

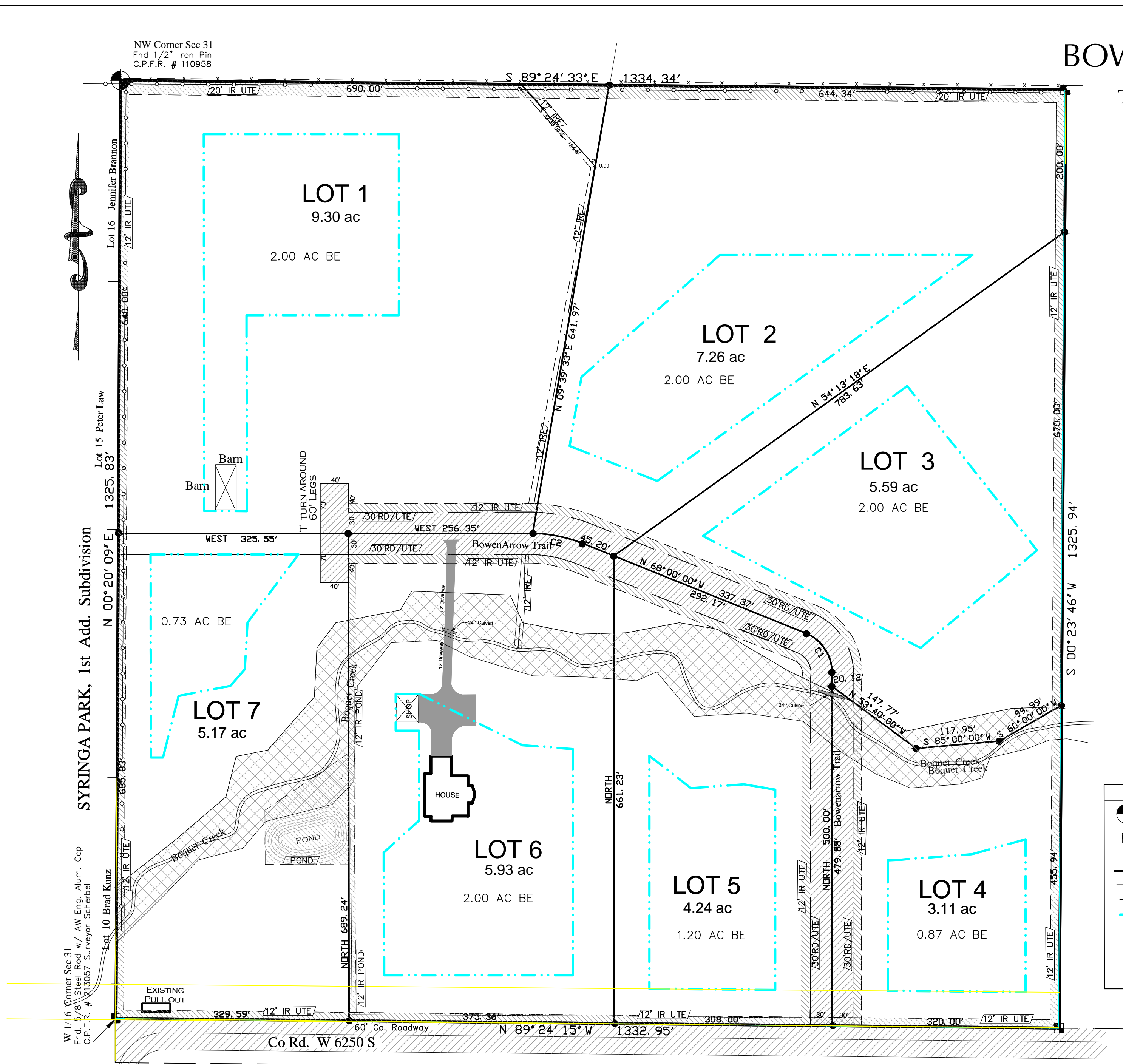
BOWENARROW RANCH Subdivision

THE NW 1/4 NW 1/4, Sec 31, Twp. 4N., Rng. 45E., B.M.,
TETON COUNTY, IDAHO

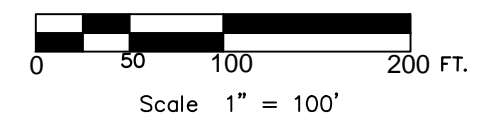
- ### PLAT NOTES
1. NO INVENTORIED FEMA FLOOD PLAIN EXISTS AS SHOWN ON THIS PROPERTY.
 2. PRIORITY WETLANDS AND RARE PLANT HABITAT, BY DELINEATION.
 3. COUNTY ROAD ACCESS IS FROM FROM WEST 6250 S THAT LIES ADJACENT TO THIS PROPERTY ON THE SOUTH SIDE OF THE PROPERTY LINE.
 4. THIS PROPERTY HAS WATER RIGHTS FROM BOQUET CREEK AND FROM HENDERSON CREEK.
 5. THE SOILS ON PROJECT ARE CLASSIFIED BY THE NRCS SOILS SURVEY AS C-1 SILT LOAM SOILS, WITH MINIMAL GEOGRAPHIC HAZARDS.
 6. THIS PROPERTY IS LOCATED IN THE ARR 2.5 ZONE. WITH 50 FOOT BUILDING SET BACKS ON ALL SIDES AND 100 FEET FROM THE WETLANDS LINE. THE SETBACKS FOR THE LOTS ARE SHOWN ON THIS PLAT THAT EXCEED THE COUNTY STANDARDS.
 7. WATER SERVICE: INDIVIDUAL WELLS WITH SHARED WELLS ALLOWED.
 8. SANITARY SEWER: INDIVIDUAL SYSTEMS, EACH LOT IS CAPPED AT 5 BEDROOMS / LOT, PER CURRENT NP STUDY, OR 9 BEDROOMS PER LOT WITH APPROVED ENHANCED SEPTIC SYSTEM WITH REGULAR PUMPING OF SEPTIC TANKS BY A PUMPING SERVICE.
 9. ALL LOTS WILL ACCESS OF FROM BOWENARROW TRAIL.
 10. NO FURTHER SPLITTING OF LOTS UNDER TETON COUNTY LAND USE CODE ADOPTED 07/06/2022.

LEGEND

	SECTION CORNER		FENCE LINE
	SECTION 1/16 Corner Fnd Rebar/ Cap		CONC DRAIN PIPE
	SET 5/8 REBAR /AW # 2860 CAP		IRRIGATION LINE
	LOT LINES		8" PVC WATER LINE
	UTILITY 12' EASEMENT		BOQUET CREEK
	ROAD EASEMENT LINE		60' ROAD EASEMENT
	BUILDING ENVELOPE		12' UTILITY EASEMENT
	12" IRRIGATION UTILITY EASEMENT		WET LANDS DELINEATED
	30" ROAD & UTILITY EASEMENT		EXISTING BUILDING



SYRINGA PARK, 1st Add. Subdivision



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	68° 00' 00"	59.30'	70.38'	40.00'	66.32'	N 34° 00' 00" W
C 2	22° 00' 00"	205.78'	79.01'	40.00'	78.53'	N 79° 00' 00" W

AREA/ DENSITY TABLE

No OF LOTS	7 LOTS
AVERAGE LOT SIZE	5.80 AC
ACRES IN SUBDIVISION	40.59 AC
ACRES IN ROADWAY	1.90 AC



-FINAL PLAT / MASTER PLAN -
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TETON COUNTY, IDAHO

CLIENT: Bowen Arrow LLC. 728 Mont Clair Court North Salt Lake, Ut 84054	 AW ENGINEERING 255 SOUTH MAIN P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952 aweng@ida.net
REV: EKV 9-17-24 AWW 9-18-24	20-020- Pre Plat.dwg
SURVEY: CLC 5-25-21 File: 20-020.DAT	DWG: AWW 7/05/2024
Proj. # 21-20	Page 1 of 2