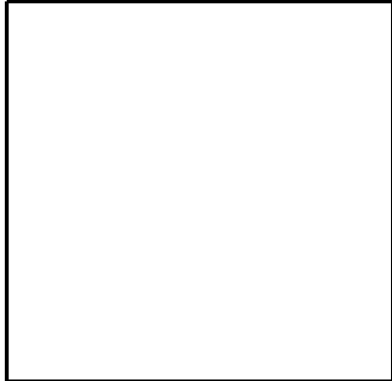


PRELIMINARY DEVELOPMENT PLANS FOR **OSPREY LANDING SUBDIVISION**

TETON COUNTY, ID
AUGUST 2023



CIVIL STAMP



VICINITY MAP
N.T.S.

CALL BEFORE YOU DIG
1-800-342-1585

PROJECT CONTACTS

CIVIL ENGINEER
ADRIENNE LEMMERS
(307)-632-5656
Adrienne@y2consultants.com

SHEET INDEX

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DATE	DRAWING SET TITLE
JANUARY 2024	PRELIMINARY PLAT
AUGUST 20, 2024	PRELIMINARY REV2
	DRAWN BY: ELICD
	CHECKED BY: AL JOB #: 21089.ID

CONSULTANTS

ENGINEERING SURVEYING & BUILDING

LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

307 733 2999

PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 12 EAST

TETON COUNTY IDAHO

COVER
SHEET

C0.1

GENERAL NOTES:

1.

PLEASE INCORPORATE ALL NOTES AS MAY BE PRESENTED WITHIN AND THROUGHOUT THIS PLAN SET AS SET FORTH HEREIN.
2.

ALL WORK SHOWN ON THESE CIVIL DRAWINGS WHETHER PUBLIC OR PRIVATE IMPROVEMENTS SHALL COMPLY AS A MINIMUM WITH THE HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION IN TETON COUNTY, IDAHO AS AMENDED APRIL 11, 2013.
3.

THE CONTRCTOR SHALL BE RESPONSIBLE FOR COMPACTING SUBGRADE, CRUSHED BASE AND FINISHED GRADES TO 95% AASHTO T-99 PROCTOR DENSITY.
4.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION (HORIZONTAL AND VERTICAL) AND SIZE (OUTSIDE DIAMETER, ETC.) OF ALL EXISTING IMPROVEMENTS THAT MAY BE AFFECTED BY THE CONSTRUCTION WITHIN PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS THAT ARE AFFECTED BY INFORMATION THAT DIFFERS FROM THAT SHOWN ON THESE PLANS.
5.

ANY UTILITIES OR IMPROVEMENTS THAT ARE DISCOVERED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION.
6.

LOCATIONS OF POTENTIAL CONFLICT BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION SHALL BE POT-HOLED AND THE EXISTING IMPROVEMENT SHALL BE SURVEYED. THE SURVEY RESULTS SHALL BE PRESENTED TO THE OWNER AND Y2 CONSULTANTS AND ANY DESIGN CHANGES WILL TAKE UP TO 5 WORKING DAYS TO RETURN TO THE CONTRACTOR.
7.

THE CONTRACTOR SHALL NOT OPERATE ANY FACILITIES OWNED BY ANY UTILITY.
8.

THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY, IN ACCORDANCE WITH THE TOWN OF WHEATLAND AND/OR THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
9.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT.
10.

THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT RECORD DRAWINGS TO THE OWNER AT THE END OF THE PROJECT. THE DRAWINGS SHALL BE COMPLETE WITH DETAILS, DIMENSIONS, AND ELEVATIONS OF ALL INSTALLATIONS VARYING FROM THESE PLANS.

OWNERS – 1 SET
ENGINEER – 1 SET
11.

ANY DAMAGE TO ANY IMPROVEMENTS NOT TO BE DEMOLISHED SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
12.

THE CONTRACTOR SHALL CONTROL STORMWATER RUNOFF, DUST AND MUD FROM ALL CONSTRUCTION ACTIVITIES PER STATE AND FEDERAL REQUIREMENTS, AND ACCESS ROADS THROUGHOUT CONSTRUCTION.
13.

QUALITY ASSURANCE MATERIAL TESTING FOR SOILS WILL BE PERFORMED BY AN INDEPENDENT TESTING LAB FOR VERIFICATION OF CONTRACTORS COMPLIANCE. THE CONTRACTOR IS NOT RELIEVED FROM COMPLYING WITH ALL APPLICABLE SPECIFICATIONS. ANY RETESTS REQUIRED WILL BE PAID FOR BY THE CONTRACTOR.
14.

GRADE ALL WORK AREAS TO MAINTAIN POSITIVE SURFACE DRAINAGE DURING THE WORK.
15.

ALL REMOVED MATERIALS (UNSUITABLE SOIL, STRUCTURES, PIPE, ETC.) SHALL BE PROPERLY DISPOSED OF, OFF SITE, AT THE CONTRACTOR'S EXPENSE.
16.

Y2 CONSULTANTS AND THE OWNER ARE NOT A GUARANTOR OF THE CONSTRUCTING CONTRACTORS OBLIGATION AND PERFORMANCE OF WORK.
17.

Y2 CONSULTANTS AND THE OWNER ARE NOT RESPONSIBLE FOR SAFETY, IN, ON, OR AROUND THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OR ANY REGULATIONS THERETO.
18.

Y2 CONSULTANTS AND THE OWNER EXERCISES NO CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS, OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERVISION OF THE SAME.

UTILITY LOCATION NOTES:

1.

CALL FOR UTILITY LOCATES 48 HOURS BEFORE DIGGING IN THE CONSTRUCTION SITE: 1-800-922-1987.
2.

THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHERE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.

ROADWAY CONSTRUCTION NOTES:

1.

ASPHALT SHALL BE HOT MIX, APPROVED BY TETON COUNTY, IDAHO AND MEET THE REQUIREMENTS OF HOT MIX ASPHALT IN THE CONSTRUCTION SPECIFICATION.

LEGEND OF SYMBOLS & ABBREVIATIONS

	INDICATES A 5/8 INCH DIAMETER REBAR WITH A 2-1/2 INCH DIAMETER CAP INSCRIBED "PLS 14391", ALONG WITH OTHER APROPRIATE MARKINGS, SET THIS SURVEY.		ADJOINING PROPERTY LINE
	INDICATES A 5/8 INCH DIAMETER REBAR WITH 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 14391", ALONG WITH OTHER MARKINGS SET THIS SURVEY.		BOUNDARY LINE
	INDICATES A 1/2 INCH DIAMETER REBAR WITH AN ORANGE PLASTIC CAP INSCRIBED "PLS 14391", ALONG WITH OTHER MARKINGS SET THIS SURVEY AS A BUILDING ENVELOPE CORNER		SECTION LINE
	INDICATES A 5/8 INCH DIAMTER REBAR WITH A PINK PLASTIC CAB INSCRIBED, "CONTROL POINT", SET THIS SURVEY		QUARTER SECTION LINE
	INDICATES A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "A & W ENG 2860", FOUND THIS SURVEY		SECTION SUBDIVISION LINE
	INDICATES A 1/2 INCH DIAMETER REBAR WITH A 1 INCH ALUMINUM CAP INSCRIBED "A & W ENG 2860", FOUND THIS SURVEY		ROAD AND WATERLINE EASEMENT LINE
	UNLESS OTHERWISE NOTED, INDICATES A 1/2 INCH DIAMETER REBAR FOUND THIS SURVEY.		EXISTING FENCELINE (WIRE)
	INDICATES A COMMUNICATIONS CABINET		EXISTING FENCELINE (WOOD)
	INDICATES A COMMUNICATIONS VAULT		EXISTING FENCELINE (JACK LEG)
	INDICATES A UTILITY POWER POLE		EXISTING ASPHALT SURFACE
	INDICATES A GUY WIRE		EXISTING GRAVEL SURFACE
	INDICATES A SPOT ELEVATION		EXISTING TOE OF BANK
	INDICATES A TEST PIT		EXISTING TOP OF BANK
	NEW EDGE OF POND (TOP/BOTTOM LABELED PER PLAN)		EXISTING OVERHEAD UTILITY LINE
	NEW EDGE OF DRIVE SHOULDER		EXISTING COMMS UTILITY LINE
	NEW EDGE OF ASPHALT		EXISTING MINOR CONTOUR
	NEW ROAD/DRIVE CENTERLINE		EXISTING MAJOR CONTOUR
	EXISTING UNDERGROUND COMMUNICATION LINES		NEW 12" DIAMETER CULVERT WITH FLARED ENDS
	NEW UNDERGROUND COMMUNICATION LINES		NEW CULVERT WITH FLARED ENDS (SIZE INDICATED ON PLANS)
	NEW POWER TRANSFORMER		NEW CENTER OF DRAINAGE FEATURE
	NEW POWER JUNCTION		NEW FIBER VAULT
	NEW UNDERGROUND POWER LINE		NEW VACANCT COMMS DUCT

6064.7'

+



INDICATES A SPOT ELEVATION



NEW EDGE OF POND (TOP/BOTTOM LABELED PER PLAN)



NEW EDGE OF DRIVE SHOULDER



NEW EDGE OF ASPHALT



NEW ROAD/DRIVE CENTERLINE



EXISTING UNDERGROUND COMMUNICATION LINES



NEW UNDERGROUND COMMUNICATION LINES



NEW POWER TRANSFORMER



NEW POWER JUNCTION



NEW UNDERGROUND POWER LINE



NEW FIRE HYDRANT



NEW WATER MANHOLE



NEW WATER WELL



NEW 6" WATER LINE



NEW 3" WATER LINE



NEW BUILDING ENVELOPE



NEW MAILBOOK



NEW MINOR CONTOURS



NEW MAJOR CONTOURS



LIMITS OF CONSTRUCTION

STA - STATION

EL - ELEVATION

VPI - VERTICAL POINT OF INTERSECTION

HP - HIGH POINT

VPC - VERTICAL POINT OF CURVATURE

L - LENGTH

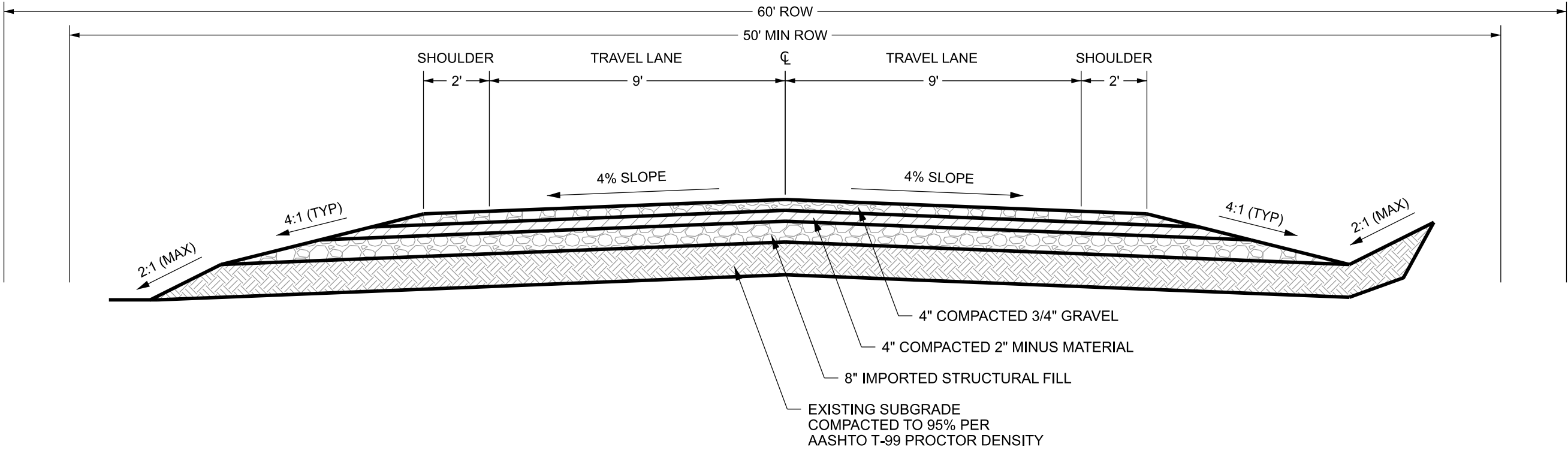
R - RADIUS

VPT - VERTICAL POINT OF TANGENCY

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PRELIMINARY PLAT APPLICATION	
OSPREY LANDING SUBDIVISION	
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.	
TETON COUNTY IDAHO	
NOTES SHEET	
C0.2	

IMPROVED ROADWAY CONSTRUCTION TO CONFORM TO HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION IN TETON COUNTY, IDAHO AS AMENDED APRIL 11, 2013.

GRAVEL ROADWAY TYPICAL SECTION

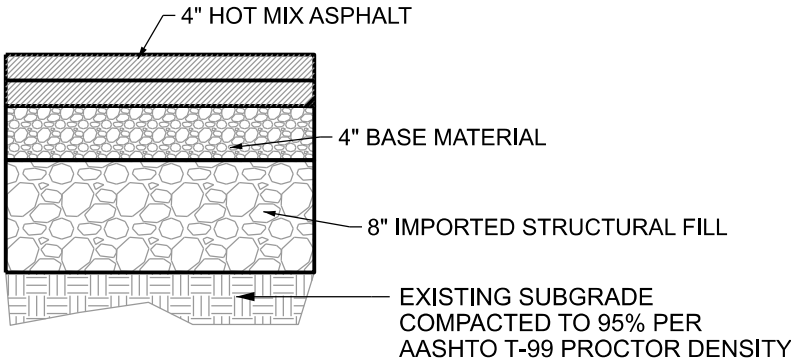


NOTES:

- 1. REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL TO GET TO SUITABLE SUBGRADE MATERIAL.
- 2. COORDINATE WITH TETON COUNTY, IDAHO FOR REQUIRED ROAD INSPECTIONS.

ASPHALT PAVEMENT SECTION

NOT TO SCALE, APPLIES ONLY TO ACCESS OFF OF W. 4000 N. ROAD



NOTE: HOT MIX ASPHALT AND BASE MATERIAL TO MEET TETON COUNTY, IDAHO SPECIFICATIONS.

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PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION

30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

ROADWAY
TYPICAL
SECTION



SCALE: 1" = 150'



NOTE:
1. TYPICAL BUILDING ENVELOPES ARE 1.0 ACRE.
LOT 1 BUILDING ENVELOPE IS 0.75 ACRES
TO STAY OUT OF THE FLOODPLAIN.

ESTIMATED 100-YEAR FLOODPLAIN
ZONE A, FEMA FIRM MAP 16081C0150 C

SECTION 11 QUARTER LINE

SECTION 11
SECTION 14

OREGON SHORT
LINE RAILROAD

HIGHWAY 33

SECTION 11 SOUTH LINE

EXISTING COMMUNICATIONS LINE

COUNTY ROAD W. 3000 SOUTH (70' ROW)

EXISTING OVERHEAD ELECTRIC

LOT SETBACK LINES
30' FRONT AND SIDES
40' REAR
TYPICAL FOR ALL LOTS

NEW RIGHT OF WAY LINES

BABETTE E MELKA
LOT 6
EAST RENDEZVOUS SUBDIVISION

BLUE HEAVEN LLC
LOT 5
EAST RENDEZVOUS SUBDIVISION

DEBORAH M FLOWERS
LOT 4
EAST RENDEZVOUS SUBDIVISION

JONATHAN M WHITE
LOT 3
EAST RENDEZVOUS SUBDIVISION

JONATHAN SHICK
LOT 2
EAST RENDEZVOUS SUBDIVISION

JAMES D KLEINE
LOT 1
EAST RENDEZVOUS SUBDIVISION

LOT 5
2.50 ACRES

LOT 12
2.50 ACRES

LOT 4
2.50 ACRES

LOT 6
2.50 ACRES

LOT 11
2.50 ACRES

LOT 3
2.50 ACRES

LOT 7
2.50 ACRES

LOT 10
2.50 ACRES

LOT 2
2.50 ACRES

LOT 8
2.50 ACRES

LOT 9
2.50 ACRES

0.75 ACRE
BUILDING ENVELOPE
LOT 1
2.50 ACRES

KINGFISHER LOOP

TREVOR AND PATRICIA TWOSE
PARCEL B

EXISTING TOE OF DITCH

NEW PROPERTY LINES

EXISTING NEIGHBORING
PROPERTY LINES

EXISTING FENCE

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PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

EXISTING
CONDIITONS
& DEMO
PLAN

C1.1



SCALE: 1" = 150'



BERM LANDSCAPING
QUAKING ASPEN (11)
BLUE SPRUCE (15)
CHOKECHERRY (12)
RED CURRANT (13)
LILAC (10)
FLOWERING DOGWOOD (10)

PLANT KEY:
QUAKING ASPEN
POPULUS TREMULOIDES



BLUE SPRUCE
PICEA PUNGENS



CHOKECHERRY
PRUNUS VIRGINIANA



RED CURRANT
RIBES RUBRUM



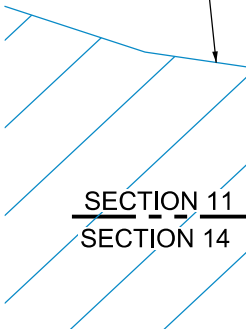
LILAC
SYRINGA VULGARIS



FLOWERING DOGWOOD
CORNUS FLORIDA



ESTIMATED 100-YEAR FLOODPLAIN
ZONE A, FEMA FIRM MAP 16081C0150 C



SECTION 11
SECTION 14

OREGON SHORT
LINE RAILROAD

HIGHWAY 33

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

OHP

EXISTING COMMUNICATIONS LINE

0.75 ACRE
BUILDING ENVELOPE
LOT 1
2.50 ACRES

LOT 3
2.50 ACRES

LOT 4
2.50 ACRES

LOT 5
2.50 ACRES

LOT 6
2.50 ACRES

LOT 7
2.50 ACRES

LOT 8
2.50 ACRES

LOT 7 & 8 ACCESS

LOT 9
2.50 ACRES

LOT 10
2.50 ACRES

LOT 11
2.50 ACRES

LOT 12
2.50 ACRES

TREVOR AND PATRICIA TWOSE
PARCEL B

NEW ASPEN TREE
NEW BLUE SPRUCE TREES (4)

NEW FIRE POND

NEW POND

NEW POND

NEW PROPERTY LINES

120'

COUNTY ROAD W. 3000 SOUTH (70' ROW)

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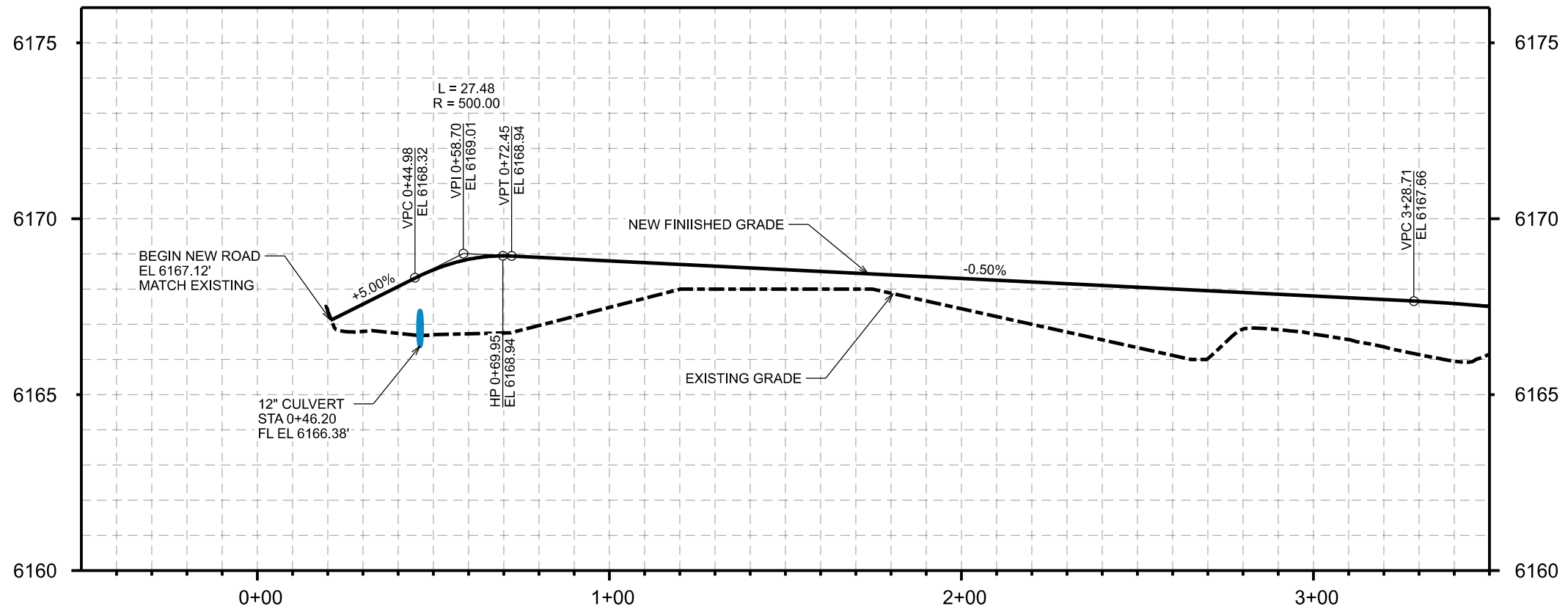
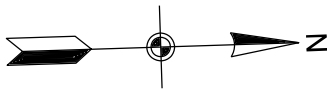
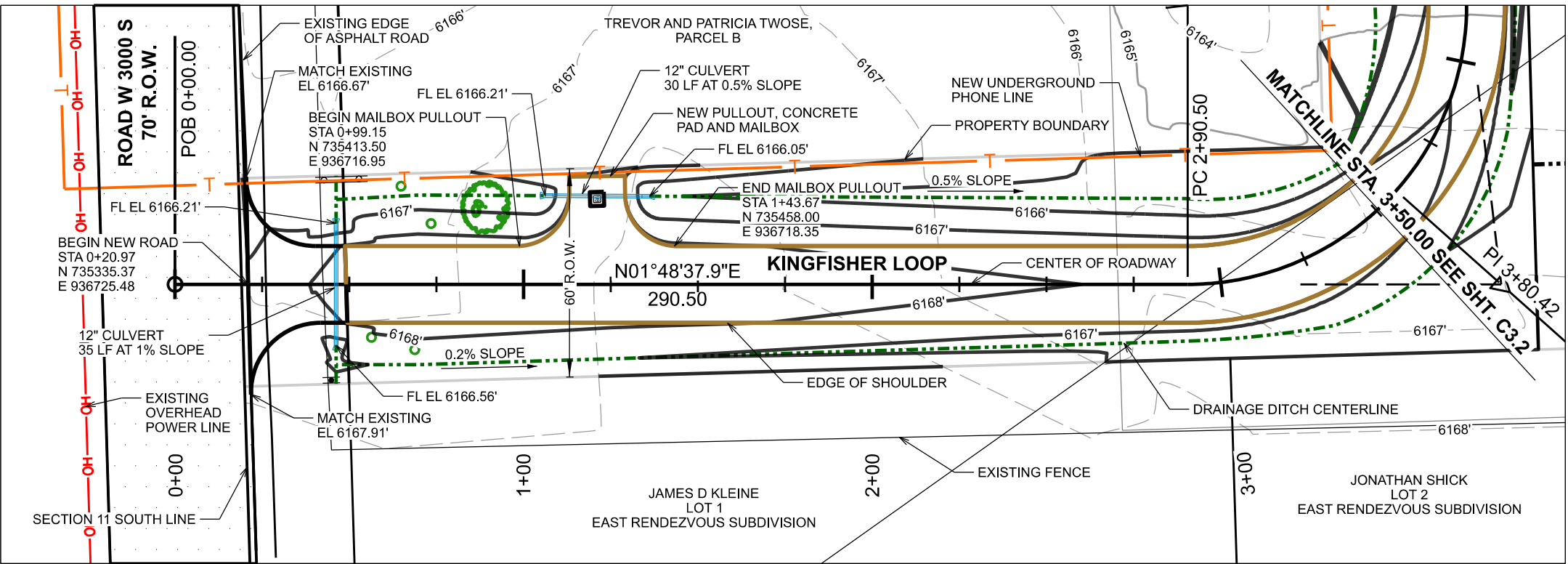
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PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

LANDSCAPING
PLAN

C1.3



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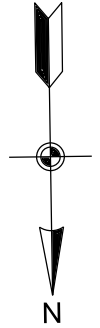
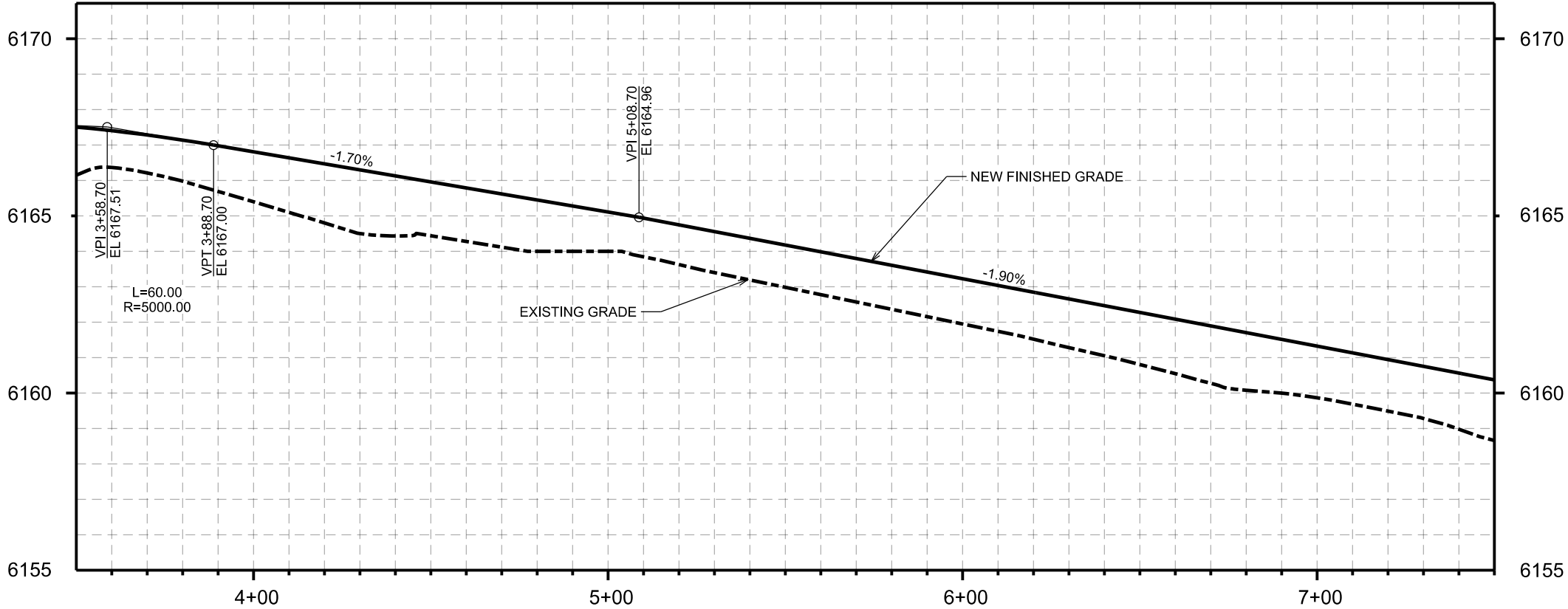
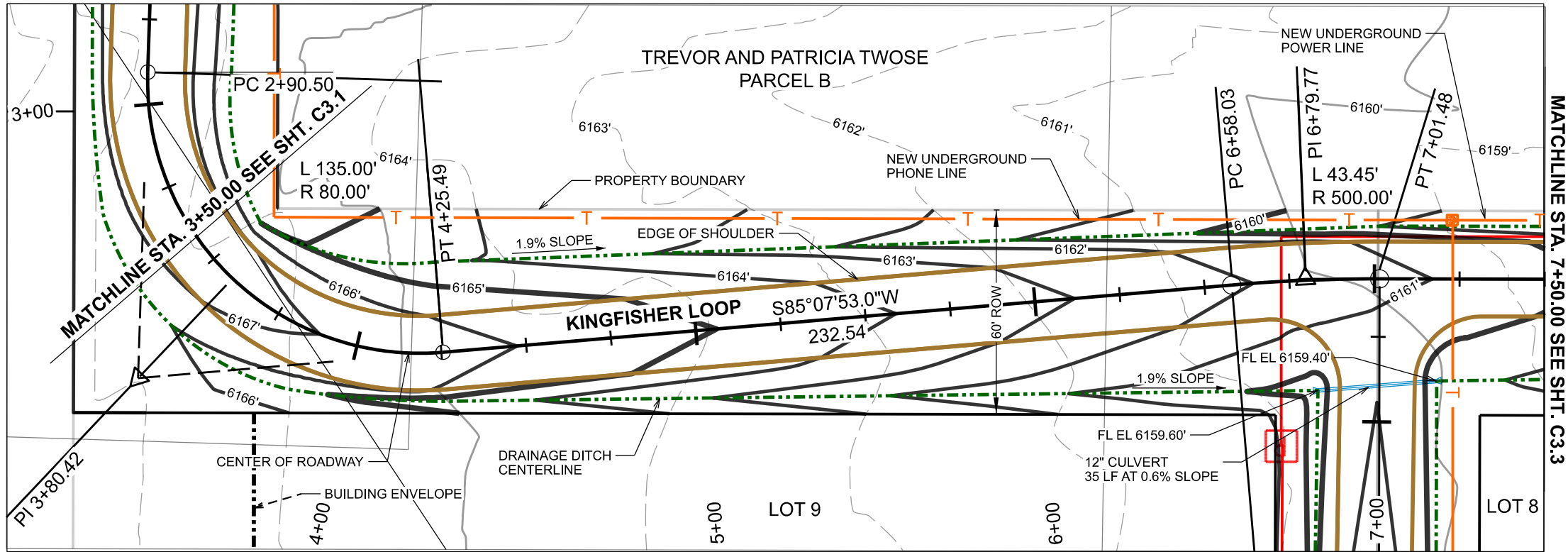
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PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION

30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

KINGFISHER
LOOP PLAN &
PROFILE



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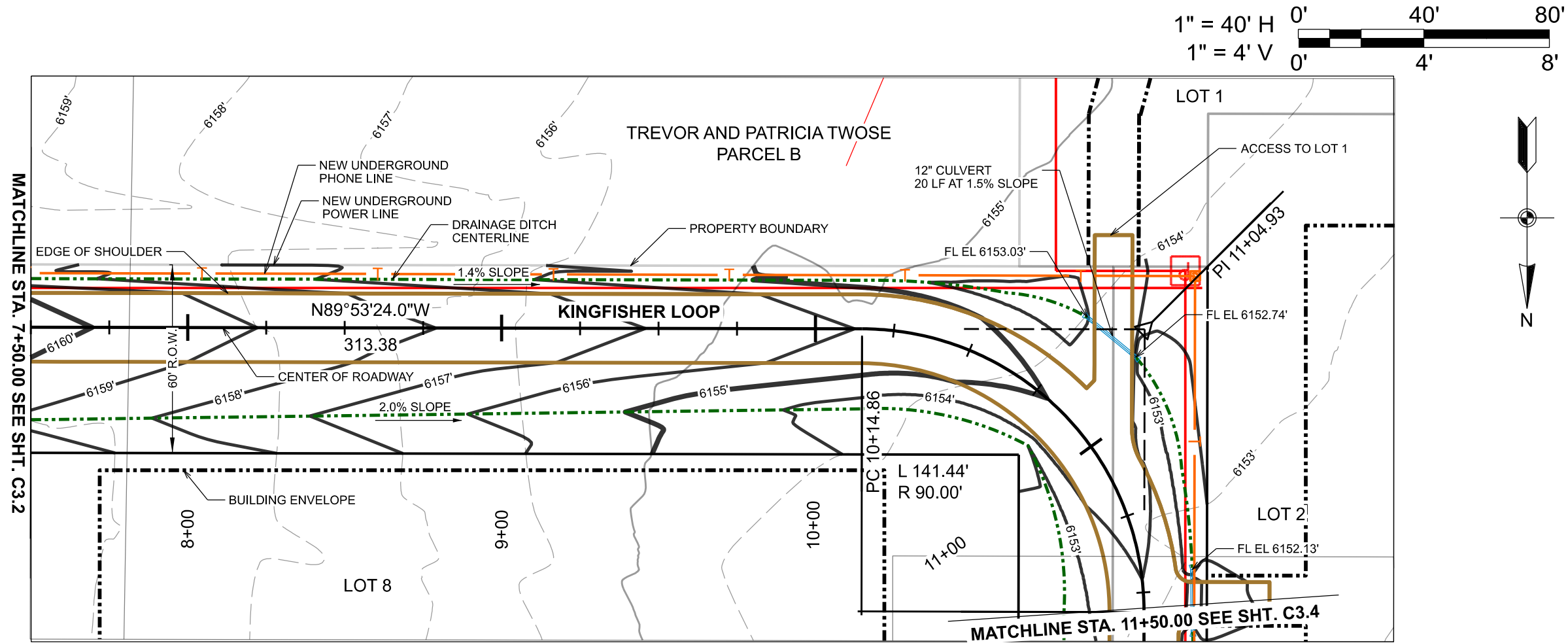
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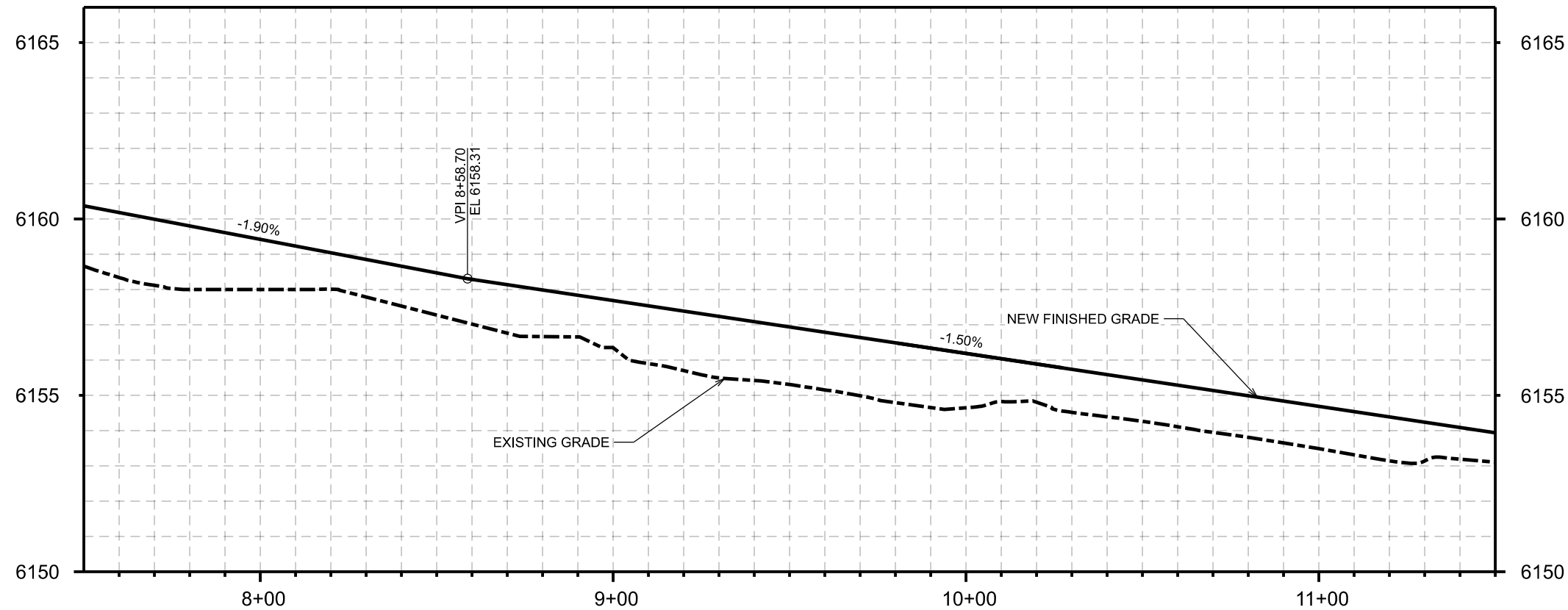
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KINGFISHER
LOOP PLAN &
PROFILE



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



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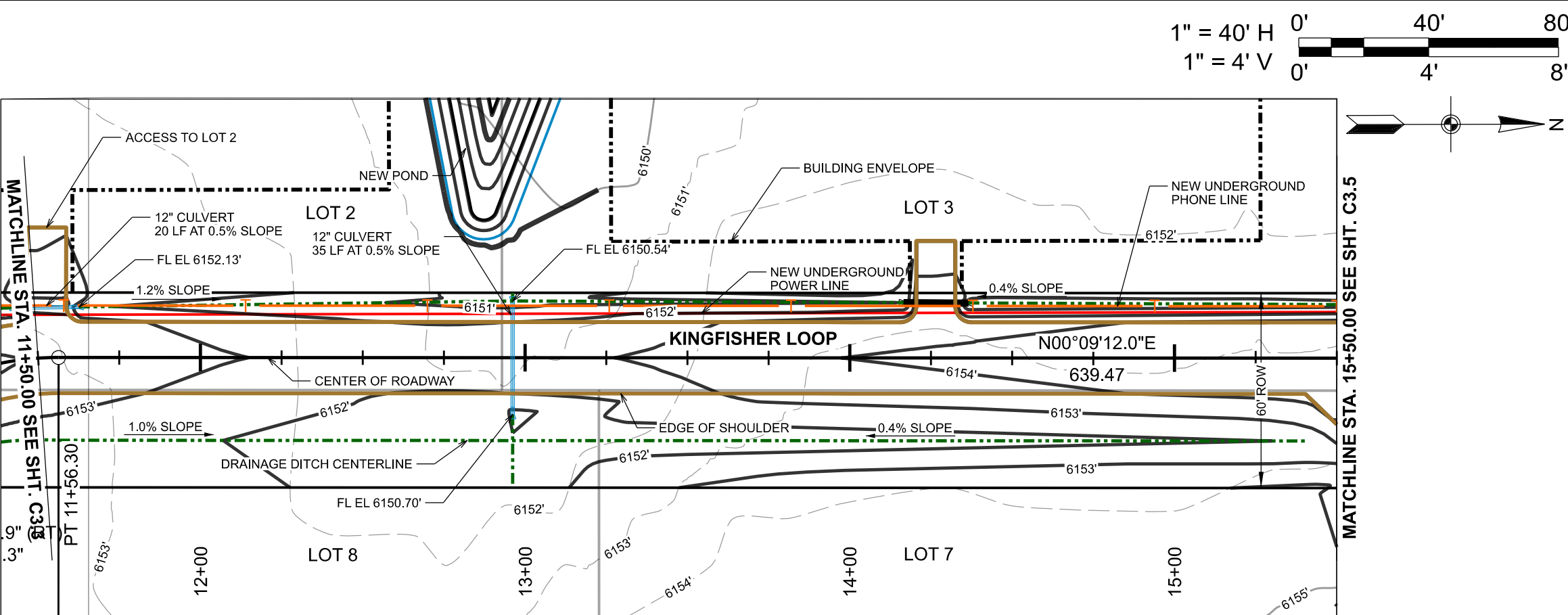
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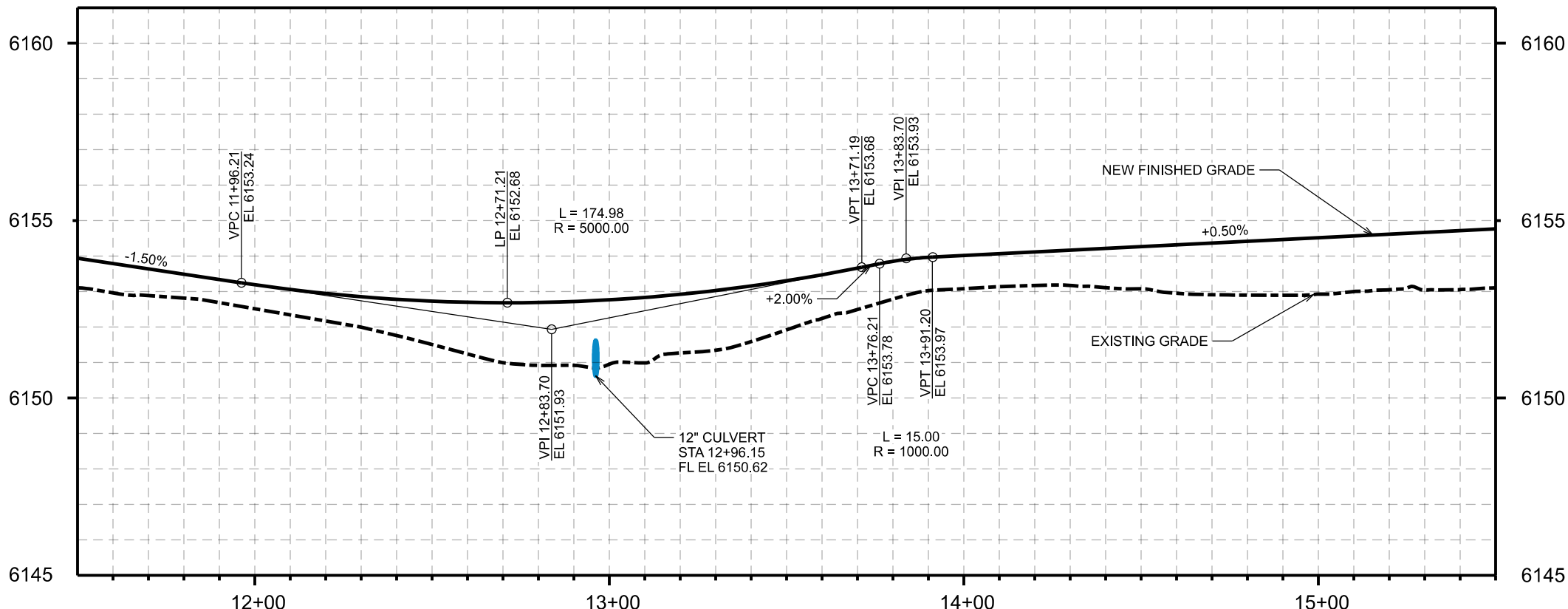
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30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

KINGFISHER
LOOP PLAN &
PROFILE

C2.3



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



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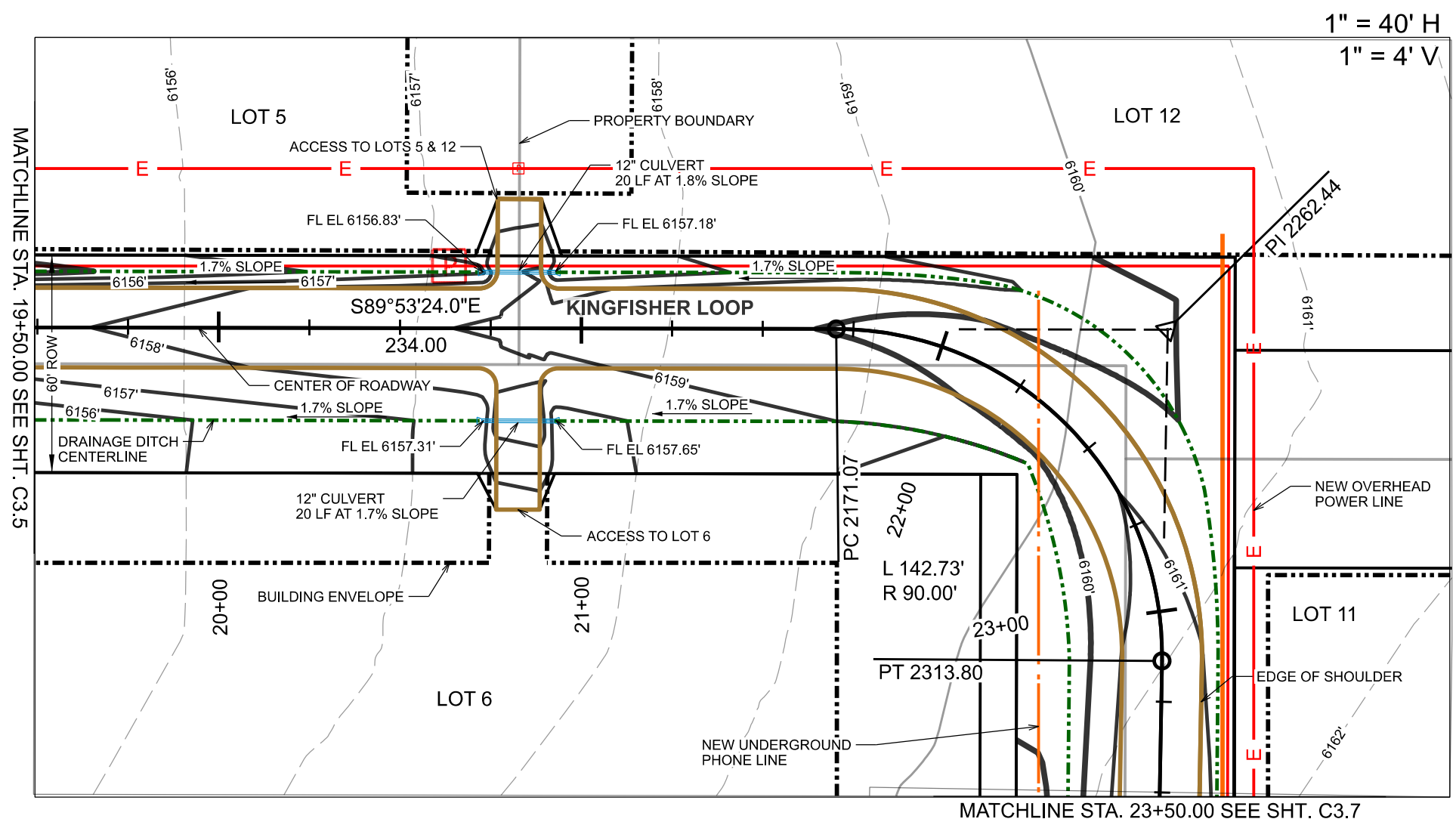
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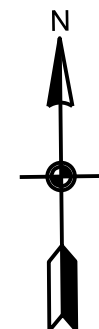
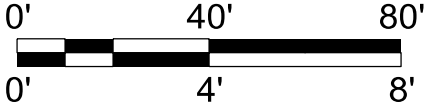
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TETON COUNTY IDAHO

KINGFISHER
LOOP PLAN &
PROFILE

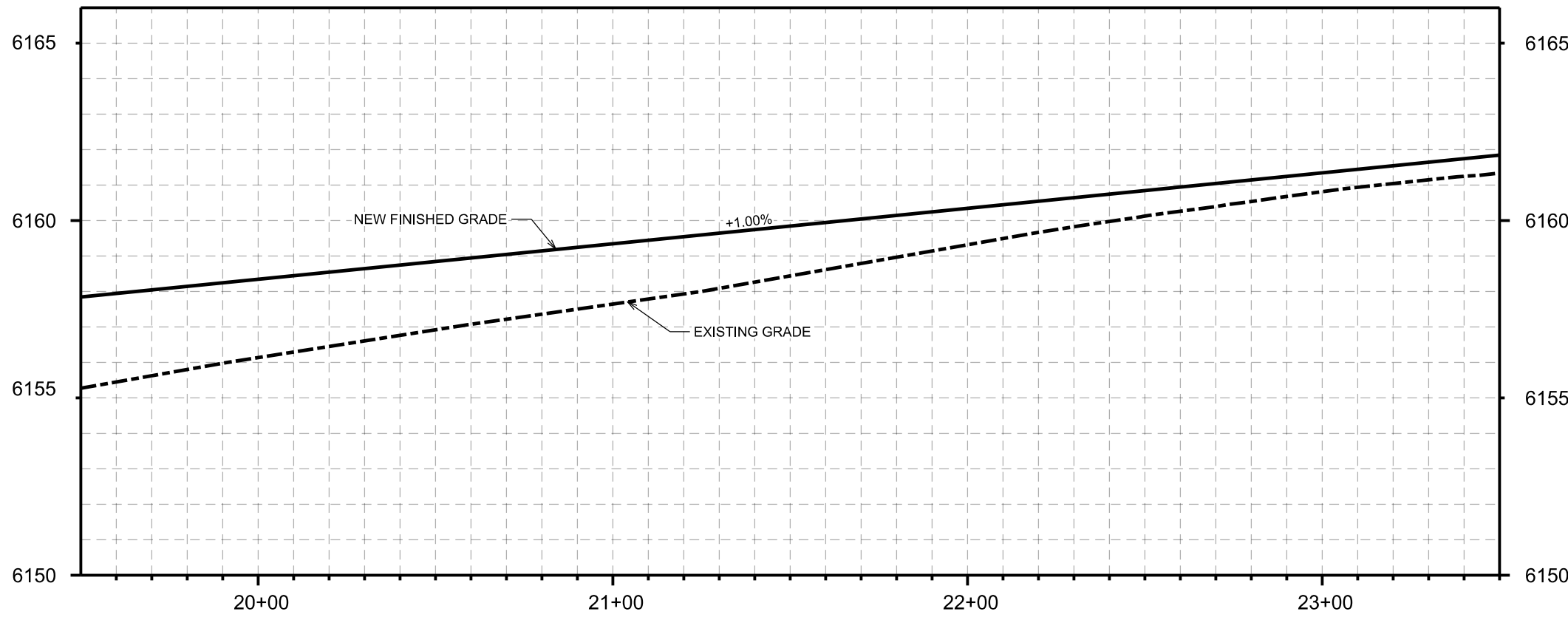
C2.4



1" = 40' H
1" = 4' V



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



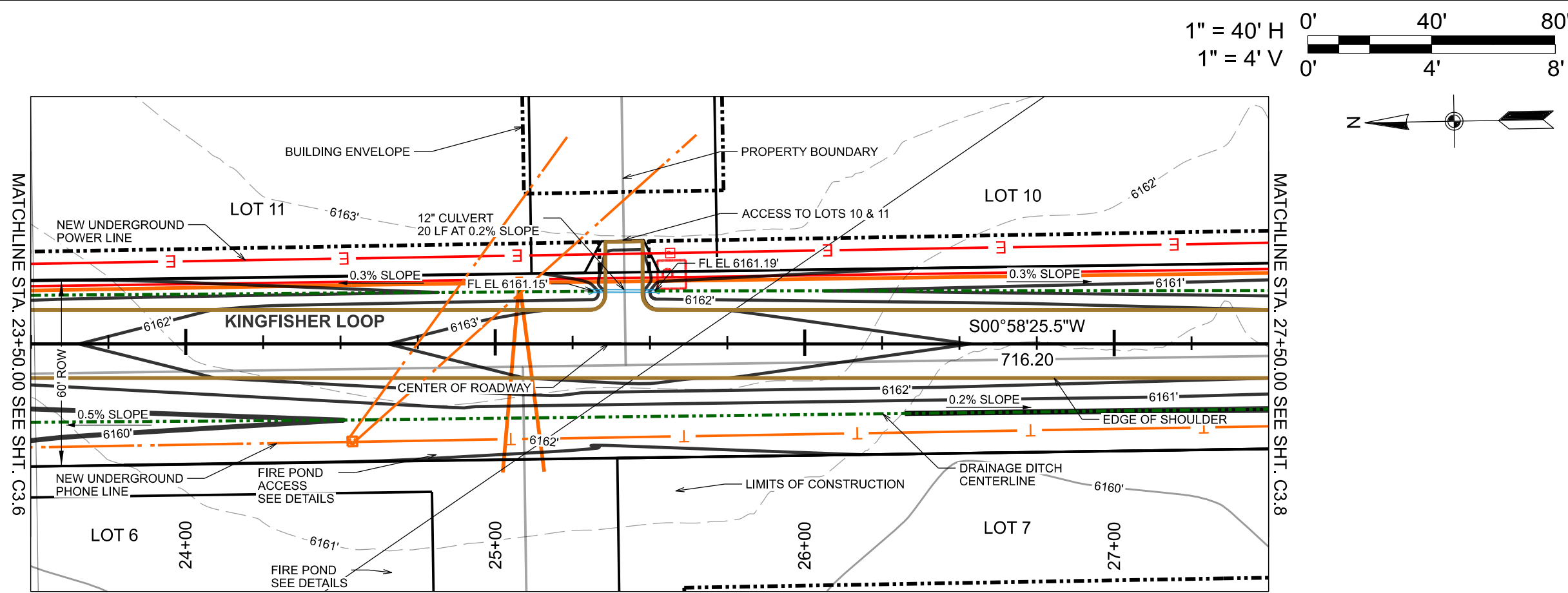
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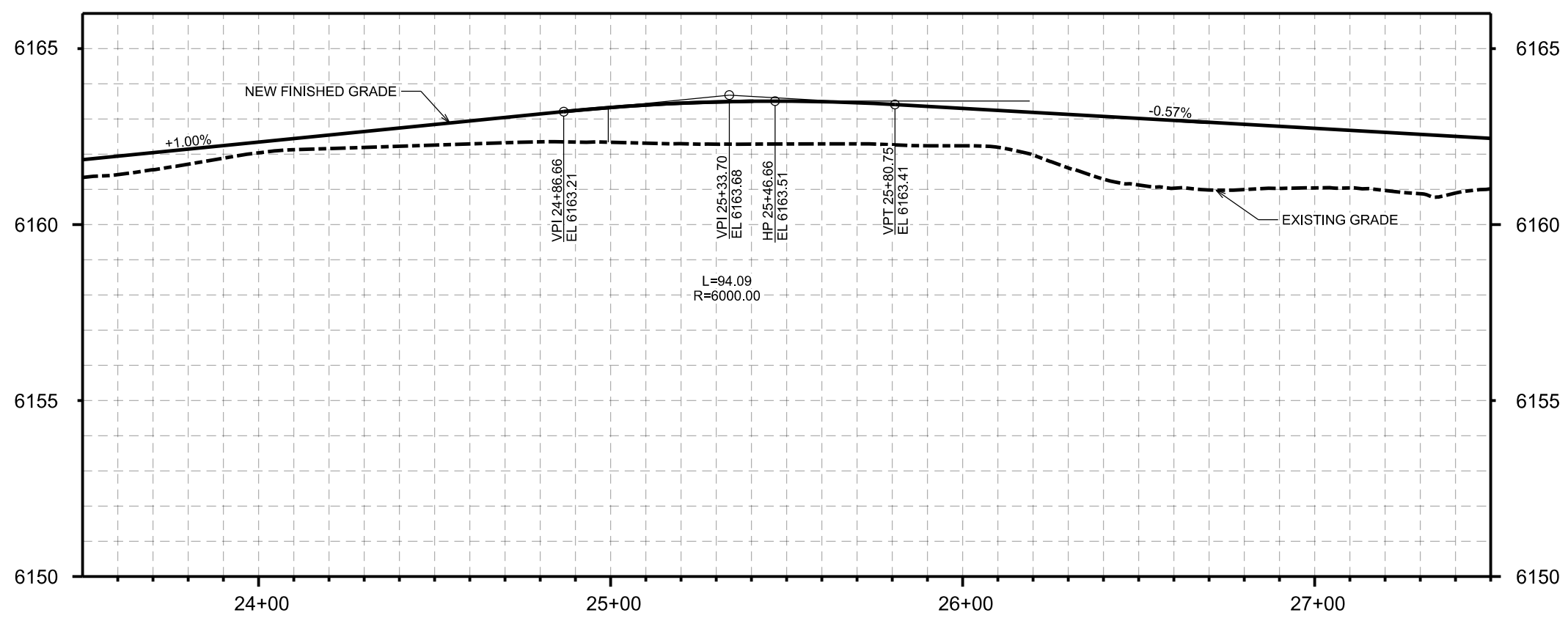
PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

KINGFISHER
LOOP PLAN &
PROFILE

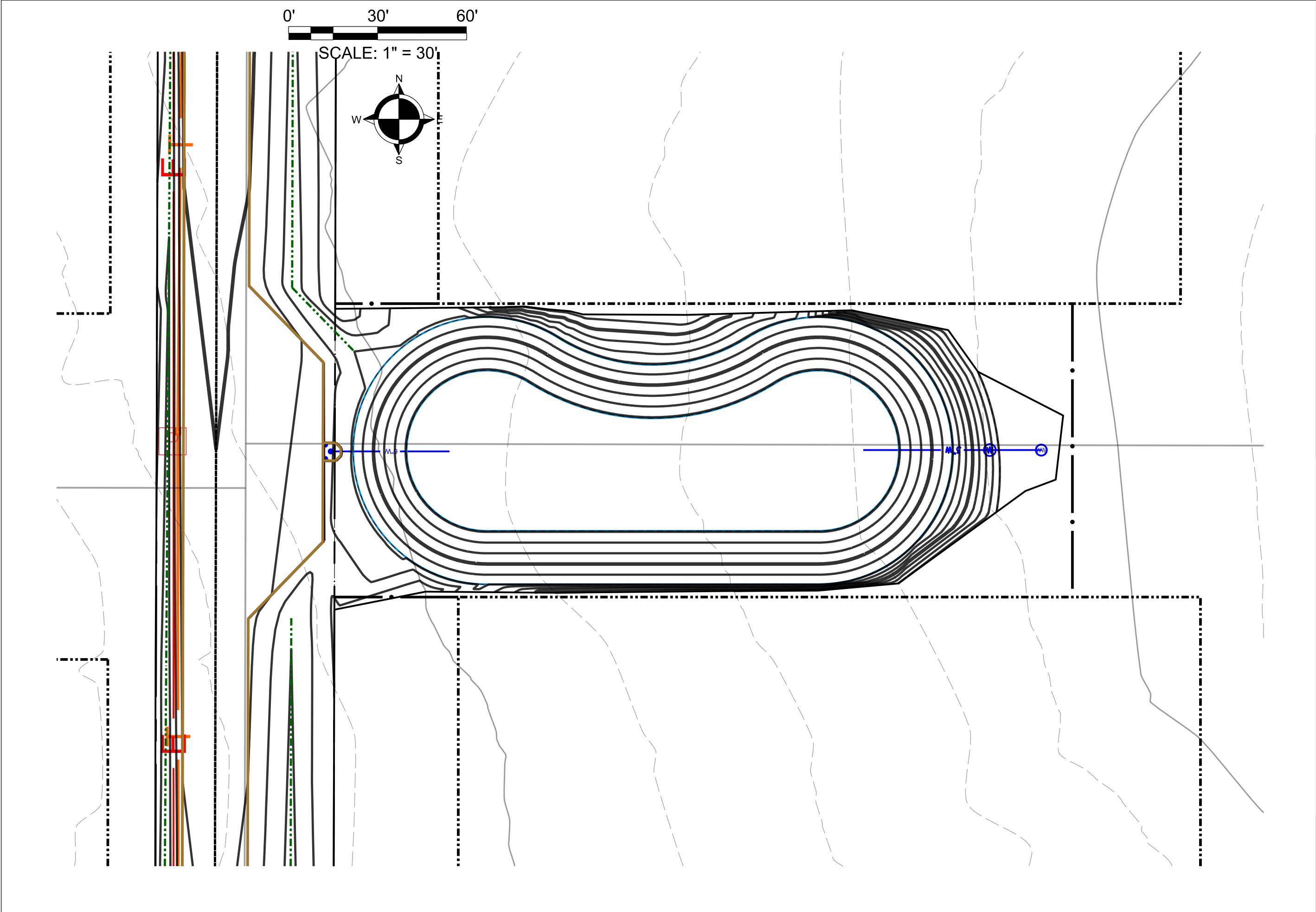
C2.6



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



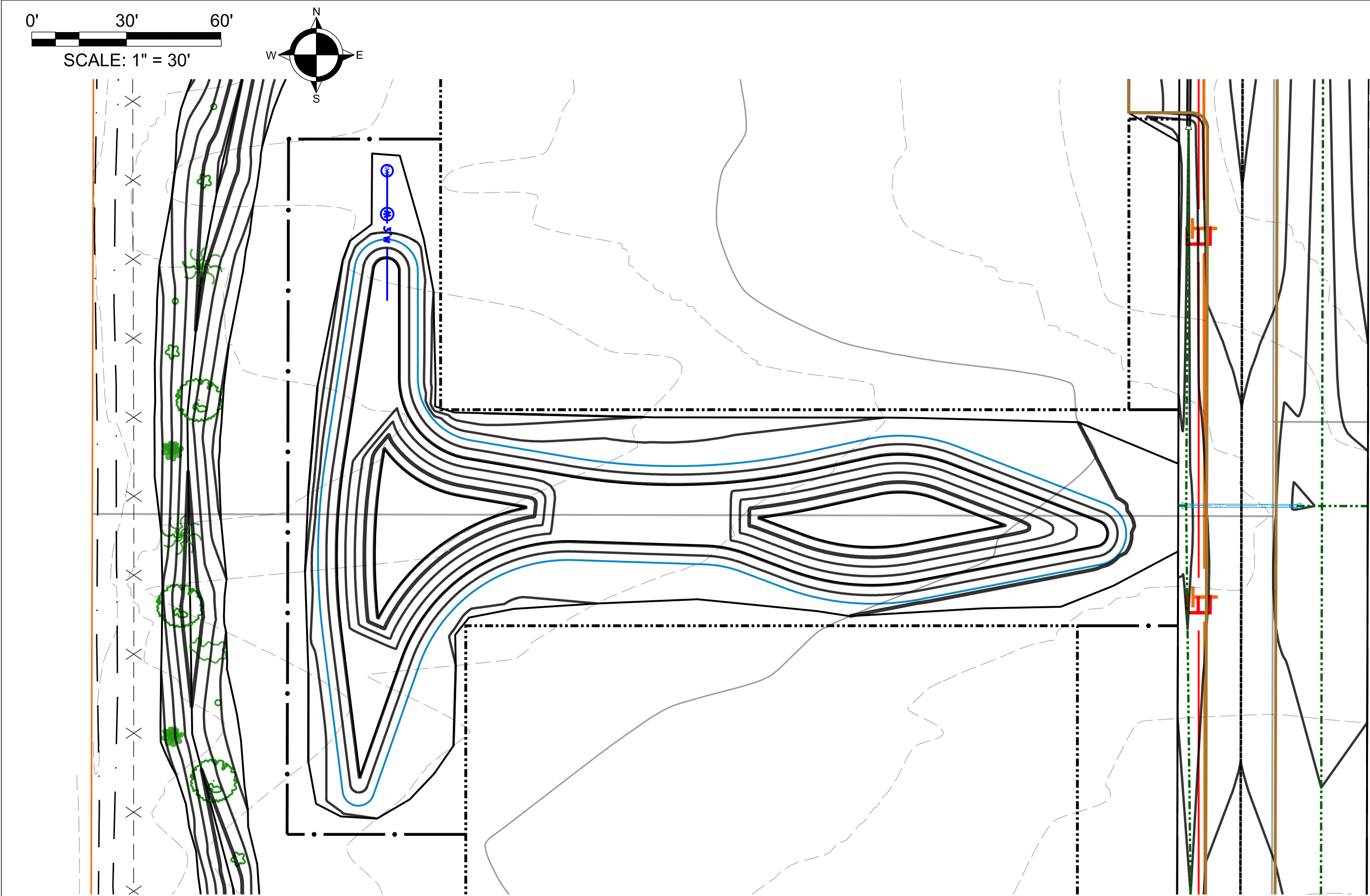
DATE	DRAWING SET TITLE	ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES	DRAWN BY: ELCD CHECKED BY: AL	
	JANUARY 2024			PRELIMINARY PLAT
	AUGUST 20, 2024			PRELIMINARY REV2
PRELIMINARY PLAT APPLICATION		OSPREY LANDING SUBDIVISION 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M. TETON COUNTY IDAHO		
KINGFISHER LOOP PLAN & PROFILE		C2.7		



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OSPREY LANDING SUBDIVISION	
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.	
TETON COUNTY IDAHO	

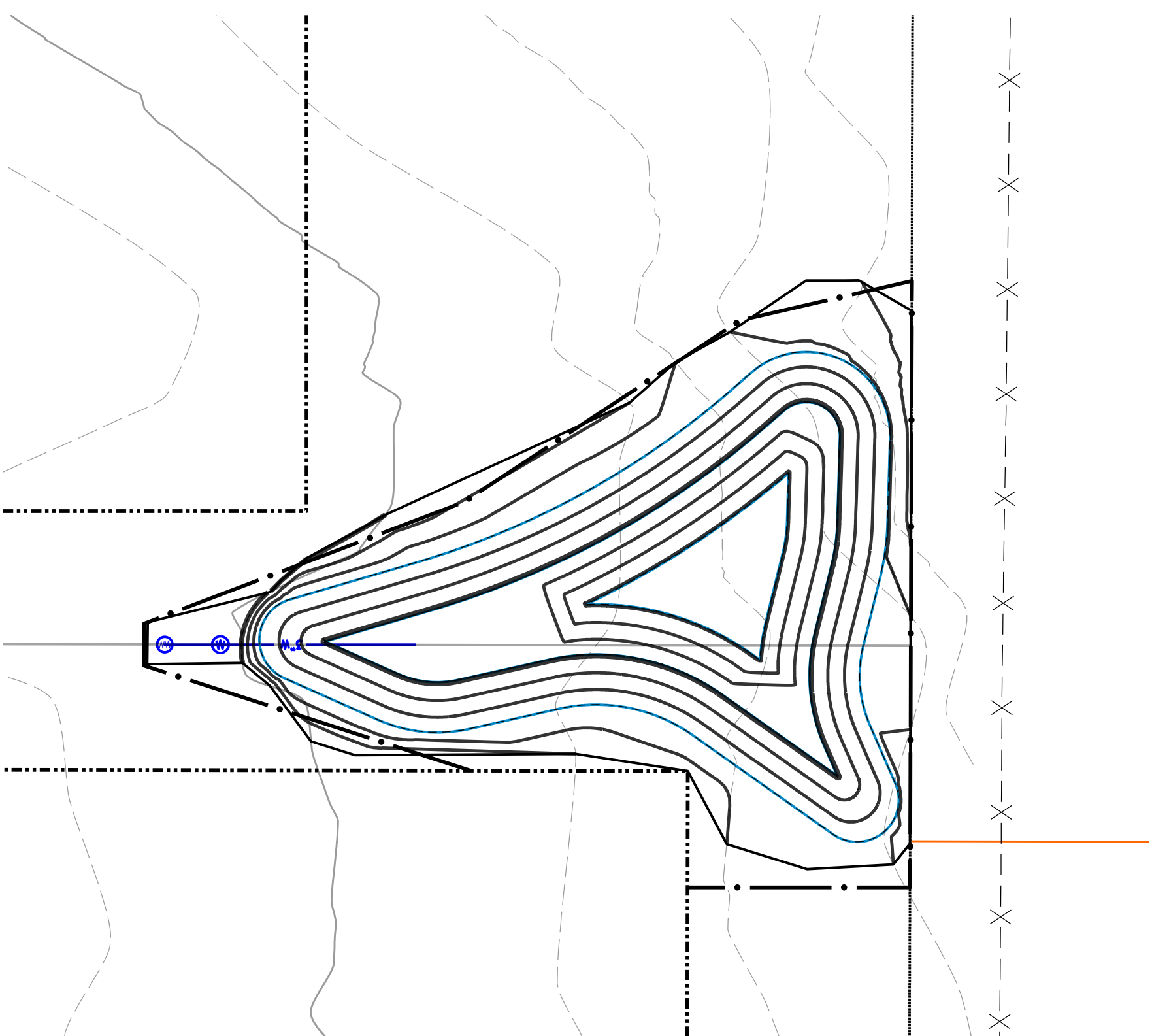
FIRE POND AND ACCESS DETAIL
C3.1



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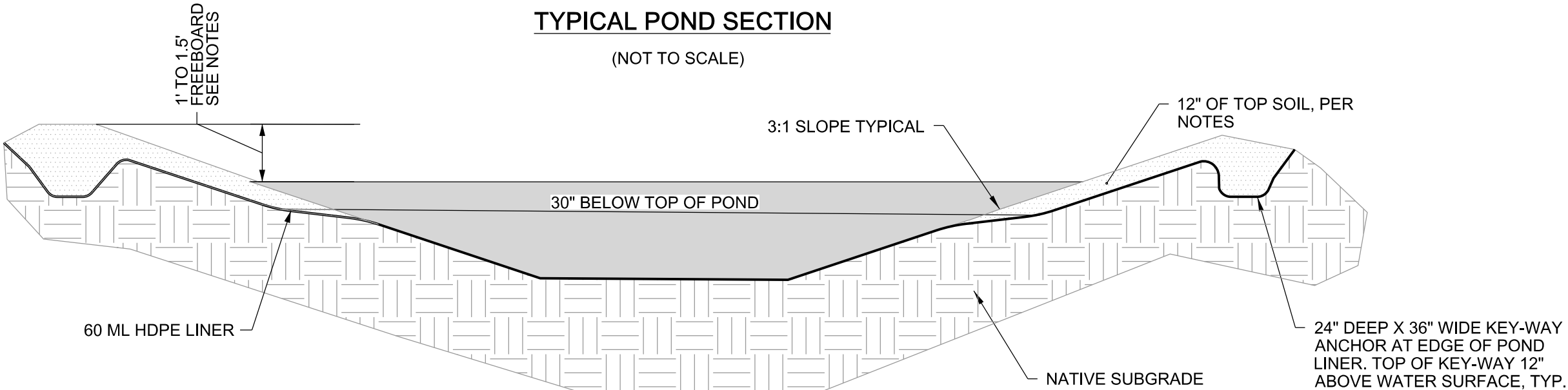
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OSPREY LANDING SUBDIVISION	
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WEST POND DETAIL
C3.2



TYPICAL POND SECTION

(NOT TO SCALE)



NOTES:

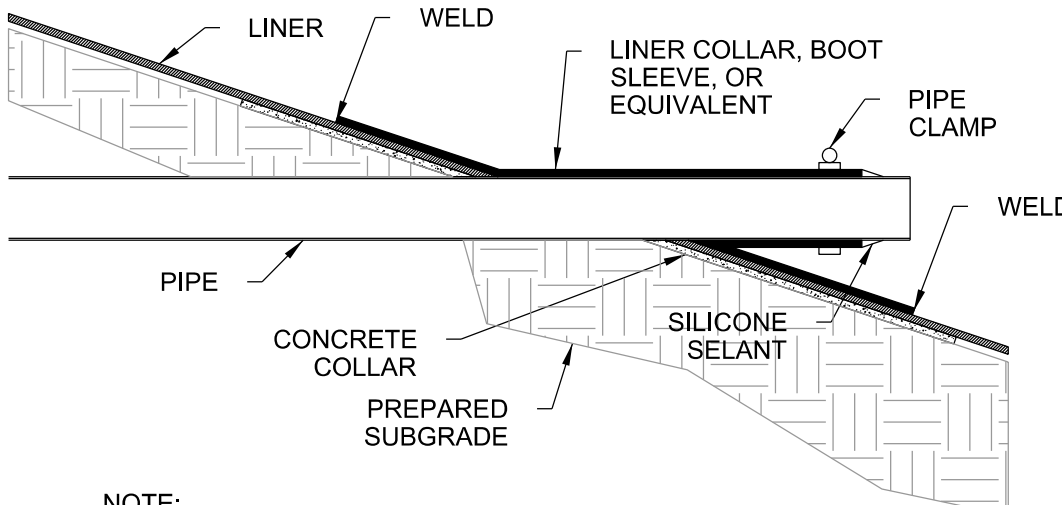
1. SHORELINES SHALL RECEIVE A MINIMUM OF 12" TOPSOIL UNTIL THE SIDESLOPES REACHES A DEPTH OF 2'.
2. INSTALL DRY HYDRANT, WATER MANHOLE AND ANY SHRUB AND TREE PLANTINGS BEYOND LINER.

- ### 3.INSTALL THE HDPE LINER ACCORDING TO MANUFACTURER'S INSTRUCTIONS

- 4.1.5' FREEBOARD IN SUMMER MONTHS CAN BE REDUCED TO 1' IN WINTER DUE TO ICING CAPACITY REDUCTION

TYPICAL HDPE LINER PENETRATION DETAIL

(NOT TO SCALE)



NOTE:

1. THIS DETAIL IS FOR GENERAL PURPOSE USE.
2. CONSTRUCT AND INSTALL PIPE PENETRATION AND LINER PER MANUFACTURER GUIDELINES.

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OSPREY LANDING SUBDIVISION

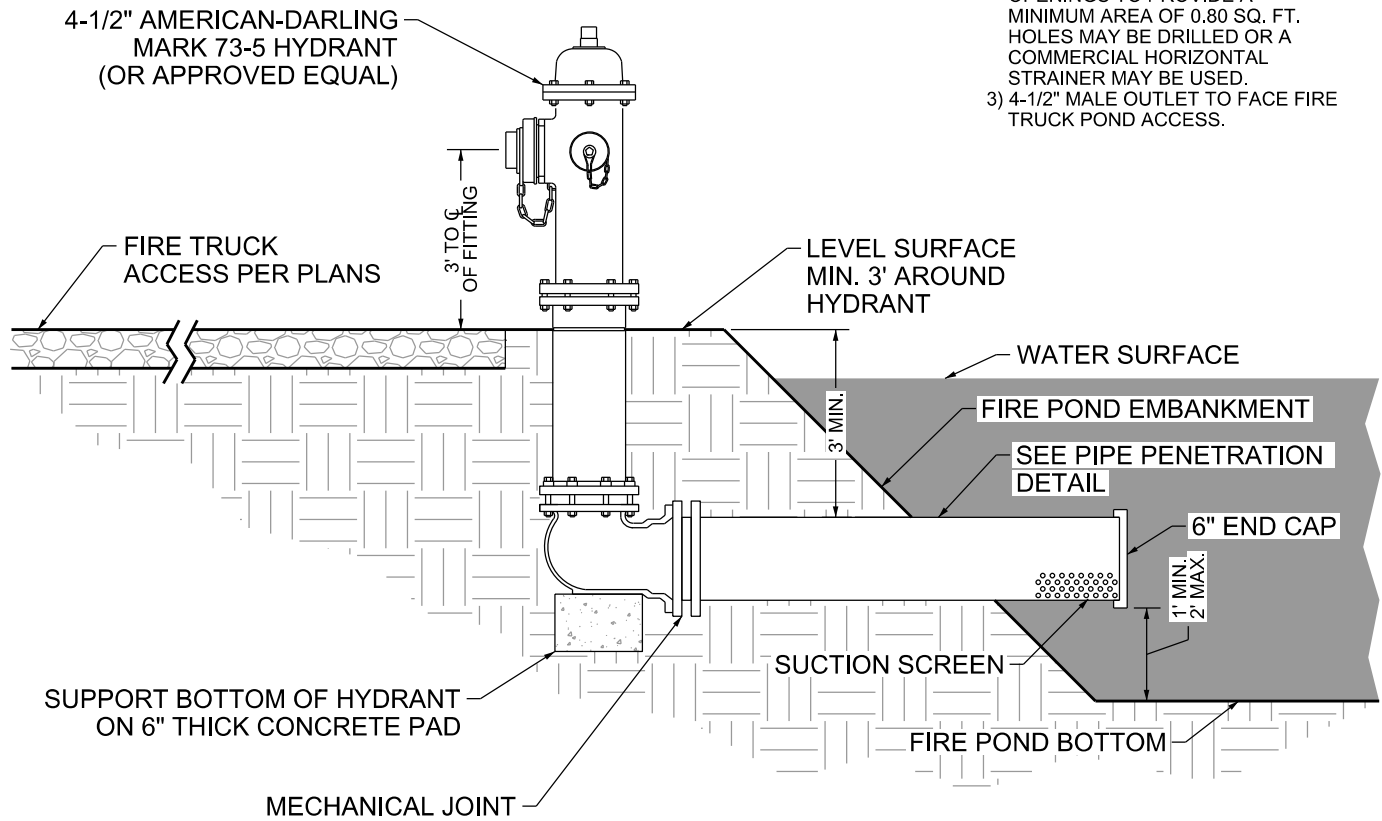
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

FIRE POND DETAILS

C3.4

DRY HYDRANT DETAIL

(NOT TO SCALE)

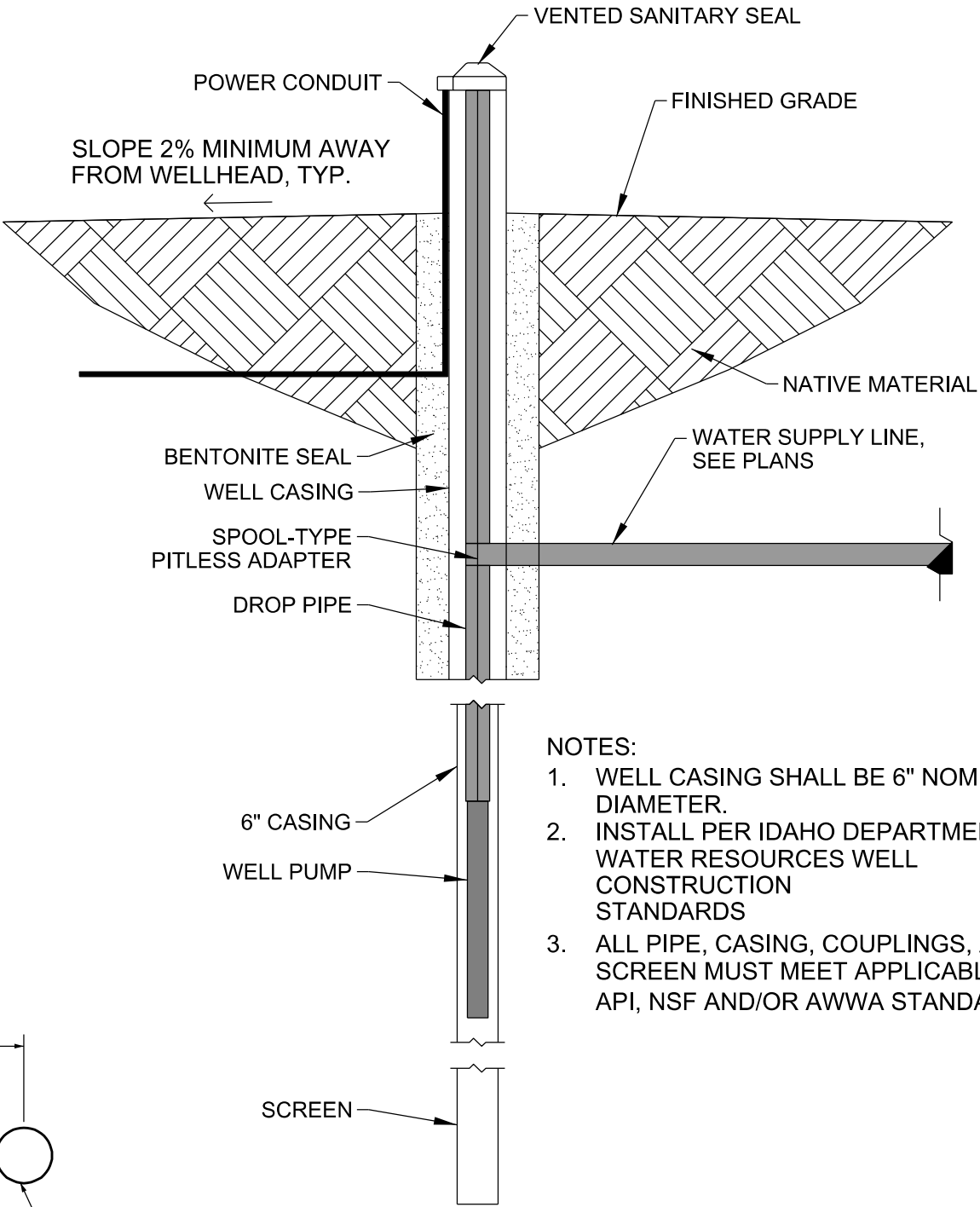


NOTES:

- 1) PIPE AND FITTINGS TO BE C900 PVC.
- 2) SUCTION SCREEN HOLE OPENINGS TO PROVIDE A MINIMUM AREA OF 0.80 SQ. FT. HOLES MAY BE DRILLED OR A COMMERCIAL HORIZONTAL STRAINER MAY BE USED.
- 3) 4-1/2" MALE OUTLET TO FACE FIRE TRUCK POND ACCESS.

WELL CONSTRUCTION DETAIL

(NOT TO SCALE)

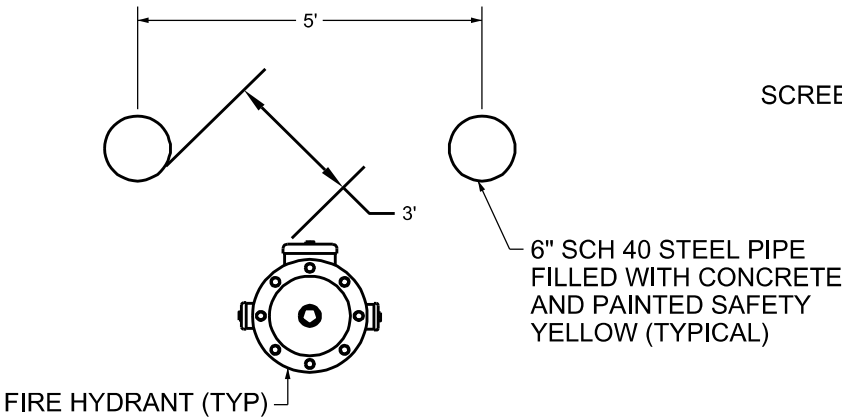
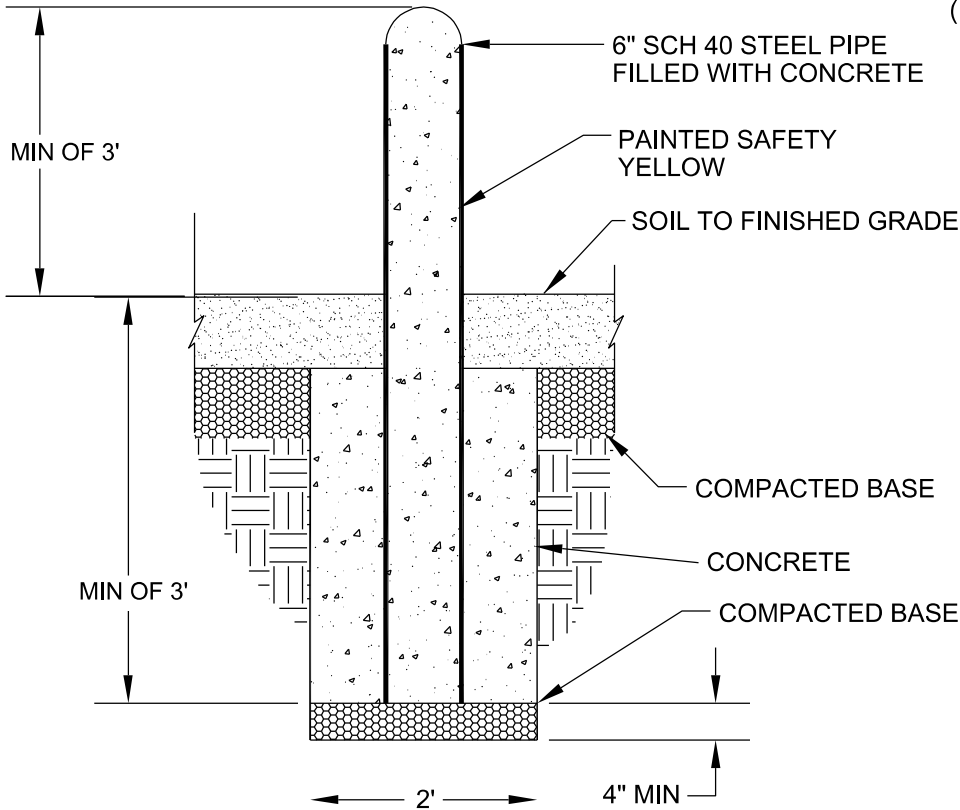


NOTES:

1. WELL CASING SHALL BE 6" NOMINAL DIAMETER.
2. INSTALL PER IDAHO DEPARTMENT OF WATER RESOURCES WELL CONSTRUCTION STANDARDS
3. ALL PIPE, CASING, COUPLINGS, AND SCREEN MUST MEET APPLICABLE ASTM, API, NSF AND/OR AWWA STANDARDS.

BOLLARD DETAIL

(NOT TO SCALE)



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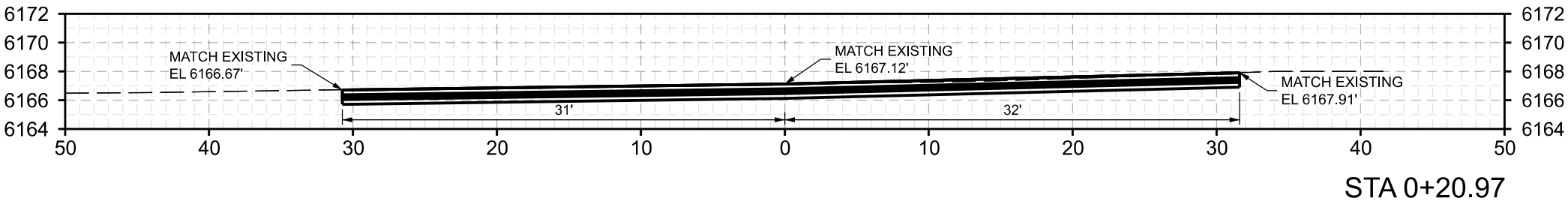
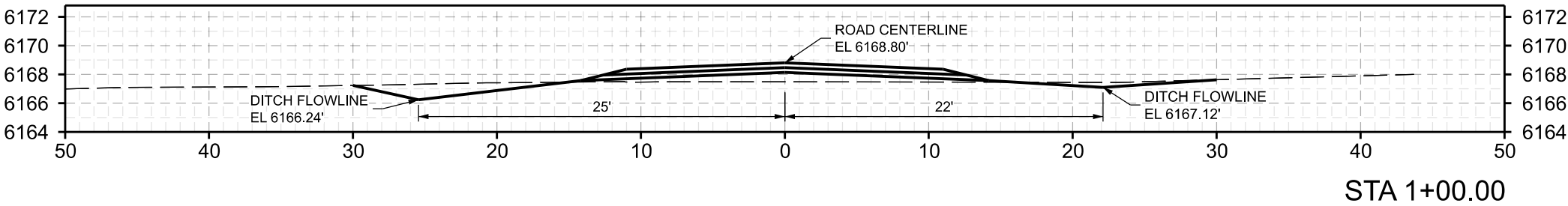
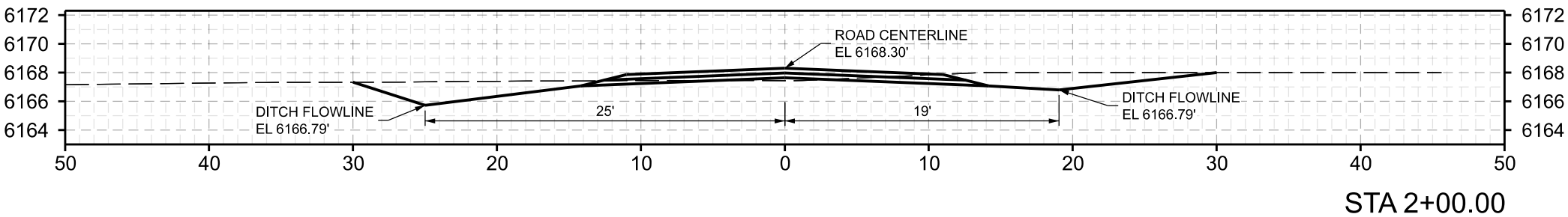
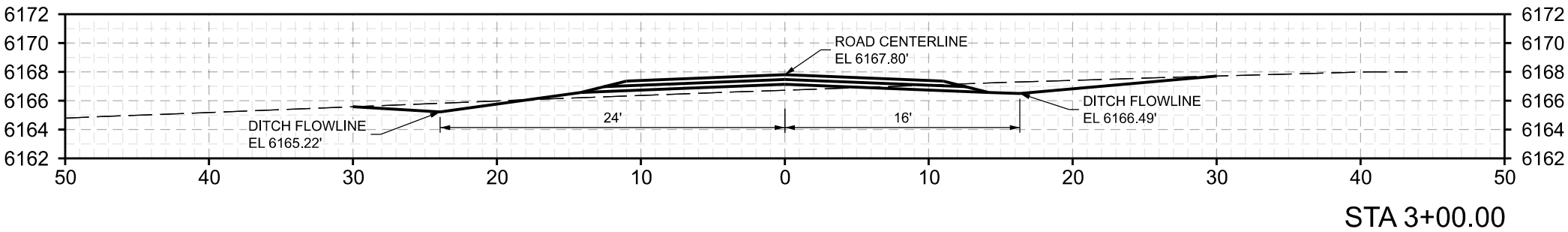
PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION

30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

FIRE POND DETAILS

C3.5



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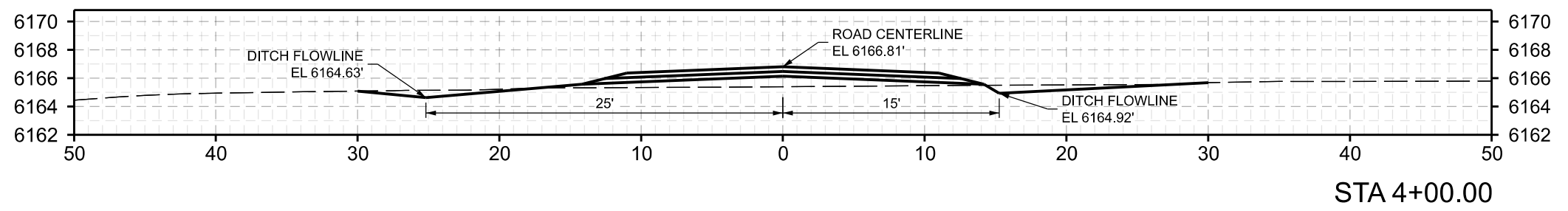
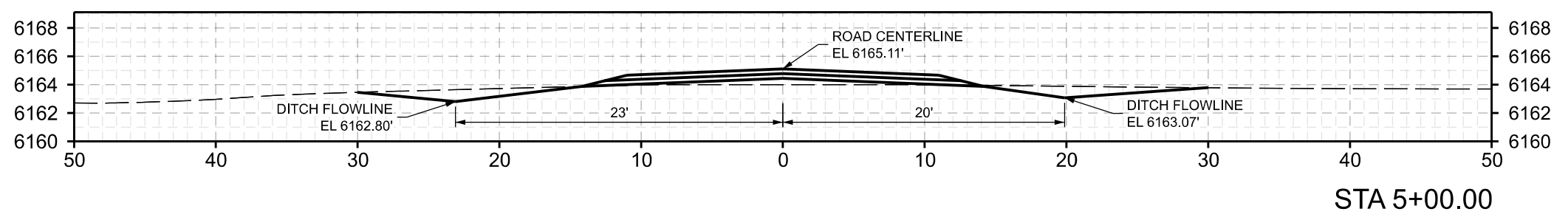
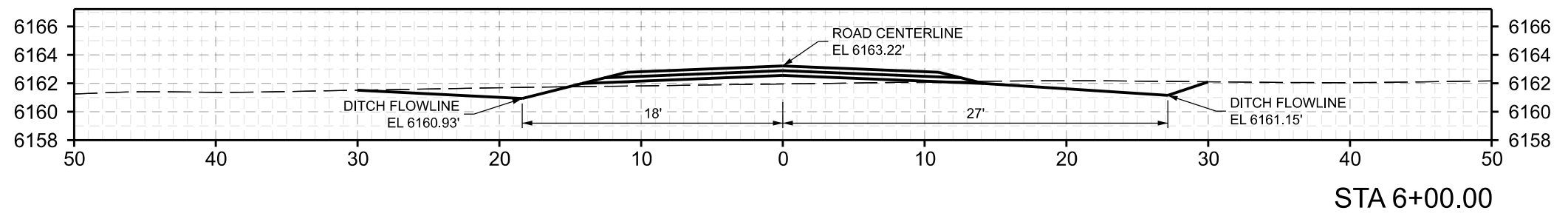
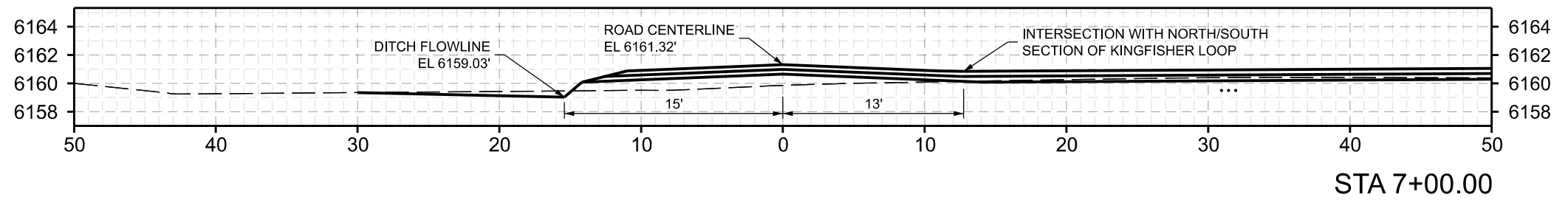
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OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

CROSS
SECTIONS

C4.1



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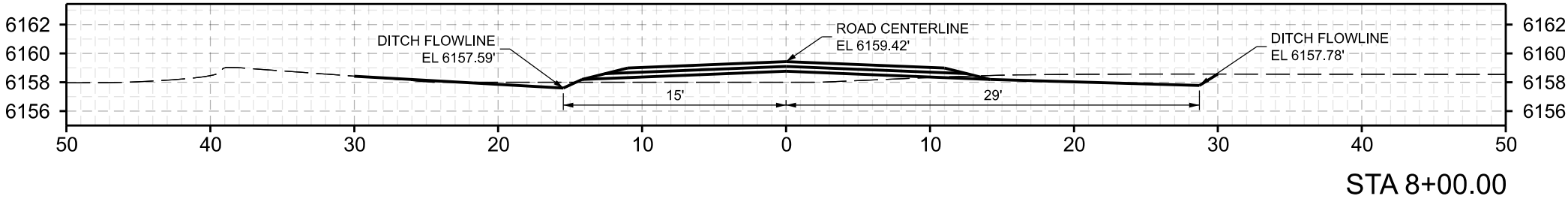
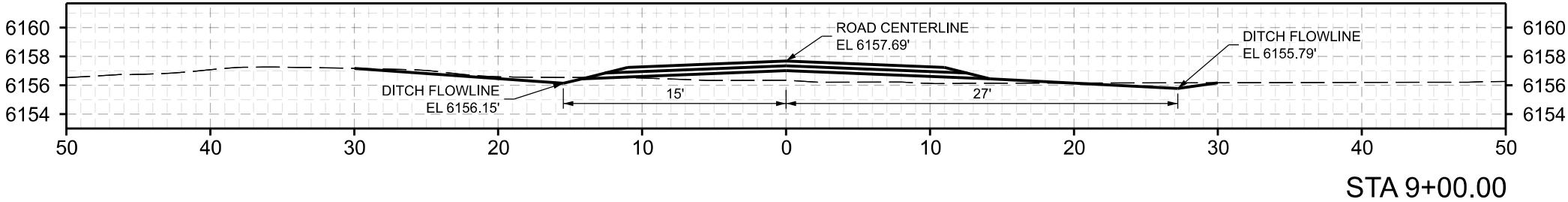
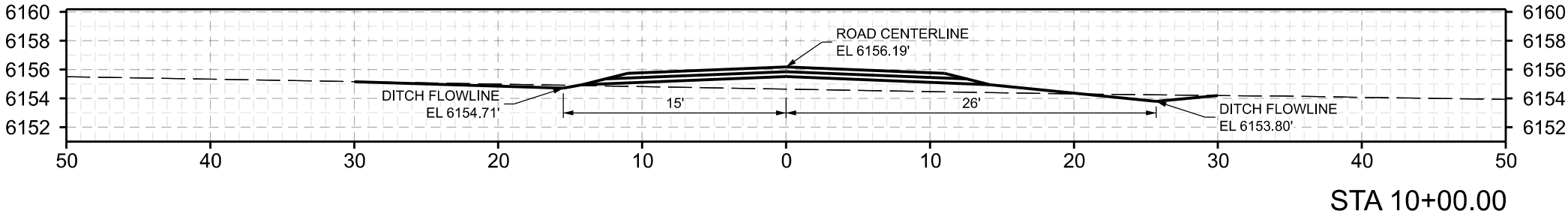
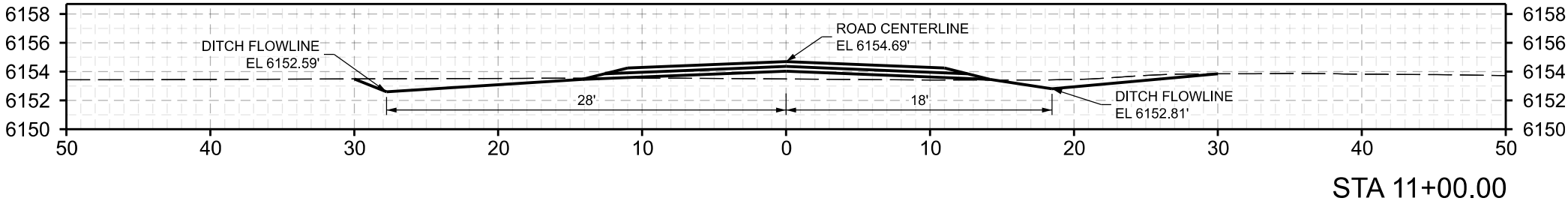
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OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
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C4.2



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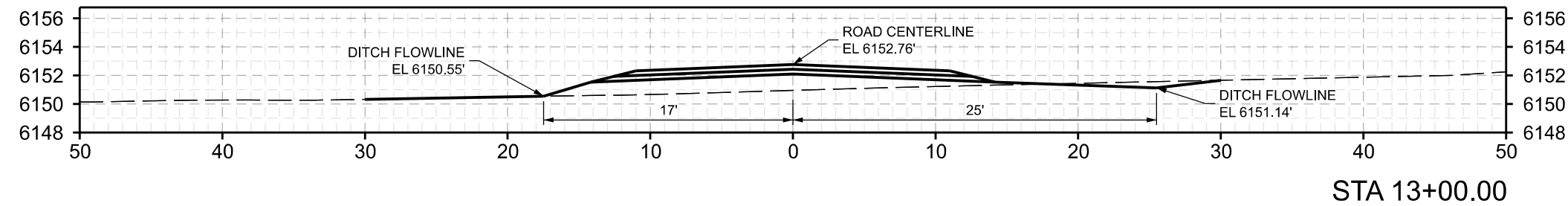
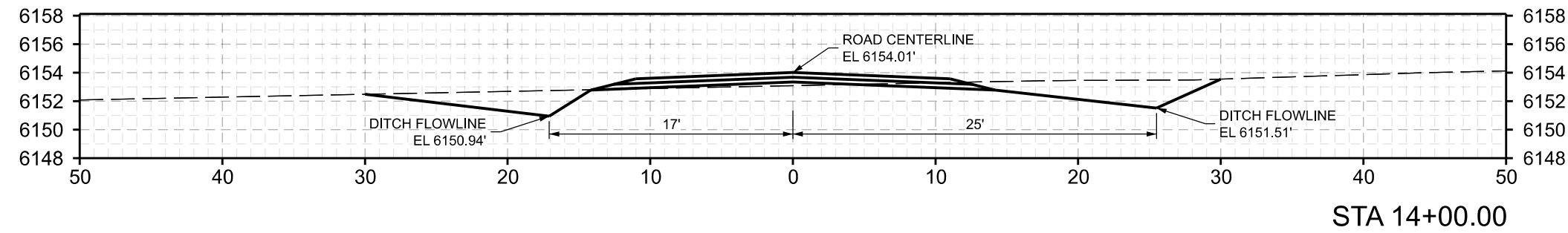
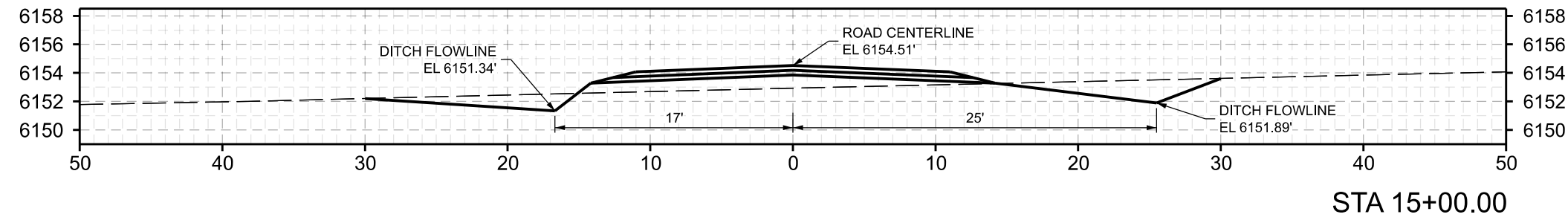
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OSPREY LANDING SUBDIVISION
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C4.3



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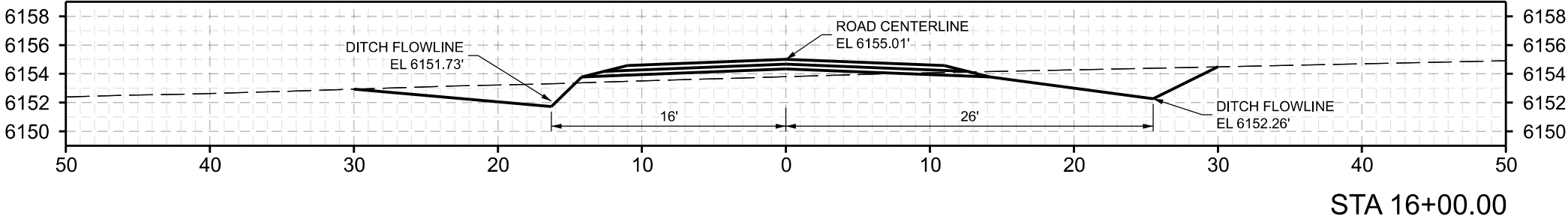
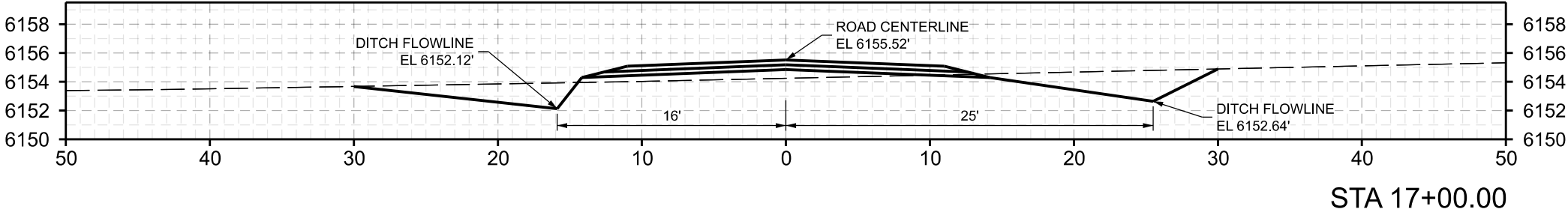
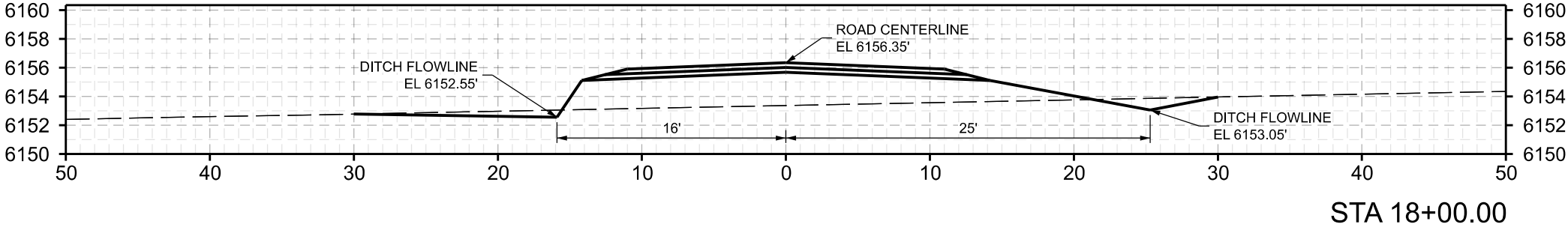
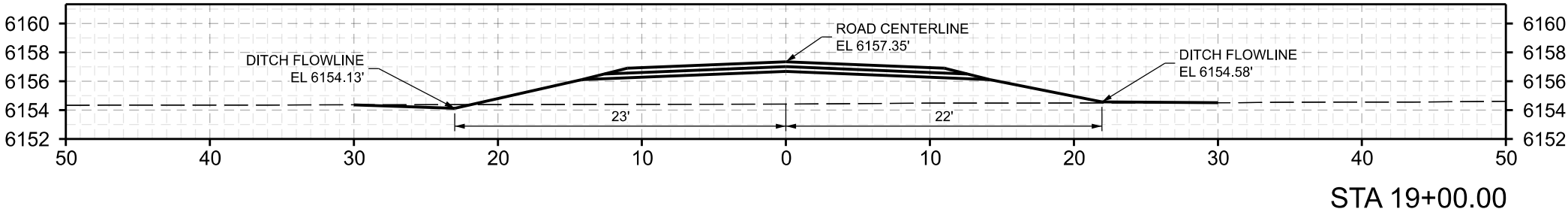
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C4.4



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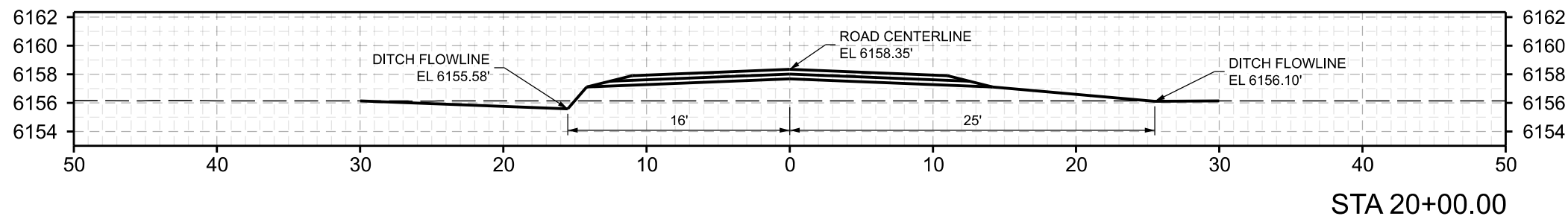
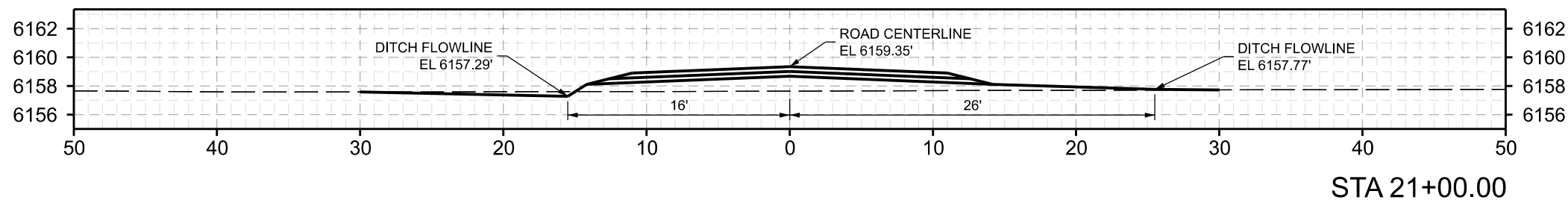
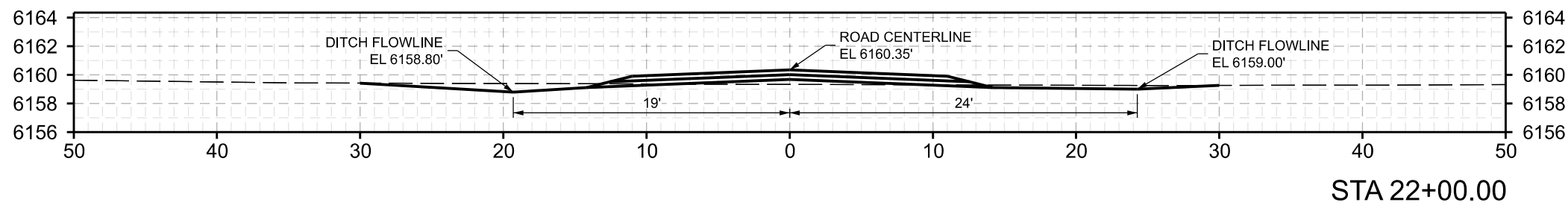
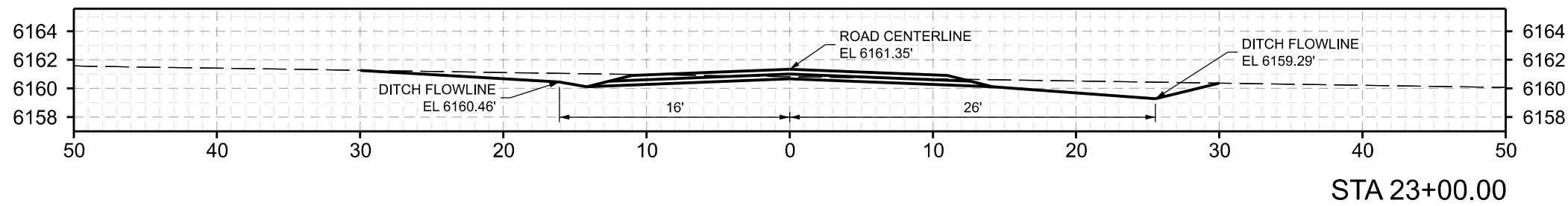
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C4.5



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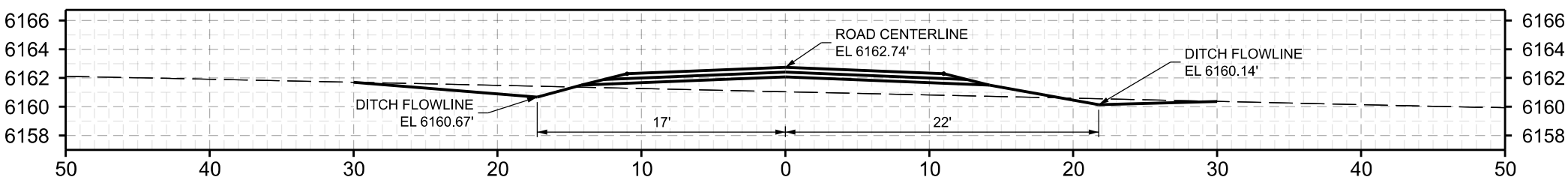
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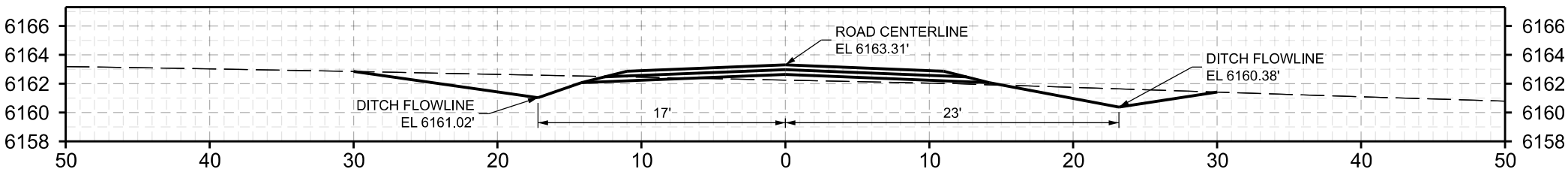
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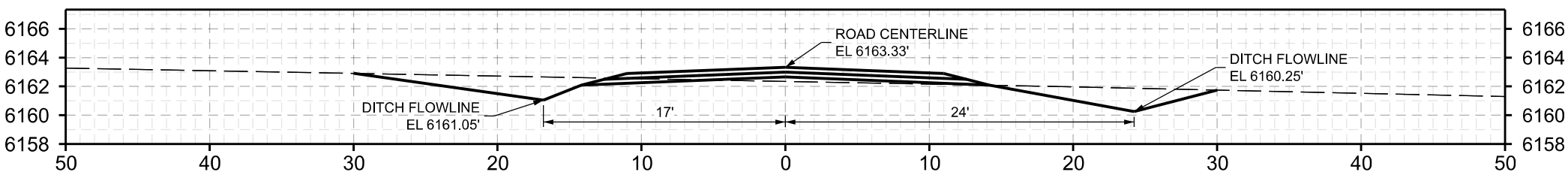
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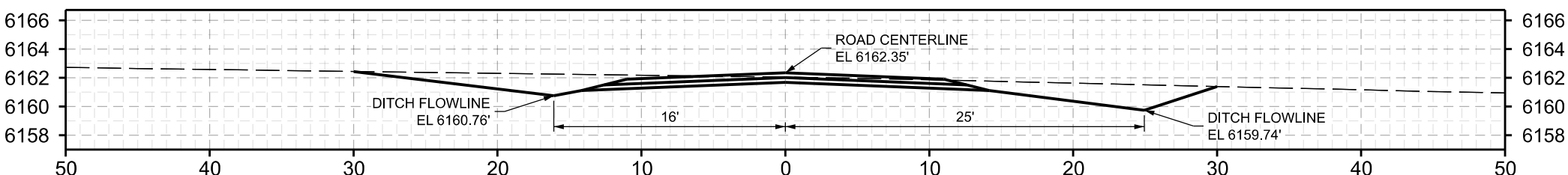
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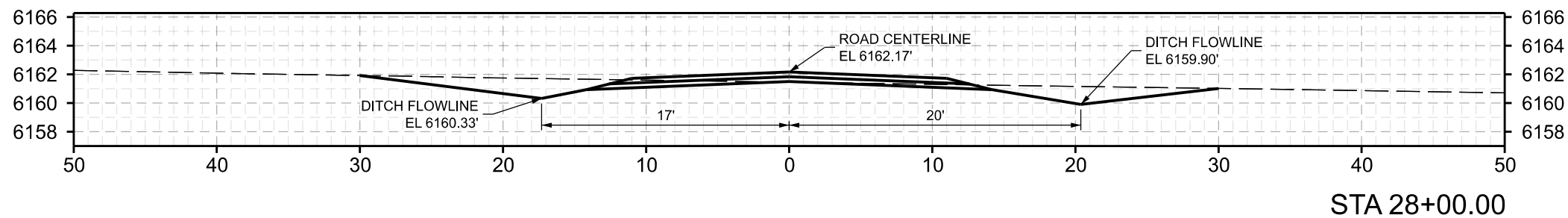
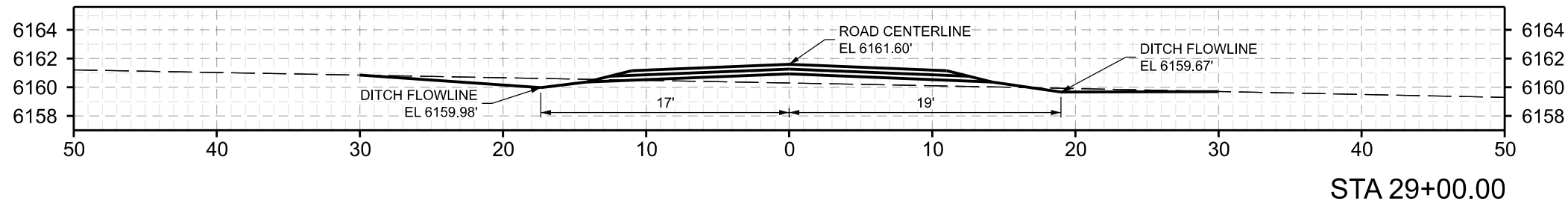
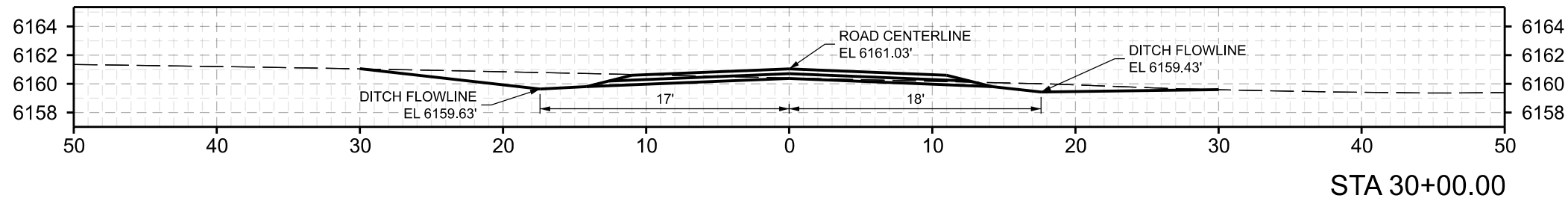
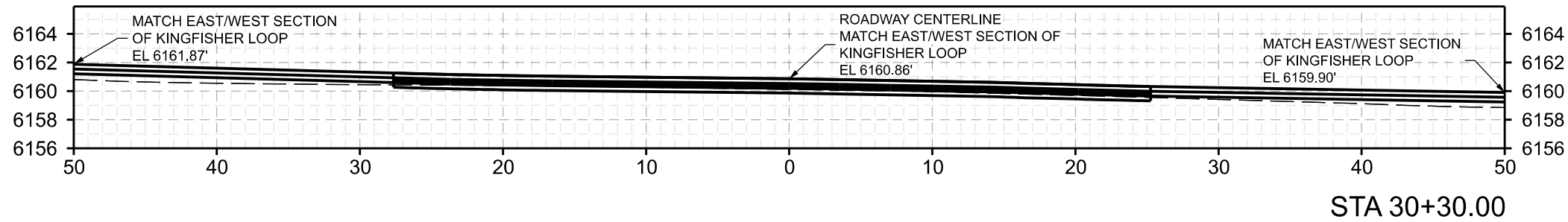
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