SUBDIVISION PLAN OF KESTREL

BEING A PORTION OF ORCHARD SUBDIVISION FILING 1

LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP ONE SOUTH (T.1S.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36 AND ASSUMING THE WEST LINE OF SAID SW1/4 AS BEARING NORTH 00°41'02" WEST BEING A GRID BEARING OF THE COLORADO STATE PLANÉ COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1333.86 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°41'02" WEST ALONG THE WEST LINE OF SAID SW1/4 A DISTANCE OF 65.00

THENCE NORTH 89°48'20" EAST A DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND 30.00 FEET EAST OF, AS MEASURED AT A RIGHT ANGLE TO THE WEST LINE OF SW1/4 AND TO THE POINT OF BEGINNING;

THENCE NORTH 00°41'02" WEST ALONG SAID PARALLEL LINE, SAID LINE BEING THE EASTERLY RIGHT-OF-WAY OF PEORIA STREET (60 FEET WIDE) A DISTANCE OF 965.04 FEET TO THE SOUTHWEST CORNER OF TRACT B AS DESCRIBED ON ORCHARD SUBDIVISION FILING 1 RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085 IN THE RECORDS OF ADAMS COUNTY; THENCE NORTH 89°48'20" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT B A DISTANCE OF 731.66 FEET TO THE NORTHWEST CORNER OF TRACT C OF SAID ORCHARD SUBDIVISION FILING 1; THE FOLLOWING TEN (10) COURSES AND DISTANCES ARE ALONG THE WESTERLY LINES OF SAID

TRACT C AND TRACT D; THENCE SOUTH 45°04'06" EAST A DISTANCE OF 10.62 FEET;

THENCE SOUTH 00°00'30" WEST A DISTANCE OF 182.38 FEET TO A POINT OF CURVATURE (PC): THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 9.97 FEET, SAID CURVE HAS A RADIUS OF 49.50 FEET, A DELTA OF 11°32'13" AND IS SUBTENDED BY A CHORD BEARING SOUTH 05°46'36" WEST A DISTANCE OF 9.95 FEET TO A POINT OF TANGENCY

THENCE SOUTH 11°32'43" WEST A DISTANCE OF 13.69 FEET TO A PC; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 12.58 FEET, SAID CURVE HAS A RADIUS OF 62.50 FEET, A DELTA OF 11°32'13" AND IS SUBTENDED BY A CHORD BEARING SOUTH 05'46'36" WEST A DISTANCE OF 12.56 FEET TO A PT;

THENCE SOUTH 00°00'30" WEST A DISTANCE OF 40.91 FEET TO A PC; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 12.58 FEET, SAID CURVE HAS A RADIUS OF 62.50 FEET, A DELTA OF 11°32'13" AND IS SUBTENDED BY A CHORD BEARING SOUTH 05°45'37" EAST A DISTANCE OF 12.56 FEET TO A PT;

THENCE SOUTH 11°31'43" EAST A DISTANCE OF 13.69 FEET TO A PC; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 9.97 FEET, SAID CURVE HAS A RADIUS OF 49.50 FEET, A DELTA OF 11°32'13" AND IS SUBTENDED BY A CHORD BEARING SOUTH 05°45'37" EAST A DISTANCE OF 9.95 FEET TO A PT;

THENCE SOUTH 00°00'30" WEST A DISTANCE OF 662.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D, SAID POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 120TH AVENUE (WIDTH VARIES);

THENCE SOUTH 89°48'20" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 727.52 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND, LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S1/2 SW1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP ONE SOUTH (T.1S.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT A AS DESCRIBED ON ORCHARD SUBDIVISION FILING 1 RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085 IN THE RECORDS OF ADAMS COUNTY AND ASSUMING THE WEST LINE OF SAID SW1/4 AS BEARING NORTH 00°41'02" WEST BEING A GRID BEARING OF THE COLORADO STATE PLÂNE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1333.86 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°55'21" EAST A DISTANCE OF 737.78 FEET TO A POINT 17.87 FEET EAST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID

THENCE SOUTH 00°35'55" EAST A DISTANCE OF 350.95 FEET TO THE NORTHEAST CORNER OF TRACT B, OF SAID ORCHARD SUBDIVISION FILING 1;

THE FOLLOWING THREE (3) COURSES AND DISTANCES ARE ALONG THE NORTHERLY LINES OF SAID

THENCE NORTH 62°45'19" WEST A DISTANCE OF 182.26 FEET TO A POINT OF CURVATURE (PC) THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST A DISTANCE OF 110.15 FEET, SAID CURVE HAS A RADIUS OF 230.00 FEET, A DELTA OF 27°26'21" AND IS SUBTENDED BY A CHORD BEARING NORTH 76°28'30" WEST A DISTANCE OF 109.10 FEET TO A POINT OF TANGENCY

THENCE SOUTH 89°48'20" WEST A DISTANCE OF 473.37 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A;

THENCE NORTH 00°00'30" EAST ALONG THE EAST LINE OF SAID TRACT A A DISTANCE OF 242.58 FEET TO THE POINT OF BEGINNING.

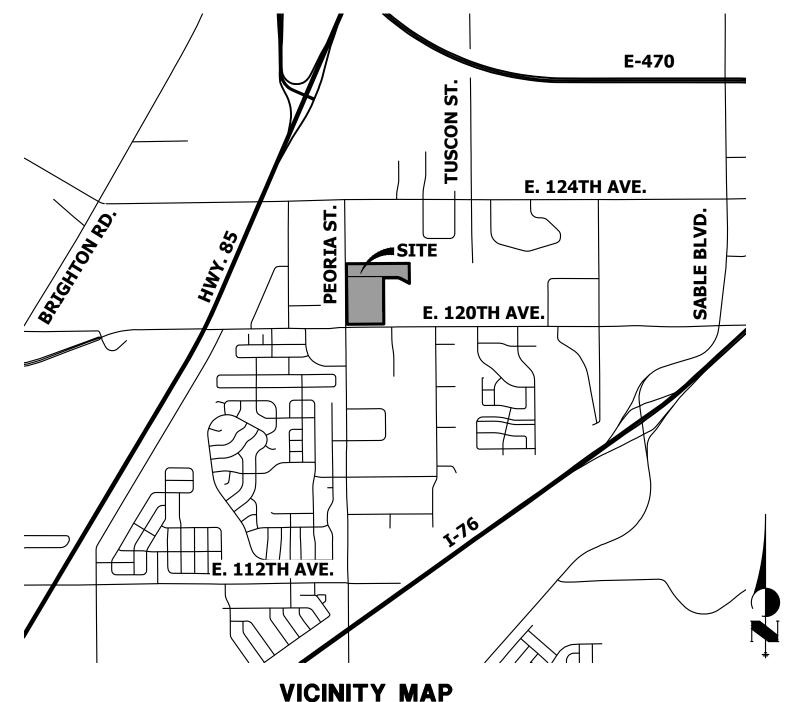
TRACT A, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO

TRACT D, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT

RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO

TRACT B, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO.

TRACT C, ORCHARD SUBDIVISION FILING 1, PLAT OF WHICH WAS RECORDED JANUARY 9, 2017 AT RECEPTION NO. 2017000002085, COUNTY OF ADAMS, STATE OF COLORADO.



SHEET INDEX

1 2 3 4 5-8 9-10 11 12 13 14	COVER SHEET DEVELOPER CONTRIBUTIONS EXISTING CONDITIONS MAP OVERALL SUBDIVISION PLAN SITE PLAN STREET NETWORK AND BLOCK SIZE GRADING PLAN & DRAINAGE PLAN OVERALL UTILITY PLAN SIGNAGE AND STRIPING PLAN CONCEPTUAL LANDSCAPE PLAN TRAILS AND WALKS PLAN
15	TOTAL

SCALE: 1'=2000'

BENCHMARK

ADAMS COUNTY CONTROL MONUMENT 95.0173 BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "95.0173" IN A 6" PVC SLEÉVE LOCATED AT THE NE CORNER OF THE INTERSECTION OF PEORIA STREET AND EAST 120TH AVENUE APPROXIMATELY 0.1 MILE NORTH OF EAST 120TH AVENUE AND 28 FEET EAST OF PEORIA STREET; SAID MONUMENT HAVING A PUBLISHED ELEVATIO OF 5052.38 FEET. NAVD(88)

BASIS OF BEARINGS

THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T1S, R67W OF THE 6TH P.M. BEING MONUMENTED AT THE WEST END BY A 3 1/4" ALUMINUM CAP STAMPED "LS 23027" AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS 24302"; SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

KEY CONTACTS

DEVELOPER BOULDER CREEK NEIGHBORHOODS 712 MAIN STREET LOUISVILLE, CO 80027 ATTN: MIKE COOPER 720-837-5497 CIVIL ENGINEER/SURVEYOR/TRAFFIC ENGINEER JR ENGINEERING, LLC 7200 SOUTH ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 ATTN: KURTIS W. WILLIAMS, PE 303-267-6190 LANDSCAPE ARCHITECT/PLANNER NORRIS DESIGN 1101 BANNOCK STREET

303-892-1166

SITE DATA CHART

DENVER, CO 80204

ATTN: LEANNE VIELEHR

RIGHT OF WAY	3.67 ACRES
ZONE DISTRICT PD	28.25 ACRES
TOTAL ONSITE	25.83 ACRES

OWNER ORCHARD CHURCH, A COLORADO LIMITED LIABILITY COMPANY
BY:
STATE OF
THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF AS OF ORCHARD CHURCH, A COLORADO LIMITED LIABILITY
COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES:
NOTARY PUBLIC

PLANNING COMMISSION APPROVAL	
APPROVED BY THE CITY OF BRIGHTON PLANNING COMMISSION, ON THIS DAY OF, 20,	
CHAIR	

CITY COUNCIL ACCEPTANC	E OF PUBLIC IMPROVEMENTS
ACCEPTED BY THE CITY COUNCIL OF THE DAY OF, 20	E CITY OF BRIGHTON, ON THIS
MAYOR	CITY CLERK

4					COVER SHEET
3					
2					SUBDIVISION PLAN OF KESTREL
1					
NO.	REVISION		BY	DATE	
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SCA	LE 1"=2000'	DATE 11/26/2024			
JOB NO. 16174.00 SHT. 1 OF 15		5	Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com		

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SUBDIVISION PLAN OF KESTREL

INTENT

THIS MAJOR SUBDIVISION PLAN SHALL BE BINDING UPON, AND INURE TO THE BENEFIT OF THE DEVELOPER/BUILDER, ITS HEIRS, SUCCESSORS, AND ASSIGNS. THE CITY AGREES THAT THE REQUIREMENTS SET FORTH HEREIN ARE REASONABLE, NECESSARY, AND APPROPRIATE CONDITIONS AND OBLIGATIONS OF THE DEVELOPER/BUILDER. 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

DEVELOPER/BUILDER 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 PLAT(S). THE TERM "SCHEDULE OF IMPROVEMENTS" AND/OR "PHASING PLAN(S)" SHALL MEAN A DETAILED LISTING OF THE PUBLIC IMPROVEMENTS, THE DESIGN, CONSTRUCTION, INSTALLATION, AND PHASING. THE "SCHEDULE OF IMPROVEMENTS" MAY BE DIVIDED INTO PHASES AS APPLICABLE PER THE APPROVED FINAL PLAT(S) FOR THE DEVELOPMENT, AS SHOWN ON THE OVERALL PHASING PLAN. PRELIMINARY COST ESTIMATES FOR EACH PHASE HAVE BEEN PROVIDED ON THE OVERALL PHASING PLAN WITHIN THIS SUBDIVISION PLAN. FINAL COST ESTIMATES FOR THE IMPROVEMENTS LISTED BELOW SHALL BE SUBMITTED TO THE CITY AT THE TIME OF EACH INDIVIDUAL FINAL PLAT AND PHASE APPROVAL. THE IMPROVEMENTS LISTED BELOW INDICATE THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, WHICH THE LIST IS NOT EXHAUSTIVE:

- POTABLE WATER LINES
- NON-POTABLE WATER LINES IF APPLICABLE
- SANITARY SEWER LINES
- STORM SEWER LINES
- DRAINAGE RETENTION/DETENTION PONDS
- STREETS/RIGHTS-OF-WAY
- CURBS/GUTTERS
- SIDEWALKS
- BRIDGES AND OTHER STRUCTURE CROSSINGS
- TRAFFIC SIGNAL LIGHTS
- STREET LIGHTS
- STREET SIGNS
- FIRE HYDRANTSGUARD RAILS AS APPLICABLE
- NEIGHBORHOOD PARKS/COMMUNITY PARKS
- OPEN SPACE
- TRAILS AND PATHS
- STREET TREES/OPEN SPACE AND/OR COMMON AREA LANDSCAPING
- IRRIGATION SYSTEMS
- FENCING/RETAINING WALLS
- PARKING LOTS
- PERMANENT EASEMENTS
- LAND DONATED AND/OR CONVEYED TO THE CITY

DEVELOPER/BUILDER 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"). DEVELOPER/BUILDER 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 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. PERMITS FOR THE GRADING OF PROPERTY AND GENERAL SITE IMPROVEMENT AND UTILITY WORK WILL ONLY BE ISSUED BY THE CITY UPON THE FOLLOWING CONDITIONS:

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

BUILDING PERMITS FOR THE VERTICAL CONSTRUCTION OF ANY TYPE OF STRUCTURE REGULATED BY THE CITY WILL ONLY BECOME ACTIONABLE UPON THE FOLLOWING CONDITIONS:

A. PUBLIC IMPROVEMENTS FOR THE REAL PROPERTY (OR FOR THE APPLICABLE PHASE OF THE REAL PROPERTY IF PHASING IS ALLOWED HEREIN) HAVE RECEIVED INITIAL ACCEPTANCE IN ACCORDANCE HEREWITH

DEVELOPER/BUILDER 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 AND FINAL ACCEPTANCE AND WARRANTY PROCESSES, MAINTENANCE IMPROVEMENTS, TESTING AND INSPECTION, IMPROVEMENT GUARANTEES, INDEMNIFICATION AND RELEASE OF LIABILITY, AND INSURANCE AND OSHA STANDARDS THAT ARE IN EFFECT AT THE TIME OF EACH FINAL PLAT APPROVAL.

IMPROVEMENT GUARANTEE

DEVELOPER/BUILDER 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 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 AS AGREED TO AT THE TIME OF FINAL PLAT AND TO BE CONSTRUCTED IN SAID PHASE OF THE DEVELOPMENT. THE TOTAL AMOUNTS ARE AS FOLLOWS:

- A. PRIOR TO ISSUANCE OF INFRASTRUCTURE PERMITS FOR SUCH PHASE 115%
- B. UPON INITIAL ACCEPTANCE PRIOR TO FINAL ACCEPTANCE 15%
- C. AFTER FINAL ACCEPTANCE 0%

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 DEVELOPER/BUILDER 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 DEVELOPER/BUILDER WITHIN THIRTY (30) DAYS AFTER SAID FINAL ACCEPTANCE.

MODEL HOMES

HOMES TO BE USED AS MODELS BY BUILDERS FOR THE PURPOSE OF SALES VISITS AND SHOWCASING THE RESIDENTIAL HOUSING PRODUCT(S) TO THE PUBLIC SHALL BE ALLOWED PRIOR TO INITIAL ACCEPTANCE IF, AND ONLY IF, THERE ARE TWO POINTS OF ACCESS ACROSS SURFACES DEEMED ACCEPTABLE TO THE CITY'S CHIEF BUILDING OFFICIAL, CITY'S PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT. THE MODEL HOMES ARE SUBJECT TO THE CITY'S RESIDENTIAL DESIGN STANDARDS AND THAT THE MAXIMUM AMOUNT OF MODEL HOMES TO BE PERMITTED SHALL BE EQUAL TO THE NUMBER OF MODELS APPROVED IN A FORMAL RESIDENTIAL DESIGN STANDARDS REVIEW. ADDITIONALLY, ADEQUATE PARKING AND TURNAROUND ACCESS, IF NEEDED, MAY BE PROVIDED ON A SURFACE AND TO A DESIGN AS DETERMINED ACCEPTABLE BY THE CITY'S CHIEF BUILDING OFFICIAL, CITY'S CHIEF BUILDING OFFICIAL, PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT. LASTLY, THE CITY'S CHIEF BUILDING OFFICIAL, PUBLIC WORKS DIRECTOR, AND THE BRIGHTON FIRE RESCUE DISTRICT MAY REQUIRE OTHER ITEMS PRIOR TO THE CONSTRUCTION OR USE OF MODEL HOMES AT THEIR DISCRETION IN ORDER TO ENSURE HEALTH, SAFETY, AND WELFARE OF THE PUBLIC. MODEL HOMES SHALL MEET THE REQUIREMENTS OF THE ADOPTED SAFETY CODES FOR THE

PHASING

THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE (1) PHASE.

SITE SPECIFIC FEE AND CONTRIBUTIONS

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THE FOLLOWING FEES AND CONTRIBUTIONS SHALL BE PAYABLE AT THE TIME LISTED BELOW AND THIS LIST IS NOT EXHAUSTIVE:

OPEN SPACE CALCULATIONS AND FEE IN LIEU

IF APPLICABLE, THE FEE—IN—LIEU FOR OPEN SPACE OR PARKS MUST BE PAID PRIOR TO RECORDATION OF THE FINAL PLAT. IF RESIDENTIAL DENSITIES INCREASE FROM THOSE APPROVED IN THE FINAL PLAT, DEDICATION REQUIREMENTS OF LAND MAY BE SATISFIED BY ADDITIONAL DEDICATION OF ACCEPTABLE LAND OR PAYMENT OF A FEE—IN—LIEU. 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. ADDITIONAL DEDICATION REQUIREMENTS, IF REQUIRED, SHALL BE COMPLETED PRIOR TO THE APPROVAL OF ANY AMENDMENTS TO THE FINAL PLAT. THE DEVELOPER/BUILDER WILL BE RESPONSIBLE TO FURNISH A LAND APPRAISAL FOR THE SUBDIVISION SO THAT STAFF MAY DETERMINE THE APPROPRIATE FEE IN LIEU.

WATER DEDICATION REQUIREMENTS

WATER DEDICATION MUST BE COMPLETED PRIOR TO APPROVAL OF THE APPLICABLE FINAL PLAT AND/OR SITE PLAN FOR EACH SUCH PHASE IN ACCORDANCE WITH CITY ORDINANCE AND POLICY IN EFFECT AT THE TIME. THE DEVELOPER / BUILDER WILL WORK WITH THE CITY OF BRIGHTON TO ESTABLISH PROPER DEDICATIONS FOR POTABLE AND NON-POTABLE WATER.

TRAFFIC SIGNAL REQUIREMENTS

THE DEVELOPER/BUILDER SHALL CONTRIBUTE TO THE DESIGN AND CONSTRUCTION COSTS RELATED TO THE UPGRADE OF THE EXISTING TRAFFIC SIGNAL LOCATED AT PEORIA STREET AND EAST 120TH AVENUE. THE DEVELOPER WILL BE RESPONSIBLE FOR CONTRIBUTING A PERCENTAGE OF THE ACTUAL COST OF THE SIGNAL UPGRADE.

RIGHT-OF-WAY

EAST 120TH AVENUE

THE DEVELOPER/BUILDER/METROPOLITAN DISTRICT SHALL CAUSE THE DESIGN AND CONSTRUCTION OF THE WESTBOUND TRAVEL LANES OF EAST 120TH STREET INCLUDING CURB/GUTTER, LIGHTING, TREE LAWN, DRAINAGE INFRASTRUCTURE, AND A 10' TRAIL TO COMPLETE THE MAJOR ARTERIAL CROSS SECTION PER ADAMS COUNTY STANDARDS AND SPECIFICATIONS INCLUDING ALL TAPERING, ACCELERATION, DECELERATION, AND TURN LANES ASSOCIATED WITH THE SITE FROM ORCHARD WAY TO PEORIA STREET.

PEORIA STREET

THE DEVELOPER/BUILDER/METROPOLITAN DISTRICT SHALL CAUSE THE DESIGN AND CONSTRUCTION OF EAST SIDE OF PEORIA STREET INCLUDING CURB/GUTTER, AN 8' SIDEWALK, LIGHTING, TREE LAWN AND DRAINAGE INFRASTRUCTURE TO COMPLETE THE MINOR COLLECTOR CROSS SECTION PER ADAMS COUNTY STANDARDS AND SPECIFICATIONS INCLUDING ALL TAPERING, ACCELERATION, DECELERATION, AND TURN LANES ASSOCIATED WITH THE SITE FROM THUNDERHAWK PLACE TO EAST 120TH AVENUE.

SCHOOL LAND DEDICATION

IN ACCORDANCE WITH THE CITY'S LAND USE AND DEVELOPMENT CODE, SECTION 3.05(F), THE DEVELOPER/BUILDER 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 OR THE FINAL PLAT OF THE APPLICABLE PHASE.

CAPITAL FACILITY FEE FOUNDATION

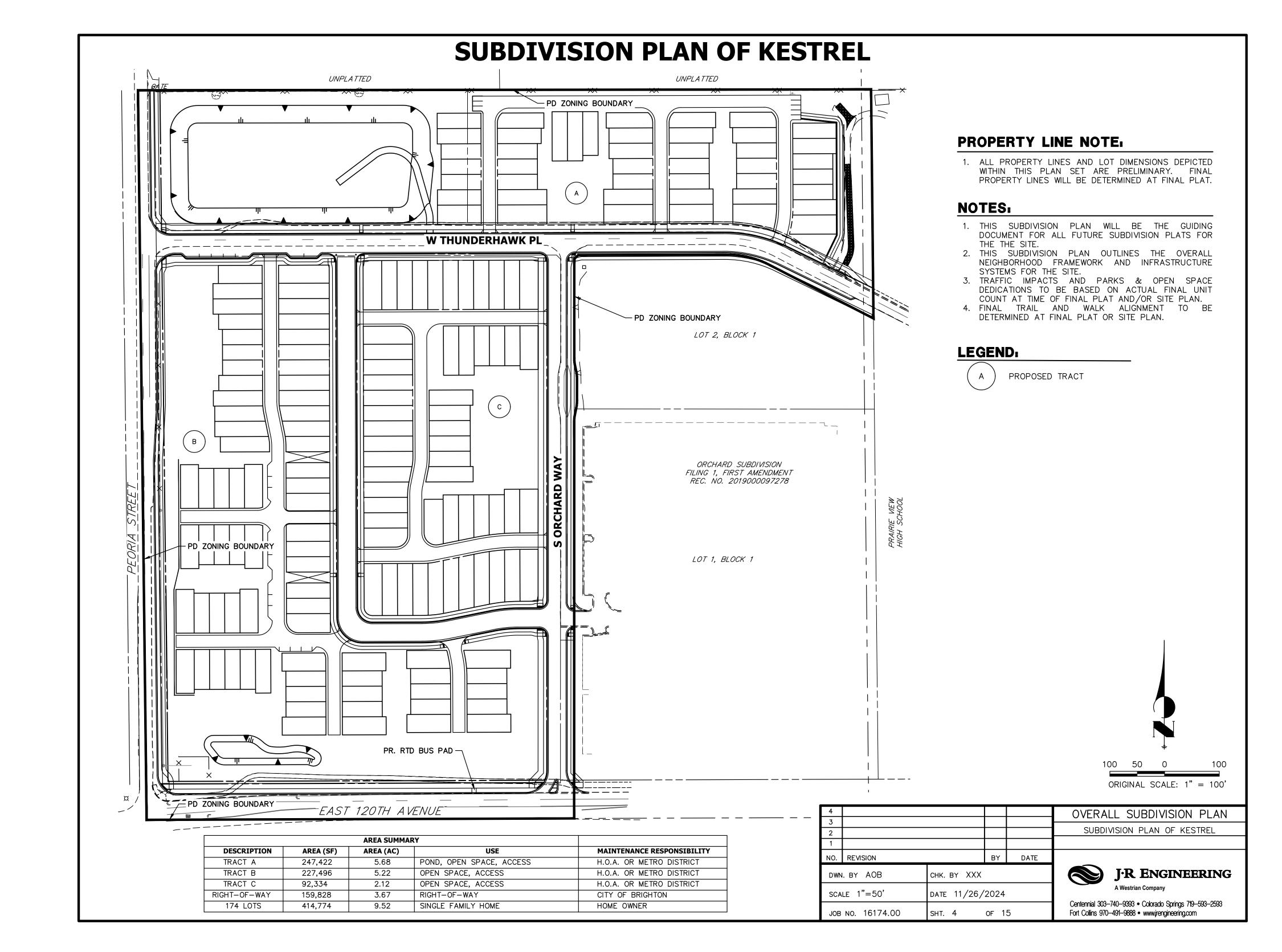
THE DEVELOPER/BUILDER IS AWARE OF THE SCHOOL DISTRICT CAPITAL FACILITY FEE FOUNDATION, WHOSE PURPOSE IS TO ADMINISTER THE COLLECTION FROM VARIOUS DEVELOPMENT ENTITIES OF A "CAPITAL FACILITY FEE" FOR DISBURSAL TO SCHOOL DISTRICT 27J TO FUND A PORTION OF THE COSTS OF PROVIDING ADDITIONAL CAPITAL FACILITIES 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.

RTD

DEVELOPER AGREES TO CONSTRUCT AN ADA COMPLIANT BOARDING AREA THAT IS A MINIMUM OF 6 FOOT WIDE BY 8 FOOT DEEP THAT IS LOCATED APPROXIMATELY 90 FOOT WEST OF THE INTERSECTION OF SOUTH ORCHARD WAY AND EAST 120TH AVENUE.

4				DEVELOPER CONTRIBUTIONS
2				SUBDIVISION PLAN OF KESTREL
1				
NO. REVISION		BY	DATE	
DWN. BY KAC CHK. BY XXX SCALE N/A DATE 11/26/2024 JOB NO. 16174.00 SHT. 2 OF 15		J·R ENGINEERING		
			A Westrian Company	
		 5	Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	

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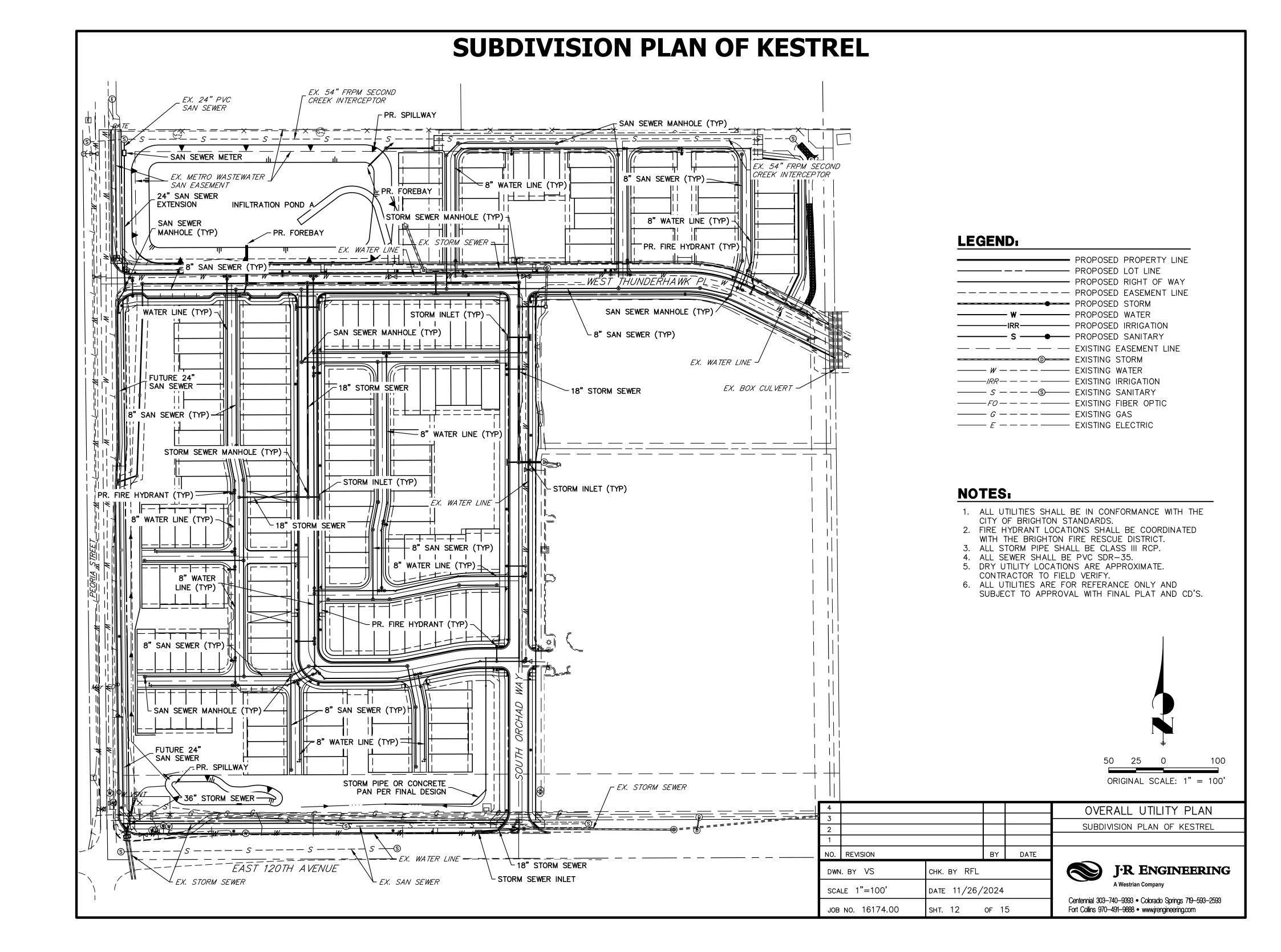
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