

Powder House Pass

PHASING PLAN

The phasing of the project is based both on logical progression of the infrastructure required and provided for this development and the market needs of the community. The proposed water supply and treatment is on the south end of the project. The wastewater treatment plant is on the north end of the project. There is one corridor that can provide access for both of these. This will provide the back bone for future phases and alignment for the health path that is featured through the neighborhoods. Provided are the general locations of the phases. Following is a list of the phases, estimated completion time, and a brief description.

EAST SIDE OF HWY 14A/85 AND ROCHFORD ROAD

- A 18-24 months This phase will see the construction of the water treatment plant, completion of the water main to Wilderness Estates. Installation of sewer and water lines and other utilities in Wilderness Estates and a replatting of lots in and adjacent to Wilderness Estates
- B 1-5 years This will be a continuation of lot development along the existing Powderhouse Trail Entrance road. It will be a mix of larger single family lots and smaller lots for attached and detached units.
- C 1-6 years Phase C will also be a mix of attached, detached and multifamily dwellings. This will complete development along Powderhouse Trail.
- D 3-7 years Phase D will incorporate the old highway entrance and loop back to provide a shorter access to northern Wilderness Estates . It will be a mix of attached, detached, multi and single family lots.
- E 15-30 years This road will provide access to the gravel quarry area and limit construction traffic through the Wilderness Estates housing and supplement the development fire plan in this area. Development in this area will not proceed until near the end of all the phases and the need for the gravel pit is diminished. Housing units will be primarily large lot single family, small cabin lots and some multifamily housing mixed in.
- F 3-7 years Phase F is a mix of attached, detached and single family dwellings and possible multifamily housing units. This will be a continuation of development along the utility/path back bone and will be the first new entrance on Highway 85.
- G 3-8 years Phase G will be an extension of the street started in phase F. Again this phase is a continuation of the development along the utility/path backbone and consists of a mix of suburban residential housing types.
- H1 4-9 years H1 is single family Suburban Residential housing consisting of single family detached lots.
- H2 2-6 years This phase is proposed to be the development of a commercial area at the intersection of Highways 85 and Rochford Road.

I1&2 1-8 years This area will be an affordable housing neighborhood. Demand for this type of housing will govern whether they are built concurrently or consecutively. Demand will also dictate single family attached or detached units or multi-family unit construction.

J1&2 1-10years This area is also designated as an affordable housing neighborhood. Again demand for this housing will determine how and when the area is developed.

K 2-10 years This is a single family Suburban Residential neighborhood, with possible of some multi-family. Construction of this area will trigger the need for a sanitary sewage lift station.

L, M,N 4-20 years This is a Suburban Residential, attached and detached single family neighborhood. These phases follow the continuation of the sanitary sewer extension served by the lift station.

O 4-15 years This neighborhood which will be a mix of housing types and will require that Phase G be completed prior to its construction.

P1&2 2-15 years Phase P is Suburban Residential Single and Multifamily Homes. It requires that the gravity sewer main be completed to Phase I before this phase is constructed. The second lift station, built by Brownsville Road, will also be required before completion of these phases.

Brownville Lift Station will service all of the terrain to the south of Brownsville Road.

Q 3-15 years Phase Q begins the southern portion of the east side of the development and will be Suburban Residential Homes (single and possible multi-family).

R 4-15 years Phase R is Suburban Residential single family and possible multi-family lots.

S 3-15 years Phase S is a continuation of Suburban Residential lots. This phase also provides an additional entrance to these neighborhoods

T1&2 5-17 years Phase T is planned for Suburban Residential lots. This will finish a loop back to the south middle entrance roads.

U1&2 6-20 years Phase U is also planned for Suburban Residential lots is a continuation of the Big Circle Road with cul-de-sacs extending from it.

V1&2 4-15 years Phase V is suburban residential lots and will see the completion of the Big Circle Road.

W 2-10 years Phase W will be a separate neighborhood of Suburban Residential Estate Lots, with the potential of multi-family areas. This area will have an independent decentralized sanitary sewer system. The main waterline from the water treatment plant runs along this area.

X 20-30 years Phase X is the current site for a gravel pit and will be used as a staging area for construction, construction components (small concrete batch plant, etc.) and extracting aggregate materials. This will be one of the last areas to be developed. The final layout for this area will be dependent on the contours left by the use of the pit.

WEST SIDE OF ROCHFORD ROAD

The following phases all occur west of Rochford Road and are designated with a W.

WA 1-15 years Phase WA is the Commercial-technology Campus area. Sewer and Water, along with other utilities, can be provided by the main utility Corridor with a crossing under Rochford road.

- WB 5-15 years Phase WB is a Suburban Residential area. This area will be serviced by a sanitary sewer crossing under Rochford road and the lift station by Brownsville Road.
- WC 5-17 years This phase will continue with Suburban Residential lots.
- WD 5-17 years Phase WD is Suburban Residential lots and will complete the loop back to Rochford Road
- WE 5-17 years This phase will consist of a mix of regular Suburban Residential lots and possible multi-family lots.
- WF 6-20 years Phase WF is a continuation of Suburban Residential lots and possible multi-family lots.
- WG 6-20 years This is a continuation of Suburban Residential and possible multi-family lots. The developments permanent water tank will be located in this area.
- WH 5-17 years This phase will consist of a mix of regular Suburban Residential lots and possible multi-family lots.
- WI 6-20 years Phase WI is a continuation of Suburban Residential and possible multi-family lots. It will also complete a loop back to phase WG.
- WJ1&2 7-25 years This phase is conducive to larger residential lots and potential multi-family sites.
- WK 6-25 years This phase is a continuation of the Suburban Residential and possible multi-family lots.
- WL1 2- 30 years This phase is also Suburban Residential lots and possible multi-family lots and ties the development into Frosty Meadows Road.
- WL2 2-10 years This phase is Suburban Residential and single/multi-family lots, with use of decentralized sanitary sewer .
- WM and WN 2-15 years This is planned for Suburban Residential Lots and single/multi-family lots, with use of decentralized sanitary sewer.