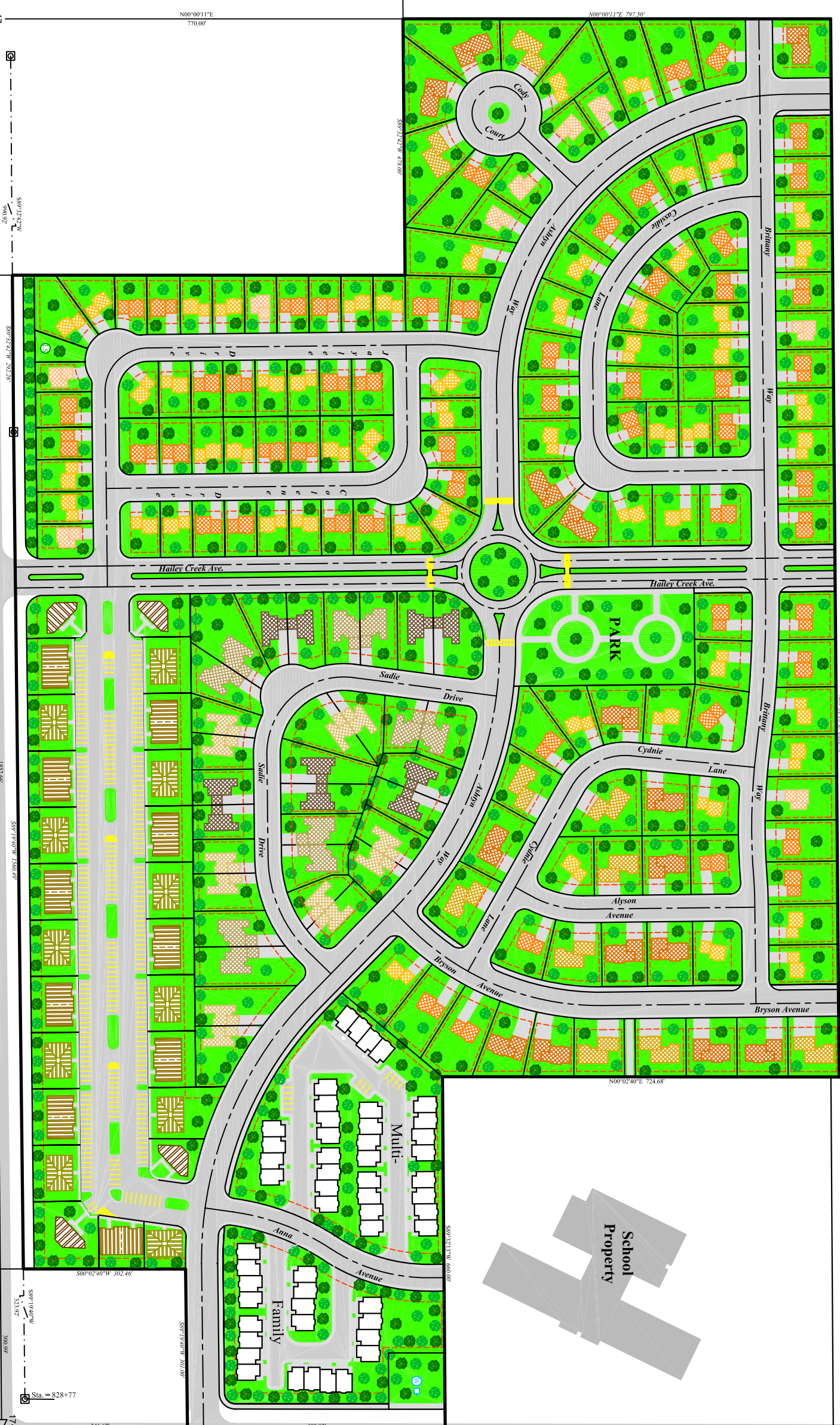
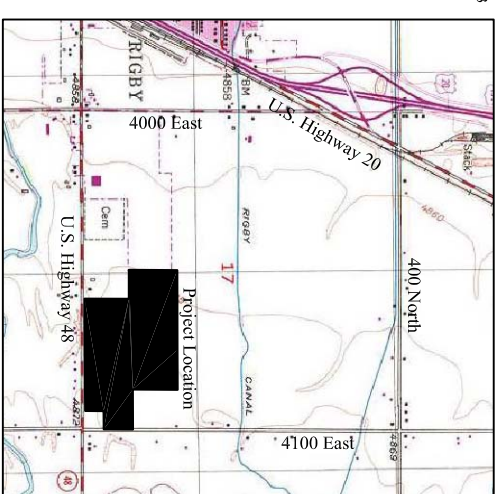


HAILEY CREEK P.U.D.

DIVISION NO. 1
 AN ADDITION TO THE CITY OF RIGBY,
 JEFFERSON COUNTY, IDAHO
 LOCATED IN THE SE 1/4 OF SECTION 17, T4N R39E, B.M.

Fd. Pk. Nail
 Inst. No. 255343
 17 X 16
 1072.50'



Fd. Pk. Nail
 Inst. No. 252287
 Fd. R.O.W. Marker
 Sta. = 810+00 P.L.
 Delta = 0°12'30" L.L.

U.S. Highway 48
 F.A.P. No. W.P.M.S. 160-C

Fd. 5/8" Iron
 Rod w/ Al. Cap
 Inst. No. 166877
 17 X 16
 20 X 21
 346.67'

4100 East

LEGEND	
	Multi-Family Lots
	Right-of-Way Marker
	Handicapped Parking Stall
	Lift Station
	Well
	Well House
	Tree 1
	Tree 2
	Grass
	Edge of Asphalt
	Sidewalks/Driveways
	Building Setbacks
	Residential - Front - 20'
	Residential - Rear - 10'
	Commercial - Front - None
	Commercial - Rear - No Alley - 20'
	Commercial - Side - None

ACREAGE	
Total Subdivision	82.18 Acres
144 Single-Family Lots	29.30 Acres
2 Multi-Family Lots	5.37 Acres
53 Multi-Family Units	
104 Parking Stalls + Driveways	6.83 Acres
32 Wellhome Lots	10.97 Acres
1 School Lot	3.49 Acres
21 Common Area Lots	5.48 Acres
25 Commercial Lots	0.52 Acres
5 Commercial Common Areas	0.52 Acres
1 Commercial Parking Lot	2.59 Acres
294 Parking Stalls	
1 Commercial Parking Stall	
Dedicated County Road	17.33 Acres
Linear Footage of Road	13,903.34 Feet

HOUSING	
	Multi-Family - Homes - 4 Units w/ 2 Car Garage
	Twin Homes
	Single-Family Homes - 1400 Sq Ft - Plan # 17-1080
	Single-Family Homes - 1600 Sq Ft - Plan # 17-1059
	Single-Family Homes - 2200 Sq Ft - Plan # 320-357
	Single-Family Homes - 1300 Sq Ft - Plan # 79-157
	Single-Family Homes - 1500 Sq Ft - 3 Car Garage
	Single-Family Homes - 1950 Sq Ft - 3 Car Garage
	Multi-Level - 1500 Sq Ft - Plan # 48-113
	Multi-Level - 1500 Sq Ft - Plan # 58-142
	Single Business Office - 1050 Sq Ft - Plan # C9710
	Single Business Office - 2000 Sq Ft
	Single Business Office - 3200 Sq Ft

TE THOMPSON ENGINEERING, INC.
 CONSULTING ENGINEERS
 RIGBY, IDAHO 83442

MASTER PLAN

LOCATED IN THE SE 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 39 EAST, JEFFERSON COUNTY, IDAHO