

Pine Canyon- Phasing for Roads

Project No.	Project Description	Phase R1	Phase R2	Phase R3	Phase R4	Phase R5	Accomplished By	Funded By
	Street A	X					M	M
	Woodland Blvd/Street A Intersection Improvements	X					M	M
	Founders Parkway/Rising Sun Dr. Intersection Improvements	X					M	M
	Founders Parkway Improvements along Walker Parcels Property	X					M	M
	Street B from Founder Parkway to Street A				X		M	M
	Founder Parkway/Crimson Sky Drive Improvements Along Frontage North of Phase R1				X		M	M
	Crimson Sky Drive/Founders Parkway Intersection Improvements				X		M	M
	Internal Phase Street System	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>NONE</i>	<i>R1</i>	<i>R1</i>	<i>R1</i>	<i>R1, R2</i>		

M= Metro District NOTES:

D= Developer

1. Phases may be developed in any sequence or concurrently provided that all improvements assigned to other phases which are necessary to serve the phase(s) within which development is commencing have either been previously constructed and accepted per town criteria, or will be constructed by the developer of the phase(s) undergoing development.
2. Development of sub-phases within each phase may be determined at time of construction documents.



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Project No.	Project Description	Phase R6	Phase R7	Phase R8			Accomplished By	Funded By
	Internal Phase Street System	X	X	X			D	D
	<i>Required prior or concurrent phases</i>	<i>R1, R3</i>	<i>R1, R4, R5</i>	<i>R1, R6</i>				

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Project No.	Project Description	Phase C1	Phase C2	Phase C3	Phase C4	Phase C5	Phase C6	Accomplished By	Funded By
	Founders Parkway Improvements Along Frontages South of Phase R1	X						M	M
	Access Road/Founders Way Improvements	X						M	M
	Woodlands Blvd. from E. Scott Road to Hazen Moore Connection		X					M	M
	Woodlands Blvd. Street C Intersection Improvements		X					M	M
	West Half of Ligget Road Improvements			X				M	M
	East Half of Ligget Road Improvements				X			M	M
	East Half of Front Street Improvements Along Frontage					X		M	M
	Required prior or concurrent phases	R1	R1	NONE	NONE	C4, C2	R1		

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Project No.	Project Description	Phase C1	Phase C2	Phase C3	Phase C4	Phase C5	Phase C6	Accomplished By	Funded By
	Street C Improvements from Front Street to Woodlands Blvd.					X		M	M
	Front Street and Street C Intersection Improvements					X		M	M
	Internal Phase Street System	X	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>R1</i>	<i>R1</i>	<i>NONE</i>	<i>NONE</i>	<i>C4, C2</i>	<i>R1</i>		

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Pine Canyon- Phasing for Drainage Facilities

Project No.	Project Description	Phase R1	Phase R2	Phase R3	Phase R4	Phase R5	Accomplished By	Funded By
	Detention Pond 5	X					M	M
	Detention Pond 6	X					M	M
	Detention Pond 10	X					M	M
	Offsite Pond 10 Outfall to Woodlands 9 Drainageway	X					M	M
	Detention Pond 4		X				M	M
	Detention Pond 1				X		M	M
	Detention Pond 2					X	M	M
	Detention Pond 3					X	M	M
	Internal Phase Drainage Improvements	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>NONE</i>	<i>R1</i>	<i>R1</i>	<i>R1</i>	<i>R1, R2</i>		

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Pine Canyon- Phasing for Drainage Facilities

Project No.	Project Description	Phase R6	Phase R7	Phase R8			Accomplished By	Funded By
	Detention Pond 7			X			M	M
	Detention Pond 8			X			M	M
	Detention Pond 9			X			M	M
	Internal Phase Drainage Improvements	X	X	X			D	D
	<i>Required prior or concurrent phases</i>	<i>R1, R3</i>	<i>R1, R4, R5</i>	<i>R1, R6</i>				

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Pine Canyon- Phasing for Drainage Facilities

Project No.	Project Description	Phase C1	Phase C2	Phase C3	Phase C4	Phase C5	Phase C6	Accomplished By	Funded By
	Detention Pond 11					X		M	M
	Detention Pond 12 & Walker Tributary #1 Channel Improvements, As Necessary			X				M	M
	Detention Pond 13 & Walker Tributary #1 Channel Improvements, As Necessary				X			M	M
	Detention Pond 14		X					M	M
	Internal Phase Drainage Improvements	X	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>R1</i>	<i>R1</i>	<i>NONE</i>	<i>NONE</i>	<i>C4, C2</i>	<i>R1</i>		

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Pine Canyon- Phasing for Sanitary Facilities

Project No.	Project Description	Phase R1	Phase R2	Phase R3	Phase R4	Phase R5	Accomplished By	Funded By
	Sanitary Sewer in Street A to Offsite Connection in Woodlands Blvd.	X					M	M
	Offsite Sanitary Sewer Extension to Metzler Ranch Fil. No. 1		X				M	M
	Connect to Street A Sanitary Sewer to Accommodate Improvements			X			D	D
	Street B Sanitary Sewer to Street A Sanitary Sewer Connection to Accommodate Improvements				X		M	M
	Connect to Phase R2 Sanitary Sewer to Accommodate Improvements					X	D	D
	Internal Phase Sanitary Sewer Improvements	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>NONE</i>	<i>R1</i>	<i>R1</i>	<i>R1</i>	<i>R1, R2</i>		

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Pine Canyon- Phasing for Sanitary Facilities

Project No.	Project Description	Phase R6	Phase R7	Phase R8			Accomplished By	Funded By
	Connect to Phase R1 Sanitary Sewer to Accommodate Improvements	X		X			D	D
	Connect to Phase R4 & R5 Sanitary Sewer to Accommodate Improvements		X				D	D
	Internal Phase Sanitary Sewer Improvements	X	X	X			D	D
	<i>Required prior or concurrent phases</i>	<i>R1, R3</i>	<i>R1, R4, R5</i>	<i>R1, R6</i>				

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Pine Canyon- Phasing for Sanitary Facilities

Project No.	Project Description	Phase C1	Phase C2	Phase C3	Phase C4	Phase C5	Phase C6	Accomplished By	Funded By
	Connect to Phase R1 Sanitary Sewer to Accommodate Improvements	X					X	D	D
	Sanitary Sewer Main in Woodlands Blvd. and Connection to Existing Hazen Moore Main		X					M	M
	Connect to Existing 12" Sanitary Sewer in Ligget Road & Phase C3 to Accommodate Improvements			X				D	D
	Connect to Existing 12" Sanitary Sewer in Ligget Road to Accommodate Improvements				X			D	D
	Connect Sanitary Sewer through new I-25 Crossing to Phase C4					X		M	M
	Internal Phase Sanitary Sewer Improvements	X	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>R1</i>	<i>R1</i>	<i>NONE</i>	<i>NONE</i>	<i>C4, C2</i>	<i>R1</i>		

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Pine Canyon- Phasing for Water Facilities

Project No.	Project Description	Phase R1	Phase R2	Phase R3	Phase R4	Phase R5	Accomplished By	Funded By
	Water Main in Street A from Main in Founders Parkway to Woodlands	X					M	M
	16" Water Main in Proposed Section of Woodlands Blvd	X					M	M
	Connect to Street A Waterline and Construct Internal Phase Water Loop		X	X		X	D	D
	Water Main (Red Zone) in Street B From Main in Founders Parkway to Connection Point in Street A				X		M	M
	Internal Phase Water System	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>NONE</i>	<i>R1</i>	<i>R1</i>	<i>R1</i>	<i>R1, R2</i>		

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Pine Canyon- Phasing for Water Facilities

Project No.	Project Description	Phase R6	Phase R7	Phase R8			Accomplished By	Funded By
	Connect to Phase R1 & R3 Waterline and Create a Water Loop	X					D	D
	Connect to Phase R4 & R5 Waterline and Create a Water Loop		X				D	D
	Water Main (Red Zone) to Connections in Woodlands Fil. No. 10 and Phases R1 & R8			X			D	D
	Internal Phase Water System	X	X	X			D	D
	<i>Required prior or concurrent phases</i>	<i>R1, R3</i>	<i>R1, R4, R5</i>	<i>R1, R6</i>				

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Pine Canyon- Phasing for Water Facilities

Project No.	Project Description	Phase C1	Phase C2	Phase C3	Phase C4	Phase C5	Phase C6	Accomplished By	Funded By
	Water Main (Red Zone) Connection To Phase R1 & Rising Sun Drive	X						M	M
	16" Waterline Extension in Woodlands Blvd. to Hazen Moore Connection		X					M	M
	Connect to Street A Waterline and Construct Internal Phase Water Loop		X					D	D
	Connect to Existing Ligget Road Waterline and Create an Internal Phase Water Loop			X	X			D	D
	Connect to Waterlines in Woodlands Blvd. & Front Street and Construct Internal Water Loop					X		D	D
	Connect to Street A & Phase R1 Waterline and Create Water Loop						X	D	D
	Internal Phase Water System	X	X	X	X	X	X	D	D
	<i>Required prior or concurrent phases</i>	<i>R1</i>	<i>R1</i>	<i>NONE</i>	<i>NONE</i>	<i>C4, C2</i>	<i>R1</i>		

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