# TETON RESERVE

## PLANNED UNIT DEVELOPMENT

RED HAWK
RED FOX
SILVER FOX
GOLDEN EAGLE
ROYAL ELK
PEREGRINE
OSPREY
BISON
MERLIN
SNOW GOOSE
TRUMPET SWAN

SCALE 1" = 400'

Fred Ochi Property
Victor Meadows Subdivision
Coyote Flats
SWK Ranch LLC Property
Parish Lane Ranch
Randy Little Property
David Vern Little Property
LL Enterprises LLC Property
Ryan M. Kunz etux Property
Teton County Property
State of Idaho Property
David Walters Property
Chloris P. Kay Living Trust Property
Gary Raye Paulson Property
Peter H. Wright-Clark Family Partnership Property

COUNTY ROAD 700 SOUTH
COUNTY ROAD 50 WEST
STATE HIGHWAY 33

| AREA/UNITS/DENSITY TABLE - MASTER PLAN | | | | |
|---|---|---|---|---|
| AREA | Inactive | ACRES | UNITS (#) | DENSITY |
| COUNTY ROAD | - | 7.23 | - | - |
| SUBDIVISION ROAD | - | 34.78 | - | - |
| TOTAL ROADS | | 42.01 | | |
| RESIDENTIAL LOTS | ALL | 90.93 | 384 | 4.22 |
| TOTAL RESIDENTIAL | ALL | 90.93 | 384 | 4.22 |
| COMMERCIAL TRACT #1 | - | 6.70 | - | - |
| RECREATIONAL FACILITIES TRACTS #3-6 | - | 11.21 | - | - |
| RESIDENTIAL STORAGE FACILITIES TRACT #2 | - | 2.99 | - | - |
| OPEN AREA | - | 290.09 | - | - |
| TOTAL NONRESIDENTIAL | - | 321.00 | - | - |
| CURRENT UNDEVELOPED LAND (TOTAL 1000 COUNTY ROAD) | | | 430.00 ACRES | |
| PERCENT CURRENT UNDEVELOPED LAND IN OVERALL AREA | | | 66.1 | |
| TOTAL PROJECT | - | 448.20 | 384 | 0.86 |

A PART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

**SUBDIVISION NOTES**

1) A CENTRAL WATER SYSTEM IS PROPOSED
2) A CENTRAL SEWER SYSTEM IS PROPOSED.
3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.

DEVELOPER
Teton Golf Associates LP
Broadmoor Company, Inc.,
General Partner
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AW ENGINEERING
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| PROJECT 2002 - 001 | SURVEYED AWE | 07/01 - 2002 | FIELDBOOK | DRAWN WLC | 10/03/02 | 2002-001 Teton Reserve Phase I Final Plat.TCW |
|---|---|---|---|---|---|---|

FINAL PLAT PHASE ONE FOR:

TETON RESERVE
PLANNED UNIT DEVELOPMENT PHASE I

MASTER PLAN / SECTION INFO / VICINITY | SHEET 1 OF 5