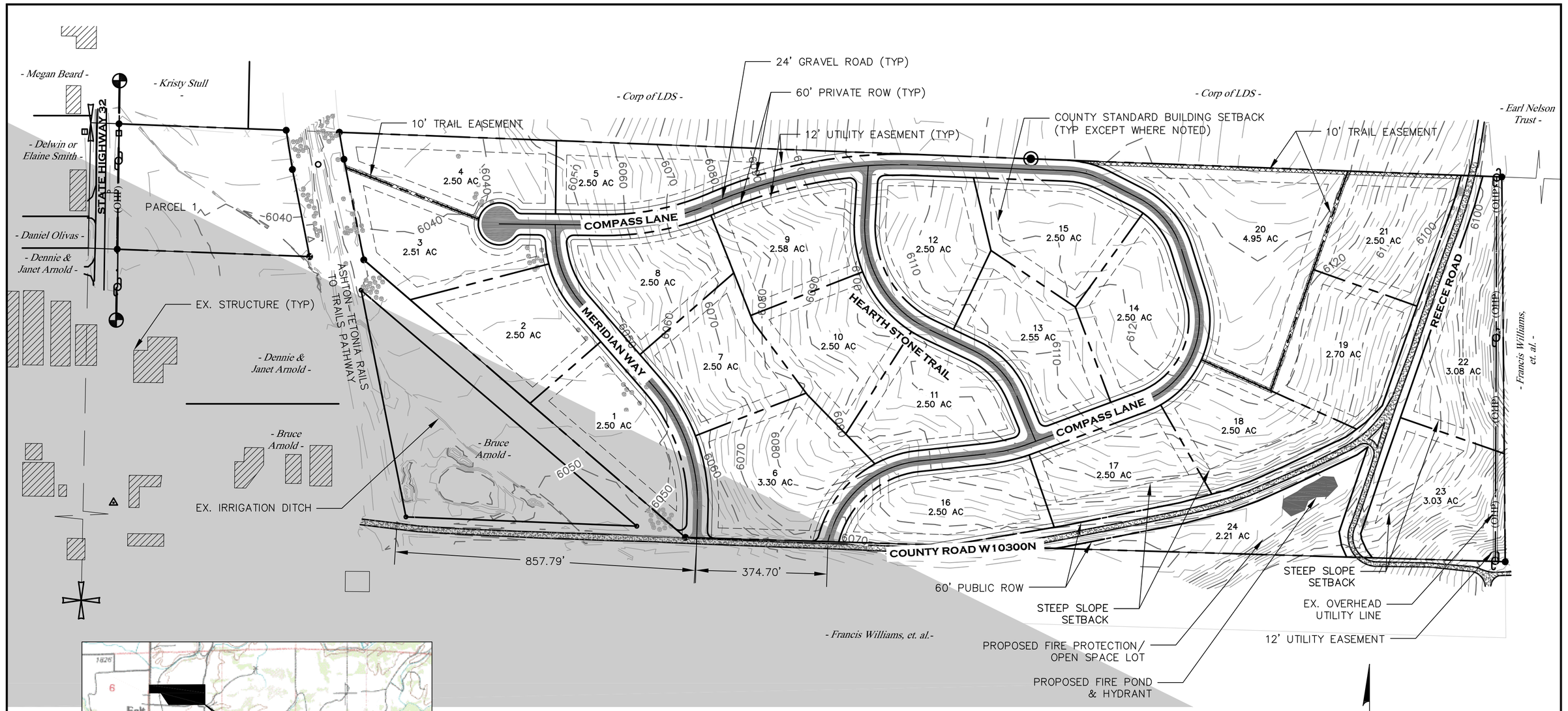

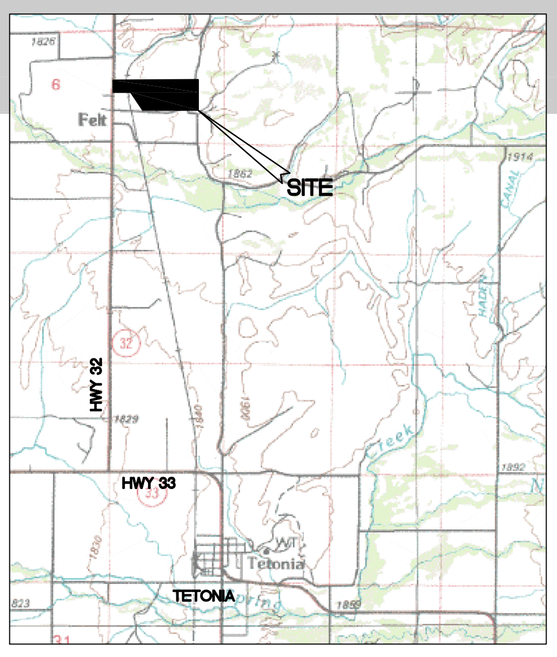

VICINITY MAP
SCALE: 1"=5000'

LEGEND

- EXISTING 2' CONTOUR
- 6060 EXISTING 10' INDEX CONTOUR
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED ROAD (24' GRAVEL)
- PROPOSED UTILITY EASEMENT
- PROPOSED TRAIL EASEMENT
- BUILDING SETBACK (COUNTY STANDARD)
- BIG GAME MIGRATION REGION (APPROXIMATE LOCATION, SEE CONCEPT APPLICATION APPENDIX B)

SUBDIVISION PROPERTY DATA

ADDRESS: W 10300 N
LEGAL DESCRIPTION: SECTION 5, TOWNSHIP 6N, R 45E., B.M., TETON COUNTY, ID

PRESENT ZONING DISTRICT: A-25

PRESENT DENSITY ZONE: RURAL RESERVE

NUMBER OF LOTS: 23 LOTS WITH SIZES FROM 2.5Ac.-4.5Ac.

TOTAL ACREAGE: 79±

OUTLOT NOT INCLUDED IN SUBDIVISION: PARCEL 1, 4.21Ac.

OPEN SPACELOT # 24: 2.1Ac. (FIRE PROTECTION LOT)

THE PROPERTY IS OUTSIDE THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP 16081C0050 C.

WATER AND SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

FIRE PROTECTION WILL PROVIDED BY A FIRE POND WITH A DRY HYDRANT.

NO WATER RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

200 100 0 200 400
SCALE: 1" = 200'
(18" X 24" SHEET)

DRAWN BY: JTM	**CONCEPT MASTER PLAN**
CHECKED BY: JZ	**MERIDIAN VILLAGE**
PROJ. #: 07005-12-1	A PART OF SECTION 5, T6N, R45E, B.M., TETON COUNTY
DATE: 8/31/09	**PREPARED FOR** SOUTH SHELBURNE HOLDINGS, LLC 456 SOUTH SHELBURNE RD GREENFIELD, MA 01301
	HARMONY DESIGN & ENGINEERING 110 E. LITTLE AVE. • DRIGGS ID 83422 T 208.354.1331 F 208.354.1332