

# PLANNED DEVELOPMENT 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

## SITE DATA CHART

OVERALL PROJECT ACREAGE	26.21 AC / 1,141,562 SF
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## PROJECT TEAM

### OWNER

The Orchard Church  
 12405 E 120th Avenue  
 Henderson, CO 80640

### DEVELOPER

Boulder Creek Neighborhoods  
 712 Main Street  
 Louisville, CO 80027  
 P: 720-837-5491

### ENTITLEMENTS

Norris Design  
 1101 Bannock Street  
 Denver, CO 80204  
 P: 303-892-1166

### CIVIL ENGINEER/SURVEYOR

JR Engineering, LLC  
 7200 S. Alton Way, Suite C400  
 Centennial, CO 80112

### BENCHMARK

ADAMS COUNTY CONTROL MONUMENT 95.0173 BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "95.0173" IN A 6" PVC SLEEVE 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 ELEVATION 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).



### VICINITY MAP

NTS

### CITY COUNCIL CERTIFICATE:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 by the City Council of Brighton, Colorado.

\_\_\_\_\_  
 MAYOR SIGNATURE

\_\_\_\_\_  
 CITY CLERK SIGNATURE

## SHEET INDEX

- 01 Cover Sheet
- 02 Cover Sheet - Legal Description
- 03 Existing Conditions Plan
- 04 Zoning Map
- 05 Conceptual Development Plan
- 06 Regulating Plan

## OWNERSHIP SIGNATURE BLOCK

By signing this PD, the Owner acknowledges and accepts all the requirements and intent set forth in this PD. Witness my/our hand(s) seal(s) this 2<sup>nd</sup> day of October, 2024.

The Orchard Church  
 a Colorado ~~limited liability company~~ NON-PROFIT CORPORATION

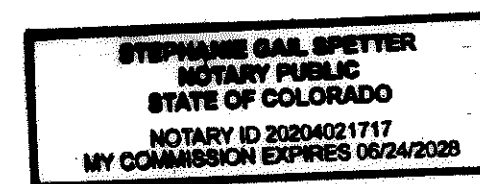
By: The Orchard Church  
 a Colorado ~~limited liability company~~ NON-PROFIT CORPORATION  
 its ~~Manager~~ LEAD AND FOUNDING PASTOR

By: DJR  
DOUG DAMERON

STATE OF Colorado )  
 ) ss:  
 COUNTY OF Boulder )

The foregoing instrument was acknowledged before me as of the 2<sup>nd</sup> day of OCTOBER, 2024, by DOUG DAMERON as Manager of The Orchard Church, a Colorado ~~limited liability company~~ NON-PROFIT CORPORATION.

WITNESS my hand and official seal.



Notary Public  
 My Commission Expires:

NORRIS-DESIGN.COM  
 1101 BANNOCK STREET  
 DENVER, CO 80204  
 P 303.892.1166

**NORRIS DESIGN**  
 PEOPLE + PLACEMAKING

4				
3				
2				
1				
NO.	REVISION	BY	DATE	
	DWN. BY SBW	CHK. BY LV		
	SCALE 1"=100'	DATE 8/27/2024		
	JOB NO. 16174.00	SHT. 1 OF 6		

COVER SHEET  
 PLANNED DEVELOPMENT OF KESTREL

**J-R ENGINEERING**  
 A Wesitian Company  
 Centennial 303-740-9393 Colorado Springs  
 719-593-2593 Fort Collins 970-491-9888  
 www.jrengineering.com

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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

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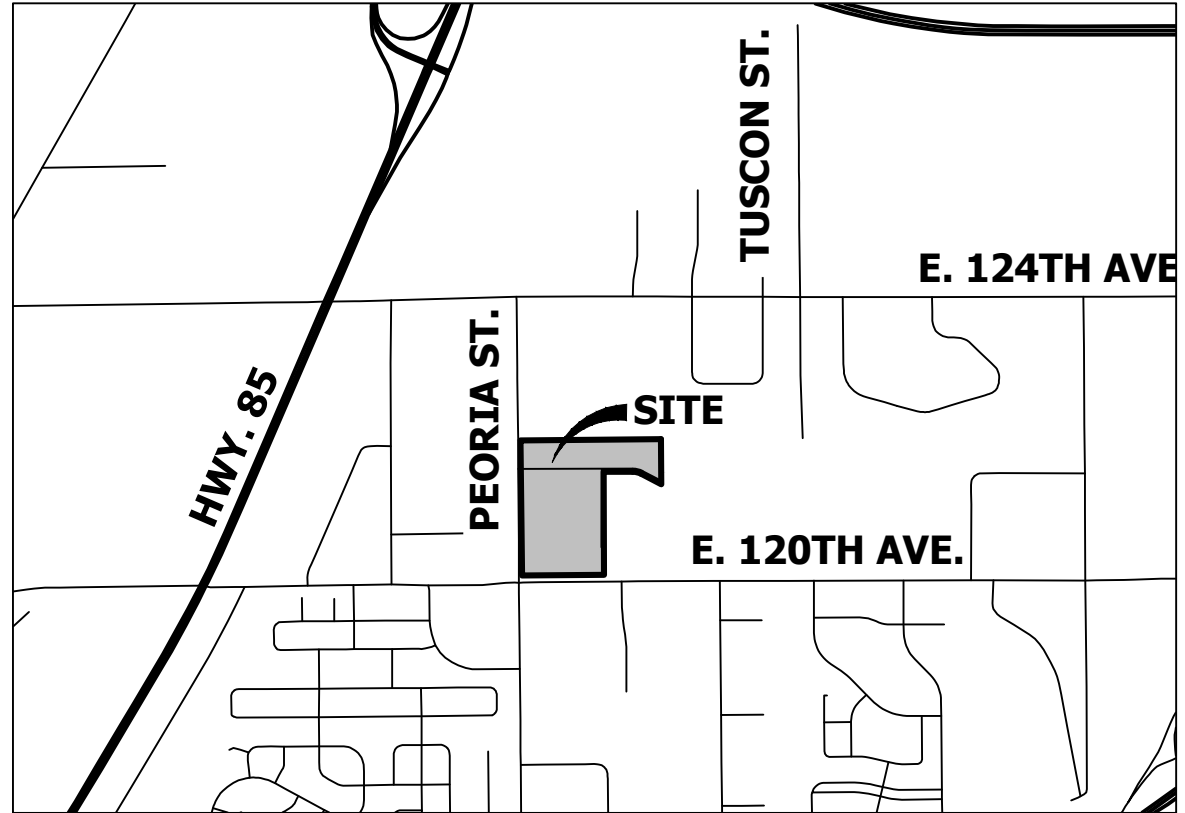
## PROJECT TEAM

<u>OWNER</u> The Orchard Church 12405 E 120th Avenue Henderson, CO 80640	<u>DEVELOPER</u> Boulder Creek Neighborhoods 712 Main Street Louisville, CO 80027 P: 720-837-5491
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<u>ENTITLEMENTS</u> Norris Design 1101 Bannock Street Denver, CO 80204 P: 303-892-1166	<u>CIVIL ENGINEER/SURVEYOR</u> JR Engineering, LLC 7200 S. Alton Way, Suite C400 Centennial, CO 80112
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BENCHMARK  
 ADAMS COUNTY CONTROL MONUMENT 95.0173 BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "95.0173" IN A 6" PVC SLEEVE 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).



## VICINITY MAP

NTS

CITY COUNCIL CERTIFICATE:

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 by the City Council of Brighton, Colorado.

\_\_\_\_\_  
 MAYOR SIGNATURE

\_\_\_\_\_  
 CITY CLERK SIGNATURE

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## OWNERSHIP SIGNATURE BLOCK

By signing this PD, the Owner acknowledges and accepts all the requirements and intent set forth in this PD. Witness my/our hand(s) seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The Orchard Church  
 a Colorado limited liability company

By: The Orchard Church  
 a Colorado limited liability company,  
 its Manager

By: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss:  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Manager of The Orchard Church, a Colorado limited liability company.

WITNESS my hand and official seal.

Notary Public  
 My Commission Expires:



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2				
1				
NO.	REVISION	BY	DATE	
	DWN. BY SBW	CHK. BY LV		
	SCALE 1"=100'	DATE 8/27/2024		
	JOB NO. 16174.00	SHT. 1 OF 6		

COVER SHEET  
 PLANNED DEVELOPMENT OF KESTREL

J-R ENGINEERING  
 A Westrian Company  
 Centennial 303-740-9393 Colorado Springs  
 719-593-2593 Fort Collins 970-491-9888  
 www.jrengineering.com

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 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 BEING ALL OF TRACTS A, B, C, & D, ORCHARD SUBDIVISION FILING 1 RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AND A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "LS23027", AND AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "LS24302, SAID LINE BEARS N89°55'56"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, ORCHARD SUBDIVISION FILING 1, RECORDED UNDER RECEPTION NO. 2017000002085 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID NORTH LINE, N89°55'56"E A DISTANCE OF 1310.23 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°35'20"E A DISTANCE OF 418.79 FEET, TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, ORCHARD SUBDIVISION FILING 1, AMENDMENT 1 RECORDED UNDER RECEPTION NO. 2019000097278;

THENCE ON THE NORTHERLY LINES OF SAID LOT 2, THE FOLLOWING FOUR (4) COURSES:

1. N62°44'43"W A DISTANCE OF 213.96 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 27°26'21" AND AN ARC LENGTH OF 81.41 FEET, TO A POINT OF TANGENT;
3. S89°48'56"W A DISTANCE OF 271.07 FEET;
4. S44°53'49"W A DISTANCE OF 10.24 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT2;

THENCE ON THE WESTERLY LINES OF SAID LOT 2, AND LOT 1, BLOCK 1 OF SAID ORCHARD SUBDIVISION FILING 1, AMENDMENT 1, THE FOLLOWING NINE (9) COURSES:

1. S00°01'05"W A DISTANCE OF 182.78 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 9.97 FEET, TO A POINT OF TANGENT;
3. S11°31'08"E A DISTANCE OF 13.69 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 12.58 FEET, TO A POINT OF TANGENT;
5. S00°01'05"W A DISTANCE OF 40.91 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 12.58 FEET, TO A POINT OF TANGENT;
7. S11°33'18"W A DISTANCE OF 13.69 FEET, TO A POINT OF CURVE;
8. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 49.50 FEET, A CENTRAL ANGLE OF 11°32'13" AND AN ARC LENGTH OF 9.97 FEET, TO A POINT OF TANGENT;
9. S00°01'05"W A DISTANCE OF 657.48 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 120TH AVENUE;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. S89°48'56"W A DISTANCE OF 25.00 FEET;
2. S00°01'05"W A DISTANCE OF 5.00 FEET;
3. S89°48'56"W A DISTANCE OF 727.40 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PEORIA STREET;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N00°40'27"W A DISTANCE OF 1268.80 FEET; TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,141,562 SQUARE FEET OR 26.2067 ACRES.

NORRIS-DESIGN.COM  
 1101 BANNOCK STREET  
 DENVER, CO 80204  
 P 303.892.1166

**NORRIS  
 DESIGN**  
 PEOPLE + PLACEMAKING

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NO.	REVISION	BY	DATE
DWN. BY	SBW	CHK. BY	LV
SCALE	1"=100'	DATE	8/27/24
JOB NO.	16174.00	SHT.	2 OF 6

COVER SHEET

PLANNED DEVELOPMENT OF KESTREL

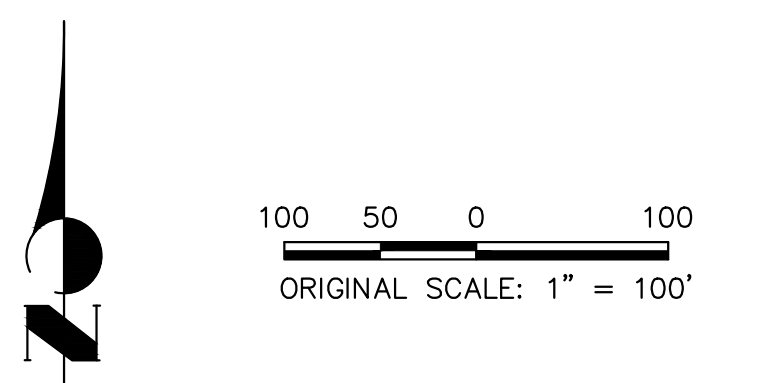
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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND	
	WATER VALVE
	WATER MANHOLE
	FIRE HYDRANT
	WATER WELL
	WATER VENT
	WATER MARKER
	IRRIGATION CONTROL BOX
	IRRIGATION VALVE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	ELECTRIC PEDESTAL
	LIGHT POLE
	SIGNAL POLE
	OVER-HEAD UTILITY POLE
	TELEPHONE PEDESTAL
	TELEPHONE JUNCTION BOX
	TELEPHONE MANHOLE
	FIBER OPTIC JUNCTION BOX
	FIBER OPTIC PEDESTAL
	FIBER OPTIC MARKER
	STORM SEWER MANHOLE
	FLARED END SECTION STORM PIPE
	SANITARY SEWER MANHOLE
	GAS VALVE
	GAS MARKER
	SIGN
	CONIFEROUS TREE
	DECIDUOUS TREE
	WATER LINE
	ELECTRIC LINE
	OVER-HEAD UTILITY LINE
	TELEPHONE LINE
	FIBER OPTIC LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	GAS LINE
	DRAINAGE SWALE
	FENCE
	TOP OF SLOPE
	TOE OF SLOPE

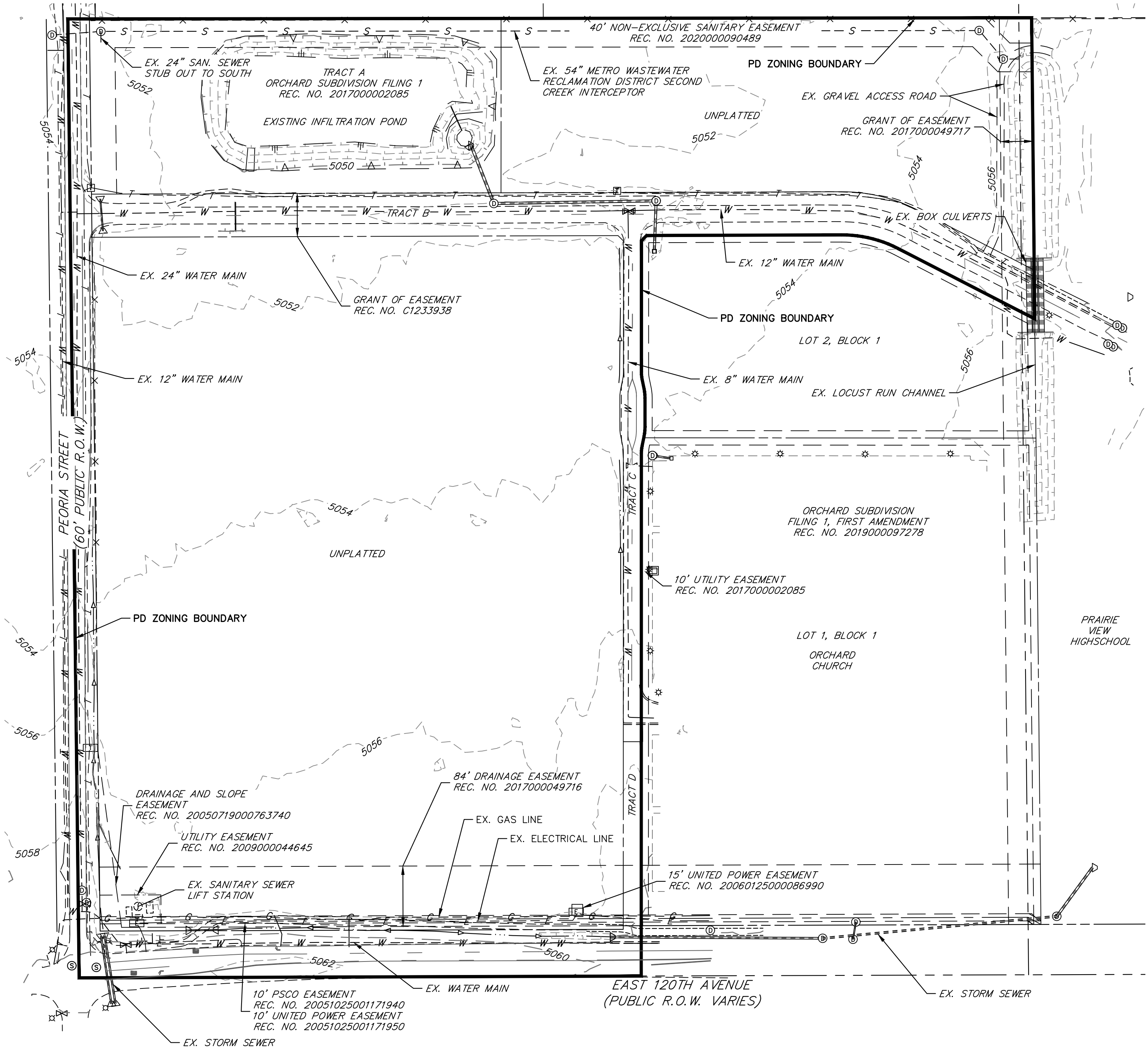


EXISTING CONDITIONS MAP  
 PLANNED DEVELOPMENT OF KESTREL

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 A Westrian Company

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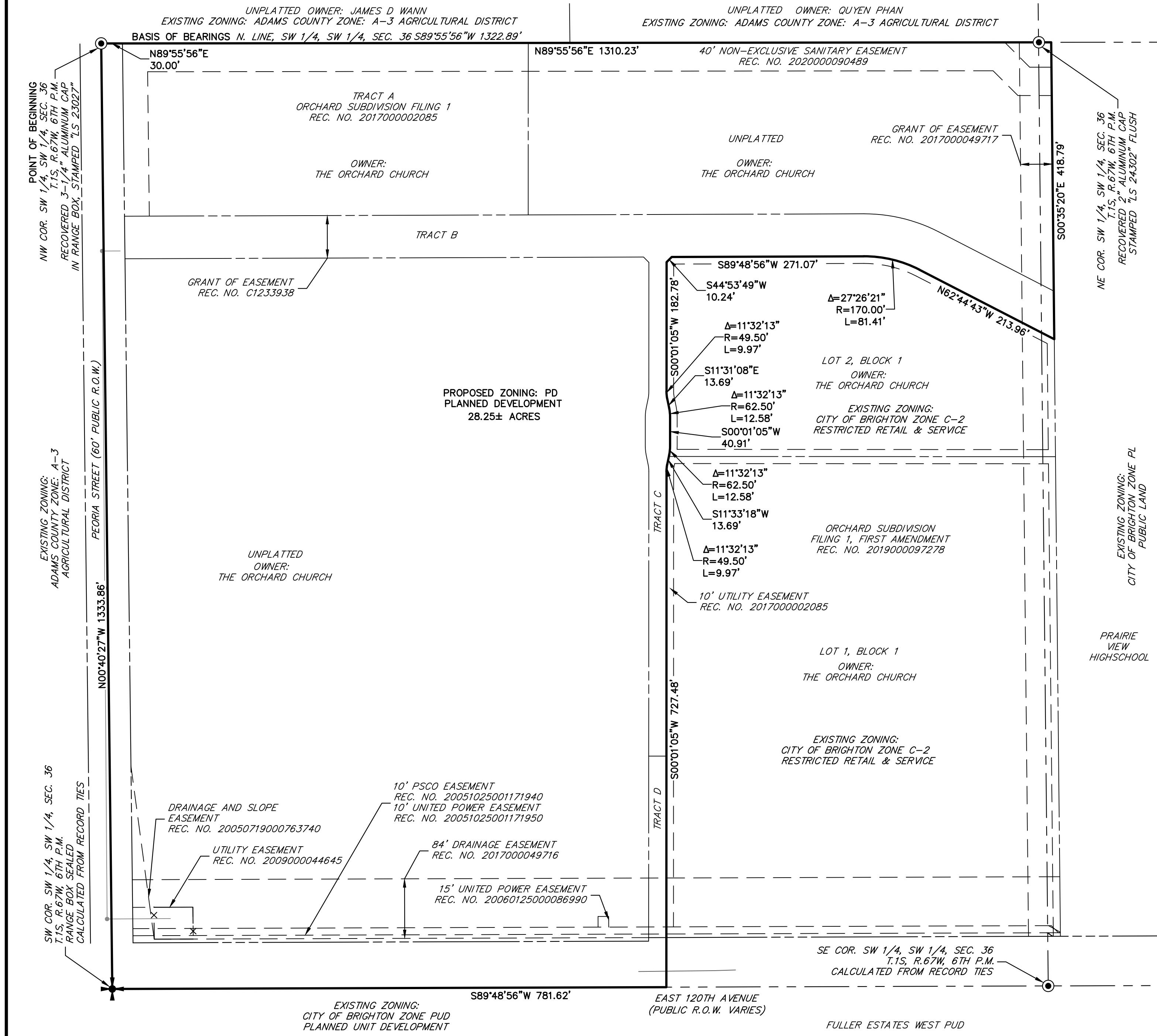
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NO.	REVISION	BY	DATE
	DWN. BY AOB	CHK. BY XXX	
	SCALE 1" = 100'	DATE 8/27/2024	
	JOB NO. 16174.00	SHT. 3	OF 6



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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

- EXISTING SECTION LINE
- - - EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- BOUNDARY LINE
- - - PROPOSED ROAD LAYOUT



100 50 0 100  
 ORIGINAL SCALE: 1" = 100'

## ZONING MAP

PLANNED DEVELOPMENT OF KESTREL

**J-R ENGINEERING**  
 A Westrian Company

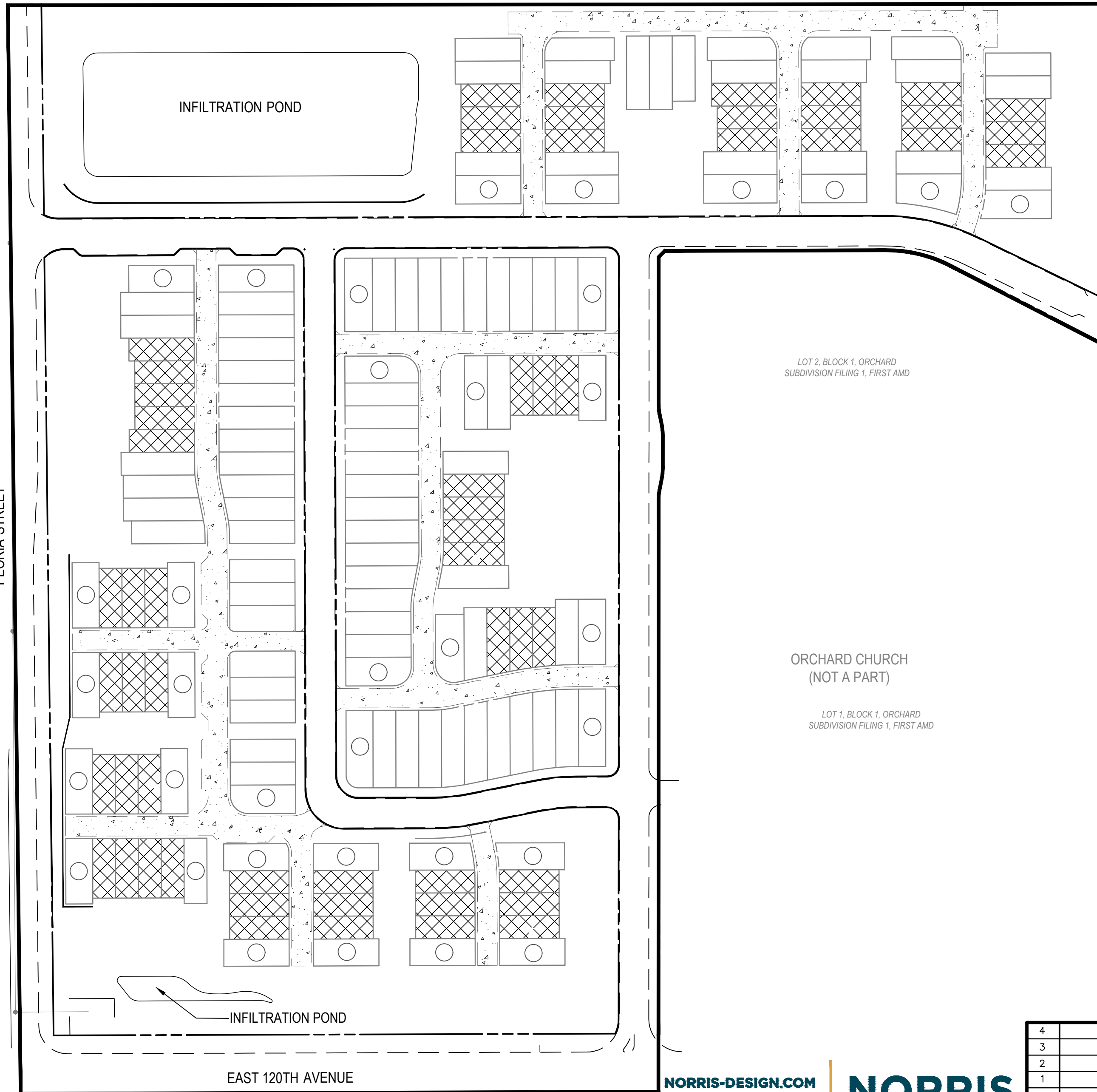
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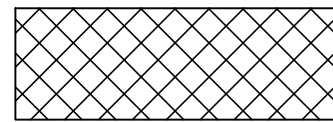

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 CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

-  LOT TYPE A, C & D  
2-STORY COTTAGE LOT (28' X 80'-90')
-  LOT TYPE B  
3-STORY COTTAGE LOT (28' X 70'-80')
-  ENHANCED SIDE ELEVATIONS

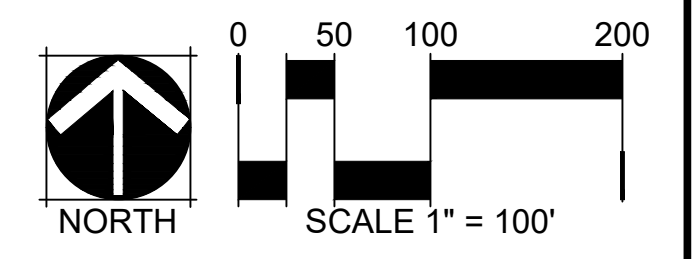
PEORIA STREET

EAST 120TH AVENUE

LOT 2, BLOCK 1, ORCHARD  
SUBDIVISION FILING 1, FIRST AMD

ORCHARD CHURCH  
(NOT A PART)

LOT 1, BLOCK 1, ORCHARD  
SUBDIVISION FILING 1, FIRST AMD



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CONCEPTUAL DEVELOPMENT PLAN  
 PLANNED DEVELOPMENT OF KESTREL

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