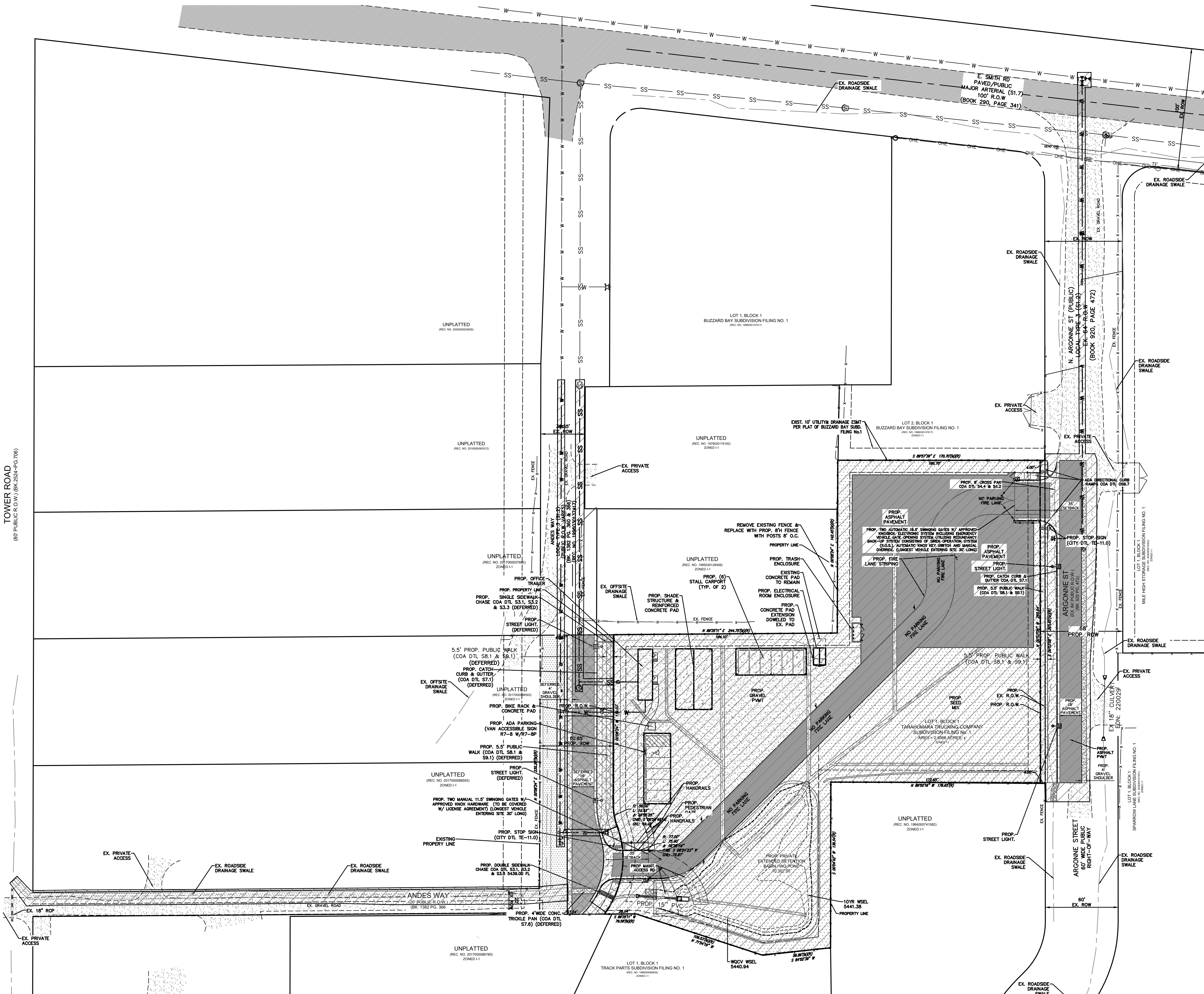


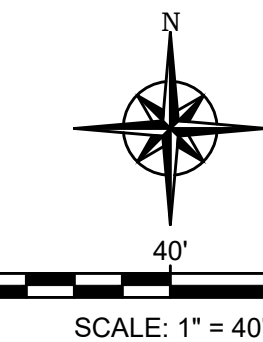
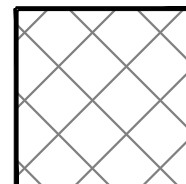
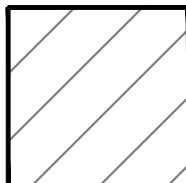
TOWER ROAD  
(80' PUBLIC R.O.W.) (BK 2524-PG 796)



## PHASING

THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.

1. ARGONNE STREET IMPROVEMENTS WILL BE CONSTRUCTED FIRST AS WELL AS THE SITE AND ROW LANDSCAPING AND TREE LAWNS. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED. THE WEST SIDE OF ARGONNE WILL BE IMPROVED WITH THIS DEVELOPMENT. THE EAST SIDE IMPROVEMENTS WILL BE CONSTRUCTED WHEN THE EASTERN ADJACENT LOT DEVELOPS. SITE IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PHASE AND THE CONSTRUCTION ORDER WILL BE DETERMINED BY THE CONTRACTOR BASED ON MOBILIZATION AND MATERIAL AVAILABILITY.
  - A. DETENTION POND AND STORM STRUCTURES
  - B. DRIVEWAYS WITH CURB RAMPS AND CONCRETE CROSSPANS
  - C. PAVED SITE ACCESS
  - D. R.O.W. LANDSCAPING
  - E. DETENTION POND AND STORM STRUCTURES
  - F. LOT GRADING AND ASPHALT PAVEMENT SURFACE
  - G. NON-STREET FRONTAGE LANDSCAPING
2. THE FOLLOWING ANDES WAY IMPROVEMENTS FOR THE WEST SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (0.19 ACRES DISTURBED)
  - A. CURB AND GUTTER AND WALK
  - B. ROAD PAVE
  - C. STREET TREES



EXISTING	LEGEND	PROPOSED
	FIRE HYDRANT	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	TRAFFIC SIGN	
	INLET	
	CONTOUR MAJOR	
	CONTOUR MINOR	
	GRAVEL PAVEMENT	
	ASPHALT PAVEMENT	
	CONCRETE	
	RIPRAP	
	SEED MIX (PER LS PLANS)	
	DRAINAGE FLOW ARROW	
	RECORD EASEMENT LINE	
	ADJOINING LOT LINE	
	CEDAR FENCE	
	ADA HANDRAIL	
	EASEMENT	
	PROPERTY LINE	
	ROW CENTERLINE	
	EASEMENT	
	FOUND	
	TYPICAL	
	PROPOSED	
	RIGHT-OF-WAY	
	LINEAR FEET	
	DETAIL	

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TARAHUMARA SUBDIVISION FILING NO. 1

JOB NO  
954-1

CAD NO  
954-1

DATE  
10/20/23

PHASING PLAN  
2260 ANDES WAY  
AURORA, CO 80011

SHEET NO  
3 OF 13

NO.	DATE	DESCRIPTION	BY