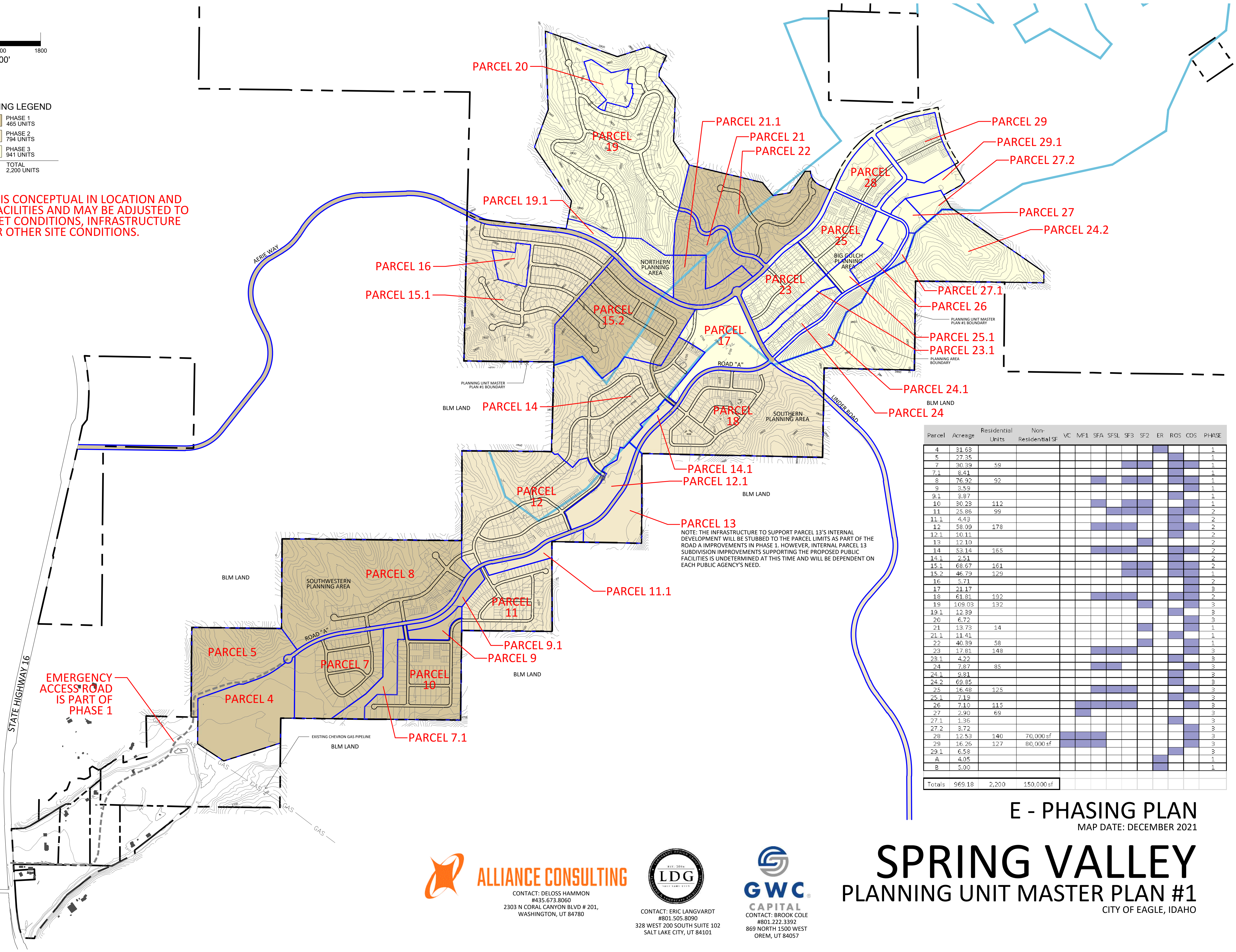


PHASING LEGEND

	PHASE 1 465 UNITS
	PHASE 2 794 UNITS
	PHASE 3 941 UNITS
TOTAL 2,200 UNITS	

THE PHASING PLAN IS CONCEPTUAL IN LOCATION AND SIZE OF PROPOSED FACILITIES AND MAY BE ADJUSTED TO RESPOND TO MARKET CONDITIONS, INFRASTRUCTURE PHASING OR OTHER SITE CONDITIONS.



EMERGENCY ACCESS ROAD IS PART OF PHASE 1

Parcel	Acreage	Residential Units	Non-Residential SF	VC	M-F1	SFA	SFSL	SF3	SF2	ER	ROS	COS	PHASE
4	31.63												1
5	27.35												1
7	30.39	59											1
7.1	8.41												1
8	76.92	92											1
9	3.59												1
9.1	3.87												1
10	30.23	112											1
11	25.86	99											2
11.1	4.43												2
12	58.09	178											2
12.1	10.11												2
13	12.10												2
14	53.14	165											2
14.1	2.51												2
15.1	68.67	161											2
15.2	46.79	129											1
16	5.71												2
17	21.17												3
18	61.81	192											2
19	109.03	132											3
19.1	12.39												3
20	6.72												3
21	13.73	14											1
21.1	11.41												1
22	40.39	58											1
23	17.81	148											3
23.1	4.22												3
24	7.87	85											3
24.1	9.81												3
24.2	69.85												3
25	16.48	125											3
25.1	7.19												3
26	7.10	115											3
27	2.90	69											3
27.1	1.36												3
27.2	3.72												3
28	12.53	140	70,000sf										3
29	16.26	127	80,000sf										3
29.1	6.58												3
A	4.05												1
B	5.00												1
Totals	969.18	2,200	150,000sf										

E - PHASING PLAN
MAP DATE: DECEMBER 2021

SPRING VALLEY
PLANNING UNIT MASTER PLAN #1
CITY OF EAGLE, IDAHO

ALLIANCE CONSULTING
CONTACT: DELOSS HAMMON
#435.673.8060
2303 N CORAL CANYON BLVD # 201,
WASHINGTON, UT 84780

LDG
EST. 1984
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328 WEST 200 SOUTH SUITE 102
SALT LAKE CITY, UT 84101

GWC CAPITAL
CONTACT: BROOK COLE
#801.222.3392
869 NORTH 1500 WEST
OREM, UT 84057

POLLARD LANE

STATE HIGHWAY 16

AERIE WAY

ROAD "A"

UNDER ROAD

BLM LAND

PARCEL 14

BLM LAND

PARCEL 18

BLM LAND

SOUTHWESTERN PLANNING AREA

PARCEL 8

BLM LAND

PARCEL 11

EXISTING CHEVRON GAS PIPELINE

BLM LAND

PARCEL 7.1

NOTE: THE INFRASTRUCTURE TO SUPPORT PARCEL 13'S INTERNAL DEVELOPMENT WILL BE STUBBED TO THE PARCEL LIMITS AS PART OF THE ROAD A IMPROVEMENTS IN PHASE 1. HOWEVER, INTERNAL PARCEL 13 SUBDIVISION IMPROVEMENTS SUPPORTING THE PROPOSED PUBLIC FACILITIES IS UNDETERMINED AT THIS TIME AND WILL BE DEPENDENT ON EACH PUBLIC AGENCY'S NEED.