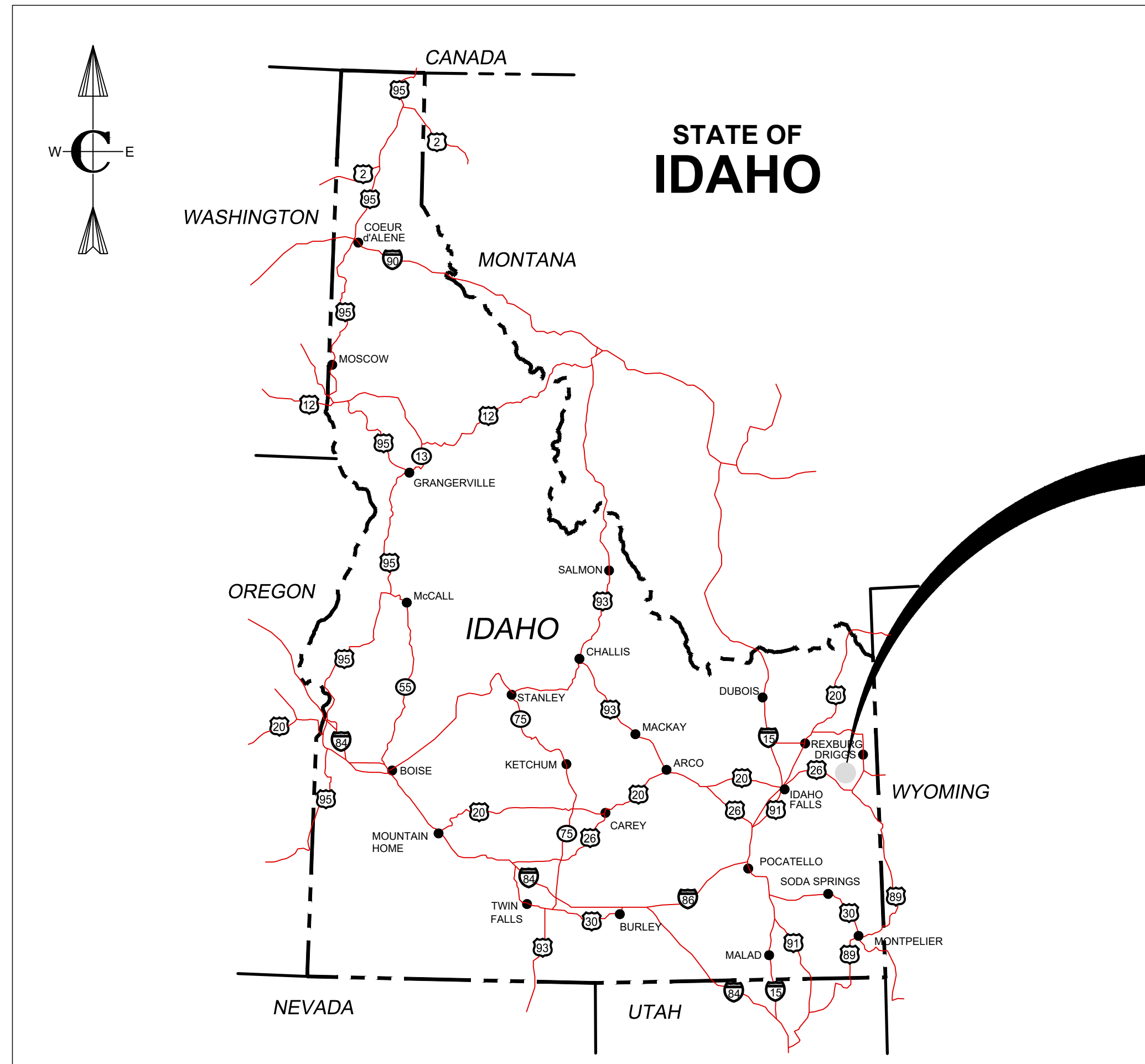


CURT BEHLE

BERTIN RANCH SUBDIVISION TETON COUNTY, IDAHO FINAL DESIGN



PROJECT LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

PROJECT NO. 01-22-0064
DATE: MAY 2024



Civilize, PLLC
Management and Engineering



Know what's below.
Call before you dig.

DEQ STAMP

CIVIL GENERAL NOTES

1. CONTRACTOR SHALL OBTAIN AN NPDES PERMIT AND DEVELOP A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND FURNISH AND INSTALL ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) ALL BMPS SHALL BE IN ACCORDANCE WITH ISPPW AND DEQ STANDARDS.
2. CONTRACTOR SHALL PROTECT THE EXISTING BUILDINGS, ASPHALT, CURB AND GUTTER, FENCE AND OTHER HARDSCAPE ON ADJACENT PROPERTIES DURING ALL CONSTRUCTION ACTIVITIES. IN THE EVENT DAMAGED OR DISTURBANCE HAPPENS, THE CONTRACTOR SHALL REPAIR OR REPLACE THE DAMAGED OR DISTURBED STRUCTURES OR SURFACES AT NO ADDITIONAL COST TO THE PROJECT.
3. 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.
4. (**) INDICATES DIMENSIONS, LOCATIONS OR ELEVATIONS TO BE FIELD VERIFIED.
5. 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.
6. 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.
7. 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.
8. 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.
9. DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
10. ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
11. CONSTRUCTION SHALL CONFORM WITH THE LATEST EDITION OF THE UNIFORM BUILDING CODE, EXCEPT WHERE OTHER APPLICABLE CODES OR THESE DRAWINGS AND/OR SPECIFICATIONS ARE MORE RESTRICTIVE.
12. DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
15. OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
16. 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.
17. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS FOR WATER REQUIRED FOR COMPACTION, ANY DUST PREVENTION MEASURES AND FOR TESTING OF LINES.
18. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL SIGNING WHERE REQUIRED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIAL, WATER FOR CONSTRUCTION, PRE APPROVED WASTE SITES, AND ADDITION MATERIALS THAT MAY BE NECESSARY FOR PROPERLY CONSTRUCTION OF THE PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING WITH OSHA REQUIREMENTS DURING CONSTRUCTION FOR TRENCH EXCAVATION, CONFINED SPACE AND OTHER SAFETY STANDARDS REQUIRED DURING CONSTRUCTION.
21. SCALE IS FOR FULL SIZE DRAWINGS, TYPICAL ALL SHEETS.
22. ALL WORK IN RIGHT OF WAY, I.E. STREET, SIDEWALK, CURB & GUTTER, ETC. MUST BE CONSTRUCTED PER CITY OF SODA SPRINGS STANDARDS.

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NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN		4/29/2024

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0064
DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

CURT BEHLE

BERTIN RANCH
SHEET INDEX AND
CIVIL GENERAL NOTES



SHEET NO:
G-02

DATE:
MAY 2024

PAGE NO:
2

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LEGEND

EXISTING PROPOSED

MATCH LINE		
CENTER LINE		
CONTROL LINE		
PROPERTY OR R/W LINE		
EASEMENT LINE		
STREET MONUMENT LINE		
WIRE FENCE		
CHAIN LINK FENCE		
BARBED WIRE FENCE		
CONTOUR LINE		
SPOT ELEVATION		
BANK SLOPES		
CANAL		
OPEN DITCH		
UNDERGROUND ELECTRIC		
OVERHEAD ELECTRIC		
ELECTRIC BOX		
ELECTRIC MANHOLE		
ELECTRIC METER		
GAS LINE		
GAS VALVE		
GAS METER		
IRRIGATION LINE		
SANITARY SEWER LINE		
SANITARY SEWER CLEANOUT		
SANITARY SEWER MANHOLE		
SECONDARY WATER LINE		
SECONDARY WATER VALVE		
SECONDARY WATER VAULT		
STORM DRAIN LINE		
STORM DRAIN CATCH BASIN		
STORM DRAIN INLET(S)		
STORM DRAIN COMBO BOX		
STORM DRAIN MANHOLE		
STORM DRAIN CLEANOUT BOX		
STORM DRAIN VAULT		
CULVERT		
TELEPHONE CABLE		
TELEPHONE BOX		
TELEPHONE MANHOLE		
TELEPHONE POST		
WATER LINE		
FIRE HYDRANT		
FIRE RISER		
WATER VALVE		
WATER AIR RELEASE VALVE		
WATER METER		
UTILITY POLE & ANCHOR		
POWER POLE		
STREET LIGHT		
LIGHT		
ASPHALT PAVING		
CURB & GUTTER		
SIDEWALK		
RAILROAD TRACKS		
GUARD RAIL		
SIGN		
STRUCTURE		
LANDSCAPING (TREES ETC.)		
SECTION CORNER		
MONUMENT		
BENCH MARK		
TESTING BOREHOLE		

ANNOTATION

REVISION TRIANGLE 	KEYNOTE CALLOUT
PIPE CALLOUT 	EQUIPMENT CALLOUT
DETAIL NAME 	DETAIL CALLOUT
SECTION NAME 	SECTION CALLOUT
VIEW NAME 	ISOMETRIC VIEW CALLOUT
GENERAL CALLOUT 	PROPOSED CALLOUT

HATCHING/PATTERNS

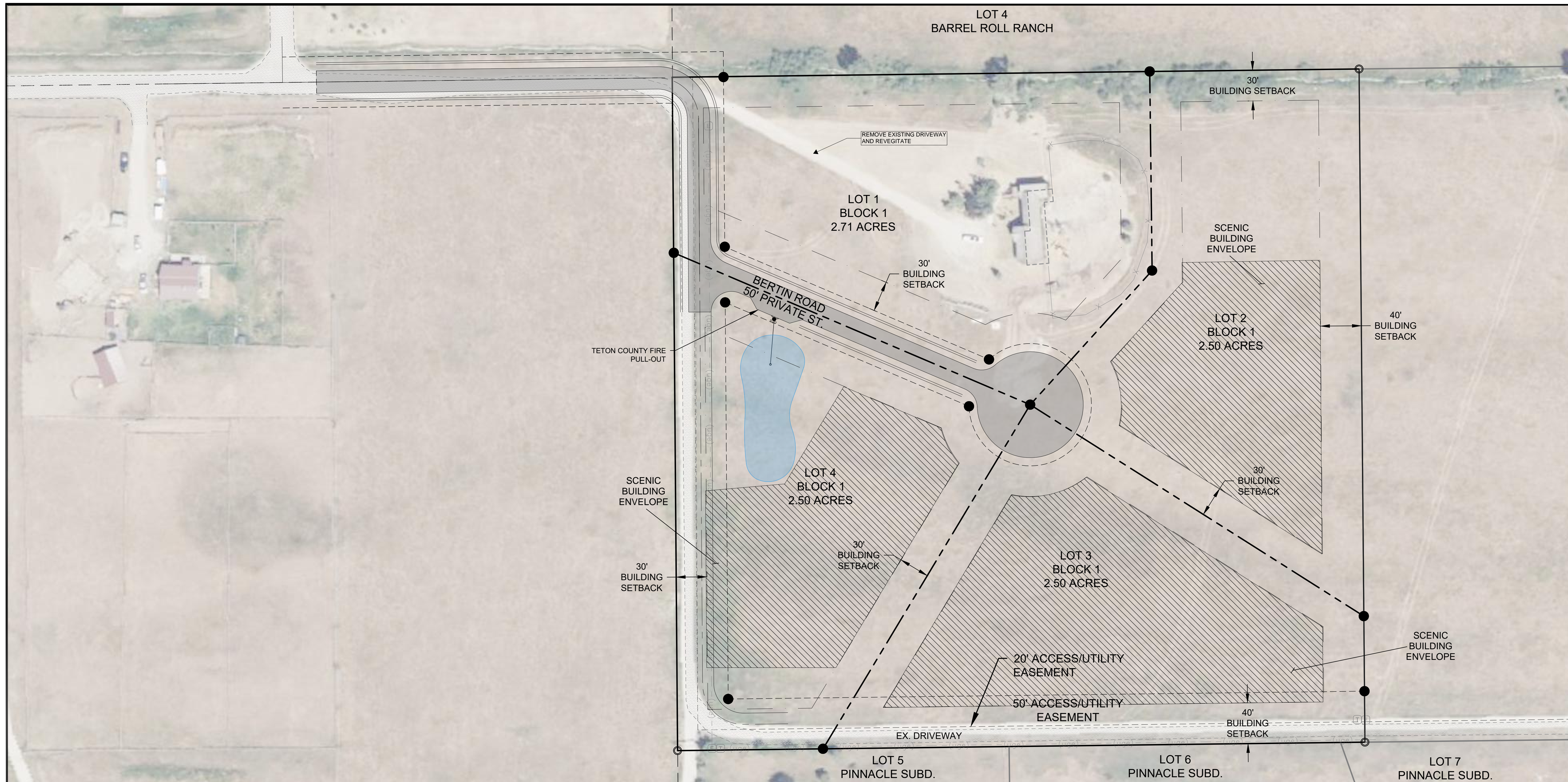
CONCRETE	
ASPHALT PAVEMENT	
SAND	
UNDISTURBED SOIL	
GROUTED RIP RAP	
LOOSE RIP RAP	
UNTREATED BASE COURSE	
STRUCTURAL FILL	
WETLANDS	
WATER	
DEMOLITION AREA	
BACKFILL	
STEEL	
CONCRETE MASONRY UNIT (CMU)	

CIVIL ABBREVIATIONS

ABUT	ABUTMENT	G	GAS	S	SOUTH
AC	ASPHALT CEMENT	GALV	GALVANIZED	SAN	SANITARY
ALT	ALTERNATE	GM	GAS METER	SCHED	SCHEDULE
APPROX	APPROXIMATELY	GRD	GROUND	SD	STORM DRAIN
ARV	AIR RELEASE VALVE	GV	GAS VALVE	SEC	SECTION
ASP	ASPHALT	HDWL	HEADWALL	SHT	SHEET
BCR	BEGIN CURB RETURN	H&T	HUB AND TACK	SLB&M	SALT LAKE BASE & MERIDIAN
BEG	BEGINNING/BEGIN	HORIZ	HORIZONTAL	SPECS	SPECIFICATIONS
BDRY	BOUNDARY	HWL	HIGH WATER LEVEL	SQ	SQUARE
BK	BACK	HWY	HIGHWAY	SS	SANITARY SEWER
BKFL	BACKFILL	HYD	HYDRANT	ST	STREET
BLDG	BUILDING	ID	INSIDE DIAMETER	STL	STEEL
BLM	BUREAU OF LAND MANAGEMENT	IE	INVERT ELEVATION	STA	STATION
BM	BENCH MARK	IRR	IRRIGATION	STD	STANDARD
BOT	BOTTOM	INV	INVERT	STRUCT	STRUCTURE
BRG	BEARING	JCT	JUNCTION	T	TOWNSHIP, TELEPHONE
BSMT	BASEMENT	JB	JUNCTION BOX	TAN	TANGENT
BTWN	BETWEEN	km	KILOMETER	TBC	TOP BACK CURB
BOF	BOTTOM OF FOOTING	L	LENGTH	TEMP	TEMPORARY
BW	BACK OF WALK	LB	POUND	TEL	TELEPHONE/TELEGRAM
CALC	CALCULATED	LF	LINEAR FEET	TH	TEST HOLE
CB	CATCH BASIN	LIN	LINEAR/LINEAL	TOC	TOP OF CONCRETE
CCW	COUNTERCLOCKWISE	LT	LEFT	TOF	TOP OF FOOTING
C-C	CENTER TO CENTER	LWL	LOW WATER LEVEL	TOS	TOP OF SLAB
C&G	CURB AND GUTTER	m	METER	TP	TELEPHONE POLE
CFS	CUBIC FEET PER SECOND	MATL	MATERIAL	TYP	TYPICAL
CLS	CLASS	MAX	MAXIMUM	UBC	UNIFORM BUILDING CODES
CL or CL	CENTERLINE/CONTROL LINE	MKR	MARKER	UG	UNDERGROUND
CIP	CAST IRON PIPE	MH	MANHOLE	UT	UNDERGROUND TELEPHONE
cm	CENTIMETER	MI	MILE	VB	VALVE BOX
CMP	CORRUGATED METAL PIPE	MISC	MISCELLANEOUS	VC	VERTICAL CURVE
CMPA	CORRUGATED METAL PIPE-ARCH	MON	MONUMENT	VERT	VERTICAL
COB	CLEAN OUT BOX	MPH	MILES PER HOUR	VOL	VOLUME
COL	COLUMN	N	NORTH	VPI	VERTICAL POINT OF INTERSECTION
CONC	CONCRETE	N/A	NO ACCESS or NOT APPLICABLE	VPC	VERTICAL POINT OF CURVE
CONST	CONSTRUCT	NIC	NOT IN CONTRACT	VPT	VERTICAL POINT OF TANGENCY
COR	CORNER	NRCP	NON-REINFORCED CONCRETE PIPE	W	WEST/WATER
CORR	CORRUGATED	NTS	NOT TO SCALE	WM	WATER METER
CEN	CENTER	No	NUMBER	WP	WORK POINT
CU	CUBIC	OBLIT	OBLITERATE	WV	WATER VALVE
CULV	CULVERT	OD	OUTSIDE DIAMETER	XING	CROSSING
CW	CLOCKWISE	O-O	OUTSIDE TO OUTSIDE	XSEC	CROSSING SECTION
°	DEGREE	OFF REV	OFFICE REVISION	Yd	YARD
DET	DETAIL	ORIG	ORIGINAL	@	AT
DIA	DIAMETER	PVMT	PAVEMENT	&	AND
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	<	ANGLE
DIST	DISTANCE	PCC	POINT OF COMPOUND CURVATURE	Ø	ROUND or DIAMETER
DN	DOWN	PE	POLYETHYLENE	W/	WITH
DWG	DRAWING	PERF	PERFORATED	W/O	WITHOUT
DRWY	DRIVEWAY	PI	POINT OF INTERSECTION	Δ	DELTA
E	EAST	PL or P L	PROPERTY LINE	%	PERCENT
EA	EACH	POB	POINT OF BEGINNING		
ECR	END CURB RETURN	POC	POINT ON CURVE		
ELEV	ELEVATION	PP	POWER POLE		
ELEC	ELECTRIC/ELECTRICAL	PRC	POINT OF REVERSE CURVE		
EMB	EMBANKMENT	PROJ	PROJECT		
EO	EDGE OF OIL	PROP	PROPERTY		
EXC	EXCAVATION	PSC	POINT OF SPIRAL CURVE		
EQUIP	EQUIPMENT	PSI	POUNDS PER SQUARE INCH		
EST	ESTIMATE	PT	POINT OF TANGENCY		
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE		
FEN	FENCE	QTY	QUANTITY		
FD	FOUND	R	RANGE/RADIUS		
FDN	FOUNDATION	RCP	REINFORCED CONCRETE PIPE		
FG	FINISH GRADE	RD	ROAD		
FIN	FINISH	REF	REFERENCE		
FL or FL	FLOW LINE	REINF	REINFORCED		
FLR	FLOOR	REQD	REQUIRED		
FLG	FLANGE	REV	REVISION		
FPS	FEET PER SECOND	RP	REFERENCE POINT/RADIUS POINT		
FS	FINISH SURFACE	RR	RAILROAD		
FT	FEET	RT	RIGHT/ROUTE		
FTG	FOOTING	R/W	RIGHT OF WAY		

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0064	DESIGNED	E. STODDARD	APPROVED	B. CROWTHER	DATE	5/17/24
DRAWN	J. TOONE	DESIGNED	E. STODDARD	APPROVED	B. CROWTHER	DATE	5/17/24
CURT BEHLE		BERTIN RANCH		LEGEND AND		CIVIL ABBREVIATIONS	
SHEET NO:		G-03		DATE:		MAY 2024	
PAGE NO:		3		DATE:		MAY 2024	



GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION TETON COUNTY, IDAHO
 GOVERNING CODE TETON COUNTY SUBDIVISION REGULATIONS
 IMPACT AREA NONE
 SUBDIVISION NONE
 LOT NO(S) NA
 PARCEL NO(S) RP04N45E247900
 AREA OF PARCEL 10.214 ACRES
 PUBLIC LAND SURVEY SYSTEM, PARCEL RP06N45E280010 NW 1/4, SE 1/4, SEC. 24, TWP 5N, RNG 45E, B.M.
 LATITUDE AND LONGITUDE 43°39'25.86" N, 111°05'23.03" W

CURRENT ZONING
 PARCEL AGRICULTURAL / RURAL RESIDENTIAL, A/RR-2.5
 OVERALL ZONES NONE

PROPOSED DEVELOPMENT DESCRIPTION

PROPOSED NAME BERTIN RANCH
 TOTAL AREA 10.214 ACRES
 LOTS 4 SINGLE FAMILY
 AVERAGE DENSITY RESIDENTIAL LOTS 2.554 ACRES/LOT
 ZONING NO CHANGE

APPLICABLE CODES

PLANNING AND ZONING/SUBDIVISION
 TETON COUNTY COMPREHENSIVE PLAN
 TETON COUNTY SUBDIVISION REGULATIONS (TITLE 9, TETON COUNTY CODE)
 SEPT 15, 2011
 BUILDING CODES
 INTERNATIONAL BUILDING CODE (IBC) 2018

INTERNATIONAL MECHANICAL CODE (IMC) 2018
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
 INTERNATIONAL FIRE CODE (IFC) 2012

TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL A/RR-2.5 STANDARDS

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

ALLOWED USES

SINGLE FAMILY RESIDENTIAL PERMITTED
 DWELLING ACCESSORY UNIT PERMITTED W/CONDITIONS

LOT SIZE REQUIREMENTS

MINIMUM LOT SIZE 2.5 ACRES
 MINIMUM LOT WIDTH NA

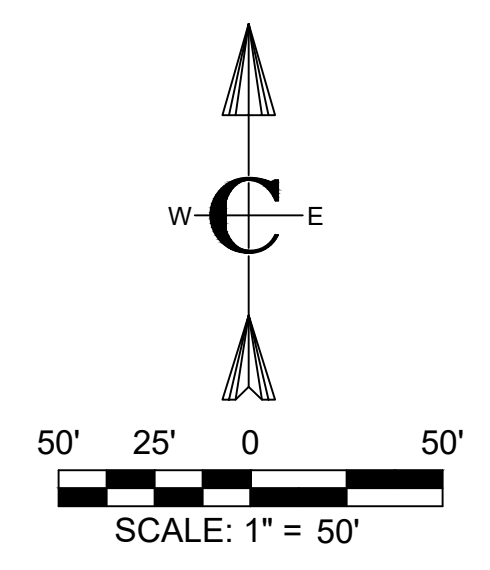
BUILDING SETBACKS

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

ACCESSORY BUILDINGS SETBACKS

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

BUILDING HEIGHT
 BUILDINGS AND STRUCTURES 30' MAX



NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN		4/28/2024

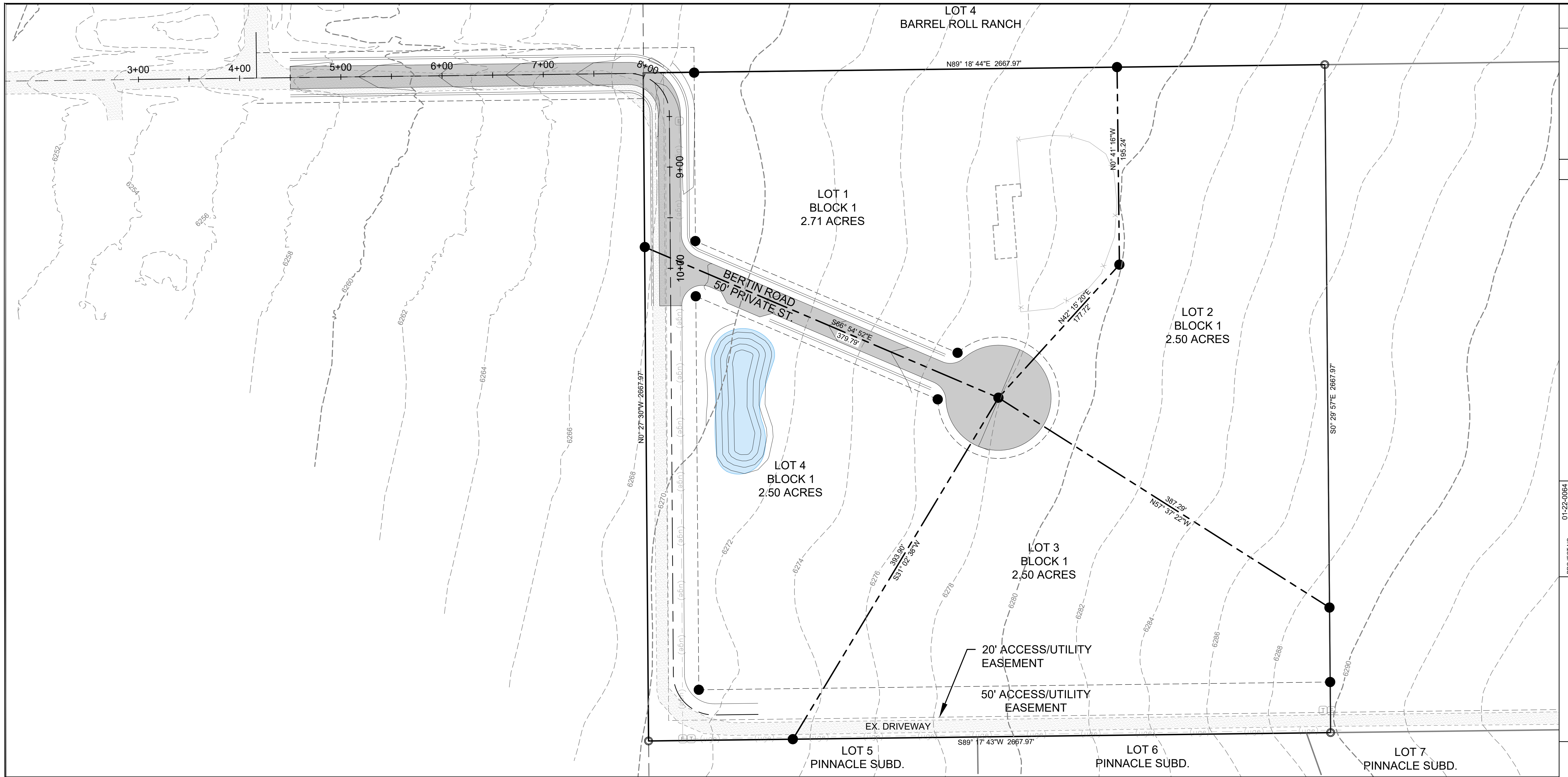
Civilize, PLLC
 Management and Engineering

PROJECT NO.	01-22-0064
DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
DATE	B. CROWTHER

CURT BEHLE

BERTIN RANCH
SITE PLAN

SHEET NO: C-100
 DATE: MAY 2024
 PAGE NO: 4



NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	J. TOONE	4/25/2024

Civilize, PLLC
Management and Engineering

PROJECT NO.	DRAWN	DESIGNED	APPROVED	DATE
01-22-0064	J. TOONE	E. STODDARD	B. CROWTHER	

CURT BEHLE

BERTIN RANCH
HARDSCAPE PLAN

SHEET NO: **C-200**
DATE: **MAY 2024**
PAGE NO: **5**

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

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:

- 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

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:

SEIVE SIZE	% PASSING
6-INCH	100
3-INCH	60-100
2-INCH	40-100
1-INCH	30-60
#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:

SEIVE SIZE	% PASSING
2.5-INCH	100
2-INCH	90-100
1.5-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:

SEIVE SIZE	% PASSING
3/8-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 STATE HIGHWAYS, REQUIRE AN APPROVED ENCROACHMENT PERMIT, AND GOVERNED BY ITD STANDARDS.

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.

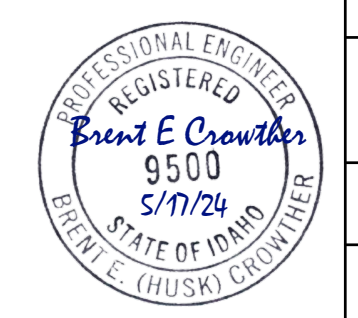
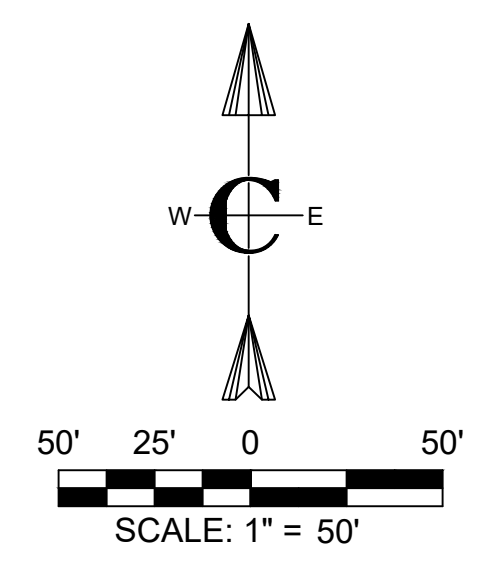
QUALITY CONTROL

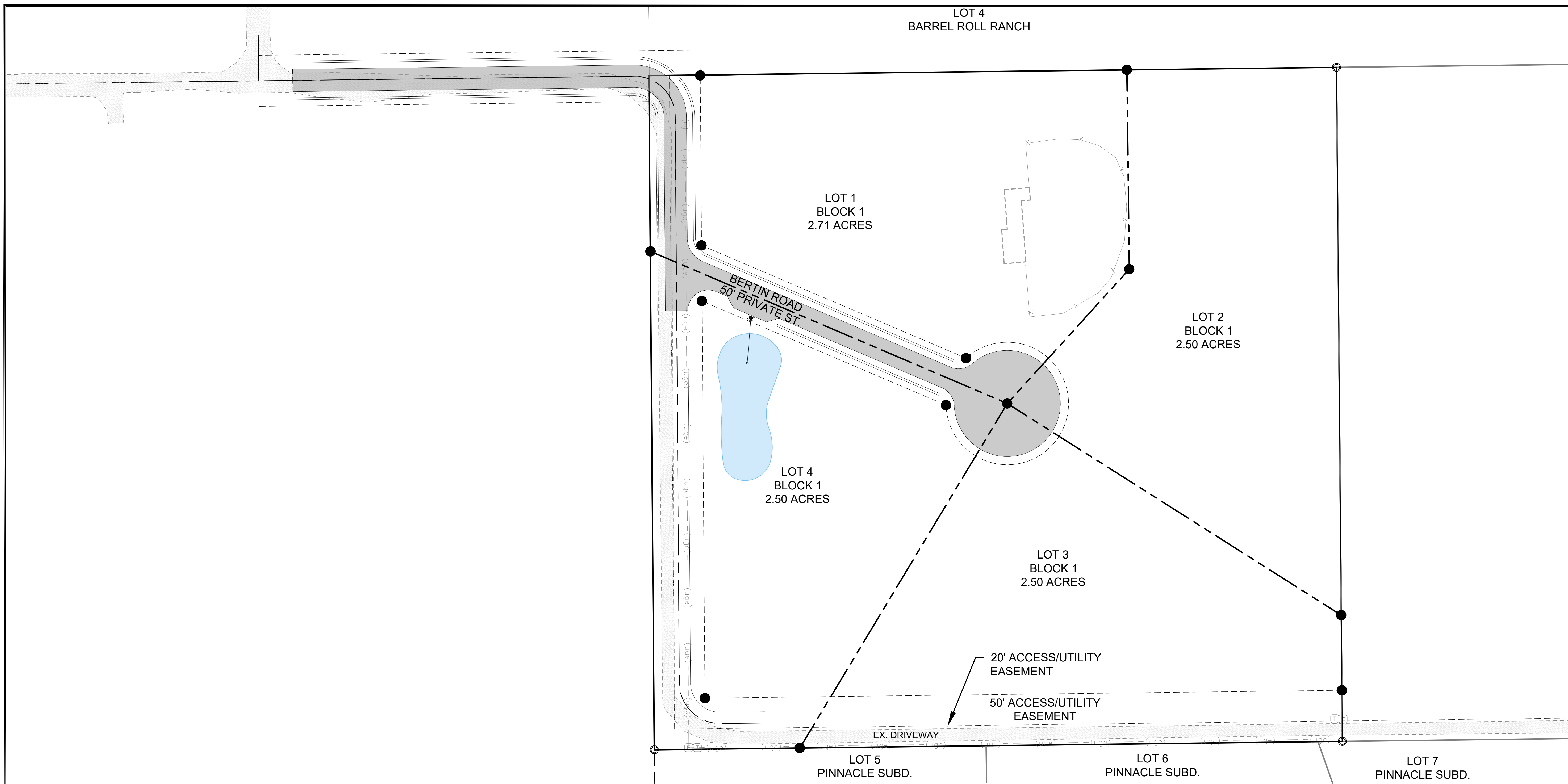
L. QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPWC.

KEYED NOTES

ROADWAY AND PARKING

- FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 9 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC.
- CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- CONSTRUCT DRAINAGE SWALE AS SHOWN AND IN ACCORDANCE WITH THE GRADING AND DRAINAGE 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 LOCATION. 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 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 ISPPWC.

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: CLEAN OUTS 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, CLOUDS, 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 A 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

GROUND WATER DEPTH (BY EXPLORATION PIT OBSERVED BY HEALTH DEPT.) > 8 FT. BGS

SOIL TEXTURAL CLASSIFICATION 0-20" BGS (PER DISTRICT 7 HEALTH DEPT.) B-1

SOIL TEXTURAL CLASSIFICATION 20-120" BGS (PER DISTRICT 7 HEALTH DEPT.) A-2A

SUBGROUP CORRECTION (ONE SUBGROUP) B-1

MINIMUM EFFECTIVE SOIL DEPTH BY SOIL DESIGN SUBGROUP TO LIMITING LAYER (TGM TABLE 2-5)

LIMITING LAYER	SOIL DESIGN SUBGROUP					
	A-1	A-2	B-1	B-2	C-1	C-2
FRACTURED BEDROCK	6	7	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 5-30%

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

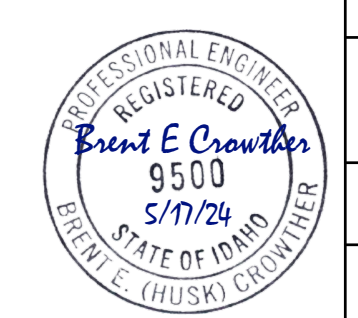
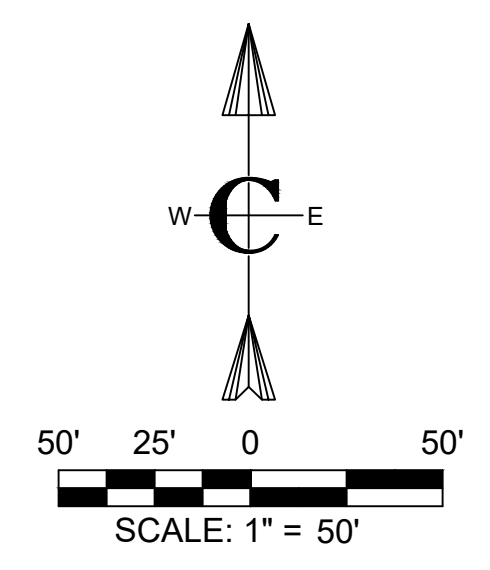
CULINARY WATER

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

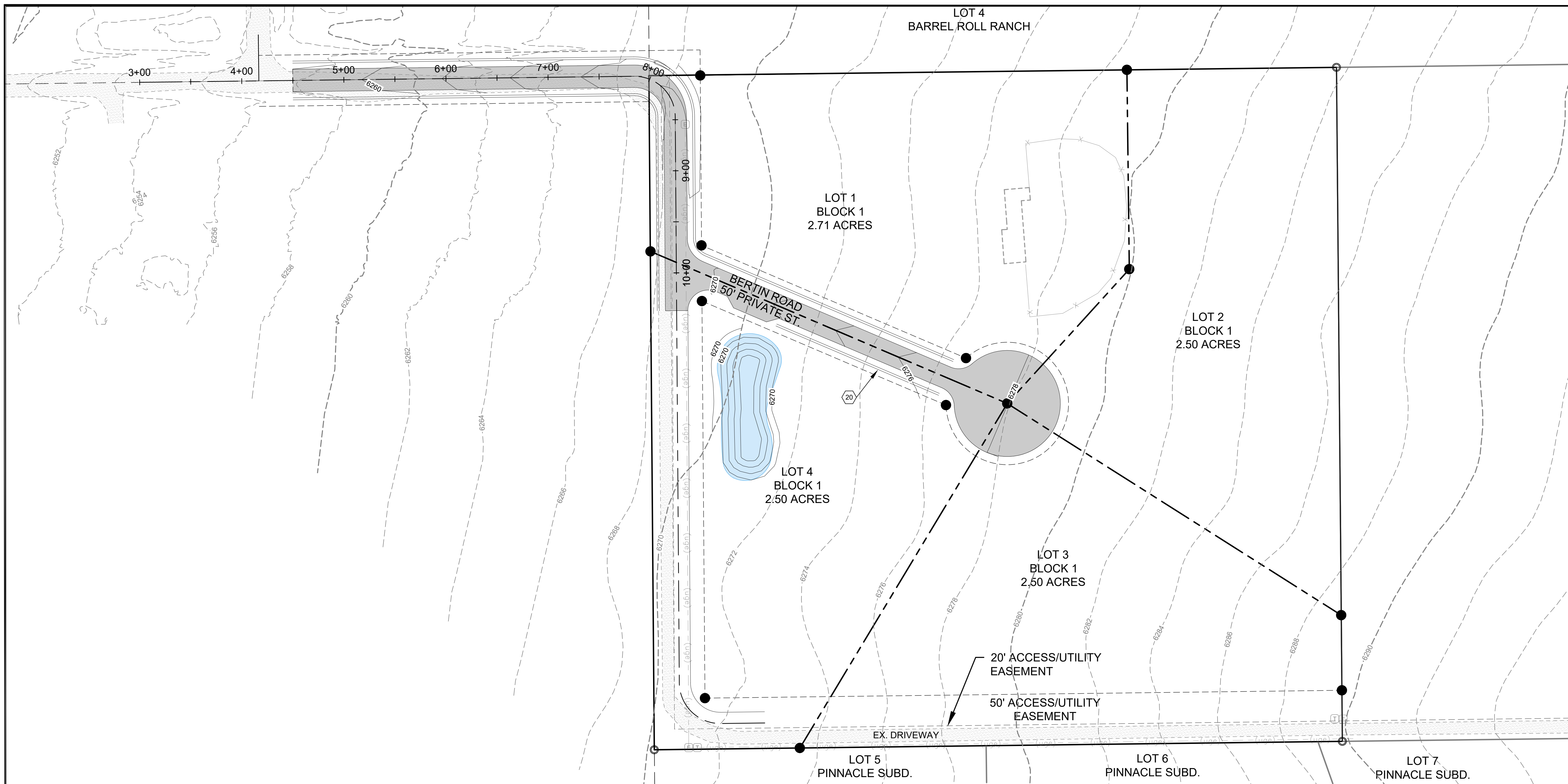
PRIVATE UTILITIES

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

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



PROJECT NO. 01-22-0064		PROJECT NO.	01-22-0064
		DRAWN	J. TOONE
PROJECT NO. 01-22-0064		DESIGNED	E. STODDARD
		APPROVED	B. CROWTHER
PROJECT NO. 01-22-0064		DATE	5/17/24
		BY	B. CROWTHER
PROJECT NO. 01-22-0064		DESCRIPTION	PRELIMINARY DESIGN
PROJECT NO. 01-22-0064		DATE	4/25/2024
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<p>Civilize, PLLC Management and Engineering</p>			
<p>CURT BEHLE</p>			
<p>BERTIN RANCH UTILITY PLAN</p>			
SHEET NO:		C-300	
DATE:		MAY 2024	
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NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	J. TOONE	4/28/2024

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0064
DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
DATE	5/17/24

CURT BEHLE

BERTIN RANCH
GRADING AND DRAINAGE PLAN

SHEET NO: **C-400**
DATE: **MAY 2024**
PAGE NO: **7**

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 ISWPC 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 ISWPC SECTION 203 - SOIL MATERIALS.

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

F. DEWATERING, IF NECESSARY, SHALL BE PERFORMED PER ISWPC SECTION 205 - DEWATERING.

G. EROSION CONTROL SHALL BE PERFORMED PER ISWPC SECTION 206 - PERMANENT EROSION CONTROL.

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

I. TRENCH EXCAVATION SHOULD BE PERFORMED PER ISWPC SECTION 301 - TRENCH EXCAVATION.

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

K. PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISWPC DIVISION 600 CULTVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.

L. EACH INDIVIDUAL LOT WILL BE RESPONSIBLE FOR RETENTION OF STORMWATER RUNOFF GENERATED ON THAT LOT.

M. THE STORMWATER RUNOFF GENERATED IN THE PUBLIC ROW INCLUDING THE ROADWAY WILL BE RETAINED IN A DRAINAGE SWALE SYSTEM ADJACENT TO THE ROADWAY AND WITHIN THE PUBLIC RIGHT-OF-WAY.

STORM DRAIN DESIGN CRITERIA

N. TETON COUNTY USES THE 25-YEAR, 1-HOUR EVENT FOR SIZING OF ON-SITE RUNOFF STORAGE FACILITIES, IF IT CAN BE SHOWN THAT DOWNSTREAM FACILITIES CAN SAFELY ACCOMMODATE FLOWS IN EXCESS OF THE 25-YEAR, 1-HOUR EVENT.

O. STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE

WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.

P. EACH INDIVIDUAL LOT WILL BE RESPONSIBLE FOR RETENTION OF STORMWATER RUNOFF GENERATED ON THAT LOT.

Q. THE STORMWATER RUNOFF GENERATED IN THE PUBLIC ROW INCLUDING THE ROADWAY WILL BE RETAINED IN A DRAINAGE SWALE SYSTEM ADJACENT TO THE ROADWAY AND WITHIN THE ROAD RIGHT-OF-WAY.

STORMWATER QUANTITY (DRAINAGE CONVEYANCES)

DESIGN STORM (TETON COUNTY), 25-YEAR, 1-HOUR	0.90 INCHES
DESIGN STORM (100-YEAR, 24-HOUR)	2.60 INCHES

STORMWATER QUANTITY

DESIGN STORM	100-YEAR, 24-HOUR:
SURFACE AREA ROAD ROW	0.59 ACRES
STORM VOLUME	5,697 CF

STORMWATER VOLUME AND ROUTING - PRE-DEVELOPMENT

METHOD: MODIFIED RATIONAL METHOD, Q=CIA (or V=CIA)

COMPOSITE RUNOFF COEFFICIENT: 0.53

ROUTING: 100% RETENTION WITH NO ROUTING

ROUTE LENGTH: NOT APPLICABLE

TIME OF CONCENTRATION: NOT APPLICABLE

PRE-DEVELOPMENT STORMWATER VOLUME (V=CIA): 1,139 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	16,350	0.35	59.7%	0.75	2.66	2,552
Roofs, Conventional	0	0.00	0.0%	0.95	2.66	0
Vegetation, Average (1 - 3% slope)	10,350	0.24	40.3%	0.20	2.66	459
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
TOTAL	26,700	0.59	100.00%	0.53	2.66	1,139

STORMWATER VOLUME AND ROUTING - PROCEDURE FOR POST-DEVELOPMENT

METHOD: MODIFIED RATIONAL METHOD, Q=CIA (or V=CIA)

COMPOSITE RUNOFF COEFFICIENT: 0.45

ROUTING: 100% RETENTION WITH NO ROUTING

ROUTE LENGTH: NOT APPLICABLE

TIME OF CONCENTRATION: NOT APPLICABLE

POST DEVELOPMENT STORMWATER VOLUME (V=CIA): 3,011 CF

POST DEVELOPMENT STORMWATER DIFFERENCE: 1,872 CF

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	16,350	0.35	59.7%	0.75	2.66	2,552
Roofs, Conventional	0	0.00	0.0%	0.95	2.66	0
Vegetation, Average (1 - 3% slope)	10,350	0.24	40.3%	0.20	2.66	459
Vegetation, Hilly (3 - 10% slope)	0	0.00	0.0%	0.25	2.66	0
TOTAL	26,700	0.59	100.00%	0.53	2.66	3,011

RETENTION PROVIDED

ESTIMATED SWALE LENGTH: 890 LF

AVERAGE SWALE TOP WIDTH: 14 FEET

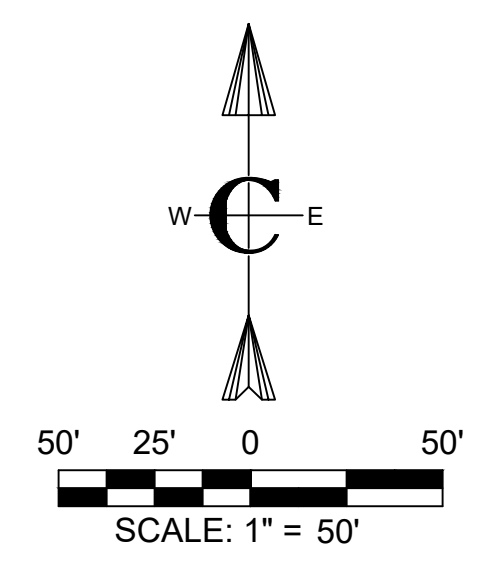
AVERAGE SWALE BOTTOM WIDTH: 2 FEET

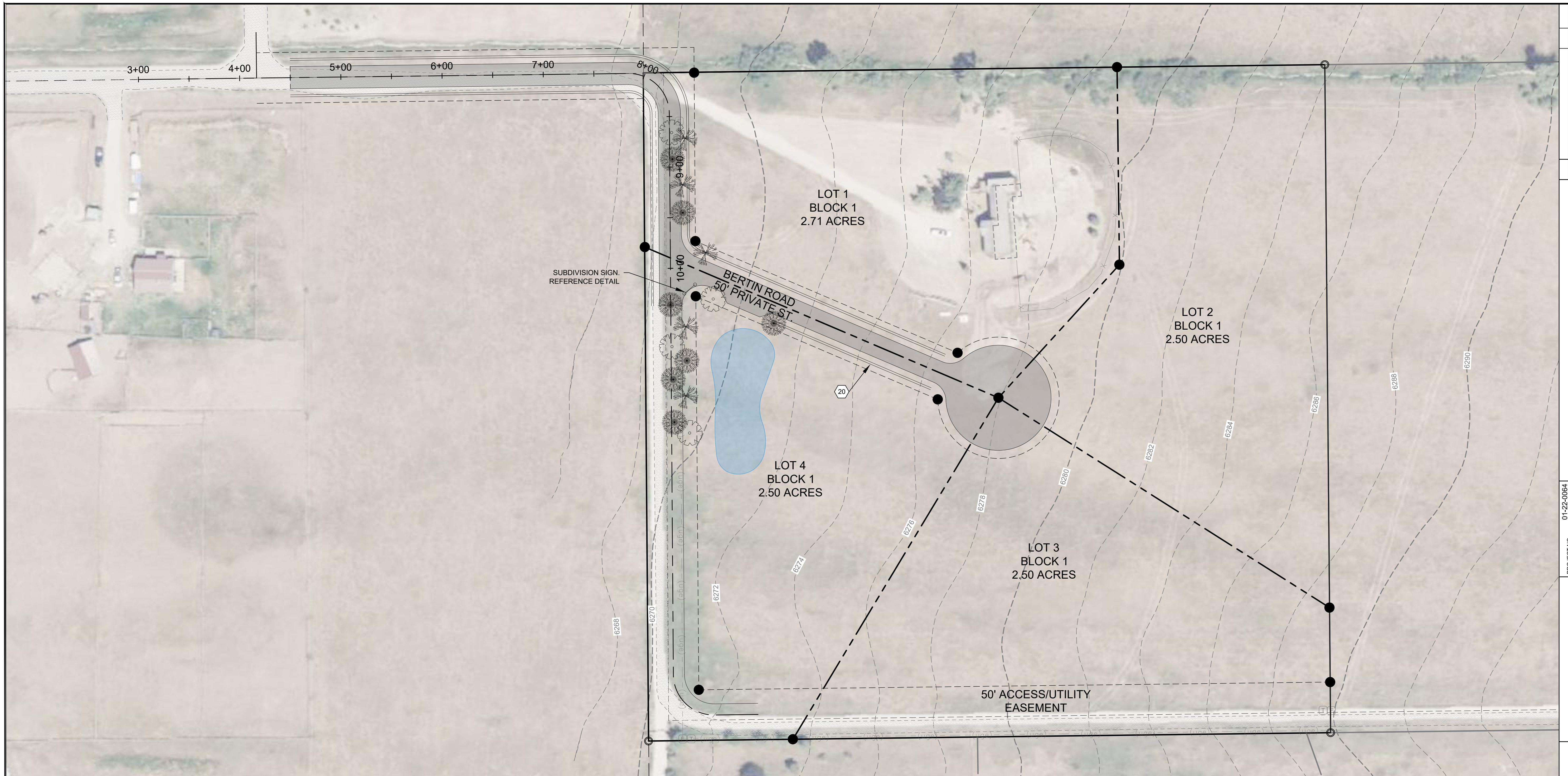
AVERAGE SWALE DEPTH: 1.50 FEET

ESTIMATED SWALE VOLUME: 10,680 CF

KEY NOTES:

20. CONSTRUCT DRAINAGE SWALE IN ROAD ROW WHERE FEASIBLE WITH MAXIMUM SLOPES 4H:1V. CONSTRUCT ROCK CHECK STRUCTURES FOR SLOPES GREATER THAN 4% AT MINIMUM 100 FOOT INTERVALS.





NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN		4/28/2024

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0064
DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

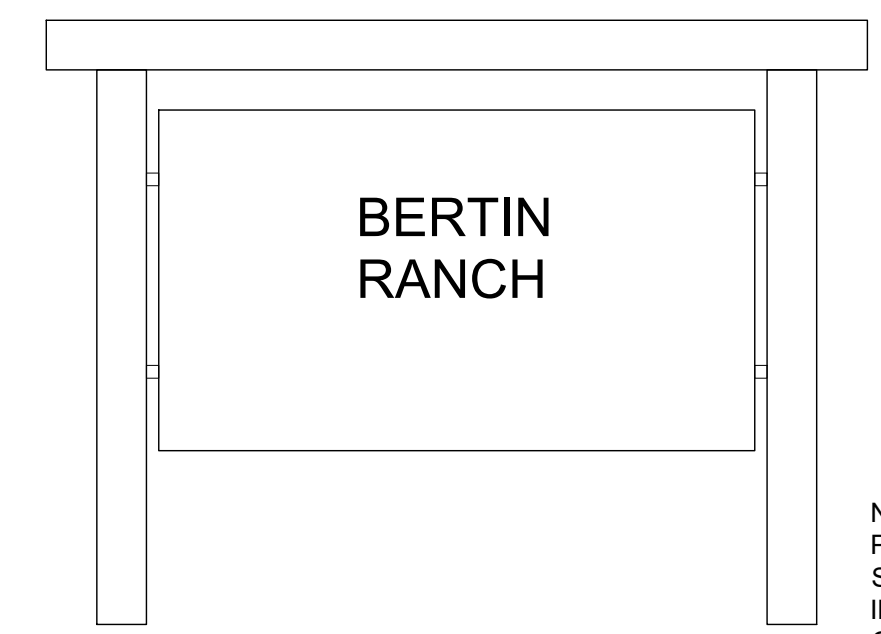
CURT BEHLE

BERTIN RANCH
LANDSCAPE PLAN

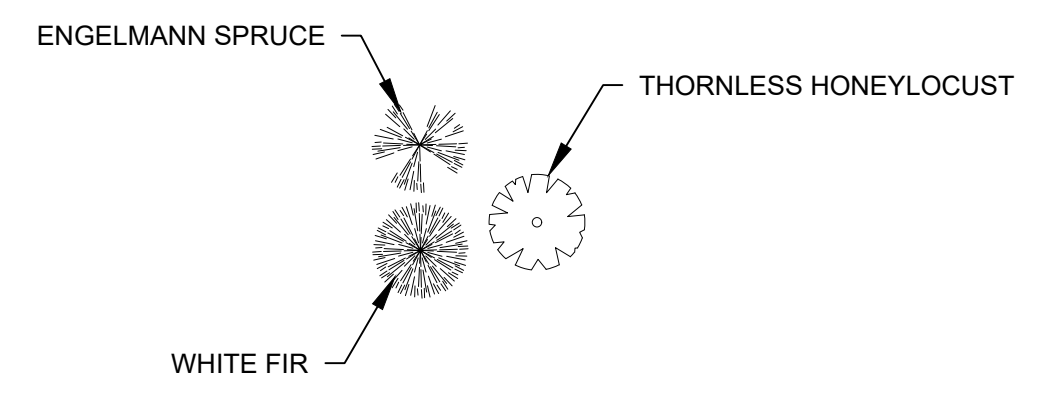
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LANDSCAPING - GENERAL

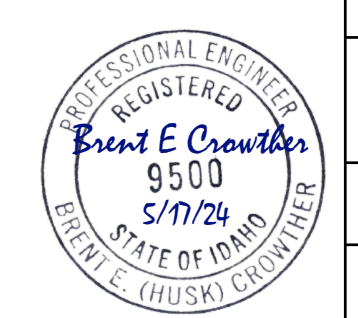
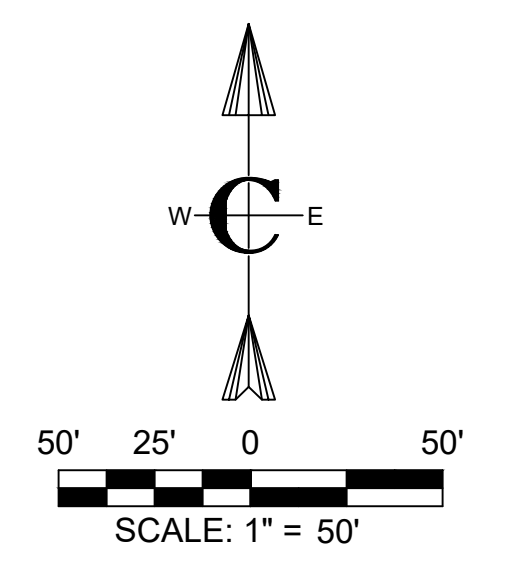
- A. THIS SHALL INCLUDE A VEGETATION/REVEGETATION PLAN IDENTIFYING LOCATIONS WHERE VEGETATION WILL BE INSTALLED IN ORDER TO REPLACE EXISTING VEGETATION OR REVEGETATE DISTURBED AREAS, A PLAN FOR WEED MANAGEMENT, A STABILIZATION PLAN TO COVER ANY DISTURBED SLOPES, AND A PLAN TO PROVIDE SCREENING FROM NEIGHBORING PROPERTIES OR FROM STATE HIGHWAYS 31, 32, 33 OR SKI HILL ROAD.
- B. PLANTING STRIPS MAY BE REQUIRED TO BE PLACED BETWEEN RESIDENTIAL AREA AND FEATURES SUCH AS HIGHWAYS, RAILROADS, COMMERCIAL OR INDUSTRIAL USES TO SCREEN THE VIEW FROM NEIGHBORING PROPERTIES.
- C. EXISTING NATURAL AND MANMADE FEATURES THAT ENHANCE THE ATTRACTIVENESS OF THE COMMUNITY SUCH AS TREES, WATERCOURSES, AND HISTORIC AREAS SHALL BE PRESERVED THROUGH THE DESIGN OF THE SUBDIVISION OR PUD.
- D. THE COUNTY MAY REQUEST REASONABLE BERMING AND PLANT LANDSCAPING, AND OTHER IMPROVEMENTS TO PROTECT VIEW CORRIDORS AND VISTAS THAT PROTECT THE RURAL CHARACTER OF THE COUNTY.

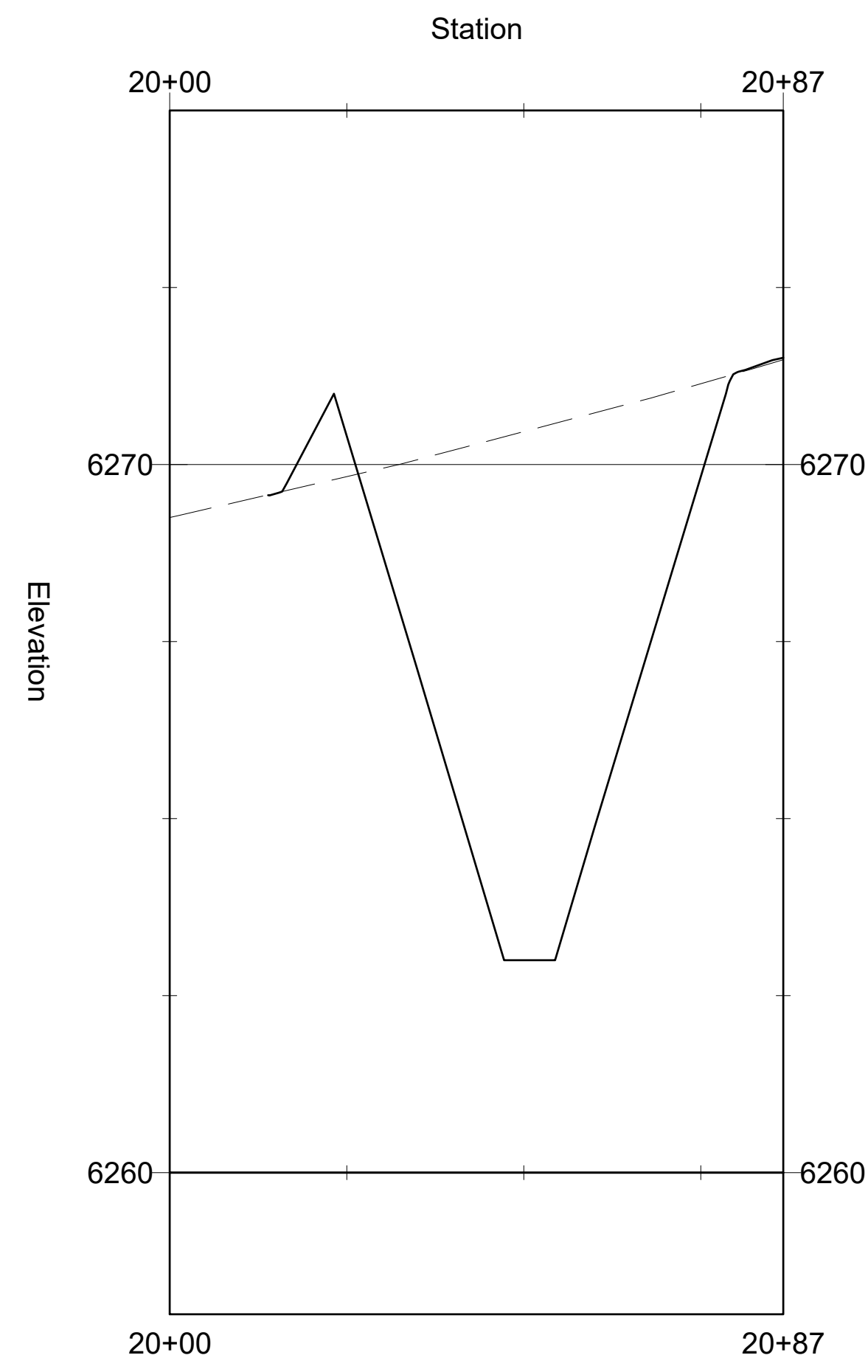
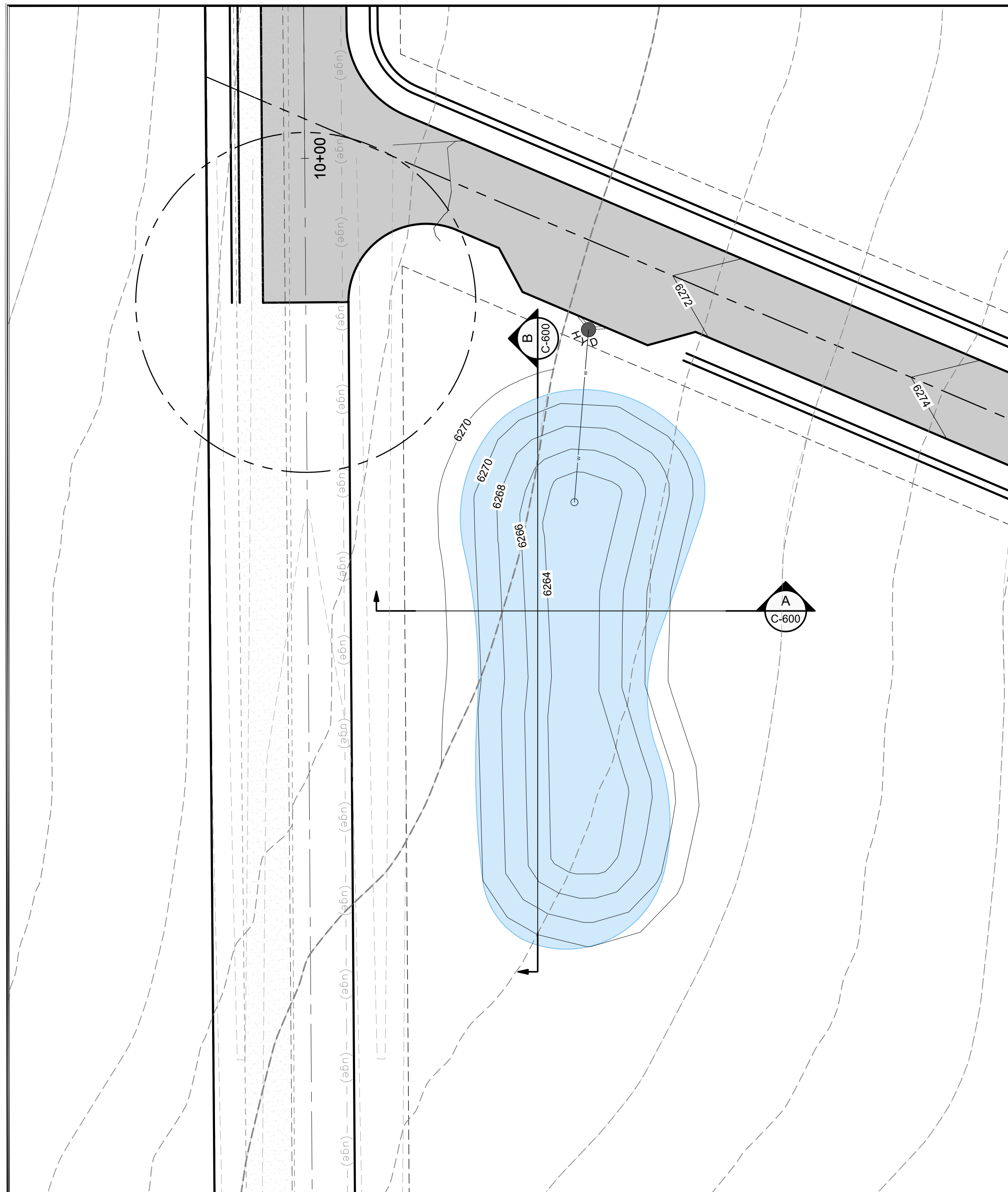


SIGN PLAN
SCALE: N.T.S.
NOTE: PERMANENT, UNLIT 32 SQUARE FEET IDENTIFICATION SIGN ON-PREMISES

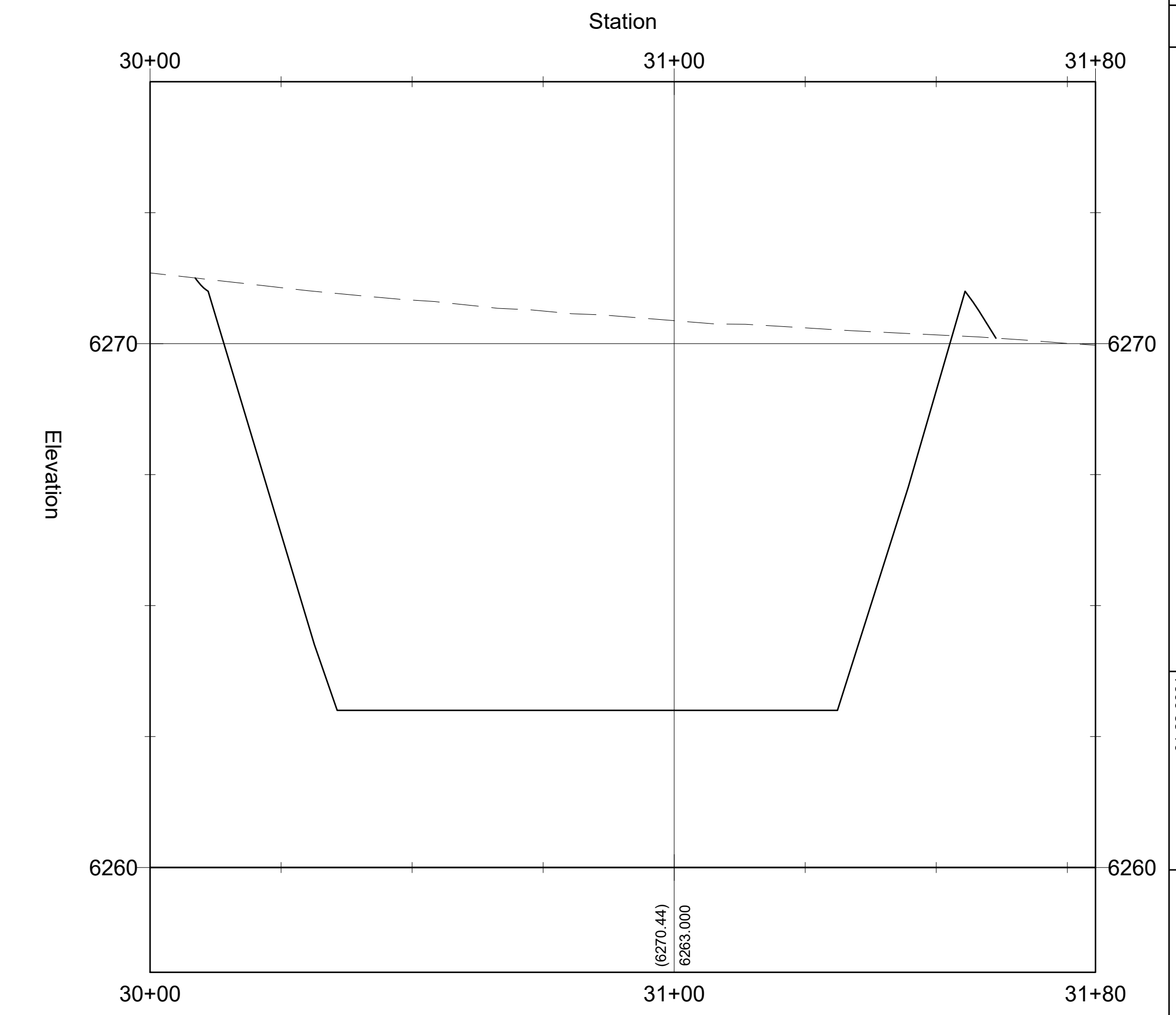


PLANTING PLAN
SCALE: N.T.S.





POND SECTION A
SCALE: 1"=20'



POND SECTION B
SCALE: 1"=20'

CONSTRUCTION NOTES:

GENERAL NOTES - DRY HYDRANT AND FIRE POND

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

B. 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

C. 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

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

DRY HYDRANT PLACEMENT

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

SPECIFICATIONS - LINER

F. THE GEOMEMBRANE LINER SHALL BE NEW AND COMPRISED OF HDPE MATERIAL DESIGNED AND MANUFACTURED SPECIFICALLY FOR THE PURPOSE OF LIQUID CONTAINMENT IN HYDRAULIC STRUCTURES, UV RESISTANT, WITH A MINIMUM NOMINAL THICKNESS OF 30 MILS.

c. NOMINAL THICKNESS	30 MILS
d. DENSITY	0.933 OZ/CC
e. TENSILE STRENGTH @ BREAK	240 LB/IN WIDTH
f. TENSILE STRENGTH @ YIELD	140 LB/IN WIDTH
g. ELONGATION AT BREAK	700%
h. ELONGATION AT YIELD	13%

i. PUNCTURE RESISTANCE	80 LBS
j. CARBON BLACK	2-3%

G. A NONWOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE TOP AND BOTTOM OF THE GEOMEMBRANE FOR PUNCTURE PROTECTION.

H. THE LINER SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF COMPACTED SOIL FREE FROM ROCKS, STICKS, AND OTHER DEBRIS.

I. EQUIVALENT REINFORCED POLYETHYLENE (RPE) OR PVC MAY BE ACCEPTABLE WITH APPROVAL FROM ENGINEER OR FIRE DISTRICT.

PIPE AND FITTINGS

J. 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.

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

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

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

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

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

POND CONSTRUCTION

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

Q. TOPSOIL SHALL BE STRIPPED FROM THE FOUNDATION AREA AND STOCKPILE FOR FUTURE USE.

R. SURFACES TO BE LINED SHALL BE SMOOTH AND FREE OF ALL ROCKS, STONES, STICKS, ROOTS, SHARP OBJECTS, OR DEBRIS OF ANY KIND PRIOR TO LINE INSTALLATION. A 3' LAYER OF SAND OR FLOWABLE BACKFILL SHALL BE PLACED ON THE SUBGRADE PRIOR TO INSTALLING THE MEMBRANE. THE SURFACE SHALL PROVIDE A FIRM, UNYIELDING FOUNDATION FOR THE LINER WITH NO SUDDEN, SHARP, OR ABRUPT CHANGES IN GRADE EXCEPT AS SHOWN ON THE PLANS. NO STANDING WATER SHALL BE ALLOWED.

S. GEOMEMBRANE DEPLOYMENT SHALL PROCEED BETWEEN AMBIENT TEMPERATURES OF 32°F AND 105°F.

T. INDIVIDUAL PANELS OF GEOMEMBRANE SHALL BE LAID OUT AND OVERLAPPED A MAXIMUM OF 4-INCHES FOR AN EXTRUSION WELD PRIOR TO WELDING. THE AREA TO BE WELDED SHALL BE CLEANED AND PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

U. THE CONTRACTOR SHALL EMPLOY ON-SITE PHYSICAL, NON-DESTRUCTIVE TESTING ON 100 PERCENT OF ALL WELDS.

V. 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.

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

DESIGN CRITERIA:

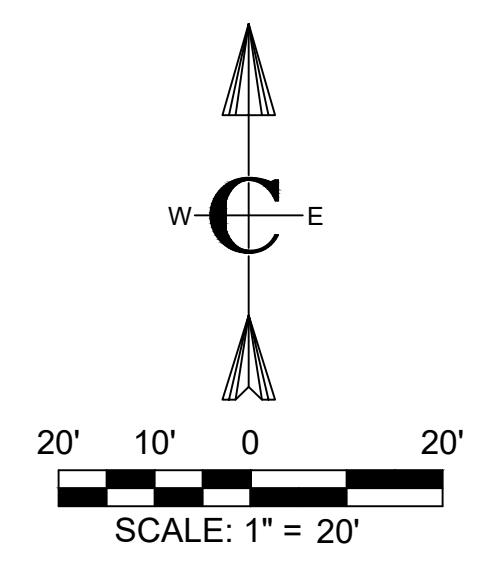
FIRE FLOW	1,000 GPM x 2 HOURS
VOLUME REQUIRED	120,000 GALLONS
FREESBOARD	1 FOOT
ALLOWANCE FOR ICE	2 FEET

POND DESIGN

SURFACE AREA	5,000 SQUARE FEET
SIDE SLOPES	4H:1V
MAXIMUM DEPTH	9 FEET
AVERAGE WIDTH	60 FEET
AVERAGE LENGTH	100 FEET
CALCULATED TOTAL VOLUME ESTIMATE	220,000 GALLONS
CALCULATED USABLE VOLUME (WITH ICE)	150,000 GALLONS

KEYED NOTES

- FURNISH AND INSTALL IMPERMEABLE GEOMEMBRANE LINER SHOWN ON THE PLANS. THE GEOMEMBRANE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) MEMBRANE.
- CONSTRUCT WELL PER IDAHO ADMINISTRATIVE RULES 39.03.09 WELL CONSTRUCTION STANDARDS USING THE DOMESTIC EXEMPTION RULES.
- FURNISH AND INSTALL 2-INCH DIAMETER ASTM 2239 HDPE SDR 11 WATERLINE AND FITTINGS WITH TRENCH PER CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS, STANDARD DETAIL, COD-UT-01 - TYPICAL TRENCH.
- FURNISH AND INSTALL PVC C900 WATER LINE AND FITTINGS WITH TRENCH PER CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS, STANDARD DETAIL, COD-UT-01 - TYPICAL TRENCH.
- FURNISH AND CONSTRUCT THRUST BLOCKS PER CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS, STANDARD DETAIL, COD-W-11 - THRUST BLOCK.
- FURNISH AND INSTALL DRY HYDRANT PER CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS, STANDARD DETAIL, COD-W-06 - FIRE HYDRANT.
- FURNISH AND INSTALL CONCRETE VAULT AND FLOAT VALVES FOR LEVEL CONTROL.



Civilize, PLLC
Management and Engineering

CURT BEHLE

BERTIN RANCH

FIRE POND SITE PLAN

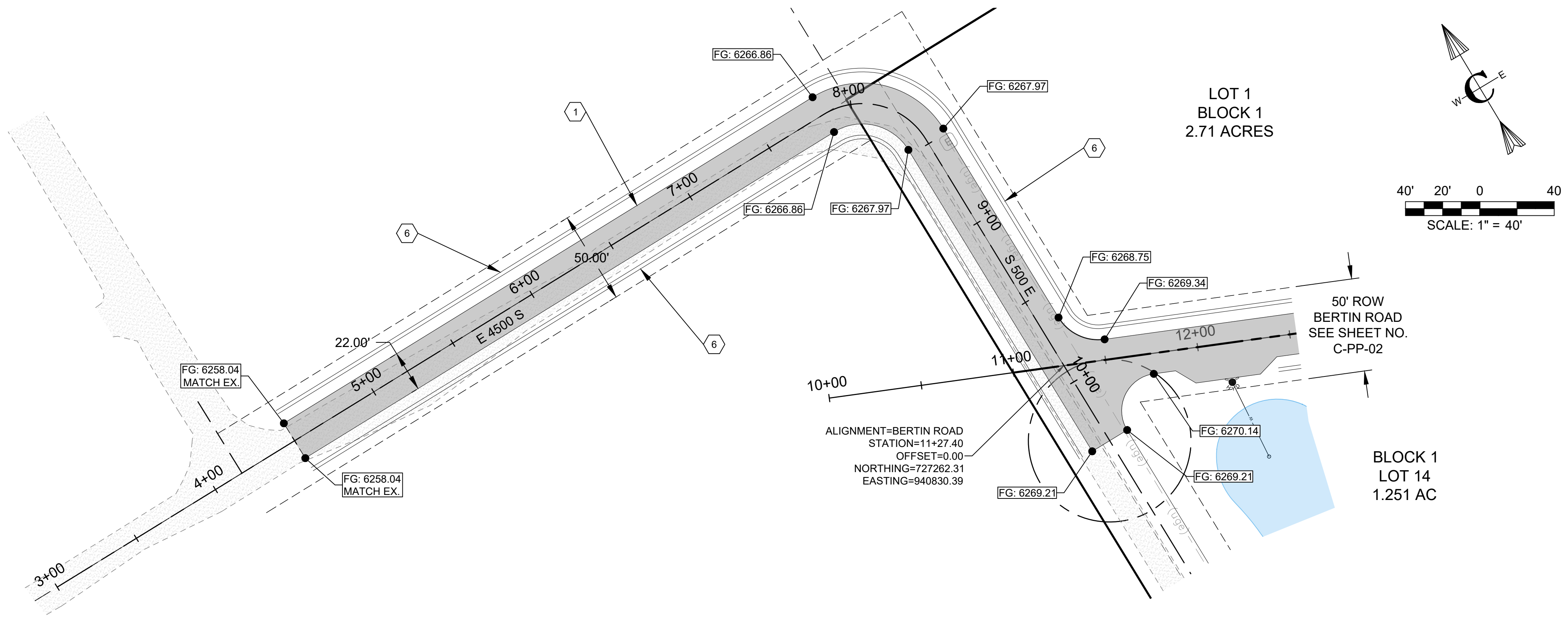
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DATE: **MAY 2024**

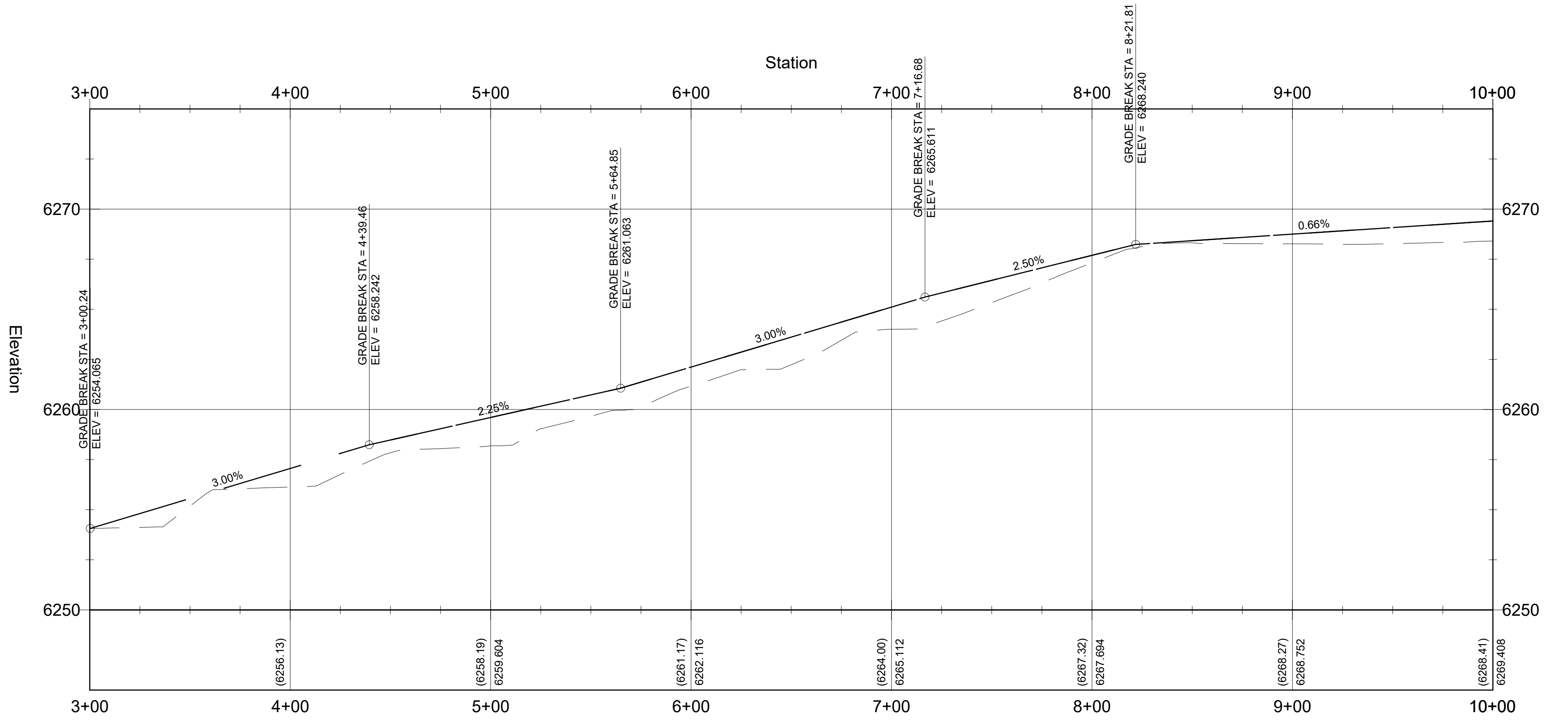
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PROJECT NO. 01-22-0064	DRAWN J. TOONE
DESIGNED E. STODDARD	APPROVED B. CROWTHER
DATE 4/29/2024	BY DATE

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PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
SCALE: 1" = 40'

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

E. EARTHWORK INCLUDING EROSION CONTROL DIVISION 200

F. TRENCHING DIVISION 300

G. CONCRETE DIVISION 700

H. AGGREGATES AND ASPHALT DIVISION 800

I. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES DIVISION 1000

J. TRAFFIC CONTROL DIVISION 1100

K. 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 90, 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:

SEIVE SIZE	% PASSING
1 1/2" (38)	100
1" (25)	95
3/4" (19)	85
3/8" (9.5)	60
20	35
40	20
60	15

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:

SEIVE SIZE	% PASSING
2 1/2" (63.5)	100
2" (50.8)	90
1 1/2" (38.1)	75
1" (25.4)	55
3/4" (19.0)	40
3/8" (9.5)	25
20	15

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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1 1/2" (38.1)	100
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3/8" (9.5)	45
20	30
40	20
60	15

APPROACH-ACCESS MANAGEMENT

I. APPROACHES ARE ONTO STATE HIGHWAYS, REQUIRE AN APPROVED ENCROACHMENT PERMIT, AND GOVERNED BY ITD STANDARDS

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 ISPWC.

KEYED NOTES

ROADWAY AND PARKING

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS TRAVEL LANE SHALL BE 9 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC. SEE DETAIL A-C-DT01

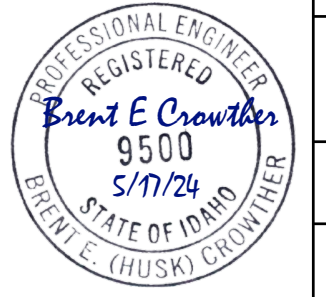
2. CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL B-C-DT01

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. CONSTRUCT FIRE PULL-OUT IN ACCORDANCE WITH FIGURE 10 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL C-C-DT01

5. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC

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



Civilize, PLLC
Management and Engineering

PROJECT NO. 01-22-0064

DRAWN J. TOONE

DESIGNED E. STODDARD

APPROVED B. CROWTHER

QA/QC B. CROWTHER

CURT BEHLE

BERTIN RANCH

PLAN AND PROFILE

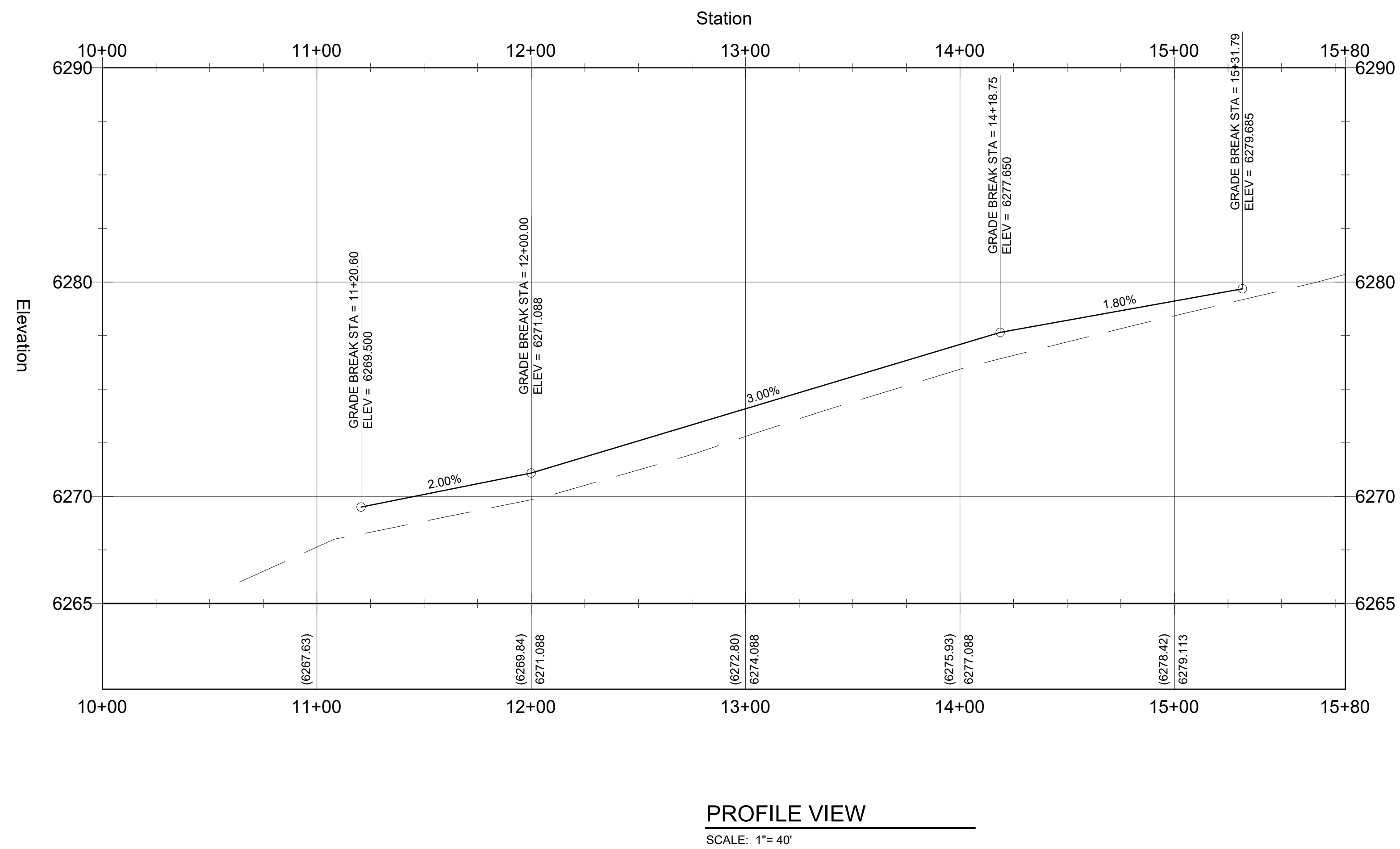
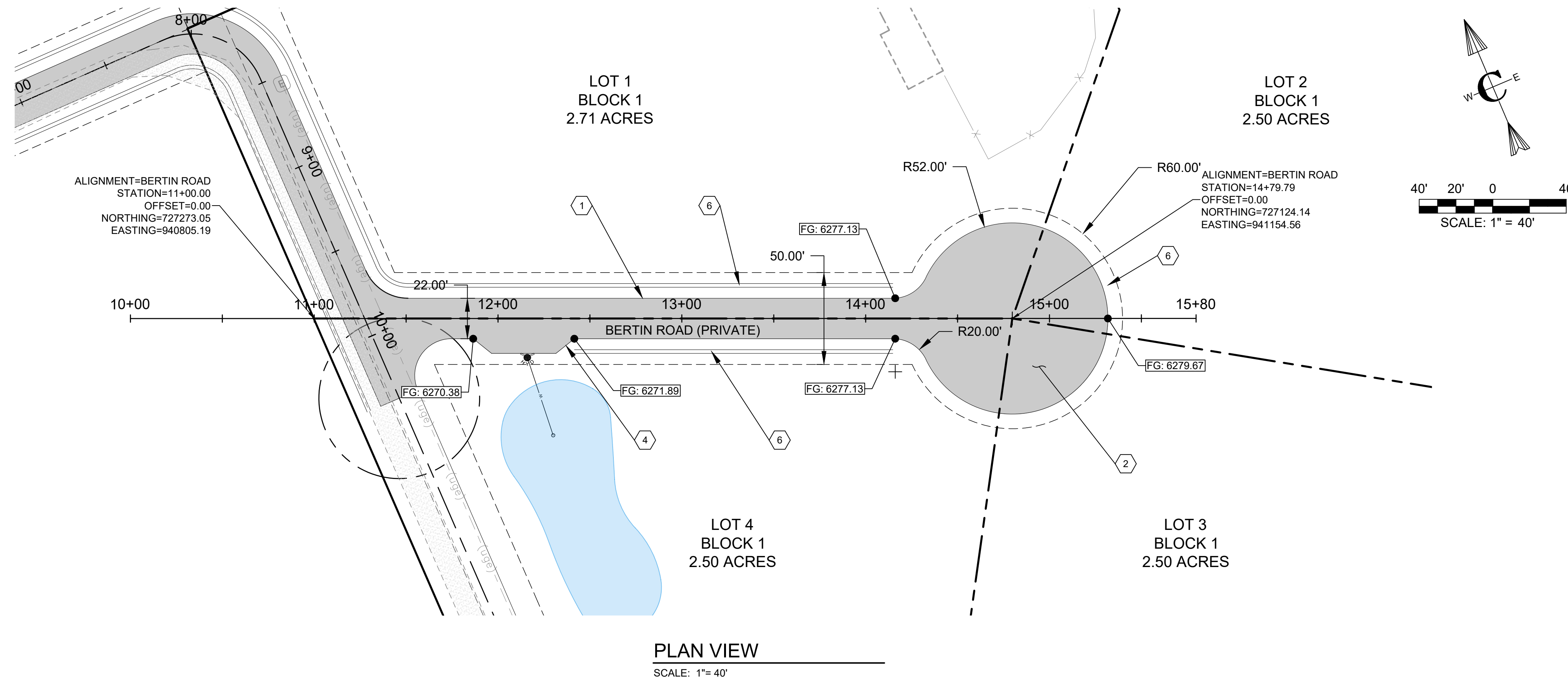
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STA. 3+00 TO 10+00

SHEET NO. **C-PP-01**

DATE: MAY 2024

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SEIVE SIZE	% PASSING
1/8"	100
1/4"	85
3/8"	65
1/2"	45
3/4"	30
1"	15
1 1/2"	5
2"	0
 - 2-INCH MINUS: THE MINIMUM SUB-BASE SHALL BE 4-INCHES AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

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1"	45
1 1/2"	25
2"	10
2 1/2"	5
3"	0
 - 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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1/2"	85
3/4"	65
1"	45
1 1/2"	25
2"	10
2 1/2"	5
3"	0

APPROACH-ACCESS MANAGEMENT

- APPROACHES ARE ONTO STATE HIGHWAYS, REQUIRE AN APPROVED ENCROACHMENT PERMIT, AND GOVERNED BY ITD STANDARDS

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

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KEYED NOTES

ROADWAY AND PARKING

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

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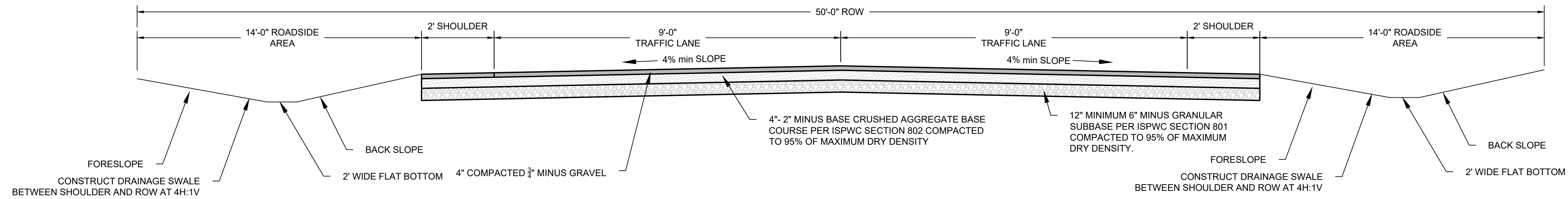
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DRAWN	J. TOONE
DESIGNED	E. STODDARD
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

CURT BEHLE

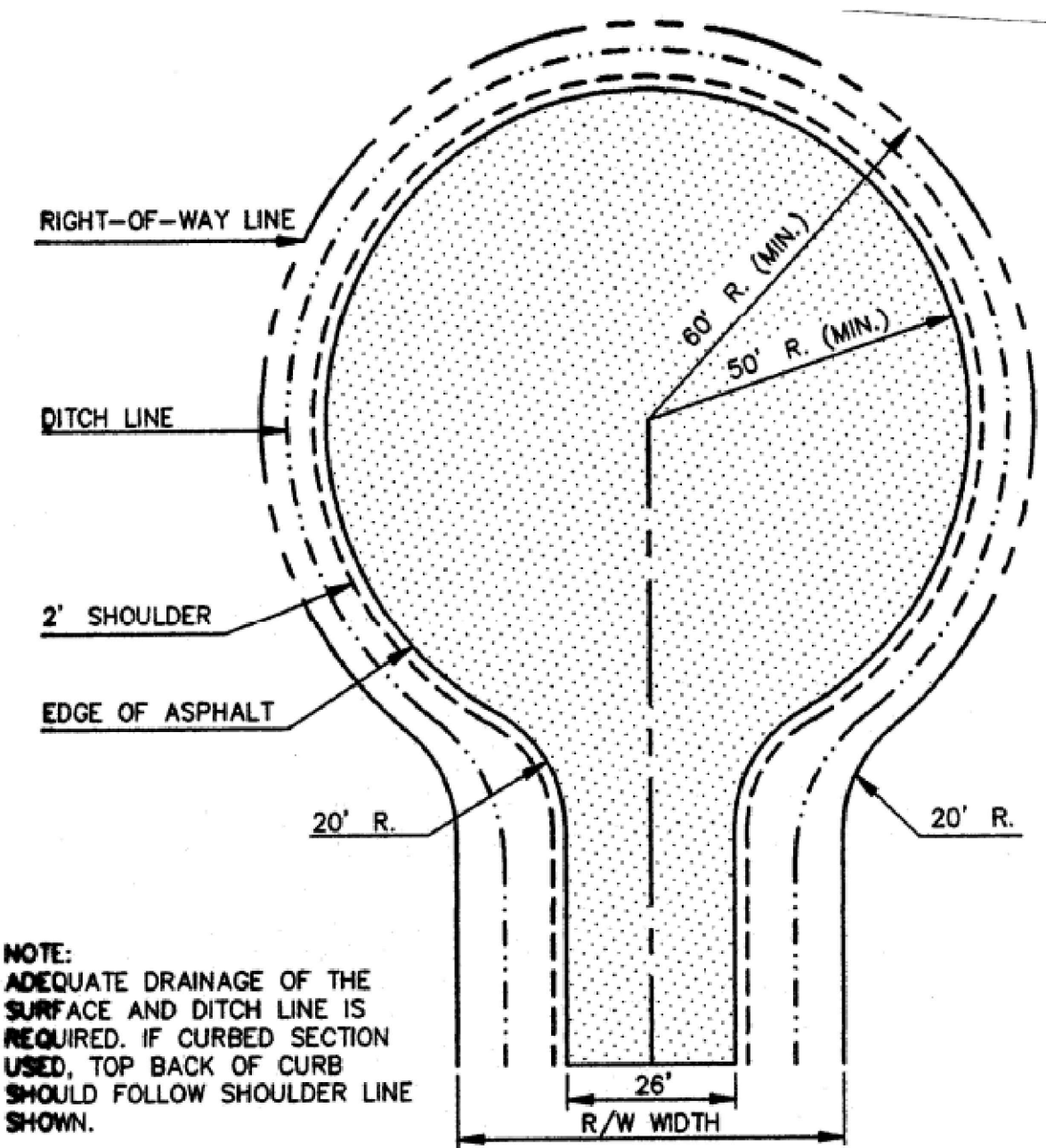
BERTIN RANCH
PLAN AND PROFILE
BERTIN ROAD
STA. 10+00 TO 15+80

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TYPICAL CROSS SECTION (A)
SCALE: N.T.S.



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

Figure 3. Typical Cul-de-sac Layout

CUL-DE-SAC DETAIL (B)
SCALE: N.T.S.

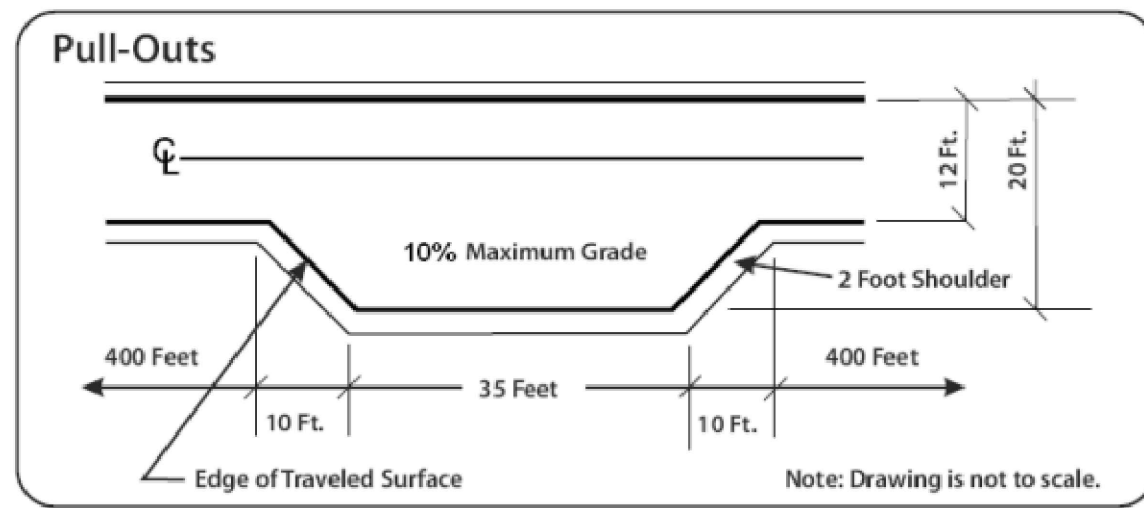


Figure 10. Pull-Out Standard

TURN OUT DETAIL (C)
SCALE: N.T.S.

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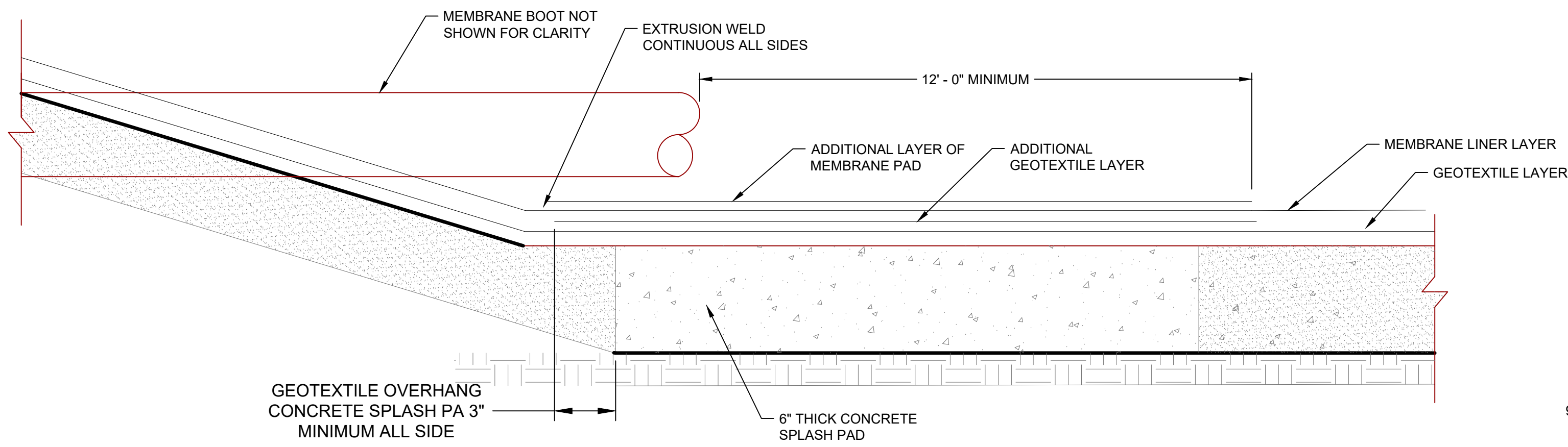
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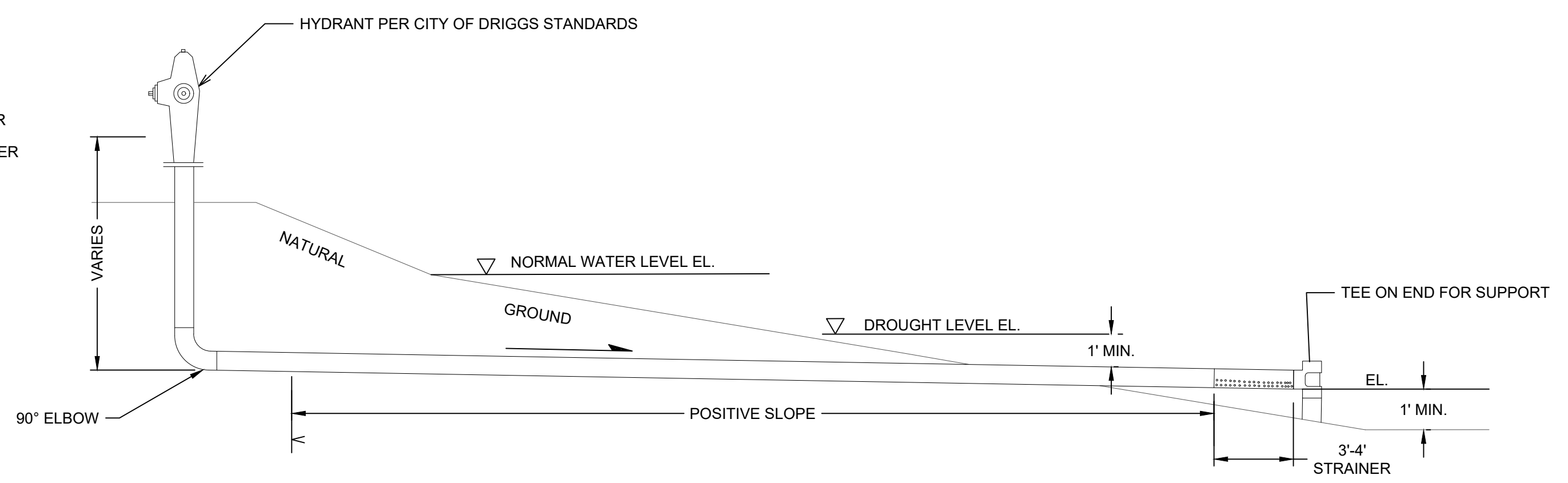
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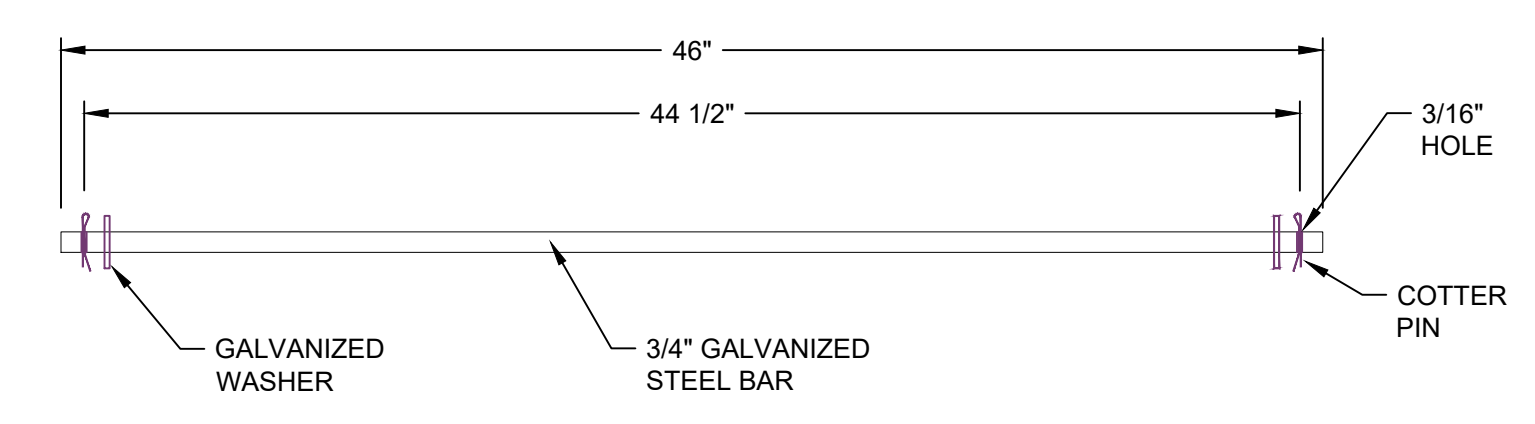
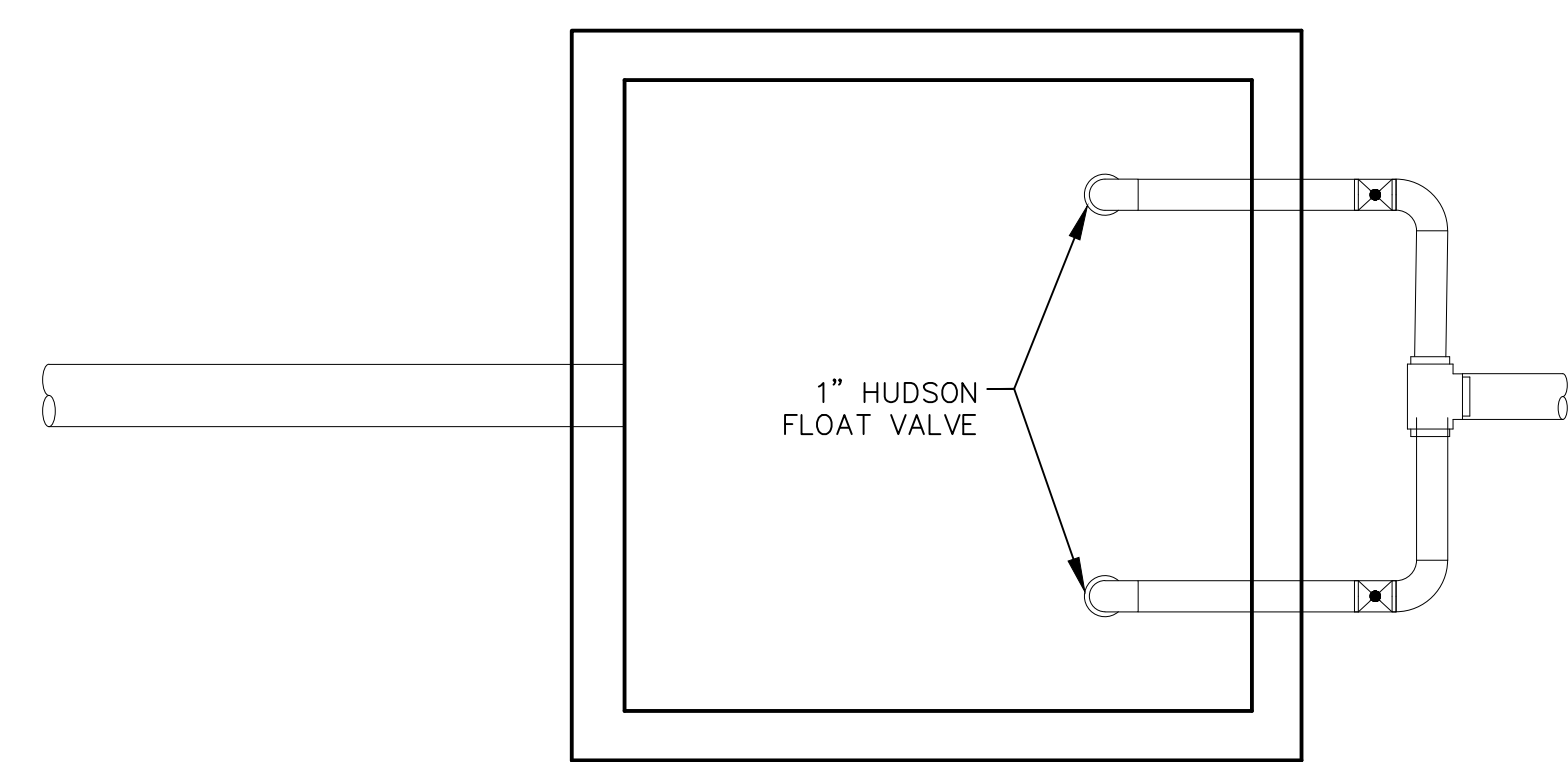




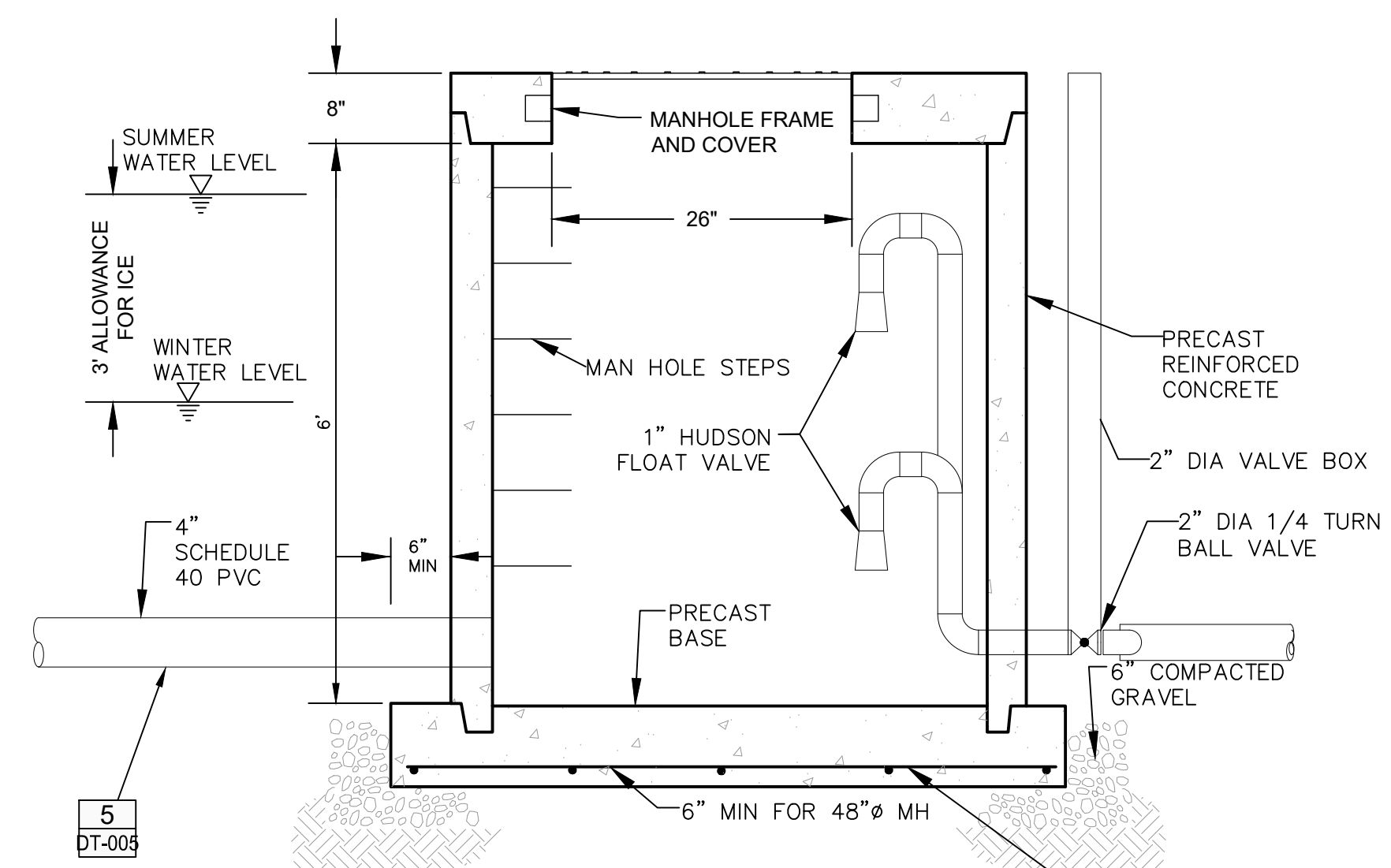
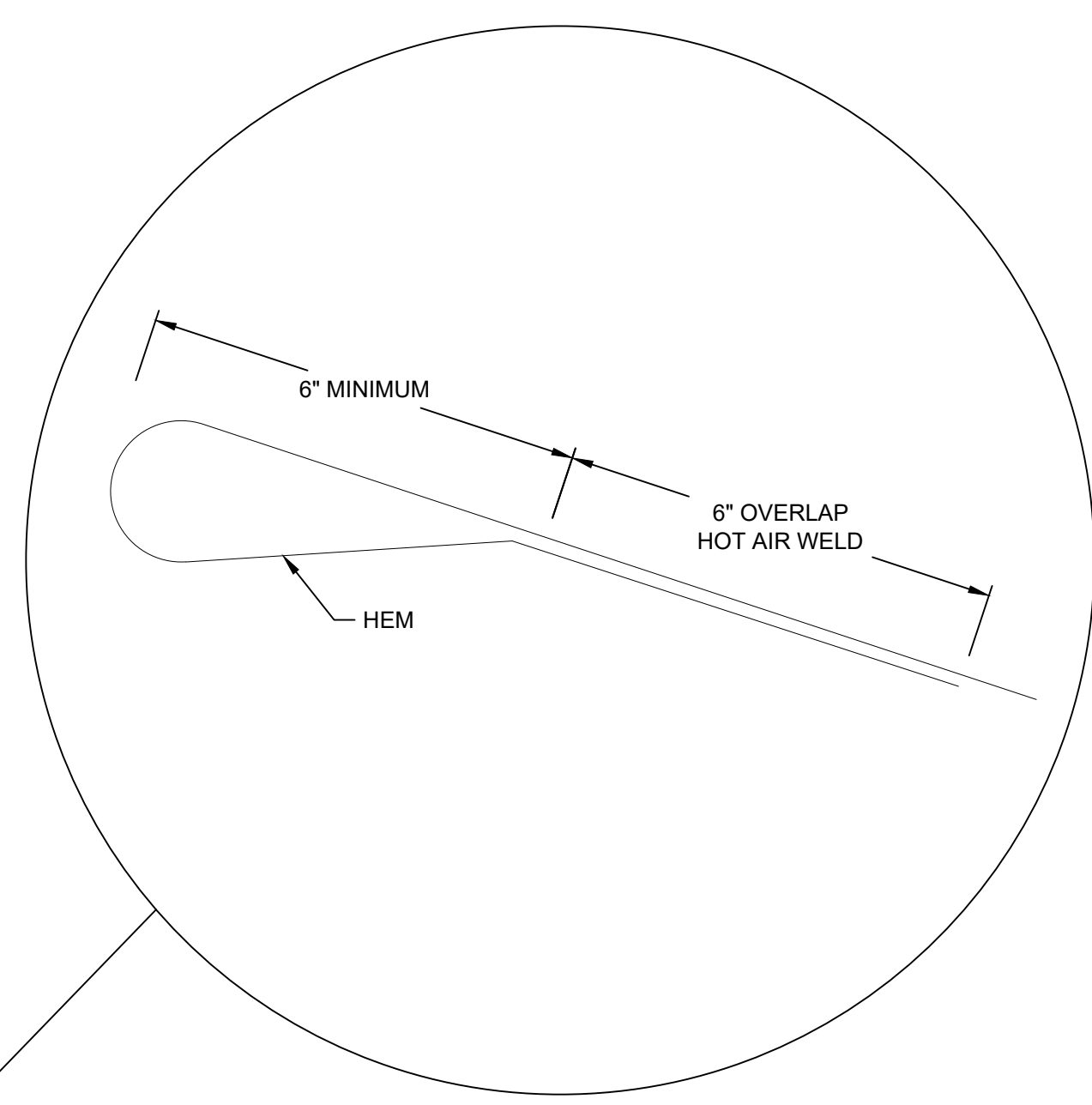
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SPLASH GAURD**
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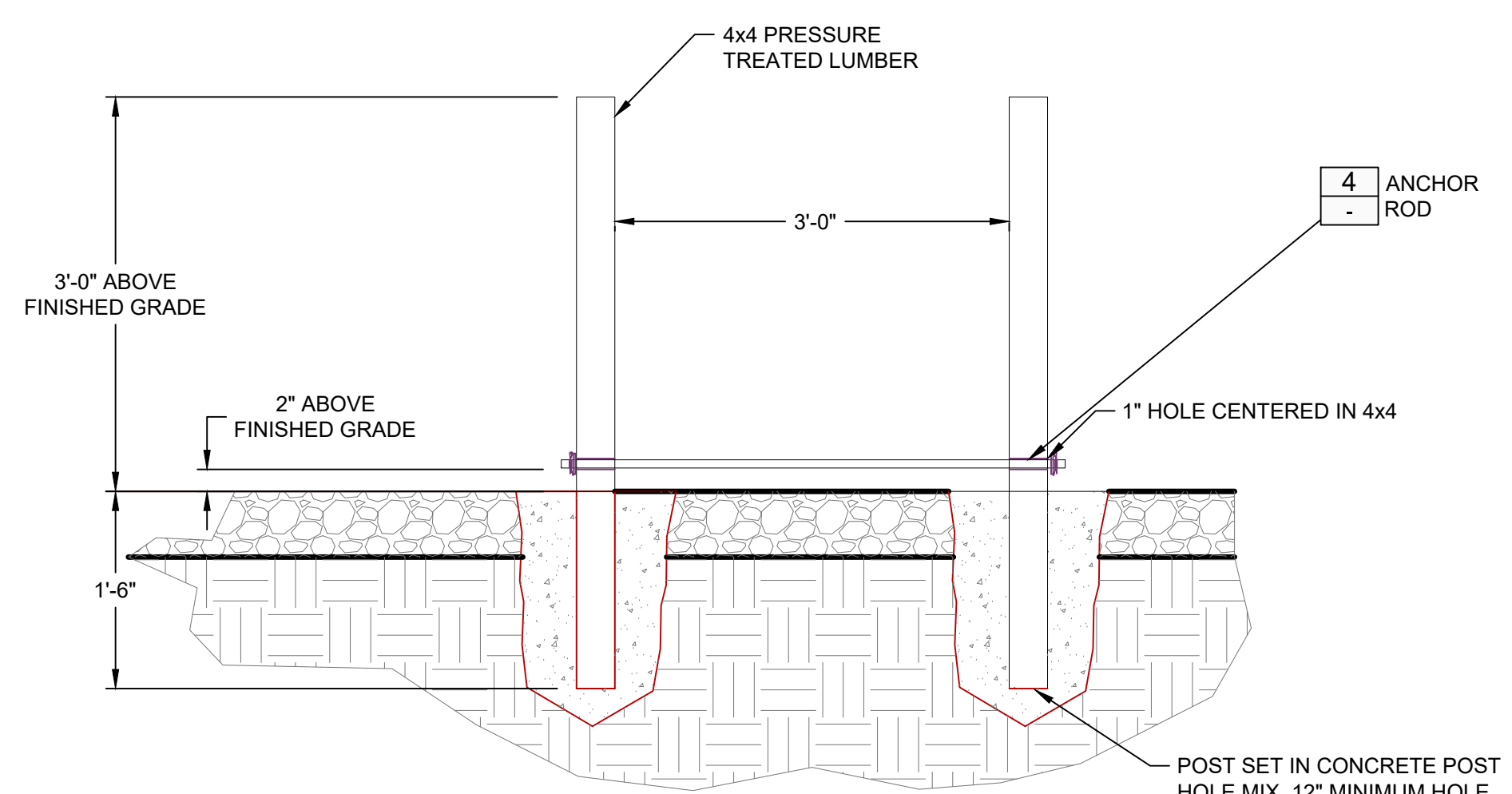
DRY HYDRANT DETAIL
SCALE: NTS



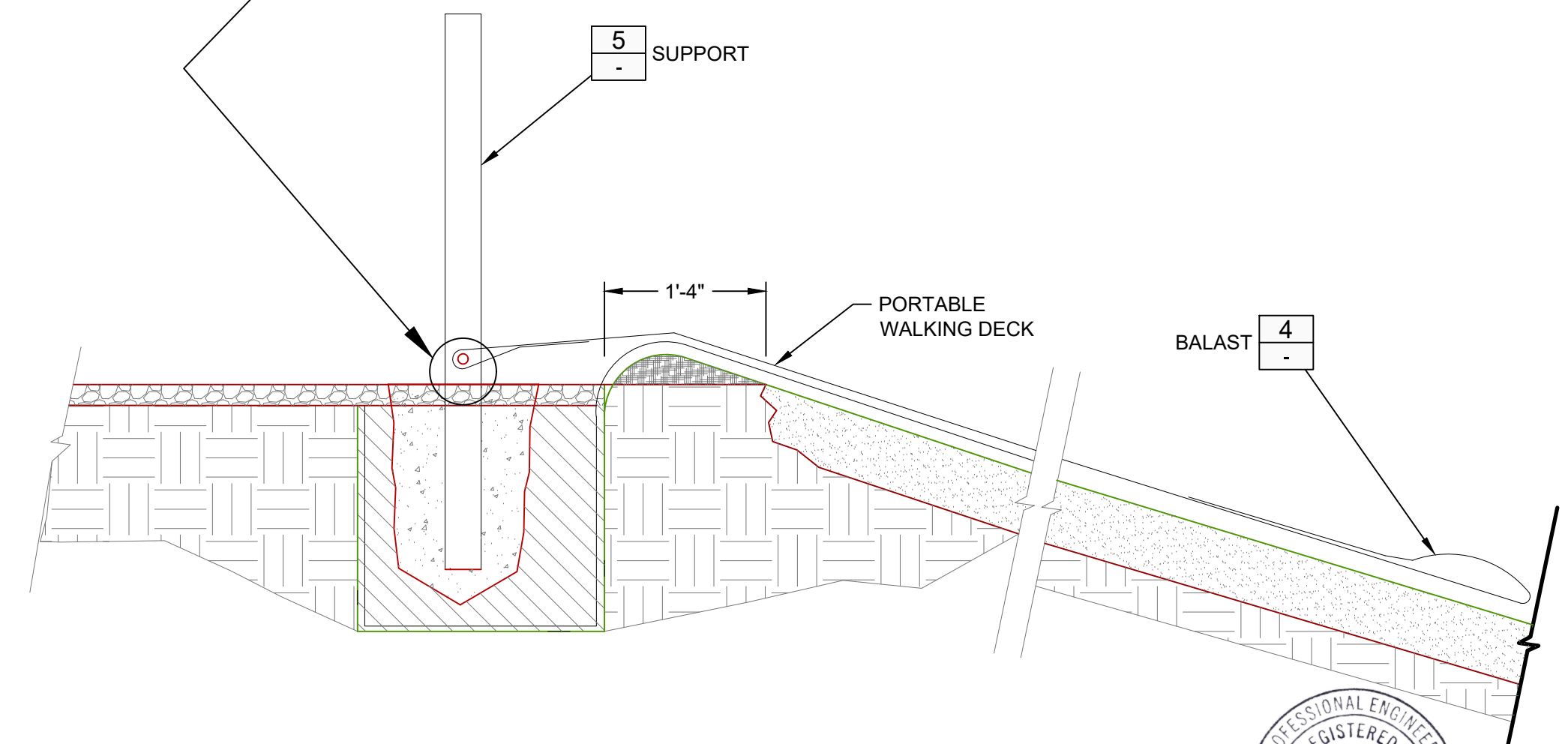
ANCHOR ROD
SCALE: NTS



4\"/>



SUPPORT
SCALE: NTS



PORTABLE WALK DECK
SCALE: NTS

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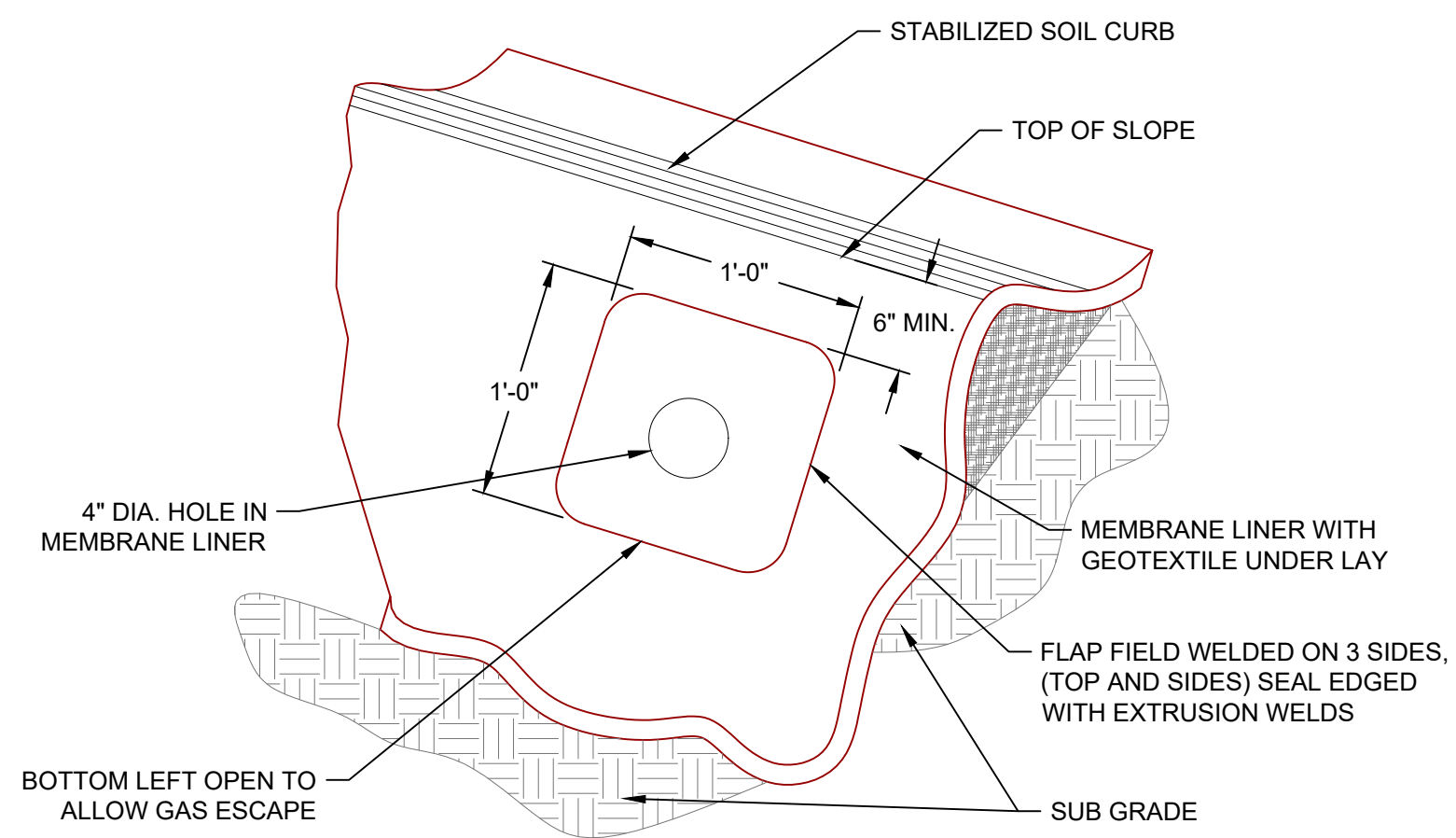
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**BERTIN RANCH
FIRE POND DETAILS**

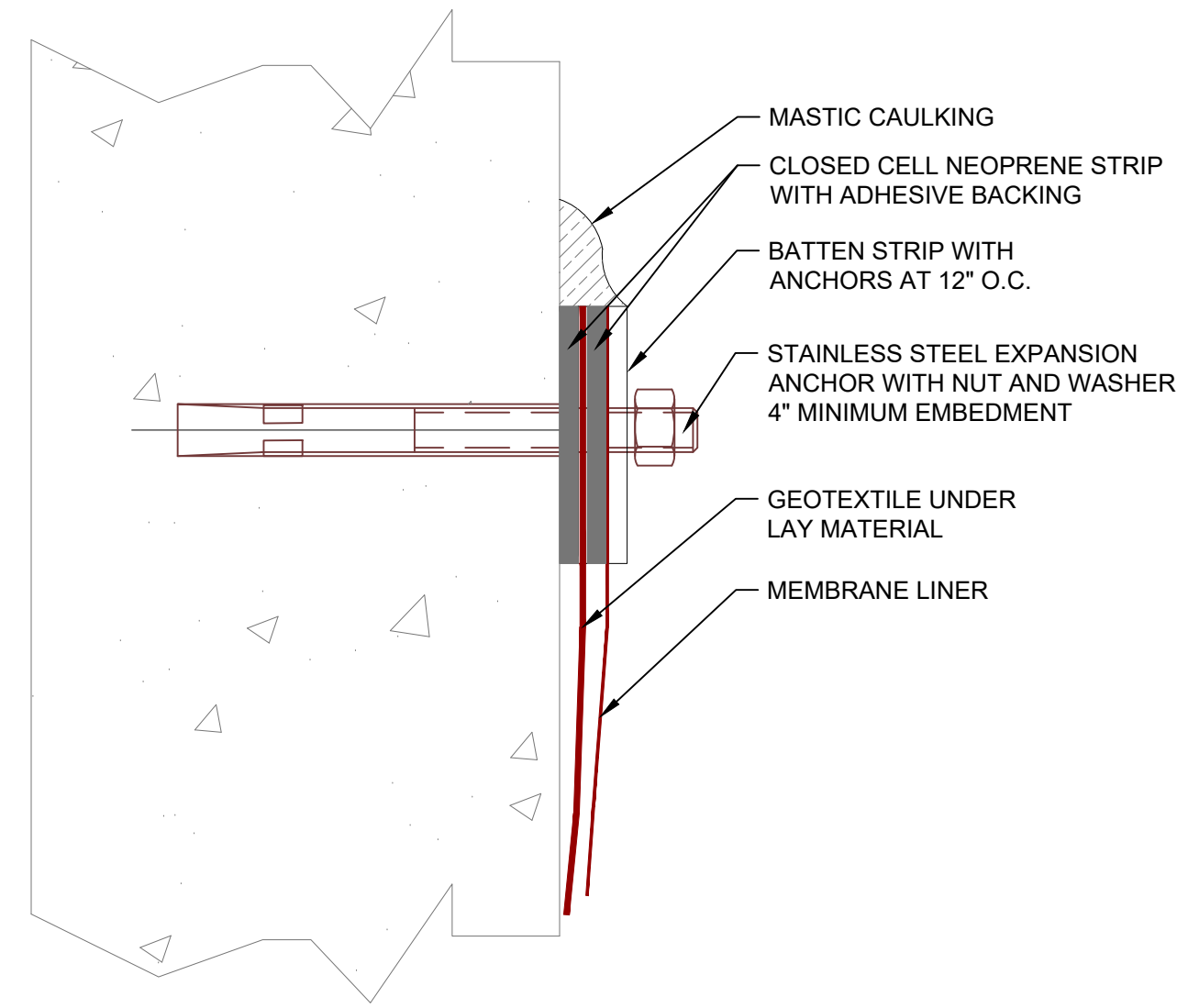
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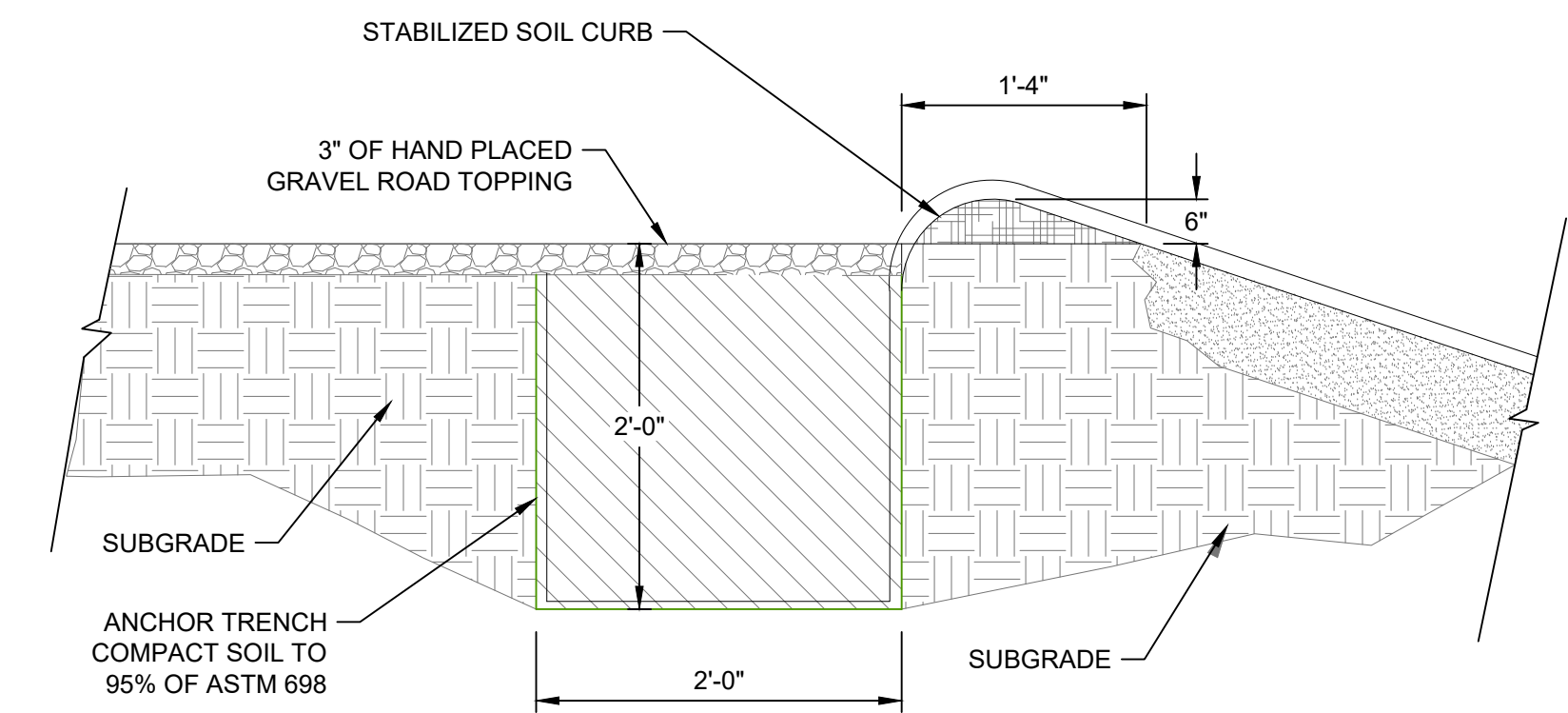
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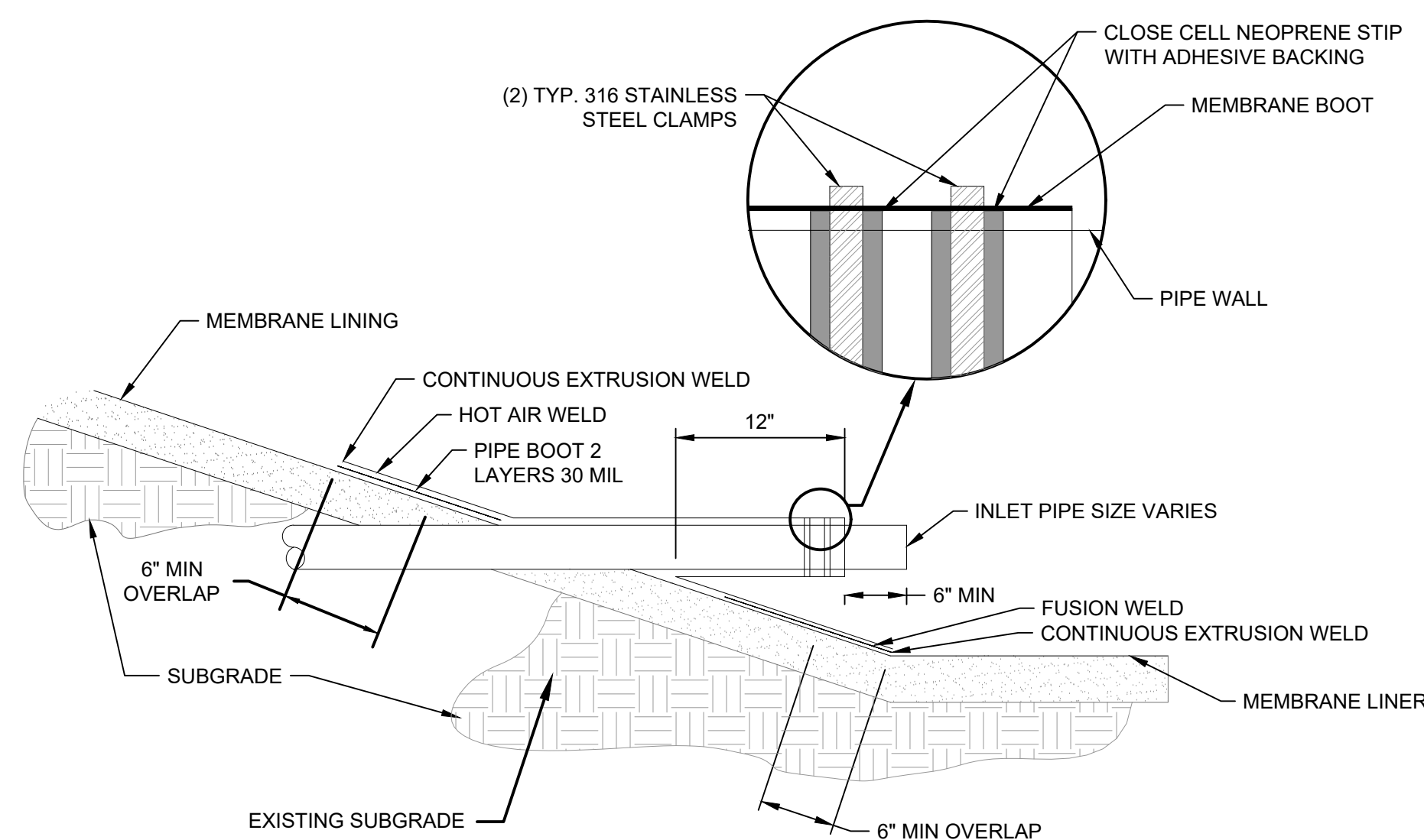
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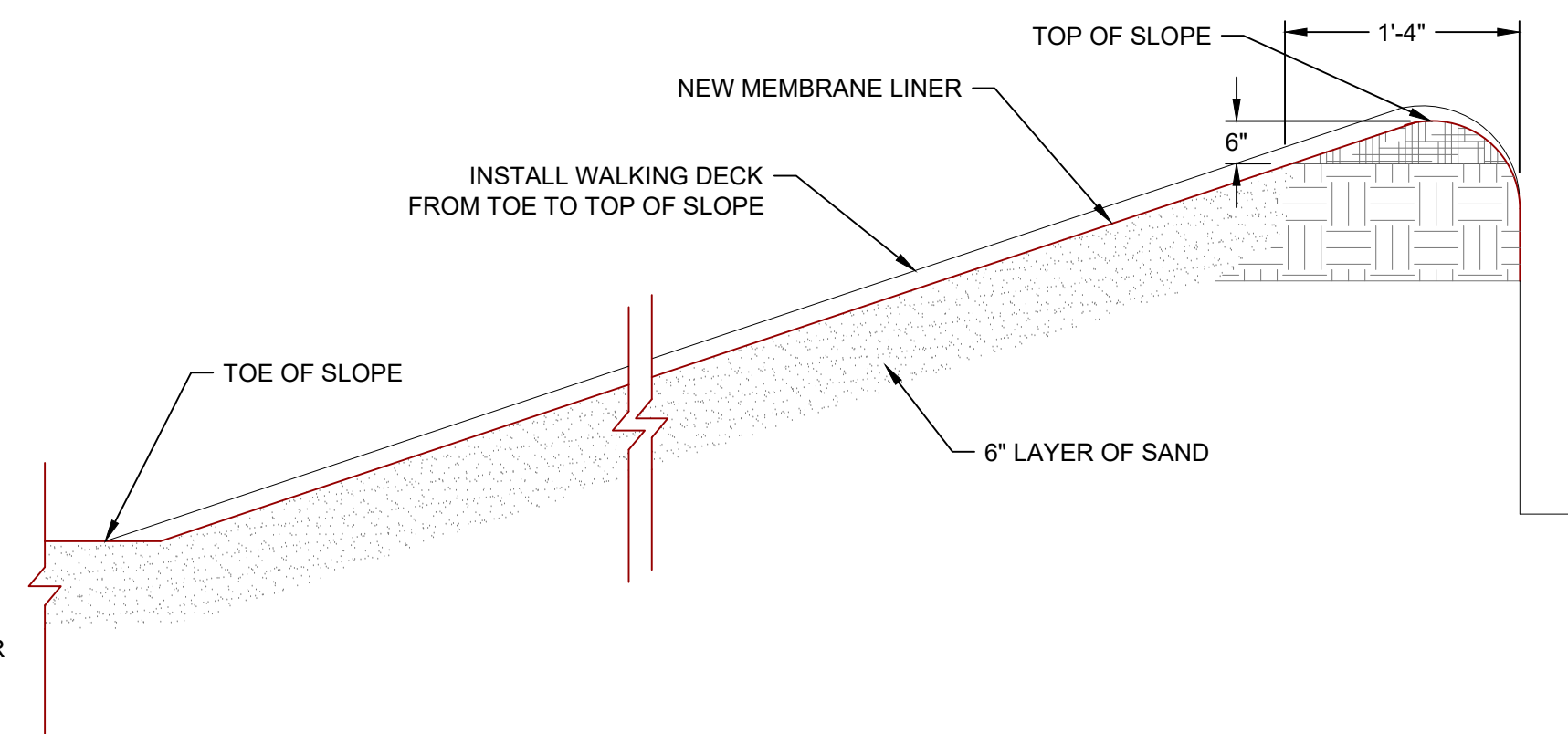
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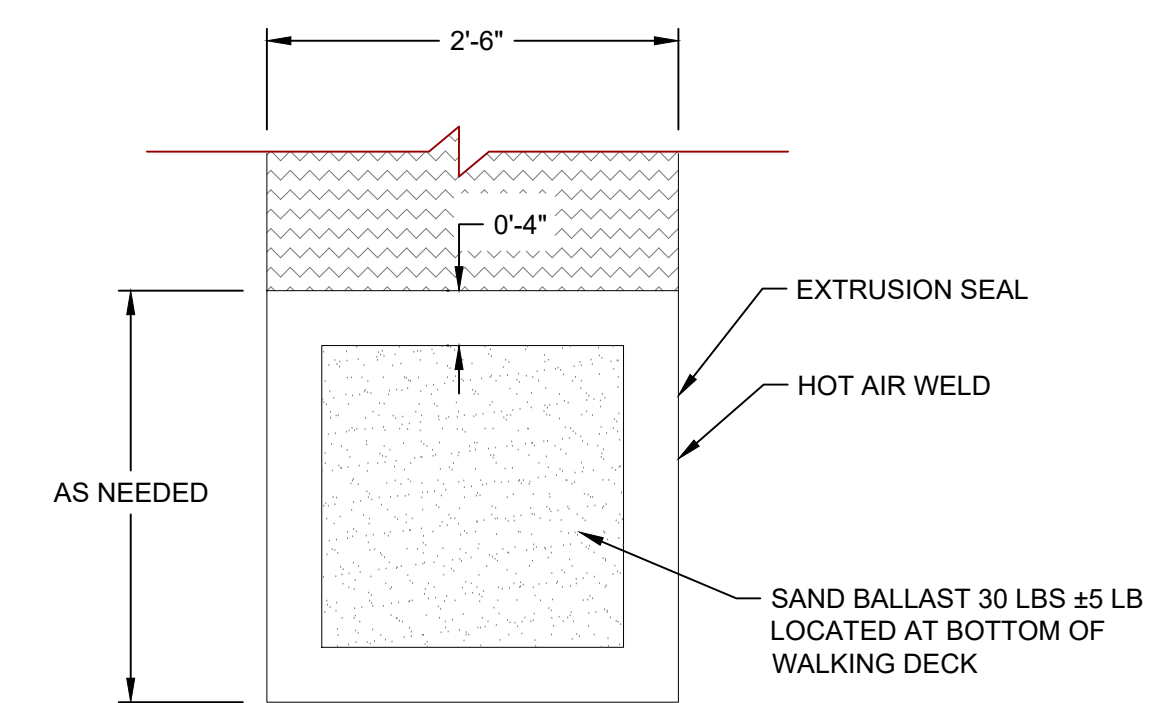
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WALKING DECK
SCALE: NTS

5	-
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BALAST
SCALE: NTS

6	-
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