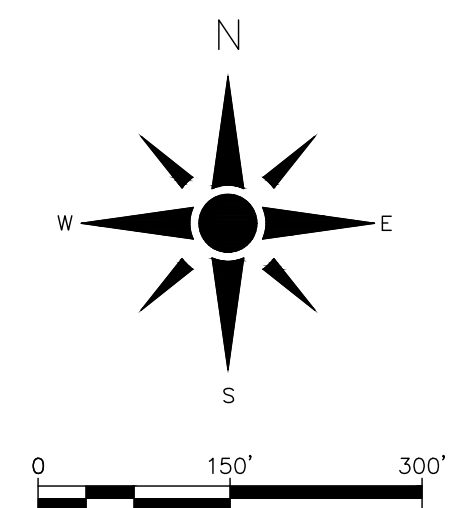


ROAD CONSTRUCTION PLANS

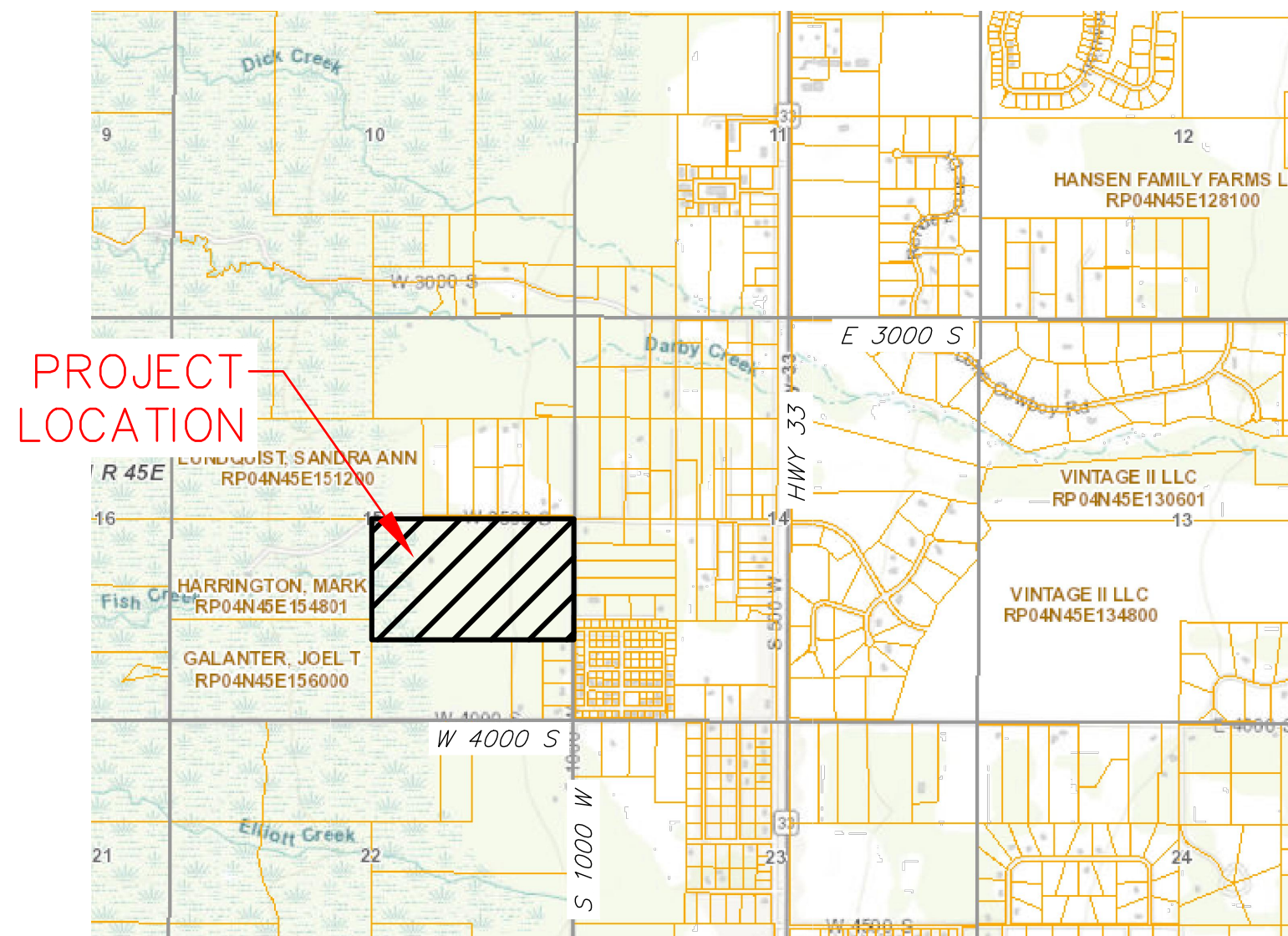
HARLAN RANCH SUBDIVISION
1333 W 3500 S, TETON COUNTY, ID

PREPARED FOR: CLEAR SPRINGS RANCH, LLC
PREPARED BY: ARROWLEAF ENGINEERING

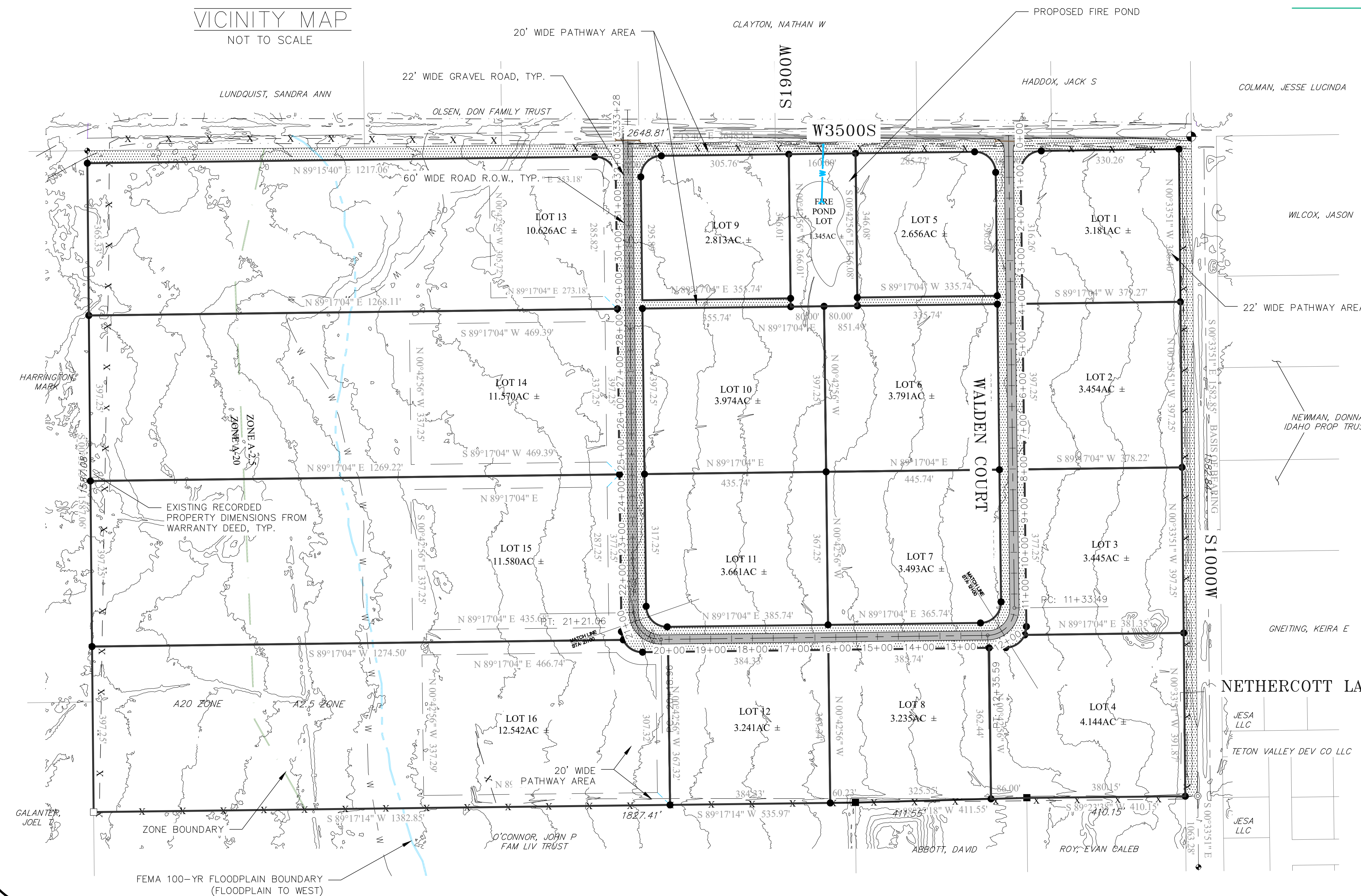


LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING ROAD
- EXISTING ELEVATION CONTOUR
- FEMA 100-YR FLOODPLAIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED GRAVEL ROAD
- PROPOSED ELEVATION CONTOUR



VICINITY MAP
NOT TO SCALE



INDEX OF SHEETS

- C1 SITE OVERVIEW
- C2 SHEET INDEX
- C3 ROADWAYS 1
- C4 ROADWAYS 2
- C5 ROADWAYS 3
- C6 FIRE POND DETAILS
- C7 NOTES & DETAILS

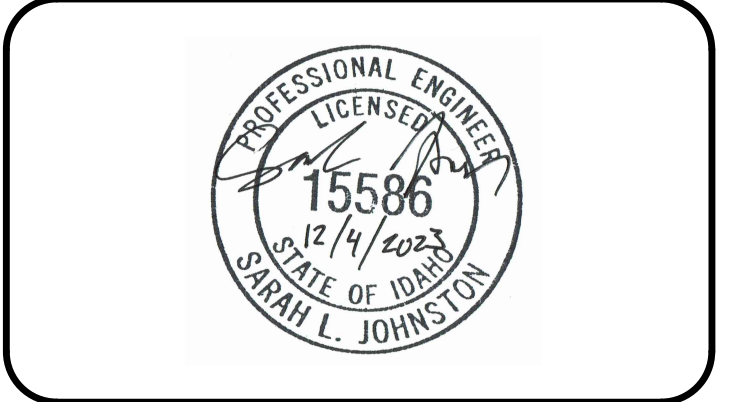


Project Name and Address
HARLAN RANCH
1333 W 3500 S
TETON COUNTY, ID

SITE OVERVIEW

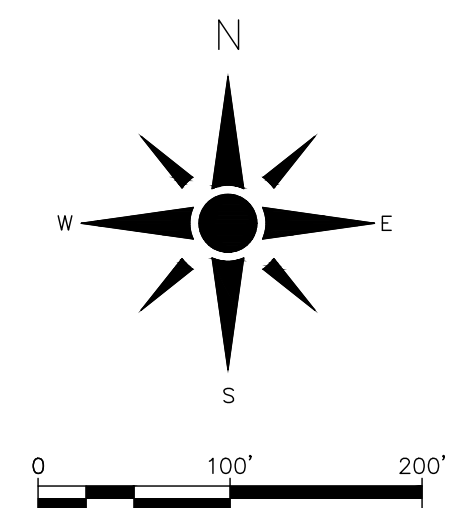
- Notes
- IF THE SITE CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN AND DESCRIBED IN THE PROJECT PLANS AND SPECIFICATIONS, THE ENGINEER MUST BE NOTIFIED PRIOR TO PROCEEDING.
 - EXISTING FEATURES SHOWN ARE BASED ON GIS DATA, AERIAL IMAGERY, AND TETON COUNTY LIDAR DATA
 - ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH TETON COUNTY, IDAHO RESOLUTION 2013-0411B, ADOPTING HIGHWAY & STREET GUIDELINES FOR DESIGN & CONSTRUCTION IN TETON COUNTY, AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPMC) 2015 EDITION, UNLESS OTHERWISE SPECIFIED.
 - FILL AREAS SHALL BE PREPARED BY REMOVING ORGANIC MATERIALS, SUCH AS VEGETATION AND DEBRIS, AND ANY OTHER MATERIAL WHICH IS DETRIMENTAL TO THE PROPER COMPACTION OF THE SITE OR NOT OTHERWISE CONDUCTIVE TO THE STABILITY OF THE SITE.
 - THE EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REDISTRIBUTION OVER THE COMPLETED FINAL GRADE.
 - ALL DISTURBED AREAS OUTSIDE THE TRAVELWAY SHALL BE RE-VEGETATED IN ACCORDANCE WITH THE RE-VEGETATION SPECIFICATION.

Revision/Issue	Date



Project HARLAN RANCH	Sheet C1
Date 12/4/2023	
Drawn By CB	

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Arrowleaf
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DRIGGS, ID 83422
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info@arrowleafengineering.com

Project Name and Address
HARLAN RANCH
 1333 W 3500 S
 TETON COUNTY, ID

SITE OVERVIEW

LEGEND

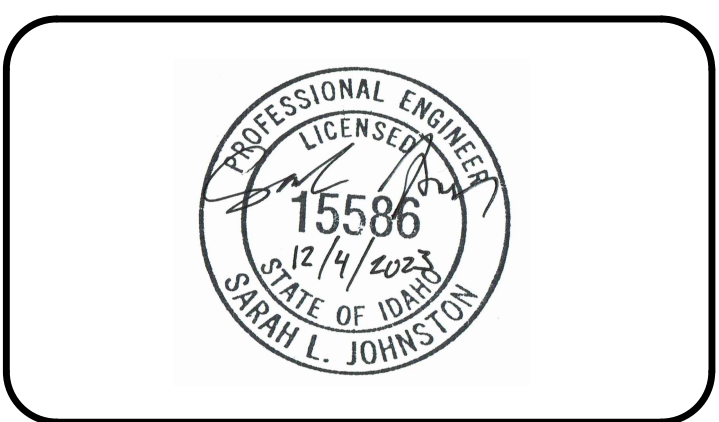
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	ADJACENT PROPERTY BOUNDARY
	EXISTING ROAD
	EXISTING ELEVATION CONTOUR
	FEMA 100-YR FLOODPLAIN BOUNDARY
	ZONING BOUNDARY
	PROPOSED LOT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED GRAVEL ROAD
	PROPOSED ELEVATION CONTOUR

ROADWAYS SHEET LIST

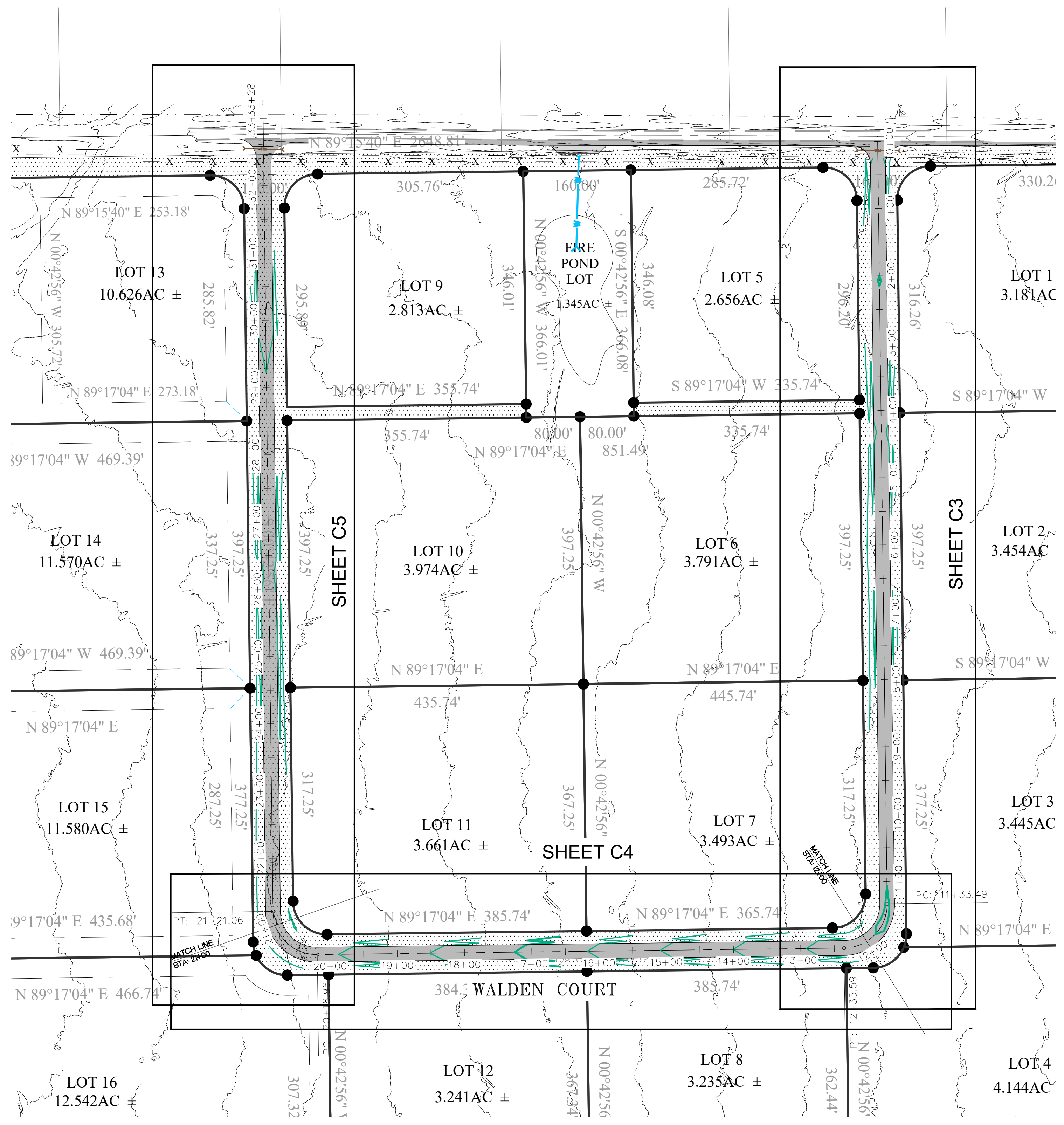
- C3 WALDEN COURT
0+00 TO 12+00
PLAN & PROFILE
- C4 WALDEN COURT
12+00 TO 21+00
PLAN & PROFILE
- C5 WALDEN COURT
21+00 TO 33+00
PLAN & PROFILE

- Notes
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Revision/Issue	Date



Project CLEAR SPRINGS	Sheet C2
Date 12/4/2023	
Drawn By CB	



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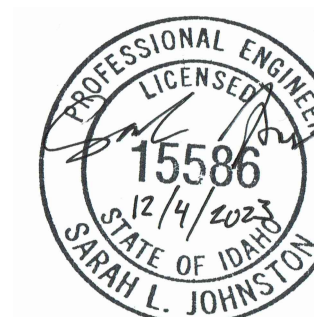
Project Name and Address

HARLAN RANCH
1333 W 3500 S
TETON VALLEY, ID

ROAD CONSTRUCTION
STA: 0+00 TO 12+00

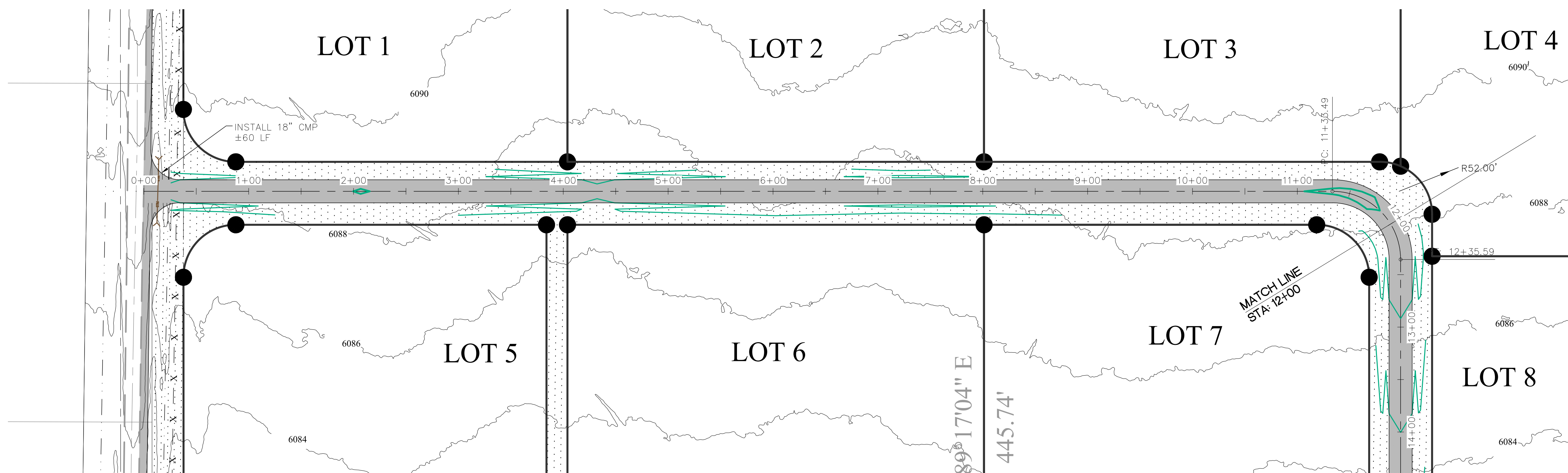
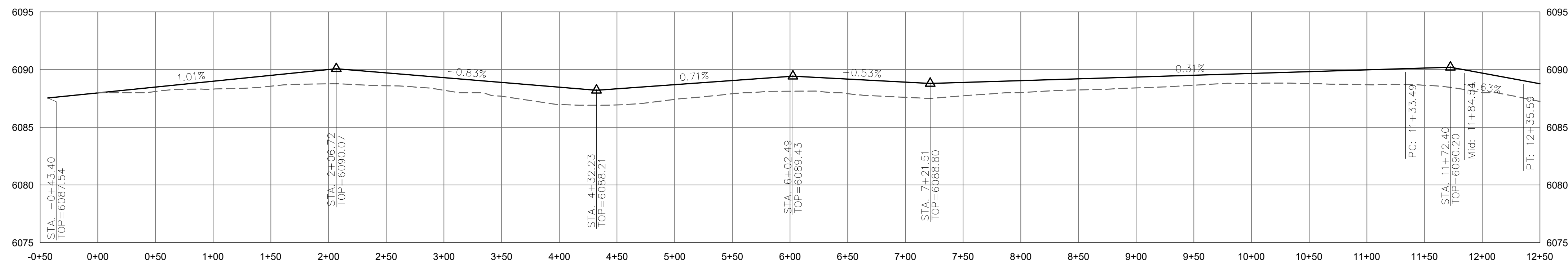
Notes

Revision/Issue	Date



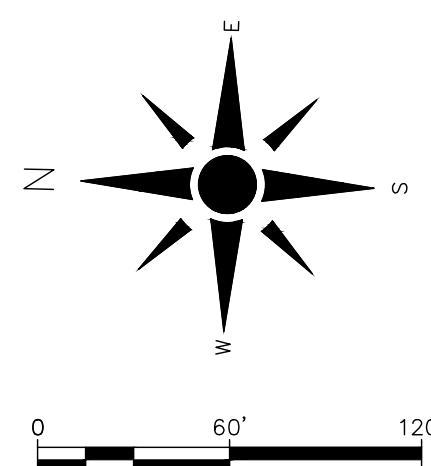
Project CLEAR SPRINGS	Sheet
Date 12/4/2023	C3
Drawn By CB	

WALDEN COURT PROFILE
SCALE: (H) 1" = 60' (V) 1" = 6'
START STA: -0+50.00, END STA: 12+50.00



LEGEND

ROAD PLAN VIEW

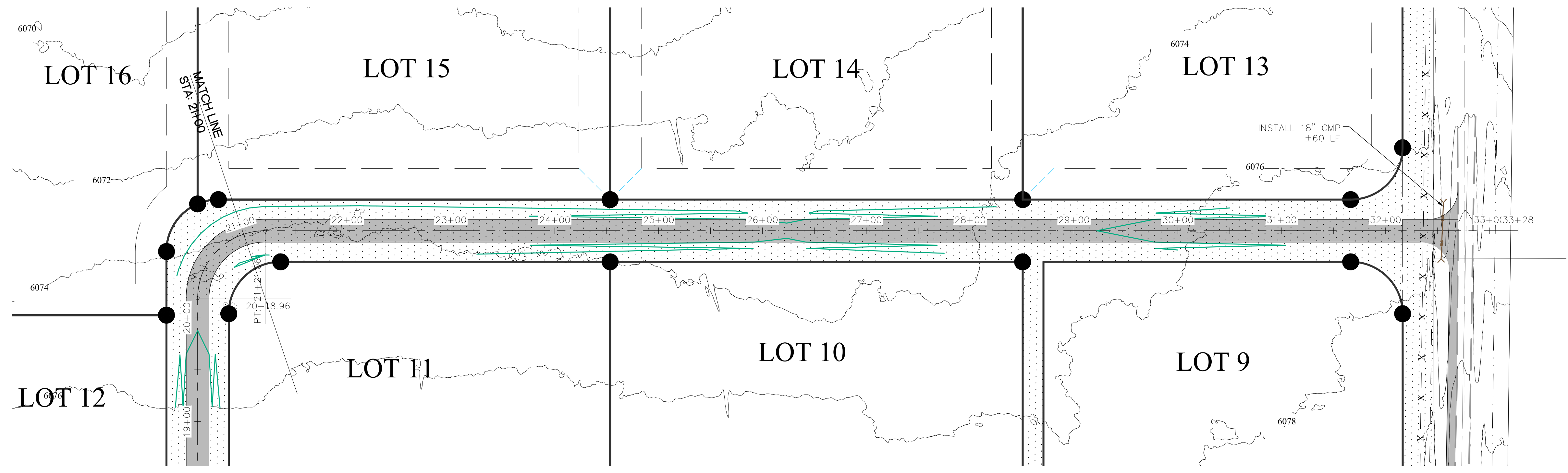
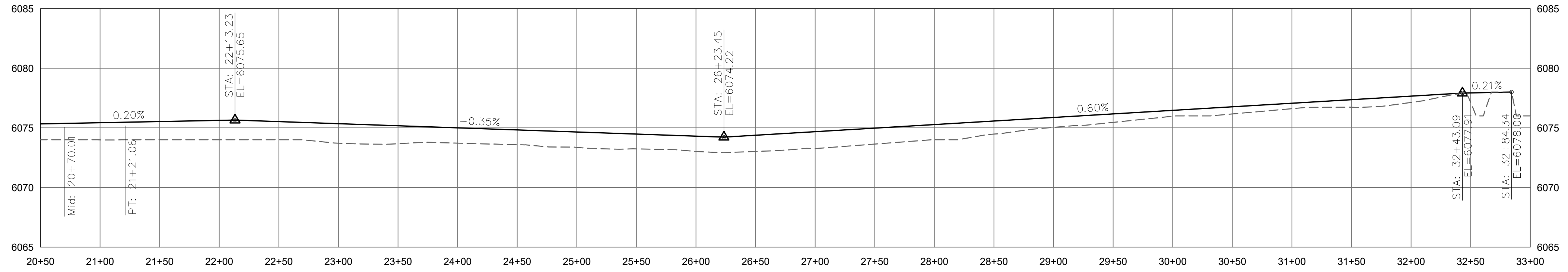


- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING ROAD
- EXISTING ELEVATION CONTOUR
- FEMA 100-YR FLOODPLAIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED GRAVEL ROAD
- PROPOSED ELEVATION CONTOUR

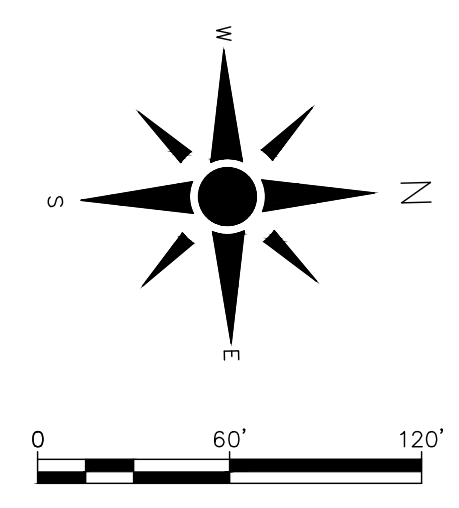
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WALDEN COURT PROFILE
 SCALE: (H) 1" = 60' (V) 1" = 6'
 START STA: 20+50.00, END STA: 33+00.00



ROAD PLAN VIEW



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING ROAD
- EXISTING ELEVATION CONTOUR
- FEMA 100-YR FLOODPLAIN BOUNDARY
- ZONING BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED GRAVEL ROAD
- PROPOSED ELEVATION CONTOUR

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Project Name and Address
 HARLAN RANCH
 1333 W 3500 S
 TETON VALLEY, ID

ROAD CONSTRUCTION
 STA: 21+00 TO 33+00

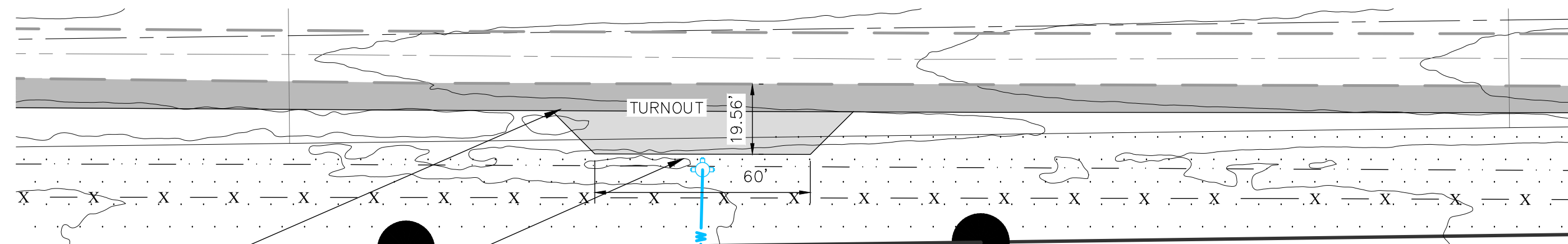
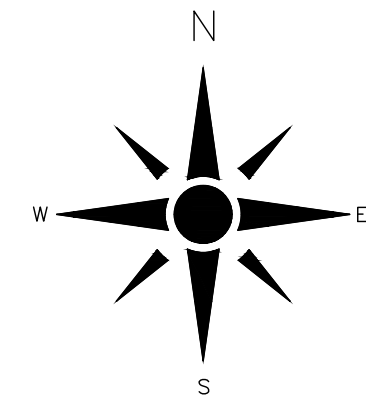
Notes

Revision/Issue	Date



Project CLEAR SPRINGS	Sheet C5
Date 12/4/2023	C5
Drawn By CB	

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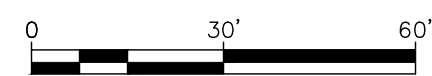
NEW TURNOUT TO BE CONSTRUCTED ADJACENT TO FIRE POND AND DRY HYDRANT. SEE ROAD TYPICAL SECTION FOR CONSTRUCTION REQUIREMENTS

CLOW "MEDALLION MOUNTAIN" FIRE HYDRANT OR APPROVED EQUAL; NO GATE VALVE ON SUPPLY LINE

6" WATERLINE MUST SLOPE TOWARDS POND, MINIMUM SLOPE = 2.0%

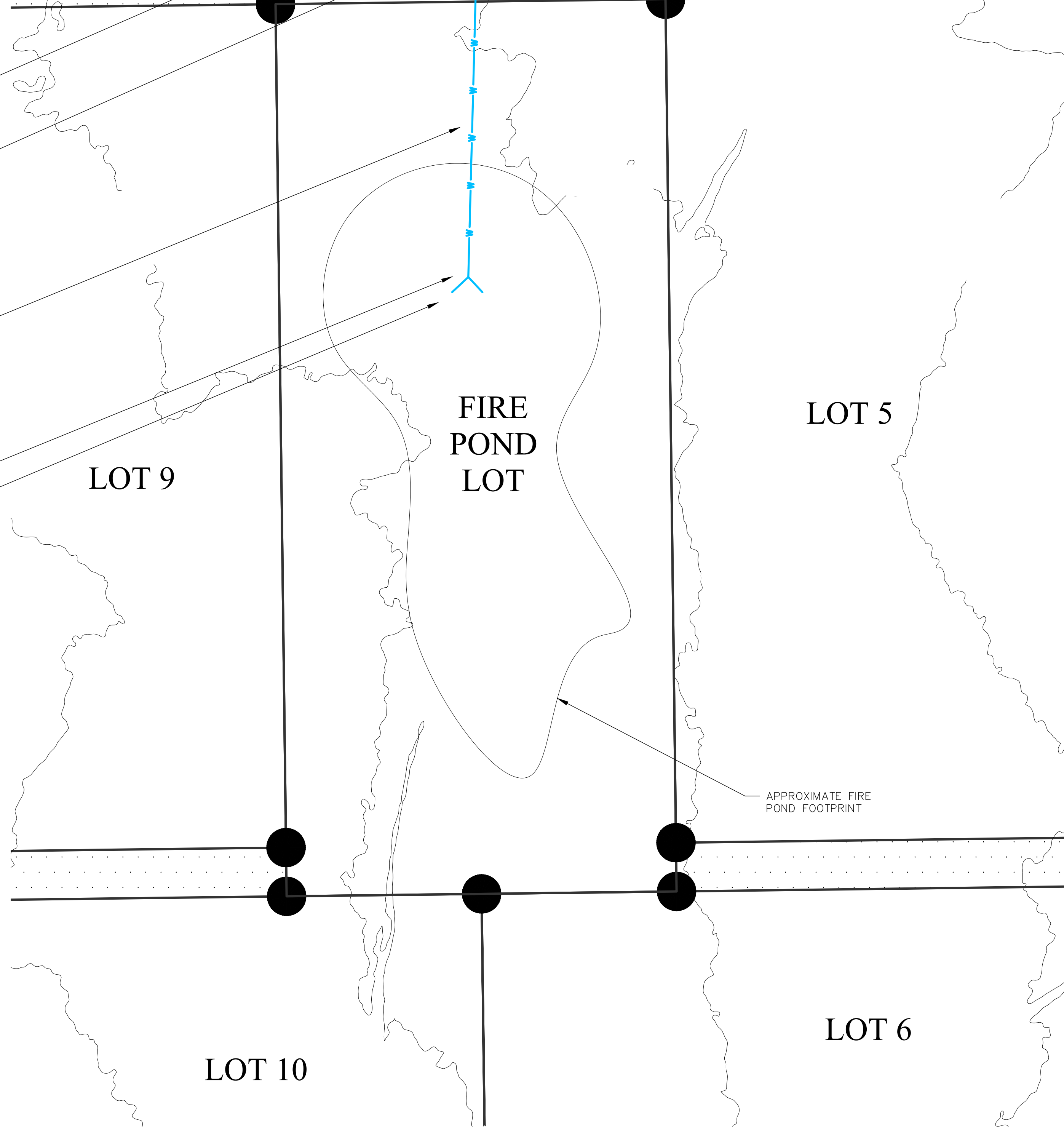
6"x6"x6" PVC "Y" FITTING

(2) HORIZONTAL PVC STRAINER WITH BACK FLUSHING COVER, KOCHERK OR APPROVED EQUAL



LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING ROAD
	EXISTING ELEVATION CONTOUR
	PROPOSED LOT BOUNDARY
	PROPOSED GRAVEL ROAD
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT



FIRE POND PLAN VIEW

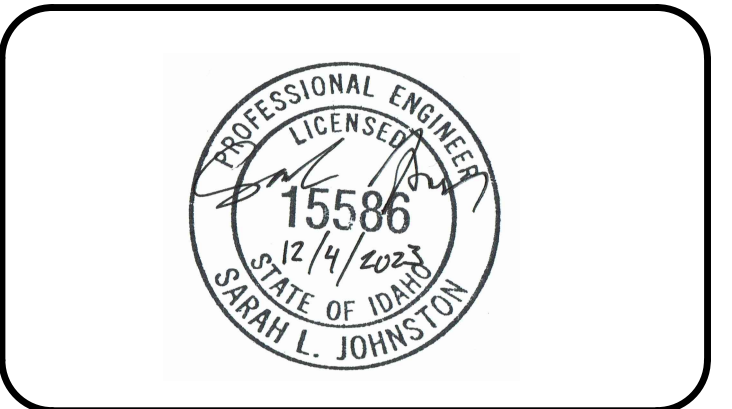
Arrowleaf
ENGINEERING, P.C.
55 SOUTH 5TH ST.
DRIGGS, ID 83422
307-413-6373
info@arrowleafengineering.com

Project Name and Address
HARLAN RANCH
1333 W 3500 S
TETON VALLEY, ID

FIRE POND

- Notes
1. FIRE POND SHAPE TO BE DETERMINED DURING CONSTRUCTION AND FIELD-FIT WITH THE CONTRACTOR AND OWNER.
 2. FIRE POND MUST HAVE A USABLE VOLUME OF AT LEAST 120,000 GALLONS BELOW AN ICE DEPTH OF 3 FEET.
 3. THE DEEPEST PART OF THE POND MUST BE AT THE DRY HYDRANT INTAKE PIPE AND THE POND BOTTOM MUST DRAIN TOWARD THIS AREA.
 4. UNLESS OTHERWISE NOTED FIRE HYDRANT AND WATERLINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF VICTOR PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS, OCTOBER 2022 VERSION.
 5. FIRE POND MAY BE SUPPLIED WITH WATER FROM AN EXISTING WELL ON THE PROPERTY OR A NEW WELL.

Revision/Issue	Date



Project CLEAR SPRINGS	Sheet C6
Date 12/4/2023	
Drawn By CB	



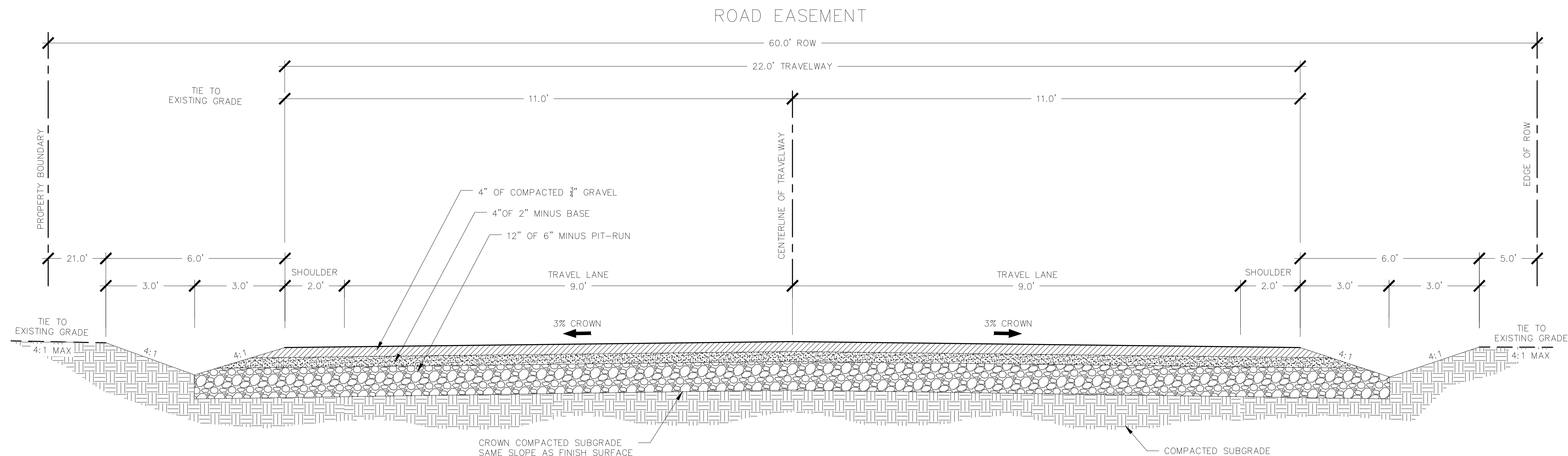
307-413-6373
info@arrowleafengineering.com

Project Name and Address

HARLAN RANCH
1333 W 3500 S
TETON VALLEY, ID

ROAD CONSTRUCTION
NOTES & DETAILS

Notes



ROAD TYPICAL SECTION
NOT TO SCALE

MATERIALS SPECIFICATIONS

SOURCES: TETON COUNTY RESOLUTION 2013-0411B, HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION IN TETON COUNTY, PAGES 31-35.
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC), 2015 EDITION, SECTION 801.

PIT RUN - TYPE A

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

- CONSTRUCT IN 8" MAX LIFTS.
- COMPACT TO MINIMUM 95% OF THE AASHTO T-99 PROCTOR DENSITY.
- ON-SITE MATERIAL MAY BE ACCEPTABLE; SEE NOTE IN 'EXPECTED SOIL PROFILE'.

2" MINUS BASE

SIEVE SIZE	% PASSING
2.5"	100
2"	90-100
1"	55-83
#4	30-60
#30	10-25
#200	2-12

- CONSTRUCT IN 4" MAX LIFTS.
- COMPACT TO MINIMUM 95% OF THE AASHTO T-99 PROCTOR DENSITY.

3/4" MINUS CRUSHED GRAVEL SURFACE

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

- CONSTRUCT IN 2" MAX LIFTS.
- COMPACT TO MINIMUM 95% OF THE AASHTO T-99 PROCTOR DENSITY.

NOTE: ALL MATERIAL SECTIONS MUST BE OBSERVED AND APPROVED BY TETON COUNTY, ID STAFF PRIOR TO COVERING. TETON COUNTY, ID REQUIRES 24-HOUR NOTICE PRIOR TO CONDUCTING SITE VISITS.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH TETON COUNTY RESOLUTION 2013-0411B, HIGHWAY AND STREET GUIDELINES FOR DESIGN & CONSTRUCTION IN TETON COUNTY. IMPROVEMENTS NOT SPECIFICALLY COVERED IN THE COUNTY STANDARDS MUST MEET OR EXCEED THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC) 2015 EDITION.
- AT A MINIMUM, 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 ALL PERMITS RELATED TO THE PROJECT.
- EXISTING FEATURES SHOWN ARE BASED ON GIS DATA, AERIAL IMAGERY, AND TETON COUNTY LIDAR DATA.
- ALL REPRESENTATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO DIGGING.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR CROSSINGS AND CONNECTIONS.
- IF THE SITE CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN AND DESCRIBED IN THE PROJECT PLANS AND SPECIFICATIONS, THE ENGINEER MUST BE NOTIFIED PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS, AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
- ANY FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED, OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, COUNTY, AND CITY REGULATIONS.
- THE EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REDISTRIBUTION OVER THE COMPLETED FINAL GRADE.
- IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. HAZARDOUS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND STORMWATER POLLUTION PREVENTION DURING CONSTRUCTION.

RE-VEGETATION SPECIFICATION

- GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE. SCARIFY ALL COMPACTED AREAS TO A DEPTH OF 4" TO PROVIDE AN ADEQUATE SUBSTRATE FOR PLANT GROWTH. REMOVE ROCKS AND OTHER MATERIAL GREATER THAN 3" IN DIAMETER.
- ALL DISTURBED AREAS TO RECEIVE SEED SHALL HAVE A MINIMUM OF 3" OF CLEAN TOPSOIL APPLIED PRIOR TO SEEDING OR PLANTING.
- PRIOR TO PLACING TOPSOIL, THE AREA TO RECEIVE SEED SHALL BE RAKED OR TILLED TO ENSURE ADEQUATE BONDING BETWEEN SUBGRADE AND THE TOPSOIL LAYER.
- SEED SHALL BE SPREAD AT THE RATE INDICATED BELOW AFTER SEPTEMBER 15TH AND BEFORE NOVEMBER 30TH. USE APPROVED BROADCASTING OR HYDROSEEDING METHODS TO EVENLY DISTRIBUTE THE SEED MIX ACROSS THE SURFACE TO BE SEED. DO NOT APPLY SEED DURING HIGH WIND CONDITIONS OR IF SNOW IS PRESENT ON THE GROUND. TAKE CARE NOT TO DISTURB EXISTING IMPROVEMENTS DURING SOIL PREPARATION AND SEEDING. IF BROADCAST SEEDING, RAKE AND COMPACT THE SURFACE OF THE SOIL AFTER THE SEED IS APPLIED TO ENSURE GOOD CONTACT BETWEEN SEED AND SOIL PARTICLES.
- THE SEED USED IN THE RECLAMATION MIX SHALL BE FRESH, PURE LIVE SEED (PLS), OF THE MOST RECENT CROP AND MIXED IN THE QUANTITIES SHOWN BELOW.
- THE REMOVAL OF EXISTING VEGETATION SHALL NOT OCCUR MORE THAN THIRTY (30) CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF GRADING, AND ANY SOD PLACEMENT OR PLANTING OF LIVE PLANTS SHALL BE COMMENCED AS SOON AS PRACTICAL AFTER THE COMPLETION OF GRADING. MULCHING SHALL BE USED IN ORDER TO ASSURE VEGETATION GROWTH.
- THE FOLLOWING SEED MIX WAS DEVELOPED BY THE NATURAL RESOURCES CONSERVATION SERVICE FOR THE TETON CONSERVATION DISTRICT, TETON COUNTY, WY. USE THE SAME OR AN APPROVED EQUIVALENT:

TETON CONSERVATION DISTRICT NAME: "Upland Seed Mix"

SPECIES	CULTIVAR	% OF SEED MIX
Western Wheatgrass	Rosana CT	17.4%
Thickspike Wheatgrass	Critana CT	9.4%
Mountain Brome	Bromar CT	29.9%
Big Bluegrass	Sherman CT	1.1%
American Vetch		29.0%
Yarrow	Western	0.1%
Blue Flax	Appar	3.3%
Penstemon eatonii	Richfield G2	1.6%
Sunflower	Native	8.2%

TOTAL 100%
Seeding Rate 25 lb/acre



Project CLEAR SPRINGS

Date 12/4/2023

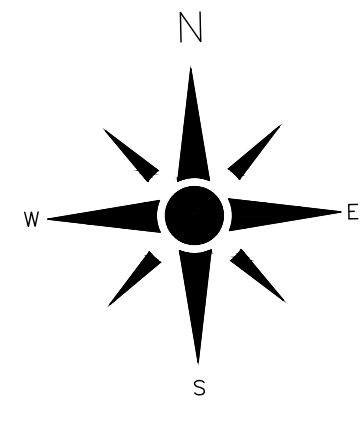
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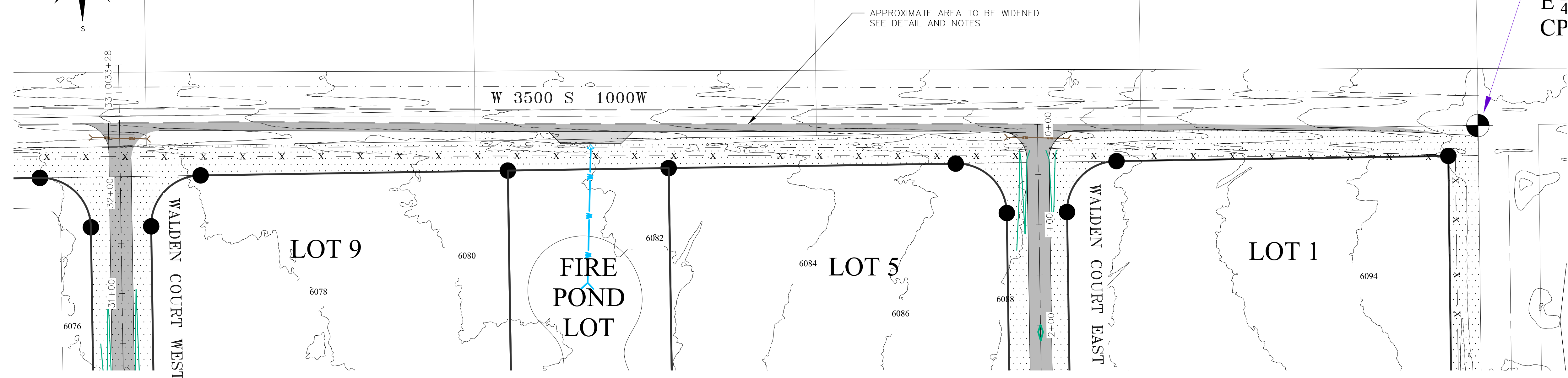
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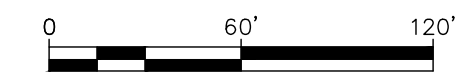
CLAYTON, NATHAN W

HADDOX, JACK S

E 1/4
CP



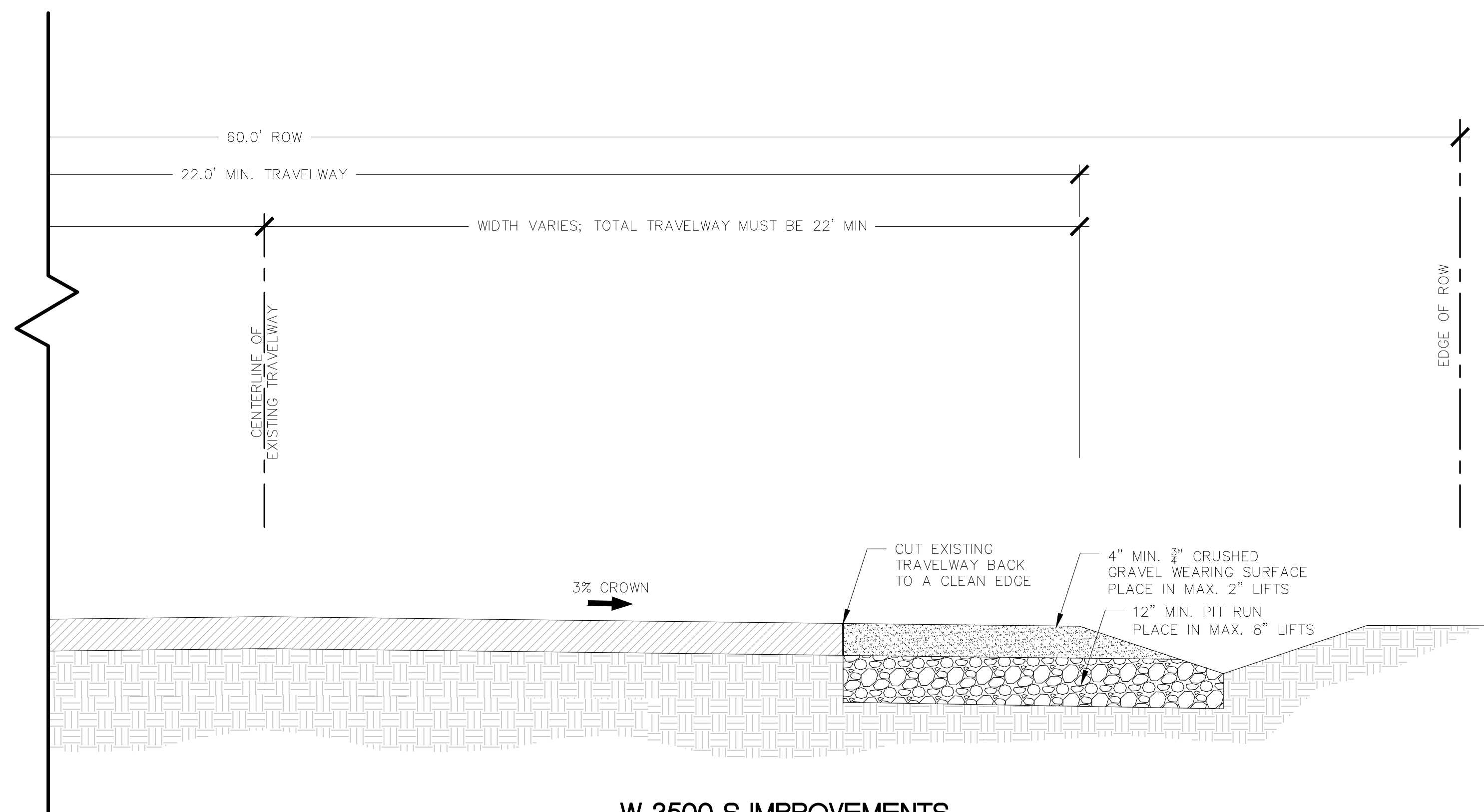
ROAD PLAN VIEW



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING ROAD
- EXISTING ROAD CENTERLINE
- FEMA 100-YR FLOODPLAIN BOUNDARY
- PROPOSED LOT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED GRAVEL ROAD
- PROPOSED ELEVATION CONTOUR

- Notes
- COUNTY ROAD W 3500 S MUST BE WIDENED TO A MINIMUM TRAVEL WAY OF 22FT.
 - THE SECTION OF W 3500 S FROM HIGHWAY 33 TO THE INTERSECTION WITH 1000 W IS ACCEPTABLE AS-IS AND NO IMPROVEMENTS ARE NECESSARY.
 - THE SECTION OF W 3500 S FROM 1000 W TO THE SECOND SUBDIVISION ENTRANCE SHALL BE WIDENED BY WIDENING THE SOUTH LANE OF THE ROADWAY.
 - IMPACTS AND MODIFICATIONS TO THE EXISTING IRRIGATION DITCH MUST BE COORDINATED WITH THE IRRIGATION DISTRICT AND APPROVED BY THEM.
 - ROAD MATERIAL FOR THE IMPROVEMENT OF W 3500 S WILL BE PROVIDED BY TETON COUNTY. THE MATERIAL MUST BE HAULED FROM THE COUNTY'S PIT NEAR THE TRANSFER STATION TO THE PROJECT AND PLACED PER THESE PLANS.



W 3500 S IMPROVEMENTS
TYPICAL SECTION

307-413-6373
info@arrowleafengineering.com

Project Name and Address
 HARLAN RANCH
 1333 W 3500 S
 TETON VALLEY, ID

COUNTY ROAD W 3500 S
 IMPROVEMENTS

Revision/Issue	Date

Project CLEAR SPRINGS	Sheet C8
Date 12/4/2023	C8
Drawn By CB	

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