



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 55-2207 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 ISFWC: 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: 1/4 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 (TGM TABLE 2-5)
- | LIMITING LAYER            | SOIL DESIGN SUBGROUP |     |     |     |     |     |
|---------------------------|----------------------|-----|-----|-----|-----|-----|
|                           | A-1                  | A-2 | B-1 | B-2 | C-1 | C-2 |
| 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 - ND): 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.

<p><b>Civilize, PLLC</b> Management and Engineering</p>				
<p>PROJECT NO. 01-21-0060 DRAWN BY R. BARKER DESIGNED BY B. CROWTHER APPROVED BY B. CROWTHER SCALE: AS SHOWN</p>	<p>EUSTACHY-WYSONG LLC</p>			
<p>EUSTACHY-WYSONG RANCH</p>	<p>UTILITY SITE PLAN</p>			
SHEET NO. C-105		DATE: MARCH 2023		
PAGE NO. 8				



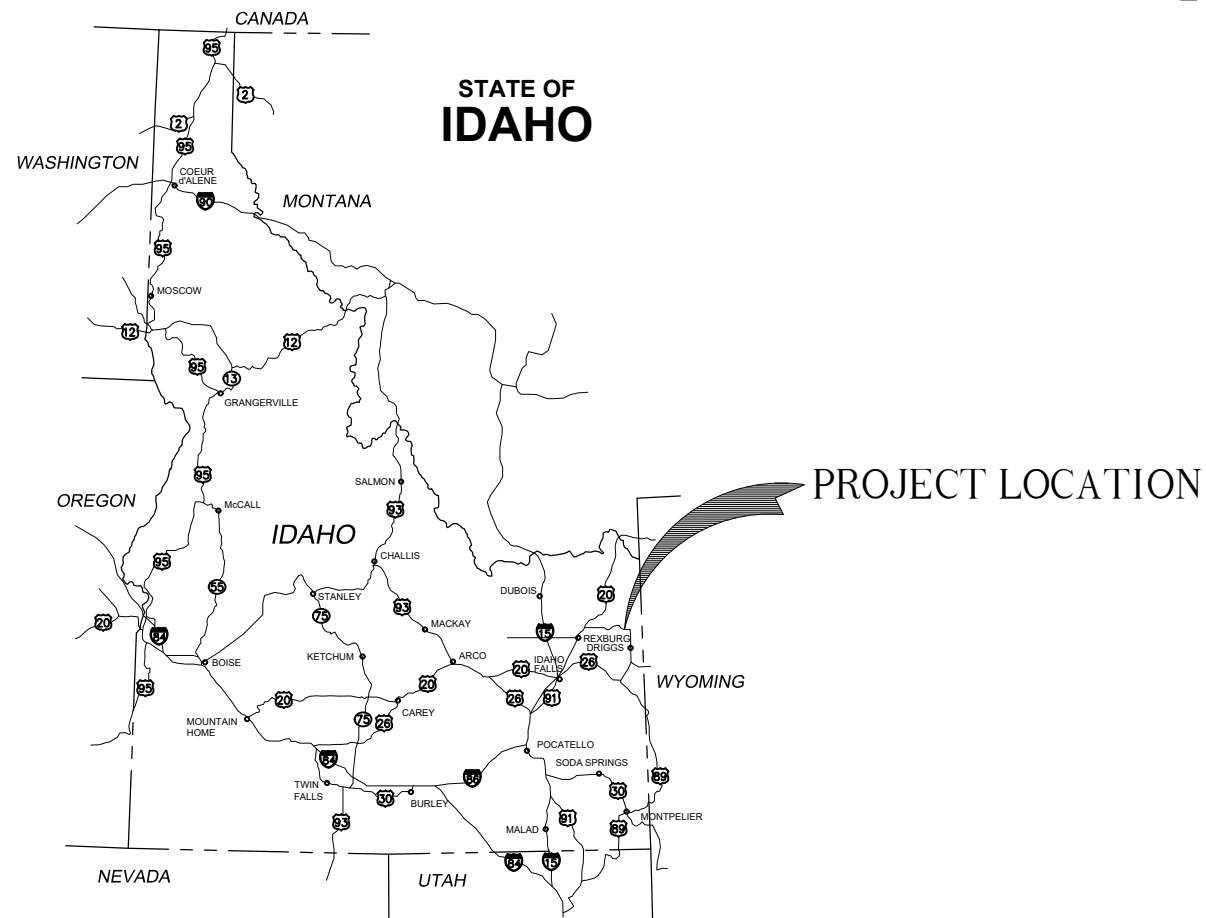


# EUSTACY-WYSONG LLC

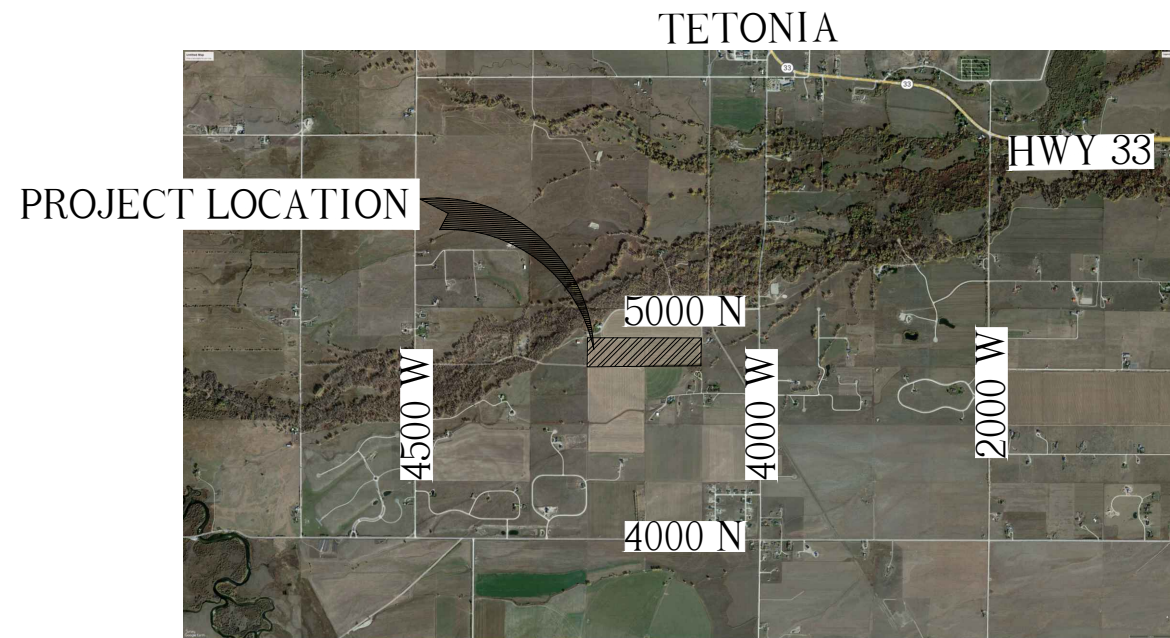
# EUSTACHY-WYSONG RANCH

## SUBDIVISION DESIGN

### MARCH 2024



LOCATION MAP



VICINITY MAP

**PRELIMINARY ISSUE**  
**NOT FOR CONSTRUCTION**

PROJECT NUMBER 01-21-0060



**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH  
**COVER SHEET**

SHEET NO:	<b>C-GN-01</b>
DATE:	MARCH 2023
PAGE NO:	1

NO.	1	PRELIMINARY DESIGN	BEG	3/23	BY	DATE
This document or any part thereof is the property of Civilize, PLLC, and shall not be copied without the written authorization of Civilize, PLLC.						

SHEET INDEX

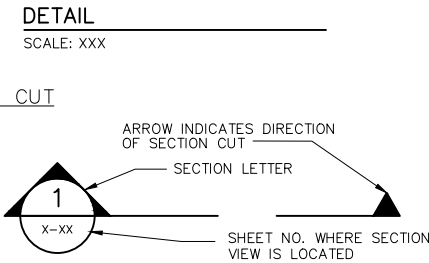
PAGE NO.	SHEET NO.	DRAWING NAME
<b>GENERAL</b>		
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<b>CIVIL DRAWINGS</b>		
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4.	C-101	HARDSCAPE MASTER PLAN
5.	C-102	SIGN AND LANDSCAPING PLAN
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7.	C-104	HARDSCAPE MASTER PLAN
8.	C-105	UTILITY MASTER PLAN
9.	C-106	GRADING AND DRAINAGE MASTER PLAN
10.	C-PP-01	ACCESS ROAD PLAN AND PROFILE
11.	C-PP-02	ACCESS ROAD PLAN AND PROFILE
12.	C-PP-03	ACCESS ROAD PLAN AND PROFILE
13.	C-PP-04	ACCESS ROAD PLAN AND PROFILE
14.	C-PP-05	ACCESS ROAD PLAN AND PROFILE
15.	C-PP-06	ACCESS ROAD PLAN AND PROFILE
16.	C-SD-01	DETAILS

CIVIL LEGEND

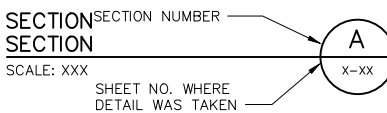
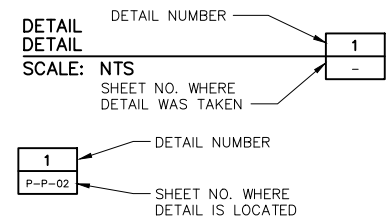
NAME	EXISTING	PROPOSED	FUTURE
WATER	— W —	— W —	— -W —
SANITARY SEWER	— SS —	— SS —	— -SS —
FORCE MAIN	— FM —	— FM —	— -FM —
STORM DRAIN	— SD —	— SD —	— -SD —
NATURAL GAS	— G —	— G —	— -G —
COMMUNICATION	— COMM —	— COMM —	— -COMM —
FIBER OPTIC	— FO —	— FO —	— -FO —
UNDERGROUND ELECTRIC	— UGE —	— UGE —	— -UGE —
OVERHEAD ELECTRIC	— OHE —	— OHE —	— -OHE —
IRRIGATION	— IRR —	— IRR —	— -IRR —
STRUCTURES	— — —	— — —	— - - —
SUBDIVISION LINE	— — —	— — —	— - - —
LOT LINE	— — —	— — —	— - - —

GENERAL LEGEND AND SYMBOLS

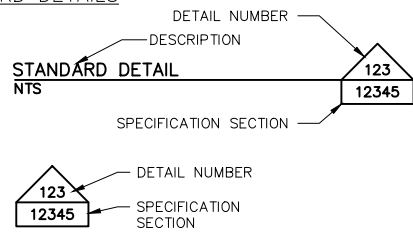
PLAN VIEW



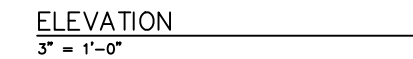
COMMON AND SPECIFIC DETAILS AND SECTIONS



STANDARD DETAILS



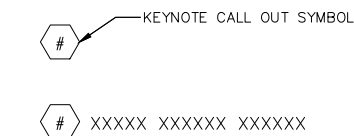
ELEVATIONS



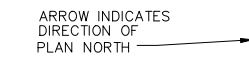
GENERAL NOTES:

#. XXXXX XXXXXX XXXXXX

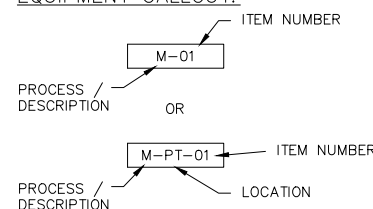
KEYED NOTES:



NORTH ARROW:



EQUIPMENT CALLOUT:



ABBREVIATIONS

AB	ANCHOR BOLT, AGGREGATE BASE
ABC	AGGREGATE BASE COURSE
ABND	ABANDON
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONING
ADMIN	ADMINISTRATION
AFE	AREA FOR FUTURE EXPANSION
AF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AGGR	AGGREGATE
AL	ALUMINUM
BLDG	BUILDING
BM	BENCHMARK, BEAM
BOW	BOTTOM OF WALL
BP	BASE PLATE
BS	BOTH SIDES
BW	BOTH WAYS, BACKWASH LINE
CB	CATCH BASIN
CI	CURB INLET
CJ	CONSTRUCTION JOINT
C	CENTERLINE
C, CL, C/L	CHORD LENGTH
CL	CONTROL JOINT
CLJ	CORRUGATED METAL PIPE
CMP	CONCRETE MASONRY UNIT
CMU	CLEAN OUT
CO	CONCRETE
CONC	CENTER, CONTRACTOR
CTR	CHECK VALVE
CV	DEMOLITION
DEMO	DIAMETER
DIA	DRAWING
DWG	EACH, EXHAUST AIR
EA	EACH FACE, EXHAUST FAN
EF	EXPANSION JOINT
EJ	ELEVATION
EL, ELEV	EQUIP
EQUIP	EACH WAY
EW	EACH WAY, EACH FACE
EWEF	EACH WAY, TOP AND BOTTOM
EWTB	EXISTING
EXIST	FOUNDATION
FDN	FINISHED FLOOR ELEVATION
FFE	FINISHED GRADE
FG	FLOW, FLOW LINE
FL	FEET, FOOT
FT	FOOTING
FTG	HIGH DENSITY POLYETHYLENE
HDPE	HEATING, VENTILATION & AIR CONDITIONING
HVAC	INSIDE DIAMETER
ID	INVERT ELEVATION
IE	INSIDE FACE
IF	INCH, INCHES
IN	MECHANICAL
MECH	MANHOLE
MH	MINIMUM
MIN	MISCELLANEOUS
MISC	MECHANICAL JOINT
MJ	MONITORING WELL
MW	NEGATIVE
NEG	NATIONAL PIPE THREADS
NPT	NOT TO SCALE
NTS	ON CENTER(S), OPEN-CLOSE
OC	ON CENTER EACH FACE
OCEF	ON CENTER EACH WAY
OCEW	OUTSIDE DIAMETER
OD	POINT OF INTERSECTION, PLANT INFLUENT, PRESSURE INDICATOR
PI	PLATE, PROPERTY LINE
PL, P	POINT OF CURVE
POC	POWER POLE
PP	POINT OF TANGENCY, PRESSURE TRANSMITTER
PT (PT)	POLY VINYL CHLORIDE
PVC	QUANTITY
QTY	RIGHT, RADIUS, RISERS
R	RIGHT OF WAY
R/W	REINFORCE, REINFORCING
REINF	RAILROAD
RR	SECTION
SECT	SHEET
SHT	SPECIFICATION
SPEC	SQUARE
SO	STAINLESS STEEL
SST	STATION
STA	STRUCTURE
STRUCT	TOP OF ASPHALT
TA	TOP OF CONCRETE,
TC	TOP OF GRATING
TOG	TOPOGRAPHY
TOPO	TOP OF WALL
TOW	TYPICAL
TYP	UNDERGROUND
UG	UNLESS NOTED OTHERWISE
UNO	VENT THRU ROOF
VTR	WATER SURFACE ELEVATION
WSE	CROSS SECTION
XSECT	

ABBREVIATION GENERAL NOTES

THIS SHEET APPLIES TO THE ENTIRE SET OF DRAWINGS. LISTING OF ABBREVIATIONS DOES NOT IMPLY ALL ABBREVIATIONS HAVE BEEN USED ON THIS PROJECT.

GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.
- 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.
- (\*\*) INDICATES DIMENSIONS, LOCATIONS OR ELEVATIONS TO BE FIELD VERIFIED.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
- 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.
- DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
- SEE PROJECT EQUIPMENT AND PIPING SYSTEMS DRAWING FOR SYMBOLS AND ABBREVIATIONS SPECIFIC TO THE PROJECT.
- IF PLAN AND SECTION, OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE (-).
- ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- 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 DIGLINE 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.
- 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.
- 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.
- 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.

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24
REVISIONS	
NO.	1
PRELIMINARY DESIGN	
REVISIONS	
NO.	1
DATE	

**Civilize, PLLC**  
Management and Engineering

**EUSTACHY-WYSONG RANCH**  
**SHEET INDEX, GENERAL**  
**LEGEND AND SYMBOLS, AND**  
**GENERAL NOTES**

SHEET NO: **C-GN-02**

DATE: MARCH 2023

PAGE NO: 2







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 1/4 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<sup>2</sup> 12' MINIMUM  
 GREATER THAN 200 FT<sup>2</sup> MEET SETBACKS FOR A20 ZONE

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

NO.	PRELIMINARY DESIGN	REVISIONS	BY	DATE
1				

**Civilize, PLLC**  
 Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
SCALE	AS SHOWN

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH  
 MASTER SITE PLAN

SHEET NO: C-100  
 DATE: MARCH 2023  
 PAGE NO: 3







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 (ISPGC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPGC.
  - 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 95, 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 ISPGC.

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 PROVIDED AND PERFORMED 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 ISPGC 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 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	CHECKED B. CROWTHER
EUSTACHY-WYSONG LLC				
EUSTACHY-WYSONG RANCH				
HARDSCAPE PLAN				
SHEET NO: C-101				
DATE: MARCH 2023				
PAGE NO: 4				

Civilize, PLLC

Management and Engineering

PRELIMINARY DESIGN

NO. 1

REVISIONS

NO. 1

DATE

BEG 3/23

PROFESSIONAL ENGINEER

Brent E. Crowther

9500

3/14/24

STATE OF IDAHO

BRENT E. (HUSK) CROWTHER





PLAN VIEW  
SCALE: 1" = 40'

C-104 - SIGN AND LANDSCAPING

9-4.2.B.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.

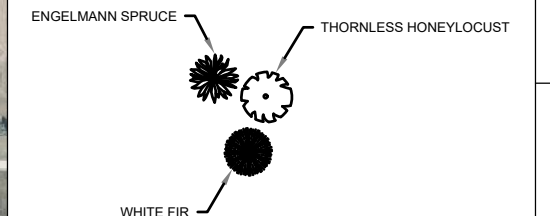
8-9-4.D

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, LUMINOUS, AND/OR GAUZY COLORS ARE PROHIBITED. REFLECTIVE FINISHES MAY BE USED FOR LETTERING.

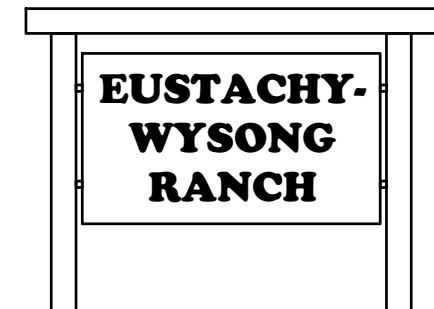
8-9-4.G.2

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



PLANTING PLAN  
SCALE: NTS

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



SIGN PLAN  
SCALE: NTS

NO.	PRELIMINARY DESIGN	REVISIONS	BY	DATE
1				

**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
SCALE	B. CROWTHER

EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH  
SIGN AND LANDSCAPING  
PLAN

SHEET NO:	C-102
DATE:	MARCH 2023
PAGE NO:	5







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 (ISPCW) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPCW.
  - 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.

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
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- 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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3/8-INCH	67-83
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#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 ISPCW.

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 628 - 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 ISPCW 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. 01-21-0000	DRAWN R. BARKER	DESIGNED B. CROWTHER	APPROVED B. CROWTHER	DATE 3/14/24	BY B. CROWTHER
<b>Civilize, PLLC</b> Management and Engineering					
EUSTACHY-WYSONG LLC					
EUSTACHY-WYSONG RANCH					
HARDSCAPE SITE PLAN					
SHEET NO: C-103					
DATE: MARCH 2023					
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 (ISPW) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPW.
  - 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.
- 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).
  - 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
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- 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
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- 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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#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 ISPW.
- 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 PROVIDED AND PERFORMED 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 ISPW 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	DATE 3/14/24	BY B. CROWTHER
<b>EUSTACHY-WYSONG LLC</b>					
<b>EUSTACHY-WYSONG RANCH</b>					
<b>HARDSCAPE</b>					
<b>SITE PLAN</b>					
SHEET NO: <b>C-104</b>					
DATE: <b>MARCH 2023</b>					
PAGE NO: <b>7</b>					

Civilize, PLLC

Management and Engineering







PLAN VIEW  
SCALE: 1" = 40'

**C102 - UTILITY PLAN**

**CONSTRUCTION NOTES**

- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY 'DIG LINE' PRIOR TO EXCAVATING AND TO COMPLY WITH IDAHO CODE SECTION 55-2007 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS REGARDING THE PROTECTION OF UNDERGROUND UTILITIES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DIMENSIONS TO, OR COORDINATES FOR, MANHOLES, PIPELINES, ETC. ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN ARE TO THE FINISHED SURFACE OR PIPE INVERT UNLESS OTHERWISE NOTED.
- 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.
- 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.
- UTILITY INSTALLATION SHALL CONFORM WITH TETON COUNTY HASDC AND WITH THE ISPCW: SANITARY SEWER
- 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: 1/4 INCH PER FOOT, 2%  
 MAXIMUM SLOPE: 1 INCH PER FOOT, 8%

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

**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.

**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 (TGM TABLE 2-5)

LIMITING LAYER	SOIL DESIGN SUBGROUP					
	A-1	A-2	B-1	B-2	C-1	C-2
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)

- SITE SLOPE SEPTIC SYSTEM, E TO W: 10% +/-
- SITE SLOPE DRAIN FIELD, E TO W: 0-1%
- LOT SIZE AREA: <= 1 ACRE
- POTENTIAL MODIFIED EFFECTIVE DEPTH: 4.0 FEET - NO MODIFICATION

EFFECTIVE SEPARATION DISTANCE TO PERMANENT WATER ALLOWED

- REDUCTION (VERTICAL DISTANCE TO WATER > 25 FEET - NO): 0 FEET
- RESULTING SEPARATION TO PERMANENT WATER: 200 FEET
- 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
DATE	3/14/24
PROJECT NAME	EUSTACHY-WYSONG LLC
SHEET NO.	C-105
DATE	MARCH 2023
PAGE NO.	8

**Civilize, PLLC**  
Management and Engineering

**EUSTACHY-WYSONG RANCH**  
**UTILITY SITE PLAN**







PLAN VIEW  
SCALE: 1" = 40'

C-103 - GRADING AND DRAINAGE PLAN

CONSTRUCTION NOTES

- CLEARING AND GRUBBING SHALL BE PERFORMED PER TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
- EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISWPC SECTION 202 - EXCAVATION AND EMBANKMENT.
- 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.
- EMBANKMENT AND STRUCTURAL FILL MATERIALS SHALL BE PROVIDED PER TETON COUNTY H&SGDC AND ISWPC SECTION 203 - SOIL MATERIALS.
- STRUCTURAL EXCAVATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISWPC SECTION 204 - STRUCTURAL EXCAVATION AND COMPACTION BACKFILL.
- DEWATERING, IF NECESSARY, SHALL BE PERFORMED PER ISWPC SECTION 205 - DEWATERING.
- EROSION CONTROL SHALL BE PERFORMED PER ISWPC SECTION 206 - PERMANENT EROSION CONTROL.
- STORMWATER MANAGEMENT SHALL BE PROVIDED AND PERFORMED PER SECTION 207 - PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.
- TRENCH EXCAVATION SHOULD BE PERFORMED PER ISWPC SECTION 301 - TRENCH EXCAVATION.
- ROCK EXCAVATION, IF NECESSARY, SHALL BE PERFORMED PER SECTION 302 - ROCK EXCAVATION.
- OVEREXCAVATION FOR UNSUITABLE MATERIALS SHALL BE PERFORMED PER SECTION 304 - TRENCH FOUNDATION STABILIZATION.
- BACKFILLING OF TRENCHES SHALL BE PERFORMED PER SECTION 306 - TRENCH BACKFILL.
- PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISWPC DIVISION 600 CULVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.

KEYED NOTES:

DESIGN CRITERIA

- 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.
- RETURN PERIOD FOR DRAINAGE SYSTEMS SHALL BE AT LEAST TEN (10) YEARS.
- STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.
- FOR THIS PROJECT, THE PEAK FLOW RATE AND MAXIMUM WATER SURFACE ELEVATIONS ARE CALCULATED FOR THE 25-YEAR, 1-HOUR STORM EVENT.
- THE OVERFLOW ROUTE SHALL DIRECT THE 25-YEAR, 24-HOUR POST-DEVELOPMENT FLOW SAFELY TOWARD THE DOWNSTREAM CONVEYANCE SYSTEM.
- 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	RAINFALL (INCHES)	VOLUME (CUBIC FEET)
Pavement, Asphalt	0	0.00	0.0%	0.95	2.66	0
Pavement, Concrete	0	0.00	0.0%	0.95	2.66	0
Pavement, Gravel	0	0.00	0.0%	0.75	2.66	0
Roofs, Conventional	0	0.00	0.0%	0.95	2.66	0
Vegetation, Average (1 - 3% slope)	193,000	4.65	100.0%	0.20	2.66	9,778
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
<b>TOTAL</b>	<b>193,000</b>	<b>4.65</b>	<b>100.00%</b>	<b>0.30</b>	<b>2.66</b>	<b>9,778</b>

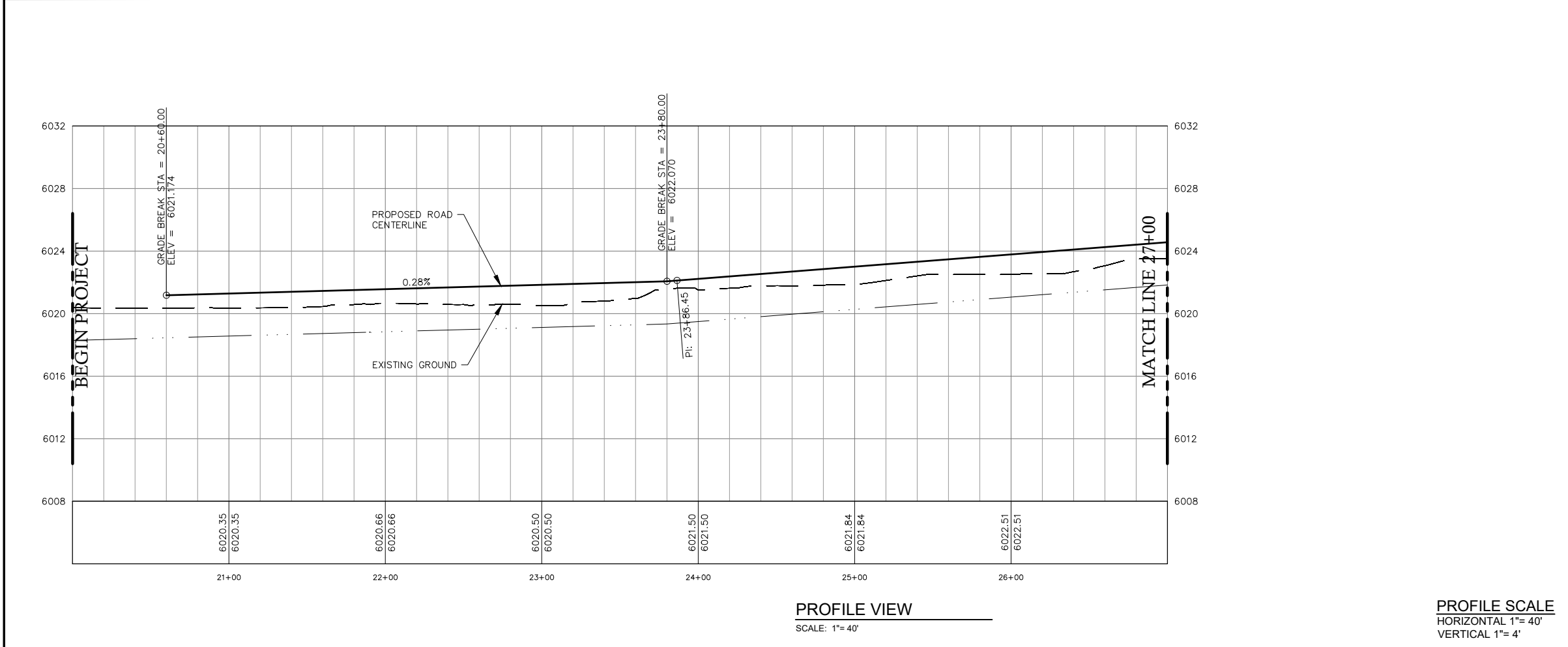
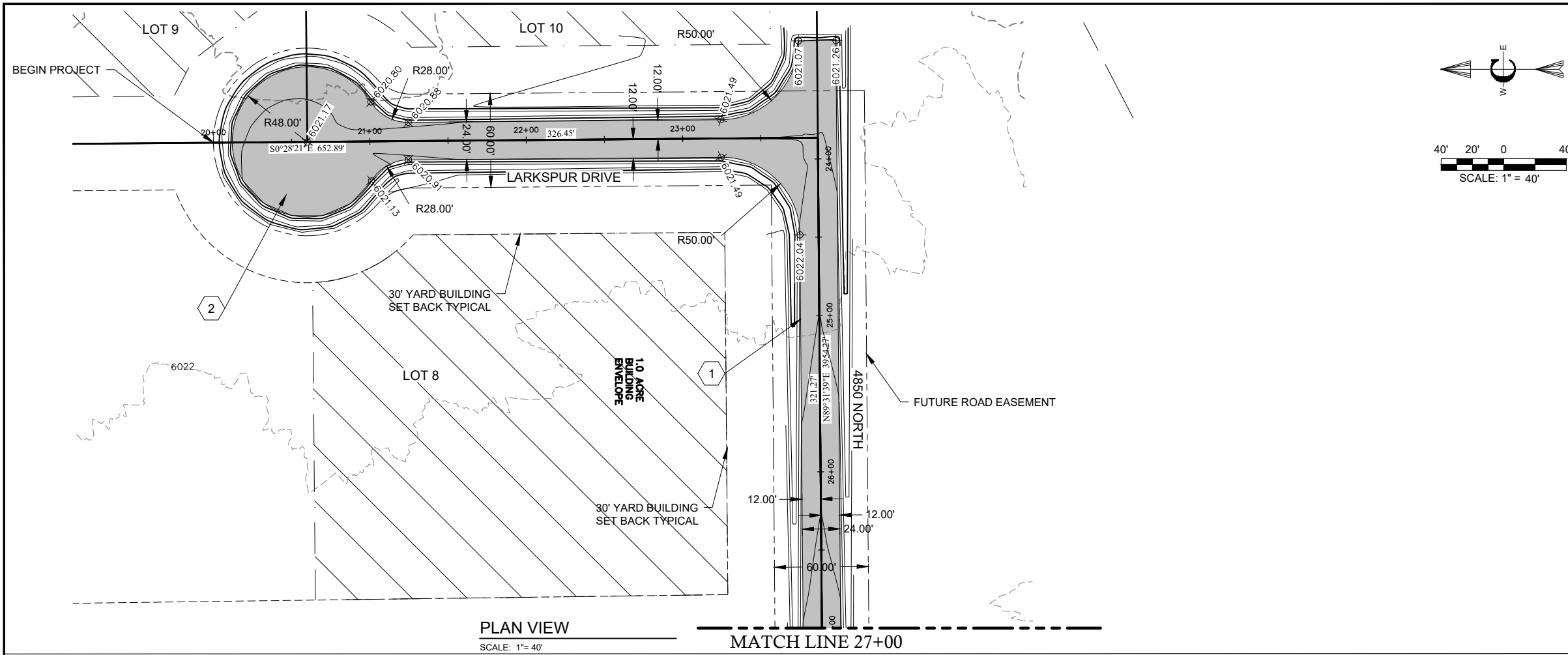
DESIGN CRITERIA - POST-DEVELOPMENT CONDITIONS - 100-YR, 24-HOUR STORM EVENT

Surface Type	LAND USE DATA			DRAINAGE DATA		
	AREA (SQUARE FEET)	AREA (ACRES)	PERCENTAGE OF TOTAL	RUNOFF COEFFICIENT	RAINFALL (INCHES)	VOLUME (CUBIC FEET)
Pavement, Asphalt	0	0.00	0.0%	0.95	2.66	0
Pavement, Concrete	0	0.00	0.0%	0.95	2.66	0
Pavement, Gravel	79,200	1.82	40.0%	0.75	2.66	13,167
Roofs, Conventional	0	0.00	0.0%	0.95	2.66	0
Vegetation, Average (1 - 3% slope)	110,800	2.53	60.0%	0.20	2.66	5,267
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
<b>TOTAL</b>	<b>189,000</b>	<b>4.65</b>	<b>100.00%</b>	<b>0.42</b>	<b>2.66</b>	<b>18,434</b>

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24
<b>EUSTACHY-WYSONG RANCH</b>	
<b>GRADING AND DRAINAGE PLAN</b>	
SHEET NO.	C-106
DATE:	MARCH 2023
PAGE NO.:	9

**Civilize, PLLC**  
Management and Engineering





**PLAN AND PROFILE SHEETS -GENERAL**

**CONSTRUCTION NOTES - SUBDIVISION ROADS**

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

**ROADWAY GEOMETRICS**

- 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 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.
- INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
  - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
  - 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.
  - 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**

- ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SDC).
  - 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	30-60
#4	10-40
#200	3-12
  - 2-INCH MINUS: THE MINIMUM SUB-BASE SHALL BE 4 INCHES AFTER COMPACTION, COMPACTED TO 85% 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
  - 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

**UTILITIES**

- 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**

- 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**

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

**KEYED NOTES**

**ROADWAY AND PARKING**

- FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SDC 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&SDC.
- CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&SDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH AND INSTALL 40 LF OF 24-INCH DIA. CMP (2-3/8" x 1/2" x 3" x 1" ANNULAR CORRUGATIONS) PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 601 - CONDUIT AND STANDARD DRAWING 601. PIPE SHALL MEET AASHTO M 36 WITH COUPLING BANDS PER ITD STANDARD DRAWING D-4-1.
- HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.

**PROJECT NO.** 01-21-0060  
**PROJECT NAME** EUSTACHY-WYSONG LLC  
**DESIGNED BY** B. CROWTHER  
**APPROVED BY** B. CROWTHER  
**DRAWN BY** R. BARKER  
**CHECKED BY** B. CROWTHER  
**DATE** 3/14/24

**EUSTACHY-WYSONG RANCH**  
**PLAN AND PROFILE**  
 STA. 20+00 TO STA. 27+00

**SHEET NO.** C-PP-01  
**DATE:** MARCH 2023  
**PAGE NO.:** 10

**PROFESSIONAL ENGINEER**  
 REGISTERED  
 Brent E. Crowther  
 9500  
 STATE OF IDAHO  
 BRENT E. (HUSKY) CROWTHER

**Civilize, PLLC**  
 Management and Engineering



**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 (HASGDC) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY HASGDC AND THEN THE ISPWC.
  - 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 (HASGDC).
  - a. SUB-BASE: THE MINIMUM SUB-BASE SHALL BE 12-INCHES OF PIT RUN AFTER COMPACTION WITH A SAND EQUIVALENT NOT LESS THAN 50, 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	30-43
#40	15-35
#200	10-18

**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.

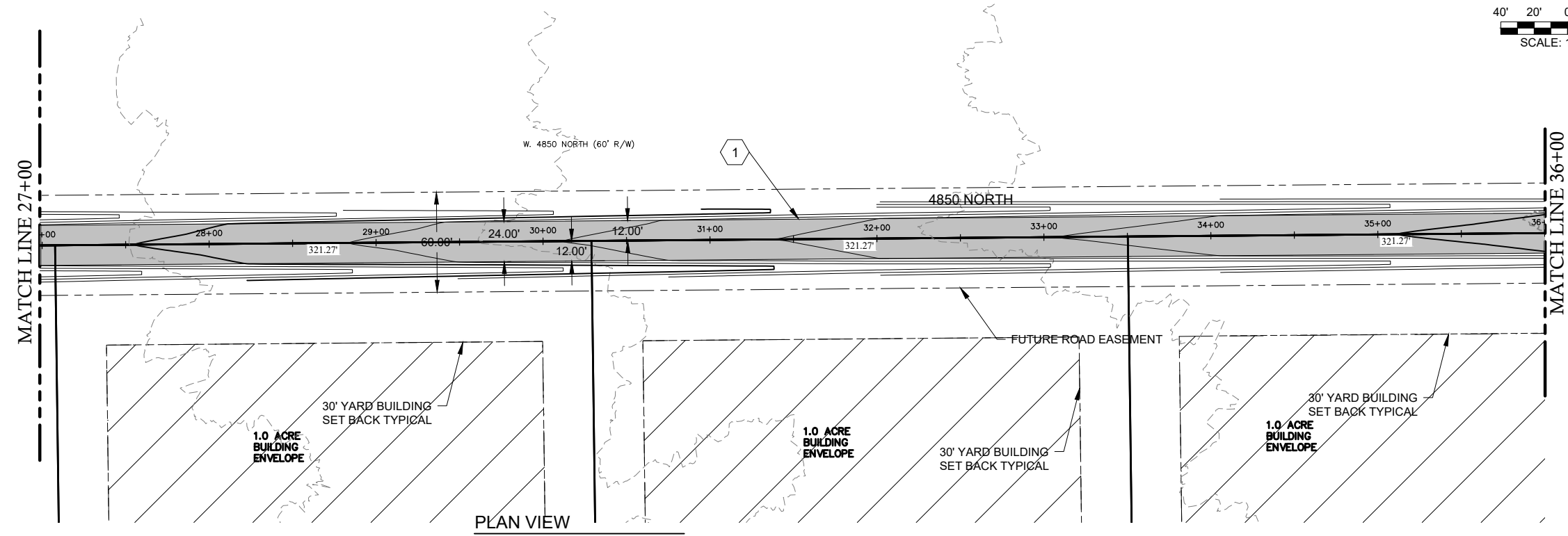
**QUALITY CONTROL**

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

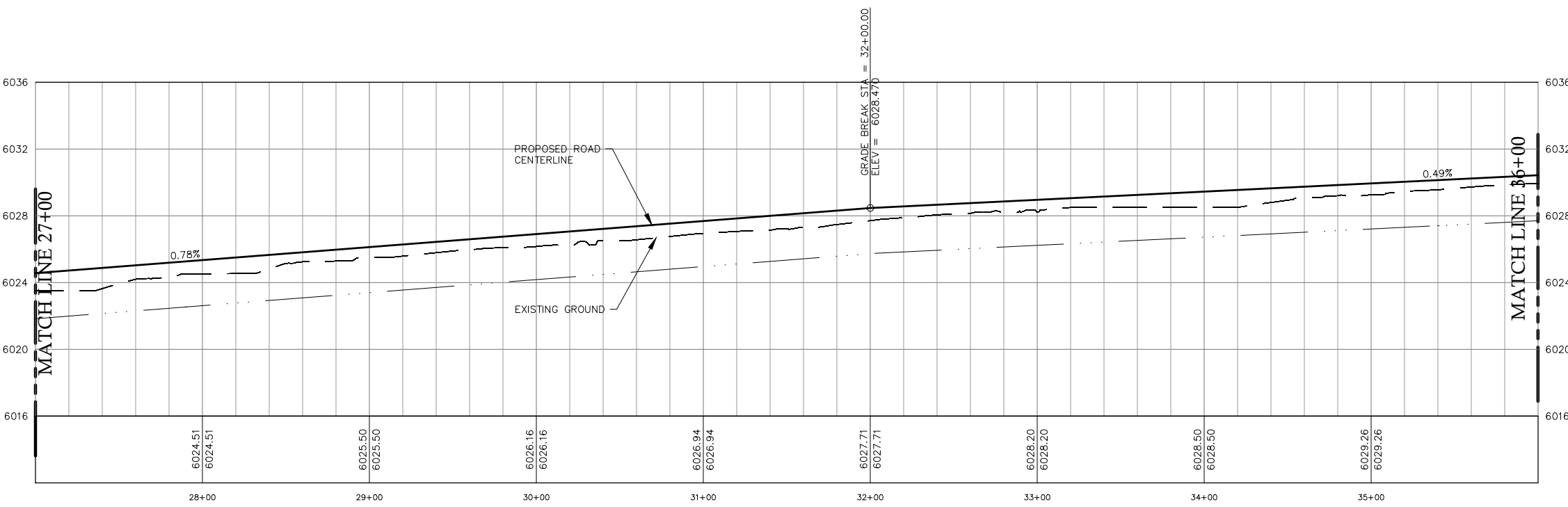
**KEYED NOTES**

**ROADWAY AND PARKING**

- 1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY HASGDC 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 HASGDC.
- 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 (2-3/8" x 1/2" x 3" x 1" ANNUAL CORRUPTIONS) PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 601 - CONDUIT AND STANDARD DRAWING 601. PIPE SHALL MEET AASHTO M 36 WITH COUPLING BANDS PER ITD STANDARD DRAWING D-4-1.
- 4. HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.



**PLAN VIEW**  
SCALE: 1"= 40'



**PROFILE VIEW**  
SCALE: 1"= 40'

**PROFILE SCALE**  
HORIZONTAL 1"= 40'  
VERTICAL 1"= 4'

NO.	REVISIONS	DATE
1	PRELIMINARY DESIGN	BEC 3/23

**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24

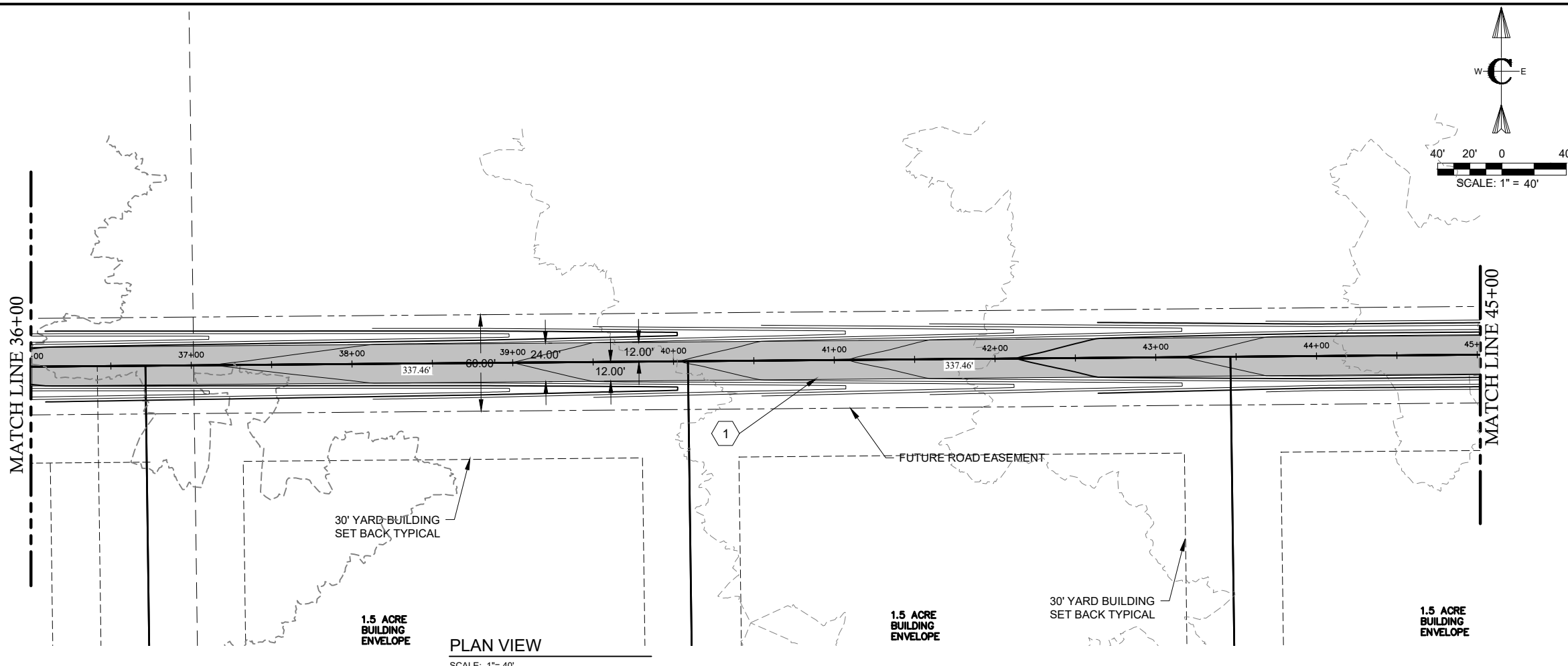
EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH  
PLAN AND PROFILE  
STA. 27+00 TO STA. 36+00

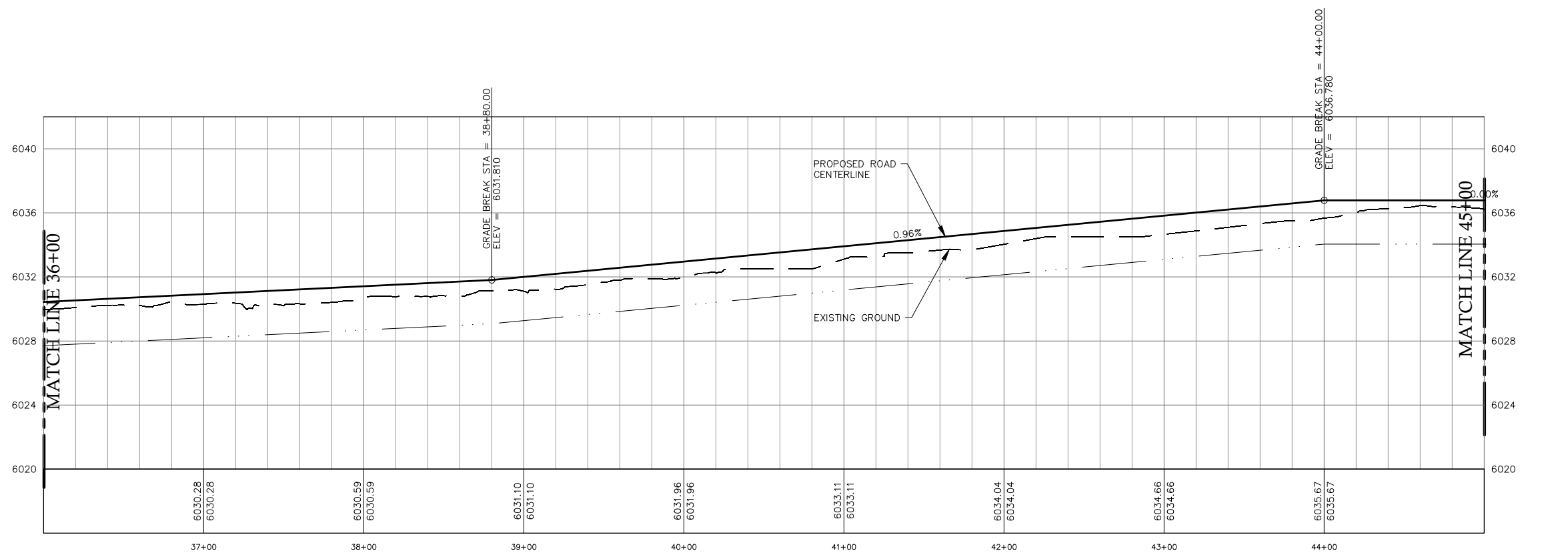
SHEET NO:	C-PP-02
DATE:	MARCH 2023
PAGE NO:	11







**PLAN VIEW**  
SCALE: 1"= 40'



**PROFILE VIEW**  
SCALE: 1"= 40'

**PROFILE SCALE**  
HORIZONTAL 1"= 40'  
VERTICAL 1"= 4'

**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 (ISPMC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPMC.
  - 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 STREET 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
#20	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
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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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3/4-INCH	95-100
3/8-INCH	67-83
#4	48-58
#16	30-45
#40	15-35
#200	10-18

**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 ISPMC.

**KEYED NOTES**

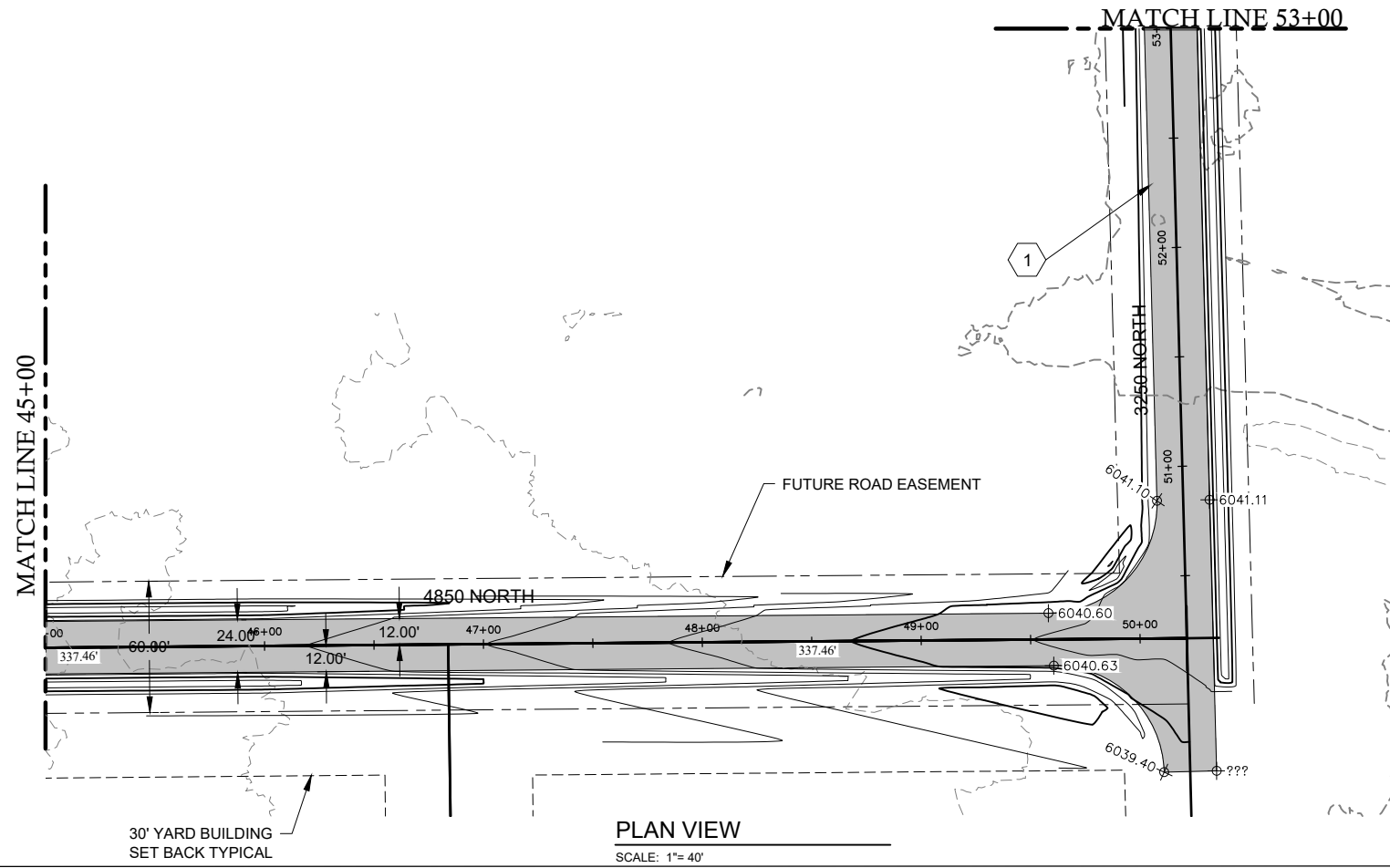
**ROADWAY AND PARKING**

- 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.
- 2. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- 3. FURNISH AND INSTALL 40 LF OF 24-INCH DIA. CMP (2-3/8" x 1/2" x 1/2" ANNUAL CORRUGATIONS) PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 601 - CONDUIT AND STANDARD DRAWING 601. PIPE SHALL MEET AASHTO M 36 WITH COUPLING BANDS PER ITD STANDARD DRAWING D-4-1.
- 4. HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.

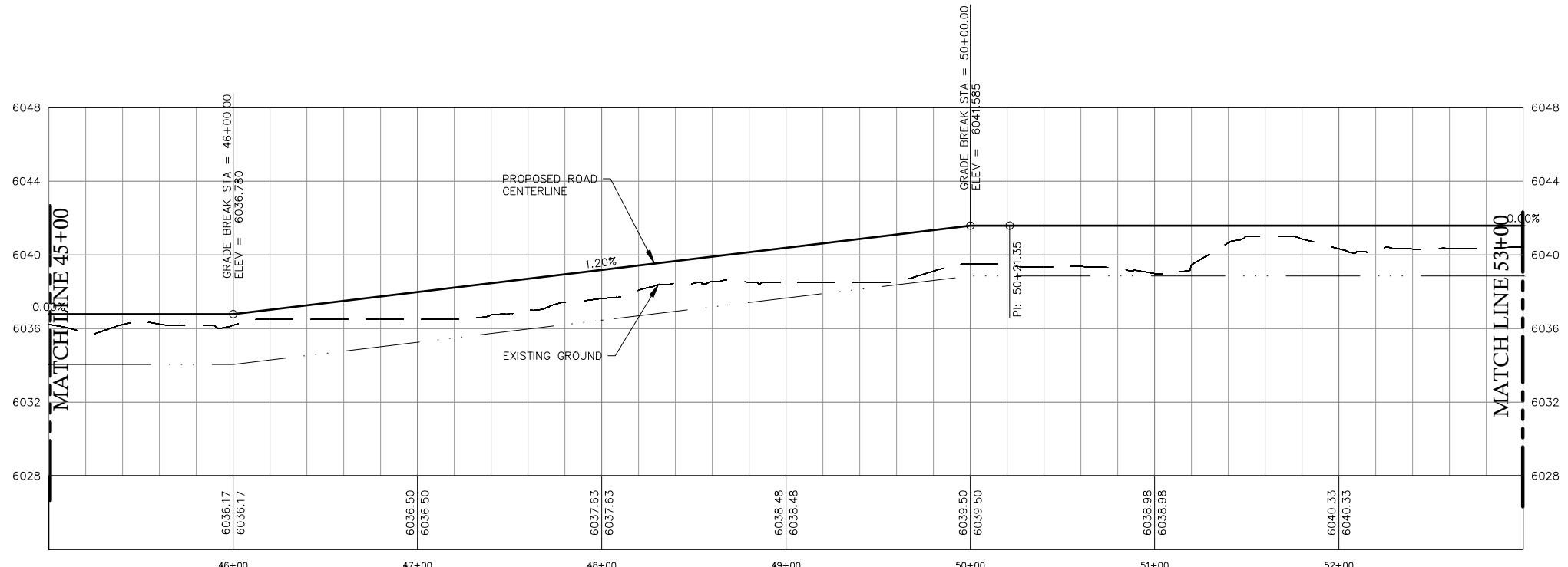
PROJECT NO. 01-21-0060	DRAWN R. BARKER	DESIGNED B. CROWTHER	APPROVED B. CROWTHER	DATE 3/14/24	BY B. CROWTHER
<b>Civilize, PLLC</b> Management and Engineering					
EUSTACHY-WYSONG LLC					
EUSTACHY-WYSONG RANCH					
PLAN AND PROFILE					
STA. 36+00 TO STA. 45+00					
SHEET NO. C-PP-03					
DATE: MARCH 2023					
PAGE NO. 12					







PLAN VIEW  
SCALE: 1"= 40'



PROFILE VIEW  
SCALE: 1"= 40'

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

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  - 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 (ISPW) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPW.
    - 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
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  - G. INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
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SIEVE SIZE	% PASSING
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#40	15-35
#200	10-18

- 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 ISPW.
- KEYED NOTES**
- ROADWAY AND PARKING**
- FURNISH AND CONSTRUCT ROADWAY FOR 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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NO.	PRELIMINARY DESIGN REVISIONS	BY	DATE
1			

**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24

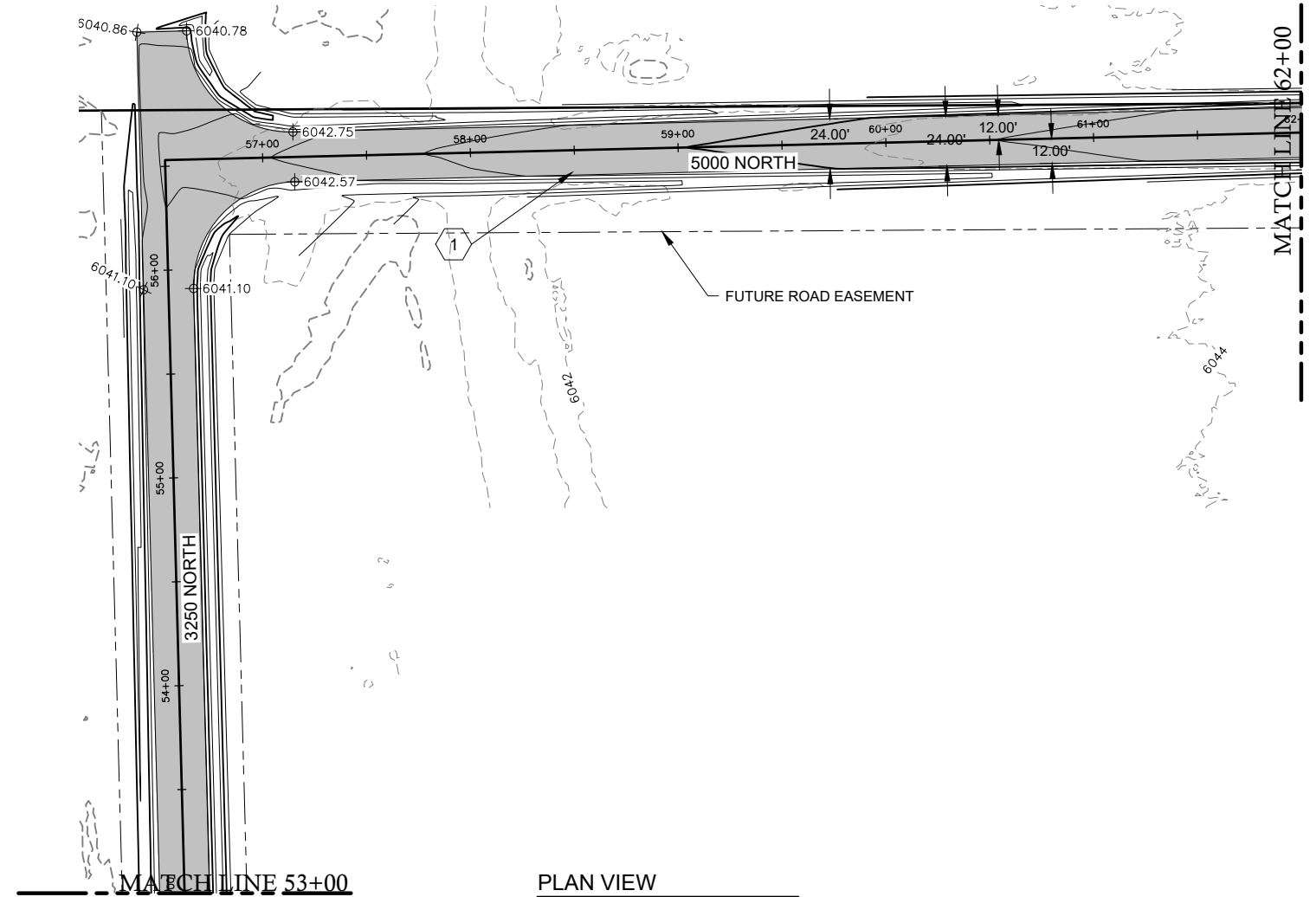
EUSTACHY-WYSONG RANCH  
EUSTACHY-WYSONG LLC

EUSTACHY-WYSONG RANCH  
PLAN AND PROFILE  
STA. 45+00 TO STA. 53+00

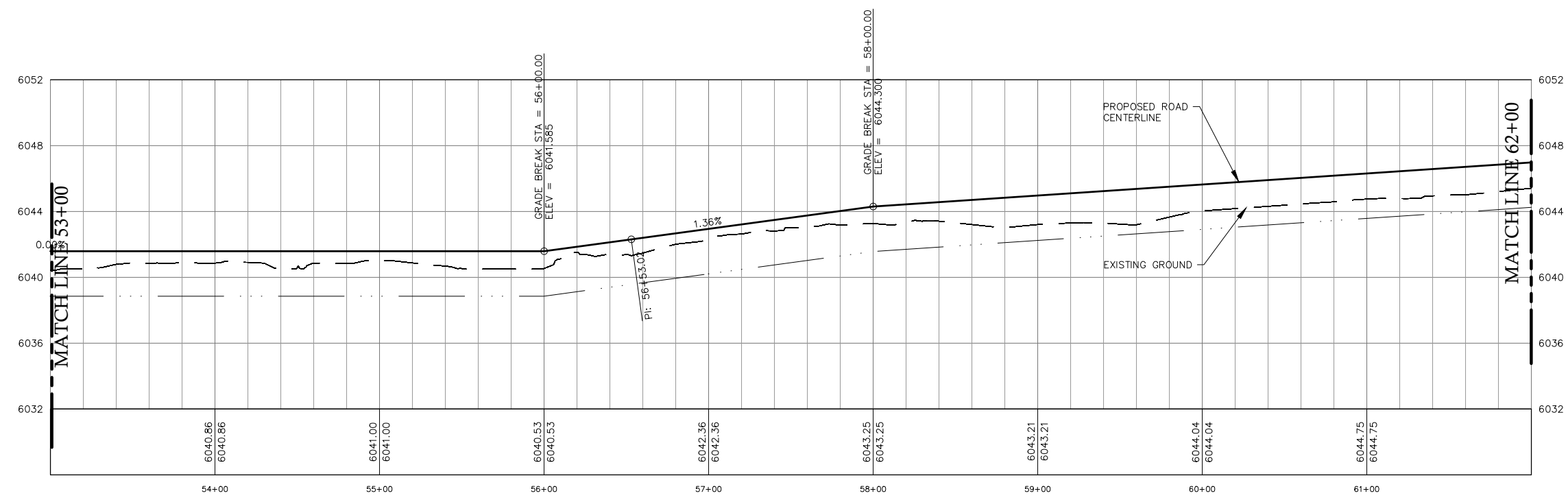
SHEET NO:  
**C-PP-04**  
DATE:  
MARCH 2023  
PAGE NO:  
13







**PLAN VIEW**  
SCALE: 1"= 40'



**PROFILE VIEW**  
SCALE: 1"= 40'

**PROFILE SCALE**  
HORIZONTAL 1"= 40'  
VERTICAL 1"= 4'

**PLAN AND PROFILE SHEETS - GENERAL**

- CONSTRUCTION NOTES - SUBDIVISION ROADS**
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    - d. EARTHWORK INCLUDING EROSION CONTROL..... DIVISION 200
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- ROADWAY GEOMETRICS**
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  - 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.

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SIIEVE SIZE	% PASSING
6-INCH	100
3-INCH	60-100
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3/4-INCH	95-100
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#40	15-35
#200	10-18

- 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 ISPCW.

**KEYED NOTES**

- ROADWAY AND PARKING**
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NO.	REVISIONS	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/23

**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	01-21-0060
DRAWN	R. BARKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	3/14/24

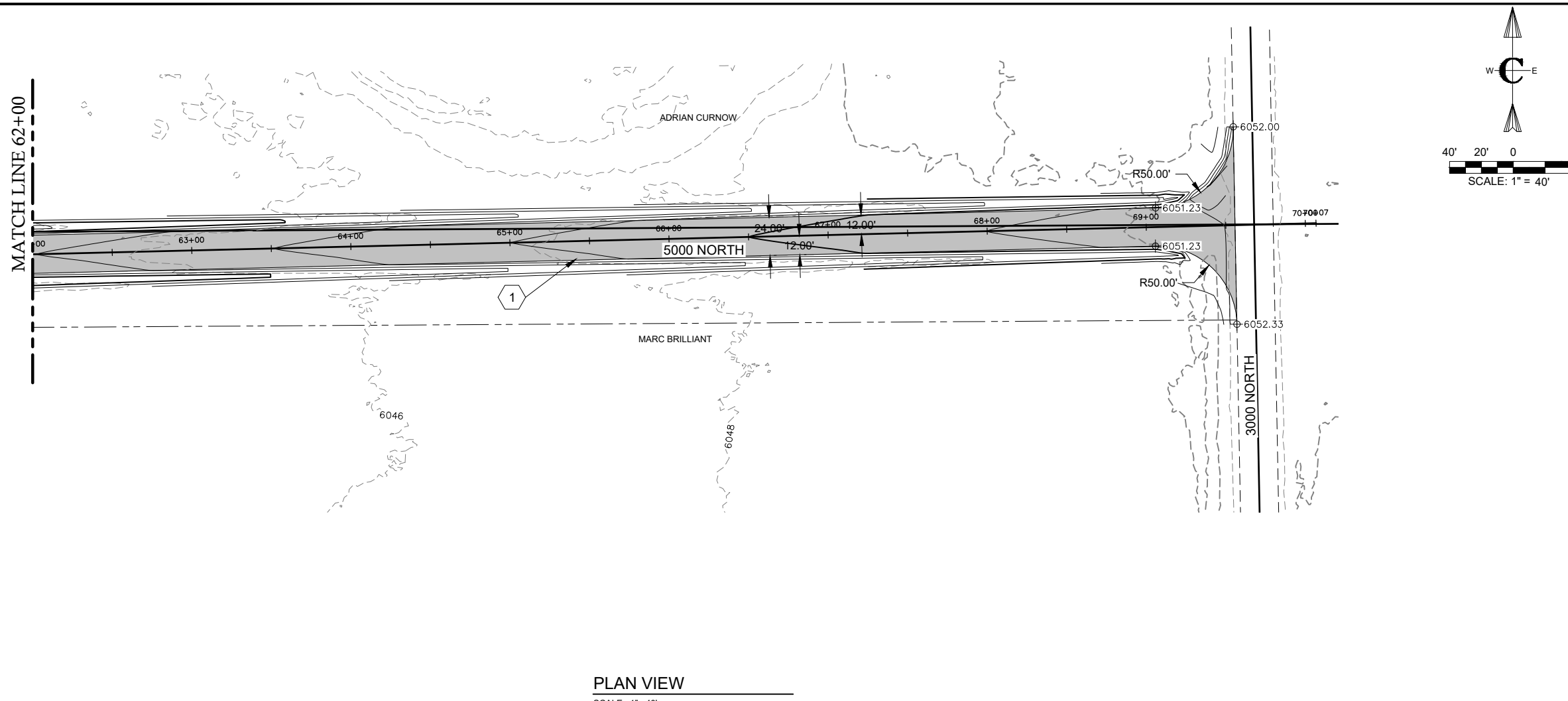
**EUSTACHY-WYSONG RANCH**  
**EUSTACHY-WYSONG LLC**

**PLAN AND PROFILE**  
STA. 53+00 TO STA. 62+00

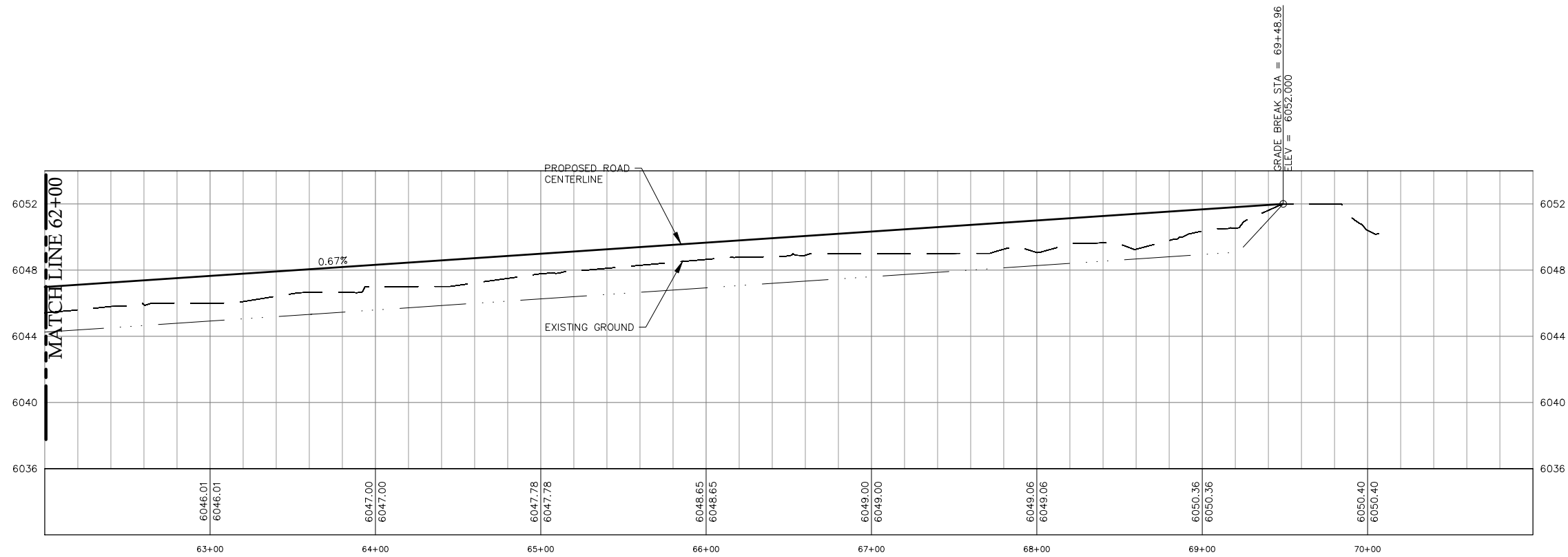
SHEET NO: **C-PP-05**  
DATE: MARCH 2023  
PAGE NO: 14







**PLAN VIEW**  
SCALE: 1" = 40'



**PROFILE VIEW**  
SCALE: 1" = 40'

**PROFILE SCALE**  
HORIZONTAL 1" = 40'  
VERTICAL 1" = 4'

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#4	10-40
#20	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	30-50
#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

- 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 IS-PWC.

- KEYED NOTES**
- ROADWAY AND PARKING**
- 1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&S-GDC 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&S-GDC.
  - 1. CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&S-GDC AS MODIFIED IN THESE DRAWINGS.
  - 2. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&S-GDC AS MODIFIED IN THESE DRAWINGS.
  - 3. FURNISH AND INSTALL 40 LF OF 24-INCH DIA. CMP (3.38" x 1/2" x 1/2" ANNUAL CORRUGATIONS) PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 601 - CONDUIT AND STANDARD DRAWING 601. PIPE SHALL MEET AASHTO M 36 WITH COUPLING BANDS PER ITD STANDARD DRAWING D-4-1.
  - 4. HEADWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ITD STANDARD DRAWING 609-2.

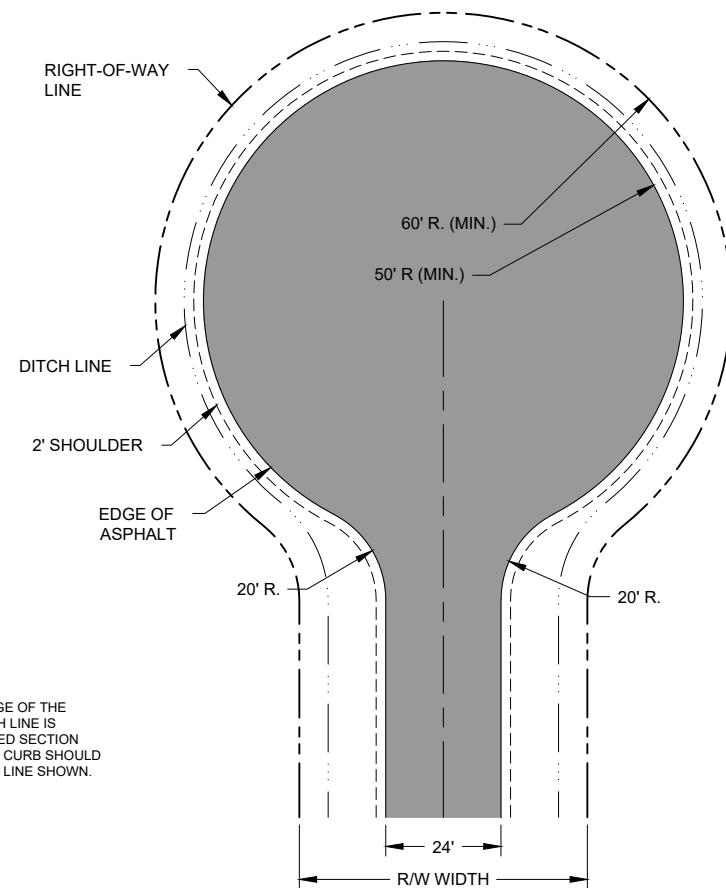
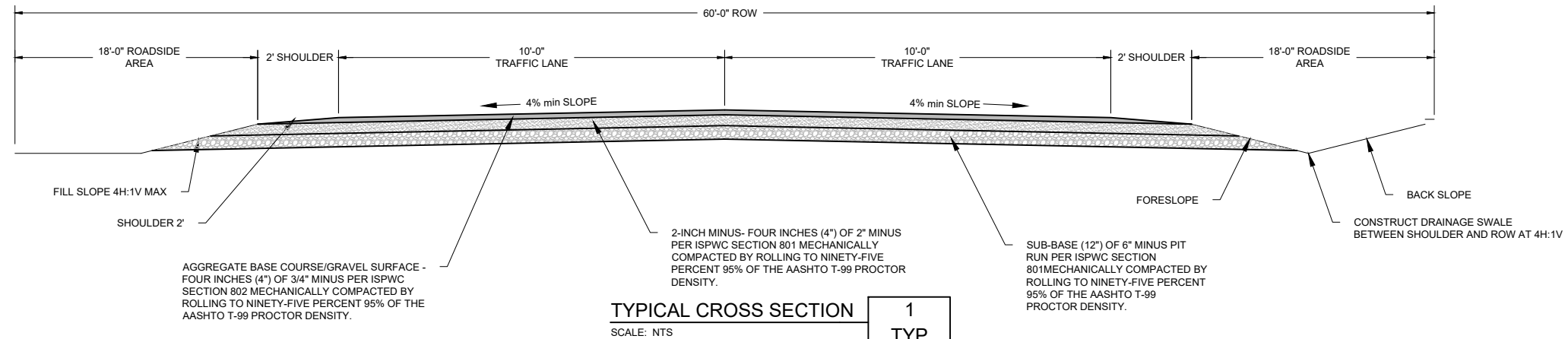
PROJECT NO. 01-21-0060	DRAWN R. BARKER	DESIGNED B. CROWTHER	APPROVED B. CROWTHER	DATE 3/14/24	BY B. CROWTHER	REVISIONS BEC 3/23	
<b>EUSTACHY-WYSONG RANCH</b>							
<b>EUSTACHY-WYSONG LLC</b>							
<b>PLAN AND PROFILE</b>							
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DATE: MARCH 2023							
PAGE NO: 15							

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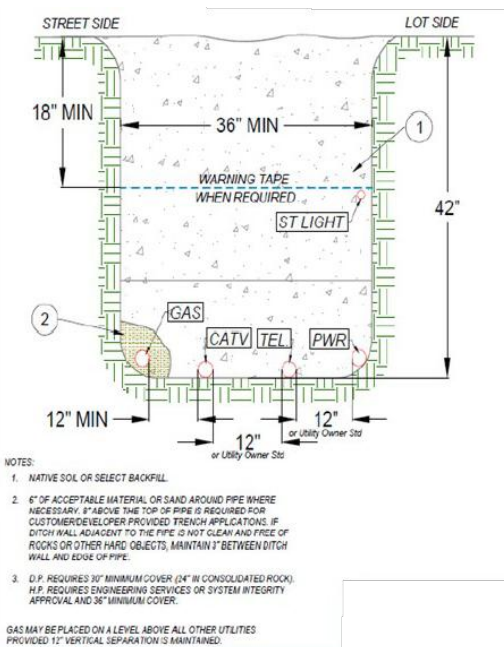
Management and Engineering







NOTE:  
ADEQUATE DRAINAGE OF THE SURFACE AND DITCH LINE IS REQUIRED. IF CURBED SECTION USED, TOP BACK OF CURB SHOULD FOLLOW SHOULDER LINE SHOWN.



NO.	REVISIONS	BY	DATE

**Civilize, PLLC**  
Management and Engineering

PROJECT NO.	020440083
DRAWN	D. WILKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER

**DOROTHY GAYLE RANCH**

**EUSTACHY-WYSONG RANCH**  
TYPICAL DETAILS

SHEET NO: **C-SD-01**  
DATE: MARCH 2023  
PAGE NO: 15

