

FILE LOCATION: H:\Q\Quiktrip\QRTD04208-Lochbuie, CO\CADD\2 Plan\QRTD04208_Civil_PDF.dwg TAB NAME: Phasing Exhibit USER: rjason_cloak SAVED: 2/14/2024 4:45 PM PLOTTED: 2/14/2024 4:47 PM

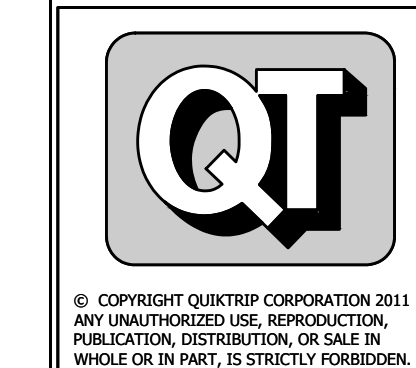
PROJECT NO.: QKT004208

Galloway

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**MASTER INFRASTRUCTURE OF
HIGHPLAINS SUBDIVISION**

CONSTRUCTION DOCUMENTS
NWC 168th & I-76 FRONTAGE LOCHBUIE, CO



PROTOTYPE: P-113 (2/20/23)
DIVISION: 83
VERSION: 001
DESIGNED BY: DLR
DRAWN BY: DLR
REVIEWED BY: JRR

REV	DATE	DESCRIPTION
1	8/17/21	2ND PRELIMINARY PLAT SUBMITTAL
2	11/19/23	3RD PRELIMINARY PLAT SUBMITTAL
3	1/10/24	4TH PRELIMINARY PLAT SUBMITTAL
4	1/10/24	5TH PRELIMINARY PLAT SUBMITTAL
5	1/10/24	6TH PRELIMINARY PLAT SUBMITTAL
6	1/10/24	7TH PRELIMINARY PLAT SUBMITTAL
7	1/10/24	8TH PRELIMINARY PLAT SUBMITTAL
8	1/10/24	9TH PRELIMINARY PLAT SUBMITTAL

ORIGINAL ISSUE DATE: 2/24/2021

SHEET TITLE:
PHASING PLAN

SHEET NUMBER:
C100

SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PHASE ONE PAVED IMPROVEMENTS

PHASING NOTE:

- PHASE ONE IMPROVEMENTS WILL CONSIST OF ALL OVERLOT GRADING, TRACT A POND IMPROVEMENTS AND MAINTENANCE RAMP, TRACT B ROADWAY, UTILITY MAINS INCLUDING WATER, SANITARY SEWER, AND STORM SEWER, SERVICE STUBS TO THE OUTLOTS, SIDEWALKS ALONG THE PERIMETER OF THE OVERALL PROPERTY AND THE IMPROVEMENTS TO BONANZA BLVD AND CR37 INCLUDING THE SIDEWALK, LIGHTING AND LANDSCAPE. IMPROVEMENTS ALONG BONANZA AND CR37 WILL ALL OCCUR WITH PHASE ONE.
- ONLY PAVED AREAS SHADED IN GRAY WILL BE CONSTRUCTED DURING PHASE ONE.
- LOTS 1 AND 2 WILL BE DEVELOPED BY SEPARATE PLANS DURING PHASE TWO.
- LOTS 3, 4, AND 5 WILL BE DEVELOPED UNDER A FUTURE PHASE.

