

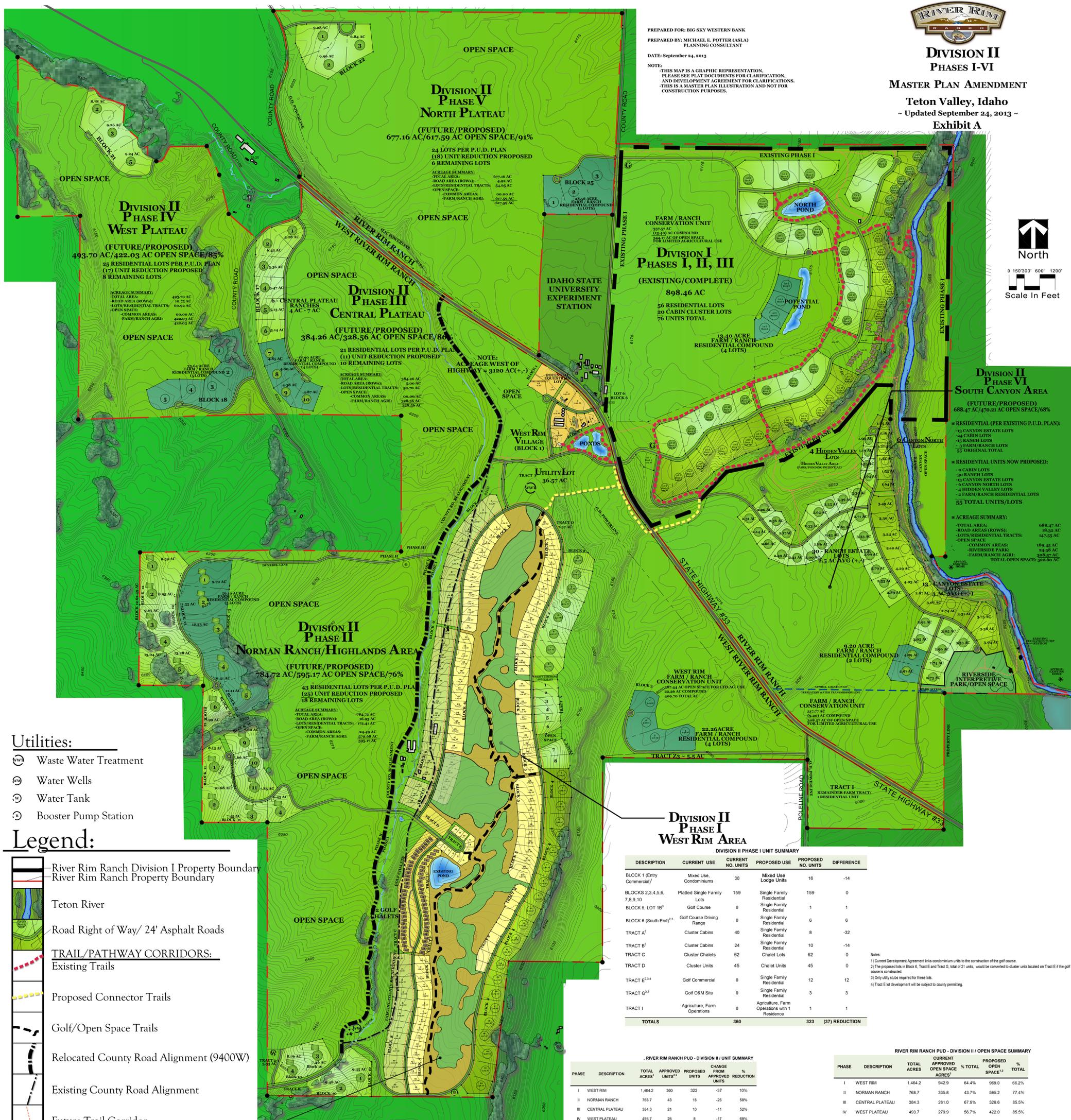
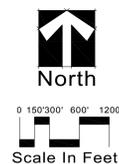


**DIVISION II
PHASES I-VI
MASTER PLAN AMENDMENT**
Teton Valley, Idaho
~ Updated September 24, 2013 ~
Exhibit A

PREPARED FOR: BIG SKY WESTERN BANK
PREPARED BY: MICHAEL E. POTTER (ASLA)
PLANNING CONSULTANT

DATE: September 24, 2013

NOTE:
- THIS MAP IS A GRAPHIC REPRESENTATION.
PLEASE SEE PLAY DOCUMENTS FOR CLARIFICATION,
AND DEVELOPMENT AGREEMENT FOR CLARIFICATIONS.
- THIS IS A MASTER PLAN ILLUSTRATION AND NOT FOR
CONSTRUCTION PURPOSES.



- Utilities:**
- WWT Waste Water Treatment
 - WW Water Wells
 - WT Water Tank
 - BPS 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
 - Future Trail Corridor

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

- Trail System (8' Wide Gravel)**
Blue - New Pond Areas/Riparian Edge Areas
Yellow - Native Grass Areas (Golf Spec)
Green - 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 (8' W GRAVEL) TO BE INSTALLED AND INTERCONNECT WITH EXISTING DIVISION I RIVER ACCESS PATH.
- ALL AREAS TO BE SEED 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.

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	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 ³	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 ⁴	Cluster Cabins	40	Single Family Residential	8	-32
TRACT B ⁴	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 ^{3,4}	Golf Commercial	0	Single Family Residential	12	12
TRACT G ³	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	PROPOSED UNITS	CHANGE FROM APPROVED UNITS	% REDUCTION
I	WEST RIM	1,464.2	360	323	-37	10%
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	8	-16	75%
VI	SOUTH CANYON	688.5	55	55	0	0%
	UNITS TRANSFERRED FROM NORMAN RANCH (Change from cabin to single family lots)		22	0	-22	100%
	APPROVED FLEXIBLE UNITS ⁵ (Based upon 5% of 550 units)		28	0	-28	100%
TOTALS		4,476.5	578	420	-158	26%

RIVER RIM RANCH PUD - DIVISION II / OPEN SPACE SUMMARY

PHASE	DESCRIPTION	TOTAL ACRES	CURRENT APPROVED OPEN SPACE ACRES ³	% TOTAL	PROPOSED OPEN SPACE ⁴	% TOTAL
I	WEST RIM	1,464.2	942.9	64.4%	999.0	66.2%
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%	522.8	75.9%
TOTALS		4,476.5	2,816.3	62.9%	3,454.9	77.2%

Notes:
1) Total Acres for Phases I, II & III based upon Amendment No. 3, Instrument No. 22245.
2) The proposed lots in Block 6, Tract E and Tract G, total of 21 units, would be converted to cluster units on Tract E if the golf course is constructed (Amendment Required).
3) Approved Units based upon Amendment No. 2, Instrument 199963, Sheet 1.
4) Allowable Units Based upon Rural Reserve PUD maximum of 15 units per 100 acres.
5) River Rim master plan approved for a maximum of 578 units with minimum of 2700 acres of open space.

638.6 acres of open space over the current plan.