

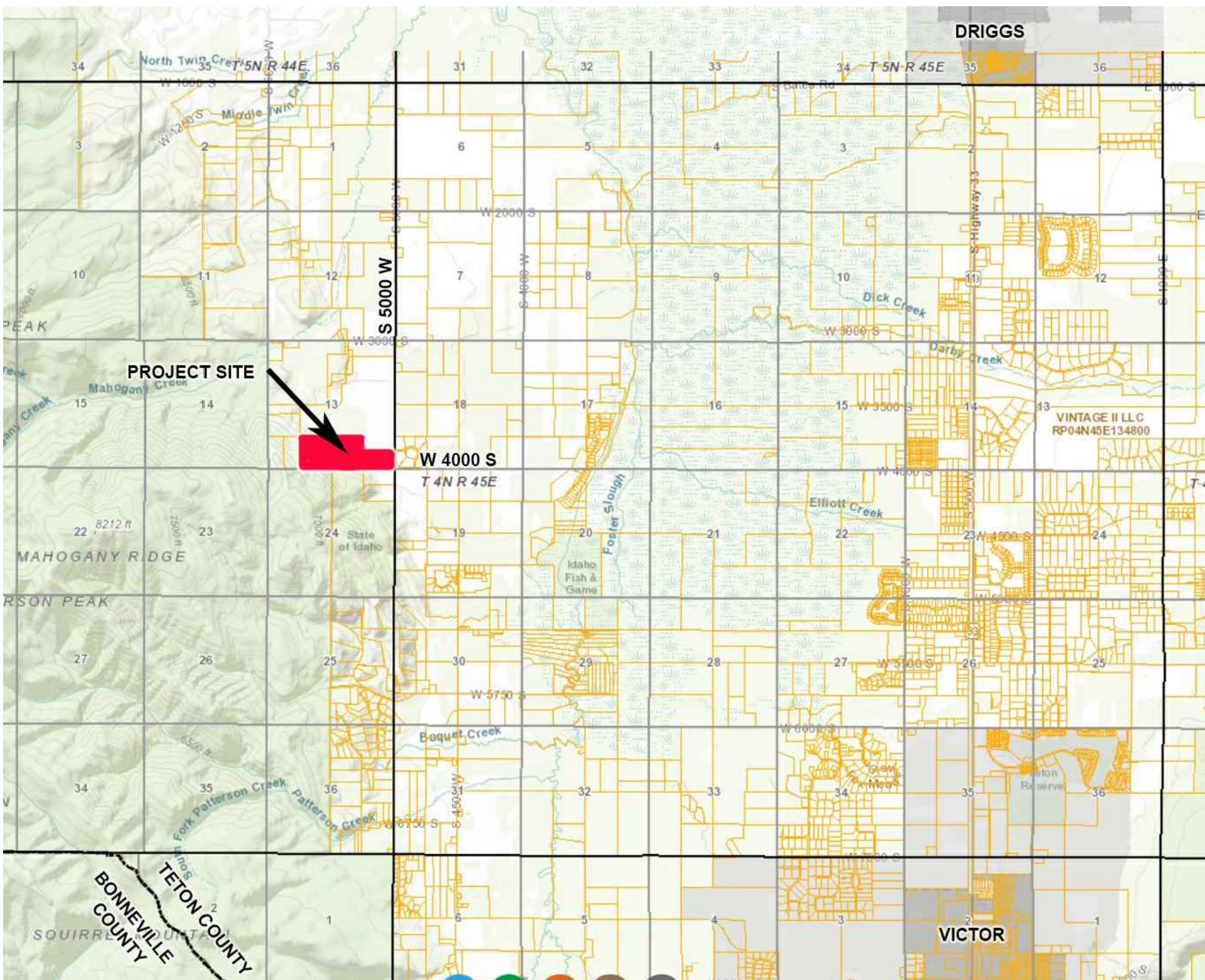
DANIEL HIGHLAND SUBDIVISION

5378 BALLHEAD DRIVE, VICTOR, ID 83422

FINAL IMPROVEMENT PLANS

AUGUST 20, 2024
REVISED APRIL 22, 2025

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



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- | | |
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| C0.0 | COVER SHEET |
| C1.1 | OVERALL SITE PLAN |
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| C2.3 | DANIEL DRIVE PLAN AND PROFILE |
| C3.1 | NOTES AND DETAILS |

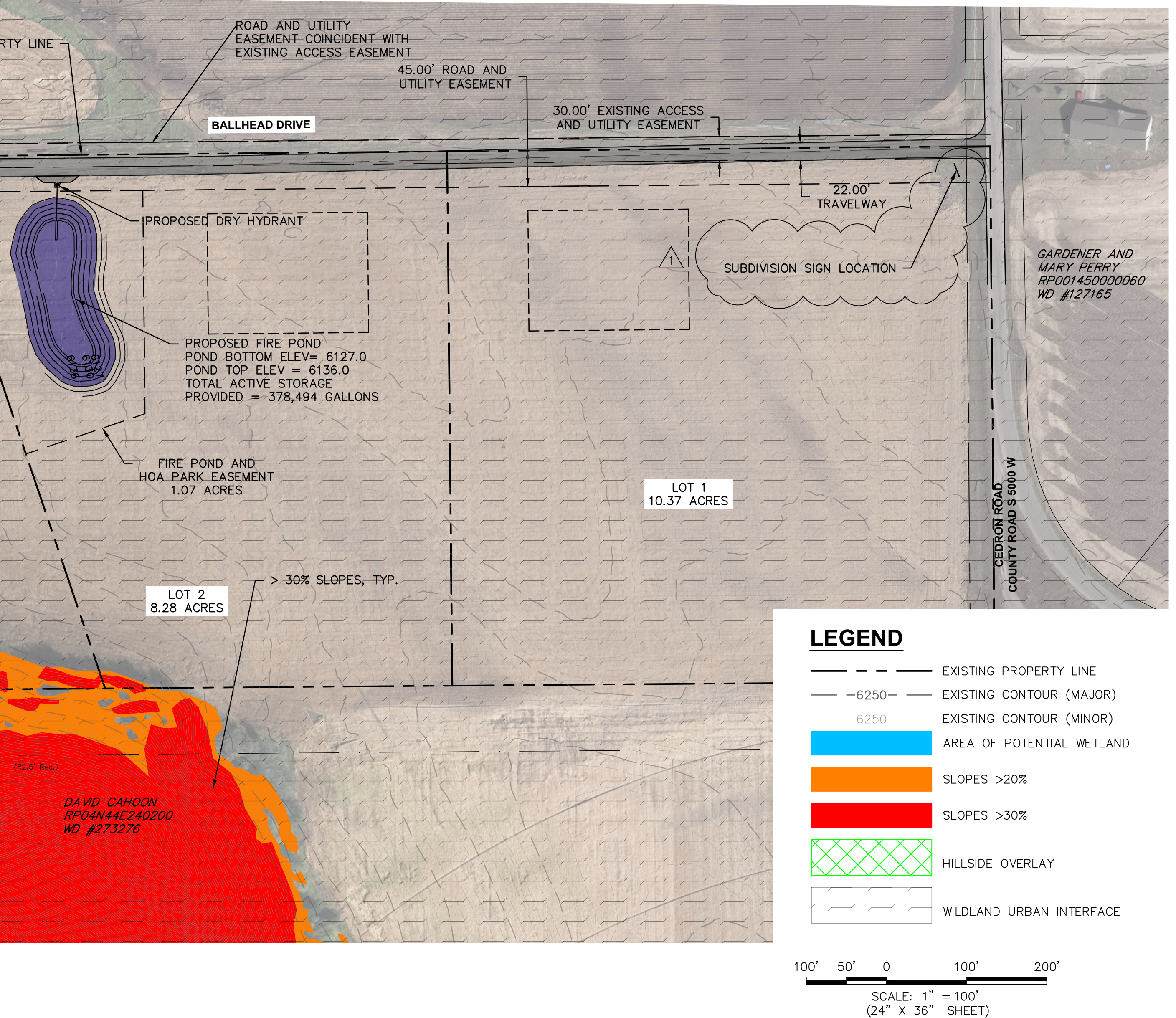
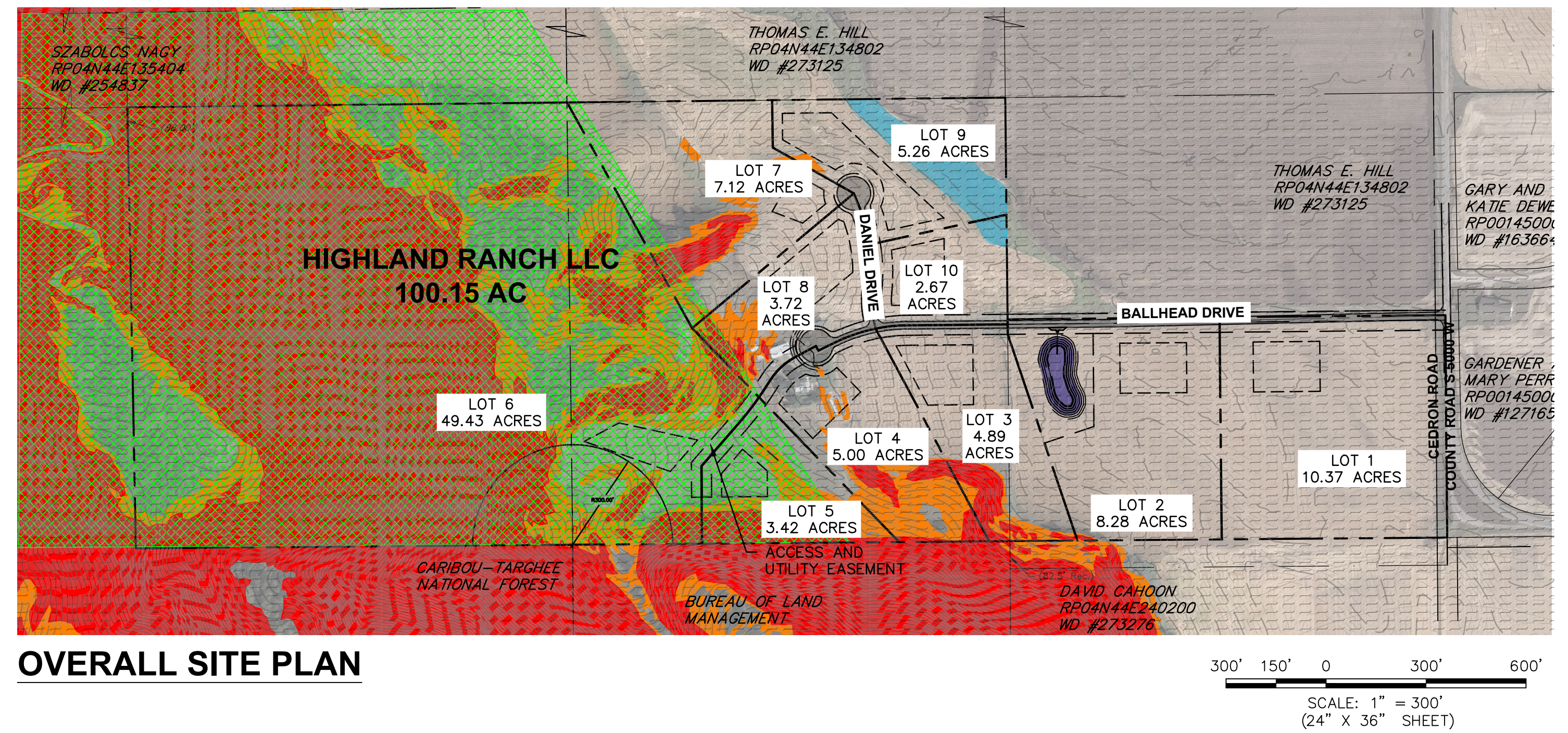
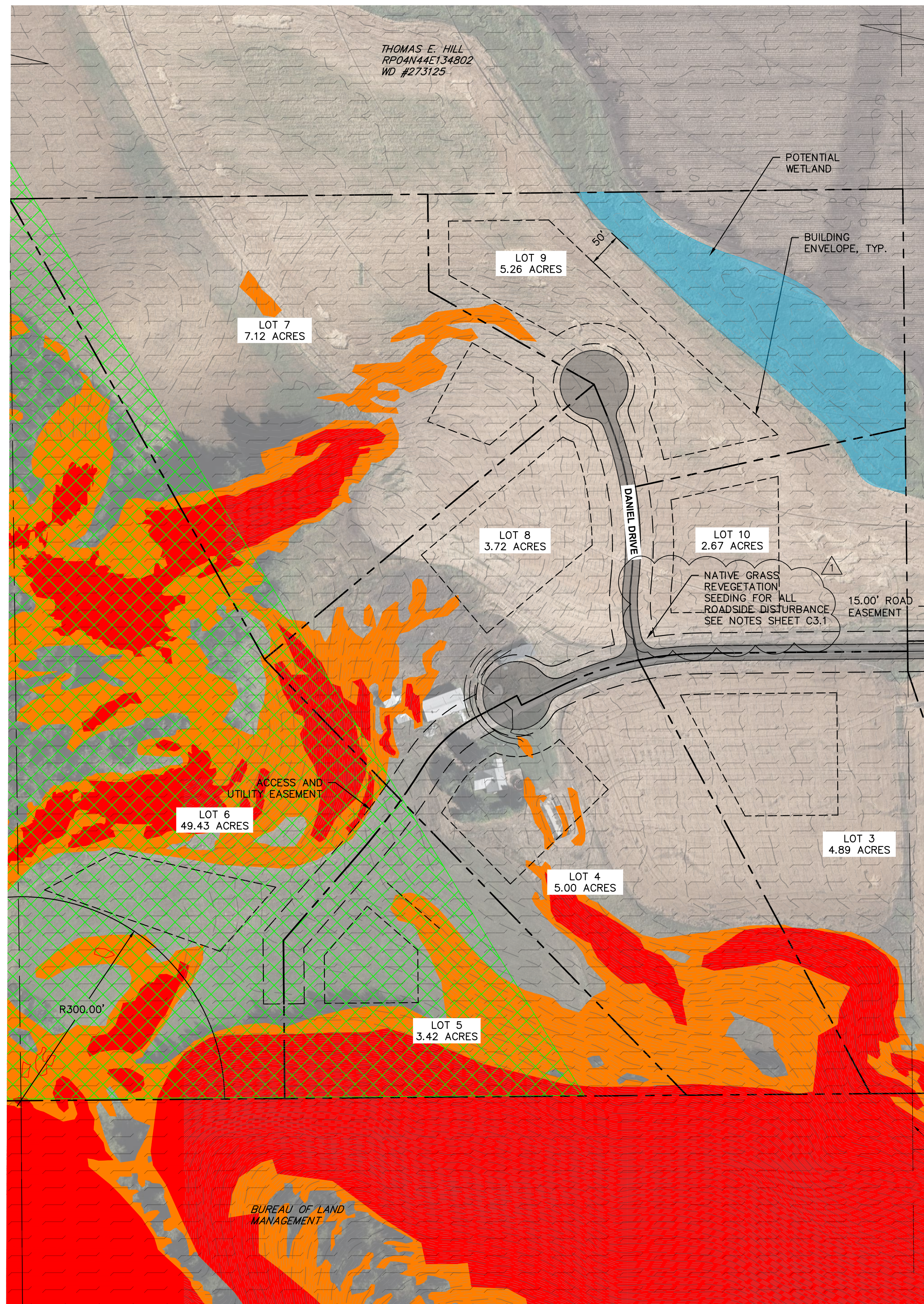
CIVIL ENGINEER / SURVEYOR:
HARMONY DESIGN & ENGINEERING
18 N MAIN STE 305
DRIGGS, ID 83422
208-354-1331

CLIENT:
JEFF SHOLL
552 SILICON DRIVE, SUITE 101
SOUTHLAKE, TEXAS, 76092
612-940-8659

DATE: 8/20/2024	REVISIONS:	
		FINAL PLAT MASTER PLAN 4/22/2025
		1

PROJECT NAME	DANIEL HIGHLANDS SUBDIVISION 5378 BALLHEAD DRIVE
COVER SHEET	COVER SHEET

SHEET #	C0.0
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HARMONY
DESIGN & ENGINEERING
38 N MAIN STE 305 • DRIGGS ID 83422
8.354.1331 • www.harmonydesigninc.com

208.354.1331 • www.harmonydesigninc.com

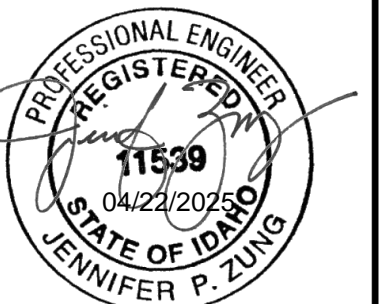
208.354.1331 • www.harmonydesigninc.com



DRAWING IS TO SCALE IF
BAR MEASURES:
1" = FULL SCALE

LE: Z110Z-D3N.dwg

ROJ. #: 21102



DATE: 8/20/2024

REVISIONS:

FINAL PLAI MASIER PLAN	4/22/2025
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PROJECT NAME

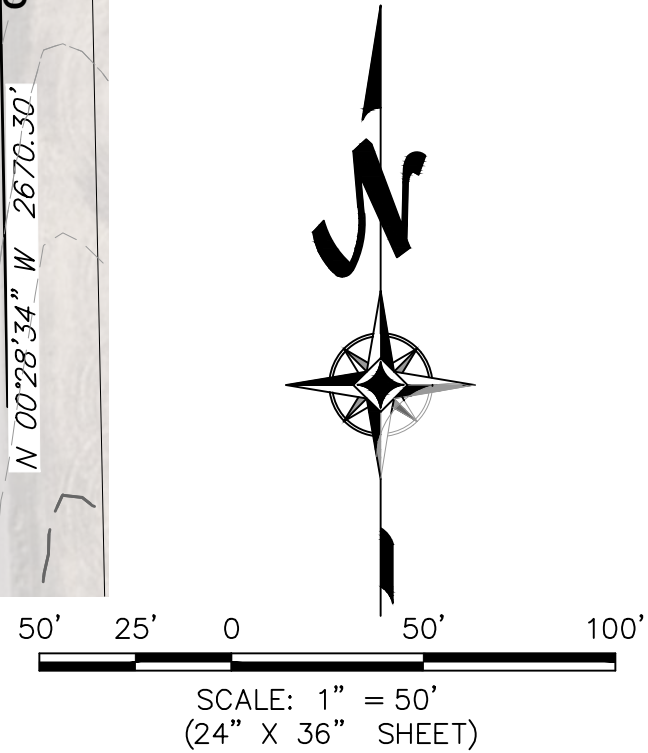
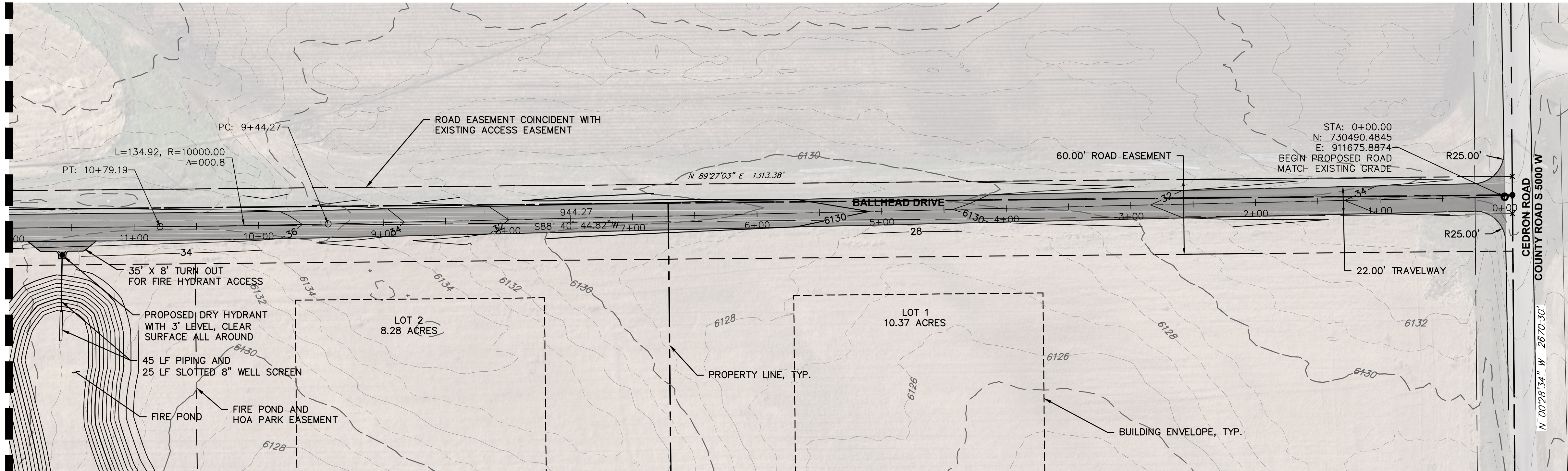
**DANIEL HIGHLANDS SUBDIVISION
5378 BALLHEAD DRIVE**

OVERALL SITE PLAN

SHEET #

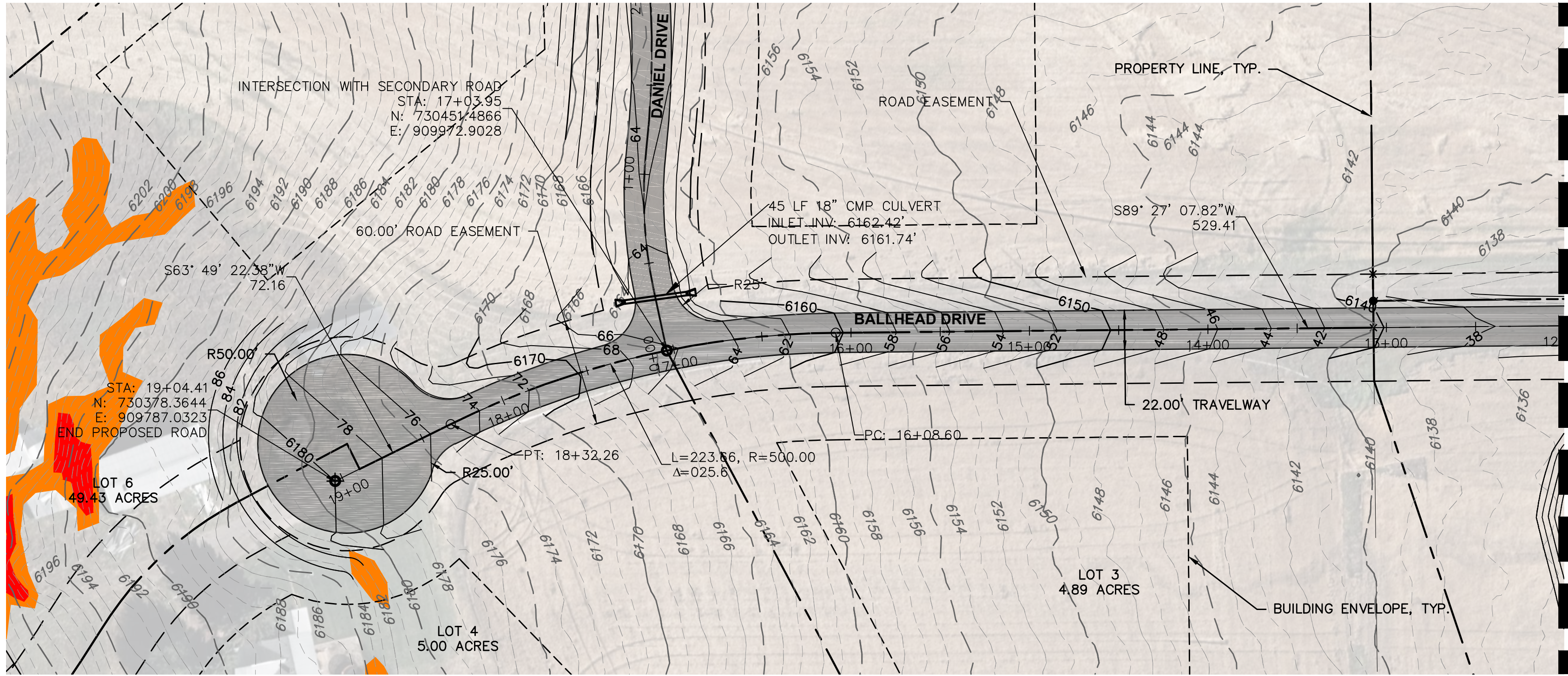
C1.1

MATCHLINE STA 12+00
SEE NEXT SHEET

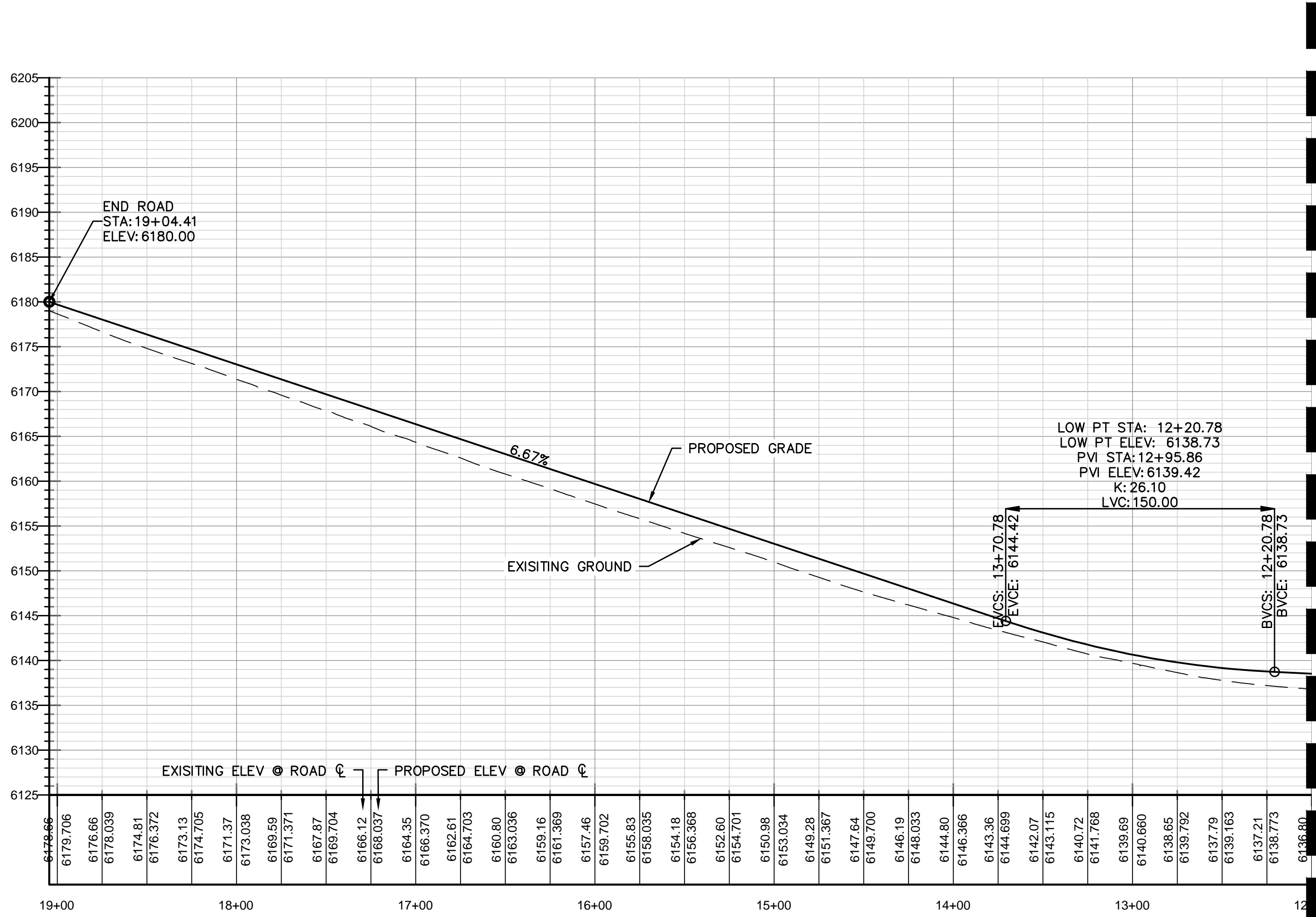
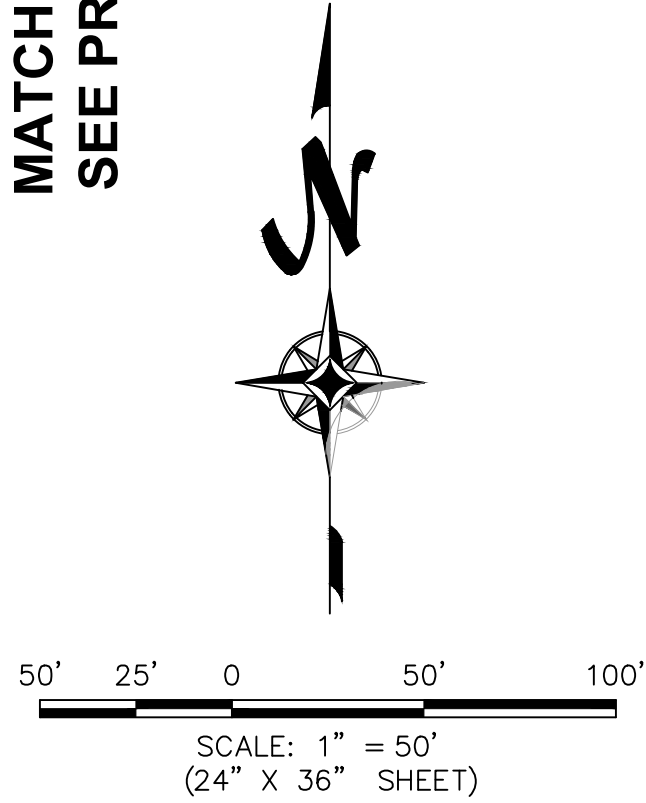


BALLHEAD DRIVE PLAN VIEW
STA 0+00 - 12+00

MATCHLINE STA 12+00



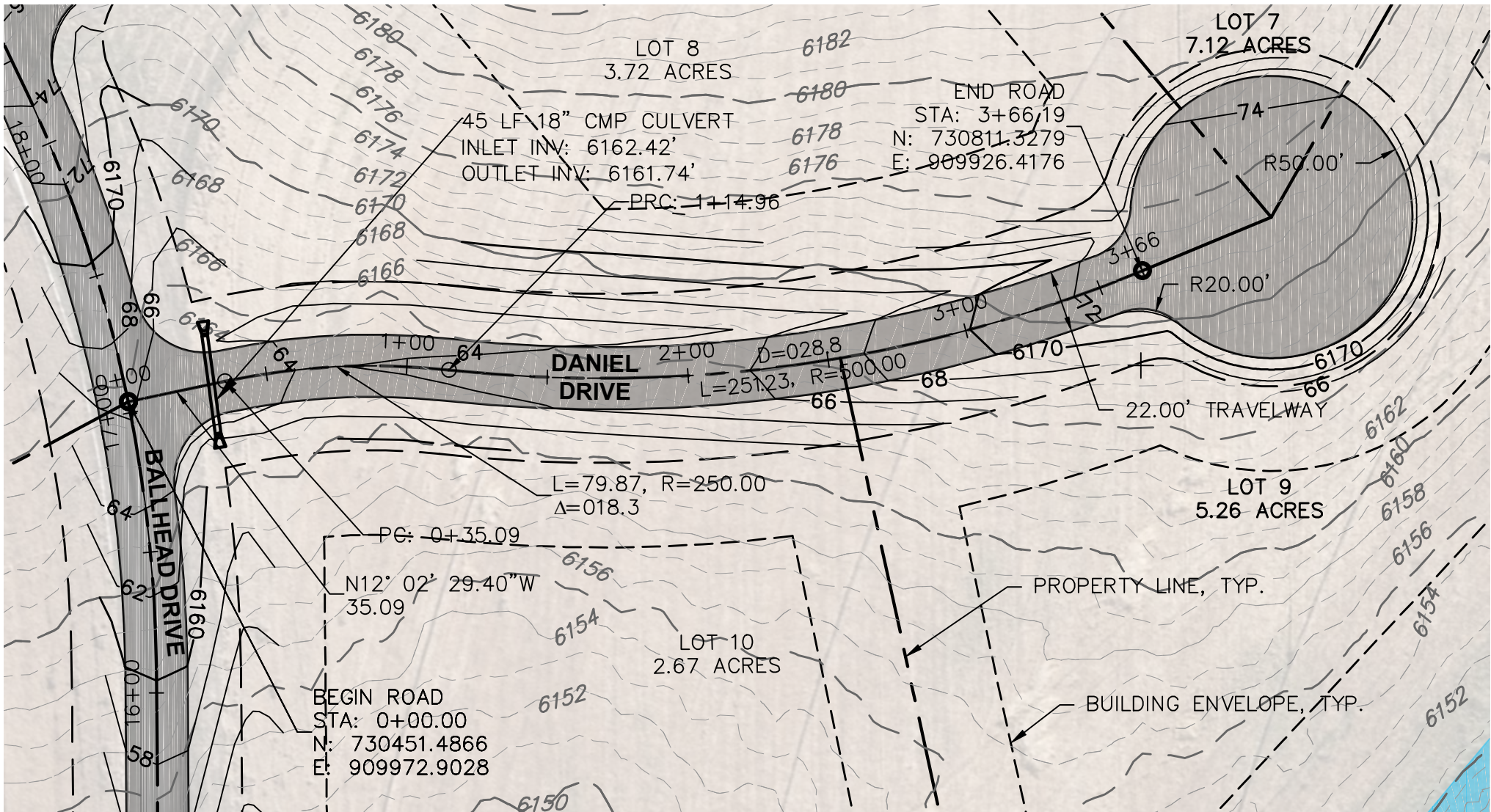
BALLHEAD DRIVE PLAN VIEW
STA 12+00 - END



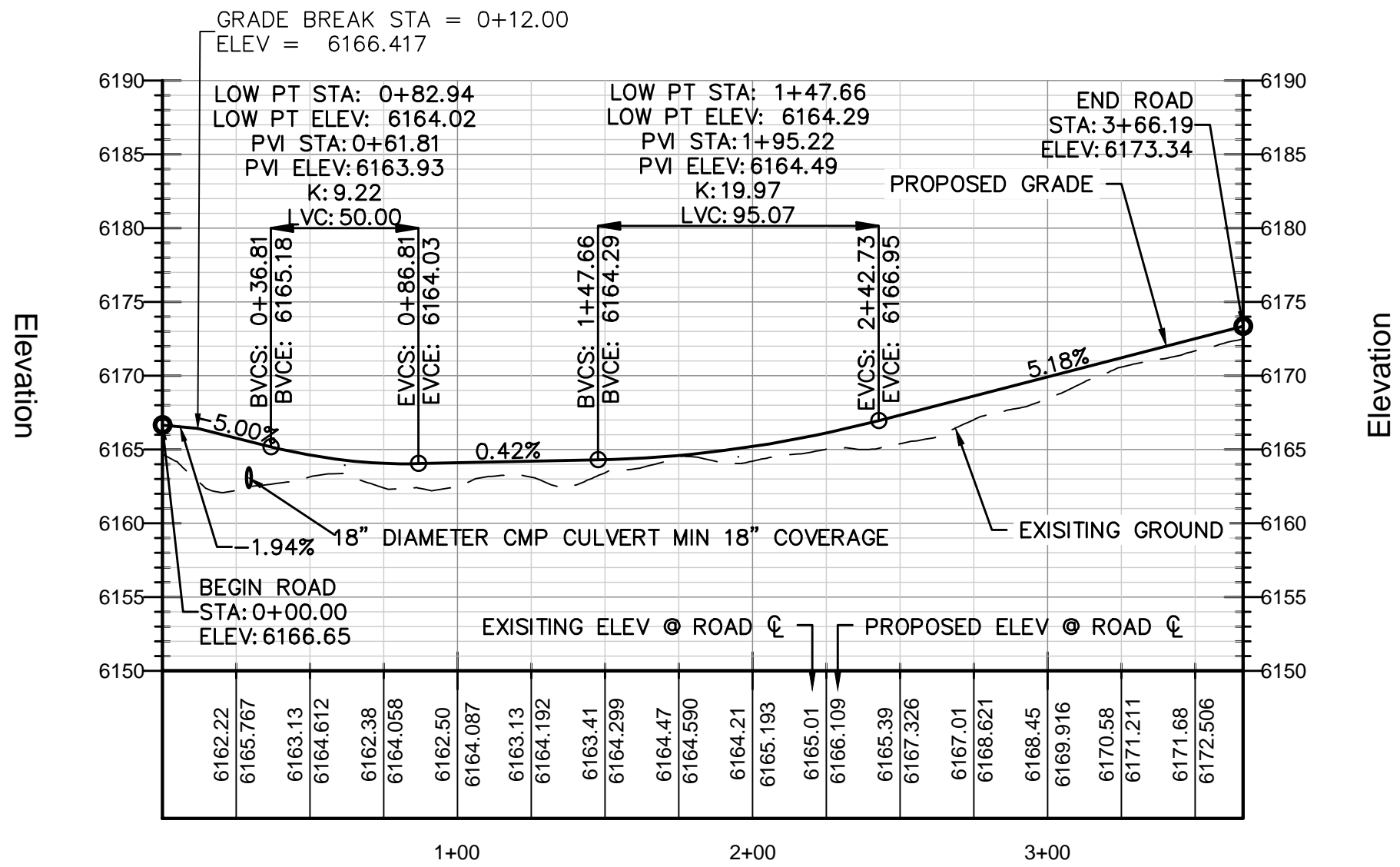
BALLHEAD DRIVE PROFILE VIEW
STA 12+00 - END



DATE: 04/22/2025	REVISIONS:	



DANIEL DRIVE PLAN VIEW



DANIEL DRIVE PROFILE VIEW

HARMONY
DESIGN & ENGINEERING

18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

DRAWING IS TO SCALE IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

FILE: 21102-P&P.dwg
PROJ. #: 21102

DATE: 04/22/2025

REVISIONS:	

PROJECT NAME

DANIEL HIGHLANDS SUBDIVISION
5378 BALLHEAD DRIVE

DANIEL DRIVE PLAN AND PROFILE

SHEET #

C2.3

GENERAL NOTES

1. THIS DRAWING IS BASED ON 2020 LIDAR DATA FROM TETON COUNTY IDAHO.
2. IN THE CONSTRUCTION OF ALL IMPROVEMENTS, THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, CONSTRUCTION STANDARDS AND DETAILS, AND SAFETY CODES OF THE RELEVANT JURISDICTION.
3. BEFORE WORK BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MUST NOTIFY THE REQUIRED PARTIES AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION ACTIVITIES.
4. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A NPDES PERMIT AND PREPARE A SWPPP PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
5. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS REQUIRED FOR THE PROJECT.
6. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO FIELD LOCATE THEIR UTILITIES.
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SATISFY THE OWNER THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
8. THE CONTRACTOR SHALL CONTACT "IDAHO DIG LINE" (PHONE 1-800-342-1585) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
9. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THEIR RESPECTIVE ENTITY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
10. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS, AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RE-ESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE CONTRACTOR, AT THEIR ORIGINAL LOCATION OR BY THE SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
11. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL NATURAL LANDSCAPING, SITE FEATURES, AND EXISTING ROADWAYS OUTSIDE OF THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE TO ORIGINAL CONDITION OR BETTER OR OTHERWISE MAKE GOOD AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH DAMAGE SO CAUSED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING ROAD AND DRIVEWAY SURFACES AND RELATED STRUCTURES TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES, UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS. THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL TOGETHER COORDINATE THE DOCUMENTATION OF EXISTING GRADES AND OTHER INFORMATION PRIOR TO ALL CONSTRUCTION ACTIVITIES.
13. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
14. ALL SURPLUS MATERIAL, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION.
15. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
16. ALL SUB-GRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698. EXISTING IN PLACE SOILS THAT ARE TO BE USED FOR SUB-GRADE SHALL BE SCARIFIED TO A DEPTH OF 6" (INCHES) AND THEN SHALL BE RECOMPACTED TO THE ABOVE REFERENCED DENSITY. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED PRIOR TO SUB-GRADE SCARIFICATION AND RECOMPACTION.
17. GRADE AWAY FROM BUILDING FOUNDATION WALLS A MINIMUM OF 6" FALL IN THE FIRST 10' IN LANDSCAPE AREAS AND A MINIMUM OF 2% ACROSS IMPERVIOUS AREAS.
18. FINISHED GRADE AT FOUNDATION WALLS SHALL BE A MINIMUM OF 8" BELOW THE TOP OF STEM WALL.
19. THE SURFACE OF ALL PAVED AREAS SHALL SIT ROUGHLY 3" ABOVE THE FINISHED GRADE OF ADJACENT LANDSCAPED AREAS. MATCH GRADE AT HARDSCAPE-LANDSCAPE BOUNDARY; GRADE LANDSCAPING DOWN.
20. THE OWNER-DEVELOPER SHALL PROVIDE THE CONTRACTOR WITH A COMPLETE AND UPDATED SET OF ENGINEERING CONSTRUCTION DRAWINGS. THESE DRAWINGS, AND ANY REQUIRED PERMITS, SHALL BE AT THE PROJECT SITE AT ALL TIMES. IF NO PLANS APPEAR ON THE PROJECT SITE, CONSTRUCTION ACTIVITIES MAY BE HALTED AT THE DISCRETION OF THE OWNER.

EROSION CONTROL / RE-VEGETATION NOTES

1. TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES. KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF CONSTRUCTION SO THAT ONLY THE AREAS ACTIVELY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED, HAVE GOOD TEMPORARY COVER, OR PERMANENT VEGETATION ESTABLISHED.
2. EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN REPRESENT THE MINIMUM REQUIRED. ADDITIONAL MEASURES SHALL BE TAKEN, IF NECESSARY.
3. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE "CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES" BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ).
4. IF REQUIRED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A NPDES PERMIT, INCLUDING PREPARING A SWPPP AND FILING A NOTICE OF INTENT (NOI) WITH THE EPA, AT LEAST 14 DAYS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
5. PROVIDE SILT FENCE OR STRAW WATTLES AROUND SOIL STOCKPILES, AT THE TOE OF ALL FILL SLOPES, AT THE INLET OF ALL CULVERTS AND AS REQUIRED TO MINIMIZE EROSION AND SEDIMENT TRANSFER TO UNDISTURBED AREAS AND ADJACENT PROPERTIES.
6. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION.
7. TOPSOIL SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED.
8. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

8.1. TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ANNUAL RYEGRASS AT 40 LBS PLS/ACRE. SEEDED AREAS SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.

8.2. PERMANENT VEGETATIVE COVER SHALL BE A BLEND OF DROUGHT TOLERANT NATIVE GRASSES OR OTHER PLANT MATERIALS INDICATED ON AN APPROVED LANDSCAPE PLAN.
9. ALL SEEDED AND PLANTED AREAS SHALL BE MAINTAINED AS NECESSARY BY WATERING AND WEED CONTROL UNTIL ESTABLISHED.
10. ALL CUT OR FILL SLOPES WITH 3 TO 1 OR GREATER SLOPE SHALL BE PROTECTED WITH EROSION CONTROL MATTING OR HYDROMULCH. EROSION CONTROL MATTING SHALL BE 100% BIODEGRADABLE NET-FREE EROSION CONTROL MATTING: CURLEX NET-FREE MATTING BY AMERICAN EXCELSIOR OR EQUAL. HYDROMULCH SHALL BE A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
11. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER, OR OWNER APPROVED AGENT, AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY. THE REPAIR OF ANY COMPONENT OF THE SYSTEM SHALL BE MADE AS SOON AS POSSIBLE TO PREVENT ANY POTENTIAL POLLUTANTS, INCLUDING SILT, FROM EXITING THE DISTURBED AREA.
12. MAINTENANCE SCHEDULE DURING CONSTRUCTION:

SILT FENCE & WATTLES

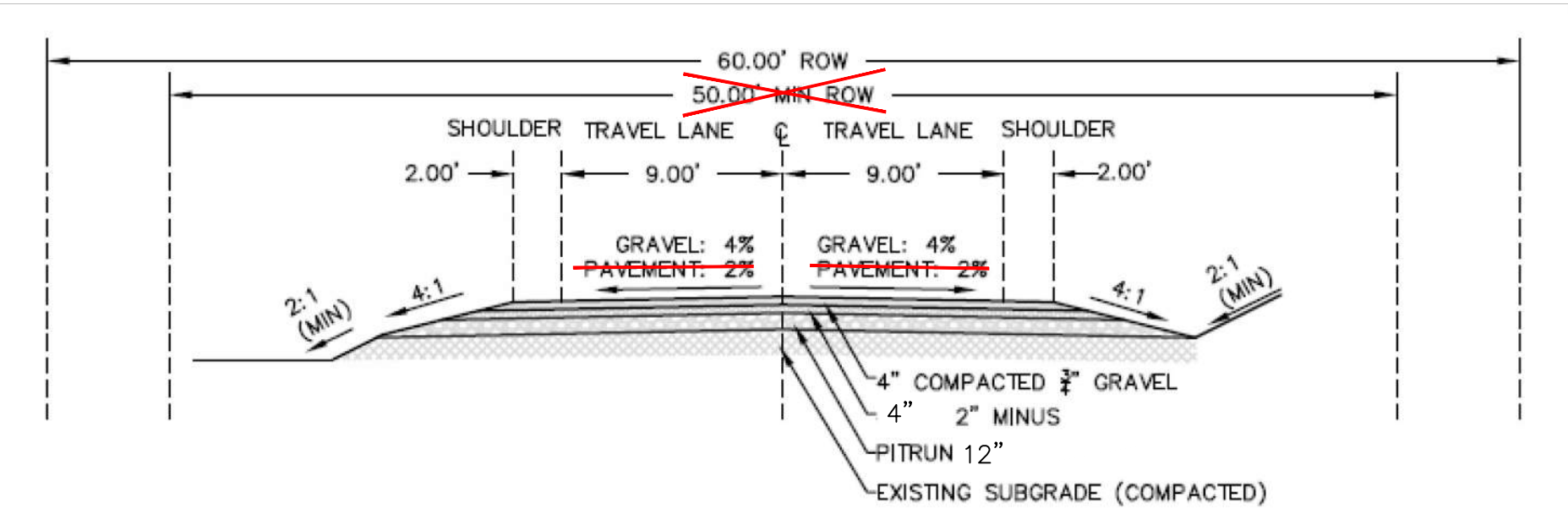
INSPECTION: WEEKLY & AFTER 0.5 INCHES OF RAINFALL

MAINTENANCE THRESHOLDS: SYSTEM INTEGRITY IS COMPROMISED

MAINTENANCE ACTION: CLEAN OUT SEDIMENT, REPLACE IF DAMAGED
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION.

Table 7. Local Road Standard

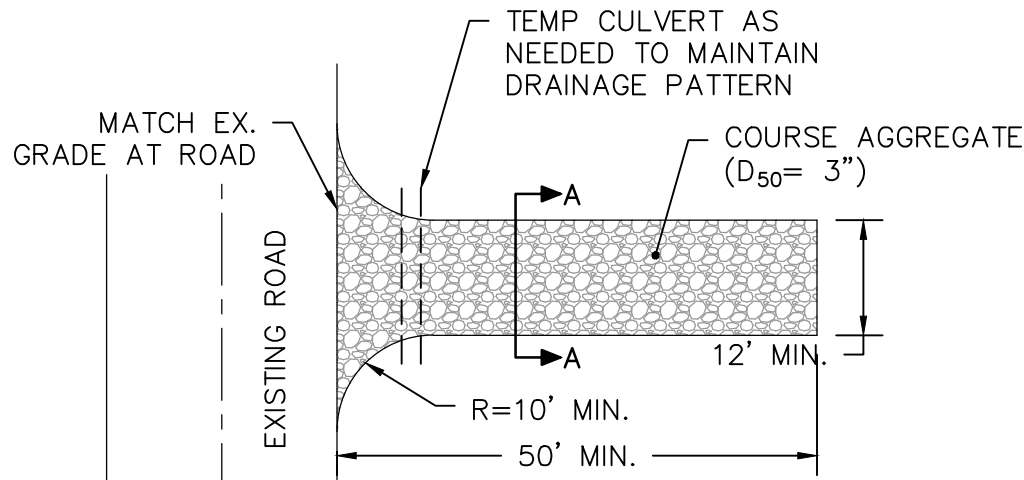
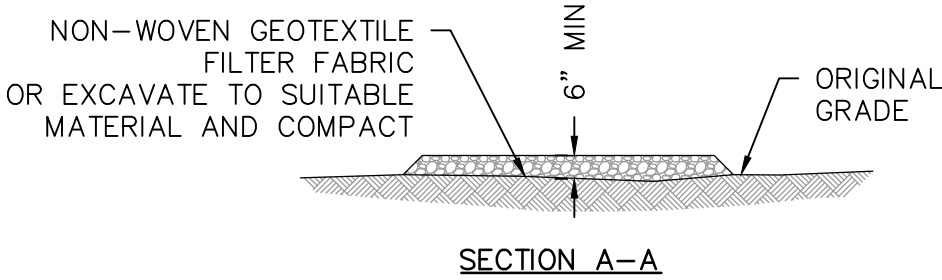
Lane Width (ft)	Shoulder Width (ft)	Road Width (ft)	ADT (veh/day)	Speed Limit (mph)
9	2	22	<150	25-35



- NOTES:
1. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED AND STOCKPILED PRIOR TO SUBGRADE SCARIFYING AND RECOMPACTION.
2. SPREAD 6" OF TOPSOIL OVER ALL DISTURBED AREAS AND HYDROSEED WITH A DROUGHT TOLERANT NATIVE SEED MIX AND MULCH.
3. ALL THICKNESSES OF MATERIALS SHOWN ARE COMPACTED THICKNESS.
4. COMPACT SUBGRADE A MINIMUM OF 12" BEYOND OUTSIDE EDGE OF SUB-BASE.

TYPICAL TETON COUNTY LOCAL ROAD CROSS SECTION

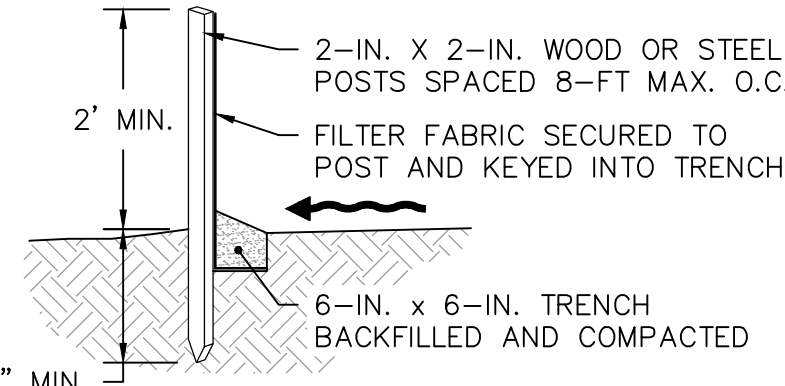
NOT TO SCALE



NOTE: CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE

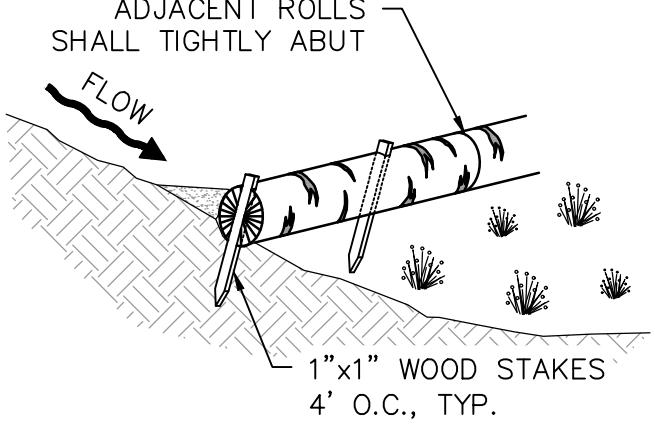
STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



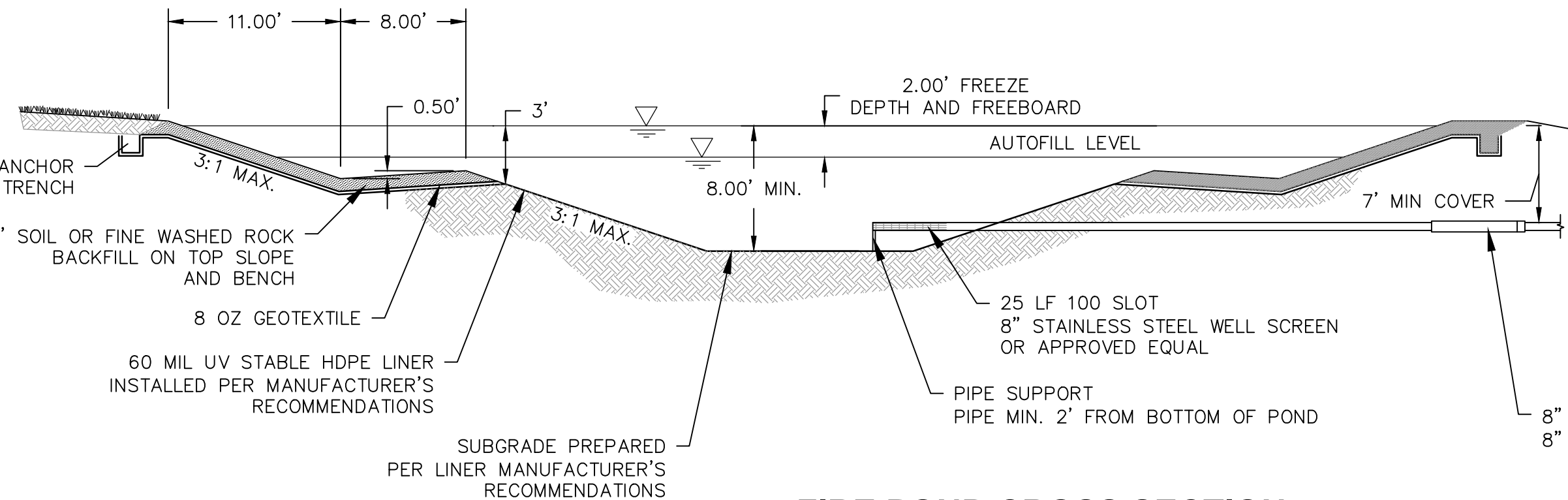
SILT FENCE

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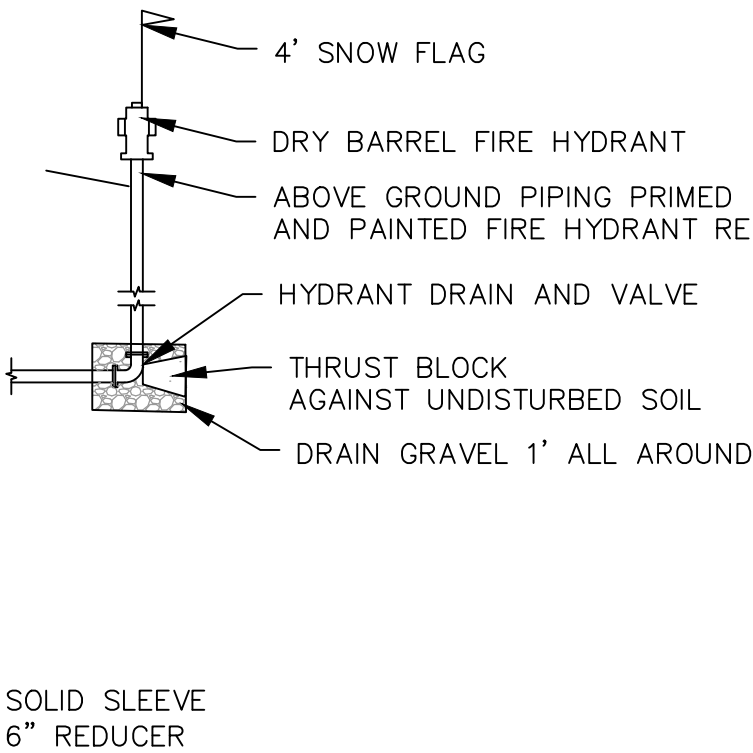
STRAW WATTLE

NOT TO SCALE



FIRE POND CROSS SECTION

NOT TO SCALE



DATE: 4/22/2025	REVISIONS:			