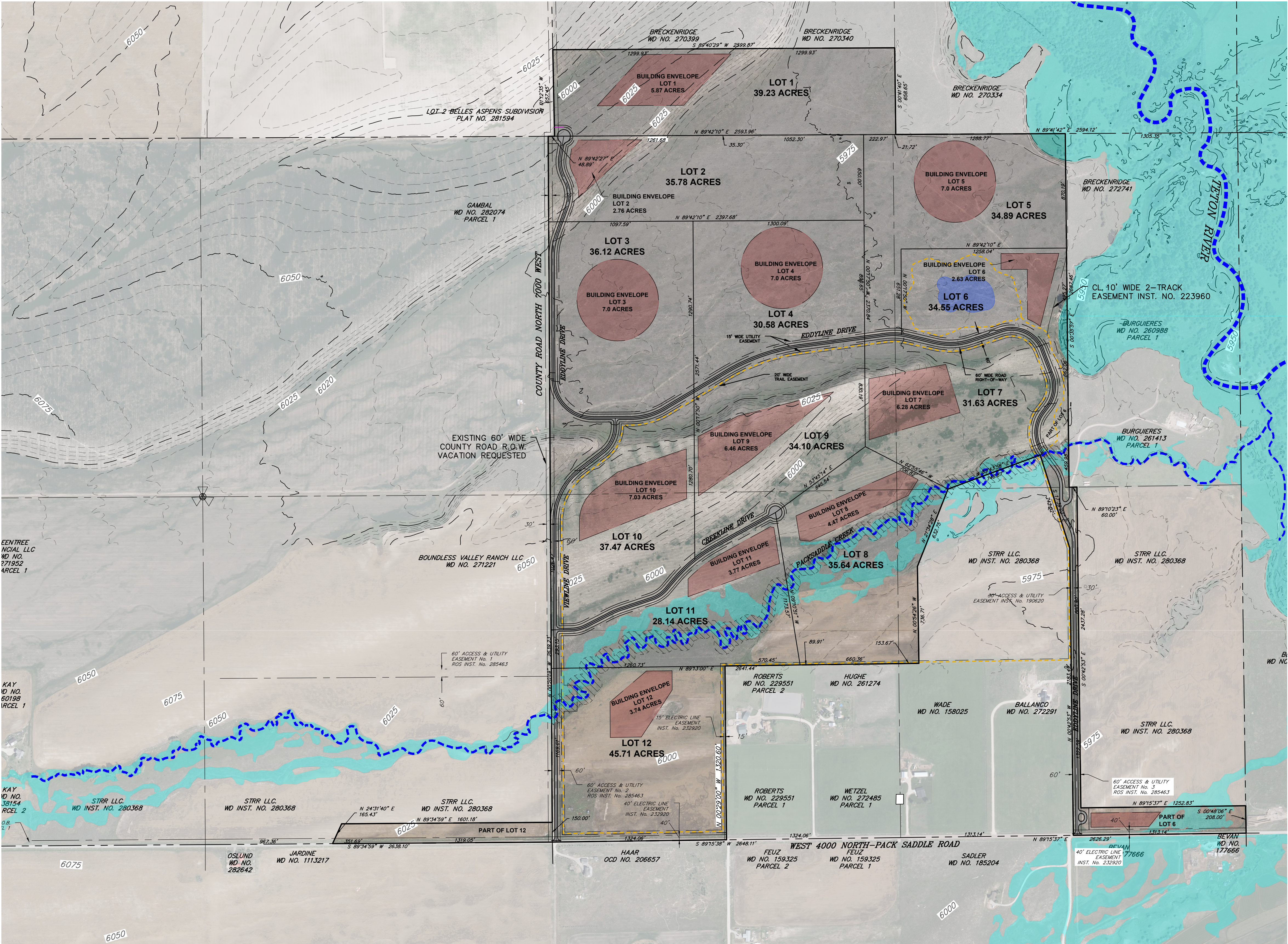




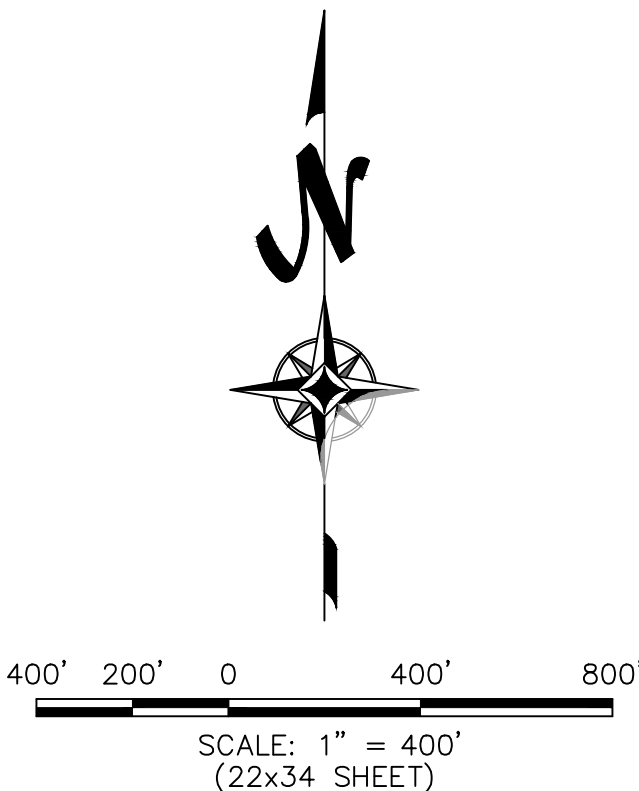
SITE DATA:

ZONE- RA 35
 TOTAL ACREAGE- 423 ACRES TO BE SUBDIVIDED
 NUMBER OF PROPOSED LOTS- 12
 PROPOSED LOT SIZES - 28.14-45.71 ACRES (35 ACRE AVERAGE DENSITY)
 PROPOSED ROADS:
 - PRIVATELY OWNED AND MAINTAINED
 - MEET COUNTY LOCAL ROAD STANDARDS
 - DESIGNED WITH 22' TRAVELWAY
 - 10% MAXIMUM GRADE
 - 100' DIAMETER CUL-DE-SACS
 - LOCATED WITHIN 60' MINIMUM ACCESS EASEMENTS
 - 15' WIDE UTILITY EASEMENT ADJACENT TO EACH SIDE OF 60' ROAD EASEMENT
 - 20' TRAIL EASEMENT
 REQUIRED MINIMUM SETBACKS:
 FRONT - 30'
 SIDE - 30'
 REAR - 40'
 STREAM OR CREEK - 50'
 LAKE OR POND - 50'
 TETON RIVER - 100'
 DELINEATED WETLAND - 50'

PROPOSED BUILDING ENVELOPES MEET OR EXCEED COUNTY MINIMUM SETBACKS
 SEE PRELIMINARY PLAT FOR LOT DIMENSIONS, EASEMENTS AND RIGHT-OF-WAYS

LEGEND:

- EXISTING PROPERTY BOUNDARY LINE
- 5' CONTOURS
- TETON RIVER
- PACKSADDLE CREEK
- 50' CREEK SETBACK
- PROPOSED LOT LINES
- PROPOSED ROAD RIGHT-OF-WAY
- PROPOSED 15' UTILITY EASEMENT
- PROPOSED 20' TRAIL EASEMENT
- PROPOSED TRAIL
- PROPOSED BUILDING ENVELOPE
- DRAFT AREA OF HIGH FLOOD RISK
FLOOD ZONE A (1% ANNUAL CHANCE)



HARMORY
 DESIGN & ENGINEERING
 18 N MAIN STE 305 • DRIGGS ID 83422
 208.354.1331 • www.harmorydesigninc.com

DRAWING IS TO SCALE IF
 1" = 400' FULL SCALE
 1/2" = 200' HALF SCALE

DATE: 1/08/2025

PROJ. #: 23047

REVISIONS:	

PROJECT NAME

EDDYLINE RANCH

W 4000 N TETON COUNTY, ID

PRELIMINARY PLAT MASTER PLAN

SHEET #

S 1.1