

J & G PEACOCK RANCH SUBDIVISION

REUNION ROAD, TETON COUNTY IDAHO

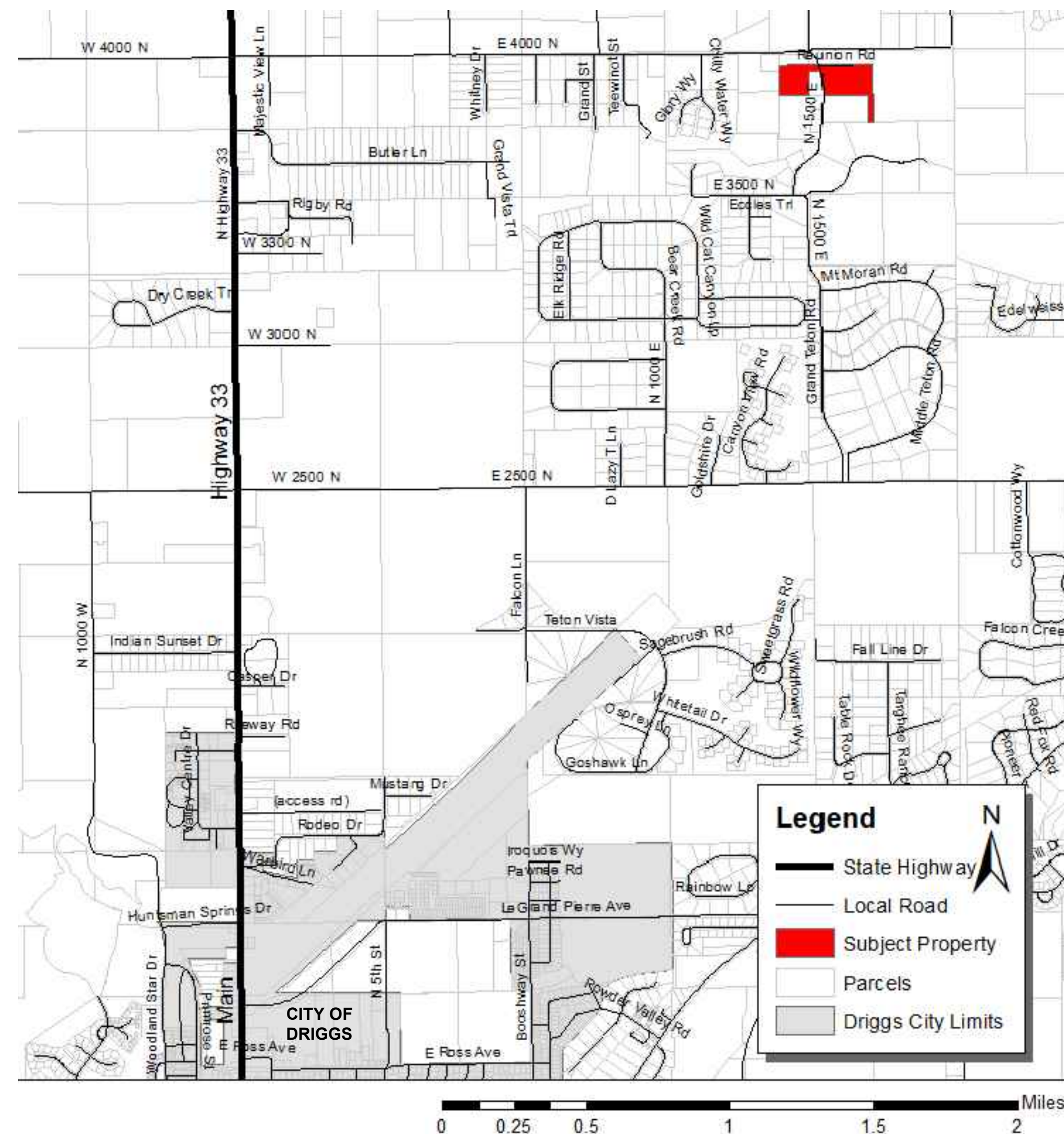
LOCATED WITHIN NE $\frac{1}{4}$ NW $\frac{1}{4}$ AND N $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 7, T. 5 N., R. 46 E., BOISE MERIDIAN

FINAL IMPROVEMENT PLANS

NOVEMBER 3, 2023

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SATISFY THEM THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
3. THE CONTRACTOR SHALL CONTACT "IDAHO DIG LINE" (PHONE 1-800-342-1585) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
4. BEFORE WORK BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MUST NOTIFY THE REQUIRED PARTIES AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION ACTIVITIES.
5. ALL SURPLUS MATERIAL, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION.
6. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY THEIR RESPECTIVE ENTITY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PERMITS AND APPROVALS ARE OBTAINED BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
7. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
8. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS, AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RE-ESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE CONTRACTOR, AT THEIR ORIGINAL LOCATION OR BY THE SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL NATURAL LANDSCAPING, SITE FEATURES, AND EXISTING ROADWAYS OUTSIDE OF THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE TO ORIGINAL CONDITION OR BETTER OR OTHERWISE MAKE GOOD AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH DAMAGE SO CAUSED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING ROAD AND DRIVEWAY SURFACES AND RELATED STRUCTURES TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES, UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS. THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL TOGETHER COORDINATE THE DOCUMENTATION OF EXISTING GRADES AND OTHER INFORMATION PRIOR TO ALL CONSTRUCTION ACTIVITIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN AND EMERGENCY VEHICLE ACCESS THROUGH THE CONSTRUCTION SITE TO THE GREATEST EXTENT POSSIBLE.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS, CURRENT EDITION. IMPROVEMENTS NOT SPECIFICALLY COVERED IN THE CITY STANDARDS MUST MEET OR EXCEED THE CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
13. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A NPDES PERMIT AND PREPARE A SWPPP PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
14. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS REQUIRED FOR THE PROJECT.
15. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE ATSSA GUIDE FOR WORK AREA TRAFFIC CONTROL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION SIGNAGE.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.



VICINITY MAP

SCALE: AS SHOWN

CIVIL ENGINEER / SURVEYOR:
HARMONY DESIGN & ENGINEERING
 18 N MAIN STE 305
 DRIGGS, ID 83422
 208-354-1331

OWNER:
JERRY PEACOCK FAMILY TRUST
 26 N 5TH W #26
 REXBURG, ID 83440

SHEET INDEX

- | | |
|------|-------------------------------|
| C1.0 | COVER SHEET |
| C1.1 | EXISTING CONDITIONS |
| V1.0 | PRELIMINARY PLAT |
| V2.0 | PRELIMINARY PLAT |
| C2.0 | OVERALL SITE PLAN |
| C3.0 | REUNION ROAD PLAN AND PROFILE |
| C3.2 | REUNION ROAD CROSS SECTIONS |

HARMONY
 DESIGN & ENGINEERING
 18 N MAIN STE 305 • DRIGGS ID 83422
 208.354.1331 • www.harmonydesigninc.com

DRAWING IS TO SCALE IF
 BAR MEASURES:
 1" = FULL SCALE
 1/2" = HALF SCALE
 FILE: 21240_CVR.DWG
 PROJ. #: 21240

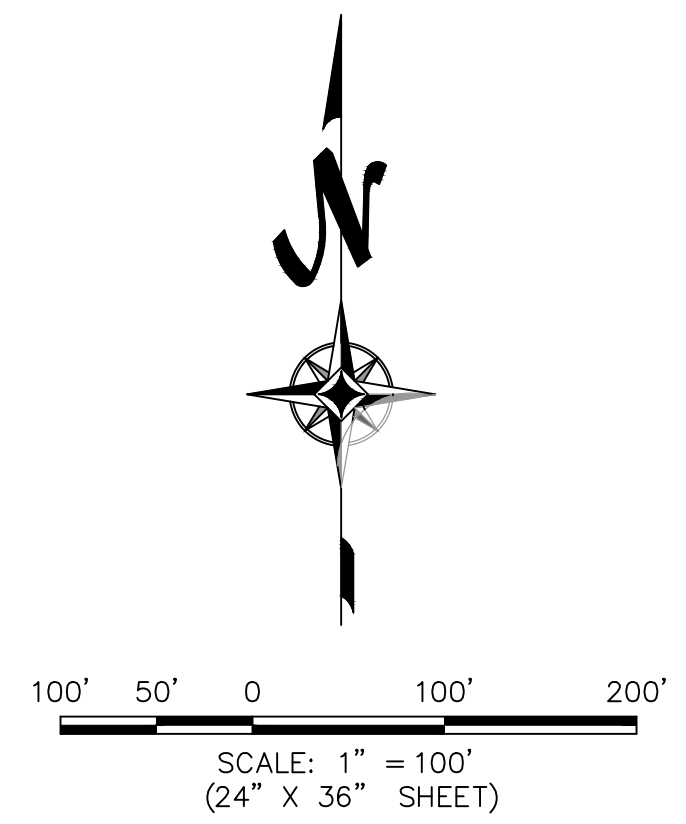
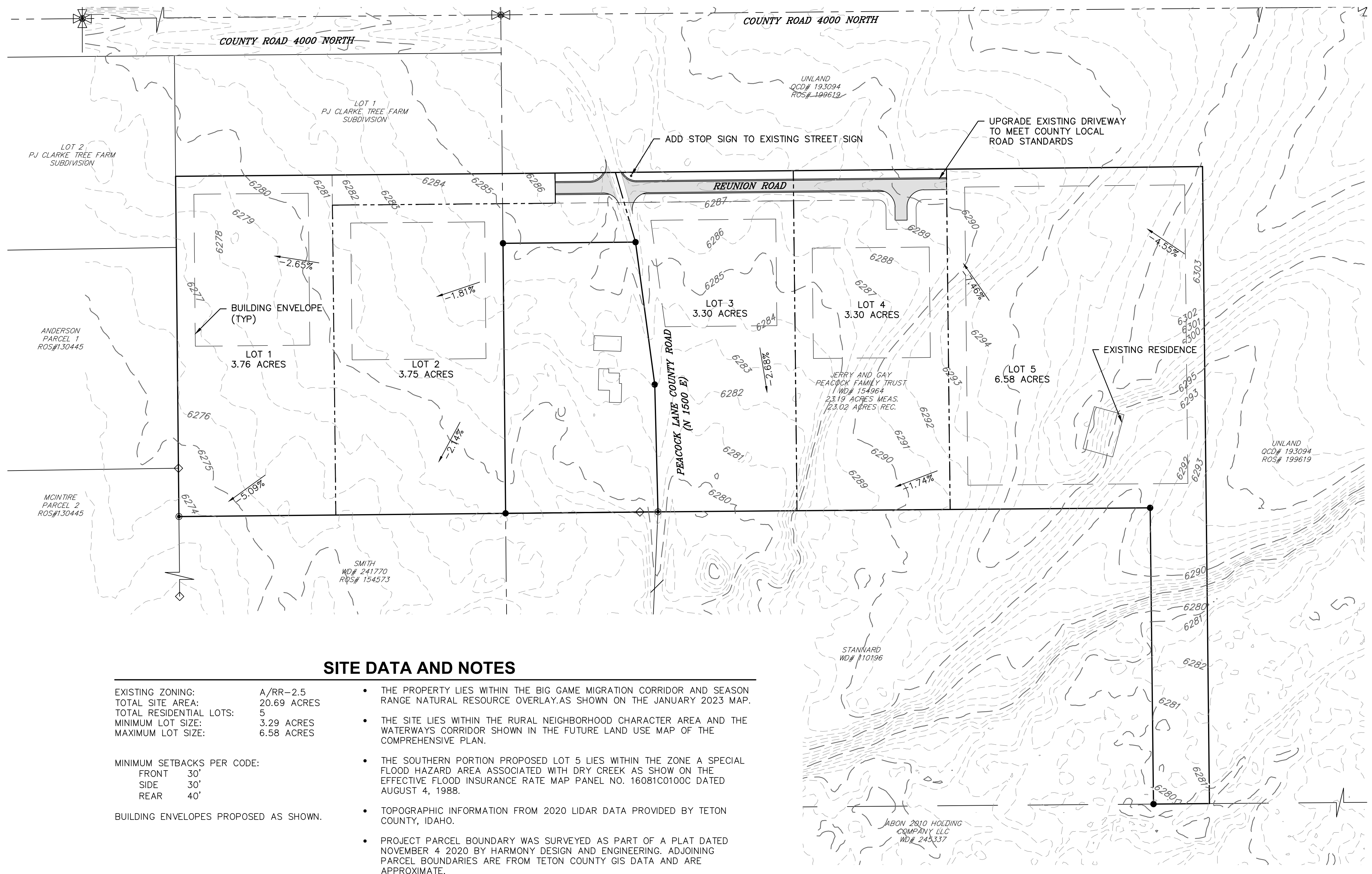


DATE: 11/3/2023	REVISIONS:

PROJECT NAME
J & G PEACOCK RANCH SUBDIVISION
REUNION ROAD, TETON COUNTY, ID
 COVER SHEET

SHEET #
C1.0

CALL BEFORE YOU DIG
 ONE CALL CENTER OF IDAHO
1-800-342-1585
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY (GIS)
	PROPOSED LOT LINE
	PROPOSED EASEMENT
	EXISTING INDEX CONTOUR (5-FT)
	EXISTING CONTOUR (1-FT)
	EXISTING DRAINAGE FLOW DIRECTION AND % GRADE
	PROPOSED ROAD

SITE DATA AND NOTES

EXISTING ZONING: A/RR-2.5
 TOTAL SITE AREA: 20.69 ACRES
 TOTAL RESIDENTIAL LOTS: 5
 MINIMUM LOT SIZE: 3.29 ACRES
 MAXIMUM LOT SIZE: 6.58 ACRES

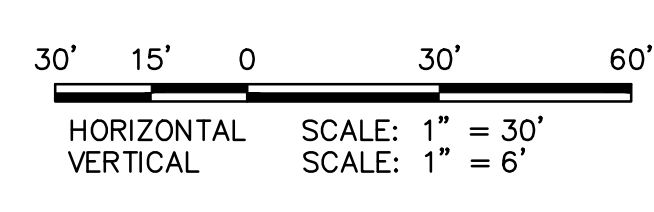
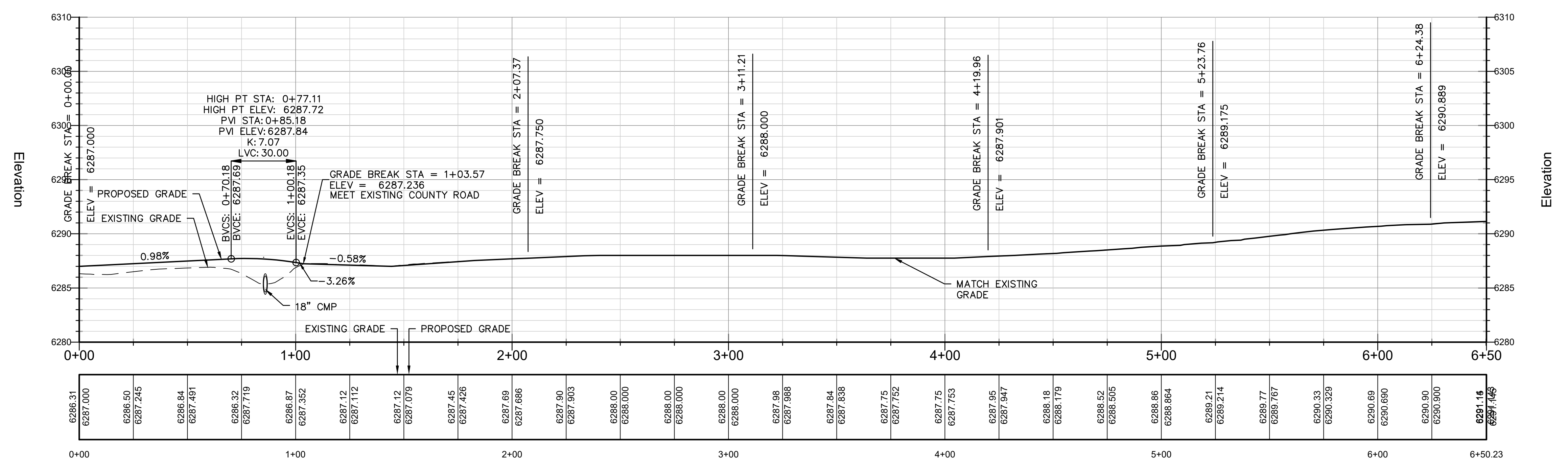
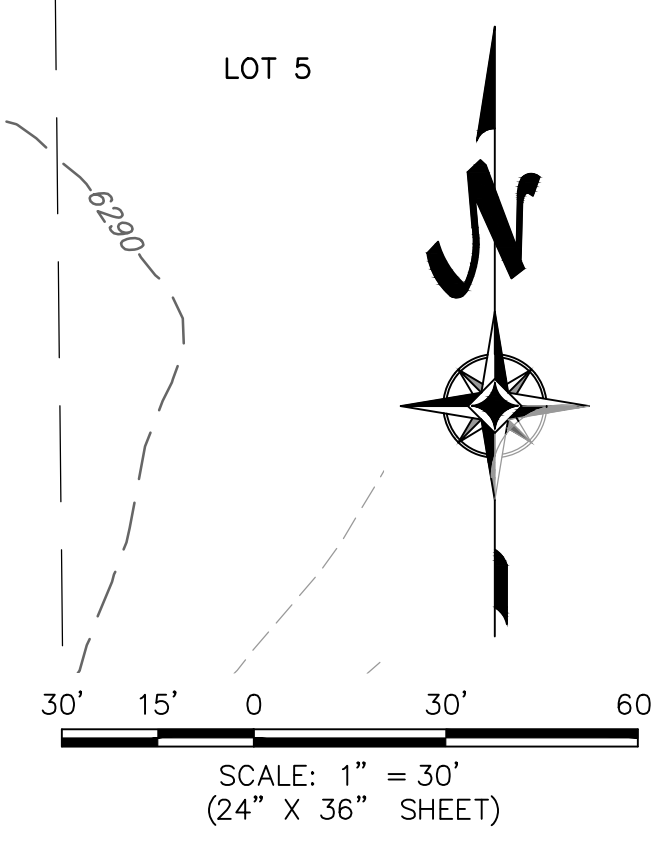
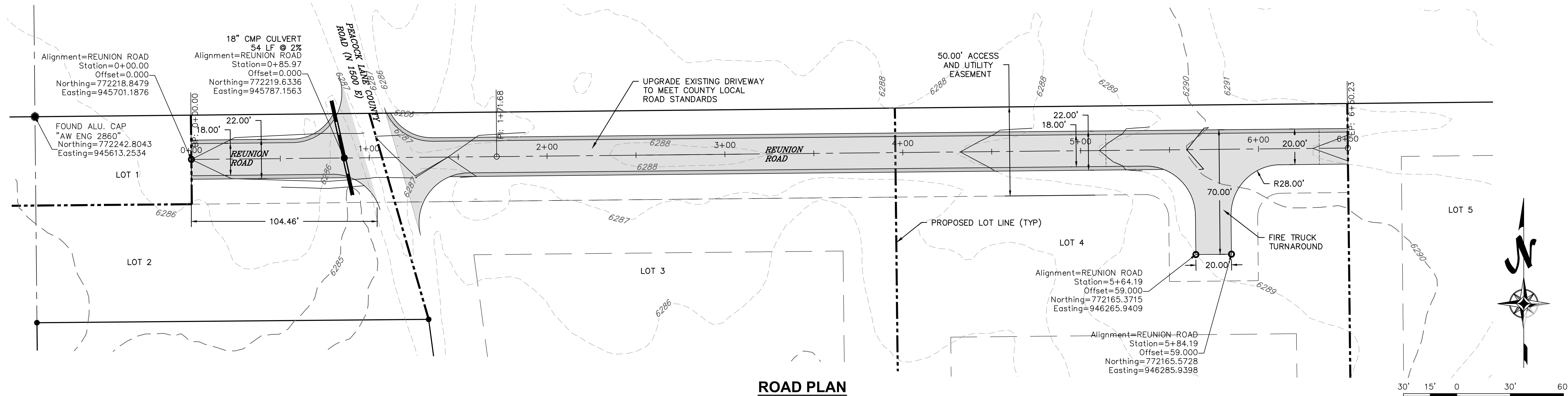
MINIMUM SETBACKS PER CODE:
 FRONT 30'
 SIDE 30'
 REAR 40'

BUILDING ENVELOPES PROPOSED AS SHOWN.

- THE PROPERTY LIES WITHIN THE BIG GAME MIGRATION CORRIDOR AND SEASON RANGE NATURAL RESOURCE OVERLAY AS SHOWN ON THE JANUARY 2023 MAP.
- THE SITE LIES WITHIN THE RURAL NEIGHBORHOOD CHARACTER AREA AND THE WATERWAYS CORRIDOR SHOWN IN THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN.
- THE SOUTHERN PORTION PROPOSED LOT 5 LIES WITHIN THE ZONE A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH DRY CREEK AS SHOWN ON THE EFFECTIVE FLOOD INSURANCE RATE MAP PANEL NO. 16081C0100C DATED AUGUST 4, 1988.
- TOPOGRAPHIC INFORMATION FROM 2020 LIDAR DATA PROVIDED BY TETON COUNTY, IDAHO.
- PROJECT PARCEL BOUNDARY WAS SURVEYED AS PART OF A PLAT DATED NOVEMBER 4 2020 BY HARMONY DESIGN AND ENGINEERING. ADJOINING PARCEL BOUNDARIES ARE FROM TETON COUNTY GIS DATA AND ARE APPROXIMATE.

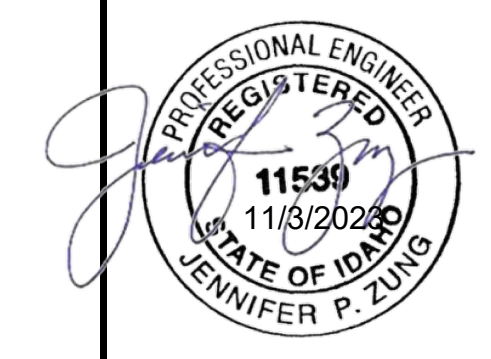


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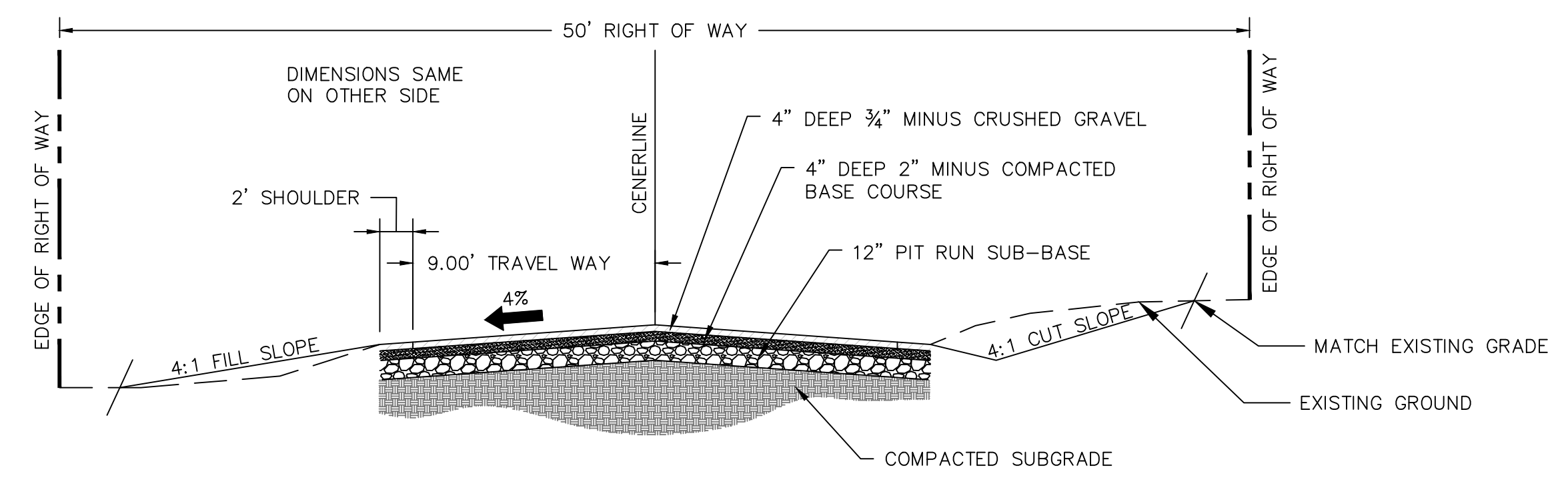
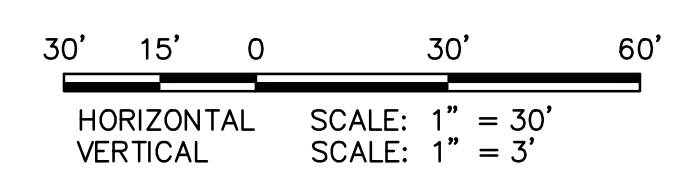
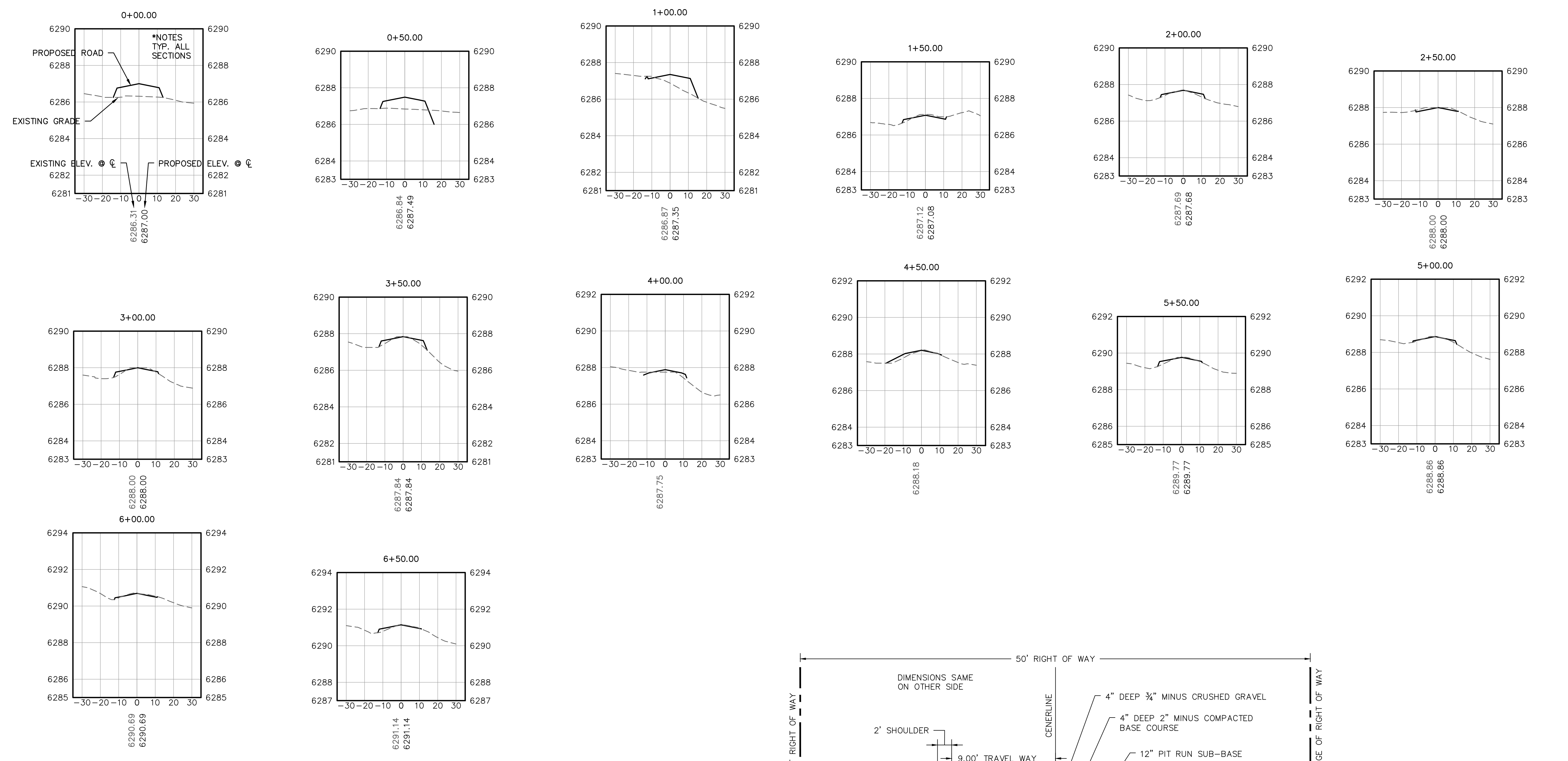
REVISIONS:



DATE: 3/8/2023	REVISIONS:

PROJECT NAME
**J & G PEACOCK RANCH SUBDIVISION
REUNION ROAD, TETON COUNTY, ID**
ROAD CROSS SECTIONS

SHEET #
C3.2



TYPICAL ROAD CROSS SECTION
NOT TO SCALE