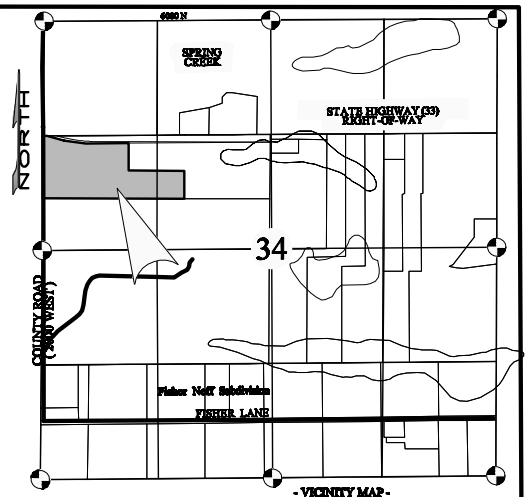
AREA / DENSITY TABLE		
TOTAL LOT AREA	10.60	ACRES
TOTAL OPEN SPACE AREA	7.73	ACRES
TOTAL SUBDIVISION ROAD AREA	1.17	ACRES
TOTAL COUNTY ROAD AREA	0.50	ACRES
TOTAL PROJECT AREA	20.00	ACRES

SUBDIVISION NOTES

- (2) LOTS RANGING FROM 4.6 ACRES TO 6.0 ACRES
- WATER IS INDIVIDUAL WELL
- SEWER IS INDIVIDUAL SEPTIC ON SELECTED UPLAND SITES AS APPROVED BY EASTERN IDAHO PUBLIC HEALTH
- ZONING IS: ARR - 2.5
- SOLID WASTE DISPOSAL VIA VOORHEES SANITATION
- DRAIN FIELD AREA - (2) 2800 sf FIELDS PER LOT
  SETBACK 200 FT FROM SPRING CREEK
  SETBACK 50 FT FROM CANALS AND DITCHES
- WELLS TO MEET DEPT OF WATER RESOURCES RULES. TO 100 FEET FROM DRAINFIELDS
  WELL HEAD TO BE 18" ABOVE GROUND AND NORMAL HIGH WATER LEVEL.
- FEMA FLOOD PLAIN LINES ARE SHOWN ON THIS PLAT. A DETAILED STUDY WAS DONE BY AW ENGINEERING IN JANUARY OF 2011. BUILDING ENVELOPES ARE NOT FEMA FLOOD PLAIN AS SHOWN.
- STANDARD COUNTY SETBACKS:
  FRONT ..... 30'
  SIDE ..... 30'
  REAR ..... 40'
  CREEK ..... 50'
- BUIDING ENVELOPES ARE OUTSIDE 300 FOOT SCENIC CORRIDOR
- THE ROAD AND TURNAROUND AREA WILL BE DEDICATED TO THE H.O.A. FOR OWNERSHIP AND MAINTENANCE ON FINAL PLAT.
- OPEN SPACE LOT WILL BE OWNED IN COMMON AND MANAGED BY THE H.O.A. AND WILL BE SHOWN ON FINAL PLAT.

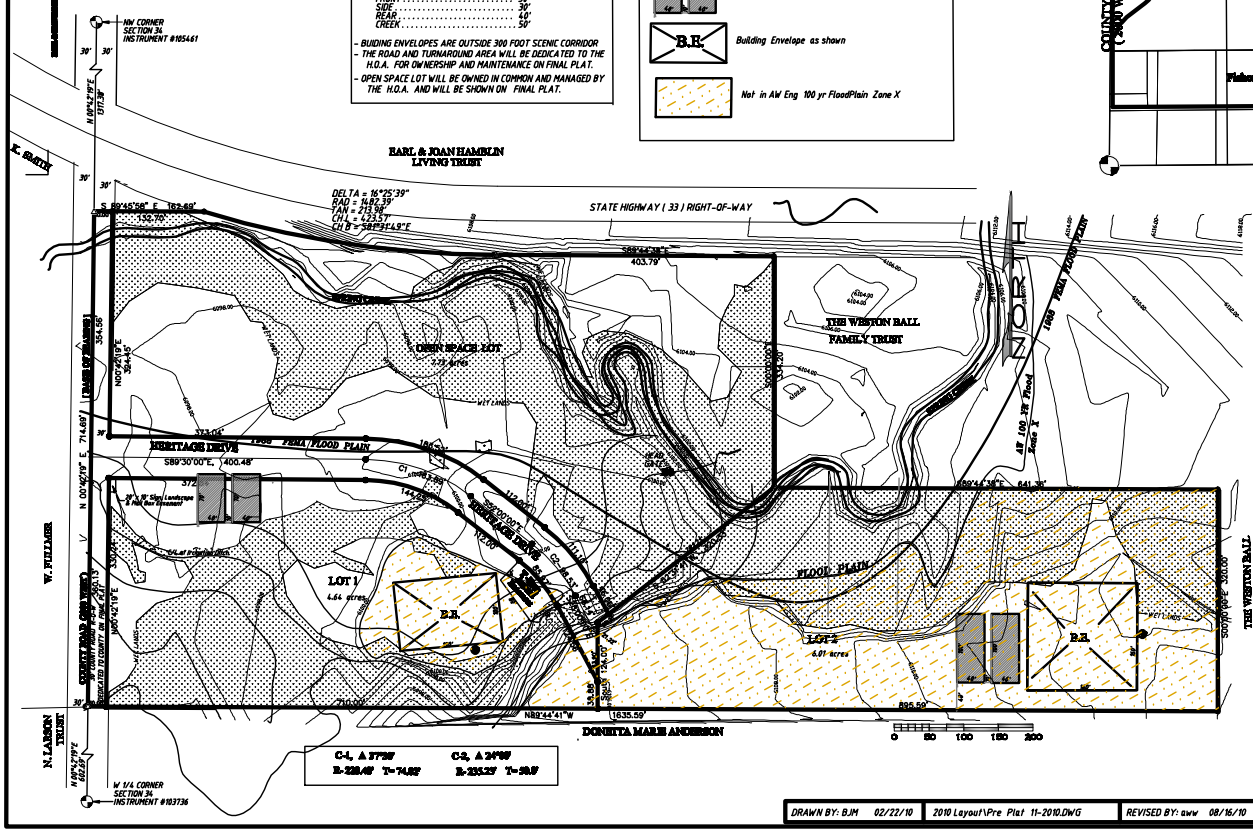
LEGEND

- Section Corner Found or Set as Noted
- Found Property Corner Fnd 5/8" x 24" rebar AW ENG 2860
- Lot Corner - Set 5/8" Iron Pin with AW Eng Cap
- PC / PT - Set 5/8" Iron Pin with plastic Cap INSCRIBED: AW ENG 2860
- Proposed Well Site
- Section Breakdown line
- Property Boundary - Lot lines
- Center Line Road
- Creek Banks
- 50' Set back from Intermittant Drainages
- Major Contours line
- Wetlands
- Drainfield proposed location - 2800 SF Typ Layout 40 ft x 70 ft
- B.E. Building Envelope as shown
- Not in AW Eng 100 yr FloodPlain Zone X



- VICINITY MAP -

PART OF THE S 1/2 NW 1/4 OF SECTION 34, TWP. 6N., RNG. 45E., B.M., TETON COUNTY, IDAHO



C-1, A 27°29'	C-2, A 24°55'
R-228.49' T=74.82'	R-235.27' T=29.87'

Preliminary Plat

HERITAGE PEAKS SUBDIVISION

PART OF THE S 1/2 NW 1/4 OF SECTION 34, TWP. 6N., RNG. 45E., B.M., TETON COUNTY, IDAHO

D & R ROBERTS FAMILY LIMITED PARTNERSHIP
P.O. BOX 417
DRIGGS, ID 83422
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