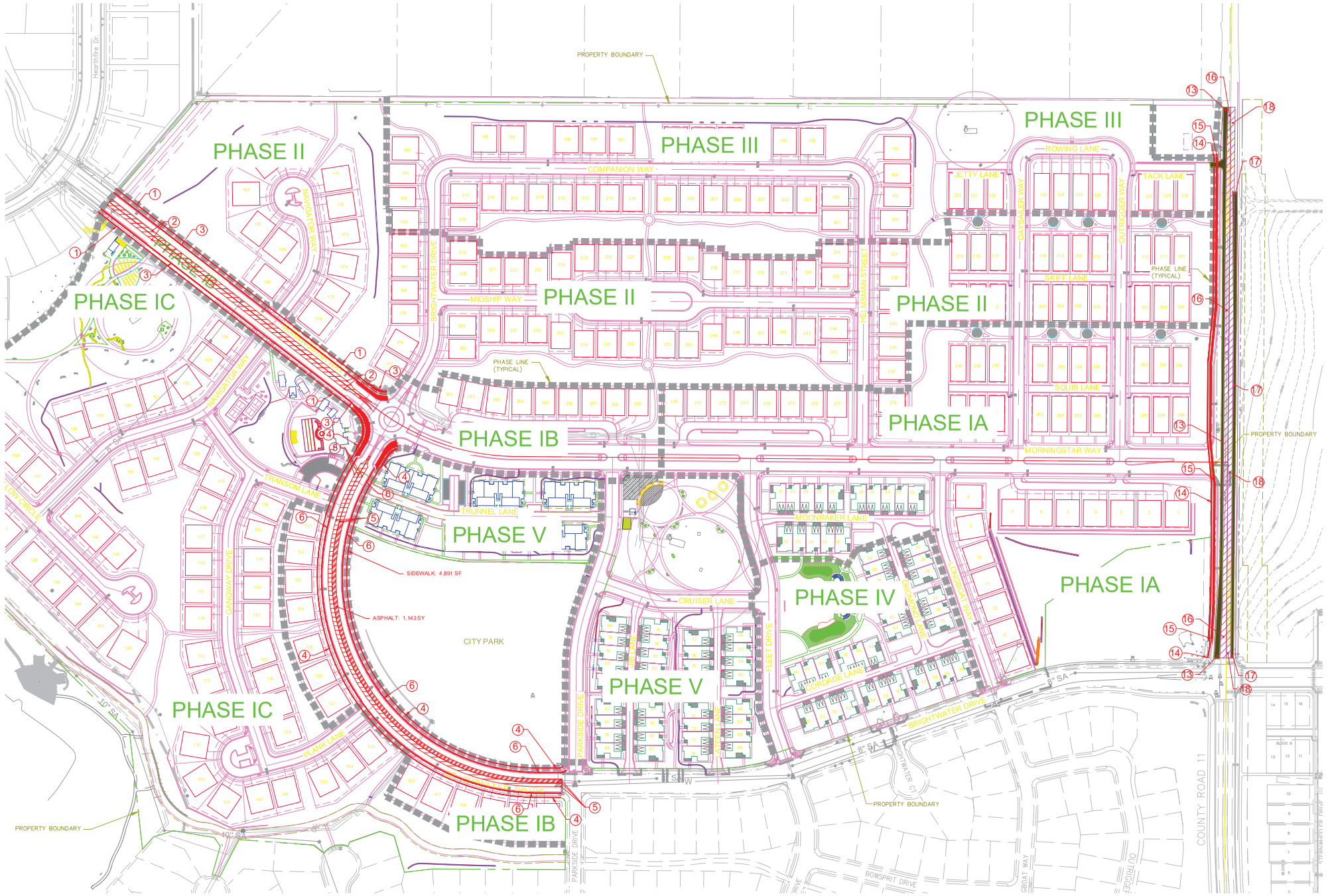


NOTES

1) THIS EXHIBIT DEPICTS STREET OVERSIZING ITEMS AND AREAS, ATTRIBUTABLE TO THE WATERS EDGE WEST DEVELOPMENT. PHASE LINES ARE ALSO SHOWN FOR THE DEVELOPMENT.

2) THE CITY PARK IS OWNED BY THE CITY, AND THEREFORE, A PORTION OF THE NORTH SIDE OF BRIGHTWATER DRIVE AND A PORTION OF THE WEST SIDE OF PARKSIDE DRIVE, ADJACENT TO THE CITY PARK, ARE SHOWN AS REPAY ITEMS/ AREAS ON A SEPARATE EXHIBIT FOR THE PARKS PLANNING DEPARTMENT, AS WATERS EDGE WEST HAS CONSTRUCTED THE ENTIRE STREET SECTION FOR BOTH STREETS. OVERSIZING OF THESE TWO STREETS ARE ALSO APPLICABLE, AND HAVE BEEN SHOWN IN THIS EXHIBIT.

3) IMPROVEMENTS ON THE WEST AND EAST SIDES OF TURNBERRY ROAD ARE ELIGIBLE FOR STREET OVERSIZING. TURNBERRY ROAD WAS ALSO OVERLAID FOR THE ENTIRE WIDTH OF THE ROADWAY, FROM THE NORTH PROPERTY BOUNDARY TO THE SOUTH PROPERTY BOUNDARY OF WATERS EDGE WEST, AND THEREFORE, HAS A MIDDLE PORTION OF THE ROADWAY THAT IS ELIGIBLE FOR REIMBURSEMENT.

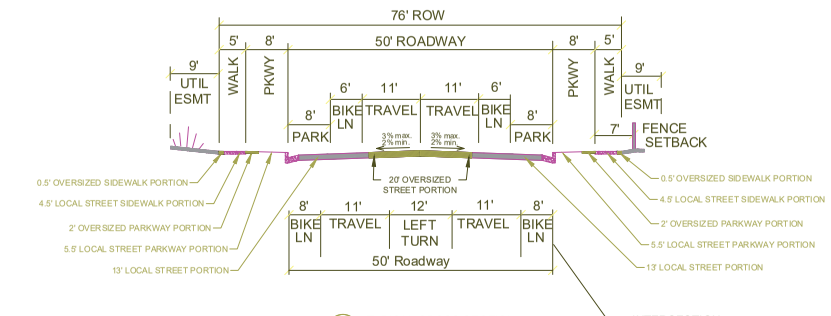
4) PLEASE REFER TO THE KEY NOTE LEGEND THIS SHEET FOR DESCRIPTION OF OVERSIZING ITEMS/ AREAS. PLEASE ALSO REFER TO THE ACCOMPANYING SPREADSHEET WHICH QUANTIFIES THESE ITEMS/ AREAS, AND THE UNIT PRICING FOR THESE ITEMS, AS PROVIDED BY CONNELL RESOURCES.

5) PER CITY DIRECTION, ASPHALT SECTION UNIT PRICING IS ONLY ALLOWED TO USE THE LOCAL STREET SECTION UNIT PRICE; THEREFORE, EVEN FOR THE COLLECTOR AND ARTERIAL ASPHALT SECTIONS (DEPTHS), THE LOCAL SECTION (DEPTH) PRICING MUST BE USED EVEN FOR THESE LARGER STREETS.

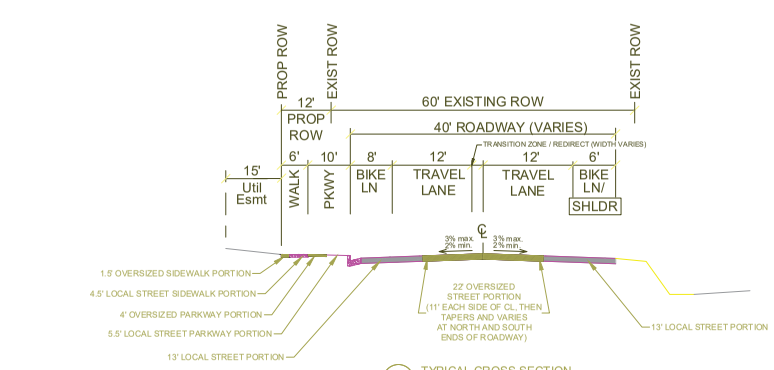
6) PLEASE REFER TO THE TYPICAL STREET SECTIONS, THIS SHEET, FOR OVERSIZING DETAILS AND DIMENSIONS.

KEY NOTE LEGEND

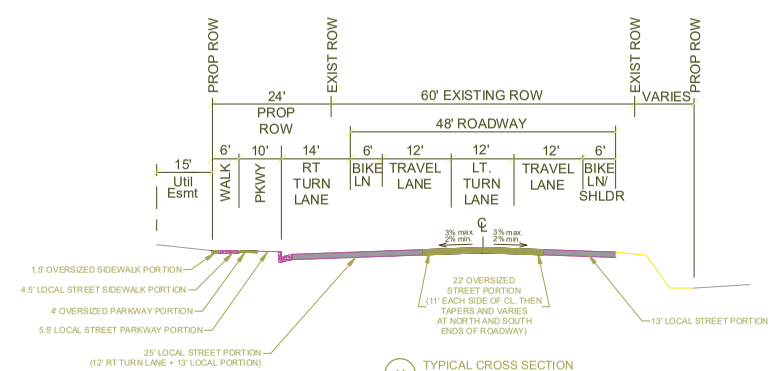
1. SIDEWALK OVERSIZING, NORTH & SOUTH SIDES OF MORNINGSTAR DRIVE (WEST OF ROUNDABOUT)
2. STREET OVERSIZING, NORTH AND SOUTH SIDES OF MORNINGSTAR DRIVE (WEST OF ROUNDABOUT)
3. PARKWAY OVERSIZING, NORTH & SOUTH SIDES OF MORNINGSTAR DRIVE (WEST OF ROUNDABOUT)
4. SIDEWALK OVERSIZING, WEST & EAST SIDES OF BRIGHTWATER DRIVE (SOUTH OF ROUNDABOUT)
5. STREET OVERSIZING, WEST AND EAST SIDES OF BRIGHTWATER DRIVE (SOUTH OF ROUNDABOUT)
6. PARKWAY OVERSIZING, WEST & EAST SIDES OF BRIGHTWATER DRIVE (SOUTH OF ROUNDABOUT)
7. (NOT USED)
8. (NOT USED)
9. (NOT USED)
10. (NOT USED)
11. (NOT USED)
12. (NOT USED)
13. STREET OVERSIZING, ASPHALT REMOVAL WEST SIDE OF TURNBERRY ROAD
14. SIDEWALK OVERSIZING, WEST SIDE OF TURNBERRY ROAD
15. PARKWAY OVERSIZING, WEST SIDE OF TURNBERRY ROAD
16. STREET OVERSIZING, WEST SIDE OF TURNBERRY (BEYOND THE LOCAL PORTION & RT. TURN LANE)
17. STREET OVERSIZING, ASPHALT REMOVAL EAST SIDE OF TURNBERRY ROAD
18. STREET OVERSIZING, EAST SIDE OF TURNBERRY ROAD



5 TYPICAL CROSS SECTION
MINOR COLLECTOR
(MORNINGSTAR WAY- WEST OF ROUNDABOUT
(BRIGHTWATER DRIVE-SOUTH OF ROUNDABOUT



10 TYPICAL CROSS SECTION
TURNBERRY ROAD (CR 11)
INTERIM ROAD IMPROVEMENTS
STA: 23+11.89 TO 26+98.74



11 TYPICAL CROSS SECTION
TURNBERRY ROAD (C.R. 11)
INTERIM ROAD IMPROVEMENTS
STA: 19+73.63 TO 21+69.21

ASPEN ENGINEERING
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970-419-4344

Revision	By	Appd.	Issued	By	Appd.
			YY.MM.DD		YY.MM.DD

Client/Project
SKYLAND MEADOWS DEVELOPMENTS, LTD.
WATERS EDGE SECOND FILING
Fort Collins, CO

Title
STREET OVERSIZING/ REPAY EXHIBIT A

Permit-Seal

PRELIMINARY
COLORADO REGISTERED
NOT FOR CONSTRUCTION
PROFESSIONAL ENGINEER

Project Number: 187010190
File Name: WatersEdgeWestOversizing12-22-22

Dwn.	Chkd.	Dsgn.	YY.MM.DD
JRG	JRG	JRG	

Drawing No. EX-1
Revision 0
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