



| FILING ONE AREA SUMMARY               |               |                |
|---------------------------------------|---------------|----------------|
| DESCRIPTION                           | ACRES         | PERCENT        |
| LOT 1 (EX. HOUSE)                     | 100.27        | 74.29%         |
| LOTS 2, 3 AND 4                       | 18.50         | 13.71%         |
| LOT 100 (FUTURE DEVELOPMENT)          | 13.41         | 9.94%          |
| TRACT A (TO CITY OF FRUITA)           | 0.06          | 0.04%          |
| RIGHT-OF-WAY                          | 2.72          | 2.02%          |
| <b>TOTAL</b>                          | <b>134.96</b> | <b>100.00%</b> |
| OVERALL BULK DENSITY = 0.37 LOTS/ACRE |               |                |

| FILING TWO AREA SUMMARY              |              |                |
|--------------------------------------|--------------|----------------|
| DESCRIPTION                          | ACRES        | PERCENT        |
| LOTS 5-24                            | 11.84        | 88.29%         |
| TRACT B                              | 0.53         | 3.95%          |
| RIGHT-OF-WAY                         | 1.04         | 7.76%          |
| <b>TOTAL</b>                         | <b>13.41</b> | <b>100.00%</b> |
| OVERALL BULK DENSITY = 1.5 LOTS/ACRE |              |                |

- PHASING NOTES:**
- FILING ONE WILL PLAT LOTS 1 THROUGH 4. OFF-SITE 18 ROAD IMPROVEMENTS AND ROAD "A" ROADWAY AND UTILITY IMPROVEMENTS WILL BE CONSTRUCTED WITH FILING ONE.
  - FILING TWO WILL PLAT LOTS 5 THROUGH 24. ROAD "B" AND CUL-DE-SAC "C" ROADWAY AND UTILITY IMPROVEMENTS WILL BE CONSTRUCTED WITH FILING TWO.



Know what's below.  
Call before you dig.  
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**RCE**  
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LAKE WEEDUNNO  
PRELIMINARY PLAN  
  
PHASING PLAN

|            |                                  |          |     |         |     |       |       |     |      |         |    |   |
|------------|----------------------------------|----------|-----|---------|-----|-------|-------|-----|------|---------|----|---|
| Drawn      | ESS                              | Designed | ESS | Checked | ESS | Proj# | C1419 | Rv. |      | Sheet   | 1  |   |
| File Name: | C:\PROJECTS\C1419\C1419-BASE.DWG |          |     |         |     |       |       |     | Date | 7/14/23 | Of | 1 |