



IMPROVEMENTS TO BE DEVELOPED BY PHASE:

PHASE 1B AND PHASE 2

PHASE 1B AND PHASE 2 ARE PROPOSED TO OCCUR CONCURRENTLY AND INCLUDE SITE IMPROVEMENTS WITHIN THE REMAINING PORTION OF LOT 2 AND LOT 3 AS SHOWN IN THE PROJECTED TIMELINE, THIS SHEET.

PHASE 1B AND PHASE 2 ALL ITEMS OUTLINED ON THE DEVELOPMENT PLAN MAP & CIVIL ENGINEERING PLANS INCLUDING BUT NOT LIMITED TO:

OFFSITE ITEMS:

NO OFFSITE ITEMS ARE INCLUDED IN THE PHASE 1B AND PHASE 2 DEVELOPMENT.

BUILDINGS, SITE WORK, ROADS & PARKING:

BUILDINGS 6-15, A CLUBHOUSE, AND A MAINTENANCE BUILDING WILL BE CONSTRUCTED IN PHASE 1B AND 2.

CONTINUED CONSTRUCTION OF MT. EVE ROAD, MT. THOMAS ROAD, WINTER RIDGE ROAD, MIDDLE MOUNTAIN ROAD, AND WINTER RIDGE SPUR AS DEPICTED ON THE DEVELOPMENT PLAN MAP AND PHASING PLAN MAP.

PARKING SPACES INCLUDE 427 SURFACE SPACES, 78 CARPORT SPACES, AND 36 GARAGE SPACES.

OPEN SPACE: TRACT OS-1 AND OS-2 HAVE BEEN BUILT AND LANDSCAPED IN THEIR ENTIRETY AS PART OF PHASE 1A. TRACT OS-1 HAS BEEN DEDICATED TO THE TOWN OF EAGLE AND IS MAINTAINED BY THE TOWN OF EAGLE AS DEFINED IN THE DEVELOPMENT AGREEMENT. TRACT OS-2 WILL BE MAINTAINED BY THE OWNER.

LIGHTING: LIGHTING TO BE INSTALLED AS SHOWN ON THE PHASE 1B AND 2 LIGHTING PLAN.

UTILITIES: ELECTRICAL, FIBER OPTIC, WATER MAIN LINES AND SEWER MAIN LINES ARE ALL BEING SIZED TO ACCOMMODATE PHASE 1B AND PHASE 2 AS WELL AS PHASE 1A AND PHASE 1B.

DRAINAGE AND RETENTION: ALL DRAINAGE SHOWN ON THE DEVELOPMENT PLAN MAP HAS BEEN BUILT IN PHASE 1A INCLUDING THE RETENTION PONDS IN TRACT OS-2 AND THE HOCKETT GULCH DRAINAGE CHANNEL. A BOX CULVERT HAS BEEN INSTALLED UNDER MT. POWELL ROAD AT THE NORTHERN END OF THE HOCKETT GULCH DRAINAGE CHANNEL. A LOW FLOW WATER CROSSING CULVERT WILL BE BUILT IN PHASE 1B AND PHASE 2 AT THE SOUTHERN END OF THE HOCKETT GULCH DRAINAGE CHANNEL TO ACCOMMODATE A PEDESTRIAN CROSSING.

Parking Phasing

Phase 1A Dedicated Parking to 1B

Spaces 76

Clubhouse & MF Bldg #9 (152 Add'l Spaces)

Spaces Required 90

Spaces Provided 228

Clubhouse, MF Bldg #9, TH #15 (15 Add'l Spaces)

Spaces Required 102

Spaces Provided 243

Clubhouse, MF Bldg #9, TH #15 (33 Add'l Spaces)

Spaces Required 182

Spaces Provided 276

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15 (73 Add'l Spaces)

Spaces Required 344

Spaces Provided 349

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15, #14 (33 Add'l Spaces)

Spaces Required 368

Spaces Provided 382

Open Space Area Sequencing

SF/300 (Useable Open Space Req)

Estimated Cumulative SF

Estimated Completion Date

Estimated Completion Date