

W 1/2 ALPENGLO FINAL PLAT / MASTER PLAN

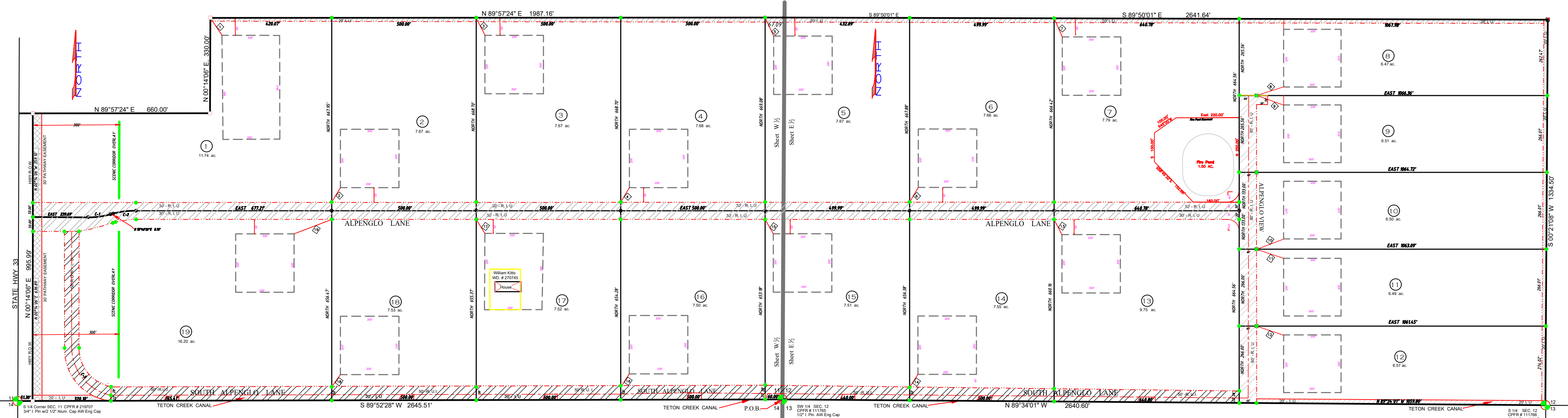
S 1/2 Sec 11, T5N., R 45E., B.M., Teton Co. Id.

E 1/2 ALPENGLO FINAL PLAT / MASTER PLAN

S 1/2 SW 1/4 Sec 12, T5N., R 45E., B.M., Teton Co. Id.

0 125 250 FT

SCALE 1 INCH = 250 FEET 18"x 27" page



CURVE TABLE

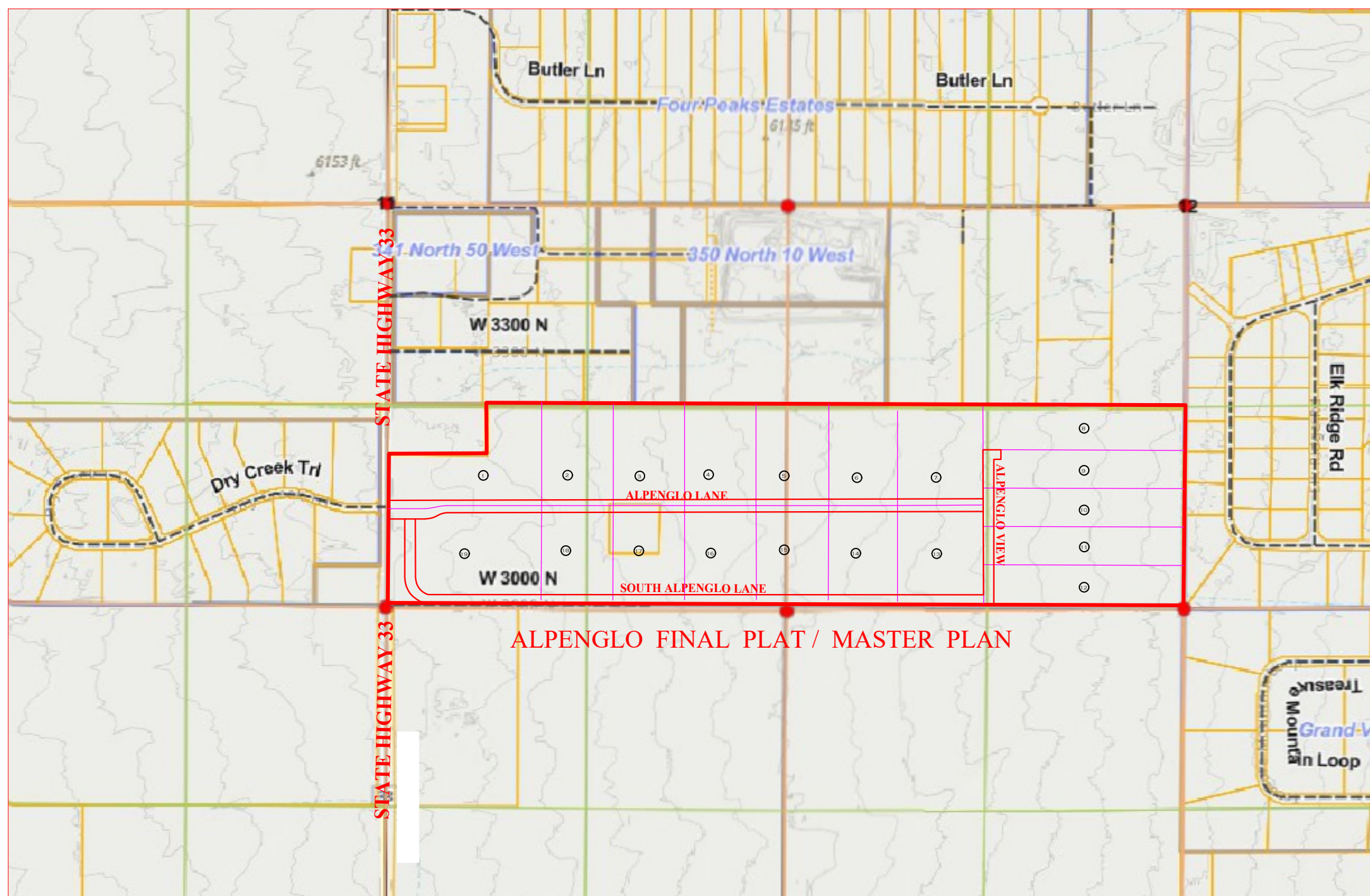
CURVE DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C-1	14°19'34"	318.29'	79.58'	40.00'	79.38' N82°50'13"E
C-2	14°19'34"	318.29'	79.58'	40.00'	79.38' N82°50'13"E
C-3	89°52'28"	135.00'	204.11'	135.00'	190.92' N89°52'28"E

VICINITY MAP - ALPENGLO FINAL PLAT / MASTER PLAN

S 1/2 Sec 11 & S 1/2 SW 1/4 Sec 12, T5N., R45E., B.M., Teton Co. Id.

ALPENGLO SUBDIVISION DATA

WATER SYSTEM	INDIVIDUAL WELL
SEWER SYSTEM	INDIVIDUAL SEPTIC
TOTAL PROJECT AREA	155.98 ACRES
No. OF LOTS	19
AVERAGE LOT SIZE	8.21 ACRES
ROAD EASEMENT AREA	7.60 ACRES
FIRE POND SYSTEM	1 POND / DRY HYDRANT
NO FEMA FLOODPLAINS EXIST WITHIN THIS PROJECT: FIRM MAP #16081 CO 0094 C	

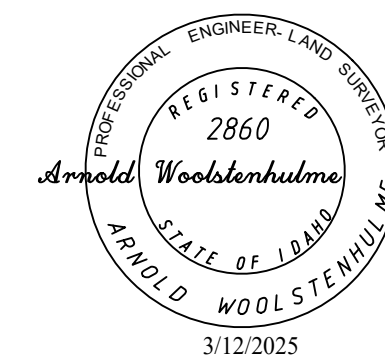


LEGEND

SECTION CORNER FOUND OR SET AS NOTED	SHEET MATCH LINE
FOUND 1/16 CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860	30' PATHWAY EASEMENT
PROPERTY CORNER - FOUND IRON PIN WITH CAP INSCRIBED: AW ENG 2860	20' UT. IRR. EASEMENT
SET 3/8" SPIKE x 6" LONG AT RD CENTER PT.	Otherwise - Type and Width as noted
SET 5/8" IRON PIN AW ENG CAP 2860	EASEMENT - TYPE AND WIDTH -NOTED
PROPERTY BOUNDARY	Typical Rd & Utility -30' each side
LOT BOUNDARY	House
ROAD CENTERLINE	EXISTING STRUCTURE
SECTION LINE	BUILDING ENVELOPE 200'x200' or as SHOWN
TETON CREEK CANAL C/L	MIN SETBACK- 30' SIDES, 50' FRONT & REAR
BUILDING ENVELOPE TIE D/ B	LOTS 8-12 : 30' SIDES, 50' FRONT & REAR
U.N.O. = UNLESS NOTED OTHERWISE	R-O-W
	R
	U
	I
	ROADWAY RIGHT OF WAY - AS SHOWN
	ROAD PRIVATE R & U EASEMENT - 30' TYP.
	UTILITY EASEMENT - 15' TYP. U.N.O.
	IRRIGATION EASEMENT - 20' TYP. U.N.O.

PLAT NOTES

- 1- THE WEST 300 FEET OF PROPERTY LIES IN THE COUNTY SCENIC CORRIDOR OVERLAY.
- 2- STATE HIGHWAY 33 RUNS ALONG THE WEST SIDE OF THIS PROPERTY.
- 3- NO COUNTY NATURAL RESOURCE OVERLAYS ARE SHOWN ON COUNTY MAPS FOR THIS PROPERTY.
- 4- NO INVENTORIED FEMA FLOOD PLAIN EXISTS ON THIS PROPERTY.
- 5- THE SOILS ON THE PROPERTY ARE CLASSIFIED AS GRAVELLY LOAM.
- 6- THE AVERAGE SLOPE OF THE PROPERTY IS 1.3% TO WEST.
- 7- GEOGRAPHIC HAZARDS ARE MINIMAL FROM AVAILABLE INFORMATION.
- 8- PROPERTY ZONED ARR 2.5 AT PLAT APPLICATION.
- 9- THE FIRE PROTECTION SYSTEM IS 1 POND WITH DRY HYDRANT.
- 10- NO COUNTY ROADS EXIST ON OR ADJACENT TO THIS PROPERTY.
- 11- THIS PROPERTY HAS WATER RIGHTS BY THE GRAND TETON CANAL CO. AND TETON PIPELINE IRRIGATION CO.
- 12- COMMON WELLS MAY SUPPLY WATER TO ADJACENT LOTS.
- 13- THE LAND ON LOTS OUTSIDE OF THE BUILDING ENVELOPES MAY BE USED FOR AGRICULTURE, ADMINISTERED AND MAINTAINED BY THE H.O.A.
- 14- SCENIC CORRIDOR OVERLAY MAY REQUIRE A SIGN PERMIT.
- 15- SEE AVIATION AGREEMENT WITH CITY OF DRIGGS FOR BUILDING HEIGHT RESTRICTIONS.
- 16- EASTERN IDAHO A PUBLIC HEALTH (EIPH) MAY REQUIRE TEST HOLES ON SITE FOR SOME LOTS.
- 17- THE PROPERTY HAS A 20' WIDE TETON CREEK CANAL ALONG THE SOUTH SIDE.
- 18- A 30 FOOT WIDE PATHWAY EASEMENT ON THE WEST SIDE OF THE ALPENGLO SUBDIVISION IS DEDICATED TO TETON COUNTY, IDAHO.



- ALPENGLO Subdivision-
Final Plat / Master Plan
S 1/2 SE 1/4 Sec 11 & S 1/2 SW 1/4 Sec 12, T5N., R45E.,
B.M., Teton Co., Id.

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