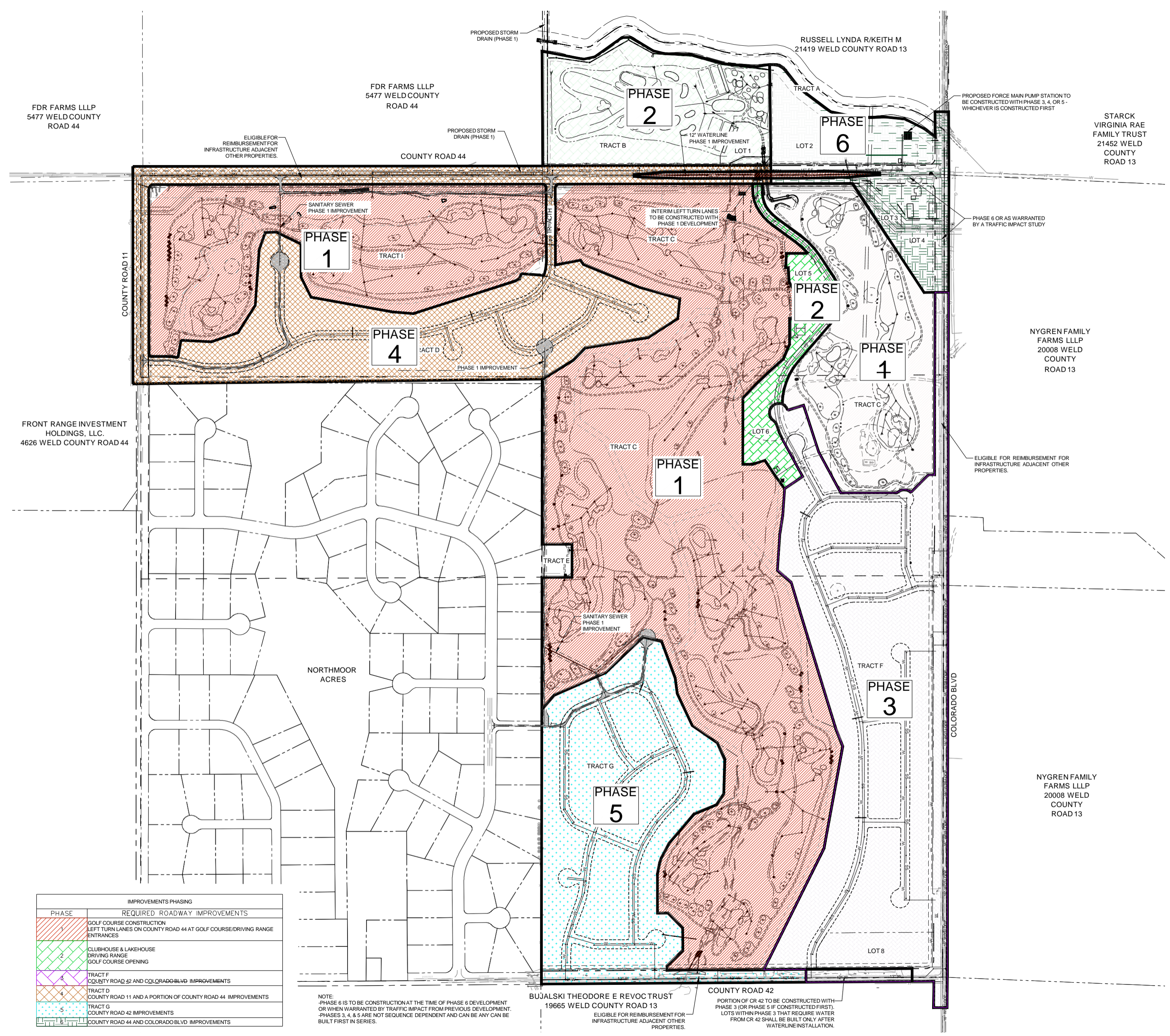


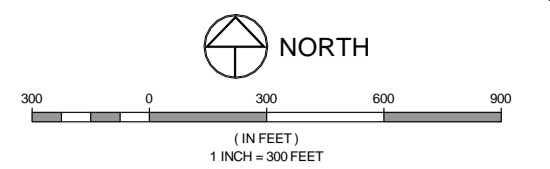
DRAWING FILENAME: P:\Projects\2024\1659-001_PHASE1\1659-001_PHASE1.dwg LAYOUT NAME: PH1 DATE: Jun 19, 2024 10:16am CAD OPERATOR: BWh
 LIST OF REVISIONS: [1659-001_001] [1659-001_002] [1659-001_003] [1659-001_004] [1659-001_005] [1659-001_006] [1659-001_007] [1659-001_008] [1659-001_009] [1659-001_010]



PHASE	IMPROVEMENTS PHASING
1	REQUIRED ROADWAY IMPROVEMENTS GOLF COURSE CONSTRUCTION LEFT TURN LANES ON COUNTY ROAD 44 AT GOLF COURSE/DRIVING RANGE ENTRANCES
2	CLUBHOUSE & LAKEHOUSE DRIVING RANGE GOLF COURSE OPENING
3	TRACT F COUNTY ROAD 42 AND COLORADO BLVD IMPROVEMENTS
4	TRACT D COUNTY ROAD 11 AND A PORTION OF COUNTY ROAD 44 IMPROVEMENTS
5	TRACT G COUNTY ROAD 42 IMPROVEMENTS
6	COUNTY ROAD 44 AND COLORADO BLVD IMPROVEMENTS

NOTE:
 -PHASE 6 IS TO BE CONSTRUCTION AT THE TIME OF PHASE 6 DEVELOPMENT OR WHEN WARRANTED BY TRAFFIC IMPACT FROM PREVIOUS DEVELOPMENT.
 -PHASES 3, 4, & 5 ARE NOT SEQUENCE DEPENDENT AND CAN BE ANY CAN BE BUILT FIRST IN SERIES.

NOTE:
 PORTION OF CR 42 TO BE CONSTRUCTED WITH PHASE 3 (OR PHASE 5 IF CONSTRUCTED FIRST). LOTS WITHIN PHASE 3 THAT REQUIRE WATER FROM CR 42 SHALL BE BUILT ONLY AFTER WATERLINE INSTALLATION.



- LEGEND:**
- PROJECT BOUNDARY
 - PHASE LINE
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER

- NOTES:**
- PHASE LINES SHOWN DELINEATE THE LOTS AND/OR AREAS THAT ARE INCLUDED WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
 - DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH TOWN STANDARDS.
 - THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY AND MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL ORDER OF CONSTRUCTION.
 - THE CLUBHOUSE AND LAKEHOUSE MAY BE SERVED BY SEPTIC SEWER IN THE INTERIM UNTIL GRAVITY SEWERS AND/OR THE LIFT STATION ARE BUILT WITH THE INITIAL SUPERPAD DEVELOPMENT.
 - THE INTENT OF THIS PLAN IS TO SERVE AS A GUIDE FOR IMPROVEMENTS WITH EACH PHASE. THE DEVELOPER ACKNOWLEDGES THERE ARE CODE AND DEVELOPMENT REQUIREMENTS THAT MAY TRIGGER ADDITIONAL IMPROVEMENTS AS NEEDED.
 - ROAD IMPROVEMENTS TIMING FOR CR44 & CR13 INTERSECTION SHALL BE DRIVEN BY TRAFFIC REQUIREMENTS. THOSE IMPROVEMENTS MAY BE REQUIRED BEFORE PHASE 6.

REVISIONS:
REVIEW SHEET
 NOT FOR CONSTRUCTION
 06/19/2024

THE ENGINEER HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE ENGINEERING COUNCIL OF COLORADO. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWING AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

EPS GROUP
 ENGINEERING & PLANNING
 970.221.4158
 FORT COLLINS | GREELEY | GORDONVILLE | TUCSON | NORTH PLATTE | FORT WORTH

PROJECT: 1659-001
 DATE: Jun 19, 2024
 DESIGNED BY: B. Ruch
 DRAWN BY: C. Ungermann
 P. MANAGER: R. Banning

PHASING PLAN
 PODIUM RESIDUAL DEVELOPMENT



HILLSBOROUGH EXTENSION DITCH COMPANY
 APPROVED: _____ DATE: _____
 CONSOLIDATED HILLSBOROUGH DITCH COMPANY PRESIDENT OR APPROVED REPRESENTATIVE