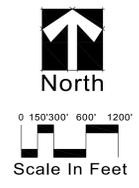




**DIVISION II
PHASES I-VI
MASTER PLAN AMENDMENT**
Teton Valley, Idaho
~ Updated July 13, 2013 ~
Exhibit A

PREPARED FOR: BIG SKY WESTERN BANK
PREPARED BY: MICHAEL E. POTTER (ASLA)
PLANNING CONSULTANT
DATE: June 20, 2013
NOTE:
- THIS MAP IS A GRAPHIC REPRESENTATION.
PLEASE SEE PLAT DOCUMENTS FOR CLARIFICATION.



- Utilities:**
- ☑ Waste Water Treatment
 - ☑ Water Wells
 - ☑ Water Tank
 - ☑ Booster Pump Station

- Legend:**
- River Rim Ranch Division I Property Boundary
 - River Rim Ranch Property Boundary
 - Teton River
 - Road Right of Way/ 24' Asphalt Roads
 - TRAIL/PATHWAY CORRIDORS:
 - Existing Trails
 - Proposed Connector Trails
 - Golf/Open Space Trails
 - Relocated County Road Alignment (9400W)
 - Existing County Road Alignment

DIVISION II PHASE I WEST RIM AREA
DIVISION II PHASE I UNIT SUMMARY

DESCRIPTION	CURRENT USE	CURRENT NO. UNITS	PROPOSED USE	PROPOSED NO. UNITS	DIFFERENCE
BLOCK 1 (Entry Commercial)	Mixed Use, Condominiums	30	Mixed Use Lodge Units	16	-14
BLOCKS 2,3,4,5,6, 7,8,9,10	Platted Single Family Lots	159	Single Family Residential	159	0
BLOCK 5, LOT 1B ²	Golf Course	0	Single Family Residential	1	1
BLOCK 6 (South End) ³	Golf Course Driving Range	0	Single Family Residential	6	6
TRACT A ²	Cluster Cabins	40	Single Family Residential	8	-32
TRACT B ³	Cluster Cabins	24	Single Family Residential	10	-14
TRACT C	Cluster Chalets	62	Chalet Lots	62	0
TRACT D	Cluster Units	45	Chalet Units	45	0
TRACT E ^{2,4}	Golf Commercial	0	Single Family Residential	12	12
TRACT G ²	Golf O&M Site	0	Single Family Residential	3	3
TRACT I	Agriculture, Farm Operations	0	Agriculture, Farm Operations with 1 Residence	1	1
TOTALS		360		323 (37) REDUCTION	

RIVER RIM RANCH PUD - DIVISION II / UNIT SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES ¹	APPROVED UNITS ^{2,3}	PROPOSED UNITS	CHANGE FROM APPROVED UNITS	% REDUCTION
I	WEST RIM	1,464.2	360	323	-38	11%
II	NORMAN RANCH	768.7	43	18	-25	58%
III	CENTRAL PLATEAU	384.3	21	10	-11	52%
IV	WEST PLATEAU	493.7	25	8	-17	68%
V	NORTH PLATEAU	677.2	24	6	-18	75%
VI	SOUTH CANYON	688.5	55	64	9	-16%
	UNITS TRANSFERRED FROM NORMAN RANCH (Change from clusters to single family lots)		22	0	-22	100%
	APPROVED FLEXIBLE UNITS ⁴ (Based upon 5% of 550 units)		28	0	-28	100%
TOTALS		4,476.5	578	429	-149	25%

RIVER RIM RANCH PUD - DIVISION II / OPEN SPACE SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES	CURRENT APPROVED OPEN SPACE ACRES ¹	% TOTAL	PROPOSED OPEN SPACE ²	% TOTAL
I	WEST RIM	1,464.2	942.9	64.4%	971.1	66.3%
II	NORMAN RANCH	768.7	335.8	43.7%	595.2	77.4%
III	CENTRAL PLATEAU	384.3	261.0	67.9%	328.6	85.5%
IV	WEST PLATEAU	493.7	279.9	56.7%	422.0	85.5%
V	NORTH PLATEAU	677.2	484.1	71.5%	617.6	91.2%
VI	SOUTH CANYON	688.5	512.7	74.5%	502.7	73%
TOTALS		4,476.5	2,816.3	62.9%	3,437.1	76.8%

**GOLF AREA -279 AC (+,-)
LANDSCAPE RESTORATION PLAN**

- Trail System (8' Wide Gravel)
 - New Pond Areas/Riparian Edge Areas
 - Native Grass Areas (Golf Spec)
 - Agricultural Crop Areas
- A) GENERAL GRADING/SHAPING/WATER FEATURE SHAPING IS COMPLETE AND WILL BE RETAINED TO ALLOW FOR FUTURE GOLF COURSE COMPLETION SHOULD THIS OCCUR IN THE FUTURE.
- B) LANDSCAPE RESTORATION PLAN TO INCLUDE:
- GRADING/TOPSOILING OF PRACTICE RANGE AREA
- TOPSOIL STOCKPILES ON SITE TO BE USED TO TOPSOIL BARREN AREAS
- SOUTH TO NORTH PATHWAY (6' W GRAVEL) TO BE INSTALLED AND INTERCONNECT WITH EXISTING DIVISION I RIVER ACCESS PATH.
- ALL AREAS TO BE SEEDDED WITH NATIVE GRASS MIX (GOLF SPEC), PONDS OR USED FOR AGRICULTURAL GRAIN/HAY CROPS - SEE PLAN LAYOUT
C) SEE ENLARGED PLAN FOR REFERENCE/PLAN NOT FOR CONSTRUCTION.

Notes:
1) Total Acres for Phases I, II & III, based upon Amendment No. 3, Instrument No. 222430. Phases IV, V and VI acres based upon Instrument No. 195983.
2) Proposed open space for Phase I is based upon the current plan proposal with reductions for lots within golf course open space and increases for the Tract A modification. The total open space has also been increased slightly due to a modification of the access road lot to Block 3 and its elimination as a separate lot.
3) Proposed open space for Phases II through VI based upon Plan Amendment Proposal.
4) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units located on Tract E if the golf course is constructed.
5) Proposed plan represents a net increase of about **620.8** acres of open space over the current plan.
6) River Rim master plan originally approved for a maximum of 578 units with minimum of 270 acres of open space.