

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, ACCEPTING ALL PUBLIC LANDS AND FACILITIES ASSOCIATED WITH THE BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT SUBDIVISION PLAN FOR AN APPROXIMATELY 20.90 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, WEST OF MT. BIERSTADT STREET, EAST OF WOOTEN AVENUE AND SOUTH OF THE INTERSECTION OF SINGLETREE LANE AND BOWIE DRIVE, MORE SPECIFICALLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential LLC (the "Applicant") owns an approximately 20.90 acre property more specifically described in EXHIBIT A and depicted in EXHIBIT B, attached hereto (the "Property"); and

WHEREAS, the Applicant has requested acceptance of the Brighton Crossing Filing No. 7, 2nd Amendment Subdivision Plan (the "Subdivision"), attached hereto as EXHIBIT B; and

WHEREAS, the Planning Commission conducted a public hearing on February 13, 2025 and approved the Subdivision; and

WHEREAS, the City Council opened a public hearing on March 4, 2025, where it conducted its review and considered the application pursuant to the applicable provisions and criteria set forth in the *Land Use & Development Code*; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code*, a notice of public hearing was mailed to all property owners within 1,000 feet of the Property, a public notice was published on the City's website, and signs were posted on the Property, all for no less than fifteen (15) days prior to the City Council public hearing; and

WHEREAS, at the public hearing, the City Council received and considered all relevant evidence and testimony from City staff, the Applicant, and other interested parties, including the public at large.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Brighton, Colorado as follows:

Section 1. Findings. The City Council hereby finds and declares that the Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the *Land Use and Development Code*; (c) includes performance, construction, and maintenance assurances for the design, construction, and acceptance of public improvements by the City under the existing Development Agreement; (d) includes phasing which demonstrates a logical and coordinated approach to development; (e) mitigates any impacts with generally accepted and sound planning, engineering, and urban design solutions; (g) does not impede the

construction of anticipated or future planned public infrastructure in the area; and (h) has been recommended for approval by the Development Review Committee.

Section 2. The City Council of the City of Brighton, Colorado, does hereby accept all public improvements associated with the Brighton Crossing Filing No. 7, 2nd Amendment Subdivision Plan, attached hereto as EXHIBIT B.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED this 4th day of March 2025.

CITY OF BRIGHTON, COLORADO

GREGORY MILLS, Mayor

ATTEST:

NATALIE HOEL, City Clerk

APPROVED AS TO FORM:

YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 32 AND LOT 1, BLOCK 33, BRIGHTON CROSSING FILING NO. 7, RECORDED 10/09/2020 AT RECEPTION NO. 2020000103327, AND TRACT X, BRIGHTON CROSSING FILING NO. 7, 1ST AMENDMENT, RECORDED 12/08/2023 AT RECEPTION NO. 2023000068099, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Plan begins on next page]

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

LOT 1 BLOCK 32, LOT 1 BLOCK 33 BRIGHTON CROSSING FILING NO. 7 AND TRACT X, BRIGHTON CROSSING FILING NO. 7, 1ST AMENDMENT
BEING A PART OF SECTION 3, T 1 S, R 68 W OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION

LOT 1, BLOCK 32, LOT 1, BLOCK 33, BRIGHTON CROSSING FILING NO. 7, RECORDED 08/09/2023, AS RECEPTION 12/29/2023, IN RECEPTION NO. 20230008999, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

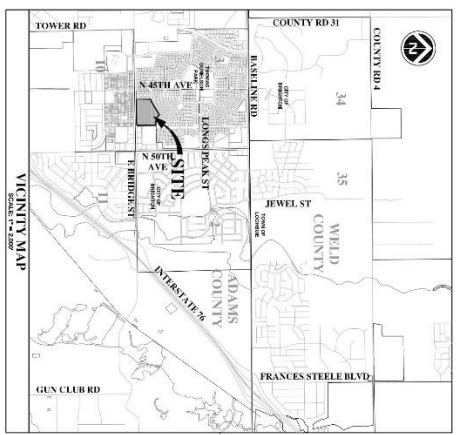
CITY COUNCIL ACCEPTANCE

THIS IS CERTIFY THAT PUBLIC REPRESENTATIVES WERE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO ON THE _____ DAY OF _____ 20____.

NAME: _____ CITY CLERK: _____ NAME: _____

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____.



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|-----------------------------------|
| 1 | COVER SHEET |
| 2 | LEGEND SHEET |
| 3 | PROPOSED SUBDIVISION PLAN |
| 4 | STREET NETWORK AND ROAD SIZE PLAN |
| 5 | GRADE AND STORM PLAN |
| 6 | GRADING AND DRAINAGE PLAN |
| 7 | UTILITY PLAN |
| 8 | TRACT X |

SITE DATA CHART

| | |
|-------------------|----------------|
| TOTAL AREA/ACRE | 26.85 AC |
| TOTAL IMPROVED | 1.00 AC |
| PROPOSED IMPROVED | 1.00 AC |
| LOT 3223 | MAX 3223 SQ FT |
| | MIN 4000 SQ FT |
| | MAX 3223 SQ FT |
| | MIN 4000 SQ FT |

TRACT & RIGHT-OF-WAY SUMMARY TABLE

| TRACT | AREA (SQ. FT.) | AREA (ACRES) | USE | OWNED BY (UNIMPROVED BY) |
|-------------------|----------------|--------------|---------------------|--------------------------|
| TRACT A | 2,442 | 0.0552 | LANDSCAPE | BOB / BOB |
| TRACT B | 4,198 | 0.0958 | LANDSCAPE | BOB / BOB |
| TRACT C | 4,198 | 0.0958 | LANDSCAPE | BOB / BOB |
| TRACT D | 56,437 | 1.2844 | LANDSCAPE | BOB / BOB |
| TRACT TOTAL | 103,341 | 2.3427 | LANDSCAPE | BOB / BOB |
| R.O.W. DEDICATION | 133,286 | 3.0588 | PUBLIC RIGHT-OF-WAY | COB / COB |

BOB = BRIGHTON CROSSING DEVELOPMENT BOARD
COB = CITY OF BRIGHTON

INTENT AND PURPOSE STATEMENT

The purpose of this subdivision is to create lots for residential development. The subdivision is being filed for record to provide a legal description of the lots and to establish the boundaries of the lots. The subdivision is being filed for record to provide a legal description of the lots and to establish the boundaries of the lots. The subdivision is being filed for record to provide a legal description of the lots and to establish the boundaries of the lots.

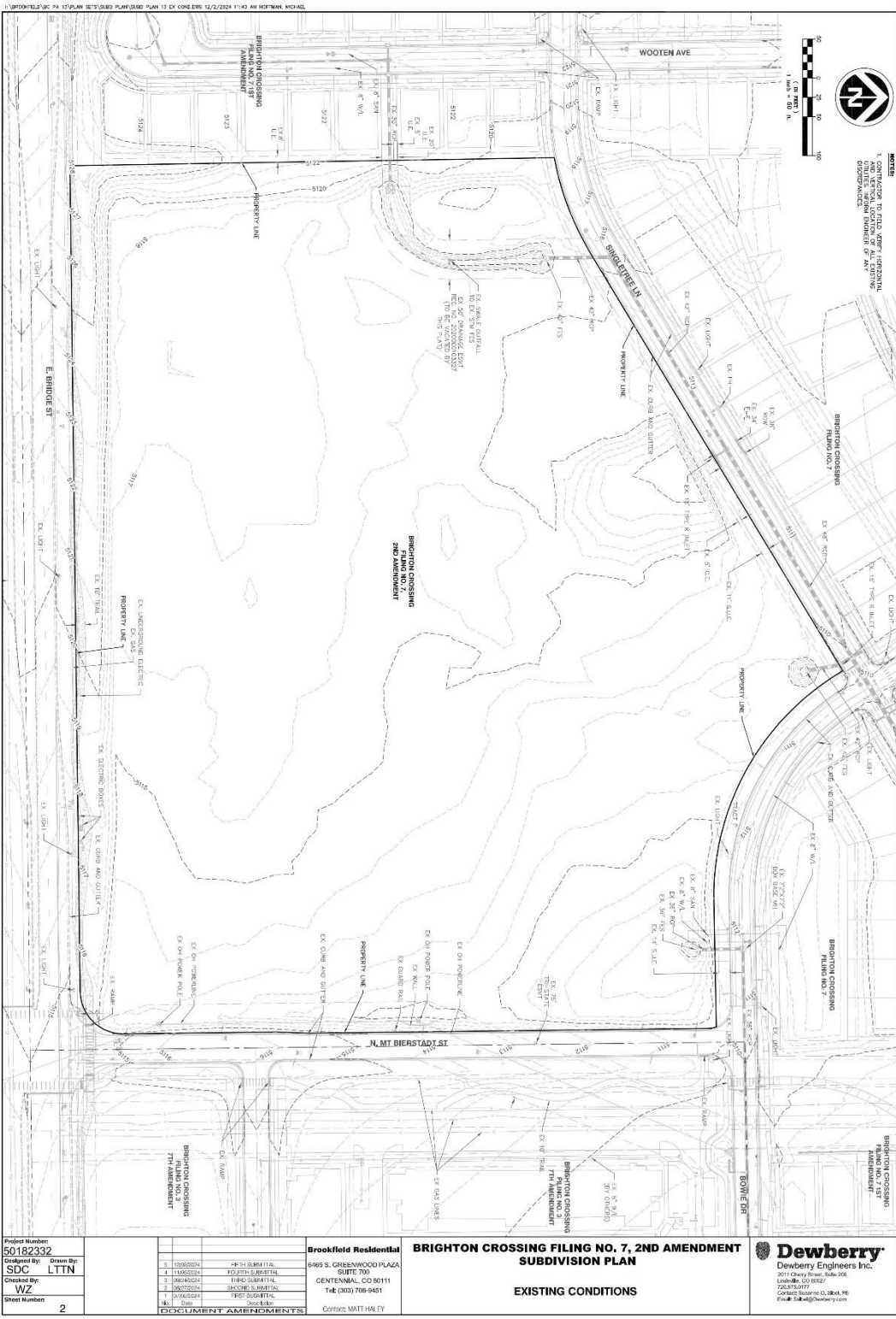
| | |
|-----------------|----------|
| Project Number: | 50182332 |
| Designed By: | SDC |
| Drawn By: | LTN |
| Checked By: | WZ |
| Sheet Number: | 1 |

Brookfield Residential
6465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 708-9451
Contact: MATT HALEY

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

COVER SHEET

Dewberry
Dewberry Engineers Inc.
2811 Cherry Street, Suite 200
Littleton, CO 80120
703.700.0177
Denver, Suite 60, 5th Fl
Littleton, CO 80120



Project Number
50182332
 Designed By
SDC
 Drawn By
LTN
 Checked By
WZ
 Sheet Number
2

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------|
| 1 | 10/20/2024 | PRELIMINARY |
| 2 | 11/15/2024 | FOR PERMITS |
| 3 | 12/22/2024 | FOR PERMITS |
| 4 | 01/15/2025 | FOR PERMITS |
| 5 | 02/15/2025 | FOR PERMITS |

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

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

Dewberry
 Dewberry Engineers Inc.
 2011 Cherry Street, Suite 200
 Boulder, CO 80502
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Project Number:
50182332

Designed By: **SDC** Drawn By: **LTN**

Checked By: **WZ**

Sheet Number:
3

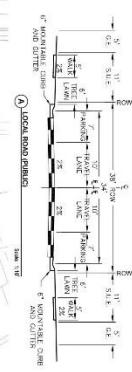
| DOCUMENT AMENDMENTS | |
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| 5 | ISSUED PER CITY SUBMITTAL |
| 4 | ISSUED PER CITY SUBMITTAL |
| 3 | ISSUED PER CITY SUBMITTAL |
| 2 | ISSUED PER CITY SUBMITTAL |
| 1 | ISSUED PER CITY SUBMITTAL |
| 0 | ISSUED PER CITY SUBMITTAL |

Brookfield Residential
5465 S. GREENWOOD PLAZA
SUITE 700
CENTENNIAL, CO 80111
Tel: (303) 706-9491
Contact: MATT HALEY

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

SUBDIVISION PLAN

Dewberry
Dewberry Engineers Inc.
2811 Grandview Ave., Suite 300
Lakewood, CO 80126
Tel: (303) 750-1000
Fax: (303) 750-1001
Email: dak@Dewberry.com



STREET AND BLOCK SIZE

| BLOCK # | BLK WID (ft) | BLK LGTH (ft) | ACREAGE |
|---------|--------------|---------------|---------|
| 1 | 100 | 600 | 4.62 |
| 2 | 100 | 600 | 4.62 |
| 3 | 100 | 600 | 4.62 |
| 4 | 100 | 600 | 4.62 |
| 5 | 100 | 600 | 4.62 |
| 6 | 100 | 600 | 4.62 |
| 7 | 100 | 600 | 4.62 |
| 8 | 100 | 600 | 4.62 |
| 9 | 100 | 600 | 4.62 |
| 10 | 100 | 600 | 4.62 |
| 11 | 100 | 600 | 4.62 |
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| 13 | 100 | 600 | 4.62 |
| 14 | 100 | 600 | 4.62 |
| 15 | 100 | 600 | 4.62 |
| 16 | 100 | 600 | 4.62 |
| 17 | 100 | 600 | 4.62 |
| 18 | 100 | 600 | 4.62 |
| 19 | 100 | 600 | 4.62 |
| 20 | 100 | 600 | 4.62 |
| 21 | 100 | 600 | 4.62 |
| 22 | 100 | 600 | 4.62 |
| 23 | 100 | 600 | 4.62 |
| 24 | 100 | 600 | 4.62 |
| 25 | 100 | 600 | 4.62 |
| 26 | 100 | 600 | 4.62 |
| 27 | 100 | 600 | 4.62 |
| 28 | 100 | 600 | 4.62 |
| 29 | 100 | 600 | 4.62 |
| 30 | 100 | 600 | 4.62 |
| 31 | 100 | 600 | 4.62 |
| 32 | 100 | 600 | 4.62 |
| 33 | 100 | 600 | 4.62 |
| 34 | 100 | 600 | 4.62 |
| 35 | 100 | 600 | 4.62 |
| 36 | 100 | 600 | 4.62 |
| 37 | 100 | 600 | 4.62 |
| 38 | 100 | 600 | 4.62 |
| 39 | 100 | 600 | 4.62 |
| 40 | 100 | 600 | 4.62 |
| 41 | 100 | 600 | 4.62 |
| 42 | 100 | 600 | 4.62 |
| 43 | 100 | 600 | 4.62 |
| 44 | 100 | 600 | 4.62 |
| 45 | 100 | 600 | 4.62 |
| 46 | 100 | 600 | 4.62 |
| 47 | 100 | 600 | 4.62 |
| 48 | 100 | 600 | 4.62 |
| 49 | 100 | 600 | 4.62 |
| 50 | 100 | 600 | 4.62 |
| 51 | 100 | 600 | 4.62 |



Project Number: 50182332
 Checked By: SDC
 Drawn By: LTTN
 Checked By: WJZ
 Sheet Number: 4

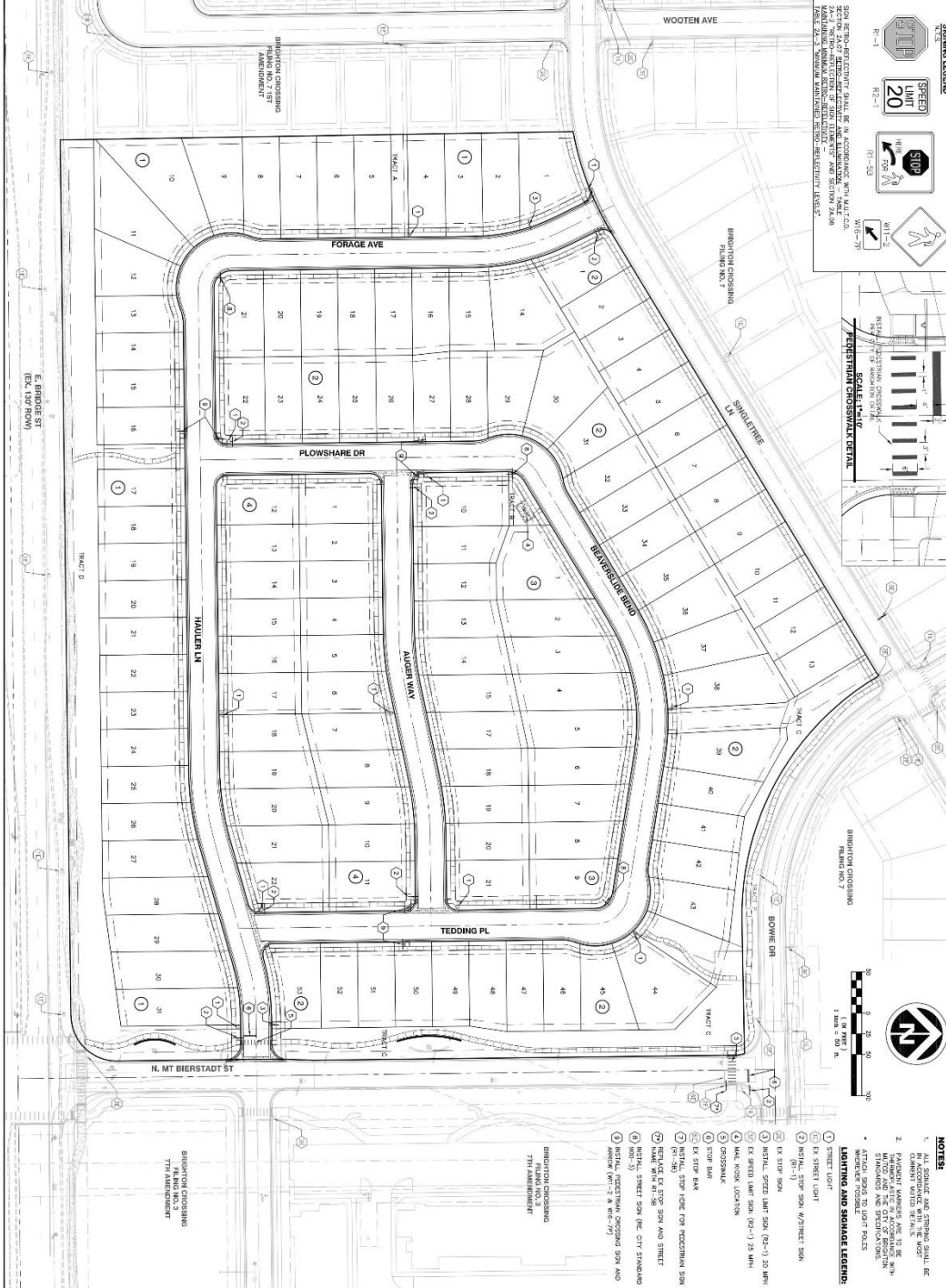
DOCUMENT AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 09/23/2024 | PREL SUBMITTAL |
| 2 | 11/05/2024 | FINAL SUBMITTAL |
| 3 | 11/05/2024 | REVISION SUBMITTAL |
| 4 | 11/05/2024 | FINAL SUBMITTAL |

Brookfield Residential
 6465 S. GREENWOOD PLAZA
 SUITE 700
 CENTENNIAL, CO 80111
 Tel: (303) 706-9491
 CONTACT: MATT HALEY

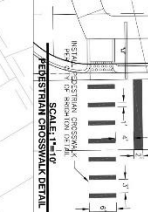
BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
SUBDIVISION PLAN
STREET NETWORK AND BLOCK SIZE PLAN

Dewberry
 Dewberry Engineers Inc.
 251 Cherry Street, Suite 100
 Littleton, CO 80120
 Phone: (303) 751-8000
 Contact: Suzanne O. Sibel, PE
 Email: ssibel@dewberry.com



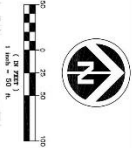
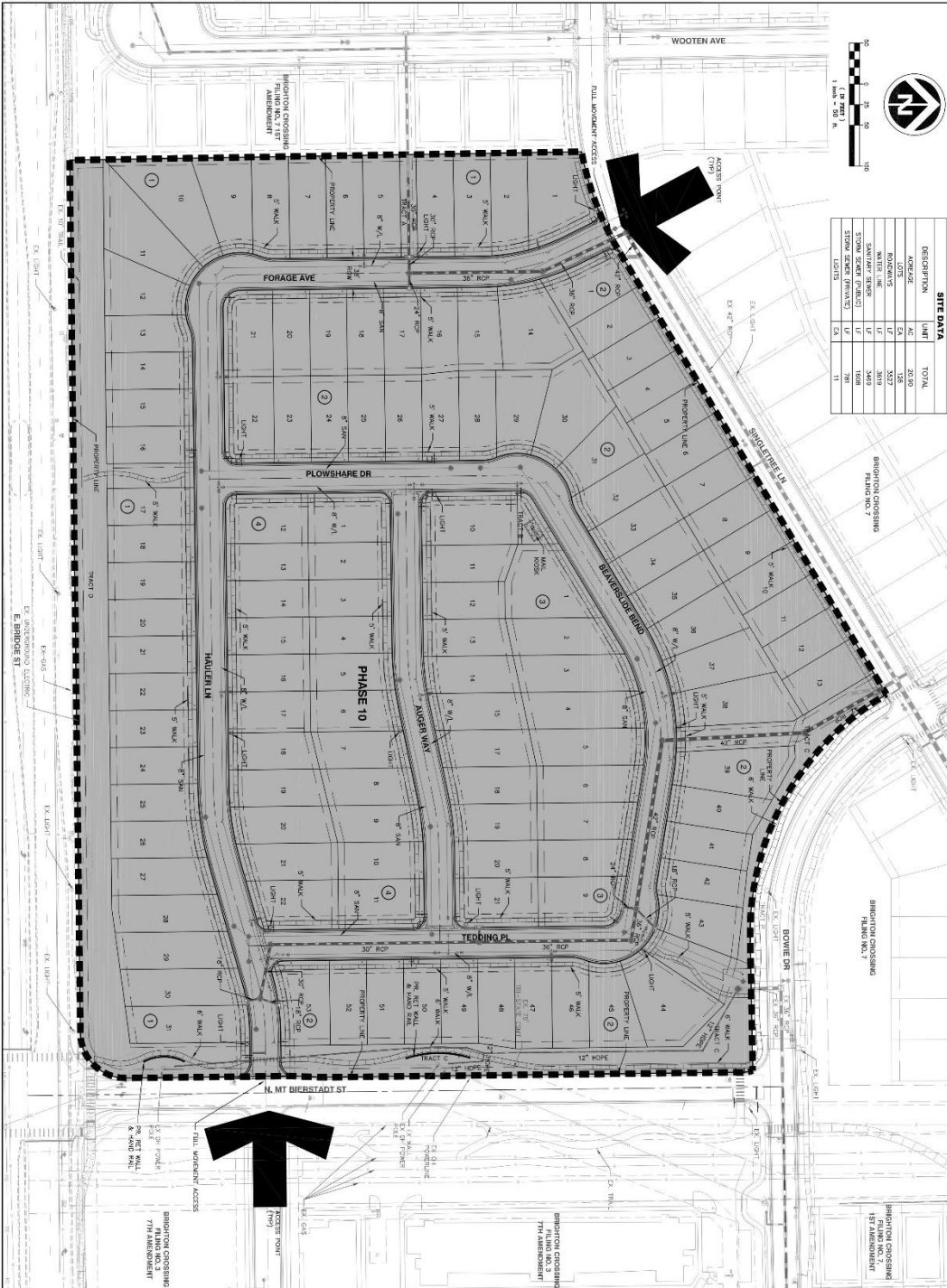
SIGNAGE LEGEND

- R-1-1 STOP SIGN
- R-2-1 SPEED LIMIT 20 SIGN
- R1-200 20' CLEARANCE SIGN
- R1-201 20' CLEARANCE SIGN
- R1-202 20' CLEARANCE SIGN
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- NOTES**
1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH MICHIGAN ACT 207 OF 1991 AND MICHIGAN ACT 208 OF 1991.
 2. SIGNAGE SHALL BE MANUFACTURED BY A SIGN MANUFACTURER WHO IS LICENSED BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION SIGNAGE AND STRIPING MANUAL.
 3. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
 4. ALL SIGNAGE SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES.
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| Project Number 50182332 | Brookfield Residential 6885 S. GREENWOOD PLAZA SUITE 700 CENTENNIAL, CO 80111 Tel: (303) 706-9481 COVERED: WALT HALEY | BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT SUBDIVISION PLAN | Dewberry Dewberry Engineers Inc. 2011 Cherry Creek East, Suite 500 Denver, CO 80207 (303) 750-1000 Covered: Suzanne D. Smith, PE Email: sdsmith@dewberry.com |
| Designed By SDC LTTN | | SIGNAGE AND STRIPING PLAN | |
| Checked By WZ | | | |
| Sheet Number 5 | | | |



| SITE DATA | | | |
|-----------------------|------|-------|--|
| DESCRIPTION | UNIT | TOTAL | |
| ACREAGE | AC | 52.50 | |
| LOTS | LT | 128 | |
| ROADWAYS | LT | 3327 | |
| SAVING SPACES | LT | 3459 | |
| STORM SEWER (FEET/AL) | LF | 708 | |
| STORM SEWER (GALLONS) | LF | 781 | |
| UTILITIES | LF | 11 | |

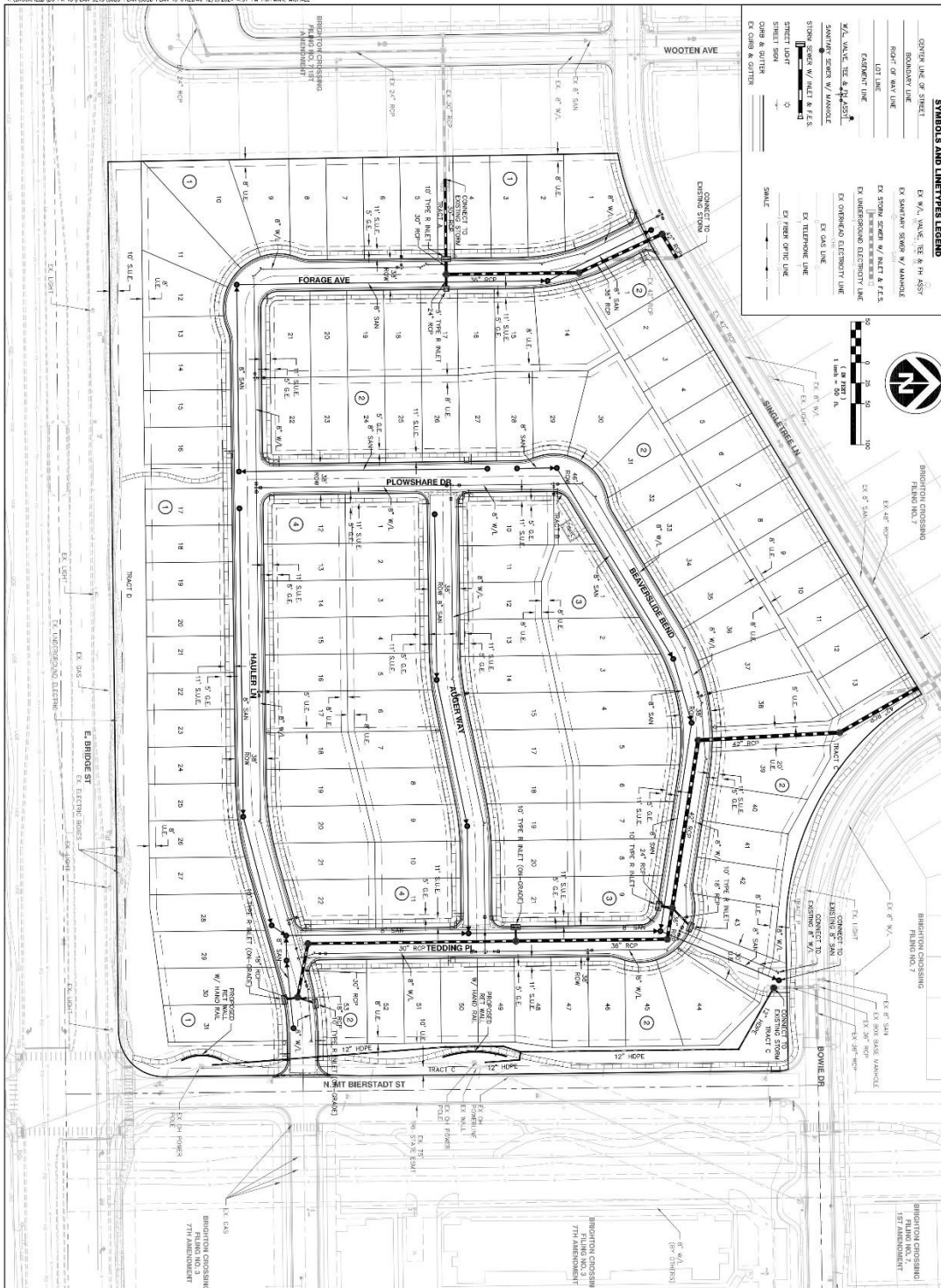
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| Project Number: | 50182332 |
| Designed By: | SDC |
| Drawn By: | LTN |
| Checked By: | WZ |
| Sheet Number: | 6 |

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| 51 | 12/2/2024 | SCHEMATIC SUBMITTAL |

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

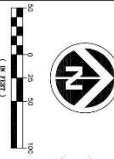
BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT
SUBDIVISION PLAN
PHASING PLAN

Dewberry
 Dewberry Engineers Inc.
 2017 Cherry Street, Suite 200
 Littleton, CO 80120
 720.762.0777
 Contact: Stephanie G. Beck PE
 Email: SBeck@dewberry.com



SYMBOLS AND LINE TYPES LEGEND

- Center Line of Street
- Boundary Line
- Front of Way Line
- Lot Line
- Exterior Line
- Water, Valve, Tee & Fittings
- Sanitary Sewer w/ Manhole
- Storm Sewer w/ Inlet & F.F.S.
- Street Light
- Chimney & Gutter
- Gas Line
- Telephone Line
- Fiber Optic Line
- Electric
- Manhole
- Valve
- Street Light
- Chimney & Gutter



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|--|---|---|--|
| <p>Project Number: 50182332</p> <p>Developed by: SDC LTTN</p> <p>Checked by: WZ</p> <p>Sheet Number: 8</p> | <p>Brookfield Residential</p> <p>6465 S. GREENWOOD PLAZA SUITE 700 CENTENNIAL, CO 80111 TEL (303) 706-6451</p> <p>Contact: MATT HAY FY</p> | <p>BRIGHTON CROSSING FILING NO. 7, 2ND AMENDMENT SUBDIVISION PLAN</p> <p>UTILITY PLAN</p> | <p>Dewberry</p> <p>Dewberry Engineers Inc. 1211 Cherry Street, Suite 200 Littleton, CO 80120 TEL (303) 751-1100 www.dewberry.com Contact: Suzanne C. Small, PE Email: ssmall@dewberry.com</p> |
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