



TJ-2 Holdings



Appaloosa Ridge at Teton County, Idaho

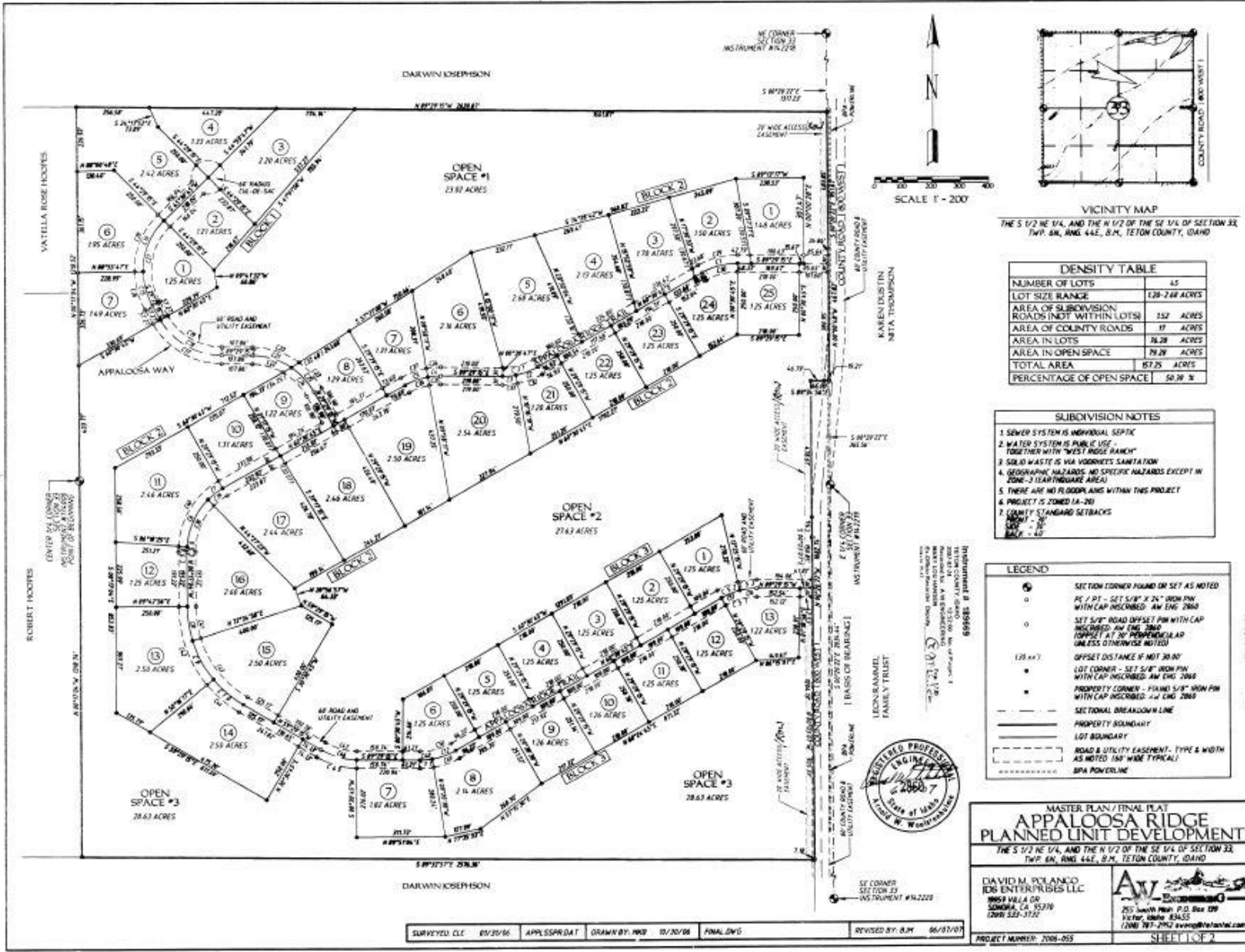
Teton County, ID



Subject Property

Lot Information

GROSS BUILDING AREA	41 Residential Lots
BUILD TO SUIT	



VICINITY MAP
THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33,
TWP. 5N, RNG. 44E, S. 2M, TETON COUNTY, IDAHO

DENSITY TABLE	
NUMBER OF LOTS	45
LOT SIZE RANGE	1.28-2.48 ACRES
AREA OF SUBDIVISION	177 ACRES
ROADS (NOT WITHIN LOTS)	152 ACRES
AREA OF COUNTY ROADS	17 ACRES
AREA IN LOTS	78.28 ACRES
AREA IN OPEN SPACE	79.28 ACRES
TOTAL AREA	157.56 ACRES
PERCENTAGE OF OPEN SPACE	50.3% ±

- SUBDIVISION NOTES**
- SEWER SYSTEM IS INDIVIDUAL SEPTIC
 - WATER SYSTEM IS PUBLIC USE
 - TOGETHER WITH "WEST RIDGE RANCH"
 - SOLID WASTE IS VIA VODRIETS SANITATION
 - GEOGRAPHIC HAZARDS, NO SPECIFIC HAZARDS EXCEPT IN ZONE-2 (SAR) (SQUARE AREA)
 - THERE ARE NO FLOODPLAINS WITH THIS PROJECT
 - PROJECT IS ZONED SA-20
 - COMPLY WITH STANDARD SETBACKS

LEGEND

- SECTION CORNER FLAGGED ON SET AS NOTED
- PC / PT - SET 5/8" X 24" IRON PIN WITH CAP INSCRIBED: AM ENG 2060
- SET 5/8" ROAD OFFSET PIN WITH CAP INSCRIBED: AM ENG 2060
- CORNER AT 30° PERPENDICULAR UNLESS OTHERWISE NOTED
- OFFSET DISTANCE IF NOT 30.00'
- LOT CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AM ENG 2060
- PREPARED CORNER - FLAGGED 5/8" IRON PIN WITH CAP INSCRIBED: JAL ENG 2060
- SECTIONAL BREAKDOWN LINE
- PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD & UTILITY EASEMENT - TYPE & WIDTH AS NOTED (30' WIDE TYPICAL)
- SPA POWERLINE

MASTER PLAN / FINAL PLAN
**APPALOOSA RIDGE
PLANNED UNIT DEVELOPMENT**
THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33,
TWP. 5N, RNG. 44E, S. 2M, TETON COUNTY, IDAHO

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SURVEYED CLE 05/25/06 APPLSPRDAT DRAWN BY: MGR 05/20/06 FINAL DWG REVISED BY: B.M. 06/01/07