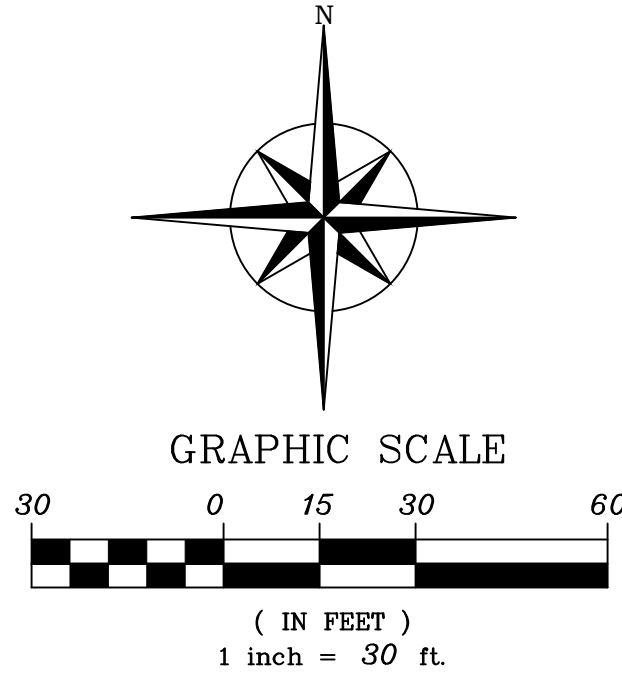


PHASING

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. THE SITE AND ROW LANDSCAPING AND TREE LAWNS WILL BE CONSTRUCTED FIRST. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED.
 - A. DETENTION POND AND STORM STRUCTURES
 - B. INTERIM CULVERT AT ACCESS
 - C. DRIVEWAY
 - D. PAVED SITE ACCESS
 - E. R.O.W. LANDSCAPING
 - F. DETENTION POND AND STORM STRUCTURES
 - G. LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - H. NON-STREET FRONTAGE LANDSCAPING
- 2. THE FOLLOWING SMITH ROAD IMPROVEMENTS FOR THE SOUTH SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (1.05 ACRES DISTURBED)
 - A. CURB AND GUTTER AND WALK
 - B. ROAD PAVEMENT
 - C. PAVE TAPER
 - D. STREET TREES

NOTES:
A: LICENSE AGREEMENT TO BE PUT IN PLACE FOR GATE IN EASEMENT.
B: AVIGATION EASEMENT FOR THE WHOLE PROPERTY IS BEING DEDICATED PER SEPARATE INSTRUMENT.



LEGEND

EXISTING	PROPOSED

18920 SMITH RD - OUTDOOR STORAGE

PHASING PLAN
18920 SMITH ROAD
AURORA, CO

SHEET NO
2 OF 10

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

DATE
09/19/23

CAD NO
8591BASE

JOB NO
859-1

NO.	DATE	DESCRIPTION	BY