

Maps

Kanaka Rapids Ranch
A Planned Community
by
THE COLLINS BROTHERS

Dale L. Riedesel, P.E./L.S.
Professional Engineer, Planner and Land Surveyor

SECTION 15

15
10

THE BLUFFS
AT
KANAKA RAPIDS RANCH
FUTURE PLANNED UNIT DEVELOPMENT
114 AC. +

100'
100'

SECTION 10

SECTION 11
KANAKA RAPIDS RANCHES
P.U.D.

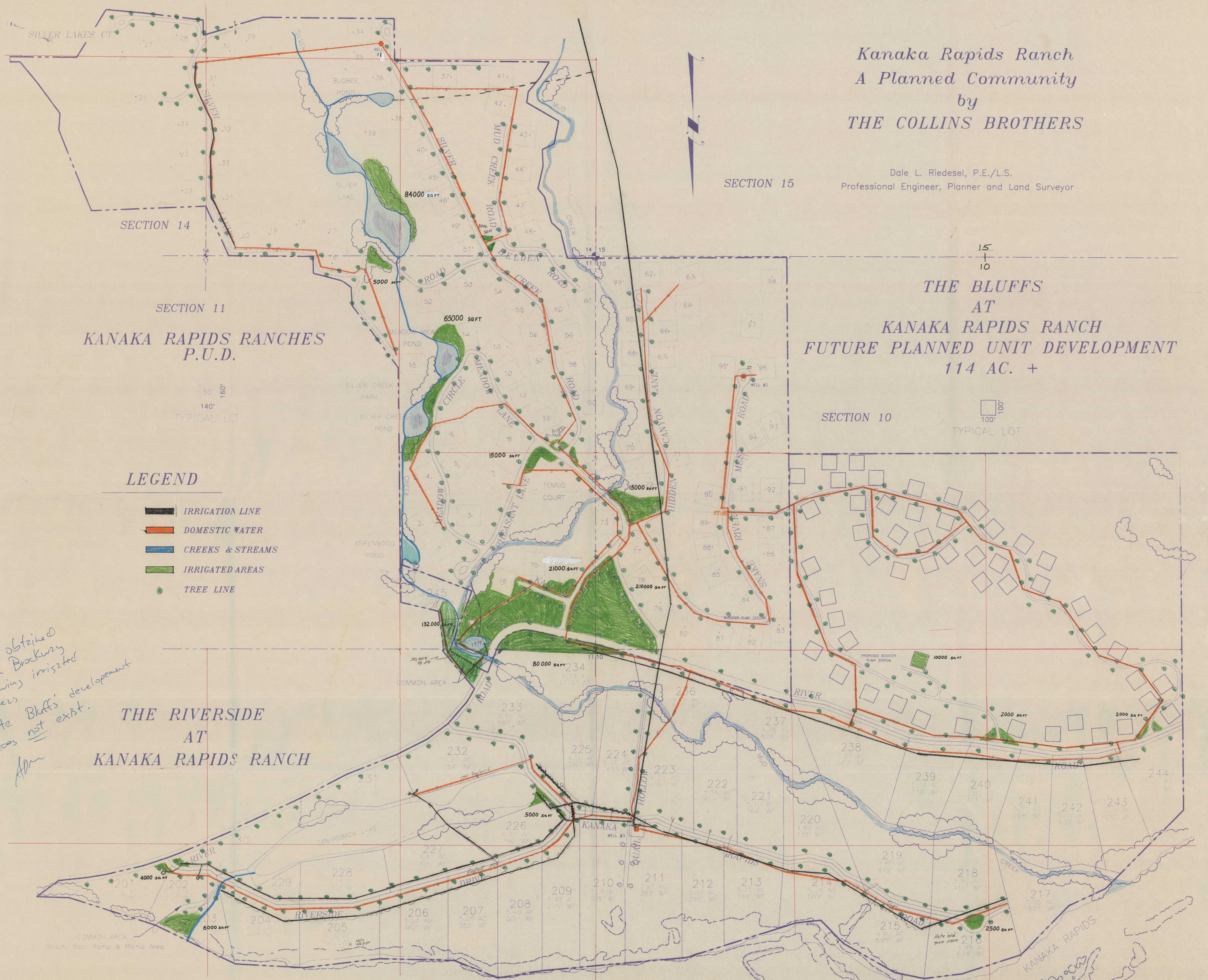
50' 160'
140'

LEGEND

- IRRIGATION LINE
- DOMESTIC WATER
- CREEKS & STREAMS
- IRRIGATED AREAS
- TREE LINE

THE RIVERSIDE
AT
KANAKA RAPIDS RANCH

Map obtained
from Brokers
showing irrigated
areas.
Note Bluffs development
does not exist.
Apr



SILVER LAKES CT.

*Kanaka Rapids Ranch
A Planned Community
by
THE COLLINS BROTHERS*

Dale L. Riedesel, P.E./L.S.
Professional Engineer, Planner and Land Surveyor

*KANAKA RAPIDS RANCHES
P.U.D.*

50' 160'
140' 160'
TYPICAL LOT

*THE BLUFFS
AT
KANAKA RAPIDS RANCH
FUTURE PLANNED UNIT DEVELOPMENT
114 AC. +*

100' 100'
TYPICAL LOT

*THE RIVERSIDE
AT
KANAKA RAPIDS RANCH*

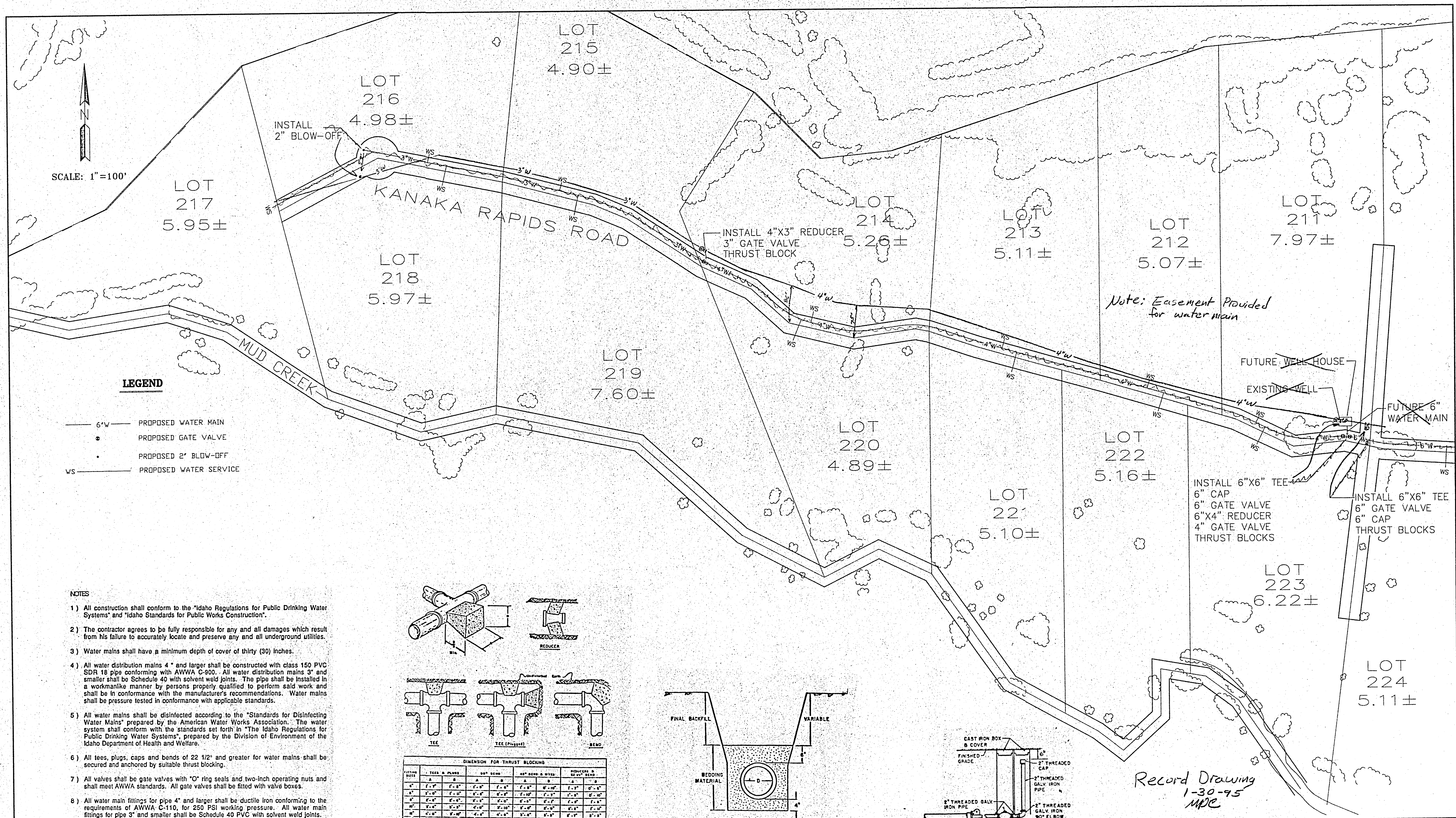
COMMON AREA
Beach, Boat Ramp & Picnic Area

SNAKE

RIVER

KANAKA RAPIDS

THE CLIFFS

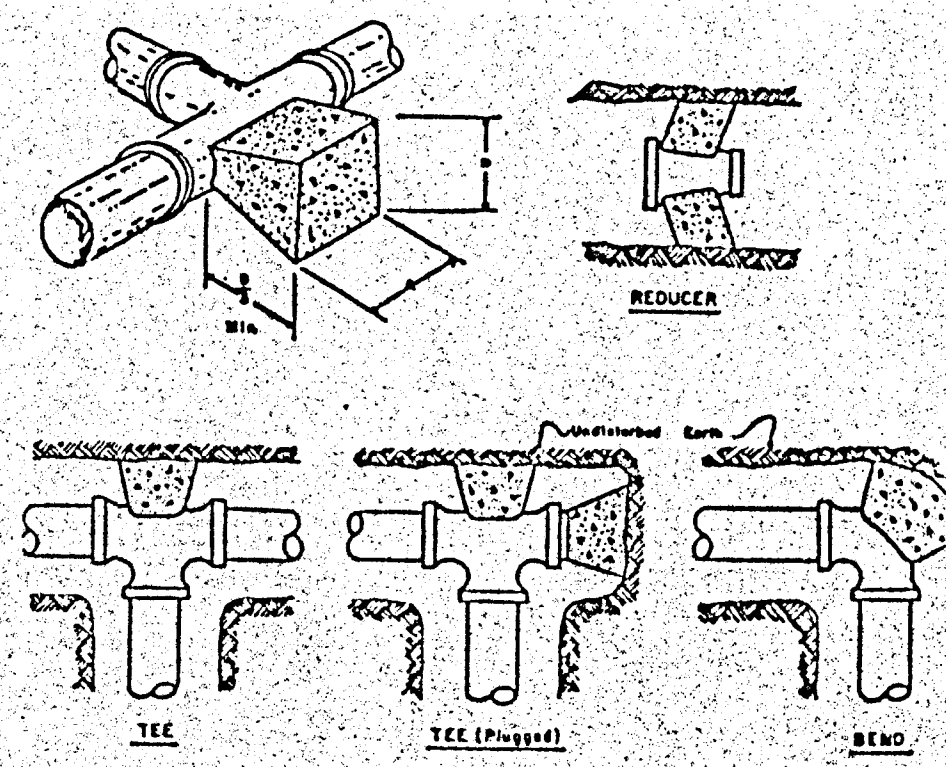


LEGEND

- 6"W PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED 2" BLOW-OFF
- WS PROPOSED WATER SERVICE

NOTES

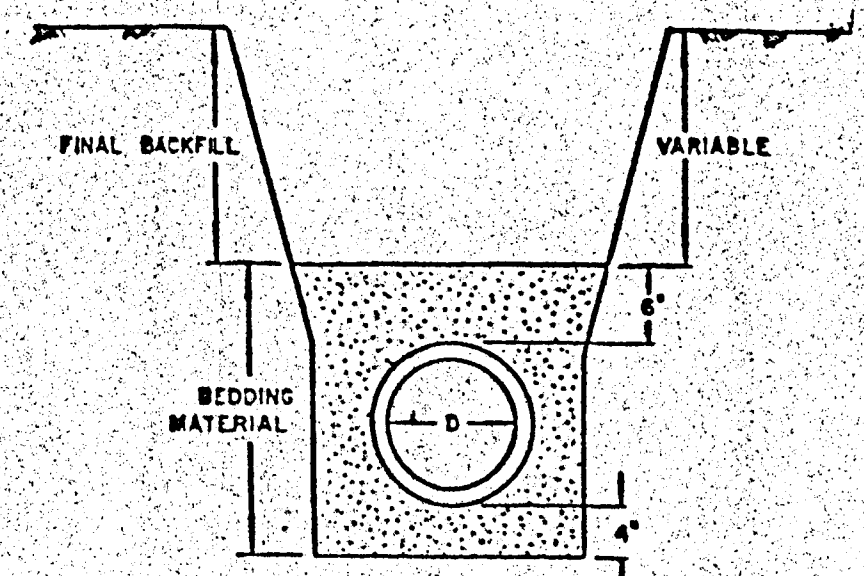
- All construction shall conform to the "Idaho Regulations for Public Drinking Water Systems" and "Idaho Standards for Public Works Construction".
- The contractor agrees to be fully responsible for any and all damages which result from his failure to accurately locate and preserve any and all underground utilities.
- Water mains shall have a minimum depth of cover of thirty (30) inches.
- All water distribution mains 4" and larger shall be constructed with class 150 SDR 18 pipe conforming with AWWA C-900. All water distribution mains 3" and smaller shall be Schedule 40 with solvent weld joints. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in conformance with the manufacturer's recommendations. Water mains shall be pressure tested in conformance with applicable standards.
- All water mains shall be disinfected according to the "Standards for Disinfecting Water Mains" prepared by the American Water Works Association. The water system shall conform with the standards set forth in "The Idaho Regulations for Public Drinking Water Systems", prepared by the Division of Environment of the Idaho Department of Health and Welfare.
- All tees, plugs, caps and bends of 22 1/2" and greater for water mains shall be secured and anchored by suitable thrust blocking.
- All valves shall be gate valves with "O" ring seals and two-inch operating nuts and shall meet AWWA standards. All gate valves shall be fitted with valve boxes.
- All water main fittings for pipe 4" and larger shall be ductile iron conforming to the requirements of AWWA C-110, for 250 PSI working pressure. All water main fittings for pipe 3" and smaller shall be Schedule 40 PVC with solvent weld joints.



DIMENSION FOR THRUST BLOCKING											
FITTING SIZE	TEE & PLUGS		90° BEND		45° BEND & WYE		REDUCERS & 180° BEND				
	A	B	A	B	A	B	A	B	A	B	C
4"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
8"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
10"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
12"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
14"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
16"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
18"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
20"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
22"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
24"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
26"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
28"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"
30"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"

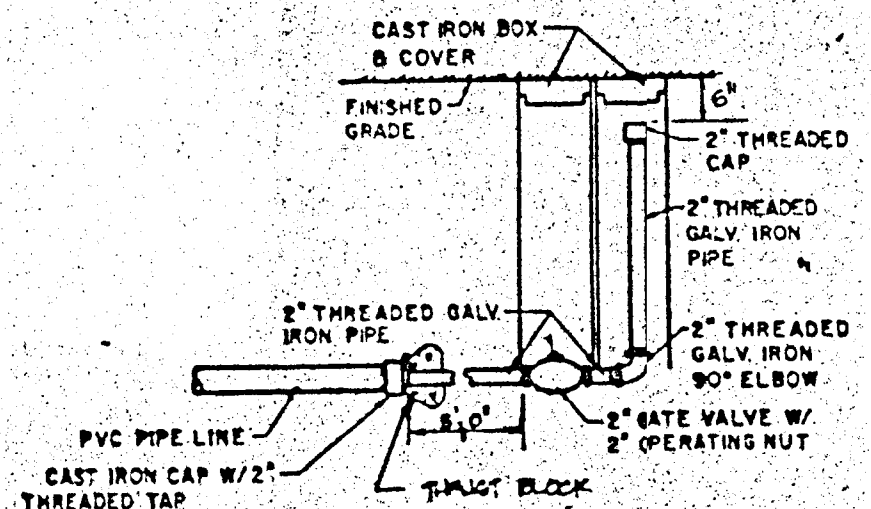
NOTE: This table is based on 100 PSI Water Pressure, 3000 PPM Soil Bearing Pressure.

THRUST BLOCK DETAILS
NOT TO SCALE



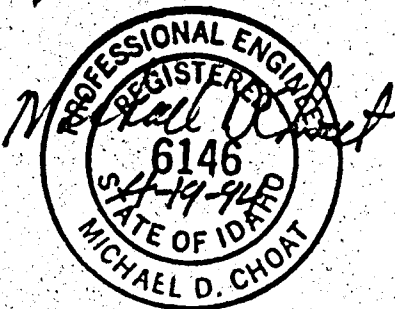
ALL MATERIALS USED AS BEDDING, INITIAL BACKFILL, OR FINAL BACKFILL SHALL BE COMPACTED TO 95% OF MAX. DENSITY AS DETERMINED BY ASTM D 1557.

PIPE TRENCH AND BEDDING DETAIL
NOT TO SCALE



TYPICAL 2" BLOW-OFF DETAIL
NOT TO SCALE

Record Drawing
1-30-95
MPC



1994 WATER SYSTEM IMPROVEMENTS
KANAKA RAPIDS RANCH
PHASE I RIVERSIDE
TWIN FALLS COUNTY, IDAHO

Galena Engineering Inc.

Civil Engineers & Land Surveyors

650 N Second Avenue
P.O. Box 425
Ketchum, Idaho 83340
(208) 723-4723

SCALE: 1" = 100'

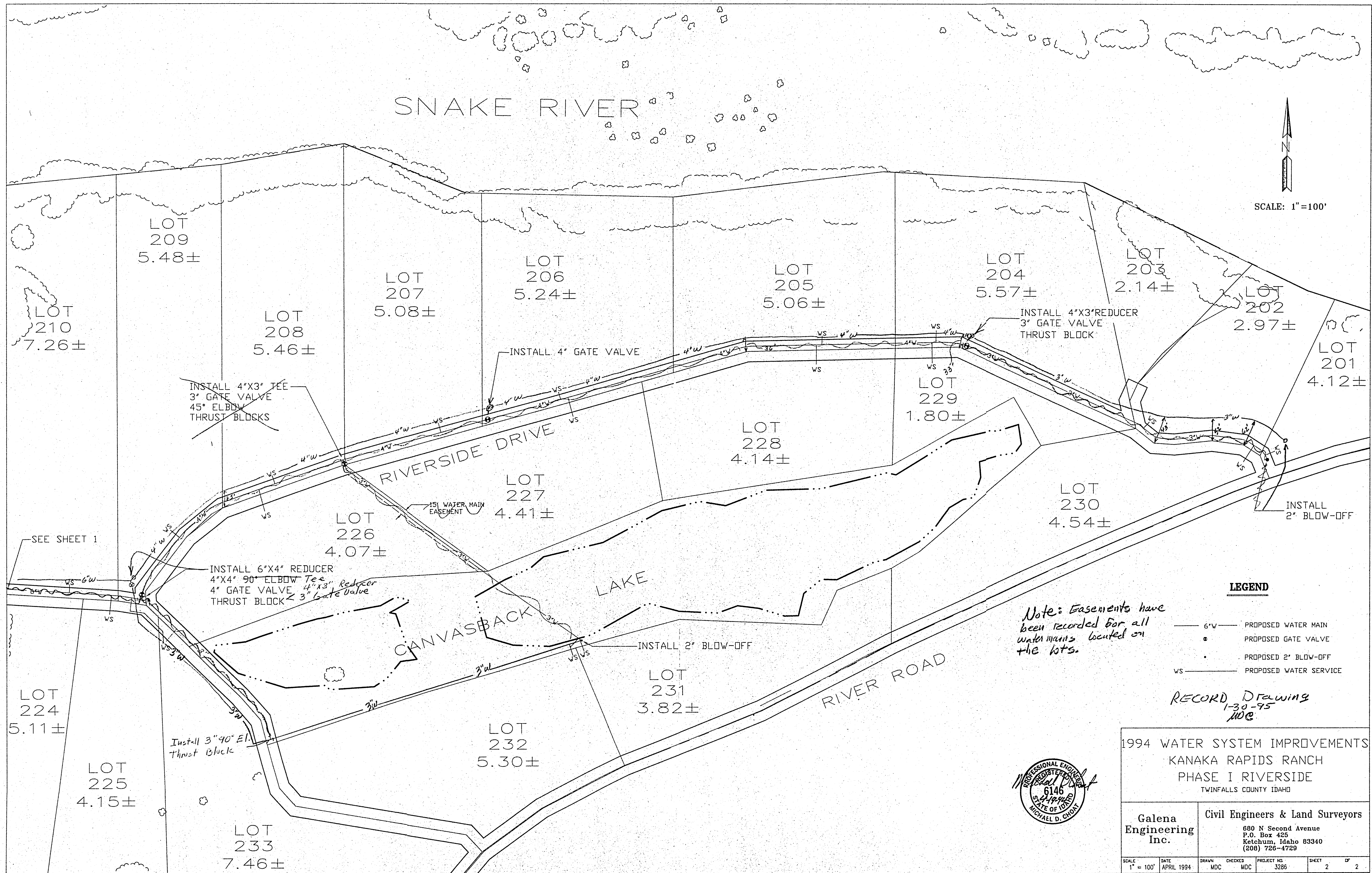
DATE: APRIL 1994

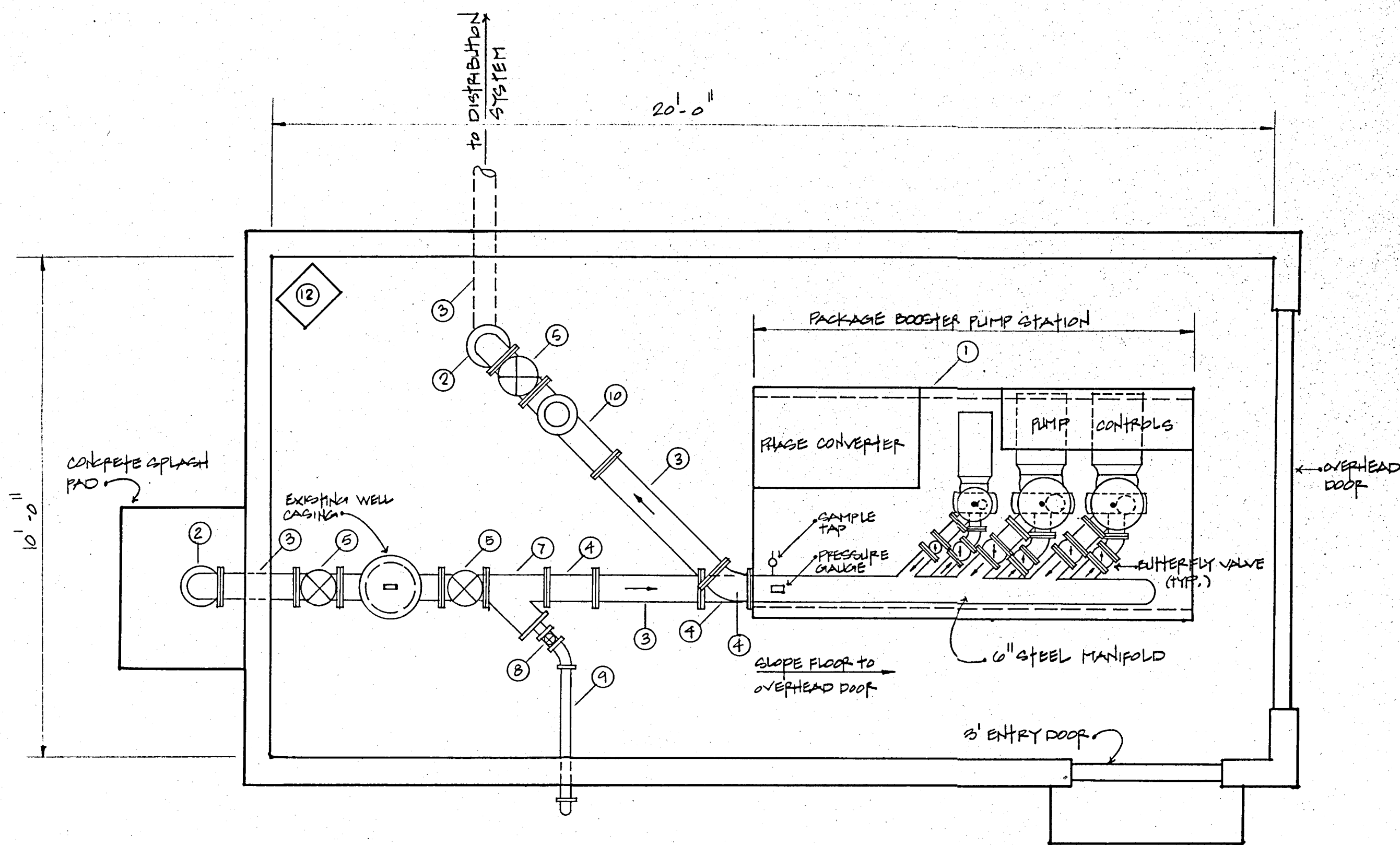
DRAWN: MDC

CHECKED: MDC

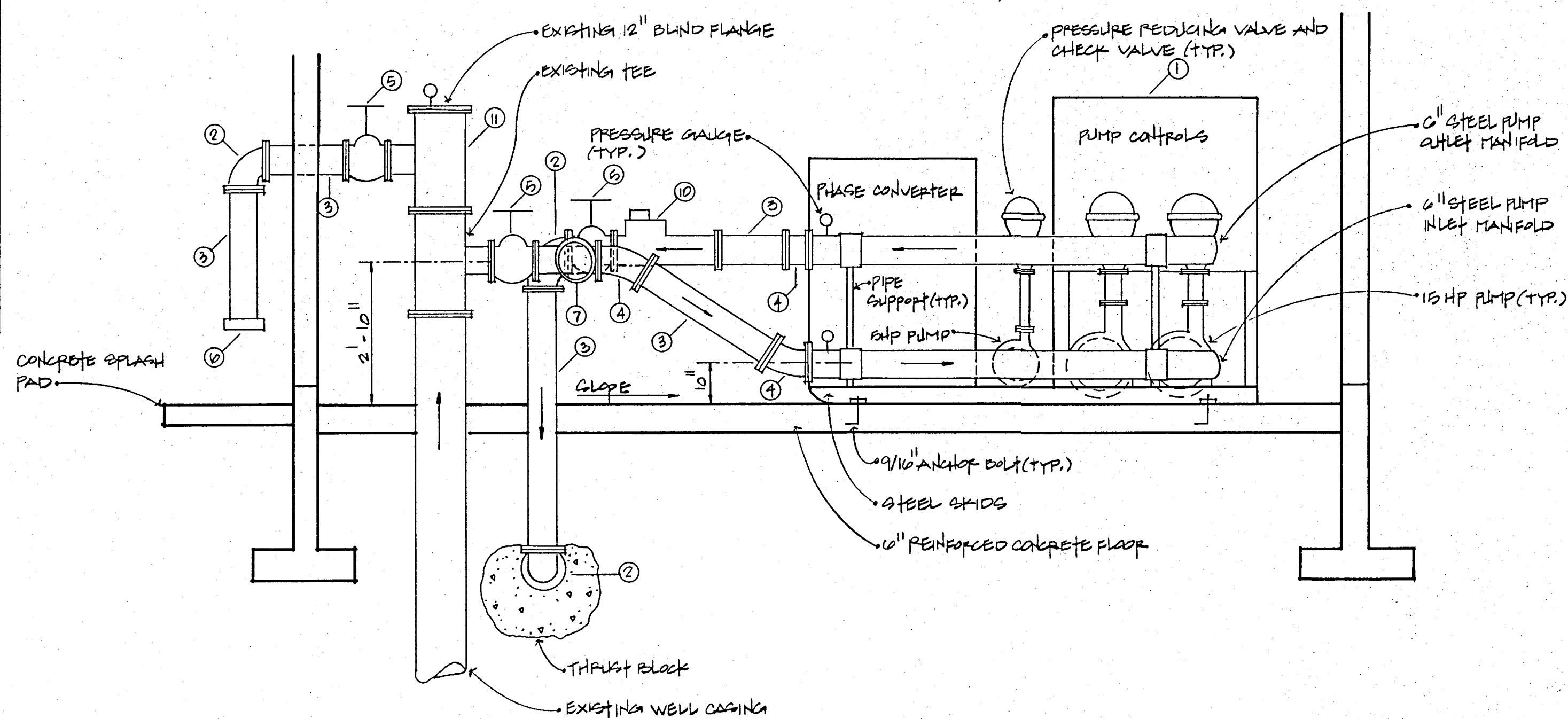
PROJECT NO: 3285

SHEET: 1 OF 2

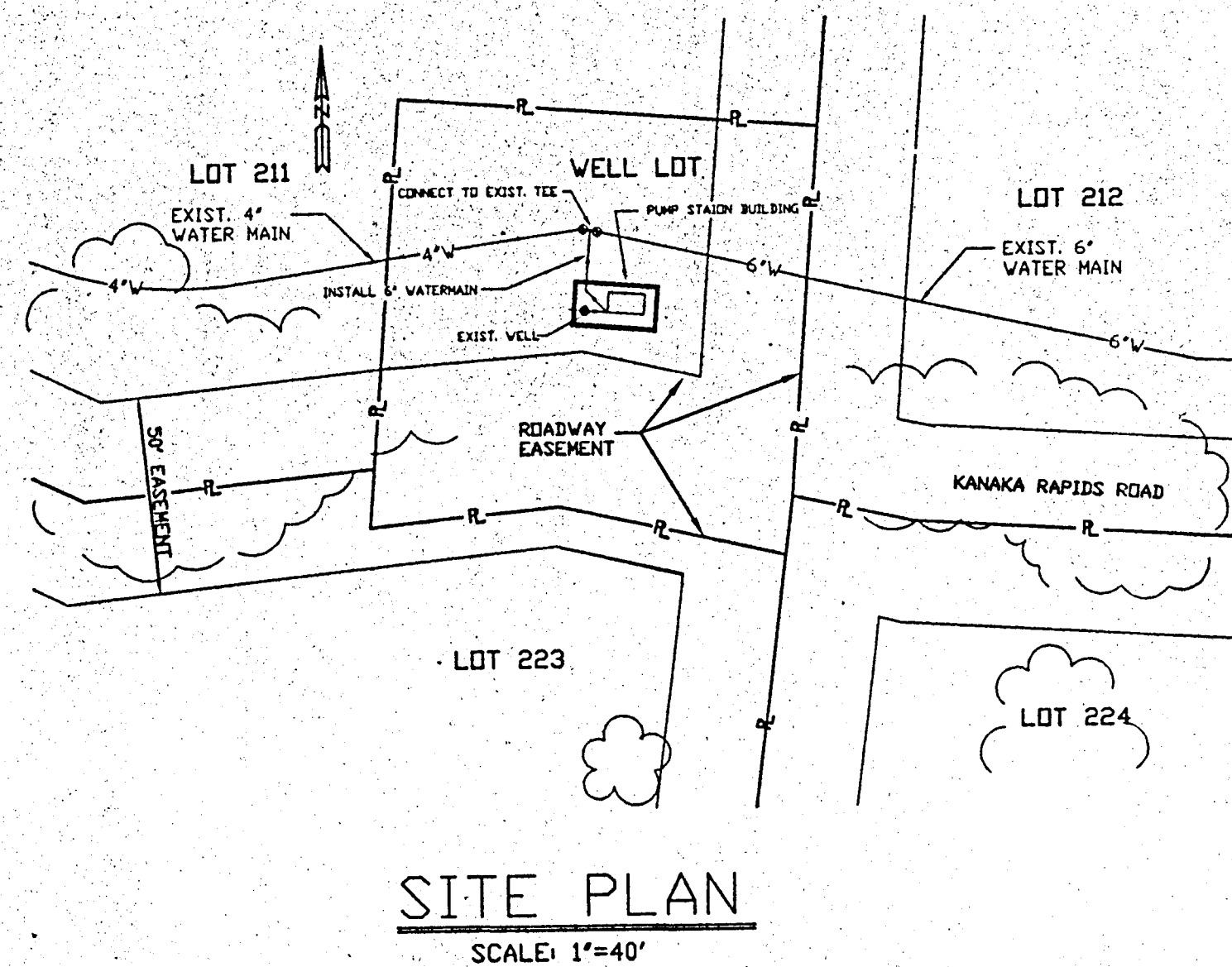




PLAN
SCALE: 1/2" = 1'-0"



CROSS SECTION
SCALE: 1/2" = 1'-0"



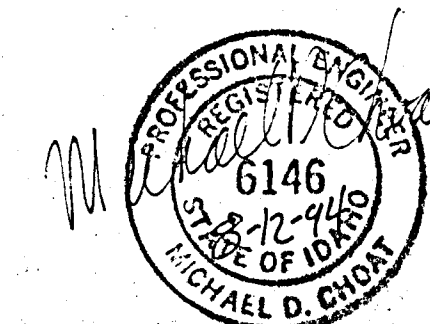
SITE PLAN
SCALE: 1" = 40'

Equipment List

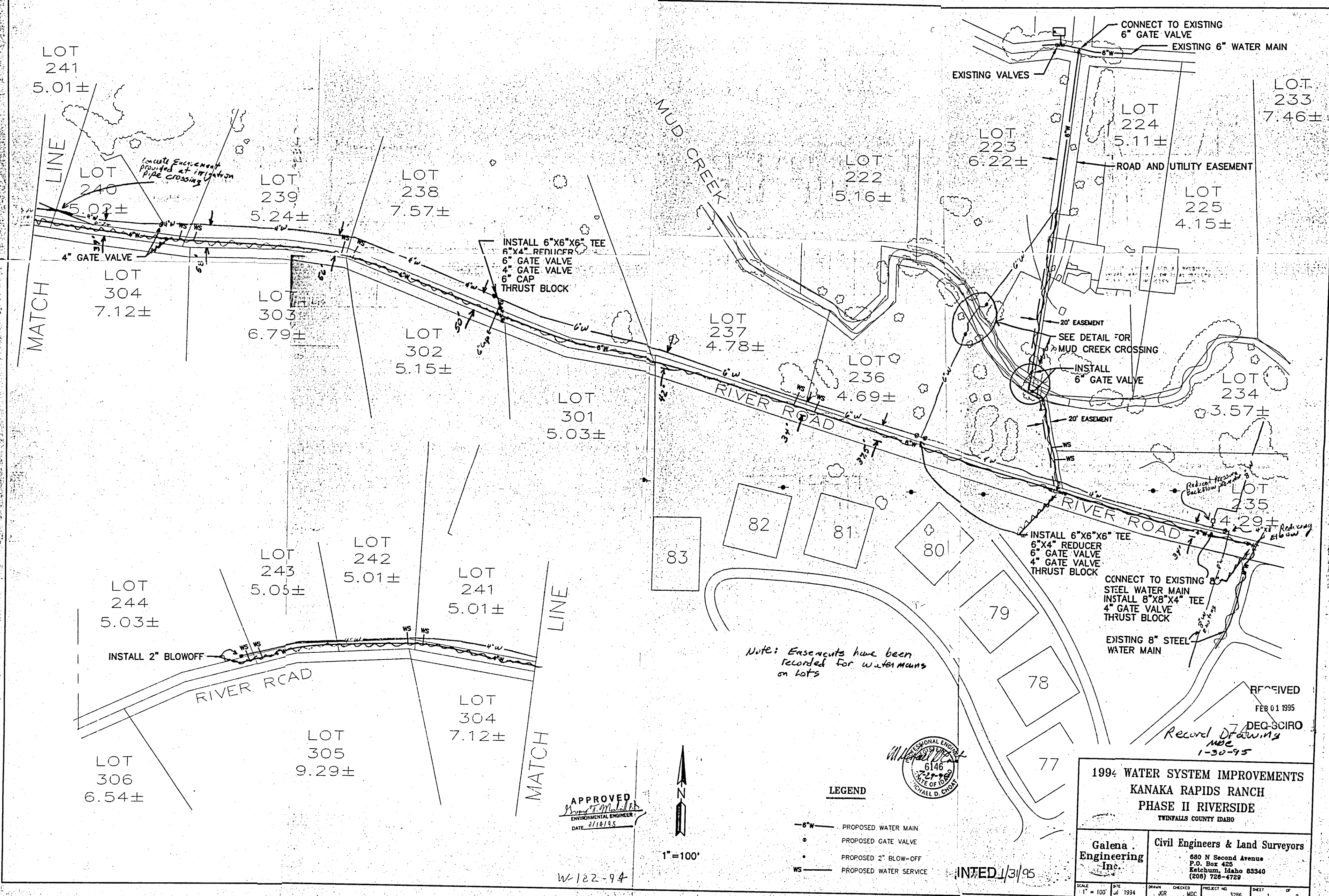
1. Package Triplex Booster Pump Station
2. 6" Flanged 90° Elbow
3. 6" Flanged Pipe Spool
4. 6" Flanges 45° Elbow
5. 6" Flanged Gate Valve
6. 6" Cap
7. 6" Wye Strainer
8. 2" Gate Valve
9. 2" Galvanized Iron Pipe and Fittings
10. 6" Flow Meter
11. 12" x 12" x 6" Flanged Tee
12. Heater

NOTES

- 1) All construction shall conform to the "Idaho Regulations for Public Drinking Water Systems" and "Idaho Standards for Public Works Construction".
- 2) The contractor agrees to be fully responsible for any and all damages which result from his failure to accurately locate and preserve any and all underground utilities.
- 3) Water mains shall have a minimum depth of cover of thirty (30) inches.
- 4) All 6 inch water distribution mains outside the pump station required to connect to the existing main shall be constructed with class 150 PVC SDR 18 pipe conforming with AWWA C-900. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in conformance with the manufacturer's recommendations. Water mains shall be pressure tested in conformance with applicable standards.
- 5) All water mains and pump station piping shall be disinfected according to the "Standards for Disinfecting Water Mains" prepared by the American Water Works Association. The water system shall conform with the standards set forth in "The Idaho Regulations for Public Drinking Water Systems", prepared by the Division of Environment of the Idaho Department of Health and Welfare.
- 6) All tees, plugs, caps and bends of 22 1/2" and greater for water mains shall be secured and anchored by suitable thrust blocking. Piping within the pump station shall be adequately thrust protected.
- 7) All 6 inch valves shall be gate valves with "O" ring seals and hand wheels and shall meet AWWA standards. Two-inch valve shall be a gate valve or ball valve.
- 8) All water main fittings outside of the pump station shall be ductile iron conforming to the requirements of AWWA C-110, for 250 PSI working pressure.
- 9) All electrical work shall be in conformance with applicable State, Federal, and local codes. A UL listed panel with separate breakers for each pump, heater, lights, and electrical outlets shall be provided.
- 10) The architectural details of the pump house will be furnished by the owner. Dimensions shown hereon relative to the pump house are minimum inside dimensions which will permit proper installation and maintenance of the equipment.
- 11) Steel pipe supports shall be provided by the contractor as required to adequately support the pump station piping. The package booster pump station shall be bolted to the floor of the pump station per the manufacturer's recommendations.
- 12) The wye strainer and 2" piping shall be drained to the outside of the building with 2" galvanized iron pipe. The open end of the pipe shall be elbowed downward and be 18" above the ground adjacent to the pump house.
- 13) The 6" pipe and fittings inside the pump station shall be flanged ductile iron conforming with AWWA C-110 or flanged steel conforming with AWWA C-200.
- 14) The package booster pump system shall be a LIQUI-TROL "UNIPAC" system. The maximum capacity shall be 750 gallons per minute.



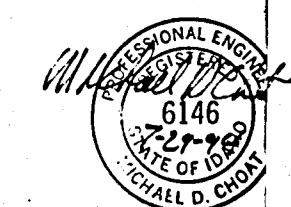
Booster Pump Station Details for KANAKA RAPIDS RANCH RIVERSIDE DEVELOPMENT City of Buhl, Twin Falls County, Idaho			
Galena Engineering Inc.		Civil Engineers & Land Surveyors P.O. Box 425 Ketchum, Idaho 83340 (208) 726-4729	
SCALE As Shown	DATE Aug. 1994	DR. KMJ / MDC	DWG. NO. 3286.01
SH	I	OF	I



APPROVED
ENVIRONMENTAL ENGINEER
DATE 2/18/95

1" = 100'

LEGEND
-6"W- PROPOSED WATER MAIN
• PROPOSED GATE VALVE
• PROPOSED 2" BLOW-OFF
WS PROPOSED WATER SERVICE



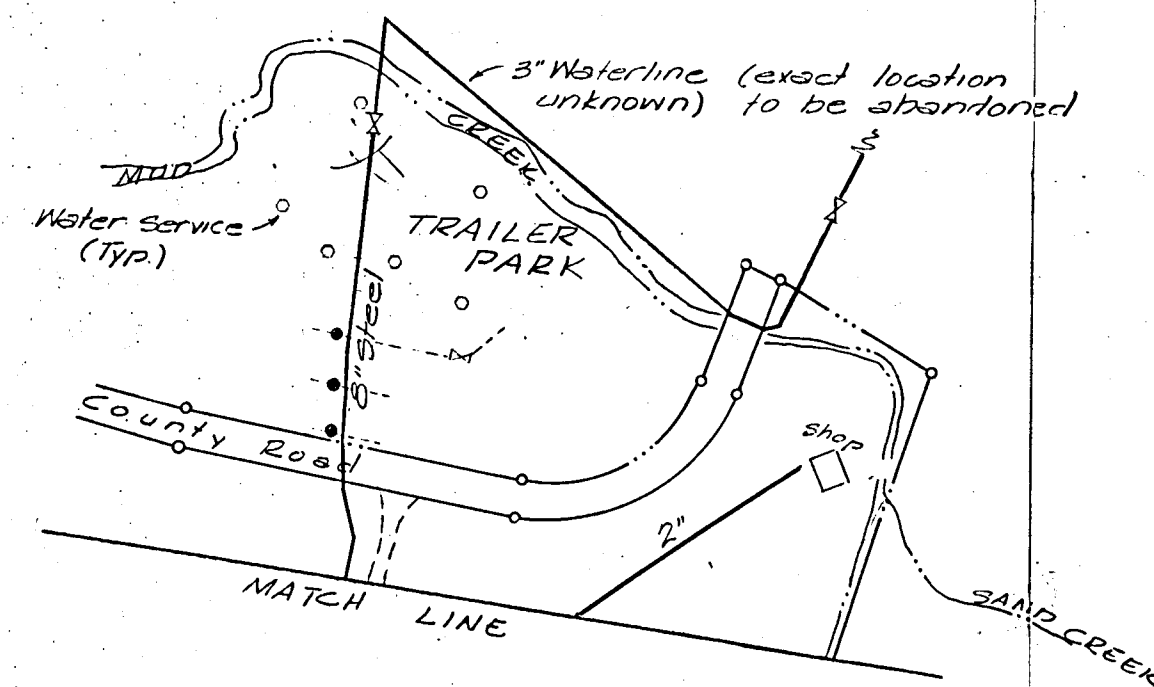
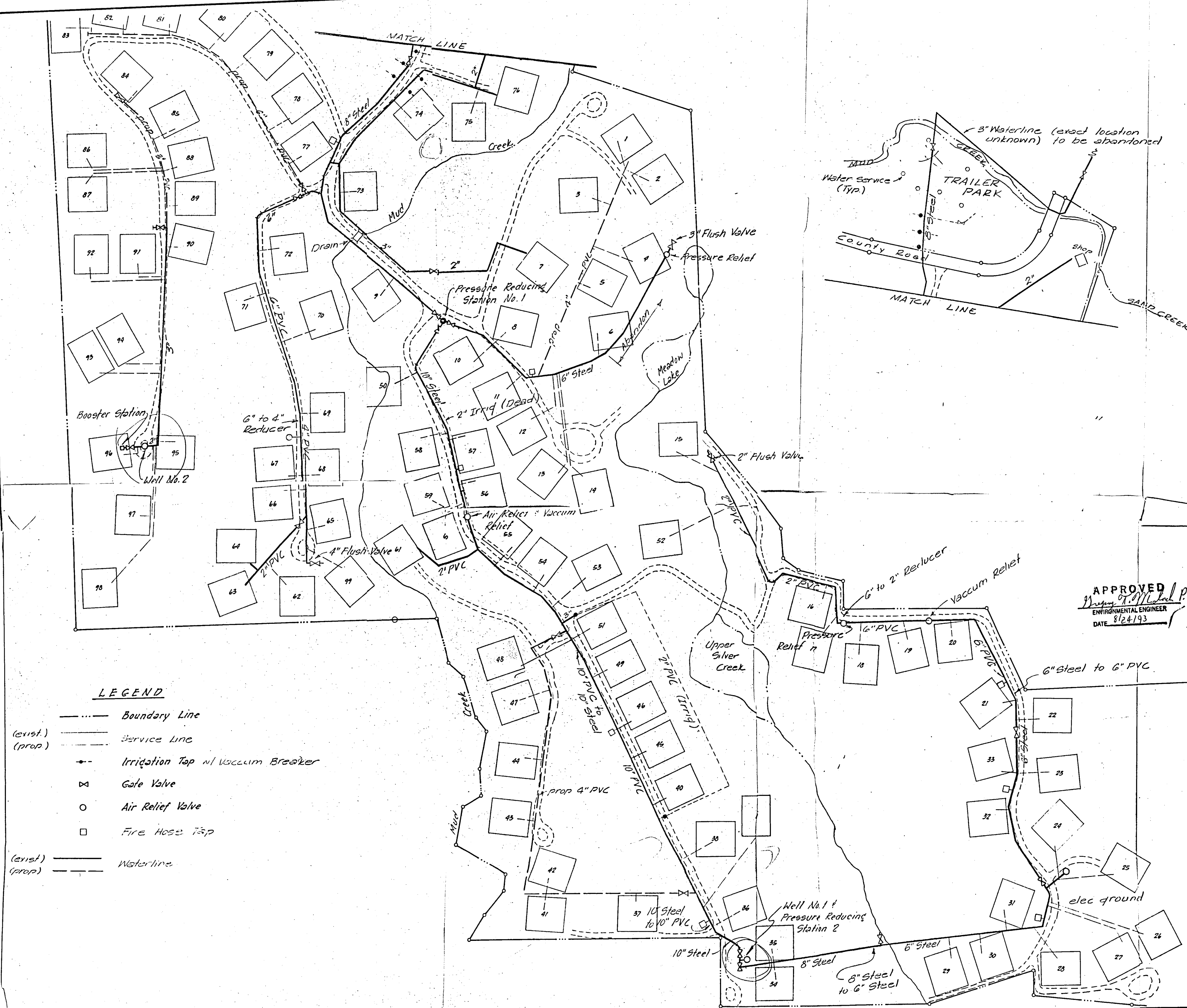
INTD 1/31/95

1994 WATER SYSTEM IMPROVEMENTS
KANAKA RAPIDS RANCH
PHASE II RIVERSIDE
TWINFALLS COUNTY IDAHO

RECEIVED
FEB 01 1995
DEQ-SCIRO
Record Drawing
MDC
1-30-95

Galena Engineering, Inc.	Civil Engineers & Land Surveyors
680 N Second Avenue P.O. Box 425 Ketchum, Idaho 83340 (208) 726-4729	680 N Second Avenue P.O. Box 425 Ketchum, Idaho 83340 (208) 726-4729
SCALE 1" = 100'	DATE JUL 1994
DRAWN JCR	CHECKED MDC
PROJECT NO. 3286	SHEET 1 OF 2

47-7680 P:\ACJOBS\KANAKA\H20-2



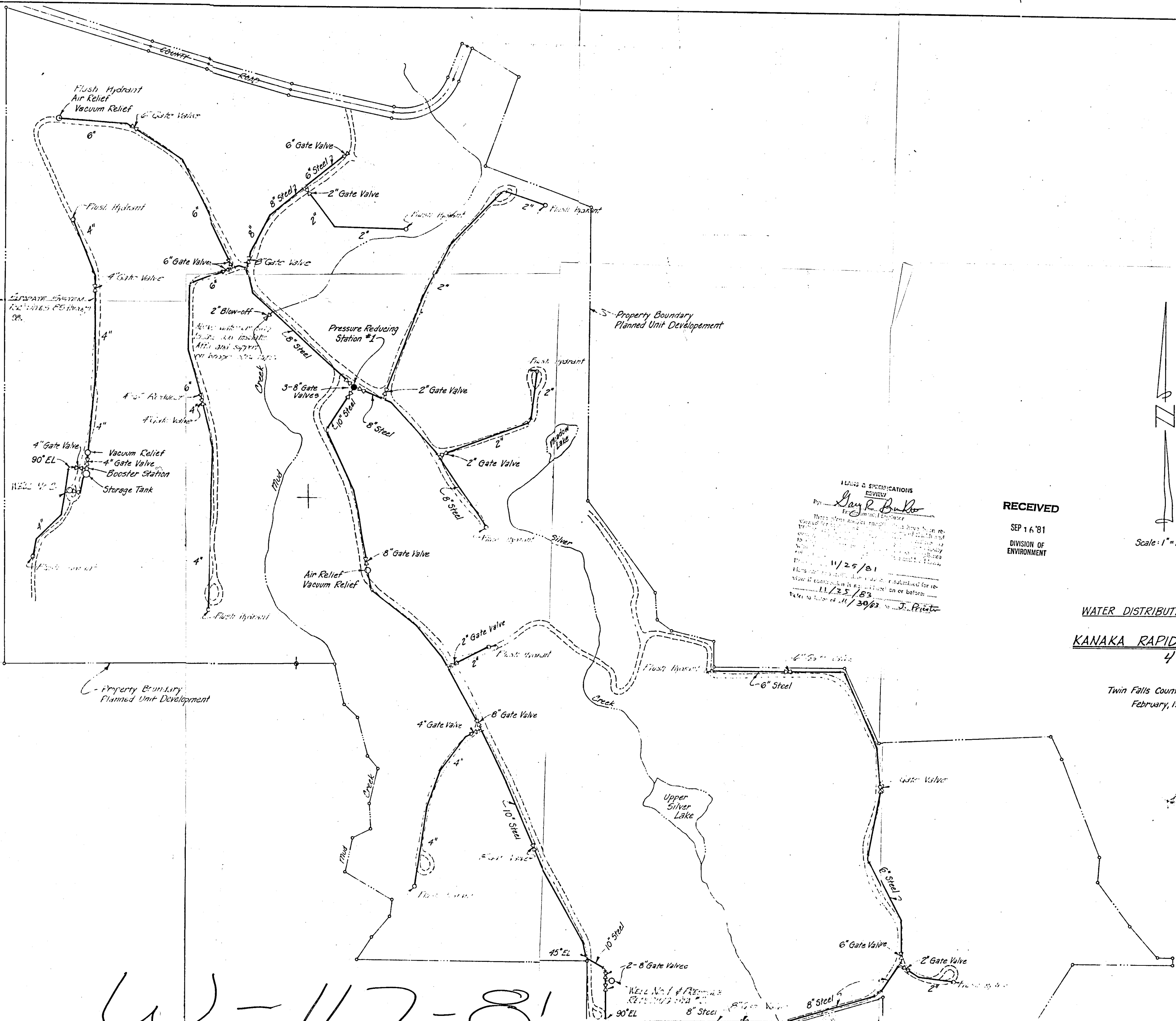
- NOTES:
- 1) Pipelines appear to meet construction specifications as prepared by John Priestler. All steel pipe has an exterior coating of coaltar enamel with a tell shield. All joints and connections with steel pipe have been coated with tar after field welding. All PVC pipe appears to meet the approved specifications i.e. class 200 with "Ring-Tite" joints. Pipes 3" and smaller are schedule 40 PVC with solvent weld joints.
 - 2) Fittings and mainline gate valves appear to meet the approved specifications by John Priestler.
 - 3) Flushing valves generally consist of bronze gate valves connected to the end of the pipeline. These valves are located a minimum of 18" above existing ground.
 - 4) Air & vacuum relief valves appear to meet the approved specifications. All outlets are 18" above finished grade and fitted with a screen.
 - 5) Cross connection control is provided by pressure type vacuum breakers at the irrigation services.
 - 6) Pressure-reducing station 2 appear to be constructed in substantial conformance with approved construction drawings prepared by John Priestler.
 - 7) Pressure-reducing station No. 1 appears to be constructed in substantial conformance with approved construction drawings prepared by John Priestler.
 - 8) Well No. 2 is constructed with a pump producing approximately 70 gpm. Pressure tanks and pump controls are set in an above ground concrete vault. The well and pressure tanks are connected to the 3" distribution system with a 2" PVC pipeline.
 - 9) Water services are constructed with a steel service saddle on the mainline. The service pipe is 2" schedule 40 PVC with solvent weld joints. A bronze gate valve in a PVC box provides isolation from the watermain.

APPROVED
W. J. Michael P.E.
 ENVIRONMENTAL ENGINEER
 DATE: 8/24/93

- LEGEND**
- Boundary Line
 - (exist) Service Line
 - (prop) Service Line
 - Irrigation Tap w/ Vacuum Breaker
 - Gate Valve
 - Air Relief Valve
 - Fire Hose Tap
 - (exist) Waterline
 - (prop) Waterline

RECEIVED
 AUG 16 1993
 DEQ-SOIRO
 WR# 47-7680

Kanaka Rapids Ranches Record Drawing of WATER SYSTEM				
Dale L. Riedesel P.E./L.S. Suite 103, 488 Blue Lakes Blvd. North Twin Falls, Idaho 83301				
SCALE As Shown	DATE 7/93	DESIGN WJM	CHECK BY WJM	SHEET OF



I LANS & SPECIFICATIONS
 REVIEW
 By *Larry R. Buhl*
 Consulting Engineer
 These plans have been reviewed and approved for re-
 vision for the purpose of the project and the engineer
 is not responsible for any errors or omissions in the
 plans or specifications. The engineer's liability is limited
 to the design and construction of the project.
 11/25/81
 Plans are to be used for the purpose of the project and
 are not to be used for any other purpose.
 11/25/83
 Refer to letter of 11/30/83 to J. Priester

RECEIVED
 SEP 16 '81
 DIVISION OF
 ENVIRONMENT

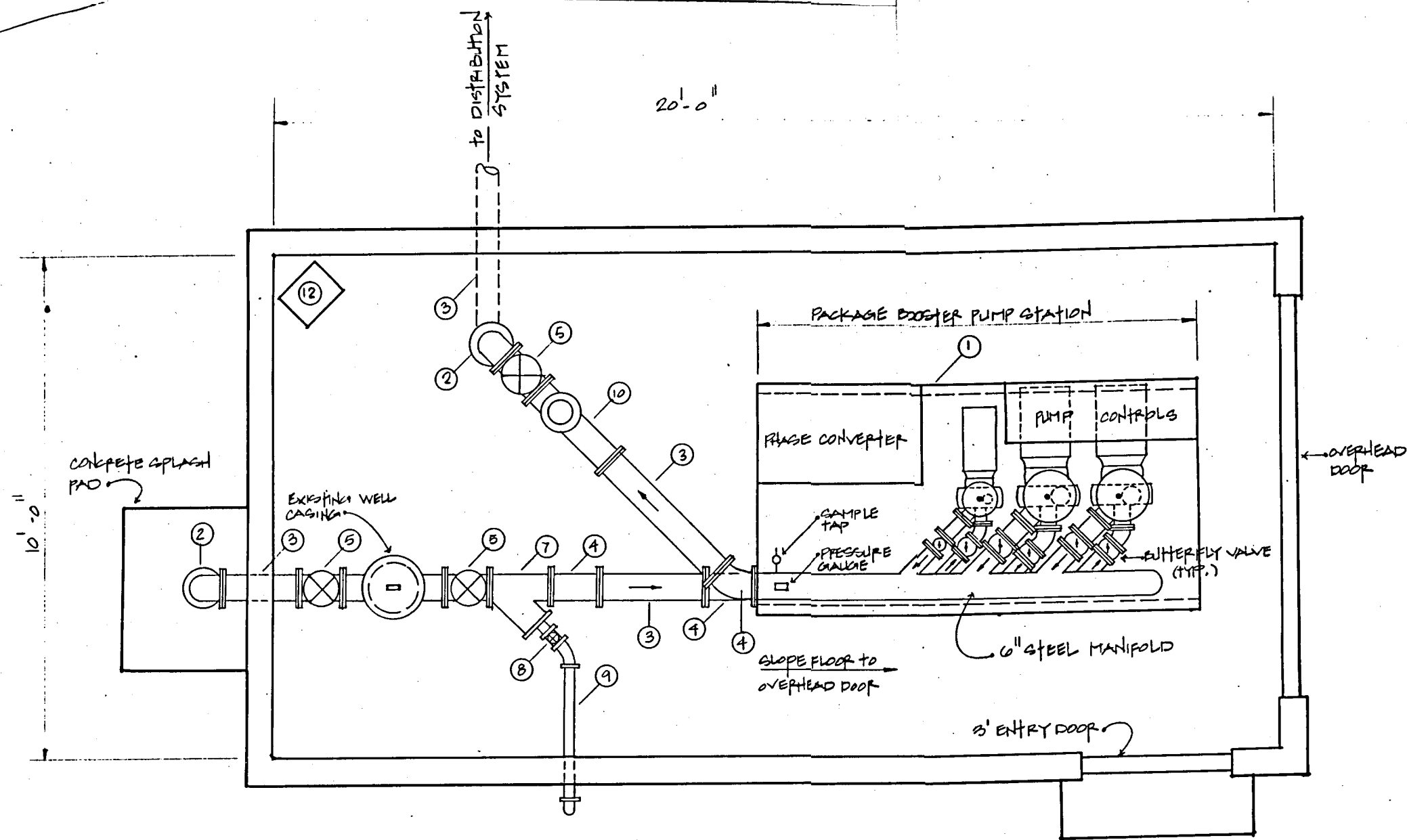


WATER DISTRIBUTION SYSTEM
 KANAKA RAPIDS RANCHES
 47-7680

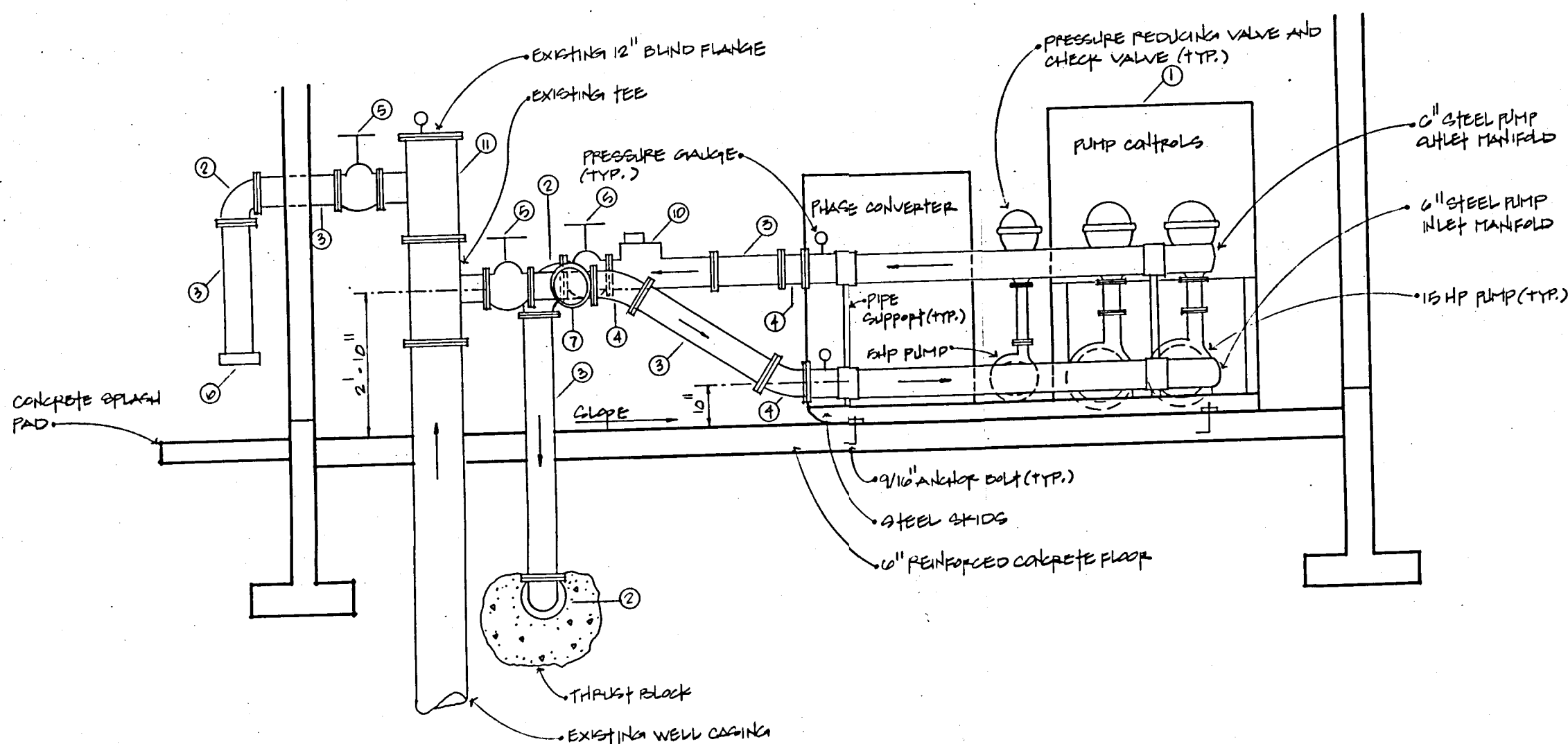
Twin Falls County Idaho
 February, 1981

John E. Priester
 Consulting Engineer
 Buhl, Idaho

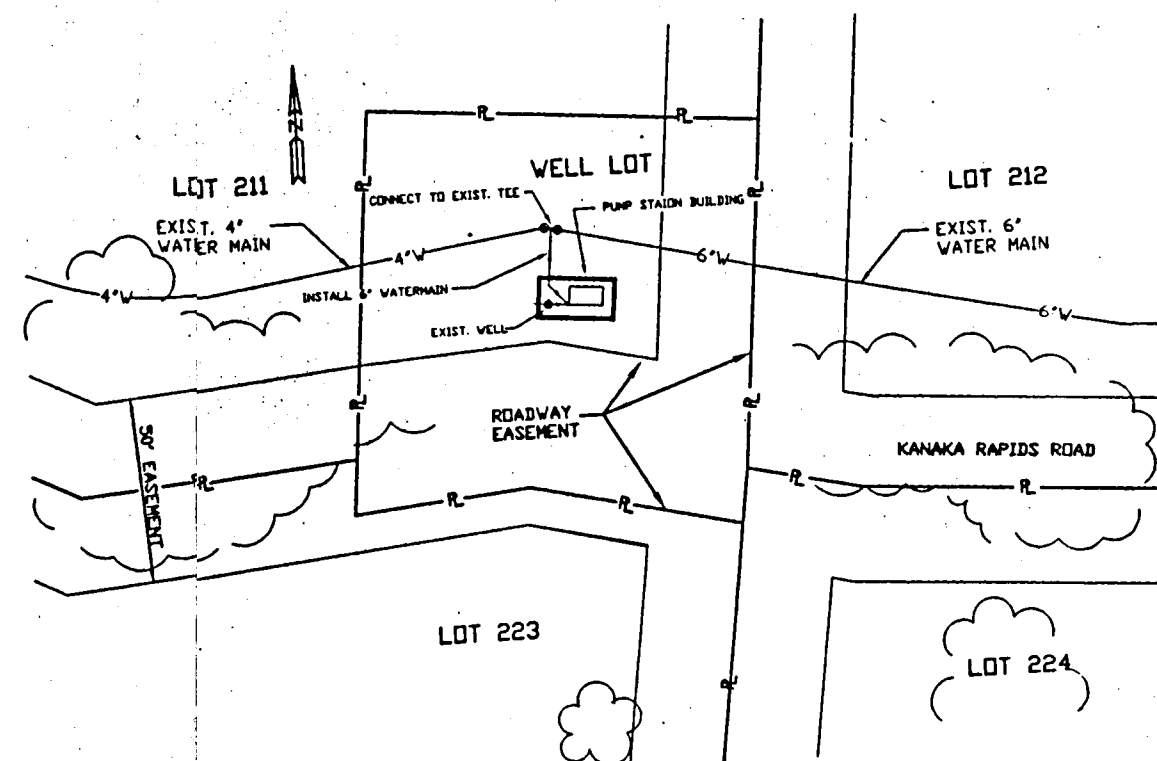
47-117-81



PLAN
SCALE: 1/2" = 1'-0"



CROSS SECTION
SCALE: 1/2" = 1'-0"



SITE PLAN
SCALE: 1" = 40'

Equipment List

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2. 6" Flanged 90° Elbow
3. 6" Flanged Pipe Spool
4. 6" Flanges 45° Elbow
5. 6" Flanged Gate Valve
6. 6" Cap
7. 6" Wye Strainer
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PLANS & SPECIFICATIONS

REVIEW

By: *Michael D. Chont* P.E.
Professional Engineer

These plans and specifications have been reviewed for compliance with the City of Buhl and Weidner regulations. This review does not relieve the owner, engineer, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state and local laws, rules, regulations, or ordinances.

Date: 9/13/94

Plans and/or specifications must be resubmitted for review if construction is not initiated on or before:

06/15/1995

Refer to letter of 9/13/94 to Carlo Ferreira

PRINTED 8/12/94

47-7680

Booster Pump Station Details

for

KANAKA RAPIDS RANCH
RIVERSIDE DEVELOPMENT
City of Buhl, Twin Falls County, Idaho

Galena

Civil Engineers & Land Surveyors



KANAKA RAPIDS RANCHES

A PLANNED UNIT SUBDIVISION
A PORTION OF THE E2SE, SECTION 10, SUANUM, T4S, R1E, BM, TWIN FALLS COUNTY, IDAHO

CURVE DATA

Curve	A	R	T	L	LC Beginning
C-1	81°09'04"	208.55	79.59	295.37	211.30 N 61°30'00"E
C-2	81°09'04"	233.55	90.00	330.78	303.30 N 61°30'00"E
C-3	81°09'04"	258.55	107.41	366.79	336.30 N 61°30'00"E

POINT OF COMMENCEMENT
Quarter Corner Common to Sections 10
and 11, T4S, R1E, BM, also B7-29 Cap
(Bears N 04° 29' 11" W, Base Bearing
290.09' from Section Corner
common to Sections 10, 11, 14
and 15, T4S, R1E, BM)

REAL POINT OF BEGINNING
214.36' from P.O.C.
S 79° 04' 19" E
271.81'

340° 36' 17" W, 53.81'
214.36' from P.O.C.
S 79° 04' 19" E
271.81'

Scale: 1"=200'

LEGEND

- 1/2" x 24" rebar # cap set
- 3/8" x 30" rebar # cap set
- 3/4" x 30" rebar # cap set
- Brass Cap
- Boundary Line
- Lot Line
- ⑤ Lot Number
- Roads
- Centerline Road
- Creeks

DEVELOPER:
Collins Brothers Corp.
Las Vegas, Nevada

SURVEYOR:
Accurate Surveys
Jerome, Idaho

NOTES:

- It is the intention of this plat that all remaining area not divided into lots 1 thru 99 or dedicated as road right of way shall become common area for use of all lots as shown hereon. This said common area shall be designated Lot 2.
- All Common Area Lot 2 is subject to an easement for irrigation and domestic water conveyance systems, public utilities, public service vehicles, refuse vehicles, emergency vehicles and postal vehicles.
- All lots shall be subject to an easement for the purpose of maintaining any utilities crossing said lots.



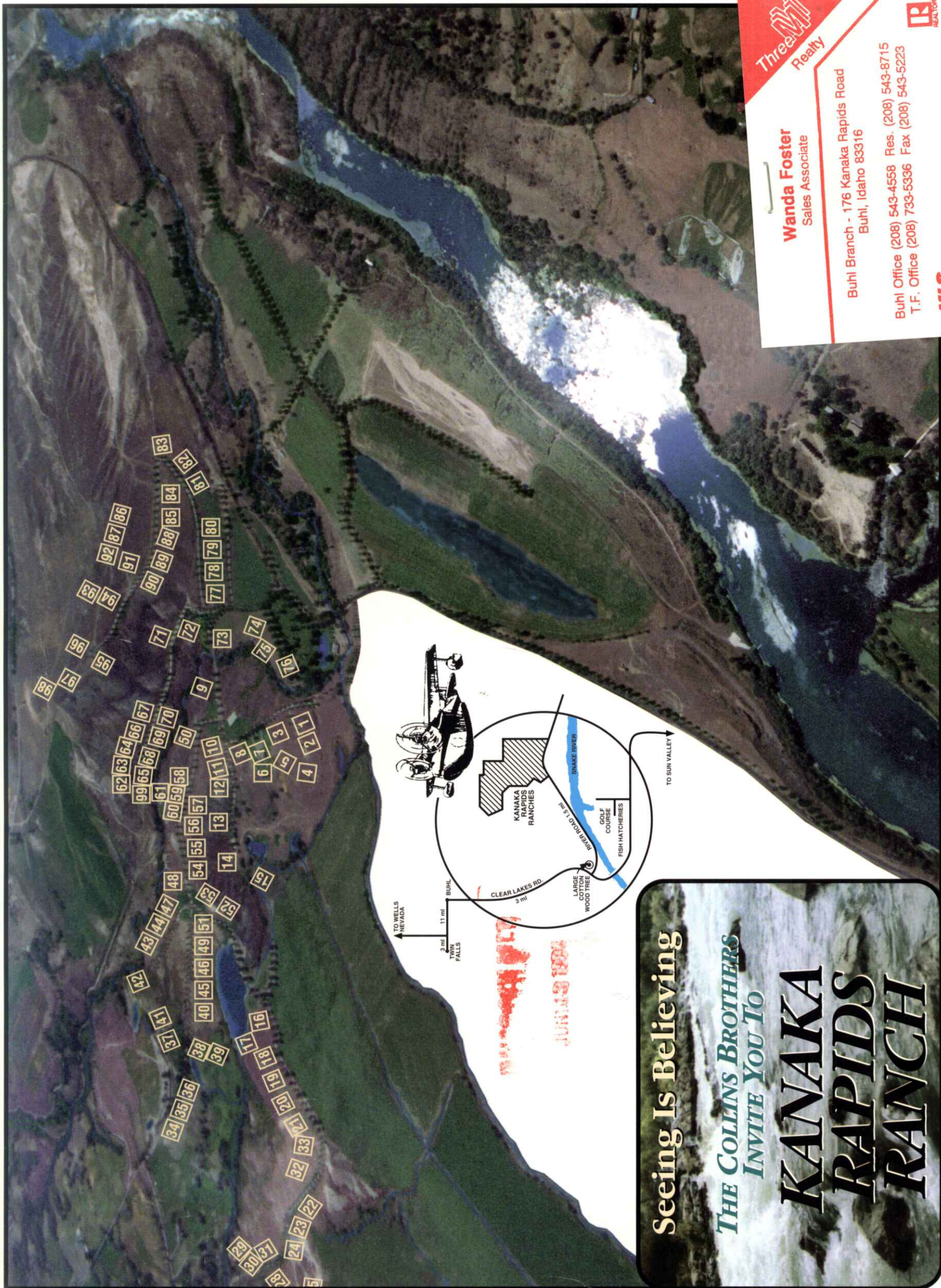
RECEIVED

SEP 02 '81
DIVISION OF

47-7680

---Creeks

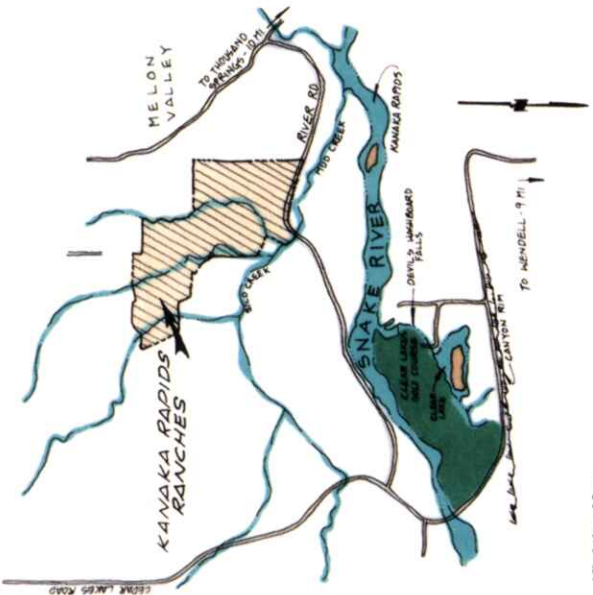
KANAKA RAPIDS RANCHES



Seeing Is Believing
THE COLLINS BROTHERS
INVITE YOU TO
**KANAKA
RAPIDS
RANCH**

Three M Realty
Wanda Foster
Sales Associate

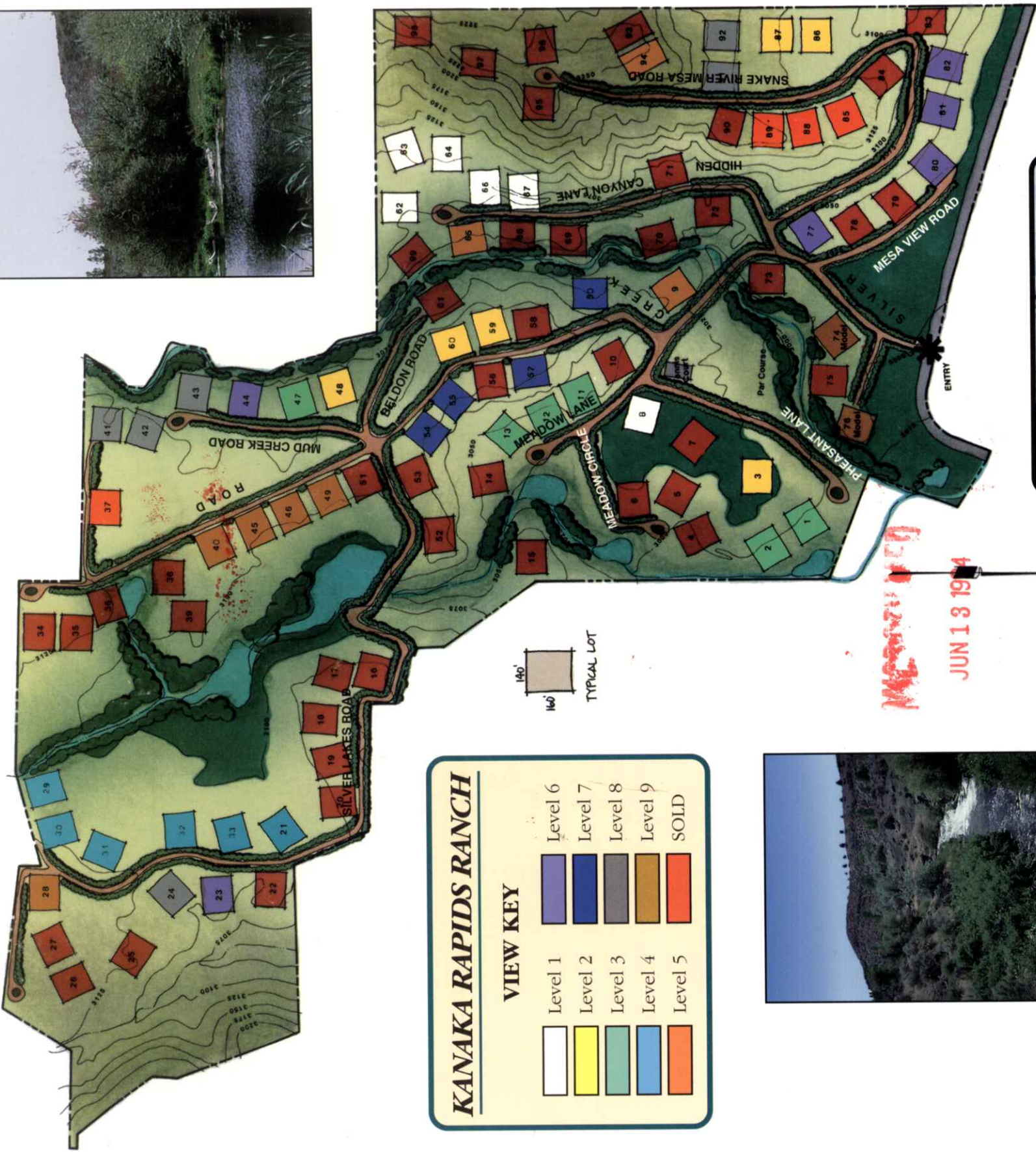
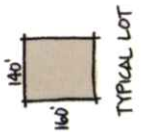
Buhl Branch - 176 Kanaka Rapids Road
Buhl, Idaho 83316
Buhl Office (208) 543-4558 Res. (208) 543-8715
T.F. Office (208) 733-5336 Fax (208) 543-5223
MLS



KANAKA RAPIDS RANCH

VIEW KEY

	Level 1		Level 6
	Level 2		Level 7
	Level 3		Level 8
	Level 4		Level 9
	Level 5		SOLD



Seeing Is Believing!

Call (208) 543-4558

100

JUN 13 1964



EQUAL HOUSING
OPPORTUNITY

Plans and Specifications Subject to Change

REAR ELEVATION



EQUAL HOUSING
OPPORTUNITY

Plans and Specifications Subject to Change



EQUAL HOUSING
OPPORTUNITY

Plans and Specifications Subject to Change

FRONT ELEVATION

PRICE LIST



PRICE LIST

RECREATION ABOUNDS

Sun Valley ski area is just 90 miles away.

This development has a total of 99 homesites and gross area of 267 acres, 217 acres of which is open common area to be enjoyed by owners and their guests, and maintained by a homeowners association.

To make the Kanaka experience more enjoyable, the homeowners association has a stable and maintenance building, horses and tack, miles of riding, walking or jogging trails, fishing boats and motors. A dock and boat launching ramp on the river, and fishing tackle, all available for use by homeowners. For you golfers, the beautiful Clear Lakes Country Club is directly across the Snake River from the ranch.

GAMBLING AND ENTERTAINMENT

Jackpot, Nevada is 45 miles away.

Along a 12 to 15 mile stretch of the SNAKE RIVER...

Near the ranch a large percentage of all the trout sold to restaurants and markets across the country are raised in commercial rearing ponds.

On the ranch, there are three creeks and several small lakes full of trout, just waiting to be caught.

Natural Geothermal Hot Water

We have drilled and hit Artesian hot water, for which this area of Idaho is famous, to provide you with hot water piped to your lot, which can be used to heat your house, grow vegetables or flowers in a green house, or heat your swimming pool.

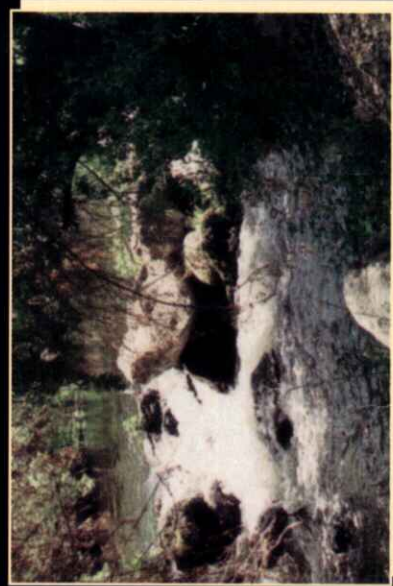
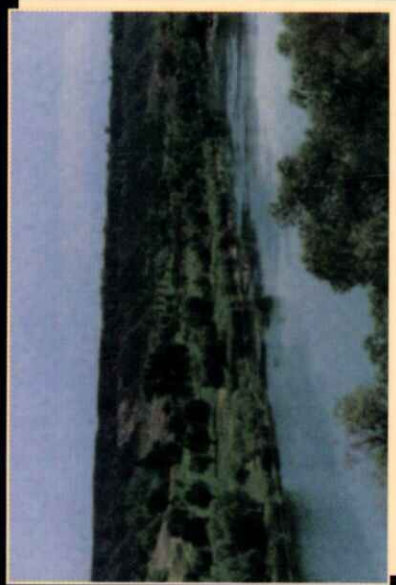
For the outdoor enthusiast, Mother Nature has provided an abundance of game.

Within a radius of 200 miles of the ranch are some of the West's best hunting areas for the most sought after North American Game animals, such as Elk, Bighorn Sheep, Mountain Goat, Moose, Bear and Deer.

On the ranch, you bird hunters or watchers, will find a variety of birds, including many Quail, Pheasant and Ducks! You'll find Mallards, Teal, Canvas Backs and Wood Ducks, just to mention a few. And, of course, the sight and sound of flocks of Canadian Honkers and Snow Geese are always a thrill.

And, Of Course, BREATHTAKING SCENERY

Seeing is Believing! Call (208) 543-4558.



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99 Homesites on 267 Acres

Across the river from Clear Lakes Country Club

Lots
from
\$25,000*

Homes
from
\$79,900*

Fabulous Views of...

- GOLF COURSE • SNAKE RIVER • BLACK MESA •
- SAWTOOTH MOUNTAINS •

On-Site Features...

- LAKES • CREEKS • PONDS • JOGGING TRAIL • TENNIS COURT •
- HOMEOWNERS ASSOCIATION • GEOTHERMAL HOT WATER •
- STABLES • EQUESTRIAN TRAILS •

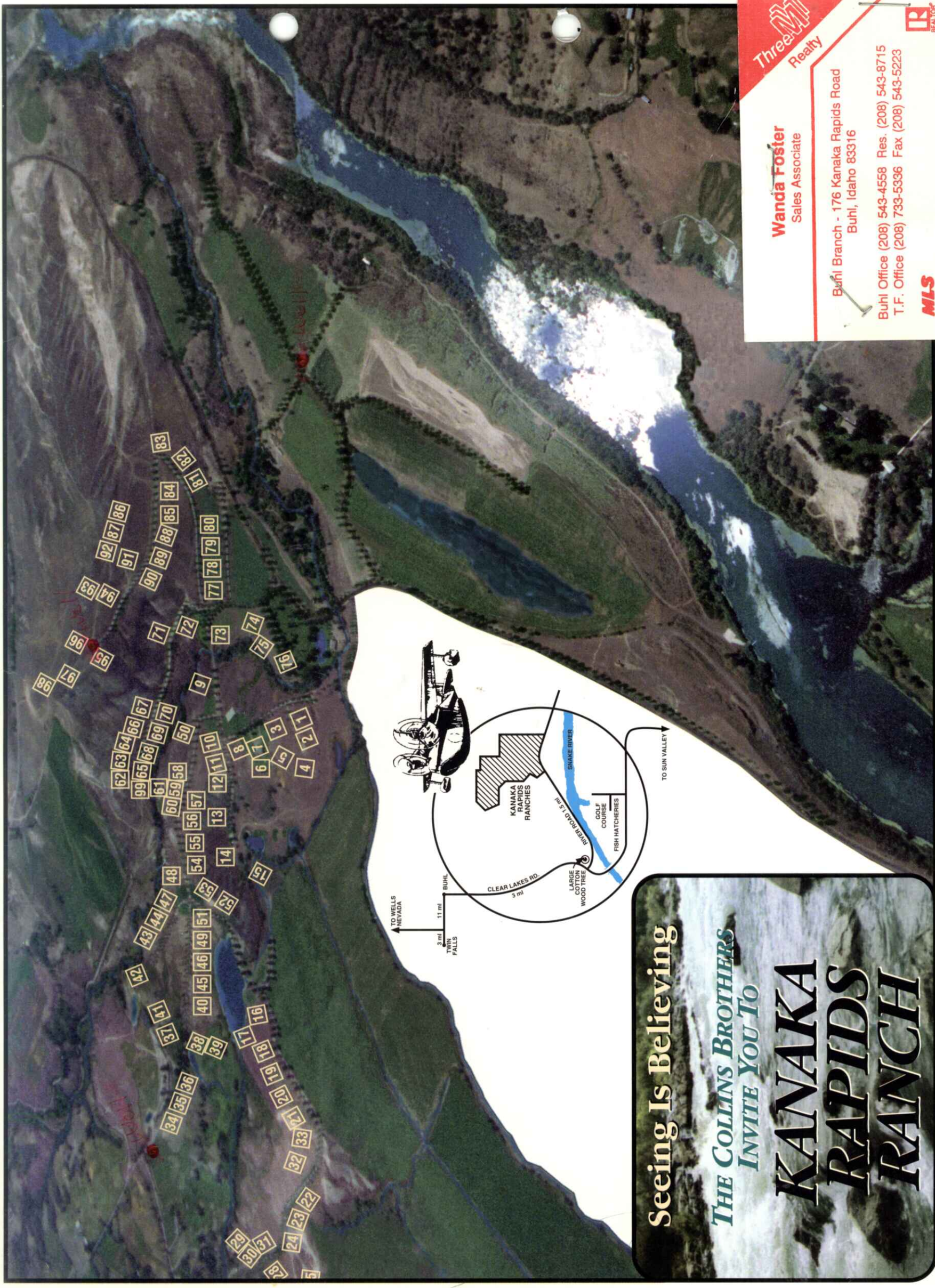
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INVITE YOU TO

KANAKA RAPIDS RANCH

Wanda Foster
Sales Associate

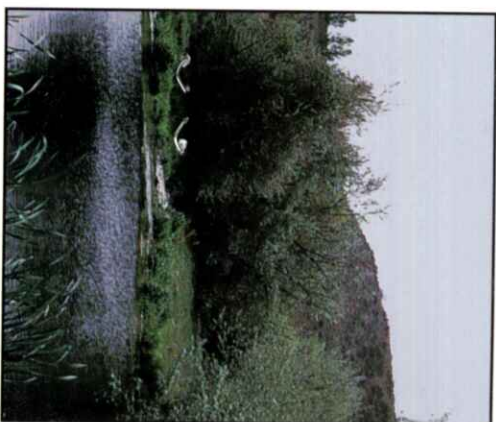
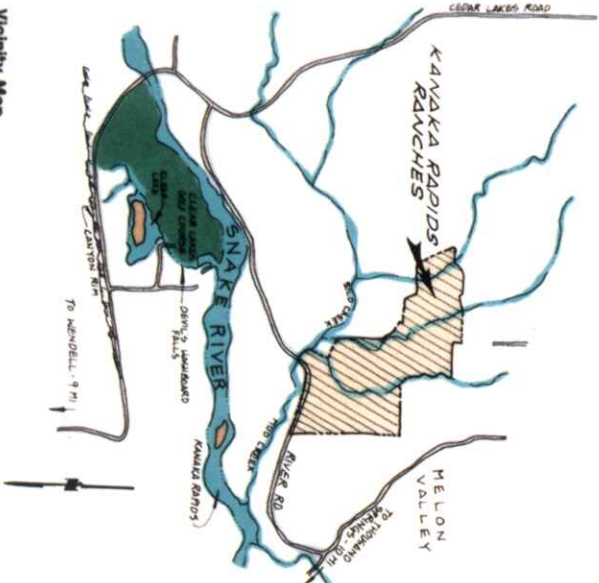
Three M Realty

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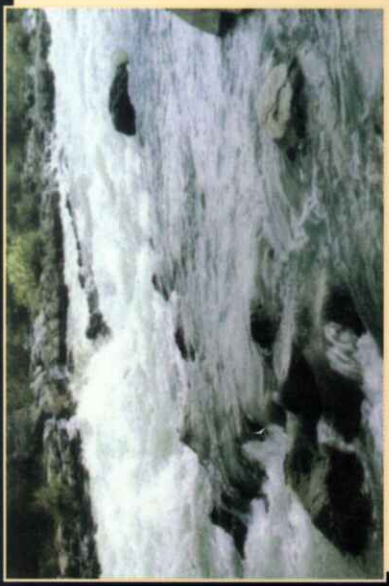
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