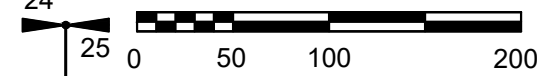


**RIVERS WEST SUBDIVISION DIVISION 1**  
**PART OF THE SE 1/4 OF THE NW 1/4**  
**SECTION 25, T. 5 N., R. 45 E.B.M.**  
**TETON COUNTY, IDAHO**

N 1/4 COR SEC 25 FOUND  
 ALUMINUM CAP CP&F INST.  
 NO. 24



SCALE: 1" = 100'



**VICINITY MAP**

**CONTOURS**

CONTOUR LINES SHOWN AT 1' INTERVAL

**DEDICATED RIGHT OF WAY**

AREA = 220,984 SQ. FT.

(5.07 ACRES)

**ENGINEER/SURVEYOR**

HLE ENGINEERING INC.  
 101 S. PARK AVE.  
 SUITE 210  
 IDAHO FALLS, ID 83402  
 PHONE (208) 524-0212

**LAND USE**

EXISTING USE- NON IRRIGATED  
 CROP LAND  
 EXISTING ZONING - RS-7  
 INTENDED USE - RESIDENTIAL

**OWNER/DEVELOPER**

GO WEST HOLDINGS LLC  
 COLBY HACKBARTH  
 2275 EAGLES NEST DR  
 LAFAYETTE, CO  
 PHONE:

**SUBDIVISION LOTS**

ACREAGE = 3.45 ACRES

LOTS BLOCK 1 = 24 LOTS

**AVERAGE LOT SIZE**

ACREAGE = 0.11

**LEGEND**

- Section Corner Control
- Placed 5/8" X 24" Iron rod with cap marked P.L.S. 12224
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
- Existing Well
- Found 1/2" Iron Rod
- Public Utility Easement (P.U.E.)
- Dedicated Right-of-Way

**BENCH MARK**

FOUND NORTH 1/4 CORNER SECTION 25  
 ELEVATION = 6196.660  
 FOUND SOUTH 1/4 CORNER SECTION 25  
 ELEVATION = 6163.021

**LAND AREA**

AREA = 150,282.0 SQ. FT.  
 (3.45 ACRES)

**BOUNDARY DESCRIPTION**

PART OF THE SE 1/4 OF THE NW 1/4 SECTION 25, TOWNSHIP 5 N., RANGE 45 E.B.M., TETON COUNTY, IDAHO DESCRIBED AS:

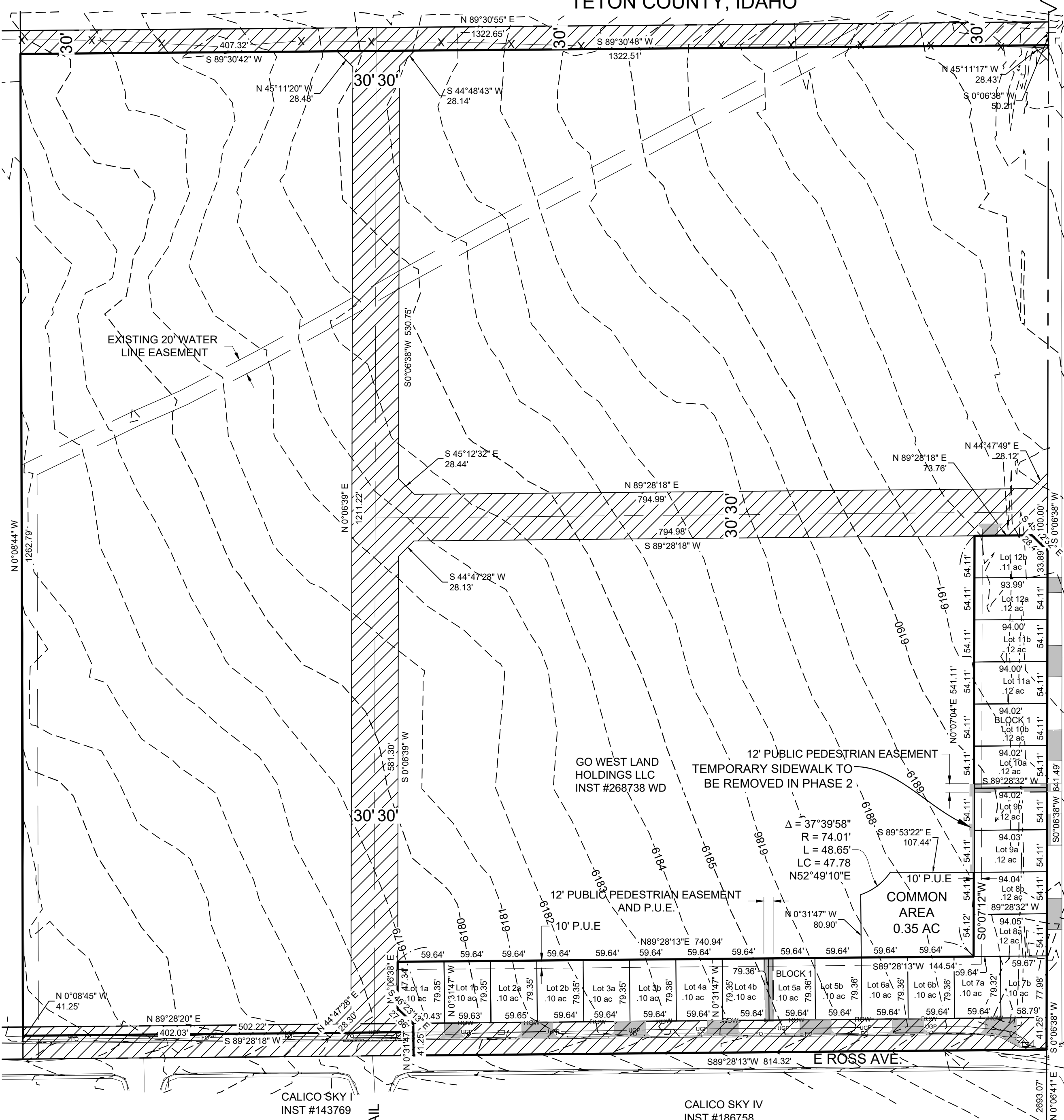
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 25; THENCE N 00°06'41" E 2693.07 FEET TO THE CENTER OF SAID SECTION 25; AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST WEST CENTER SECTION LINE S 89°28'13" W 814.32 FEET; THENCE N 0°31'47" W 41.25 FEET; THENCE N 46°23'13" W 27.86 FEET; THENCE N 0°00'38" E 47.34 FEET; THENCE N 89°28'13" E 740.94 FEET; THENCE N 00°07'04" E 541.11 FEET; THENCE N 89°28'18" E 73.76 FEET; THENCE S 45°12'32" E 28.44 FEET TO THE WESTERLY RIGHT OF WAY OF BOOSHWAY STREET; THENCE ALONG SAID RIGHT OF WAY LINE S 00°06'38" W 641.49 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.45 ACRES, MORE OR LESS, AND IS SUBJECT TO THE RIGHT OF WAY OF ROSS AVENUE AND THE EASEMENTS OF RECORD.

**SURVEYORS CERTIFICATE**

I, Clint M. Jolley, a Registered Professional Land Surveyor in the State of Idaho do hereby certify that this plat is an accurate representation of the survey completed under my supervision.

Clint M. Jolley License No. 15571 Date



**SURVEYORS NARRATIVE:**

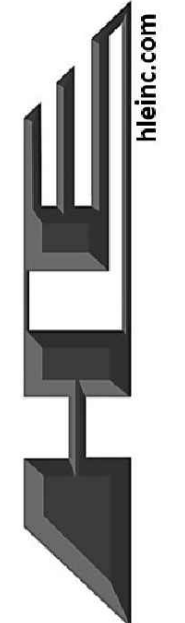
The purpose of this survey is to divide property into Lots Blocks and Streets.

DRAWN BY	DESIGN BY	CHECK BY
RLR	HLE	CMJ
JOB NO: 2021-591		
DATE: April 12, 2022		
REVISIONS	DATE	

**PRELIMINARY PLAT**  
**RIVERS WEST SUBDIVISION**  
 SEC. 25, T. 5 N., R. 45 E.B.M.  
 DRIGGS, IDAHO

SHEET NO.  
**1**  
 OF SHEETS  
**1**

**CIVIL & STRUCTURAL ENGINEERING**  
**MATERIALS TESTING & LAND SURVEYING**  
 101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
 800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
 460 Lincoln Street, American Falls, ID 83211, (208)226-5764



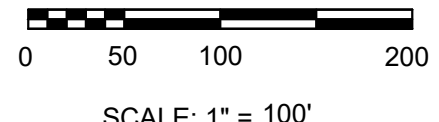
COPYRIGHT © 2021 HLE ALL RIGHTS RESERVED.

Z:\Projects\00-2021\Projects\21-591 PHASE I Colby Hackbarth - Rowm Build Co. - Driggs.dwg Survey\21-591 Colby Hackbarth Preliminary 3-15-22.dwg

# RIVERS WEST SUBDIVISION DIVISION 1

## PART OF THE SE 1/4 OF THE NW 1/4 SECTION 25, T. 5 N., R. 45 E.B.M. TETON COUNTY, IDAHO

N 1/4 COR SEC 25 FOUND  
ALUMINUM CAP CP&F INST.  
NO.



### CONTOURS

CONTOUR LINES SHOWN AT 1' INTERVAL

### LEGEND

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE	—	—
RIGHT OF WAY LINE	—	—
EASEMENT LINE	---	---
CONTOUR	— 4500	— 4500
FENCE	—	—
WATERLINE	—	—
SANITARY SEWER	—	—
STORM SEWER	—	—
POWER LINE	—	—
GAS LINE	—	—
CABLE LINE	—	—
TELEPHONE LINE	—	—
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
POWER POLE	⊙	⊙
STREET LIGHT	⊙	⊙
TELEPHONE PEDESTAL	⊙	⊙
SIGN	⊙	⊙
TREE	⊙	⊙
WATER SERVICE	—	—
SANITARY SERVICE	—	—
PROPOSED CONCRETE	■	■
PROPOSED ASPHALT	■	■

### SUBDIVISION LOTS

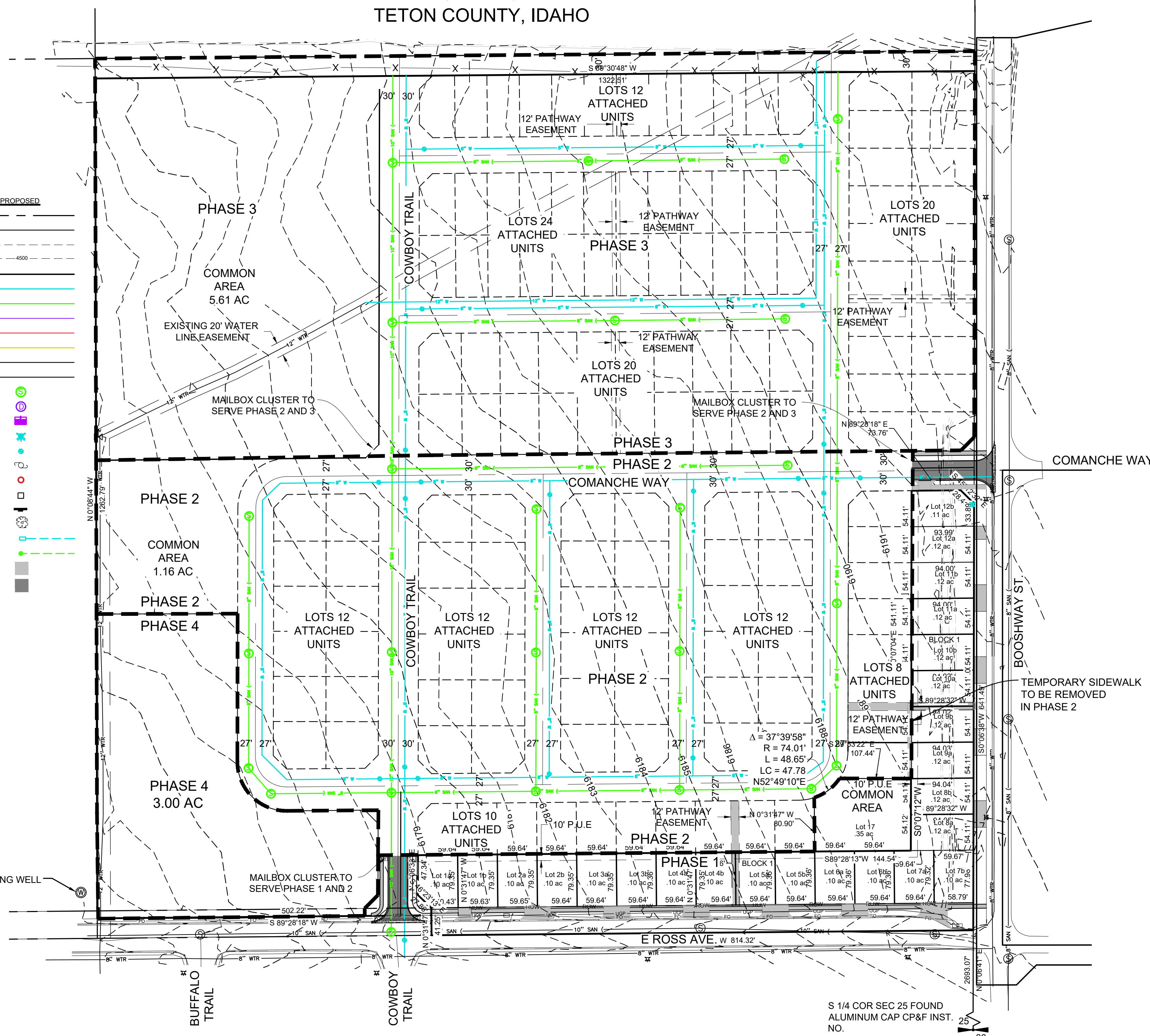
166 RESIDENTIAL HOUSING LOTS  
PHASE 4 POTENTIAL FOR UP TO 10 4-PLEX'S (40 UNITS.)

### ADDITIONAL NOTES

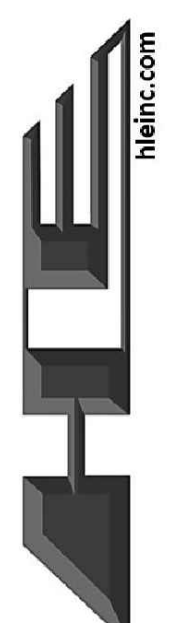
- ALL INTERIOR STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAY
- COMANCHE WAY AND COWBOY TRAIL SHALL CONTINUE THROUGH THE DEVELOPMENT.
- OTHER INTERNAL STREETS WILL RECEIVE NAMES DURING APPROVAL OF PRELIMINARY PLATS FOR EACH PHASE.
- ALL DRIVEWAYS WILL BE SHARED WHERE POSSIBLE

### PARKS AND OPEN SPACE

PARKS CALCULATION  
0.028 ACRES/LOT = 0.028x206 = 5.768 ACRES  
PHASE 1 DEDICATION - 0.35 ACRES  
PHASE 2 DEDICATION - 1.16 ACRES  
PHASE 3 DEDICATION - 5.61 ACRES  
PHASE 4 DEDICATION - 0 ACRES  
TOTAL = 7.12 ACRES



**CIVIL & STRUCTURAL ENGINEERING**  
**MATERIALS TESTING & LAND SURVEYING**  
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
460 Lincoln Street, American Falls, ID 83211, (208)226-5764



heinc.com

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RLR	HLE	CMJ

JOB NO: 2021-591  
DATE: April 12, 2022

REVISIONS	DATE

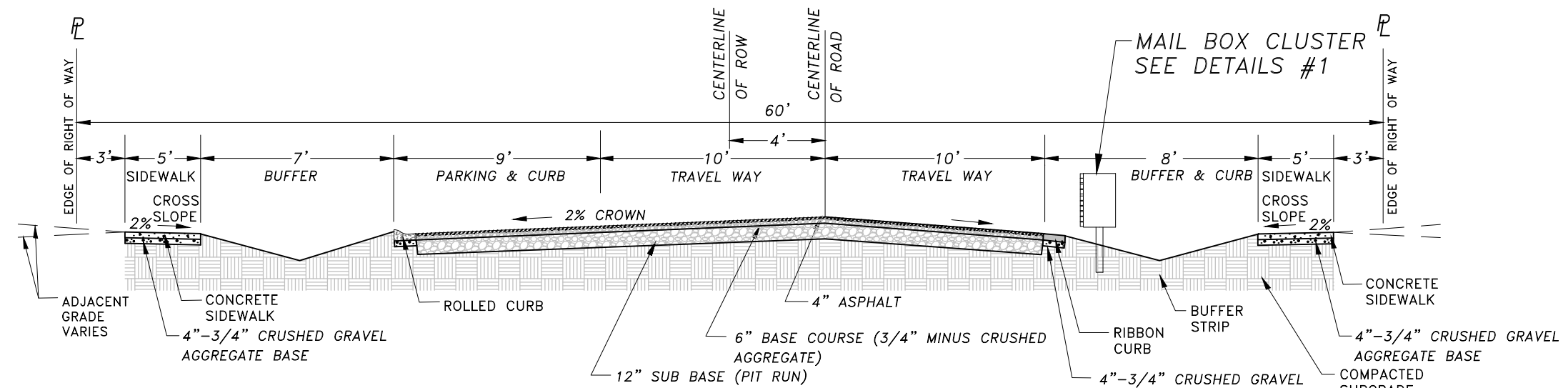
**MASTER PLAN**  
**RIVERS WEST SUBDIVISION**

SEC. 25, T. 5 N., R. 45 E.B.M.  
DRIGGS, IDAHO

SHEET NO. <b>1</b>	SHEET NO. <b>2</b>
OF	SHEETS

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**STREET SECTION FOR STREETS  
ROSS AVE., BOOSHWAY ST., COWBOY TRAIL, COMANCHE WAY.**

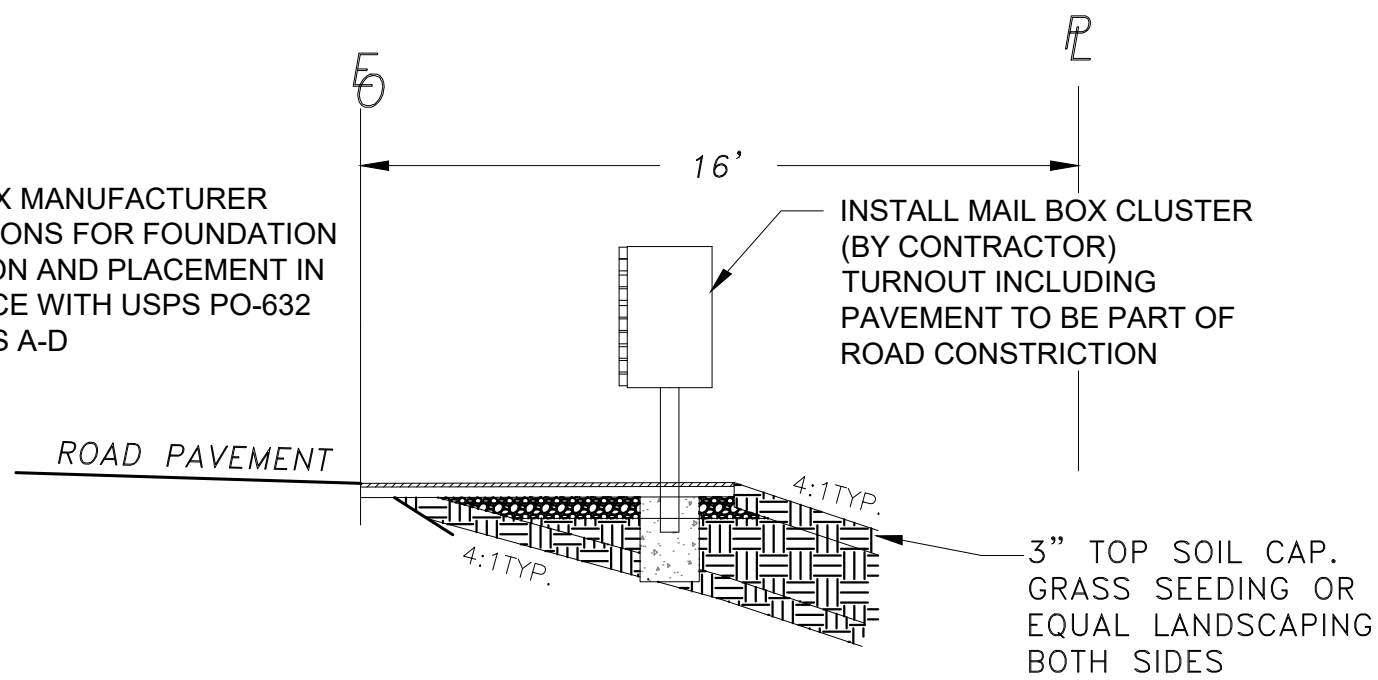


**GENERAL NOTES:**

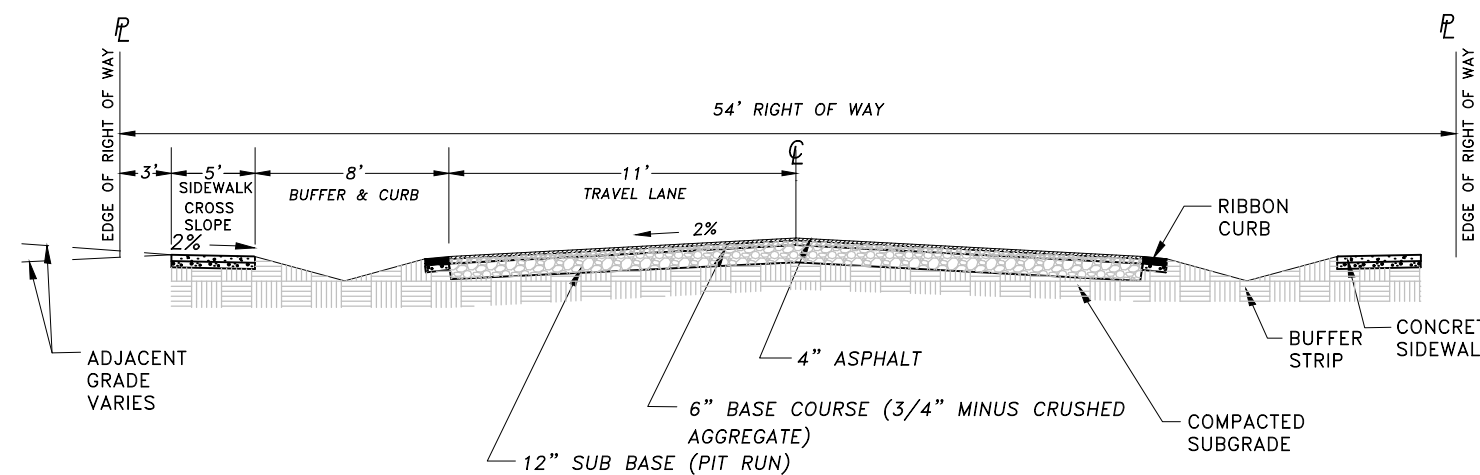
- 1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARDS & TECHNICAL SPECIFICATIONS (LATEST ADDITION). SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STREET IMPROVEMENTS AND PAVEMENT MARKINGS.
- 2 SEE DETAIL R-08 FOR BUFFER STRIP ALTERNATIVES.

**LOCAL RESIDENTIAL 60' R.O.W.  
PARKING ONE SIDE  
N.T.S.**

FOLLOW BOX MANUFACTURER SPECIFICATIONS FOR FOUNDATION PREPARATION AND PLACEMENT IN ACCORDANCE WITH USPS PO-632 APPENDICES A-D



**STREET SECTION FOR INTERIOR STREETS EXCLUDING  
COWBOY TRAIL, COMANCHE WAY.**

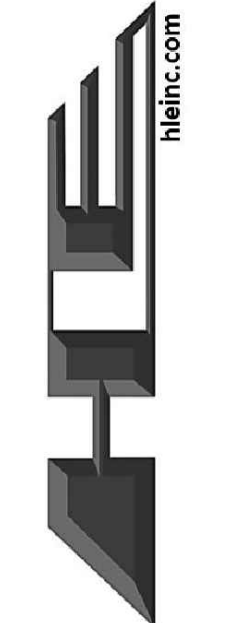


**GENERAL NOTES:**

- 1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARDS & TECHNICAL SPECIFICATIONS (LATEST ADDITION). SEE STANDARD DETAILS FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION OF STREET IMPROVEMENTS AND PAVEMENT MARKINGS.
- 2 SEE DETAIL R-08 FOR BUFFER STRIP ALTERNATIVES.

**LOCAL RESIDENTIAL 54' R.O.W.  
NO PARKING  
N.T.S.**

**CIVIL & STRUCTURAL ENGINEERING  
MATERIALS TESTING & LAND SURVEYING**  
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
460 Lincoln Street, American Falls, ID 83211, (208)226-5764



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RLR	HLE	CMJ
JOB NO: 2021-591		
DATE: April 12, 2022		
REVISIONS	DATE	

**MASTER PLAN  
RIVERS WEST SUBDIVISION**

SEC. 25, T. 5 N., R. 45 E.B.M.  
DRIGGS, IDAHO

SHEET NO.  
**2**  
OF  
**2**  
SHEETS

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