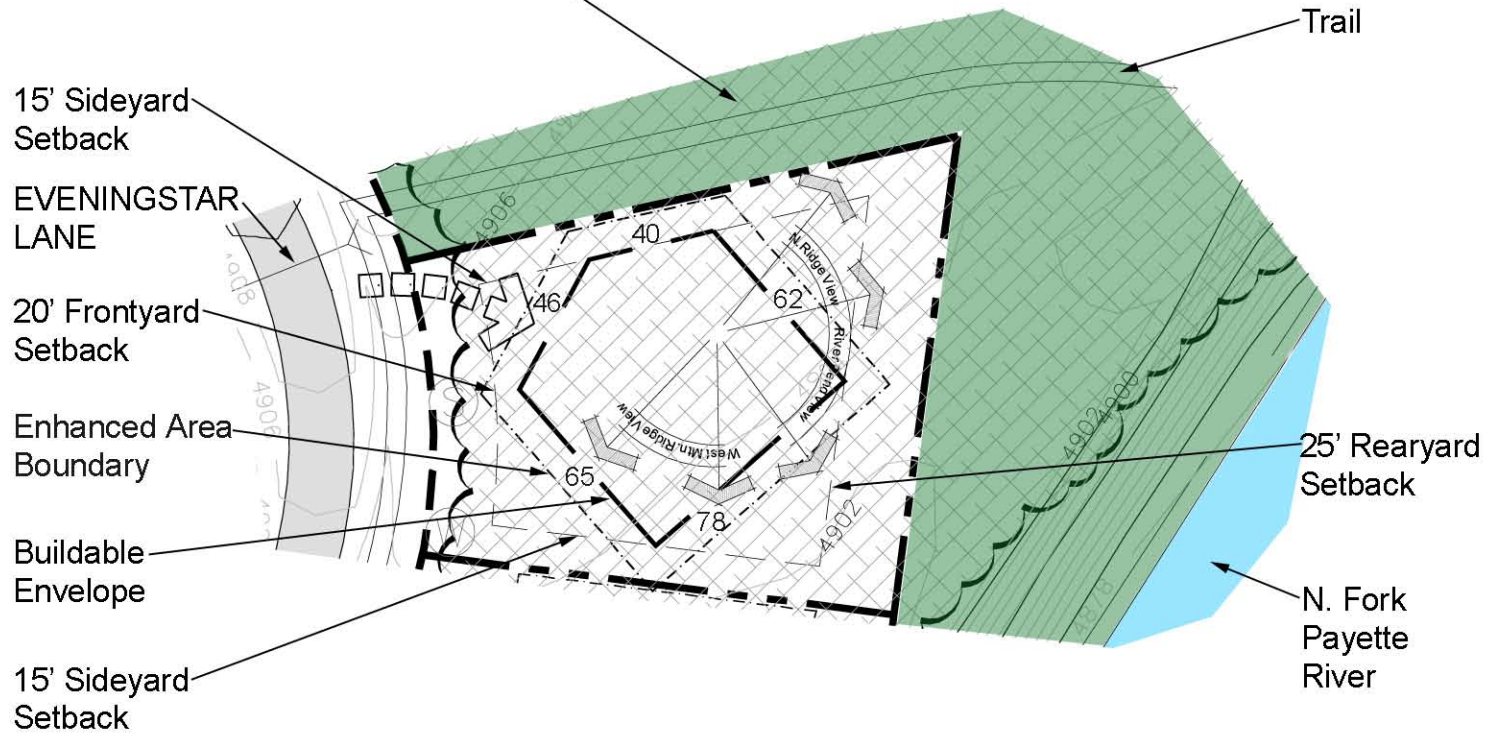


# Lot Features Plan for: Homesite 98



Payette River borders homesite at base of the river bluff and there is open space on 2 sides. Close access to conservation easement, trail system and Riverlodge.



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

Lot Area: 18,843 Sq. Ft.  
Buildable Envelope Area: 5,657 Sq. Ft.  
Estimated Finish Floor Elevation: 4903'

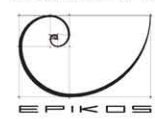
Average Buildable Envelope Slope: 0.0%±

**Lot Description:**  
Bench lot overlooking river below with direct open space access and views to northeast and south mountains.

**Legend:**

- Notable Tree
- Vegetative Massing
- Suggested Driveway Access
- Water, Sewer, Power, Tele.

NORTH  
Scale: 1" = 60'-0"  
0 15 30 60



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