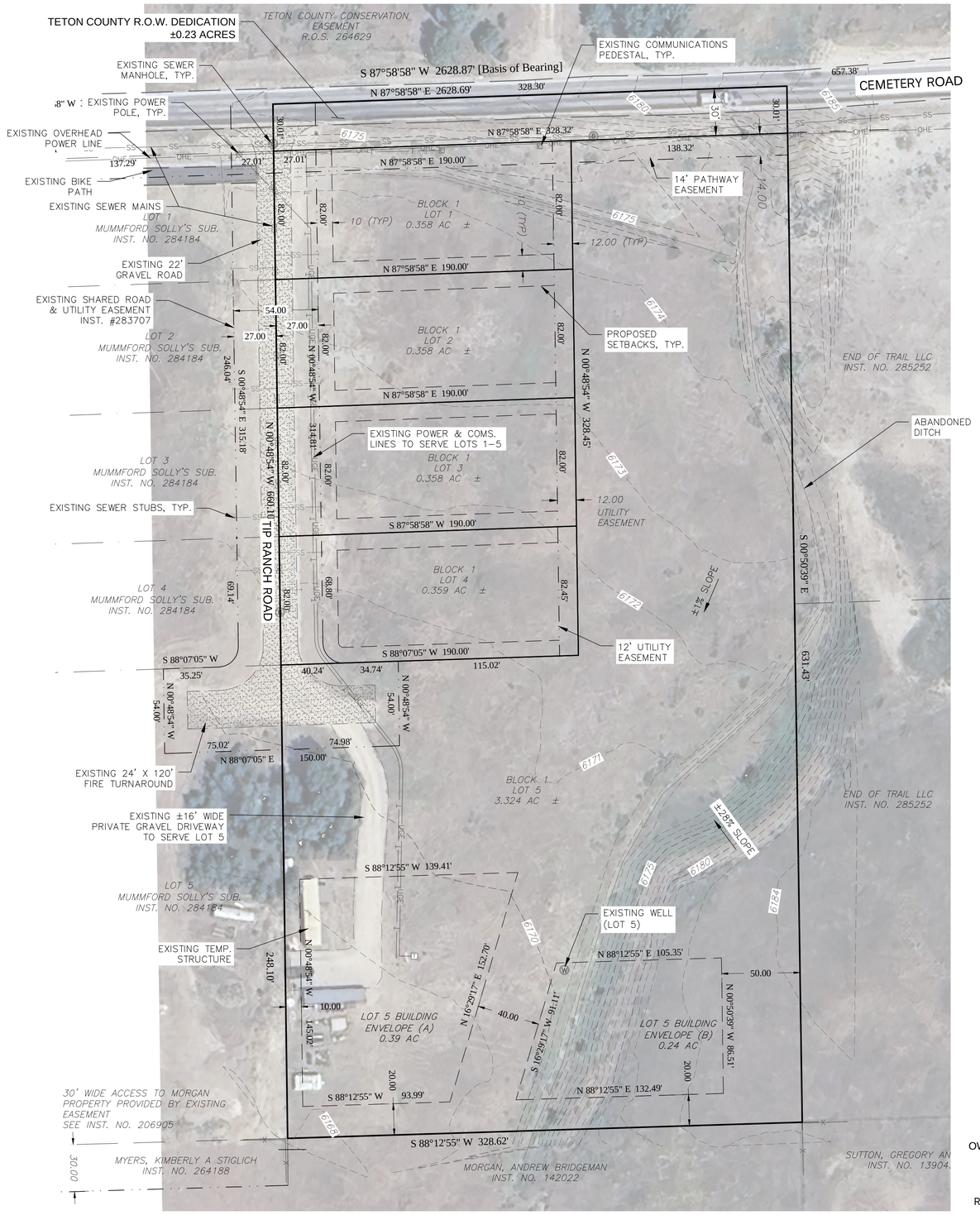
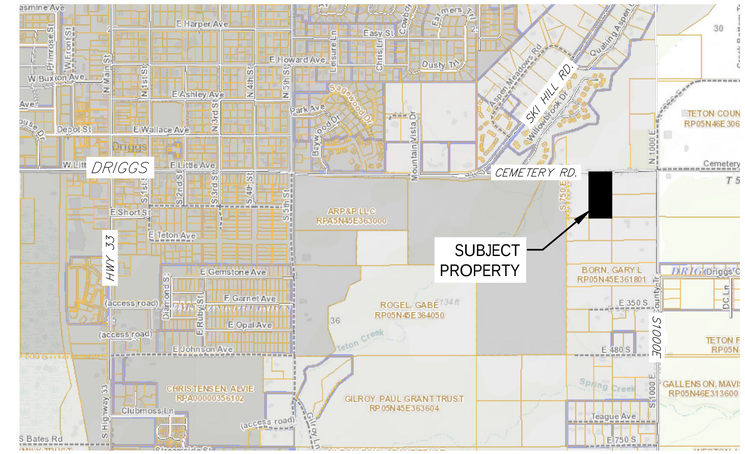


PARENT PARCEL:
OWNER: CERRO MAESTRI LLC
RP05N45E360250
NE¼ T5N R45E SEC 36
±4.98 ACRES
R.O.S. 153029, W.D. 261358



VICINITY MAP

NOT TO SCALE

N

0 40' 80'

LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENTS
- EXISTING FENCE
- BUILDING ENVELOPES
- EXISTING UNDERGROUND POWER LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING OVERHEAD POWER LINE
- ABANDONED DITCH
- EXISTING SEWER MAIN
- EXISTING PAVED ROAD
- EXISTING GRAVEL ROAD
- EXISTING CONTOUR – MAJOR
- EXISTING CONTOUR – MINOR

NOTES:

1. EXISTING SITE FEATURES FROM:
   - TOPO SURVEY & FINAL PLAT BY BADGER AERIAL MAPPING & SURVEYING, DATED 12/23/24.
   - MUMMFORD SOLLYS SUBDIVISION PLAT INST.# 284184 & SHARED EASEMENT INST.# 283707.
   - 2024 GOOGLE AERIAL IMAGERY
2. CURRENT ZONING: TETON COUNTY DRIGGS AREA OF IMPACT ADR–1.0 (1–AC MIN AVG. DENSITY)
   - MINIMUM LOT DIMENSIONS:
     AREA: 9,000 SF (0.21 AC)
     WIDTH: 75'
   - BUILDING SETBACKS & HEIGHTS:
     FRONT & REAR SETBACK: 20'
     SIDE SETBACK: 10'
     MAX BUILDING HEIGHT: 30'
3. OVERLAY AREAS:
   - ENTIRE PROPERTY LIES WITHIN THE 'BIG GAME MIGRATION CORRIDORS & SEASONAL RANGE' OVERLAY.
   - THE NW CORNER LIES WITHIN THE SONGBIRD/RAPTOR BREEDING & WINTERING HABITAT' OVERLAY.
   -– SEE NATURAL RESOURCE ANALYSIS BY ALDER ENVIRONMENTAL, DATED 6/1/24.
   - THE PROPERTY DOES NOT LIE WITHIN ANY FLOODPLAIN, WETLAND, HILLSIDE, OR SCENIC CORRIDOR OVERLAYS.
4. UTILITIES:
   - SEWER FOR LOTS 1–4 PROVIDED BY EXISTING CITY OF DRIGGS SEWER MAIN. SEWER FOR LOT 5 PROVIDED BY INDIVIDUAL SEPTIC SYSTEM/S, PER E.I.P.H. REGULATIONS.
   - WATER PROVIDED BY PRIVATE WELLS.
   - POWER & COMMUNICATIONS PROVIDED BY EXISTING FALL RIVER ELECTRIC & SILVERSTAR COMMUNICATIONS INFRASTRUCTURE WITHIN SHARED ROAD EASEMENT.
5. ALL SITE & UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), TETON COUNTY LAND DEVELOPMENT CODE (EDITION AS APPLICABLE), AND DRIGGS AREA OF IMPACT REGULATIONS (EDITION AS APPLICABLE), UNLESS OTHERWISE SPECIFIED.
6. ALL DEPICTIONS OF EXISTING UTILITIES ARE APPROXIMATE. LOCATE ALL UTILITIES PRIOR TO EXCAVATION. CONTACT THE IDAHO DIGLINE BY CALLING 811 OR VISITING www.digline.com 2 to 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.

REFUGIO ENGINEERING
PO BOX 1705
DRIGGS, ID 83422
208-656-5916
nickmestre22@gmail.com

PROFESSIONAL ENGINEER LICENSED 19962 12/23/24 STATE OF IDAHO NICHOLAS MESTRE

Issue History

Issue	Date
FINAL PLAT	12.23.24

TORRE SUBDIVISION

809 CEMETERY ROAD
TETON COUNTY, ID

DRAWN BY: NM
PROJECT: TORRE
DATE: 12/23/2024

C2.0

MASTER PLAN

LAST SAVED: 12/23/2024 9:42 AM
C:\Users\nickm\Documents\Refugio Engineering\Projects\ID_Cerro Maestri_Torre Subdivision\CAD\Torre Subdivision_DSN.dwg