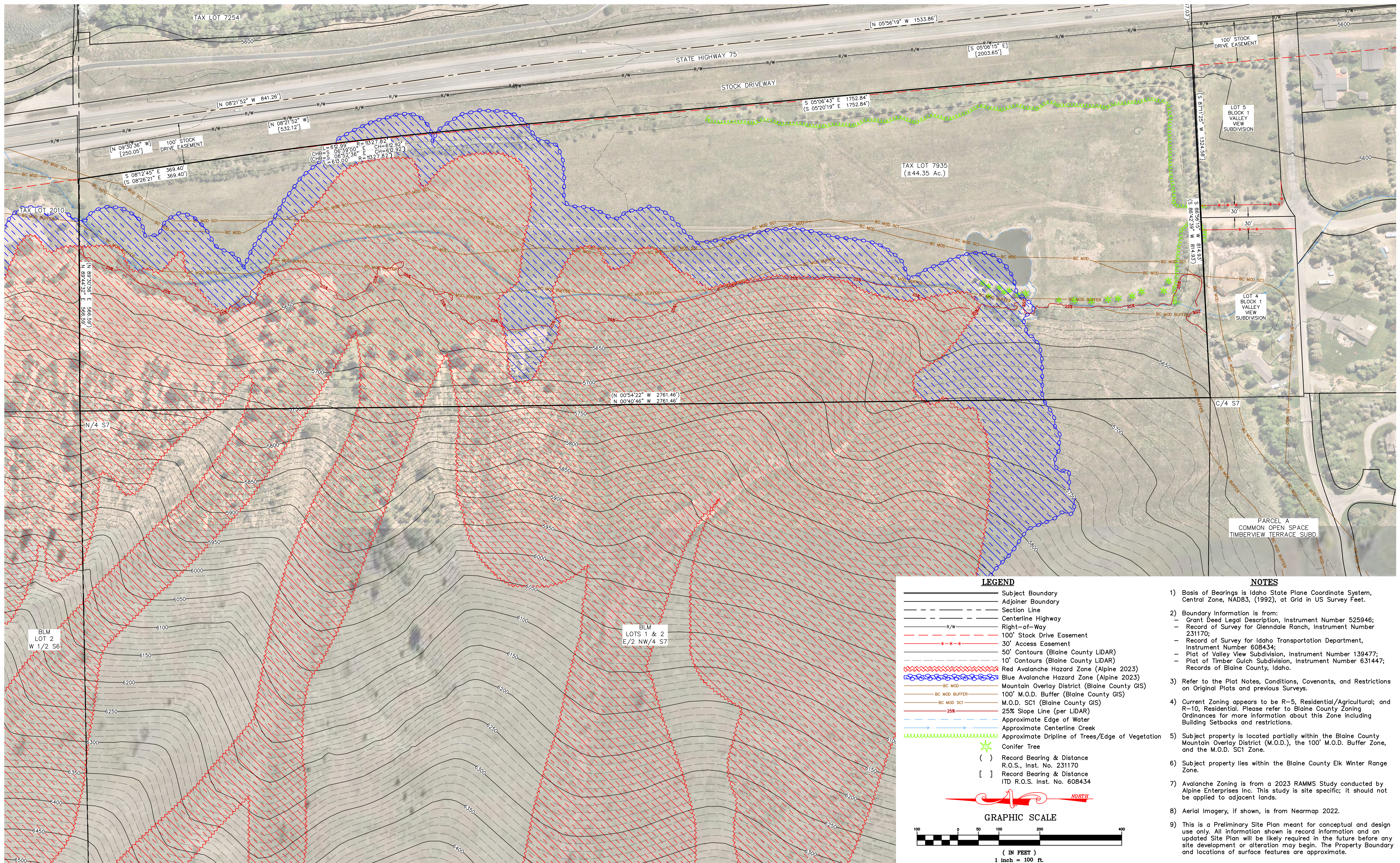
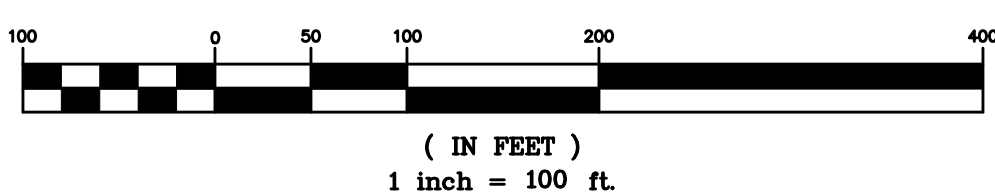




LEGEND

- Subject Boundary
- Adjainer Boundary
- Section Line
- Centerline Highway
- Right-of-Way
- 100' Stock Drive Easement
- 30' Access Easement
- 50' Contours (Blaine County LIDAR)
- 10' Contours (Blaine County LIDAR)
- Red Avalanche Hazard Zone (Alpine 2023)
- Blue Avalanche Hazard Zone (Alpine 2023)
- Mountain Overlay District (Blaine County GIS)
- 100' M.O.D. Buffer (Blaine County GIS)
- M.O.D. SC1 (Blaine County GIS)
- 25% Slope Line (per LIDAR)
- Approximate Edge of Water
- Approximate Centerline Creek
- Approximate Dripline of Trees/Edge of Vegetation
- Conifer Tree
- Record Bearing & Distance
R.O.S., Inst. No. 231170
- Record Bearing & Distance
ITD R.O.S. Inst. No. 608434

GRAPHIC SCALE



NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, Central Zone, NAD83, (1992), at Grid in US Survey Feet.
- 2) Boundary Information is from:
 - Grant Deed Legal Description, Instrument Number 525946;
 - Record of Survey for Glendale Ranch, Instrument Number 231170;
 - Record of Survey for Idaho Transportation Department, Instrument Number 608434;
 - Plat of Valley View Subdivision, Instrument Number 139477;
 - Plat of Timber Gulch Subdivision, Instrument Number 631447; Records of Blaine County, Idaho.
- 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plats and previous Surveys.
- 4) Current Zoning appears to be R-5, Residential/Agricultural; and R-10, Residential. Please refer to Blaine County Zoning Ordinances for more information about this Zone including Building Setbacks and restrictions.
- 5) Subject property is located partially within the Blaine County Mountain Overlay District (M.O.D.), the 100' M.O.D. Buffer Zone, and the M.O.D. SC1 Zone.
- 6) Subject property lies within the Blaine County Elk Winter Range Zone.
- 7) Avalanche Zoning is from a 2023 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific; it should not be applied to adjacent lands.
- 8) Aerial Imagery, if shown, is from Nearmap 2022.
- 9) This is a Preliminary Site Plan meant for conceptual and design use only. All information shown is record information and an updated Site Plan will be likely required in the future before any site development or alteration may begin. The Property Boundary and locations of surface features are approximate.

PROJECT PATH AND PRINT DATE U:\CarlsonProjects\1986_TL7935\dwg\1986_TL7935_Avy2023.dwg 4/14/2023 5:19:29 PM MST

REVISIONS	NO	DATE	BY
SHEET 1 OF 1			



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A PRELIMINARY SITE PLAN
TAX LOT 7935
WITHIN SECTION 7, T.3N., R.18E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR KUEHN/PARBARCUS