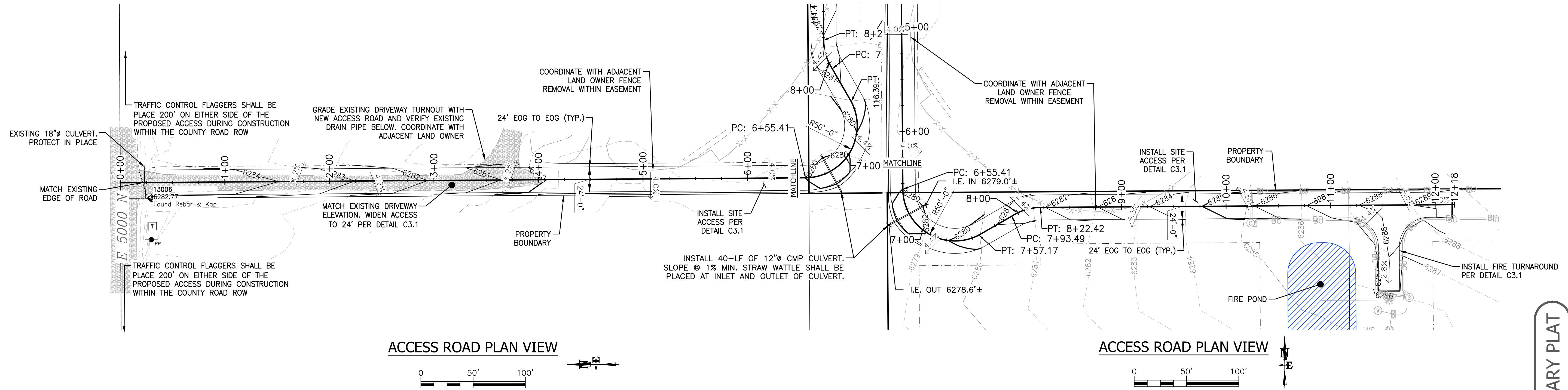


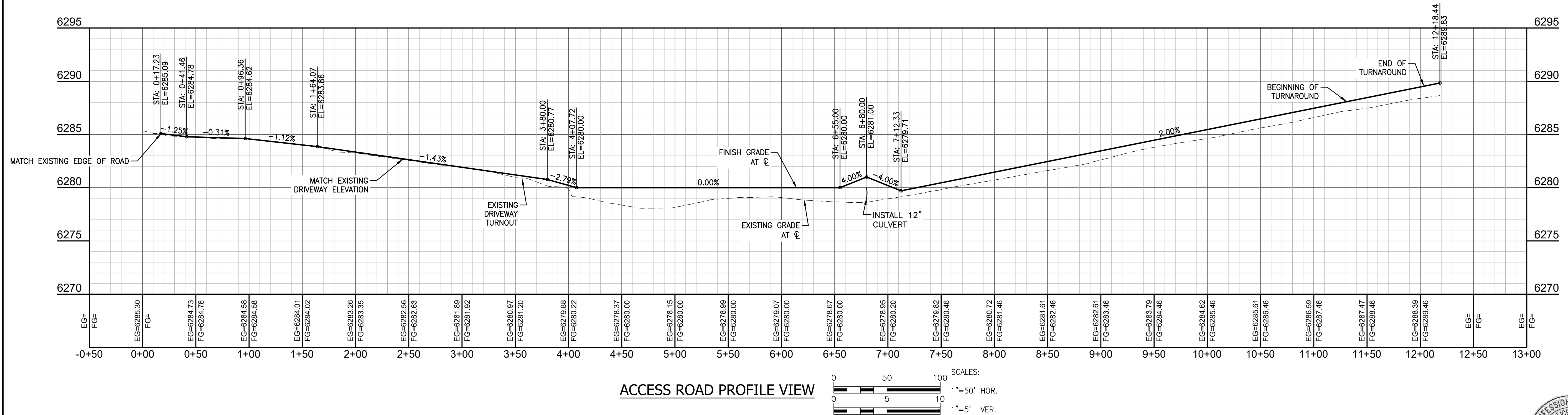


S:\Projects\2024\04-01 Merit Nelson - 3 lot subdivision - Idaho\Drawings\2024\_ACCESS ROAD PLAN AND PROFILE - Feb 29 2024 08:43:03 an PLOTTED BY: olson DWG (FORMAT: 241)

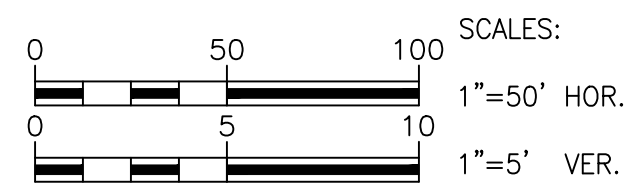


ACCESS ROAD PLAN VIEW

ACCESS ROAD PLAN VIEW



ACCESS ROAD PROFILE VIEW



2-29-24\_PRELIMINARY PLAT

DRAWING NO  
C3.0

JOB NO  
22-054

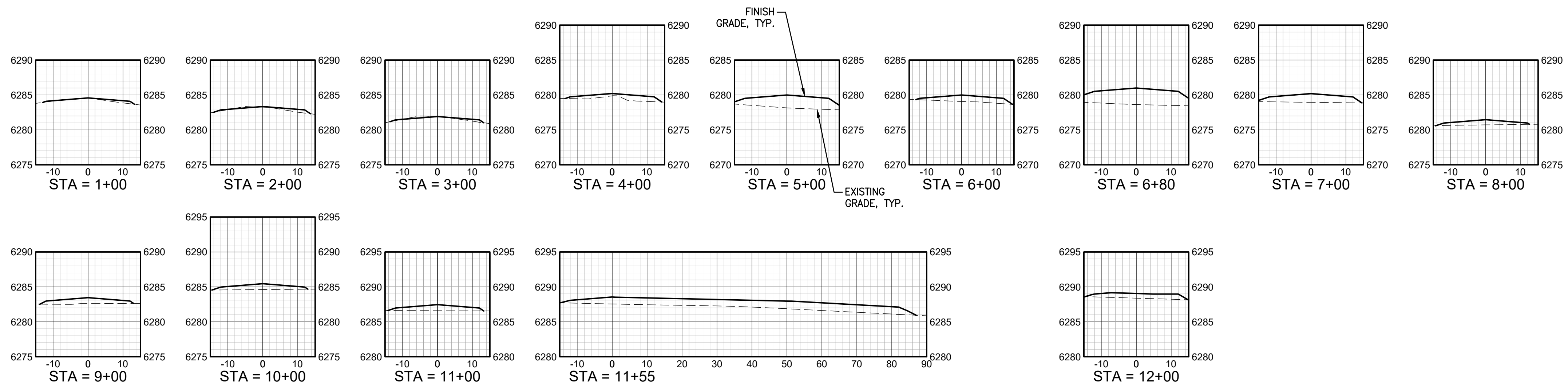
JOB TITLE  
CANVASBACK SUBDIVISION  
E 5000 N & N 1000 E TETONIA, ID  
TETON COUNTY, ID

DRAWING TITLE  
ACCESS ROAD PLAN AND PROFILE

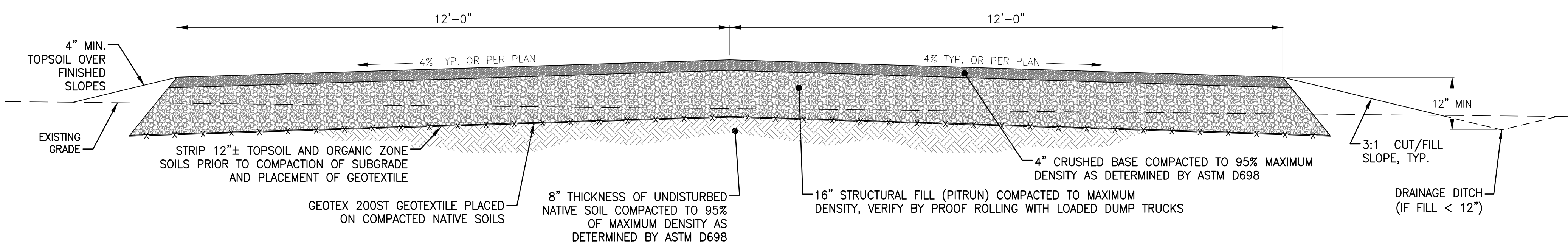
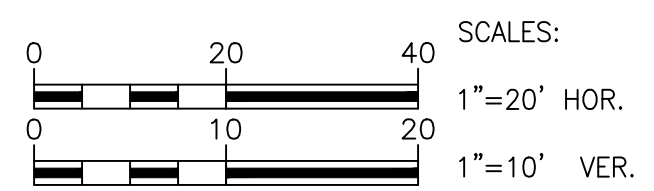
**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2067

DATE	29 FEB 2024	REV.
SURVEYED	NELSON ENG.	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	BO/TSR	
APPROVED	BO/TSR	



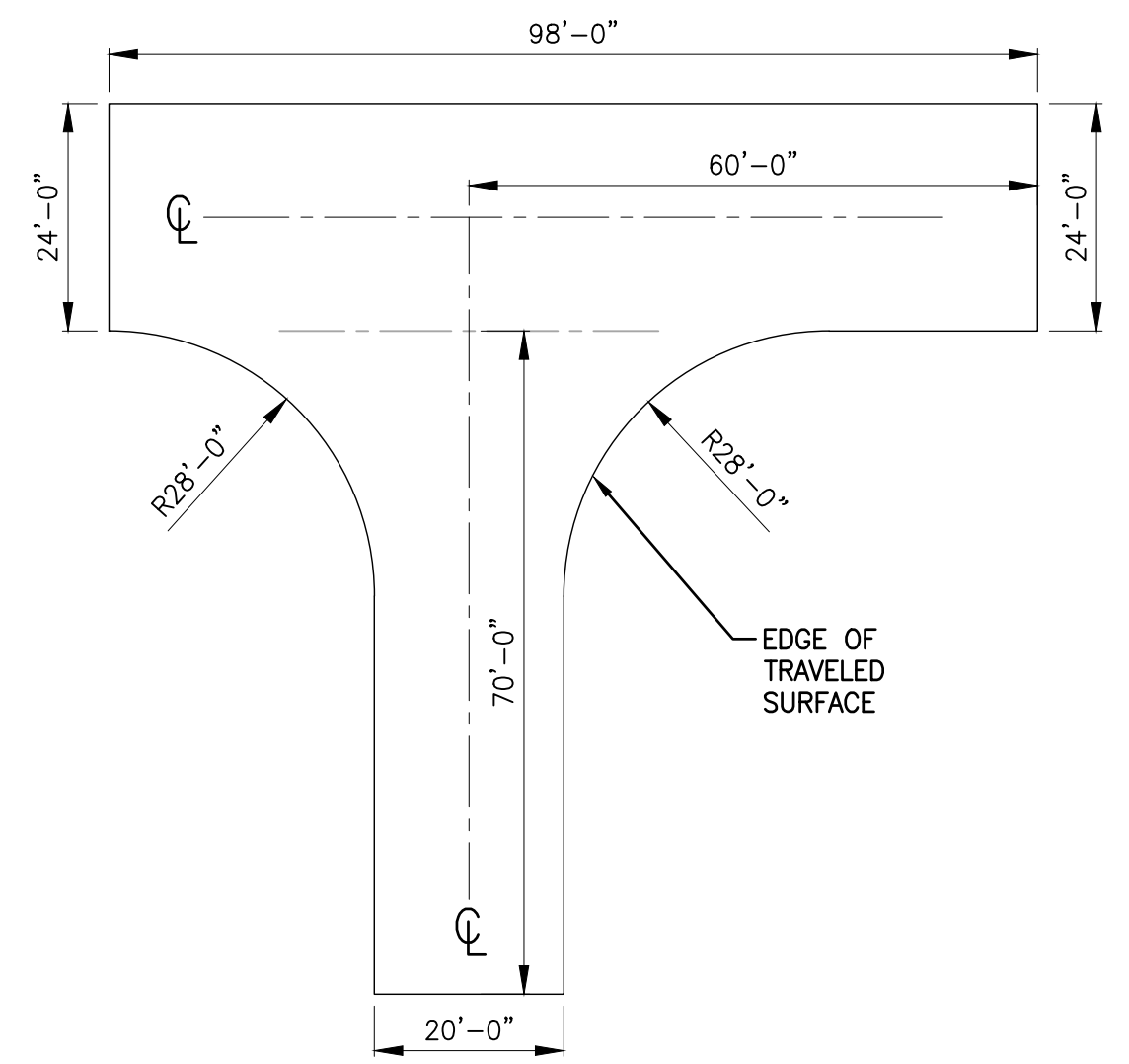


**SITE ACCESS CROSS SECTIONS**



**NOTES - MINIMUM REQUIRED ROAD WIDTH**  
 A. EFFECTIVE ROAD DESIGN WIDTH SHOWN = 24' PER SECTION 2.1.1 OF TETON COUNTY FIRE PROTECTION RESOLUTION.  
 B. MINIMUM ROAD WIDTH REQUIRED PER TABLE 7 AND FIGURE 7 OF TETON COUNTY HIGHWAY AND STREET GUIDELINES = 22'.  
 C. EFFECTIVE ROAD WIDTH SHALL BE REDUCED TO 22' TOTAL UPON APPROVAL FROM TETON COUNTY ENGINEERING DEPARTMENT.

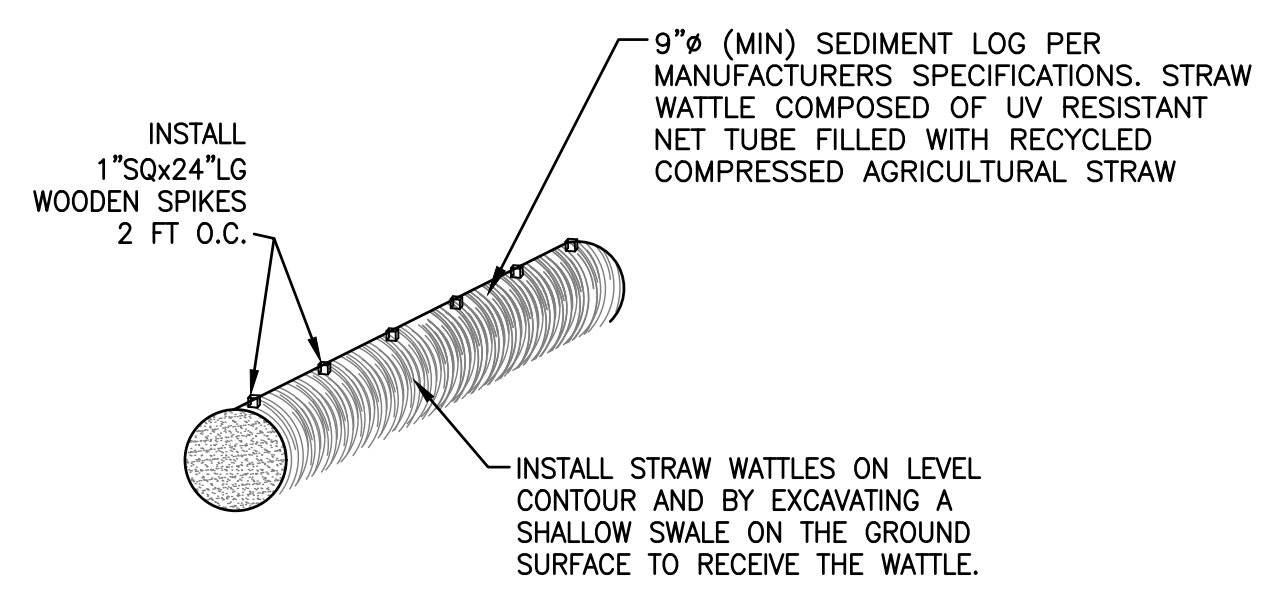
\*NOTE: SOILS INVESTIGATIONS AND TRAFFIC LOADING STUDIES WERE NOT PART OF NELSON ENGINEERING'S SCOPE OF SERVICES FOR THIS PROJECT. SECTIONS GIVEN HERE ARE TYPICAL OF SECTIONS REQUIRED FOR SOIL CONDITIONS IN SIMILAR LOCATIONS TO THIS PROJECT. PLEASE NOTE, SECTIONS SHOWN MAY NOT BE APPROPRIATE FOR ACTUAL SUBGRADE CONDITIONS AND DRIVEWAY TRAFFIC LOADING.



**2 FIRE TRUCK PULL-OUT DETAIL**  
 C3.1

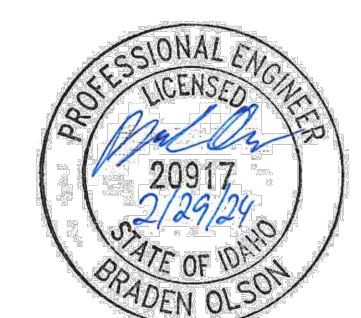


**1 GRAVEL ROAD ACCESS SECTION**  
 SCALE: N.T.S.



**NOTE:**  
 1. STRAW WATTLES SHALL BE INSTALLED TO LIMIT MIGRATION OF SOIL CAUSED BY STORM WATER RUNOFF IN ORDER TO PROTECT ADJACENT WATER BODIES AND NEIGHBORING PROPERTIES.  
 2. MAINTAIN WATTLE IN-PLACE UNTIL EXPOSED SOILS HAVE REVEGETATED SUFFICIENTLY TO PREVENT EROSION.  
 3. CONTINUOUS RUNS OF STRAW WATTLE SHALL BE MADE BY ABUTTING ENDS OF INDIVIDUAL WATTLES WITH NO GAPS BETWEEN.

**3 STRAW WATTLE DETAIL**  
 SCALE: N.T.S.



**2-29-24\_PRELIMINARY PLAT**

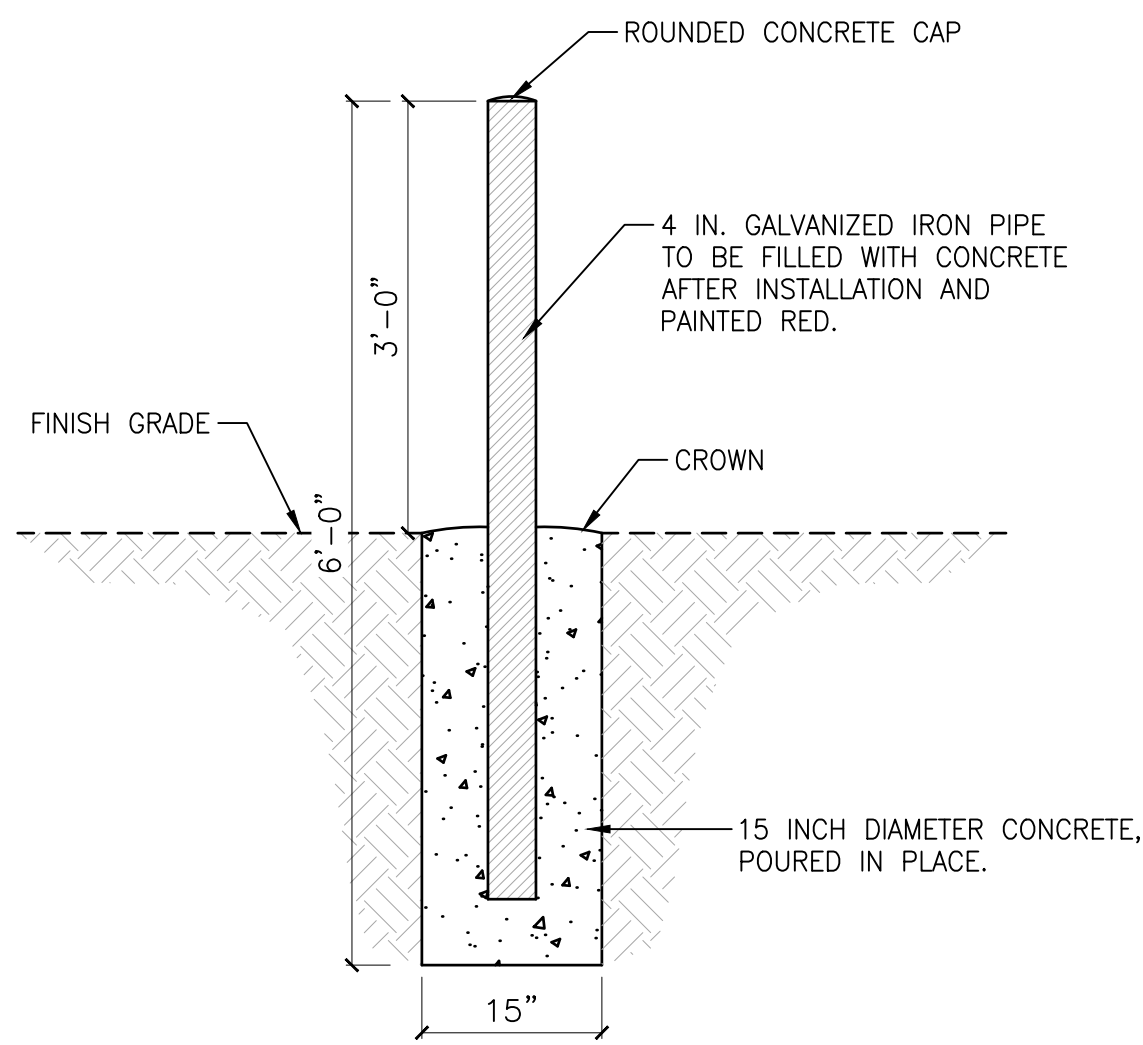
DRAWING NO <b>C3.1</b>	JOB TITLE <b>CANVASBACK SUBDIVISION</b>	JOB NO <b>22-054</b>	DATE <b>29 FEB 2024</b>	REVISION	REV.
				APPROVED	BO/TSR
ACCESS CROSS SECTIONS AND DETAILS		<b>NELSON ENGINEERING</b> P.O. BOX 1599, JACKSON WYOMING (307) 733-2067			
E 5000 N & N 1000 E TETONIA, ID		TETON COUNTY, ID			

S:\Projects\2024-01\Mar-C\Hobson - 3 lot subdivision - Idaho\CD\14 Drawings\2024\2024\_ACCESS CROSS SECTIONS AND DETAILS - Feb 29 2024 08:43:06 am PLUTED BY olson DWG FIRMAT: 241

STAGE STORAGE TABLE					
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	DESCRIPTION
6,272.00	996.55	N/A	N/A	0.00	BOTTOM POND
6,273.00	1,674.46	1.00	1335.51	1335.51	N/A
6,274.00	2,408.85	1.00	2041.66	3377.16	I.E. SCREEN
6,275.00	3,199.74	1.00	2804.30	6181.46	N/A
6,276.00	4,047.11	1.00	3623.43	9804.88	N/A
6,277.00	4,950.98	1.00	4499.04	14303.93	N/A
6,278.00	5,911.33	1.00	5431.15	19735.08	ELEV WINTER
6,279.00	6,928.18	1.00	6419.75	26154.83	N/A
6,280.00	8,001.51	1.00	7464.84	33619.68	N/A
6,281.00	9,131.33	1.00	8566.42	42186.10	ELEV SUMMER
6,282.00	10,317.65	1.00	9724.49	51910.59	N/A
6,283.00	11,559.24	1.00	10938.44	62849.03	MIN. FREEBOARD ELEV
6,284.00	10,145.09	1.00	10852.16	73701.20	N/A
6,285.00	5,729.41	1.00	7937.25	81638.45	N/A
6,286.00	1,636.24	1.00	3682.83	85321.27	MAX. FREEBOARD ELEV

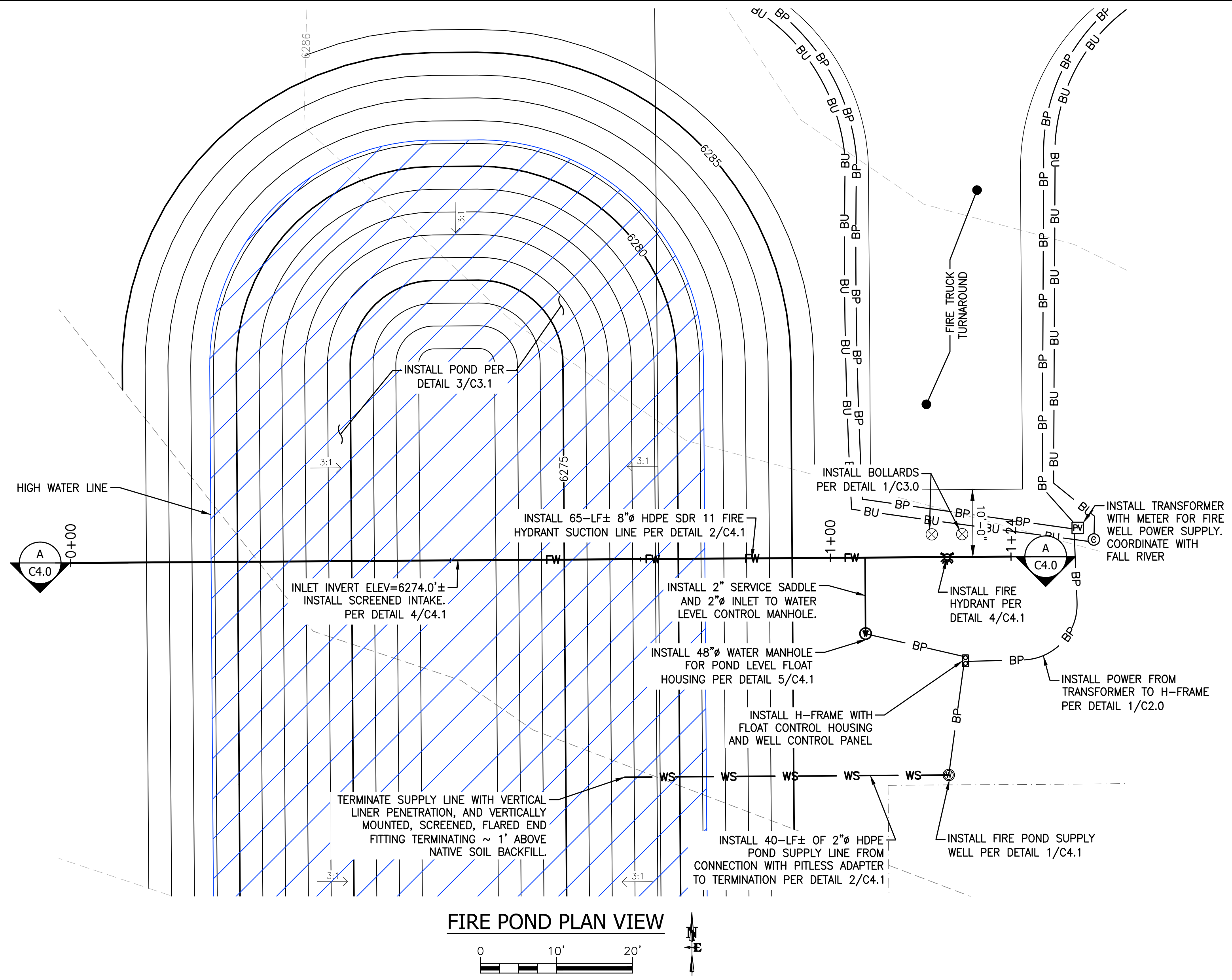
**NOTE:**

- POND DESIGN CONSIDERS MAX ICE FORMATION DEPTH OF 3' IN WINTER
- EFFECTIVE, ACTIVE F.S. VOL. WINTER 27,675 CU. FT. OR 207,000 GAL±
- ACTIVE F.S. VOL. SUMMER 59,333 CU. FT. OR 444,000 GAL±

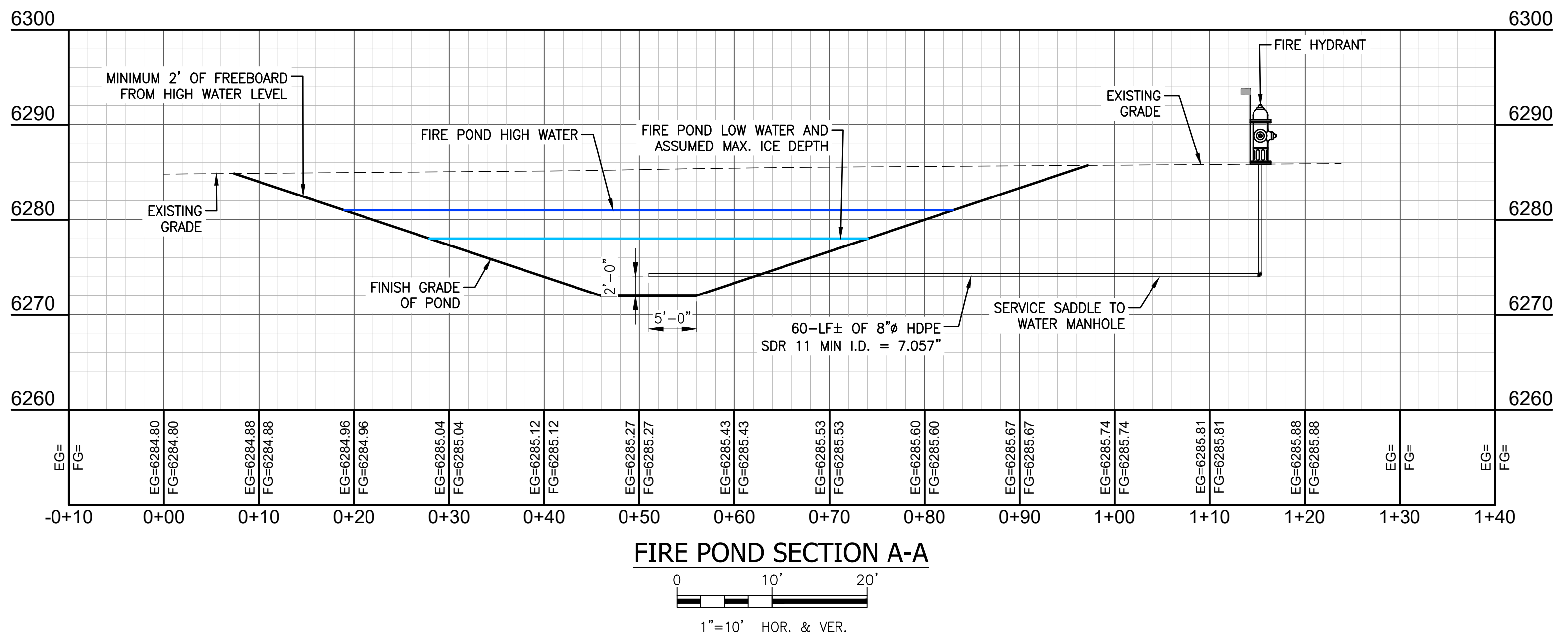


**1 BOLLARD DETAIL**  
SCALE: N.T.S.

NOTE: THIS ILLUSTRATES A TYPICAL BOLLARD INSTALL, HOWEVER BOLLARD TYPE AND AESTHETIC MUST BE APPROVED BY ENGINEER AND OWNER PRIOR TO INSTALLATION.



**FIRE POND PLAN VIEW**



**FIRE POND SECTION A-A**

2-29-24\_PRELIMINARY PLAT

DATE	29 FEB 2024	REV.
SURVEYED	NELSON ENG.	BO
ENGINEERED	BO	BO
DRAWN	BO	BO/TSR
CHECKED	BO/TSR	BO/TSR
APPROVED		

**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2067

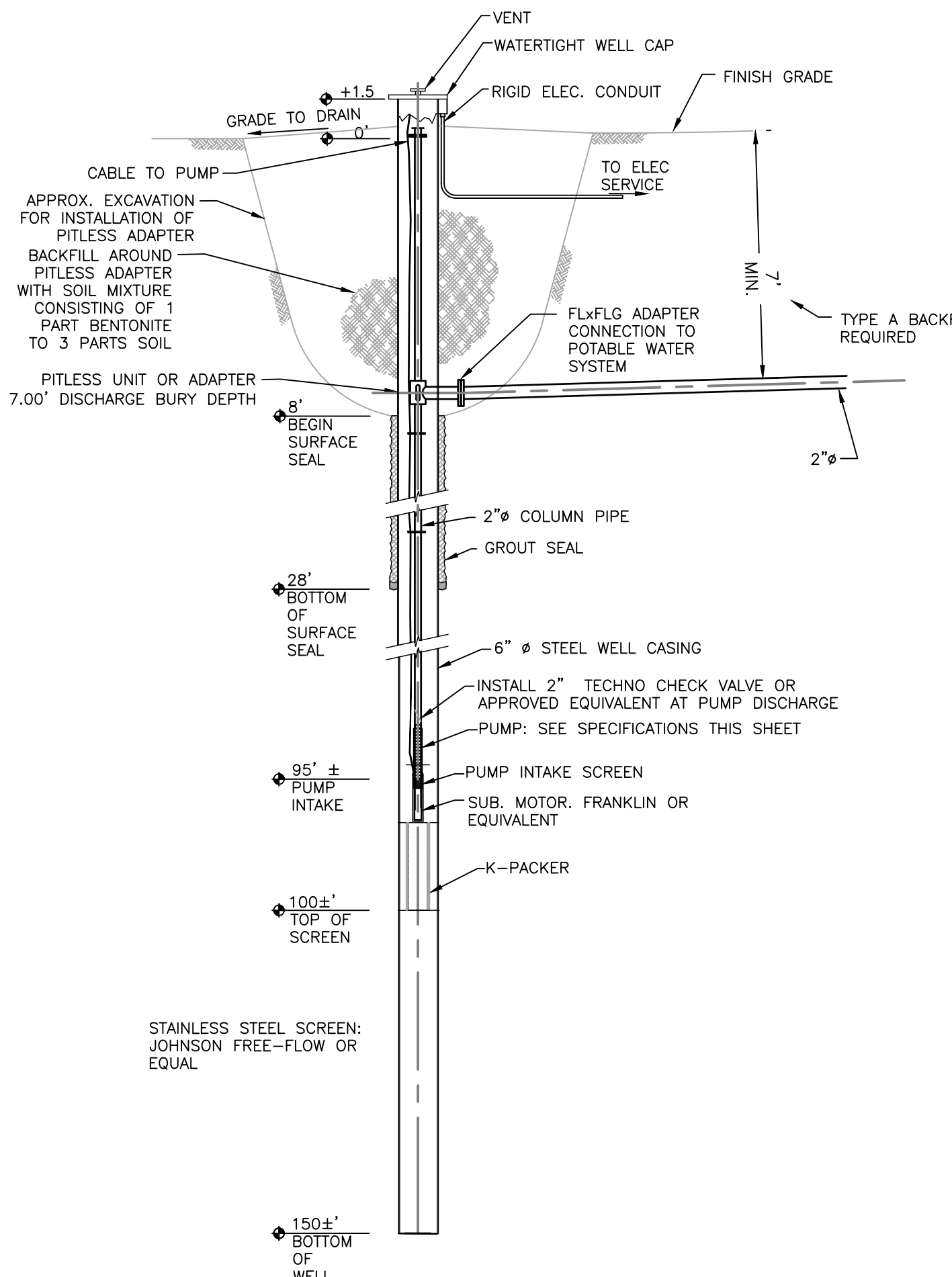
DRAWING TITLE  
**FIRE SUPPRESSION PLAN AND SECTION**

JOB TITLE  
CANVASBACK SUBDIVISION  
E 5000 N & N 1000 E TETONIA, ID  
TETON COUNTY, ID

DRAWING NO  
**C4.0**  
JOB NO  
**22-054**



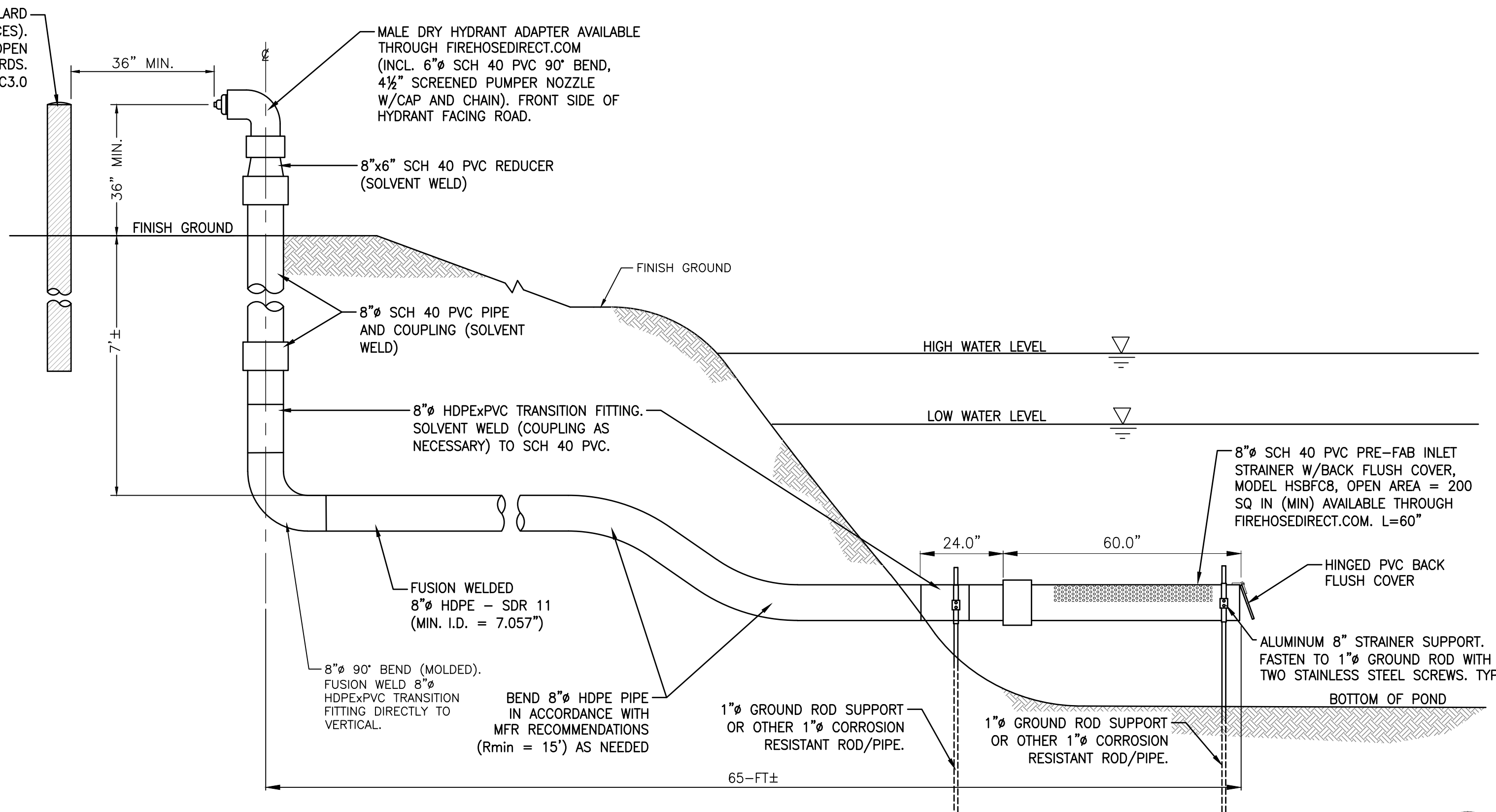
S:\Proj\2022\04-01 Merz Nelson - 3 lot subdivision - Idaho\CD\14 Drawings\2024\ISG\04 Fire Suppression Plan and Section - Feb 23 2024 08:43:03 on PLOTTED BY: olson DWG EIRWAT: 241



**WELL CONSTRUCTION NOTES & SPECIFICATIONS**

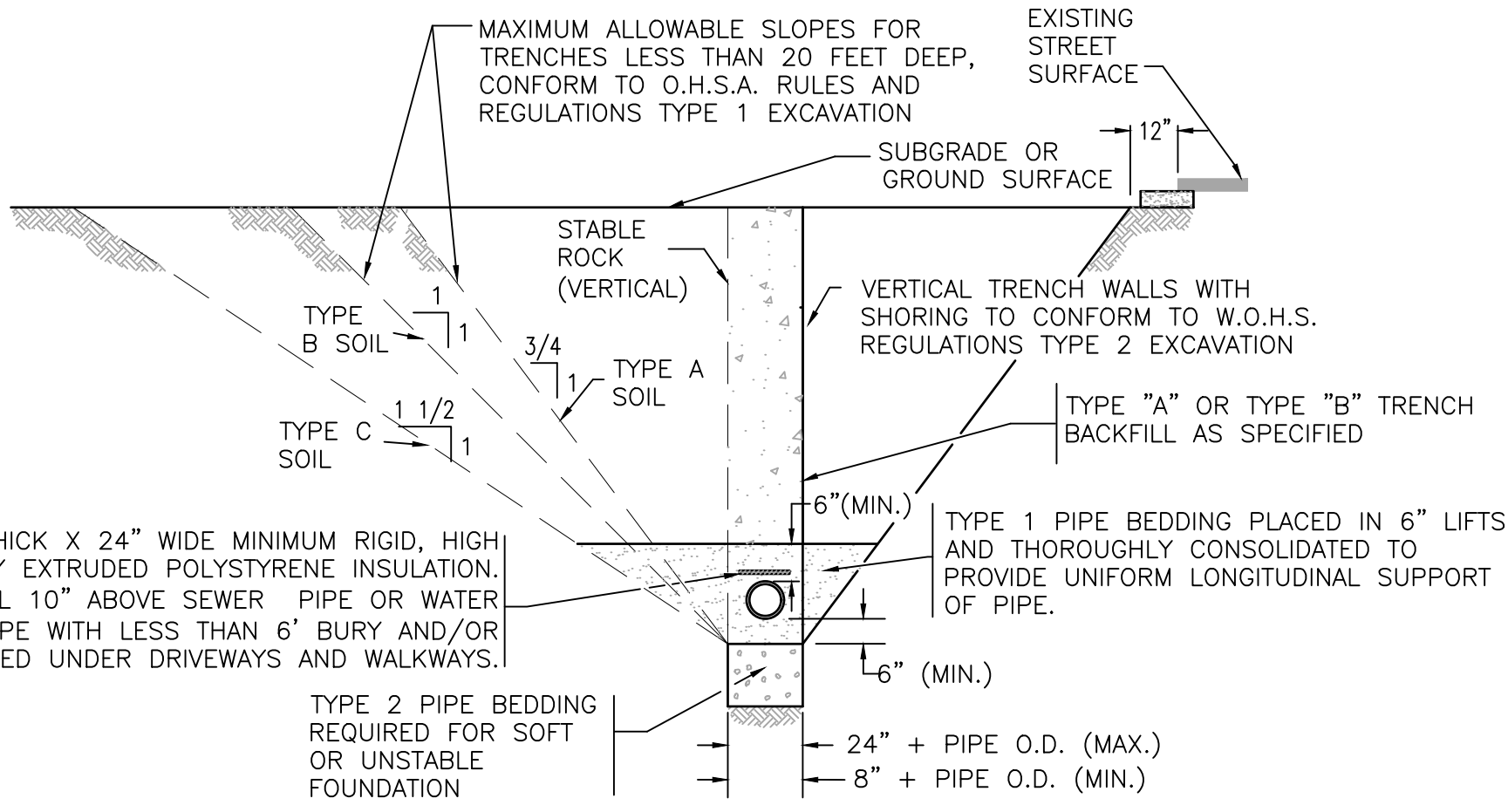
1. ALL WELL DRILLING WORK SHALL BE PERFORMED BY A WELL DRILLING CONTRACTOR LICENSED IN THE STATE OF IDAHO.
2. ALL WELL CONSTRUCTION SHALL BE IN COMPLIANCE WITH IDAHO STATE ENGINEERS OFFICE WATER WELL CONSTRUCTION REGULATIONS.
3. WELL CONSTRUCTED AT THE LOCATION SHOWN AND PER THE TYPICAL WELL CONSTRUCTION DRAWING SHOWN HERE ARE NOT GUARANTEED TO PRODUCE THE DESIRED YIELD. SUBSURFACE CONDITIONS AND AQUIFER CHARACTERISTICS SHALL BE EVALUATED BY THE WELL DRILLER WHO IS SOLELY RESPONSIBLE FOR CONSTRUCTING WELLS THAT PROVIDE THE NECESSARY SUPPLY. LOCATION SHOWN IS SUGGESTED LOCATION FOR THE DRILLERS CONSIDERATION. LOCATION AND THE CONSTRUCTION REQUIREMENTS SHALL BE EVALUATED BY THE DRILLER.
4. AQUIFER PRODUCTION IS ASSUMED TO BE ACCEPTABLE BASED ON WATER YIELDS REPORTED FROM OTHER NEARBY WELLS.
5. SUBMERSIBLE WELL PUMP SHALL BE CAPABLE OF PROVIDING 50 GALLONS PER MINUTE AT 170 FEET TOTAL DYNAMIC HEAD ± (DRILLER SHALL SELECT PUMP BASED ON DRAWDOWN DETERMINED DURING PUMP TESTING PLUS CONSIDERATION OF DROUGHT CONDITION AQUIFER LEVELS). A FLOAT TREE OR A PRESSURE TRANSDUCER WILL BE USED TO SENSE POND LEVELS IN MANHOLE AND PROVIDE A CONTROL SIGNAL TO THE WELL PUMP. THE PUMP SHALL TURN ON IF POND LEVELS REACH 6120.0'± AND THE PUMP SHALL TURN OFF IF POND LEVELS REACH 6123.0'±.
6. WELL SHALL BE DEVELOPED WITH BOTH AIR JETTING AND SURGE PUMPING UNTIL CLEAR SEDIMENT FREE WATER IS PRODUCED. TEST PUMP FOR UP TO 8 HOURS OR UNTIL A STABLE DRAWDOWN LEVEL IS REACHED. THE SUPPLY WELL SHALL BE PUMP TESTED AT THE DESIRED YIELD. DRAWDOWN LEVELS DURING TEST PUMPING SHALL BE RECORDED EVERY HOUR. AT COMPLETION OF TEST, RECORD RECOVERY WATER LEVELS IN WELL EVERY 15 MINUTES. FINAL PUMP SELECTION SHALL BE BASED UPON PUMP TEST DRAWDOWN DATA.

**NOTE:**  
CONTRACTOR SHALL COMPLY WITH WELL CONSTRUCTION NOTES AND SPECIFICATIONS, THIS SHEET. SCREEN SELECTION, WELL DEPTH, PUMP AND MOTOR TYPE AND CONFIGURATION ARE PRELIMINARY AND SUBJECT TO CHANGE. ACTUAL AQUIFER AND SUBSURFACE CONDITIONS ASCERTAINED DURING DRILLING AND PUMP TESTING WILL BE UTILIZED TO DETERMINE FINAL WELL CONSTRUCTION CONFIGURATIONS.

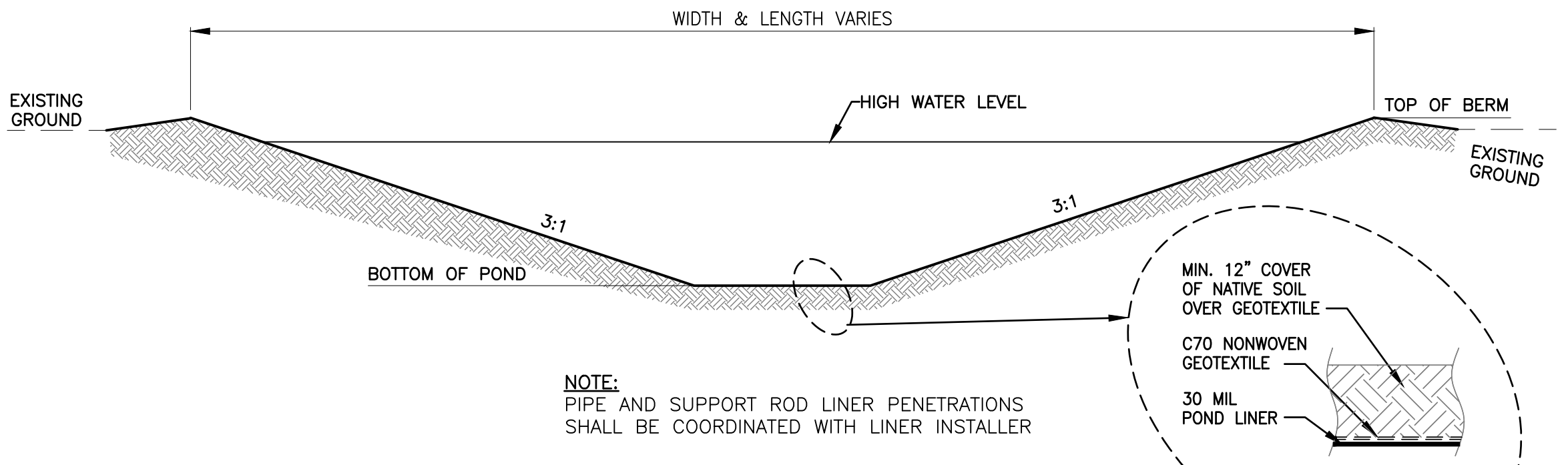


NOTE: ALL ABOVE GRADE PVC PIPING SHALL BE PRIMED AND PAINTED RED.

**4 FIRE HYDRANT AND SUCTION LINE DETAIL**  
SCALE: N.T.S.

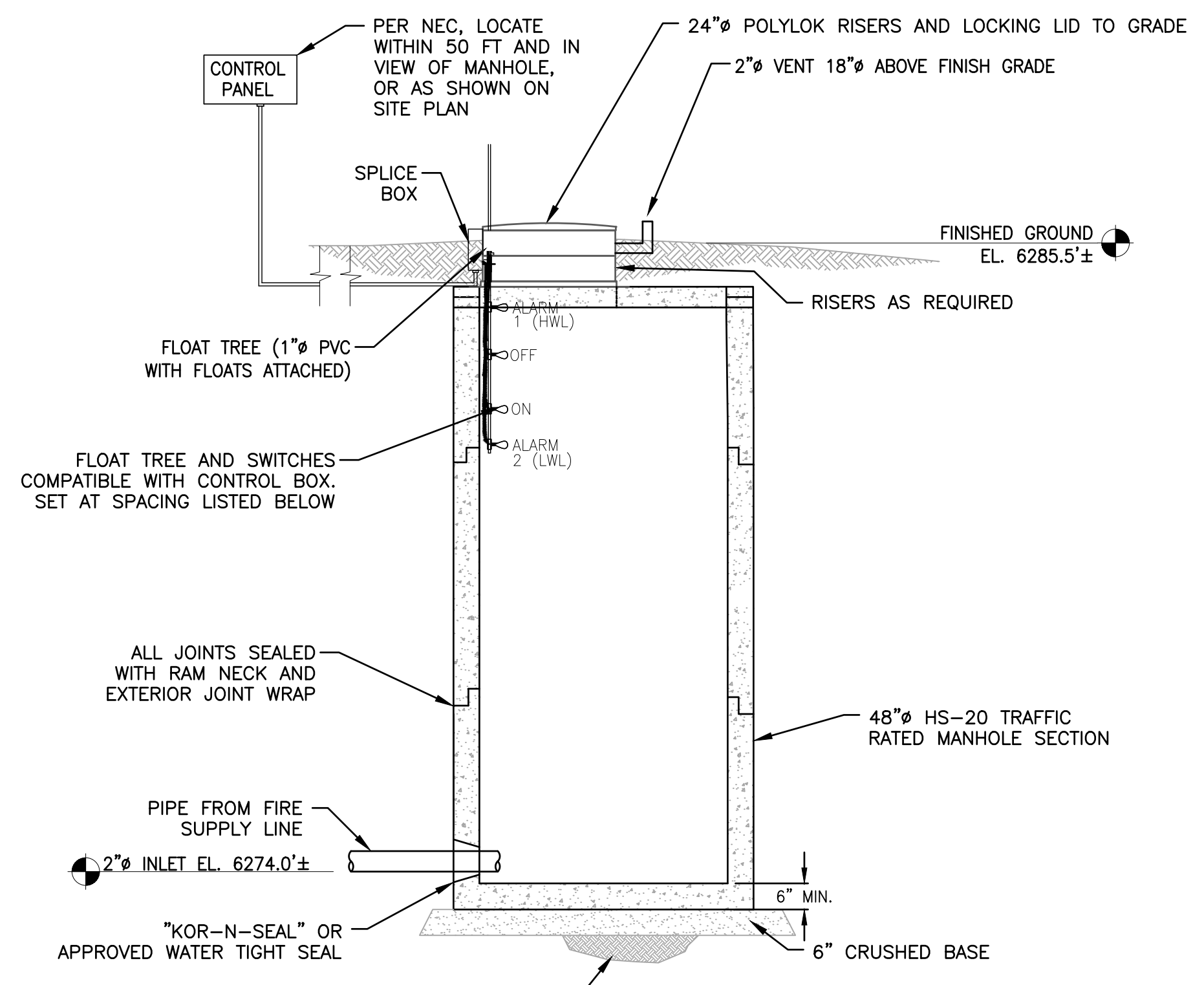


**2 PIPE TRENCH DETAIL**  
SCALE: N.T.S.



**NOTE:**  
PIPE AND SUPPORT ROD LINER PENETRATIONS SHALL BE COORDINATED WITH LINER INSTALLER

**3 POND SECTION DETAIL**  
SCALE: N.T.S.



**FLOAT SETTINGS:**  
ALARM 1 (HWL) ELEV=6282.0'±  
OFF ELEV=6281.0'±  
ON ELEV=6278.0'±  
ALARM 2 (LWL) ELEV=6277.5'±

- NOTES:**
1. ALL JOINTS SHALL BE SEALED WITH "RAMNECK" AND GROUTED WITH MASTERSEAL 590 (FORMERLY WATERPLUG) ON THE EXTERIOR. MASTERSEAL 581 (FORMERLY THOROSEAL) AND CONSEAL CS-55 COATING MUST BE APPLIED TO THE EXTERIOR OF THE MANHOLE SECTIONS.
  2. A VISIBLE AND AUDIBLE ALARM SHALL BE INSTALLED AT THE CONTROL PANEL.
  3. ALL ELECTRICAL CONTROLS (ELECTRICAL CORD, SWITCHES, ETC) SHALL COMPLY WITH NATIONAL ELECTRICAL CODE, CLASS 1, GROUP D, DIVISION 1 LOCATIONS AND BE SUITABLE FOR CORROSIVE CONDITIONS. ALL OPENINGS AROUND CABLES OR CORDS ENTERING THE MH SHALL BE SEALED.
  4. FLOAT LEVELS MAY REQUIRE ADJUSTMENT DURING PERIODS OF ICE FORMATION

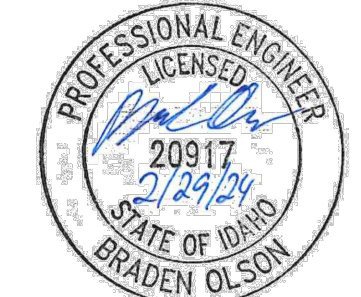
**5 WATER MANHOLE AND FLOAT TREE DETAIL**  
SCALE: N.T.S.

S:\Projects\2024\04-01\_Merit\_Hobson - 3 lot subdivision - Idaho\CD\14 Drawings\CD\14\_2024\_IDG\04-01\_08-4316 on PLOTTED BY: olson DWG: 04-01-24-1

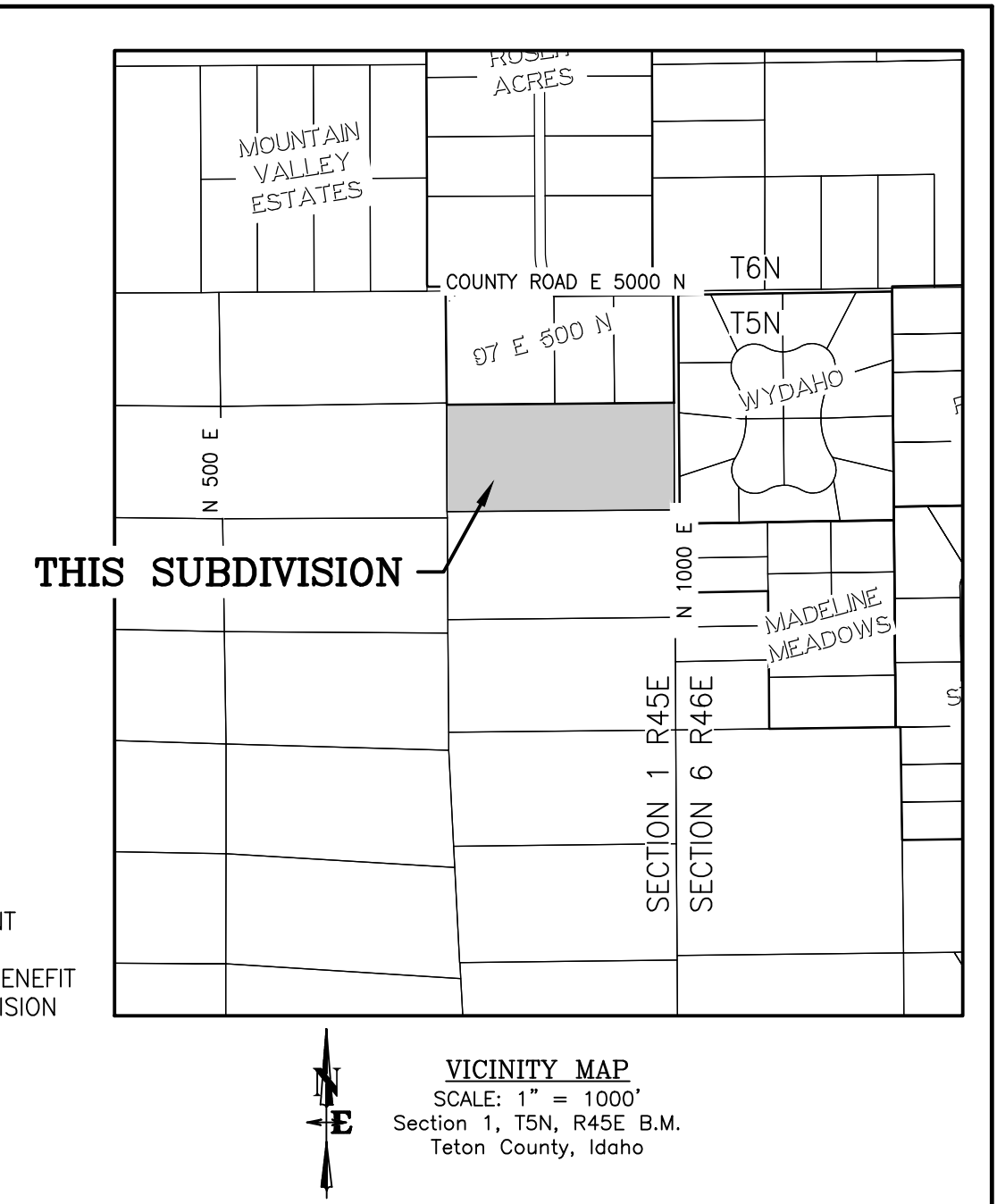
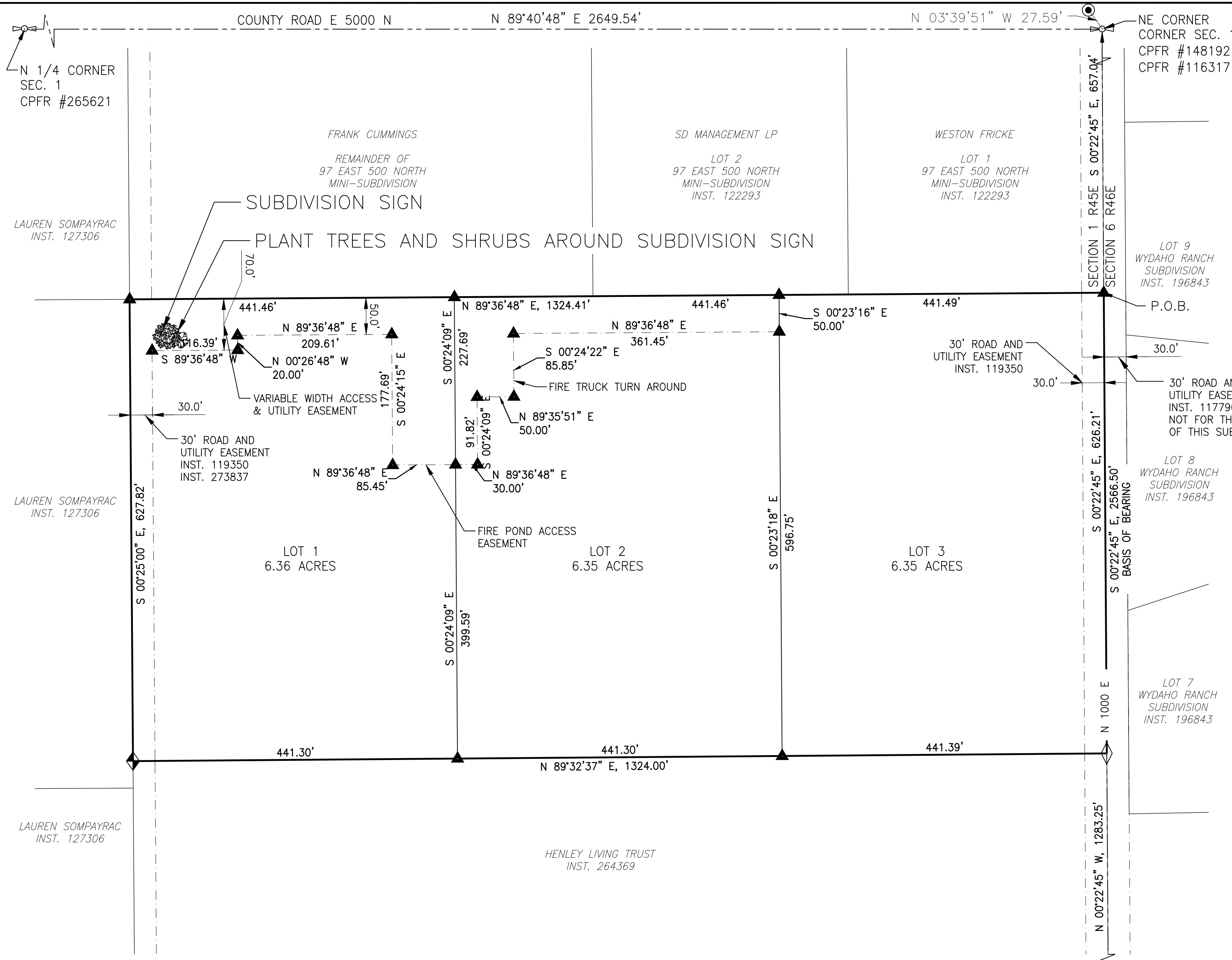
2-29-24\_PRELIMINARY PLAT

DATE	29 FEB 2024	REV.	
	SURVEYED	NELSON ENG.	BO
ENGINEERED	BO		
DRAWN	BO		
CHECKED	BO/TSR		
APPROVED	BO/TSR		
JOB TITLE	CANVASBACK SUBDIVISION		
JOB NO	E 5000 N & N 1000 E TETONIA, ID		
JOB NO	TETON COUNTY, ID		
DRAWING NO	C4.1		
JOB NO	22-054		

**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2067



S:\Proj\2022\05-01 (Marc Helman - 3 lot subdivision - Idaho)\4. Drawing\22-054-1 Plat\wg L\LANDSCAPE PLAN - May 02 2024 08:32:28 on PLOTTED BY: angle



- LEGEND**
- = PROPERTY BOUNDARY LINE
  - = LOT LINE
  - = ADJACENT PROPERTY LINE
  - = EASEMENT LINE
  - = SECTION LINE
  - = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
  - = FOUND BRASS CAP INSCRIBED "KING 754" R.M. PER CPFR #116317
  - = FOUND SECTION CORNER REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
  - = FOUND REBAR WITH CAP INSCRIBED "PLS 19140"
  - = SET 5/8"x24" REBAR WITH 1/2" ALUMINUM CAP INSCRIBED "NELSON ENGR 13767"

**NOTES:**

THESE PARCELS WERE CREATED USING SHORT PLAT LAND DIVISION AS OUTLINED IN TETON COUNTY CODE 9-3-3 AND ARE NOT ELIGIBLE FOR FUTURE DIVISION USING ONE TIME ONLY LAND DIVISION OR SHORT PLAT SUBDIVISION. IF ANY OF THE LOTS ARE TO BE FURTHER DIVIDED, A SUBDIVISION PROCESS AS OUTLINE IN TETON COUNTY CODE 9-3-2 SHALL BE REQUIRED.

**PROJECT TOTAL:**

TOTAL ACRES = 19.06 ACRES  
 3 LOTS  
 LOT 1 = 6.36 ACRES  
 LOT 2 = 6.35 ACRES  
 LOT 3 = 6.35 ACRES

WATER WILL BE INDIVIDUAL WATER SYSTEM  
 SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM

TETON COUNTY ZONE:  
 A/RR-2.5

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

**OWNER**

TERRACE CAPITAL LLC  
 10221 RIVER ROAD,  
 #60964  
 POTOMAC, MD 20859

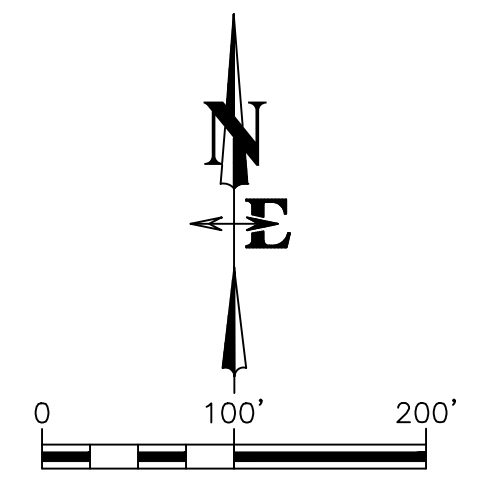
**ENGINEER & SURVEYOR**

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

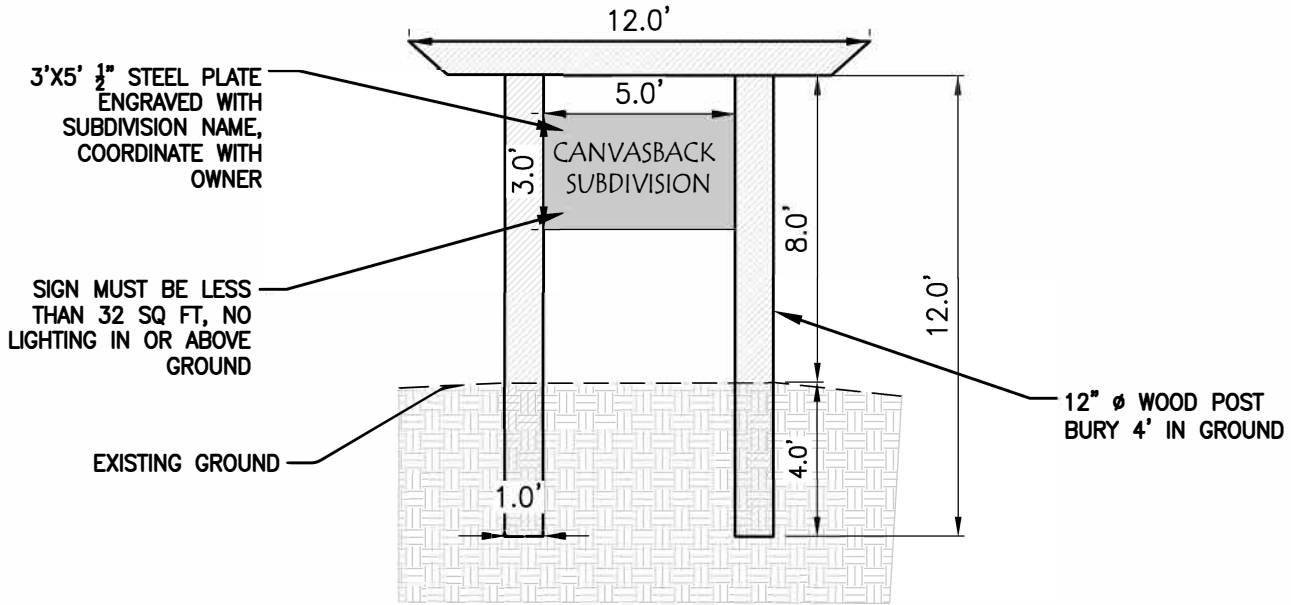
**LANDSCAPE PLAN**  
**CANVASBACK SUBDIVISION**  
 a subdivision of Parcel 17AS  
 of that Record of Survey  
 Instrument #119350

Located In  
 E1/2 NE 1/4  
 Section 1  
 Township 5 North,  
 Range 45 East of the B.M.,  
 Teton County, Idaho

**NELSON ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087  
 SURVEYED BY: NE DRAWN: SK PROJECT NO. 22-054-01 DATED: 2/16/2024



DATE/TIME: 5/2/2024 8:18:24 AM - PLOTTED BY: Angie Rudolph  
 DWG NAME: S:\Pro\2022\054-01 (Marc Helman - 3 Lot Subdivision - Idaho)\4 Drawing\22-054\_SIGN.dwg



SUBDIVISION SIGN PLAN

DRAWING NO 1	TITLE 97 SE 5000 N CANVASVACK SUBDIVISION TETON COUNTY, ID	<b>NELSON ENGINEERING</b> P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 5/2/2024	REV.
JOB NO 22-054			SURVEYED	
			DRAWN AR	
			CHECKED LR	
			APPROVED LR	