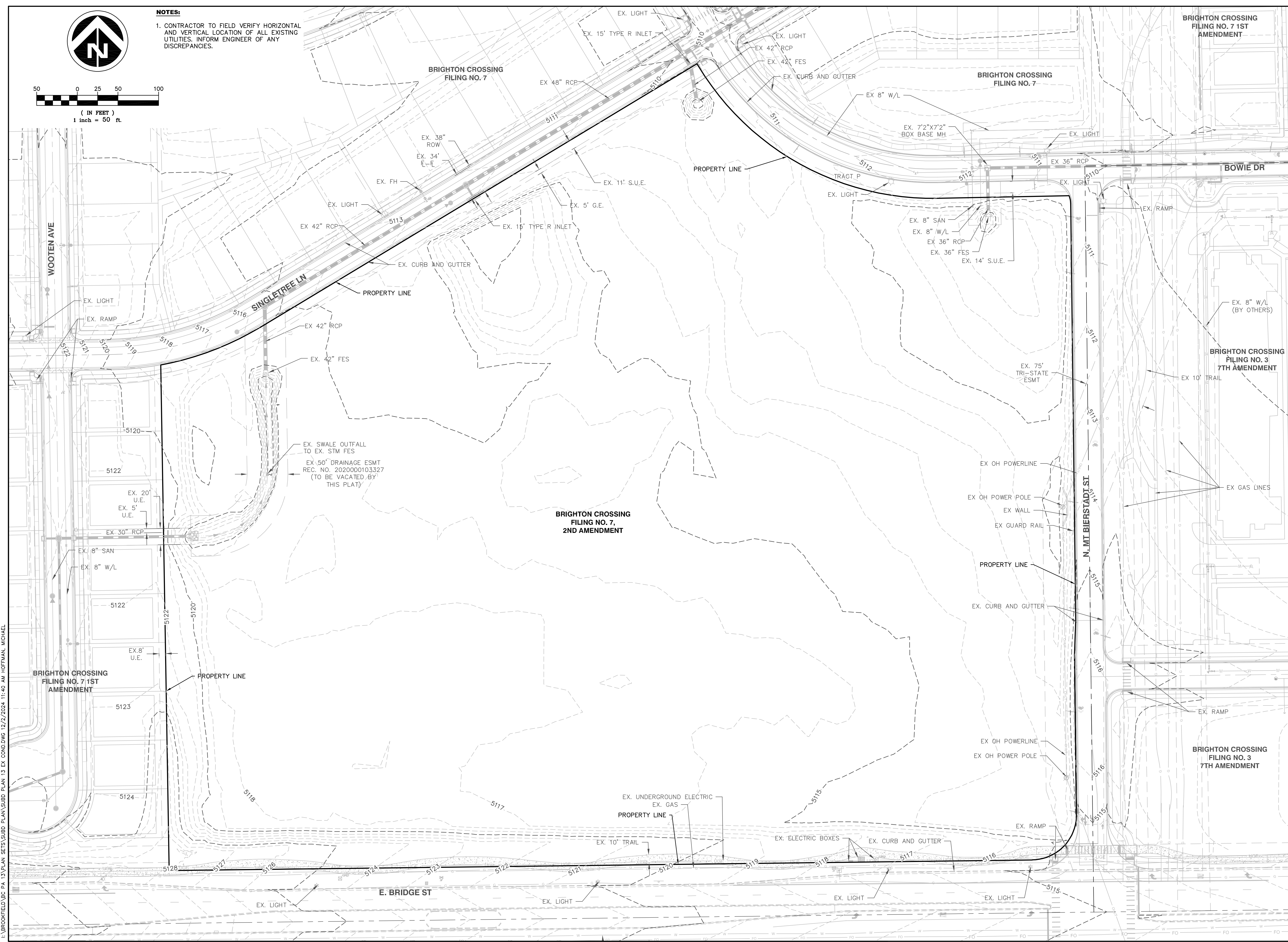


NOTES:

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. INFORM ENGINEER OF ANY DISCREPANCIES.



Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Louisville, CO 80027
 720.976.0177
 Contact: Suzanne O. Sibel, PE
 Email: Ssibel@dewberry.com

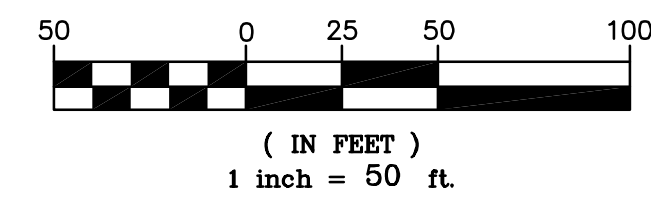
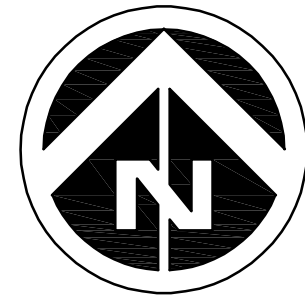
**BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
 SUBDIVISION PLAN
 EXISTING CONDITIONS**

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (803) 706-9451
 Contact: MATT HALEY

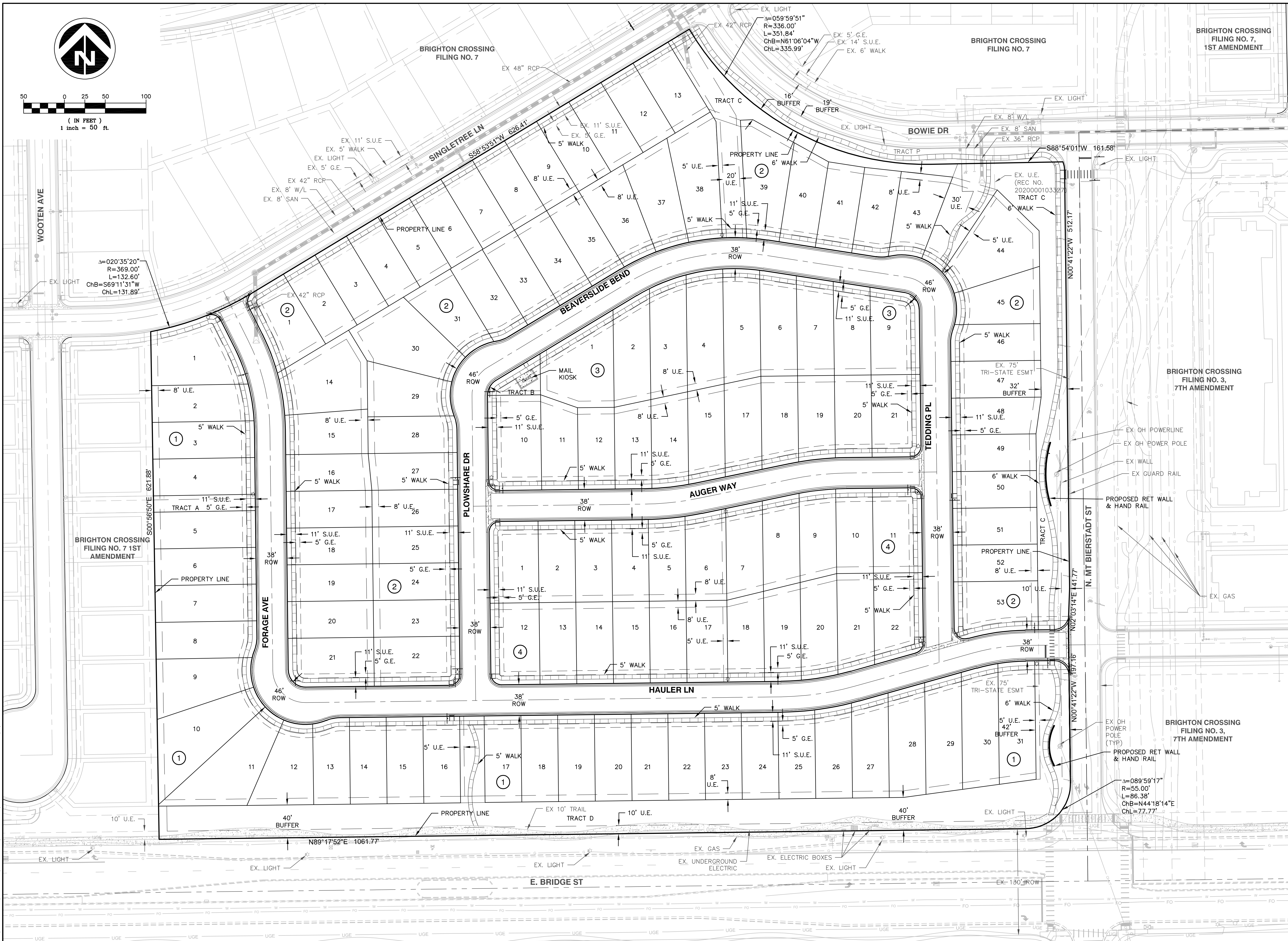
No.	Date	Description
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4	11/05/2024	FOURTH SUBMITTAL
3	09/24/2024	THIRD SUBMITTAL
2	08/27/2024	SECOND SUBMITTAL
1	07/02/2024	FIRST SUBMITTAL

Project Number:	50182332
Designed By:	SDC
Drawn By:	LTTN
Checked By:	WZ
Sheet Number:	2

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BRIGHTON CROSSING FILING NO. 7, 1ST AMENDMENT

BRIGHTON CROSSING FILING NO. 7

BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT

BRIGHTON CROSSING FILING NO. 3, 7TH AMENDMENT

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.976.0177
Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
SUBDIVISION PLAN
SUBDIVISION PLAN

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 706-9451
Contact: MATT HALEY

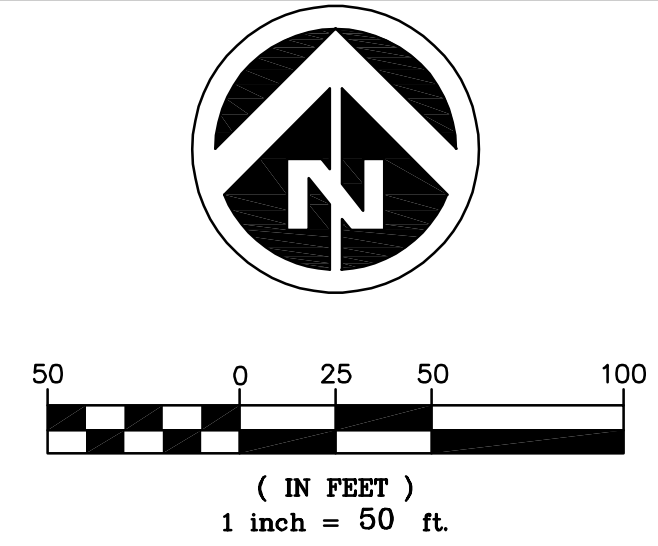
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No.	Description
1	07/02/2024
2	08/27/2024
3	09/24/2024
4	11/05/2024
5	12/02/2024

Project Number: **50182332**
 Designed By: **SDC**
 Drawn By: **LTN**
 Checked By: **WZ**
 Sheet Number: **3**

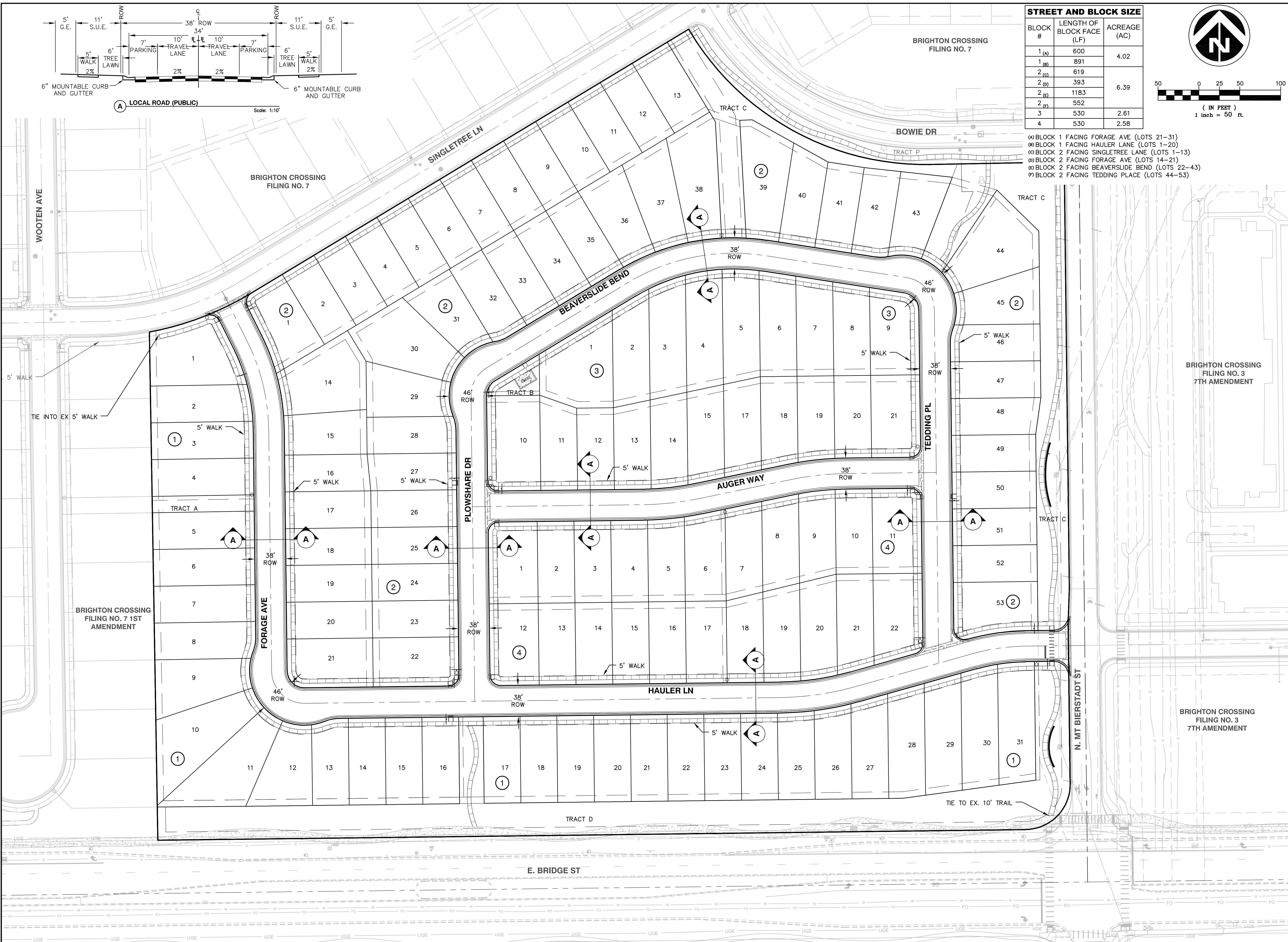
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STREET AND BLOCK SIZE

BLOCK #	LENGTH OF BLOCK FACE (LF)	ACREAGE (AC)
1 (A)	600	4.02
1 (B)	891	
2 (C)	619	6.39
2 (D)	393	
2 (E)	1183	2.61
2 (F)	552	
3	530	2.58
4	530	



- (A) BLOCK 1 FACING FORAGE AVE (LOTS 21-31)
- (B) BLOCK 1 FACING HAULER LANE (LOTS 1-20)
- (C) BLOCK 2 FACING SINGLETREE LANE (LOTS 1-13)
- (D) BLOCK 2 FACING FORAGE AVE (LOTS 14-21)
- (E) BLOCK 2 FACING BEAVERSLIDE BEND (LOTS 22-43)
- (F) BLOCK 2 FACING TEDDING PLACE (LOTS 44-53)



Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Louisville, CO 80027
 720.976.0177
 Contact: Suzanne O. Sibel, PE
 Email: Ssibel@dewberry.com

**BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
 SUBDIVISION PLAN
 STREET NETWORK AND BLOCK SIZE PLAN**

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (303) 706-9451
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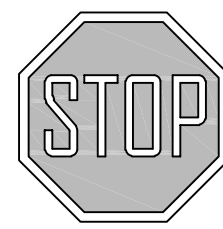
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4	11/05/2024	FOURTH SUBMITTAL
3	09/24/2024	THIRD SUBMITTAL
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1	07/02/2024	FIRST SUBMITTAL

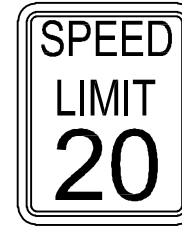
Project Number: **50182332**
 Designed By: **SDC**
 Drawn By: **LTNN**
 Checked By: **WZ**
 Sheet Number: **4**

SIGNING LEGEND

N.T.S.



R1-1



R2-1



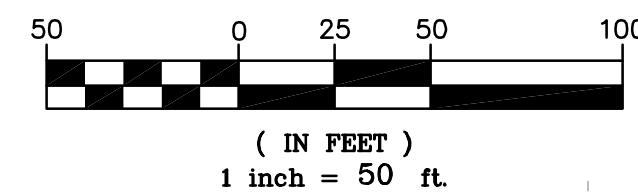
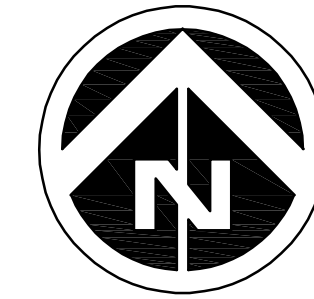
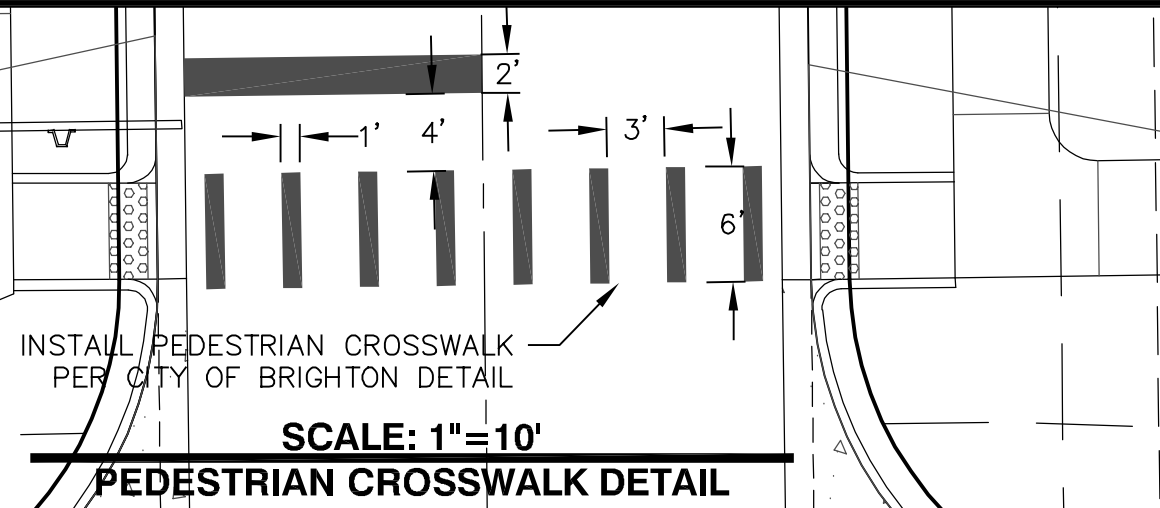
R1-5B



W11-2

W16-7P

SIGN RETRO-REFLECTIVITY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. SECTION 2A.07 RETRO-REFLECTIVITY AND ILLUMINATION - TABLE 2A-2 "RETRO-REFLECTION OF SIGN ELEMENTS" AND SECTION 2A.08 MAINTAINING MINIMUM RETRO-REFLECTIVITY - TABLE 2A-3 "MINIMUM MAINTAINED RETRO-REFLECTIVITY LEVELS".



NOTES:

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD DETAILS.
2. PAVEMENT MARKERS ARE TO BE THERMOPLASTIC IN ACCORDANCE WITH MUTCD AND THE CITY OF BRIGHTON STANDARDS AND SPECIFICATIONS.
- ATTACH SIGNS TO LIGHT POLES WHEREVER POSSIBLE

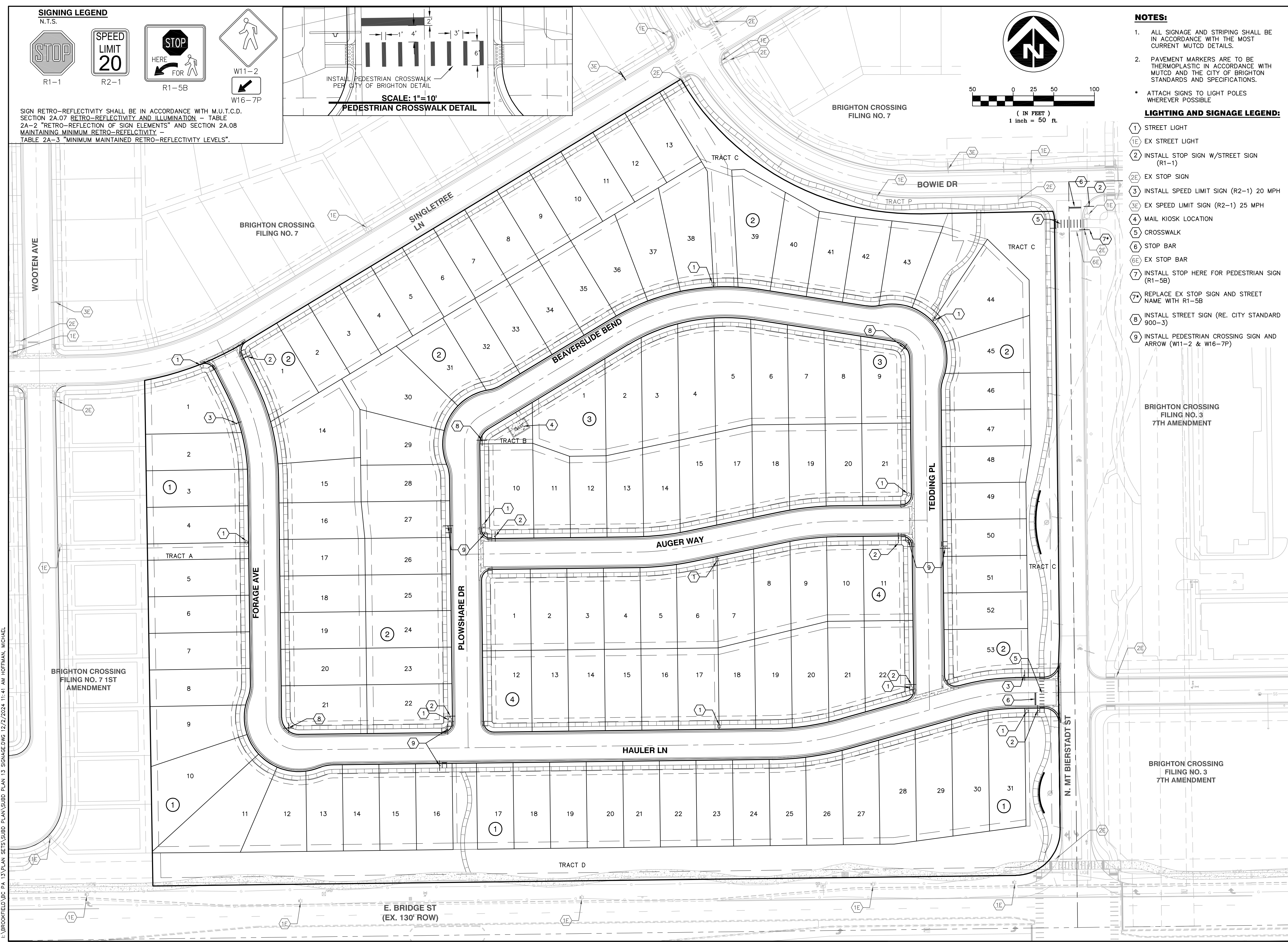
LIGHTING AND SIGNAGE LEGEND:

- 1 STREET LIGHT
- 1E EX STREET LIGHT
- 2 INSTALL STOP SIGN W/STREET SIGN (R1-1)
- 2E EX STOP SIGN
- 3 INSTALL SPEED LIMIT SIGN (R2-1) 20 MPH
- 3E EX SPEED LIMIT SIGN (R2-1) 25 MPH
- 4 MAIL KIOSK LOCATION
- 5 CROSSWALK
- 6 STOP BAR
- 6E EX STOP BAR
- 7 INSTALL STOP HERE FOR PEDESTRIAN SIGN (R1-5B)
- 7A REPLACE EX STOP SIGN AND STREET NAME WITH R1-5B
- 8 INSTALL STREET SIGN (RE. CITY STANDARD 900-3)
- 9 INSTALL PEDESTRIAN CROSSING SIGN AND ARROW (W11-2 & W16-7P)

Dewberry
Dewberry Engineers Inc.
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.976.0177
Contact: Suzanne O. Sibel, PE
Email: Ssibel@dewberry.com

**BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
SUBDIVISION PLAN
SIGNAGE AND STRIPING PLAN**

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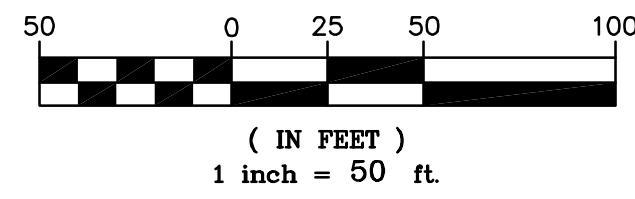
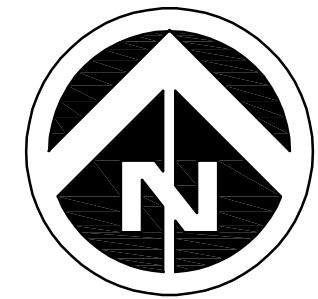
BRIGHTON CROSSING FILING NO. 3 7TH AMENDMENT

BRIGHTON CROSSING FILING NO. 3 7TH AMENDMENT

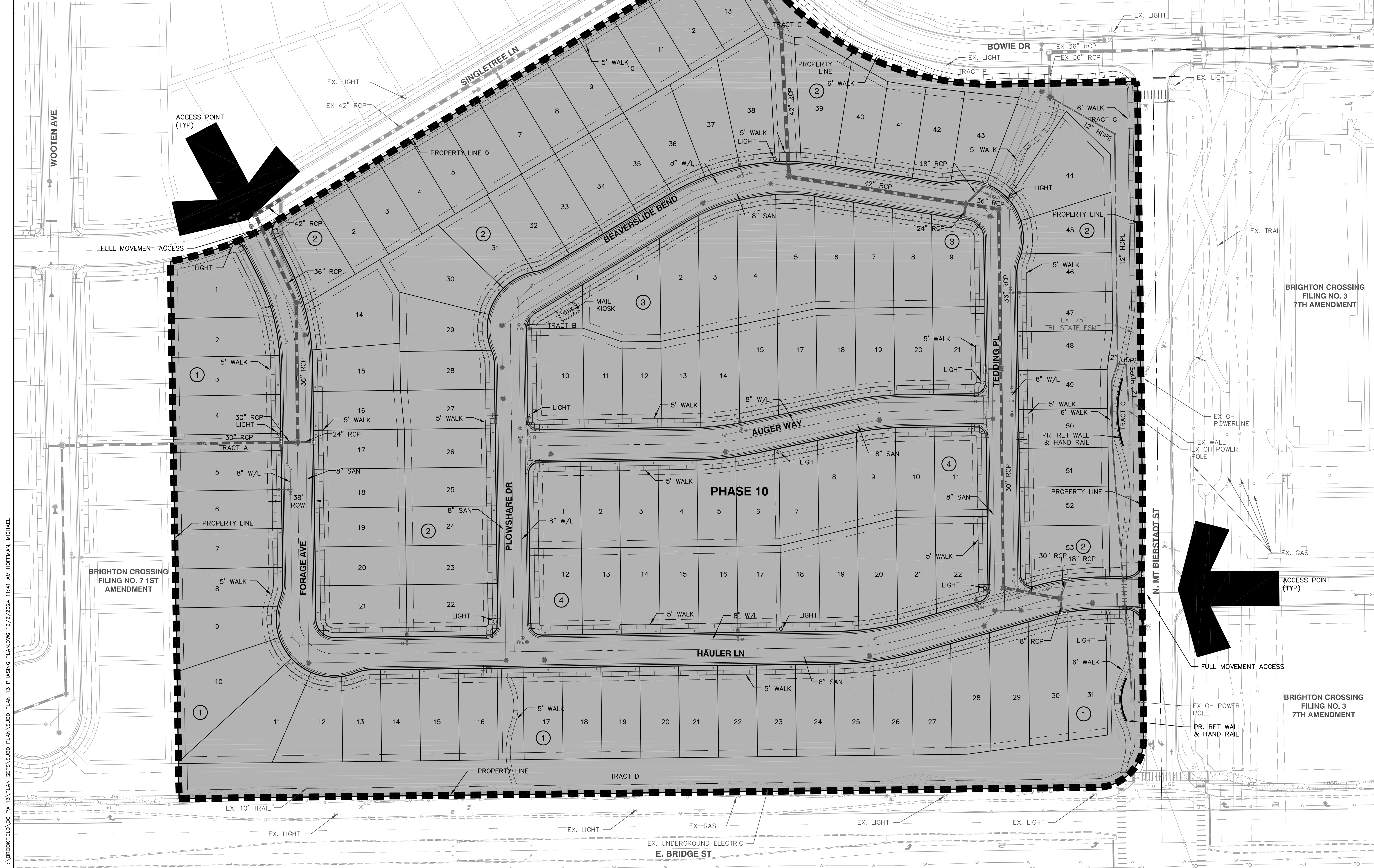
Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 706-9451
Contact: MATT HALEY

No.	Date	Description
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2	08/27/2024	SECOND SUBMITTAL
1	07/02/2024	FIRST SUBMITTAL

Project Number: 50182332
Designed By: SDC
Drawn By: LTTN
Checked By: WZ
Sheet Number: 5



SITE DATA		
DESCRIPTION	UNIT	TOTAL
ACREAGE	AC	20.90
LOTS	EA	126
ROADWAYS	LF	3527
WATER LINE	LF	3619
SANITARY SEWER	LF	3469
STORM SEWER (PUBLIC)	LF	1608
STORM SEWER (PRIVATE)	LF	781
LIGHTS	EA	11



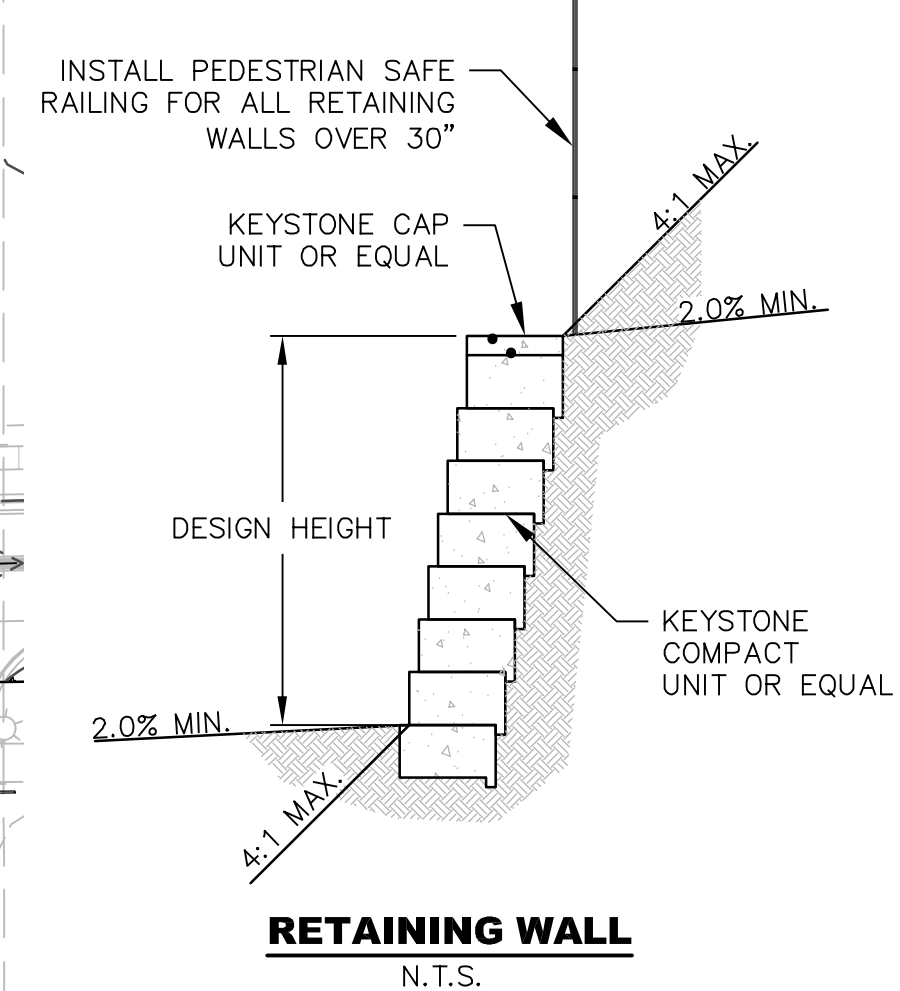
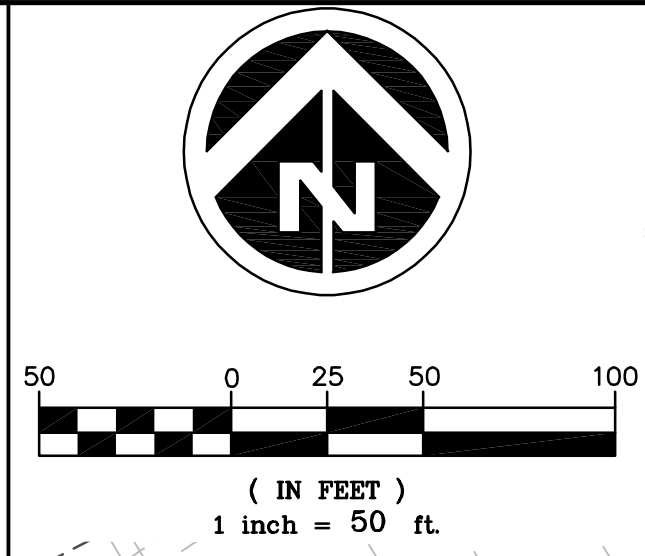
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No.	Date	Description
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1	07/02/2024	FIRST SUBMITTAL

Project Number:	50182332
Designed By:	SDC
Drawn By:	LTTN
Checked By:	WZ
Sheet Number:	6

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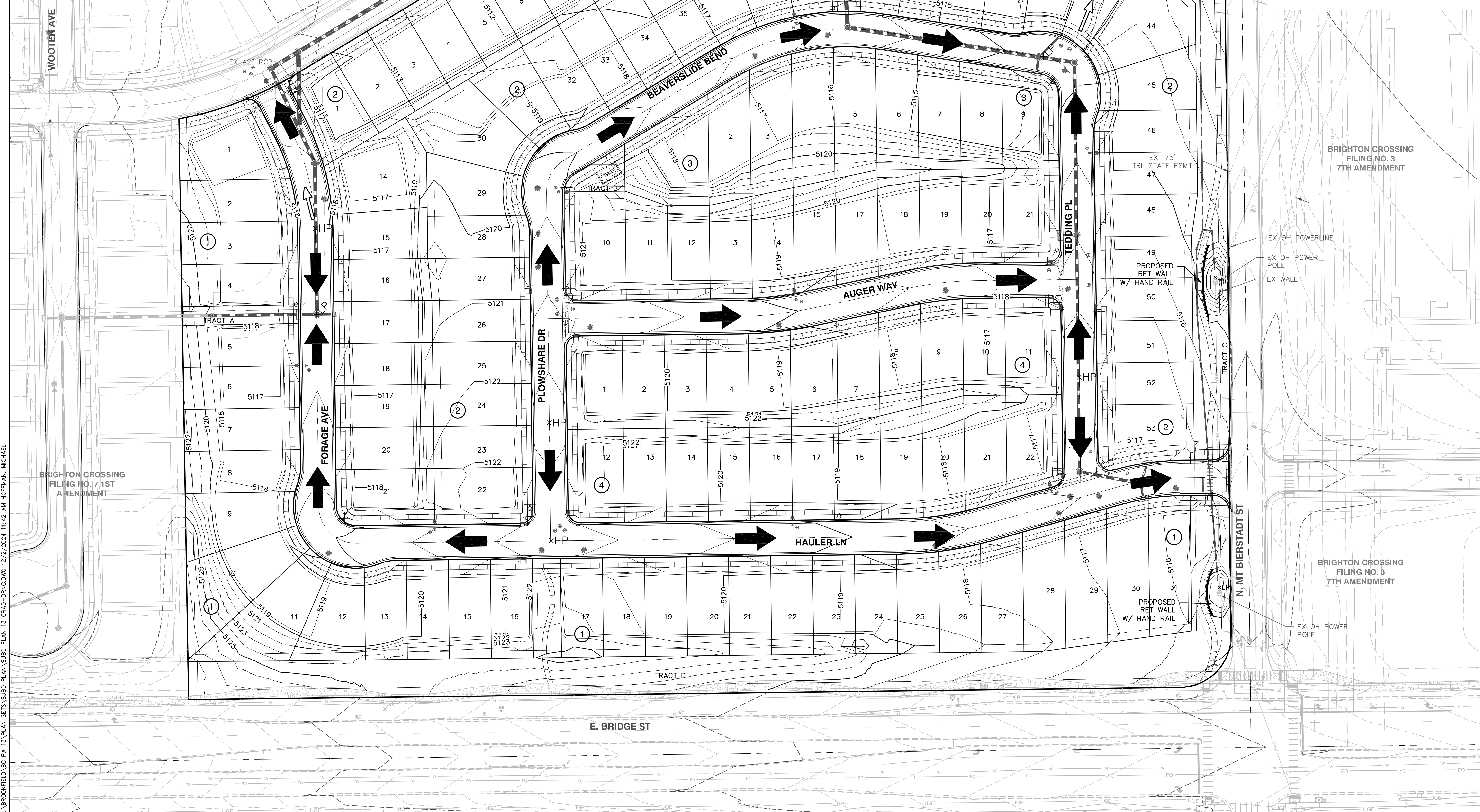
SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET	EX W/L, VALVE, TEE & FH ASSY
BOUNDARY LINE	EX SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX STORM SEWER W/ INLET & F.E.S.
LOT LINE	EX UNDERGROUND ELECTRICITY LINE
EASEMENT LINE	EX OVERHEAD ELECTRICITY LINE
W/L, VALVE, TEE & FH ASSY	EX GAS LINE
SANITARY SEWER W/ MANHOLE	EX TELEPHONE LINE
STORM SEWER W/ INLET & F.E.S.	EX FIBER OPTIC LINE
STREET LIGHT	EMERGENCY OVERFLOW ARROW
STREET SIGN	DRAINAGE ARROW
CURB & GUTTER	
EX CURB & GUTTER	



Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Louisville, CO 80027
 720.976.0177
 Contact: Suzanne O. Sibel, PE
 Email: Ssibel@dewberry.com

**BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
 SUBDIVISION PLAN
 GRADING AND DRAINAGE PLAN**



BRIGHTON CROSSING FILING NO. 3 7TH AMENDMENT

BRIGHTON CROSSING FILING NO. 3 7TH AMENDMENT

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (303) 706-9451
 Contact: MATT HALEY

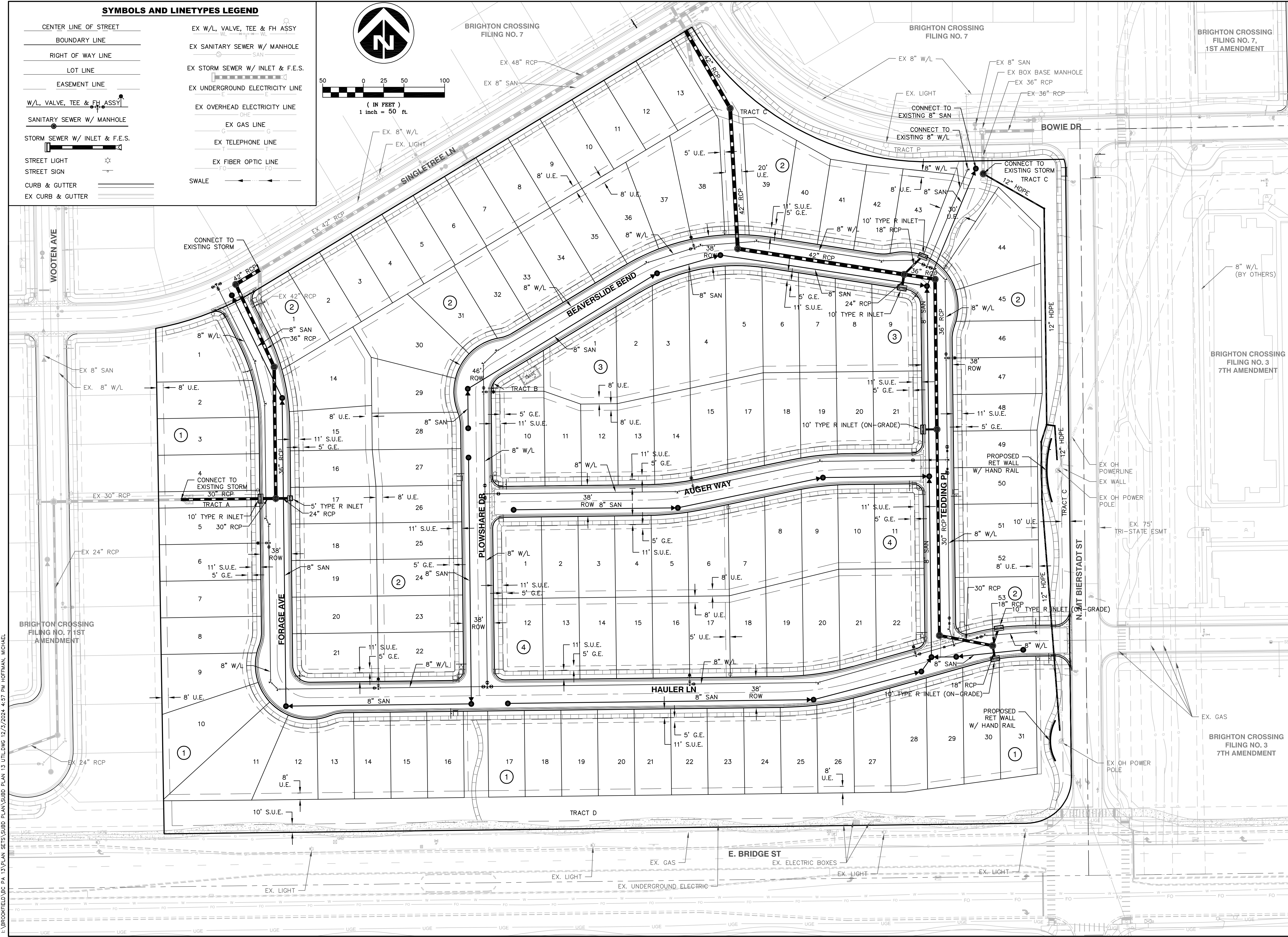
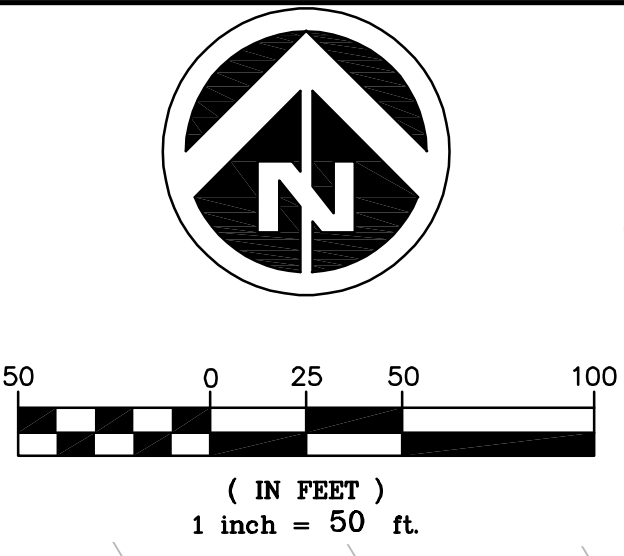
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No.	Description
5	FIFTH SUBMITTAL
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3	THIRD SUBMITTAL
2	SECOND SUBMITTAL
1	FIRST SUBMITTAL

Project Number:	50182332
Designed By:	SDC
Drawn By:	LTN
Checked By:	WZ
Sheet Number:	7

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SYMBOLS AND LINETYPES LEGEND

CENTER LINE OF STREET	EX W/L, VALVE, TEE & FH ASSY
BOUNDARY LINE	EX SANITARY SEWER W/ MANHOLE
RIGHT OF WAY LINE	EX STORM SEWER W/ INLET & F.E.S.
LOT LINE	EX UNDERGROUND ELECTRICITY LINE
EASEMENT LINE	EX OVERHEAD ELECTRICITY LINE
W/L, VALVE, TEE & FH ASSY	EX GAS LINE
SANITARY SEWER W/ MANHOLE	EX TELEPHONE LINE
STORM SEWER W/ INLET & F.E.S.	EX FIBER OPTIC LINE
STREET LIGHT	SWALE
STREET SIGN	
CURB & GUTTER	
EX CURB & GUTTER	



Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 206
 Louisville, CO 80027
 720.976.0177
 Contact: Suzanne O. Sibel, PE
 Email: Ssibel@dewberry.com

**BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
 SUBDIVISION PLAN
 UTILITY PLAN**

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (803) 706-9451
 Contact: MATT HALEY

DOCUMENT AMENDMENTS	
No.	Description
1	07/02/2024
2	08/27/2024
3	09/24/2024
4	11/05/2024
5	12/02/2024

Project Number: **50182332**
 Designed By: **SDC**
 Drawn By: **LTIN**
 Checked By: **WZ**
 Sheet Number: **8**

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