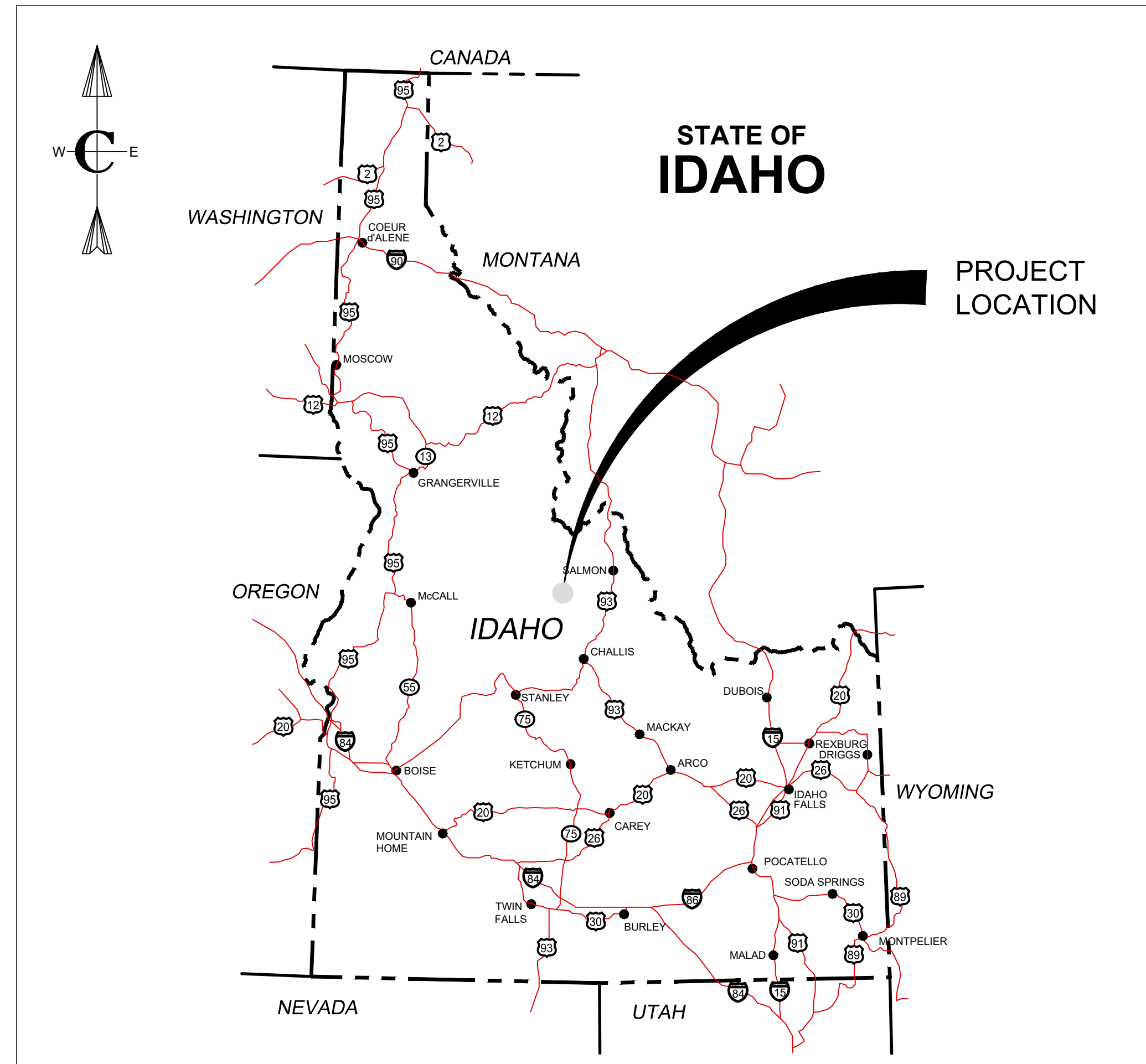


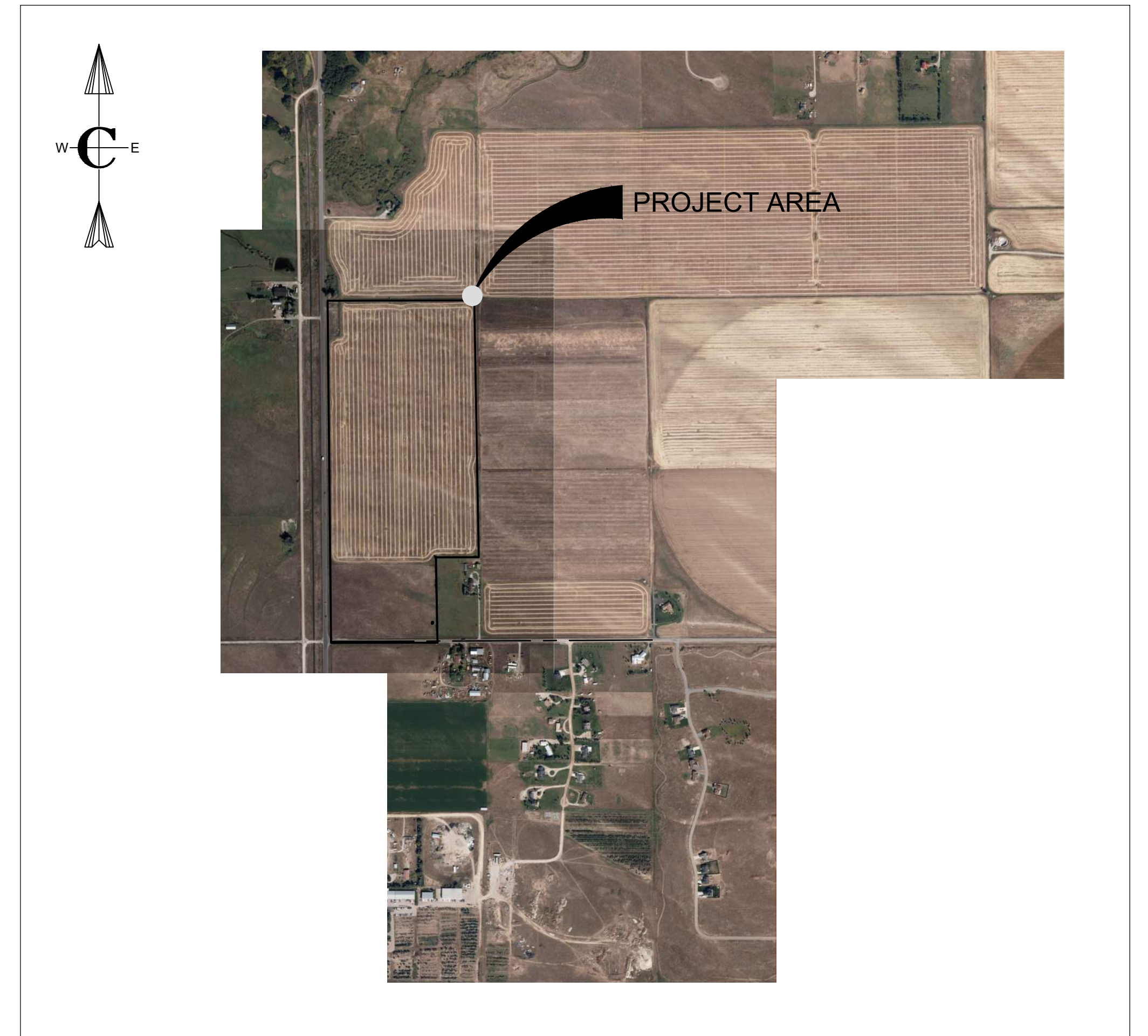
QUINN ZITE

WILDFLOWER SUBDIVISION

TETON COUNTY, IDAHO



PROJECT LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.



PROJECT NO. 01-22-0045
DATE: MARCH 2023

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

Civilize, PLLC
Management and Engineering



(OWNER)	
(OWNER'S REPRESENTATIVE)	DATE

DEQ STAMP

CIVIL GENERAL NOTES

- 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.
- 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.
- LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS. BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT AND ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK AND AVOIDING DAMAGE TO SAME.
- (**) INDICATES DIMENSIONS, LOCATIONS OR ELEVATIONS TO BE FIELD VERIFIED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES. ADDITIONALLY ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- UNLESS DETAILED, SPECIFIED OR INDICATED OTHERWISE, CONSTRUCTION SHALL BE AS INDICATED IN THE APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. TYPICAL DETAILS ARE MEANT TO APPLY EVEN THOUGH NOT REFERENCED AT SPECIFIC LOCATIONS OR ON SPECIFIC DRAWINGS.
- SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH DRAWING FOR USAGE.
- CONTRACTOR SHALL KEEP ALL CONSTRUCTION EQUIPMENT AT LEAST 10' FROM EXISTING OVERHEAD POWER LINES. IF THIS IS NOT FEASIBLE, CONTACT THE UTILITY OWNER TO INSTALL A TEMPORARY PROTECTIVE COVERING ON THE POWER LINES.
- DRAWINGS SHOWING GENERAL SYMBOLOGY ARE STANDARD DRAWINGS. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
- ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
- 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.
- DRAWINGS INDICATE THE FINISHED PRODUCT. THEY DO NOT INDICATE A METHOD OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT NEW AND EXISTING STRUCTURES DURING CONSTRUCTION. SUCH PRECAUTIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER FOR ANY CHANGES MADE AS A RESULT OF A DEVIATION FROM THE CONTRACT DOCUMENTS SPECIFICATIONS, FAULTY MATERIALS, OR FAULTY WORKMANSHIP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- OBSERVATION VISITS TO THE JOB SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATION OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGLINE OF IDAHO 1-800-342-1585 OR 811 TO HAVE THE APPROPRIATE UTILITY COMPANIES LOCATE ANY UTILITY LOCATIONS WHICH MIGHT INTERFERE WITH CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- 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.
- THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL SIGNING WHERE REQUIRED IN ACCORDANCE WITH THE FEDERAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING WITH OSHA REQUIREMENTS DURING CONSTRUCTION FOR TRENCH EXCAVATION, CONFINED SPACE AND OTHER SAFETY STANDARDS REQUIRED DURING CONSTRUCTION.
- SCALE IS FOR FULL SIZE DRAWINGS, TYPICAL ALL SHEETS.
- ALL WORK IN RIGHT OF WAY, I.E. STREET, SIDEWALK, CURB & GUTTER, ETC. MUST BE CONSTRUCTED PER CITY OF SODA SPRINGS STANDARDS.

Sheet List Table

Page Number	Sheet Number	Sheet Title
1	G-01	COVER SHEET
2	G-02	SHEET INDEX AND CIVIL GENERAL NOTES
3	G-03	LEGEND AND CIVIL ABBREVIATIONS
4	C-100	OVERALL SITE PLAN
5	C-200	HARDSCAPE PLAN
6	C-300	UTILITY PLAN
7	C-400	GRADING AND DRAINAGE PLAN
8	C-500	LANDSCAPE MASTER PLAN
9	C-600	POSTAL PAD SITE PLAN
10	C-PP-01	PLAN AND PROFILE KEY SHEET
11	C-PP-02	SHORTLINE ROAD STATION 105+71 TO 110+00
12	C-PP-03	SHORTLINE ROAD STATION 110+00 TO 115+00
13	C-PP-04	MONKSHOOD TRAIL STATION 115+00 TO 121+00
14	C-PP-05	MONKSHOOD TRAIL STATION 121+00 TO 127+00
15	C-PP-06	MONKSHOOD TRAIL STATION 127+00 TO 134+77.54
16	C-DT-01	CIVIL DETAILS

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/22/23
2			
3			

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

QUINN ZITE

WILDFLOWER
SHEET INDEX AND CIVIL GENERAL NOTES

SHEET NO:
G-02
DATE:
MAR. 2023
PAGE NO:
2





GENERAL INFORMATION, JURISDICTION, ZONING

JURISDICTION TETON COUNTY, IDAHO
 GOVERNING CODE TETON COUNTY SUBDIVISION REGULATIONS
 IMPACT AREA NOT APPLICABLE
 EXISTING SUBDIVISION NONE
 PUBLIC LAND SURVEY SYSTEM SE ¼, SEC. 2, TWP 5N, RNG 45E, B.M.
 LATITUDE AND LONGITUDE 43°41'52" N, 111°06'14" W

DEVELOPMENT DESCRIPTION

NAME OF SUBDIVISION TRESTLES
 AREA OF DEVELOPMENT 216.83 ACRES
 TOTAL NO. LOTS 68
 TOTAL NO. BUILDABLE LOTS 66 SINGLE FAMILY
 OPEN SPACE 12.66 ACRES (5.8%)
 AVERAGE DENSITY RESIDENTIAL LOTS 3.29 ACRES/LOT

TRESTLES I

AREA TRESTLES I (PHASE I) 40.17 + 40.30 = 80.47 ACRES
 PARCEL NO(S) RP04N45E029250 & RP04N45E027350
 NO. LOTS TRESTLES I 24
 NO. BUILDABLE LOTS 24
 AVERAGE DENSITY TRESTLES I 3.35
 OPEN SPACE 0.64 ACRES

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 2, TETONIA CITY

AREA OF IMPACT ORDINANCE AUGUST 14, 1995

a. APPLICABLE SUBDIVISION ORDINANCES TETON COUNTY
 b. REVIEW TETON COUNTY
 c. ENFORCEMENT TETON COUNTY

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 OPPORTUNITY FOR DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.

TETON COUNTY ZONING AGRICULTURAL / RURAL RESIDENTIAL 2.5
 OVERLAY ZONES NONE

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

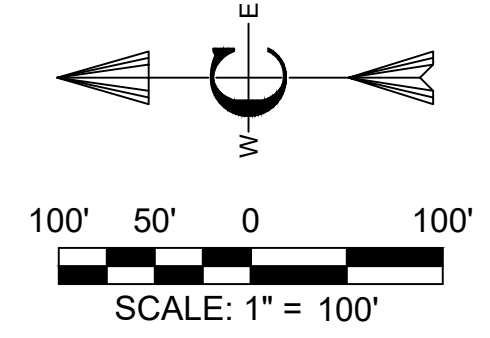
BUILDING SETBACKS

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

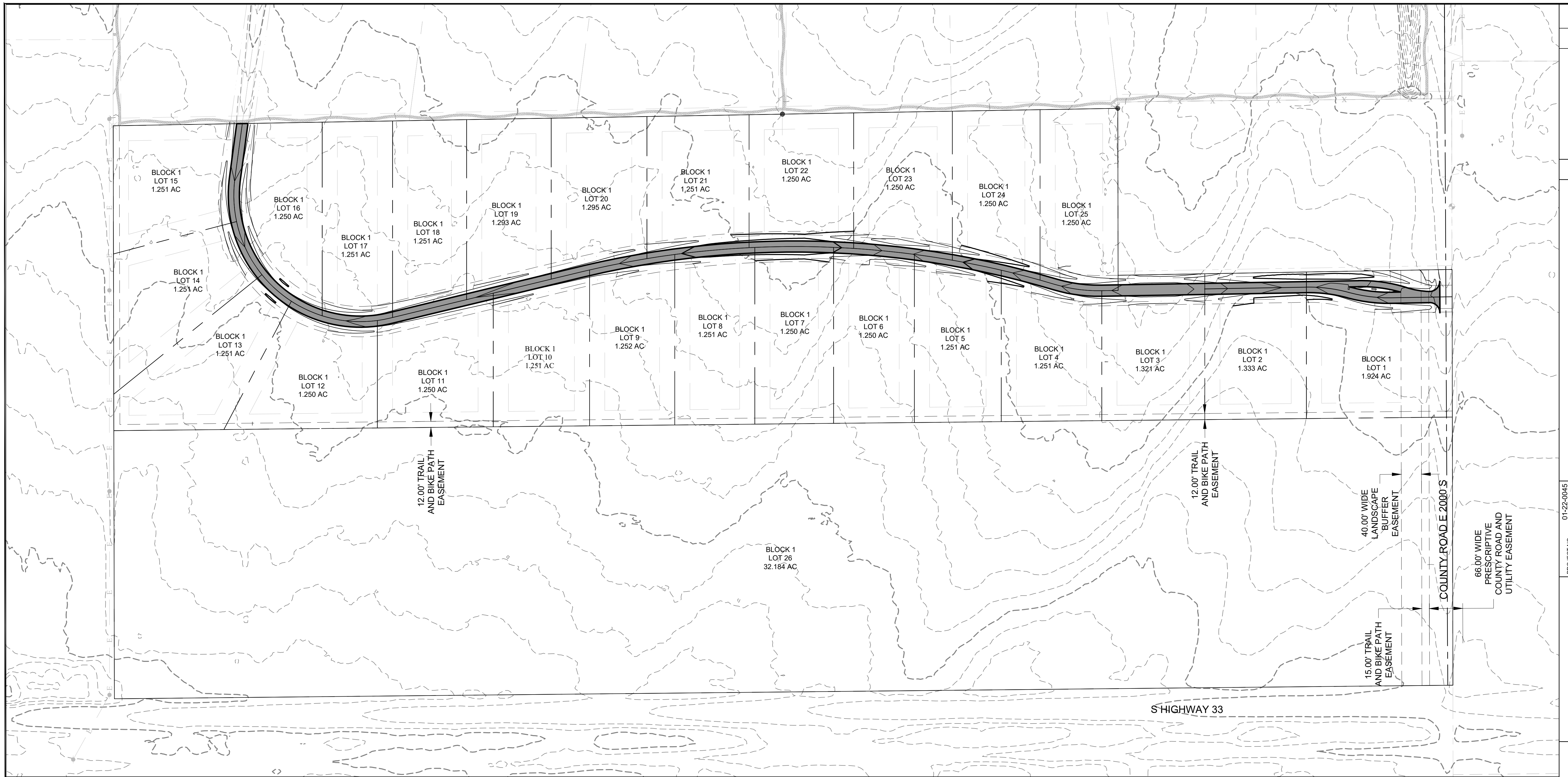


PROJECT NO. 01-22-0045	
DRAWN J. TOONE	DESIGNED B. CROWTHER
APPROVED B. CROWTHER	DATE 03/03
<p style="text-align: center;">QUINN ZITE</p>	
<p style="text-align: center;">WILDFLOWER</p>	
<p style="text-align: center;">MASTER PLAN AND LANDSCAPE PLAN</p>	
SHEET NO: C-101	
DATE: MAR. 2023	
PAGE NO: 4	

Civilize, PLLC
 Management and Engineering

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/28/23
2			
3			

This document or any part thereof in detail shall not be copied without the written authorization of Civilize, PLLC.



NO.	DESCRIPTION	REC.	BY	DATE
1	PRELIMINARY DESIGN	3/28/23		
2				
3				

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03

QUINN ZITE

WILDFLOWER
HARDSCAPE PLAN

SHEET NO: **C-200**
DATE: **MAR. 2023**
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 (ISPCW) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPCW.

a. EARTHWORK INCLUDING EROSION CONTROL DIVISION 200

b. TRENCHING DIVISION 300

c. CONCRETE DIVISION 700

d. AGGREGATES AND ASPHALT DIVISION 800

e. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES DIVISION 1000

f. TRAFFIC CONTROL DIVISION 1100

g. MISCELLANEOUS DIVISION 2000

ROADWAY GEOMETRICS

E. THE PROPOSED ROAD IS A PRIVATELY-OWNED LOCAL ROAD SERVING THE SUBDIVISION.

F. STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.

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:

SEIVE 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:

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

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 SUB-BASE 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 ISPCW.

KEYED NOTES

ROADWAY AND PARKING

1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS AS MODIFIED FOR THIS PROJECT. TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS FOUND HEREIN AND IN THE TETON COUNTY H&SGDC.

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. 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-02

4. FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.

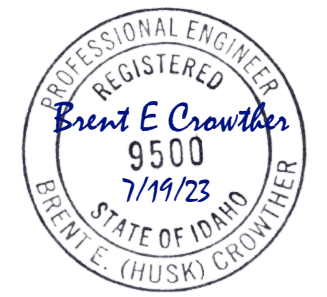
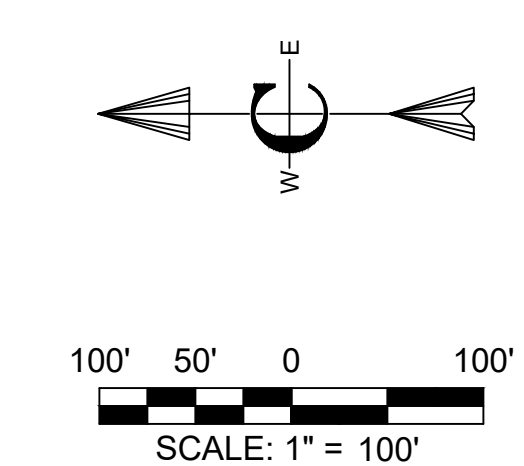
5. FURNISH AND CONSTRUCT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.

6. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.

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

SEEDING

1. ALL LAND DISTURBED DURING CONSTRUCTION WILL BE RESEEDD WITH NATIVE VEGETATION PER NRCS GUIDANCE.





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 ISPWG.

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 0-4 BGS (PER DISTRICT 7 HEALTH DEPT.) B-1

SUBGROUP CORRECTION (ONE SUBGROUP) B-2

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	8	3	4	3	3	2.5
SEASONAL HIGH GROUNDWATER	8	3	4	3	3	2.5
PERMANENT 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

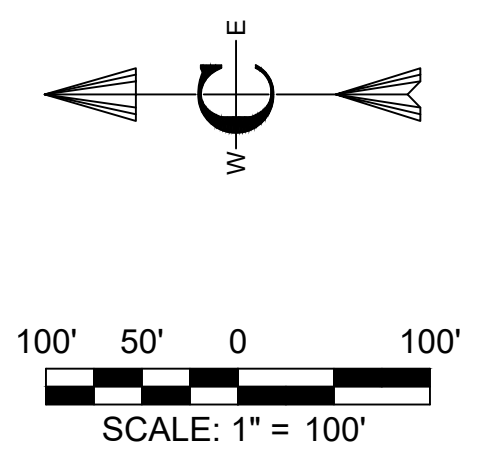
CULINARY WATER

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 INSTALLATION OF A PROPANE TANK.



NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/28/23
2			
3			

Civilize, PLLC
Management and Engineering

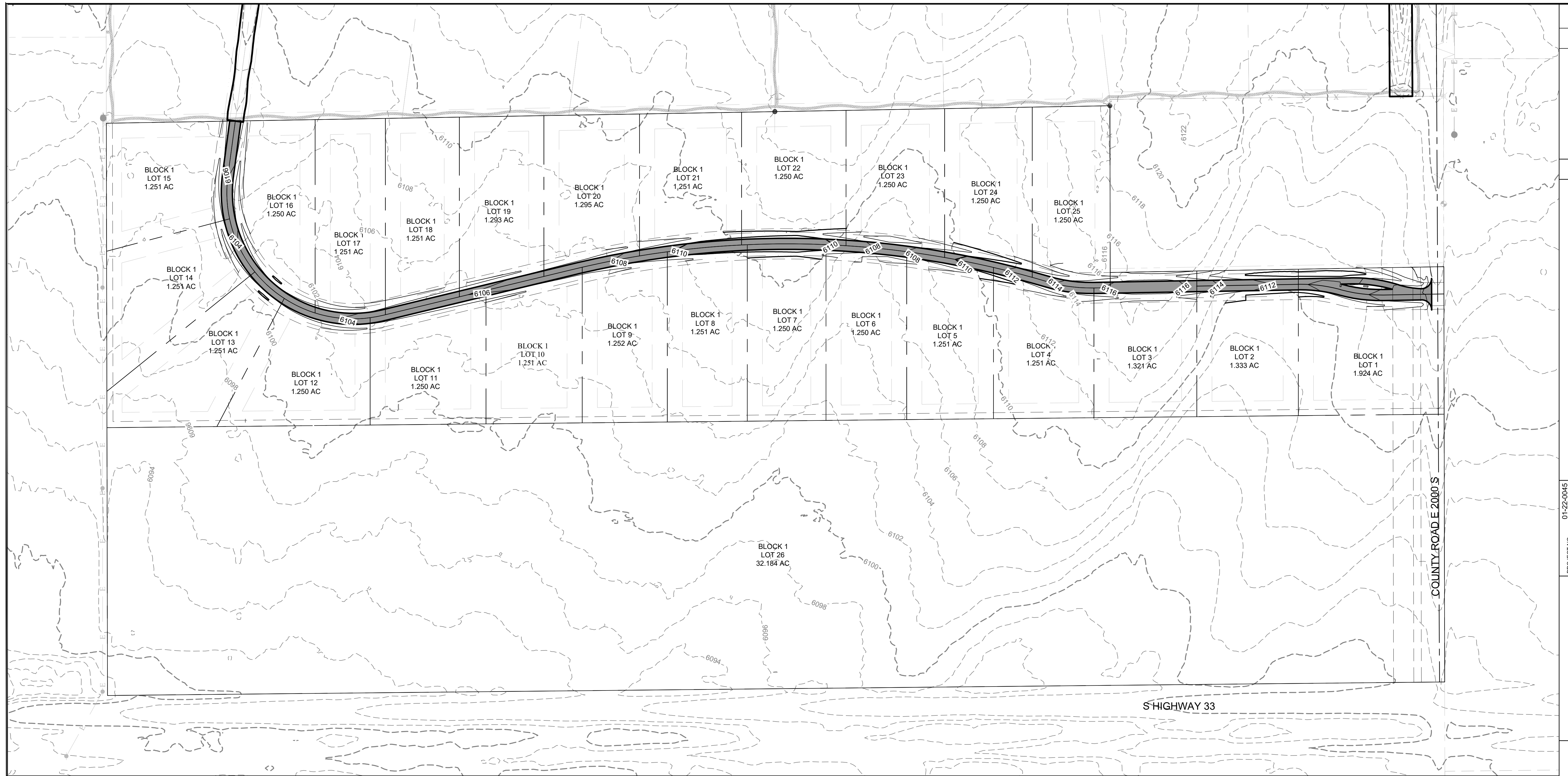
PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03

QUINN ZITE

WILDFLOWER
UTILITY PLAN

SHEET NO: **C-300**
DATE: **MAR. 2023**
PAGE NO: **6**





NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	7/19/23
2		
3		

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03

QUINN ZITE

WILDFLOWER
GRADING AND DRAINAGE PLAN

SHEET NO: **C-400**
DATE: **MAR. 2023**
PAGE NO: **7**

CONSTRUCTION NOTES

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

EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISPCW SECTION 202 - EXCAVATION AND EMBANKMENT

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

EMBANKMENT AND STRUCTURAL FILL MATERIALS SHALL BE PROVIDED PER TETON COUNTY H&SGDC AND ISPCW SECTION 203 - SOIL MATERIALS

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

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

EROSION CONTROL SHALL BE PERFORMED PER ISPCW SECTION 206 - PERMANENT EROSION CONTROL.

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

TRENCH EXCAVATION SHOULD BE PERFORMED PER ISPCW SECTION 301 - TRENCH EXCAVATION.

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

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

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

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

KEYED NOTES:

DESIGN CRITERIA

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

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

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

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

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

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

STORMWATER QUANTITY (DRAINAGE CONVEYANCES)

DESIGN STORM 10-YEAR, 24-HOUR.

TOTAL PRECIPITATION DEPTH 1.70"

STORMWATER QUANTITY (RETENTION)

DESIGN STORM 100-YEAR, 24-HOUR.

TOTAL PRECIPITATION DEPTH 2.60"

RETENTION

RETENTION IS PROVIDED FOR THE ROAD ROW IN SWALES ADJACENT TO THE ROAD. EACH LOT IS RESPONSIBLE FOR RETENTION OF STORMWATER GENERATED ON THAT LOT.

TOTAL STORM VOLUME, 100-YEAR, 24-HOUR 23,722 CF

PREDEVELOPMENT RUNOFF COEFFICIENT (VEGETATION, AVERAGE 1% - 3% SLOPE) 0.25 IN

TOTAL STORMWATER RUNOFF, PREDEVELOPMENT 13,179 CF

POSTDEVELOPMENT RUNOFF COEFFICIENT (COMPOSITE) 0.45 IN

TOTAL STORMWATER RUNOFF, POSTDEVELOPMENT 23,722 CF

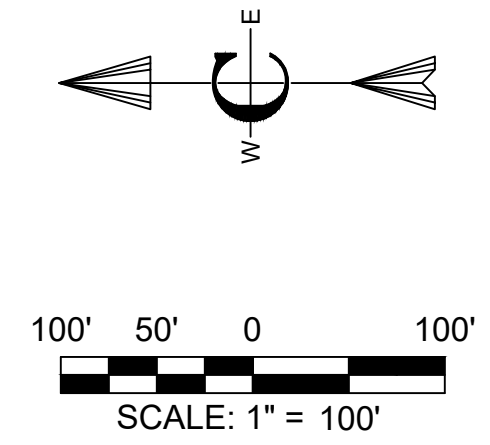
REQUIRED RETENTION VOLUME 10,643 CF

RETENTION METHOD SWALES

RETENTION VOLUME PROVIDED 97,320 CF

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	2.6	0
Pavement, Concrete	0	0.00	0.0%	0.95	2.6	0
Pavement, Gravel	0	0.00	0.0%	0.75	2.6	0
Roofs, Conventional	0	0.00	0.0%	0.95	2.6	0
Vegetation, Average (1 - 3% slope)	0	0.00	0.0%	0.20	2.6	0
Vegetation, Hilly (3 - 10% slope)	243,300	5.59	100.0%	0.25	2.6	13,179
TOTAL	243,300	5.59	100.00%	0.25	2.6	13,179

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	2.6	0
Pavement, Concrete	0	0.00	0.0%	0.95	2.6	0
Pavement, Gravel	97,320	2.23	40.0%	0.75	2.6	15,815
Roofs, Conventional	0	0.00	0.0%	0.95	2.6	0
Vegetation, Average (1 - 3% slope)	0	0.00	0.0%	0.20	2.6	0
Vegetation, Hilly (3 - 10% slope)	145,980	3.35	60.0%	0.25	2.6	7,907
TOTAL	243,300	5.59	100.00%	0.45	2.6	23,722





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. HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE CITY OF REXBURG, RESOLUTION 2016-15 AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION AS FOLLOWS:
 - 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

KEYED NOTES

ROADWAY AND PARKING

- 1. CONSTRUCT CURB & GUTTER PER CITY OF REXBURG STANDARD DETAILS, COMMERCIAL AND MULTIFAMILY, STANDARD DETAILS, SHEET 7 - STANDARD CURB & GUTTER.
- 2. CONSTRUCT ADA COMPLIANT ACCESS PER CITY OF REXBURG STANDARD DETAILS, COMMERCIAL AND MULTIFAMILY, STANDARD DETAILS, SHEET 7 - TWO DIRECTIONAL DEPRESSED ACCESS.
- 3. CONSTRUCT DRIVEWAY ACCESS PER CITY OF REXBURG STANDARD DETAILS, COMMERCIAL AND MULTIFAMILY, STANDARD DETAILS, SHEET 7 - COMMERCIAL & MULTIFAMILY DRIVEWAY.
- 4. FURNISH AND CONSTRUCT STREET LIGHTS PER CITY OF REXBURG STANDARD DETAILS, PEDESTRIAN EMPHASIS OVERLAY, STREET LIGHTS, STANDARD DETAILS, SHEET 9.
- 5. CONSTRUCT 6" VERTICAL CURB PER ISPWC SD-701A.
- 6. CONSTRUCT 12" RIBBON CURB PER ISPWC 701 (EXACT DETAIL NOT AVAILABLE). CURB SHALL BE FLUSH WITH ROADWAY SURFACE AND DIMENSIONS SHALL BE 12" WIDE BY 8" DEEP.
- 7. CONSTRUCT VALLEY GUTTER PER ISPWC SD-708 OR CITY OF REXBURG STANDARD DETAILS, SIDEWALK, CURB & GUTTER, DRIVEWAY-CROSS DRAIN DETAIL.
- 8. CONSTRUCT BIKE PATH PER THE APPLICABLE ROAD CROSS SECTION FROM THE CITY OF REXBURG STANDARD DETAILS.
- 9. CONSTRUCT SIDEWALK PER ISPWC SD-709. WIDTH CALLED OUT ON PLANS.
- 10. CONSTRUCT DETECTABLE WARNING FOR PEDESTRIAN ACCESS PER ISPWC SD-712.
- 11. ASPHALT ROADWAY - CONSTRUCT ASPHALT ROADWAY PER CITY OF REXBURG STANDARD DETAILS AS MODIFIED ON THE SECTIONS PRESENTED ON SHEET C-DT-01.

NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/28/23
2			
3			

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03

QUINN ZITE

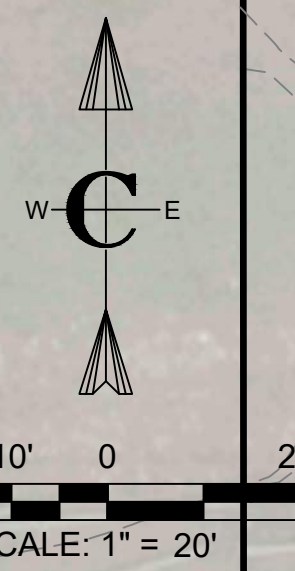
**WILDFLOWER
LANDSCAPE MASTER PLAN**

SHEET NO:	C-500
DATE:	MAR. 2023
PAGE NO:	8



BLOCK 1
LOT 2
1.333 AC

BLOCK 1
LOT 1
1.924 AC



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 FITTING AT THE ROAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE DISTRICT.
 SPECIFICATIONS
 F. 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.
 G. HORIZONTAL PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.
 H. RISER PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.
 I. AN INTAKE STRAINER CAPABLE OF SUPPORTING THE FLOW REQUIREMENTS SHALL BE PROVIDED.
 J. HORIZONTAL PIPE SHALL BE BURIED AND PLACED NEARLY LEVEL WITH MINIMUM COVER OF 5 FEET BELOW FINISHED GRADE.
 K. 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
 L. THE FOUNDATION AREA, POOL AREA, AND BORROW AREA SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS AND OTHER DEBRIS.
 M. TOPSOIL SHALL BE STRIPPED FROM THE FOUNDATION AREA AND STOCKPILE FOR FUTURE USE.
 N. THE FOUNDATIONS AREA SHALL BE SCARIFIED BEFORE THE FIRST LAYER OF FILL IS PLACED.
 O. 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.
 P. 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.....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

NO.	DESCRIPTION	REC'D	BY	DATE
1	PRELIMINARY DESIGN			
2				
3				

Civilize, PLLC
 Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03

QUINN ZITE

**WILDFLOWER
POSTAL PAD SITE PLAN**

SHEET NO:
C-600
 DATE:
MAR. 2023
 PAGE NO:
9





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

a. EARTHWORK INCLUDING EROSION CONTROL	DIVISION 200
b. TRENCHING	DIVISION 300
c. CONCRETE	DIVISION 700
d. AGGREGATES AND ASPHALT	DIVISION 800
e. CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES	DIVISION 1000
f. TRAFFIC CONTROL	DIVISION 1100
g. MISCELLANEOUS	DIVISION 2000

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 90, 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
75#	100
20#	85
10#	70
4#	55
2#	40
1#	25
3/4"	15
3/8"	10
NO. 20	5
NO. 10	2
NO. 4	1

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
75#	100
20#	85
10#	70
4#	55
2#	40
1#	25
3/4"	15
3/8"	10
NO. 20	5
NO. 10	2
NO. 4	1

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
75#	100
20#	85
10#	70
4#	55
2#	40
1#	25
3/4"	15
3/8"	10
NO. 20	5
NO. 10	2
NO. 4	1

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 ISPGC.

KEYED NOTES

ROADWAY AND PARKING

- 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
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH AND CONSTRUCT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.

PROJECT NO. 01-22-0045		DRAWN J. TOONE	
DESIGNED B. CROWTHER		APPROVED B. CROWTHER	
CHECKED B. CROWTHER		DATE 04/03	
NO. 1 PRELIMINARY DESIGN		BEC 3/28/23	
NO. 2 DESCRIPTION		BY DATE	
NO. 3			
NO. 4			

Civilize, PLLC
Management and Engineering

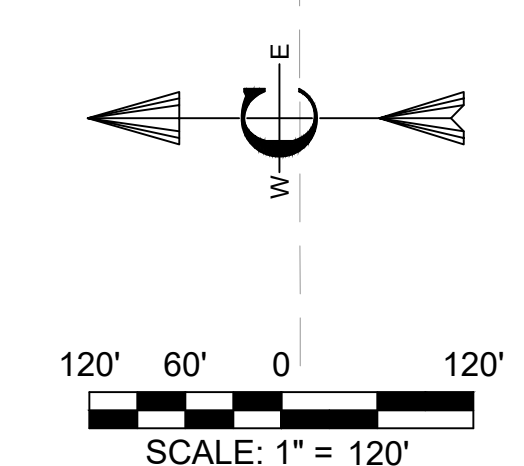
QUINN ZITE

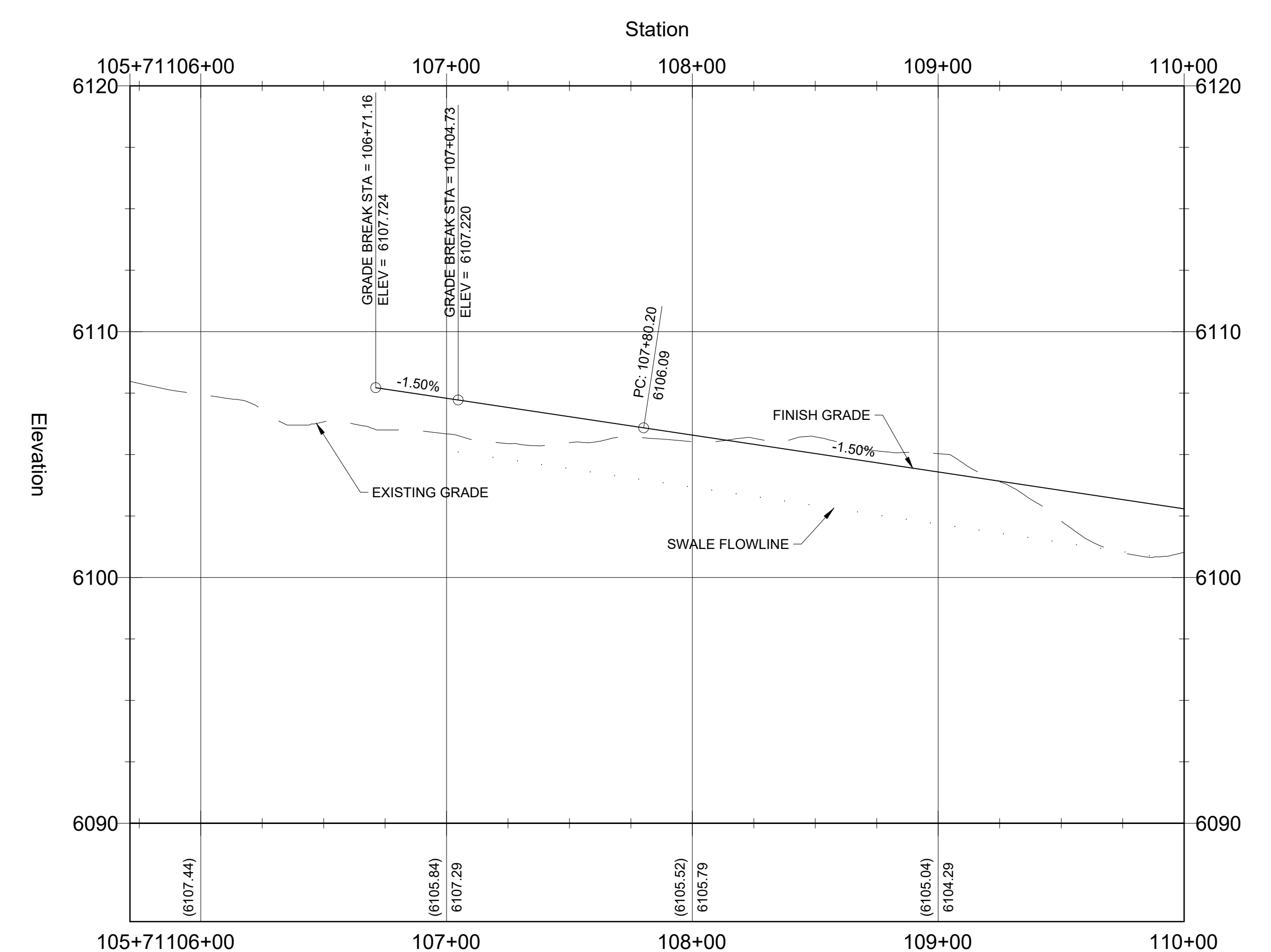
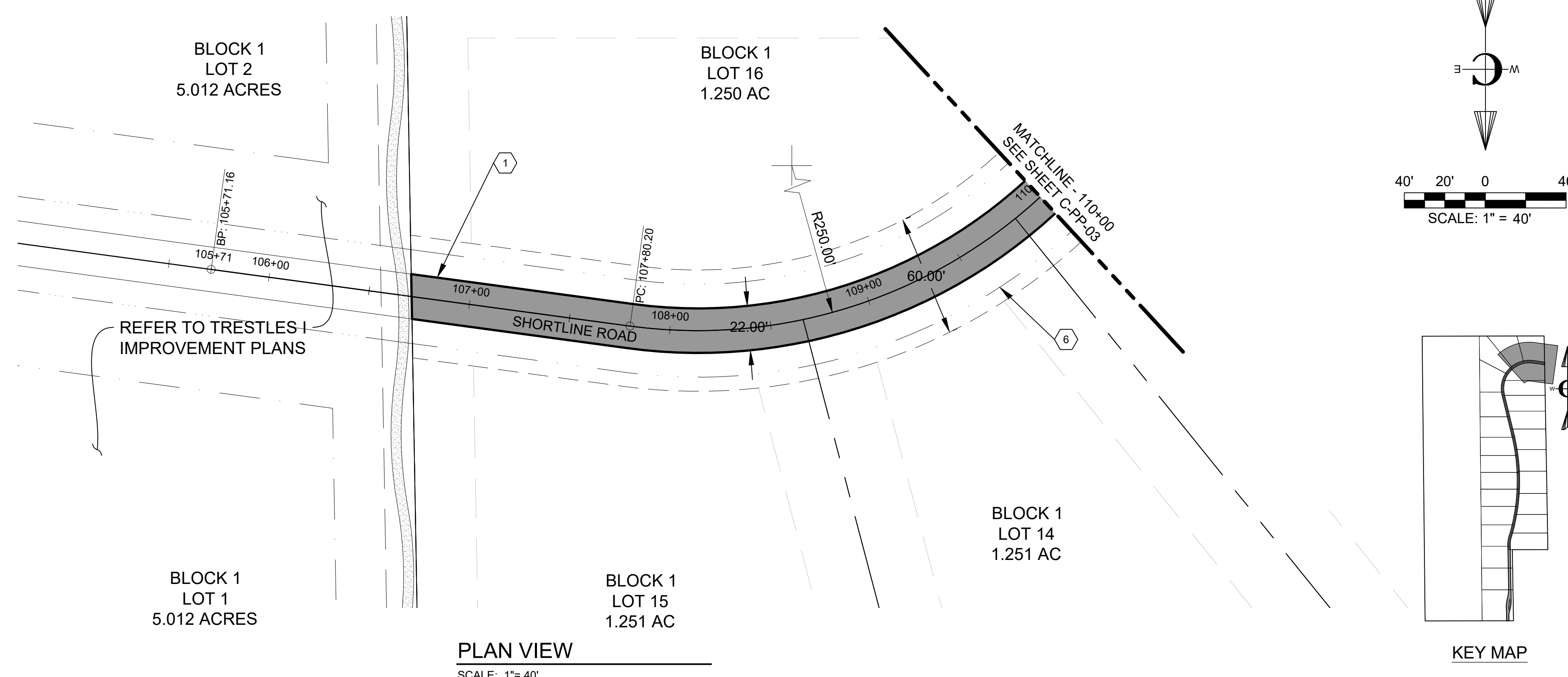
WILDFLOWER SHEET LAYOUT

SHEET NO: **C-PP-01**

DATE: **MAR. 2023**

PAGE NO: **10**





CONSTRUCTION NOTES - SUBDIVISION ROADS

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.
- PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
- HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWIC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPWIC.

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
- THE PROPOSED ROAD IS A PRIVATELY-OWNED LOCAL ROAD SERVING THE SUBDIVISION.
- STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.
- INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
 - ANGLE OF INTERSECTION: STREETS SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.
 - SIGHT DISTANCE: MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.
- MATERIALS**
 - ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
 - 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
 - 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
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
 - 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
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
- 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**
 - ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.
- QUALITY CONTROL**
 - QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPWIC.

KEYED NOTES

ROADWAY AND PARKING

- 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
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH AND CONTRACT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

QUINN ZITE

WILDFLOWER

PLAN AND PROFILE

SHORTLINE ROAD

STA. 105+71+00 - STA. 110+00

SHEET NO: **C-PP-02**

DATE: **MAR. 2023**

PAGE NO: **11**



Civilize, PLLC
Management and Engineering

CONSTRUCTION NOTES - SUBDIVISION ROADS

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
- BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.
- PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
- HARDSCAPE CONSTRUCTION SHALL CONFORM WITH THE TETON COUNTY HIGHWAY & STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC) AS WELL AS THE IDAHO DIVISION OF PUBLIC WORKS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWIC) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPWIC.

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
- THE PROPOSED ROAD IS A PRIVATELY-OWNED LOCAL ROAD SERVING THE SUBDIVISION.
- STREET AND ROAD RIGHT-OF-WAY AND PAVEMENT WIDTHS SHALL CONFORM TO ALL ADOPTED PLANS AND THE RULES OF THE APPROPRIATE DEPARTMENTS HAVING JURISDICTION. RIGHT-OF-WAY LINES OF INTERSECTING OR CONNECTING STREETS SHALL BE CONNECTED WITH CURVE HAVING A MINIMUM RADIUS OF 20-FEET.
- INTERSECTIONS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
 - ANGLE OF INTERSECTION: STREETS SHALL INTERSECT AT 90 DEGREES OR AS CLOSELY THERETO AS POSSIBLE, AND IN NO CASE SHALL STREETS INTERSECT AT LESS THAN 70 DEGREES.
 - SIGHT DISTANCE: MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.
- MATERIALS**
 - ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
 - 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
 - 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:

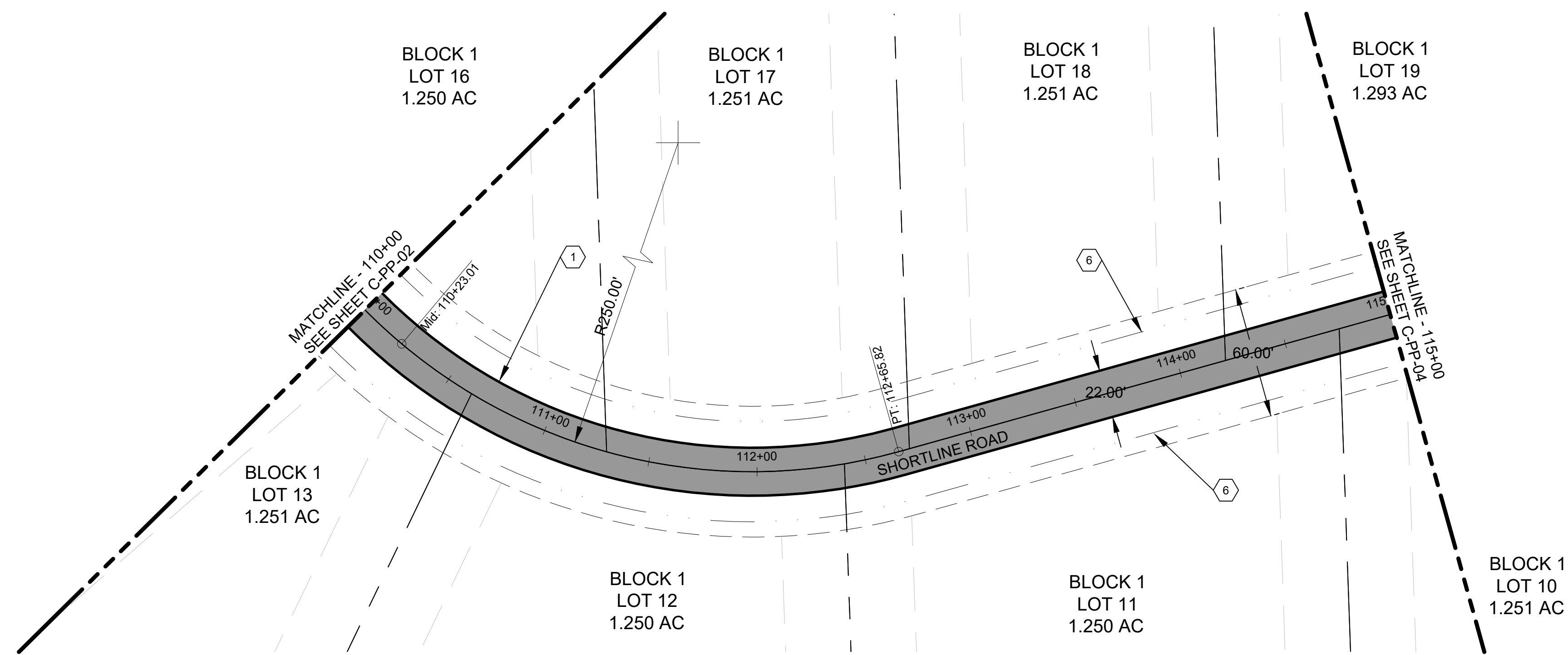
SEIVE SIZE	% PASSING
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
 - AGGREGATE BASE COURSE/GRAVEL SURFACE: THE MINIMUM DEPTH SHALL BE 4-INCHES OF CRUSHED AGGREGATE AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE BASE COURSE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	100
150#	100
200#	100
40#	100
60#	100
- 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**
 - ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.
- QUALITY CONTROL**
 - QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPWIC.

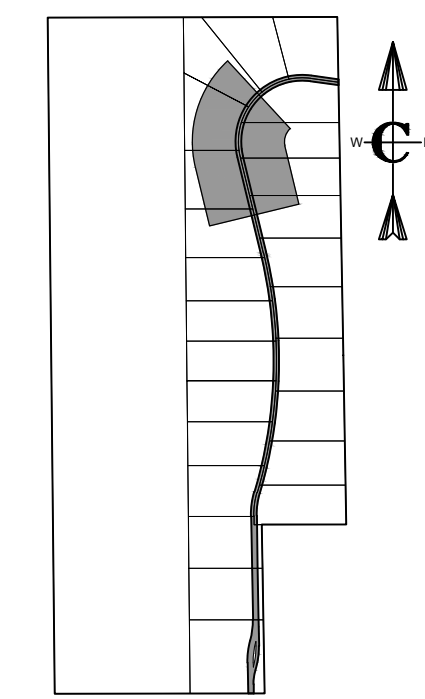
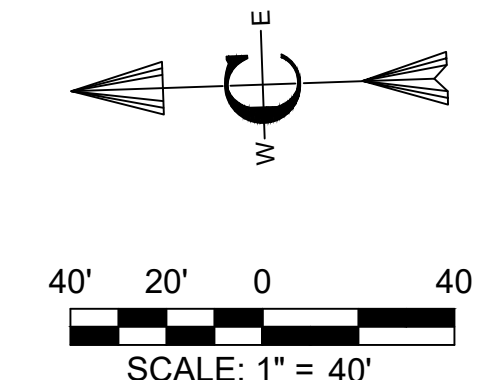
KEYED NOTES

ROADWAY AND PARKING

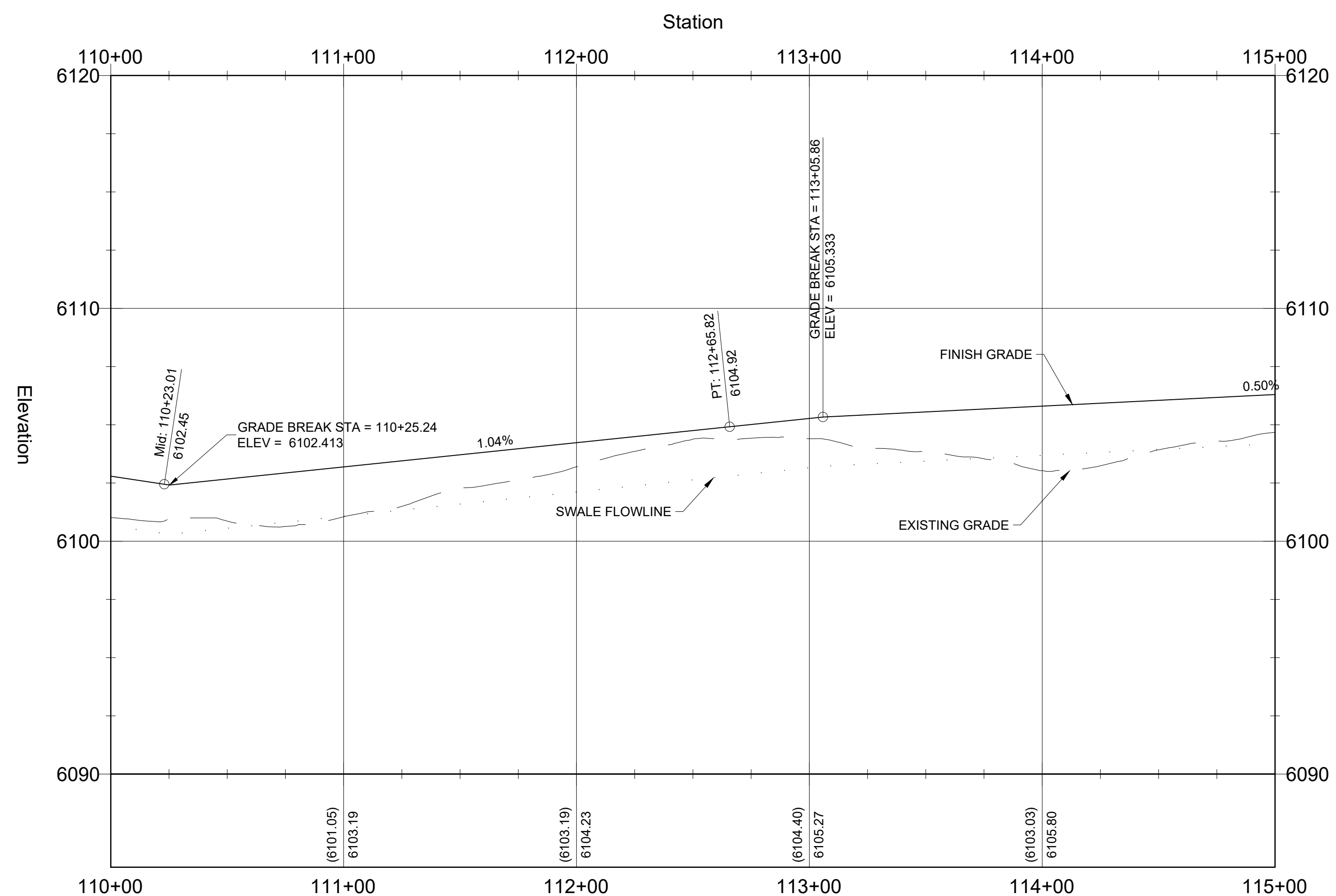
- FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 6) FOR MINOR COLLECTOR. TRAVEL LANES SHALL BE 10 FEET WITH 2 FOOT SHOULDERS AND MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS FOUND HEREIN AND IN THE TETON COUNTY H&SGDC. SEE DETAIL X.C-DT-01
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH AND CONTRACT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.



PLAN VIEW
SCALE: 1" = 40'



KEY MAP



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. 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.

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

I. 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	95
150#	85
200#	75
40#	10
200#	10

J. 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
75#	100
100#	95
150#	85
200#	75
40#	10
200#	10

K. 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
75#	100
100#	95
150#	85
200#	75
40#	10
200#	10

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 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
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH AND CONTRACT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.

PROJECT NO. 01-22-0045		DRAWN J. TOONE	
DESIGNED B. CROWTHER		CHECKED B. CROWTHER	
APPROVED B. CROWTHER		DATE 7/19/23	
DATE 01-22-2023		BY DATE	
NO. DESCRIPTION		BEC 3/28/23	
1 PRELIMINARY DESIGN		BY DATE	
2			
3			

This document or any part thereof in detail shall not be copied without the written authorization of Civilize, PLLC.

Civilize, PLLC
Management and Engineering

PROJECT NO. 01-22-0045

QUINN ZITE

WILDFLOWER

PLAN AND PROFILE

SHORTLINE ROAD

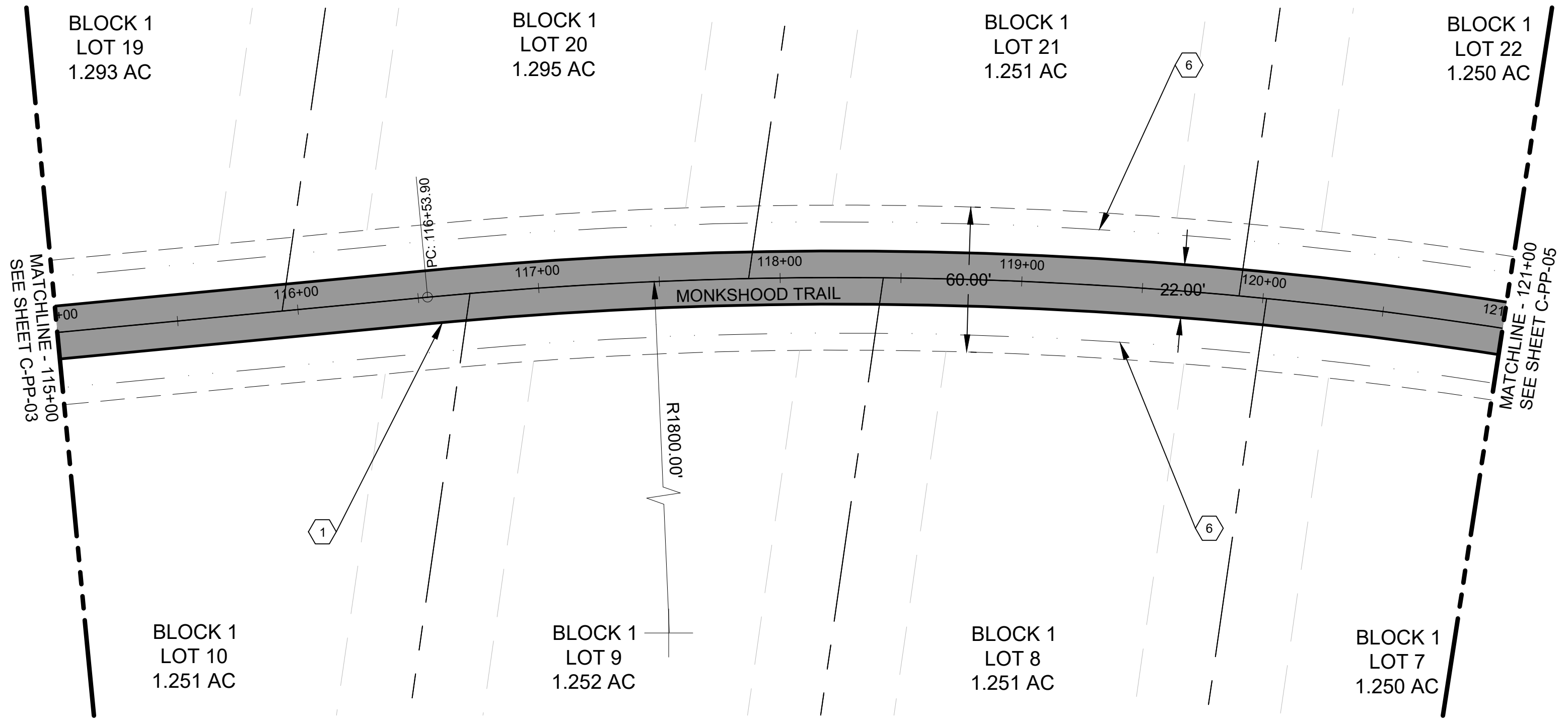
STA. 110+00 - STA. 115+00

SHEET NO. C-PP-03

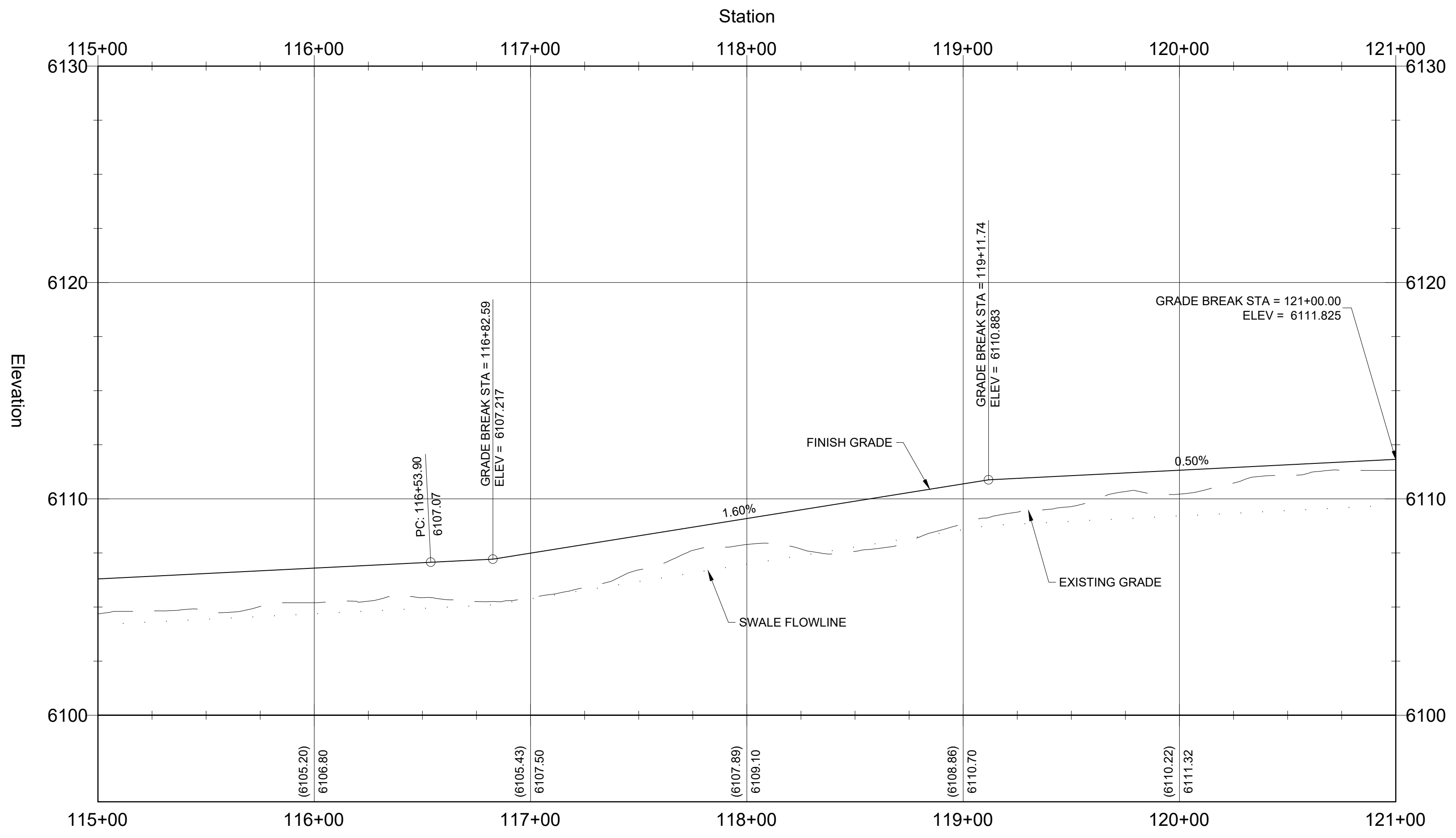
DATE: MAR. 2023

PAGE NO: 12

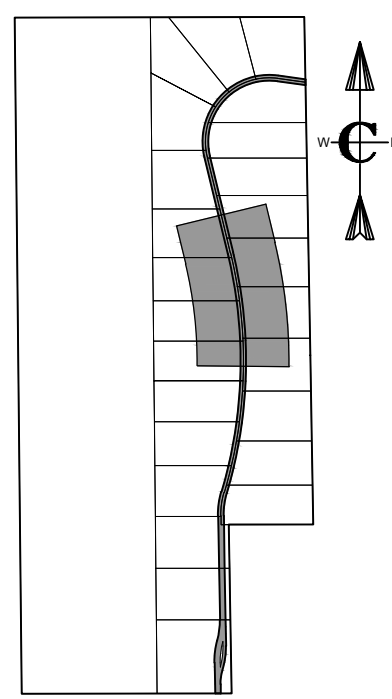
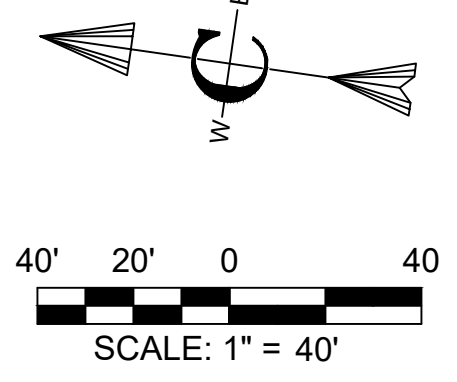




PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
SCALE: 1" = 40'



KEY MAP

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. 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.

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

I. 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
2" (50.8)	100
1.5" (38.1)	100
1.18" (30.0)	100
0.85" (21.6)	100
0.60" (15.2)	100
0.425" (10.8)	100
0.25" (6.4)	100
0.15" (3.8)	100
0.075" (1.9)	100

J. 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" (50.8)	100
1.5" (38.1)	100
1.18" (30.0)	100
0.85" (21.6)	100
0.60" (15.2)	100
0.425" (10.8)	100
0.25" (6.4)	100
0.15" (3.8)	100
0.075" (1.9)	100

K. 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
2" (50.8)	100
1.5" (38.1)	100
1.18" (30.0)	100
0.85" (21.6)	100
0.60" (15.2)	100
0.425" (10.8)	100
0.25" (6.4)	100
0.15" (3.8)	100
0.075" (1.9)	100

L. APPROACH-ACCESS MANAGEMENT

M. UTILITIES

N. SIGNS

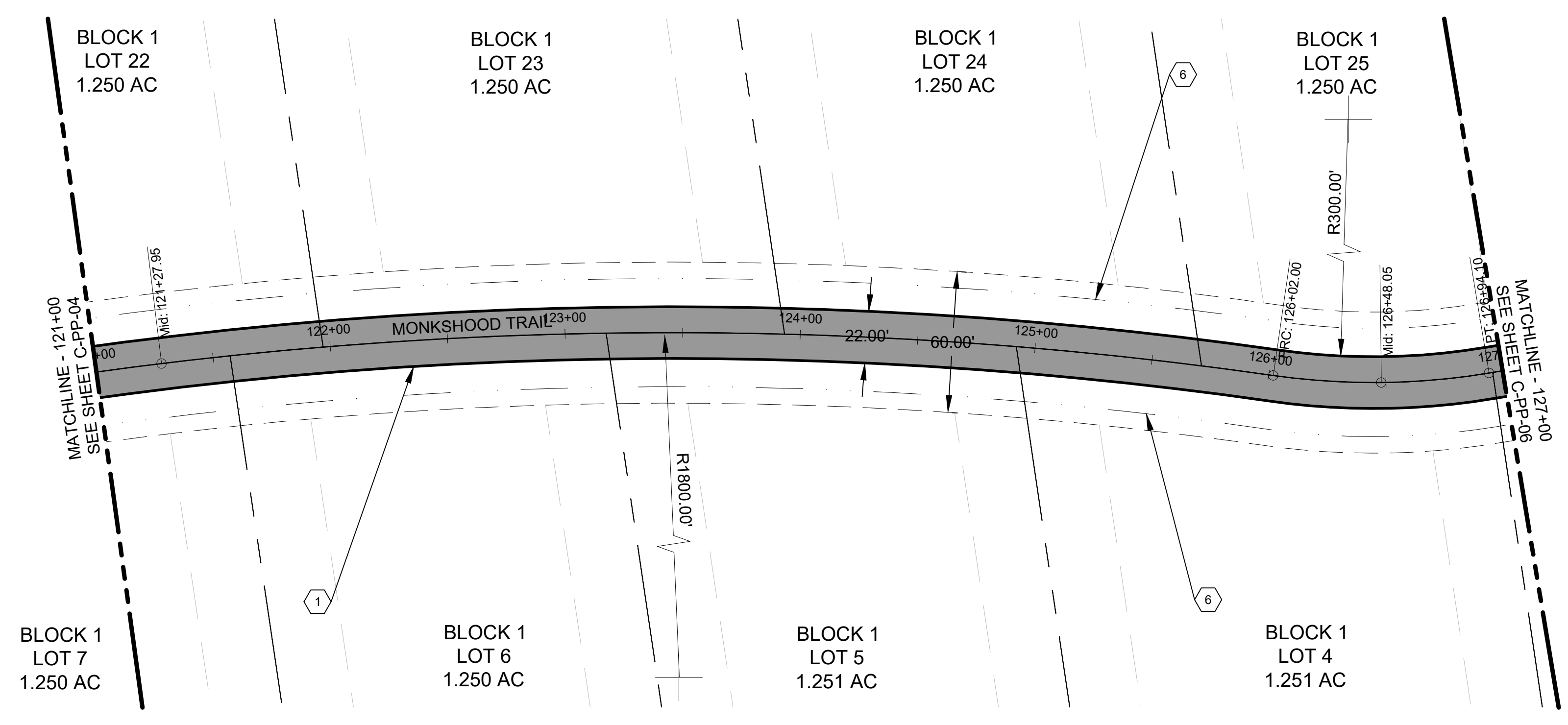
O. QUALITY CONTROL

P. KEYED NOTES

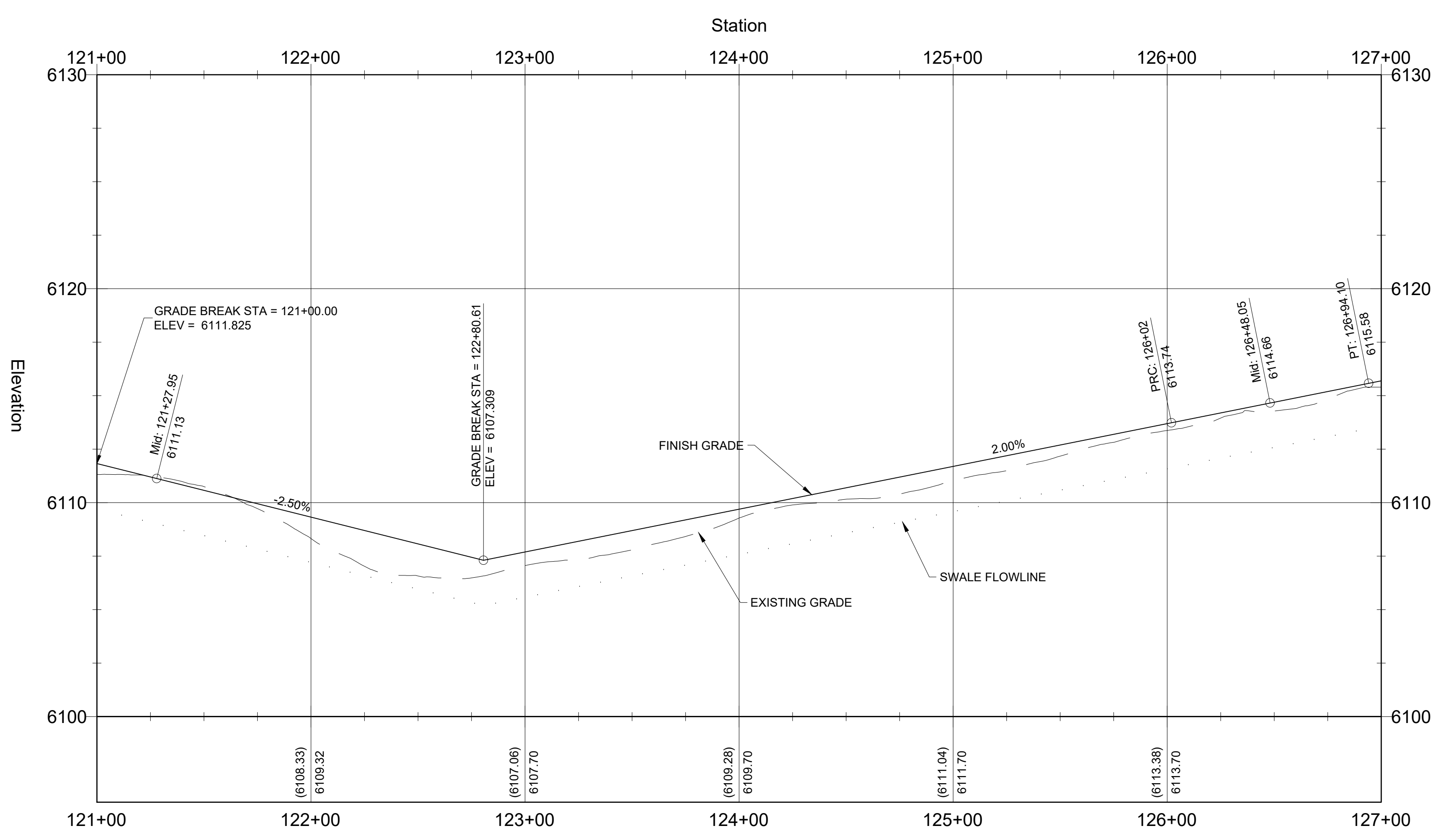
ROADWAY AND PARKING

Civilize, PLLC	Management and Engineering			
QUINN ZITE	WILDFLOWER	PLAN AND PROFILE MONKSHOOD TRAIL		
PROJECT NO. 01-22-0045	DRAWN J. TOONE	STA. 115+00 - STA. 121+00		
DESIGNED B. CROWTHER	APPROVED B. CROWTHER	SHEET NO. C-PP-04		
QUALITY CONTROL B. CROWTHER	DATE: MAR. 2023	DATE: 7/19/23		
DATE: 01-22-2023	BY: B. CROWTHER	PAGE NO: 13		

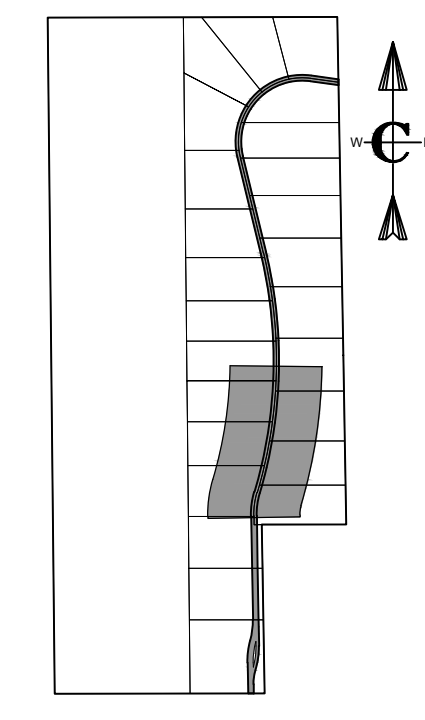
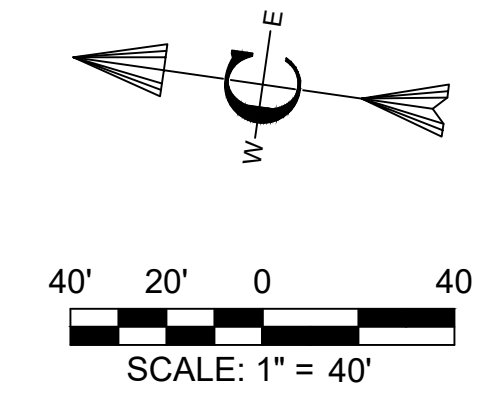




PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
SCALE: 1" = 40'



KEY MAP

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. HARDCAPE 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.

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

I. 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

J. 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
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

K. 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
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

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 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
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X.C-DT-01
- FURNISH AND CONTRACT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.

PROJECT NO. 01-22-0045	
DRAWN J. TOONE	DESIGNED B. CROWTHER
APPROVED B. CROWTHER	QA/QC B. CROWTHER
PROJECT NAME: WILDFLOWER	
SHEET NO. C-PP-05	
DATE: MAR. 2023	
PAGE NO. 14	

QUINN ZITE

PLAN AND PROFILE
MONKSHOOD TRAIL
STA. 121+00 - STA. 127+00



Civilize, PLLC
Management and Engineering

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. HARDCAPE 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.

H. ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).

I. 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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

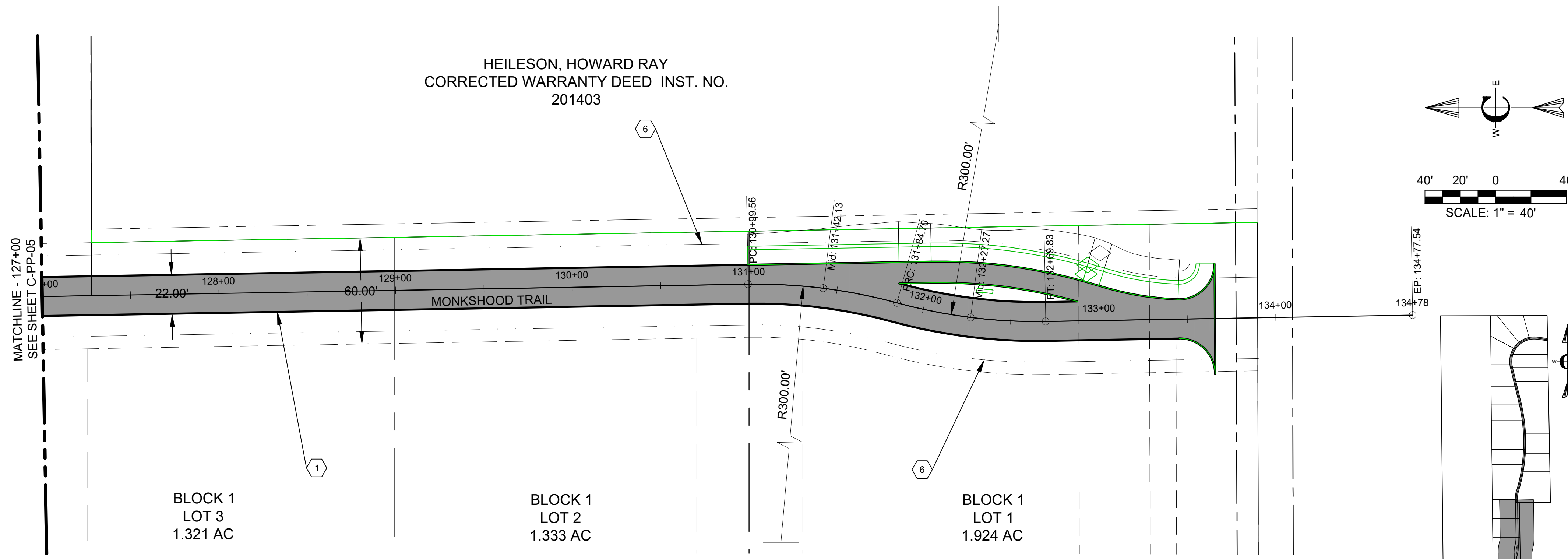
J. 2-INCH MINUS: THE MINIMUM SUB-BASE SHALL BE 4-INCHES AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

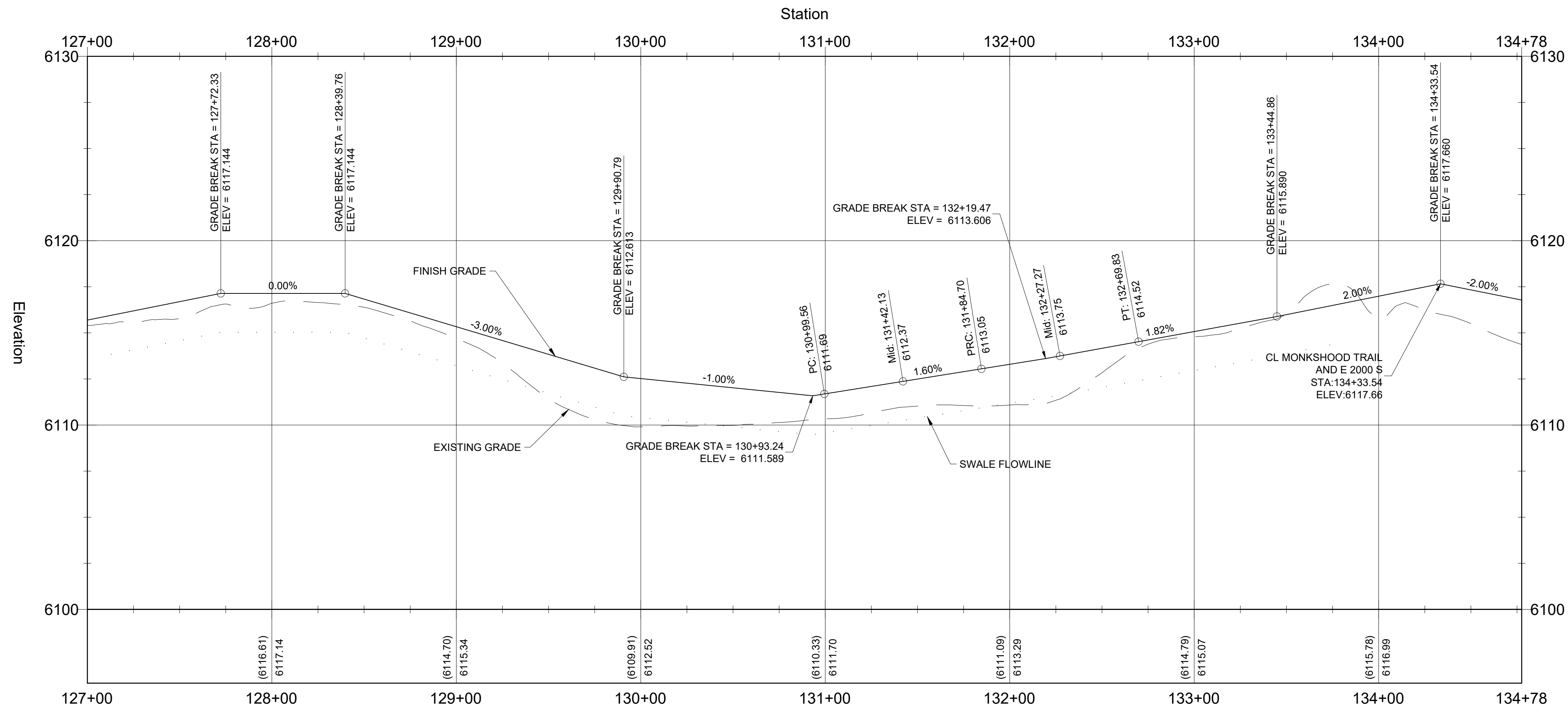
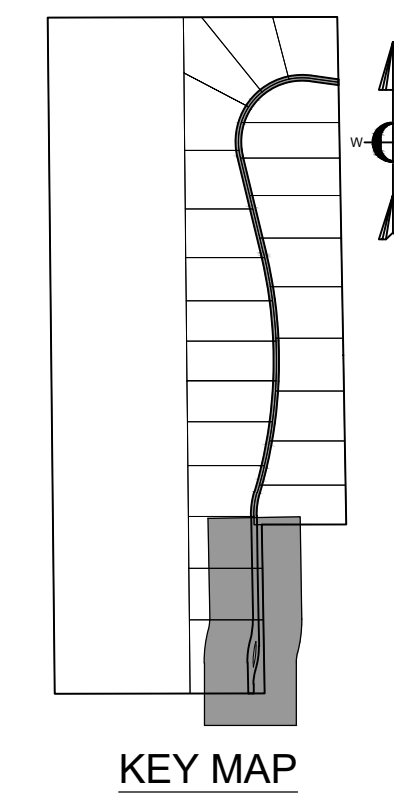
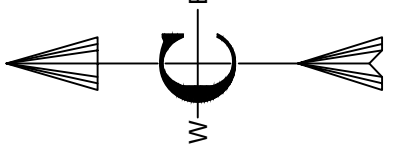
K. AGGREGATE BASE COURSE/GRAVEL SURFACE: THE MINIMUM DEPTH SHALL BE 4-INCHES OF CRUSHED AGGREGATE AFTER COMPACTION, COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER AASHTO T-99 PROCTOR AND PLACED IN LAYERS NOT MORE THAN 4-INCHES THICK. THE BASE COURSE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
75#	100
100#	95
150#	85
200#	75
40#	100
60#	100

HEILESON, HOWARD RAY
CORRECTED WARRANTY DEED INST. NO.
201403



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. 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.

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 4-INCHES THICK. THE SUB-BASE SHALL MEET THE FOLLOWING GRADATION:

SEIVE SIZE	% PASSING
200#	100
100#	85
75#	65
60#	45
48#	35
30#	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
200#	100
100#	85
75#	65
60#	45
48#	35
30#	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:

SEIVE SIZE	% PASSING
200#	100
100#	85
75#	65
60#	45
48#	35
30#	15

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

J. UTILITIES

a. 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.

K. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

L. QUALITY CONTROL

a. 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 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
- CONSTRUCT CUL-DE-SAC DEPICTED IN FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X-C-DT-01
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS. SEE DETAIL X-C-DT-01
- FURNISH AND CONSTRUCT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- 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.

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	01-22-2023

QUINN ZITE

WILDFLOWER

PLAN AND PROFILE
MONKSHOOD TRAIL
STA. 127+00 - STA. 134+77.54

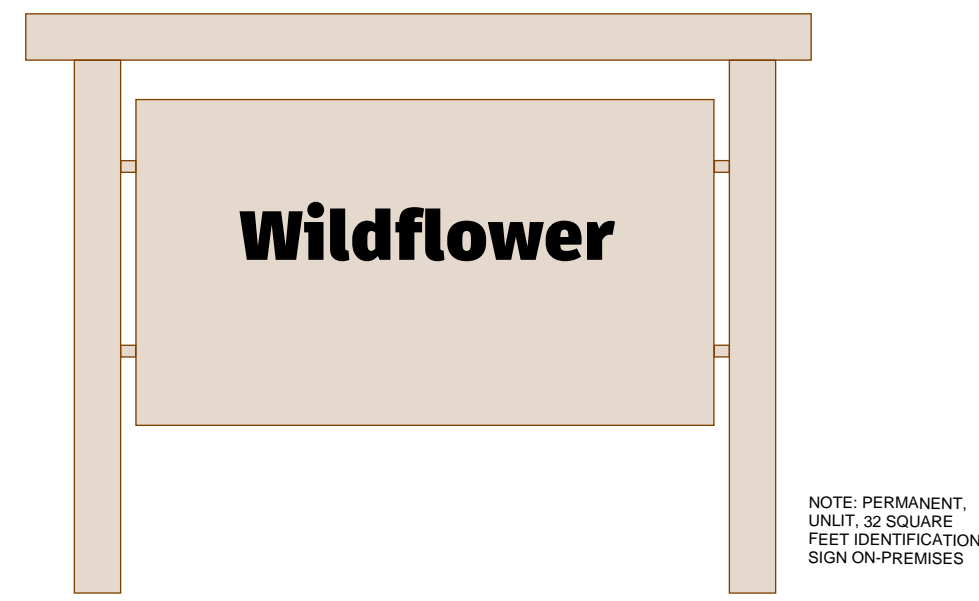
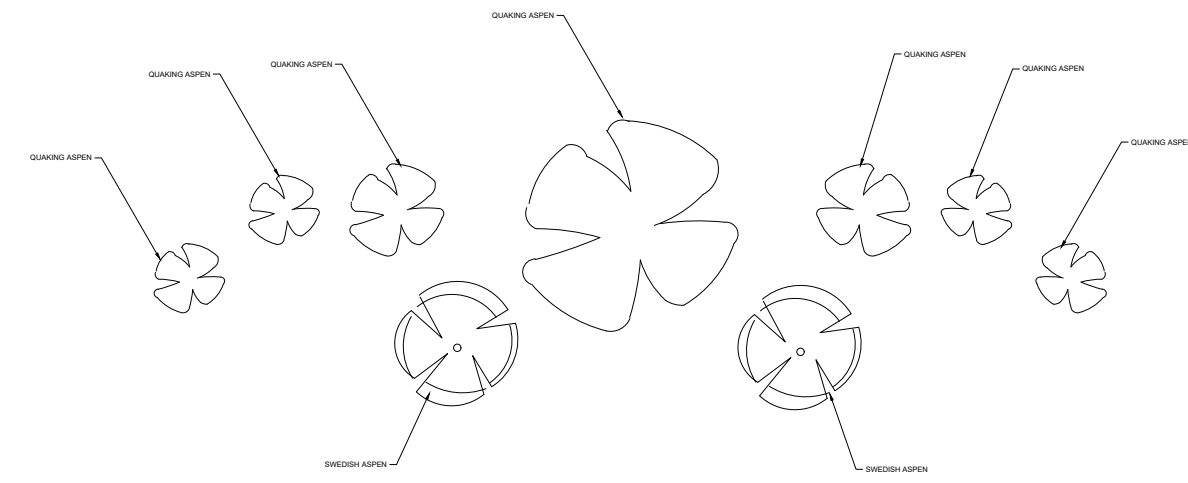
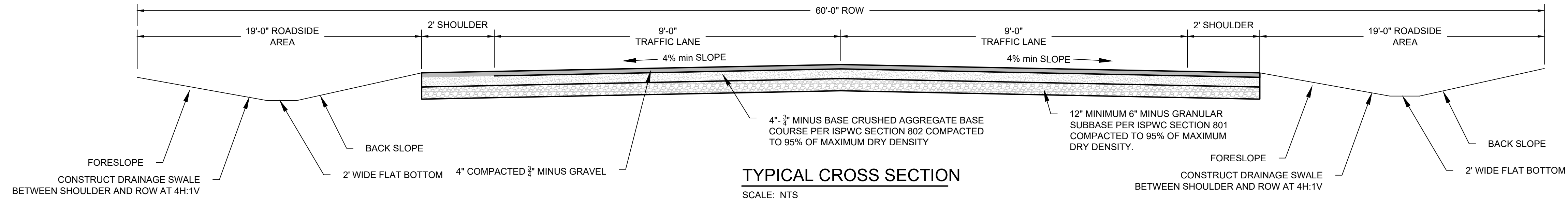
SHEET NO:
C-PP-06

DATE:
MAR. 2023

PAGE NO:
15



01-22-0045



NO.	DESCRIPTION	BY	DATE
1	PRELIMINARY DESIGN	BEC	3/22/23
2			
3			

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-22-0045
DRAWN	J. TOONE
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

QUINN ZITE

WILDFLOWER
CIVIL DETAILS

SHEET NO:	C-DT-01
DATE:	MAR. 2023
PAGE NO:	16