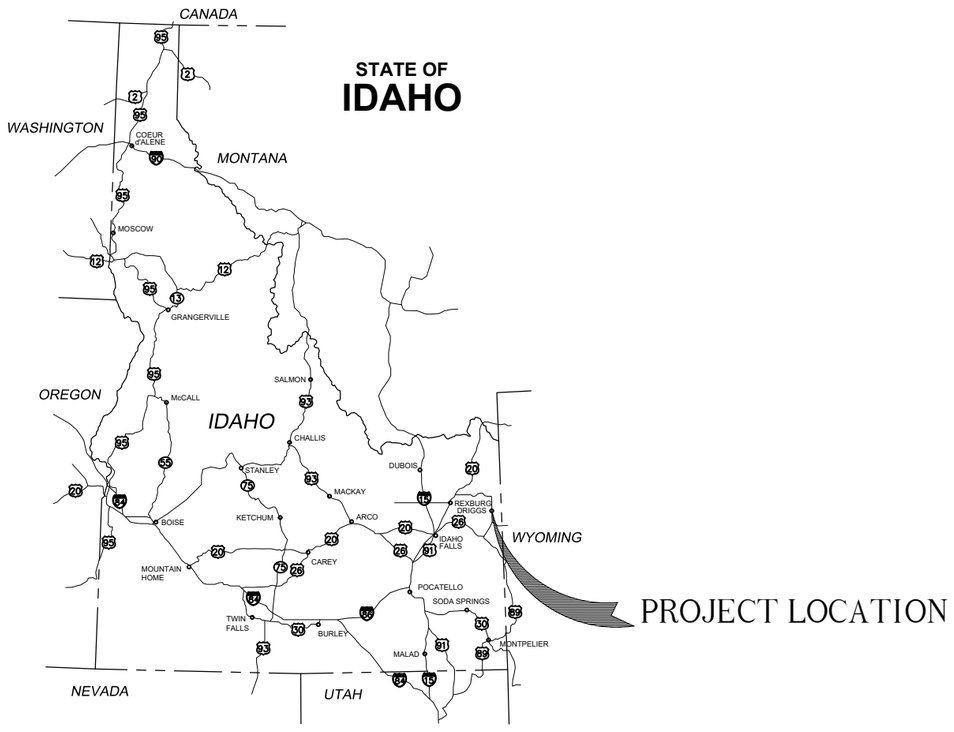
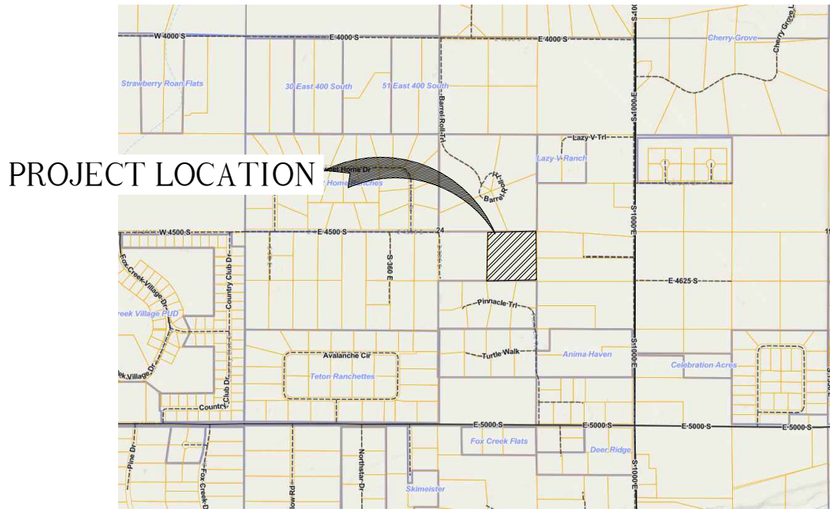
ROLLING STONE ACRES
PRELMINARY DESIGN

MARCH 2024



LOCATION MAP



VICINITY MAP

PROJECT NUMBER 01-24-0008

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-24-0008
DRAWN	R. BARKER
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

COVER SHEET

SHEET NO:
G-01

DATE:
MARCH 2024

PAGE NO:
1

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	CIVIL DRAWINGS	
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4.	C-101	HARDSCAPE PLAN
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6.	C-103	DRAINAGE AND EROSION CONTROL PLAN
7.	C-104	SIGN AND LANDSCAPE PLAN
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9.	C-PP-01	PLAN AND PROFILE
10.	C-PP-02	PLAN AND PROFILE
11.	C-DT-01	CIVIL DETAILS
12.	C-DT-02	CIVIL DETAILS
13.	C-DT-03	CIVIL DETAILS

CIVIL LEGEND

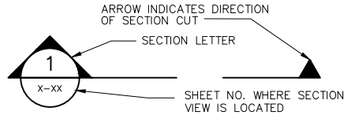
NAME	EXISTING	PROPOSED	FUTURE
WATER	W	W	W
SANITARY SEWER	SS	SS	SS
FORCE MAIN	FM	FM	FM
STORM DRAIN	SD	SD	SD
NATURAL GAS	G	G	G
COMMUNICATION	COMM	COMM	COMM
FIBER OPTIC	FO	FO	FO
UNDERGROUND ELECTRIC	UGE	UGE	UGE
OVERHEAD ELECTRIC	OHE	OHE	OHE
IRRIGATION	IRR	IRR	IRR
STRUCTURES			
SUBDIVISION LINE			
LOT LINE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

GENERAL LEGEND AND SYMBOLS

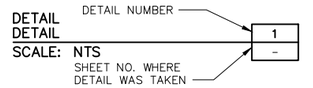
PLAN VIEW

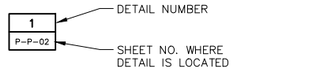
DETAIL
SCALE: XXX

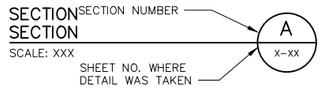
SECTION CUT



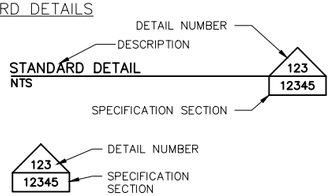
COMMON AND SPECIFIC DETAILS AND SECTIONS







STANDARD DETAILS



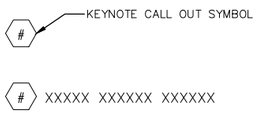
ELEVATIONS

ELEVATION
3" = 1'-0"

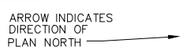
GENERAL NOTES:

#. XXXXX XXXXXX XXXXXX

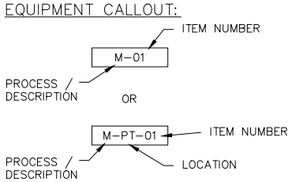
KEYED NOTES:



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
AFF	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
℄ ,CL,C/L	CENTERLINE
CL	CHORD LENGTH
CLJ	CONTROL JOINT
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CTR	CENTER, CONTRACTOR
CV	CHECK VALVE
DEMO	DEMOLITION
DIA	DIAMETER
DWG	DRAWING
EA	EACH, EXHAUST AIR
EF	EACH FACE, EXHAUST FAN
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EQUIP	EQUIPMENT
EW	EACH WAY
EWEF	EACH WAY, EACH FACE
EWTB	EACH WAY, TOP AND BOTTOM
EXIST	EXISTING
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW, FLOW LINE
FT	FEET, FOOT
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
IN	INCH, INCHES
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MW	MONITORING WELL
NEG	NEGATIVE
NPT	NATIONAL PIPE THREADS
NTS	NOT TO SCALE
OC	ON CENTER(S), OPEN-CLOSE
OCEF	ON CENTER EACH FACE
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PI	POINT OF INTERSECTION, PLANT INFLUENT, PRESSURE INDICATOR
PL, P	PLATE, PROPERTY LINE
POC	POINT OF CURVE
PP	POWER POLE
PT (PT)	POINT OF TANGENCY, PRESSURE TRANSMITTER
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R	RIGHT, RADIUS, RISERS
R/W	RIGHT OF WAY
REINF	REINFORCE, REINFORCING
RR	RAILROAD
SECT	SECTION
SHT	SHEET
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STA	STATION
STRUCT	STRUCTURE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE,
TOG	TOP OF GRATING
TOPO	TOPOGRAPHY
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WSE	WATER SURFACE ELEVATION
XSECT	CROSS SECTION

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

A. THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE OWNER IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE OWNER.

B. THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.

C. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK AND AVOIDING DAMAGE TO SAME.

D. (**) INDICATES DIMENSIONS, LOCATIONS OR ELEVATIONS TO BE FIELD VERIFIED.

E. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES. ADDITIONALLY, ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

F. UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR ON SPECIFIC DRAWINGS.

G. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH DRAWING FOR USAGE.

H. CONTRACTOR SHALL PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.

I. CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AT LEAST 10' FROM EXISTING OVERHEAD POWER LINES. IF THIS IS NOT FEASIBLE, CONTACT THE UTILITY OWNER TO INSTALL A TEMPORARY PROTECTIVE COVERING ON THE POWER LINES.

J. DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.

K. SEE PROJECT EQUIPMENT AND PIPING SYSTEMS DRAWING FOR SYMBOLS AND ABBREVIATIONS SPECIFIC TO THE PROJECT.

L. IF PLAN AND SECTION, OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE (-).

M. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.

N. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.

O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.

P. OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK INITIATED BY THE OPTION SHALL BE BORN BY THE CONTRACTOR.

Q. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

R. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

S. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT 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.

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

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

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

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Management and Engineering

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QA/QC	B. CROWTHER

BRUCE DERIZE

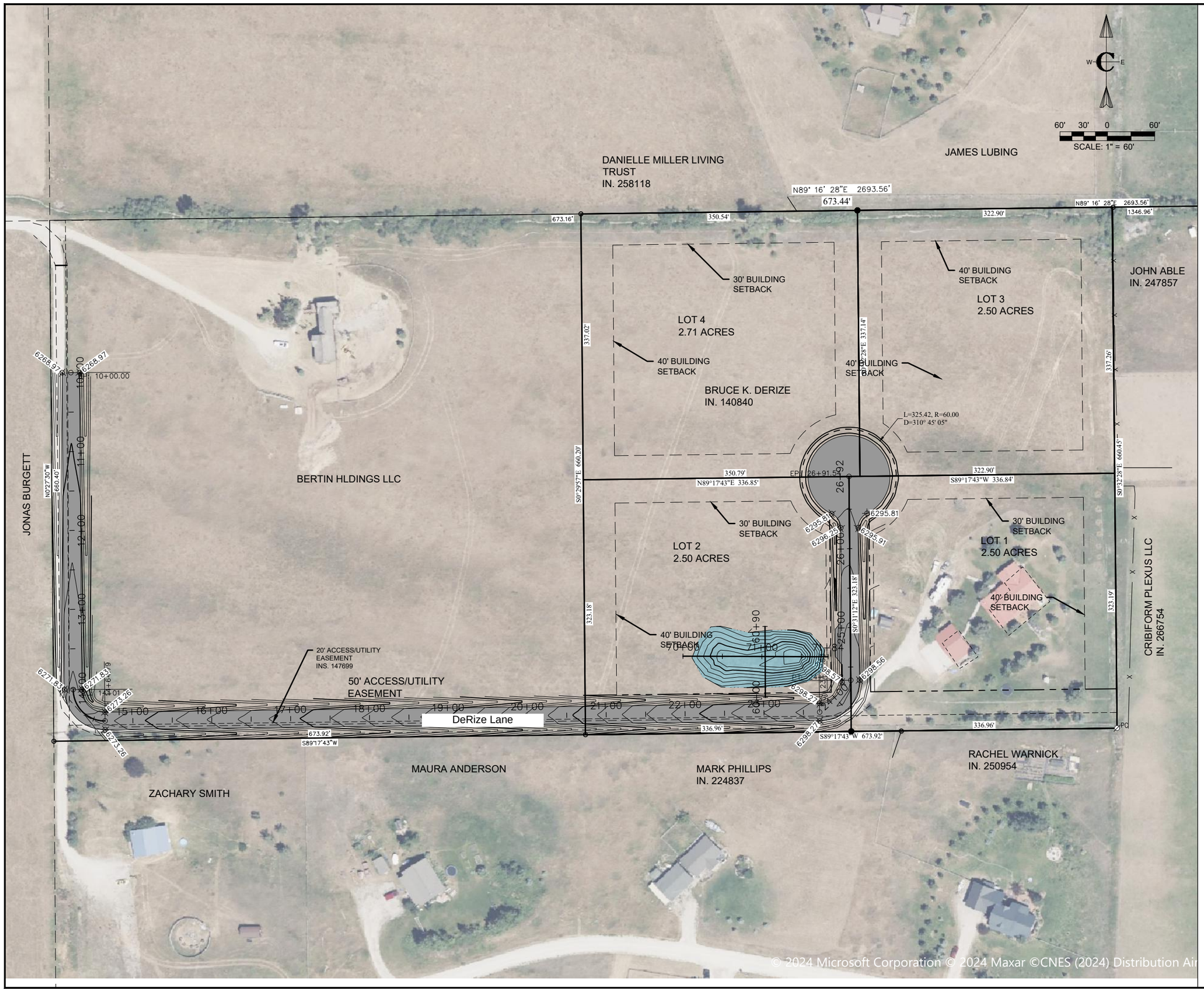
ROLLING STONE ACRES

SHEET INDEX, GENERAL LEGEND AND SYMBOLS, AND GENERAL NOTES

SHEET NO: G-02

DATE: MARCH 2024

PAGE NO: 2



C-100 MASTER PLAN

GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION	TETON COUNTY, IDAHO
GOVERNING CODE	TETON COUNTY SUBDIVISION REGULATIONS
IMPACT AREA	TETON COUNTY, IDAHO
SUBDIVISION	ROLLING STONE ACRES
LOT NO.(S)	1 THROUGH 4
PUBLIC LAND SURVEY SYSTEM	NW ¼ SE ¼ SEC. 24, TWP 4N, RNG 45E. B.M.
LATITUDE AND LONGITUDE	43°39'24.32"N 111°05'14.09"W
EXISTING ZONING	AGRICULTURAL / RURAL RESIDENTIAL 2.5
OVERLAY ZONES	NONE

PROPOSED DEVELOPMENT DESCRIPTION

AREA OF PARCEL	10.21 ACRES
TYPE	RESIDENTIAL, SINGLE FAMILY
NO. LOTS	4
AVERAGE DENSITY RESIDENTIAL LOTS	2.55 ACRES/LOT
PROPOSED ZONING	AGRICULTURAL / RURAL RESIDENTIAL 2.5

APPLICABLE CODES

PLANNING AND ZONING/SUBDIVISION

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

BUILDING CODES

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

TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL 2.5 STANDARDS

PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.

IMPACT AREA	NA
DESIGN REVIEW OVERLAY	NA
OVERLAY ZONE	NA

ALLOWED USES

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

LOT SIZE REQUIREMENTS

MINIMUM LOT SIZE	2.5 ACRES
MINIMUM LOT WIDTH	NA

BUILDING SETBACKS

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

BUILDING HEIGHT

BUILDINGS AND STRUCTURES	30' MAX

ACCESSORY BUILDINGS

LESS THAN 200 FT^2	12' MINIMUM
GREATER THAN 200 FT^2	MEET SETBACKS FOR A20 ZONE

TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 10TH EDITION

LAND USE	ITE CODE	UNIT	NO. UNITS	TIME PERIOD	RATE OF TRIPS PER UNIT	TOTAL TRIPS	ENTER %	ENTER NO.	EXIT %	EXIT NO.
Single Family Homes	210	Dwelling Units	4	DAILY	9.44	38	50%	19	50%	19
				AM	0.76	4	26%	1	74%	3
				PM	1.00	4	64%	3	36%	2

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OVERALL SITE PLAN

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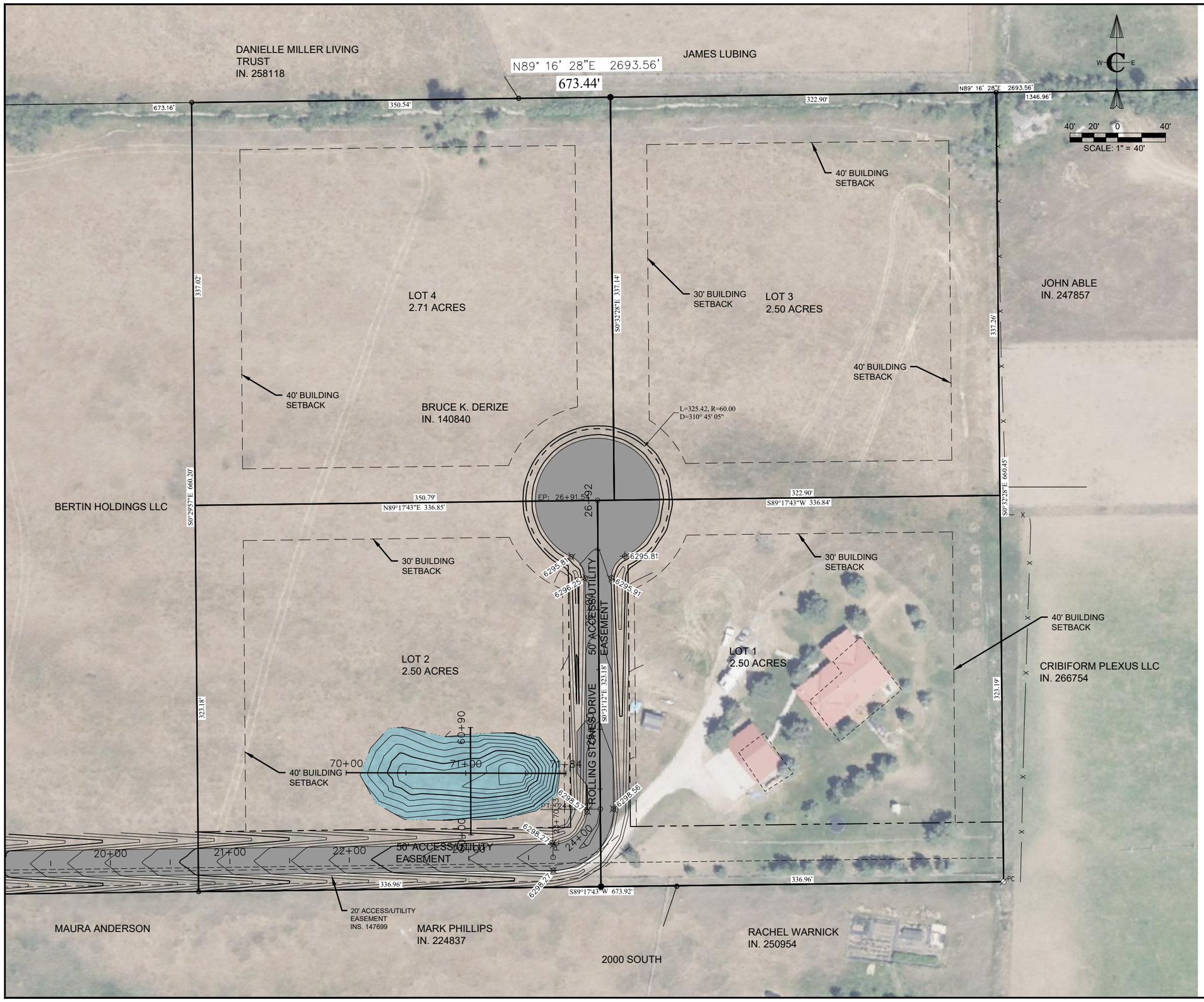

C-101 HARDSCAPE PLAN

CONSTRUCTION NOTES

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

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

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

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

- 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
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 ADOTPED IN IDAHO.

QUALITY CONTROL

L. 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 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.

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HARDSCAPE PLAN

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DATE: MARCH 2024

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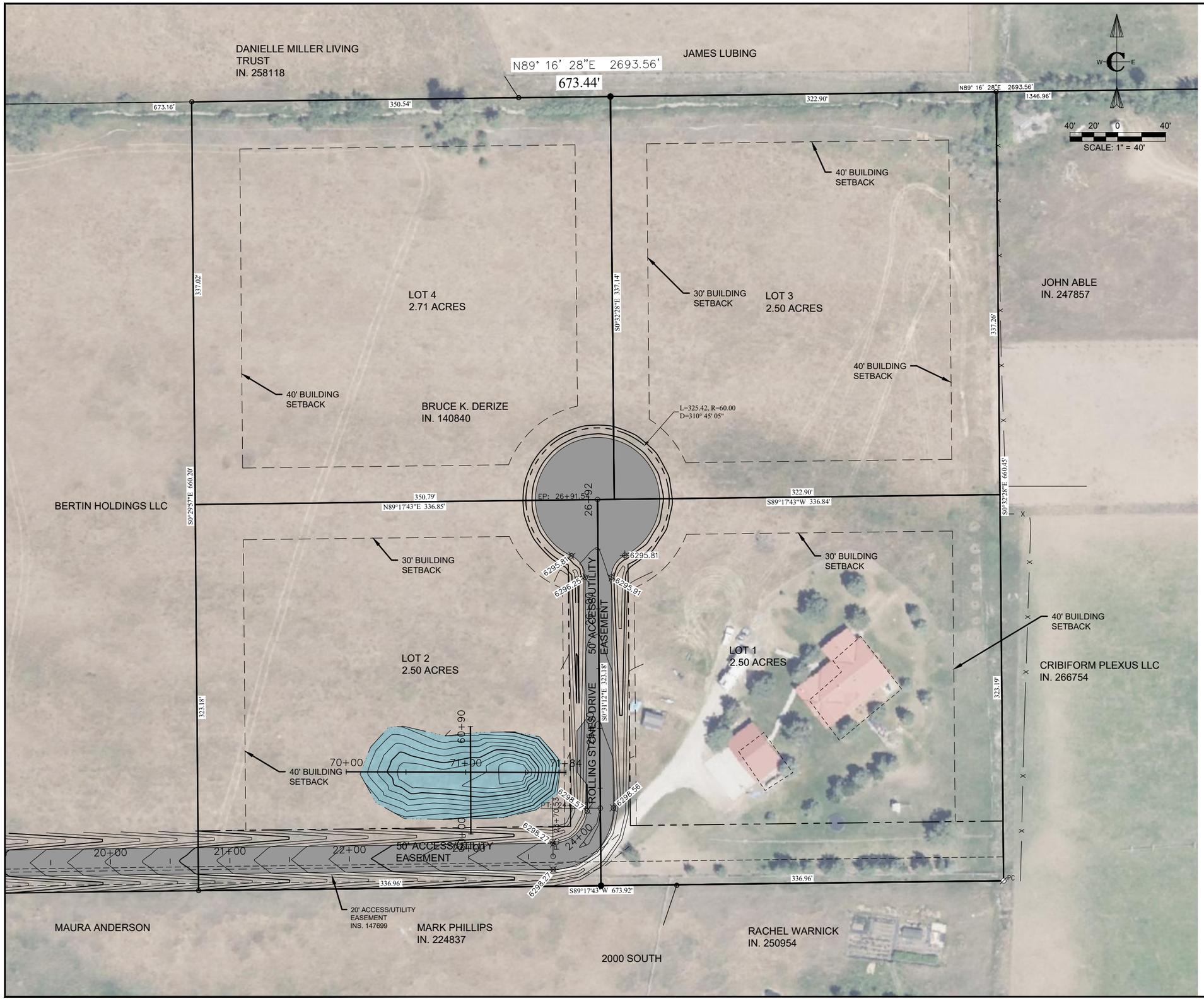

C102 - UTILITY PLAN

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 H&SGDC AND WITH THE ISPWC:

SANITARY SEWER

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

BUILDING SEWER

MATERIAL ..... PVC SDR 35 OR ABS SCHEDULE 40.
SIZE (MINIMUM) ..... 4 IN
MINIMUM SLOPE ..... ¼ INCH PER FOOT, 2%
MAXIMUM SLOPE ..... 1 INCH PER FOOT, 8%

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

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

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

SETBACKS FOR SEPTIC TANK

WELLS ..... 50 FT.
PROPERTY LINES ..... 5 FT.
BUILDING FOUNDATIONS ..... 5 FT.
POTABLE WATER PIPES ..... 25 FT.
SURFACE WATER ..... 50 FT.

SETBACKS FOR ABSORPTION SYSTEM

WELLS ..... 100 FT.
PROPERTY LINES ..... 5 FT.
BUILDING FOUNDATIONS ..... 20 FT.
POTABLE WATER PIPES ..... 25 FT.
SEPTIC TANKS ..... 6 FT.
SURFACE WATER ..... 50 FT.

GROUNDWATER AND SOILS

GROUNDWATER DEPTH (BY EXPLORATION PIT OBSERVED BY HEALTH DEPT.) ..... > 10 FT. BGS
SOIL TEXTURAL CLASSIFICATION 0-4' BGS (PER DISTRICT 7 HEALTH DEPT.) A-2b
SUBGROUP CORRECTION (ONE SUBGROUP) B-1
MINIMUM EFFECTIVE SOIL DEPTH BY SOIL DESIGN SUBGROUP TO LIMITING LAYER (TGM TABLE 2-5)

	SOIL DESIGN SUBGROUP					
LIMITING LAYER	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 - NO) ..... 0 FEET
i. RESULTING SEPARATION TO PERMANENT WATER ..... 200 FEET
ii. SEPARATION FOR LINED POND ..... 100 FEET

CULINARY WATER

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

PRIVATE UTILITIES

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

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

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

PROJECT NO. 01-24-0008
DRAWN R. BARKER
DESIGNED E. STODDARD
APPROVED B. CROWTHER
QA/QC B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

UTILITY PLAN

SHEET NO: C-102
DATE: MARCH 2024
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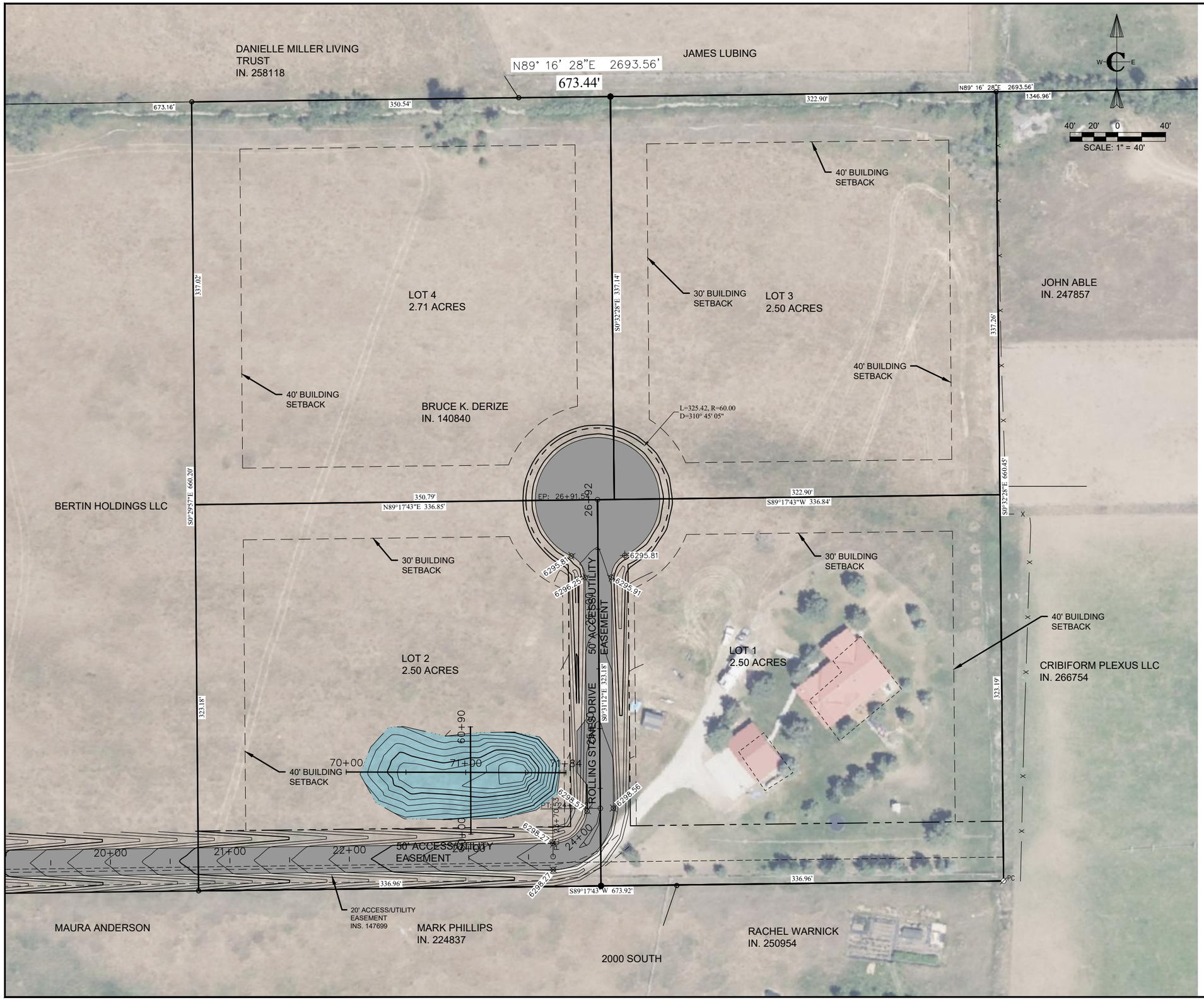

C-103 - GRADING AND DRAINAGE PLAN

CONSTRUCTION NOTES

A. CLEARING AND GRUBBING SHALL BE PERFORMED PER TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

B. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISPWC SECTION 202 – EXCAVATION AND EMBANKMENT

C. EMBANKMENT CONSTRUCTION CONSISTS OF THE CONSTRUCTION OF FILLS AND PLACEMENT OF BACKFILLS WITHIN THE PROJECT LIMITS TO THE LINES, GRADES, DIMENSIONS, AND THE TYPICAL SECTIONS SHOWN ON THE CONTRACT DOCUMENTS OR AS DESIGNATED.

D. EMBANKMENT AND STRUCTURAL FILL MATERIALS SHALL BE PROVIDED PER TETON COUNTY H&SGDC AND ISPWC SECTION 203 – SOIL MATERIALS

E. STRUCTURAL EXCAVATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISPWC SECTION 204 – STRUCTURAL EXCAVATION AND COMPACTING BACKFILL.

F. DEWATERING, IF NECESSARY, SHALL BE PERFORMED PER ISPWC SECTION 205 – DEWATERING.

G. EROSION CONTROL SHALL BE PERFORMED PER ISPWC SECTION 206 – PERMANENT EROSION CONTROL.

H. STORMWATER MANAGEMENT SHALL BE PROVIDED AND PERFORMED PER SECTION 207 - PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.

I. TRENCH EXCAVATION SHOULD BE PERFORMED PER ISPWC SECTION 301 – TRENCH EXCAVATION.

J. ROCK EXCAVATION, IF NECESSARY, SHALL BE PERFORMED PER SECTION 302 – ROCK EXCAVATION.

K. OVEREXCAVATION FOR UNSUITABLE MATERIALS SHALL BE PERFORMED PER SECTION 304 – TRENCH FOUNDATION STABILIZATION.

L. BACKFILLING OF TRENCHES SHALL BE PERFORMED PER SECTION 306 – TRENCH BACKFILL.

M. PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISPWC DIVISION 600 CULVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.

KEYED NOTES:

DESIGN CRITERIA

N. STORM DRAIN DESIGN CRITERIA ARE EXTRACTED FROM THE TETON COUNTY DEVELOPMENT CODE. DEISGN CRITERIA IS BASED ON THE IDAHO TRANSPORTATION DEPARTMENT'S PUBLICATION, *URBAN STORM SEWER DESIGN FOR IDAHO HIGHWAYS*, LATEST EDITION, OR PROCEDURES AS SET FORTH BY TETON COUNTY, IDAHO. THE DESIGN STORM

O. RETURN PERIOD FOR DRAINAGE SYSTEMS SHALL BE AT LEAST TEN (10) YEARS.

P. STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES

Q. FOR THIS PROJECT, THE PEAK FLOW RATE AND MAXIMUM WATER SURFACE ELEVATIONS ARE CALCULATED FOR THE 25-YEAR, 1-HOUR STORM EVENT.

R. THE OVERFLOW ROUTE SHALL DIRECT THE 25-YEAR, 24-HOUR POST-DEVELOPMENT FLOW SAFELY TOWARD THE DOWNSTREAM CONVEYANCE SYSTEM.

S. TETON COUNTY USES THE 10-YEAR, 24-HOUR EVENT FOR SIZING OF ON-SITE RUNOFF STORAGE FACILITIES. HOWEVER, THIS PROJECT WILL USE THE 100-YEAR, 2-HOUR STORM TO SIZE THE RETENTION FACILITIES FOR THE ROAD ROW.

STORMWATER QUANTITY (DRAINAGE CONVEYANCES)

DESIGN STORM ..... 10-YEAR, 24-HOUR.
TOTAL PRECIPITATION DEPTH ..... 1.68"

STORMWATER QUANTITY (RETENTION)

DESIGN STORM ..... 100-YEAR, 24-HOUR.
TOTAL PRECIPITATION DEPTH ..... 2.66"

RETENTION

PLAN FOR RETENTION OF TOTAL100-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 ..... 19,864 CF
PREDEVELOPMENT RUNOFF COEFFICIENT (VEGETATION, AVERAGE 1% - 3% SLOPE) 0.20
TOTAL STORMWATER RUNOFF, PREDEVELOPMENT ..... 3,973 CF
POST-DEVELOPMENT RUNOFF COEFFICIENT (COMPOSITE) 0.48
TOTAL STORMWATER RUNOFF, POST-DEVELOPMENT ..... 9,564 CF
REQUIRED RETENTION VOLUME ..... 5,591 CF
RETENTION METHOD ..... ROAD SWALES
RETENTION VOLUME PROVIDED ..... 75,900 CF

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

Surface Type	LAND USE DATA: AREA (SQUARE FEET)	LAND USE DATA: AREA (ACRES)	LAND USE DATA: PERCENTAGE OF TOTAL	DRAINAGE DATA: RUNOFF COEFFICIENT	DRAINAGE DATA: RAINFALL (INCHES)	DRAINAGE DATA: 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)	89,610	2.06	100.0%	0.20	2.66	3,973
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
TOTAL	89,610	2.06	100.00%	0.20	2.66	3,973

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

Surface Type	LAND USE DATA: AREA (SQUARE FEET)	LAND USE DATA: AREA (ACRES)	LAND USE DATA: PERCENTAGE OF TOTAL	DRAINAGE DATA: RUNOFF COEFFICIENT	DRAINAGE DATA: RAINFALL (INCHES)	DRAINAGE DATA: 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	45,805	1.05	51.2%	0.75	2.66	7,624
Roofs, Conventional	0	0.00	0.0%	0.95	2.66	0
Vegetation, Average (1 - 3% slope)	43,751	1.00	48.8%	0.20	2.66	1,940
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
TOTAL	89,610	2.06	100.00%	0.48	2.66	9,564

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-24-0008
DRAWN	R. BARKER
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

GRADING AND DRAINAGE PLAN

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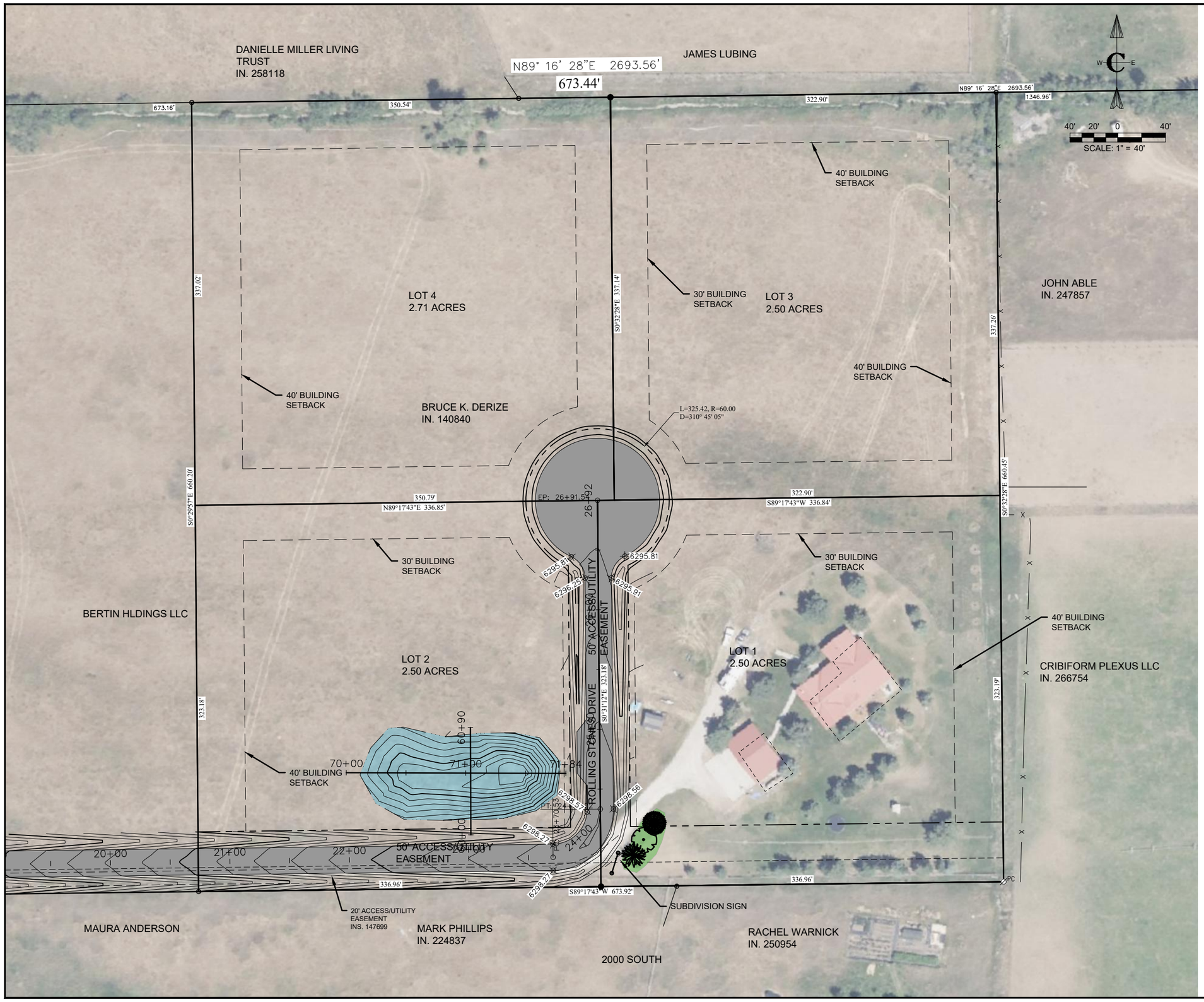


C-104 - SIGN AND LANDSCAPING

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:

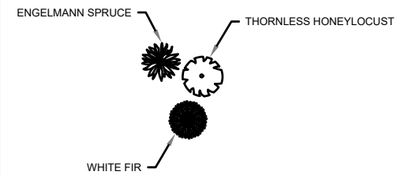
A. CONFORMANCE REQUIRED: MATERIAL AND CONSTRUCTION OF ALL PERMANENT SIGNS SHALL CONFORM TO THE STANDARDS OF THE UNIFORM BUILDING CODE ADOPTED BY THE COUNTY.

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, LOUD, AND/OR GAUDY COLORS ARE PROHIBITED. REFLECTIVE FINISHES MAY BE USED FOR LETTERING.

8-9-4.G.2

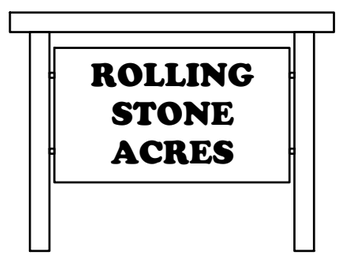
ONE ON-PREMISES SIGN, MEASURING 32 SQUARE FEET, PERMANENT, UNLIT, AND USED FOR IDENTIFICATION AND DIRECTIONAL PURPOSES, IS PERMITTED FOR EACH SUBDIVISION.



PLANTING PLAN

SCALE: NTS

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



SIGN PLAN

SCALE: NTS

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-24-0008
DRAWN	R. BARKER
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

LANDSCAPING AND SIGNAGE PLAN

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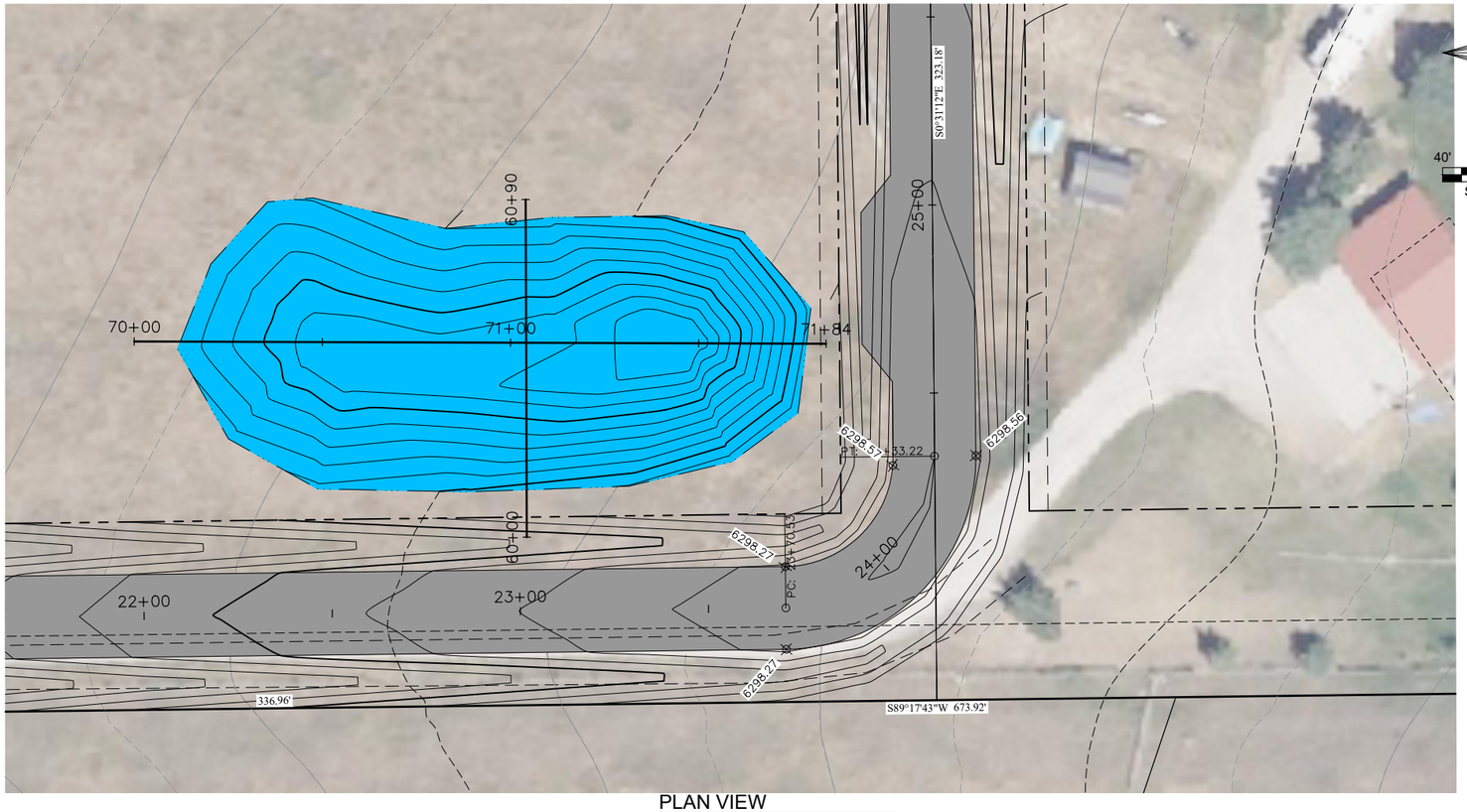
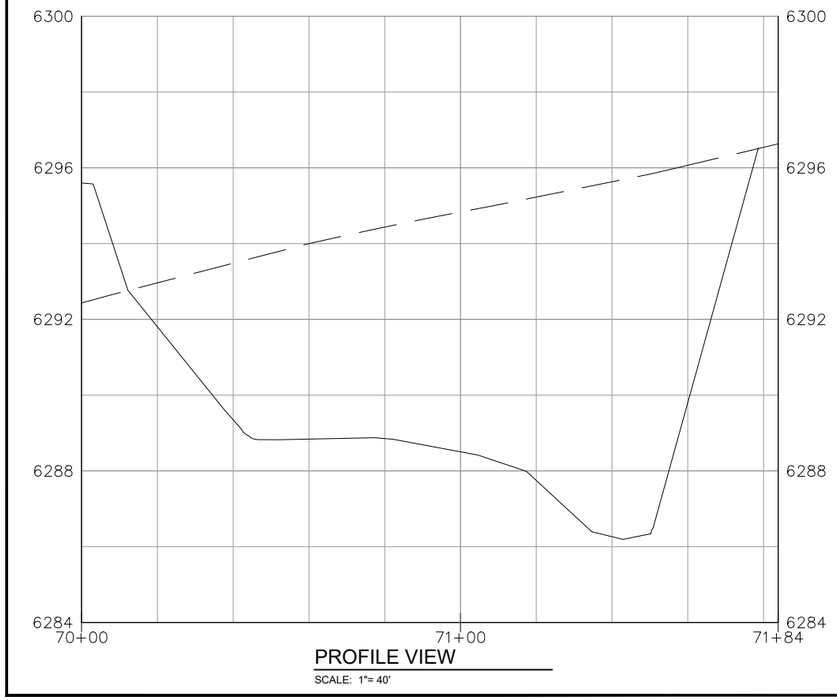


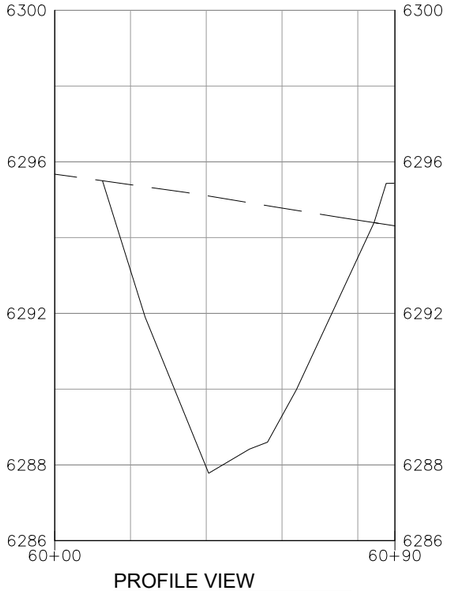
PLAN VIEW

SCALE: 1"= 40'



PROFILE VIEW

SCALE: 1"= 40'



PROFILE VIEW

SCALE: 1"= 40'

C-FP-01 – FIRE POND SITE PLAN

CONSTRUCTION NOTES:

GENERAL NOTES - DRY HYDRANT AND FIRE POND

O. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 1231"STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING."

P. FLOW: PER THE LOCAL FIRE MARSHAL, THE DRY HYDRANT SYSTEM SHALL BE CAPABLE OF PROVIDING A FLOW RATE OF 1,000 GALLONS PER MINUTE FOR TWO HOURS (120,000 GALLONS)

POND VOLUME AND CONFIGURATION

Q. THE INTAKE STRAINER SHALL BE PLACED AT LEAST EIGHT FEET BELOW THE NORMAL WATER ELEVATION OF THE POND

   a. THE TOP TWO FEET OF WATER BELOW THE NORMAL WATER ELEVATION SHOULD ALLOW FOR DROUGHT AND ICE CONDITIONS AND SHOULD BE CONSIDERED NON-USABLE.

   b. THE SIX FEET IMMEDIATELY ABOVE THE INTAKE STRAINER SHOULD BE CONSIDERED USABLE WATER WITH A TOTAL VOLUME IN THIS ZONE OF 120,000 GALLONS

   c. A MINIMUM OF TWO FEET SHALL SEPARATE THE BOTTOM OF THE INTAKE STRAINER AND THE BOTTOM OF THE POND.

DRY HYDRANT PLACEMENT

R. THE DRY HYDRANT FIITING AT THE ROAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE DISTRICT.

SPECIFICATIONS

S. PIPING, ELBOWS, AND COUPLINGS, REDUCERS, AND UNDERWATER STRAINER SHALL BE SCHEDULE 40 OR HEAVIER PVC AND SHALL BE JOINED WITH APPROPRIATE PVC-TYPE CEMENT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS TO ENSURE THE JOINTS ARE AIRTIGHT.

T. HORIZONTAL PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.

U. RISER PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.

V. AN INTAKE STRAINER CAPABLE OF SUPPORTING THE FLOW REQUIREMENTS SHALL BE PROVIDED.

W. HORIZONTAL PIPE SHALL BE BURIED AND PLACED NEARLY LEVEL WITH MINIMUM COVER OF 5 FEET BELOW FINISHED GRADE.

X. THE NORMAL WATER SURFACE IN THE RISER SHALL BE A MINIMUM OF 4 FEET BELOW FINISHED GRADE UNLESS ALTERNNATE FROST PROTECTION IS PROVIDED.

POND CONSTRUCTION

Y. THE FOUNDATION AREA, POOL AREA, AND BORROW AREA SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS AND OTHER DEBRIS.

Z. TOPSIL SHALL BE STRIPPED FROM THE FOUNDATION AREA AND STOCKPILE FOR FUTURE USE.

AA. THE FOUNDATIONS AREA SHALL BE SCARIFIED BEFORE THE FIRST LAYER OF FILL IS PLACED.

BB. SUITABLE FILL MATERIAL FOR EMBANKMENT CONSTRUCTION SHALL BE USED TO CONSTRUCT THE POND LINER. MATERIAL SHALL CONTAIN A MINIMUM OF 40% CLAY AND SHALL BE FREE OF SOD, ROOTS, FROZEN SOIL, STONES, ETC.

CC. THE PRINCIPAL OUTLET SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLAN.

DESIGN CRITERIA:

FIRE FLOW	1,000 GPM X 2 HOURS
VOLUME REQUIRED	120,000 GALLONS
FREEBOARD	1 FOOT
ALLOWANCE FOR ICE	2 FEET

POND DESIGN

SURFACE AREA	10,600 SQUARE FEET
SIDE SLOPES	4H:1V
MAXIMUM DEPTH	10 FEET
AVERAGE WIDTH	73 FEET
AVERAGE LENGTH	170 FEET
CALCULATED TOTAL VOLUME ESTIMATE	548,000 GALLONS
CALCULATED USABLE VOLUME (WITH ICE)	402,000 GALLONS

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

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DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

FIRE POND

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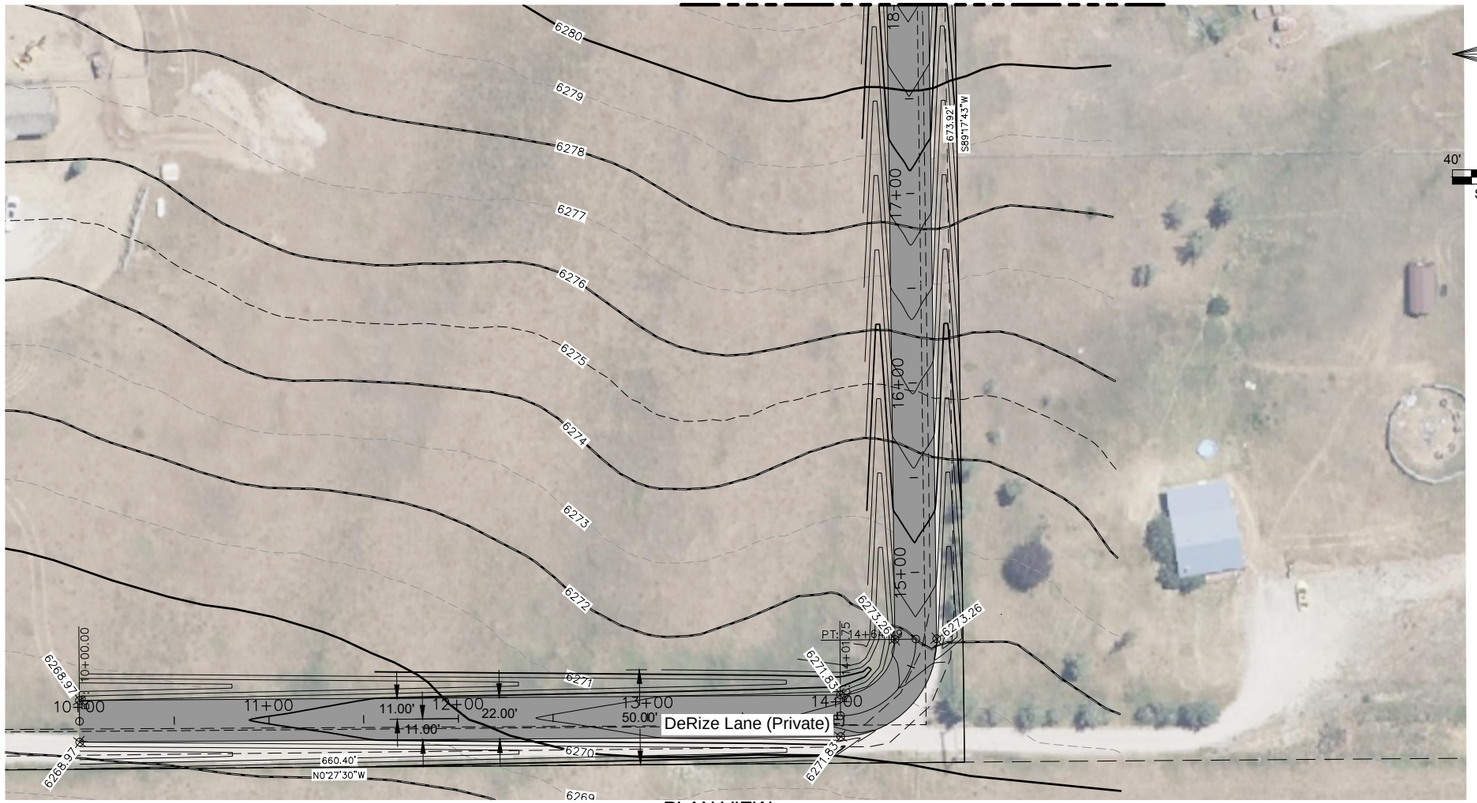
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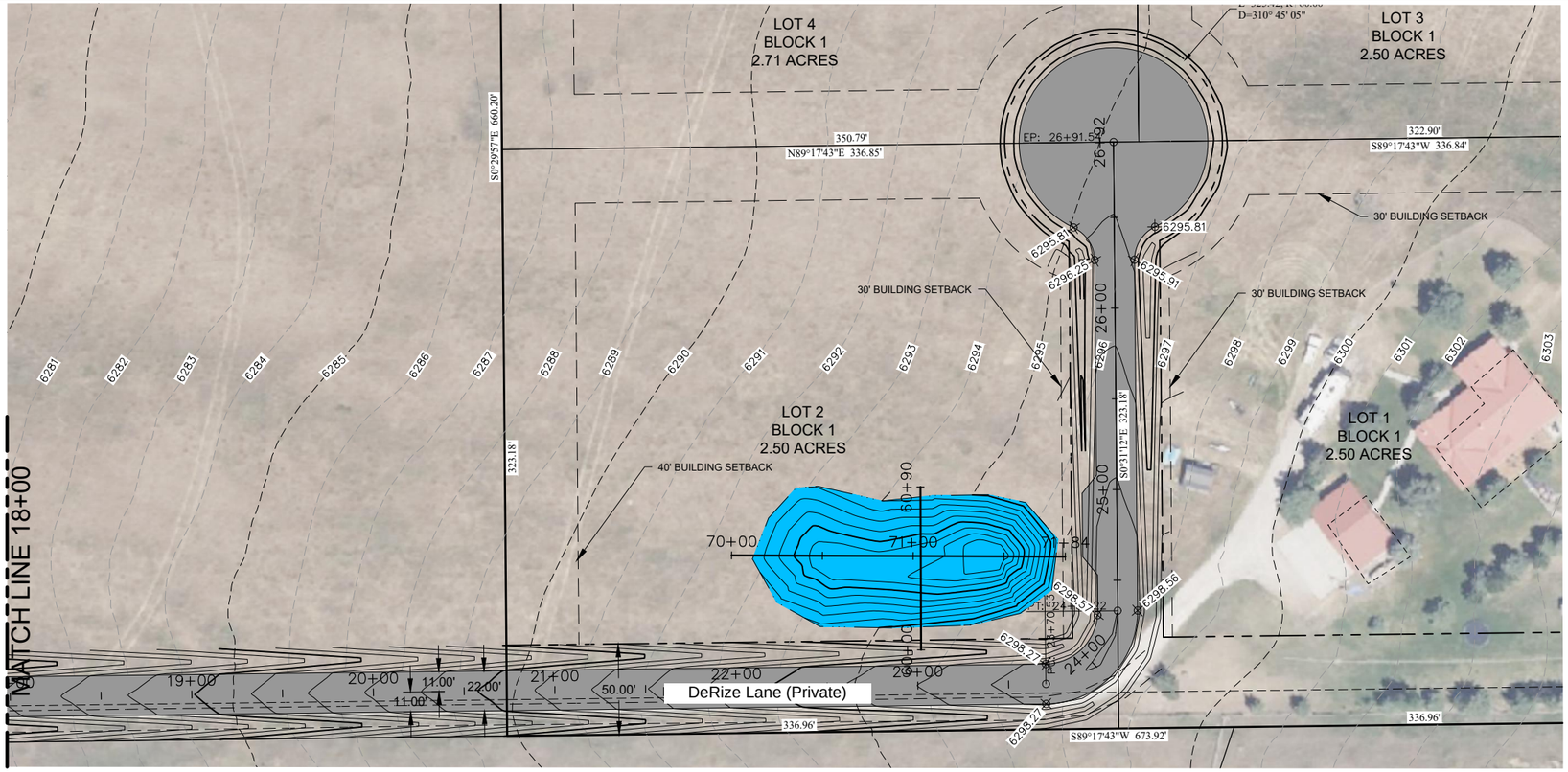
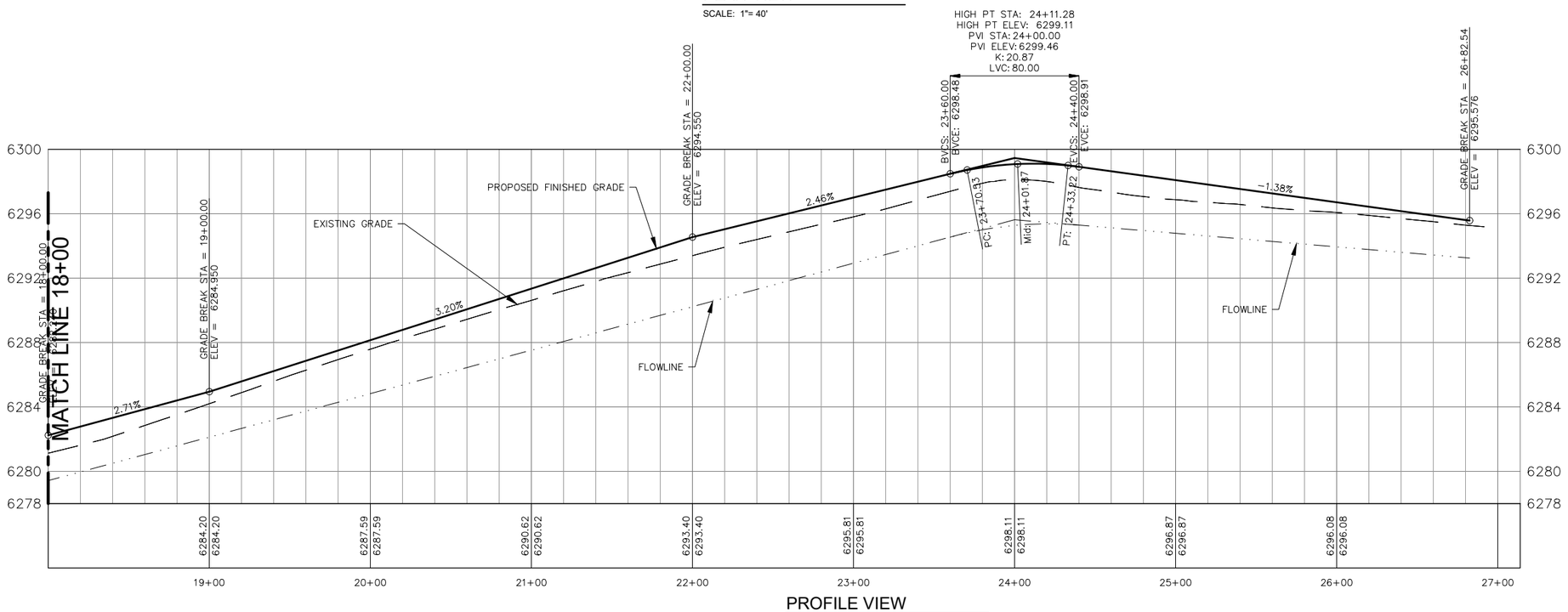


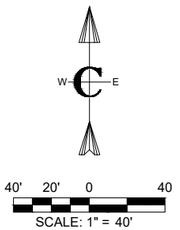
PLAN VIEW

SCALE: 1"= 40'



PROFILE VIEW

SCALE: 1"= 40'



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 DIVISON OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC 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 (H&SGDC).

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

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

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

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

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

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

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 ADOTPED 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 H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC.
1. CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
2. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-24-0008
DRAWN	R. BARKER
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

PLAN AND PROFILE
ROLLING STONE DRIVE
STA. 18+00 TO 26+82.54

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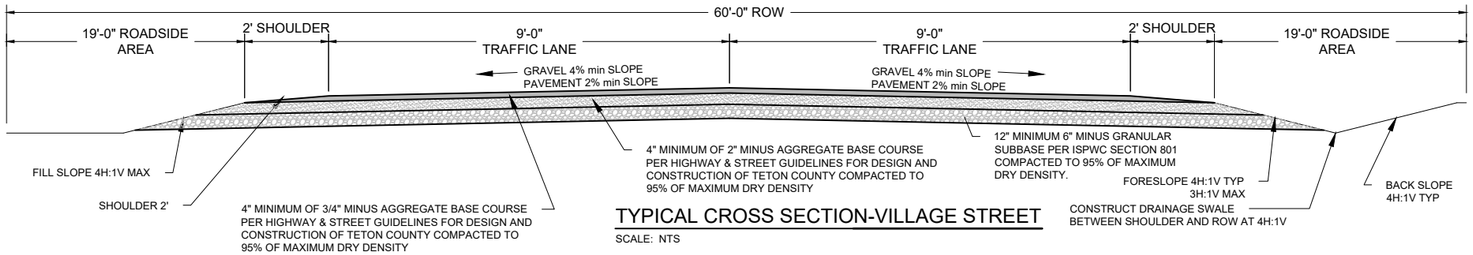

TYPICAL CROSS SECTION-VILLAGE STREET

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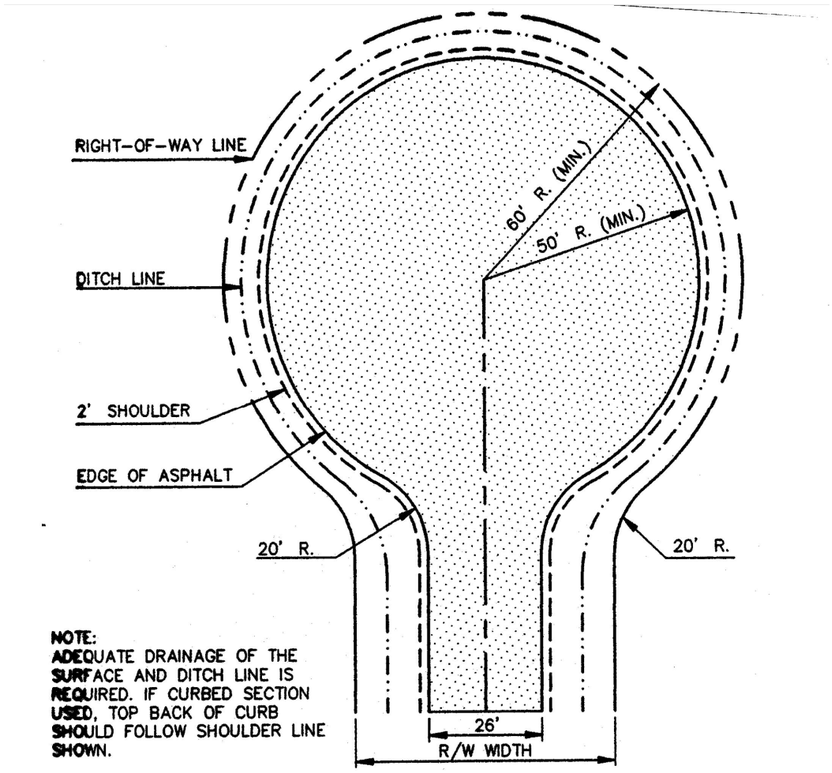

Figure 3. Typical Cul-de-sac Layout

ROUNDABOUT DETAIL

SCALE: NTS

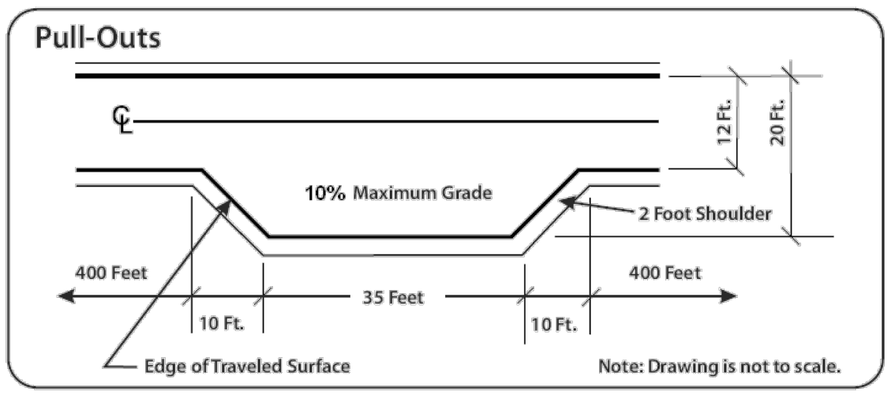

Figure 10. Pull-Out Standard

TURNOUT DETAIL

SCALE: NTS

NO.	REVISIONS	BY	DATE
1.	PRELIMINARY DESIGN	BEC	2/24

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Management and Engineering

PROJECT NO.	01-24-0008
DRAWN	R. BARKER
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

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CIVIL DETAILS

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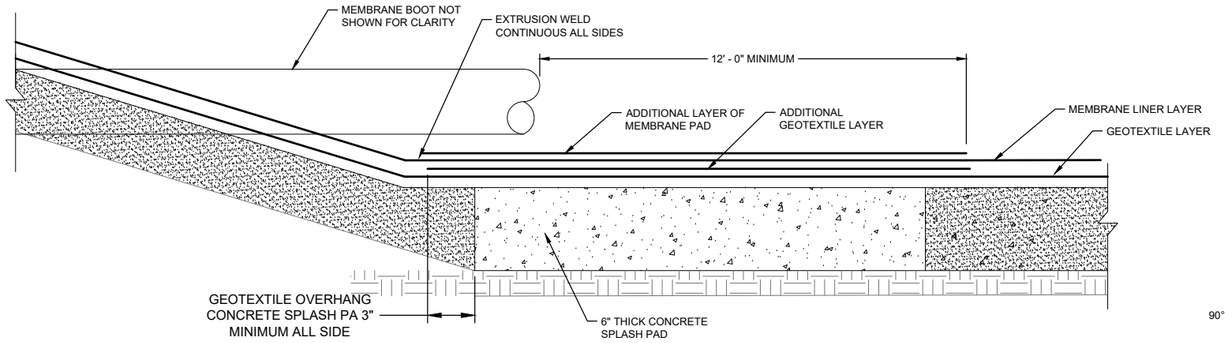

MEMBRANE LINER SPLASH GAURD | 1
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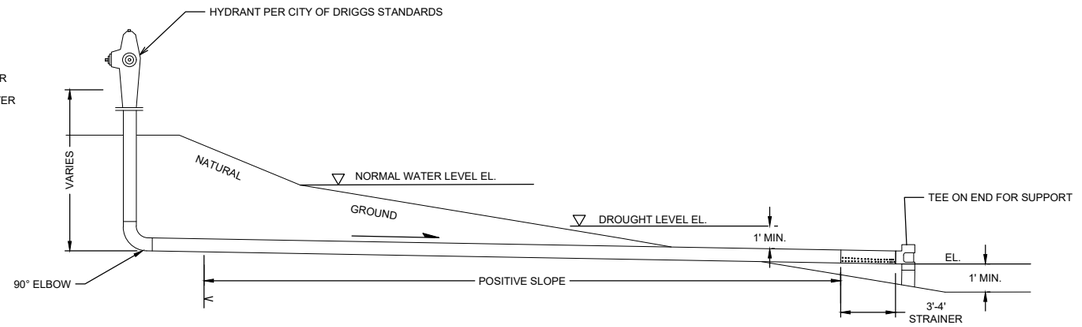

DRY HYDRANT DETAIL | 2
SCALE: NTS | -

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PROJECT NO. 01-24-0008
DRAWN R. BARKER
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APPROVED B. CROWTHER
QA/QC B. CROWTHER

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FIRE POND DETAILS

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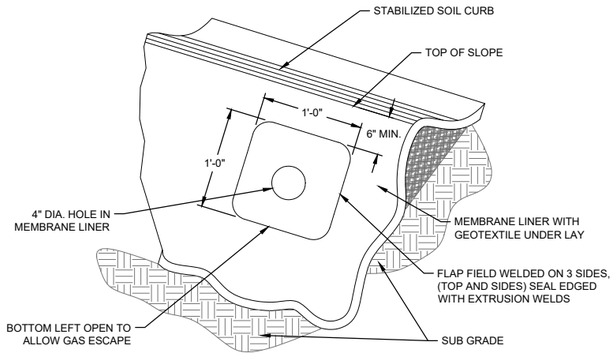

VENTS | 1
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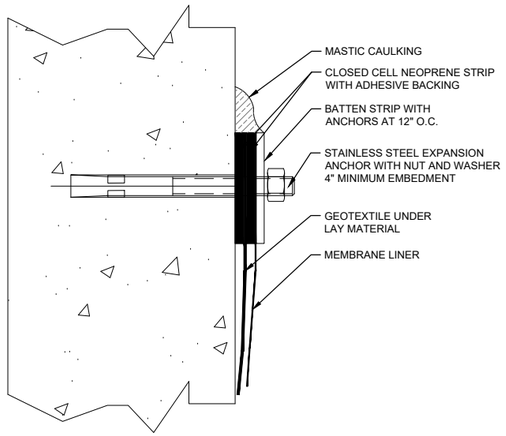
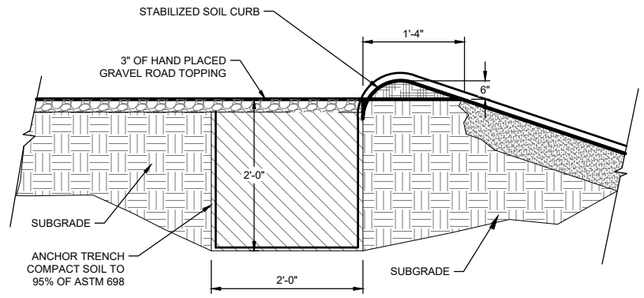
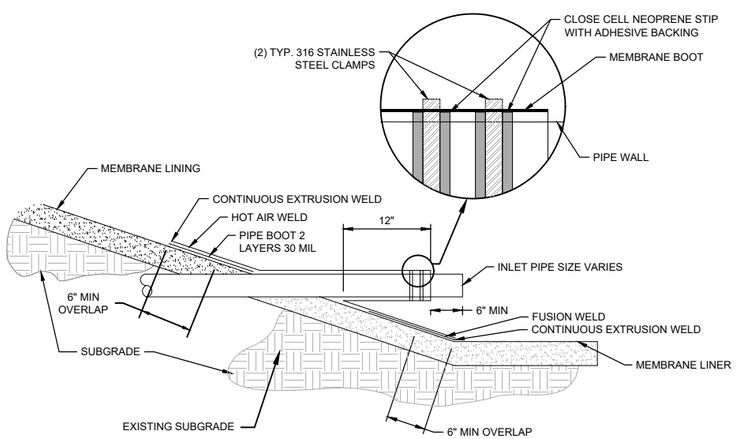


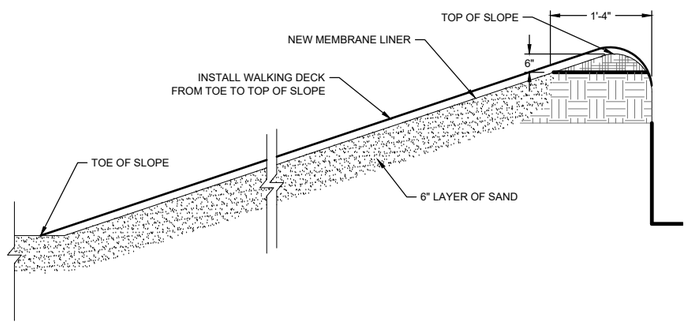
CONCRETE ATTACHMENT | 2
SCALE: NTS | -



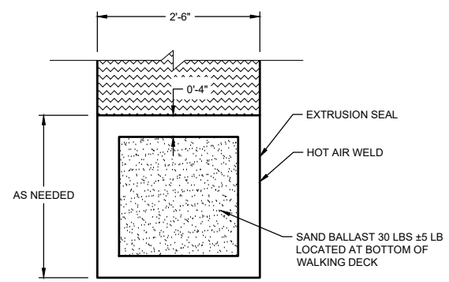
ANCHOR TRENCH | 3
SCALE: NTS | -



PIPE PENETRATION BOOT | 4
SCALE: NTS | -



WALKING DECK | 5
SCALE: NTS | -



BALAST | 6
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APPROVED B. CROWTHER
QA/QC B. CROWTHER

BRUCE DERIZE

ROLLING STONE ACRES

FIRE POND DETAILS

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