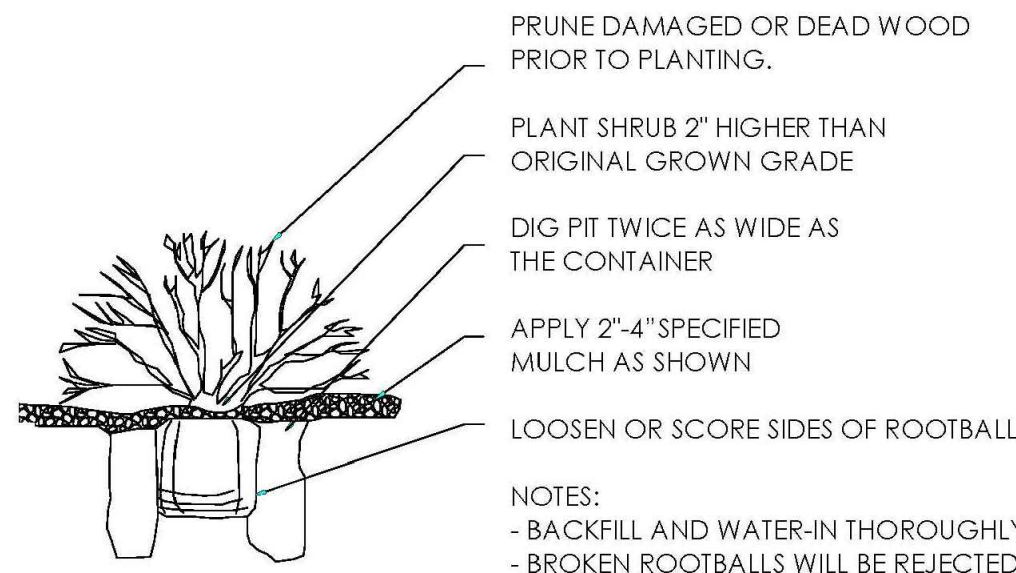
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE (HxW)	CONTAINER	WATER USE
SHRUBS						
148	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	2' x 5'	5 GALLON	LOW
123	ACJ	ALPINE CARPET JUNIFER	JUNIPERUS COMMUNIS 'ALPINE CARPET'	0.5' x 3'	5 GALLON	LOW
56	BHJ	BAR HARBOUR JUNIFER	JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	1' x 6'	5 GALLON	LOW
53	BJ	BROADMOOR JUNIFER	JUNIPERUS SABINA 'BROADMOOR'	1' x 6'	5 GALLON	LOW
62	BM	BLIZZARD MOCKORANGE	PHILADELPHUS LEWISII 'BLIZZARD'	1' x 1'	5 GALLON	MODERATE
25	BRD	BAILEY'S RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5' x 5'	5 GALLON	MODERATE
41	CCJ	CALGARY CARPET JUNIFER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 1'	5 GALLON	LOW
76	CHA	HANCOCK CORALBERRY	SYMPHORICARPOS x CHENAULTII 'HANCOCK'	2' x 4'	5 GALLON	LOW
58	CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	1.5' x 5'	5 GALLON	LOW
80	DBC	DWARF BLACK CHOKEBERRY	ARONIA MELANOCARPA IROQUOIS BEAUTY	3' x 3'	5 GALLON	MODERATE
47	DBU	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTUS'	5' x 5'	5 GALLON	MODERATE
66	DN	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	4' x 4'	5 GALLON	MODERATE
80	GLS	DWARF FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	2.5' x 1'	5 GALLON	MODERATE
39	IBJ	ICEE BLUE JUNIFER	JUNIPERUS HORIZONTALIS 'MONBER'	.5' x 1'	5 GALLON	LOW
205	FFR	PINK FLOWER CARPET ROSE	ROSA FLOWER CARPET PINK	2' x 2.5'	5 GALLON	LOW
58	SC	SPREADING COTONEASTER	COTONEASTER DIVARICATUS	5' x 1'	5 GALLON	MODERATE
81	SM	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	4' x 4'	5 GALLON	MODERATE
77	SS	SASKATOON SERVICEBERRY	AMERLANCHIER ALNIFOLIA	8' x 8'	5 GALLON	MODERATE
88	TLs	THREE LEAF SUMAC	RHUS TRILOBATA	4' x 4'	5 GALLON	LOW
38	WSC	WESTERN SAND CHERRY	PRUNUS BESSEY	5' x 5'	5 GALLON	LOW
PERENNIALS / ORNAMENTAL GRASSES						
119	MHG	MAIDEN HAIR GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5' x 3'	1 GALLON	MODERATE
154	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS PURPURASCENS	4' x 4'	1 GALLON	MODERATE
127	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4' x 4'	1 GALLON	MODERATE

LANDSCAPE NOTES

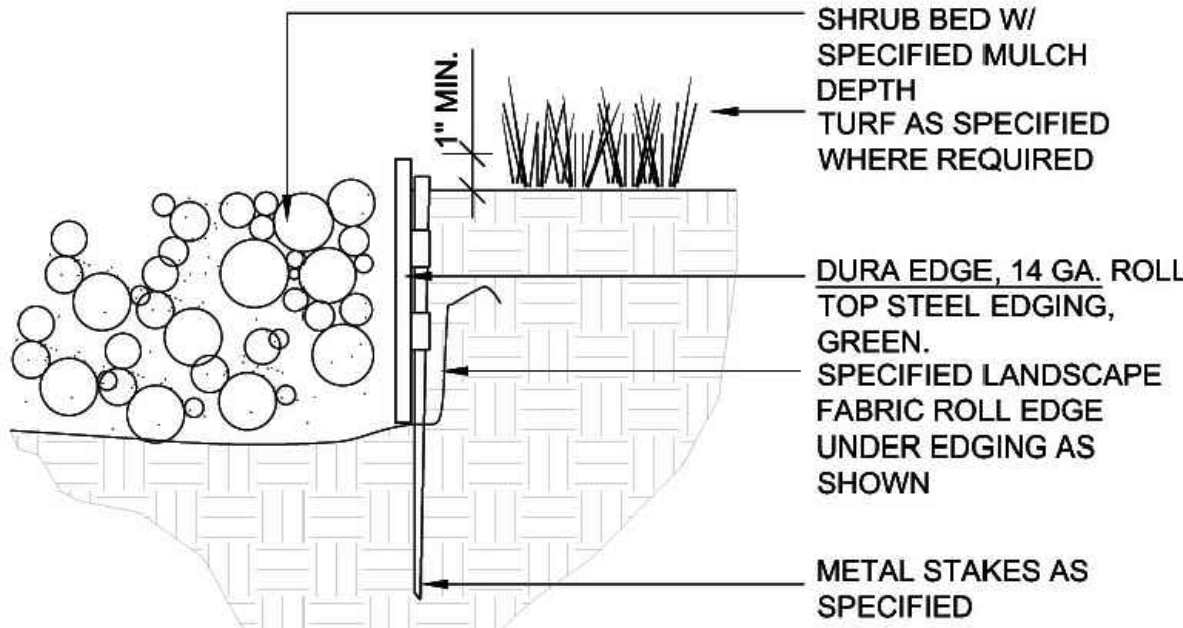
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards of the Town of Brighton. Temporary irrigation for establishment of native vegetation may be installed above ground and removed immediately after establishment is complete, or in any case, no longer than one year.
- All landscaping shall meet the requirements of the "sight visibility triangle" as defined in the Town of Brighton Code.
- Trails shall meet the requirements of the Americans with Disabilities Act.
- All fencing shall be as indicated on the landscape plans and details.
- All plant material shall carry a warranty for a period of not less than one year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- Plant species and location should follow approved plan. If site conditions or plant availability require changes to the plan, then the applicant must get approval from the Town of Brighton, Community Development Department.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- If it is determined that some trees may be relocated and a tree spade is used, it is required that holes dug with the spade be scraped down and scored with a shovel to remove the 'glaze' that is produced on the soil surface. This will prevent an interface that will impede proper root development.
- Excavate planting holes with sloping sides. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. Make excavations at least three times as wide as the root ball diameter and less (three to five inches) than the distance from the top most root in the root ball and the bottom of the root ball. The planting area shall be loosened and aerated at least three to five times the diameter of the root ball. Backfill shall consist of existing on site soil - no amendments shall be used unless otherwise specified.
- Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the root ball with soil.
- No plant material shall be planted within ten feet of any existing or proposed electrical switchgears, transformers or other electrical utility equipment. Plant material may be field adjusted to provide the 10 foot clearance and accessibility required by the utility's owner/operator.
- Cut off bottom 1/2 of wire basket before placing tree in hole, cut off remainder of basket after tree is set in hole, remove basket completely. Remove all nylon ties, twine, rope and burlap as possible. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. Apply 3" to 4" depth of cedar mulch inside watering ring with weed control fabric. Weed barrier fabric shall be 2 oz. polyspun geotextile fabric secured with landscape pins. Maintain min. 24" overlap at edges.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be necessary to stabilize trees. Staking and guying must be removed within 1 year or less of planting date.
- Planting beds shall be mulched with rock cobble mulch 1"-2" in size within 10' of bed perimeter. Inner bed areas shall be mulched with cedar mulch, all to a depth of 4" with filter fabric underlayment. All beds are to be contained by 4" x 14 gauge galvanized edger, Ryerson or equal. Edger is not required where a bed is adjacent to curbs, walls or walks, or around tree pits.
- Tree wrap is not to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- All relocated trees must be healthy and undamaged prior to relocation.
- All sod areas shall be Kentucky and Texas Bluegrass hybrid mix.
- Trees in the right-of-ways must be a minimum of 8-feet away from any water and sanitary sewer main.
- Structural engineer shall provide footing design for any landscape structures.
- Grading shall be smooth flowing with positive drainage away from building. The contractor is to notify the landscape architect to clarify any problems that may arise regarding drainage.
- The contractor shall report any discrepancies in plan vs field conditions immediately to the landscape architect prior to continuing with the portion of work in question.
- The contractor is responsible for seeding any non seeded areas disturbed during construction.
- Maintain a minimum of three foot clearance around fire hydrants, fire department connections or other fire service equipment. No tree or shrubs will be allowed within this area.
- The contractor is responsible for the cost to repair utilities, adjacent landscape, public and private property that is damaged by the contractor for their subcontractors during installation or during the specified maintenance period.
- Call for utility locations prior to any excavation.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle, including sidewalks, curbs and gutters.
- The contractor is responsible for verifying all plant quantities.
- All species substitutions shall be approved by the landscape architect and/or owner and the Town prior to installation. Overall plant quantities and sizing shall remain as indicated on the plant schedule. The contractor shall verify that any substituted plant species are acceptable to the local municipality or governing jurisdictions.
- The contractor shall at all times maintain on-site, a redlined as-built copy of the approved landscape and irrigation plans and submit to the owner and landscape architect a copy of the redlined as-built set following construction completion. All modifications to site, landscape, irrigation, etc. shall be recorded on the as-built plans.



TREE PLANTING SLOPES



SHRUB PLANTING



STEEL EDGER

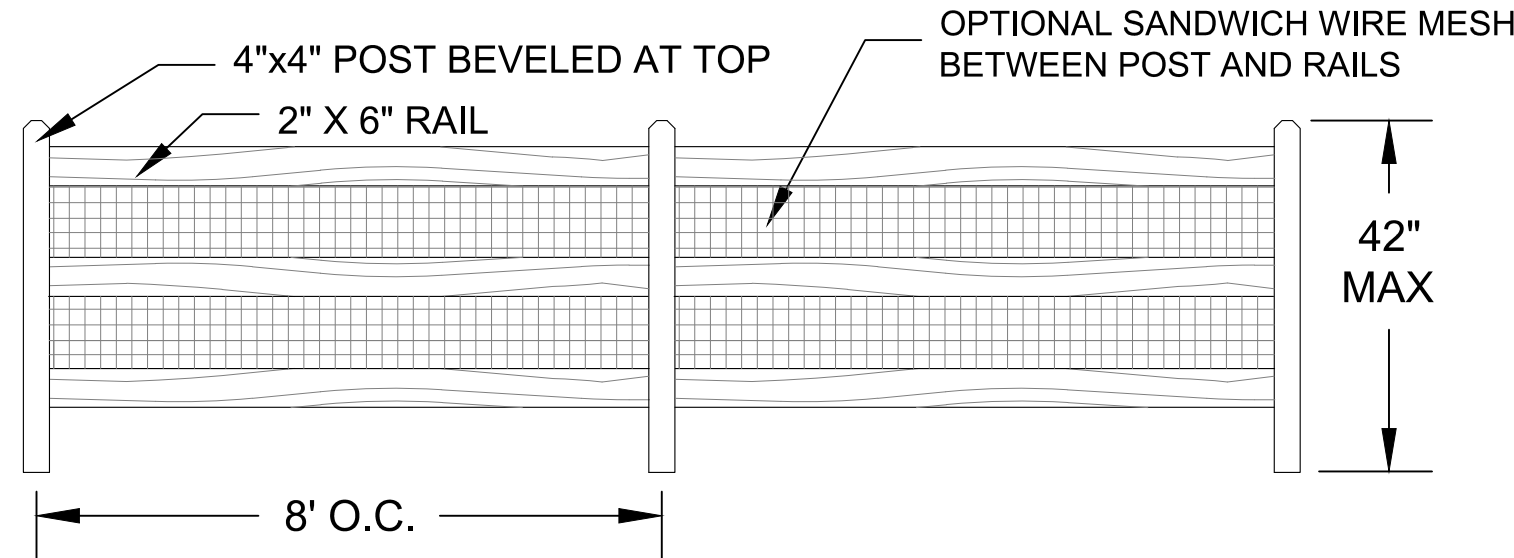
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NATIVE SEED MIX

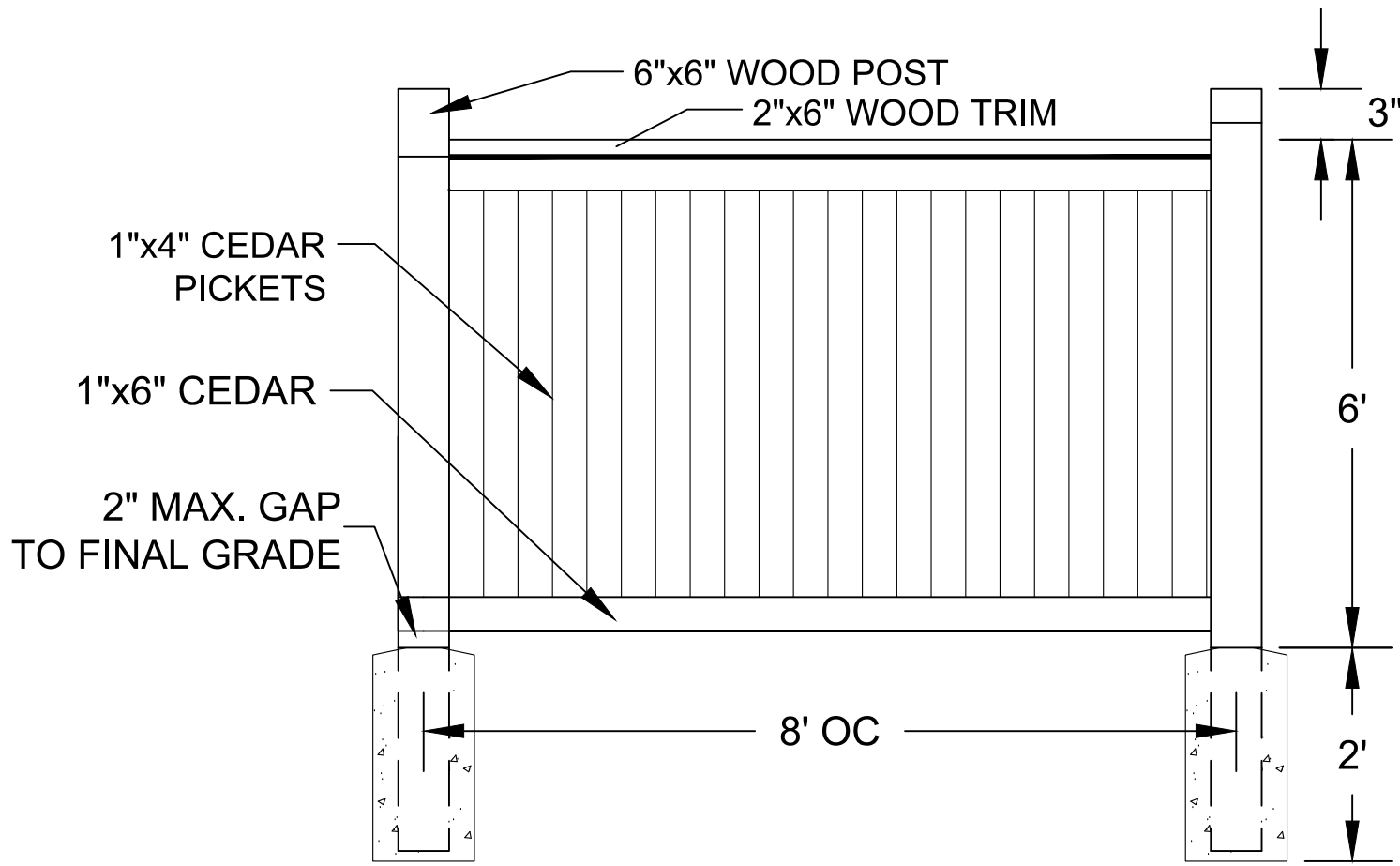
30%	Ephraim Crested Wheatgrass
25%	Dwarf Perennial Ryegrass
20%	SR3200 Blue Fescue
15%	Reubens Canada Bluegrass
10%	Chewings Fescue

SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE.

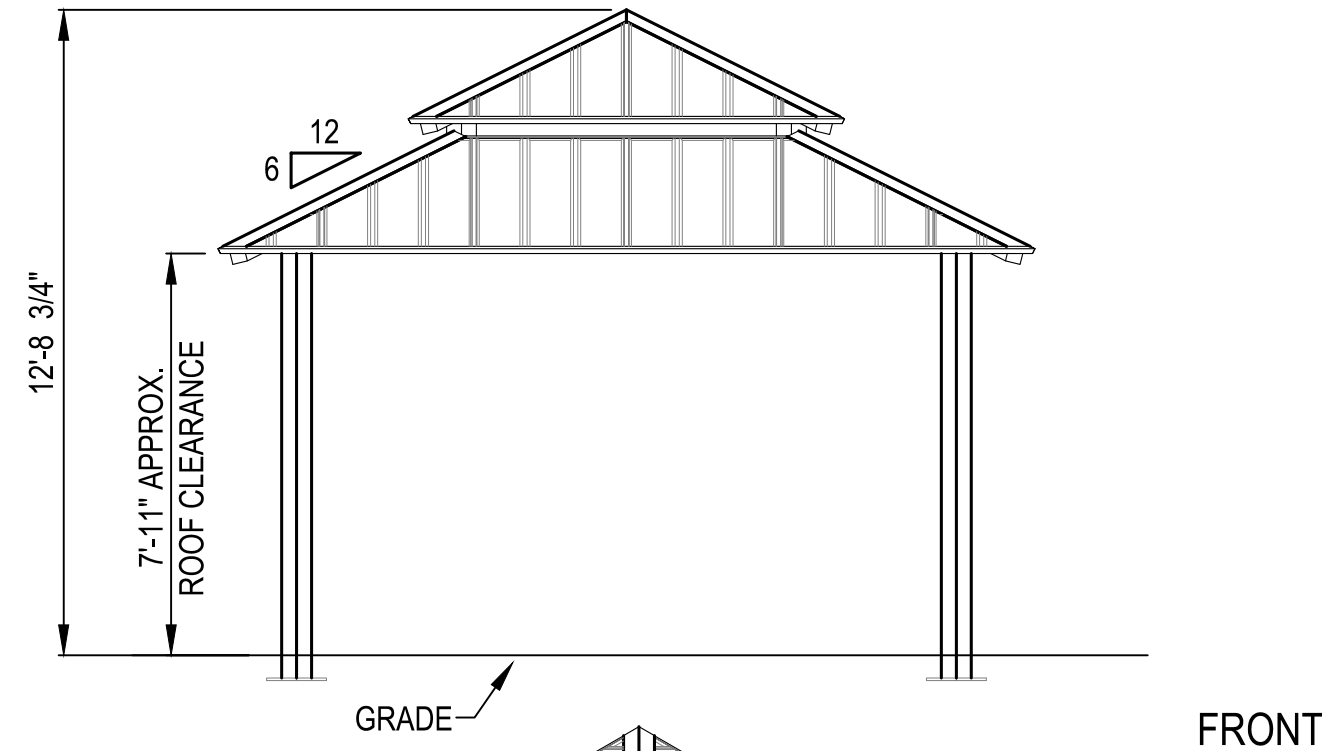
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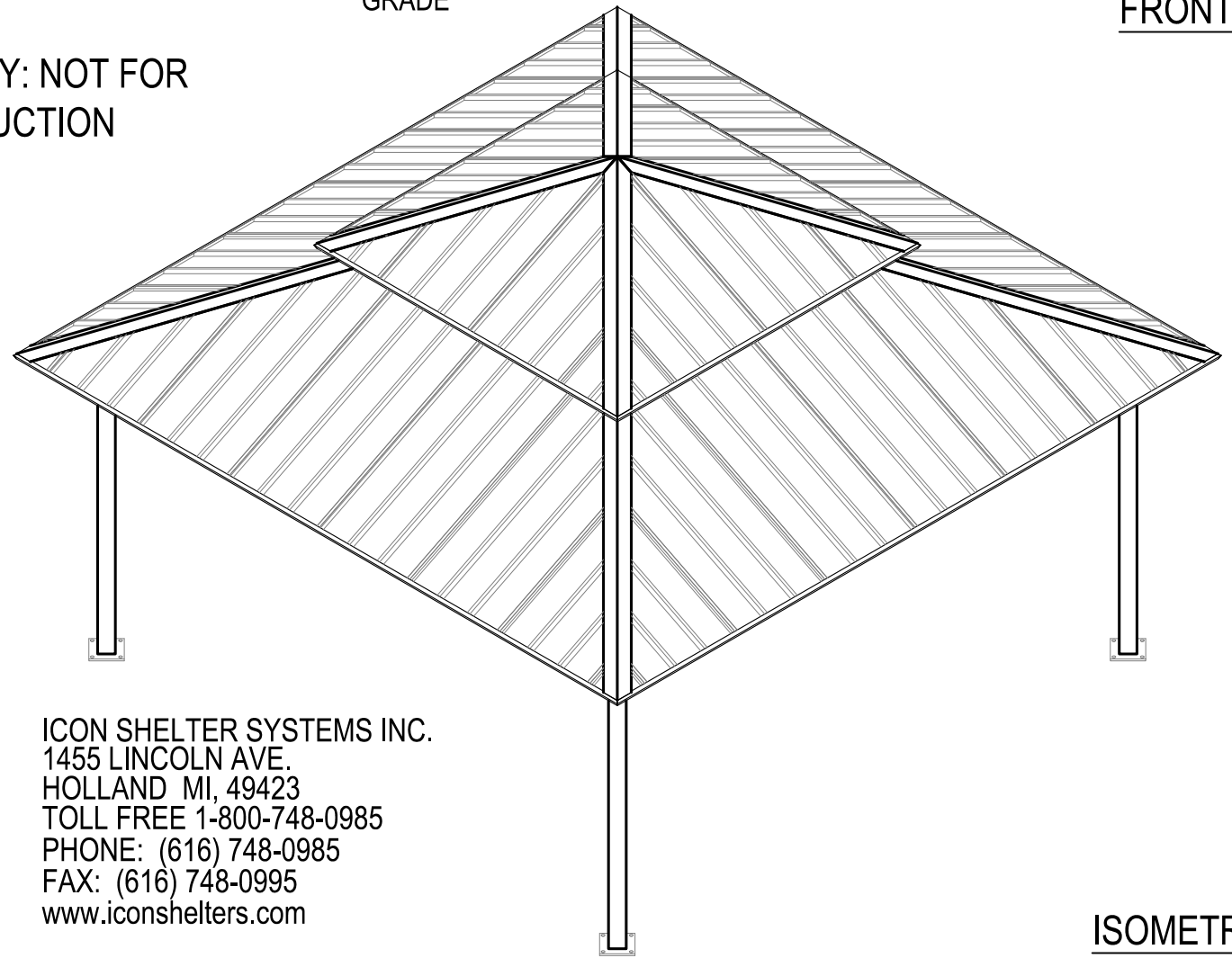
3 RAIL FENCE
N.T.S.



PRIVACY FENCE
N.T.S.



*PRELIMINARY: NOT FOR CONSTRUCTION



ICON SHELTER SYSTEMS INC.
1455 LINCOLN AVE.
HOLLAND, MI 49423
TOLL FREE 1-800-748-0985
PHONE: (616) 748-0985
FAX: (616) 748-0995
www.iconshelters.com

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 684-226a.

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



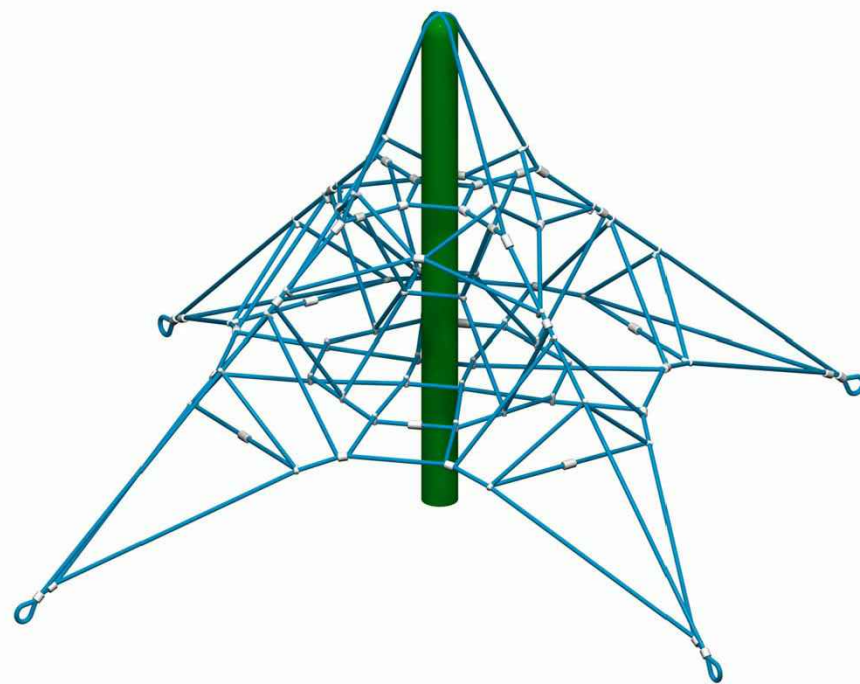
PLAY STRUCTURE
MIRACLE 714-S517
AGES 5-12



LION RIDER
MIRACLE 917
AGES 2-6



BUMBLEBEE RIDER
MIRACLE 961
AGES 2-6

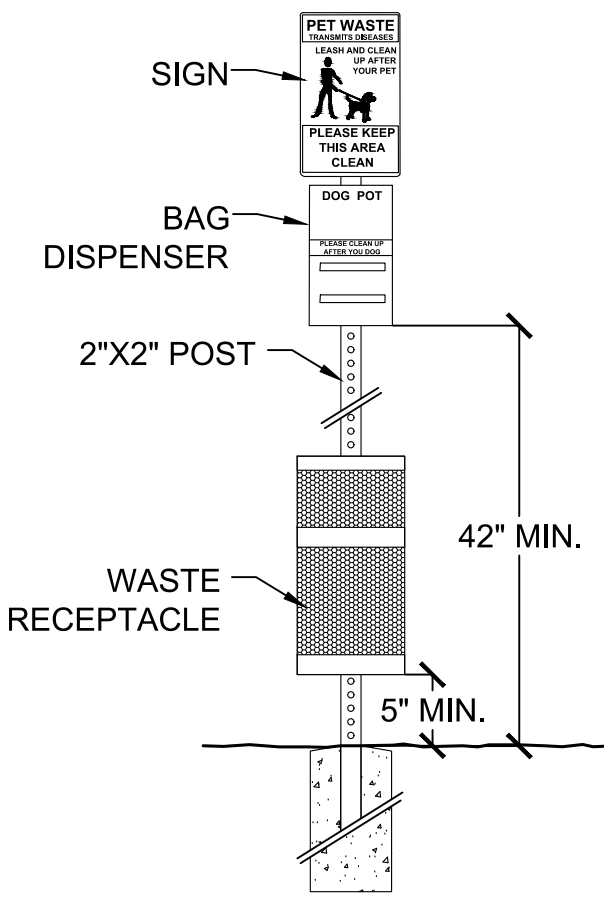


WEBSCAPES LIBRA NET
MIRACLE 442-2
AGES 2-6



ENTRY MONUMENT

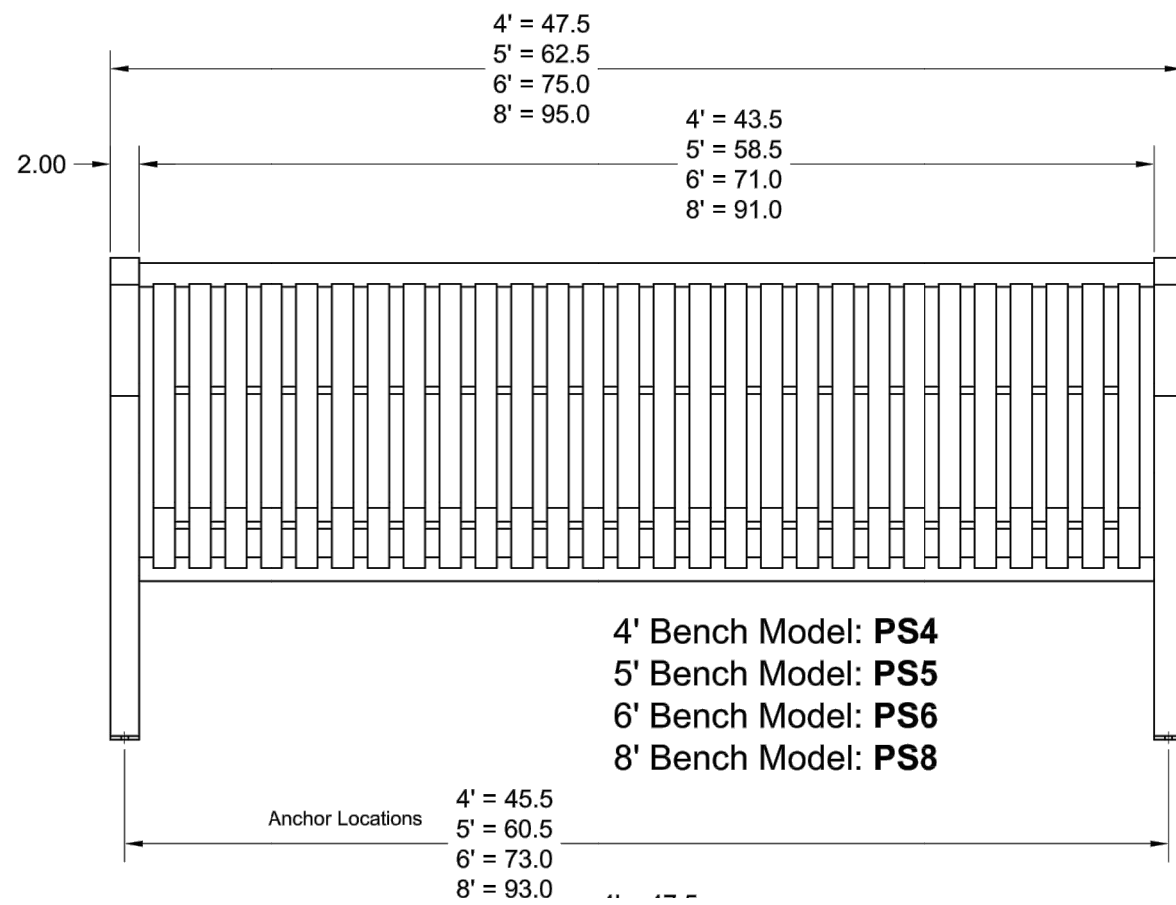
N.T.S.



DOG WASTE STATION

N.T.S.

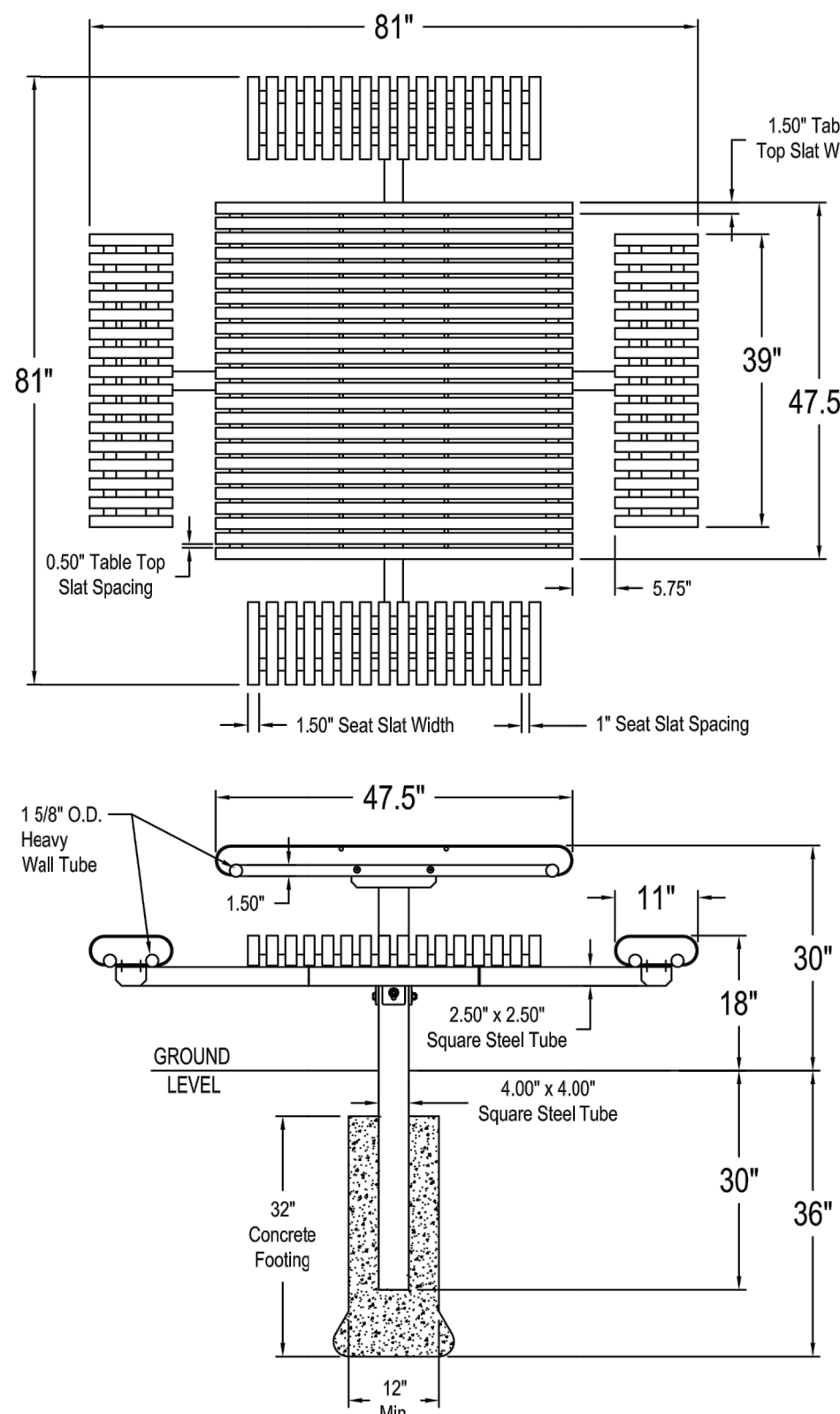
MANUFACTURER: DOG WASTE DEPOT
MODEL: DEPOT-006-B, COLOR: BLACK



6' BENCH

N.T.S.

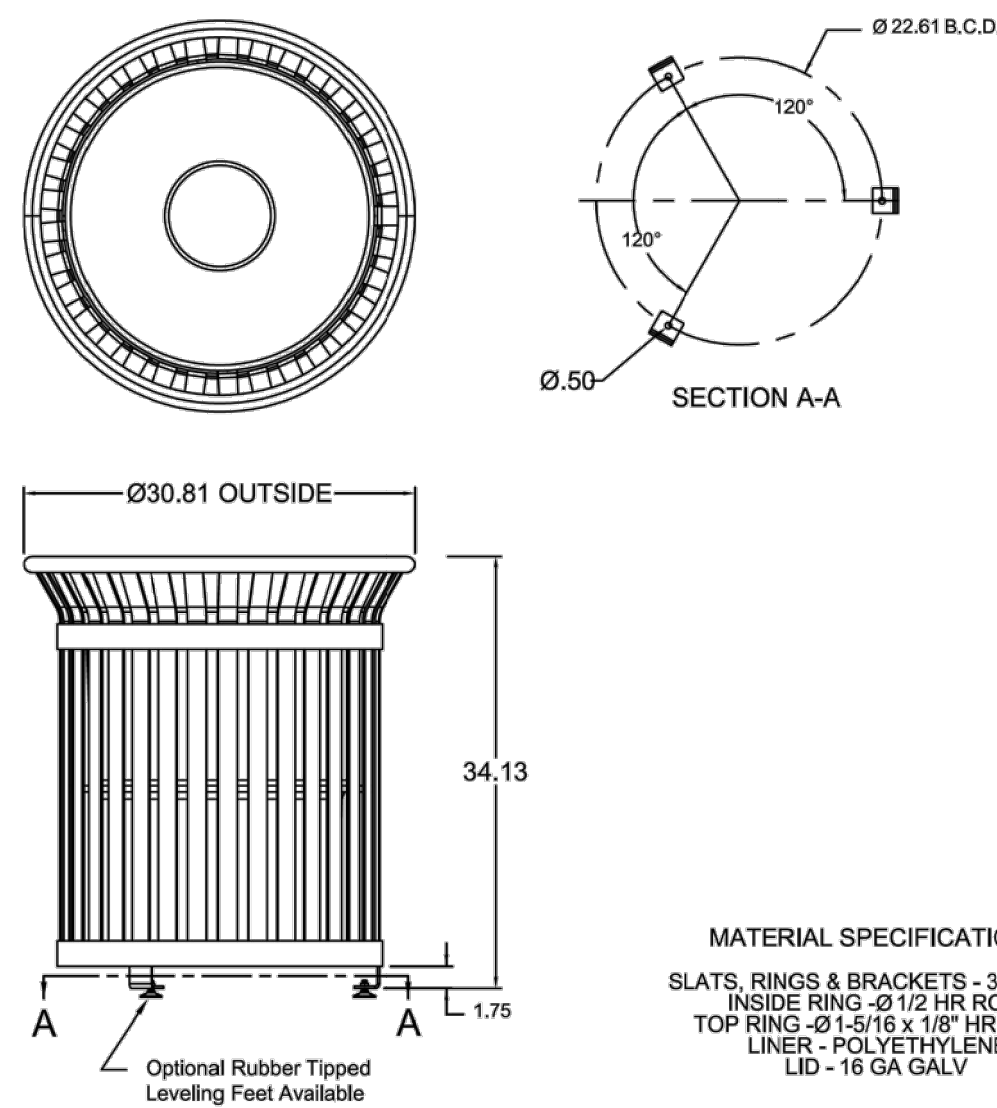
MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL: PREMIER SERENITY PS6, COLOR: BLACK
ALL BENCHES TO BE PLACED ON CONCRETE PADS



PICNIC TABLE

N.T.S.

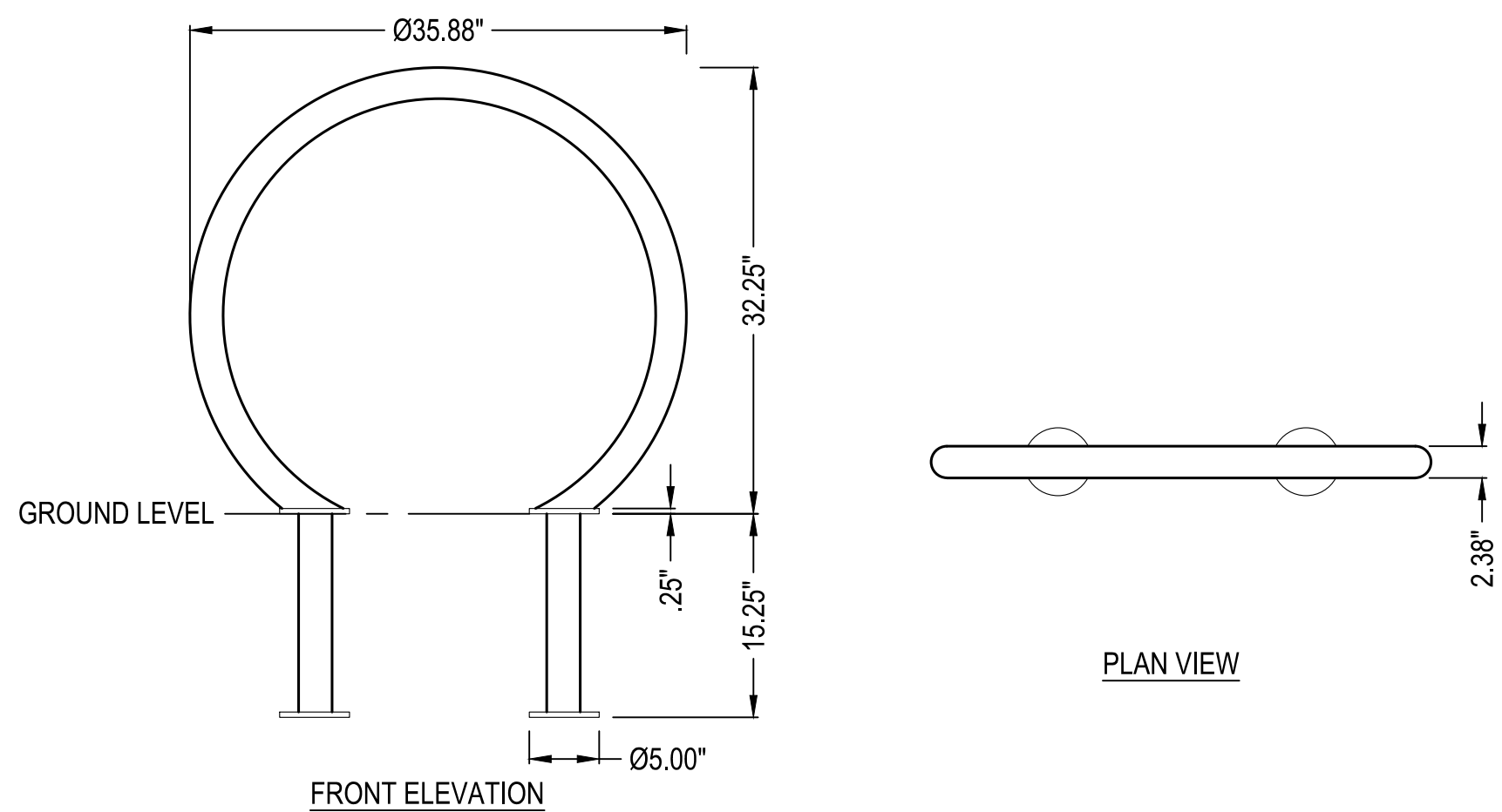
MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL NO.: PPS-4PP-SM AND PPS-APP-SM, COLOR: BLACK



WASTE RECEPTACLE

N.T.S.

MANUFACTURER: PARIS EQUIPMENT MANUFACTURING
MODEL NO.: PFT34 PREMIER 34G, COLOR: BLACK
ALL RECEPTACLES TO BE PLACED ON CONCRETE PADS



BIKE RACK

N.T.S.

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

DATE	NO.	NOTES
8-26-2019	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