



FULL RIGHT OF WAY IMPROVEMENTS INCLUDE ALL GRADING, UTILITIES, SUBGRADES, PAVEMENTS, SIGNAGE, STRIPING, AND HARDSCAPE WITHIN RIGHT OF WAY. OVERLOT GRADING SHALL ALSO OCCUR IN EACH PHASE NOTED OUTSIDE OF RIGHT OF WAY IMPROVEMENTS.

PHASING LEGEND

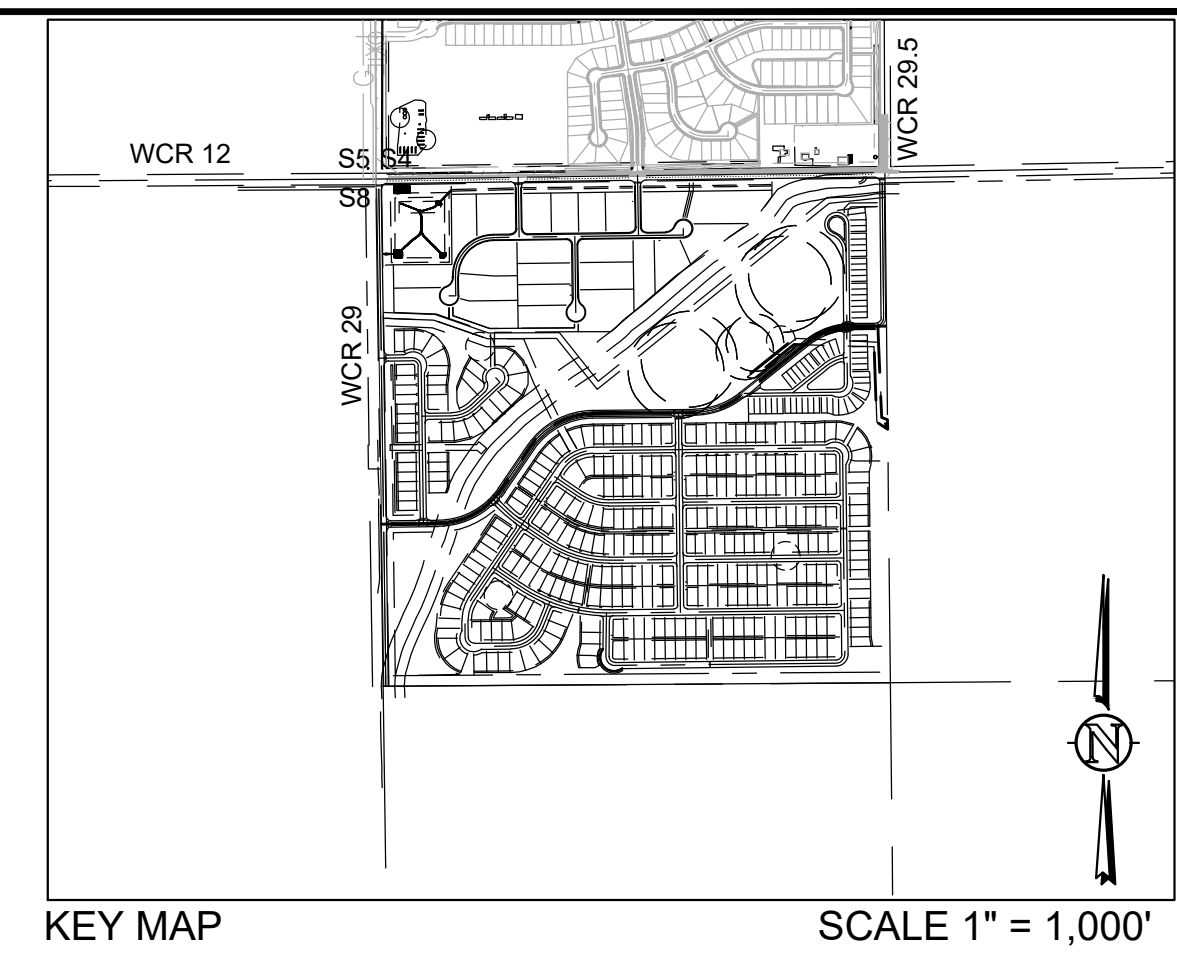
- PHASE 1: [Red Box]
- PHASE 2: [Purple Box]
- PHASE 3: [Blue Box]
- PHASE 4: [Green Box]
- PHASE 5: [Pink Box]
- PHASE 6: [Light Green Box]
- PHASE 7: [Yellow Box]
- PHASE 8: [Orange Box]

--- PHASE LIMIT

PHASE PLAN TABLE			
PHASE	# OF SINGLE FAMILY UNITS	# OF ESTATE UNITS	# OF DUPLEXES/UNITS
PHASE 1	47	0	0
PHASE 2	0	0	28 / 56
PHASE 3	63	0	0
PHASE 4	54	0	0
PHASE 5	59	0	0
PHASE 6	70	0	0
PHASE 7	41	0	0
PHASE 8	0	23	0
TOTAL	334	23	28 / 56

SEQUENCING NOTES

- PHASE 1**
- FULL RIGHT OF WAY IMPROVEMENTS (LESS DETACHED SIDEWALK AND LANDSCAPE) FOR COUNTY ROAD 12 BETWEEN COUNTY ROADS 29 AND 29.5, AND FITZSIMMONS DRIVE BETWEEN COUNTY ROAD 29.5 AND S CHAMPION AVE.
 - WEST 1/2 RIGHT OF WAY IMPROVEMENTS (LESS DETACHED SIDEWALK AND LANDSCAPE) FOR COUNTY ROAD 29.5 BETWEEN COUNTY ROAD 12 AND FITZSIMMONS DRIVE.
 - FULL RIGHT OF WAY IMPROVEMENTS FOR S APEX AVE/CROSSWIND ST BETWEEN OSBORNE ST AND S CHAMPION AVE, BASE ST BETWEEN CROSSWIND ST AND S CHAMPION AVE, AND S CHAMPION AVE BETWEEN FITZSIMMONS DRIVE AND THE MIDPOINT OF BASE ST/OSBORNE ST.
 - DETENTION POND GRADING AND OUTFALL, LESS EMERGENCY OVERFLOW STRUCTURE, TRICKLE CHANNELS, AND FOREBAYS.
 - OFFSITE STORM CHANNEL IMPROVEMENTS FROM COUNTY ROAD 12 NORTH TO THE EXISTING DRAINAGE CHANNEL ADJACENT TO MOUNTAIN SKY.
 - OFFSITE SANITARY SEWER IMPROVEMENTS FROM FITZSIMMONS DR (TRACT C) TO COUNTY ROAD 29 AND NORTH PAST COUNTY ROAD 12 APPROXIMATELY 750 FEET TO THE CONNECTION WITH THE EXISTING MANHOLE ADJACENT TO MOUNTAIN SKY.
 - OFFSITE STORM SEWER IMPROVEMENTS FROM FITZSIMMONS DR (TRACT C) TO THE PROPOSED DETENTION POND
 - OFFSITE WATER IMPROVEMENTS WITHIN FITZSIMMONS DR FROM S CHAMPION AVE TO THE CONNECTION TO THE EXISTING WATER MAIN WITHIN COUNTY ROAD 29.
 - TRACTS C, D, AND E IMPROVEMENTS.
- PHASE 2**
- FULL RIGHT OF WAY IMPROVEMENTS FOR S CABERNET AVE, MERLOT ST, AND PINOT PLACE.
 - TRACTS F, G, H, AND I IMPROVEMENTS.
- PHASE 3**
- FULL RIGHT OF WAY IMPROVEMENTS FOR CROSSWIND ST AND BASE ST BETWEEN S CHAMPION AVE AND S DOWNWIND DR, AND S DOWNWIND DRIVE BETWEEN CROSSWIND ST AND MIDPOINT OF BASE ST/OSBORNE ST.
 - DETENTION POND OVERFLOW STRUCTURE, TRICKLE CHANNELS, AND FOREBAYS.
- PHASE 4**
- FULL RIGHT OF WAY IMPROVEMENTS (LESS DETACHED SIDEWALK AND LANDSCAPE) FOR COUNTY ROAD 29 FROM COUNTY ROAD 12 TO FITZSIMMONS DR AND FITZSIMMONS DRIVE BETWEEN S CHAMPION AVE AND COUNTY ROAD 29.
 - FULL RIGHT OF WAY IMPROVEMENTS FOR OSBORNE ST BETWEEN FITZSIMMONS DR AND S CHAMPION AVE, SLIPSTREAM ST BETWEEN S APEX AVE AND S CHAMPION AVE, S APEX AVE BETWEEN OSBORNE ST AND SLIPSTREAM ST, AND S CHAMPION AVE FROM BASE ST/OSBORNE ST MIDPOINT TO SLIPSTREAM ST.
 - TRACTS J AND O IMPROVEMENTS.
- PHASE 5**
- FULL RIGHT OF WAY IMPROVEMENTS FOR OSBORNE ST AND SLIPSTREAM ST FROM S CHAMPION AVE TO S DOWNWIND AVE, AND S DOWNWIND AVE FROM THE MIDPOINT OF BASE ST/OSBORNE ST TO THE SOUTHERN EXTENTS.
 - DETACHED SIDEWALK AND LANDSCAPING FOR COUNTY ROADS 12 AND 29, AND FITZSIMMONS DR.
 - WALKING TRAILS AS MARKED IN PLAN VIEW.
 - TRACTS K, L, M, AND N IMPROVEMENTS.
- PHASE 6**
- FULL RIGHT OF WAY IMPROVEMENTS FOR S APEX AVE FROM SLIPSTREAM ST TO GRACE ST, GRACE ST FROM S APEX AVE TO SLIPSTREAM ST, S FRANKLIN AVE FULL EXTENTS, AND BLESSING ST TO S DOWNWIND AVE.
 - FULL RIGHT OF WAY IMPROVEMENTS FOR COUNTY ROAD 29 FROM FITZSIMMONS DR SOUTH TO THE PROPERTY LINE.
 - SOUTHERN TRAIL SYSTEM IMPROVEMENTS.
 - TRACTS Q (LESS POCKET PARK), R, S, T, AND U IMPROVEMENTS.
- PHASE 7**
- FULL RIGHT OF WAY IMPROVEMENTS FOR S OUTLAW AVE AND COWBOY CT FULL EXTENTS.
 - POCKET PARK IMPROVEMENTS.
 - TRACT P IMPROVEMENTS.
- PHASE 8**
- FULL RIGHT OF WAY IMPROVEMENTS FOR S WINTER AVE, S MORNING SKY AVE, SILVER ST, AND S OREDIGGER AVE FULL EXTENTS.
 - TRACTS V, W, AND X IMPROVEMENTS.



KEY MAP SCALE 1" = 1,000'

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(720) 885-8951
FAX (720) 294-1330

Western Engineering Consultants, Inc LLC

NO.	REVISION	DATE	BY	CHK.
0	INITIAL SUBMITTAL	07/21/22	CFC	CFC
1	REV PER CITY COMMENTS	08/12/23	CFC	CFC
2	REV PER CITY COMMENTS	05/02/23	CFC	CFC
3	REV PER CITY COMMENTS	05/02/23	CFC	CFC

C5 CONSTRUCTION MANAGEMENT CO., LLC.
J.R. OSBORNE
10000 W. 10TH AVE
GREENWOOD VILLAGE, CO 80120

PHASING PLAN
VISTA MEADOWS SUBDIVISION
WELD COUNTY RD 12
WELD COUNTY, COLORADO

Dig Safely.
CALL UNCC
THREE WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
www.uncc.org
UTILITY NOTIFICATION
CENTER OF COLORADO

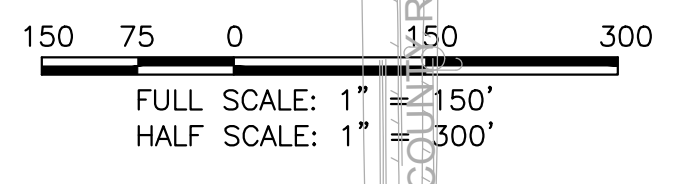
FOR REVIEW

ONLY VALID FOR CONSTRUCTION
SCALE & DIMENSIONS
FOR OFF-SITE USE

INITIAL PLAN
RELEASE: 07/21/22
DESIGNED BY: CFC
DRAWN BY: CFC
CHECKED BY: CFC

PROJECT NO.
01-0410.001.00
DOC CON #
C1.01P-PHASING

SHEET
C1.01P



FULL SCALE: 1" = 150'
HALF SCALE: 1" = 300'