



Summary of uses:
ZONE: A2.5, URBAN RESERVE AREA
PLANNED UNIT DEVELOPMENT

TOTAL PHASE I ACREAGE: 34.22

TOTAL NUMBER OF RESIDENTIAL LOTS: 24
AREA IN RESIDENTIAL LOTS: 10.49

AVERAGE RESIDENTIAL LOT SIZE = 0.44 ACRES

TOTAL AREA IN STREET R-O-W = 2.81 ACRES

TOTAL AREA IN OPEN SPACE = 20.14 ACRES

PLAN
SCALE: 1" = 100'

SETBACKS:
FRONT = 30 FEET
SIDE = 20 FEET
REAR = 20 FEET

NOTES:
PRIMARY WATER SYSTEM WILL BE CONSTRUCTED FOR DOMESTIC USE. SECONDARY WATER SYSTEM WILL BE CONSTRUCTED FOR IRRIGATION. SEWER COLLECTION SYSTEM WILL BE CONNECTED TO THE REGIONAL SEWER LINE.

EXISTING WELL TO BE DESIGNATED FOR FIRE PROTECTION. CURRENT PRODUCTION APPROXIMATELY 1200 gpm.

ALL LOTS SHALL USE COPPER WOOD DRIVE TO ACCESS COUNTY ROAD 200 SOUTH.



VICINITY MAP
SCALE: 1" = 1200'
Section 12, T4N, R45E
Teton County

LEGEND

- SITE BOUNDARY
- - - SECTION LINE
- PROPOSED LOT
- PROPOSED ROAD
(60' PUBLIC ROAD RIGHT OF WAY
& UTILITY EASEMENT, 24' ROAD WIDTH)
- PROPOSED OPEN SPACE
- PROPOSED PATHWAY
- - - EXISTING PIVOT LINE
- - - EASEMENT AS NOTED
- SET 5/8"x24 REBAR W/ ALUMINUM CAP
"NELSON ENGR. PLS 11543"
- ⊙ SET 5/8"x30 REBAR W/ ALUMINUM CAP
"NELSON ENGR. PLS 11543"

CURVE TABLE				
NUMBER	Delta Angle	Chrd Brng	Radius	Curve Length
C1	30°49'34"	N15°24'47"W	220.00	118.36
C2	25°48'12"	S17°55'28"E	200.00	90.07
C3	17°56'36"	N13°59'40"W	200.00	62.63
C4	40°00'00"	S02°57'58"E	500.00	349.07
C5	15°00'00"	N87°31'22"W	200.00	52.36
C6	30°49'34"	N87°31'22"W	200.00	52.36
C7	30°49'34"	S15°24'47"E	250.00	134.50
C8	30°49'34"	S15°24'47"E	190.00	102.22
C9	25°48'12"	S17°55'28"E	170.00	76.56
C10	25°48'12"	S17°55'28"E	230.00	103.58
C11	17°56'36"	S13°59'40"E	230.00	72.03
C12	17°56'36"	N13°59'40"W	170.00	53.24
C13	40°00'00"	S02°57'58"E	470.00	328.12
C14	40°00'00"	S02°57'58"E	530.00	370.01
C15	17°56'36"	S13°59'40"E	380.00	119.01
C16	33°29'34"	S06°13'12"E	320.00	187.06
C17	40°00'00"	S02°57'58"E	680.00	474.73
C18	90°00'00"	S39°58'38"W	30.00	47.12
C19	90°00'00"	N50°01'22"W	30.00	47.12
C20	15°00'00"	S87°31'22"E	170.00	44.51
C21	15°00'00"	S87°31'22"E	230.00	60.21
C22	15°00'00"	S87°31'22"E	230.00	60.21
C23	15°00'00"	N87°31'22"W	170.00	44.51
C24	14°45'04"	S87°23'54"E	430.00	110.71
C25	15°00'00"	N87°31'22"W	430.00	112.57
C26	17°59'09"	N06°53'35"W	1592.60	499.93

⊙ = BEGINNING AND END OF CURVES DEFINED IN CURVE TABLE

OWNER
PARIS PENFOLD
207 S. 175 EAST
DRIGGS, ID 83422
208-354-8311

DEVELOPER
DARRIN TEETER
FOOTHILL PROPERTIES
4973 E. 21 SOUTH
IDAHO FALLS, ID 83401
208-552-6056

PRELIMINARY PLAT
IRON WOOD
PUD
PHASE 1

LOCATED IN THE
NW 1/4 NW 1/4 OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 45 EAST
OF BOISE MERIDIAN, TETON COUNTY, IDAHO

PLAT PREPARED 31 JAN 2006

SHEET
1 OF 1

NELSON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422 (208) 354 2087
SURVEYED: AW ENG. 2005 DRAWN: BJG REVIEW: JS, PE PROJECT NO. 05-369-1