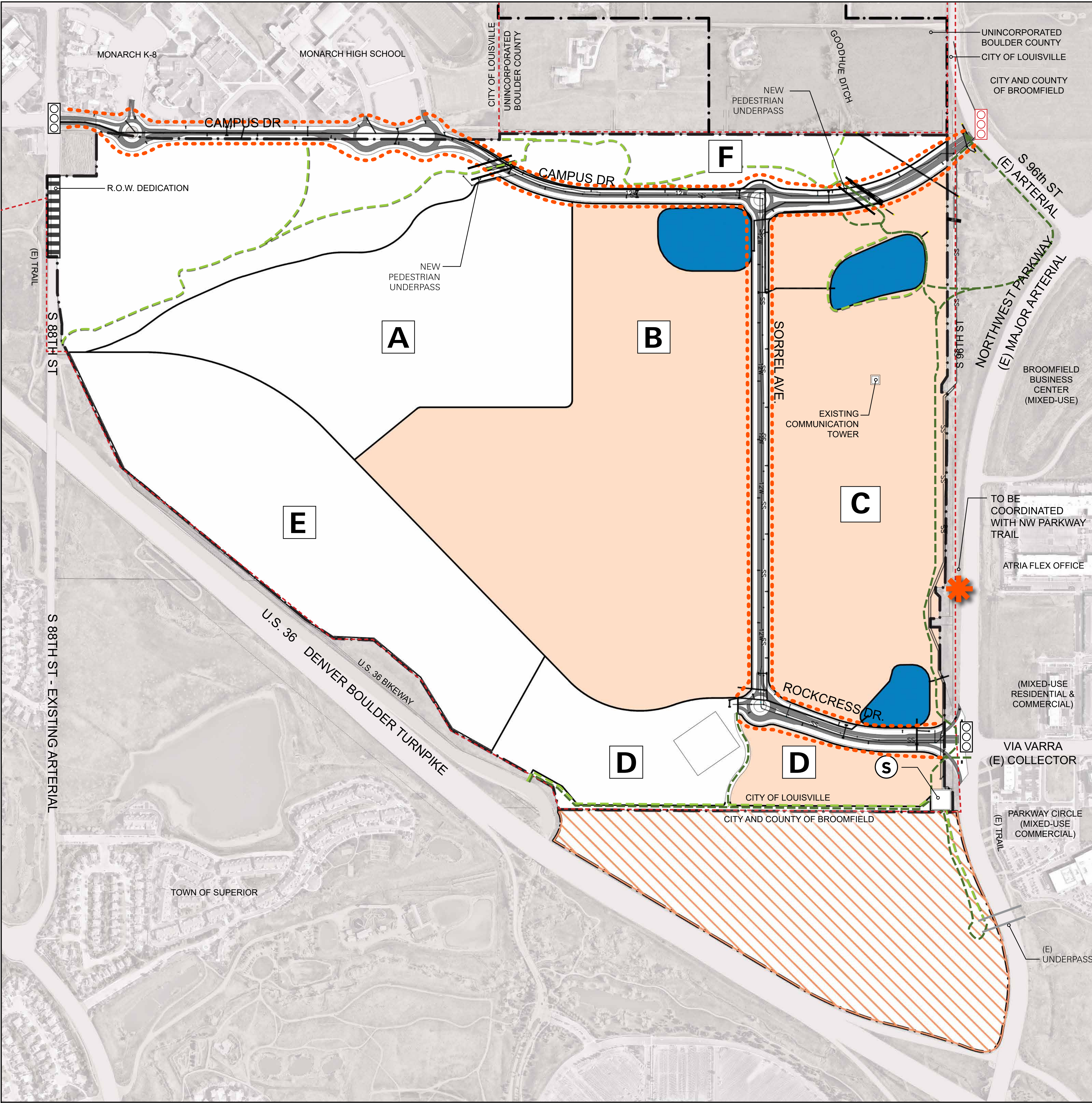




# INFRASTRUCTURE PHASING NARRATIVE - 1

**GENERAL NOTES:**

1. THE PHASING PLANS FOR PUBLIC IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS. DEVELOPMENT OF THE PROPERTY SHALL PROCEED IN ACCORDANCE WITH A CITY-APPROVED PHASING PLAN AS ESTABLISHED IN A SUBDIVISION AGREEMENT IN CONJUNCTION WITH EACH SUBDIVISION AND PUD REQUEST WHICH SHALL ADDRESS THE SCOPE, NATURE AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT WITHIN SUCH SUBDIVISION.
2. THE FORCE MAIN WILL CONTINUE TO LOCK STREET AND COUNTY ROAD AND PRV WILL BE INSTALLED IN VICININTY OF INTERSECTION WITH DILLON ROAD.

**SIDEWALK/MULTI-USE PATH WIDTHS:**

CAMPUS DRIVE: 8' ON NORTH, 10' ON SOUTH  
SORREL AVENUE: 6'  
ROCKCRESS DRIVE ARTERIAL: 8'  
ROCKCRESS DRIVE COLLECTOR: 6'  
88TH AVENUE: 6'

**LEGEND**

- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- NEW SANITARY LIFT STATION
- NEW ROAD
- DEVELOPMENT PHASE 1
- FUTURE DEVELOPMENT PHASE
- (E) DETENTION POND
- PROPOSED DETENTION
- UTILITIES - WATER
- UTILITIES - SEWER SYSTEM
- UTILITIES - STORM
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- POTENTIAL ACTIVE MODES CONNECTION
- PARCEL LABEL
- PARCEL BOUNDARY
- TRAIL- HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- CONSERVATION PURPOSE EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY



**TRYBA ARCHITECTS**

1620 Logan Street  
Denver Colorado 80203  
303.831.4010



## CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT Retail Ridge

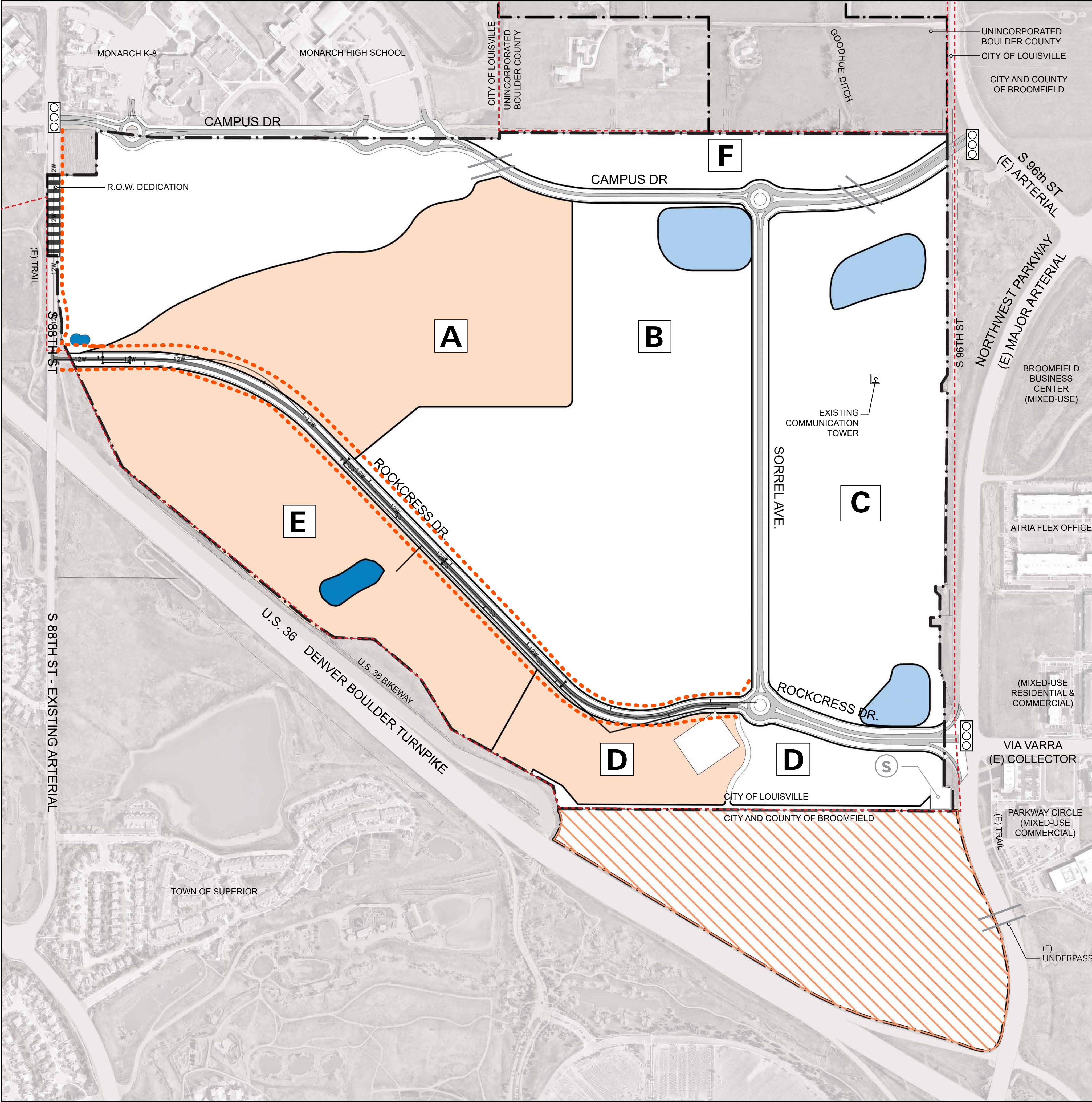
CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO  
2270 SO. 88TH STREET, LOUISVILLE, CO

| ISSUED FOR:       | DATE:      |
|-------------------|------------|
| GDP SUBMITTAL     | 07/15/2019 |
| GDP SUBMITTAL #2  | 10/02/2019 |
| GDP SUBMITTAL #3  | 11/27/2019 |
| GDP SUBMITTAL #4  | 03/03/2020 |
| GDP SUBMITTAL #5  | 05/29/2020 |
| GDP SUBMITTAL #6  | 01/27/2021 |
| GDP SUBMITTAL #7  | 03/24/2021 |
| GDP SUBMITTAL #8  | 04/30/2021 |
| GDP SUBMITTAL #9  | 06/02/2021 |
| GDP SUBMITTAL #10 | 06/28/2021 |

**PHASING  
EXHIBIT**

**SHEET**

**1 OF 3**



# INFRASTRUCTURE PHASING NARRATIVE - 2

**GENERAL NOTE:**  
THE PHASING PLANS FOR PUBLIC IMPROVEMENTS SHOWN ON THIS SHEET ARE ILLUSTRATIVE AND ARE INTENDED ONLY TO GUIDE POTENTIAL PHASING OF IMPROVEMENTS. DEVELOPMENT OF THE PROPERTY SHALL PROCEED IN ACCORDANCE WITH A CITY-APPROVED PHASING PLAN AS ESTABLISHED IN A SUBDIVISION AGREEMENT IN CONJUNCTION WITH EACH SUBDIVISION AND PUD REQUEST WHICH SHALL ADDRESS THE SCOPE, NATURE AND EXTENT OF PUBLIC IMPROVEMENTS NECESSARY TO SUPPORT THE DEVELOPMENT WITHIN SUCH SUBDIVISION.

**SIDEWALK/MULTI-USE PATH WIDTHS:**  
CAMPUS DRIVE: 8' ON NORTH, 10' ON SOUTH  
SORREL AVENUE: 6'  
ROCKCRESS DRIVE ARTERIAL: 8'  
ROCKCRESS DRIVE COLLECTOR: 6'  
88TH AVENUE: 6'

## LEGEND

- (E) SIGNALIZED INTERSECTION
- PROPOSED SIGNALIZED INTERSECTION
- (E) SANITARY LIFT STATION
- NEW ROAD
- (E) ROAD
- DEVELOPMENT PHASE 2
- (E) DETENTION POND
- PROPOSED DETENTION
- UTILITIES - WATER
- UTILITIES - SEWER SYSTEM
- UTILITIES - STORM
- (E) PEDESTRIAN UNDERPASS
- NEW PEDESTRIAN UNDERPASS
- PARCEL LABEL
- PARCEL BOUNDARY
- TRAIL- HARDSCAPE (PUBLIC)
- TRAIL - SOFTSCAPE (PUBLIC)
- MULTI-USE PATH & ON-STREET BICYCLE LANES
- CONSERVATION PURPOSE
- EASEMENTS (OFF-SITE)
- CITY OF LOUISVILLE BOUNDARY



TRYBA ARCHITECTS

1620 Logan Street  
Denver Colorado 80203  
303.831.4010



## CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT Redtail Ridge

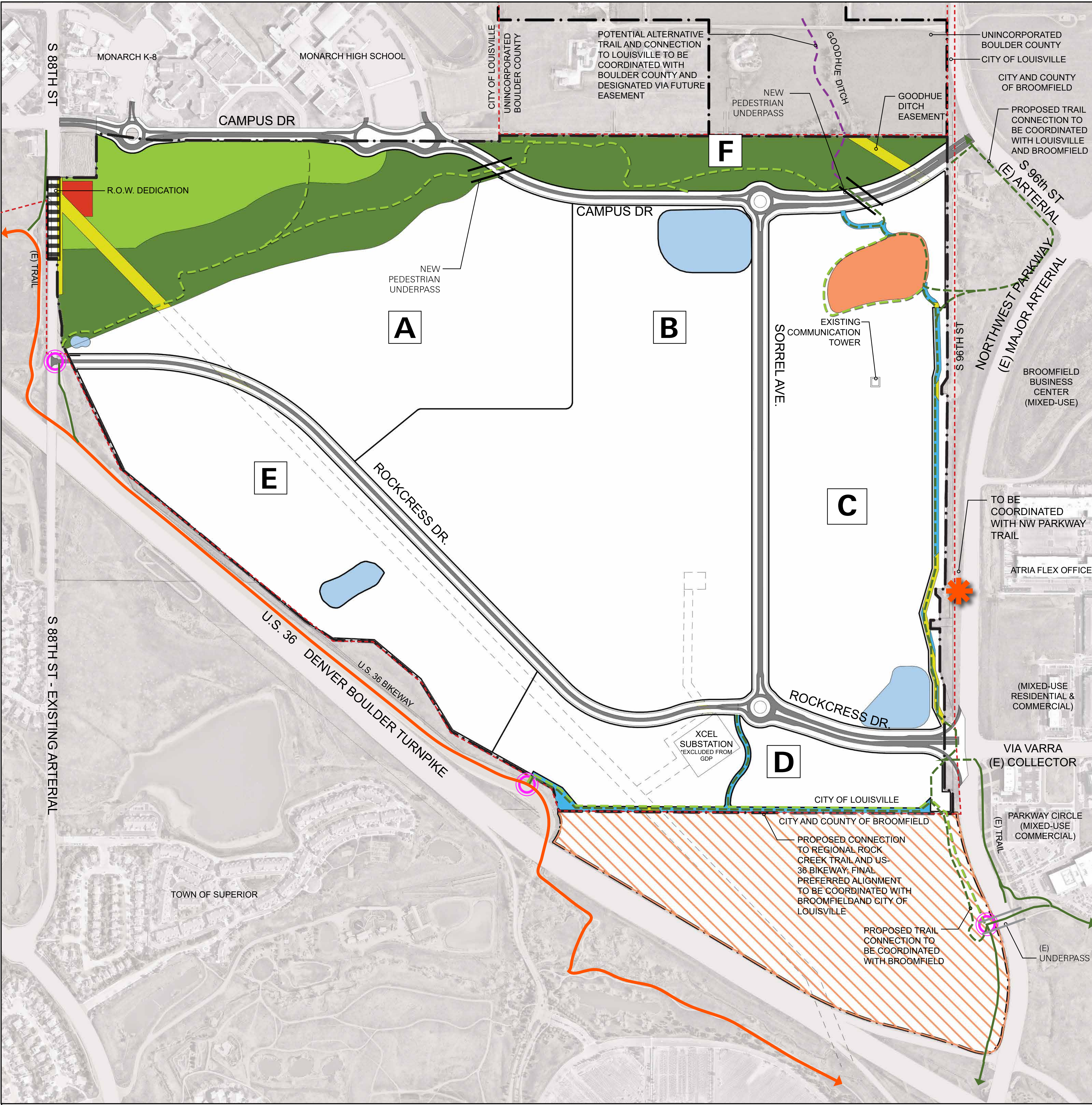
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2270 SO. 88TH STREET, LOUISVILLE, CO

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| GDP SUBMITTAL #9  | 06/02/2021 |
| GDP SUBMITTAL #10 | 06/28/2021 |

PHASING  
EXHIBIT

SHEET

2 OF 3



# PHASING NARRATIVE - PUBLIC LANDS

**GENERAL NOTE:**  
ALL PUBLIC LANDS SHALL BE DEDICATED TO THE CITY OF LOUISVILLE WITH THE RECORDING OF THE FIRST SUBDIVISION PLAT ON THE PROPERTY.

LEGEND

OPEN SPACE - PUBLIC LAND

NON-PUBLIC DEDICATED LAND

TRAIL - HARDSCAPE (PUBLIC)

TRAIL - SOFTSCAPE (PUBLIC)

ALTERNATIVE TRAIL

(E) MULTI-USE PATH

(E) TWO-WAY PROTECTED BIKEWAY

PARKS

TRAIL CORRIDOR

(E) EASEMENTS

PUBLIC LAND DEDICATION AREAS ENCUMBERED BY EASEMENTS

DETENTION POND

PUBLIC PURPOSE EASEMENTS

CONSERVATION EASEMENTS (OFF-SITE)

REGIONAL TRAIL CONNECTIONS

POTENTIAL ACTIVE MODES CONNECTION

(E) PEDESTRIAN UNDERPASS

NEW PEDESTRIAN UNDERPASS

A

PARCEL LABEL

PARCEL BOUNDARY

CITY OF LOUISVILLE BOUNDARY

CONOCOPHILLIPS CAMPUS GENERAL DEVELOPMENT PLAN, 1ST AMENDMENT

Redtail Ridge

CITY OF LOUISVILLE, BOULDER COUNTY, STATE OF COLORADO  
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| GDP SUBMITTAL #10 | 06/28/2021 |

PUBLIC LANDS

SHEET

3 OF 3