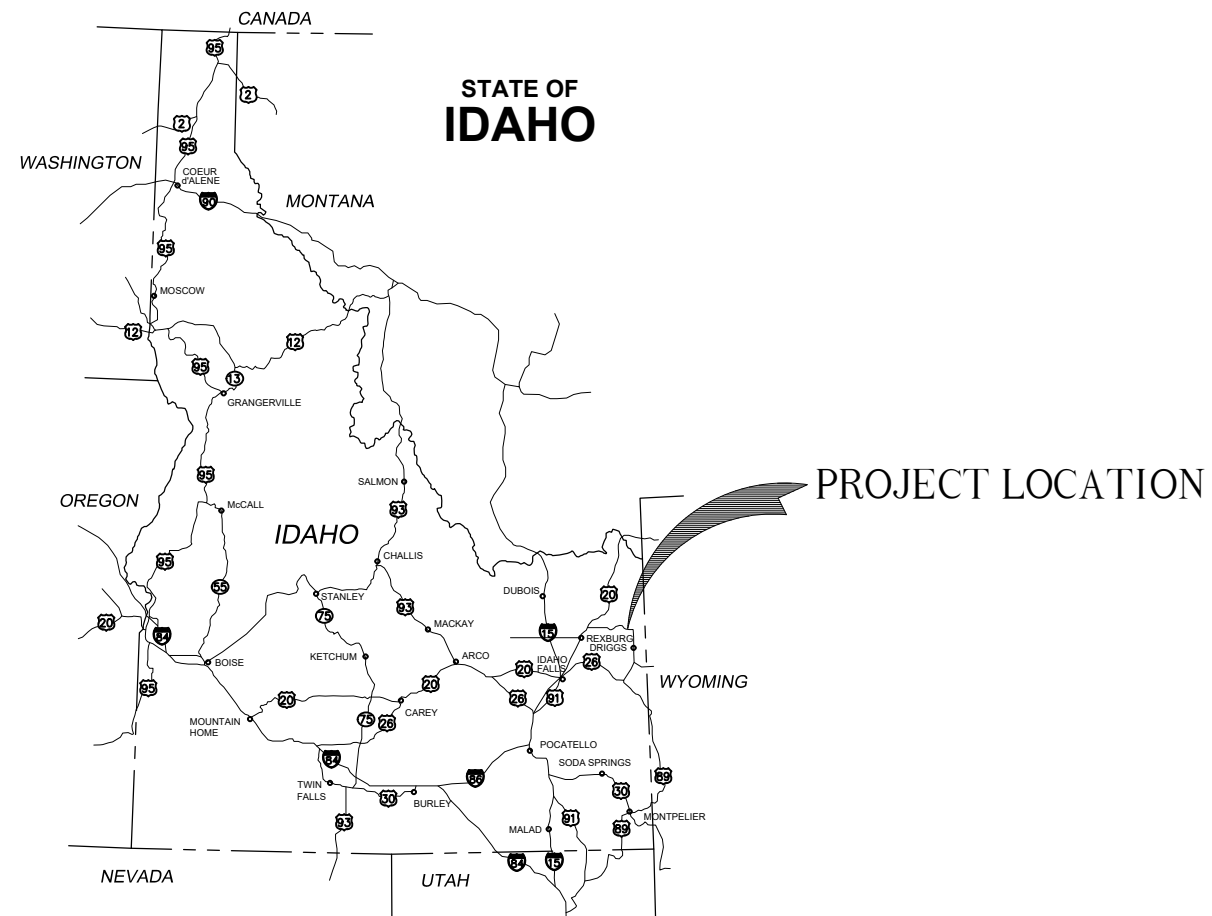


# EUSTACY-WYSONG LLC

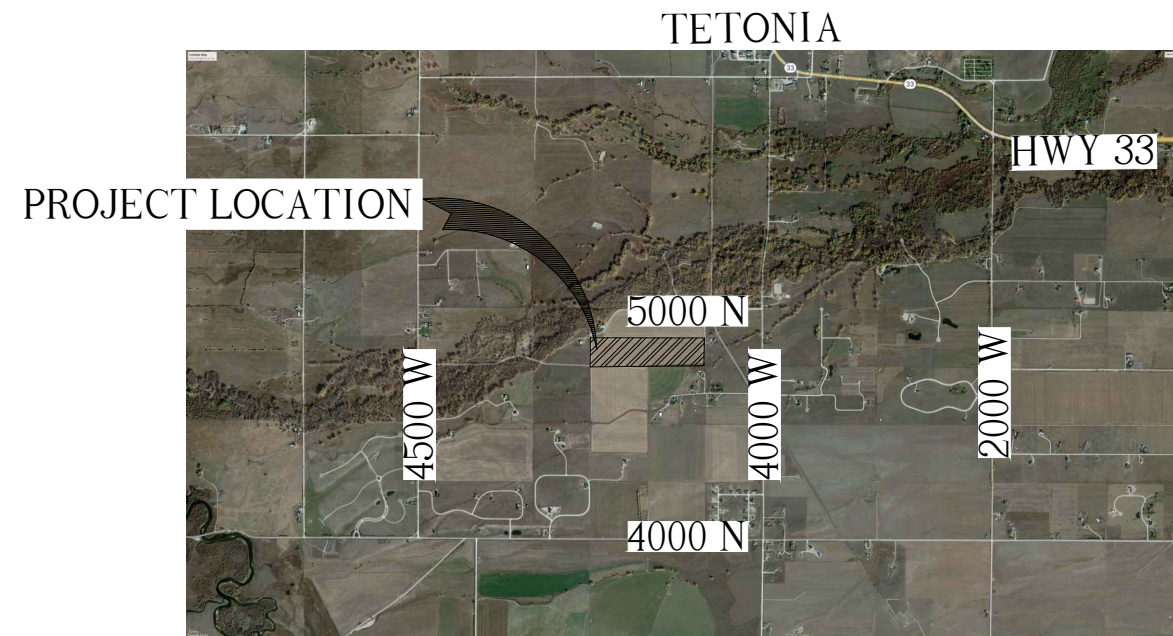
# EUSTACHY-WYSONG RANCH

## FINAL DESIGN

## MARCH 2025



LOCATION MAP



VICINITY MAP

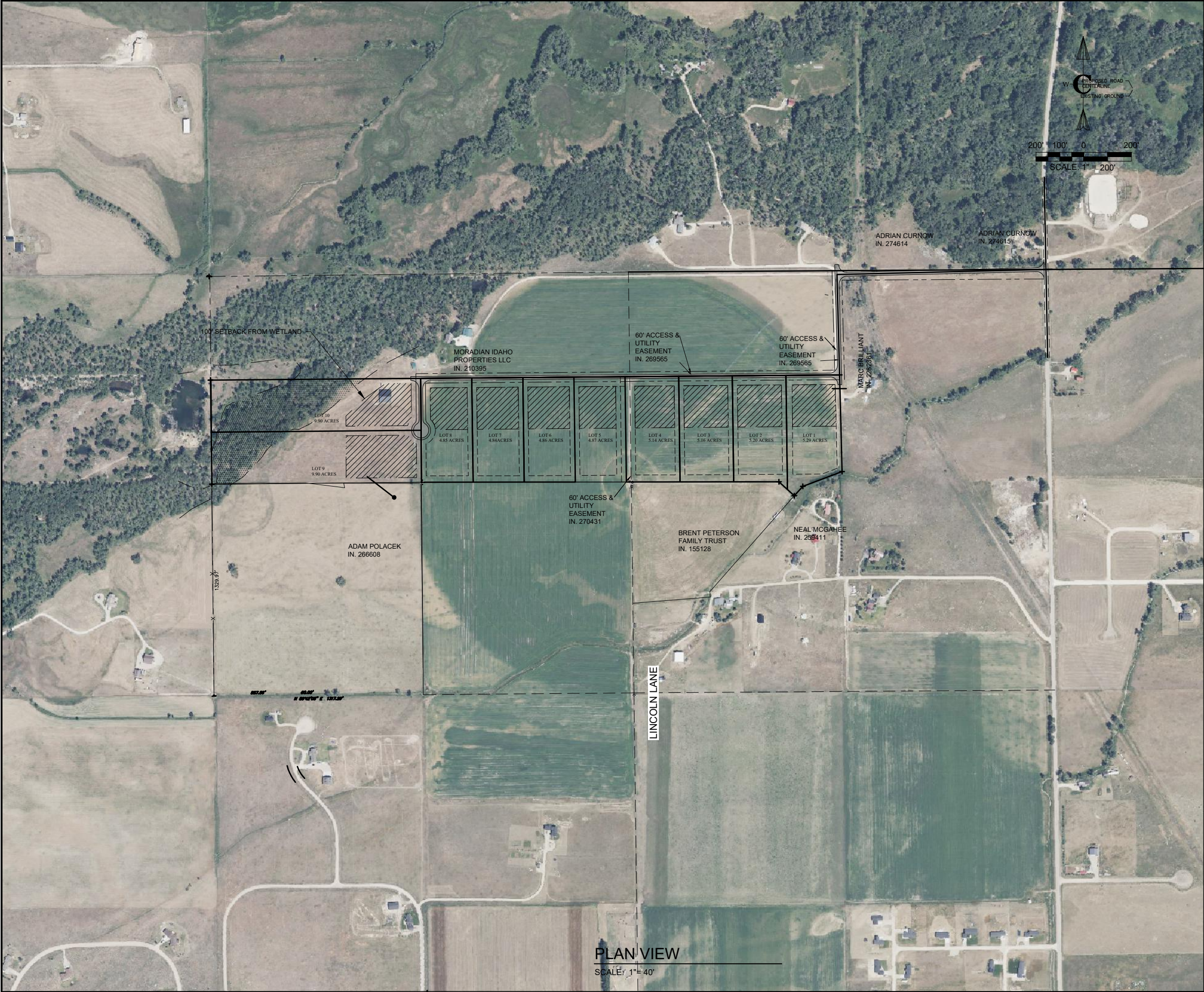
PROJECT NUMBER 01-21-0060



EUSTACHY-WYSONG RANCH		PROJECT NO. 01-21-0060		DRAWN R. BARKER		DESIGNED B. CROWTHER		APPROVED B. CROWTHER		QA/QC B. CROWTHER		EUSTACHY-WYSONG LLC		<div>Civilize, PLLC</div> <div>Management and Engineering</div>										1 PRELIMINARY DESIGN BEC 3/23		NO. REVISIONS		BY DATE	
COVER SHEET		SHEET NO: C-GN-01		DATE: MARCH 2025		PAGE NO: 1								This document or any part thereof in detail or design concept is the property of Civilize, PLLC and shall not be copied without the written authorization of Civilize, PLLC.															

SHEET INDEX				GENERAL LEGEND AND SYMBOLS				ABBREVIATIONS				GENERAL NOTES			
PAGE SHEET DRAWING NAME NO. NO. GENERAL				PLAN VIEW				AB				A. THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE OWNER IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE OWNER.			
1. C-GN-01 TITLE SHEET				DETAIL				ABND				B. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.			
2. C-GN-02 GENERAL LEGEND AND SYMBOLS				SECTION CUT				AC				C. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK AND AVOIDING DAMAGE TO SAME.			
CIVIL DRAWINGS				COMMON AND SPECIFIC DETAILS AND SECTIONS				A/C				D. (**) INDICATES DIMENSIONS, LOCATIONS OR ELEVATIONS TO BE FIELD VERIFIED.			
3. C-100 MASTER SITE PLAN				DETAIL				AFE				E. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES. ADDITIONALLY, ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.			
4. C-101 HARDSCAPE MASTER PLAN				SCALE: NTS				AFF				F. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR ON SPECIFIC DRAWINGS.			
5. C-102 SIGN AND LANDSCAPING PLAN				SCALE: XXX				AFG				G. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH DRAWING FOR USAGE.			
6. C-103 HARDSCAPE MASTER PLAN				SECTION				AGGR				H. CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.			
7. C-104 HARDSCAPE MASTER PLAN				SCALE: XXX				AL				I. CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AT LEAST 10' FROM EXISTING OVERHEAD POWER LINES. IF THIS IS NOT FEASIBLE, CONTACT THE UTILITY OWNER TO INSTALL A TEMPORARY PROTECTIVE COVERING ON THE POWER LINES.			
8. C-105 UTILITY MASTER PLAN				SECTION				BLDG				J. DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.			
9. C-106 GRADING AND DRAINAGE MASTER PLAN				SCALE: XXX				BM				K. SEE PROJECT EQUIPMENT AND PIPING SYSTEMS DRAWING FOR SYMBOLS AND ABBREVIATIONS SPECIFIC TO THE PROJECT.			
10. C-PP-01 ACCESS ROAD PLAN AND PROFILE				STANDARD DETAILS				BOW				L. IF PLAN AND SECTION, OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE (-).			
11. C-PP-02 ACCESS ROAD PLAN AND PROFILE				SCALE: XXX				BP				M. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.			
12. C-PP-03 ACCESS ROAD PLAN AND PROFILE				SECTION				BS				N. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.			
13. C-PP-04 ACCESS ROAD PLAN AND PROFILE				SCALE: XXX				BW				O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.			
14. C-PP-05 ACCESS ROAD PLAN AND PROFILE				STANDARD DETAILS				CB				P. OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK INITIATED BY THE OPTION SHALL BE BORN BY THE CONTRACTOR.			
15. C-PP-06 ACCESS ROAD PLAN AND PROFILE				SCALE: XXX				CI				Q. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.			
16. C-SD-01 DETAILS				SECTION				CJ				R. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.			
				SCALE: XXX				CL				S. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DGLINE OF IDAHO 1-800-342-1585 OR 811 TO HAVE THE APPROPRIATE UTILITY COMPANIES LOCATE ANY UTILITY LOCATIONS WHICH MIGHT INTERFERE WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.			
				STANDARD DETAILS				CLJ				T. CONTINUOUS SERVICE – UNLESS OTHERWISE REQUIRED IN THE CONTRACT DOCUMENTS, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.			
				SCALE: XXX				CMP				U. ACCIDENTAL INTERRUPTION OF SERVICE – IN THE EVENT OF INTERRUPTION OF OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL BREAKAGE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE APPROPRIATE RESPONSIBLE AUTHORITY. THE CONTRACTOR SHALL THEN COOPERATE WITH THAT AUTHORITY TO RESTORE SERVICE AS SOON AS POSSIBLE.			
				STANDARD DETAILS				CMU				V. TEMPORARY INTERRUPTION AND RELOCATION – IF THE CONTRACTOR DESIRES TO DISRUPT ANY UTILITY OR APPURTENANCE, THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND AGREEMENTS WITH THE OWNER OR OPERATOR OF THE RESPECTIVE UTILITY AND SHALL BE COMPLETELY RESPONSIBLE FOR ALL COSTS CONCERNED WITH THE DISRUPTION AND RECONSTRUCTION.			
				SCALE: XXX				CO							
				STANDARD DETAILS				CONC							
				SCALE: XXX				CTR							
				STANDARD DETAILS				CV							
				SCALE: XXX				DEMO							
				STANDARD DETAILS				DIA							
				SCALE: XXX				DWG							
				STANDARD DETAILS				EA							
				SCALE: XXX				EF							
				STANDARD DETAILS				EJ							
				SCALE: XXX				EL							
				STANDARD DETAILS				ELEV							
				SCALE: XXX				EQUIP							
				STANDARD DETAILS				EW							
				SCALE: XXX				EWF							
				STANDARD DETAILS				EWTB							
				SCALE: XXX				EXIST							
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PLAN VIEW  
SCALE: 1" = 40'

**C-100 MASTER PLAN**

**GENERAL INFORMATION, JURISDICTION, ZONING**

JURISDICTION..... TETON COUNTY, IDAHO  
GOVERNING CODE..... TETON COUNTY SUBDIVISION REGULATIONS  
IMPACT AREA..... TETON COUNTY, IDAHO  
SUBDIVISION..... EUSTACHY-WYSONG RANCH  
LOT NO.(S)..... 1 THROUGH 10  
PUBLIC LAND SURVEY SYSTEM..... NW ¼ SEC. 5, TWP 5N, R1G 45E, B.M.  
LATITUDE AND LONGITUDE..... 43°47'34.99"N 111°10'20.92"W  
EXISTING ZONING..... AGRICULTURAL / RURAL RESIDENTIAL 2.5  
OVERLAY ZONES..... SONGBIRD/RAPTOR BREEDING, PRIORITY WETLAND, BIG GAME MIGRATION

**PROPOSED DEVELOPMENT DESCRIPTION**

AREA OF PARCEL..... 60.0 ACRES  
TYPE..... RESIDENTIAL, SINGLE FAMILY  
NO. LOTS..... 10  
AVERAGE DENSITY RESIDENTIAL LOTS..... 6.00 ACRES/LOT  
PROPOSED ZONING..... AGRICULTURAL / RURAL RESIDENTIAL 2.5

**APPLICABLE CODES**

**PLANNING AND ZONING/SUBDIVISION**

TETON COUNTY COMPREHENSIVE PLAN..... AUGUST 24, 2012  
TETON COUNTY SUBDIVISION REGULATIONS (TITLE 9, TETON COUNTY CODE)..... SEPT 15, 2011  
TETON COUNTY TITLE 07, CHAPTER 3, VICTOR CITY AREA OF IMPACT ORDINANCE..... AUGUST 14, 1995  
a. APPLICABLE SUBDIVISION ORDINANCES..... TETON COUNTY  
b. REVIEW..... TETON COUNTY  
c. ENFORCEMENT..... TETON COUNTY  
TETON COUNTY COMPREHENSIVE PLAN..... 2021

**BUILDING CODES**

a. INTERNATIONAL BUILDING CODE (IBC)..... 2018  
b. INTERNATIONAL MECHANICAL CODE (IMC)..... 2018  
c. INTERNATIONAL ENERGY CONSERVATION CODE (IECC)..... 2018  
d. INTERNATIONAL FIRE CODE (IFC)..... 2018

**TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL 2.5 STANDARDS**

PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.  
IMPACT AREA..... NA  
DESIGN REVIEW OVERLAY..... NA  
OVERLAY ZONE..... NA

**ALLOWED USES**

SINGLE-FAMILY RESIDENTIAL..... PERMITTED  
MOBILE HOME, MODULAR..... PERMITTED  
DWELLING ACCESSORY UNIT..... PERMITTED W/CONDITIONS

**LOT SIZE REQUIREMENTS**

MINIMUM LOT SIZE..... 2.5 ACRES  
MINIMUM LOT WIDTH..... NA

**BUILDING SETBACKS**

FRONT YARD..... 30' MIN  
REAR YARD..... 40' MIN  
SIDE YARD..... 30' MIN  
TETON RIVER..... 100' MIN  
STREAM, CREEK..... 50' MIN  
IRRIGATION DITCH..... 15' MIN

**BUILDING HEIGHT**

BUILDINGS AND STRUCTURES..... 30' MAX

**ACCESSORY BUILDINGS**

LESS THAN 200 FT\*2..... 12' MINIMUM  
GREATER THAN 200 FT\*2..... MEET SETBACKS FOR A20 ZONE

TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 10 <sup>TH</sup> EDITION										
LAND USE	ITE CODE	UNIT	NO. UNITS	TIME PERIOD	RATE OF TRIPS PER UNIT	TOTAL TRIPS	ENTER %	ENTER NO.	EXIT %	EXIT NO.
Single Family Homes	210	Dwelling Units	10	DAILY	9.44	95	50%	48	50%	48
				AM	0.76	8	26%	2	74%	6
				PM	1.00	10	64%	7	36%	4



PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG RANCH

EUSTACHY-WYSONG LLC

MASTER SITE PLAN

SHEET NO: C-100

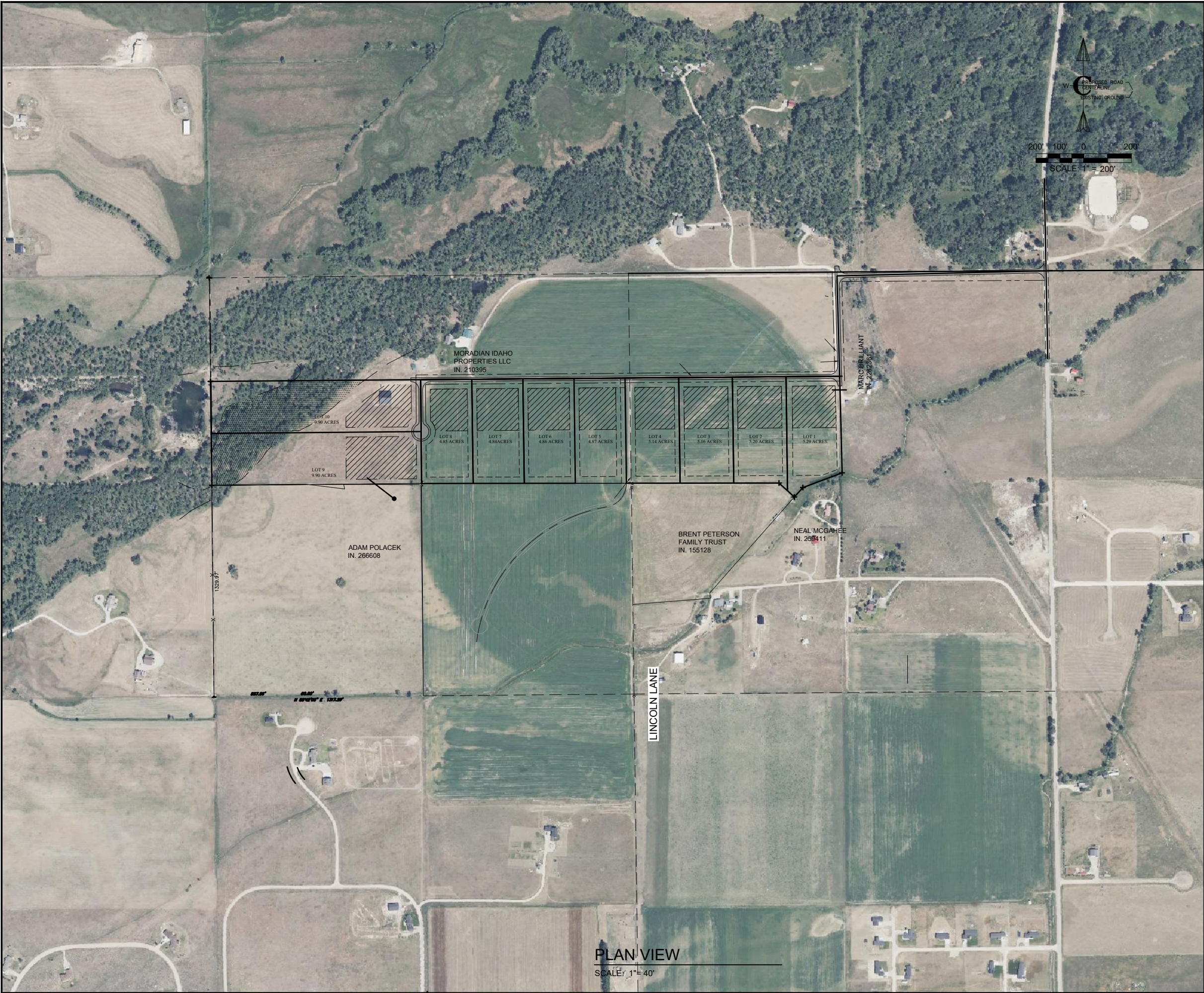
DATE: MARCH 2025

PAGE NO: 3

Civilize, PLLC  
Management and Engineering

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C-101 HARDSCAPE PLAN

CONSTRUCTION NOTES

A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.

B. BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.

C. PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.

D. HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC) AS WELL AS THE DAHD DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPPWC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPPWC.

a. EARTHWORK INCLUDING EROSION CONTROL	DIVISION 200
b. TRENCHING	DIVISION 300
c. CONCRETE	DIVISION 700
d. AGGREGATES AND ASPHALT	DIVISION 800
e. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES	DIVISION 1000
f. TRAFFIC CONTROL	DIVISION 1100
g. MISCELLANEOUS	DIVISION 2000

ROADWAY GEOMETRICS

E. THE PROPOSED ROAD IS A PRIVATELY OWNED LOCAL ROAD SERVING THE SUBDIVISION.

F. STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.

3. INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

a. VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.

b. ANGLE OF INTERSECTION. STREETS SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.

c. SIGHT DISTANCE. MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.

MATERIALS

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

a. SUB-BASE: THE MINIMUM SUB-BASE SHALL BE 12-INCHES OF PIT RUN AFTER COMPACTION WITH A SAND EQUIVALENT NOT LESS THAN 90, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
6-INCH	100
3-INCH	60-100
2-INCH	40-100
1-INCH	30-80
#4	10-40
#200	3-12

b. 2-INCH MINUS: THE MINIMUM SUB-BASE SHALL BE 4 INCHES AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
2-1/2-INCH	100
2-INCH	90-100
1-INCH	55-83
#4	30-60
#30	10-25
#200	2-12

c. AGGREGATE BASE COURSE GRAVEL SURFACE: THE MINIMUM DEPTH SHALL BE 4-INCHES OF CRUSHED AGGREGATE AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE BASE COURSE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
3/4-INCH	95-100
3/8-INCH	67-83
#4	48-68
#16	30-45
#40	15-35
#200	10-18

APPROACH-ACCESS MANAGEMENT

I. APPROACHES ARE ONTO COUNTY ROADS AND REQUIRE AN APPROVED ENCROACHMENT PERMIT FROM TETON COUNTY.

UTILITIES

J. ABOVE-GROUND UTILITIES MUST BE CONSTRUCTED AT LEAST 15 FEET FROM THE SHOULDER OF THE ROAD OR 24 FEET FROM THE CENTERLINE, WHICHEVER IS GREATER AND STILL WITHIN THE ROW.

SIGNS

K. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

QUALITY CONTROL

L. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPPWC.

CONSTRUCTION NOTES – APPROACH (ITD STANDARDS)

M. EARTHWORK SHALL BE PROVIDED AND PERFORMED PER THE ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 – EARTHWORK.

N. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AND PERFORMED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 – EARTHWORK.

O. GRANULAR SUBBASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 301 – GRANULAR SUBBASE.

P. AGGREGATE BASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 303 – AGGREGATE BASE.

Q. TRAFFIC CONTROL SHALL BE PERFORMED AND PROVIDED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 626 – TEMPORARY TRAFFIC CONTROL.

R. MATERIALS SHALL COMPLY WITH 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 700 – MATERIALS.

S. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AND PERFORMED PER ISPPWC DIVISION 1000 CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES.

KEYED NOTES

ROADWAY AND PARKING

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 6) FOR MINOR COLLECTOR. TRAVEL LANES SHALL BE 10 FEET WITH 2-FOOT SHOULDER AND MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS FOUND HEREIN AND IN THE TETON COUNTY H&SGDC. SEE DETAIL XC-DT-01.

2. CONSTRUCT ROUNDABOUT SIMILAR TO CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL XC-DT-01.

3. FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.

4. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.

5. CONSTRUCT DRAINAGE SWALE AS SHOWN AND IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN.

PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG LLC

HARDSCAPE PLAN

SHEET NO: C-101

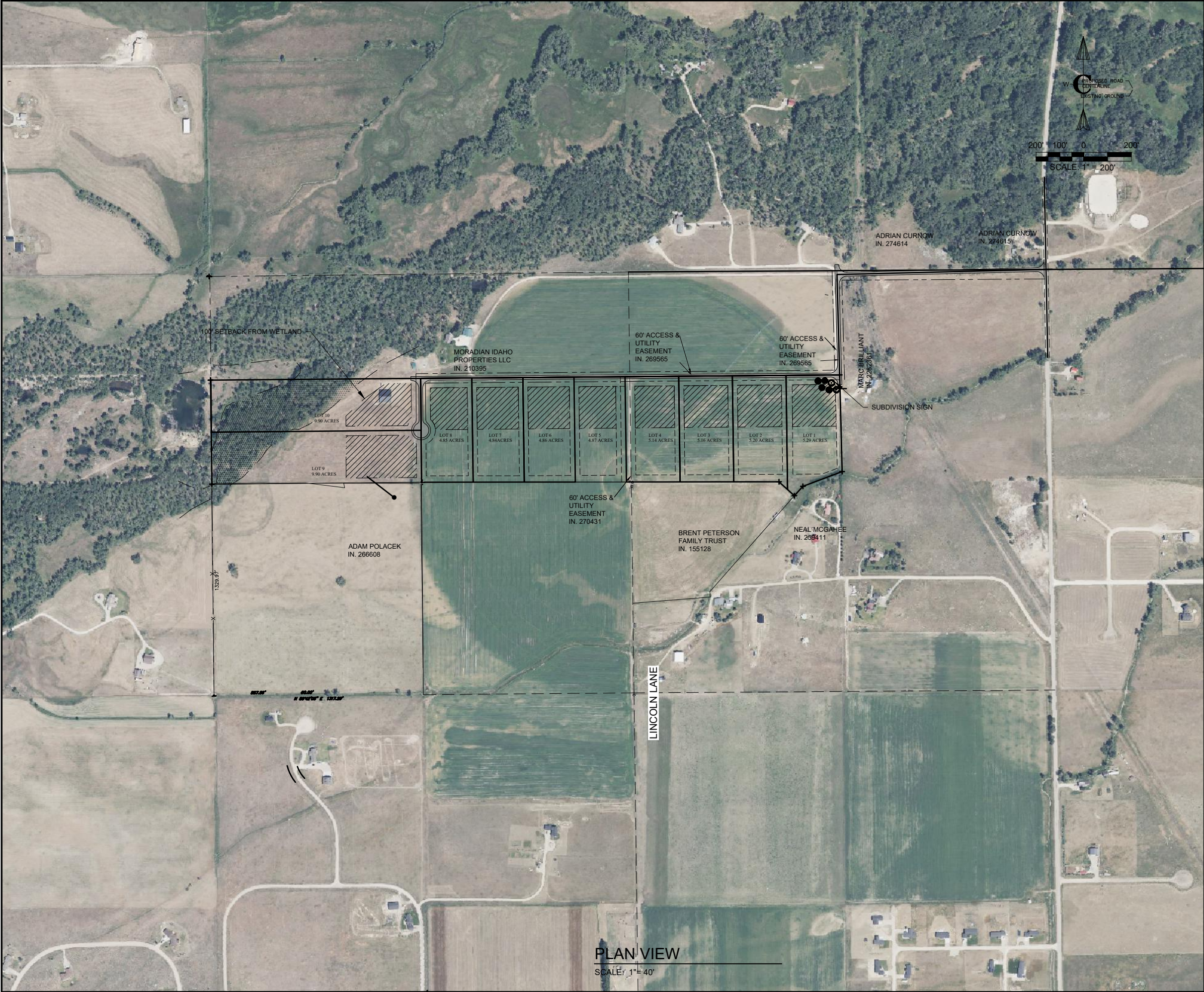
DATE: MARCH 2025

PAGE NO: 4

PROFESSIONAL ENGINEER  
REGISTERED  
Brent E. Crowther  
9500  
3/14/25  
STATE OF IDAHO  
BRENT E. (HUSK) CROWTHER

Civilize, PLLC  
Management and Engineering





C-104 - SIGN AND LANDSCAPING

9-4.2.R.11

ALL SUBDIVISIONS AND PLANNED UNIT DEVELOPMENTS (PUDs) COMPRISING MORE THAN TWO LOTS ON A PRIVATE ROAD ARE REQUIRED TO INSTALL AN ENTRANCE SIGN DISPLAYING THE SUBDIVISION OR PUD NAME. THE NAME MUST BE APPROVED BY THE PLANNING ADMINISTRATOR IN ACCORDANCE WITH THE CURRENT SIGN ORDINANCE REGULATIONS AS OUTLINED IN CHAPTER 9 OF TITLE 8. ADDITIONALLY, ALL ROADS WITHIN THE SUBDIVISION OR PUD MUST BE EQUIPPED WITH STREET SIGNS, AND EVERY DWELLING UNIT MUST BE ASSIGNED AN ADDRESS WITH NUMBERS CLEARLY DISPLAYED IN A VISIBLE LOCATION. (ORD.9 as Amd. through 9-25-2000; Amd.06-05; Amd. 2011-03-17).

8-9.4.C.6

SETBACK REQUIREMENTS:

A. HIGHWAYS: SETBACKS FROM THE HIGHWAY SHALL BE A MINIMUM OF 50 FEET.

B. OTHER ROADS: SETBACKS FROM OTHER ROADS SHALL BE A MINIMUM OF 35 FEET FROM THE EDGE OF THE ROAD.

C. DISTANCE FROM OTHER SIGNS: SIGNS SHALL NOT BE LOCATED ANY CLOSER THAN 660 HORIZONTAL FEET FROM ANY OTHER ADVERTISING SIGN.

8-9.4.D

CONSTRUCTION:

A. CONFORMANCE REQUIRED: MATERIAL AND CONSTRUCTION OF ALL PERMANENT SIGNS SHALL CONFORM TO THE STANDARDS OF THE UNIFORM BUILDING CODE ADOPTED BY THE COUNTY.

B. WIND AND SEISMIC LOADS: SIGNS MUST WITHSTAND THE WIND LOADS AND SEISMIC LOADS SET FORTH IN THE UNIFORM BUILDING CODE. BRACING SYSTEMS SHALL BE CONSTRUCTED TO TRANSFER LATERAL FORCES TO THE FOUNDATIONS. SIGNS ON BUILDINGS SHALL TRANSMIT DEAD WEIGHT AND LATERAL LOADS THROUGH THE STRUCTURAL FRAME OF THE BUILDING TO THE GROUND IN A MANNER THAT WILL NOT OVERSTRESS ANY ELEMENTS THEREOF.

C. COLORS: COLORS SHALL BE NORMAL SPECTRUM COLORS, INCLUDING SHADES OF TINTS THEREOF. PLUS GOLD AND SILVER, FLUORESCENT, LOUD, AND/OR GAUDY COLORS ARE PROHIBITED. REFLECTIVE FINISHES MAY BE USED FOR LETTERING.

8-9.4.G.2

ONE ON-PREMISES SIGN, MEASURING 32 SQUARE FEET, PERMANENT, UNLIT, AND USED FOR IDENTIFICATION AND DIRECTIONAL PURPOSES, IS PERMITTED FOR EACH SUBDIVISION.

ENGELMANN SPRUCE

THORNLESS HONEYLOCUST

WHITE FIR

PLANTING PLAN

SCALE: NTS

NOTE: PERMANENT, UNLIT 32 SQUARE FEET IDENTIFICATION SIGN ON-PREMISES

EUSTACHY-WYSONG RANCH

SIGN AND LANDSCAPING PLAN

SIGN PLAN

SCALE: NTS

PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH

SIGN AND LANDSCAPING PLAN

SHEET NO: C-102

DATE: MARCH 2025

PAGE NO: 5

Civilize, PLLC

Management and Engineering

PROFESSIONAL ENGINEER

Brent E Crowther

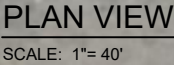
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3/14/25

STATE OF IDAHO

BRITNEY L. (HUSKI) CROWTHER





4. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&S&C STANDARD DETAIL (FIGURE 6) FOR THE CONSTRUCTOR. TRAVEL LANES SHALL BE 10 FEET WITH 2-FOOT SHOULDERS AND MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS FOUND HEREIN AND IN THE TETON COUNTY H&S&C: SEE DETAIL, XC-DT-01
5. CONSTRUCT ROADWAY SLOPE TO CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&S&C AS MODIFIED IN THESE DRAWINGS. SEE DETAIL, XC-DT-01
6. FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&S&C AS MODIFIED IN THESE DRAWINGS.
7. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&S&C AS MODIFIED IN THESE DRAWINGS
8. CONSTRUCT DRAINAGE SWALE AS SHOWN AND IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN.

EUSTACHY-WYSONG RANCH	HARDSCAPE SITE PLAN	SHEET NO:	C-103
		DATE:	MARCH 2025
		PAGE NO:	6





PLAN VIEW

SCALE: 1"= 40'

C-101 HARDSCAPE PLAN

CONSTRUCTION NOTES

- A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- B. BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.
- C. PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
- D. HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPMC.
- a. EARTHWORK INCLUDING EROSION CONTROL..... DIVISION 200
- b. TRENCHING..... DIVISION 300
- c. CONCRETE..... DIVISION 700
- d. AGGREGATES AND ASPHALT..... DIVISION 800
- e. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES..... DIVISION 1000
- f. TRAFFIC CONTROL..... DIVISION 1100
- g. MISCELLANEOUS..... DIVISION 2000

ROADWAY GEOMETRICS

- E. THE PROPOSED ROAD IS A PRIVATELY OWNED LOCAL ROAD SERVING THE SUBDIVISION.
- F. STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.
3. INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- a. VERTICAL GRADES: MINIMUM 0.5%, MAXIMUM 10%.
- b. ANGLE OF INTERSECTION. STREETS SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.
- c. SIGHT DISTANCE. MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.

MATERIALS

- H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
- a. SUB-BASE. THE MINIMUM SUB-BASE SHALL BE 12-INCHES OF PIT RUN AFTER COMPACTION WITH A SAND EQUIVALENT NOT LESS THAN 30, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 6-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:
- | SIEVE SIZE | % PASSING |
|------------|-----------|
| 6-INCH     | 100       |
| 3-INCH     | 60-100    |
| 2-INCH     | 40-100    |
| 1-INCH     | 30-80     |
| #4         | 10-40     |
| #200       | 3-12      |
- b. 2-INCH MINUS. THE MINIMUM SUB-BASE SHALL BE 4 INCHES AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR, AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
2-1/2-INCH	100
2-INCH	90-100
1-INCH	55-83
#4	30-60
#30	10-25
#200	2-12

- c. AGGREGATE BASE COURSE/GRAVEL SURFACE. THE MINIMUM DEPTH SHALL BE 4-INCHES OF CRUSHED AGGREGATE AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE BASE COURSE SHALL MEET THE FOLLOWING GRADATION:
- | SIEVE SIZE | % PASSING |
|------------|-----------|
| 3/4-INCH   | 95-100    |
| 3/8-INCH   | 67-83     |
| #4         | 48-68     |
| #16        | 30-45     |
| #40        | 15-35     |
| #200       | 10-18     |

APPROACH-ACCESS MANAGEMENT

- I. APPROACHES ARE ONTO COUNTY ROADS AND REQUIRE AN APPROVED ENCROACHMENT PERMIT FROM TETON COUNTY.

UTILITIES

- J. ABOVE-GROUND UTILITIES MUST BE CONSTRUCTED AT LEAST 15 FEET FROM THE SHOULDER OF THE ROAD OR 24 FEET FROM THE CENTERLINE, WHICHEVER IS GREATER AND STILL WITHIN THE ROW.

SIGNS

- K. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

QUALITY CONTROL

- L. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPMC.
- CONSTRUCTION NOTES - APPROACH (ITD STANDARDS)
- M. EARTHWORK SHALL BE PROVIDED AND PERFORMED PER THE ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 - EARTHWORK.
- N. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AND PERFORMED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 - EARTHWORK.
- O. GRANULAR SUBBASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 301 - GRANULAR SUBBASE.
- P. AGGREGATE BASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 303 - AGGREGATE BASE.
- Q. TRAFFIC CONTROL SHALL BE PERFORMED AND PROVIDED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 600 - TEMPORARY TRAFFIC CONTROL.
- R. MATERIALS SHALL COMPLY WITH 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 700 - MATERIALS.
- S. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES SHALL BE PROVIDED AND PERFORMED PER ISPMC DIVISION 1000 CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES.

KEYED NOTES

ROADWAY AND PARKING

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 6) FOR MINOR COLLECTOR. TRAVEL LANES SHALL BE 10 FEET WITH 2-FOOT SHOULDERS AND MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS FOUND HEREIN AND IN THE TETON COUNTY H&SGDC. SEE DETAIL X-C-DT-01.
2. CONSTRUCT ROUNDABOUT SIMILAR TO CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X-C-DT-01.
3. FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
4. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
5. CONSTRUCT DRAINAGE SWALE AS SHOWN AND IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN.

PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH

HARDSCAPE SITE PLAN

SHEET NO: C-104

DATE: MARCH 2025

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1 PRELIMINARY DESIGN NO. 1

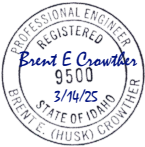
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BY DATE

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Civilize, PLLC

Management and Engineering







PLAN VIEW

SCALE: 1"= 40'

C102 - UTILITY PLAN

CONSTRUCTION NOTES

A. GENERAL LOCATION OF UTILITIES IS SHOWN ON THE PLANS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY AND DO NOT DESIGNATE EXACT UTILITY LOCATIONS. UTILITIES SHOWN MAY NOT BE INCLUSIVE OF ALL UTILITIES THAT EXIST.

B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY 'DIG LINE' PRIOR TO EXCAVATING AND TO COMPLY WITH IDAHO CODE SECTION 55-2027 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS REGARDING THE PROTECTION OF UNDERGROUND UTILITIES.

C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND EXPOSE OR IDENTIFY ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, FOR THE PURPOSE OF PREVENTING DAMAGE TO THEM.

D. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED UTILITY OFFICES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS IN WHICH A UTILITY AGENCY'S FACILITIES MAY BE INVOLVED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, IRRIGATION WATER, CULINARY WATER, SANITARY SEWER, TELEPHONE, GAS, AND ELECTRIC.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO, OR RE-CONNECTIONS TO, PUBLIC UTILITY FACILITIES ENCOUNTERED OR INTERRUPTED DURING EXECUTION OF THE WORK, AND ALL COSTS RELATED THERETO SHALL BE BORNE BY THE CONTRACTOR.

F. CONTINUOUS SERVICE - UNLESS OTHERWISE REQUIRED IN THE CONTRACT DOCUMENTS, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.

G. ACCIDENTAL INTERRUPTION OF SERVICE - IN THE EVENT OF INTERRUPTION OF OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL BREAKAGE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE APPROPRIATE RESPONSIBLE AUTHORITY. THE CONTRACTOR SHALL THEN COOPERATE WITH THAT AUTHORITY TO RESTORE SERVICE AS SOON AS POSSIBLE.

H. TEMPORARY INTERRUPTION AND RELOCATION - IF THE CONTRACTOR DESIRES TO DISRUPT ANY UTILITY OR APPURTENANCE, THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND AGREEMENTS WITH THE OWNER OR OPERATOR OF THE RESPECTIVE UTILITY AND SHALL BE COMPLETELY RESPONSIBLE FOR ALL COSTS CONCERNED WITH THE DISRUPTION AND RECONSTRUCTION.

I. DIMENSIONS TO, OR COORDINATES FOR, MANHOLES, PIPELINES, ETC. ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

J. ELEVATIONS SHOWN ARE TO THE FINISHED SURFACE OR PIPE INVERT UNLESS OTHERWISE NOTED.

K. ALL NEW UTILITY LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS UNLESS RELOCATED IN THE FIELD BY THE ENGINEER TO AVOID INTERFERENCE WITH OTHER ASPECTS OF THE PROJECT.

L. WHILE GROUNDWATER IS NOT EXPECTED, THE CONTRACTOR SHALL INVESTIGATE GROUNDWATER CONDITIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT.

M. UTILITY INSTALLATION SHALL CONFORM WITH TETON COUNTY HASDC AND WITH THE ISPCW:

SANITARY SEWER

N. EACH LOT WILL HAVE AN INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEM PER DISTRICT 7 HEALTH DEPARTMENT

BUILDING SEWER

MATERIAL.....PVC SDR 35 OR ABS SCHEDULE 40.

SIZE (MINIMUM).....4 IN

MINIMUM SLOPE.....¼ INCH PER FOOT, 2%

MAXIMUM SLOPE.....1 INCH PER FOOT, 8%

O. ALIGNMENT: BUILDING SEWER PIPE SHALL BE LAID IN A STRAIGHT LINE.

P. CLEANOUTS, CLEANOUTS SHALL BE PLACED AT EVERY CHANGE IN HORIZONTAL ALIGNMENT GREATER OR EQUAL TO 22.5 DEGREES AND AT INTERVALS OF UP TO 100 FT IN STRAIGHT RUNS. A 4-INCH CAPPED CLEANOUT SHALL BE PLACED WITHIN FIVE FEET OF THE BUILDING.

Q. BACKFILL: ALL SEWER PIPE SHALL BE INSTALLED ON A FIRM BED, PROTECTED FROM DAMAGE DUE TO ROCKS, CLODS, AND DEBRIS THAT MIGHT DAMAGE THE PIPE. THE BACKFILL SHALL BE COMPACTED TO A DENSITY AT LEAST EQUIVALENT TO THE TRENCH WALLS. BACKFILL OR INSULATING MATERIAL OVER THE PIPE SHALL BE OF SUFFICIENT DEPTH TO PROTECT THE WASTEWATER FROM FREEZING AND FROM EXPECTED TRAFFIC LOADS.

SETBACKS FOR SEPTIC TANK

WELLS.....50 FT.

PROPERTY LINES.....5 FT.

BUILDING FOUNDATIONS.....5 FT.

POTABLE WATER PIPES.....25 FT.

SURFACE WATER.....50 FT.

SETBACKS FOR ABSORPTION SYSTEM

WELLS.....100 FT.

PROPERTY LINES.....5 FT.

BUILDING FOUNDATIONS.....20 FT.

POTABLE WATER PIPES.....25 FT.

SEPTIC TANKS.....6 FT.

SURFACE WATER.....50 FT.

GROUNDWATER AND SOILS

GROUNDWATER DEPTH (BY EXPLORATION PIT OBSERVED BY HEALTH DEPT.).....> 10 FT. BGS

SOIL TEXTURAL CLASSIFICATION 0-4' BGS (PER DISTRICT 7 HEALTH DEPT.).....A-2b

SUBGROUP CORRECTION (ONE SUBGROUP).....B-1

MINIMUM EFFECTIVE SOIL DEPTH BY SOIL DESIGN SUBGROUP TO LIMITING LAYER (TGM TABLE 2-6)

	SOIL DESIGN SUBGROUP					
	A-1	A-2	B-1	B-2	C-1	C-2
LIMITING LAYER						
FRACTURED BEDROCK	6	5	4	3	3	2.5
NORMAL HIGH GROUNDWATER	6	5	4	3	3	2.5
SEASONAL HIGH GROUNDWATER	1	1	1	1	1	1

MODIFIED EFFECTIVE SOIL DEPTH TO IMPERMEABLE LAYER ALLOWED (TGM TABLE 2-6)

a. SITE SLOPE SEPTIC SYSTEM, E TO W.....10% +/-

b. SITE SLOPE DRAIN FIELD, E TO W.....0-1%

c. LOT SIZE AREA.....<= 1 ACRE

d. POTENTIAL MODIFIED EFFECTIVE DEPTH.....4.0 FEET - NO MODIFICATION

EFFECTIVE SEPARATION DISTANCE TO PERMANENT WATER ALLOWED.....200 FEET

a. REDUCTION (VERTICAL DISTANCE TO WATER > 25 FEET - NO).....0 FEET

i. RESULTING SEPARATION TO PERMANENT WATER.....200 FEET

ii. SEPARATION FOR LINED POND.....100 FEET

CULINARY WATER

R. EACH STRUCTURE WILL HAVE AN INDIVIDUAL WELL UNDER THE DOMESTIC EXEMPTION ALLOWED BY THE STATE OF IDAHO.

PRIVATE UTILITIES

S. FALL RIVER ELECTRIC IS THE POWER PROVIDER FOR ELECTRICITY AND WILL DESIGN THE POWER DISTRIBUTION SYSTEM

T. GAS WILL BE PROVIDED BY THE INDIVIDUAL HOMEOWNER THROUGH THE INSTALLATION OF A PROPANE TANK.

PROJECT NO. 01-21-0060

DRAWN R. BARKER

DESIGNED B. CROWTHER

APPROVED B. CROWTHER

QA/QC B. CROWTHER

EUSTACHY-WYSONG LLC

UTILITY SITE PLAN

SHEET NO: C-105

DATE: MARCH 2025

PAGE NO: 8

Civilize, PLLC

Management and Engineering

PROFESSIONAL ENGINEER

Brent E. Crowther

9500

3/14/25

STATE OF IDAHO

BRENT E. (HUSK) CROWTHER

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PLAN VIEW  
SCALE: 1"= 40'

C-103 - GRADING AND DRAINAGE PLAN

- CONSTRUCTION NOTES
- A. CLEARING AND GRUBBING SHALL BE PERFORMED PER TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
  - B. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISPPWC SECTION 202 - EXCAVATION AND EMBANKMENT.
  - C. EMBANKMENT CONSTRUCTION CONSISTS OF THE CONSTRUCTION OF FILLS AND PLACEMENT OF BACKFILLS WITHIN THE PROJECT LIMITS TO THE LINES, GRADES, DIMENSIONS, AND THE TYPICAL SECTIONS SHOWN ON THE CONTRACT DOCUMENTS OR AS DESIGNATED.
  - D. EMBANKMENT AND STRUCTURAL FILL MATERIALS SHALL BE PROVIDED PER TETON COUNTY H&SGDC AND ISPPWC SECTION 203 - SOIL MATERIALS.
  - E. STRUCTURAL EXCAVATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISPPWC SECTION 204 - STRUCTURAL EXCAVATION AND COMPACTING BACKFILL.
  - F. DEWATERING, IF NECESSARY, SHALL BE PERFORMED PER ISPPWC SECTION 205 - DEWATERING.
  - G. EROSION CONTROL SHALL BE PERFORMED PER ISPPWC SECTION 206 - PERMANENT EROSION CONTROL.
  - H. STORMWATER MANAGEMENT SHALL BE PROVIDED AND PERFORMED PER SECTION 207 - PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.
  - I. TRENCH EXCAVATION SHOULD BE PERFORMED PER ISPPWC SECTION 301 - TRENCH EXCAVATION.
  - J. ROCK EXCAVATION, IF NECESSARY, SHALL BE PERFORMED PER SECTION 302 - ROCK EXCAVATION.
  - K. OVEREXCAVATION FOR UNSUITABLE MATERIALS SHALL BE PERFORMED PER SECTION 304 - TRENCH FOUNDATION STABILIZATION.
  - L. BACKFILLING OF TRENCHES SHALL BE PERFORMED PER SECTION 306 - TRENCH BACKFILL.
  - M. PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISPPWC DIVISION 600 CULVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.

- KEYED NOTES:
- DESIGN CRITERIA
- N. STORM DRAIN DESIGN CRITERIA ARE EXTRACTED FROM THE TETON COUNTY DEVELOPMENT CODE. DESIGN CRITERIA IS BASED ON THE IDAHO TRANSPORTATION DEPARTMENT'S PUBLICATION, URBAN STORM SEWER DESIGN FOR IDAHO HIGHWAYS, LATEST EDITION, OR PROCEDURES AS SET FORTH BY TETON COUNTY, IDAHO. THE DESIGN STORM
  - O. RETURN PERIOD FOR DRAINAGE SYSTEMS SHALL BE AT LEAST TEN (10) YEARS.
  - P. STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.
  - Q. FOR THIS PROJECT, THE PEAK FLOW RATE AND MAXIMUM WATER SURFACE ELEVATIONS ARE CALCULATED FOR THE 25-YEAR, 1-HOUR STORM EVENT.
  - R. THE OVERFLOW ROUTE SHALL DIRECT THE 25-YEAR, 24-HOUR POST-DEVELOPMENT FLOW SAFELY TOWARD THE DOWNSTREAM CONVEYANCE SYSTEM.
  - S. TETON COUNTY USES THE 10-YEAR, 24-HOUR EVENT FOR SIZING OF ON-SITE RUNOFF STORAGE FACILITIES. HOWEVER, THIS PROJECT WILL USE THE 100-YEAR, 2-HOUR STORM TO SIZE THE RETENTION FACILITIES FOR THE ROAD ROW.

STORMWATER QUANTITY (DRAINAGE CONVEYANCES)			
DESIGN STORM	10-YEAR, 24-HOUR		
TOTAL PRECIPITATION DEPTH	1.68"		
STORMWATER QUANTITY (RETENTION)			
DESIGN STORM	100-YEAR, 24-HOUR		
TOTAL PRECIPITATION DEPTH	2.66"		
RETENTION			
PLAN FOR RETENTION OF TOTAL 100-YEAR, 24-HOUR DESIGN STORM WITH INFILTRATION VIA SHALLOW INJECTION WELLS LOCATED IN EACH OF TWO RETENTION PONDS. ASSUME 50% OF THE STORM VOLUME IS RETAINED IN EACH POND.			
TOTAL STORM VOLUME, 100-YEAR, 24-HOUR	43,890 CF		
PREDEVELOPMENT RUNOFF COEFFICIENT (VEGETATION, AVERAGE 1% - 3% SLOPE)	0.20 IN		
TOTAL STORMWATER RUNOFF, PREDEVELOPMENT	8,778 CF		
POST-DEVELOPMENT RUNOFF COEFFICIENT (COMPOSITE)	0.42 IN		
TOTAL STORMWATER RUNOFF, POST-DEVELOPMENT	18,434 CF		
REQUIRED RETENTION VOLUME	9,656 CF		
RETENTION METHOD	ROAD SWALES		
RETENTION VOLUME PROVIDED	66,825 CF		

DESIGN CRITERIA - PRE-DEVELOPMENT CONDITIONS - 100-YR, 24-HOUR STORM EVENT					
Surface Type	LAND USE DATA			DRAINAGE DATA	
	AREA (SQUARE FEET)	AREA (ACRES)	PERCENTAGE OF TOTAL	RUNOFF COEFFICIENT	VOLUME (CUBIC FEET)
Pavement, Asphalt	0	0.00	0.0%	0.95	2.66
Pavement, Concrete	0	0.00	0.0%	0.95	2.66
Pavement, Gravel	0	0.00	0.0%	0.75	2.66
Roofs, Conventional	0	0.00	0.0%	0.95	2.66
Vegetation, Average (1 - 3% slope)	198,000	4.55	100.0%	0.20	6,778
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66
TOTAL	198,000	4.55	100.0%	0.30	8,778

DESIGN CRITERIA - POST-DEVELOPMENT CONDITIONS - 100-YR, 24-HOUR STORM EVENT					
Surface Type	LAND USE DATA			DRAINAGE DATA	
	AREA (SQUARE FEET)	AREA (ACRES)	PERCENTAGE OF TOTAL	RUNOFF COEFFICIENT	VOLUME (CUBIC FEET)
Pavement, Asphalt	0	0.00	0.0%	0.95	2.66
Pavement, Concrete	0	0.00	0.0%	0.95	2.66
Pavement, Gravel	79,200	1.82	40.0%	0.75	2.66
Roofs, Conventional	0	0.00	0.0%	0.95	2.66
Vegetation, Average (1 - 3% slope)	118,800	2.73	60.0%	0.20	5,267
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66
TOTAL	198,000	4.55	100.0%	0.42	18,434



PROJECT NO. 01-21-0060

DRAWN BY R. BARKER

DESIGNED BY B. CROWTHER

APPROVED BY B. CROWTHER

QA/QC BY B. CROWTHER

EUSTACHY-WYSONG RANCH

GRADING AND DRAINAGE PLAN

SHEET NO. C-106

DATE: MARCH 2025

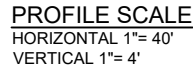
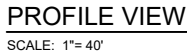
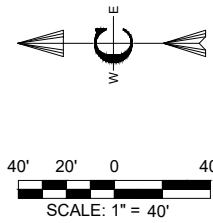
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A.	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.	
B.	BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.	
C.	PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.	
D.	LANDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SCDG) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS' STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SCDG AND THEN THE ISPCW.	
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F.	TRENCHING	DIVISION 3
G.	CONCRETE	DIVISION 4
H.	AGGREGATES AND ASPHALT	DIVISION 5
I.	CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES.	DIVISION 10
J.	TRAFFIC CONTROL	DIVISION 11
K.	MISCELLANEOUS	DIVISION 20

THE PROPOSED ROAD IS A PRIVATELY OWNED LOCAL ROAD SERVING THE SUBDIVISION. STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND SPECIFICATIONS OF THE MAJOR HIGHWAY DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE, HAVING A MINIMUM RADIUS OF 20-FEET.

3. INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

- a. VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 2.0%.
- b. INTERSECTIONS: STREET SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.
- c. SIGHT DISTANCE: MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE USABLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

a. SUB-BASE: THE MINIMUM SUB-BASE SHALL BE 12-INCHES OF PIT RUN AFTER COMPACTION WITH A SAND EQUIVALENT NOT LESS THAN 30. COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 6-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING
6-INCH	100
3-INCH	60-100
2-INCH	40-100
1-INCH	30-80
#4	10-40
#200	3-12

b. 2-INCH MINUS: THE MINIMUM SUB-BASE SHALL BE 4 INCHES AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR, AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

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#30	10-25
#200	2-12

c. AGGREGATE BASE COURSE/GRAVEL SURFACE: THE MINIMUM DEPTH SHALL BE 4-INCHES OF CRUSHED AGGREGATE AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE BASE COURSE SHALL MEET THE FOLLOWING GRADATION:

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I. ABOVE-GROUND UTILITIES MUST BE CONSTRUCTED AT LEAST 15 FEET FROM THE SHOULDER OF THE ROAD OR 24 FEET FROM THE CENTERLINE, WHICHEVER IS GREATER AND STILL WITHIN THE ROW.

J. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

K. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPCWC

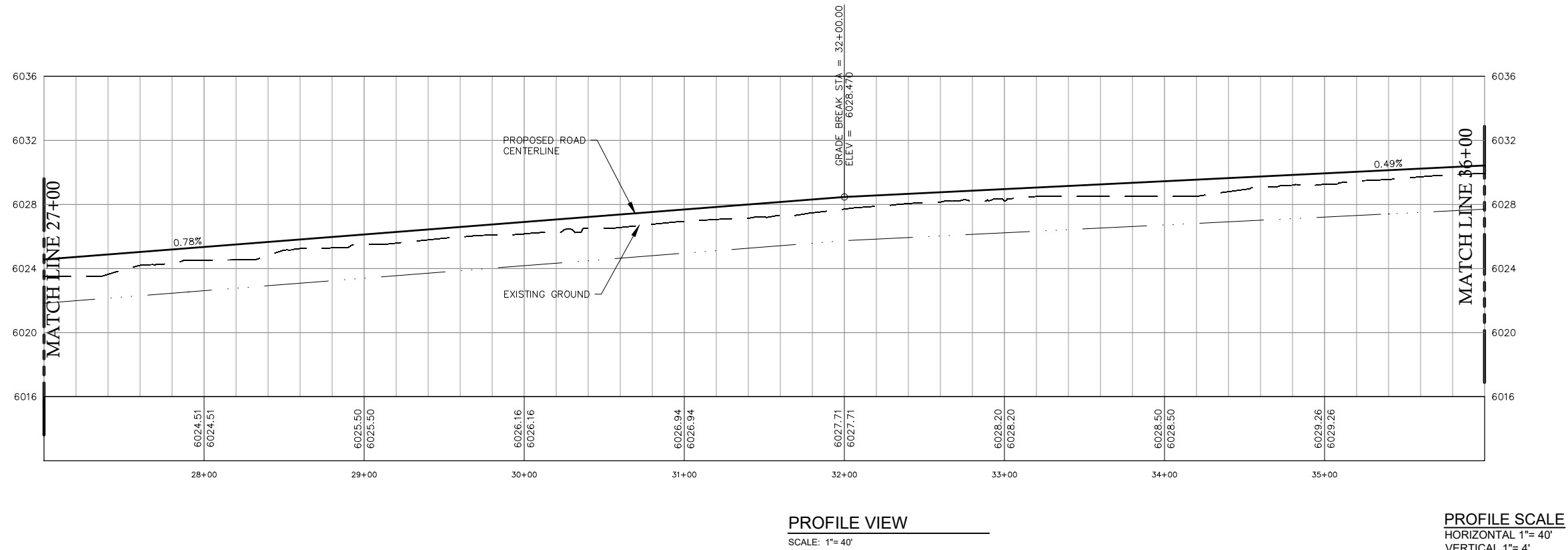
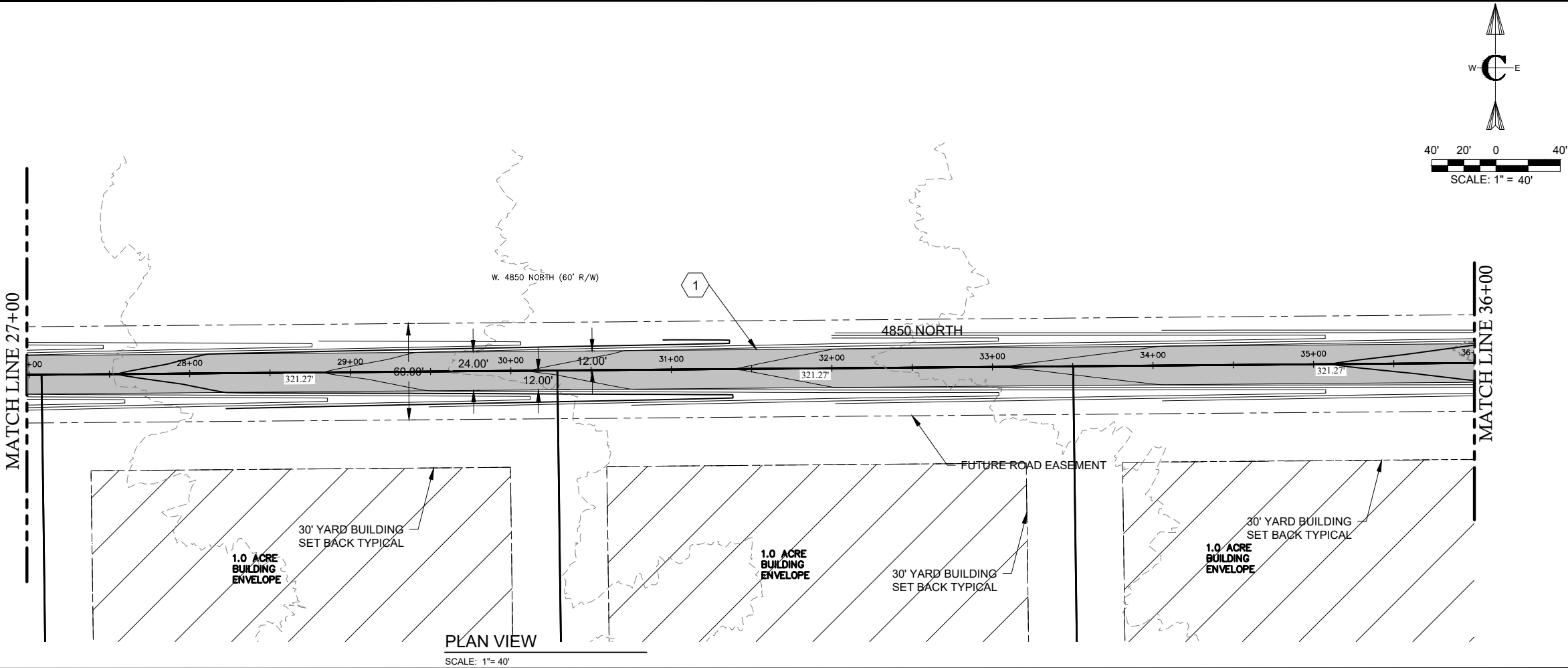
**ROADWAY AND PARKING**

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC

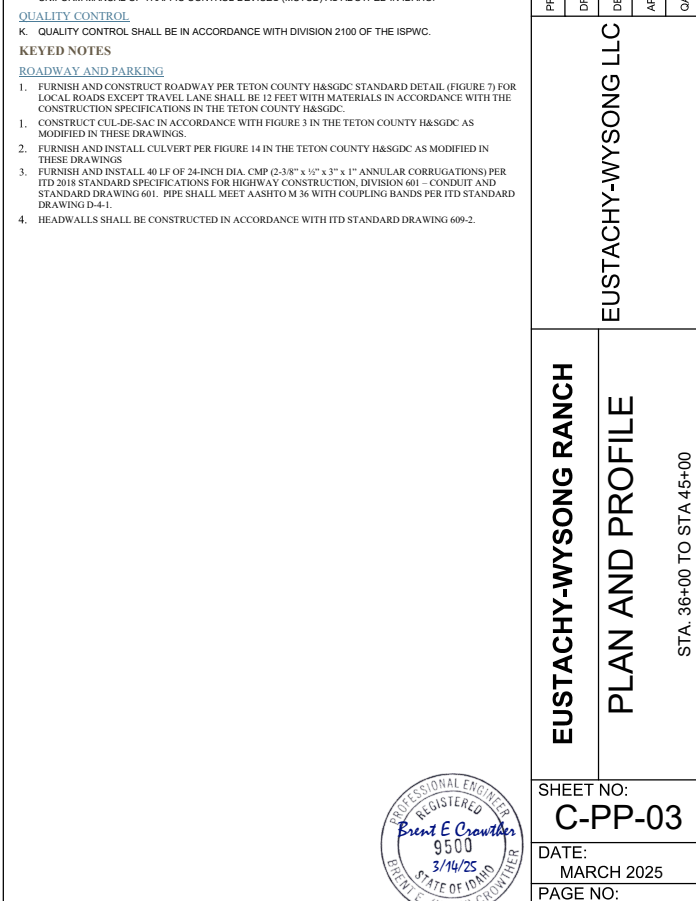
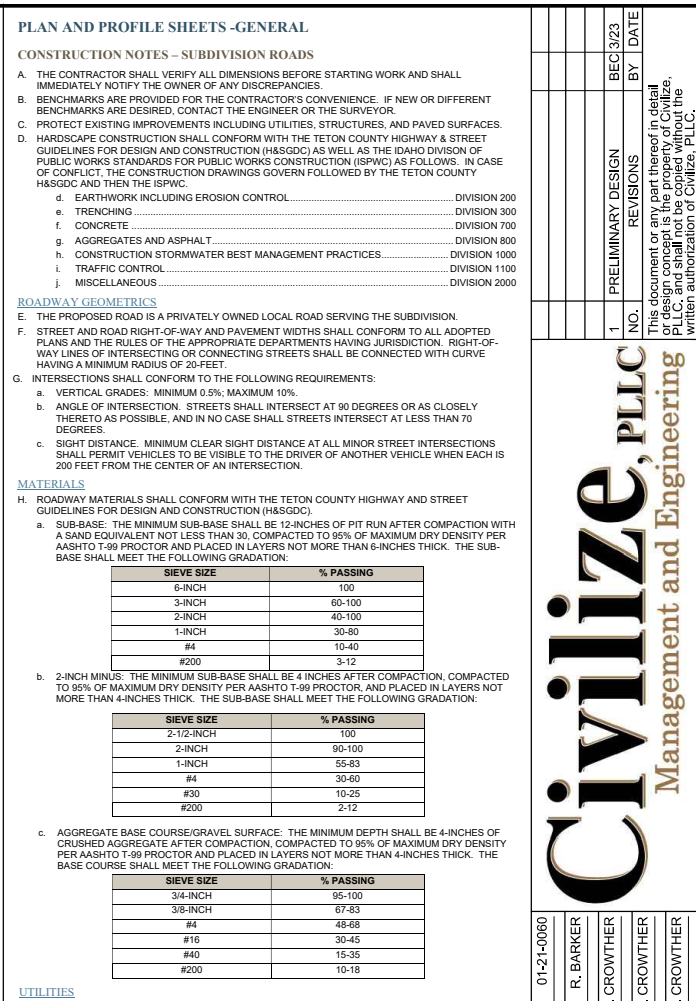
1. CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY HASGDC AS MODIFIED IN THESE DRAWINGS.
2. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY HASGDC AS MODIFIED IN THESE DRAWINGS
3. FURNISH AND INSTALL 40 LF OF 24-INCH DIA. CMP (3-58" x 1/2" x 3" 1" ANNUAL CORRUPTIONS) PER THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 601 - COMBINED WITH STANDARD DRAWING 601. PIPE SHALL MEET AASHTO M 312 WITH COUPLING BANDS PER ITD STANDARD DRAWING D-4-1.
4. HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.

<div>EUSTACHY-WYSONG RANCH</div> <div>PLAN AND PROFILE</div> <div>STA. 20+00 TO STA 27+00</div>	EUSTACHY-WYSONG LLC	PROJECT NO. 01-21-0060						
		DRAWN R. BARKER						
		DESIGNED B. CROWTHER						
		APPROVED B. CROWTHER						
		QA/QC B. CROWTHER						
<div>Civilize, PLLC</div> <div>Management and Engineering</div>		1	PRELIMINARY DESIGN	BEC 3/23	BY	DATE		
			REVISIONS					
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SHEET NO: C-PP-01		DATE: MARCH 2025						
PAGE NO: 10								

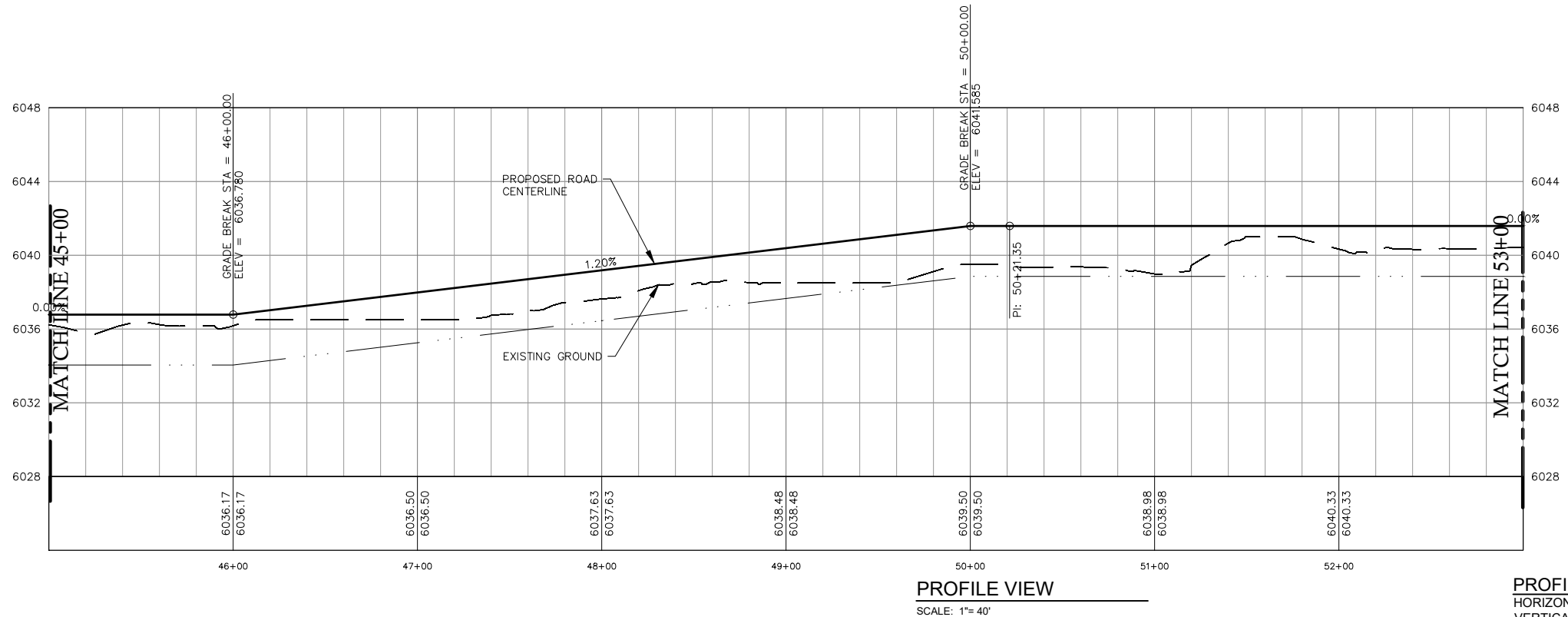
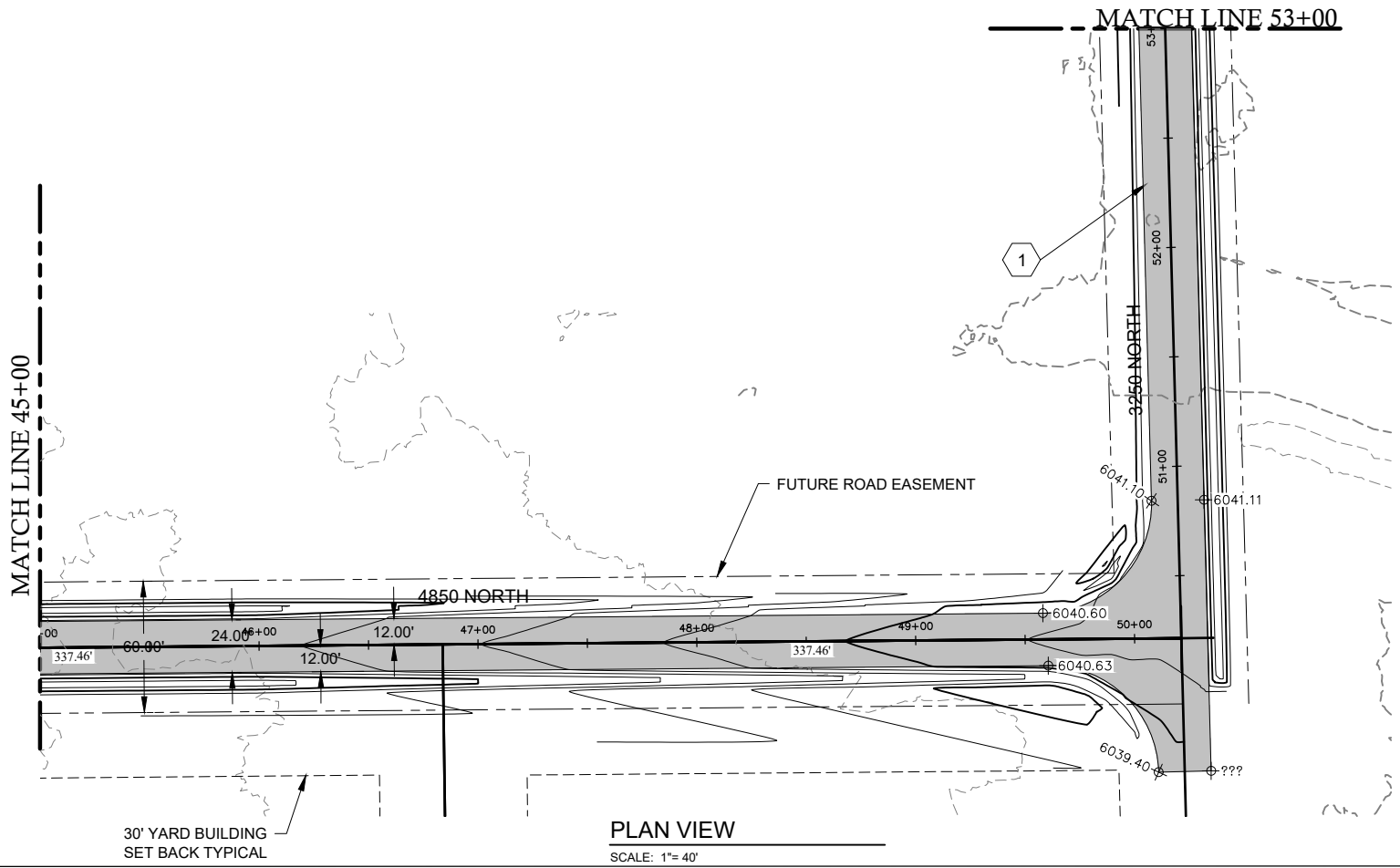












PLAN AND PROFILE SHEETS -GENERAL

CONSTRUCTION NOTES - SUBDIVISION ROADS

- A. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- B. BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.
- C. PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
- D. HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPGC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPGC.
- d. EARTHWORK INCLUDING EROSION CONTROL..... DIVISION 200
- e. TRENCHING..... DIVISION 300
- f. CONCRETE..... DIVISION 700
- g. AGGREGATES AND ASPHALT..... DIVISION 800
- h. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES..... DIVISION 1000
- i. TRAFFIC CONTROL..... DIVISION 1100
- j. MISCELLANEOUS..... DIVISION 2000

ROADWAY GEOMETRICS

- E. THE PROPOSED ROAD IS A PRIVATELY OWNED LOCAL ROAD SERVING THE SUBDIVISION.
- F. STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.
- G. INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
- a. VERTICAL GRADES: MINIMUM 0.5%, MAXIMUM 10%.
- b. ANGLE OF INTERSECTION: STREETS SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.
- c. SIGHT DISTANCE: MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.

MATERIALS

- H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
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UTILITIES

- I. ABOVE-GROUND UTILITIES MUST BE CONSTRUCTED AT LEAST 15 FEET FROM THE SHOULDER OF THE ROAD OR 24 FEET FROM THE CENTERLINE, WHICHEVER IS GREATER AND STILL WITHIN THE ROW.

SIGNS

- J. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

QUALITY CONTROL

- K. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPGC.

KEYED NOTES

ROADWAY AND PARKING

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC.
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4. HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.

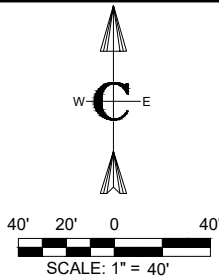
PROJECT NO.	01-21-0060	DRAWN	R. BARKER	DESIGNED	B. CROWTHER	APPROVED	B. CROWTHER	QA/QC	B. CROWTHER
EUSTACHY-WYSONG RANCH									PLAN AND PROFILE
EUSTACHY-WYSONG LLC									
STA. 45+00 TO STA 53+00									
SHEET NO:									C-PP-04
DATE:									MARCH 2025
PAGE NO:									13

PROFESSIONAL ENGINEER  
REGISTERED  
Brent E. Crowther  
9500  
3/14/25  
STATE OF IDAHO  
BRENT E. (HUSKY) CROWTHER

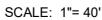
Civilize, PLLC  
Management and Engineering

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SCALE: 1"= 40'



HORIZONTAL 1"= 40'  
VERTICAL 1"= 4'

- |    |  |               |
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F. THE PROPOSED ROAD IS A PRIVATELY OWNED LOCAL ROAD SERVING THE SUBDIVISION.

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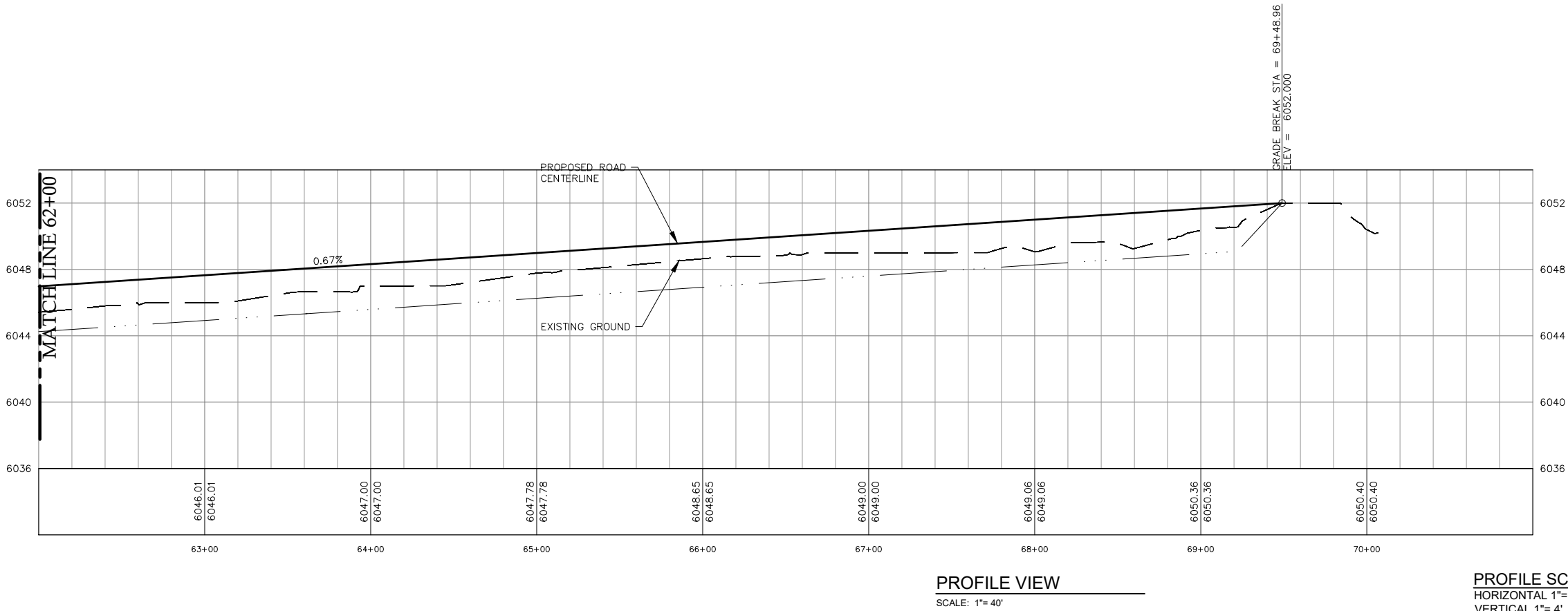
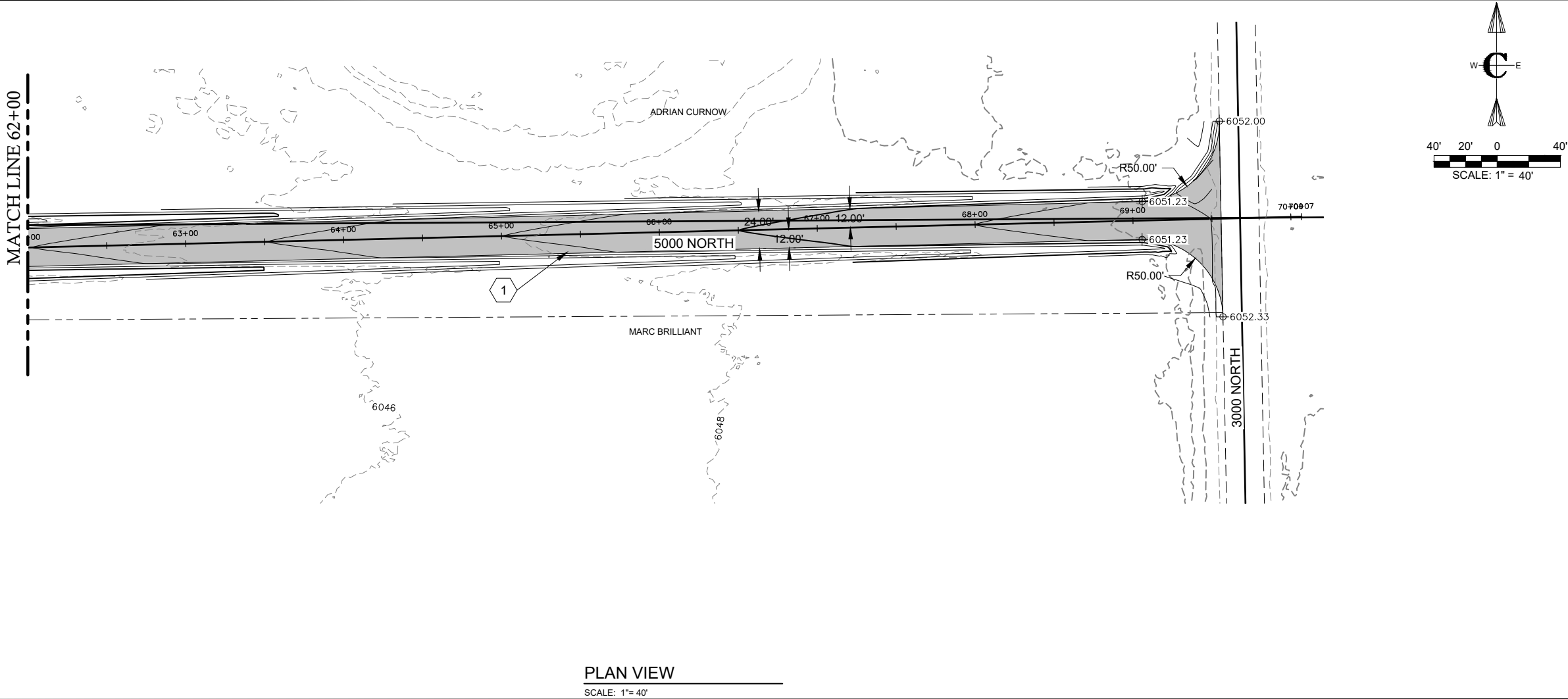
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## KEYED NOTES

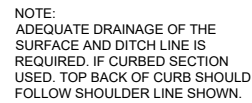
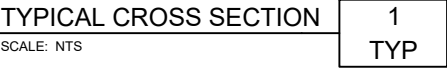
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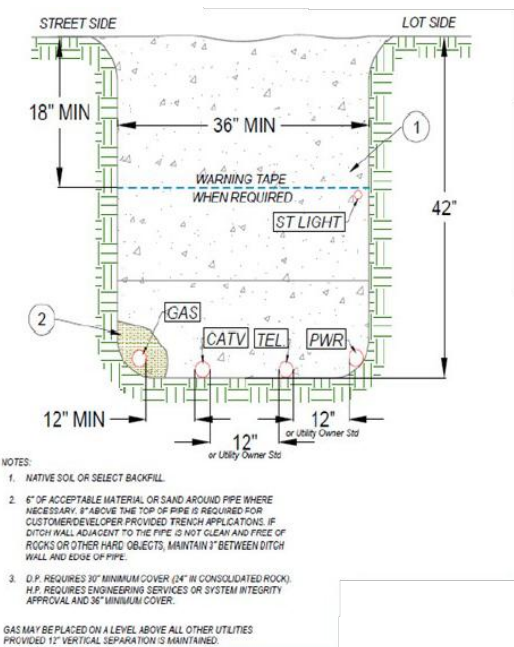








TYPICAL ROUNDABOUT	2
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TYPICAL PRIVATE UTILITY TRENCH	4
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