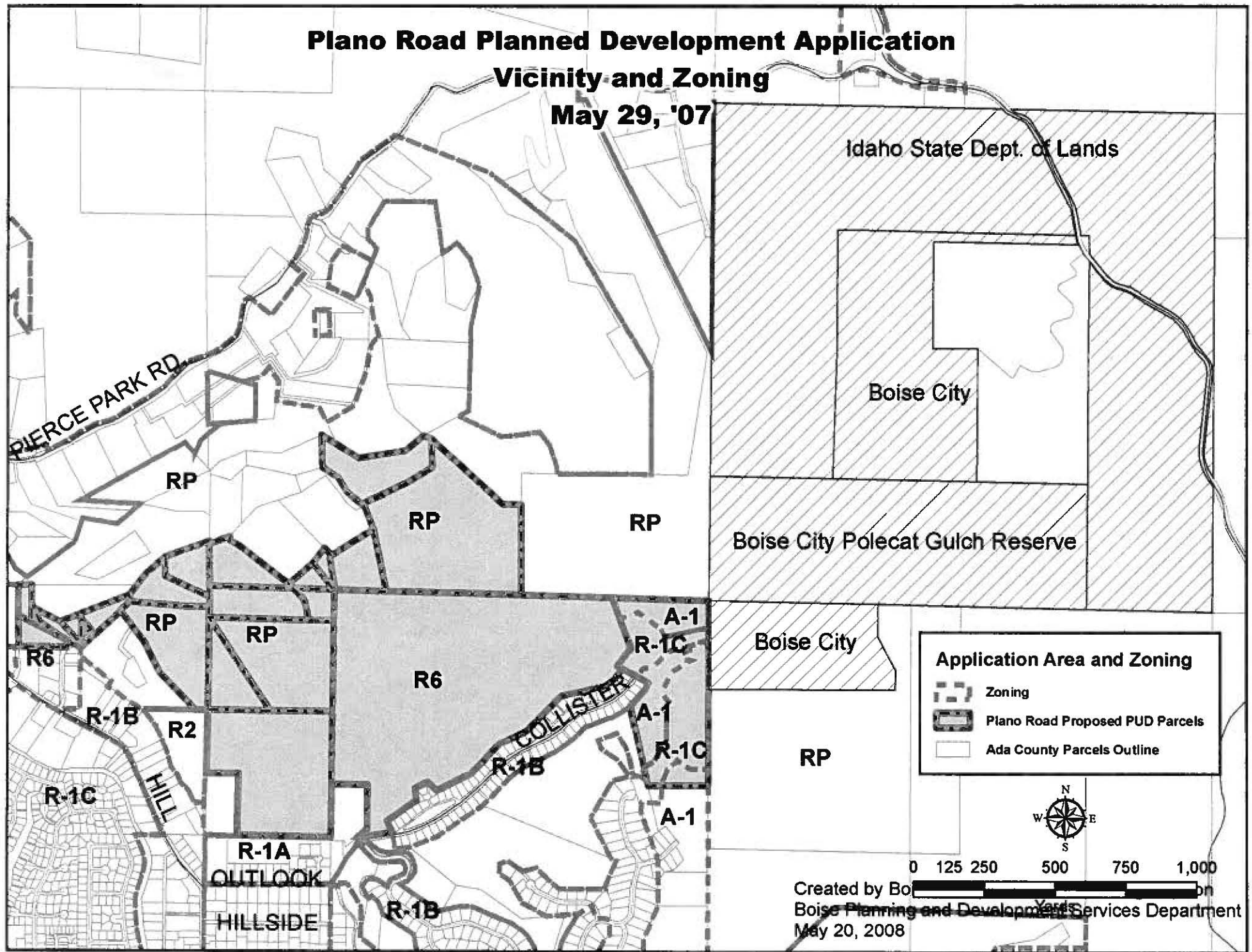
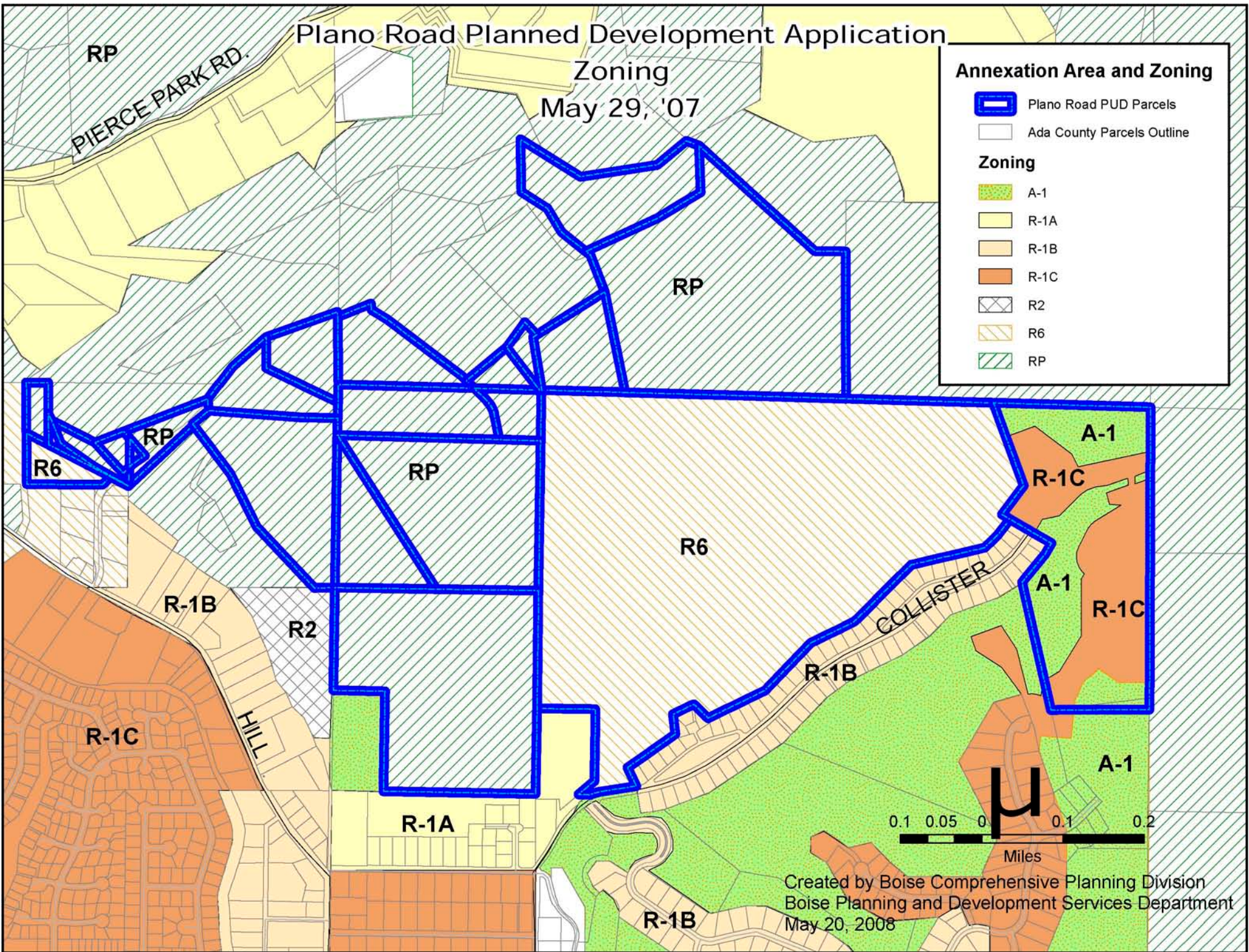
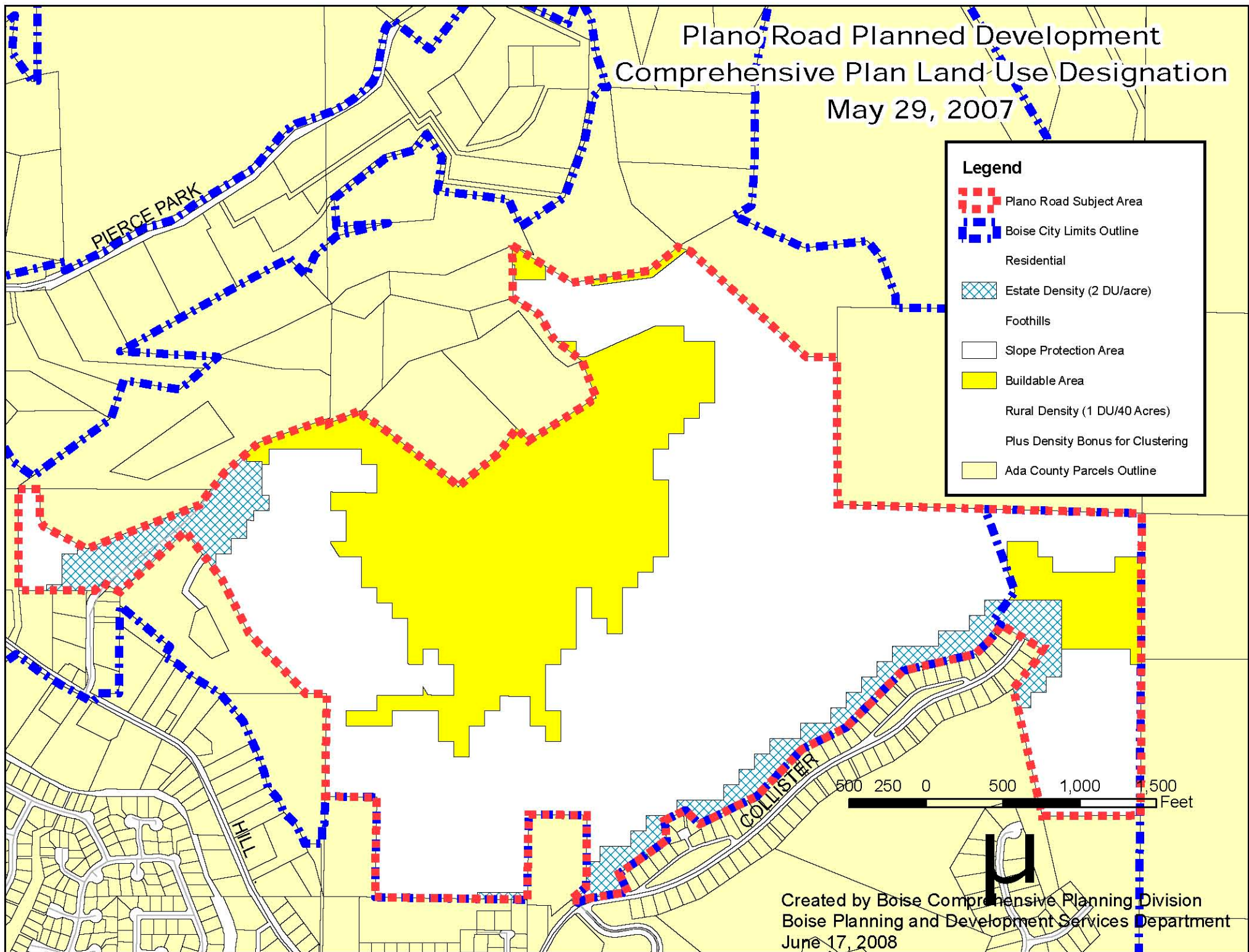


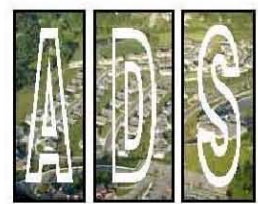
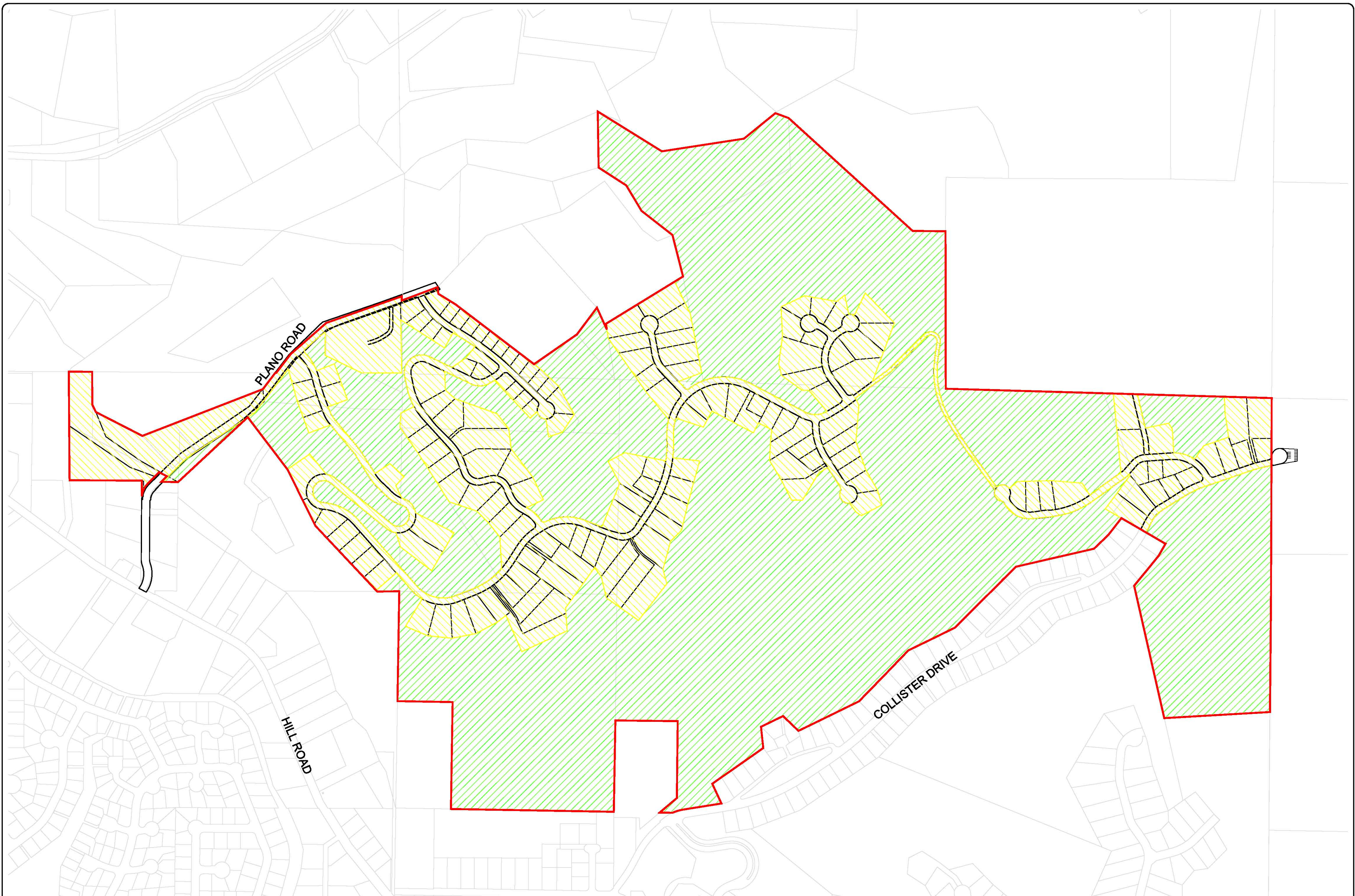
**Plano Road Planned Development Application**  
**Vicinity and Zoning**  
**May 29, '07**





# Plano Road Planned Development Comprehensive Plan Land Use Designation May 29, 2007

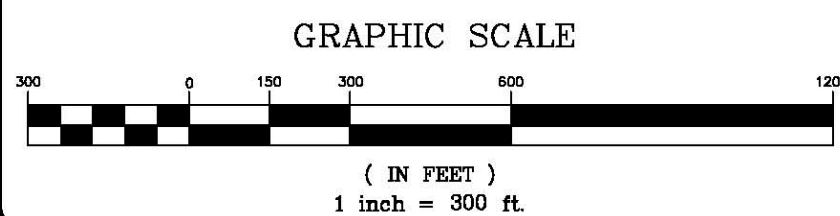




**Stewart**  
Land Group  
AN AIMTEC DEVELOPMENT SERVICES COMPANY

REAL ESTATE SERVICES  
6995 So. Union Park Ave #360 Midvale, UT 84047  
phone: (801) 263-9126 fax: (801) 263-9187

# BOISE FOOTHILLS ZONING MAP



| DATE CREATED | DATE MODIFIED | PRINT DATE |
|--------------|---------------|------------|
| 07/19/2006   | 7/28/2008     | 7/28/2008  |

## LEGEND



ZONE - R-1A



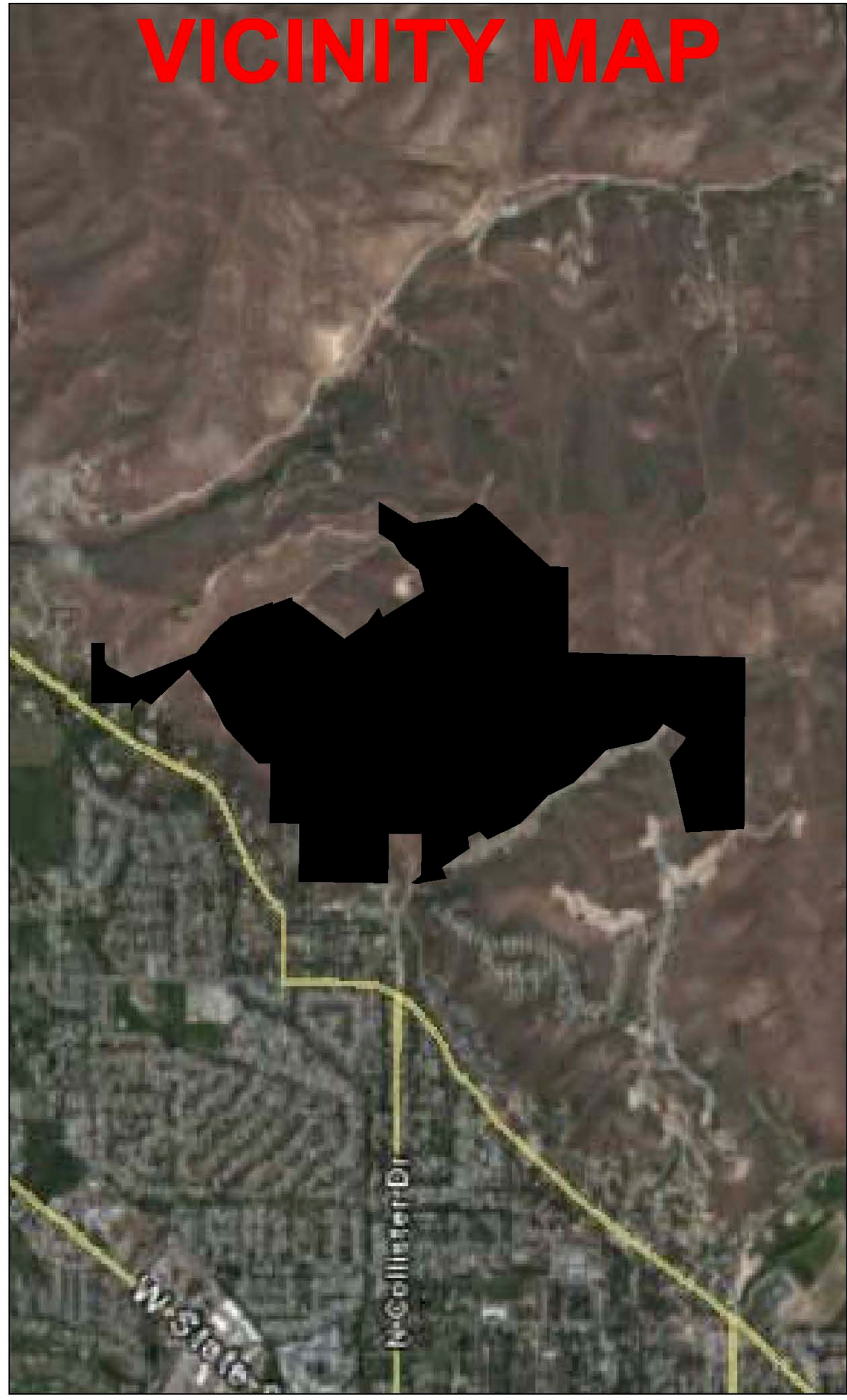
ZONE - A-1

- Conceptual
- Property Boundary
- Ada Parcels

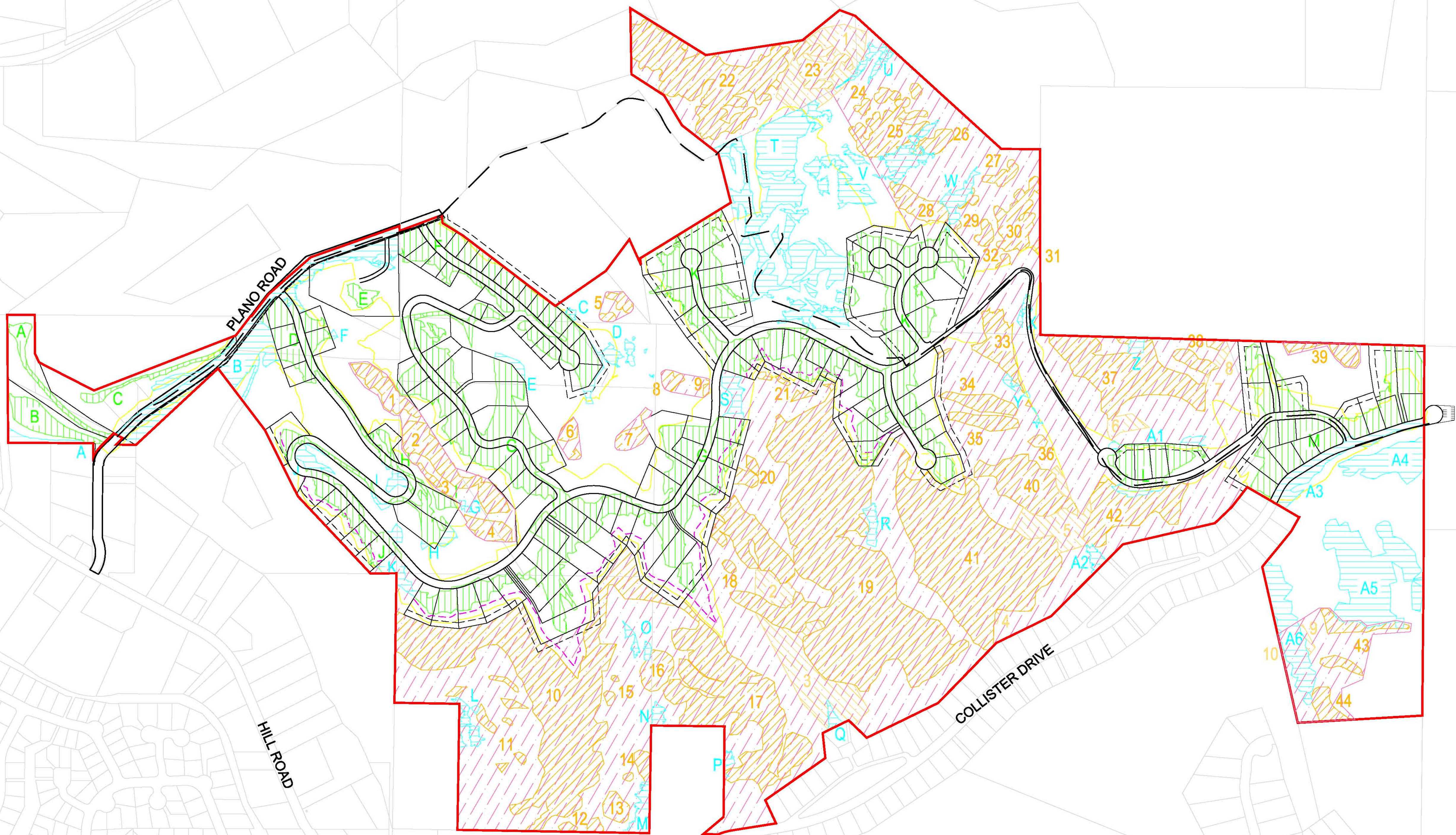
## SHEET NO.

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OF  
1





VICINITY MAP



| Used 25%              |               |          |
|-----------------------|---------------|----------|
| A                     | 23,606.32 sf  | 0.54     |
| B                     | 41,317.09 sf  | 0.95     |
| C                     | 17,528.41 sf  | 0.40     |
| D                     | 82,779.98 sf  | 1.90     |
| E                     | 11,118.68 sf  | 0.26     |
| F                     | 221,364.93 sf | 5.08     |
| G                     | 654,529.49 sf | 15.03    |
| H                     | 43,104.75 sf  | 0.99     |
| I                     | 7,087.16 sf   | 0.16     |
| J                     | 76,278.43 sf  | 1.75     |
| K                     | 559,514.34 sf | 12.84    |
| L                     | 71,230.64 sf  | 1.64     |
| M                     | 272,018.04 sf | 6.24     |
| 2,081,478.26 Total sf |               | 47.78 Ac |

| Not Used 25%          |               |          |
|-----------------------|---------------|----------|
| A                     | 11,283.36 sf  | 0.26     |
| B                     | 192,413.20 sf | 4.42     |
| C                     | 1,850.75 sf   | 0.04     |
| D                     | 17,616.84 sf  | 0.40     |
| E                     | 6,614.43 sf   | 0.15     |
| F                     | 1,014.51 sf   | 0.02     |
| G                     | 1,738.66 sf   | 0.04     |
| H                     | 11,108.55 sf  | 0.26     |
| I                     | 9,397.76 sf   | 0.22     |
| J                     | 11,924.59 sf  | 0.27     |
| K                     | 18,413.43 sf  | 0.39     |
| L                     | 13,557.80 sf  | 0.31     |
| M                     | 19,016.89 sf  | 0.44     |
| N                     | 6,177.06 sf   | 0.14     |
| O                     | 7,326.00 sf   | 0.17     |
| P                     | 3,705.33 sf   | 0.09     |
| Q                     | 5,105.86 sf   | 0.12     |
| R                     | 10,119.98 sf  | 0.23     |
| S                     | 17,940.36 sf  | 0.41     |
| T                     | 254,975.50 sf | 5.85     |
| U                     | 12,314.49 sf  | 0.28     |
| V                     | 86,390.78 sf  | 1.92     |
| W                     | 17,551.11 sf  | 0.40     |
| X                     | 3,251.24 sf   | 0.07     |
| Y                     | 4,734.61 sf   | 0.11     |
| Z                     | 5,848.10 sf   | 0.13     |
| A1                    | 16,421.89 sf  | 0.38     |
| A2                    | 7,240.37 sf   | 0.17     |
| A3                    | 53,808.12 sf  | 1.24     |
| A4                    | 57,638.72 sf  | 1.32     |
| A5                    | 185,674.31 sf | 3.80     |
| A6                    | 71,997.16 sf  | 1.65     |
| 1,102,170.76 Total sf |               | 25.30 Ac |

| Aase's Onions         |               |          |
|-----------------------|---------------|----------|
| 1                     | 32,683.81 sf  | 0.75     |
| 2                     | 67,420.88 sf  | 1.55     |
| 3                     | 4,323.93 sf   | 0.10     |
| 4                     | 21,077.10 sf  | 0.48     |
| 5                     | 11,813.73 sf  | 0.27     |
| 6                     | 9,876.36 sf   | 0.23     |
| 7                     | 18,082.01 sf  | 0.42     |
| 8                     | 8,501.58 sf   | 0.20     |
| 9                     | 1,911.64 sf   | 0.04     |
| 10                    | 496,304.60 sf | 11.39    |
| 11                    | 22,210.90 sf  | 0.51     |
| 12                    | 8,410.75 sf   | 0.19     |
| 13                    | 15,887.85 sf  | 0.36     |
| 14                    | 12,062.54 sf  | 0.28     |
| 15                    | 4,148.68 sf   | 0.10     |
| 16                    | 26,380.84 sf  | 0.61     |
| 17                    | 272,586.64 sf | 6.26     |
| 18                    | 3,431.09 sf   | 0.08     |
| 19                    | 787,899.42 sf | 18.08    |
| 20                    | 12,864.37 sf  | 0.30     |
| 21                    | 7,674.97 sf   | 0.18     |
| 22                    | 212,553.69 sf | 4.88     |
| 23                    | 40,515.16 sf  | 0.93     |
| 24                    | 15,405.32 sf  | 0.35     |
| 25                    | 62,339.43 sf  | 1.43     |
| 26                    | 16,288.25 sf  | 0.37     |
| 27                    | 11,116.49 sf  | 0.25     |
| 3,567,806.54 Total sf |               | 81.91 Ac |

|                     |           |
|---------------------|-----------|
| Used Area < 25%     | 47.78 Ac  |
| Not Used Area < 25% | 25.30 Ac  |
| Aase's Onion Fields | 81.91 Ac  |
| Total Acres         | 154.99 Ac |

|                           |           |
|---------------------------|-----------|
| Total Acreage of Property | 332.75 Ac |
| Total Onion Conservancy   | 165.13 Ac |

|                     |          |
|---------------------|----------|
| Total Building Lots | 154 Lots |
|---------------------|----------|

NOTES

- 1) All Aase's Onion Fields are Observed by Ecological Design and have a Ten (10) foot buffer as per Planning and Zoning
- 2) See Attached Report from Ecological Design, Inc.

ADS

Stewart

Land Group

AN AIMTEC DEVELOPMENT SERVICES COMPANY

REAL ESTATE SERVICES

6995 So. Union Park Ave #360 Midvale, UT 84047

phone: (801) 263-9126 fax: (801) 263-9187

BOISE FOOTHILLS CONCEPT PLAN

GRAPHIC SCALE

300 0 150 300 600 1200

( IN FEET )

1 inch = 300 ft.

SLG

NORTH

DATE CREATED

DATE MODIFIED

PRINT DATE

07/19/2006

6/26/2008

6/26/2008

LEGEND

Used Area > 25%

Not Used > 25%

Ecological Design Onion Fields

Onion Fields

Onion Conservancy

Conceptual

Cut, Fill and Setback

Property Boundary

Ada Parcels

Trail

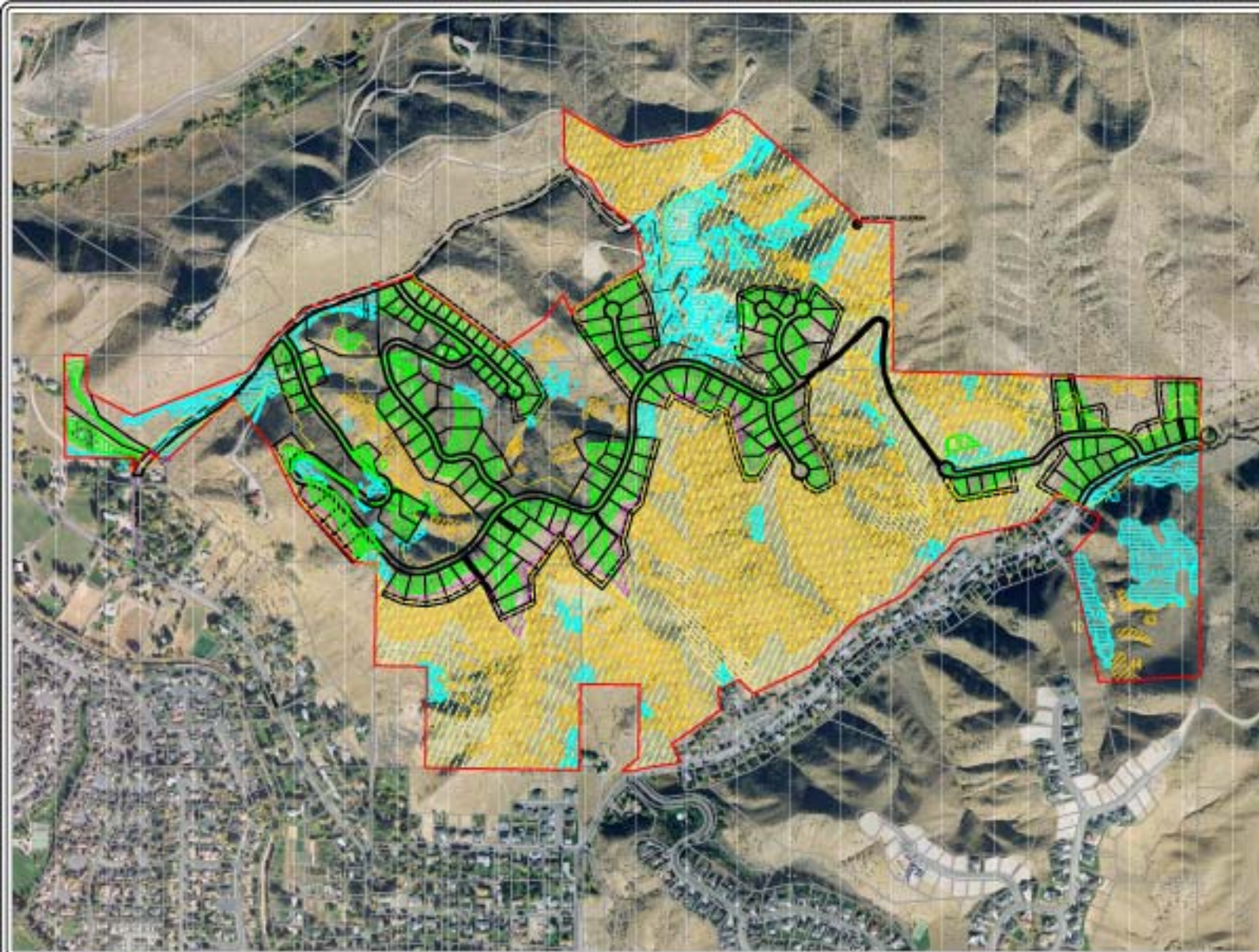
Wild land Urban Fire Interface

SHEET NO.

1

OF

1



| Area Acres |           | Total Acres |           |
|------------|-----------|-------------|-----------|
| 1          | 10,000.00 | 1           | 10,000.00 |
| 2          | 10,000.00 | 2           | 10,000.00 |
| 3          | 10,000.00 | 3           | 10,000.00 |
| 4          | 10,000.00 | 4           | 10,000.00 |
| 5          | 10,000.00 | 5           | 10,000.00 |
| 6          | 10,000.00 | 6           | 10,000.00 |
| 7          | 10,000.00 | 7           | 10,000.00 |
| 8          | 10,000.00 | 8           | 10,000.00 |
| 9          | 10,000.00 | 9           | 10,000.00 |
| 10         | 10,000.00 | 10          | 10,000.00 |
| 11         | 10,000.00 | 11          | 10,000.00 |
| 12         | 10,000.00 | 12          | 10,000.00 |
| 13         | 10,000.00 | 13          | 10,000.00 |
| 14         | 10,000.00 | 14          | 10,000.00 |
| 15         | 10,000.00 | 15          | 10,000.00 |
| 16         | 10,000.00 | 16          | 10,000.00 |
| 17         | 10,000.00 | 17          | 10,000.00 |
| 18         | 10,000.00 | 18          | 10,000.00 |
| 19         | 10,000.00 | 19          | 10,000.00 |
| 20         | 10,000.00 | 20          | 10,000.00 |
| 21         | 10,000.00 | 21          | 10,000.00 |
| 22         | 10,000.00 | 22          | 10,000.00 |
| 23         | 10,000.00 | 23          | 10,000.00 |
| 24         | 10,000.00 | 24          | 10,000.00 |
| 25         | 10,000.00 | 25          | 10,000.00 |
| 26         | 10,000.00 | 26          | 10,000.00 |
| 27         | 10,000.00 | 27          | 10,000.00 |
| 28         | 10,000.00 | 28          | 10,000.00 |
| 29         | 10,000.00 | 29          | 10,000.00 |
| 30         | 10,000.00 | 30          | 10,000.00 |
| 31         | 10,000.00 | 31          | 10,000.00 |
| 32         | 10,000.00 | 32          | 10,000.00 |
| 33         | 10,000.00 | 33          | 10,000.00 |
| 34         | 10,000.00 | 34          | 10,000.00 |
| 35         | 10,000.00 | 35          | 10,000.00 |
| 36         | 10,000.00 | 36          | 10,000.00 |
| 37         | 10,000.00 | 37          | 10,000.00 |
| 38         | 10,000.00 | 38          | 10,000.00 |
| 39         | 10,000.00 | 39          | 10,000.00 |
| 40         | 10,000.00 | 40          | 10,000.00 |
| 41         | 10,000.00 | 41          | 10,000.00 |
| 42         | 10,000.00 | 42          | 10,000.00 |
| 43         | 10,000.00 | 43          | 10,000.00 |
| 44         | 10,000.00 | 44          | 10,000.00 |
| 45         | 10,000.00 | 45          | 10,000.00 |
| 46         | 10,000.00 | 46          | 10,000.00 |
| 47         | 10,000.00 | 47          | 10,000.00 |
| 48         | 10,000.00 | 48          | 10,000.00 |
| 49         | 10,000.00 | 49          | 10,000.00 |
| 50         | 10,000.00 | 50          | 10,000.00 |
| 51         | 10,000.00 | 51          | 10,000.00 |
| 52         | 10,000.00 | 52          | 10,000.00 |
| 53         | 10,000.00 | 53          | 10,000.00 |
| 54         | 10,000.00 | 54          | 10,000.00 |
| 55         | 10,000.00 | 55          | 10,000.00 |
| 56         | 10,000.00 | 56          | 10,000.00 |
| 57         | 10,000.00 | 57          | 10,000.00 |
| 58         | 10,000.00 | 58          | 10,000.00 |
| 59         | 10,000.00 | 59          | 10,000.00 |
| 60         | 10,000.00 | 60          | 10,000.00 |
| 61         | 10,000.00 | 61          | 10,000.00 |
| 62         | 10,000.00 | 62          | 10,000.00 |
| 63         | 10,000.00 | 63          | 10,000.00 |
| 64         | 10,000.00 | 64          | 10,000.00 |
| 65         | 10,000.00 | 65          | 10,000.00 |
| 66         | 10,000.00 | 66          | 10,000.00 |
| 67         | 10,000.00 | 67          | 10,000.00 |
| 68         | 10,000.00 | 68          | 10,000.00 |
| 69         | 10,000.00 | 69          | 10,000.00 |
| 70         | 10,000.00 | 70          | 10,000.00 |
| 71         | 10,000.00 | 71          | 10,000.00 |
| 72         | 10,000.00 | 72          | 10,000.00 |
| 73         | 10,000.00 | 73          | 10,000.00 |
| 74         | 10,000.00 | 74          | 10,000.00 |
| 75         | 10,000.00 | 75          | 10,000.00 |
| 76         | 10,000.00 | 76          | 10,000.00 |
| 77         | 10,000.00 | 77          | 10,000.00 |
| 78         | 10,000.00 | 78          | 10,000.00 |
| 79         | 10,000.00 | 79          | 10,000.00 |
| 80         | 10,000.00 | 80          | 10,000.00 |
| 81         | 10,000.00 | 81          | 10,000.00 |
| 82         | 10,000.00 | 82          | 10,000.00 |
| 83         | 10,000.00 | 83          | 10,000.00 |
| 84         | 10,000.00 | 84          | 10,000.00 |
| 85         | 10,000.00 | 85          | 10,000.00 |
| 86         | 10,000.00 | 86          | 10,000.00 |
| 87         | 10,000.00 | 87          | 10,000.00 |
| 88         | 10,000.00 | 88          | 10,000.00 |
| 89         | 10,000.00 | 89          | 10,000.00 |
| 90         | 10,000.00 | 90          | 10,000.00 |
| 91         | 10,000.00 | 91          | 10,000.00 |
| 92         | 10,000.00 | 92          | 10,000.00 |
| 93         | 10,000.00 | 93          | 10,000.00 |
| 94         | 10,000.00 | 94          | 10,000.00 |
| 95         | 10,000.00 | 95          | 10,000.00 |
| 96         | 10,000.00 | 96          | 10,000.00 |
| 97         | 10,000.00 | 97          | 10,000.00 |
| 98         | 10,000.00 | 98          | 10,000.00 |
| 99         | 10,000.00 | 99          | 10,000.00 |
| 100        | 10,000.00 | 100         | 10,000.00 |

**Stewart Land Group**  
AN AMTIC DEVELOPMENT COMPANY

8000 So. Cedar Park Lane #400, Littleton, CO 80120  
Phone: 303.334.4131 Fax: 303.334.4137

## BOISE FOOTHILLS CONCEPT PLAN

GRAPHIC SCALE

DATE CREATED: 07/19/2006 DATE MODIFIED: 2/1/2008 PRINT DATE: 2/1/2008

**LEGEND**

- Used Area > 25%
- Not Used > 25%
- Ecological Design Orion Fields
- Orion Fields
- Orion Conservancy
- Conceptual
- Cut, Fill and Retain
- Property Boundary
- Asse Privals
- Trail
- Wild Land Urban Plan Interface

**SHEET NO.**  
1  
OF  
1

**NOTES**

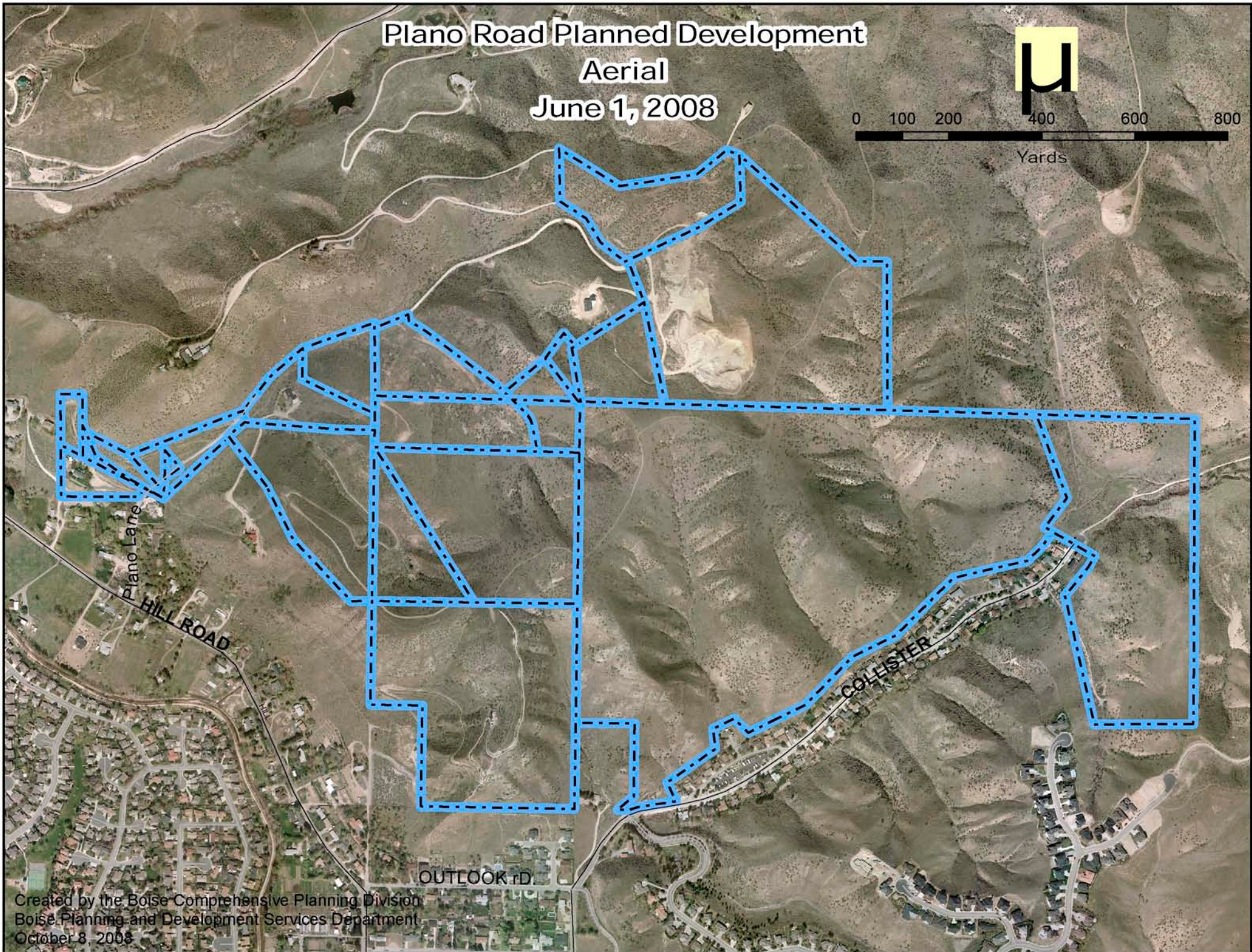
1. All future design phases are dependent on the final design and construction of the project.

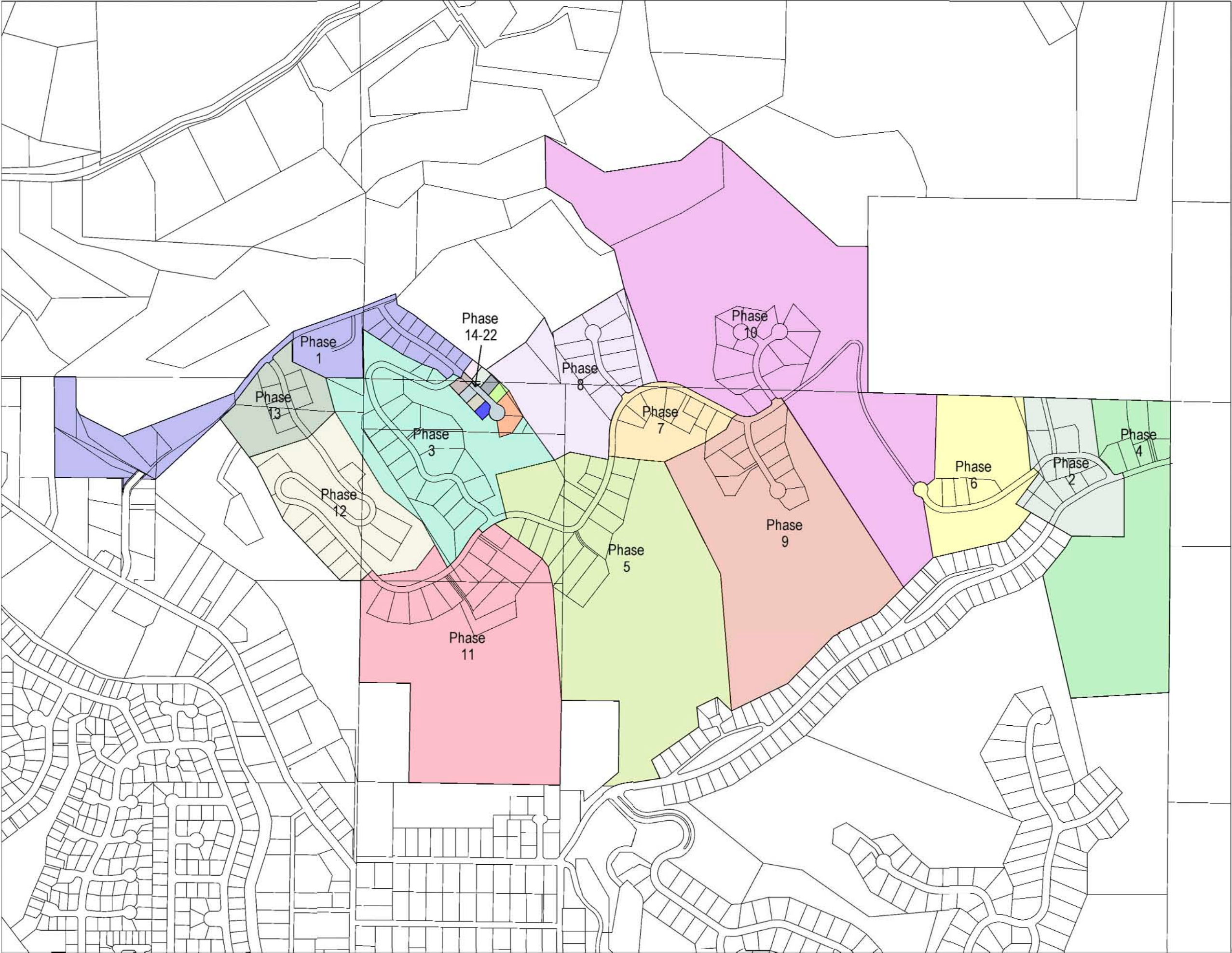
2. See attached report for detailed information.

# Plano Road Planned Development Aerial June 1, 2008



0 100 200 400 600 800  
Yards





**PHASING TIMELINE**

| Phase | No. of Lots |
|-------|-------------|
| 1     | 17          |
| 2     | 11          |
| 3     | 19          |
| 4     | 6           |
| 5     | 17          |
| 6     | 4           |
| 7     | 8           |
| 8     | 10          |
| 9     | 11          |
| 10    | 13          |
| 11    | 14          |
| 12    | 9           |
| 13    | 6           |
| 14    | 1           |
| 15    | 1           |
| 16    | 1           |
| 17    | 1           |
| 18    | 1           |
| 19    | 1           |
| 20    | 1           |
| 21    | 1           |
| 22    | 2           |

| Year | Phases | Total Lots |
|------|--------|------------|
| 1    | 1-2    | 28         |
| 2    | 3-4    | 25         |
| 3    | 5-6    | 21         |
| 4    | 7      | 8          |
| 5    | 8      | 10         |
| 6    | 9      | 11         |
| 7    | 10     | 13         |
| 8    | 11     | 14         |
| 9    | 12     | 9          |
| 10   | 13-22  | 16         |

# Plano Road Planned Development Contours June 1, 2008

