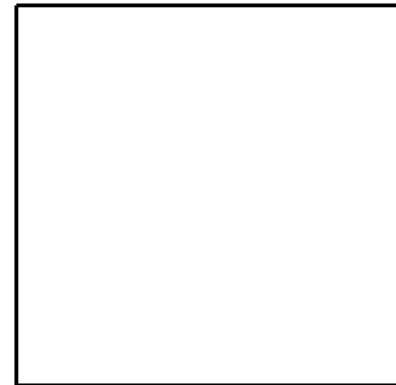
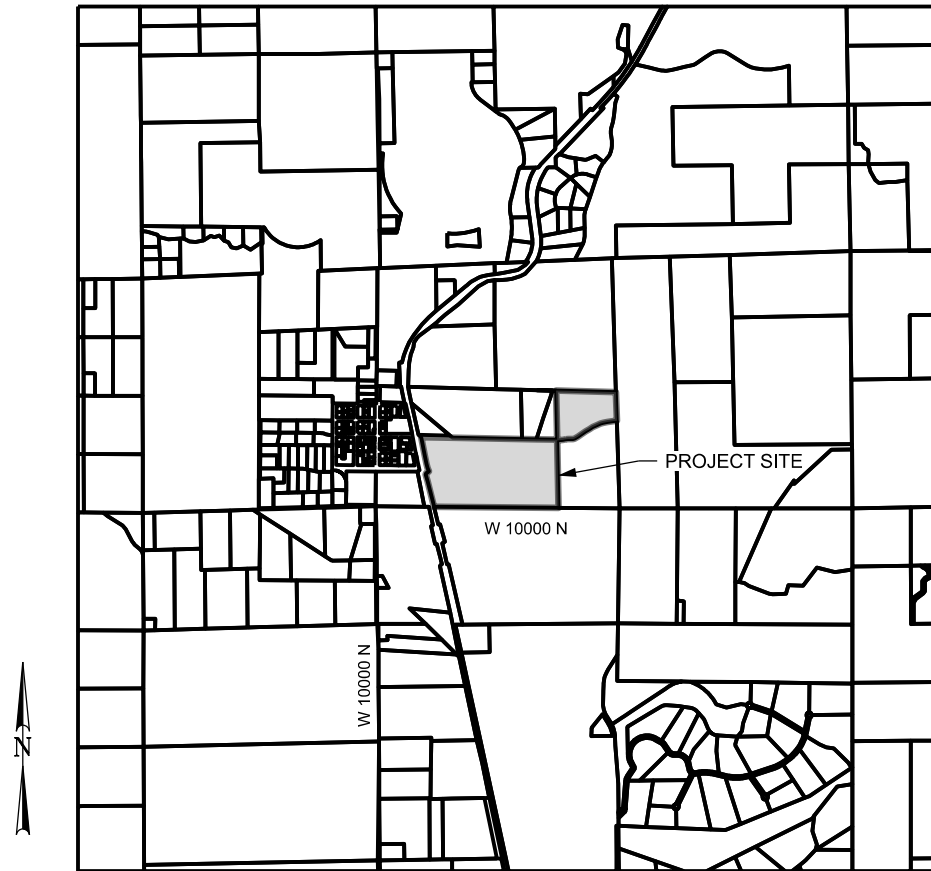


PRELIMINARY DEVELOPMENT PLANS FOR COOPERS HOLLOW

TETON COUNTY, ID
FEBRUARY 2024



CIVIL STAMP



VICINITY MAP
N.T.S.

CALL BEFORE YOU DIG
1-800-849-2476

PROJECT CONTACTS

CIVIL ENGINEER
ADRIENNE LEMMERS
(307)-632-5656
Adrienne@y2consultants.com

SHEET INDEX

C0.1	COVER SHEET
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PRELIMINARY PLAT APPLICATION

COOPER'S HOLLOW

131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

COVER SHEET

C0.1

DATE	DRAWING SET TITLE
AUGUST 2023	PRELIMINARY PLAT
FEB 2024	UPDATED PRELIMINARY
DRAWN BY: EG	
CHECKED BY: ALZY	JOB #: 21069.ID

GENERAL NOTES:

- PLEASE INCORPORATE ALL NOTES AS MAY BE PRESENTED WITHIN AND THROUGHOUT THIS PLAN SET AS SET FORTH HEREIN.
- ALL WORK SHOWN ON THESE CIVIL DRAWINGS WHETHER PUBLIC OR PRIVATE IMPROVEMENTS SHALL COMPLY AS A MINIMUM WITH THE HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION IN TETON COUNTY, IDAHO AS AMENDED APRIL 11, 2013.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTING SUBGRADE, CRUSHED BASE AND FINISHED GRADES TO 95% AASHTO T-99 PROCTOR DENSITY.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION (HORIZONTAL AND VERTICAL) AND SIZE (OUTSIDE DIAMETER, ETC.) OF ALL EXISTING IMPROVEMENTS THAT MAY BE AFFECTED BY THE CONSTRUCTION WITHIN PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS THAT ARE AFFECTED BY INFORMATION THAT DIFFERS FROM THAT SHOWN ON THESE PLANS.
- ANY UTILITIES OR IMPROVEMENTS THAT ARE DISCOVERED DURING CONSTRUCTION THAT ARE NOT SHOWN ON THE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEERS ATTENTION.
- LOCATIONS OF POTENTIAL CONFLICT BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION SHALL BE POT-HOLED AND THE EXISTING IMPROVEMENT SHALL BE SURVEYED. THE SURVEY RESULTS SHALL BE PRESENTED TO THE OWNER AND Y2 CONSULTANTS AND ANY DESIGN CHANGES WILL TAKE UP TO 5 WORKING DAYS TO RETURN TO THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT OPERATE ANY FACILITIES OWNED BY ANY UTILITY.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAG PERSONS, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY, IN ACCORDANCE WITH THE TOWN OF WHEATLAND AND/OR THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT RECORD DRAWINGS TO THE OWNER AT THE END OF THE PROJECT. THE DRAWINGS SHALL BE COMPLETE WITH DETAILS, DIMENSIONS, AND ELEVATIONS OF ALL INSTALLATIONS VARYING FROM THESE PLANS.
OWNERS – 1 SET
ENGINEER – 1 SET
- ANY DAMAGE TO ANY IMPROVEMENTS NOT TO BE DEMOLISHED SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL CONTROL STORMWATER RUNOFF, DUST AND MUD FROM ALL CONSTRUCTION ACTIVITIES PER STATE AND FEDERAL REQUIREMENTS, AND ACCESS ROADS THROUGHOUT CONSTRUCTION.
- QUALITY ASSURANCE MATERIAL TESTING FOR SOILS WILL BE PERFORMED BY AN INDEPENDENT TESTING LAB FOR VERIFICATION OF CONTRACTORS COMPLIANCE. THE CONTRACTOR IS NOT RELIEVED FROM COMPLYING WITH ALL APPLICABLE SPECIFICATIONS. ANY RETESTS REQUIRED WILL BE PAID FOR BY THE CONTRACTOR.
- GRADE ALL WORK AREAS TO MAINTAIN POSITIVE SURFACE DRAINAGE DURING THE WORK.
- ALL REMOVED MATERIALS (UNSUITABLE SOIL, STRUCTURES, PIPE, ETC.) SHALL BE PROPERLY DISPOSED OF, OFF SITE, AT THE CONTRACTOR'S EXPENSE.
- Y2 CONSULTANTS AND THE OWNER ARE NOT A GUARANTOR OF THE CONSTRUCTING CONTRACTORS OBLIGATION AND PERFORMANCE OF WORK.
- Y2 CONSULTANTS AND THE OWNER ARE NOT RESPONSIBLE FOR SAFETY, IN, ON, OR AROUND THE PROJECT SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY OR ANY REGULATIONS THERETO.
- Y2 CONSULTANTS AND THE OWNER EXERCISES NO CONTROL OF THE SAFETY OR ADEQUACY OF ANY EQUIPMENT, BUILDING COMPONENTS, SCAFFOLDING, FORMS, OR OTHER WORK AIDS USED IN OR ABOUT THE PROJECT, OR IN THE SUPERVISION OF THE SAME.































UTILITY LOCATION NOTES:

- CALL FOR UTILITY LOCATES 48 HOURS BEFORE DIGGING IN THE CONSTRUCTION SITE: 1-800-922-1987.
- THE TYPE, SIZE, LOCATION, AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHERE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES ENCOUNTERED DURING CONSTRUCTION WHETHER SHOWN ON THE DRAWINGS OR NOT. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.

ROADWAY CONSTRUCTION NOTES:

- ASPHALT SHALL BE HOT MIX, APPROVED BY TETON COUNTY, IDAHO AND MEET THE REQUIREMENTS OF HOT MIX ASPHALT IN THE CONSTRUCTION SPECIFICATION.

LEGEND OF SYMBOLS & ABBREVIATIONS

	INDICATES A 5/8 INCH DIAMETER REBAR BAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 14391", SET THIS SURVEY.		ADJOINING PROPERTY LINE
	UNLESS OTHERWISE NOTED, INDICATES A 5/8 INCH DIAMETER REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED WITH "A-W ENG PE-LS 2860" ALONG WITH OTHER MARKINGS, FOUND THIS SURVEY.		BOUNDARY LINE
	UNLESS OTHERWISE NOTED, INDICATES A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP INSCRIBED, "PLS 12222", FOUND THIS SURVEY.		SECTION LINE
	UNLESS OTHERWISE NOTED, INDICATES A 5/8 INCH DIAMETER REBAR WITH A PINK PLASTIC CAP INSCRIBED, "CONTROL POINT", SET THIS SURVEY.		QUARTER SECTION LINE
	INDICATES A TELECOMMUNICATIONS PEDESTAL		SECTION SUBDIVISION LINE
	INDICATES A COMMUNICATIONS JUNCTION BOX		BUILDING ENVELOPE/DRIVEWAY LINE
	INDICATES A UTILITY POWER POLE		EASEMENT LINE
	INDICATES A GUY WIRE		EXISTING FENCELINE (WIRE)
	INDICATES A SPOT ELEVATION		EXISTING FENCELINE (WOOD)
	INDICATES A DOMESTIC WATER WELL		EXISTING FENCELINE (JACK LEG)
	INDICATES A FROST FREE HYDRANT		EXISTING ASPHALT SURFACE
	INDICATES AN ELECTRICAL METER		EXISTING GRAVEL SURFACE
	INDICATES AN IRRIGATION RISER		EXISTING TOE OF BANK
	INDICATES AN IRRIGATION CONTROL VALVE		EXISTING TOP OF BANK
	INDICATES A TEST PIT		EXISTING OVERHEAD UTILITY LINE
	INDICATES STORM SEWER MANHOLE		EXISTING BUILDING OUTLINE
	NEW HYDRANT		EXISTING MINOR CONTOUR
	NEW WATER WELL		EXISTING MAJOR CONTOUR
	NEW WATER MANHOLE		EXISTING TOE OF BANK
	NEW DECIDUOUS TREES		EXISTING TOP OF BANK
	NEW CONIFEROUS TREES		EXISTING OVERHEAD UTILITY LINE
			EXISTING BUILDING OUTLINE
			EXISTING MINOR CONTOUR
			EXISTING MAJOR CONTOUR
			EXISTING TOE OF BANK
			EXISTING TOP OF BANK
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			EXISTING TOP OF BANK
			EXISTING OVERHEAD UTILITY LINE
			EXISTING BUILDING OUTLINE

STA - STATION
EL - ELEVATION
VPI - VERTICAL POINT OF INTERSECTION
HP - HIGH POINT
VPC - VERTICAL POINT OF CURVATURE
L - LENGTH
R - RADIUS
VPT - VERTICAL POINT OF TANGENCY
LP - LOW POINT
FL - FLOW LINE

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PRELIMINARY PLAT APPLICATION

COOPER'S HOLLOW

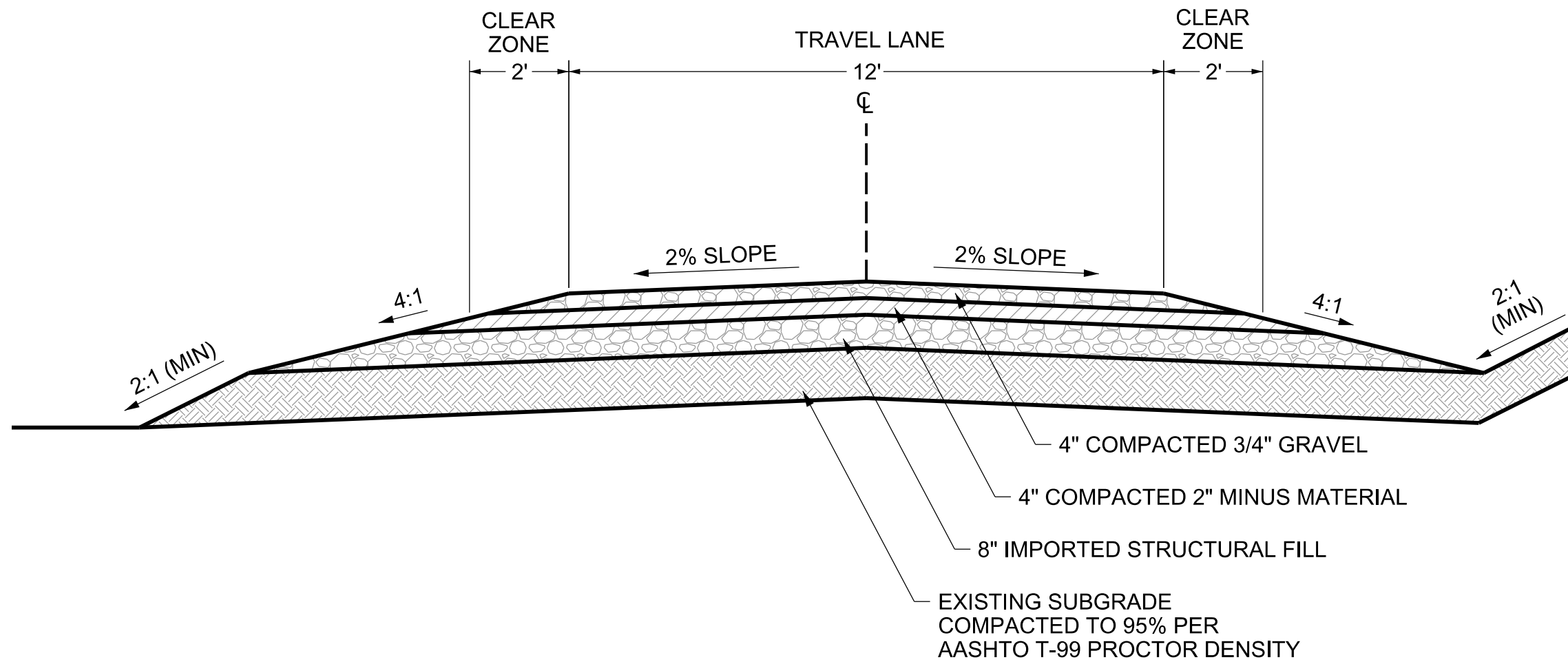
131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

NOTES SHEET

C0.2

DRAWING SET TITLE
PRELIMINARY PLAT
DATE
AUGUST 2023
FEB 2024
UPDATED PRELIMINARY
DRAWN BY: EG
CHECKED BY: ALZY JOB #: 21069.ID

DRIVEWAY TYPICAL SECTION



NOTES

1. REMOVE EXISTING TOPSOIL AND ORGANIC MATERIAL TO GET TO SUITABLE SUBGRADE MATERIAL.
2. COORDINATE WITH TETON COUNTY, IDAHO FOR REQUIRED ROAD INSPECTIONS.

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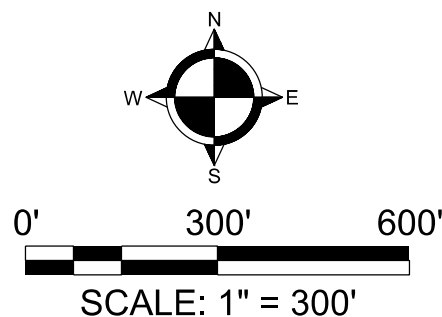
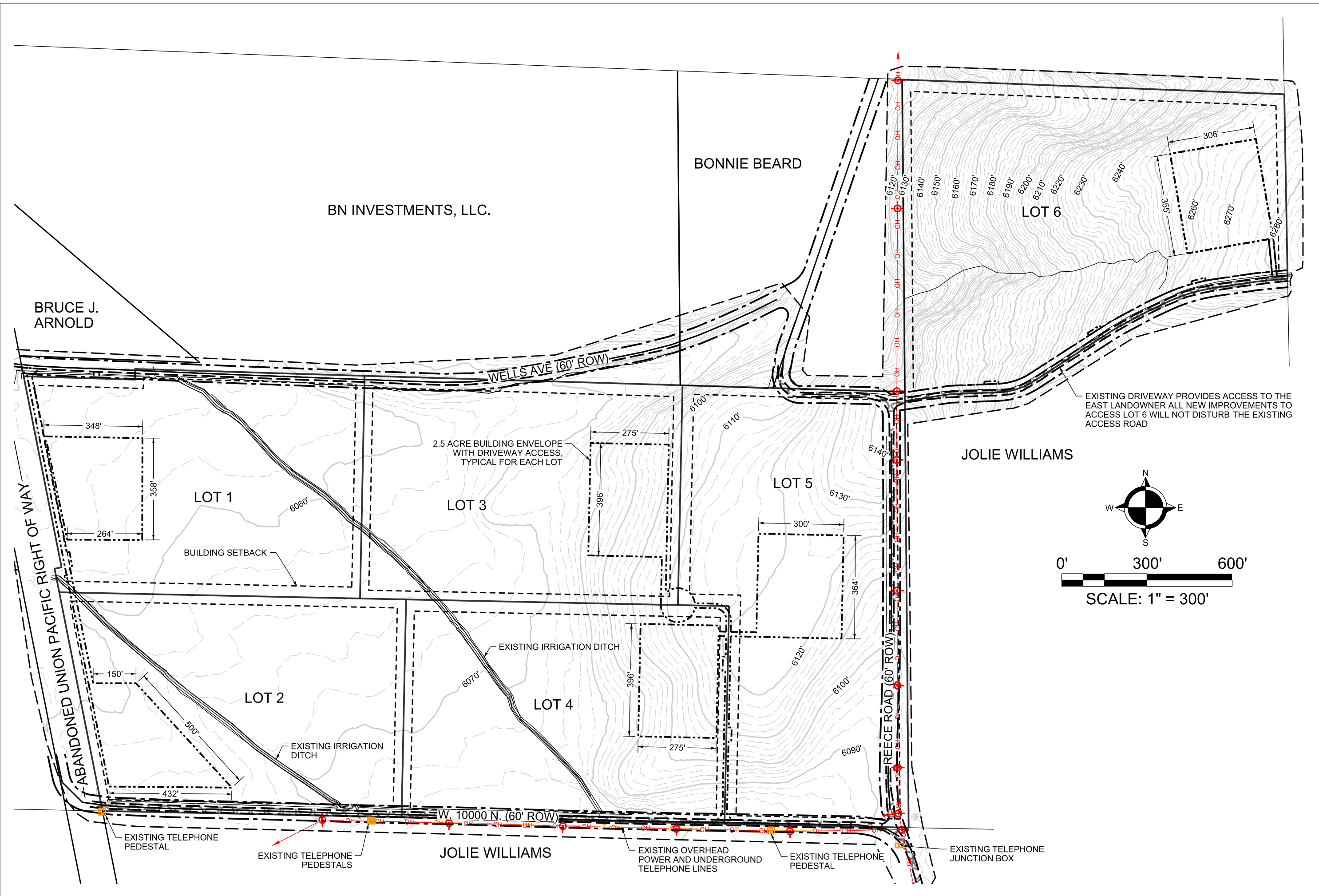
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PRELIMINARY PLAT APPLICATION
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 131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

TYPICAL SECTION

C0.3



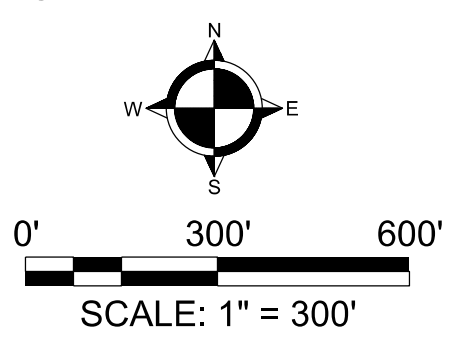
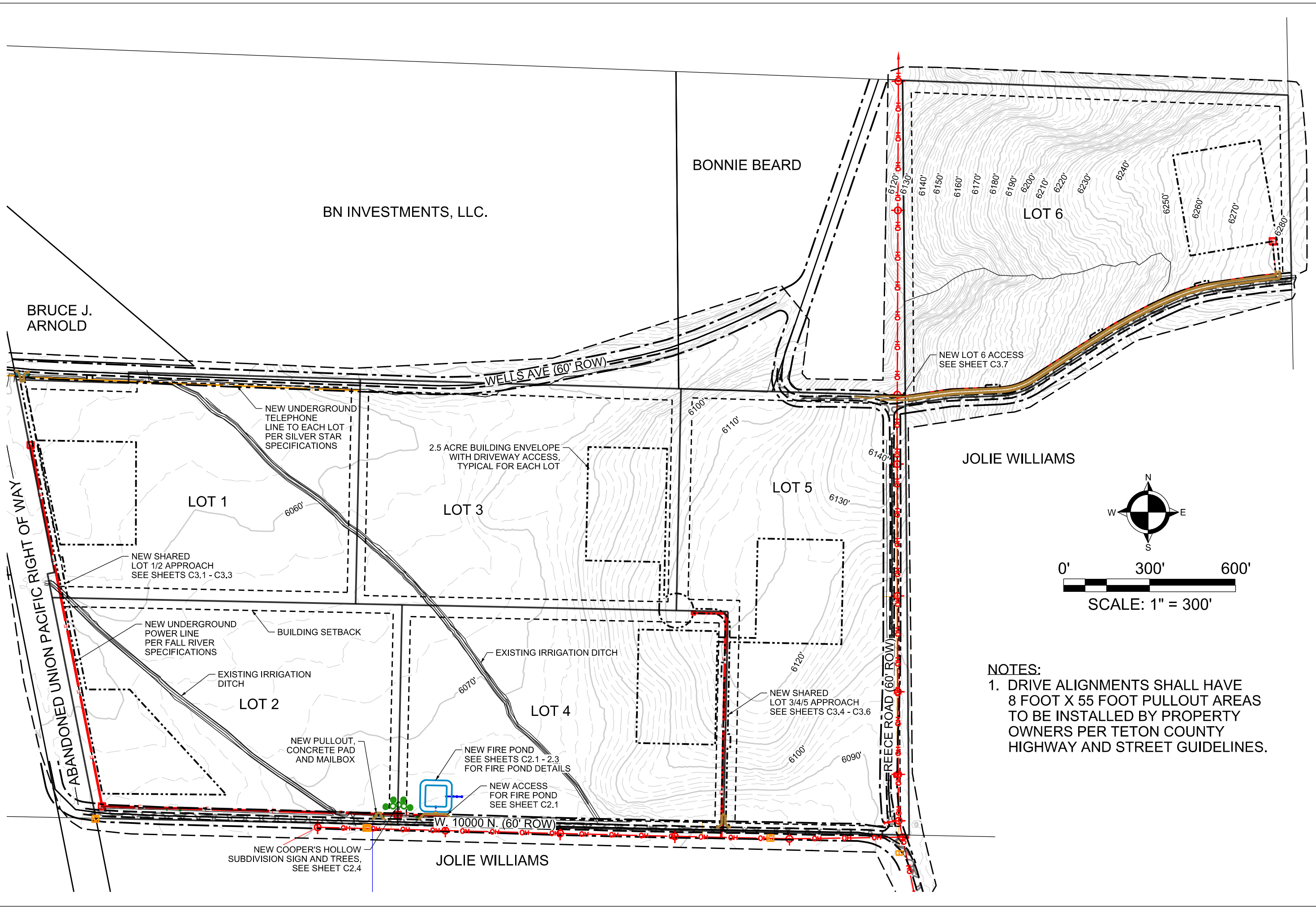
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PRELIMINARY PLAT APPLICATION
 COOPER'S HOLLOW
 131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

EXISTING CONDITIONS MAP
 C1.1



- NOTES:**
1. DRIVE ALIGNMENTS SHALL HAVE 8 FOOT X 55 FOOT PULLOUT AREAS TO BE INSTALLED BY PROPERTY OWNERS PER TETON COUNTY HIGHWAY AND STREET GUIDELINES.

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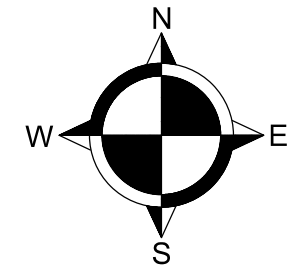
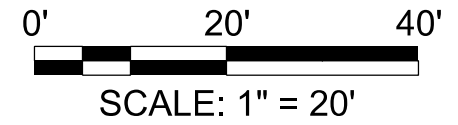
PRELIMINARY PLAT APPLICATION

COOPER'S HOLLOW

131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

SITE PLAN

C1.2



DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
DATE	FEB 2024
DESCRIPTION	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALZY JOB #: 21069.D

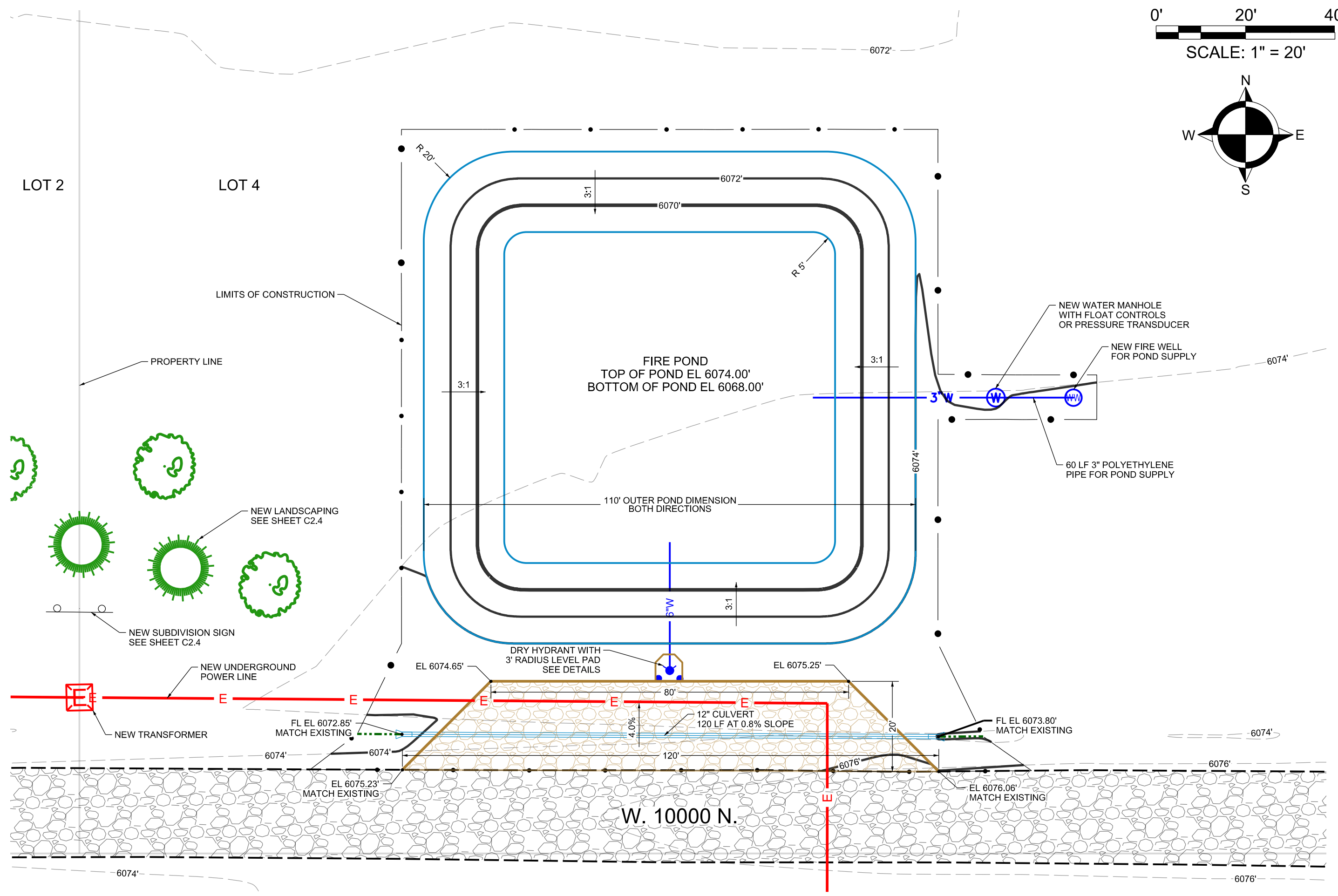
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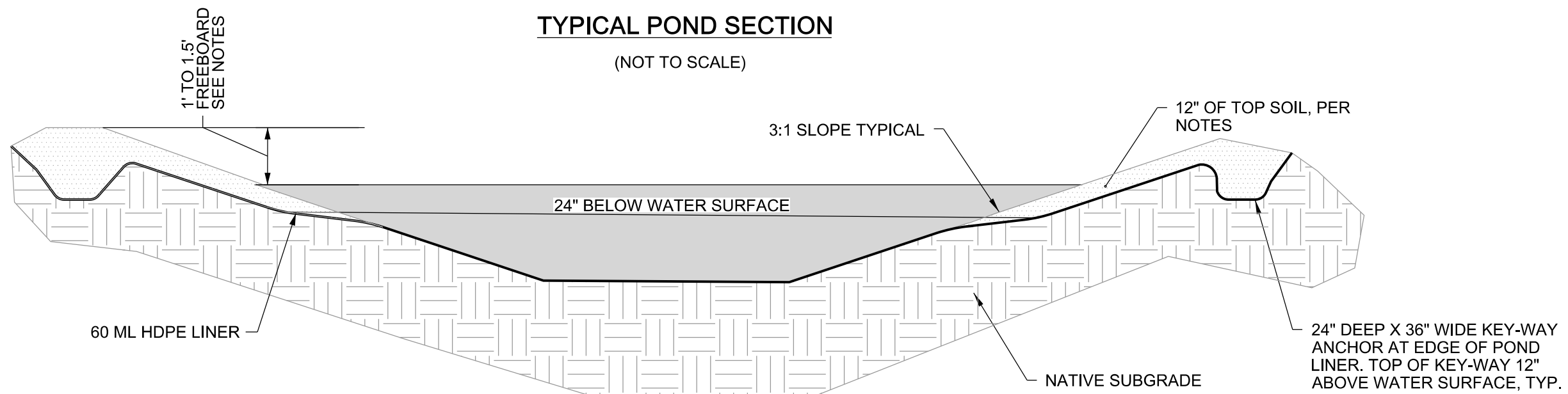
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PRELIMINARY PLAT APPLICATION
COOPER'S HOLLOW
 131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

FIRE POND AND ACCESS DETAIL

C2.1





NOTES:

1. SHORELINES SHALL RECEIVE A MINIMUM OF 12" TOPSOIL UNTIL THE SIDESLOPES REACHES A DEPTH OF 2'. AT A DEPTH OF THE TOPSOIL CAN BE TRANSITIONED OFF SO THAT THE LINER IS AT THE SURFACE OF THE POND AS SHOWN.

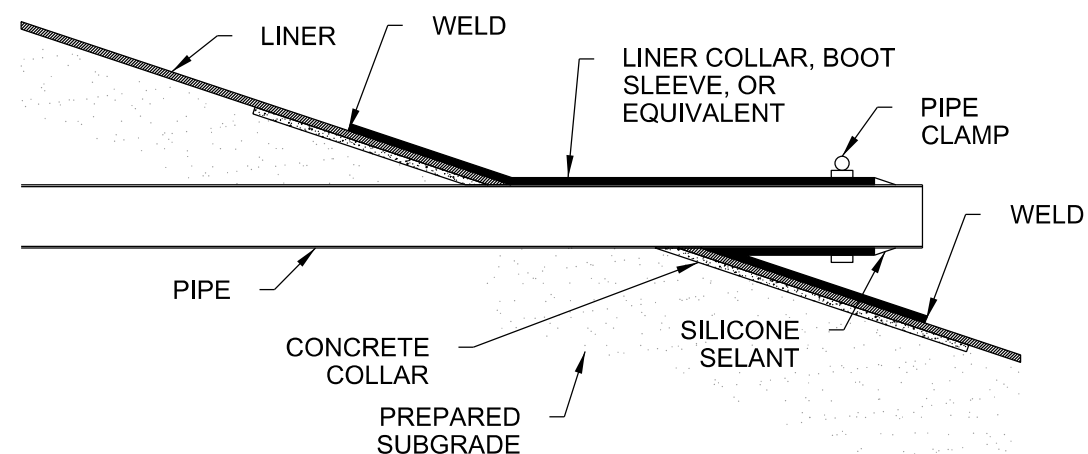
2. INSTALL DRY HYDRANT, WATER MANHOLE AND ANY SHRUB AND TREE PLANTINGS BEYOND LINER.

3. INSTALL THE HDPE LINER ACCORDING TO MANUFACTURER'S INSTRUCTIONS

4. 1.5' FREEBOARD IN SUMMER MONTHS CAN BE REDUCED TO 1' IN WINTER DUE TO ICING CAPACITY REDUCTION

TYPICAL HDPE LINER PENETRATION DETAIL

(NOT TO SCALE)



NOTE:

1. THIS DETAIL IS FOR GENERAL PURPOSE USE.
2. CONSTRUCT AND INSTALL PIPE PENETRATION AND LINER PER MANUFACTURER GUIDELINES.

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PRELIMINARY PLAT APPLICATION

COOPER'S HOLLOW

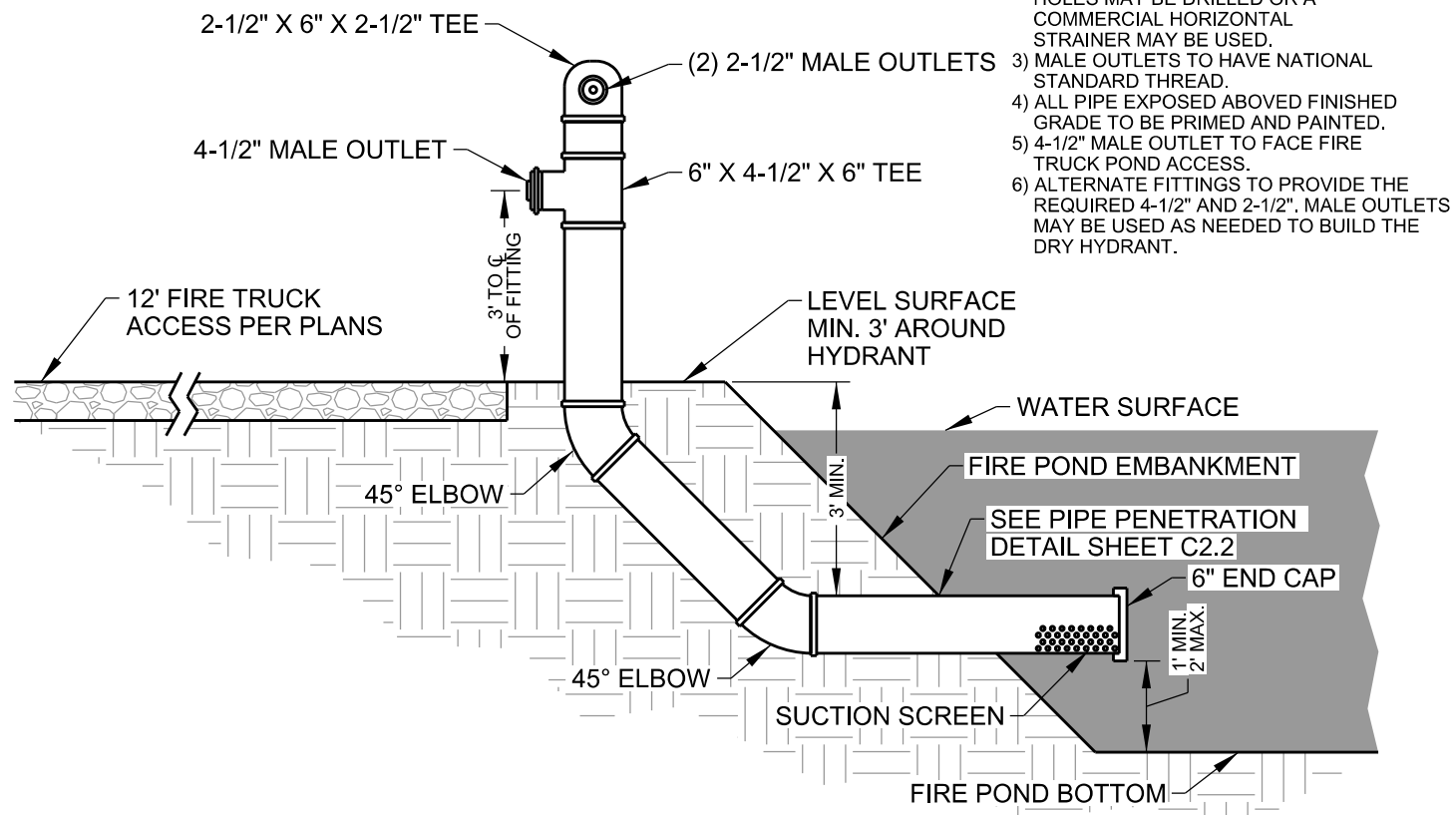
131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

FIRE POND
DETAILS

C2.2

DRY HYDRANT DETAIL

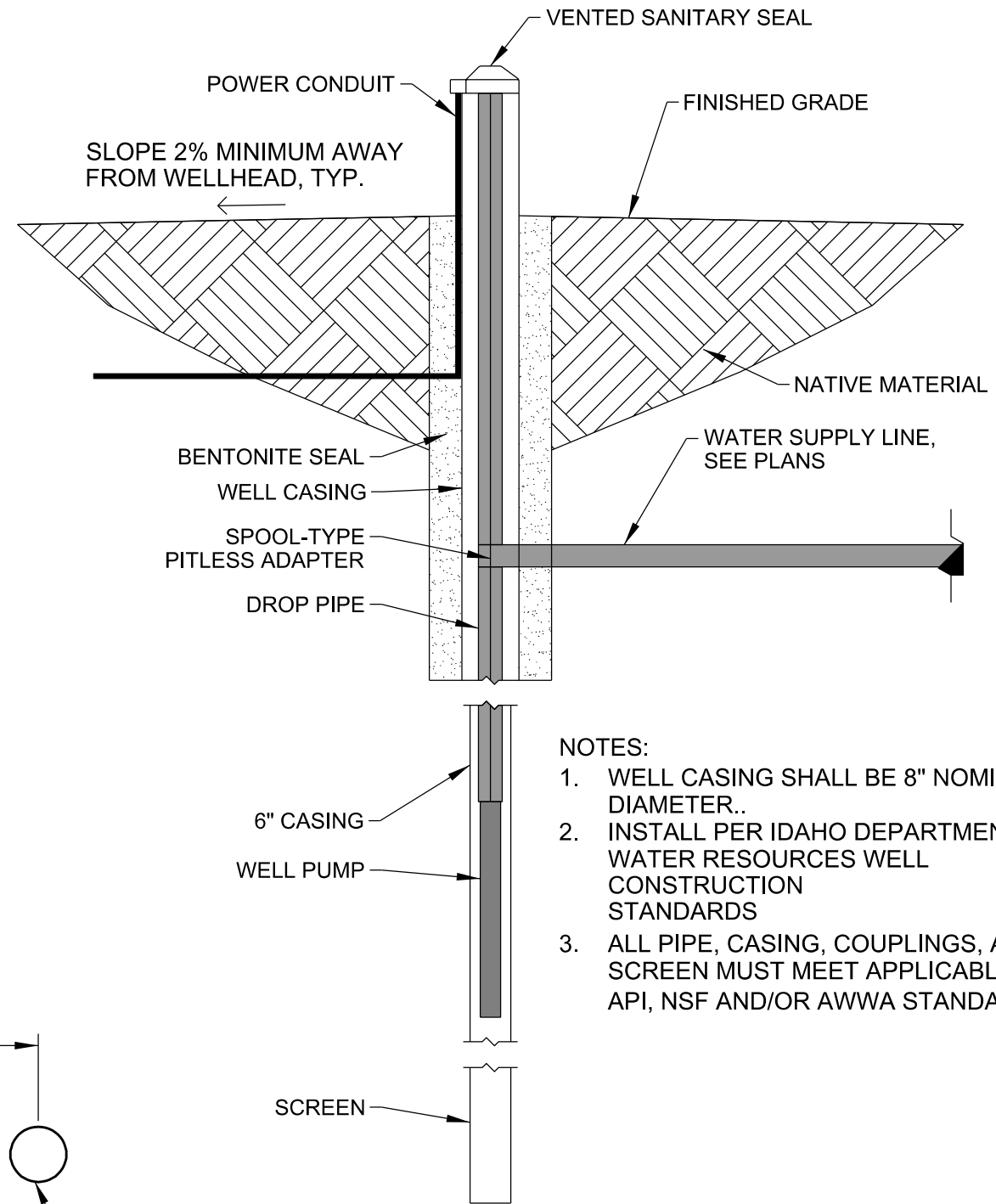
(NOT TO SCALE)



- NOTES:
- 1) PIPE AND FITTINGS TO BE SCHEDULE 40 PVC.
 - 2) SUCTION SCREEN HOLE OPENINGS TO PROVIDE A MINIMUM AREA OF 0.80 SQ. FT. HOLES MAY BE DRILLED OR A COMMERCIAL HORIZONTAL STRAINER MAY BE USED.
 - 3) MALE OUTLETS TO HAVE NATIONAL STANDARD THREAD.
 - 4) ALL PIPE EXPOSED ABOVE FINISHED GRADE TO BE PRIMED AND PAINTED.
 - 5) 4-1/2" MALE OUTLET TO FACE FIRE TRUCK POND ACCESS.
 - 6) ALTERNATE FITTINGS TO PROVIDE THE REQUIRED 4-1/2" AND 2-1/2" MALE OUTLETS MAY BE USED AS NEEDED TO BUILD THE DRY HYDRANT.

WELL CONSTRUCTION DETAIL

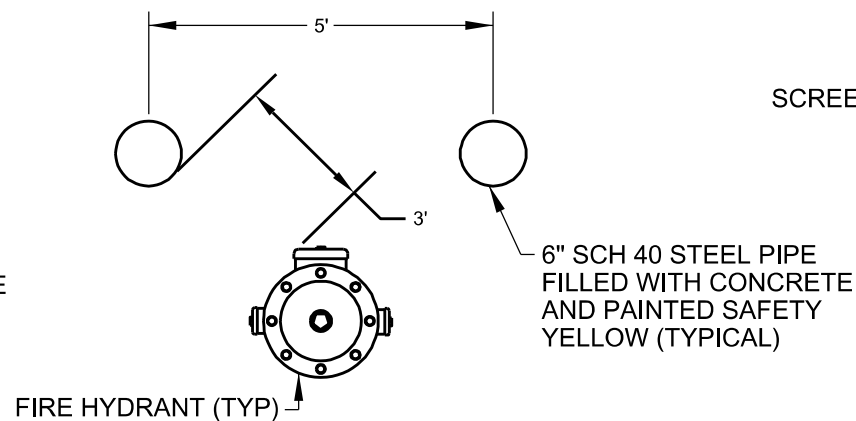
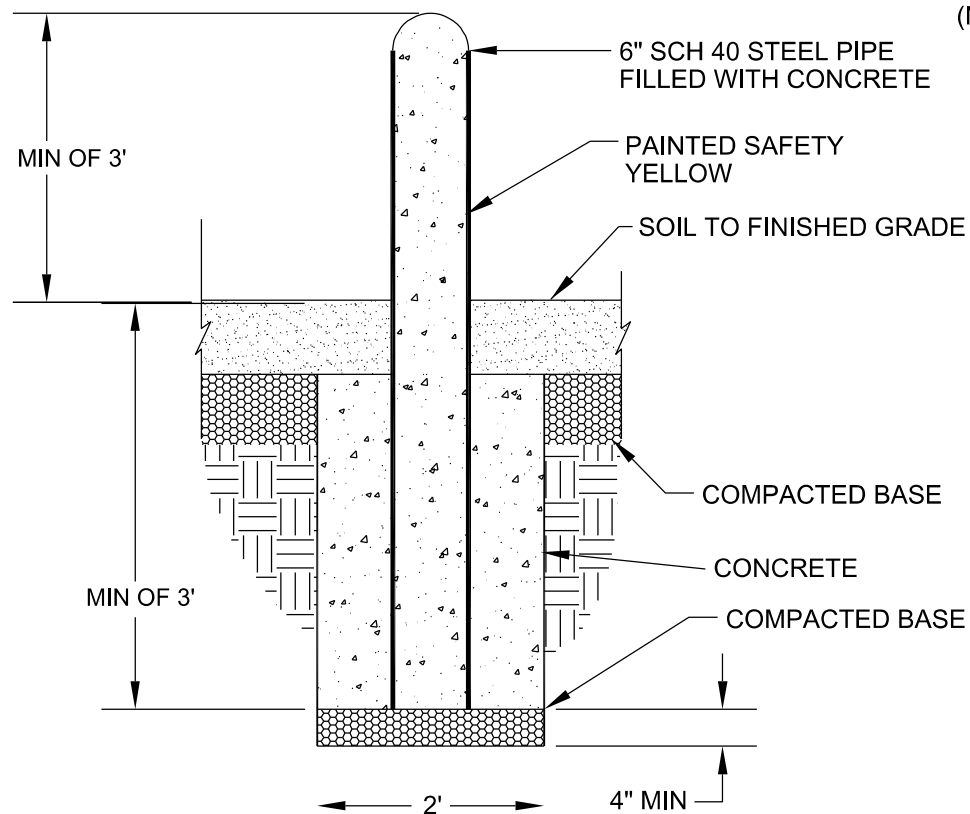
(NOT TO SCALE)



- NOTES:
1. WELL CASING SHALL BE 8" NOMINAL DIAMETER..
 2. INSTALL PER IDAHO DEPARTMENT OF WATER RESOURCES WELL CONSTRUCTION STANDARDS
 3. ALL PIPE, CASING, COUPLINGS, AND SCREEN MUST MEET APPLICABLE ASTM, API, NSF AND/OR AWWA STANDARDS.

BOLLARD DETAIL

(NOT TO SCALE)



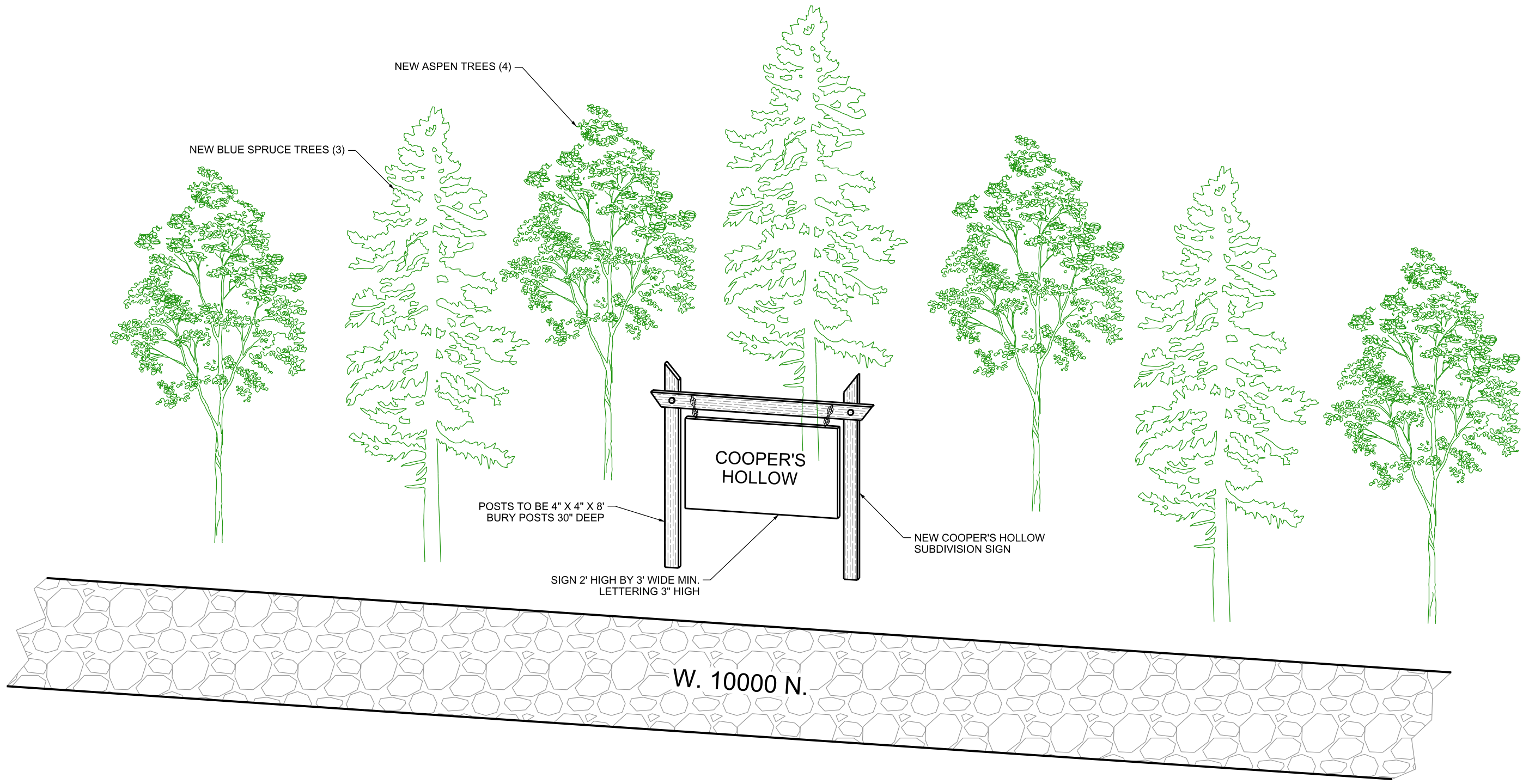
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PRELIMINARY PLAT APPLICATION
COOPER'S HOLLOW
 131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

FIRE POND DETAILS

C2.3



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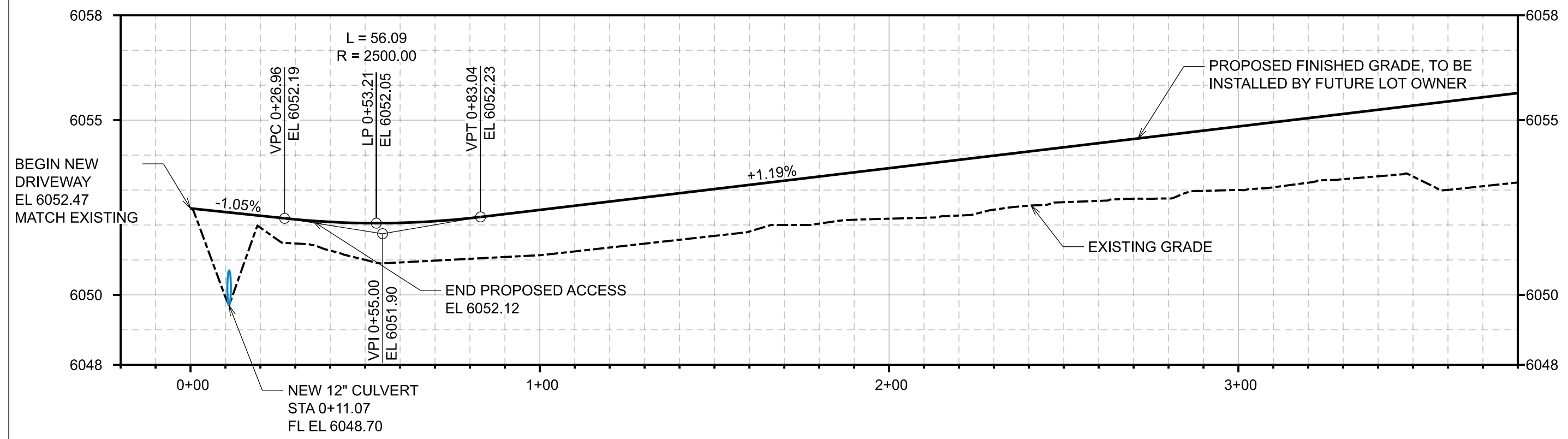
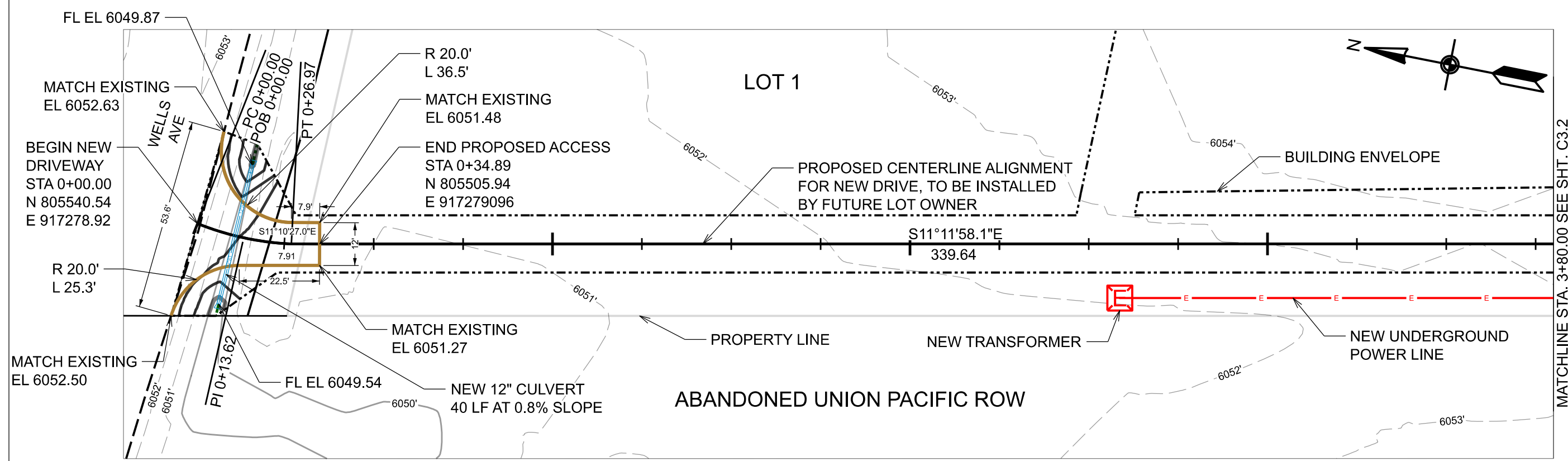
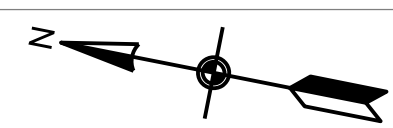
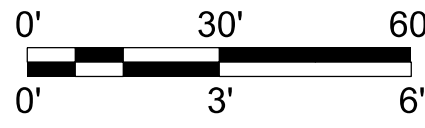
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PRELIMINARY PLAT APPLICATION
COOPER'S HOLLOW
 131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

SUBDIVISION
 ENTRANCE
 DETAIL

C2.4

1" = 30' H
1" = 3' V



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DATE	AUGUST 2023
DATE	FEB 2024
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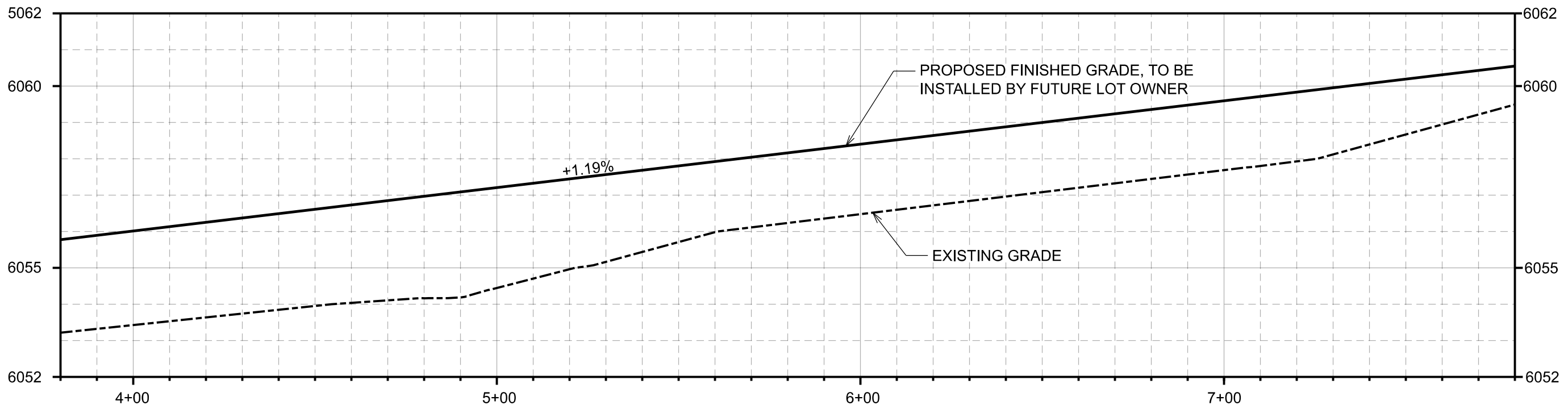
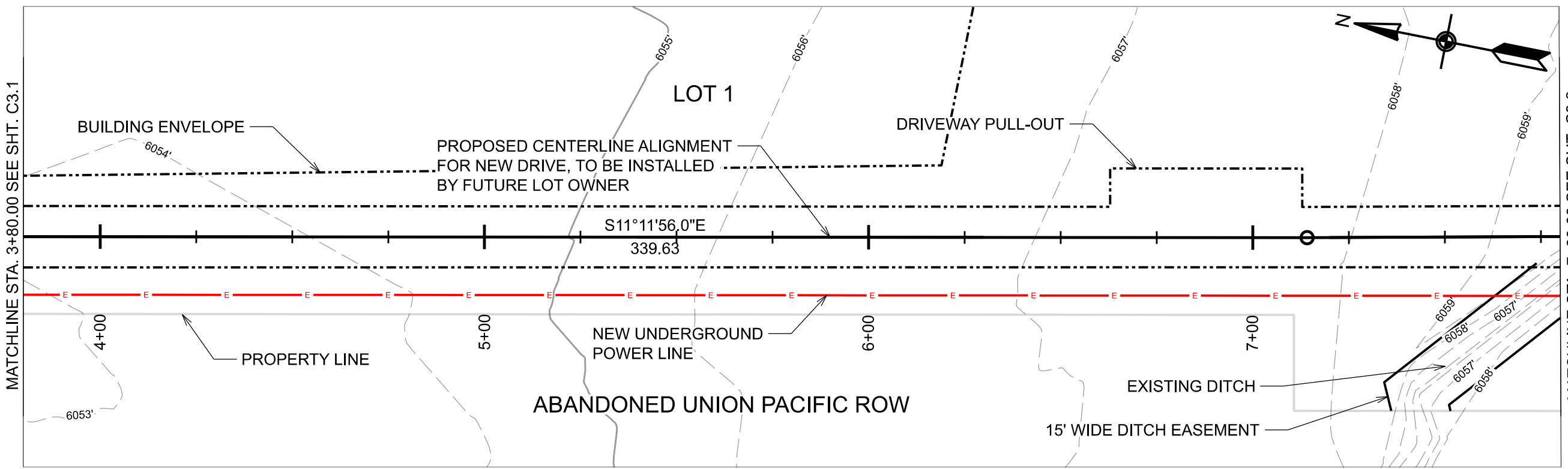
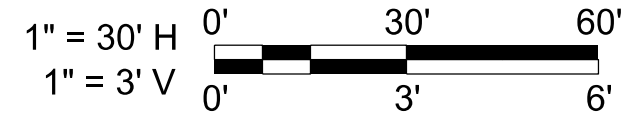
PRELIMINARY PLAT APPLICATION

COOPER'S HOLLOW

131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

LOTS 1 & 2
DRIVEWAY
PLAN &
PROFILE

C3.1



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DATE	AUGUST 2023
	FEB 2024
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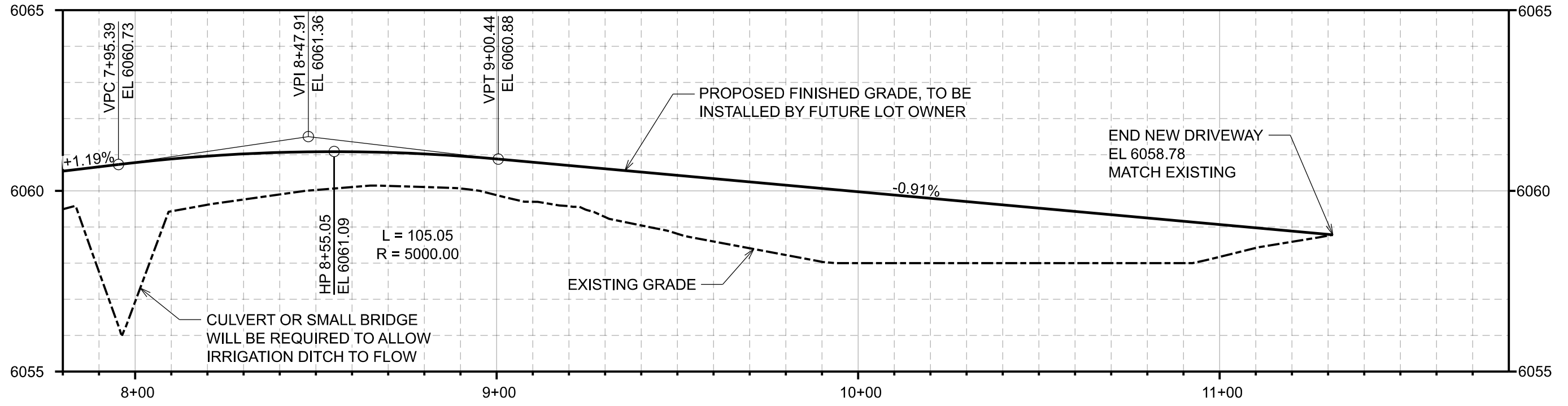
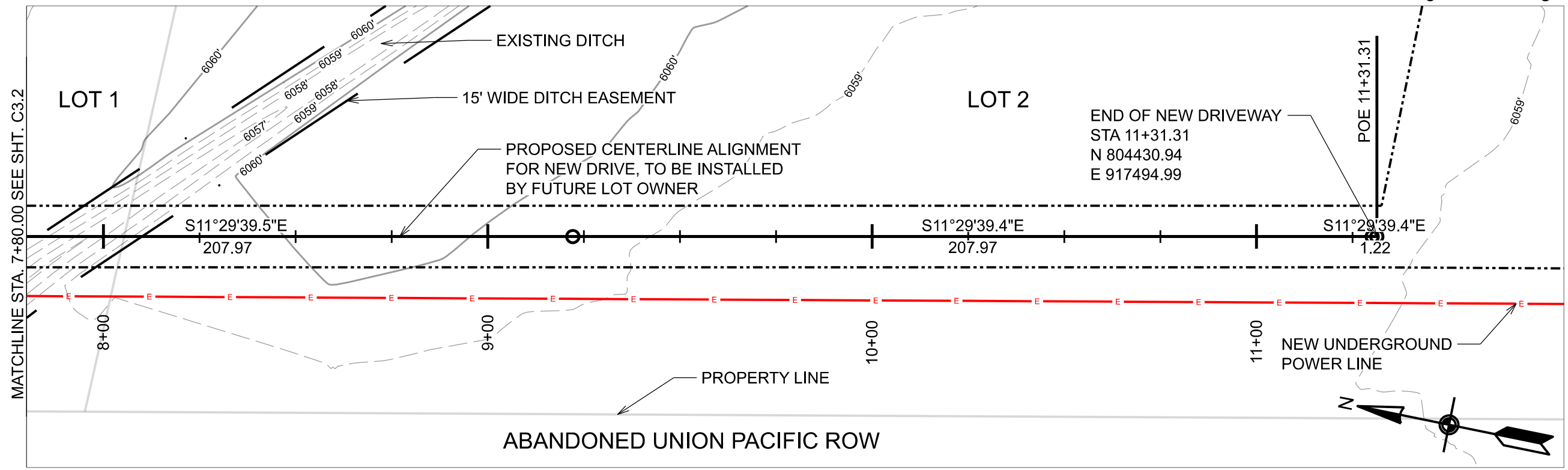
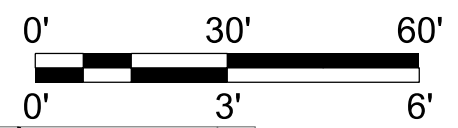
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PRELIMINARY PLAT APPLICATION
COOPER'S HOLLOW
131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

LOTS 1 & 2
DRIVEWAY
PLAN &
PROFILE

C3.2

1" = 30' H
1" = 3' V



DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
DATE	FEB 2024
	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALIZY JOB #: 21069.ID

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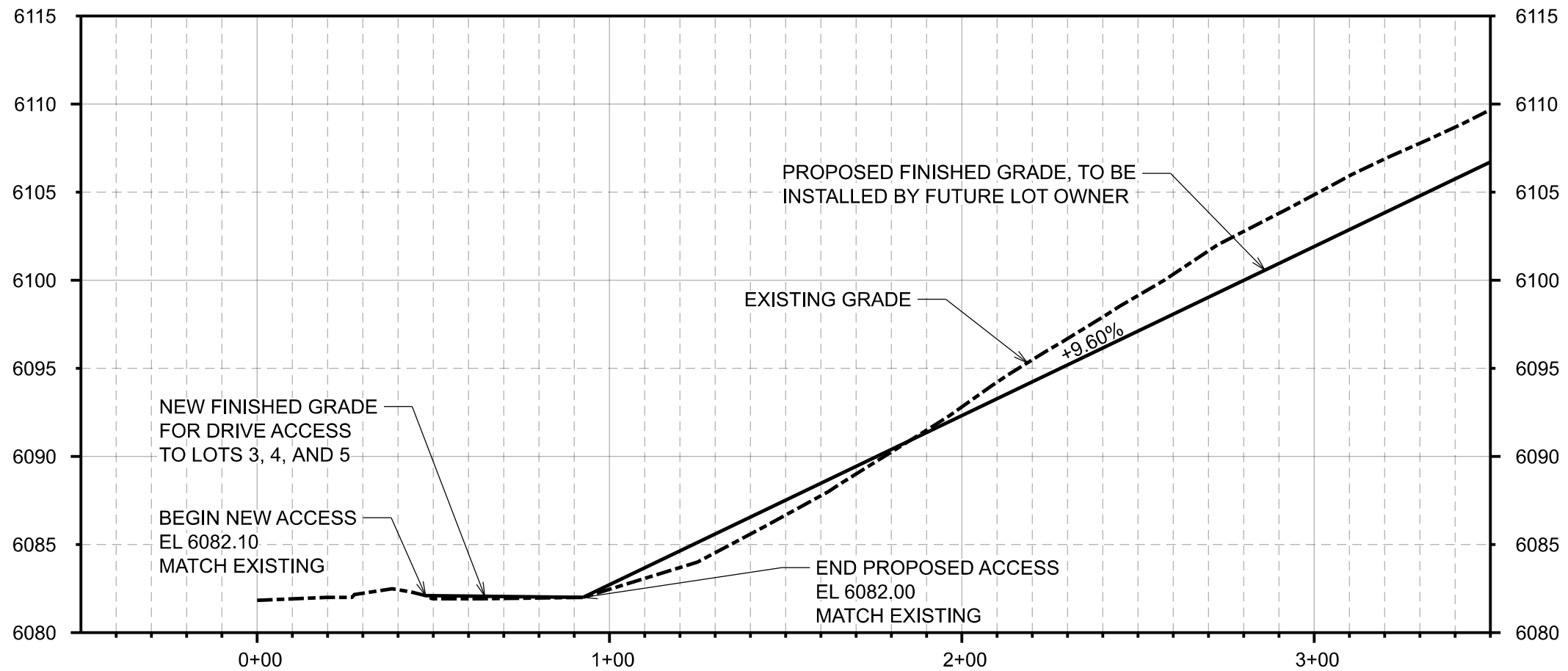
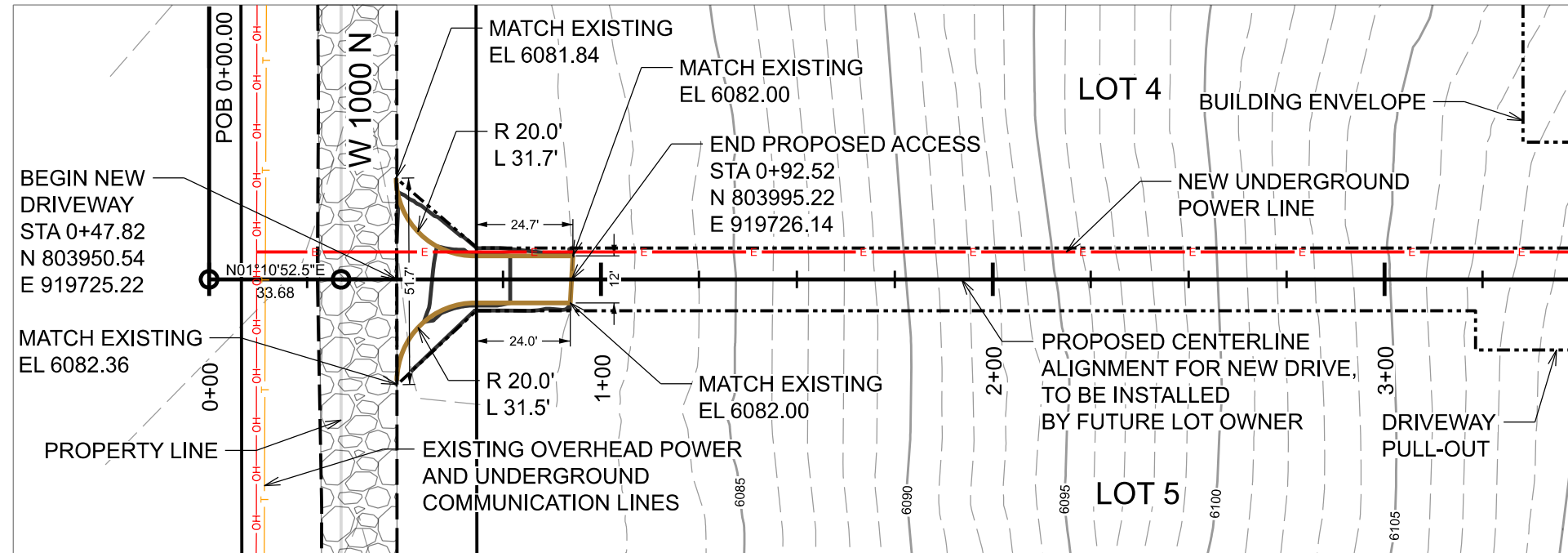
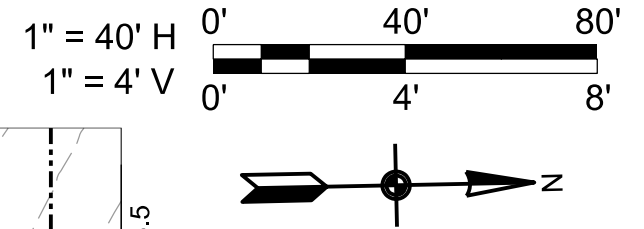
PRELIMINARY PLAT APPLICATION

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TETON COUNTY IDAHO

LOTS 1 & 2
DRIVEWAY
PLAN &
PROFILE

C3.3



DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
	FEB 2024
	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALIZY JOB #: 21069.ID

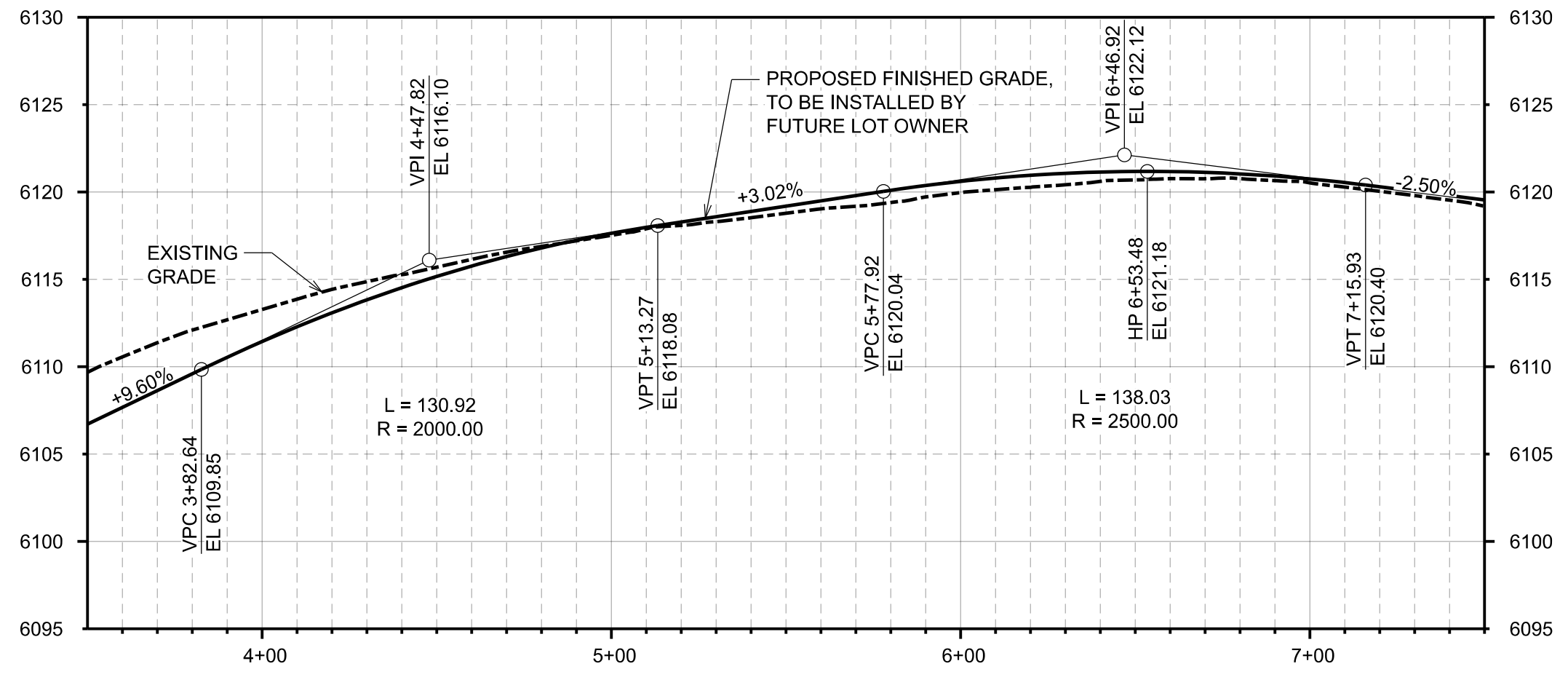
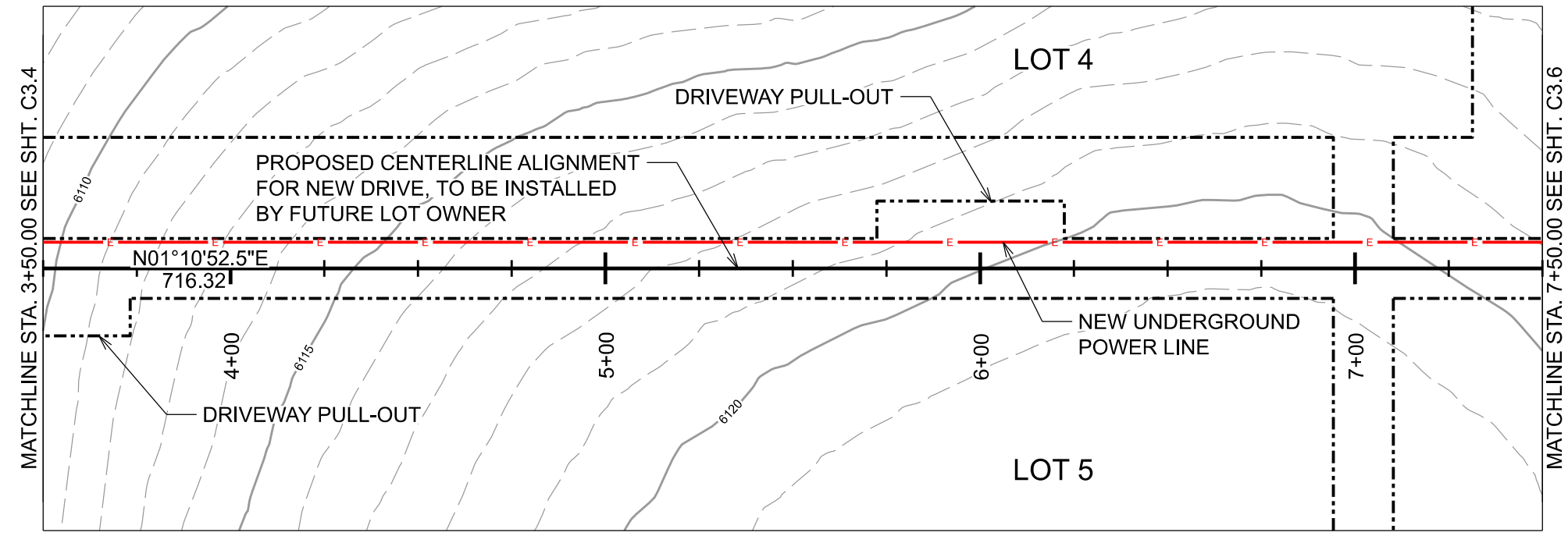
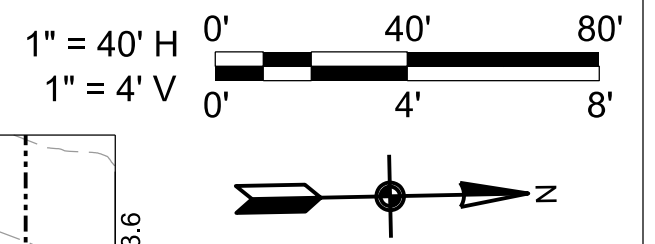
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PRELIMINARY PLAT APPLICATION
COOPER'S HOLLOW
131.37 ACRES WITHIN SEC 5, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

LOTS 3, 4, & 5
DRIVEWAY
PLAN &
PROFILE

C3.4



DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
	FEB 2024
	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALIZY JOB #: 21069.ID

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

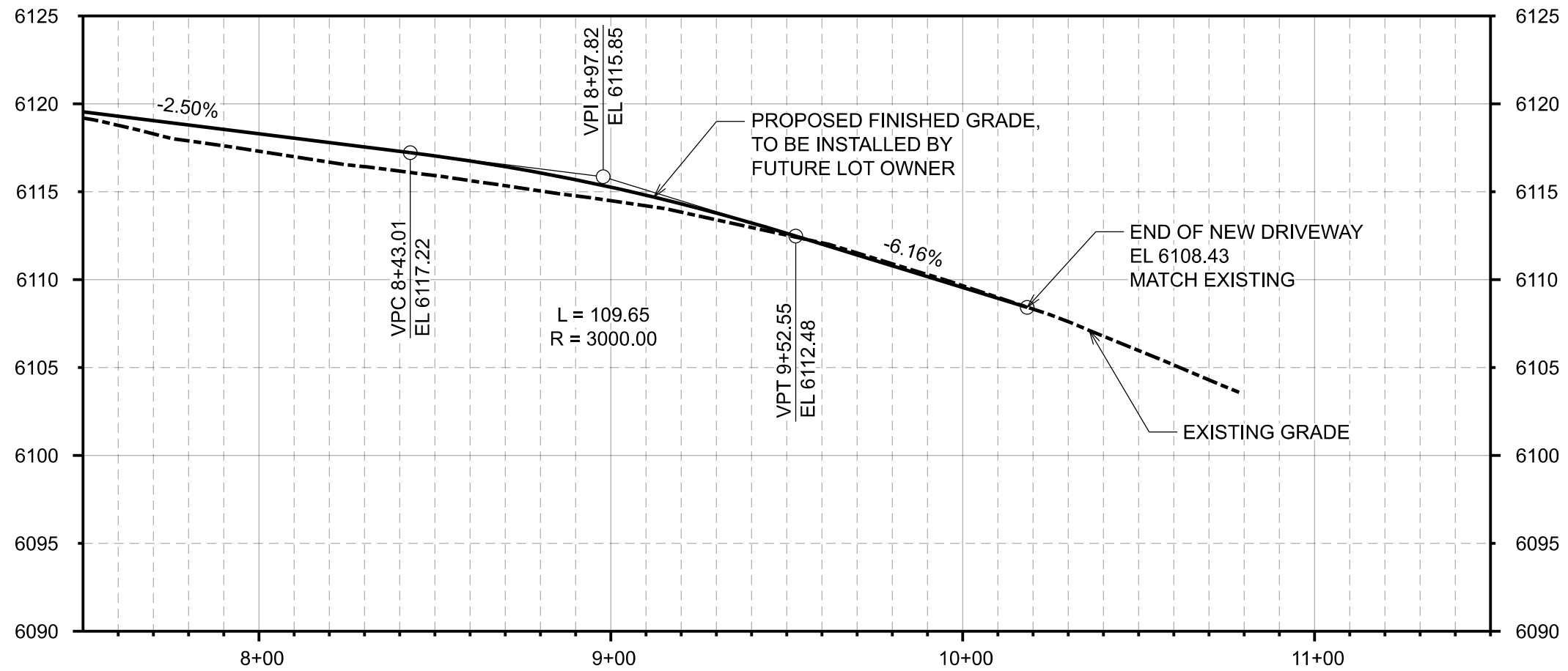
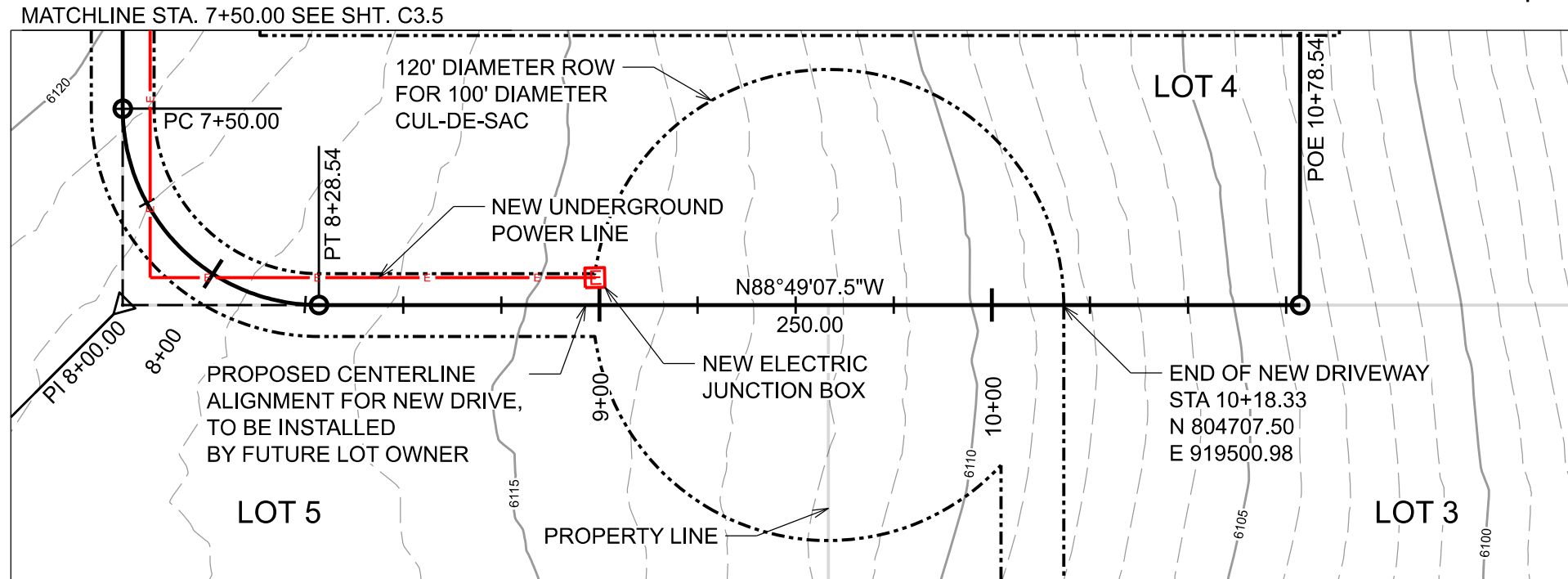
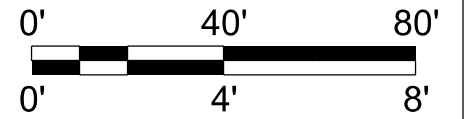
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COOPER'S HOLLOW
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TETON COUNTY IDAHO

LOTS 3, 4, & 5
DRIVEWAY
PLAN &
PROFILE

C3.5

1" = 40' H
1" = 4' V



DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
	FEB 2024
	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALIZY JOB #: 21069.D

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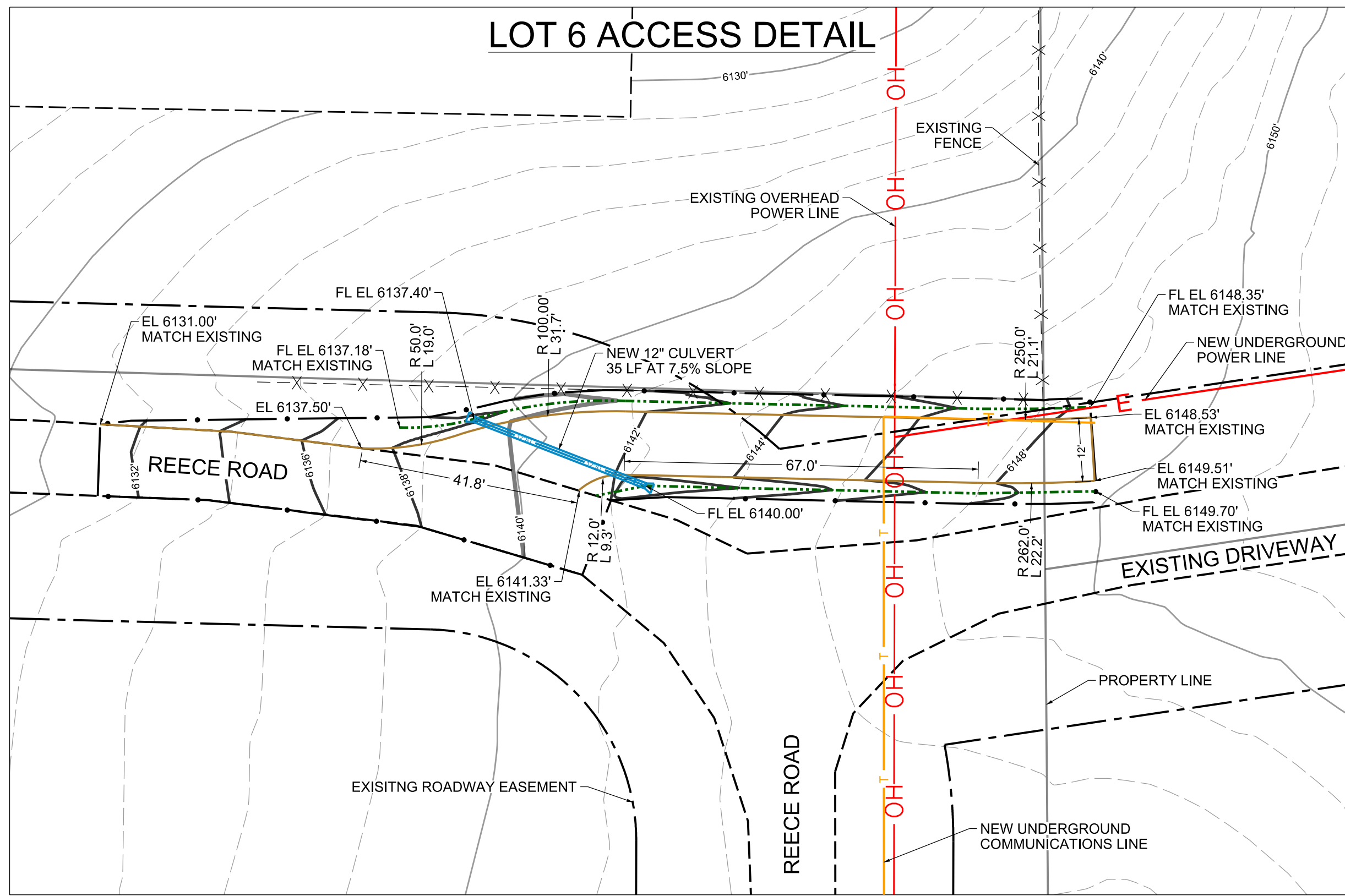
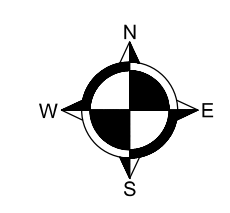
PRELIMINARY PLAT APPLICATION

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TETON COUNTY IDAHO

LOTS 3, 4, & 5
DRIVEWAY
PLAN &
PROFILE

C3.6



LOT 6 ACCESS DETAIL

DRAWING SET TITLE	PRELIMINARY PLAT
DATE	AUGUST 2023
DATE	FEB 2024
DESCRIPTION	UPDATED PRELIMINARY
DRAWN BY:	EG
CHECKED BY:	ALZY JOB #: 21069.ID

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LOT 6
 ACCESS
 DETAIL

C3.7