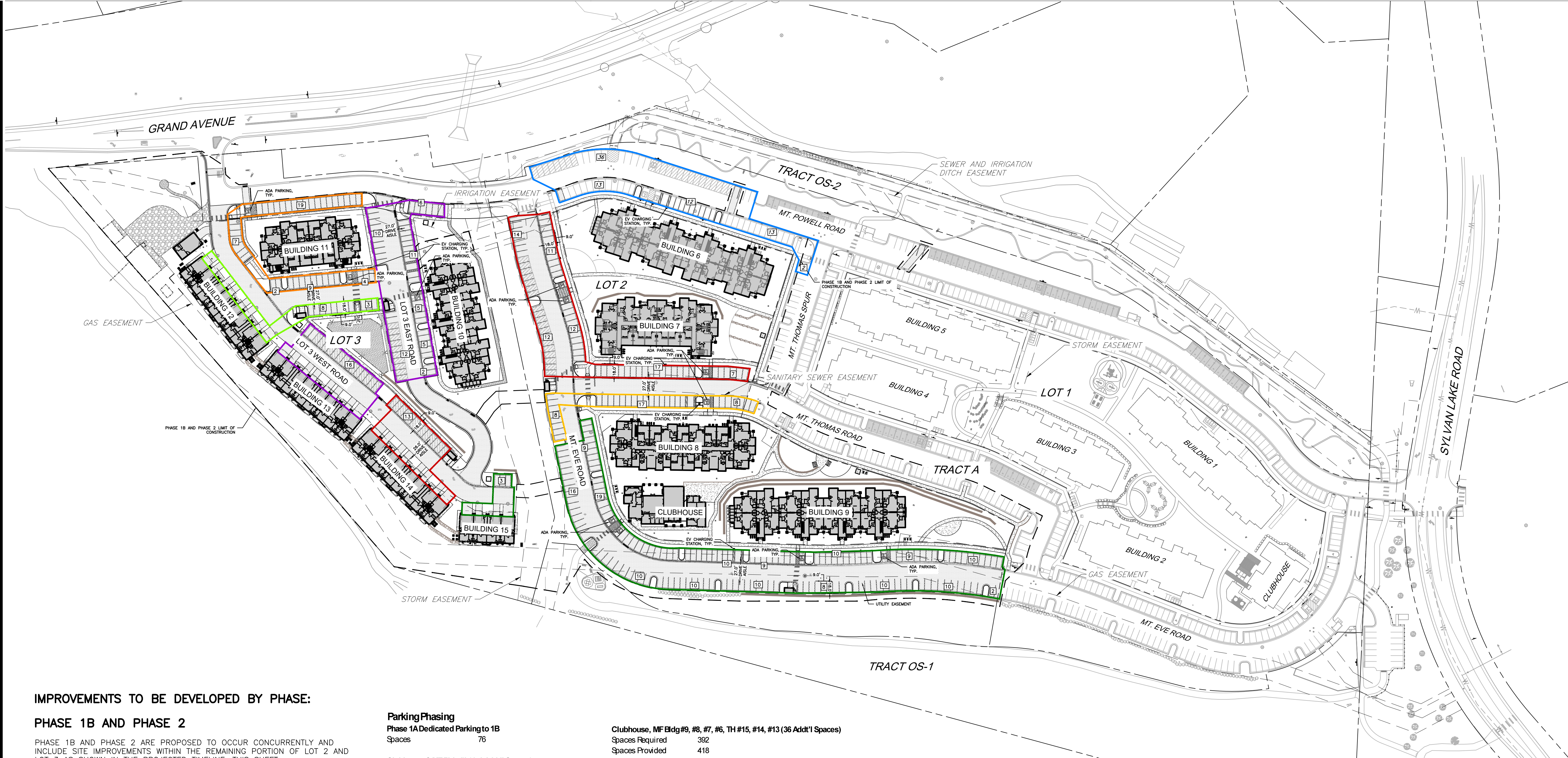


PLOT DATE: Friday, February 7, 2025 10:06 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\EXHIBITS\PHASING EXHIBITS\PARKING PLAN.dwg



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, #8, #7, #6, TH #15 (15 Add'l Spaces)
Spaces Required 102
Spaces Provided 243

Clubhouse, MF Bldg #9, #8, 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

Area	SF	SF/300 (Useable Space Req)	Cumulative Open	Estimated Completion Date
Clubhouse	4,122	14	4,122	6/1/2026
Southeast Park	7,399	25	11,521	6/1/2026
Playground	6,522	22	18,043	6/1/2026
Lot 2 Perimeter Walking Loop	35,498	118	53,541	7/1/2026
Open Lawn Amphitheatre	3,415	11	56,956	7/1/2026
The Spine Extension	8,488	28	65,444	7/1/2026
Dog Park	8,315	28	73,759	10/1/2026
Secluded Seating Area	6,471	22	80,230	10/1/2026
Gulch Overlook Trail	4,132	14	84,362	11/1/2026
Evergreen Planting Area	4,915	16	89,277	4/1/2027
Total			89,277	

Clubhouse, MF Bldg #9, #8, #7, #6, TH #15, #14, #13 (36 Add'l Spaces)
Spaces Required 392
Spaces Provided 418

Clubhouse, MF Bldg #10, #9, #8, #7, #6, TH #15, #14, #13 (51 Add'l Spaces)
Spaces Required 456
Spaces Provided 469

Clubhouse, MF Bldg #10, #9, #8, #7, #6, TH #15, #14, #13, #12 (31 Add'l Spaces)
Spaces Required 480
Spaces Provided 500

Clubhouse, MF Bldg #11, #10, #9, #8, #7, #6, TH #15, #14, #13, #12 (41 Add'l Spaces)
Spaces Required 537
Spaces Provided 541

Estimated Building Completion Schedule

Clubhouse	6/1/2026
Building 9	7/1/2026
Townhome Bldg 15	7/1/2026
Maintenance Building	8/1/2026
Building 8	9/1/2026
Building 7	10/15/2026
Townhome Bldg 14	12/1/2026
Building 6	12/1/2026
Townhome Bldg 13	1/15/2027
Building 10	2/1/2027
Building 11	3/15/2027
Townhome Bldg 12	4/1/2027

PHASE 1B PARKING TABLE	
SURFACE (9'X19')	= 18
SURFACE (9'X18')	= 197
SURFACE (8'X18')	= 7
SURFACE (8'X19')	= 7
SURFACE (ADA)	= 8
CARPORT (9'X18')	= 19
UNIVERSAL CHARGING STATION	= 2
SURFACE PH1A (9'X19')	= 16
SURFACE PH1A (9'X18')	= 28
SURFACE PH1A (8'X18')	= 7
SURFACE PH1A (ADA)	= 2
CARPORT PH1A (9'X19')	= 21
CARPORT PH1A (ADA)	= 1
UNIVERSAL CHARGING STATION PH1A	= 1
TOTAL PHASE 1B	= 334

PHASE 2 PARKING TABLE	
TH DRIVEWAY (10'X19')	= 20
TH DRIVEWAY (8'X19')*	= 16
GARAGE TWO-CAR**	= 16
GARAGE SINGLE CAR	= 20
SURFACE (9'X18')	= 87
SURFACE (8'X18')	= 7
SURFACE (ADA)	= 3
CARPORT (9'X18')	= 37
UNIVERSAL CHARGING STATION	= 1
TOTAL PHASE 2	= 207
*WIDTH OF DRIVEWAYS AT TH END UNITS IS 16'. END UNIT DRIVEWAYS ARE INTENDED TO SERVE TWO CARS WITH 8'X19' OF SPACE ALLOCATED PER CAR.	
**WIDTH OF GARAGES AT TH END UNITS IS 19'10". END UNIT GARAGES ARE INTENDED TO SERVE TWO CARS.	
***6% OF PARKING SPACES ARE COMPACT PARKING SPACES.	

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
EASEMENT	EASEMENT
RETAINING WALL	RETAINING WALL
CURB & GUTTER	CURB & GUTTER
CURB & GUTTER (SPILL)	CURB & GUTTER (SPILL)
CURB & GUTTER (CATCH)	CURB & GUTTER (CATCH)
SIGN	SIGN
DRIVE	DRIVE
ASPHALT PAVEMENT	ASPHALT PAVEMENT
CONCRETE PAVEMENT	CONCRETE PAVEMENT

NOTES:

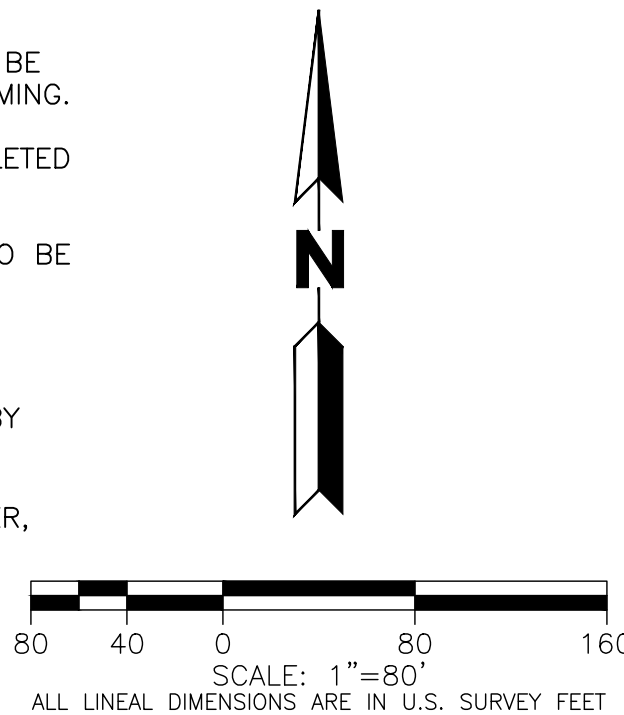
* FIRE ACCESS ROADS AND HYDRANTS REQUIRED TO BE INSTALLED AND PASS INSPECTION PRIOR TO ANY FRAMING.

** LANDSCAPE OF AREAS 1, 2, AND 3 TO BE COMPLETED PRIOR TO TCO OF ANY BUILDINGS.

*** LANDSCAPE IN BUILDING POD AREAS REQUIRED TO BE COMPLETED IF BUILDINGS ARE READY FOR TCO IN JULY-OCTOBER, OTHERWISE, LANDSCAPING WILL BE INSTALLED BY THE NEXT SUMMER.

**** TCO'S WILL BE REQUESTED BY BUILDING (NOT BY POD AREA).

***** DATES SUBJECT TO CHANGE BASED ON WEATHER, CONTRACTOR AND MATERIAL AVAILABILITY.



RESERVE AT HOCKETT GULCH

PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
PARKING PHASING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M
4	4TH MDP SUBMITTAL	01/14/2025	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

Sheet Number:

EX.1