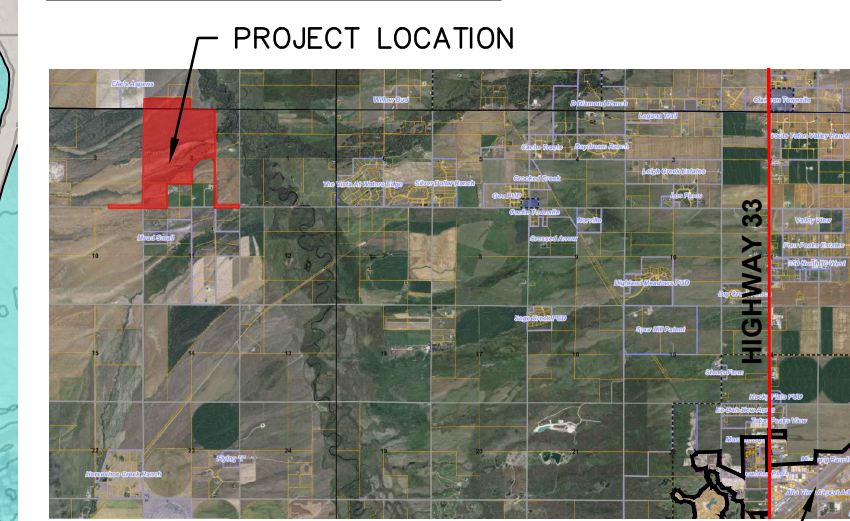


VICINITY MAP:



SITE DATA:

ZONE - RA 35
 TOTAL ACREAGE - 423 ACRES TO BE SUBDIVIDED
 NUMBER OF PROPOSED LOTS - 12
 PROPOSED LOT SIZES - 32.0-39.2 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

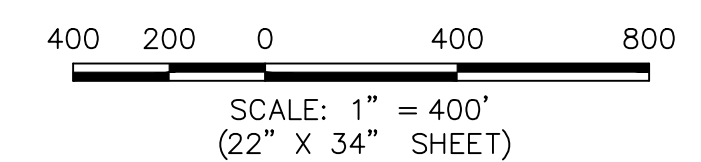
REQUIRED MINIMUM SETBACKS:

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

LEGEND:

- EXISTING PROPERTY BOUNDARY
- 10' CONTOUR LINES
- 2' CONTOUR LINES
- PACKSADDLE CREEK
- 50' CREEK SETBACK
- PROPOSED LOT LINES
- PROPOSED ROAD EASEMENT
- PROPOSED BUILDING ENVELOPE
- DRAFT FLOOD HAZARD AREA- ZONE A
- DRAFT FLOOD HAZARD AREA- ZONE X



DATE: 07/10/2024	REVISIONS:

EDDYLINE RANCH
W 4000 N TETON COUNTY, ID
SUBDIVISION CONCEPT MASTER PLAN