

AREA OF TRACT	D.U. DWELLING- UNITS	
36.18 ACRES	275	12 D/U PER ACRE
13.66 ACRES PLANNED COMMERCIAL		
22.52 ACRES PLANNED RESIDENTIAL		

ADJACENT ZONES		FEET/ DISTANCE
NORTH	RURAL	25'
SOUTH	PLANNED RESIDENTIAL/PLANNED COMMERCIAL	30'
EAST	HIGHWAY 33	50' MIN.
WEST	PLANNED RESIDENTIAL	25'

**NOTE**  
1. SETBACKS IN PLANNED RESIDENTIAL AREAS AT PERIMETER HAVE REAR YARD SETBACKS AS REQUIRED DUE TO PROXIMITY OF NEIGHBORING ZONE.  
2. FRONT YARD SETBACKS IN PLANNED RESIDENTIAL AREAS WILL NOT BE LESS THAN 10'-0".

NOTE: THESE ADDITIONS AND REVISIONS ARE BASED ON FEEDBACK FROM PUBLIC HEARINGS WITH THE VICTOR CITY COUNCIL AND PLANNING AND ZONING COMMISSION. THE ADDITIONS AND REVISIONS ARE ALSO BASED ON REVIEW BY PUBLIC AGENCIES. LETTERS OF APPROVAL FROM PUBLIC AGENCIES ARE INCLUDED IN YOUR SUBMITTAL BINDER.

- 1) BUS STOP LOCATION FOR PHASE ONE . AS FUTURE PHASES ARE COMPLETED BUS STOP MAY MOVE AS REQ. BY SCHOOL DIST.
- 2) FUTURE BUS STOP LOCATION. PAINTED STRIPED CROSSING OF BIKE PATH AS IT CONNECTS TO EXISTING BIKE PATH TRAIL SYSTEM. PROPOSED "SOCIAL NODE" AT COPPER RANCH BIKE PATH CONNECTION.
- 3) NORTH BIKE PATH CROSSING- SIGNAGE HAS BEEN ADDED FOR AUTOMOBILE TRAFFIC AS WELL AS FOR BICYCLISTS, AND PEDESTRIANS. PAINTED STRIPING TO SIGNIFY PATH CROSSING.
- 4) MAIL BOX CLUSTER STRUCTURE FOR DELIVERY AND PICK-UP. THIS WILL BE CONSTRUCTED FOR PHASE I. THE STRUCTURE CAN BE EXPANDED AS NEEDED PER PHASE. THIS LOCATION WILL BE FOR THE ENTIRE COPPER RANCH COMMUNITY
- 5) POSSIBLE FUTURE BUS STOP LOCATION -SOUTH
- 6) POSSIBLE FUTURE BUS STOP LOCATION -NORTH
- 7) 8'-0" WIDE LANDSCAPE/HEADLIGHT BUFFER ADDED BETWEEN PARKING AREAS. SEE LANDSCAPE PLAN FOR PLANTINGS.
- 8) REVISED PARKING ACCESS . MINIMIZED ACCESS POINTS TO THE FRONTAGE ROAD BY PARKING AREA CONNECTING TO ALREADY PROPOSED/APPROVED ACCESS POINTS.
- 9) STREET WIDTH HAS INCREASED TO 24' WIDE WITH A 4'-0" SIDEWALK ON EACH SIDE. THE CONDOMINIUM SIDE WOULD HAVE A 15'-0" SETBACK. THESE REVISIONS ARE PER THE TETON COUNTY FIRE PROTECTION DISTRICT.
- 10) STREET WIDTH HAS INCREASED TO 26' WIDE WITH A 4'-0" SIDEWALK ON EACH SIDE. EACH SIDE WILL HAVE A 15'-0" SETBACK FROM STREET R.O.W.. THESE REVISIONS ARE PER THE TETON COUNTY FIRE PROTECTION DISTRICT.

**WALK AND BIKE LANE WIDTHS**

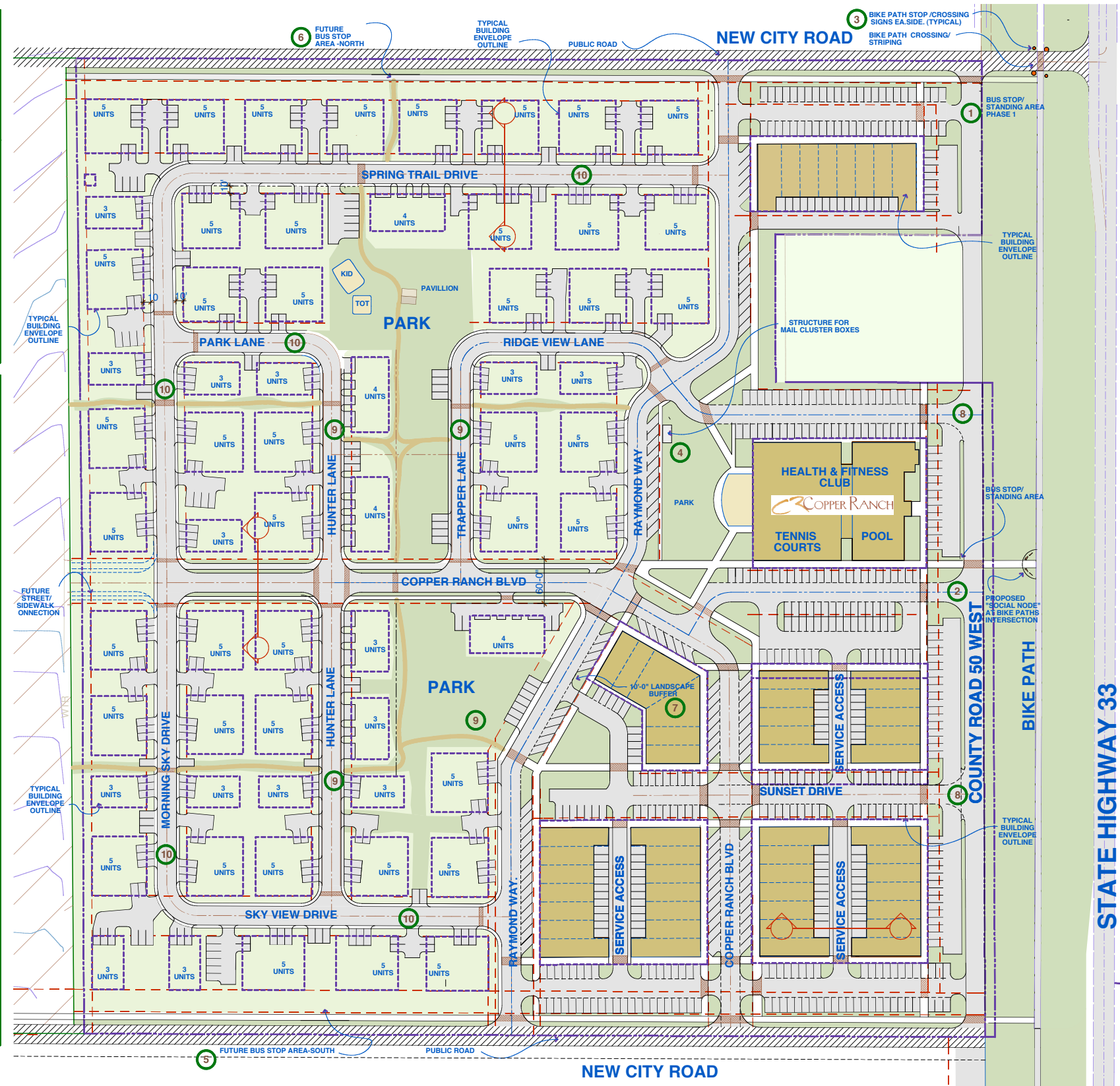
Configuration	Width
BENCH	3'-0"
ONE-WAY WALK	3'-0"
TWO-WAY WALK (with trees)	4'-0"
TWO-WAY WALK FOR 9 PEDESTRIANS	8'-0"
PLANTER (OR CURB)	2'-0"
TWO-WAY BIKE LANE	8'-0"
PLANTER (OR CURB)	2'-0"
ONE-WAY BIKE LANE	5'-0"

**ARCHITECTURAL GRAPHIC STANDARDS**

**CIRCULATION STANDARDS**




**PLANNING AREA RESIDENT DENSITY STREET CURB SIDEWALK**

**FIRE H... FIRE D...**



<b>AREA</b>	22.52 ACRES
<b>RESIDENCES</b>	275 RESIDENCES
<b>DENSITY</b>	12 D.U./ACRE
<b>STREET WIDTHS</b>	26' AND 24'
<b>CURB &amp; GUTTER</b>	6" HIGH ROLLED CURB & GUTTER
<b>SIDEWALKS</b>	4'-0" WIDE EACH SIDE OF STREET FOR SECONDARY & TERTIARY STREETS 5'-0" WIDE ON PRIMARY STREETS.
<b>FIRE HYDRANTS</b>	500' SPACING BETWEEN HYDRANTS OR AS REQ. BY LOCAL FIRE MARSHALL/ CHIEF
<b>FIRE DEPT. ACCESS</b>	PER THE I.F.C.

AREA TOTAL BUILDING FOOTPRINT AREA	13.66 ACRES 3.21 ACRES 139,705 SQ. FT
STREET WIDTHS CURB & GUTTER SIDEWALKS	26' STREET, 24' SERVICE ACCESS 6" CURB & GUTTER EACH SIDE OF STREET
FIRE HYDRANTS	500' SPACING BETWEEN HYDRANTS OR AS REQ. BY LOCAL FIRE MARSHALL CHIEF
FIRE DEPT. ACCESS	PER THE I.F.C.

-  PUBLIC STREET  
 BUILDING ENVELOPE  
 COMMERCIAL BLDG.

1" = 60' 0"

	
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<p><b>COPPER RANCH</b> <b>TETON VALLEY</b></p>	
<p>A COMMUNITY</p>	
	
<p>Victor, Idaho</p>	
<p>21 NOV 2006 date</p>	
<p>revisions <b>10 APR 07</b></p>	
<p><b>A1.3</b></p>	