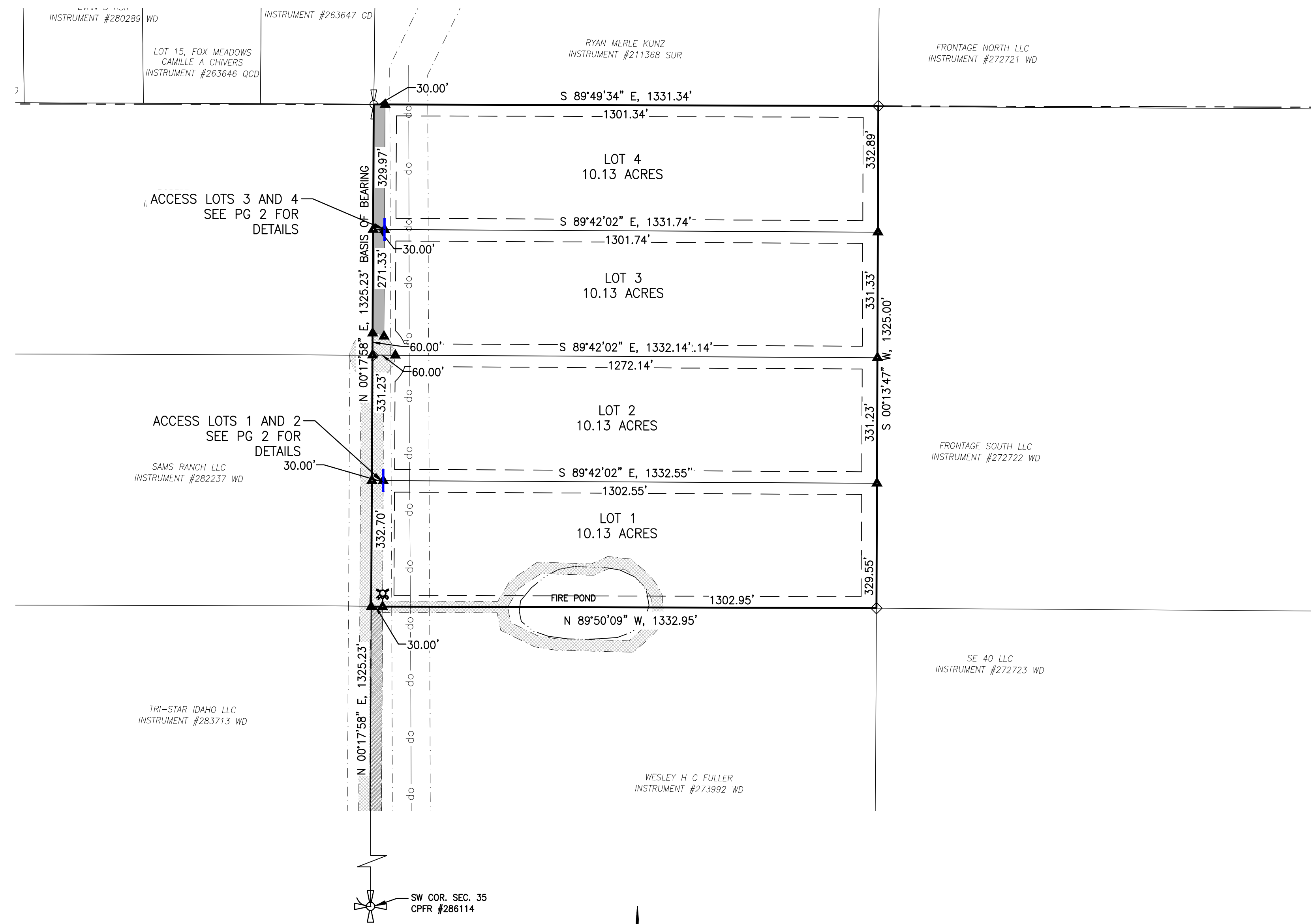


ACCESS PLAN BACK FORTY SUBDIVISION



PROJECT TOTAL:

TOTAL ACRES = 40.52 ACRES
4 LOTS

LOT 1 = 10.13 ACRES
LOT 2 = 10.13 ACRES
LOT 3 = 10.13 ACRES
LOT 4 = 10.13 ACRES

WATER WILL BE INDIVIDUAL WATER SYSTEM
SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM
SHARES IN TRAIL CREEK SPRINKLER IRRIGATION COMPANY

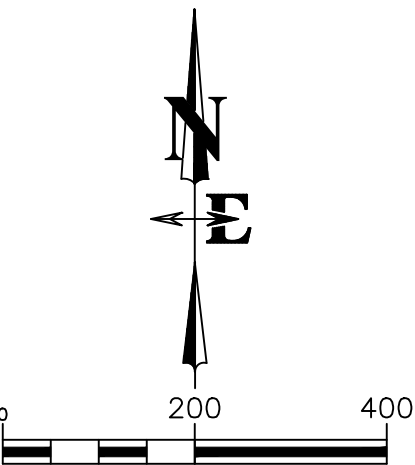
TETON COUNTY ZONE:
AOI-2.5 (WITHIN VICTOR IMPACT AREA)

BUILDING SETBACKS PER ZONE:
FRONT - 30'
SIDES - 30'
REAR - 40'
CREEK/POND - 50'

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 23-424-01 DATED: 2-14-2025

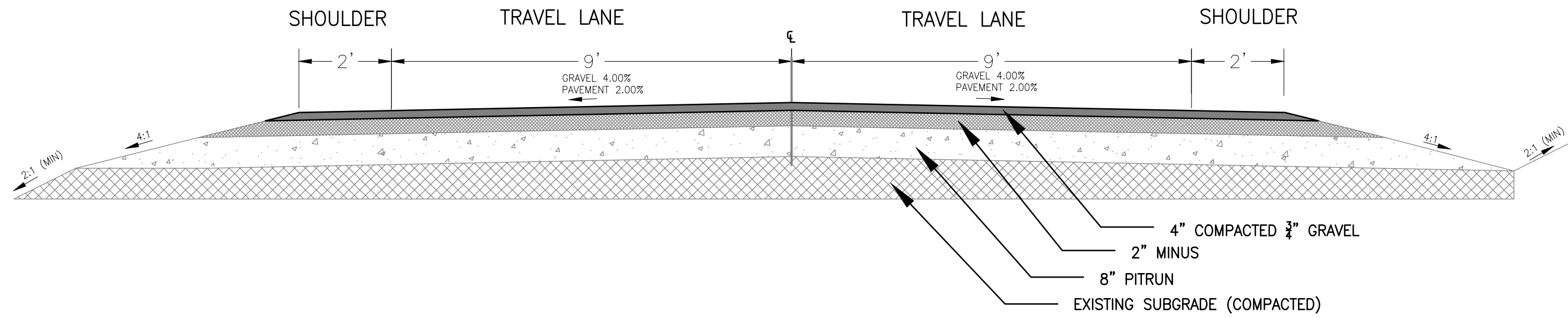


OWNER
HCRK, LLC
825 MARSH GROVE
MT. PLEASANT, SC, 29464

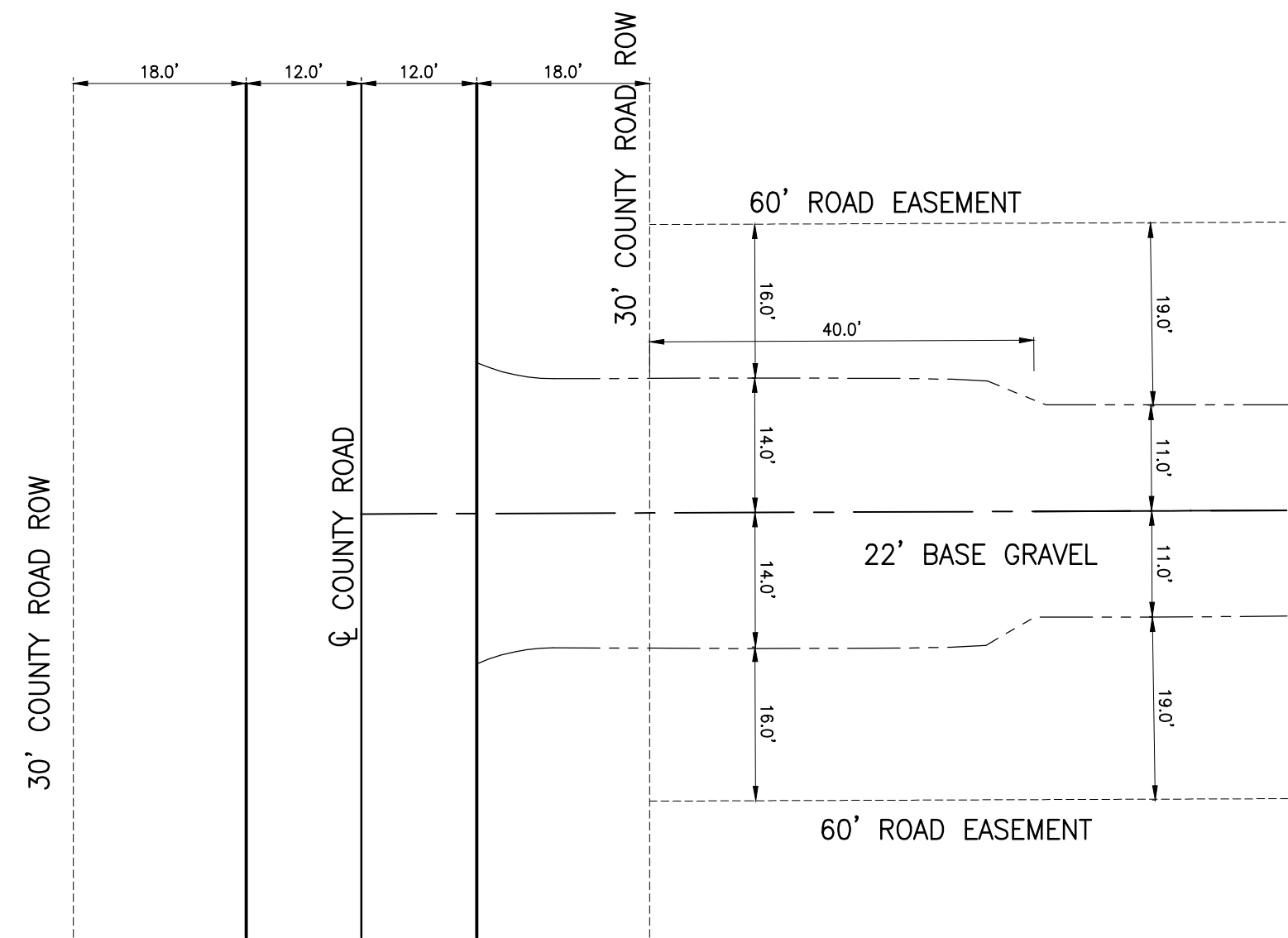
ENGINEER & SURVEYOR
NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
(307) 733-2087

**ACCESS PLAN
BACK FORTY**
a subdivision of Parcel 1
of that Record of Survey
Instrument # 274029
Being the
NW1/4, SW1/4
Section 35
Township 4 North,
Range 45 East of the B.M.,
Teton County, Idaho

S:\P\2023\424-01 - CCRK, LLC-Full Plot - Subdivision-TC ID\Survey\Site Survey\4 Drawing\ACCESS-PLAN.dwg (ROAD DETAIL) - Mar 04 2025 12:12:01 pm PLOTTED BY: angle



22' LOCAL ROAD ROAD SECTION-TETON COUNTY, ID
SCALE: N.T.S.



ACCESS APPROACH PLAN
SCALE: N.T.S.

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 23-424-01 DATED: 2-14-2025

**ACCESS PLAN
BACK FORTY**

a subdivision of Parcel 1
of that Record of Survey
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Township 4 North,
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