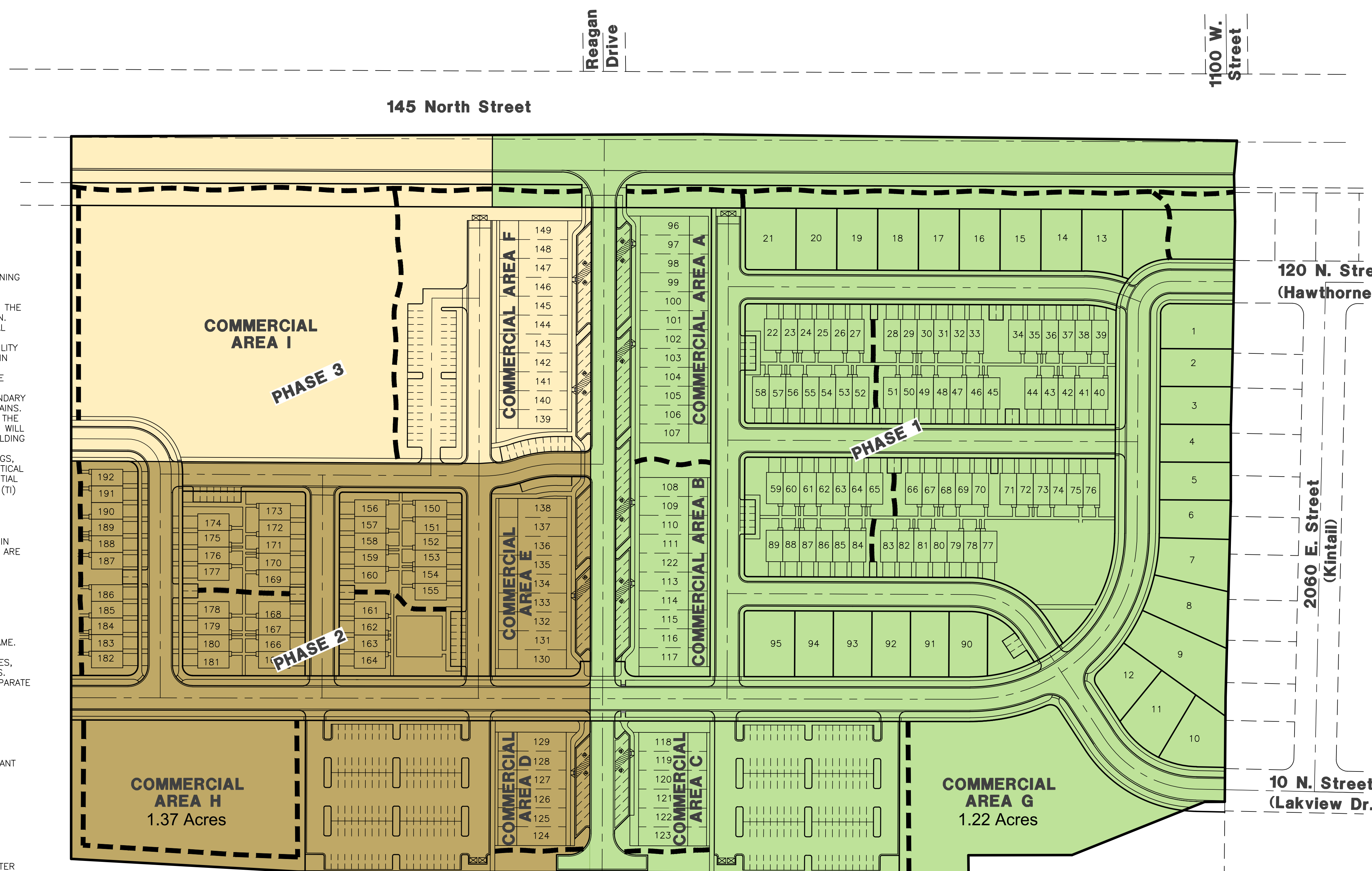
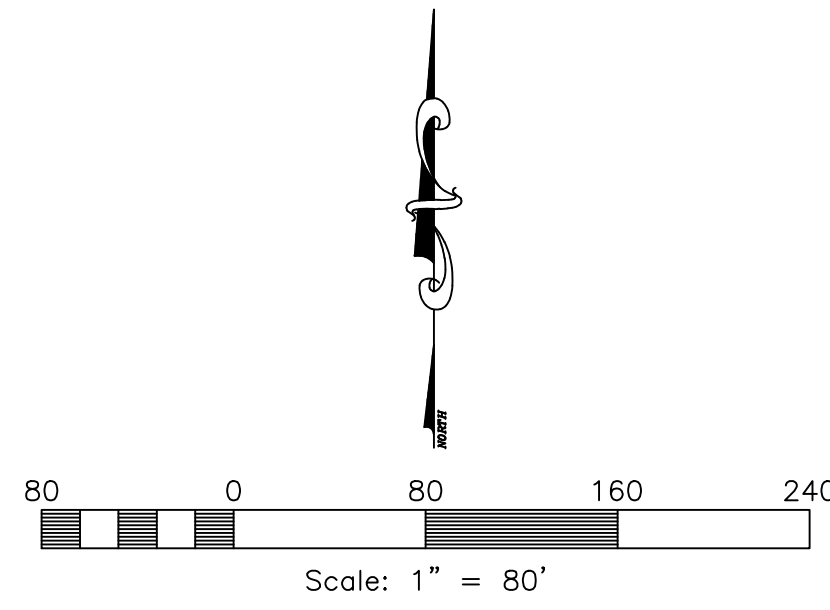


# PHASING PLAN



### PHASING DESCRIPTION AND NOTES

1. DEVELOPMENT PHASING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
2. DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IN EACH PHASE WILL BE COMPLETED BY PHASE, SO ALL RESIDENTIAL AND COMMERCIAL LOTS IN THE PHASE ARE IN A BUILD-READY CONDITION FOR VERTICAL CONSTRUCTION.
3. DEVELOPMENT IS SPECIFICALLY DEFINED AS AND LIMITED TO HORIZONTAL IMPROVEMENTS WHICH WILL BE COMPLETED BY PHASE.
4. HORIZONTAL IMPROVEMENTS INCLUDE INSTALLATION OF SUBSURFACE UTILITY MAIN PIPES AND LINES, AND UTILITY LATERALS STUBBED FROM THE MAIN LINES INTO EACH LOT DESIGNATED ON THE PLAT. INSTALLATION OF SURFACE IMPROVEMENTS OF CURB, GUTTER, SIDEWALK, AND ROADS ARE INCLUDED IN THE HORIZONTAL IMPROVEMENTS. COMMON SUBSURFACE UTILITY MAINS INCLUDE SEWER, STORM WATER, CULINARY WATER, SECONDARY IRRIGATION WATER, ELECTRICAL, NATURAL GAS, AND COMMUNICATIONS MAINS.
5. VERTICAL CONSTRUCTION IS SPECIFICALLY DEFINED AS AND LIMITED TO THE CONSTRUCTION OF THE PHYSICAL BUILDINGS. VERTICAL CONSTRUCTION WILL BEGIN IN PHASE 1 UPON ISSUANCE OF BUILDING PERMITS BY THE BUILDING DEPARTMENT.
6. VERTICAL CONSTRUCTION INCLUDES THE CONSTRUCTION OF THE FOOTINGS, FOUNDATION WALLS, EXTERIOR WALLS, AND ROOF OF A BUILDING. VERTICAL CONSTRUCTION IN COMMERCIAL BUILDINGS MAY BE DIVIDED INTO AN INITIAL "CORE & SHELL" SCOPE, AND A SUBSEQUENT "TENANT IMPROVEMENT" (TI) SCOPE.
7. THE DEVELOPER WILL DETERMINE THE TIMING OF COMMENCEMENT OF HORIZONTAL IMPROVEMENTS IN SUBSEQUENT PHASES (PHASE 2-3) ACCORDING TO THE PHASING NARRATIVE BELOW.
8. THE CONSTRUCTION OF AMENITIES SHALL BE INCLUDED IN THE PHASE IN WHICH THE AMENITIES ARE LOCATED ON THE AMENITY PLAN. AMENITIES ARE DETAILED IN THE AMENITY PLAN AND INCLUDE TRAILS, LANDSCAPING, PICKLEBALL COURTS, AND A SWIMMING POOL.
9. SPECIFIC CONDITIONS OF PHASING ARE SPECIFIED IN THE PHASING NARRATIVE.

#### NOTES:

- A. PHASING IDENTIFIES THE SEQUENCE OF DEVELOPMENT, BUT DOES NOT COMMIT THE DEVELOPMENT TO A SPECIFIC CALENDAR DATE OR TIMEFRAME.
- B. THE PHASING PLAN IS SEPARATE AND DISTINCT FROM PLAT MAPS.
- C. PHASE 3 IS UNDER SEPARATE OWNERSHIP FROM THE FIRST TWO PHASES, AND WILL BE THE FINAL PHASE TO INSTALL HORIZONTAL IMPROVEMENTS.
- D. THE DEVELOPMENT OF HORIZONTAL IMPROVEMENTS IS SPECIFICALLY SEPARATE AND DISTINCT FROM VERTICAL CONSTRUCTION.

### PHASING NARRATIVE

THIS PHASING PLAN, INCLUDING THE PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE, IS TO PROVIDE FLEXIBILITY SO THAT THE COMMERCIAL PORTION OF THE DEVELOPMENT WILL HAVE EVERY OPPORTUNITY TO BE VIBRANT AND SUCCESSFUL.

- 1) SEQUENCING
  - a. DEVELOPMENT SEQUENCING IS INTENDED TO PROCEED SEQUENTIALLY BEGINNING WITH PHASE 1 AND ENDING WITH PHASE 3.
  - b. ANY HORIZONTAL IMPROVEMENTS MAY BE INSTALLED AT ANY TIME REGARDLESS OF PHASE BOUNDARIES.
- 2) COMMERCIAL / RESIDENTIAL BALANCE
  - a. VERTICAL CONSTRUCTION OF THE FOLLOWING BUILDINGS WILL BEGIN AFTER BUILDING PERMITS ARE ISSUED FOR PHASE 1:
    - i. COMMERCIAL/RESIDENTIAL MIXED-USE BUILDING CONTAINING UNITS 96-107. (COMMERCIAL AREA A)
    - ii. 27 SINGLE-FAMILY RESIDENTIAL LOTS (LOTS 1-21 AND LOTS 90-95)
    - iii. 68 RESIDENTIAL TOWNHOME LOTS (LOTS 22-89)
  - b. VERTICAL CONSTRUCTION OF RESIDENTIAL HOMES IN PHASE 2 MAY NOT BEGIN UNTIL AFTER CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE CORE AND SHELL COMMERCIAL PORTION OF COMMERCIAL AREA A, AND COMMENCEMENT OF VERTICAL CONSTRUCTION ON TWO ADDITIONAL COMMERCIAL OR MIXED-USE BUILDINGS OTHER THAN COMMERCIAL AREA A.
- 3) COMMERCIAL AND MIXED-USE BUILDING SEQUENCING
  - a. COMMERCIAL AND MIXED-USE BUILDING MAY COMMENCE VERTICAL CONSTRUCTION AT ANY TIME REGARDLESS OF PHASE BOUNDARIES. (COMMERCIAL AREAS A-I)
- 4) ISSUANCE OF BUILDING PERMITS, PERFORMANCE OF BUILDING INSPECTIONS, OR ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR RESIDENCES SHALL BE CONDITIONED ONLY UPON THE CONDITIONS INCLUDED IN THIS PHASING PLAN, PHASING DESCRIPTION AND NOTES AND PHASING NARRATIVE.

### LEGEND

--- = PATHWAY LOCATION

### PHASING DATA

TOTAL PROJECT AREA.....33.84 ACRES  
 TOTAL COMMERCIAL AREA.....16.59 ACRES (49.0%)

PHASE 1.....	18.85 ACRES
COMMERCIAL.....	6.22 ACRES (33.0%)
PHASE 2.....	8.48 ACRES
COMMERCIAL.....	4.30 ACRES (50.7%)
PHASE 3.....	6.51 ACRES
COMMERCIAL.....	6.07 ACRES (93.2%)

### RESIDENTIAL UNITS PER PHASE

PHASE	MIXED-USE	TOWNHOUSE	SINGLE-FAM
PHASE 1	28	68	27
PHASE 2	15	43	
PHASE 3	11		
TOTAL	54	111	27

### COMMERCIAL AREAS

COMMERCIAL AREA	BUILDING TYPE	LOCATED IN PHASE	QTY. RESIDENTIAL UNITS	RESIDENTIAL UNIT NUMBERS
A	MIXED-USE	1	12	96-107
B	MIXED-USE	1	10	108-117
C	MIXED-USE	1	6	118-123
D	MIXED-USE	2	6	124-129
E	MIXED-USE	2	9	130-138
F	MIXED-USE	3	11	139-149
G	STAND-ALONE	1	-	-
H	STAND-ALONE	2	-	-
I	STAND-ALONE	3	-	-

## North Cove

Saratoga Springs, Utah County, Utah

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 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION	DATE

**Project Info.**  
 Engineer: J. Draper  
 Planner: C. Cove  
 Designer: E. Roche  
 Date: 11-17-23  
 Name: NORTH COVE  
 Number: 7030-03

**Phasing Plan**  
 PART OF THE SE 1/4 OF SECTION 19, THE NE 1/4 OF SECTION 30, AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS, UTAH COUNTY, UTAH

**Developer:**  
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**Revised: Dec. 11, 2023**