

## Canyon Creek Ranch RE-PLAT

### Application Narrative

The Canyon Creek Ranch Development Agreement is being re-plated and the density is being reduced by 94%. Canyon Creek Ranch is currently a large scale development project on the north end of the Big Hole Mountains. There is a Master Plan on file with Teton County calling for the construction of up to 350 units in a wide variety of sizes and configurations. The Master Plan calls for the project to be built out in 26 phases over 15 years. The first phase calls for 6 lots to be constructed by July of 2013. The owner is ready, willing, and able to commence construction of these 6 lots in order to maintain compliance with their Development Agreement, however, they have decided that the marketability as well as the sustainability of this project as currently configured is questionable. The real estate market in our region has changed dramatically since the inception of this project. The developer has been marketing the property as a single ranch with conservation buyers as their target market. The Developer has asked for and been denied an extension of time to continue these efforts. This re-plat will serve a dual purpose, it will create a viable project and it will get the developer more time to continue its marketing efforts to conservation buyers. We sincerely believe this serves the best interests of the public as construction of the first phase of the current project may prove to leave an unnecessary blemish in the landscape.

We have been asked on many occasions how the county roads in Madison will be maintained and whether or not the developer has the right to use them for this project. Several years ago when the project totaled 400 units we negotiated, executed, and recorded definitive agreements regarding these roads. The basic terms of these agreements, which are a part of the record in Madison County, allows the developer to maintain the roads in return for a snow machine easement.

I look forward to meeting with the PZC and the BOCC to complete what I believe is a replat that will serve the interests of our community in many ways.

**DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR CANYON CREEK RANCH**

This Amended Declaration of Covenants, Conditions and Restrictions (“Declaration”) is made to be effective the \_\_\_\_\_ day of May, 2013, by Idaho Ranch Subdivision, LLC (“Declarant”) and it amends that certain Declaration of Covenants, Conditions and Restrictions as recorded on \_\_\_\_\_, 2009 under instrument number \_\_\_\_\_.

WHEREAS, Declarant is the owner of certain real property in Teton County, Idaho, known as Canyon Creek Ranch, more particularly described as all that real property shown and described on subdivision plat number \_\_\_\_\_ filed and recorded in the Teton County Clerk’s office on \_\_\_\_\_, 2013 (hereinafter referred to as the “Subject Property”); and

WHEREAS, Declarant desires to provide for the preservation of the desirability and attractiveness of the Subject Property, and any real property which may be annexed thereto pursuant to this Declaration, through the covenants, conditions, restrictions and provisions as hereinafter set forth; and

WHEREAS, Declarant desires to subject the Subject Property to Negative Covenants (as defined in Article I herein) to preserve scenic and recreational values on Subject Property.

NOW, THEREFORE, The Declarant hereby declares that the Subject Property, and any real property which may be annexed thereto pursuant to the provisions of the Declaration, shall be held, conveyed, divided, encumbered, hypothecated, bonded, rented, used, occupied and improved in accordance with and subject to the following provisions, covenants, conditions and restrictions (hereinafter sometimes collectively referred to as “Covenants”), all of which are for the purpose of enhancing and protecting the character, values, desirability and attractiveness of said real property. The covenants shall run with said real property and shall be binding on all parties having or acquiring any right, title or interest in said real property, or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of the Declarant, and each Owner (as hereinafter defined) or person or entity deriving rights from an Owner. Any conveyance, transfer, sale, assignment, lease of sublease of said real property will be and hereby is deemed to incorporate by reference the provisions of this Declaration and the covenants herein contained.

I.

LAND CLASSIFICATION

1. LOTS. As used herein, a lot shall be any of Lots 1-22 as shown on the recorded plat.
2. PROPERTY. As used herein, property shall mean any and all property which is now or any hereafter subject to this Declaration, including the Lots, and including public or private streets and roads and any private or public easements or ways and including any and all improvements on any of the foregoing, hereinafter “Canyon Creek Ranch”

II.

ASSOCIATION MEMBERSHIP, VOTING RIGHTS and MEETINGS

1. ASSOCIATION MEMBERSHIP. Every owner of a Lot as depicted on Canyon Creek Ranch Plat shall be a member of Canyon Creek Ranch HOA (the “HOA”). Association Membership shall be appurtenant to and may not be separated from ownership of all Lots.
2. VOTING RIGHTS. The HOA shall have one class of voting membership. Each member shall be entitled to one vote for each lot owned. If any owner or owners cast a vote representing a certain lot, it will thereafter be conclusively presumed for all purposes that he or they were acting with the authority and consent of all other owners of the same lot. In the event more than one (1) vote is cast with respect to a particular lot, none of the said votes shall be counted and said votes shall be deemed void.

3. MEETINGS. The HOA and the Architectural Control Board (hereafter established), shall give at least fifteen (15) days written notice of the time, place, and purpose of any meeting of the association, unless such notice is waived in writing by all its members.

### III.

#### MEMBERSHIP ASSESSMENTS

1. CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS. Each owner of any Lot, by acceptance of a deed or contract of purchase therefor, whether or not it shall be so expressed in any such deed or contract, is deemed to covenant and agree to pay to the HOA: (1) regular annual or other regular periodic assessments or charges, and (2) special assessments for capital improvements, as the HOA may determine. The regular and special assessments, together with such interest thereon, and cost of collection thereof, as hereinafter provided, shall be a charge of the land and shall be a continuing lien upon the property against which such assessment is made. Each such assessment, together with such interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the person who was the owner of such property at the time such assessment was levied.

2. PURPOSE OF ASSESSMENTS. The assessments levied by the association shall not be used for any purpose other than promoting the recreation, health, safety, and welfare of the residents of Canyon Creek Ranch. The HOA shall determine the use of assessment proceeds for each and all of the foregoing uses as well as any other use desired by the HOA.

3. ANNUAL ASSESSMENTS. The regular annual assessment shall first be established by the HOA when it deems such assessment necessary and such assessment shall remain in full force and effect until otherwise changed by the HOA.

4. EFFECT OF NONPAYMENT OF ASSESSMENTS. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum until paid, and it shall be the duty of the HOA to effectuate such collection. No owner may waive or otherwise escape liability from the assessments provided herein by non-use of the Common Areas or abandonment of his dwelling unit, or building site.

### IV.

#### ARCHITECTURAL CONTROL

1. There is established hereby an Architectural Control Board (the "ACB") which will have the power specified herein, plus those powers necessary to enforce the covenants conditions, and restrictions established by the Declaration. The initial board shall be composed of Herb Heimerl and Eric Spitzer and shall serve for a term of five (5) years.

2. Building sites shall be as designated on the Master Plan for Canyon Creek Ranch. Any deviation must be approved by the ACB.

3. All plans to construct any improvements at Canyon Creek Ranch shall be submitted to the ACB for approval. It shall be the duty of the ACB to consider and act upon such proposals for plans submitted to it from time to time and to adopt architectural control rules. The ACB's approval or disapproval, as required in these covenants, shall be in writing. In the event the ACB fails to approve or disapprove within forty five (45) days after plans and specifications are submitted to it approval shall not be required and the related covenants shall be deemed to have been fully complied with.

4. All future fencing erected upon Canyon Creek Ranch shall be done in compliance with the ACB approvals as well as commonly accepted wildlife friendly fencing standards. Fencing existing as of the date of this Declaration and all improvements and repairs thereto shall be exempt from this requirement.

V.

GENERAL RULES AND RESTRICTIONS

All real property within Canyon Creek Ranch, shall be held, used, and enjoyed, subject to the following limitations and restrictions:

1. RESIDENTIAL USE. No residence shall be used for any purpose other than single family homes. No gainful occupation, profession trade or other non-residential use shall be conducted on any such residential area, provided, however, that nothing in this Declaration shall prevent the rental of property within a residential area by the owner thereof for residential purposes, so long as the minimum rental period is three months.

2. DESIGN CHARACTER. Informal residences are encouraged in order to relate to terrain and physical features of the properties. No building shall be placed in such a manner as to restrict the views from any other lot owner.

(a) All improvements shall be of new construction. Prebuilt, component, or modular construction shall only be permitted upon specific approval of the Architectural Control Board.

(b) Exterior materials shall be of rough sawn natural wood, peeled log, stone, or any other material specifically approved by the ACB. Roof materials shall be cedar shake or shingle, heavy weight asphalt shingle, or ribbed metal with flat non-reflective colored finish.

(c) Exterior finishes shall be semi-transparent or heavy bodied stains, or pigmented or clear non-glossy preservatives. All exposed metals shall have a dull colored finish, or shall be flat color anodized or painted.

(d) Exterior colors shall be subdued and in the earth tone range. Color samples, on pieces of all exterior materials and roofing materials to be used, shall be submitted to the Architectural Control Board for approval.

(e) All spoils from excavating must be replanted within six months. No dirt may be piled on a lot longer than the time required to backfill the dwelling's foundation.

3. EASEMENTS. The following easements are hereby created.

(a) An easement is granted to all Lots over that portion of the Property as depicted on the Master Plan as the Access and Natural Resource Management Area (the "ANRMA"). The ANRMA area may be used by the Association Membership for recreational purposes only. No improvements or changes may be made to the ANMRA area.

(b) A restrictive easement is granted over the Natural Resource Management Area (the "NMRA") as depicted on the Master Plan. No buildings, fences, improvements, or any changes may be made to or constructed upon the land covered by this restrictive easement. Notwithstanding, the ACB may elect, by unanimous vote only, to have improvements made within the NMRA or the ANRMA so long as they are consistent and harmonious with the natural state of these areas. By example only, bird nesting poles, wildlife habitat enhancements, and trails.

4. NO DUMPING GROUND. No lot shall be used or maintained as a dumping ground for rubbish or trash of any kind. Such rubbish, trash, garbage, and other waste shall be kept only in sanitary container, provided by the owners of each lot. No such rubbish, trash, or waste shall be burned upon said property and each lot owner shall at his own cost and expense, transport or cause to be transported, such trash, rubbish, garbage and waste to a public or private dump away from the property hereinabove described.

5. NUISANCES. No noise or other nuisance shall be permitted to exist or operate upon the Property so as to be offensive or detrimental to any other property in the vicinity thereof, or to its occupants.

6. REPAIR OF BUILDINGS. No improvement upon any property Canyon Creek Ranch shall be

permitted to fall into disrepair, and each such improvement shall at all times be kept in good condition and repair, and adequately painted, or otherwise finished by the owner.

7. NO MINING OR DRILLING. No property shall be used for the purpose of mining, quarrying drilling, boring, or exploring for or removing water, oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel, or earth, except that owner may by appropriate permit, grant license or easement, allow the drilling of wells for the extraction of water.

8. NO REMOVAL OF LIVING TREES. No living trees shall be removed unnecessarily except those in actual building envelopes.

9. NO FURTHER SUBDIVISION. There shall be no further subdivision of any of the lots.

10. NO ANNOYING LIGHTS, SOUNDS, OR ODORS. No light shall be emitted from any Lot which is unreasonably bright or causes unreasonable glare; this includes without limitation, lights that direct light toward other residences, and ranch-type lights such as Halogen or iodine gas. In addition, the Design Committee shall approve the lighting schematics of all improvements prior to being constructed. All exterior lighting shall be in compliance with Teton County ordinance 9-4-12. No sound shall be emitted on any Residential Lot which is unreasonably loud or annoying; and no odor shall be emitted on any Residential Lot which is noxious or offensive to others.

11. WEED CONTROL. All Lots, Common Areas, and Open Space shall be in compliance with Teton County Weed control standards.

## VI.

### ENFORCEMENT AND VALIDATION

1. ENFORCEMENT. Enforcement shall be a proceeding at law, or in equity, against any person or persons violating or attempting to violate any covenant, either to restrain violation, or to recover damages.

2. Right to Make Rules and Regulations. The HOA shall be authorized to and shall have the power to adopt and enforce rules and regulations to regulate use of any and all facilities and property of the Association to assure fullest enjoyment and use by the persons entitled to enjoy and use the same, provided that such rules and regulations shall not be in conflict with this Declaration or any Supplemental Declaration. The HOA may provide for enforcement of any such rules and regulations through reasonable and uniformly applied fines and penalties, through exclusion of violators from property and facilities of the HOA or otherwise. Each Lot owner, members of his family and his tenants, guests and invitees shall be obligated to comply with and abide by any such rules and regulations.

3. VALIDATION. Invalidation of any one of these covenants by judgment or court order, shall in no way affect any of the other provisions, which shall remain in full force and effect.

## VII.

### RIGHT TO FARM ACT

Canyon Creek Ranch acknowledges the Right to Farm Act as stated below:

Right to Farm Act Idaho Code Chapter 45, Sections 22-4501 through 22-4504  
“...It is the intent of the legislature to reduce the loss to the State of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance. The legislature also finds that the right to farm is a natural right and is recognized as a permitted use throughout the State of Idaho”.

“Agricultural Operation includes, without limitation, any facility for the growing, raising or production of agricultural, horticultural and viticultural crops and vegetable products of the soil, poultry and poultry products, livestock, field grains, seeds, hay, apiary and dairy products, and the producing for commercial purposes of livestock or agricultural commodities. No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any change conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or an appurtenance to it.”

VIII.

AMENDMENT OF COVENANTS

None of the foregoing restrictive covenants shall be altered, amended, waived, or rescinded without the written consent of at least 80% of the Association Membership.

IX.

COVENANTS RUN WITH THE LAND

These covenants shall run with the property above-described, and shall be binding on all parties, their heirs and assigns, and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

IN WITNESS THEREOF, the owner of the above described real property has hereunto set its hand this \_\_\_\_ day of \_\_\_\_\_, 2013.

Idaho Ranch Subdivision, LLC

By: \_\_\_\_\_

Name: Herb Heimerl

Title: Managing Member

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF TETON        )

On this \_\_\_\_ day of \_\_\_\_\_, 2013 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared \_\_\_\_\_, known and identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

SEAL

\_\_\_\_\_  
Notary Public for Idaho

Residing at: \_\_\_\_\_

Commission Expires: \_\_\_\_\_

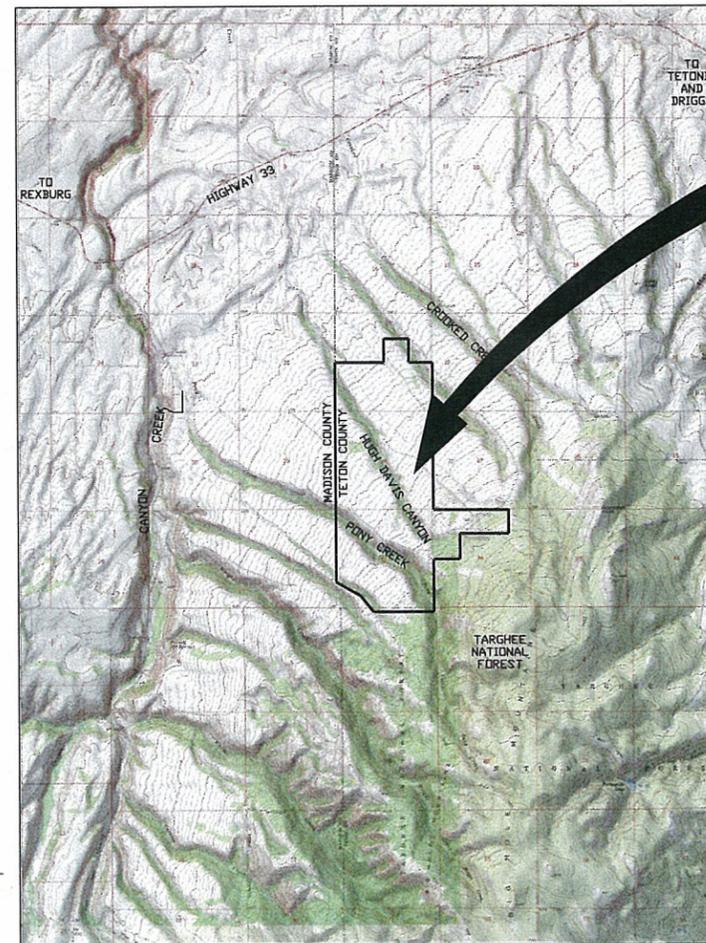
# CANYON CREEK RANCH

## PRELIMINARY CONSTRUCTION DRAWINGS

JANUARY, 2013

SHEET LIST

- G-001 COVER SHEET
- C-100 MASTER PLAN AND PHASING PLAN
- C-300 HUGH DAVIS ROAD - PLAN AND PROFILE (STA 00+00 TO 24+00)
- C-301 HUGH DAVIS ROAD - PLAN AND PROFILE (STA 24+00 TO 48+00)
- C-302 HUGH DAVIS ROAD - PLAN AND PROFILE (STA 48+00 TO 72+00)
- C-303 HUGH DAVIS ROAD - PLAN AND PROFILE (STA 72+00 TO 93+00)
- C-304 HUGH DAVIS ROAD - PLAN AND PROFILE (STA 93+00 TO END)
- C-305 BASELINE ROAD - PLAN AND PROFILE (STA 00+00 TO END)
- C-306 BRIAR HILL ROAD - PLAN AND PROFILE (STA 00+00 TO 16+00)
- C-307 BRIAR HILL ROAD - PLAN AND PROFILE (STA 16+00 TO END)
- C-308 CRANE ROAD - PLAN AND PROFILE (STA 00+00 TO 18+00)
- C-309 CRANE ROAD - PLAN AND PROFILE (STA 18+00 TO END)
- C-500 DETAILS



VICINITY MAP  
SCALE: 1"=5000'

PROJECT  
SITE

DATE: 2/7/2013
REVISIONS:

SCALE: AS SHOWN	DESIGNED BY: RGB
DRAWN BY: RGB	CHECKED BY: JFZ
PROJ. #: 1101079-1	

PROJECT NAME  
**CANYON CREEK RANCH  
MASTER PLAN AMENDMENT  
COVER SHEET**

SHEET #  
**G-001**

CALL BEFORE YOU DIG  
ONE CALL CENTER OF IDAHO  
**1-800-342-1585**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

OWNER / DEVELOPER:  
IDAHO RANCH SUBDIVISION, LLC  
P.O. BOX 499  
VICTOR, ID 83455  
208-787-0337  
ATTN: HERB HEIMERL

CIVIL ENGINEER:  
HARMONY DESIGN & ENGINEERING  
110 E. LITTLE AVENUE  
DRIGGS, ID 83422  
208-354-1331

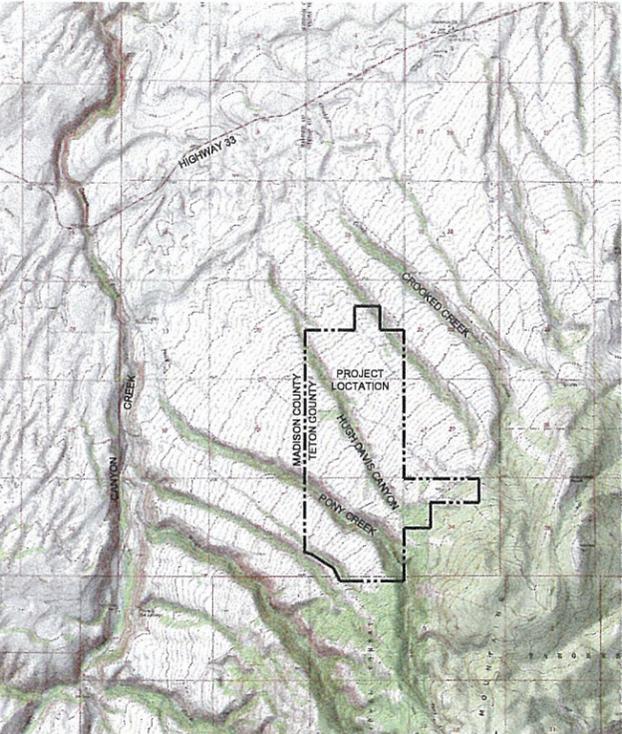
SURVEYOR:  
JORGENSEN ASSOCIATES, PC  
P.O. BOX 9550  
1315 S. HWY 89, SUITE 203  
JACKSON, WY 83002  
307-733-5187

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

HIDE COPY

# CANYON CREEK RANCH

## TETON COUNTY, IDAHO

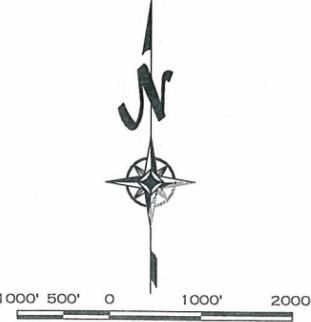


VICINITY MAP



**LEGEND**

- ACCESS AND NATURAL RESOURCE MANAGEMENT EASEMENT
  - NO STRUCTURES
  - NO FENCES
  - EXISTING VEGETATION TO BE MAINTAINED AND MANAGED IN ITS CURRENT STATE (OR BETTER) AS CRITICAL WILDLIFE HABITAT.
  - RECIPROCAL ACCESS PERMITTED FOR ALL PROPERTY OWNERS OF THE SUBDIVISION
- NATURAL RESOURCE MANAGEMENT EASEMENT
  - NO STRUCTURES
  - NO FENCES
  - EXISTING VEGETATION TO BE MAINTAINED AND MANAGED IN ITS CURRENT STATE (OR BETTER) AS CRITICAL WILDLIFE HABITAT.
- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT BOUNDARY
- EXISTING CONTOUR (MAJOR - 25')
- EXISTING CONTOUR (MINOR - 5')

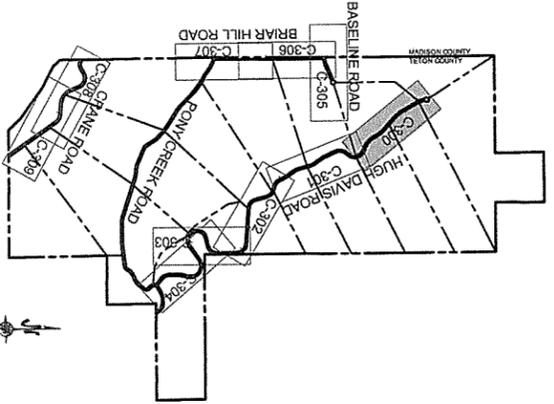
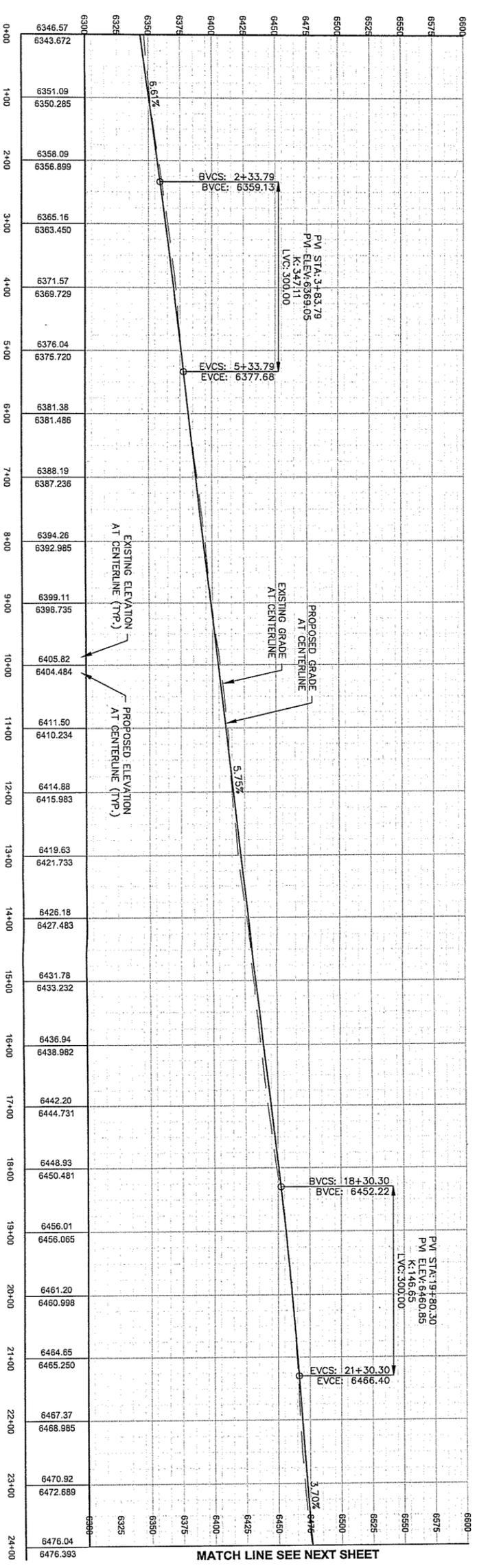
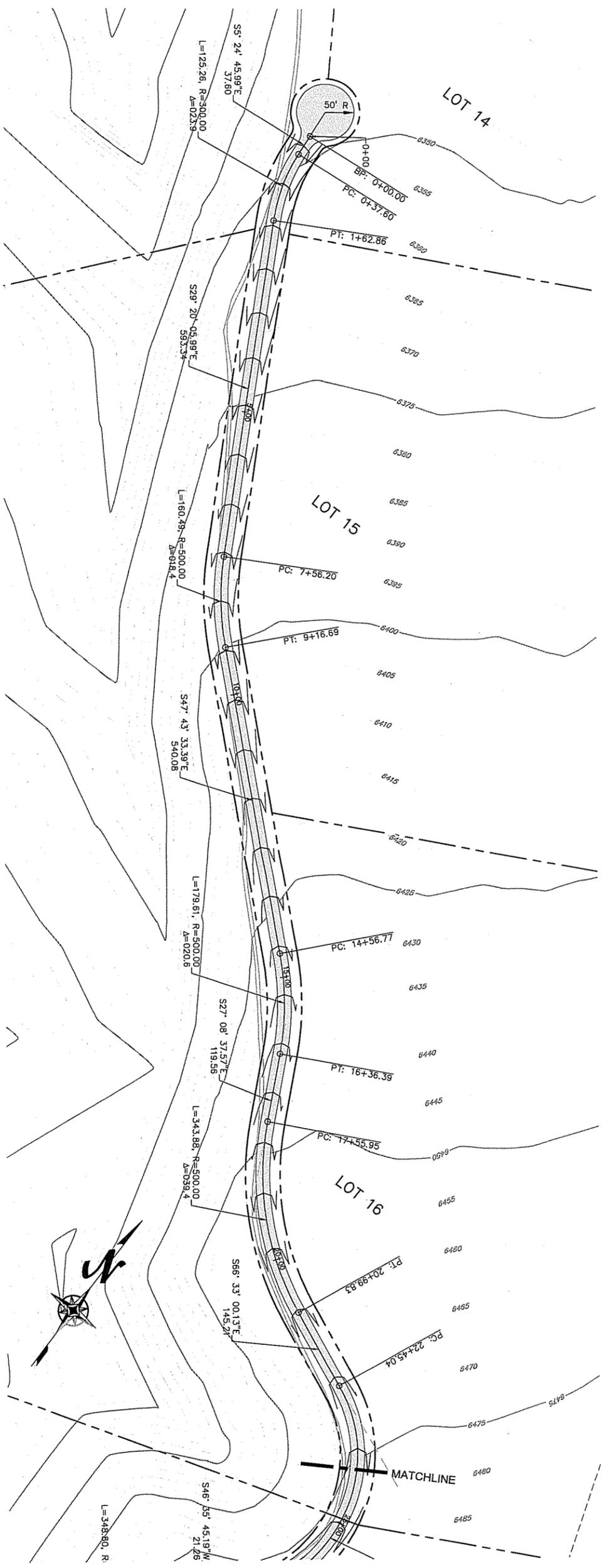


DATE: 2/7/2013
REVISIONS:

SCALE: AS SHOWN	DESIGNED BY: RGB
DRAWN BY: RGB	CHECKED BY: JFZ
PROJECT #: 1101079-1	

**CANYON CREEK RANCH**  
**MASTER PLAN AND PHASING PLAN**  
**OVERALL MASTER PLAN**

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS



**HUGH DAVIS ROAD - PROFILE**

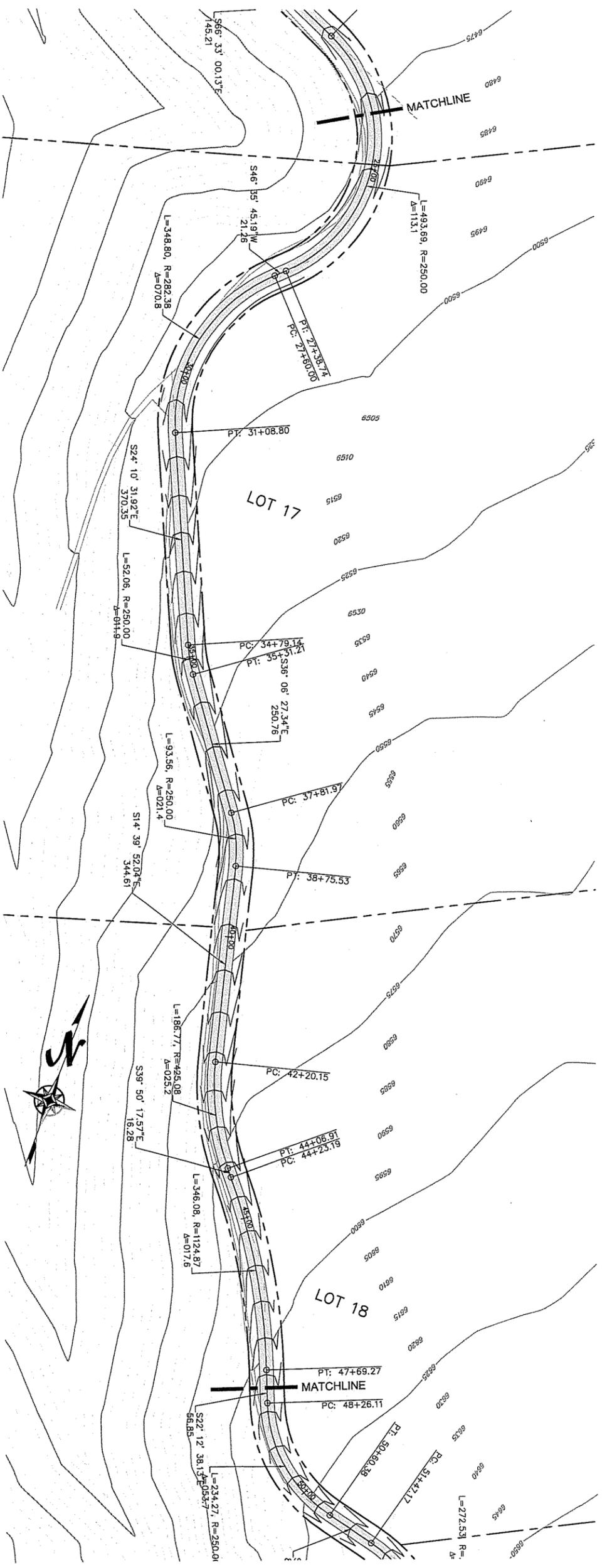
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VERTICAL SCALE: 1" = 50'

**HUGH DAVIS ROAD - PLAN**

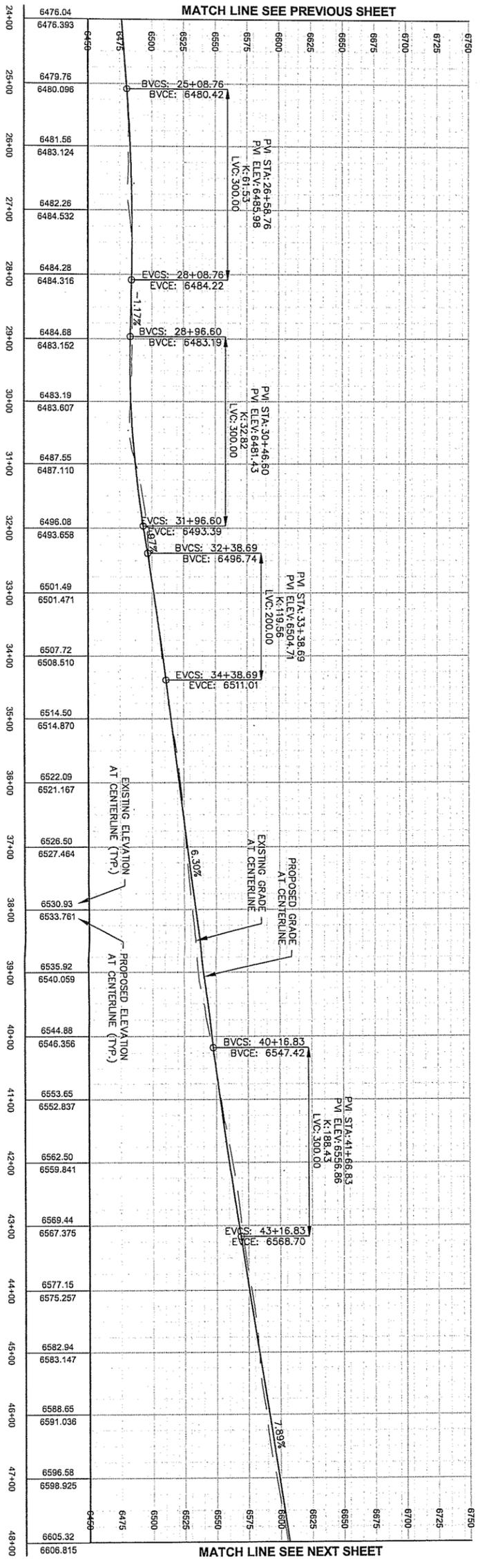
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NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

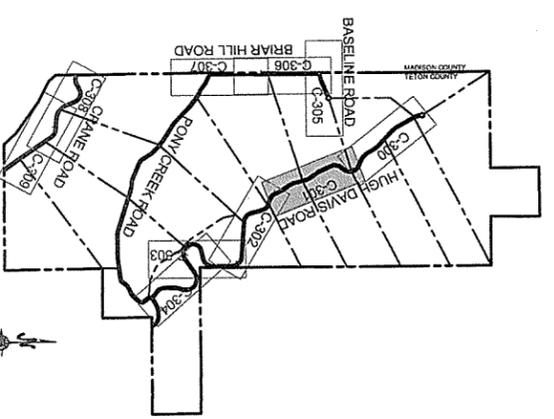
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	<b>HUGH DAVIS ROAD - PLAN AND PROFILE (STATION 0+00 TO STATION 24+00)</b>	DESIGNED BY: RGB DRAWN BY: RGB CHECKED BY: JPZ PROJ. #: 11010-79-1	REVISIONS:	



# HUGH DAVIS ROAD - PLAN



# HUGH DAVIS ROAD - PROFILE



## SHEET KEY PLAN

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

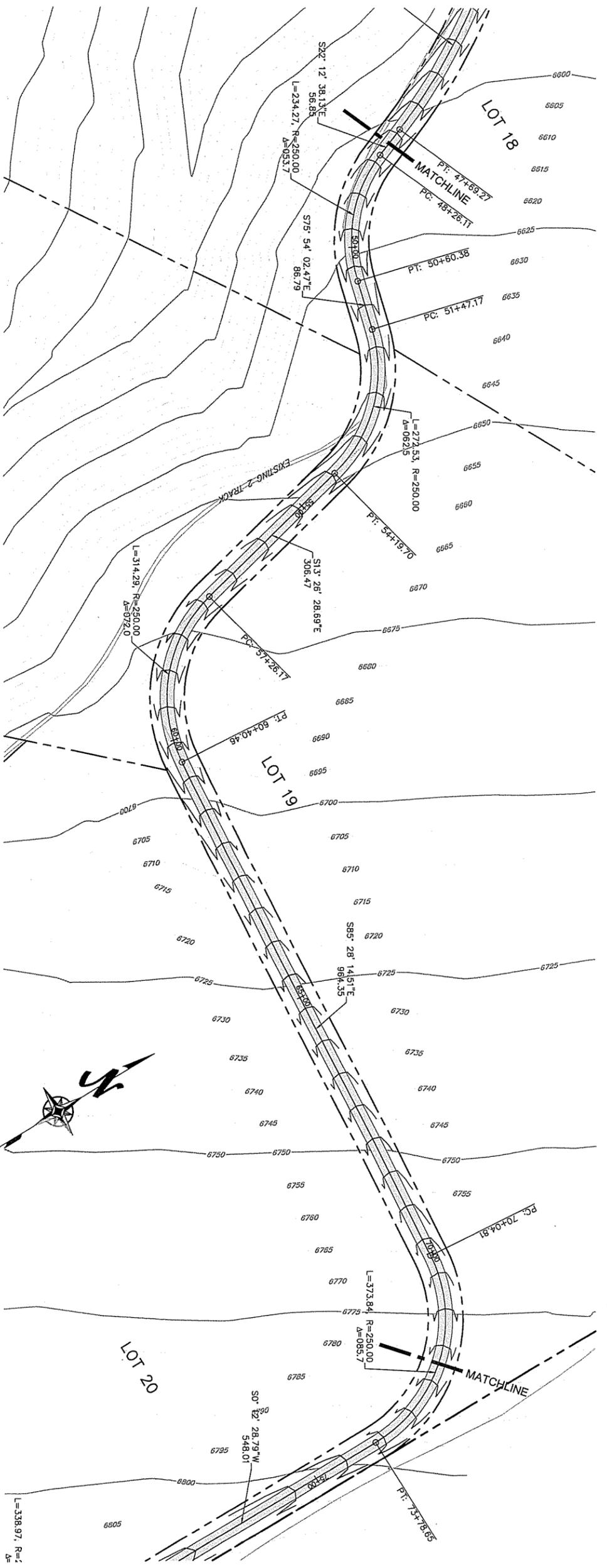
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CHECKED BY:	JPZ
PROJ. #:	11010-79-1

DATE:	2-7-2013
REVISIONS:	

**HARMONY**  
DESIGN & ENGINEERING  
110 E. LITTLE AVE. • DRIGGS ID 83422  
T 208.354.1331 F 208.354.1332

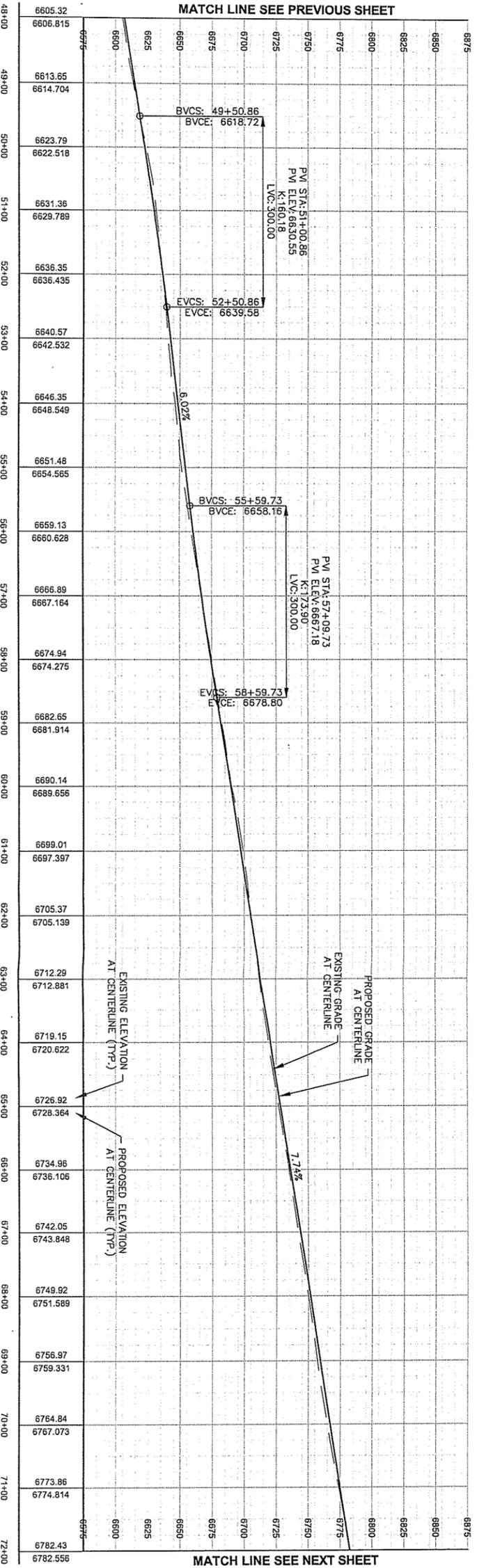
PROJECT NAME  
**CANYON CREEK RANCH  
MASTER PLAN AMENDMENT**  
**HUGH DAVIS ROAD - PLAN AND PROFILE  
(STATION 24+00 TO STATION 48+00)**

SHEET #  
**C-301**



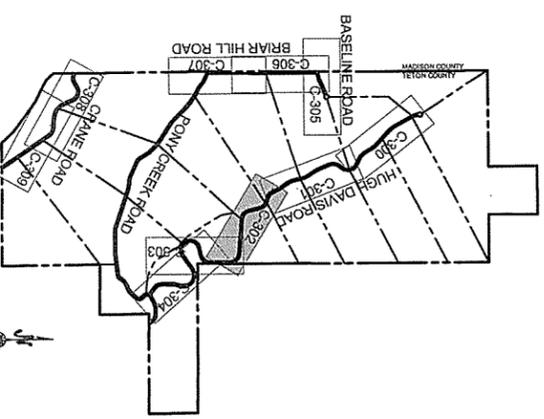
### HUGH DAVIS ROAD - PLAN

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SCALE: 1" = 100'



### HUGH DAVIS ROAD - PROFILE

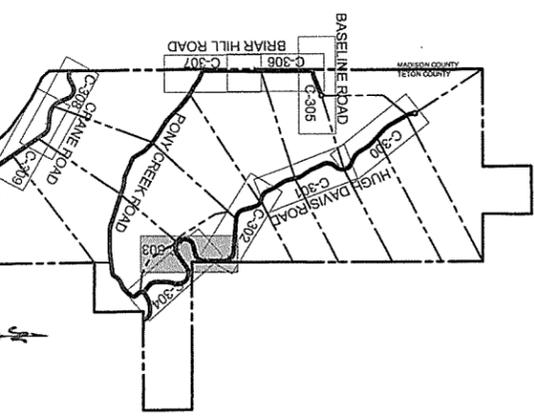
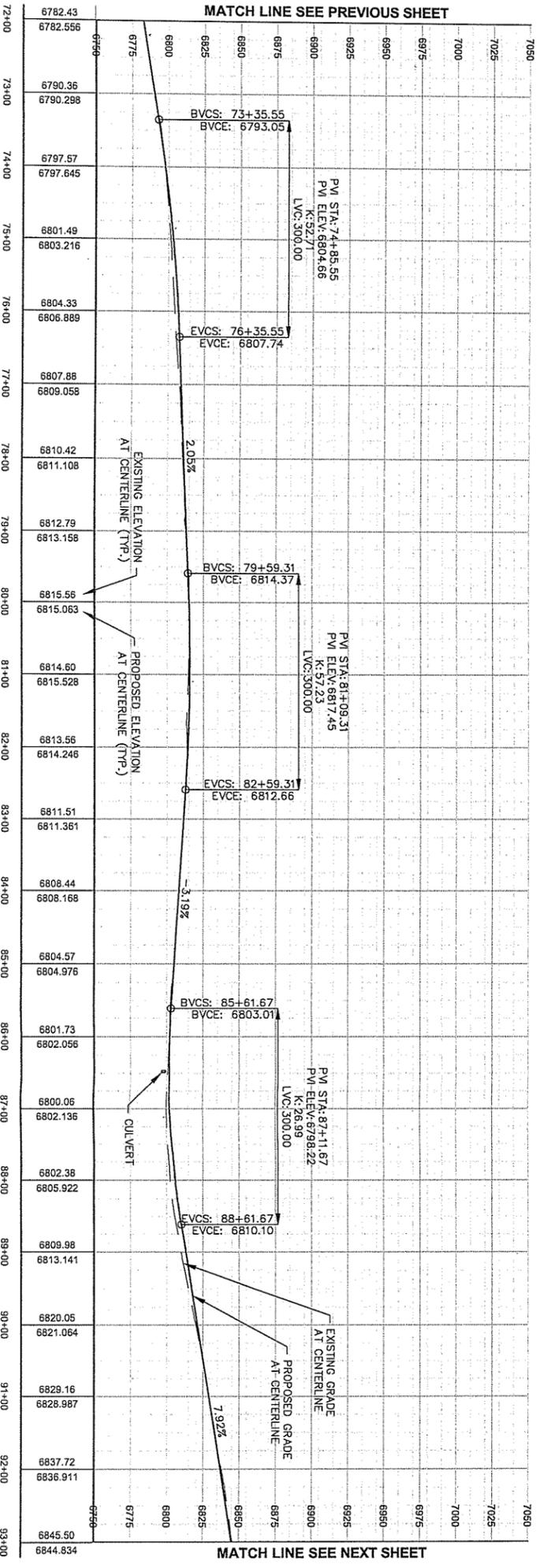
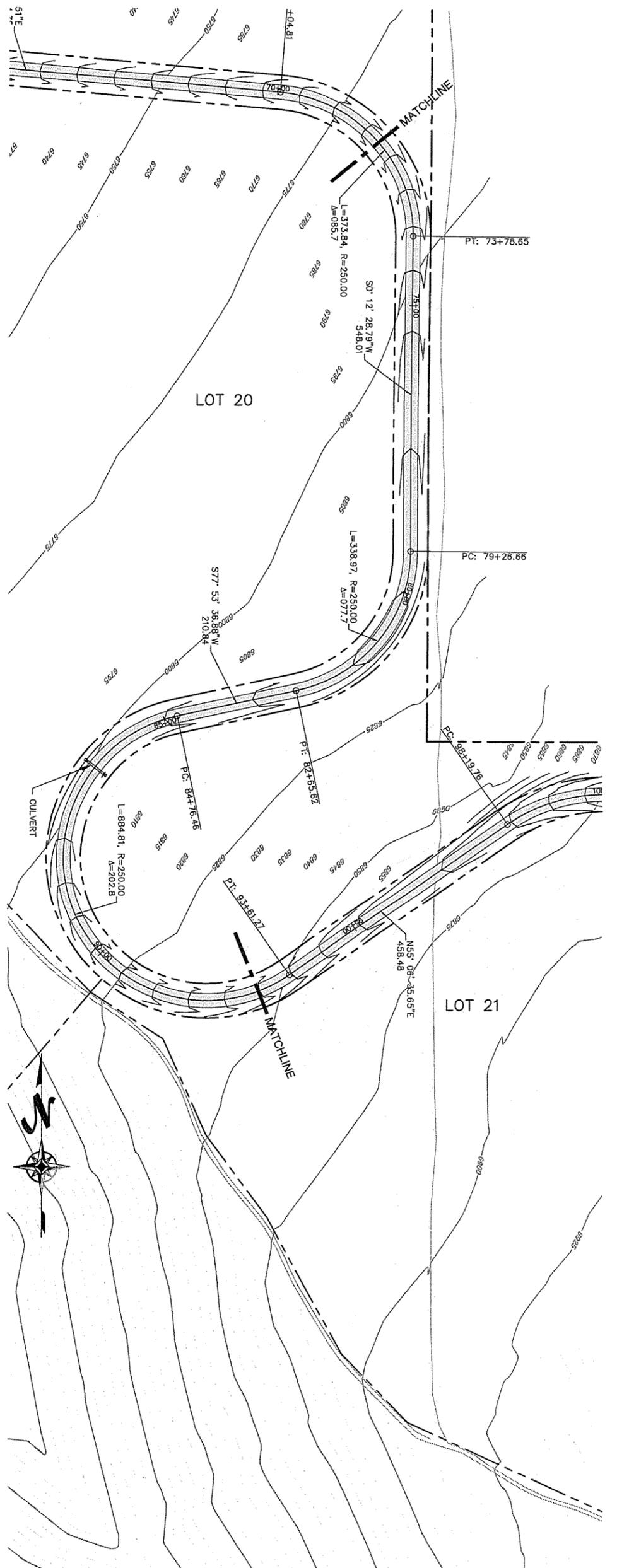
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VERTICAL SCALE: 1" = 50'



### SHEET KEY PLAN

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

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	<b>HUGH DAVIS ROAD - PLAN AND PROFILE (STATION 48+00 TO STATION 72+00)</b>	DESIGNED BY: RGB DRAWN BY: RGB CHECKED BY: JPZ PROJ. #: 11010-79-1	REVISIONS:	



**HUGH DAVIS ROAD - PROFILE**

HORIZONTAL SCALE: 1" = 100'  
VERTICAL SCALE: 1" = 50'

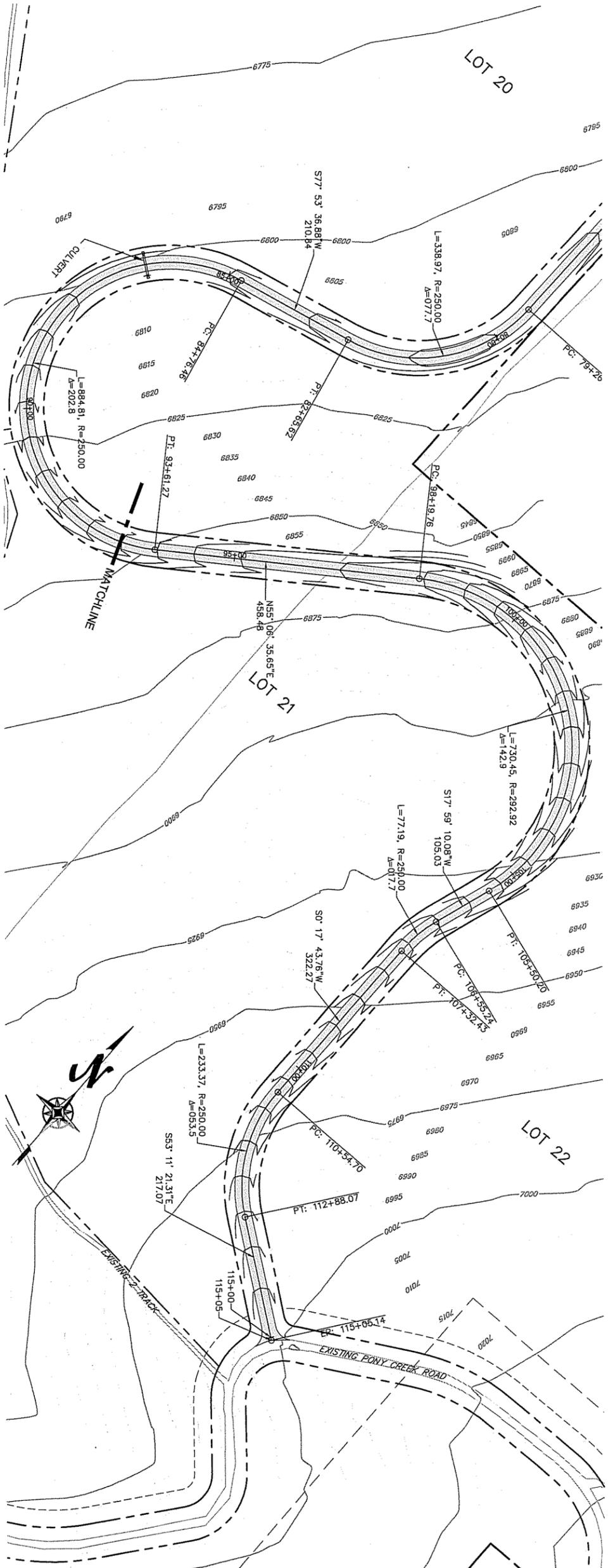
C-303

**PROJECT NAME**  
**CANYON CREEK RANCH**  
**MASTER PLAN AMENDMENT**  
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**(STATION 72+00 TO 93+00)**

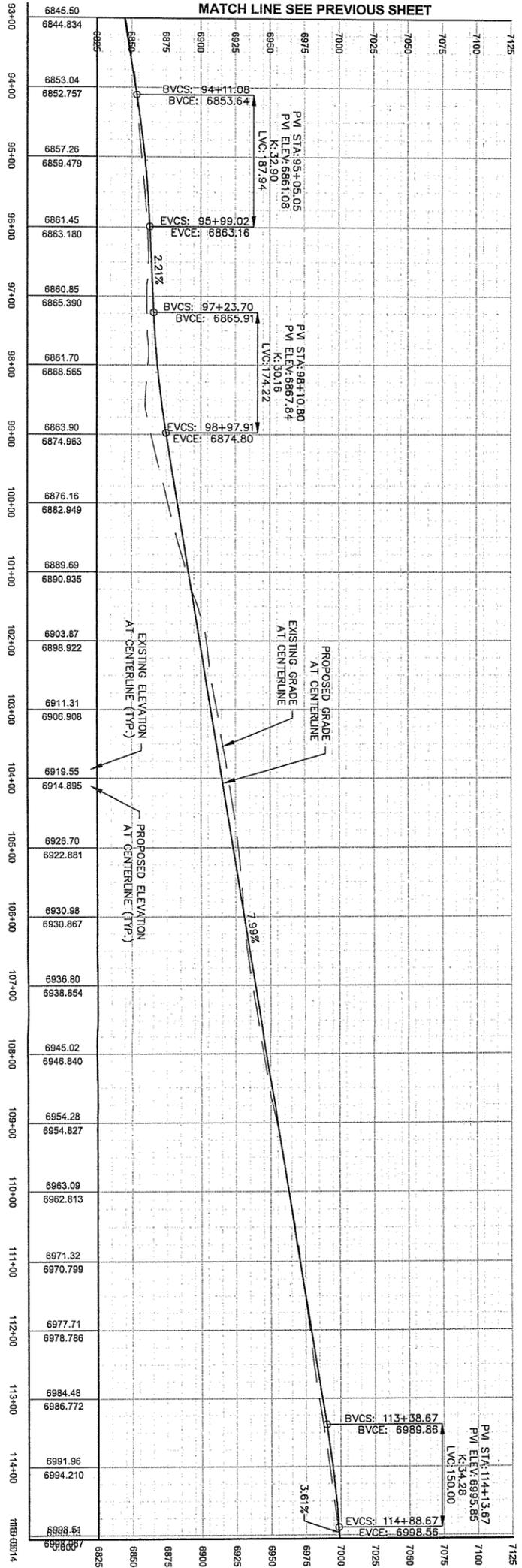
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**DATE:** 2-7-2013  
**REVISIONS:**

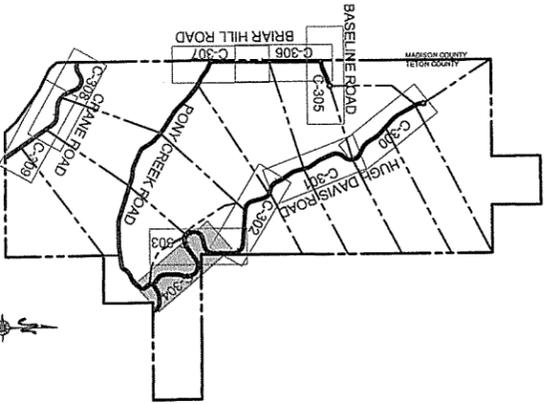
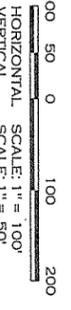
**HARMONY**  
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### HUGH DAVIS ROAD - PLAN



### HUGH DAVIS ROAD - PROFILE

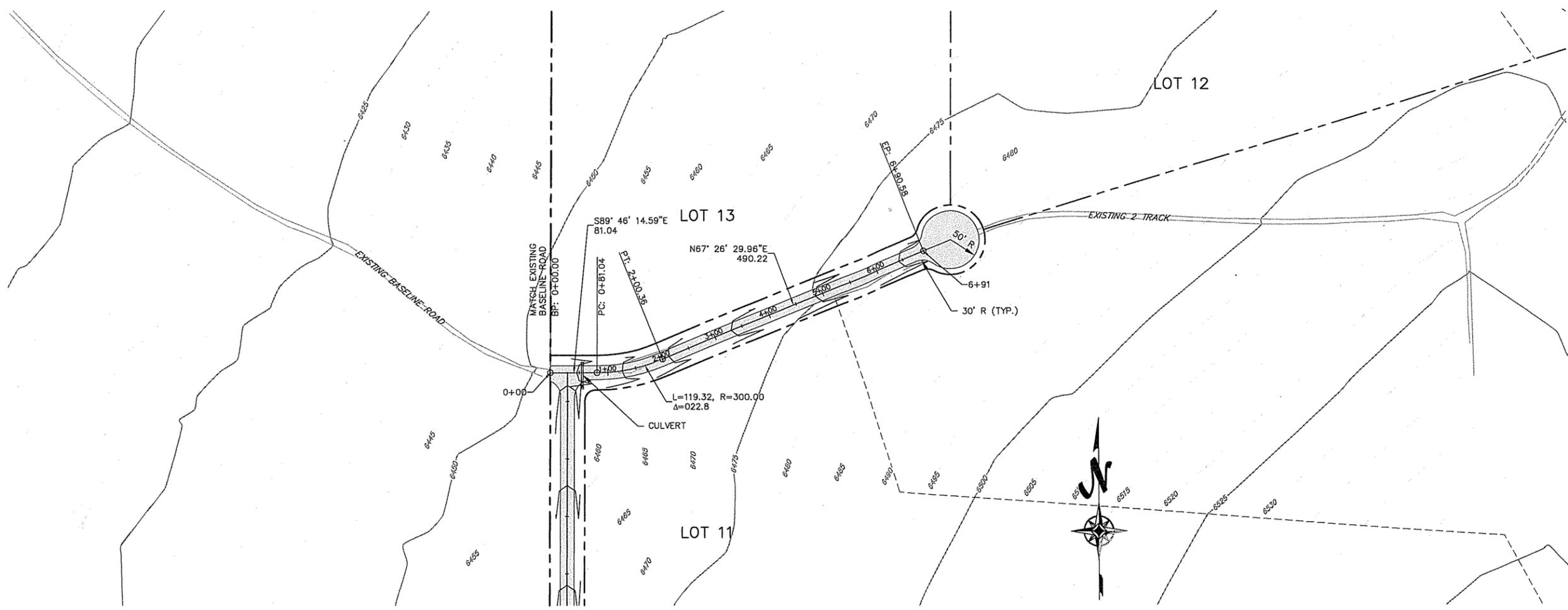


### SHEET KEY PLAN

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

<b>PROJECT NAME</b> <b>CANYON CREEK RANCH</b> <b>MASTER PLAN AMENDMENT</b> <b>HUGH DAVIS ROAD - PLAN AND PROFILE</b> <b>(STATION 72+00 TO 93+00)</b>	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> 2-7-2013	 <b>HARMONY</b> DESIGN & ENGINEERING 110 E. LITTLE AVE. • DRIGGS ID 83422 T 208.354.1331 F 208.354.1332
	<b>DESIGNED BY:</b> RGB	<b>REVISIONS:</b>	
	<b>DRAWN BY:</b> RGB		
	<b>CHECKED BY:</b> JPZ		
<b>PROJ. #:</b> 1101079-1			

SHEET #  
**C-304**

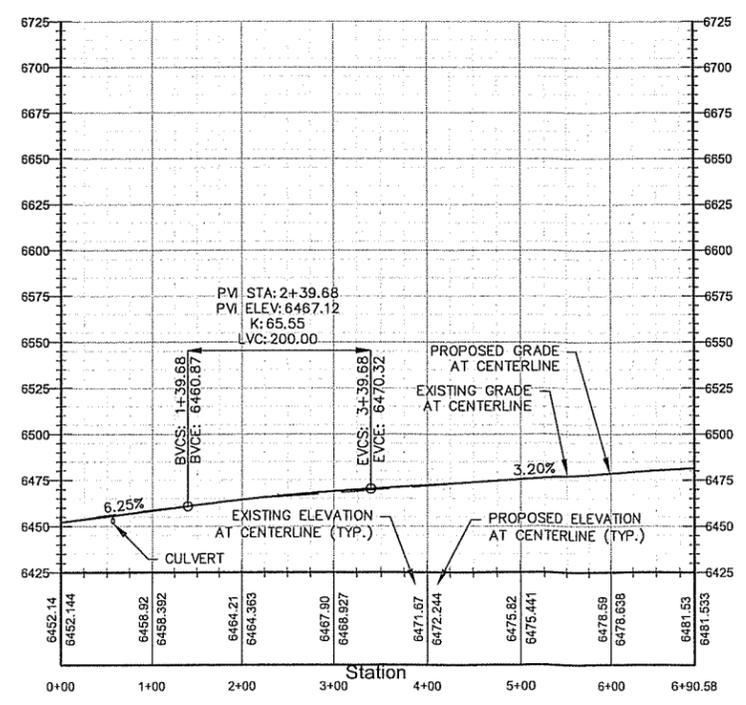


**BASELINE ROAD - PLAN**

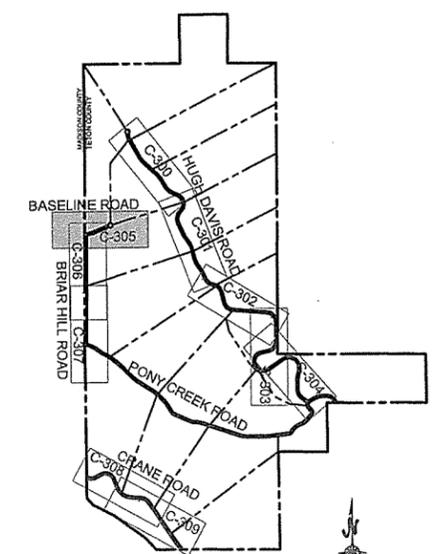
DATE: 2-7-2013

REVISIONS:

SCALE: AS SHOWN
DESIGNED BY: RGB
DRAWN BY: RGB
CHECKED BY: JPZ
PROJ.#: 1101079-1



**BASELINE ROAD - PROFILE**



**SHEET KEY PLAN**

**PROJECT NAME**  
 CANYON CREEK RANCH  
 MASTER PLAN AMENDMENT  
 BASELINE ROAD - PLAN AND PROFILE  
 (STATION 0+00 TO END)

**SHEET #**  
 C-305

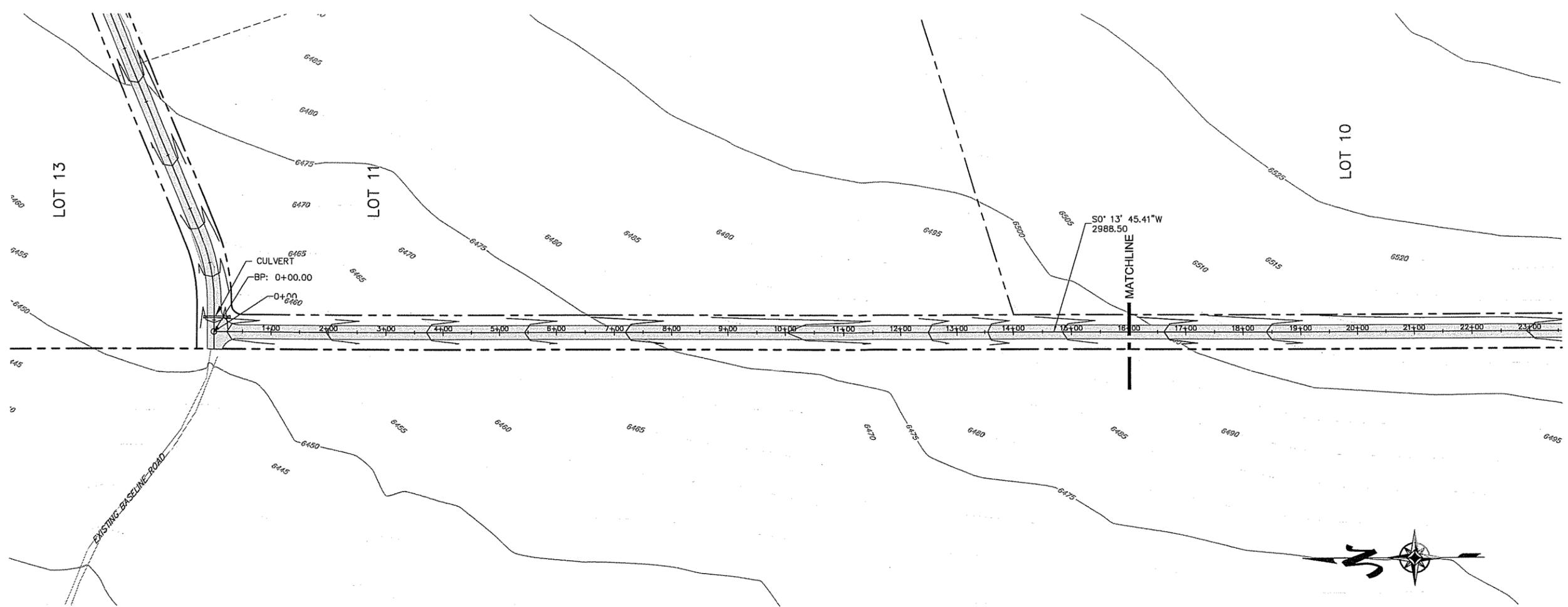
NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

DATE: 2-7-2013  
 REVISIONS:

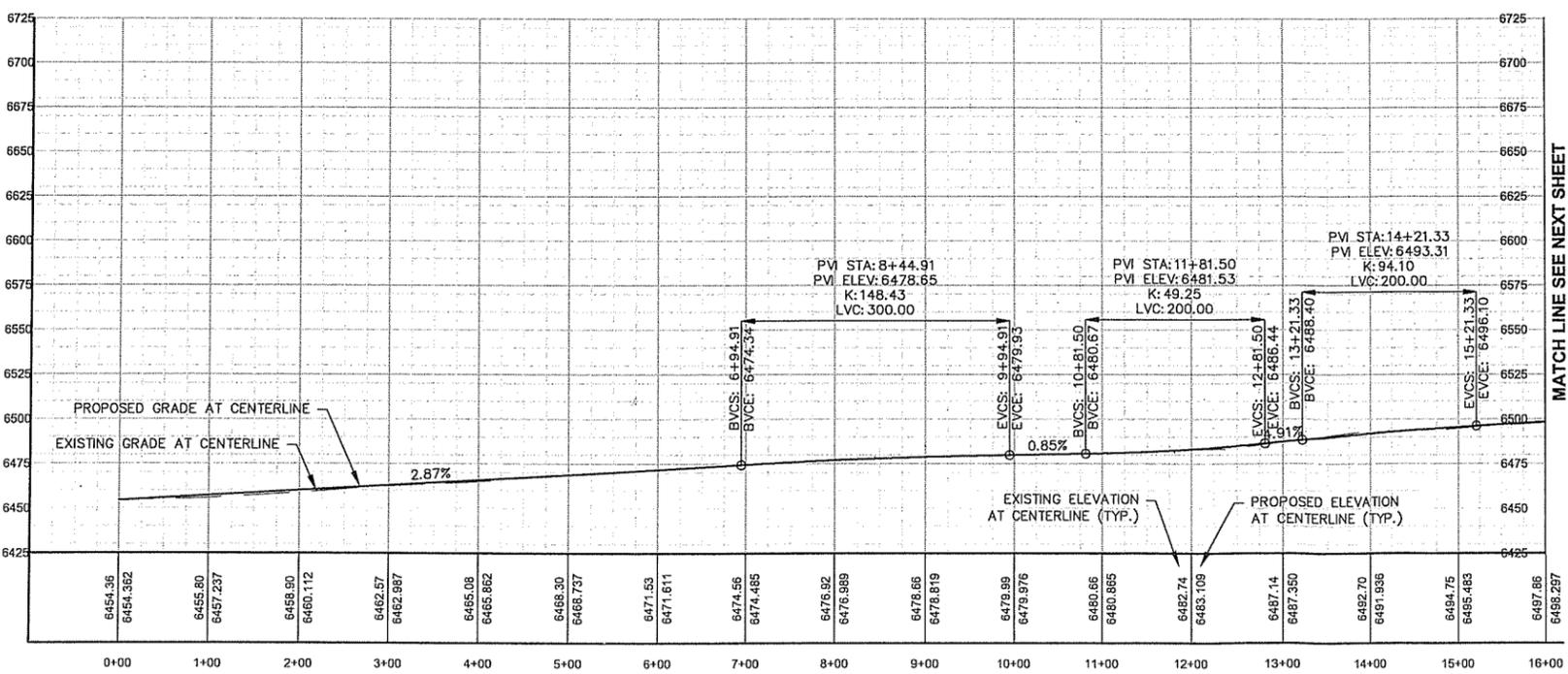
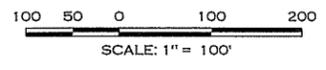
SCALE: AS SHOWN  
 DESIGNED BY: RGB  
 DRAWN BY: RGB  
 CHECKED BY: JPZ  
 PROJ. #: 1101079-1

PROJECT NAME  
**CANYON CREEK RANCH  
 MASTER PLAN AMENDMENT**  
**BRIAR HILL ROAD - PLAN AND PROFILE  
 (STATION 0+00 TO STATION 25+00)**

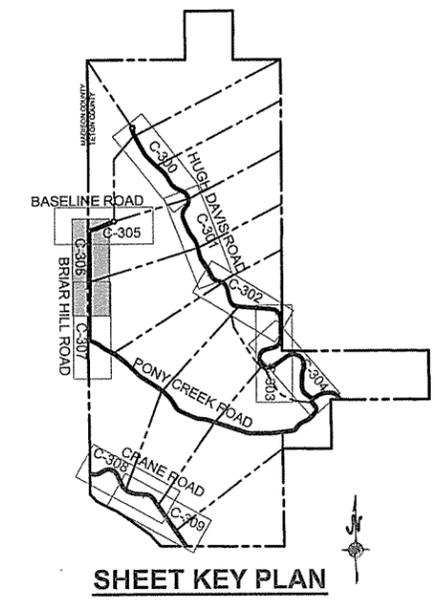
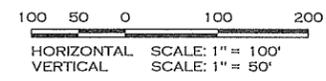
SHEET #  
**C-306**



**BRIAR HILL ROAD - PLAN**

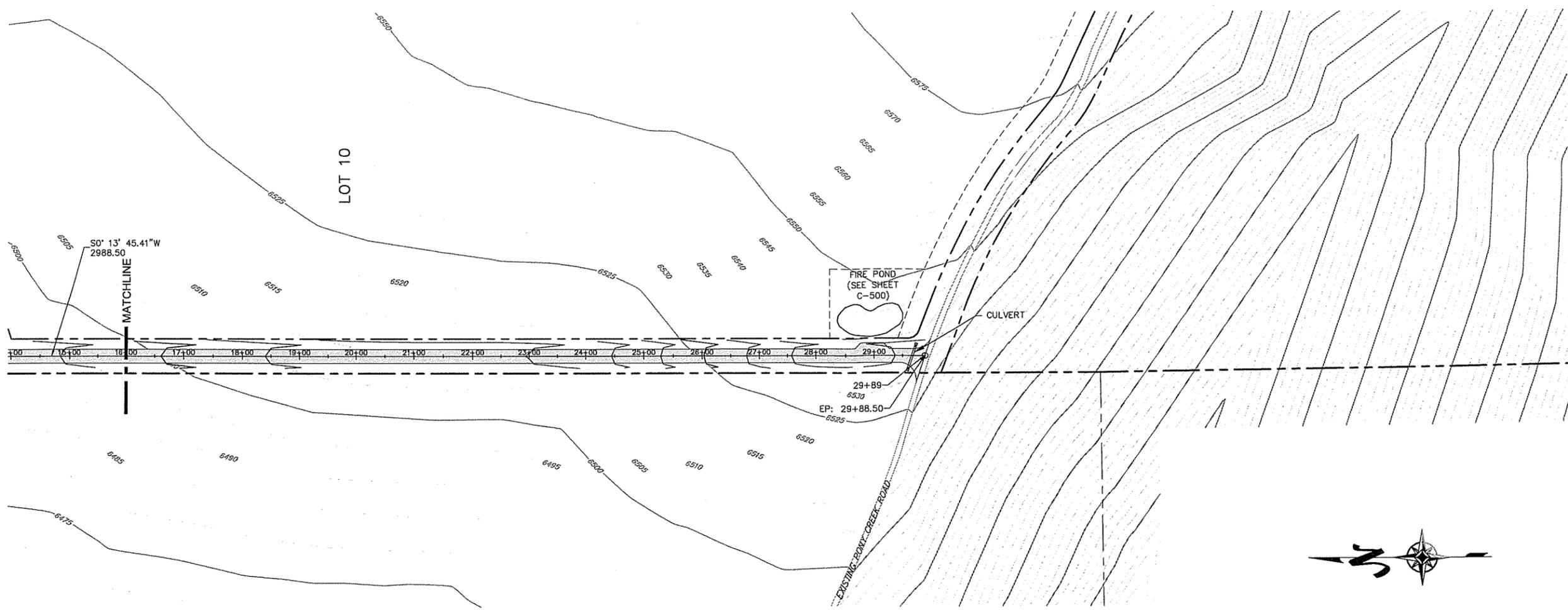


**BRIAR HILL ROAD - PROFILE**

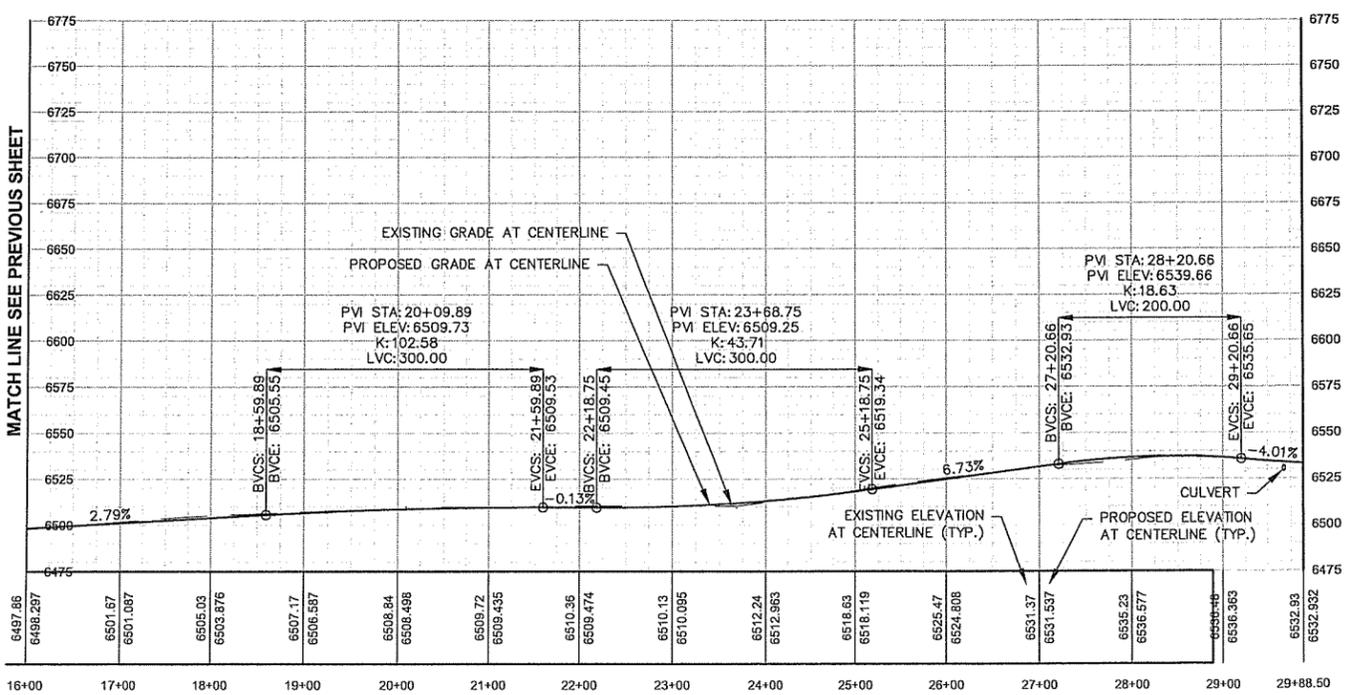
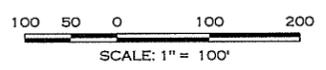


**SHEET KEY PLAN**

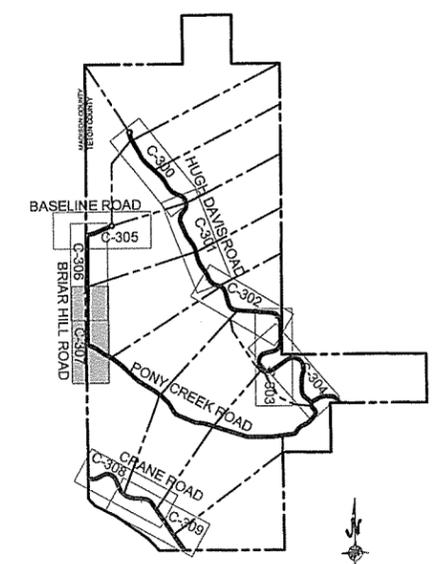
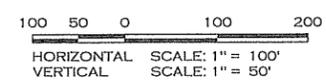
NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS



**BRIAR HILL ROAD - PLAN**

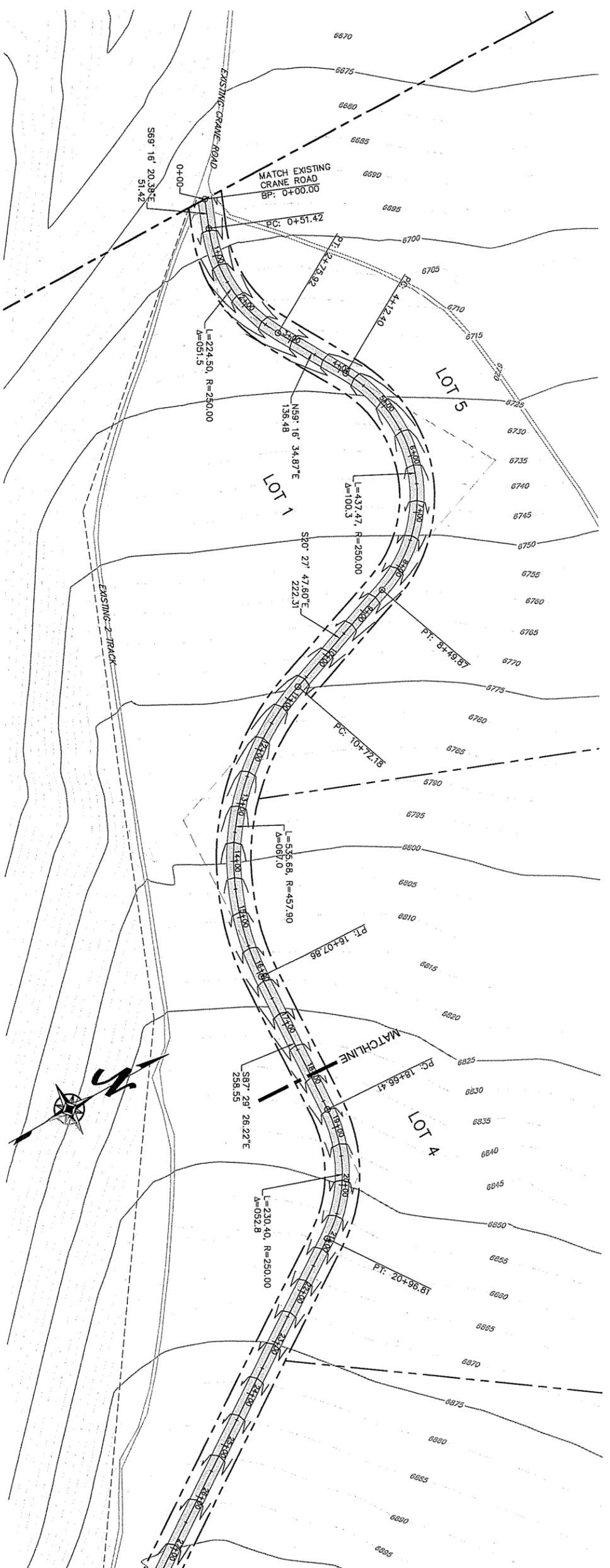


**BRIAR HILL ROAD - PROFILE**

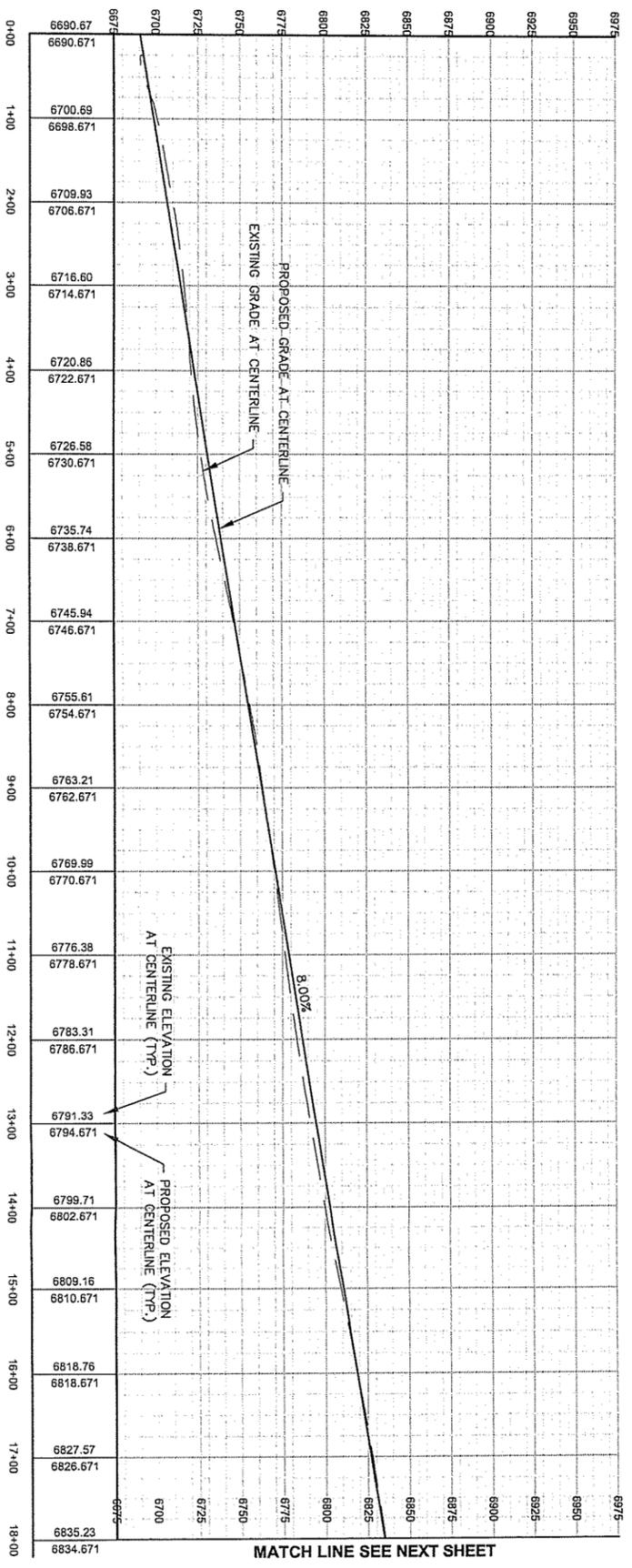


DATE: 2-7-2013
REVISIONS:
SCALE: AS SHOWN
DESIGNED BY: RGB
DRAWN BY: RGB
CHECKED BY: JFZ
PROJ.#: 11010-79-1

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS



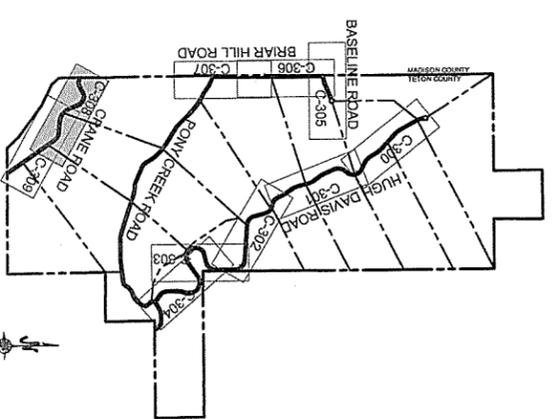
### CRANE ROAD - PLAN



### CRANE ROAD - PROFILE



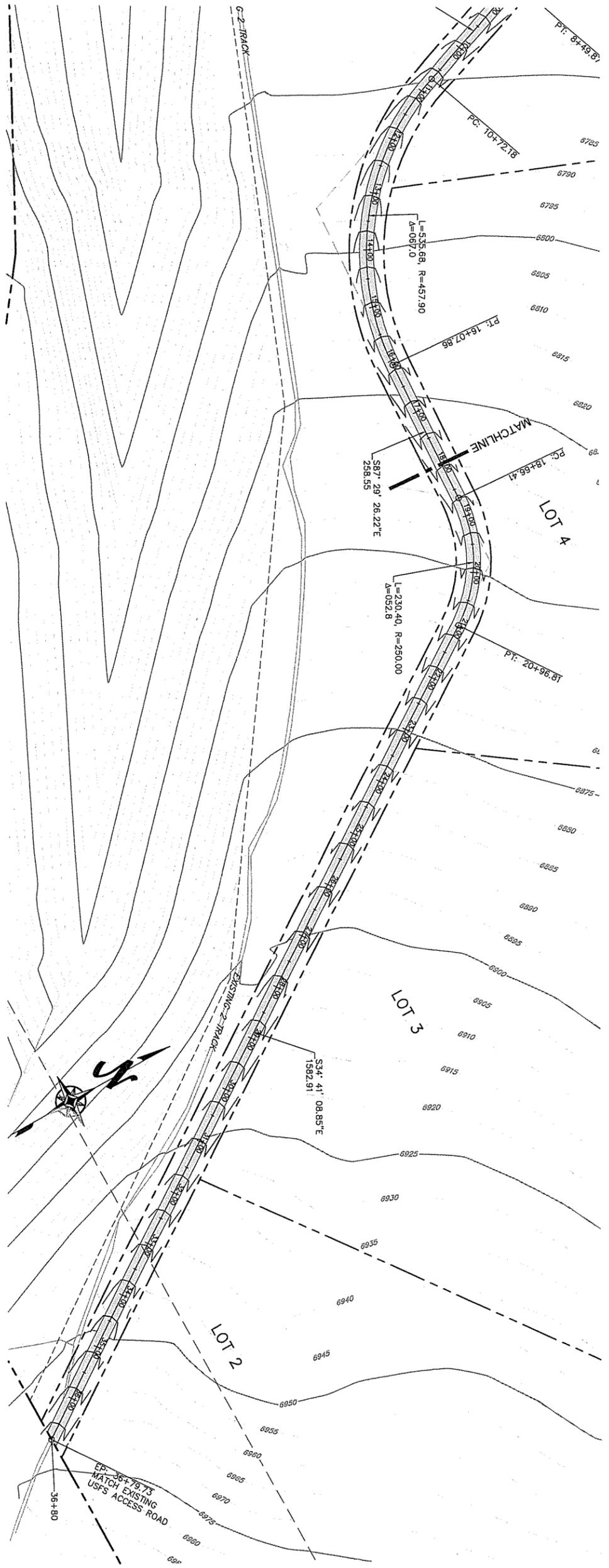
MATCH LINE SEE NEXT SHEET



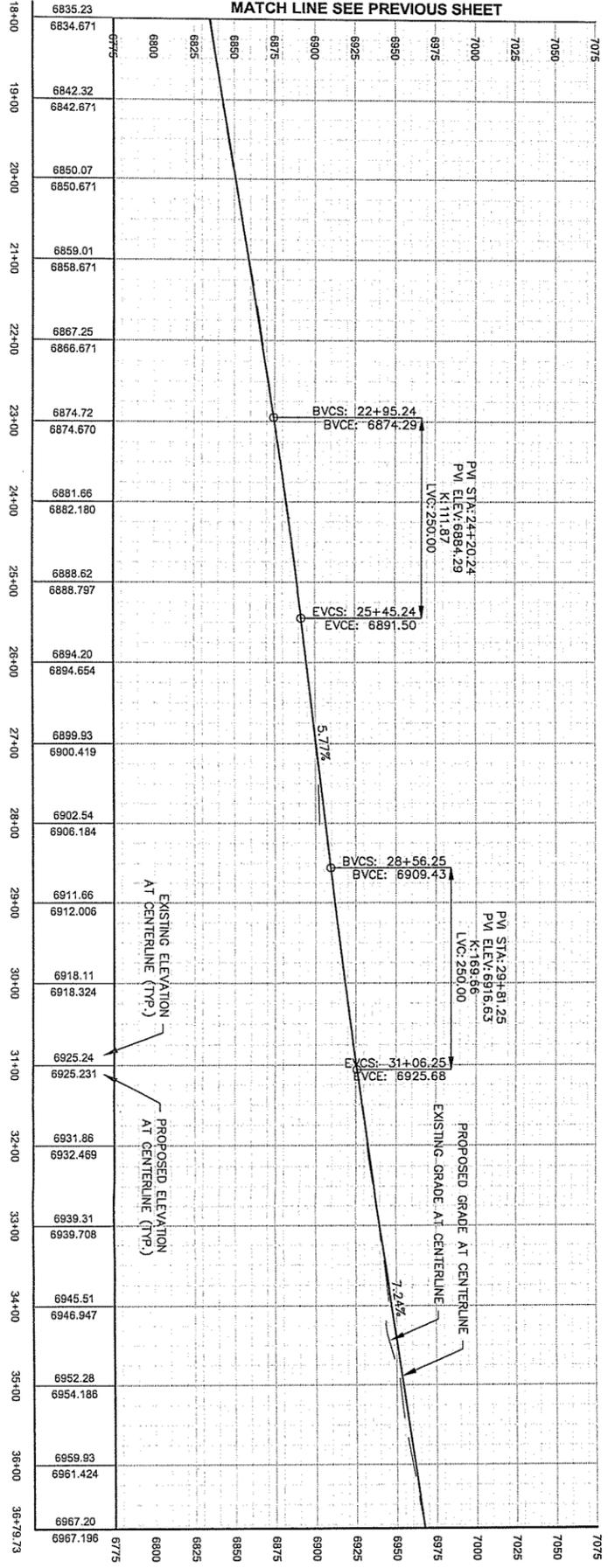
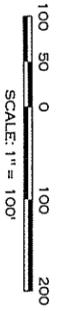
### SHEET KEY PLAN

NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

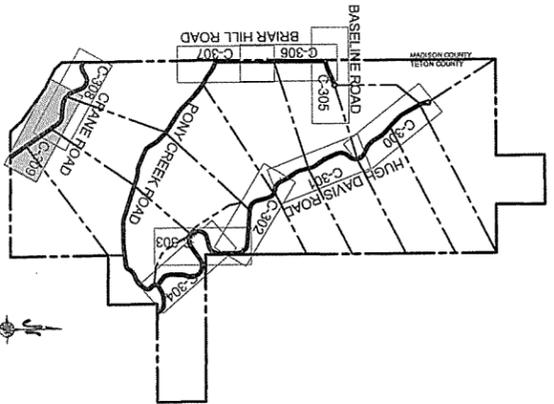
SHEET # <b>C-308</b>	PROJECT NAME <b>CANYON CREEK RANCH MASTER PLAN AMENDMENT</b>	SCALE: ASSHOWN	DATE: 2-7-2013	 <b>HARMONY</b> DESIGN & ENGINEERING 110 E. LITTLE AVE. • DRIGGS ID 83422 T 208.354.1331 F 208.354.1332
	<b>CRANE ROAD - PLAN AND PROFILE (STATION 0+00 TO STATION 18+00)</b>	DESIGNED BY: RGB DRAWN BY: RGB CHECKED BY: JPZ PROJ. #: 11010-79-1	REVISIONS:	



### CRANE ROAD - PLAN

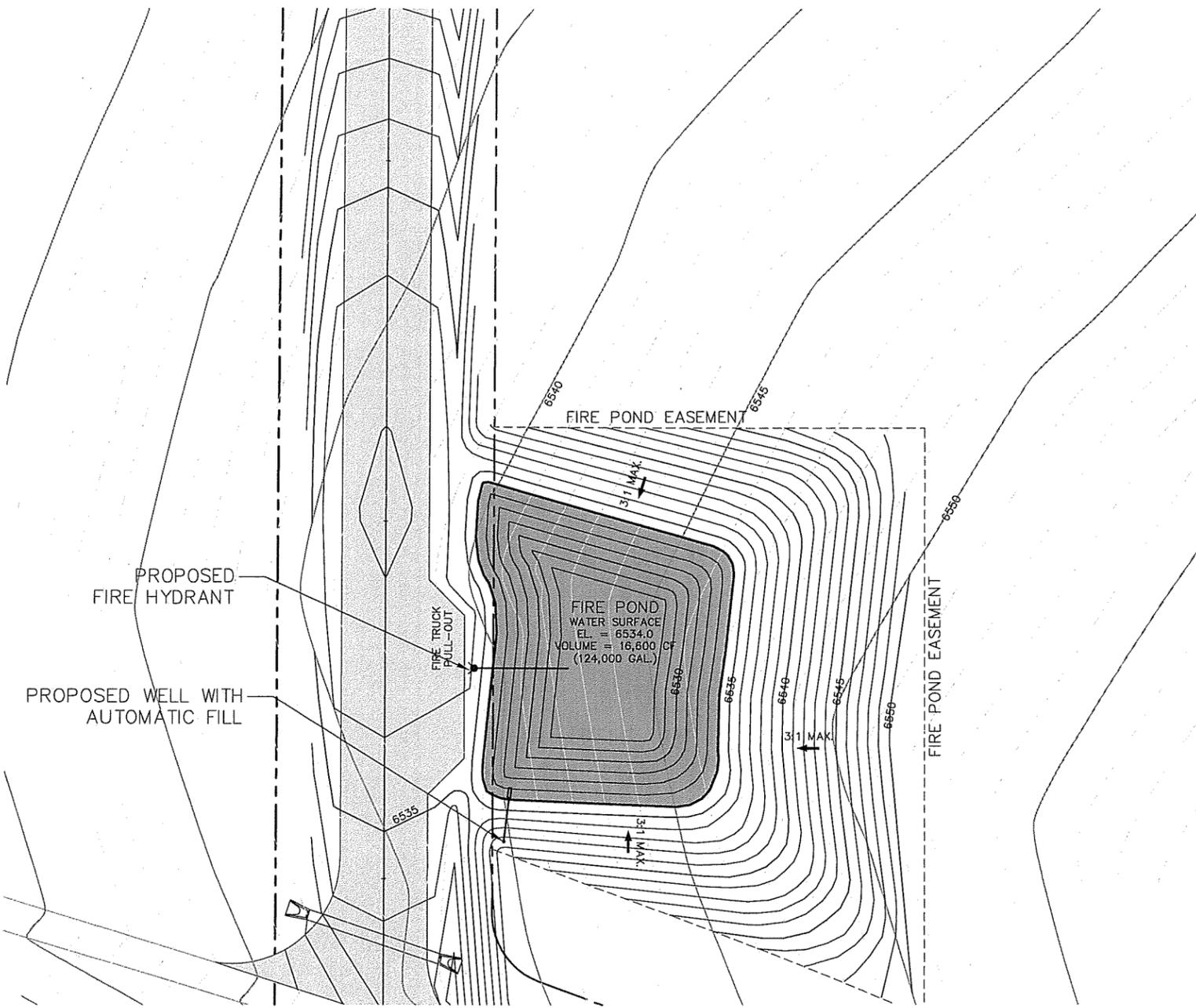


### CRANE ROAD - PROFILE

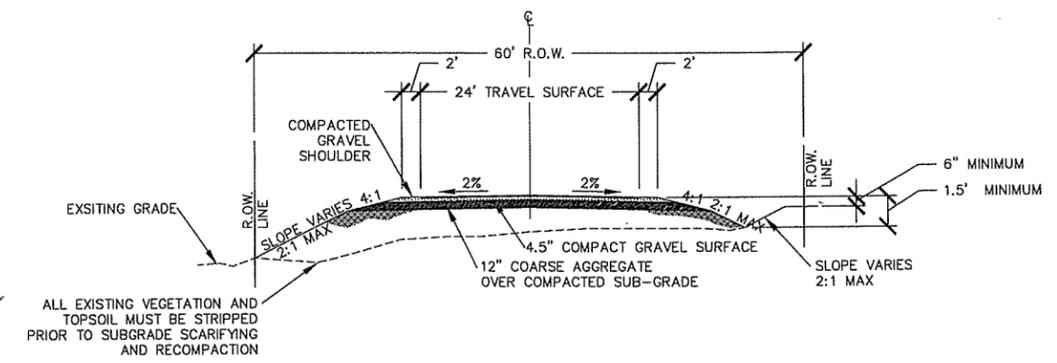


NOTE: ALL SCALES INDICATED ARE FOR 24" X 36" PLOTTED SHEETS

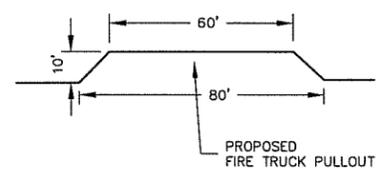
SHEET # <b>C-309</b>	PROJECT NAME <b>CANYON CREEK RANCH MASTER PLAN AMENDMENT CRANE ROAD - PLAN AND PROFILE (STATION 18+00 TO END)</b>	SCALE: AS SHOWN	DATE: 2-7-2013	 <b>HARMONY</b> DESIGN & ENGINEERING 110 E. LITTLE AVE. • DRIGGS ID 83422 T 208.354.1331 F 208.354.1332
		DESIGNED BY: RGB	REVISIONS:	
		DRAWN BY: RGB		
		CHECKED BY: JPZ		
		PROJ. #: 11010-79-1		



1 FIRE POND DETAIL  
C-500 1"=20'



2 TYPICAL GRAVEL ROAD SECTION  
C-500 NO SCALE



3 FIRE TRUCK PULLOUT  
C-500 NO SCALE

DATE: 2-7-2013
REVISIONS:

SCALE: AS SHOWN	DESIGNED BY: RGB
DRAWN BY: RGB	CHECKED BY: JPZ
PROJECT NAME:	PROJ. #: 1101079-1

**CANYON CREEK RANCH  
MASTER PLAN AMENDMENT  
DETAILS**