

## B. Phasing and Public Improvements Implementation Matrix

The following phasing and public improvements implementation matrix contains detailed descriptions of the anticipated order of buildout of the DRSP and builds upon the information described in Chapter 5: Infrastructure and Phasing. Phases shown address goals to accommodate orderly development and provision of services. They represent a reasonable approach to extending services and infrastructure throughout the DRSP. In some cases, property owners may wish to develop phases concurrently or in a different order than anticipated. This will be permitted provided all public improvements needed to support proposed development are completed, and that circulation is provided for secondary access, as further discussed in Chapter 7, Implementation and Administration.

		Neighborhood's / Lots										
Phase		1										
Neighborhood Designations		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A	1B
		1 (MF)	2 (MF)	3	5	N/A	14	10A	Village Comm	Lot 17 & 18	Flex Comm	
Lot Numbers (see Master Vesting Tentative Tract No. 3159)		Lot 1	Lot 2	Lot 3	Lot 5	Lot 11	Lot 12				Lot 13-16	
Circulation	Collector A to Willow (Includes N. Frontage Road from property boundary to Sandy Dale Dr.)	X	X	X	X	X	X				X	X
	Park and Ride along Collector A (near Willow)	X	X	X	X	X	X				X	X
	Willow and Collector A intersection	X	X	X	X	X	X				X	X
	Portion of Collector C (Eastern 600' +/-)	X	X	X	X	X	X					
	Local Road D (Connects Collector A & C)	X	X	X	X	X	X				X	X
	Collector B (From Pomeroy Rd. to Collector C)											X
	Collector B (From Collector C to Willow Rd. (Within 24 months. of permit issuance)											X
	Portion of Collector B (Northern 130C' +/- from Pomeroy)											
	Collector B (After 150 Dwelling units or within 36 months of permit issuance)											
	Collector B (Pomeroy to Willow)											
	Pomeroy and Collector B in intersection											X
	Collector B and Willow intersection											X
	Hetrick Avenue & Pomeroy intersection											
Sewer	Conversion of a segment of Hetrick to Emergency Access only											
	Collector C (between Collector B and Local Road D)											
	Collector C (between Collector A and B) & County Park											X
	Closure of Hetrick Avenue and Pomeroy Road											
	Extension of Sewer in North Frontage Road and Collector A + Lift Station for DR flows	X	X	X	X	X	X				X	X
	Sewer in Collector C (Eastern 600' +/-)											
	Sewer in Local Road (North Eastern 675' +/-)	X	X	X	X	X	X				X	X
	Sewer from Collector A to Collector B - Provide stub for Phase 3											X
	Sewer Main in Collector B											
	Lift Station to Serve Neighborhood 9											
	Lift Station to Serve Neighborhood 8											
Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.												

		Neighborhood's / Lots									
		1									
	Phase	Neighborhood Designations									
		1A 1 (MF)	1A 2 (MF)	1A 3	1A 5	1A N/A	1A <del>10A</del>	1A <del>10A</del>	Village Comm	Flex Comm	
	Lot Numbers (see Master Vesting Tentative Tract No. 3159)	Lot 1	Lot 2	Lot 3	Lot 5	Lot 11	<del>Lot 12</del>	Lot 17 & 18	Lot 13-16		
Water	Extend Water Infrastructure in North Frontage Road / Collector A to Willow	X	X	X	X	X	X	X	X		
	Water in Collector C (Eastern 600' +/-)	X	X	X	X	X	X	X	X		
	Water in Local Road (North Eastern 675' +/-)	X	X	X	X	X	X	X	X		
	Water in Collector B (connecting Pomeroy and Willow)										
	Water in Collector C (between Collector A and B)										
	Water in Local Road (between NRD 2 and 4)										
Storm Drain	Storm Drain Infrastructure in Collector A (including basins)	X	X	X	X	X	X	X	X		
	Storm Drain in Collector C (600' +/-)										
	Storm Drain Infrastructure in Collector B (including basins near Pomeroy and on the west side of the Park)										
	Large Basin NRD 9 Include the infrastructure										
	Storm Drain Infrastructure in Collector C (including basins near Neighborhood 6)										
Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.											

	Phase	Neighborhood's / Lots									
		2		3							
		Neighborhood Designations		2A	2A	2B	3	3	3	3	3
	Lot Numbers (see Master Vesting Tentative Tract No. 3159)	7	8	9	4	6	10	10	10	Daycare	
	Collector A to Willow (Includes N. Frontage Road from property boundary to Sandy Dale Dr.)	Lot 7	Lot 8	Lot 9 & 10	Lot 4	Lot 6	Lot 4	Lot 4	Lot 4	Lot 22	
Circulation	Park and Ride along Collector A (near Willow)										
	Willow and Collector A intersection										
	Portion of Collector C (Eastern 600' +/-)										
	Local Road D (Connects Collector A & C)										
	Collector B (From Pomeroy Rd. to Collector C)										
	Collector B (From Collector C to Willow Rd. (Within 24 months of permit issuance)										
	Portion of Collector B (Northern 1300' +/- from Pomeroy)	X	X	X							
	Collector B (After 150 Dwelling units or within 36 months of permit issuance)	X	X	X							
	Collector B (Pomeroy to Willow)				X	X			X	X	
	Pomeroy and Collector 3 intersection	X	X	X							
	Collector B and Willow intersection	X	X	X							
	Hetrick Avenue & Pomeroy intersection	X	X	X							
	Conversion of a segment of Hetrick to Emergency Access only	X	X	X							
	Collector C (between Collector B and Loca Road D)				X	X			X	X	
Sewer	Collector C (between Collector A and B) & County Park										
	Closure of Hetrick Avenue and Pomeroy Road	X	X	X							
	Extension of Sewer in North Frontage Road and Collector A + Lift Station for DR flows										
	Sewer in Collector C (Eastern 600' +/-)				X	X			X	X	
	Sewer in Local Road (North eastern 615' +/-)										
	Sewer from Collector A to Collector B - Provide stub for Phase 3	X	X	X							
	Sewer Main in Collector B	X	X	X							
	Lift Station to Serve Neighborhood 9										
	Lift Station to Serve Neighborhood 8										
			X	X	X						
Note: "X" indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.											

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	Phase	Neighborhood's / Lots									
		2				3					
	Neighborhood Designations	2A	2A	2B		3	4	6	10	20	Daycare
	<b>Lot Numbers (see Master Vesting Tentative Tract No. 3159)</b>	7	8	9	Lot 6	Lot 4	Lot 4	Lot 6	Lot 20	Lot 44	Lot 20
Water	Extend Water Infrastructure in North Frortage Road / Collector A to Willow										
	Water in Collector C (Eastern 600' +/-)										
	Water in Local Road (North Eastern 675' +/-)										
	Water in Collector B (Connecting Pomeroy and Willow)	X	X	X		X	X	X	X	X	X
	Water in Collector C (between Collector A and B)					X	X	X	X	X	X
Storm Drain	Water in Local Road (between NBD 2 and 4)										
	Storm Drain Infrastructure in Collector A (including basins)										
	Storm Drain in Collector C (600' +/-)					X	X	X	X	X	X
	Storm Drain Infrastructure in Collector B (including basins near Pomeroy and on the west side of the Park)	X	X	X							
	Large Basin NBD 9 include the Infrastructure	X	X	X							
	Storm Drain Infrastructure in Collector C (including basins near Neighborhood 6)					X	X	X	X	X	X
Note: 'X' indicates which prerequisite backbone infrastructure component must be constructed or installed before the development of each lot.											

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