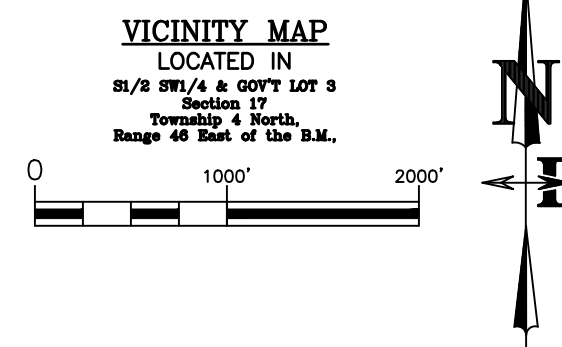
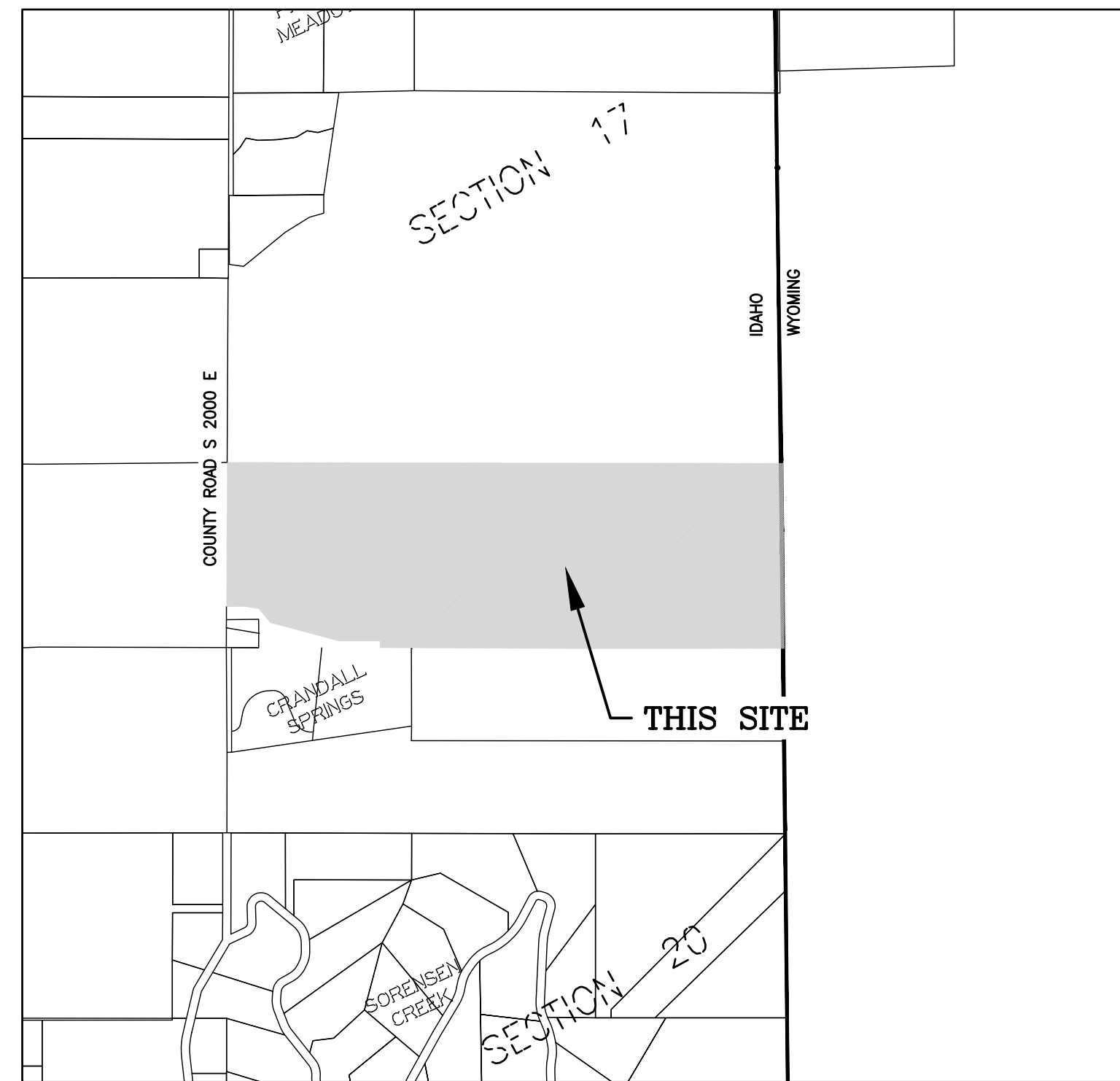


# IMPROVEMENT PLANS FOR LONE PINE SPRINGS SUBDIVISION TETON COUNTY, IDAHO MARCH 2024 NELSON JOB NO. 22-181

PREPARED BY  
NELSON ENGINEERING  
VICTOR, IDAHO

OWNER  
BIG GREEN RANCH, LLC



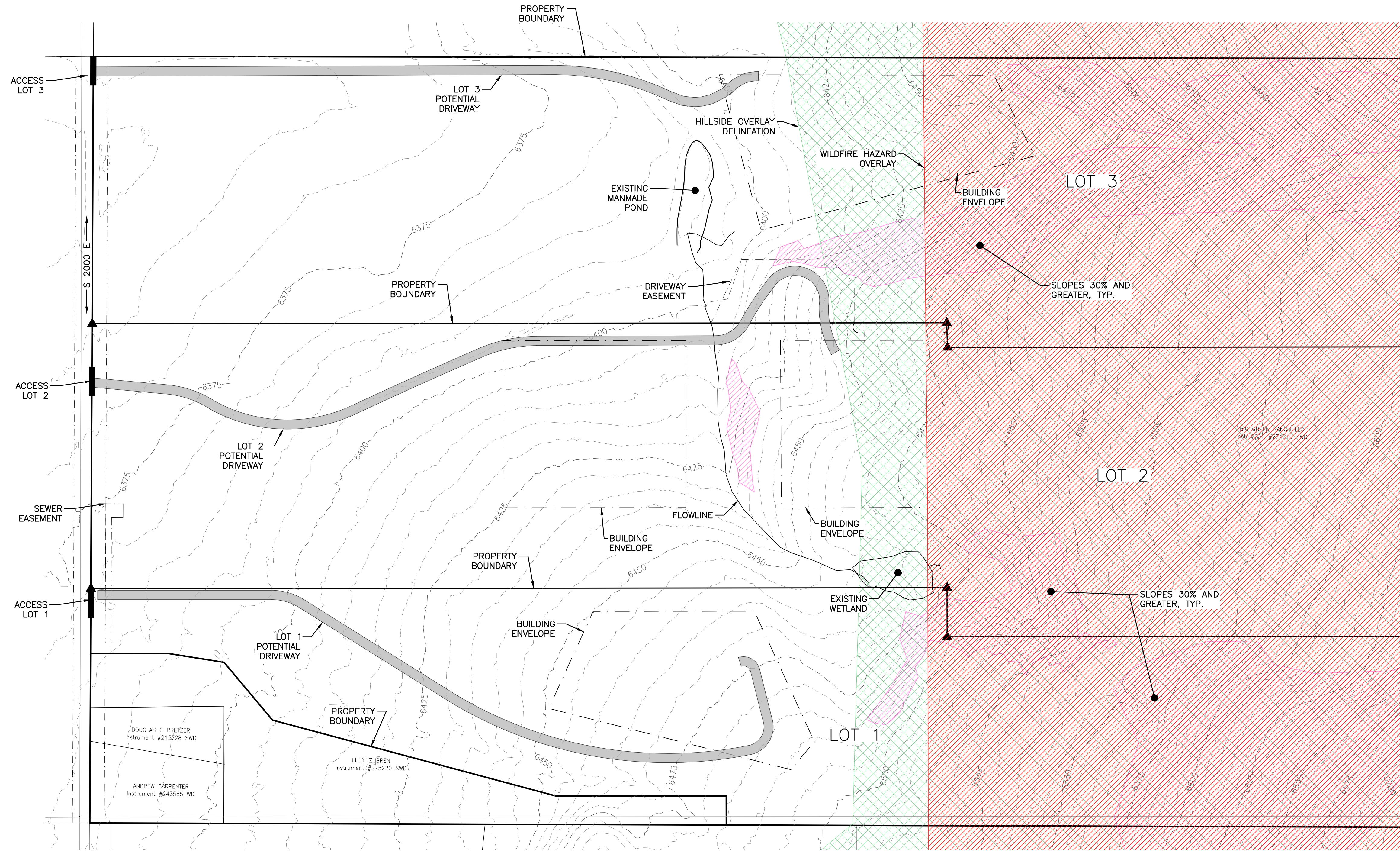
Sheet No.	Sheet Title
C1.0	SITE PLAN OVERVIEW
C1.1	SITE UTILITY PLAN
C1.2	ACCESS PLAN AND DETAILS
C2.0	LOT 1 POTENTIAL DRIVEWAY
C3.0	LOT 2 POTENTIAL DRIVEWAY
C4.0	LOT 3 POTENTIAL DRIVEWAY



**CONTRACTOR NOTE:**

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL CONTACT DIGLINE, INC. A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION TO ACQUIRE LOCATES FOR ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PROPERLY LOCATED UTILITIES RESULTING FROM CONTRACTORS WORK.

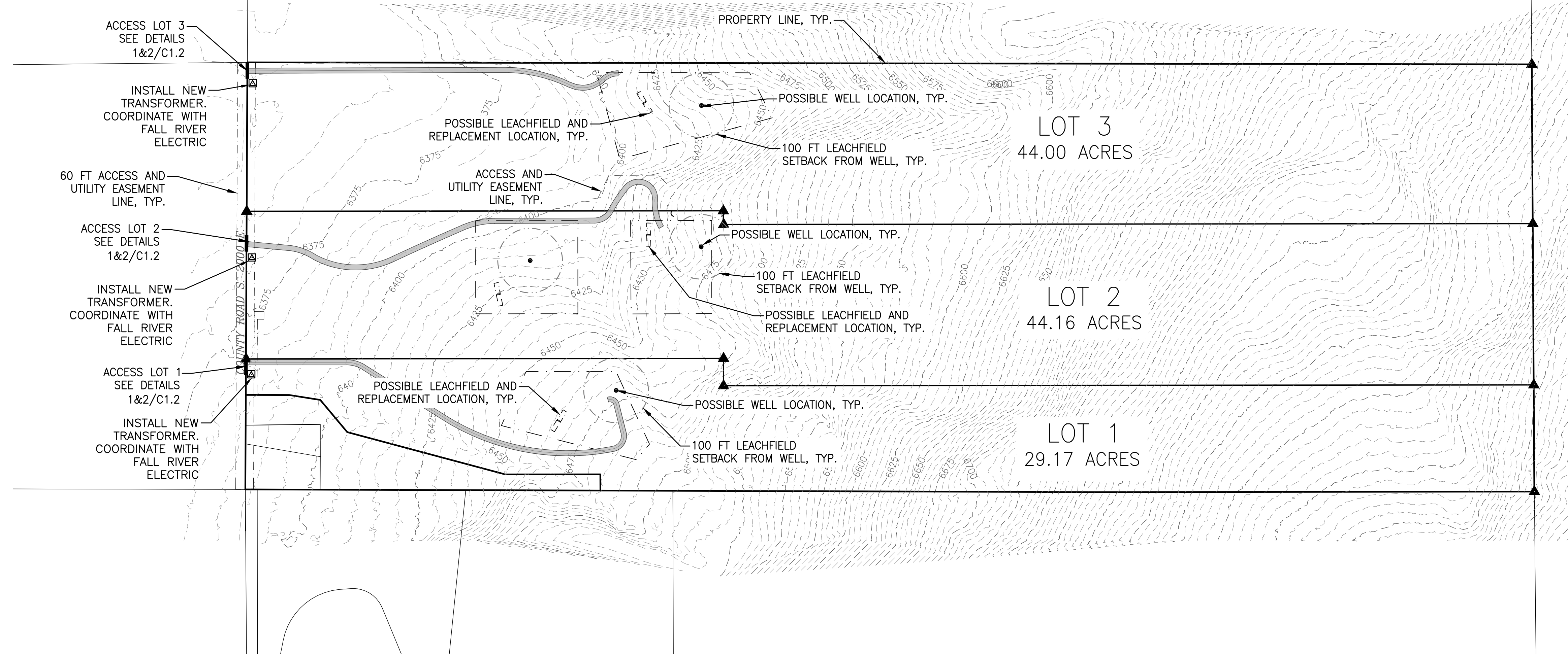
LANDJOB C10 SITE PLAN OVERVIEW.dwg - PRINTER/COPY ANNOTATED PLOT (General Documents) 2024 - PAGE SETUP: 2024 PDF BW - PUBLISH - IMG VER: 041 - PLOTTED BY: Braden Olson  
 DWG NAME: S:\Projects\2024\181 Lone Pine Springs Subdivision - Kevin Steenson - Survey Plan (Geo) 1/14/24.dwg - DATE/TIME: 4/28/2024 11:37:46 AM



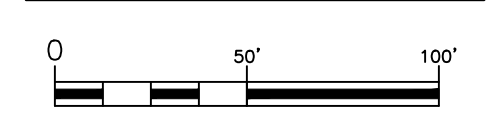
**SITE PLAN OVERVIEW**

DRAWING NO <b>C1.0</b>	JOB NO <b>22-181</b>	JOB TITLE <b>LONE PINE SPRINGS SUBDIVISION S 2000 E TETON COUNTY, ID</b>	DRAWING TITLE <b>SITE PLAN OVERVIEW</b>	DATE <b>28 MAR 2024</b>	REVISION
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**NELSON  
ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2067



**SITE UTILITY PLAN**



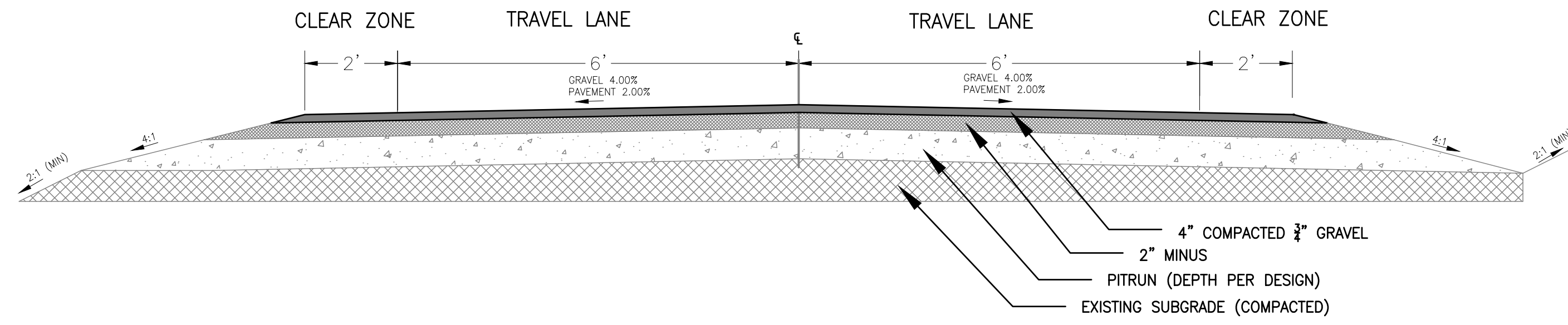
**LEGEND**

- 6200 --- INDEX CONTOUR EXISTING (5' INTERVAL)
- 6201 --- INTERMEDIATE CONTOUR EXISTING (1' INTERVAL)
- PROPERTY BOUNDARY
- - - - - EASEMENT
- SITE ACCESS
- BUILDING ENVELOPE
- - - - - POTENTIAL LEACHFIELD LOCATION
- - - - - POTENTIAL REPLACEMENT LEACHFIELD LOCATION
- - - - - 100' LEACHFIELD SETBACK TO WELL
- ⊙ POTENTIAL WATER WELL LOCATION
- ⊠ POTENTIAL TRANSFORMER LOCATION

RESIDENTIAL WASTEWATER SYSTEMS MUST EXCEED THE FOLLOWING MINIMUM ISOLATION DISTANCES (IN FEET):

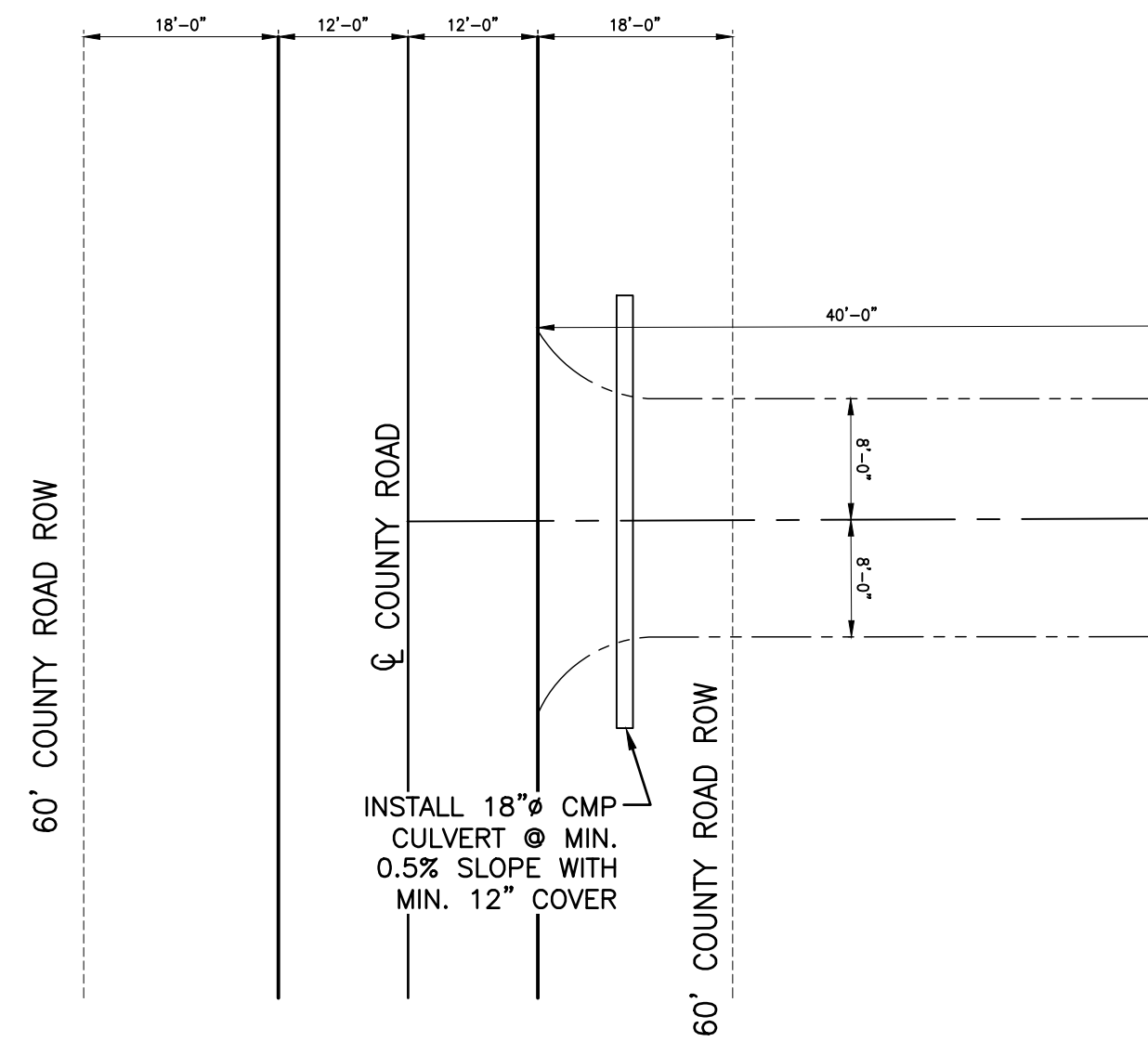
FROM	TO SEPTIC TANK OR EQUIVALENT	TO ABSORPTION SYSTEM
PRIVATE WELLS (INCLUDING NEIGHBORING WELLS)	50'	100'
PROPERTY LINES	5'	5'
BUILDING FOUNDATIONS (W/SLABS/CRAWL)	5'	10'
BUILDING FOUNDATIONS (W/ BASEMENT)	5'	20'
PRIVATE POTABLE WATER PIPES	10'	25'
SEPTIC TANKS	-	6'
STREAM OR SURFACE BODY OF WATER (TEMP SURFACE WATER/IRR DITCH)	25'	VARIABLE (SEE TGM)
STREAM OR SURFACE BODY OF WATER (PERMANENT/INTERMITTENT)	50'	VARIABLE (SEE TGM)

DRAWING NO <b>C1.1</b>	JOB NO <b>22-181</b>	JOB TITLE <b>LONE PINE SPRINGS SUBDIVISION S 2000 E TETON COUNTY, ID</b>	DRAWING TITLE <b>SITE UTILITY PLAN</b>	DATE	28 MAR 2024	REV.			
				SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	NE
<b>NELSON ENGINEERING</b> P.O. BOX 1599, JACKSON WYOMING (307) 733-2067									



\*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. IF A GEOTECHNICAL INVESTIGATION WAS COMPLETED, CONTRACTOR SHALL FOLLOW DESIGN REQUIREMENTS PER REPORT.

1  
C1.2 DRIVEWAY ROAD SECTION - TETON COUNTY, ID  
SCALE: N.T.S.



2  
C1.2 ACCESS APPROACH PLAN  
SCALE: N.T.S.

DATE	28 MAR 2024	REV.
SURVEYED <td>NE <td></td> </td>	NE <td></td>	
ENGINEERED <td>BO <td></td> </td>	BO <td></td>	
DRAWN <td>BO <td></td> </td>	BO <td></td>	
CHECKED <td>BO <td></td> </td>	BO <td></td>	
APPROVED <td>BO <td></td> </td>	BO <td></td>	

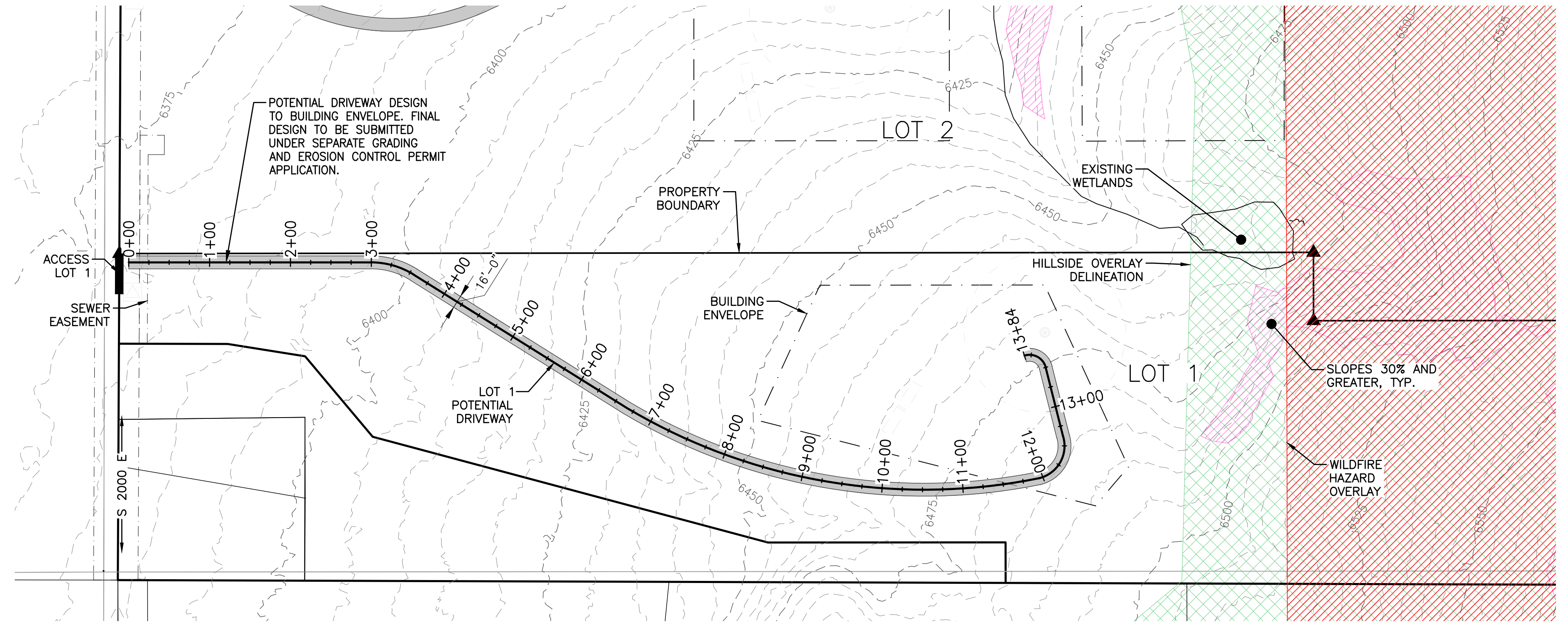
**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2067

DRAWING TITLE  
ACCESS PLAN AND DETAILS

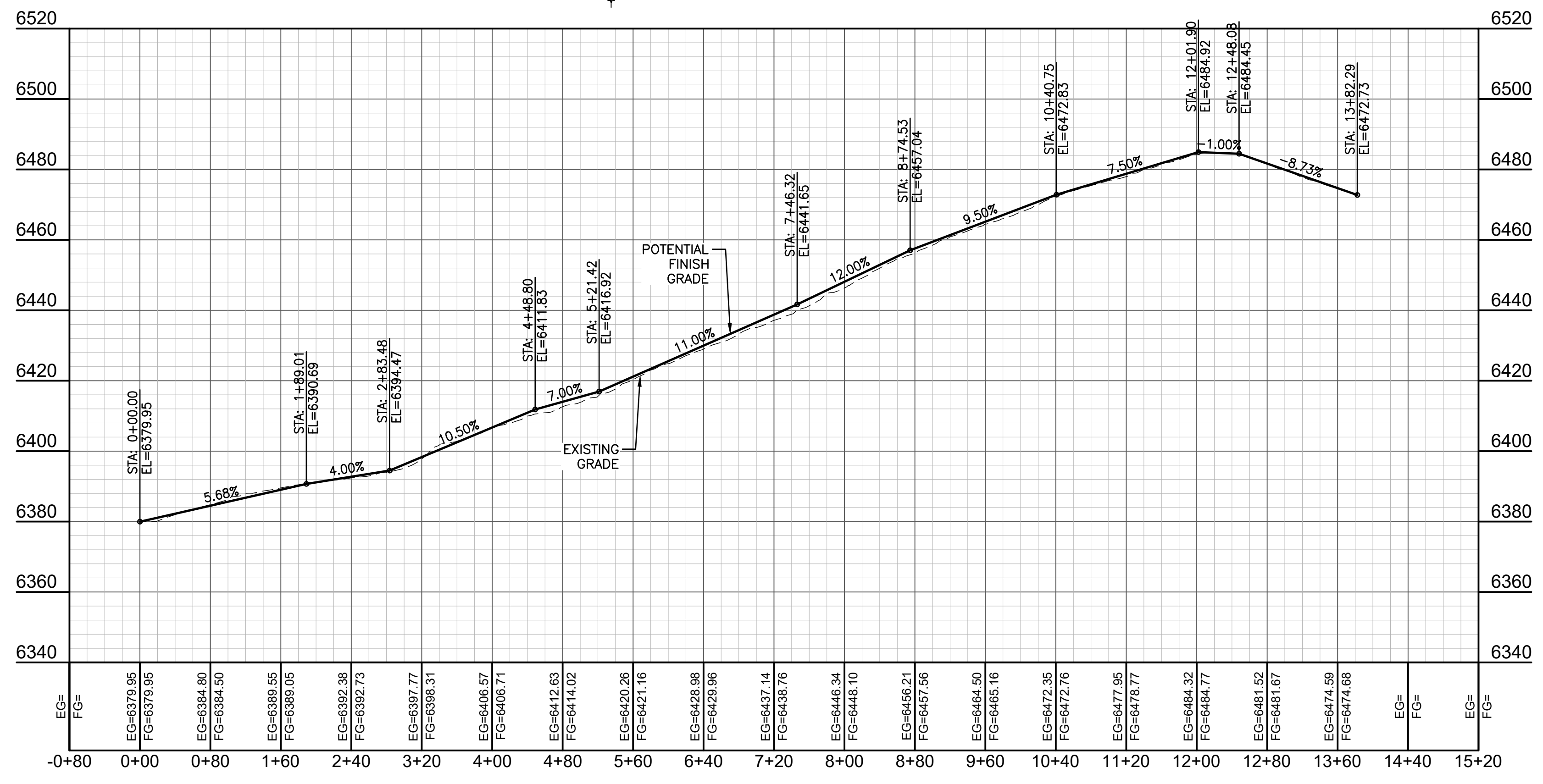
JOB TITLE  
LONE PINE SPRINGS SUBDIVISION  
S 2000 E  
TETON COUNTY, ID

DRAWING NO  
C1.2  
JOB NO  
22-181

LANDULI, C20, LOT 1, POTENTIAL DRIVEWAY PLAN VIEW - PRINTED/PC3 AutoCAD PDF (General Documents) 2024.03.28 - PAGE SETUP: 2024.03.28 PLOT BY: Publish - DWG VER: 24.1 - REVISED BY: Proden Olson  
 DWG NAME: S:\Projects\2024\181 Lone Pine Springs Subdivision - Kevin Steenson - Survey Plan (Geo) 2024.03.28.DWG - DATE/TIME: 4/28/2024 11:37:46 AM



LOT 1 POTENTIAL DRIVEWAY PLAN VIEW



LOT 1 POTENTIAL DRIVEWAY PROFILE VIEW

DRAWING NO  
C2.0

JOB NO  
22-181

JOB TITLE  
LONE PINE SPRINGS SUBDIVISION

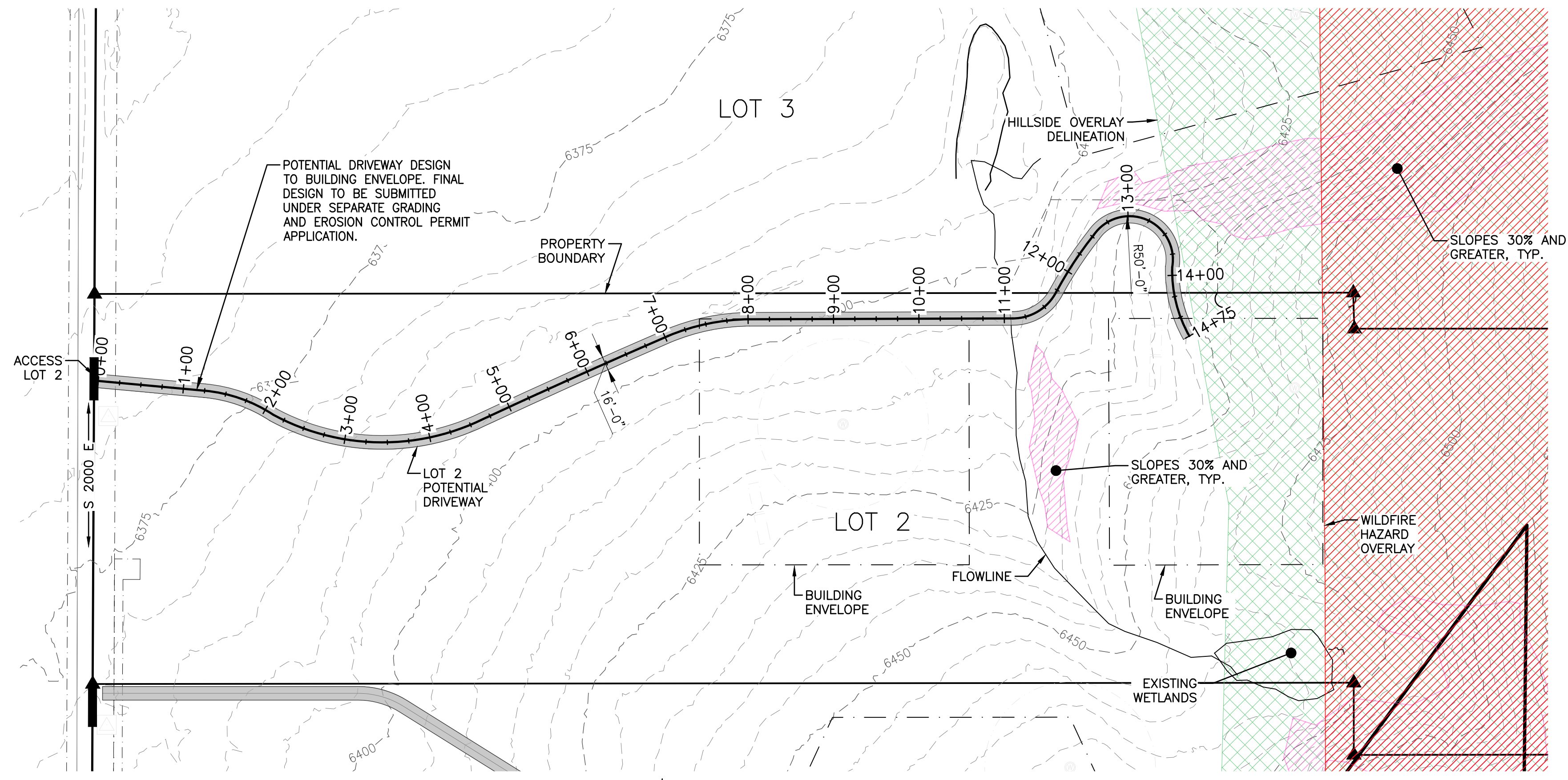
S 2000 E  
TETON COUNTY, ID

DRAWING TITLE  
LOT 1 POTENTIAL DRIVEWAY

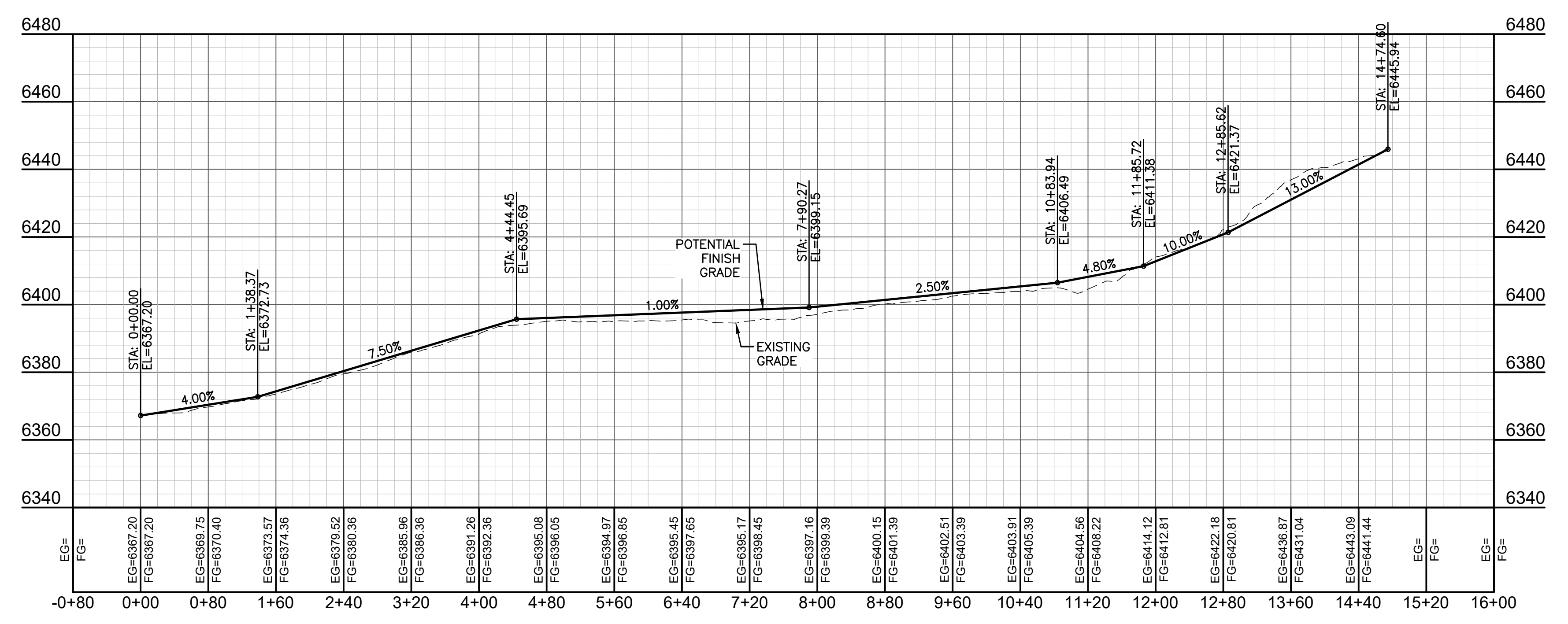
**NELSON ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	28 MAR 2024	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	BO	
APPROVED	BO	

LANDJULI\_C30\_LOT\_2\_POTENTIAL\_DRIVEWAY.dwg - PRINTED/PC3 AutoCAD PDF (General Documents) 2024 - PAGE SETUP: 2024.PDF - PLOT DATE: 4/28/2024 10:37:46 AM - PLOTTED BY: Brandon Olson



LOT 2 POTENTIAL DRIVEWAY PLAN VIEW



LOT 2 POTENTIAL DRIVEWAY PROFILE VIEW

DATE	28 MAR 2024	REV.
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DRAWN	BO	
CHECKED	BO	
APPROVED	BO	

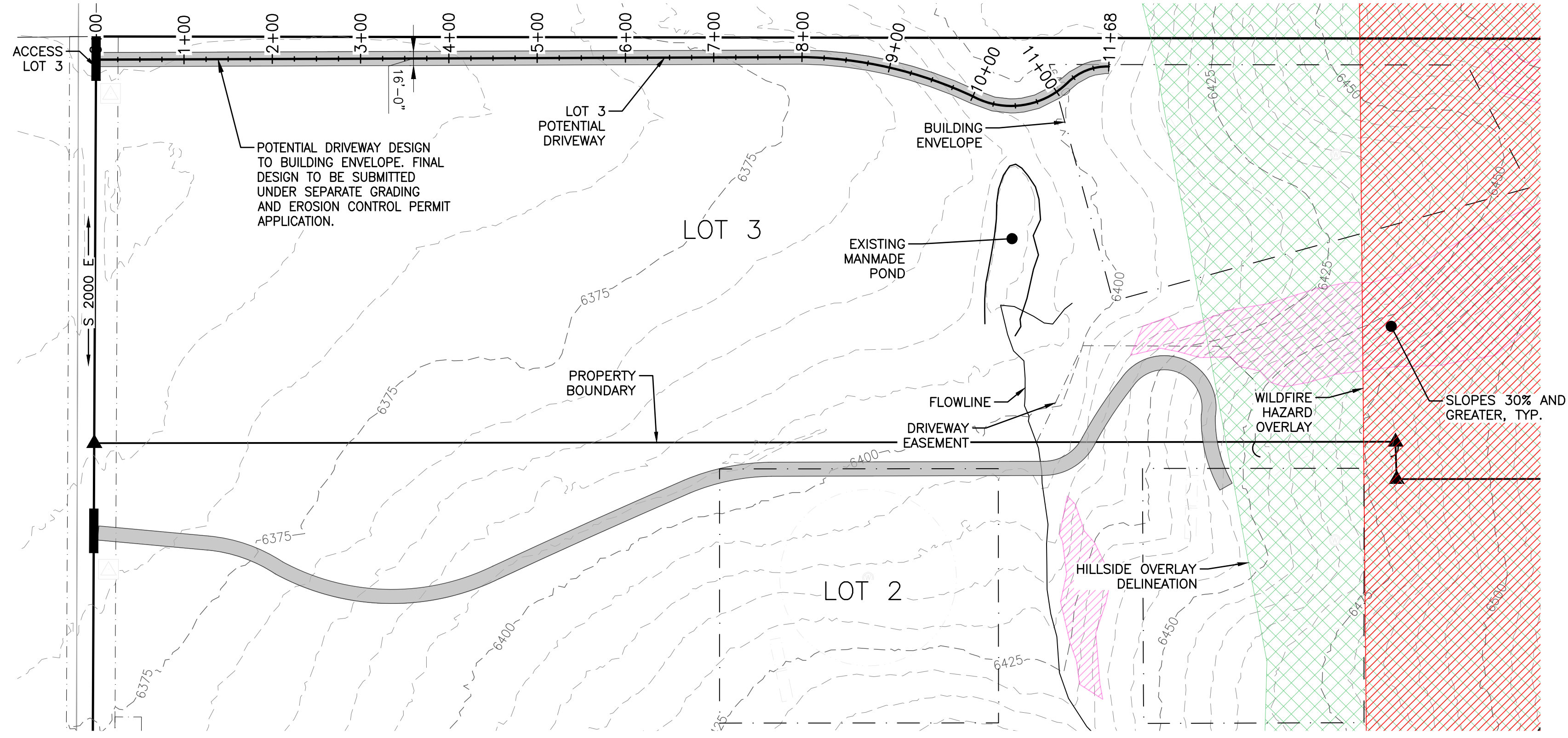
**NELSON ENGINEERING**  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2067

DRAWING TITLE  
**LOT 2 POTENTIAL DRIVEWAY**

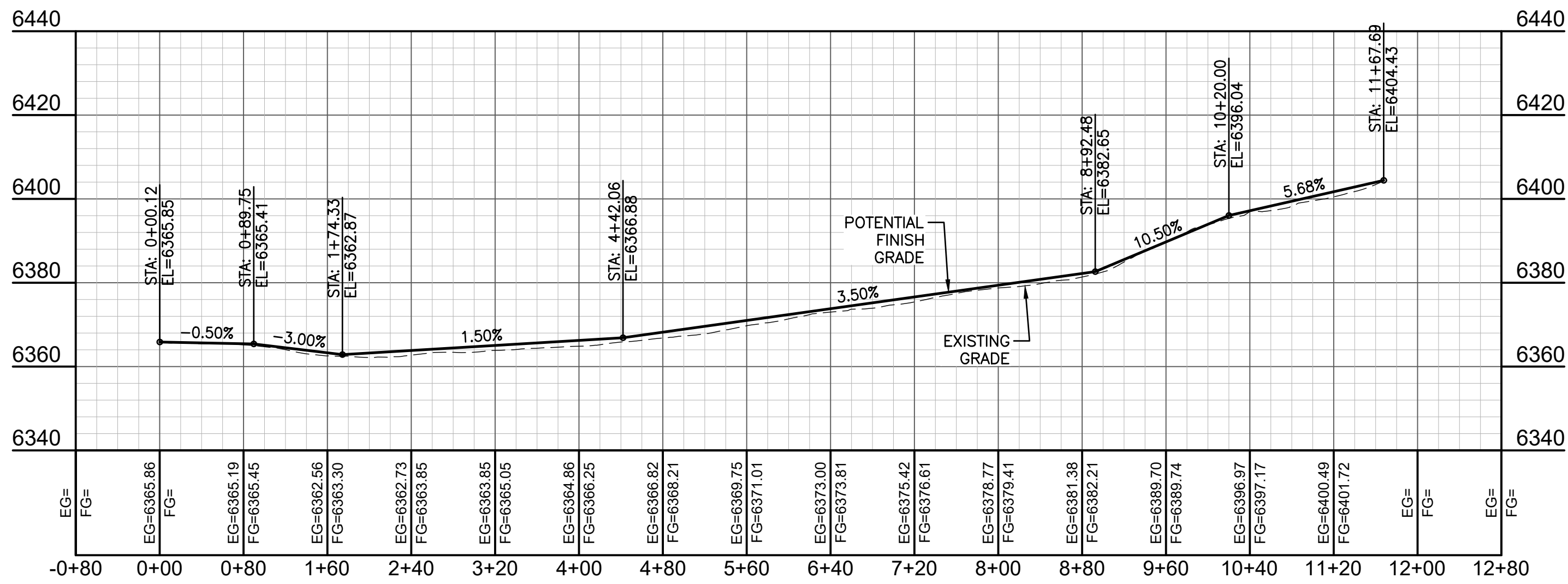
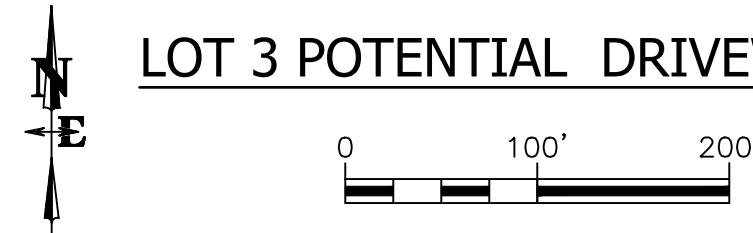
JOB TITLE  
 LONE PINE SPRINGS SUBDIVISION  
 S 2000 E  
 TETON COUNTY, ID

DRAWING NO  
**C3.0**  
 JOB NO  
**22-181**

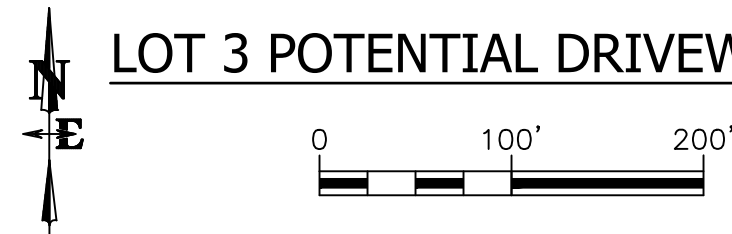
LANDLU, C4.0 LOT 3 POTENTIAL DRIVEWAY\*16393 - PRINTED/PC3 AutoCAD PDF (General Documents)030303 - PAGE SETUP: 2024 PDF BW - Publish - DWG VER: 241 - PLOTTED BY: Brandon Olson  
 DWG NAME: S:\Proj\2023\181 Lone Pine Springs Subdivision - Kevin Steenson - Survey Plan (Geo)Civil\4 Drawings\Civil\241B1\_16393.dwg - DATE/TIME: 4/28/2023 1:37:46 AM



LOT 3 POTENTIAL DRIVEWAY PLAN VIEW



LOT 3 POTENTIAL DRIVEWAY PROFILE VIEW



DRAWING NO  
C4.0

JOB TITLE  
LONE PINE SPRINGS SUBDIVISION

JOB NO  
22-181

DRAWING TITLE  
LOT 3 POTENTIAL DRIVEWAY

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CHECKED	BO	
APPROVED	BO	