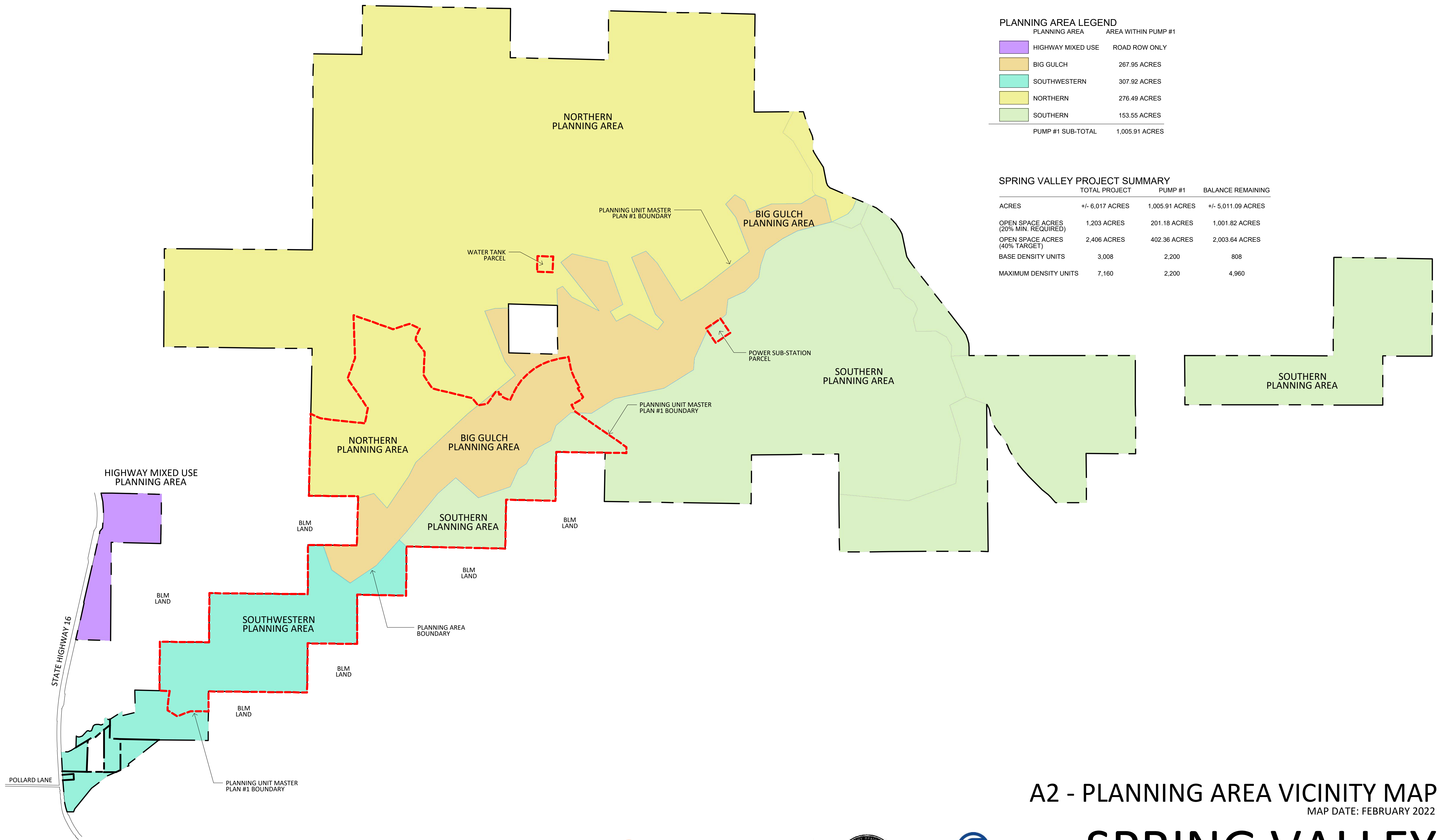


PLANNING AREA LEGEND

PLANNING AREA	AREA WITHIN PUMP #1
HIGHWAY MIXED USE	ROAD ROW ONLY
BIG GULCH	267.95 ACRES
SOUTHWESTERN	307.92 ACRES
NORTHERN	276.49 ACRES
SOUTHERN	153.55 ACRES
PUMP #1 SUB-TOTAL	1,005.91 ACRES

SPRING VALLEY PROJECT SUMMARY

	TOTAL PROJECT	PUMP #1	BALANCE REMAINING
ACRES	+/- 6,017 ACRES	1,005.91 ACRES	+/- 5,011.09 ACRES
OPEN SPACE ACRES (20% MIN. REQUIRED)	1,203 ACRES	201.18 ACRES	1,001.82 ACRES
OPEN SPACE ACRES (40% TARGET)	2,406 ACRES	402.36 ACRES	2,003.64 ACRES
BASE DENSITY UNITS	3,008	2,200	808
MAXIMUM DENSITY UNITS	7,160	2,200	4,960



A2 - PLANNING AREA VICINITY MAP
MAP DATE: FEBRUARY 2022

SPRING VALLEY

PLANNING UNIT MASTER PLAN #1

CITY OF EAGLE, IDAHO

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