

Lot Features Plan for: Homesite 132



Payette River borders homesite with great views and access to trail system.

Enhanced Area Boundary

15' Sideyard Setback

MOONFLOWER PLACE

20' Frontyard Setback

Buildable Envelope

15' Sideyard Setback

25' Rearyard Setback

Trail

N. Fork Payette River



Note:

All property improvements must comply with the most current Blackhawk Properties Design Guidelines

Lot Area: 28,315 Sq. Ft.
Buildable Envelope Area: 8,489 Sq. Ft.
Estimated Finish Floor Elevation: 4893'

Average Buildable Envelope Slope: 0.0%±

Lot Description:

Flat sparsely treed river lot, at the end of culdesac surrounded by common area and wetlands with direct open space access and views to the west and east northeast mountains.

Legend:



Notable Tree



Vegetative Massing



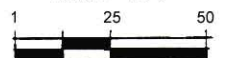
Suggested Driveway Access



Water, Sewer, Power, Tele.



NORTH
Scale: 1" = 50'-0"



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