

RESOLUTION NO.: 26-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BRIGHTON, COLORADO, CONSIDERING A RECOMMENDATION TO CITY COUNCIL OF THE BRIGHTON CROSSING FILING NO. 9 SUBDIVISION PLAN FOR AN APPROXIMATELY 9.095 ACRE PROPERTY, GENERALLY LOCATED TO THE NORTH OF EAST BRIDGE STREET, SOUTH OF ROYAL PINE STREET, EAST OF APACHE PLUME STREET AND WEST OF THE SPEER CANAL, MORE PARTICULARLY LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

WHEREAS, Brookfield Residential (the "Applicant") owns an approximately 9.095-acre property more specifically described in EXHIBIT A, attached hereto and incorporated herein (the "Property"); and

WHEREAS, the Applicant has requested approval of the Brighton Crossing Filing No. 9 Subdivision Plan (the "Subdivision Plan"), attached hereto as EXHIBIT B and incorporated herein; and

WHEREAS, in accordance with the public notice requirements of the *Land Use & Development Code* (the "LUDC"), 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 Planning Commission public hearing; and

WHEREAS, the Planning Commission conducted a public hearing to review and consider the Subdivision Plan pursuant to the applicable provisions and criteria set forth in Section 2.02(D)(1) of the LUDC; and

WHEREAS, at the public hearing, the Planning Commission 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 Planning Commission of the City of Brighton, Colorado as follows:

Section 1. Findings. The Planning Commission hereby finds and declares that the Subdivision Plan: (a) is in accordance with the Comprehensive Plan; (b) complies with the requirements of the LUDC; (c) includes performance, construction, and maintenance assurances for the design, construction, and acceptance of public improvements by the City; (d) includes phasing which demonstrates a logical and coordinated approach to development; (e)

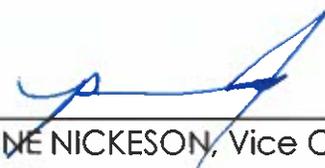
mitigates any impacts with generally accepted and sound planning, engineering, and urban design solutions; (g) does not impede the construction of anticipated or future planned public infrastructure in the area; and (h) has been recommended for approval by the Development Review Committee.

Section 2. The Planning Commission hereby recommends to the City Council the approval of the Brighton Crossing Filing No. 9 Subdivision Plan.

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

RESOLVED this 26th day of February 2026.

CITY OF BRIGHTON, COLORADO
PLANNING COMMISSION



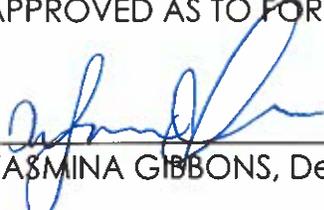
BLAINE NICKESON, Vice Chairperson

ATTEST:



Jon Wainwright, Secretary

APPROVED AS TO FORM:



YASMINA GIBBONS, Deputy City Attorney

EXHIBIT A

LEGAL DESCRIPTION

TWO PARCELS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

A PARCEL OF LAND BEING SUPERLOT 2, BLOCK 3, BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8, AS RECORDED DECEMBER 20, 2024, AT RECEPTION NO. 2024000070957 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE TOGETHER WITH AN UNPLATTED PARCEL OF LAND BEING PARCEL 1 OF THAT BARGAIN AND SALE DEED RECORDED MAY 29, 2024, AT RECEPTION NO. 2024000028506, IN SAID RECORDS, BOTH PARCELS COMBINED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SUPERLOT 2;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID SUPERLOT 2 THE FOLLOWING TEN (10) COURSES:

1. SOUTH 89°42'44" WEST, A DISTANCE OF 90.78 FEET;
2. NORTH 00°12'45" WEST, A DISTANCE OF 14.29 FEET;
3. NORTH 01°42'19" WEST, A DISTANCE OF 115.17 FEET;
4. NORTH 00°12'45" WEST, A DISTANCE OF 330.00 FEET;
5. NORTH 85°18'02" EAST, A DISTANCE OF 33.47 FEET;
6. SOUTH 61°50'19" EAST, A DISTANCE OF 5.00 FEET;
7. NORTH 89°42'44" EAST, A DISTANCE OF 77.72 FEET;
8. SOUTH 00°17'16" EAST, A DISTANCE OF 32.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 635.00 FEET;

9. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 92.62 FEET;

10. TANGENT TO SAID CURVE, SOUTH 08°38'42" EAST, A DISTANCE OF 228.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 665.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°00'00", AN ARC LENGTH OF 92.85 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°38'42" EAST, A DISTANCE OF 152.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'57", AN ARC LENGTH OF 78.54 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°21'16" WEST, A DISTANCE OF 1.86 FEET TO THE SOUTHEASTERLY CORNER OF TRACT Z, OF SAID BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT Z THE FOLLOWING TWO (2) COURSES:

1. NORTH 13°28'57" WEST, A DISTANCE OF 137.26 FEET;

2. NORTH 13°16'10" EAST, A DISTANCE OF 53.98 FEET TO THE **POINT OF BEGINNING**. CONTAINING AN AREA OF 1.741 ACRES, (75,826 SQUARE FEET), MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING SUPERLOT 1, BLOCK 11, BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8, AS RECORDED DECEMBER 20, 2024, AT RECEPTION NO. 2024000070957 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE TOGETHER WITH AN UNPLATTED PARCEL OF LAND BEING PARCEL 2 OF THAT BARGAIN AND SALE DEED RECORDED MAY 29, 2024, AT RECEPTION NO. 2024000028506, IN SAID RECORDS, BOTH PARCELS COMBINED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID SUPERLOT 1;
THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID SUPERLOT 1 THE FOLLOWING TEN (10) COURSES:

1. NORTH 00°17'16" WEST, A DISTANCE OF 108.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 396.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 82°06'07" EAST;
 2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°24'28", AN ARC LENGTH OF 16.64 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 26.00 FEET;
 3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°24'19", AN ARC LENGTH OF 36.03 FEET;
 4. NON-TANGENT TO SAID CURVE, NORTH 89°42'44" EAST, A DISTANCE OF 730.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 13.00 FEET;
 5. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 20.42 FEET;
 6. TANGENT TO SAID CURVE, SOUTH 00°17'16" EAST, A DISTANCE OF 8.50 FEET;
 7. NORTH 89°42'44" EAST, A DISTANCE OF 40.00 FEET;
 8. NORTH 00°17'16" WEST, A DISTANCE OF 6.55 FEET;
 9. NORTH 89°42'44" EAST, A DISTANCE OF 110.00 FEET;
 10. SOUTH 00°17'16" EAST, A DISTANCE OF 25.06 FEET TO THE SOUTHERLY BOUNDARY OF SAID PLAT OF BRIGHTON CROSSING FILING NO. 2, AMENDMENT NO. 8;
- THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°21'16" EAST, A DISTANCE OF 16.91 FEET;
- THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°38'31" EAST, A DISTANCE OF 105.05 FEET;
- THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 97.56 FEET;
- THENCE SOUTH 00°17'16" EAST, A DISTANCE OF 235.05 FEET;
- THENCE SOUTH 89°42'42" WEST, A DISTANCE OF 126.00 FEET;
- THENCE NORTH 78°58'41" WEST, A DISTANCE OF 50.99 FEET;

THENCE SOUTH 89°42'44" WEST, A DISTANCE OF 639.30 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH GOLDEN EAGLE PARKWAY AS RECORDED AT RECEPTION NO. C1194143, IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:

1. NORTH 08°38'42" WEST, A DISTANCE OF 59.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 665.00 FEET;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°21'25", AN ARC LENGTH OF 96.99 FEET;
3. TANGENT TO SAID CURVE, NORTH 00°17'17" WEST, A DISTANCE OF 68.79 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUPERLOT 1;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY ALONG THE SOUTHERLY BOUNDARY OF SAID SUPERLOT 1, SOUTH 89°42'43" WEST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 7.354 ACRES, (320,328 SQUARE FEET), MORE OR LESS.

EXHIBIT B
MAJOR SUBDIVISION PLAN

[Attached as a separate document]

BRIGHTON CROSSING FILING NO. 9 SUBDIVISION PLAN

BEING A PART OF SECTION 2, TOWNSHIP 1 SOUTH
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

Dewberry
2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@Dewberry.com

OWNER:

BRIGHTON CROSSING LLC, A COLORADO 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 BRIGHTON CROSSING LLC, A COLORADO
LIMITED LIABILITY COMPANY.

DEED OF TRUST HOLDER:

NASH FINANCING LLC, A DELAWARE LIMITED LIABILITY COMPANY
AS BENEFICIARY OF THAT CERTAIN DEED OF TRUST AS RECORDED JANUARY 8TH,
2025 AT REC. NO. 2025000001320.

BY: _____ AS _____
NAME TITLE

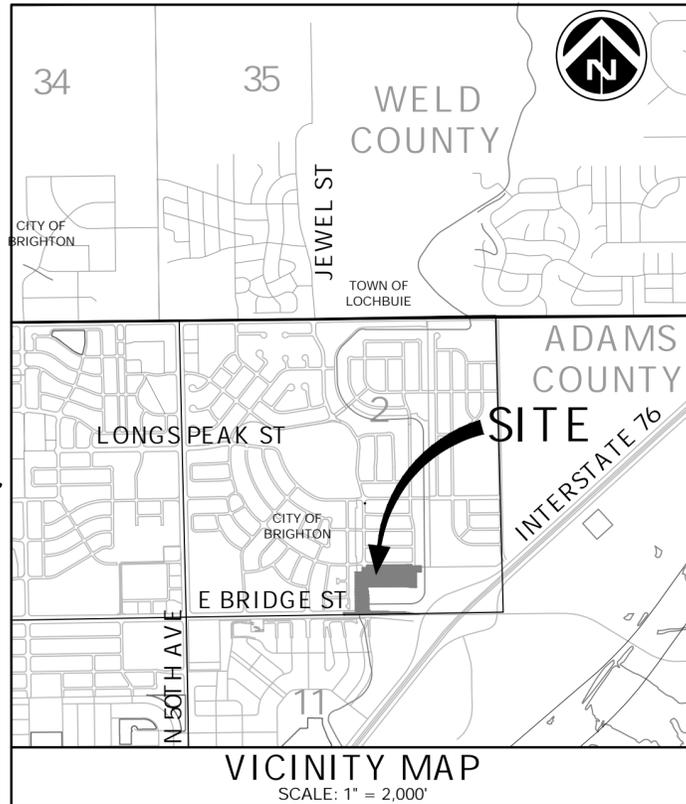
STATE OF _____)
COUNTY OF _____)SS

THE FOREGOING DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20____, BY _____
____ AS _____ OF NASH FINANCING LLC, DELAWARE LIMITED
LIABILITY COMPANY.

CITY COUNCIL APPROVAL:

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

MAYOR: GREGORY MILLS CITY CLERK: NATALIE HOEL



Sheet Number	Sheet Title
1	COVER SHEET
2	LEGAL DESCRIPTION
3	DEVELOPER CONTRIBUTION
4	EXISTING CONDITIONS
5	SUBDIVISION PLAN
6	STREET NETWORK AND BLOCK SIZE PLAN
7	SIGNAGE AND STRIPING PLAN
8	PHASING PLAN
9	OFF SITE IMPROVEMENT PHASING
10	GRADING AND DRAINAGE PLAN
11	UTILITY PLAN
12	CONCEPTUAL LANDSCAPE PLAN

TOTAL ACREAGE	9.095 AC
NUMBER OF LOTS	60
PROPOSED USEAGE	SINGLE FAMILY DETACHED
LOT SIZES	MIN: 3960 SQ FT
	MAX: 8006 SQ FT
	AVG: 5160 SQFT

TRACT	AREA (SQ. FT.)	AREA (AC)	USE	OWNED BY / MAINTAINED BY
TRACT A	10,365	0.238	LANDSCAPING	BCMD7/BCOB
TRACT B	5,683	0.130	LANDSCAPING	BCMD7/BCOB
TRACT C	5,005	0.115	LANDSCAPING	BCMD7/BCOB
TRACT D	12,405	0.285	LANDSCAPING	BCMD7/BCOB
TRACT E	1,809	0.041	LANDSCAPING	BCMD7/BCOB
TRACT F	3,740	0.086	LANDSCAPING	BCMD7/BCOB
TRACT G*	17,525	0.402	ROADWAY, UTILITIES, LANDSCAPING AND ACCESS	BCMD7/BCOB
TRACT TOTAL	56,532	1.298		
ROW DEDICATION	40,522	0.93	PUBLIC ROW/ROADWAY	COB/COB

BCOB = BRIGHTON CROSSING OPERATIONS BOARD
COB = CITY OF BRIGHTON
BCMD7 = BRIGHTON CROSSING METROPOLITAN DISTRICT NO. 7

* CREATION OF TRACT G IS SUBJECT TO FUTURE ROW DEDICATION

BRIGHTON CROSSING LLC
BRIGHTON CROSSING FILING NO. 9
SUBDIVISION PLAN
BRIGHTON, COLORADO

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

NO.	DESCRIPTION	DATE
4	FOURTH SUBMITTAL	12/30/2025
3	THIRD SUBMITTAL	12/02/2025
2	SECOND SUBMITTAL	10/28/2025
1	FIRST SUBMITTAL	9/2/2025

DRAWN BY: LTTN
APPROVED BY: SOS
CHECKED BY: W□
DATE: DEC 30, 2025

TITLE
COVER SHEET

PROJECT NO. 50124895

1
SHEET NO.

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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 SIXTY (60) SINGLE-FAMILY LOTS. THIS SUBDIVISION PLAN PROVIDES A DETAILED SUMMARY OF THE PROPOSED DEVELOPMENT, INCLUDING STREET ARRANGEMENT, LOT LAYOUT, UTILITIES AND DRAINAGE DESIGN. THE INTENT OF THIS SUBDIVISION PLAN IS TO OBTAIN APPROVAL FROM THE CITY OF BRIGHTON TO EXPAND THE SAFE AND CONNECTED COMMUNITY CREATED WITHIN BRIGHTON CROSSINGS.

LEGAL DESCRIPTION AND DEDICATION:

TWO PARCELS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID SUPERLOT 2;

THENCE ALONG THE SOUTHERLY, WESTERLY, NORTHERLY AND EASTERLY BOUNDARY OF SAID SUPERLOT 2 THE FOLLOWING TEN (10) COURSES:

1. SOUTH 89°42'44" WEST, A DISTANCE OF 90.78 FEET;
2. NORTH 00°12'45" WEST, A DISTANCE OF 14.29 FEET;
3. NORTH 01°42'19" WEST, A DISTANCE OF 115.17 FEET;
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2011 Cherry Street, Suite 206
Louisville, CO 80027
720.975.0177
Contact: Suzanne O. Sibel, PE
Email: ssibel@Dewberry.com

BRIGHTON CROSSING LLC
BRIGHTON CROSSING FILING NO. 9
SUBDIVISION PLAN
BRIGHTON, COLORADO

SEAL

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
4	FOURTH SUBMITTAL	12/30/2025
3	THIRD SUBMITTAL	12/02/2025
2	SECOND SUBMITTAL	10/28/2025
1	FIRST SUBMITTAL	9/2/2025

DRAWN BY LTTN
APPROVED BY SOS
CHECKED BY W
DATE DEC 30, 2025

TITLE
LEGAL DESCRIPTION

PROJECT NO. 50124895

SHEET NO.

INTENT

THIS 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 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 SUBDIVISION PLAN OR OTHERWISE REQUIRED BY THE CODE TO ESTABLISH BUILDABLE LOTS ON THE REAL PROPERTY IN ACCORDANCE WITH THIS SUBDIVISION PLAN AND THE FINAL PLAT(S). THE TERM "SCHEDULE OF IMPROVEMENTS" SHALL MEAN A DETAILED LISTING OF THE PUBLIC IMPROVEMENTS, INCLUDING DESIGN, CONSTRUCTION, INSTALLATION, AND PHASING OF WHICH IS THE DEVELOPER/BUILDER'S SOLE RESPONSIBILITY. PRELIMINARY COST ESTIMATES 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 FIRST FINAL PLAT SUBMITTAL. THE LIST BELOW INDICATES PUBLIC IMPROVEMENTS THAT MAY BE ASSOCIATED WITH THE SUBDIVISION PLAN; THIS LIST IS NOT EXHAUSTIVE:

- POTABLE WATER LINES
- NON-POTABLE WATER LINES
- 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
- FIRE HYDRANTS
- GUARD RAILS
- NEIGHBORHOOD PARKS/COMMUNITY PARKS
- OPEN SPACE
- TRAILS AND PATHS
- STREET TREES/OPEN SPACE AND/OR COMMON AREA LANDSCAPING
- IRRIGATION SYSTEMS
- WELLS
- FENCING/RETAINING WALLS
- PARKING LOTS
- PERMANENT EASEMENTS
- LAND DONATED AND/OR CONVEYED TO THE CITY
- VALUE OF LAND BENEATH ALL INFRASTRUCTURE IMPROVEMENTS
- VALUE OF WATER 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. 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 THE APPLICABLE PHASE OF THE REAL PROPERTY, 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 FINAL PLAT APPROVAL.

IMPROVEMENT GUARANTEE

DEVELOPER/BUILDER SHALL SUBMIT TO THE CITY A GUARANTEE FOR ALL PUBLIC IMPROVEMENTS RELATED TO THE REAL PROPERTY. SAID GUARANTEE SHALL BE IN A FORMAT PROVIDED BY THE CITY. INFRASTRUCTURE PERMITS SHALL BE ISSUED FOR ONLY THAT PHASE(S) FOR WHICH SAID GUARANTEES HAVE BEEN FURNISHED. THE TOTAL AMOUNT OF THE GUARANTEE 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 WITH 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.

FUTURE AGREEMENTS

THE DEVELOPER/BUILDER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY. REIMBURSEMENT IS APPLICABLE IN ACCORDANCE WITH THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT, EXHIBIT C, SECTION 1.b.ii.

PHASING

THIS IS ANTICIPATED TO BE A TWO PHASE DEVELOPMENT: PHASE 14 CONSISTS OF BLOCK 1 LOTS 1-17, THE SPEER CANAL/LONGS PEAK STREET TRAIL CONNECTION, AND THE EAST BRIDGE STREET MEDIAN. PHASE 15 CONSISTS OF BLOCK 1 LOTS 18-34, BLOCK 2 LOTS 1-15, BLOCK 3 LOTS 1-9, AND BLOCK 4 LOTS 1 & 2. REFER TO SHEETS 8 & 9 FOR DETAILED PHASING INFORMATION. PHASES, AND PUBLIC IMPROVEMENTS THEREIN, WILL BE COMPLETED SEQUENTIALLY. ALL PUBLIC IMPROVEMENTS IN PHASE 14 MUST RECEIVE INITIAL ACCEPTANCE BEFORE THE CITY WILL GRANT INITIAL ACCEPTANCE TO PHASE 15.

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.

LANDSCAPING

REFERENCE THE BROMLEY PARK LAND USE REGULATION, RECORDED IN ADAMS COUNTY IN BOOK 3301 AT PAGES 860 THROUGH 898, AND THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE, AS AMENDED, FOR LANDSCAPING STANDARDS.

PARK AND OPEN SPACE DEDICATION

PARKS AND OPEN SPACE DEDICATION IS GOVERNED BY THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT, EXHIBIT C, SECTION 8. 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

DEVELOPER/BUILDER SHALL SATISFY THE WATER DEDICATION REQUIREMENTS OF THE BRIGHTON MUNICIPAL CODE.

NORTH GOLDEN EAGLE PARKWAY AND INTERSECTION IMPROVEMENTS

IT IS ANTICIPATED THAT NORTH GOLDEN EAGLE PARKWAY AND ITS INTERSECTION WITH EAST BRIDGE STREET WILL BE COMPLETED AS PART OF BRIGHTON CROSSING FILING NO. 2, 8TH AMENDMENT. IF THESE IMPROVEMENTS ARE NOT MADE, THEN THE DEVELOPER/BUILDER SHALL CONSTRUCT THESE IMPROVEMENTS IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTIONS PLANS AND IN ACCORDANCE WITH THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT, EXHIBIT C, SECTION 1.A AND SECTION 1.C. DESIGN AND CONSTRUCTION OF THESE IMPROVEMENTS SHALL ALSO COMPLY WITH CDOT STANDARDS, IF APPLICABLE.

EAST BRIDGE STREET IMPROVEMENTS

THE DEVELOPER/BUILDER SHALL DESIGN AND CONSTRUCT A MEDIAN WITHIN EAST BRIDGE STREET IN ACCORDANCE WITH THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT, EXHIBIT C, SECTION 1.B. AS A CONDITION OF INITIAL ACCEPTANCE. DESIGN AND CONSTRUCTION OF THIS MEDIAN SHALL ALSO COMPLY WITH CDOT STANDARDS AND INCLUDE OTHER IMPROVEMENTS REQUIRED BY CDOT, AS APPLICABLE.

COMMUNITY AMENITIES

DEVELOPER/BUILDER SHALL DESIGN AT THE TIME OF FINAL PLAT ALL COMMUNITY AMENITIES FOR EACH PHASE, INCLUDING BUT NOT LIMITED TO, LANDSCAPING, PARKS AND OPEN SPACE, FENCING, SUBDIVISION SIGNAGE, AND COMMUNITY MAILBOXES. DEVELOPER/BUILDER AGREES TO CONSTRUCT AND/OR INSTALL THESE ITEMS WITHIN EACH PHASE OF DEVELOPMENT.

OVERHEAD UTILITY LINES

DEVELOPER/BUILDER SHALL BE RESPONSIBLE FOR THE UNDERGROUNDING OF ALL ADJACENT AND INTERNAL OVERHEAD LINES AS A CONDITION OF INITIAL ACCEPTANCE.

STREET LIGHTING

DEVELOPER/BUILDER SHALL DESIGN AND CONSTRUCT ALL REQUIRED STREET LIGHTS ALONG ALL ADJACENT AND INTERNAL ROADWAYS AS A CONDITION OF INITIAL ACCEPTANCE, UNLESS OTHER TIMING IS SPECIFIED AT THE TIME OF FINAL PLAT.

WATER AND SEWER LINES

DEVELOPER/BUILDER SHALL DESIGN AND CONSTRUCT ALL REQUIRED WATER AND SEWER INFRASTRUCTURE NECESSARY TO SERVE THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE LOOPING OF WATER LINES AND UPSIZING OF EXISTING WATER AND SEWER INFRASTRUCTURE, IN ACCORDANCE WITH EXHIBIT C, SECTION 6 OF THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT. IN RELATION TO SEWER SERVICES, THE CITY DOES NOT GUARANTEE THAT THIS SERVICE CAN BE PROVIDED BY THIRD PARTY PROVIDERS.

TRAILS

THE DEVELOPER/BUILDER SHALL CAUSE THE DESIGN AND CONSTRUCTION OF THE MISSING TRAIL CONNECTION NORTH OF LONGS PEAK STREET ON THE EAST SIDE OF THE SPEER CANAL, IN ACCORDANCE WITH THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT, EXHIBIT C, SECTION 9.

SCHOOL DISTRICT 27J CAPITAL FACILITY FEE FOUNDATION

DEVELOPER/BUILDER SHALL PAY A FEE-IN-LIEU OF LAND DEDICATION TO SCHOOL DISTRICT 27J, IN THE AMOUNT AGREED UPON BETWEEN BETWEEN SCHOOL DISTRICT 27J AND DEVELOPER/BUILDER. PROOF OF PAYMENT WILL BE A CONDITION OF THE RECORDING OF THE FINAL PLAT. DEVELOPER/BUILDER SHALL ENTER INTO A PARTICIPANT AGREEMENT WITH SCHOOL DISTRICT 27J, IN ACCORDANCE WITH EXHIBIT C, SECTION 18 OF THE BRIGHTON CROSSINGS ANNEXATION AGREEMENT.

RIGHT-OF-WAY VACATION

ANY RIGHT-OF-WAY REQUIRING VACATION, INCLUDING BUT NOT LIMITED TO PORTIONS OF NORTH GOLDEN EAGLE FORK, SHALL BE VACATED IN ACCORDANCE WITH THE CITY OF BRIGHTON LAND USE AND DEVELOPMENT CODE PRIOR TO THE APPROVAL AND RECORDING OF THE FINAL PLAT.



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BRIGHTON CROSSING LLC
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SUBDIVISION PLAN
BRIGHTON, COLORADO

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SCALE

REVISIONS

NO.	DESCRIPTION	DATE
4	FOURTH SUBMITTAL	12/30/2025
3	THIRD SUBMITTAL	12/02/2025
2	SECOND SUBMITTAL	10/28/2025
1	FIRST SUBMITTAL	9/2/2025

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TITLE
DEVELOPER CONTRIBUTIONS

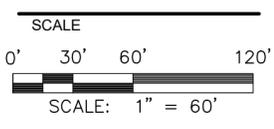
PROJECT NO. 50124895

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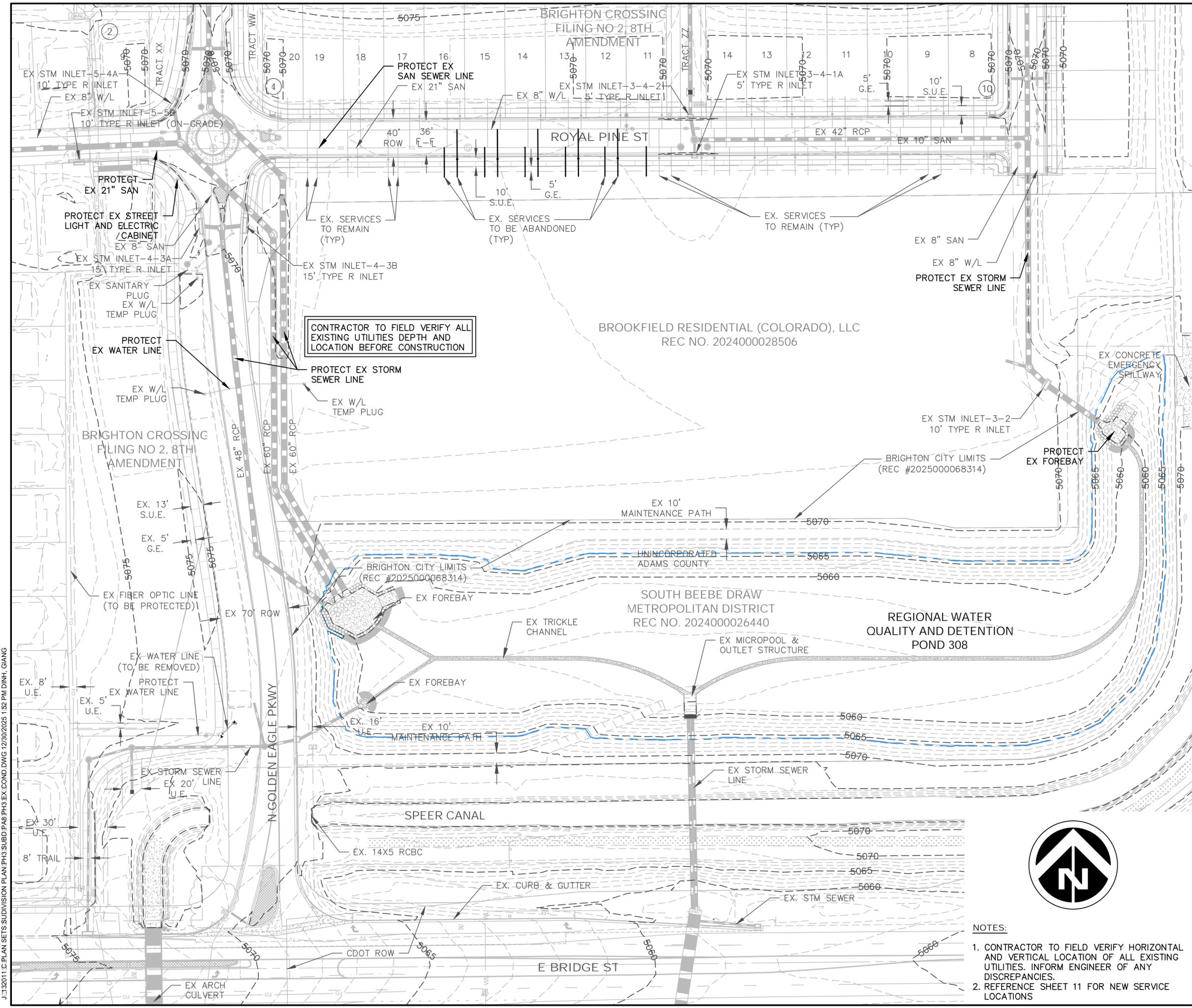
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 DATE: DEC 30, 2025

TITLE
EXISTING CONDITIONS

PROJECT NO. 50124895

4
 SHEET NO.



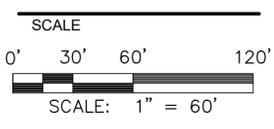
- NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES. INFORM ENGINEER OF ANY DISCREPANCIES.
 2. REFERENCE SHEET 11 FOR NEW SERVICE LOCATIONS

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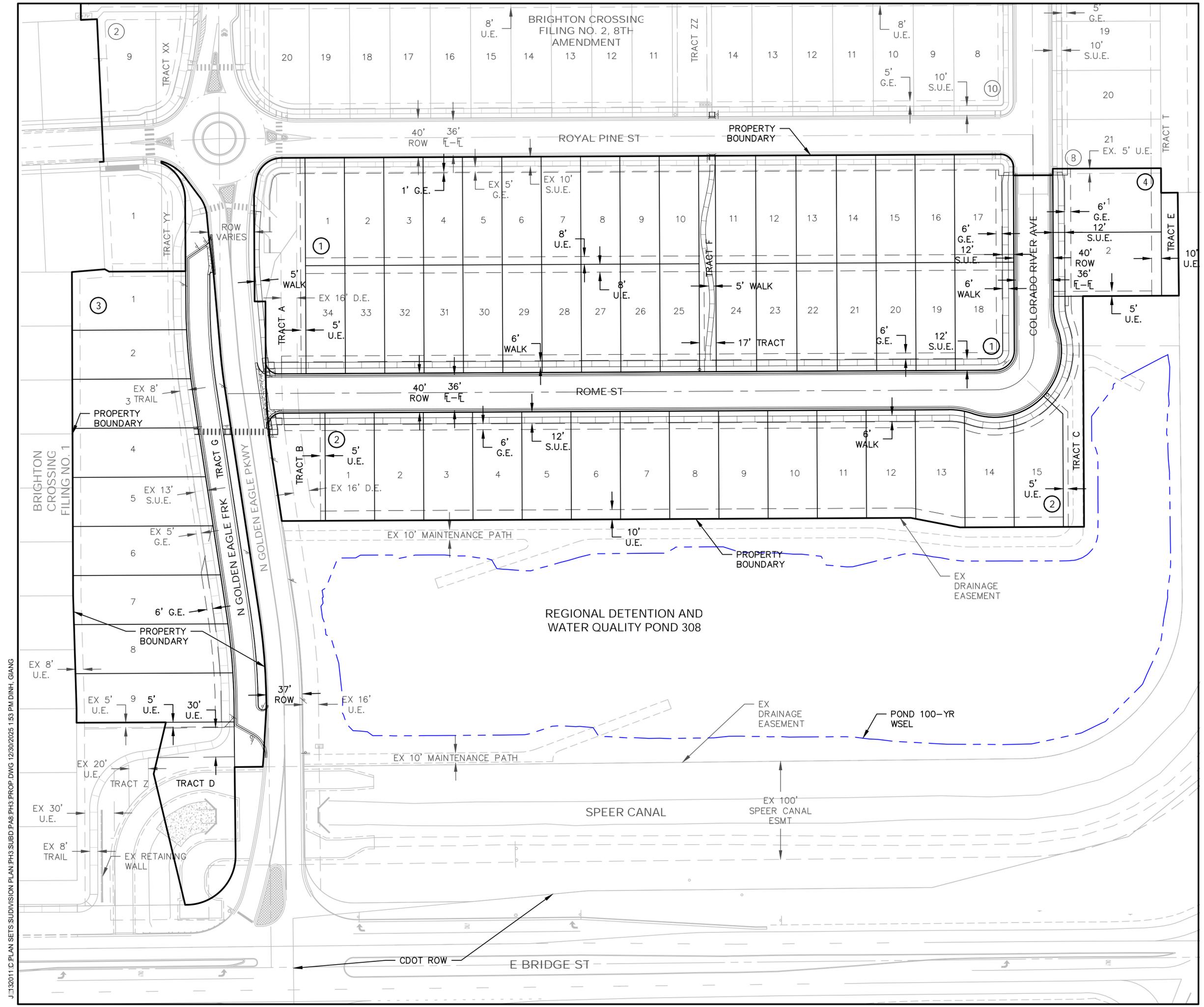
REVISIONS

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TITLE
 SUBDIVISION PLAN

PROJECT NO. 50124895

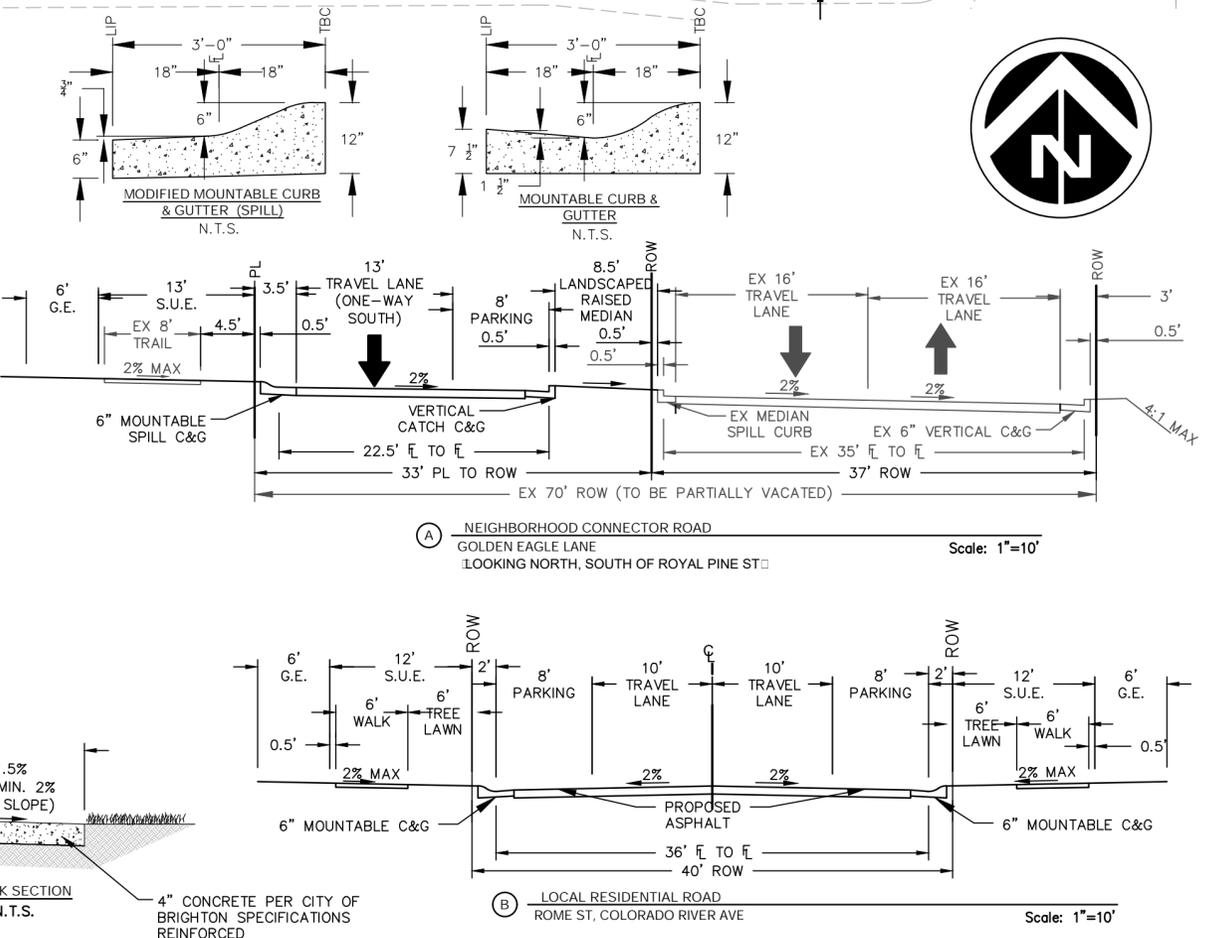
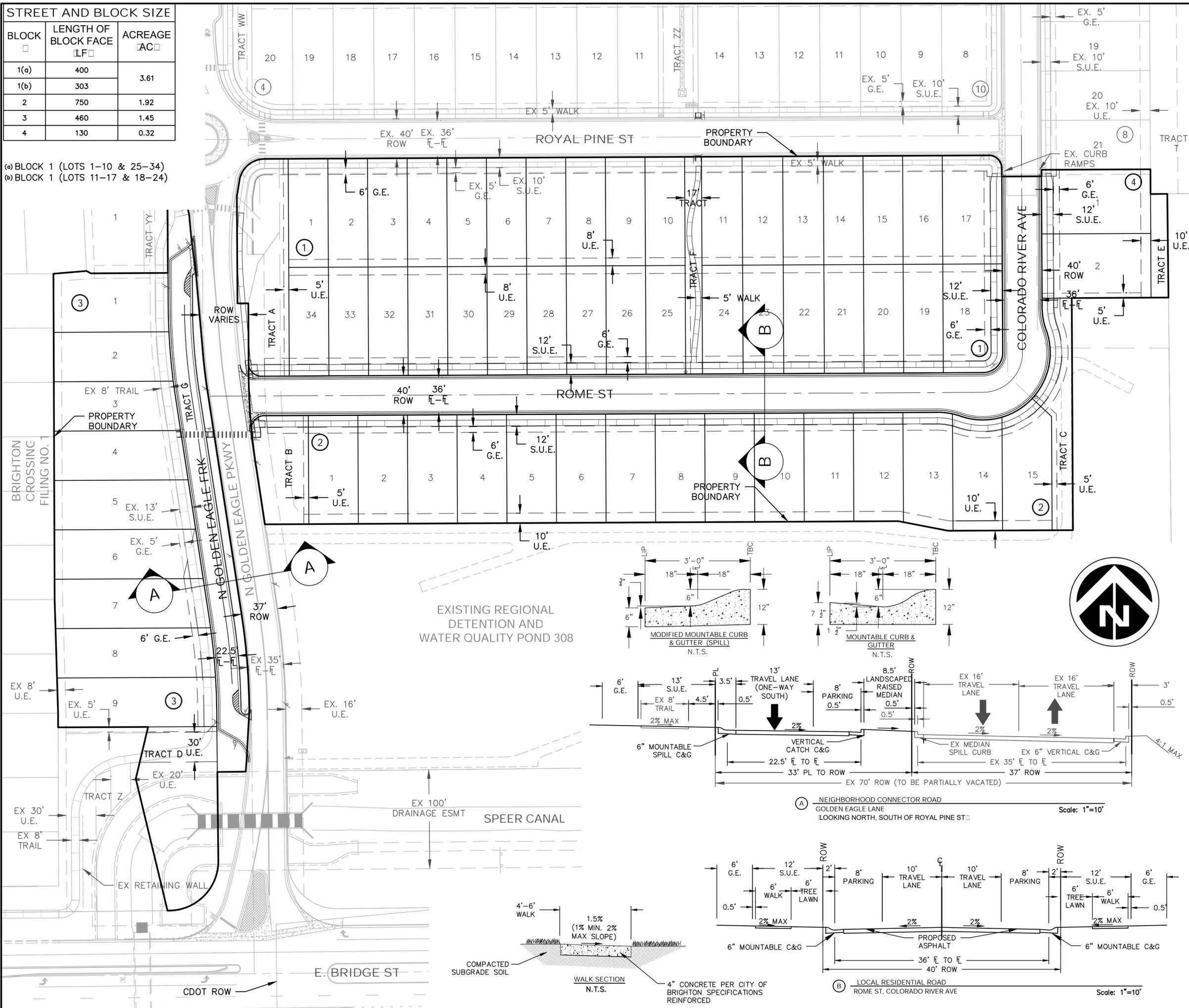


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STREET AND BLOCK SIZE

BLOCK	LENGTH OF BLOCK FACE LF	ACREAGE AC
1(a)	400	3.61
1(b)	303	
2	750	1.92
3	460	1.45
4	130	0.32

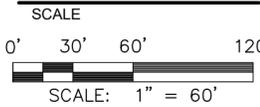
(a) BLOCK 1 (LOTS 1-10 & 25-34)
 (b) BLOCK 1 (LOTS 11-17 & 18-24)



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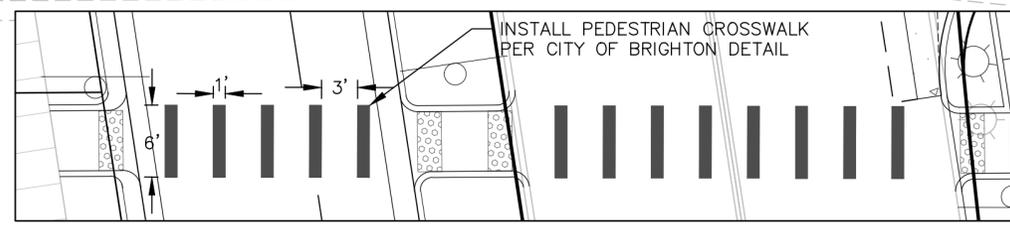
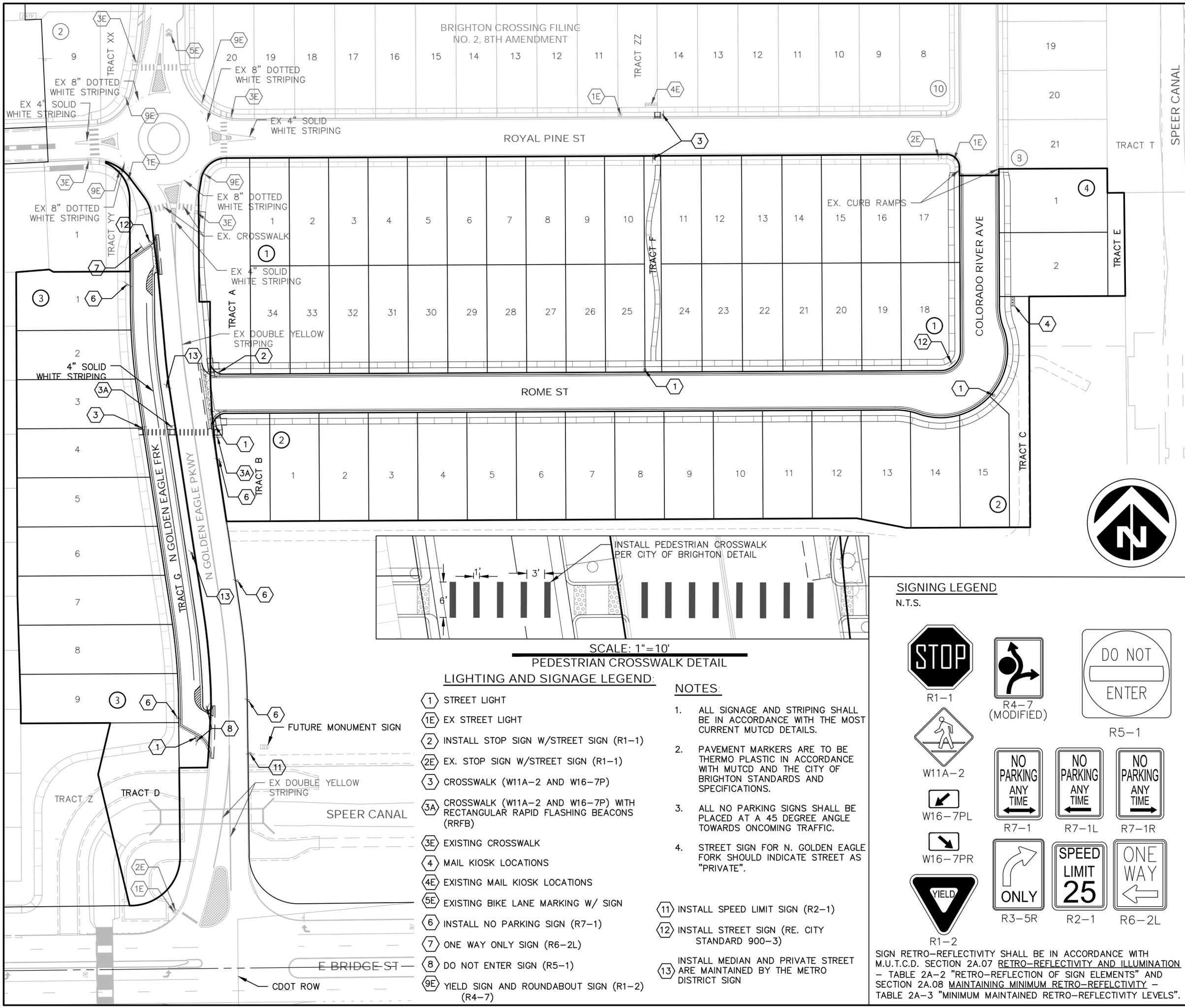
NO. DESCRIPTION DATE
 DRAWN BY LTTN
 APPROVED BY SOS
 CHECKED BY W
 DATE DEC 30, 2025

TITLE
 STREET NETWORK AND BLOCK AND BLOCK SIZE PLAN
 PROJECT NO. 50124895

SHEET NO.

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 SUBDIVISION PLAN
 BRIGHTON, COLORADO



SCALE: 1" = 10'
 PEDESTRIAN CROSSWALK DETAIL

LIGHTING AND SIGNAGE LEGEND:

- ① STREET LIGHT
- ①E EX STREET LIGHT
- ② INSTALL STOP SIGN W/STREET SIGN (R1-1)
- ②E EX. STOP SIGN W/STREET SIGN (R1-1)
- ③ CROSSWALK (W11A-2 AND W16-7P)
- ③A CROSSWALK (W11A-2 AND W16-7P) WITH RECTANGULAR RAPID FLASHING BEACONS (RRFB)
- ③E EXISTING CROSSWALK
- ④ MAIL KIOSK LOCATIONS
- ④E EXISTING MAIL KIOSK LOCATIONS
- ⑤E EXISTING BIKE LANE MARKING W/ SIGN
- ⑥ INSTALL NO PARKING SIGN (R7-1)
- ⑦ ONE WAY ONLY SIGN (R6-2L)
- ⑧ DO NOT ENTER SIGN (R5-1)
- ⑨E YIELD SIGN AND ROUNDABOUT SIGN (R1-2) (R4-7)

- NOTES:**
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT MUTCD DETAILS.
 - PAVEMENT MARKERS ARE TO BE THERMO PLASTIC IN ACCORDANCE WITH MUTCD AND THE CITY OF BRIGHTON STANDARDS AND SPECIFICATIONS.
 - ALL NO PARKING SIGNS SHALL BE PLACED AT A 45 DEGREE ANGLE TOWARDS ONCOMING TRAFFIC.
 - STREET SIGN FOR N. GOLDEN EAGLE FORK SHOULD INDICATE STREET AS "PRIVATE".
- ⑪ INSTALL SPEED LIMIT SIGN (R2-1)
 - ⑫ INSTALL STREET SIGN (RE. CITY STANDARD 900-3)
 - ⑬ INSTALL MEDIAN AND PRIVATE STREET ARE MAINTAINED BY THE METRO DISTRICT SIGN

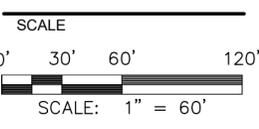
SIGNING LEGEND
 N.T.S.



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".

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DRAWN BY: LTTN
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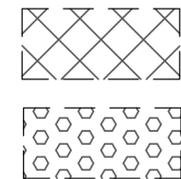
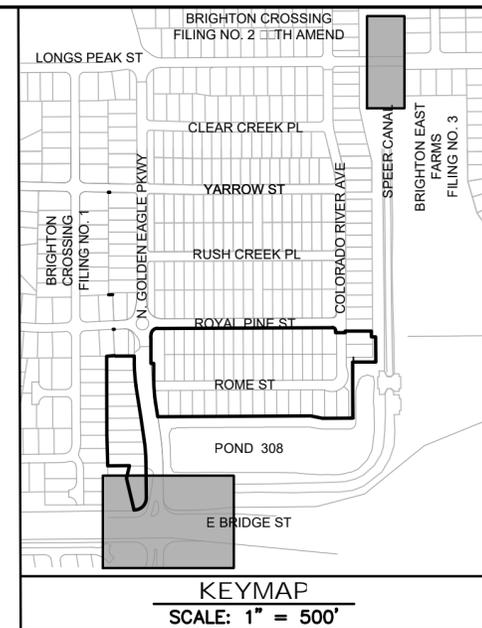
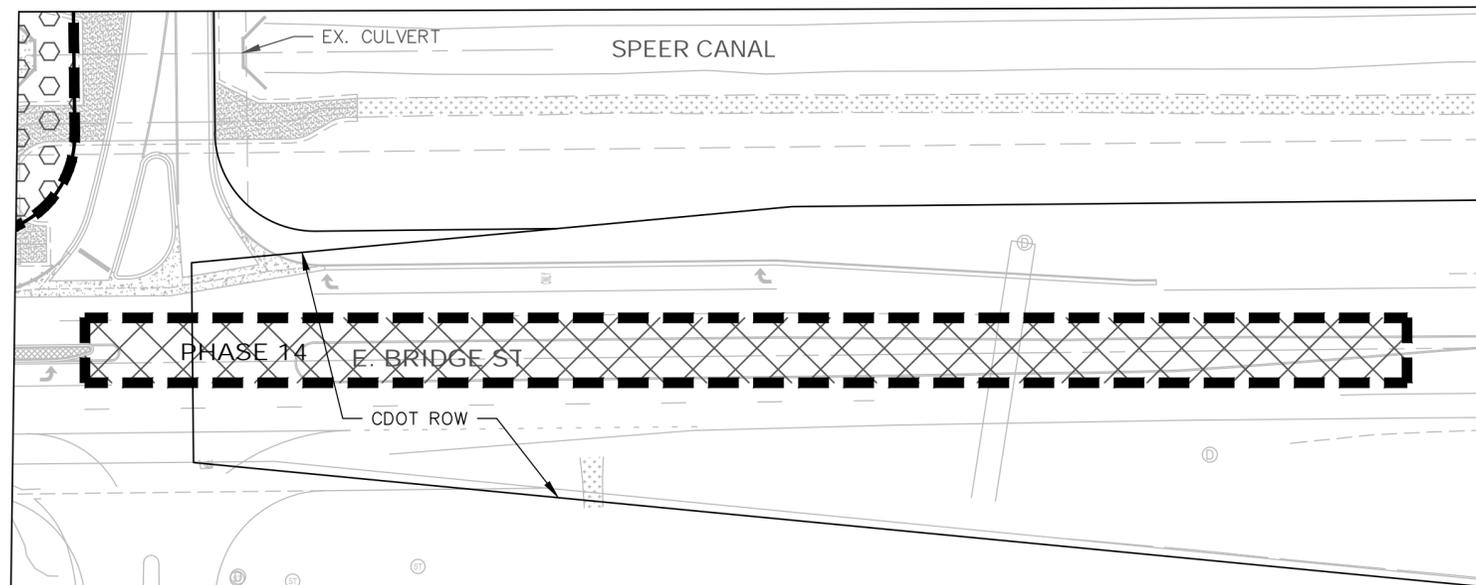
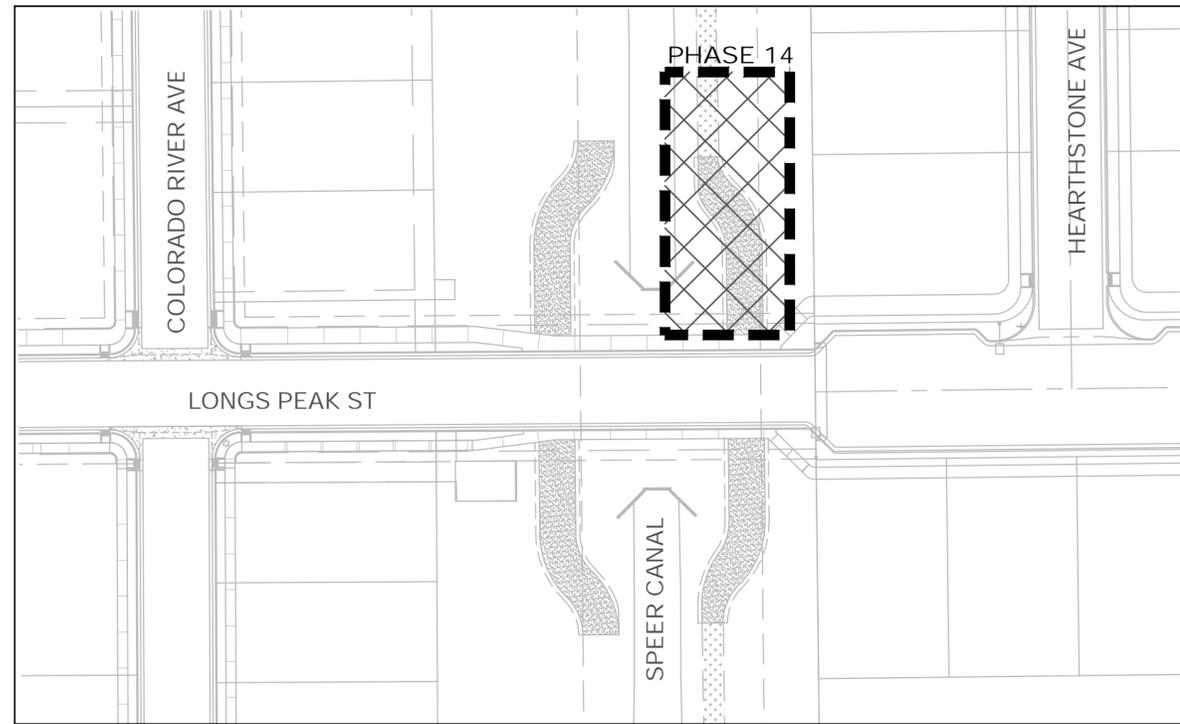
TITLE
SIGNAGE AND STRIPING

PROJECT NO. 50124895

SHEET NO.

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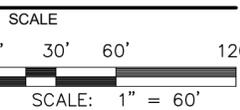
PHASE 14

PHASE 15

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NO. DESCRIPTION DATE

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TITLE
**OFF SITE
 IMPROVEMENT
 PHASING**

PROJECT NO. 50124895

9

SHEET NO.

2011 Cherry Street, Suite 206
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SCALE
 0' 30' 60' 120'
 SCALE: 1" = 60'

REVISIONS

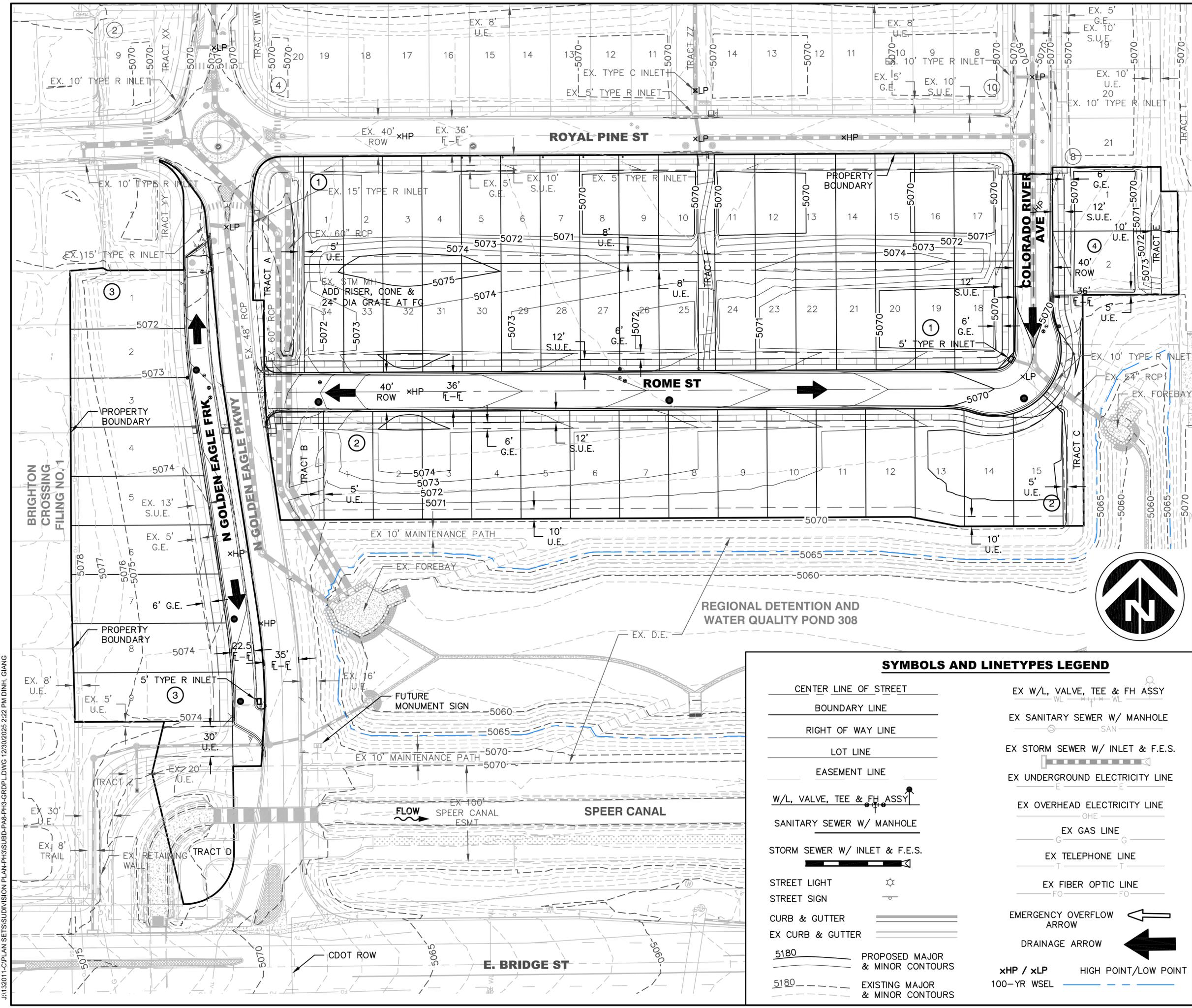
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TITLE
 GRADING AND DRAINAGE PLAN

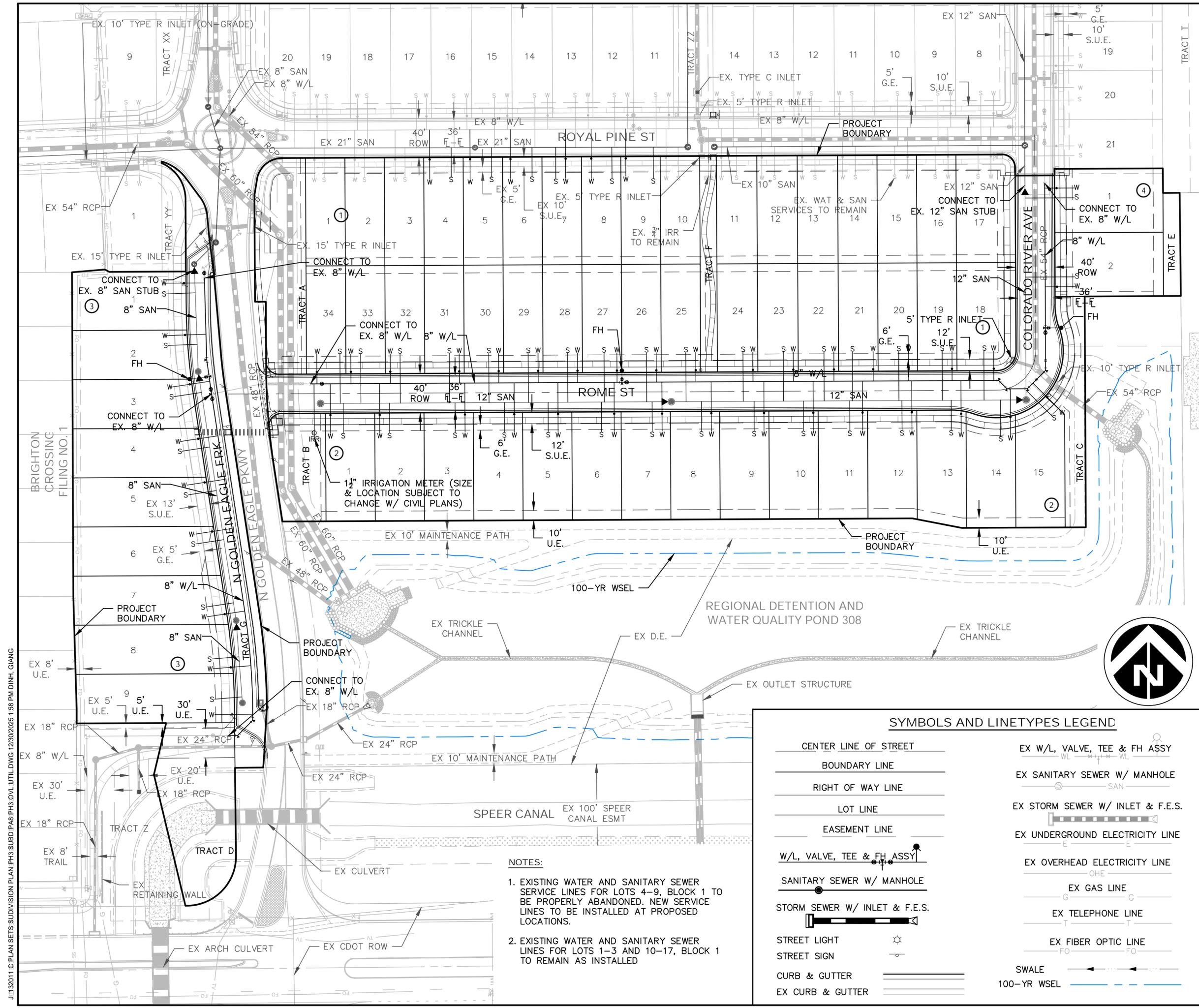
PROJECT NO. 50124895

10
 SHEET NO.



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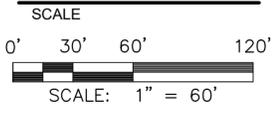
- NOTES:**
- EXISTING WATER AND SANITARY SEWER SERVICE LINES FOR LOTS 4-9, BLOCK 1 TO BE PROPERLY ABANDONED. NEW SERVICE LINES TO BE INSTALLED AT PROPOSED LOCATIONS.
 - EXISTING WATER AND SANITARY SEWER LINES FOR LOTS 1-3 AND 10-17, BLOCK 1 TO REMAIN AS INSTALLED

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	100-YR WSEL
CURB & GUTTER	
EX CURB & GUTTER	

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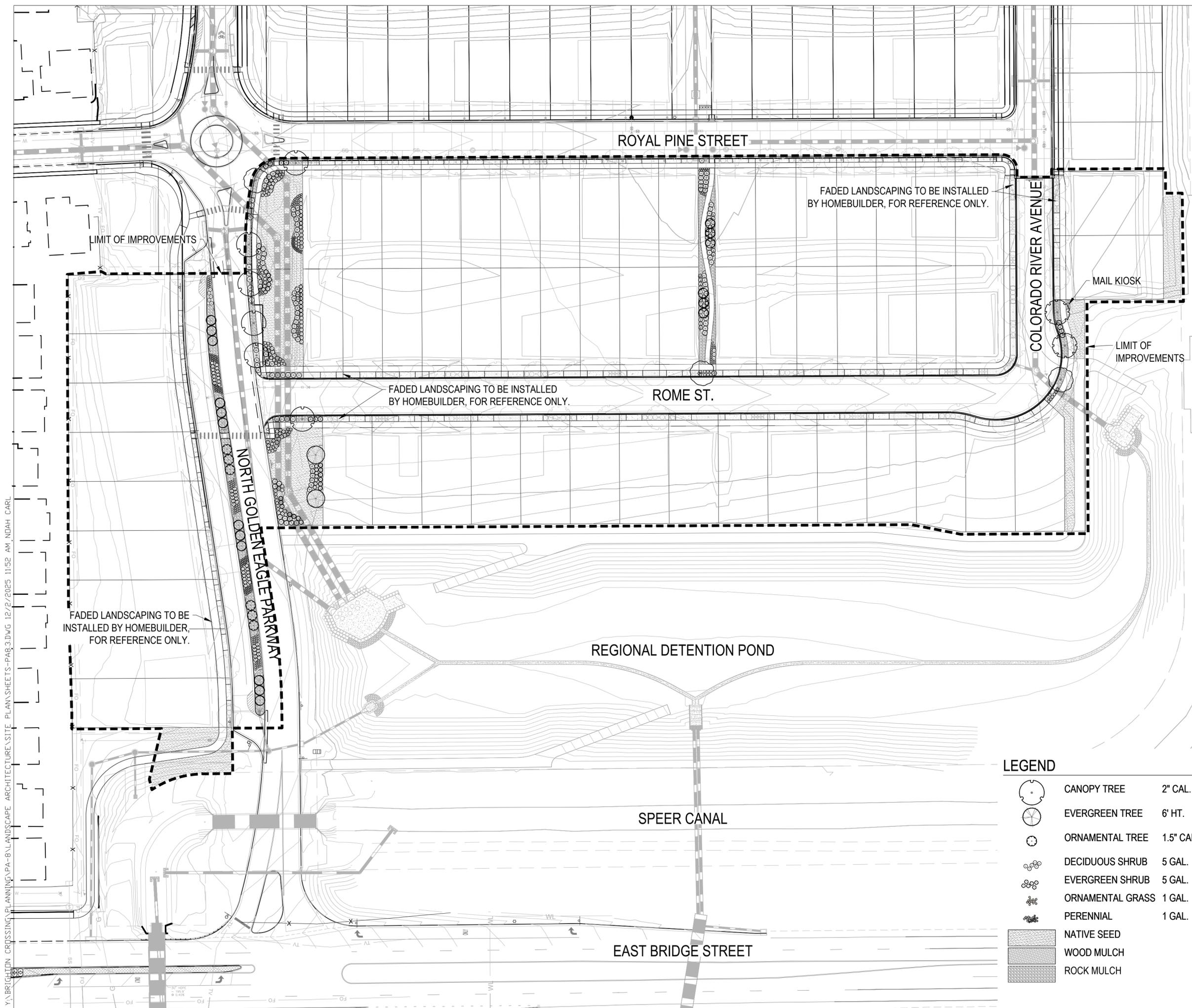
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TITLE
 UTILITY PLAN

PROJECT NO. 50124895

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BRIGHTON CROSSING LLC
BRIGHTON CROSSING FILING NO. 9
 BRIGHTON, COLORADO

SEAL

PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION

SCALE

REVISIONS

NO.	DESCRIPTION	DATE
4	FOURTH SUBMITTAL	12/30/2025
3	THIRD SUBMITTAL	12/02/2025
2	SECOND SUBMITTAL	10/28/2025
1	FIRST SUBMITTAL	9/2/2025

DRAWN BY NCC
 APPROVED BY PCS
 CHECKED BY PCS
 DATE DEC 30, 2025

TITLE
CONCEPTUAL LANDSCAPE PLAN

PROJECT NO. 50124895

LEGEND

- CANOPY TREE 2" CAL.
- EVERGREEN TREE 6' HT.
- ORNAMENTAL TREE 1.5" CAL.
- DECIDUOUS SHRUB 5 GAL.
- EVERGREEN SHRUB 5 GAL.
- ORNAMENTAL GRASS 1 GAL.
- PERENNIAL 1 GAL.
- NATIVE SEED
- WOOD MULCH
- ROCK MULCH

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