

NOT FOR CONSTRUCTION

WALNUT LANE APARTMENTS

WALNUT LANE
MOAB, UT 84532

PHASING PLAN

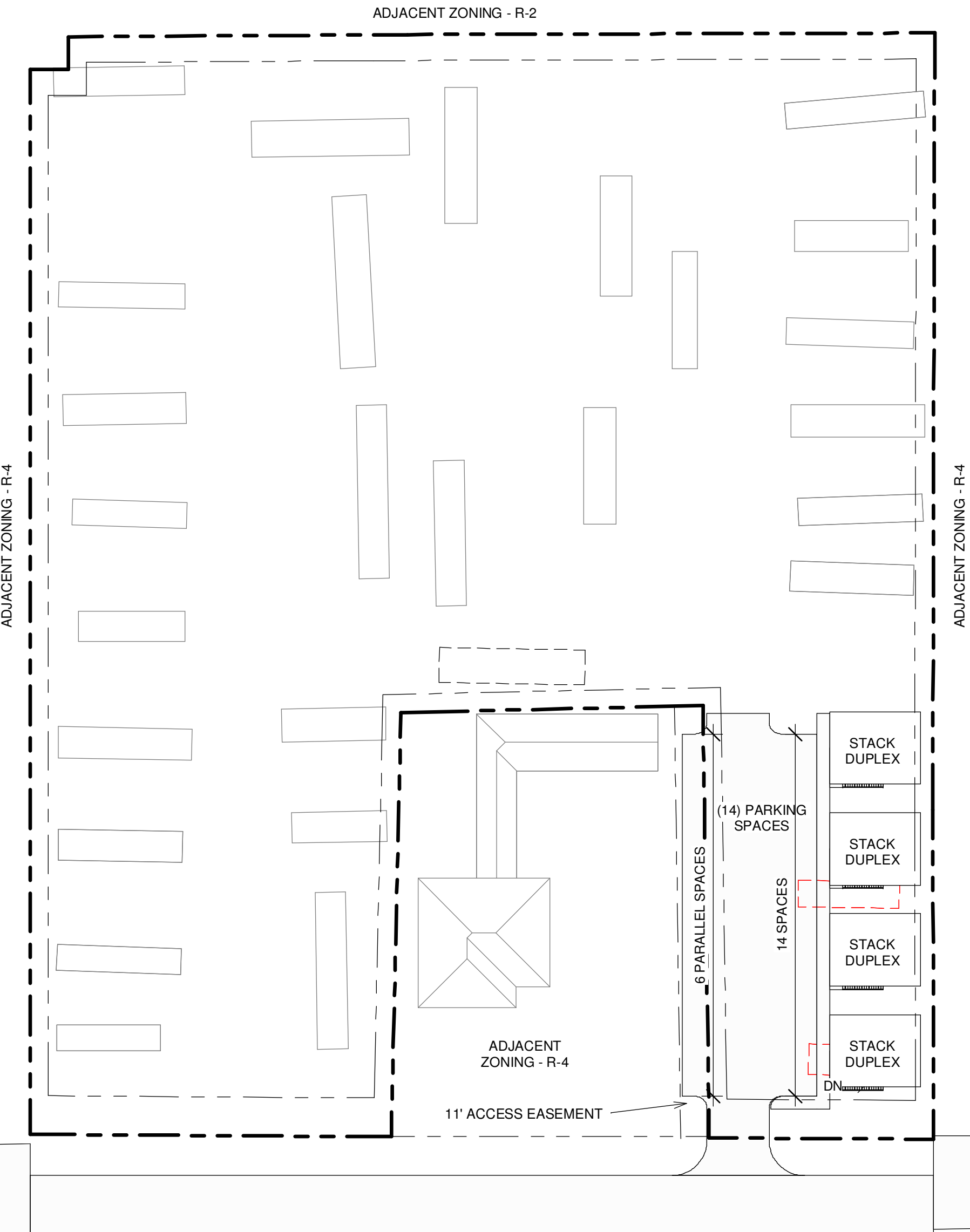
SHEET NUMBER

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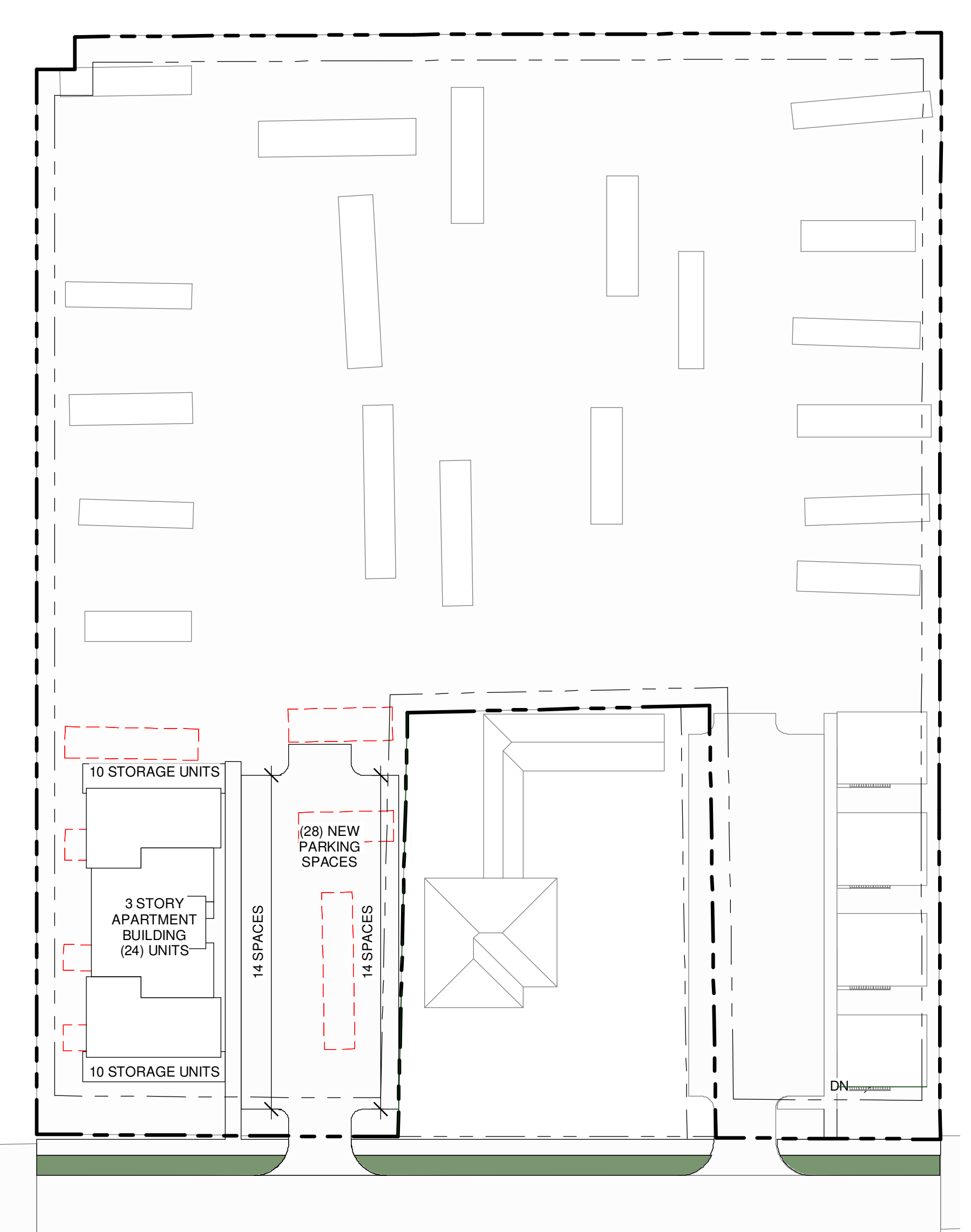
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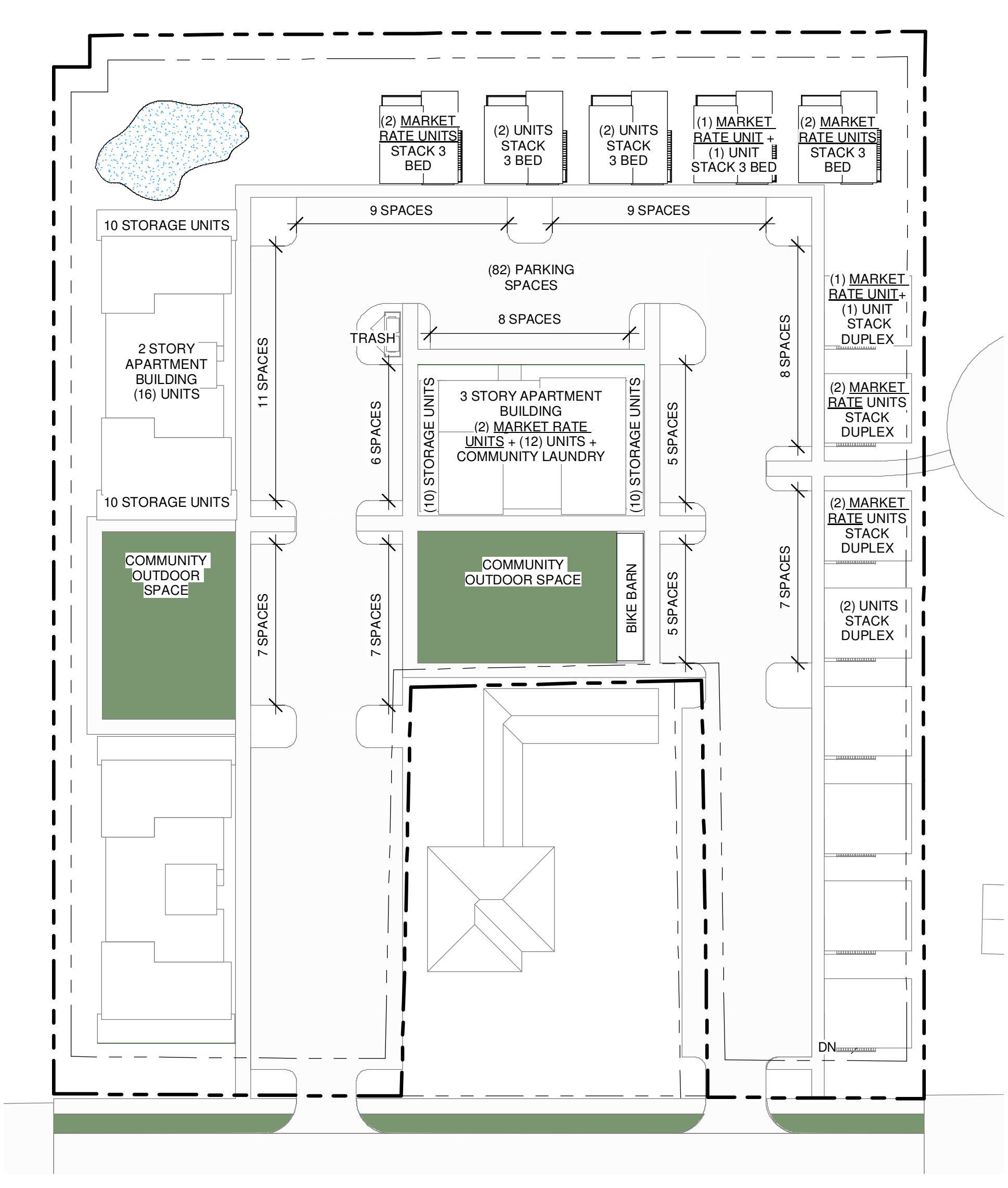
1 Phase 1
1" = 40'-0"

Beds	Qty	SF	Total	Parking, required	Parking, provided
Storage Units	0	80	0	0	0
Apt, 1	0	500	0	0	0
Apt, 2	0	750	0	0	0
Modular, 2	8	675	5,400	16	16
Modular, 3	0	1,200	0	0	0
TOTAL	8	5,400	16	20	



2 Phase 2
1" = 40'-0"

Beds	Qty	SF	Total	Parking, required	Parking, provided
Storage Units	10	80	800		
Apt, 1	12	500	6,000	12	12
Apt, 2	12	750	9,000	18	18
Modular, 2	0	675	0	0	0
Modular, 3	0	1,200	0	0	0
TOTAL	24	15,800	30	28	



3 Phase 3
1" = 40'-0"

Beds	Qty	SF	Total	Parking, required	Parking, provided
Storage Units	40	80	3,200		
Apt, 1	16	500	8,000	16	16
Apt, 2	14	750	10,500	21	21
Modular, 2	8	675	5,400	16	16
Modular, 3	10	1,200	12,000	20	20
TOTAL	38	27,100	53	82	

USE BREAKDOWN					
Use	Name	Area	Acres	Area Percent	Phase
BUILDINGS	APARTMENT	6822 SF	0.16 SF	5%	2
BUILDINGS	APARTMENT	6835 SF	0.16 SF	5%	3
BUILDINGS	APARTMENT	5522 SF	0.13 SF	4%	3
BUILDINGS	MODULAR 2 BED	10827 SF	0.25 SF	8%	1 & 3
BUILDINGS	MODULAR 3 BED	7561 SF	0.17 SF	6%	3
BUILDINGS		37567 SF	0.86 SF	29%	
CIRCULATION	VEHICULAR CIRCULATION	54757 SF	1.26 SF	43%	1, 2 & 3
CIRCULATION		54757 SF	1.26 SF	43%	
OPEN SPACE	OPEN SPACE	4851 SF	0.11 SF	4%	3
OPEN SPACE	OPEN SPACE	6135 SF	0.14 SF	5%	3
OPEN SPACE	PERIMETER OPEN SPACE AND DRAINAGE	25319 SF	0.58 SF	20%	1, 2 & 3
OPEN SPACE		36305 SF	0.83 SF	28%	
Grand total:		128629 SF	2.95 SF	100%	

POST IFB CALCULATIONS							
Beds	Qty	Percent	SF	Total	R4 Parking	Parking Provided	PAD Parking
Storage Units	50		80	4,000	-		
Apartments, 1 Bed	28	35%	500	14,000	42		28
Apartments, 2 Bed	26	33%	750	19,500	39		52
Modular, 2 Bed	16	20%	675	10,800	32		32
Modular, 3 Bed	10	13%	1,200	12,000	20		20
TOTAL	80		60,300	133	130	132	7
					Additional Parking Spaces Needed 3		