

BRIGHTON CROSSING FILING NO. 8, 1ST AMENDMENT SUBDIVISION PLAN

BEING A PART OF SECTION 10, TOWNSHIP 1 SOUTH
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, BRIGHTON CROSSING FILING NO. 8, RECORDED JULY 2ND, 2024 AT RECEPTION NO. 2024000035956.

CONTAINING AN AREA OF 2.832 ACRES OR (123,349 SQUARE FEET), MORE OR LESS.

PLANNING COMMISSION APPROVAL:

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO ON THE _____ DAY OF _____, 20_____

OWNER:

BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: _____ AS _____
NAME TITLE

STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING SUBDIVISION PLAN WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ AS _____ OF BROOKFIELD RESIDENTIAL (COLORADO) LLC, A NEVADA LIMITED LIABILITY COMPANY

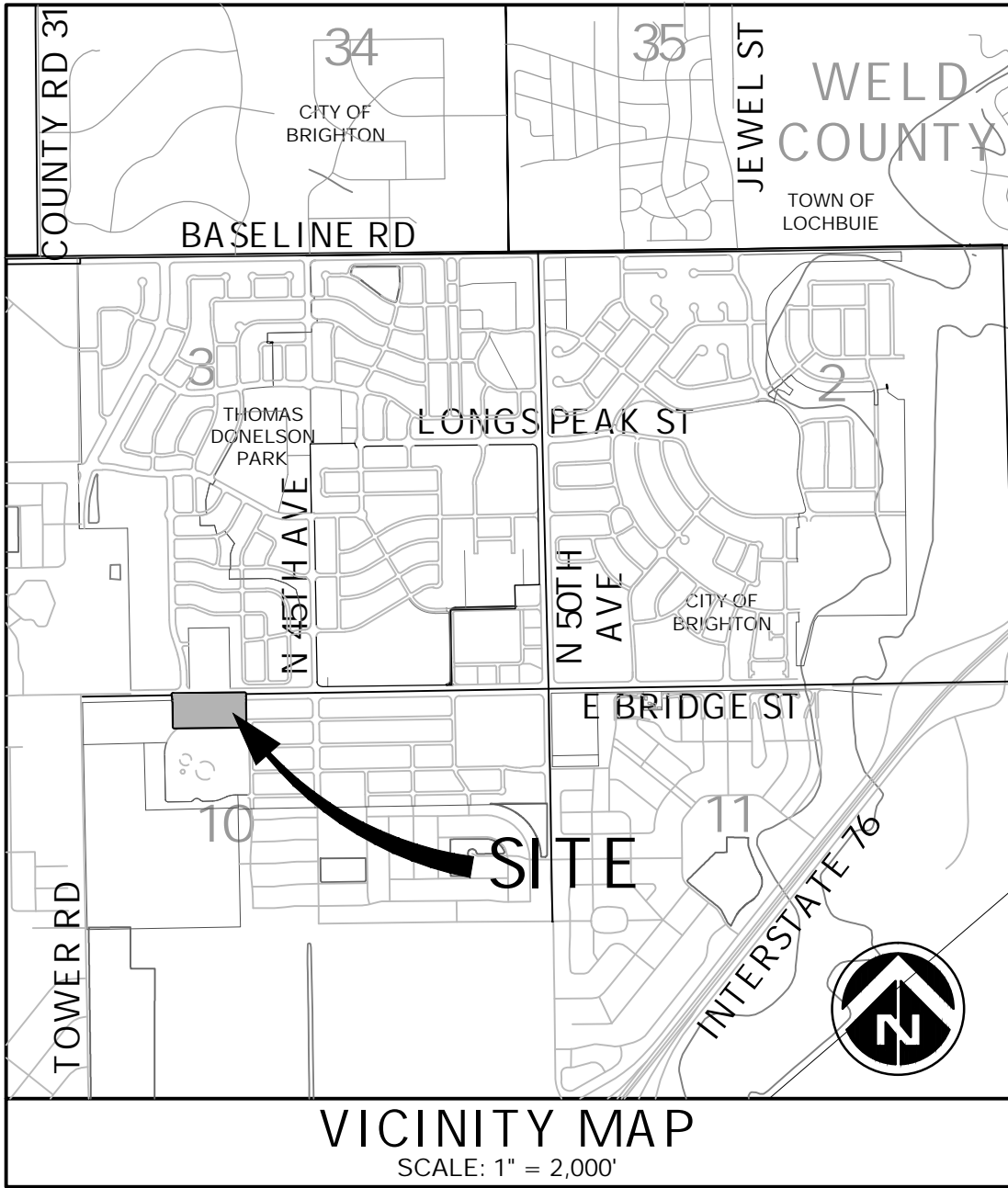
CITY COUNCIL ACCEPTANCE:

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE _____ DAY OF _____, 20_____

MAYOR: GREGORY MILLS CITY CLERK: NATALIE HOEL

INTENT AND PURPOSE STATEMENT

THE PURPOSE OF THIS SUBDIVISION PLAN IS TO DEMONSTRATE COMPLIANCE WITH CITY OF BRIGHTON LAND USE & DEVELOPMENT CODE FOR A PROPOSED RESIDENTIAL DEVELOPMENT IN THE BRIGHTON CROSSINGS COMMUNITY CONSISTING OF SIX (6) SINGLE-FAMILY LOTS. THIS SUBDIVISION PLAN PROVIDES A DETAILED SUMMARY OF THE PROPOSED DEVELOPMENT, INCLUDING RIGHT-OF-WAY DEDICATION, LOT LAYOUT, UTILITIES AND DRAINAGE DESIGN. THE INTENT OF THIS SUBDIVISION PLAN IS TO OBTAIN APPROVAL BY THE CITY OF BRIGHTON COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING COMMISSION AND CITY COUNCIL TO EXPAND THE SAFE, AFFORDABLE AND CONNECTED COMMUNITY CREATED WITHIN BRIGHTON CROSSINGS.



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	DEVELOPER CONTRIBUTIONS
3	EXISTING CONDITIONS
4	SUBDIVISION PLAN
5	STREET NETWORK AND BLOCK SIZE PLAN
6	SIGNAGE AND STRIPING PLAN
7	DESIGN PLAN
8	PHASING PLAN
9	GRADING AND DRAINAGE PLAN
10	UTILITY PLAN

SITE DATA CHART	
TOTAL ACREAGE	2.832 AC
NUMBER OF LOTS	6
PROPOSED USAGE	SINGLE FAMILY DETACHED
LOT SIZES	AREA: 8500 SQ FT (TYP)

TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (AC)	USE	OWNED BY / MAINTAINED BY
TRACT A	62,976	1.446	LANDSCAPING	BCOB / BCOB
TRACT B	8,751	0.201	ROW DEDICATION AREA	COB / COB
TRACT C	631	0.014	ROW DEDICATION AREA	COB / COB
TOTAL	72,358	1.661		

BCOB = BRIGHTON CROSSING OPERATIONS BOARD
COB = CITY OF BRIGHTON

*TRACTS B & C WILL BE DEDICATED TO THE CITY OF BRIGHTON AS VARIABLE WIDTH ROW WITH THE FINAL PLAT FOR THIS PROJECT.

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Dewberry Engineers Inc.
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BRIGHTON CROSSING FILING
NO. 8, 1ST AMENDMENT
SUBDIVISION PLAN
COVER SHEET

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

DOCUMENT AMENDMENTS	
No.	Description
6	SIGNATURE SET
5	FIFTH SUBMITTAL
4	FOURTH SUBMITTAL
3	THIRD SUBMITTAL
2	SECOND SUBMITTAL
1	FIRST SUBMITTAL

Project Number: 50168548
Designed By: Drawn By: JCM
SDC
Checked By: SOS
Sheet Number: 1

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 WITH 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 THE SUBDIVISION PLAN, WHICH THE LIST IS NOT EXHAUSTIVE:

- | | |
|--|--|
| <ul style="list-style-type: none"> • POTABLE WATER LINES • NON-POTABLE WATER LINES IF APPLICABLE • SANITARY SEWER LINES • STORM SEWER LINES • DRAINAGE RETENTION/DETENTION PONDS • STREETS/ALLEYS/RIGHTS-OF-WAY • CURBS/GUTTERS • SIDEWALKS • BRIDGES AND OTHER STRUCTURE CROSSINGS • TRAFFIC SIGNAL LIGHTS • STREET LIGHTS • STREET SIGNS | <ul style="list-style-type: none"> • FIRE HYDRANTS • GUARD 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 THE 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, IMPROVEMENTS 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 SURETY 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. 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.

FUTURE AGREEMENTS

THE DEVELOPER/BUILDER SHALL ENTER INTO A DEVELOPMENT AGREEMENT FOR EACH PHASE/FILING. NO REIMBURSABLE INFRASTRUCTURE ITEMS ARE ANTICIPATED, THEREFORE A REIMBURSEMENT AGREEMENT IS NOT APPLICABLE TO THIS DEVELOPMENT.

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 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 CITY.

PHASING

REFER TO THE OVERALL PHASING PLAN SHEET 8 FOR DETAILED PHASING INFORMATION.

FOR THE OVERALL PHASING REFERENCED IN SHEET 8, THE PHASING SHALL OCCUR SEQUENTIALLY AND THE IMPROVEMENTS IDENTIFIED IN THE PHASING PLAN SHALL BE CONSTRUCTED.

OPEN SPACE DEDICATION

PARKS AND OPEN SPACE DEDICATION IS GOVERNED BY THE SECOND AMENDMENT TO ANNEXATION AGREEMENT, DATED NOVEMBER 11, 1994 AND BROMLEY PARK P.U.D. SECOND AMENDMENT, APPROVED ON OCTOBER 21, 1994. THE PARKS AND OPEN SPACE DEDICATION REQUIREMENT HAS BEEN SATISFIED BY PREVIOUS DEVELOPMENTS WITHIN BROMLEY PARK, THEREFORE NO ADDITIONAL DEDICATION IS REQUIRED WITH THIS DEVELOPMENT.

WATER DEDICATION REQUIREMENTS

ACCORDING TO THE THIRD AMENDMENT TO ANNEXATION AGREEMENT, DATED MAY 28, 1996, CITY OF BRIGHTON IS OBLIGATED TO PROVIDE WATER TO THIS DEVELOPMENT. THE DEVELOPER HAS A RIGHT TO PAY A FEE-IN-LIEU OF WATER DEDICATION, ASSESSED IN ACCORDANCE WITH THE CITY OF BRIGHTON SCHEDULE OF FEES, RATES, AND CHARGES AS ADOPTED BY THE ANNUAL FEE RESOLUTION, ORDINANCE, OR OTHERWISE.

RIGHT-OF-WAY AND OFFSITE IMPROVEMENTS

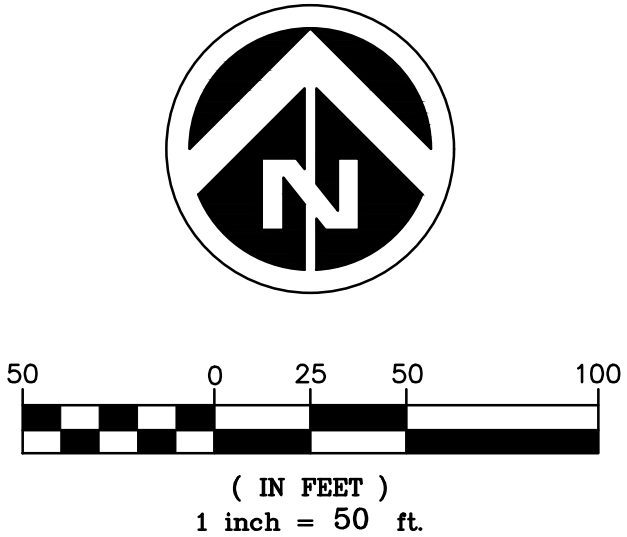
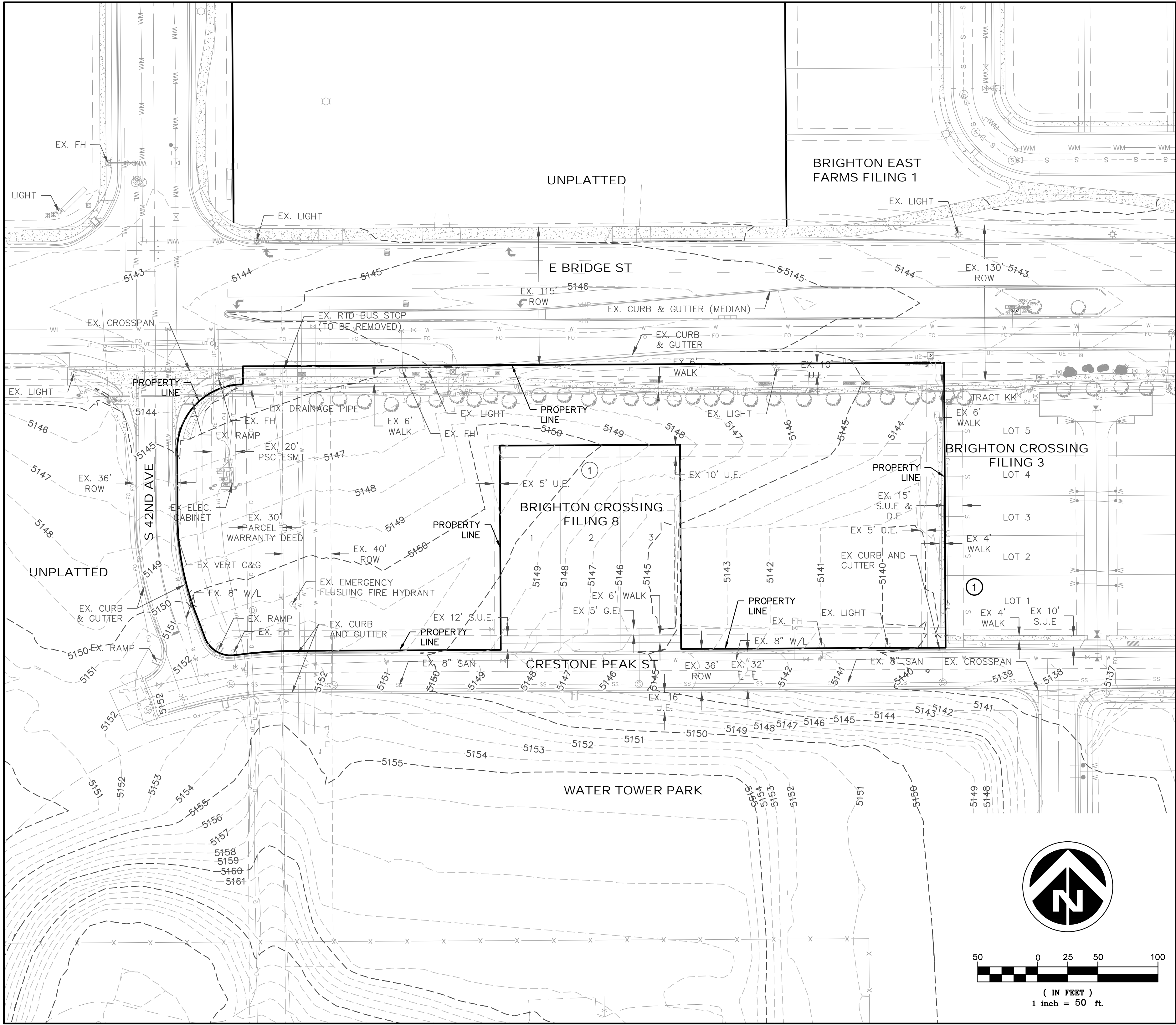
THE DEVELOPER WILL BE RESPONSIBLE FOR WIDENING THE EAST SIDE OF S 42ND AVENUE FROM E BRIDGE STREET TO CRESTONE PEAK ST BY FOUR (4) FEET. THIS INCLUDES DEMOLITION OF EXISTING CROSS PAN, CURB/GUTTER AND CURB RAMP AND CONSTRUCTION OF NEW CROSS PAN, CURB/GUTTER, CURB RAMPS, ASPHALT, ASPHALT CONNECTIONS, AND STRIPING. THE DEVELOPER SHALL MILL AND OVERLAY ONLY THE EASTMOST TWO (2) FEET OF ASPHALT ON S 42ND AVENUE FOR NEW ASPHALT CONNECTION.

THE DEVELOPER WILL BE RESPONSIBLE FOR MILL AND OVERLAY FOR THE ENTIRE WIDTH OF CRESTONE PEAK ST BETWEEN THE WEST PROPERTY LINE OF LOT 1, BLOCK 1 AND THE EAST PROPERTY LINE OF LOT 4, BLOCK 2.

TRACTS B AND C SHALL BE DEDICATED BY THE DEVELOPER TO THE CITY OF BRIGHTON AS VARIABLE WIDTH PUBLIC RIGHTS-OF-WAY WITH THE FINAL PLAT.

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**BRIGHTON CROSSING FILING
NO. 8, 1ST AMENDMENT
SUBDIVISION PLAN
EXISTING CONDITIONS**

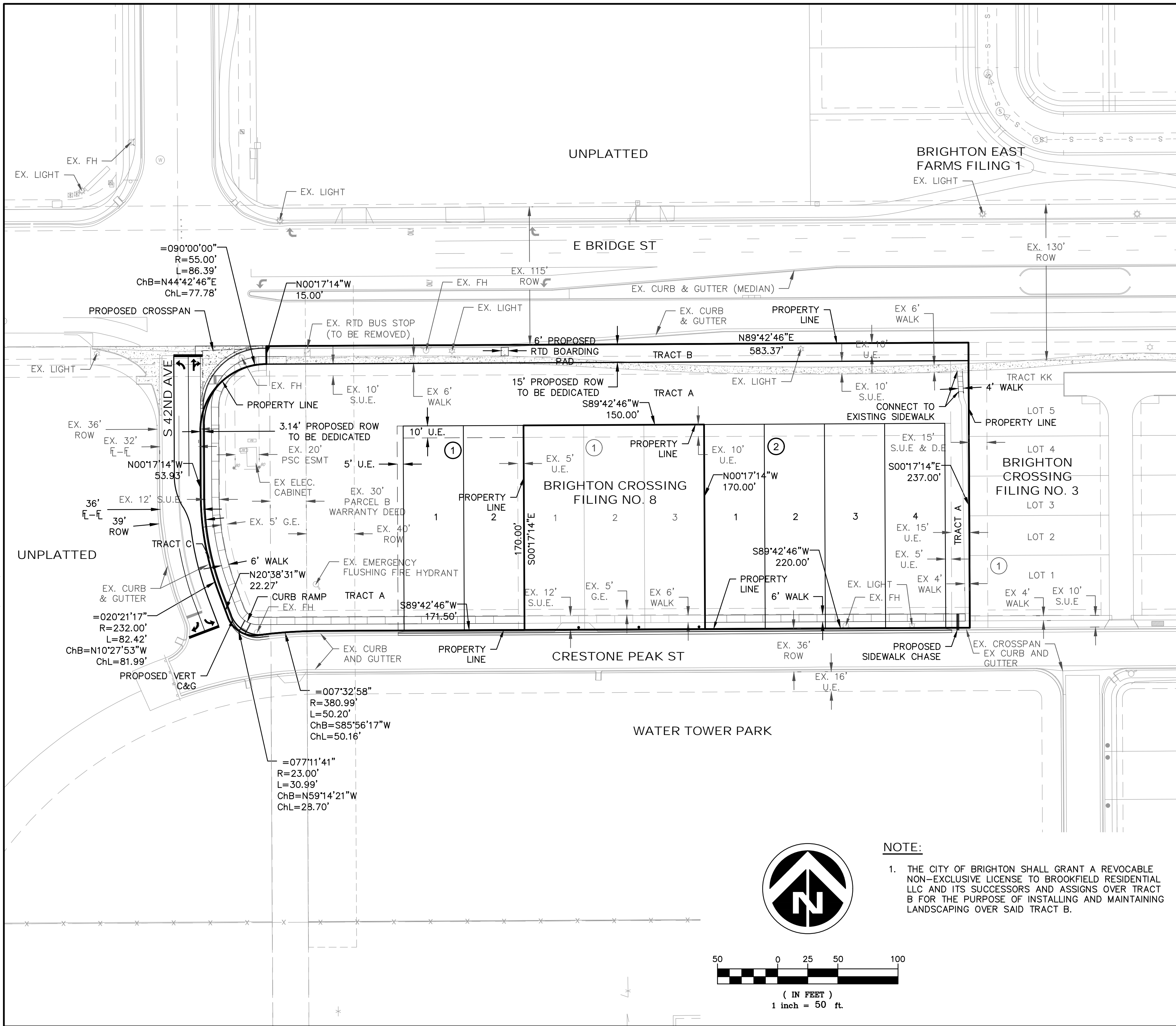
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Designed By: SDC JCM		Fifth Submittal	
Checked By: SOS		Fourth Submittal	
		Third Submittal	
		Second Submittal	
		First Submittal	
Sheet Number: 3		Description	

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

DOCUMENT AMENDMENTS

No.	Date	Description
1	06/13/2024	
2	08/20/2024	
3	12/10/2024	
4	01/09/2025	
5	05/20/2025	
6	07/01/2025	

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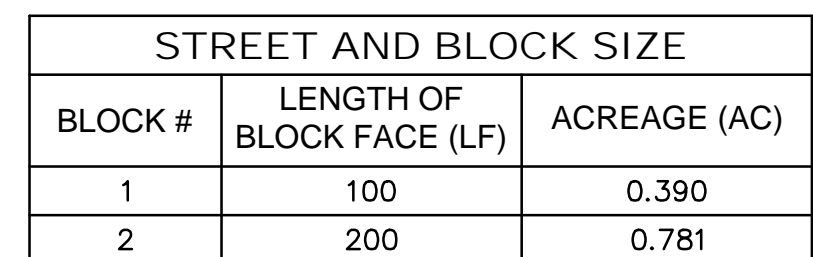
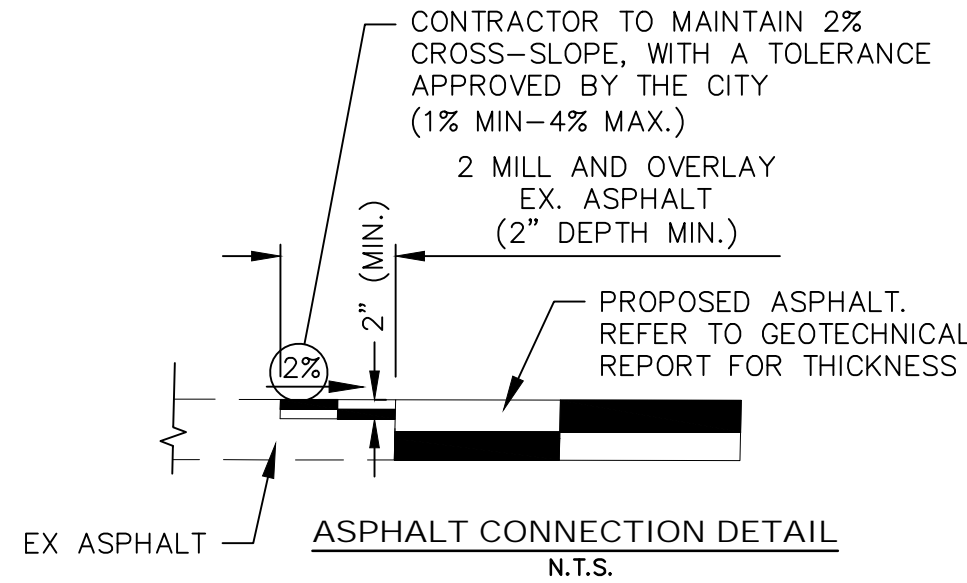


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**BRIGHTON CROSSING FILING
NO. 8, 1ST AMENDMENT
SUBDIVISION PLAN
SUBDIVISION PLAN**

Brookfield Residential
6465 S. GREENWOOD PLAZA
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Project Number: 50168548		Signature Set		Date		Description	
Designed By: SDC JCM	6	07/01/2025	SIGNATURE SET				
	5	05/20/2025	FIFTH SUBMITTAL				
	4	01/09/2025	FOURTH SUBMITTAL				
Checked By: SOS	3	12/10/2024	THIRD SUBMITTAL				
	2	08/20/2024	SECOND SUBMITTAL				
	1	06/13/2024	FIRST SUBMITTAL				
Sheet Number:						4	



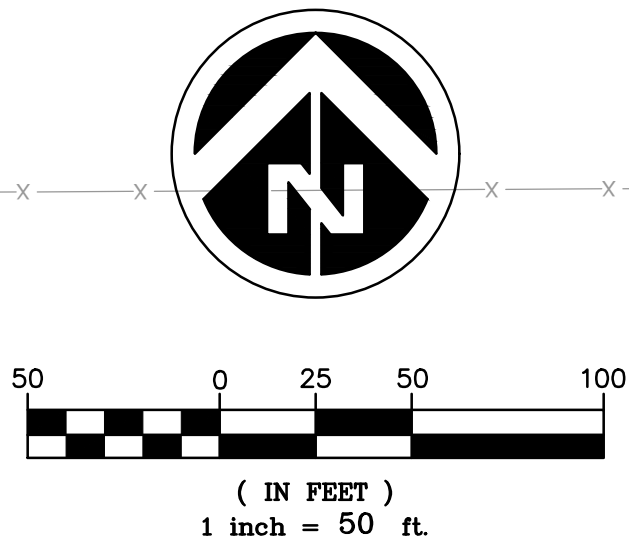
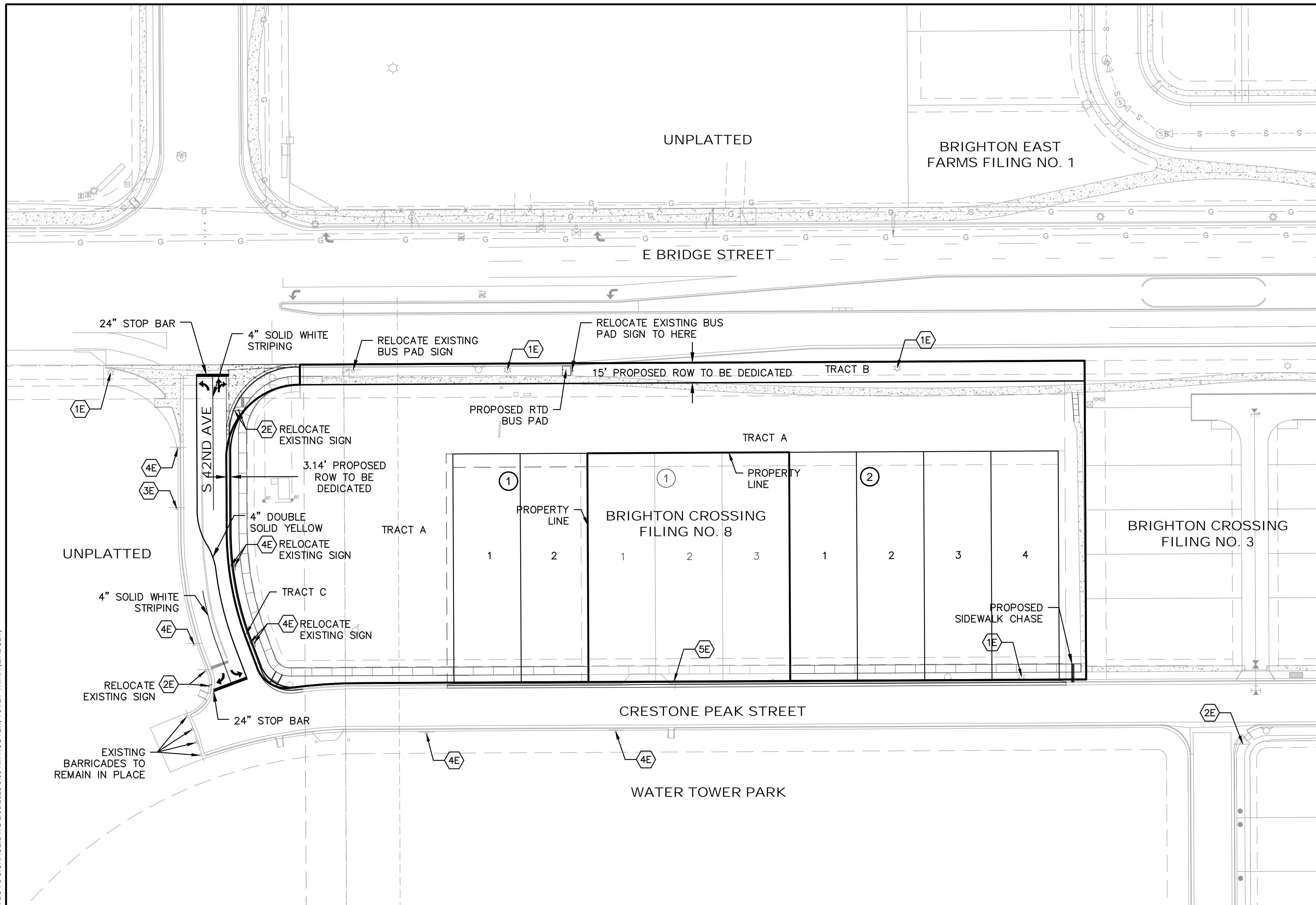
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BRIGHTON CROSSING FILING
NO. 8, 1ST AMENDMENT
SUBDIVISION PLAN
STREET NETWORK AND
BLOCK SIZE PLAN

Brookfield Residential
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Project Number:	50168548	Project Number:	
Designed By:	SDC JCM	Designed By:	6 07/01/2025
Checked By:	SOS	Checked By:	5 06/20/2025
Sheet Number:	5	Sheet Number:	4 01/09/2025
			3 12/10/2024
			2 08/20/2024
			1 06/13/2024
			SIGNATURE SET
			FIFTH SUBMITTAL
			FOURTH SUBMITTAL
			THIRD SUBMITTAL
			SECOND SUBMITTAL
			FIRST SUBMITTAL
			Description
			DOCUMENT AMENDMENTS

I:\BROOKFIELD\BC FRI PLAN SET\SUBDIVISION PLAN\SUBD PLAN BC F8 SIGNAGE.DWG 6/30/2025 8:09 AM NGUYEN, TUYET TRINH (LINDSEY)



- LIGHTING AND SIGNAGE LEGEND:**
- 1E EX STREET LIGHT
 - 2E EX STOP SIGN WITH STREET NAME SIGNS
 - 3E EX SPEED LIMIT SIGN (R2-1) 25 MPH
 - 4E EX NO PARKING SIGN (R7-1)
 - 5E EX YIELD WHEN PEDESTRIANS ARE PRESENT (R1-5)

- SIGNING LEGEND**
N.T.S.
- R1-1

R2-1

R7-1

R1-5

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 THERMO PLASTIC IN ACCORDANCE WITH MUTCD AND THE CITY OF BRIGHTON STANDARDS AND SPECIFICATIONS.

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**BRIGHTON CROSSING FILING
NO. 8, 1ST AMENDMENT
SUBDIVISION PLAN
SIGNAGE AND STRIPING PLAN**

Project Number: **50168548**

Designed By: **SDC JCM**

Checked By: **SOS**

Sheet Number: **6**

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

Contact: **MATT HALEY**

DOCUMENT AMENDMENTS		
No.	Date	Description
6	07/01/2025	SIGNATURE SET
5	05/20/2025	FIFTH SUBMITTAL
4	01/09/2025	FOURTH SUBMITTAL
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2	08/20/2024	SECOND SUBMITTAL
1	06/13/2024	FIRST SUBMITTAL

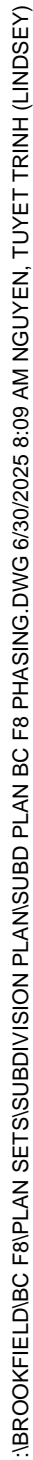
The site plan illustrates the layout of Brighton Crossing Filing No. 8, a residential development. The property is bounded by E Bridge Street to the north, Crestone Peak Street to the south, and S 42nd Avenue to the west. To the east, it adjoins Brighton Crossing Filing No. 3. The plan shows a proposed RTD bus pad along E Bridge Street and a series of lots numbered 1, 2, 3, and 4. Surrounding areas include Brighton East Farms Filing No. 1 to the north and Water Tower Park to the south. A north arrow and a scale bar (1 inch = 50 feet) are located in the bottom right corner.

NOTES:

1. ALL LOTS ARE SINGLE FAMILY DETACHED
2. MODEL TYPE TO BE DETERMINED AT TIME OF HOMEOWNER PURCHASE
3. SEE SHEET 5, STREET NETWORK PLAN FOR STREET SECTIONS AND TYPE.

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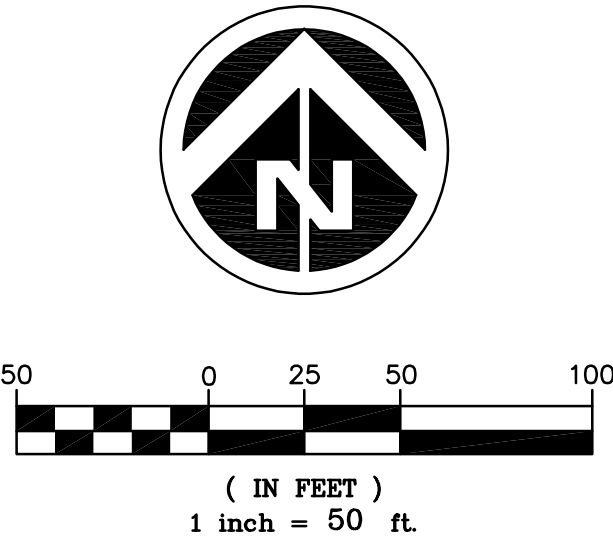
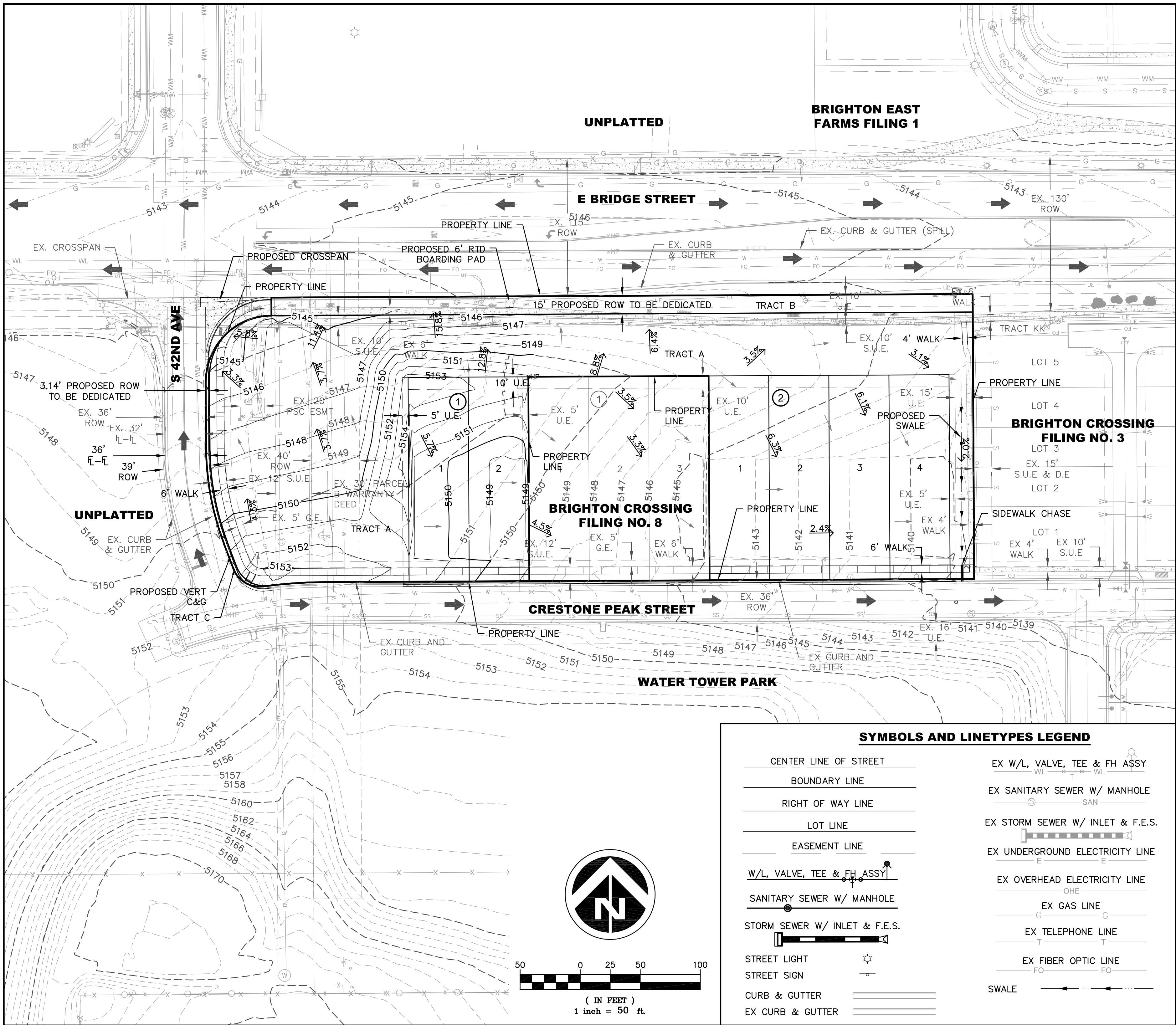
Project Number:	50168548				
Designed By:	SDC JCM	6	07/01/2025	SIGNATURE SET	
		5	05/20/2025	FIFTH SUBMITTAL	
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		1	06/13/2024	FIRST SUBMITTAL	
Sheet Number:	7	No.	Date	Description	
DOCUMENT AMENDMENTS					



SITE DATA			
DESCRIPTION	UNIT	QUANTITY PHASE 1	TOTAL
ACREAGE	AC	2.832	2.832
LOTS	EA	6	6

[illegible]

J:\BROOKFIELD\BDC FR\PLAN SETS\SUBDIVISION PLAN\SUBD PLAN BC F8 GRADING.DWG 8/6/2025 12:28 PM ZERKUS, WILLIAM



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	

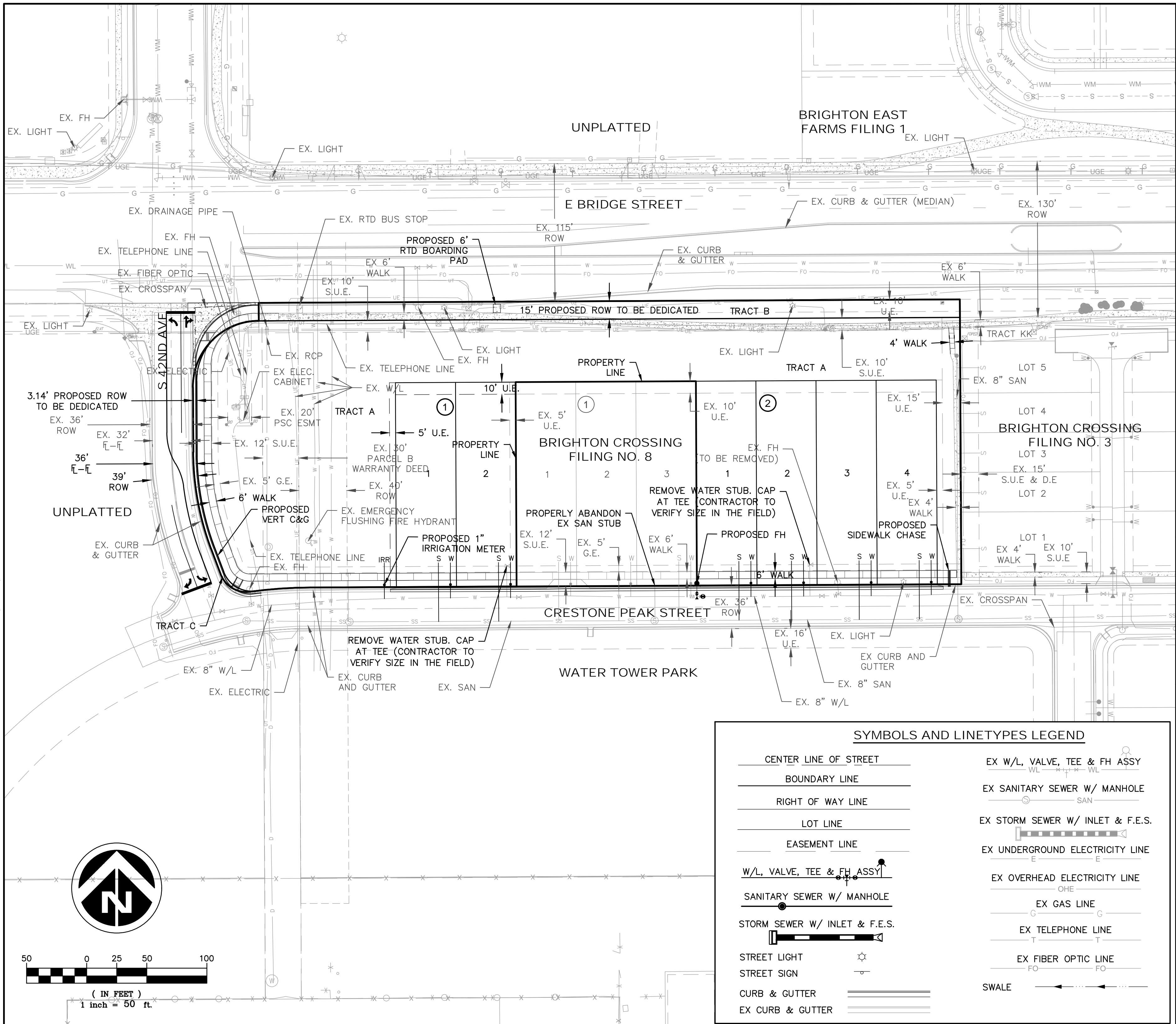
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BRIGHTON CROSSING FILING NO. 8, 1ST AMENDMENT SUBDIVISION PLAN GRADING AND DRAINAGE PLAN

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Project Number:	50168548	Signature Set	6	07/01/2025	DOCUMENT AMENDMENTS
Designed By:	SDC	Fifth Submittal	5	05/20/2025	
Drawn By:	JCM	Fourth Submittal	4	01/09/2025	
Checked By:	SOS	Third Submittal	3	12/10/2024	
Sheet Number:	9	Second Submittal	2	08/20/2024	
		First Submittal	1	06/13/2024	

I:\BROOKFIELD\BDC FOR PLAN SET\SUBDIVISION PLAN\SUBD PLAN BC F8 UTIL.DWG 6/20/2025 8:10 AM NGUYEN, TUYET TRINH (LINDSEY)



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
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@dewberry.com

BRIGHTON CROSSING FILING NO. 8, 1ST AMENDMENT SUBDIVISION PLAN UTILITY PLAN

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

DOCUMENT AMENDMENTS					No.	Date	Description
Project Number:	Signature	Set	Drawn By:	Checked By:			
50168548		6	07/01/2025	SDC	5	05/20/2025	FIFTH SUBMITTAL
		4	01/09/2025	JCM	3	12/10/2024	FOURTH SUBMITTAL
		2	08/20/2024	SOS	1	06/13/2024	SECOND SUBMITTAL
		1	06/13/2024		1	06/13/2024	FIRST SUBMITTAL
Sheet Number:					10		