

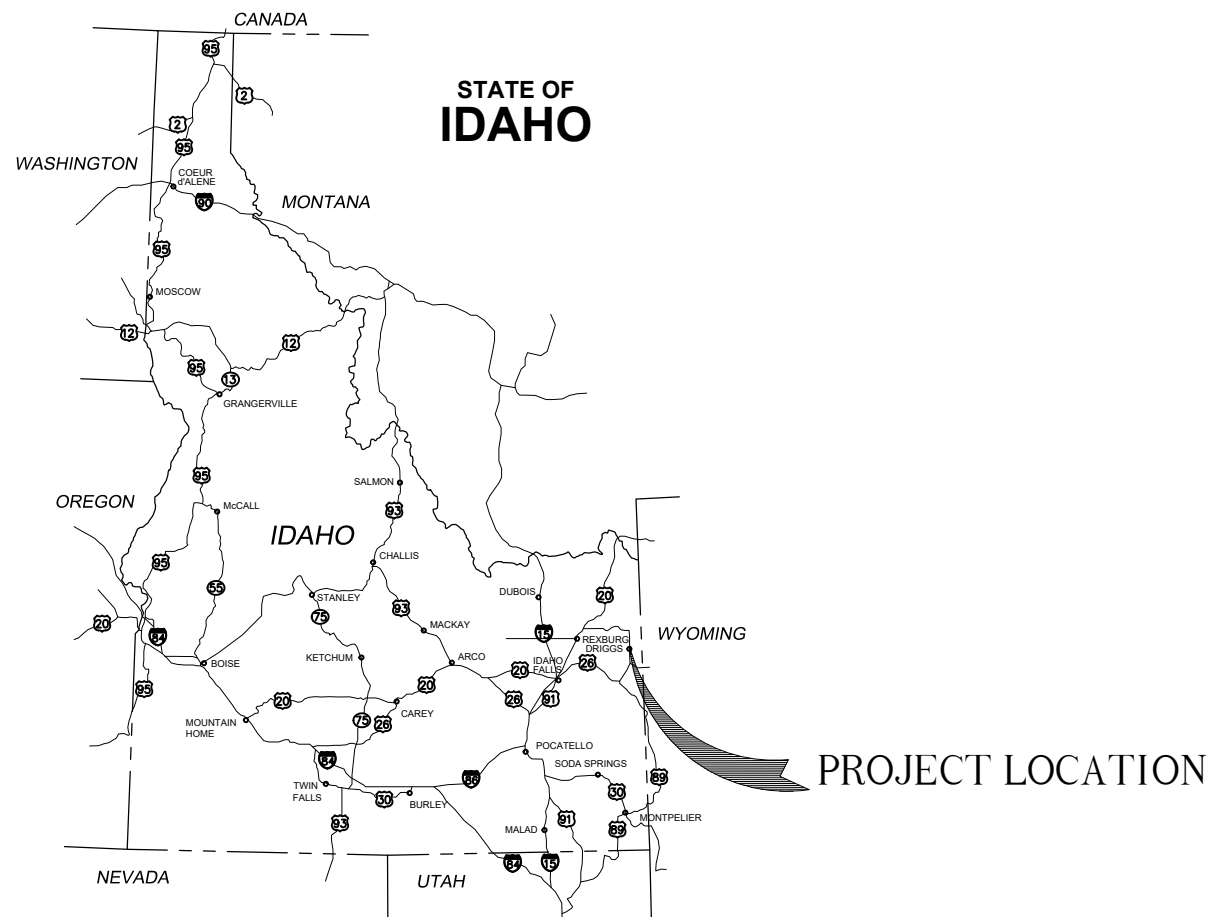
ALPENGLOW LLC (TONY & ANNE CAMPBELL)

NORTHERN LIGHTS

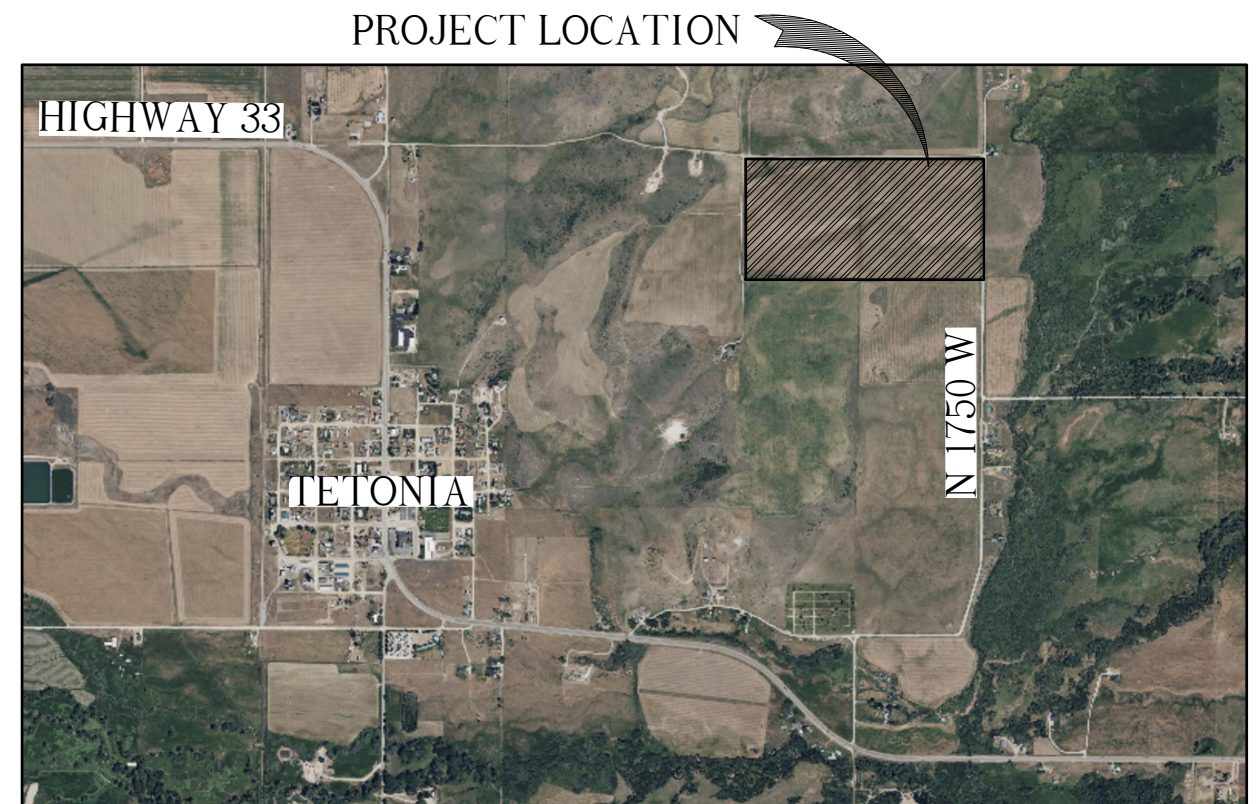
W 7000 NORTH N 1750 WEST, TETONIA, IDAHO

CIVIL DESIGN

JULY 2023



LOCATION MAP



VICINITY MAP

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

JULY 2023

PROJECT NUMBER 01-21-0040

Civilize, PLLC
Management and Engineering

PROJECT NO: 01-21-0040
DRAWN: D. MILLER
DESIGNED: B. CROWTHER
APPROVED: B. CROWTHER
QA/QC: B. CROWTHER

ALPENGLOW LLC
(TONY & ANNE
CAMPBELL)

NORTHRN LIGHTS
COVER SHEET

SHEET NO:
C-GN-01
DATE:
JULY 2023
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DETAILS

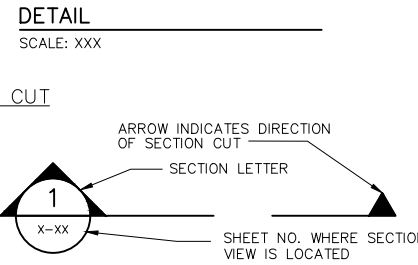
18.	C-SD-01	TYPICAL DETAILS
19.	C-SD-02	TYPICAL DETAILS
20.	C-SD-03	TYPICAL DETAILS

CIVIL LEGEND

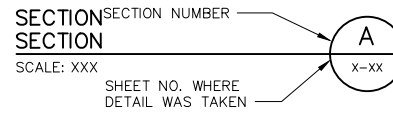
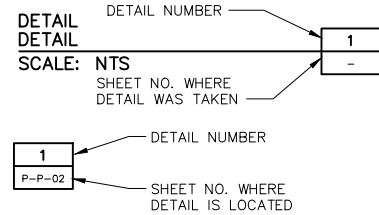
NAME	EXISTING	PROPOSED	FUTURE
WATER	— W —	— W —	— -W —
SANITARY SEWER	— SS —	— SS —	— -SS —
FORCE MAIN	— FM —	— FM —	— -FM —
STORM DRAIN	— SD —	— SD —	— -SD —
NATURAL GAS	— G —	— G —	— -G —
COMMUNICATION	— COMM —	— COMM —	— -COMM —
FIBER OPTIC	— FO —	— FO —	— -FO —
UNDERGROUND ELECTRIC	— UGE —	— UGE —	— -UGE —
OVERHEAD ELECTRIC	— OHE —	— OHE —	— -OHE —
IRRIGATION	— IRR —	— IRR —	— -IRR —
STRUCTURES	— — —	— — —	— - - —
SUBDIVISION LINE	— — —	— — —	— — —
LOT LINE	— — —	— — —	— — —

GENERAL LEGEND AND SYMBOLS

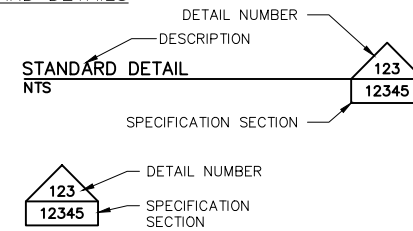
PLAN VIEW



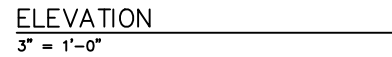
COMMON AND SPECIFIC DETAILS AND SECTIONS



STANDARD DETAILS



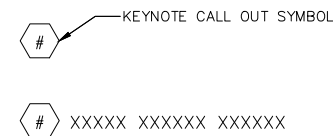
ELEVATIONS



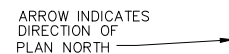
GENERAL NOTES:

#. XXXXX XXXXXX XXXXXX

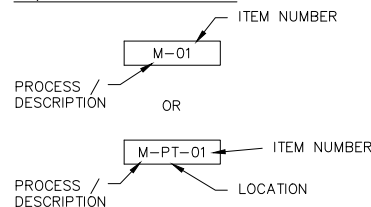
KEYED NOTES:



NORTH ARROW:



EQUIPMENT CALLOUT:



ABBREVIATIONS

AB	ANCHOR BOLT, AGGREGATE BASE
ABC	AGGREGATE BASE COURSE
ABND	ABANDON
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONING
ADMIN	ADMINISTRATION
AFE	AREA FOR FUTURE EXPANSION
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AGGR	AGGREGATE
AL	ALUMINUM
BLDG	BUILDING
BM	BENCHMARK, BEAM
BOW	BOTTOM OF WALL
BP	BASE PLATE
BS	BOTH SIDES
BW	BOTH WAYS, BACKWASH LINE
CB	CATCH BASIN
CI	CURB INLET
CJ	CONSTRUCTION JOINT
C ,CL,C/L	CENTERLINE
CL	CHORD LENGTH
CLJ	CONTROL JOINT
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CTR	CENTER, CONTRACTOR
CV	CHECK VALVE
DEMO	DEMOLITION
DIA	DIAMETER
DWG	DRAWING
EA	EACH, EXHAUST AIR
EF	EACH FACE, EXHAUST FAN
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EQUIP	EQUIPMENT
EW	EACH WAY
EWEF	EACH WAY, EACH FACE
EWTB	EACH WAY, TOP AND BOTTOM
EXIST	EXISTING
FDN	FOUNDATION
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW, FLOW LINE
FT	FEET, FOOT
FTG	FOOTING
HDPE	HIGH DENSITY POLYETHYLENE
HVAC	HEATING, VENTILATION & AIR CONDITIONING
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IF	INSIDE FACE
IN	INCH, INCHES
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MW	MONITORING WELL
NEG	NEGATIVE
NPT	NATIONAL PIPE THREADS
NTS	NOT TO SCALE
OC	ON CENTER(S), OPEN-CLOSE
OCEF	ON CENTER EACH FACE
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PI	POINT OF INTERSECTION, PLANT INFLUENT, PRESSURE INDICATOR
PL, P	PLATE, PROPERTY LINE
POC	POINT OF CURVE
PP	POWER POLE
PT (PT)	POINT OF TANGENCY, PRESSURE TRANSMITTER
PVC	POLY VINYL CHLORIDE
QTY	QUANTITY
R	RIGHT, RADIUS, RISERS
R/W	RIGHT OF WAY
REINF	REINFORCE, REINFORCING
RR	RAILROAD
SECT	SECTION
SHT	SHEET
SPEC	SPECIFICATION
SQ	SQUARE
SST	STAINLESS STEEL
STA	STATION
STRUCT	STRUCTURE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE,
TOG	TOP OF GRATING
TOPO	TOPOGRAPHY
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WSE	WATER SURFACE ELEVATION
XSECT	CROSS SECTION

ABBREVIATION GENERAL NOTES

THIS SHEET APPLIES TO THE ENTIRE SET OF DRAWINGS. LISTING OF ABBREVIATIONS DOES NOT IMPLY ALL ABBREVIATIONS HAVE BEEN USED ON THIS PROJECT.

GENERAL NOTES

- THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY THE OWNER IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE OWNER.
- THE CONTRACTOR SHALL COORDINATE WORK SCHEDULES WITH THE OWNER'S REPRESENTATIVE TO PREVENT ANY CONFLICTING WORK CONDITIONS.
- 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 PREPARE AND FURNISH TO THE OWNER A SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
- 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.
- SEE PROJECT EQUIPMENT AND PIPING SYSTEMS DRAWING FOR SYMBOLS AND ABBREVIATIONS SPECIFIC TO THE PROJECT.
- IF PLAN AND SECTION, OR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON SAME DRAWING, DRAWING NUMBER IS REPLACED BY A LINE (-).
- ALL DESIGN, CONSTRUCTION, AND INSPECTION SHALL BE IN CONFORMANCE WITH THE 2012 INTERNATIONAL BUILDING CODE.
- 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.
- OPTIONS ARE FOR THE CONTRACTORS CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED DESIGN CHANGES. COST ASSOCIATED WITH ANY DESIGN WORK INITIATED BY THE OPTION SHALL BE BORN BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- 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 INTERRUPTION AND RECONSTRUCTION.

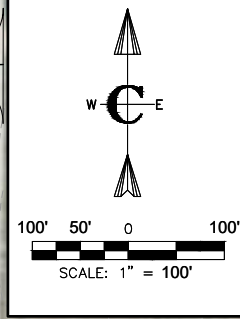
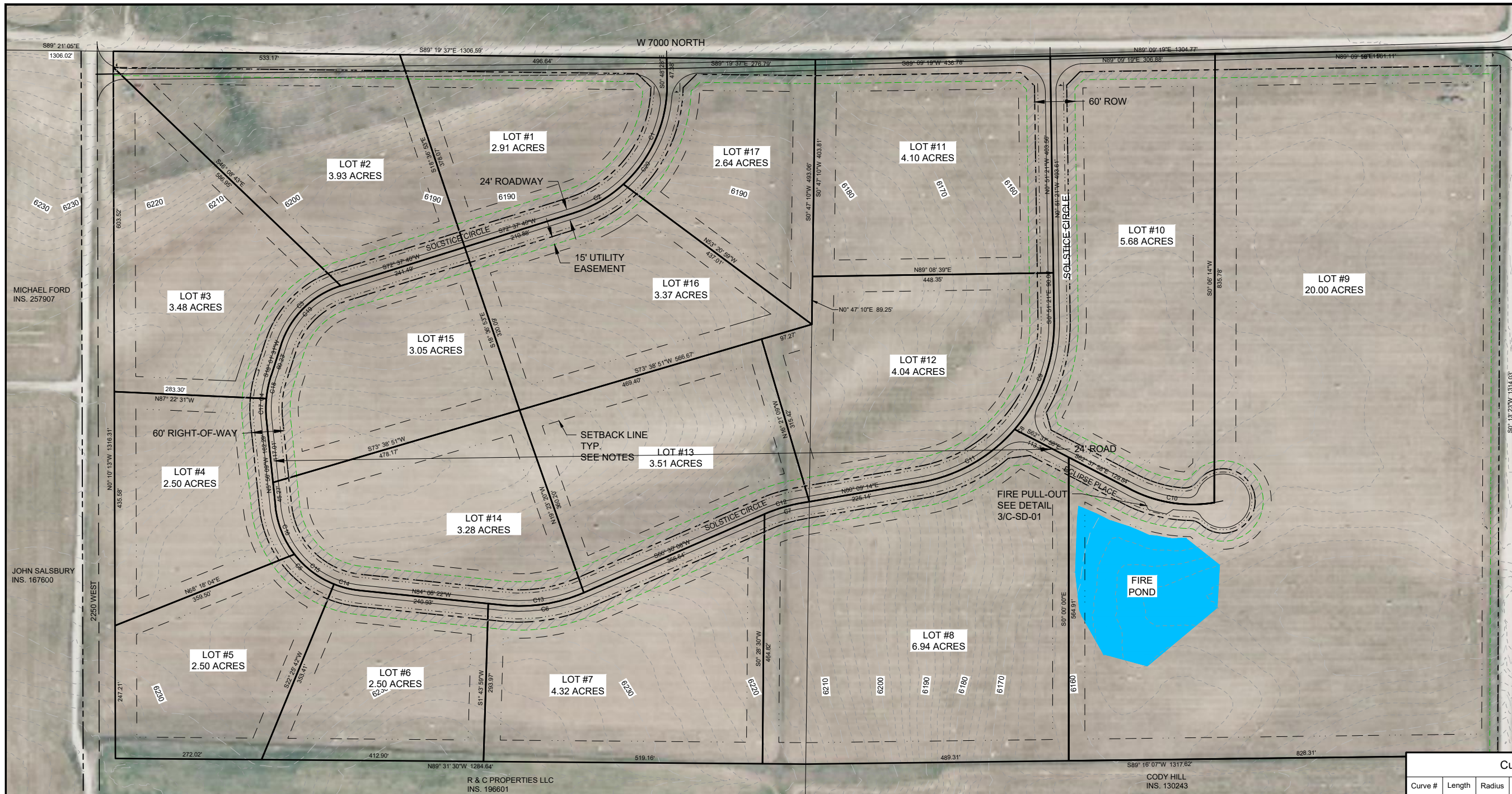
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APPROVED	B. CROWTHER
QA/QC	B. CROWTHER

ALPENGLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
SHEET INDEX, GENERAL LEGEND AND SYMBOLS AND GENERAL NOTES

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ALPENGLW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
SUBDIVISION MASTER PLAN

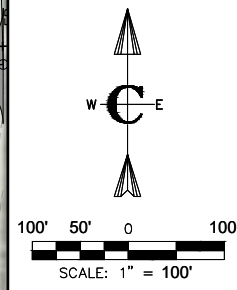
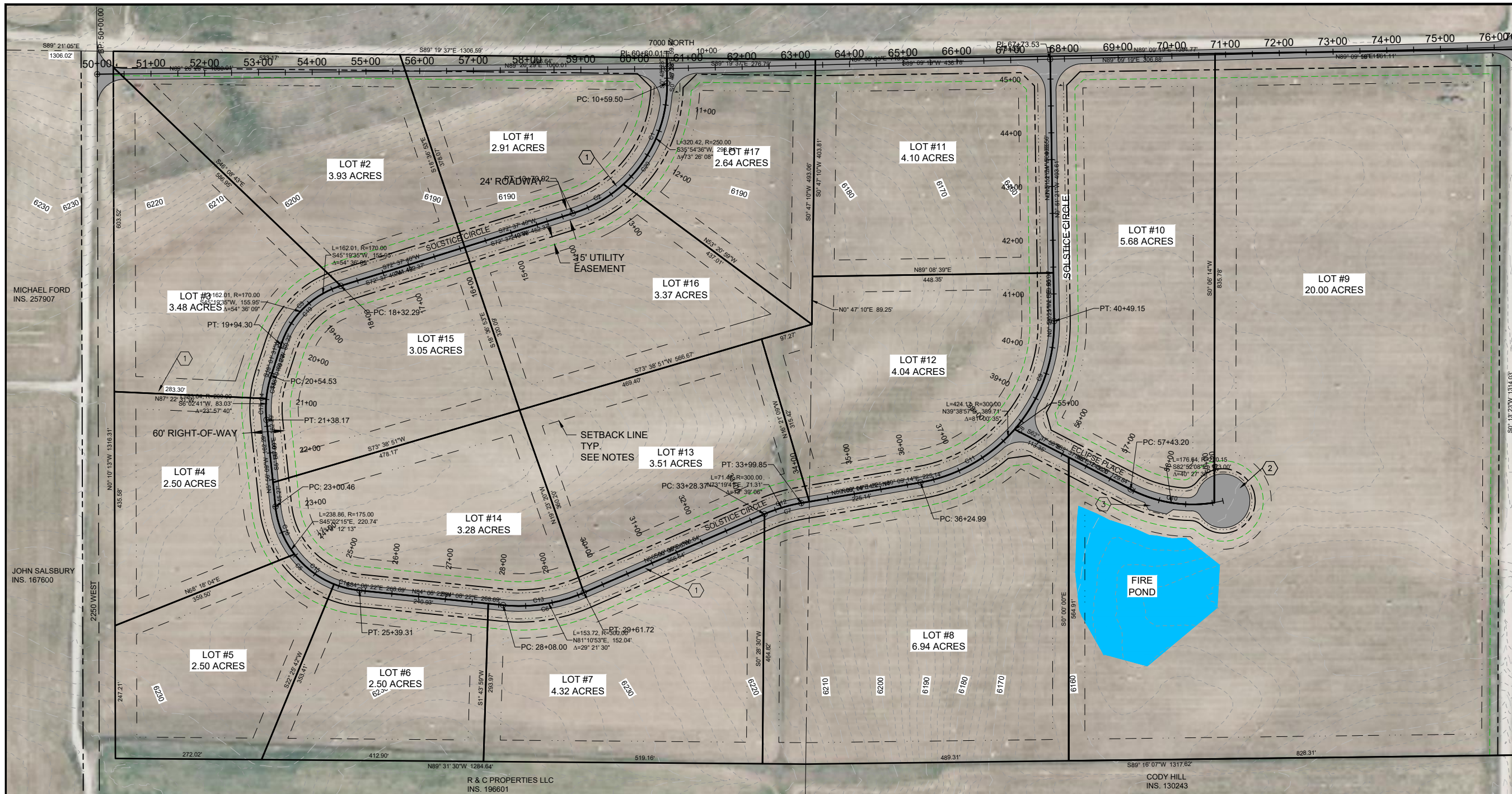
SHEET NO: **C-MP-01**
DATE: JULY 2023
PAGE NO: 3 OF 17

GENERAL INFORMATION, JURISDICTION, ZONING
 JURISDICTION: TETON COUNTY, IDAHO
 GOVERNING CODE: TETON COUNTY SUBDIVISION REGULATIONS
 IMPACT AREA: NONE
 SUBDIVISION: NONE
 LOT NO(S): NA
 PARCEL NO(S): RP06N45E280010, RP06N45E273000
 AREA OF PARCEL RP06N45E280010: 40 ACRES
 AREA OF PARCEL RP06N45E273000: 40 ACRES
 PUBLIC LAND SURVEY SYSTEM, PARCEL RP06N45E280010: NE 1/4, NE 1/4, SEC. 28, TWP 5N, RNG 45E, B.M.
 PUBLIC LAND SURVEY SYSTEM, PARCEL RP06N45E280010: NW 1/4, NW 1/4, SEC. 27, TWP 5N, RNG 45E, B.M.
 LATITUDE AND LONGITUDE: 43°49'22.8" N, 111°08'24" W
CURRENT ZONING
 PARCEL RP06N45E280010: AGRICULTURAL / RURAL RESIDENTIAL, A/RR-2.5
 PARCEL RP06N45E273000: AGRICULTURAL / RURAL RESIDENTIAL, A/RR-2.5
 OVERALL ZONES: AGRICULTURAL A-20, NONE
PROPOSED DEVELOPMENT DESCRIPTION
 PROPOSED NAME: NORTHRN LIGHTS
 TOTAL AREA: 80 ACRES
 NO. LOTS: 17 SINGLE FAMILY
 AVERAGE DENSITY RESIDENTIAL LOTS: 4.71 ACRES/LOT
 ZONING: NO CHANGE, A/RR-2.5, A-20

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
BUILDING CODES
 INTERNATIONAL BUILDING CODE (IBC): 2015
 INTERNATIONAL MECHANICAL CODE (IMC): 2015
 INTERNATIONAL ENERGY CONSERVATION CODE (IECC): 2015
 INTERNATIONAL FIRE CODE (IFC): 2012
TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL A/RR-2.5 STANDARDS
 PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO DESIGNATE AND PROVIDE OPPORTUNITY FOR DEVELOPMENT OF RESIDENTIAL LAND USE ON MARGINAL AGRICULTURAL LAND.
ALLOWED USES
 SINGLE FAMILY RESIDENTIAL: PERMITTED
 DWELLING ACCESSORY UNIT: PERMITTED W/CONDITIONS
LOT SIZE REQUIREMENTS
 MINIMUM LOT SIZE: 2.5 ACRES
 MINIMUM LOT WIDTH: NA
BUILDING SETBACKS
 FRONT YARD: 30' MIN
 REAR YARD: 40' MIN
 SIDE YARD: 30' MIN
 TETON RIVER: 100' MIN
 STREAM, CREEK: 50' MIN
 IRRIGATION DITCH: 15' MIN.

ACCESSORY BUILDINGS SETBACKS
 LESS THAN 200 FT²: 12' MINIMUM
 GREATER THAN 200 FT²: MEET SETBACKS FOR A20 ZONE
BUILDING HEIGHT
 BUILDINGS AND STRUCTURES: 30' MAX
TETON COUNTY AGRICULTURAL A-20 STANDARDS
 PURPOSE: THE PURPOSE OF THIS DISTRICT IS TO CONTROL DEVELOPMENT ON THE MOST PRODUCTIVE AGRICULTURAL LAND IN THE COUNTY.
ALLOWED USES
 SINGLE FAMILY RESIDENTIAL: PERMITTED
 MOBILE HOME, MODULAR: PERMITTED
 DWELLING ACCESSORY UNIT: PERMITTED W/CONDITIONS
LOT SIZE REQUIREMENTS
 MINIMUM LOT SIZE: 20 ACRES
 MINIMUM LOT WIDTH: NA
BUILDING SETBACKS
 FRONT YARD: 30' MIN
 REAR YARD: 40' MIN
 SIDE YARD: 30' MIN
 TETON RIVER: 100' MIN
 STREAM, CREEK: 50' MIN
 IRRIGATION DITCH: 15' MIN.
ACCESSORY BUILDINGS SETBACKS
 LESS THAN 200 FT²: 12' MINIMUM
 GREATER THAN 200 FT²: MEET SETBACKS FOR A20 ZONE
BUILDING HEIGHT
 BUILDINGS AND STRUCTURES: 30' MAX
 SILOS, BARN, GRANARIES: 60' MAX

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	96.64	175.00	31.64	N21° 45' 20"W	95.41
C17	39.71	200.00	11.38	N0° 14' 51"W	39.65
C20	320.42	250.00	73.44	S35° 54' 36"W	298.94
C18	43.93	200.00	12.58	S11° 43' 59"W	43.84
C19	162.01	170.00	54.60	S45° 19' 35"W	155.95
C15	93.37	175.00	30.57	S52° 51' 39"E	92.27
C14	48.85	175.00	15.99	S76° 08' 34"E	48.69
C13	153.72	300.00	29.36	N81° 10' 53"E	152.04
C11	205.10	300.00	39.17	N60° 34' 05"E	201.13
C12	71.48	300.00	13.65	N73° 19' 41"E	71.31
C3	162.01	170.00	54.60	N45° 19' 35"E	155.95
C4	83.64	200.00	23.96	N6° 02' 41"E	83.03
C5	238.86	175.00	78.20	N45° 02' 15"W	220.74
C6	153.72	300.00	29.36	S81° 10' 53"W	152.04
C7	86.80	319.93	15.55	S74° 32' 00"W	86.54
C8	424.17	300.00	81.01	S39° 38' 57"W	389.71
C10	160.14	250.00	36.70	S80° 59' 03"E	157.42
C9	219.06	300.00	41.84	N20° 03' 48"E	214.23
C2	109.37	250.00	25.07	N60° 05' 42"E	108.50
C1	211.05	250.00	48.37	N23° 22' 38"E	204.84



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ALPENGLow LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
HARDSCAPE MASTER PLAN

SHEET NO:
C-MP-02

DATE:
JULY 2023

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CONSTRUCTION NOTES

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

- 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 BASE COURSE SHALL MEET THE FOLLOWING GRADATION:

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

APPROACH-ACCESS MANAGEMENT

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

UTILITIES

- J. ABOVE GROUND UTILITIES MUST BE CONSTRUCTED AT LEAST 15 FEET FROM THE SHOULDER OF THE ROAD OR 24 FEET FROM THE CENTERLINE, WHICHEVER IS GREATER AND STILL WITHIN THE ROW.

SIGNS

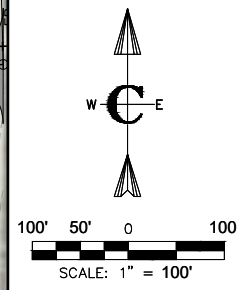
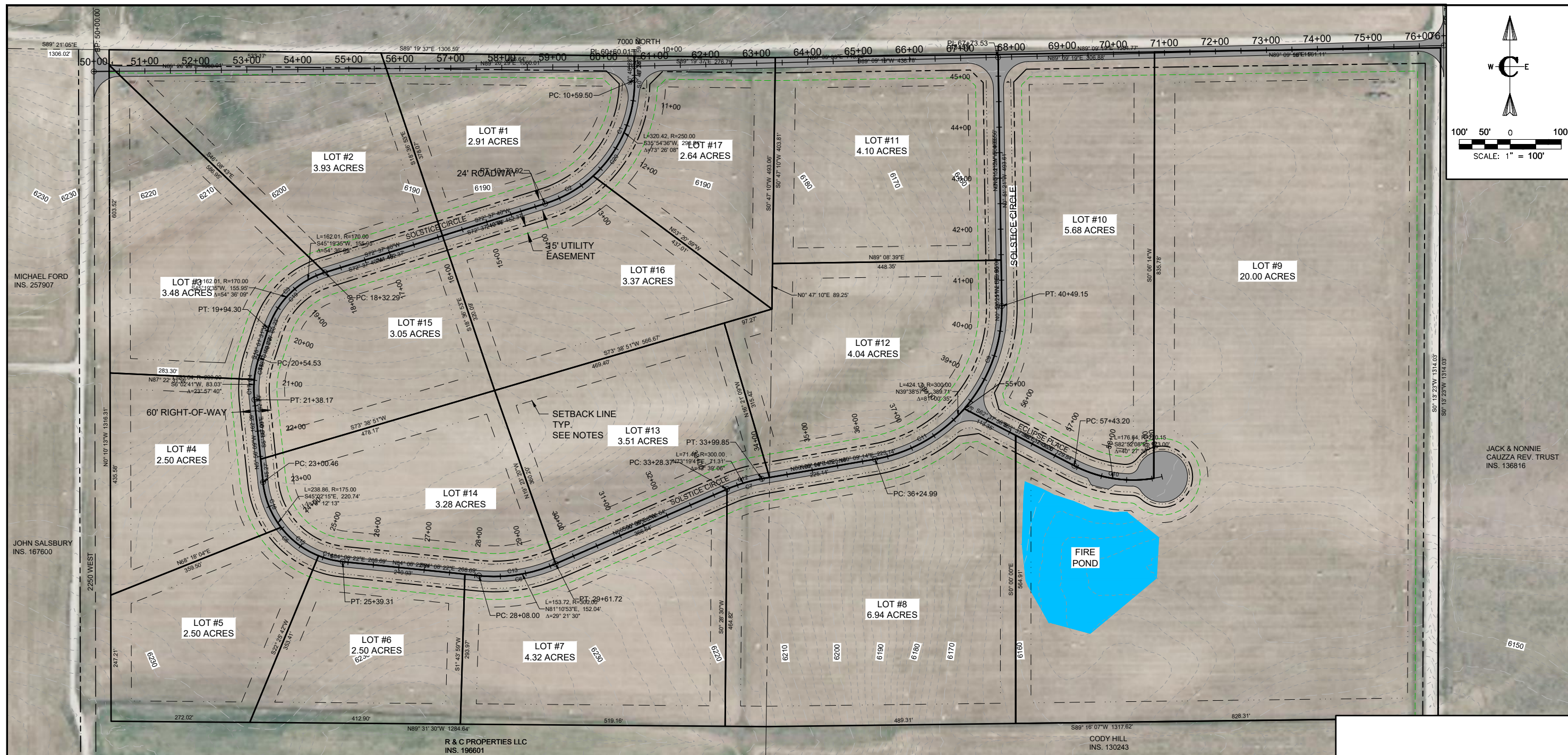
- K. ALL TRAFFIC CONTROL DEVICES (SIGNING, PAVEMENT MARKINGS, ETC.) SHALL CONFORM TO THE UNIFORM MANUAL OF TRAFFIC CONTROL DEVICES (MUTCD) AS ADOPTED IN IDAHO.

QUALITY CONTROL

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

KEYED NOTES

- ROADWAY AND PARKING
- 1. FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS 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. FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- 4. FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS



NO.	REVISIONS	WE	BY	DATE
1	PRELIMINARY DESIGN			

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
SCALE	B. CROWTHER

ALPENLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
UTILITY MASTER PLAN

SHEET NO:
C-MP-03
DATE:
JULY 2023
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CONSTRUCTION NOTES

- A. GENERAL LOCATION OF UTILITIES IS SHOWN ON THE PLANS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY AND DO NOT DESIGNATE EXACT UTILITY LOCATION. UTILITIES SHOWN MAY NOT BE INCLUSIVE OF ALL UTILITIES THAT EXIST.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "DIG LINE" PRIOR TO EXCAVATING AND TO COMPLY WITH IDAHO CODE SECTION 55-2207 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS REGARDING THE PROTECTION OF UNDERGROUND UTILITIES.
- C. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND EXPOSE OR IDENTIFY ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, FOR THE PURPOSE OF PREVENTING DAMAGE TO THEM.
- D. THE CONTRACTOR SHALL NOTIFY ALL CONCERNED UTILITY OFFICES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS IN WHICH A UTILITY AGENCY'S FACILITIES MAY BE INVOLVED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, IRRIGATION WATER, CULINARY WATER, SANITARY SEWER, TELEPHONE, GAS, AND ELECTRIC.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO, OR RE-CONNECTIONS TO, PUBLIC UTILITY FACILITIES ENCOUNTERED OR INTERRUPTED DURING EXECUTION OF THE WORK, AND ALL COSTS RELATED THERETO SHALL BE BORNE BY THE CONTRACTOR.
- F. CONTINUOUS SERVICE - UNLESS OTHERWISE REQUIRED IN THE CONTRACT DOCUMENTS, ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONTRACT PERIOD.
- G. ACCIDENTAL INTERRUPTION OF SERVICE - IN THE EVENT OF INTERRUPTION OF OTHER UTILITY SERVICES AS A RESULT OF ACCIDENTAL BREAKAGE, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE APPROPRIATE RESPONSIBLE AUTHORITY. THE CONTRACTOR SHALL THEN COOPERATE WITH THAT AUTHORITY TO RESTORE SERVICE AS SOON AS POSSIBLE.
- H. TEMPORARY INTERRUPTION AND RELOCATION - IF THE CONTRACTOR DESIRES TO DISRUPT ANY UTILITY OR APPURTENANCE, THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS AND AGREEMENTS WITH THE OWNER OR OPERATOR OF THE RESPECTIVE UTILITY AND SHALL BE COMPLETELY RESPONSIBLE FOR ALL COSTS CONCERNED WITH THE DISRUPTION AND RECONSTRUCTION.
- I. DIMENSIONS TO, OR COORDINATES FOR, MANHOLES, PIPELINES, ETC. ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

- J. ELEVATIONS SHOWN ARE TO FINISHED SURFACE OR PIPE INVERT UNLESS OTHERWISE NOTED.
 - K. ALL NEW UTILITY LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS UNLESS RELOCATED IN THE FIELD BY THE ENGINEER TO AVOID INTERFERENCE WITH OTHER ASPECTS OF THE PROJECT.
 - L. WHILE GROUNDWATER IS NOT EXPECTED, THE CONTRACTOR SHALL INVESTIGATE GROUNDWATER CONDITIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT THE PROJECT.
 - M. UTILITY INSTALLATION SHALL CONFORM WITH TETON COUNTY H&SGDC AND WITH THE ISPPWC.
- SANITARY SEWER**
- N. EACH LOT WILL HAVE AN INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEM PER DISTRICT 7 HEALTH DEPARTMENT
- BUILDING SEWER**
- MATERIAL: PVC SDR 35 OR ABS SCHEDULE 40.
 - SIZE (MINIMUM): 4 INCH
 - 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, CLODS, 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): NA
MINIMUM EFFECTIVE SOIL DEPTH BY SOIL DESIGN SUBGROUP TO LIMITING LAYER (TGM TABLE 2-5)

	SOIL DESIGN SUBGROUP					
	A-1	A-2	B-1	B-2	C-1	C-2
LIMITING LAYER						
FRACTURED BEDROCK	6	5	4	3	3	2.5
NORMAL HIGH GROUNDWATER	6	5	4	3	3	2.5
SEASONAL HIGH GROUNDWATER	1	1	1	1	1	1

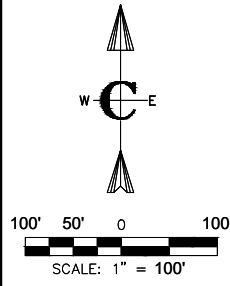
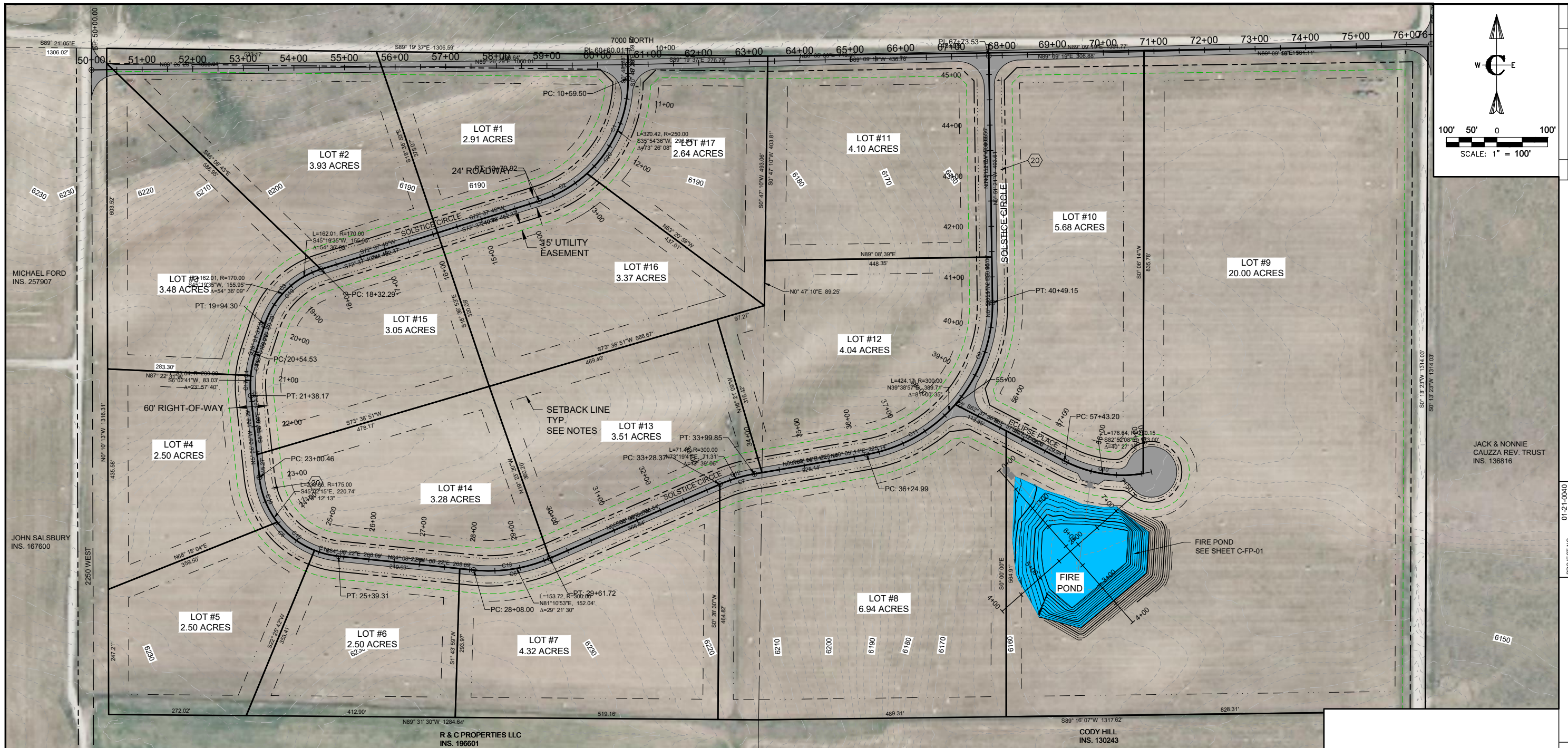
MODIFIED EFFECTIVE SOIL DEPTH TO IMPERMEABLE LAYER ALLOWED (TGM TABLE 2-6)

- a. SITE SLOPE SEPTIC SYSTEM, E TO W: 10% +/-
- b. SITE SLOPE DRAIN FIELD, E TO W: 5-30%
- c. LOT SIZE AREA: >= 1 ACRE
- d. POTENTIAL MODIFIED EFFECTIVE DEPTH: 4.0 FEET - NO MODIFICATION

EFFECTIVE SEPARATION DISTANCE TO PERMANENT WATER ALLOWED

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



NO.	REVISIONS	WE	BY	DATE
1	PRELIMINARY DESIGN			

Civilize, PLLC
Management and Engineering

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APPROVED	B. CROWTHER
SCALE	B. CROWTHER

ALPENLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
GRADING AND DRAINAGE
MASTER PLAN

SHEET NO:
C-MP-04
DATE:
JULY 2023
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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 COMPACTION 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 ISPCW 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 ISPCW SECTION 302 - ROCK EXCAVATION.
- PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISPCW DIVISION 600 CULVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.
- EACH INDIVIDUAL LOT WILL BE RESPONSIBLE FOR RETENTION OF STORMWATER RUNOFF GENERATED ON THAT LOT.
- THE STORMWATER RUNOFF GENERATED IN THE PUBLIC ROW INCLUDING THE ROADWAY WILL BE RETAINED IN A DRAINAGE SWALE SYSTEM ADJACENT TO THE ROADWAY AND WITHIN THE PUBLIC RIGHT-OF-WAY.

STORM DRAIN DESIGN CRITERIA

- TETON COUNTY USES THE 25-YEAR, 1-HOUR EVENT FOR SIZING OF ON-SITE RUNOFF STORAGE FACILITIES. IF IT CAN BE SHOWN THAT DOWNSTREAM FACILITIES CAN SAFELY ACCOMMODATE FLOWS IN EXCESS OF THE 25-YEAR, 1-HOUR EVENT.
 - STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.
 - EACH INDIVIDUAL LOT WILL BE RESPONSIBLE FOR RETENTION OF STORMWATER RUNOFF GENERATED ON THAT LOT.
 - THE STORMWATER RUNOFF GENERATED IN THE PUBLIC ROW INCLUDING THE ROADWAY WILL BE RETAINED IN A DRAINAGE SWALE SYSTEM ADJACENT TO THE ROADWAY AND WITHIN THE ROAD RIGHT-OF-WAY.
- STORMWATER QUANTITY (DRAINAGE CONVEYANCES)**
- DESIGN STORM (TETON COUNTY), 25-YEAR, 1-HOUR ————— 0.90 INCHES
DESIGN STORM (100-YEAR, 24-HOUR) ————— 2.60 INCHES
- STORMWATER QUANTITY**
- DESIGN STORM ————— 100-YEAR, 24-HOUR
SURFACE AREA ROAD ROW ————— 5.2 ACRES
STORM VOLUME ————— 49,400 CF
- STORMWATER VOLUME AND ROUTING - PRE-DEVELOPMENT**
- METHOD ————— MODIFIED RATIONAL METHOD, Q=CIA (OR V=CIA)
COMPOSITE RUNOFF COEFFICIENT ————— 0.25
ROUTING ————— 100% RETENTION WITH NO ROUTING
ROUTE LENGTH ————— NOT APPLICABLE
TIME OF CONCENTRATION ————— NOT APPLICABLE
PRE-DEVELOPMENT STORMWATER VOLUME (V=CIA) ————— 12,350 CF

DESIGN CRITERIA - PRE-DEVELOPMENT CONDITIONS - 100-YR, 24-HOUR STORM EVENT						
SURFACE TYPE	LAND USE DATA			LAND USE DATA		
	AREA SQUARE FEET	AREA (ACRES)	PERCENTAGE OF TOTAL	AREA SQUARE FEET	AREA (ACRES)	PERCENTAGE OF TOTAL
PAVEMENT ASPHALT	0	0	0.0%	0.95	2.2	0
PAVEMENT CONCRETE	0	0	0.0%	0.95	2.2	0
PAVEMENT GRAVEL	0	0	0.0%	0.75	2.2	0
ROOFS CONVENTIONAL	0	0	0.0%	0.95	2.2	0
VEGETATION AVERAGE (1-3% SLOPE)	0	0	0.0%	0.20	0.5	0
VEGETATION AVERAGE (3-10% SLOPE)	228,000	5.23	100.0%	0.25	2.2	12,350
TOTAL	228,000	5.23	100.0%	0.25	2.2	12,350

STORMWATER VOLUME AND ROUTING - PROCEDURE FOR POST-DEVELOPMENT

METHOD ————— MODIFIED RATIONAL METHOD, Q=CIA (OR V=CIA)
COMPOSITE RUNOFF COEFFICIENT ————— 0.45R
ROUTING ————— 100% RETENTION WITH NO ROUTING
ROUTE LENGTH ————— NOT APPLICABLE
TIME OF CONCENTRATION ————— NOT APPLICABLE
POST DEVELOPMENT STORMWATER VOLUME (V=CIA) ————— 22,230 CF

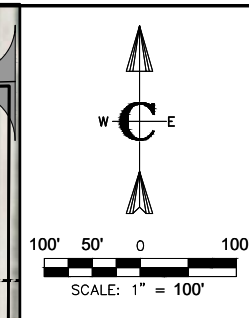
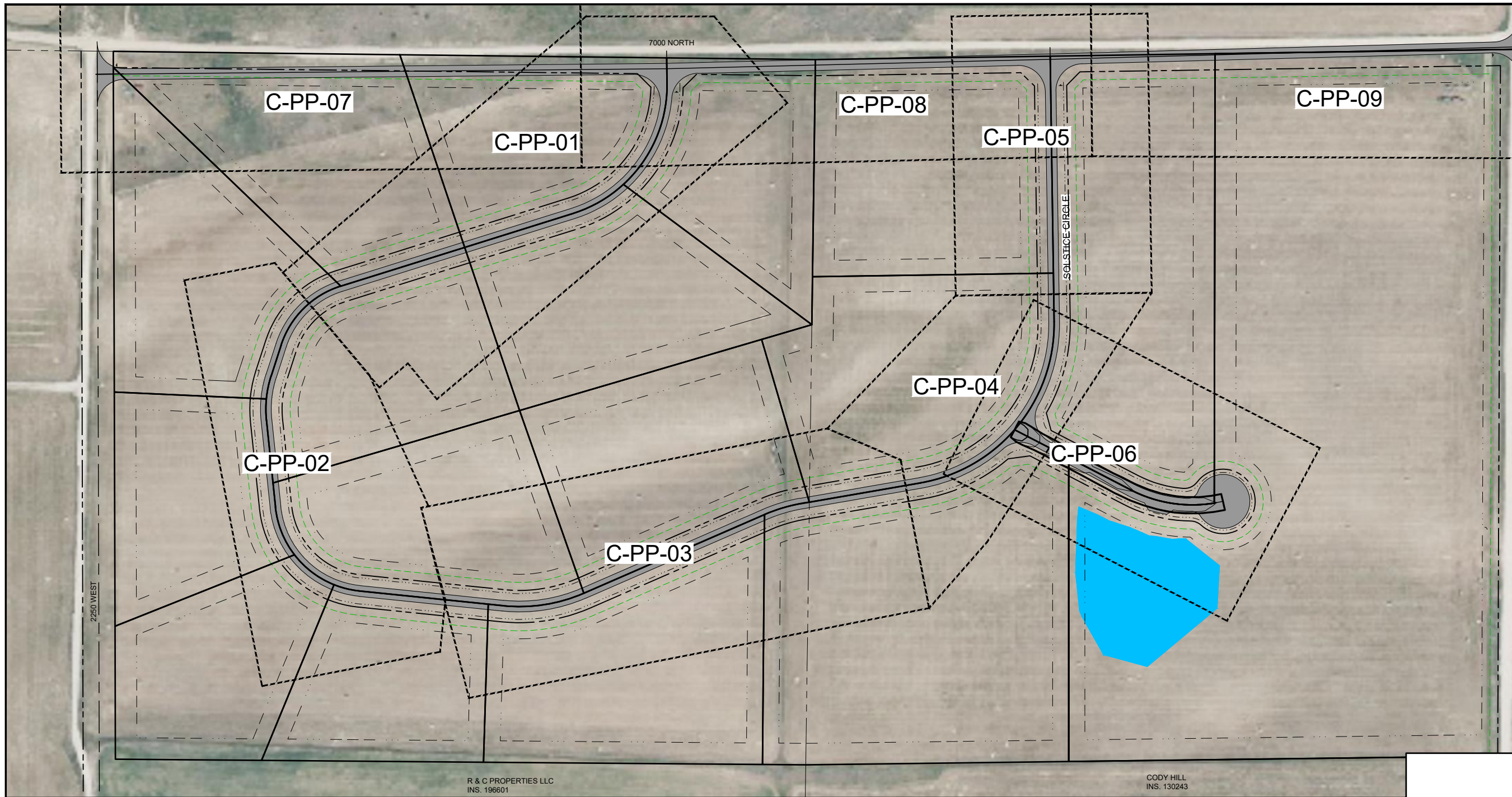
DESIGN CRITERIA - POST-DEVELOPMENT CONDITIONS - 100-YR, 24-HOUR STORM EVENT						
SURFACE TYPE	LAND USE DATA			LAND USE DATA		
	AREA SQUARE FEET	AREA (ACRES)	PERCENTAGE OF TOTAL	AREA SQUARE FEET	AREA (ACRES)	PERCENTAGE OF TOTAL
PAVEMENT ASPHALT	0	0	0.0%	0.95	2.2	0
PAVEMENT CONCRETE	0	0	0.0%	0.95	2.2	0
PAVEMENT GRAVEL	91,200	2.09	40.0%	0.75	2.2	14,820
ROOFS CONVENTIONAL	0	0	0.0%	0.95	2.2	0
VEGETATION AVERAGE (1-3% SLOPE)	0	0	0.0%	0.20	0.5	0
VEGETATION AVERAGE (3-10% SLOPE)	136,800	3.14	60.0%	0.25	2.2	7,410
TOTAL	228,000	5.23	100.0%	0.25	2.2	12,350

RETENTION PROVIDED

ESTIMATED SWALE LENGTH ————— 3,800 LF
AVERAGE SWALE TOP WIDTH ————— 12 FEET
AVERAGE SWALE BOTTOM WIDTH ————— 0 FEET
AVERAGE SWALE DEPTH ————— 1.50 FEET
ESTIMATED SWALE VOLUME ————— 34,200 CF

KEYED NOTES:

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



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JACK & NONNIE
CAUZZA REV. TRUST
INS. 136816

Civilize, PLLC
Management and Engineering

PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/23

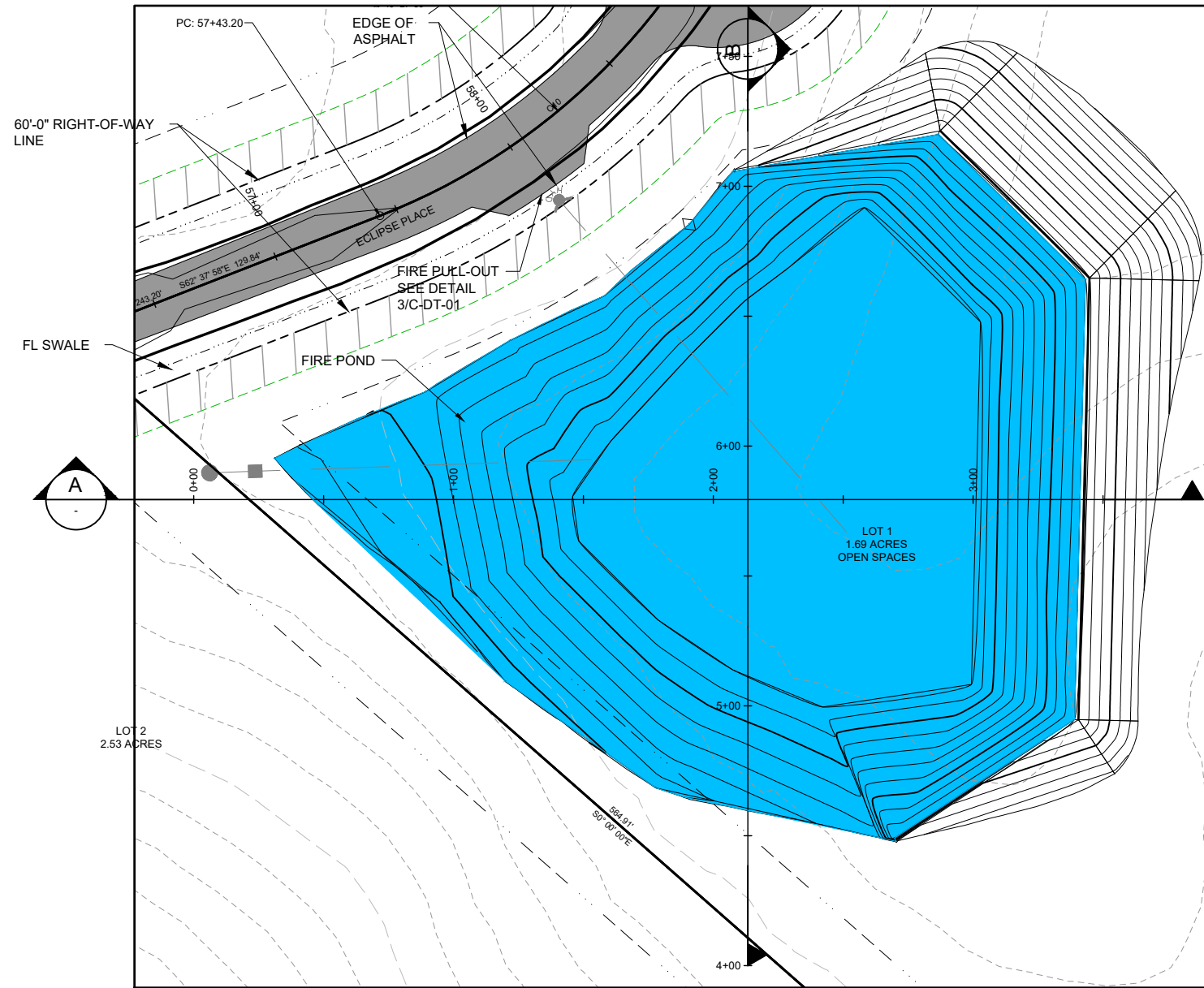
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CAMPBELL)

NORTHRN LIGHTS
PLAN AND PROFILE MASTER PLAN

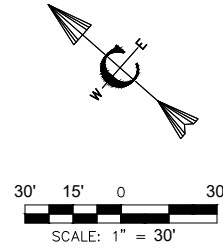
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PLAN VIEW
SCALE: 1" = 30'



- CONSTRUCTION NOTES:**
- GENERAL NOTES - DRY HYDRANT AND FIRE POND
- DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 1231 "STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING."
 - 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
- THE INTAKE STRAINER SHALL BE PLACED AT LEAST EIGHT FEET BELOW THE NORMAL WATER ELEVATION OF THE POND.
 - THE TOP TWO FEET OF WATER BELOW THE NORMAL WATER ELEVATION SHOULD ALLOW FOR DROUGHT AND ICE CONDITIONS AND SHOULD BE CONSIDERED NON-USABLE.
 - THE SIX FEET IMMEDIATELY ABOVE THE INTAKE STRAINER SHOULD BE CONSIDERED USABLE WATER WITH A TOTAL VOLUME IN THIS ZONE OF 120,000 GALLONS
 - A MINIMUM OF TWO FEET SHALL SEPARATE THE BOTTOM OF THE INTAKE STRAINER AND THE BOTTOM OF THE POND.
- DRY HYDRANT PLACEMENT
- THE DRY HYDRANT FITTING AT THE ROAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE DISTRICT.
- SPECIFICATIONS - LINER**
- THE GEOMEMBRANE LINER SHALL BE NEW AND COMPRISED OF HDPE MATERIAL DESIGNED AND MANUFACTURED SPECIFICALLY FOR THE PURPOSE OF LIQUID CONTAINMENT IN HYDRAULIC STRUCTURES, UV RESISTANT, WITH A MINIMUM NOMINAL THICKNESS OF 30 MILS.
 - NOMINAL THICKNESS ————— 30 MILS
 - DENSITY ————— 0.033 OZ/CC
 - TENSILE STRENGTH @ BREAK ————— 240 LB/IN WIDTH
 - TENSILE STRENGTH @ YIELD ————— 140 LB/IN WIDTH
 - ELONGATION AT BREAK ————— 700%
 - ELONGATION AT YIELD ————— 13%
 - PUNCTURE RESISTANCE ————— 80 LBS
 - CARBON BLACK ————— 2-3%
 - A NONWOVEN GEOTEXTILE FABRIC SHALL BE PLACED ON THE TOP AND BOTTOM OF THE GEOMEMBRANE FOR PUNCTURE PROTECTION.
 - THE LINER SHALL BE COVERED WITH A MINIMUM OF 6 INCHES OF COMPACTED SOIL FREE FROM ROCKS, STICKS, AND OTHER DEBRIS.
 - EQUIVALENT REINFORCED POLYETHYLENE (RPE) OR PVC MAY BE ACCEPTABLE WITH APPROVAL FROM ENGINEER OR FIRE DISTRICT.

- SPECIFICATIONS**
- 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.
 - HORIZONTAL PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.
 - RISER PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.
 - AN INTAKE STRAINER CAPABLE OF SUPPORTING THE FLOW REQUIREMENTS SHALL BE PROVIDED.
 - HORIZONTAL PIPE SHALL BE BURIED AND PLACED NEARLY LEVEL WITH MINIMUM COVER OF 5 FEET BELOW FINISHED GRADE.
 - 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**
- THE FOUNDATION AREA, POOL AREA, AND BORROW AREA SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS AND OTHER DEBRIS.
 - TOPSOIL SHALL BE STRIPPED FROM THE FOUNDATION AREA AND STOCKPILE FOR FUTURE USE.
 - SURFACES TO BE LINED SHALL BE SMOOTH AND FREE OF ALL ROCKS, STONES, STICKS, ROOTS, SHARP OBJECTS, OR DEBRIS OF ANY KIND PRIOR TO LINE INSTALLATION. A 3" LAYER OF SAND OR FLOWABLE BACKFILL SHALL BE PLACED ON THE SUBGRADE PRIOR TO INSTALLING THE MEMBRANE. THE SURFACE SHALL PROVIDE A FIRM, UNYIELDING FOUNDATION FOR THE LINER WITH NO SUDDEN, SHARP, OR ABRUPT CHANGES IN GRADE EXCEPT AS SHOWN ON THE PLANS. NO STANDING WATER SHALL BE ALLOWED.
 - GEOMEMBRANE DEPLOYMENT SHALL PROCEED BETWEEN AMBIENT TEMPERATURES OF 32°F AND 105°F.
 - INDIVIDUAL PANELS OF GEOMEMBRANE SHALL BE LAID OUT AND OVERLAPPED A MAXIMUM OF 4-INCHES FOR AN EXTRUSION WELD PRIOR TO WELDING. THE AREA TO BE WELDED SHALL BE CLEANED AND PREPARED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR SHALL EMPLOY ON-SITE PHYSICAL NON-DESTRUCTIVE TESTING ON 100 PERCENT OF ALL WELDS.
 - 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.
 - THE PRINCIPAL OUTLET SHALL BE PLACED ON A FIRM FOUNDATION TO THE LINES AND GRADES SHOWN ON THE PLAN.

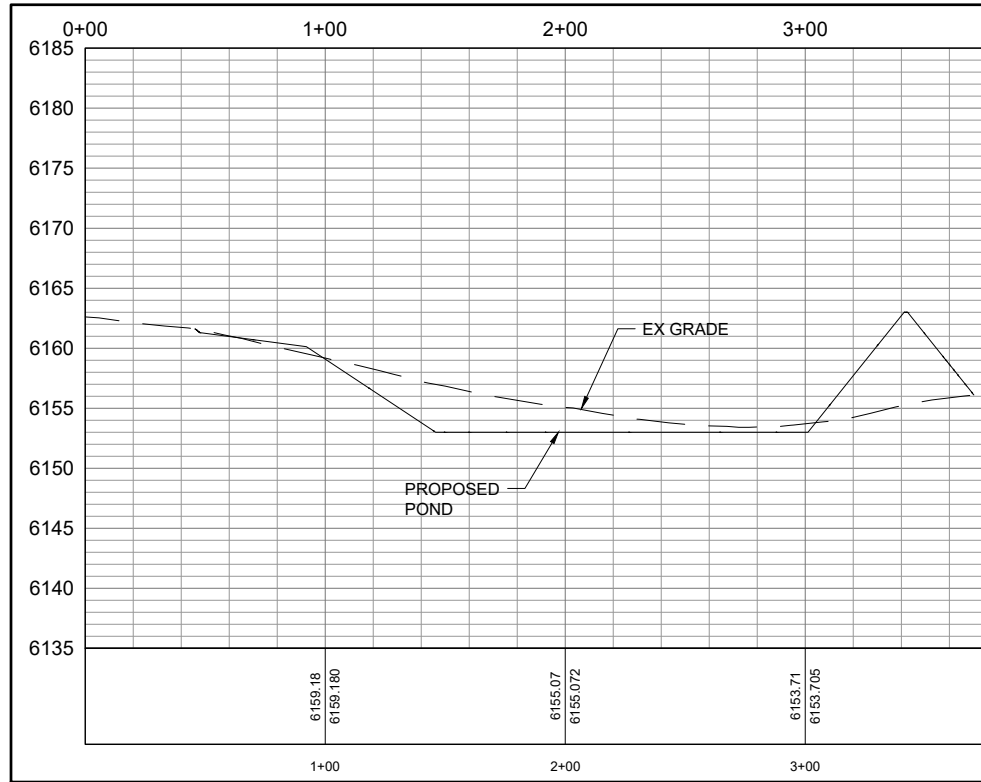
DESIGN CRITERIA:

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

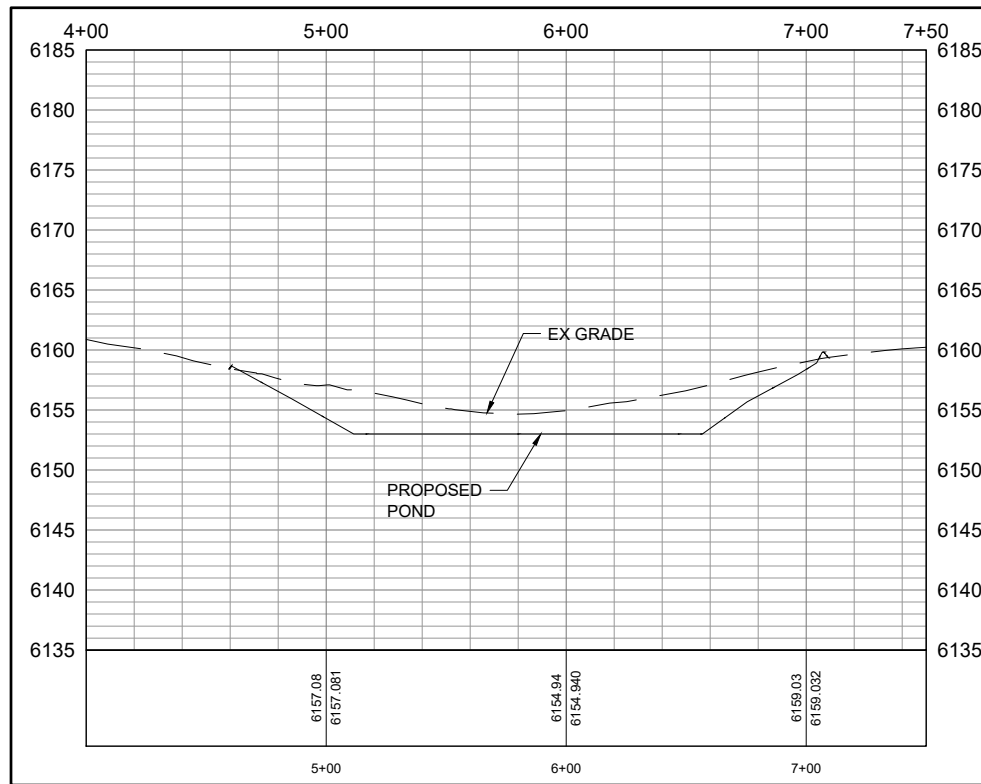
POND DESIGN

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

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

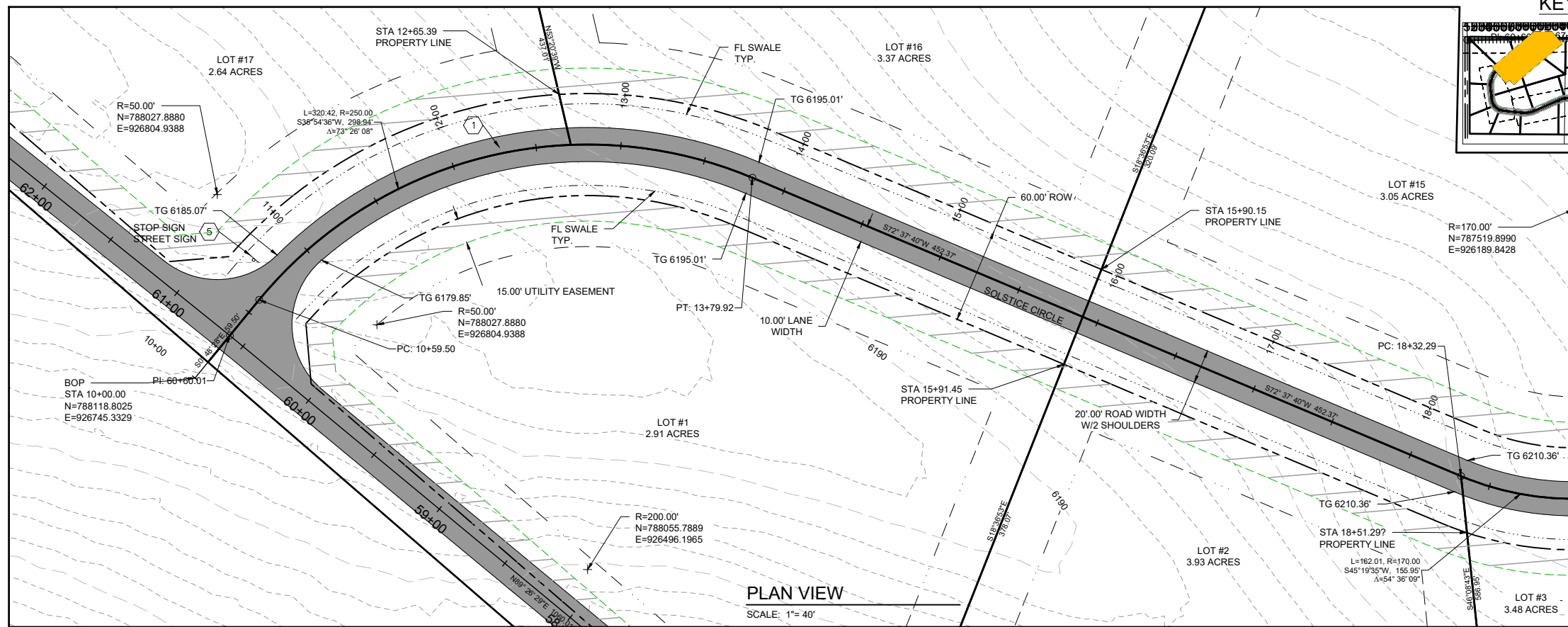


FIRE POND SECTION
SCALE: NTS

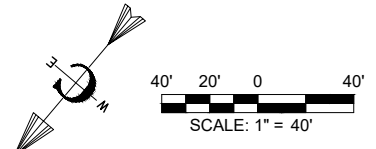
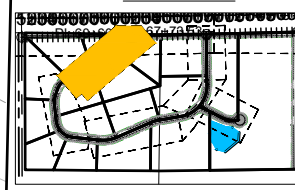


FIRE POND SECTION
SCALE: NTS

<h1 style="margin: 0;">Civilize, PLLC</h1> <p style="margin: 0;">Management and Engineering</p>	<p style="margin: 0;">PROJECT NO. 01-21-0040</p> <p style="margin: 0;">DRAWN D. MILLER</p> <p style="margin: 0;">DESIGNED B. CROWTHER</p> <p style="margin: 0;">APPROVED B. CROWTHER</p> <p style="margin: 0;">DATE 08/08</p>
<h2 style="margin: 0;">ALPENGLOW LLC</h2> <p style="margin: 0;">(TONY & ANNE CAMPBELL)</p>	<p style="margin: 0;">SHEET NO. C-FP-01</p> <p style="margin: 0;">DATE: JULY 2023</p> <p style="margin: 0;">PAGE NO. 8 OF 17</p>



KEYMAP



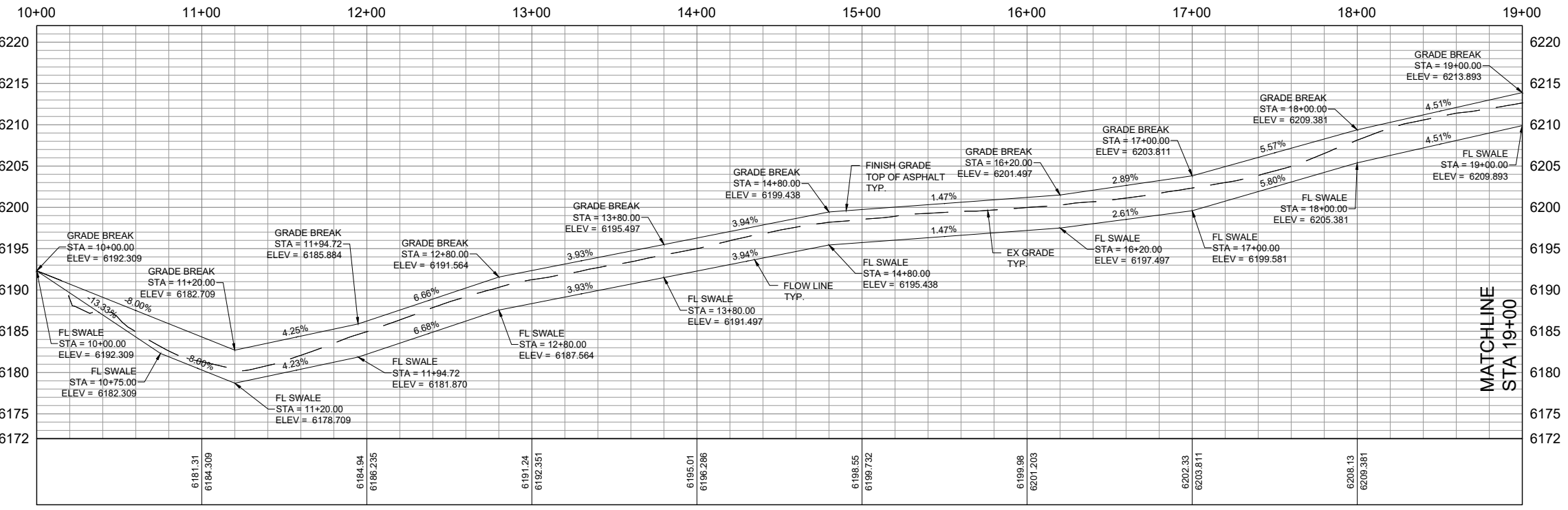
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 - EARTHWORK INCLUDING EROSION CONTROL _____ DIVISION 200
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 - SIGHT DISTANCE. MINIMUM CLEAR SIGHT DISTANCE AT ALL MINOR STREET INTERSECTIONS SHALL PERMIT VEHICLES TO BE VISIBLE TO THE DRIVER OF ANOTHER VEHICLE WHEN EACH IS 200 FEET FROM THE CENTER OF AN INTERSECTION.

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PROFILE VIEW
SCALE: 1" = 40'

PROFILE SCALE
HORIZONTAL 1" = 40'
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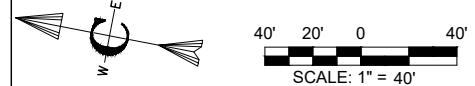
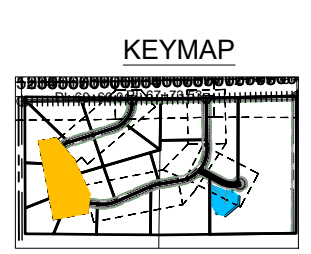
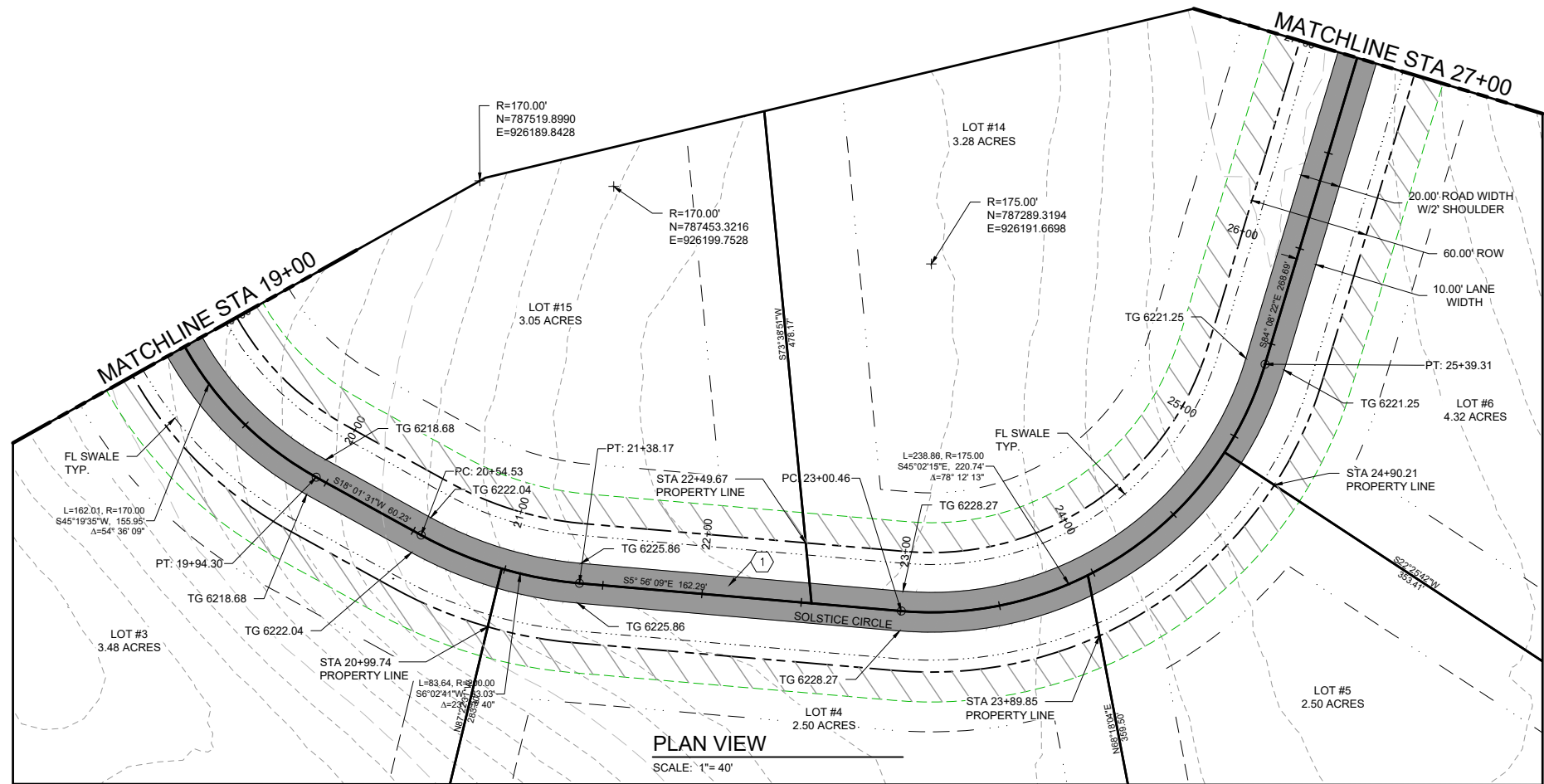
PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	01-21-2024

Civilize, PLLC
Management and Engineering

ALPENGLow LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN & PROFILE SHEET
STA 10+00 TO STA 19+00.00

SHEET NO: **C-PP-01**
DATE: JULY 2023
PAGE NO: 9 OF 17



CONSTRUCTION NOTES

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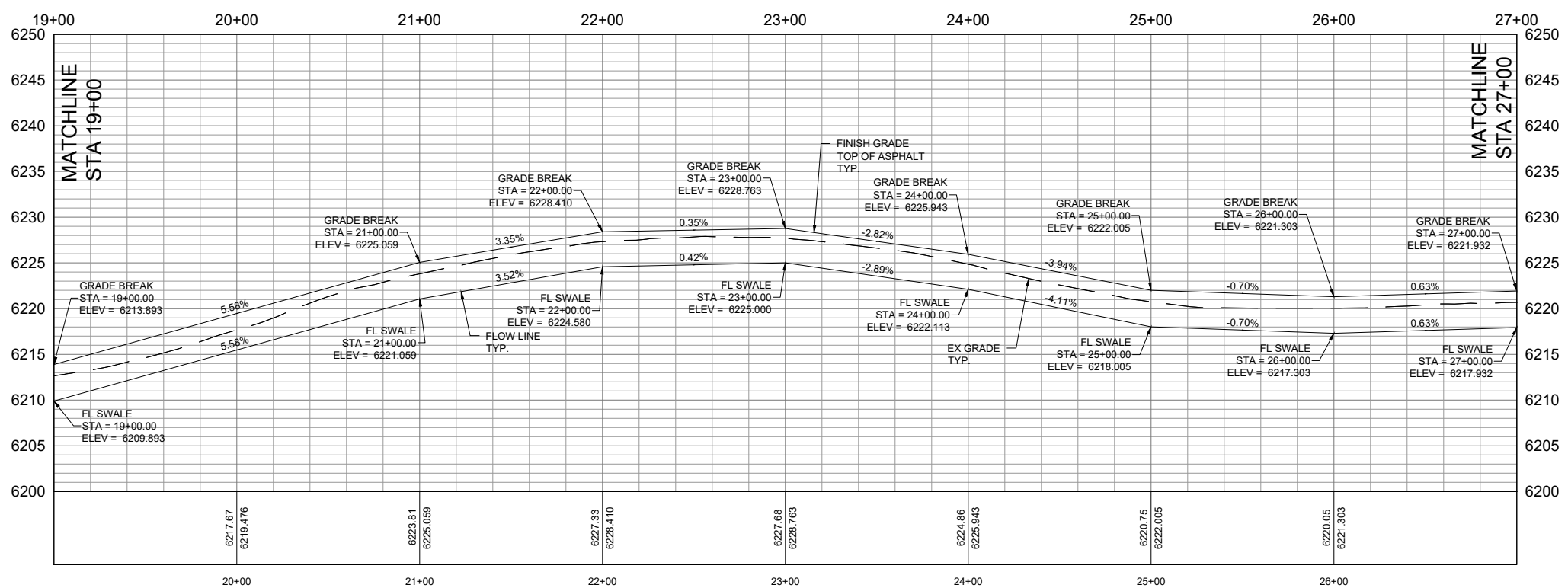
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UTILITIES

- 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

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KEYED NOTES

ROADWAY AND PARKING

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HORIZONTAL 1" = 40'
VERTICAL 1" = 4'

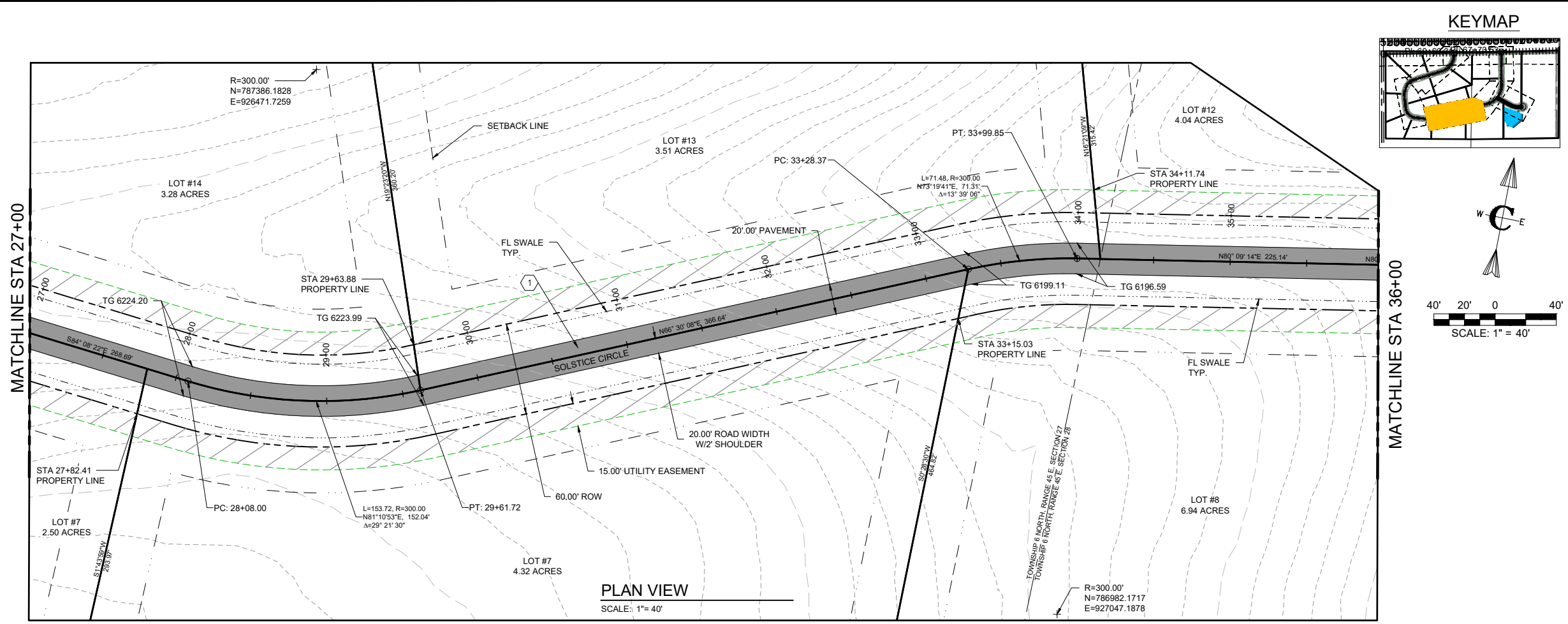
PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	JULY 2023
PAGE NO.	10 OF 17

Civilize, PLLC
Management and Engineering

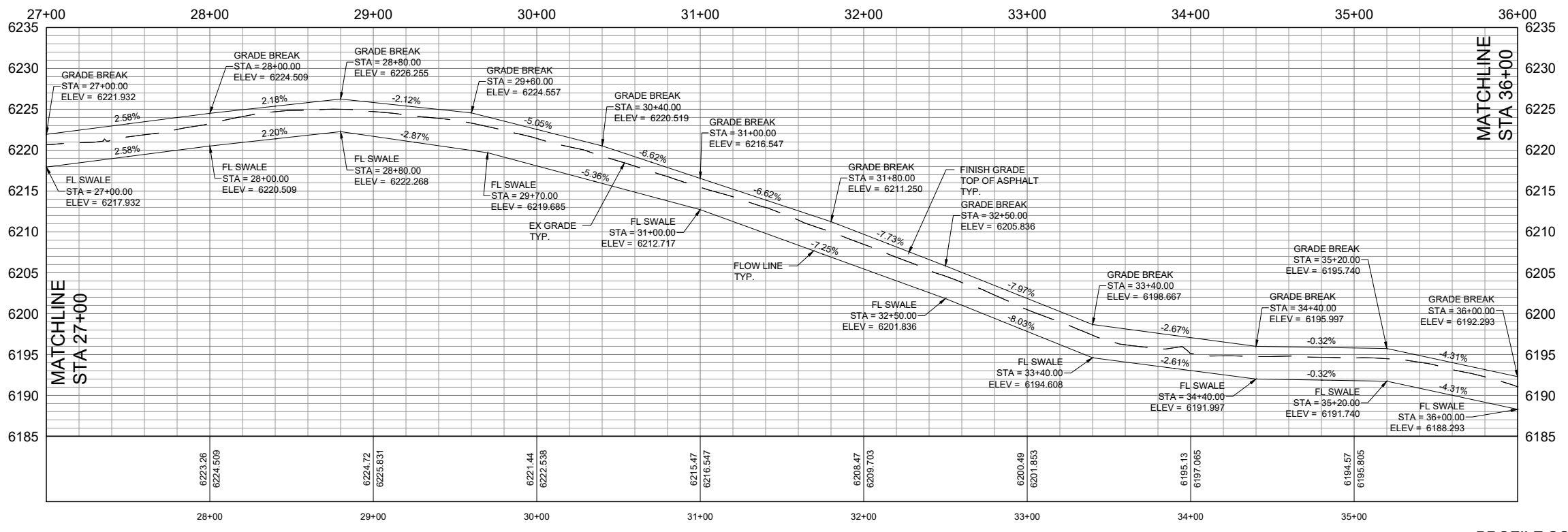
ALPENLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN & PROFILE SHEET
STA 19+00 TO STA 27+00

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



PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
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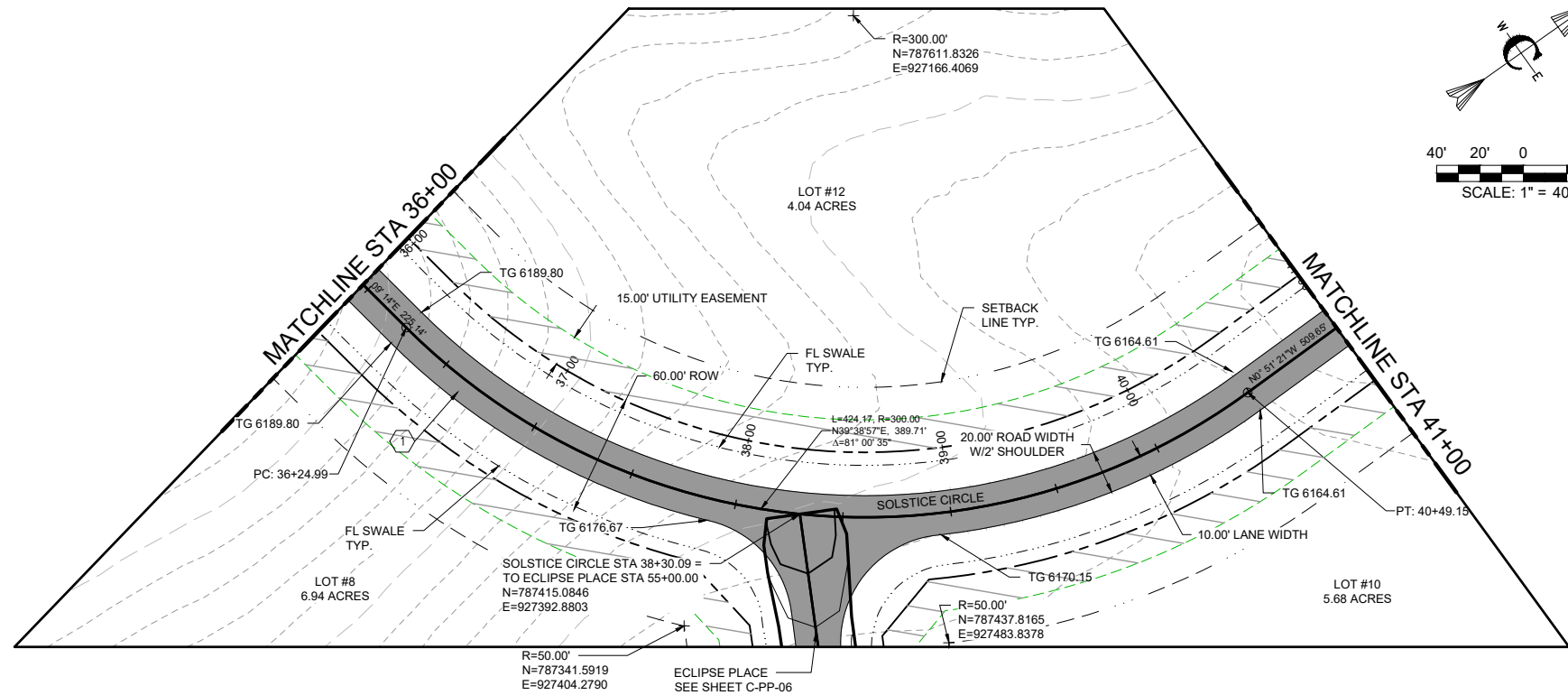
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Civilize, PLLC
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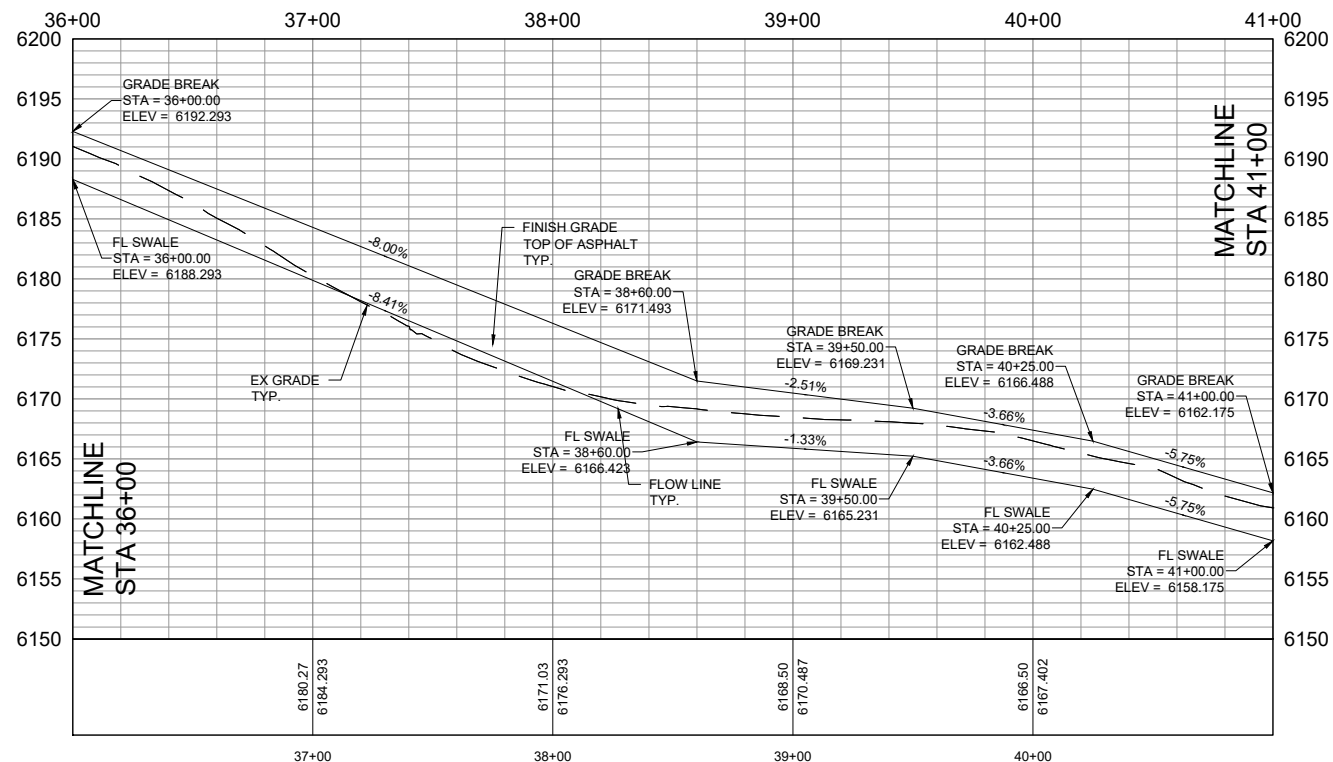
ALPENLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN & PROFILE SHEET
STA 27+00 TO STA 36+00

SHEET NO: **C-PP-03**

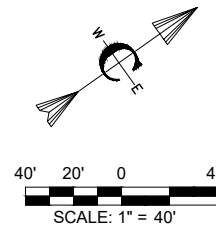
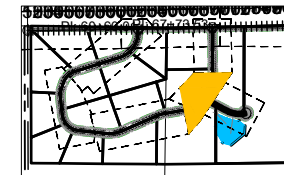


PLAN VIEW
SCALE: 1" = 40'



PROFILE VIEW
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KEYMAP



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 - j. 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:

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SEIVE SIZE	% PASSING
3/4-INCH	95-100
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#4	48-68
#16	30-45
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#200	10-18

UTILITIES

1. 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

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

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NO.	REVISIONS	WE	BY	DATE
1	PRELIMINARY DESIGN			

Civilize, PLLC
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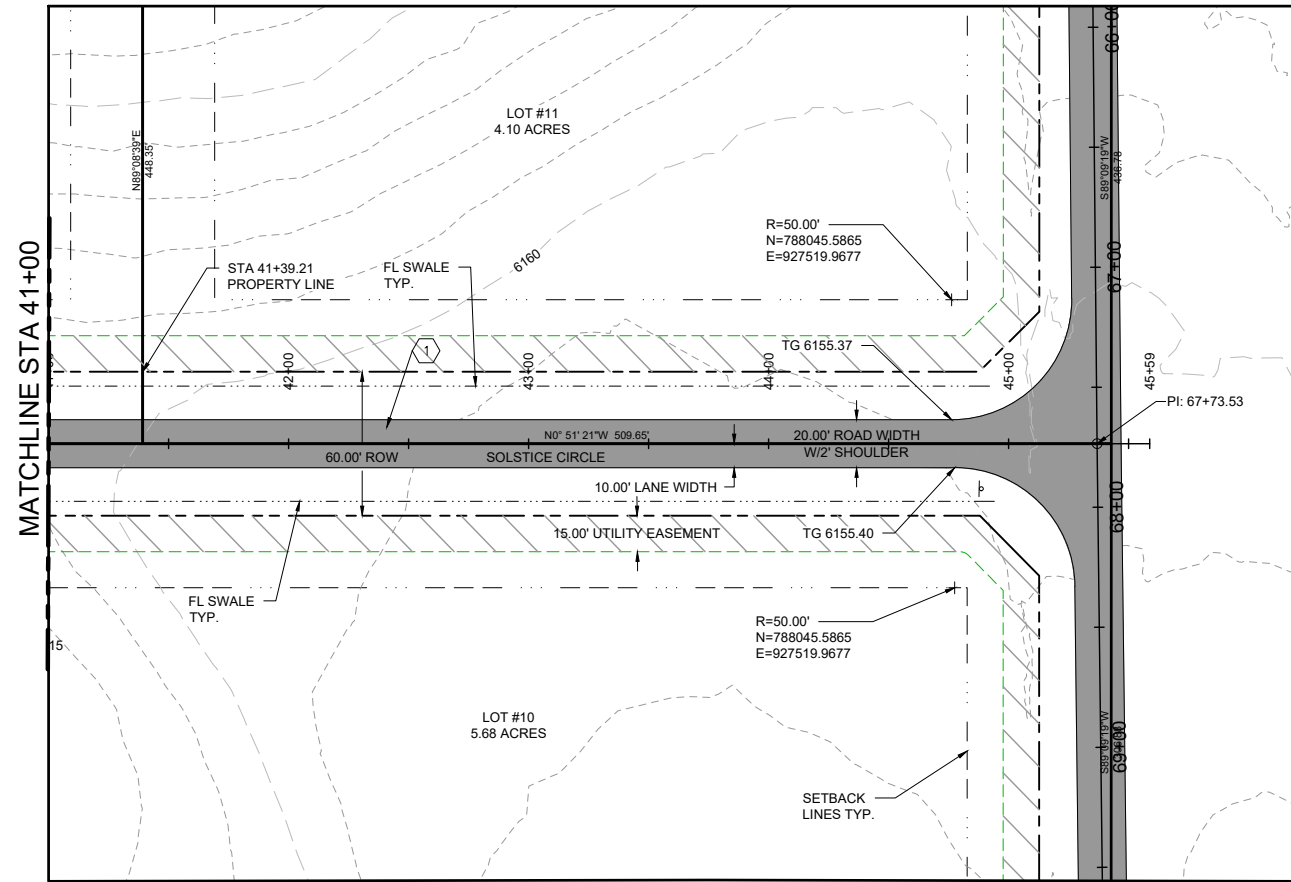
PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	JULY 2023

ALPENLOW LLC
 (TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
 PLAN & PROFILE SHEET
 STA 36+00 TO STA 41+00

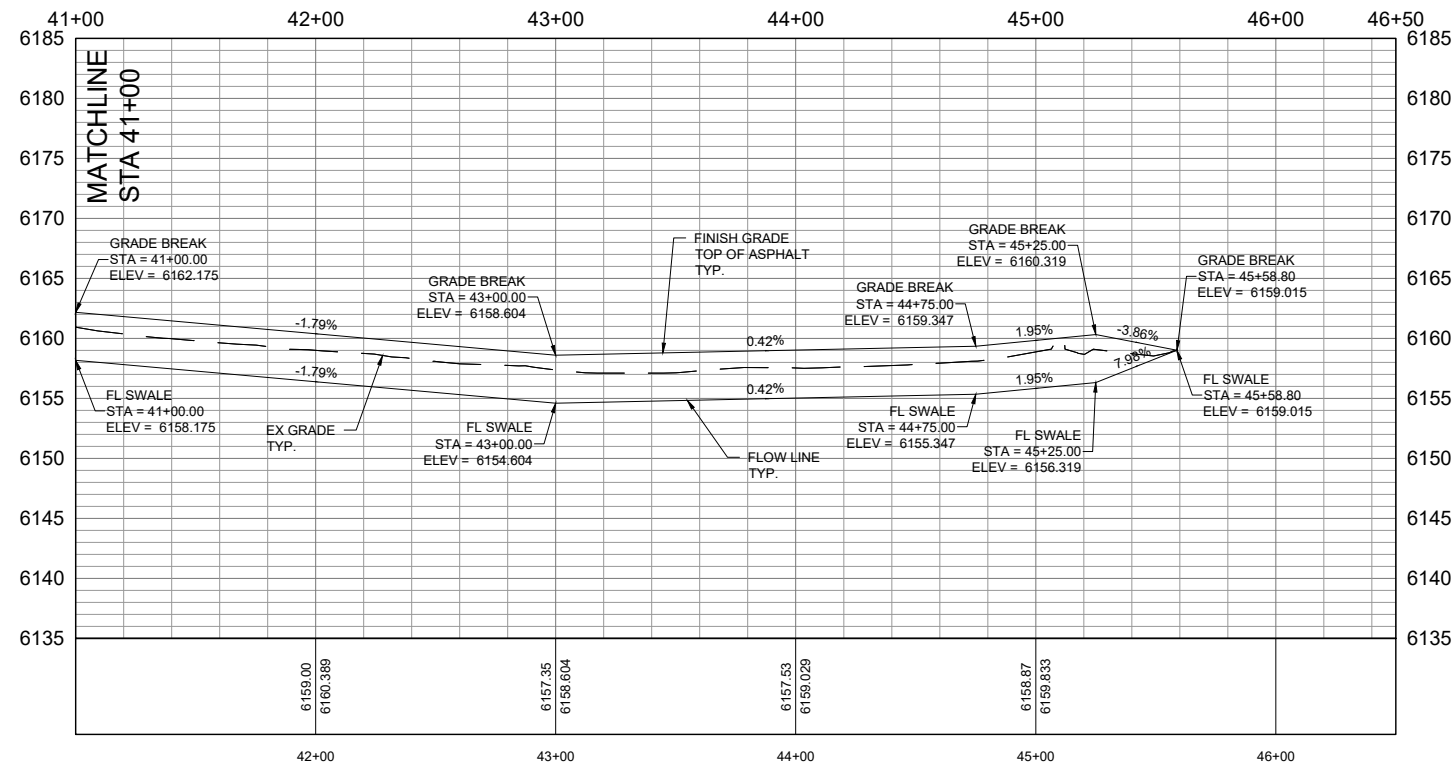
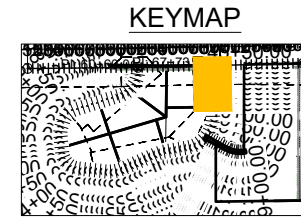
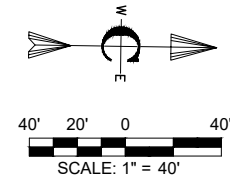
SHEET NO.	C-PP-04
DATE:	JULY 2023
PAGE NO.	12 OF 17

PROFILE SCALE
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PLAN VIEW

SCALE: 1" = 40'



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QUALITY CONTROL

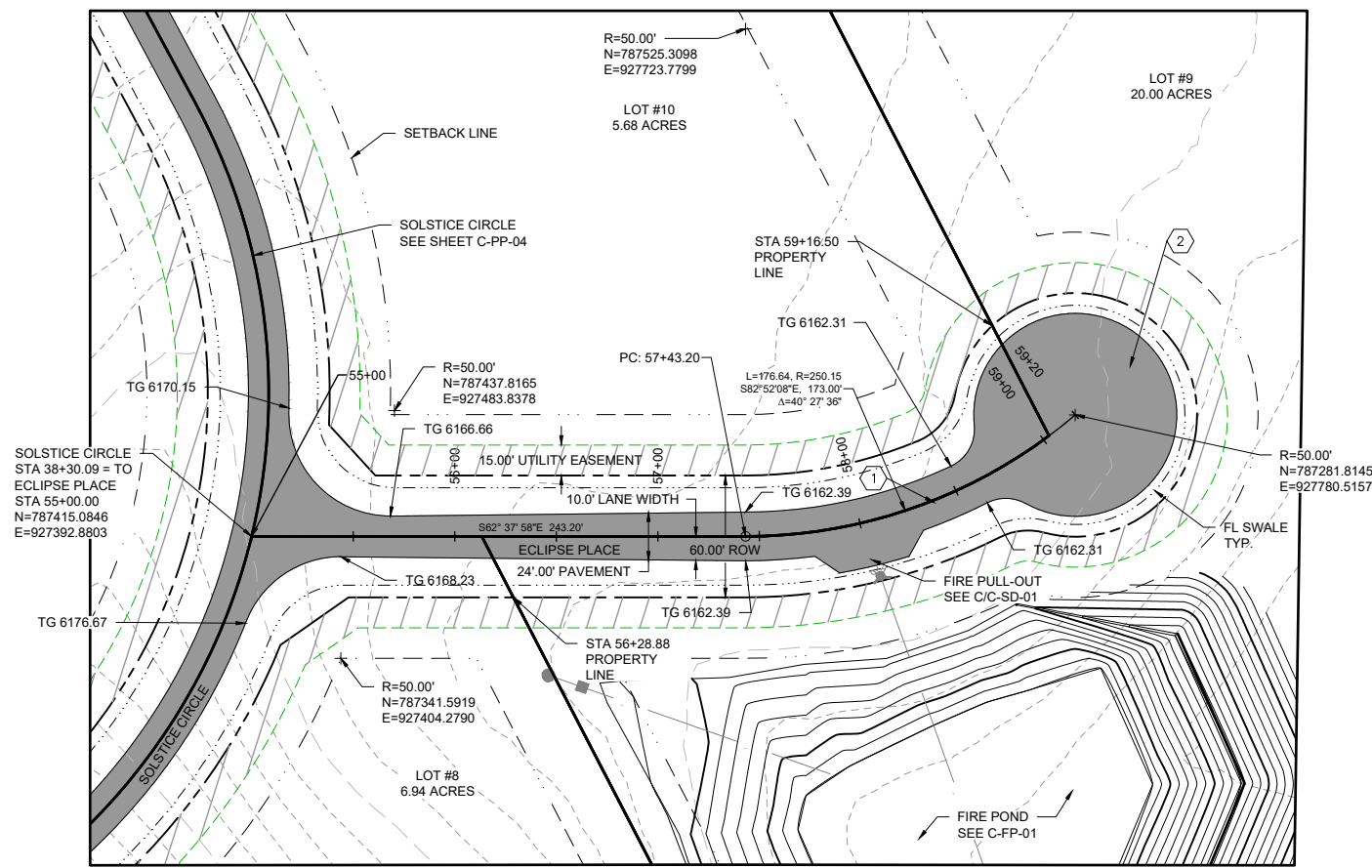
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KEYED NOTES

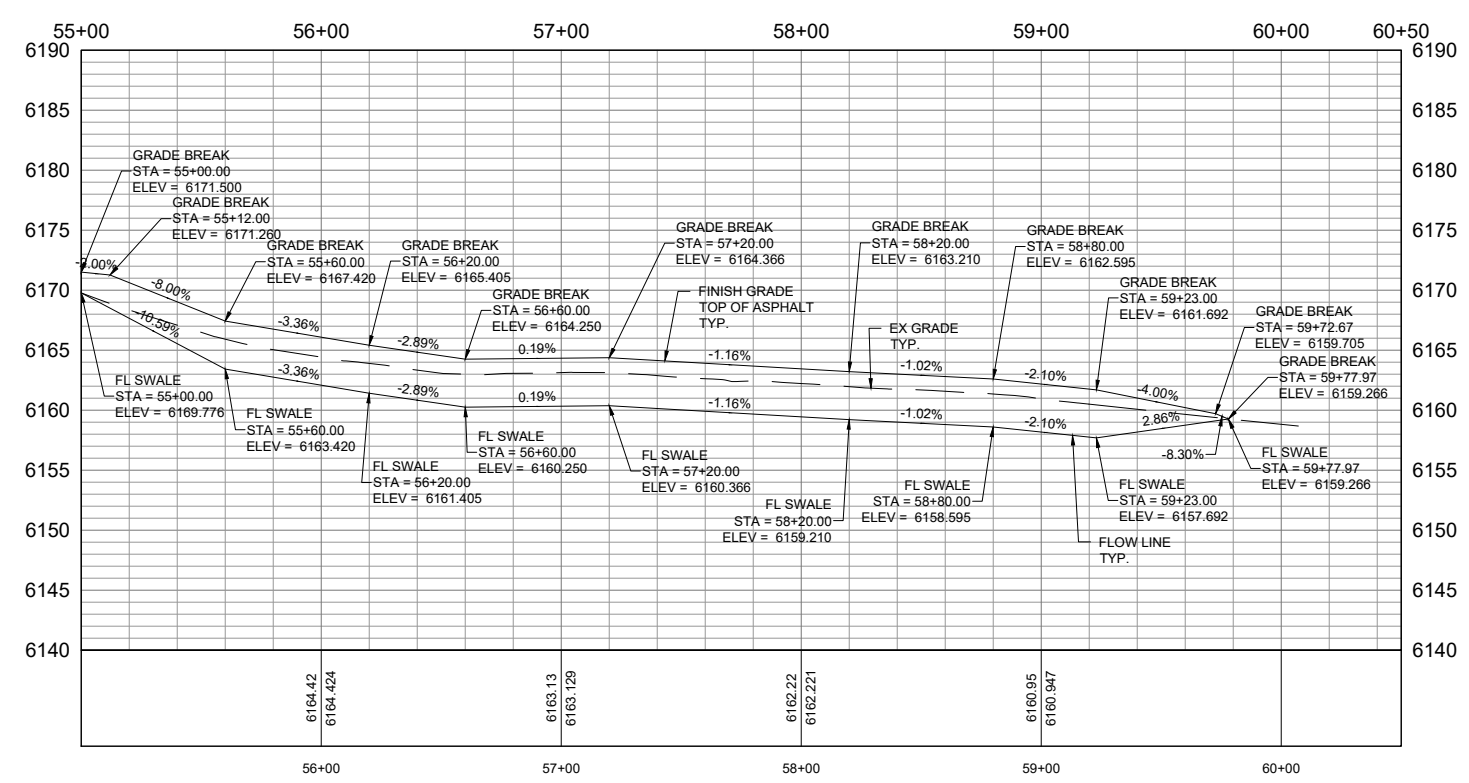
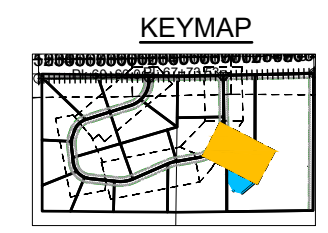
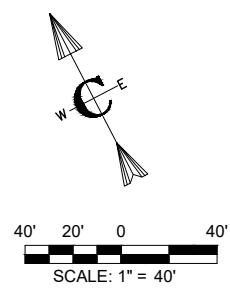
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<p>Civilize, PLLC Management and Engineering</p>	<p>PROJECT NO. 01-21-0040 DRAWN D. MILLER DESIGNED B. CROWTHER APPROVED B. CROWTHER DATE</p>
<p>ALPENLOW LLC (TONY & ANNE CAMPBELL)</p>	<p>SHEET NO. C-PP-05 DATE: JULY 2023 PAGE NO. 13 OF 17</p>
<p>NORTHRN LIGHTS</p>	<p>PLAN & PROFILE SHEETS STA 41+00 TO STA 45+58.80</p>



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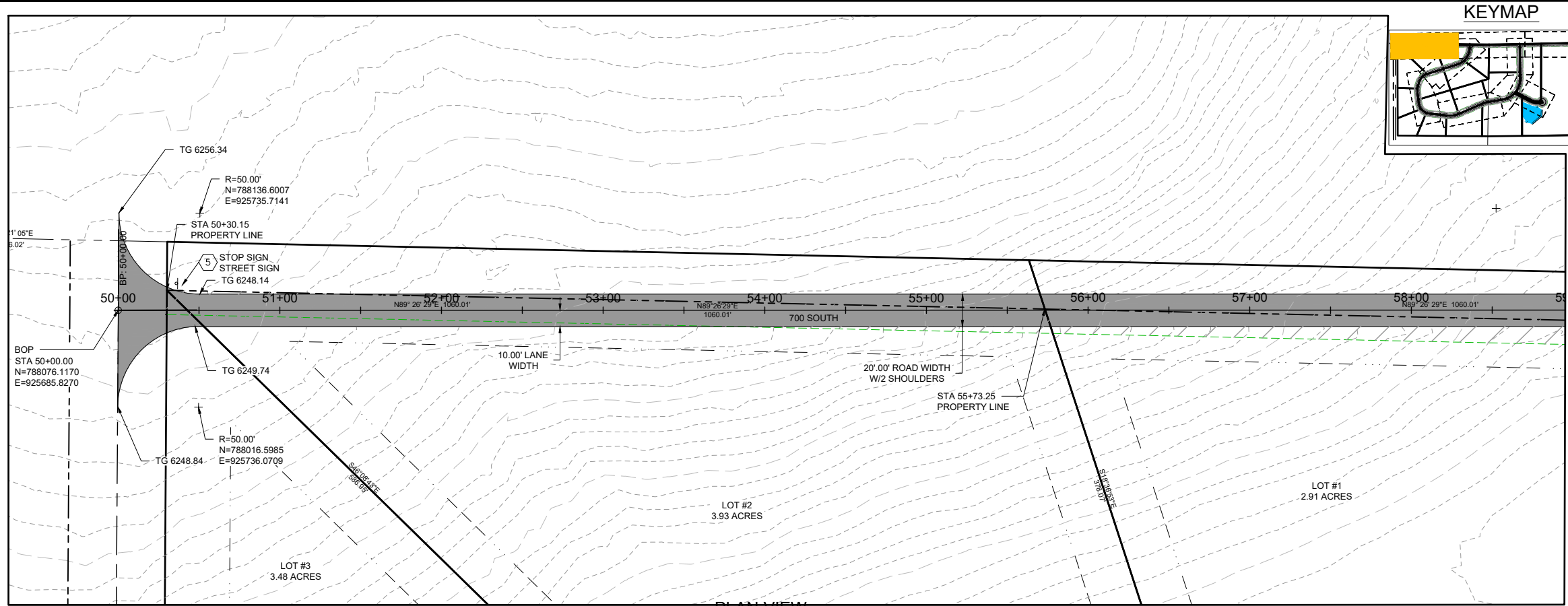
PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	JULY 2023
PAGE NO.	14 OF 17

Civilize, PLLC
Management and Engineering

ALPENGLow LLC
(TONY & ANNE CAMPBELL)

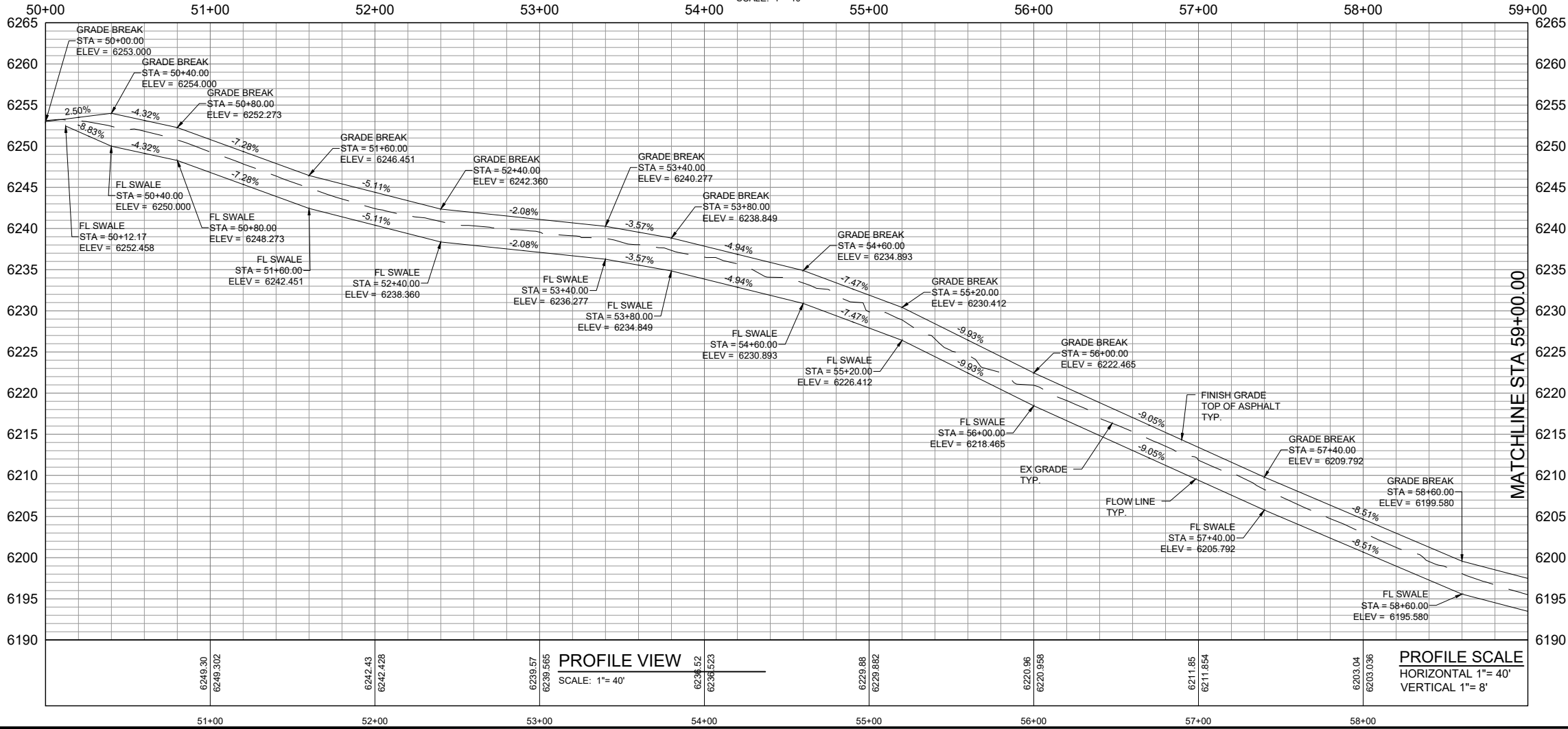
NORTHRN LIGHTS
PLAN & PROFILE SHEET
STA. 55+00 TO 59+77.97

SHEET NO:
C-PP-06



PLAN VIEW

SCALE: 1" = 40'



PROFILE VIEW

SCALE: 1" = 40'

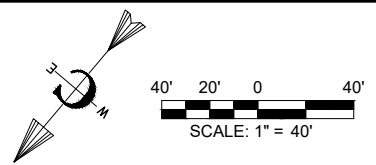
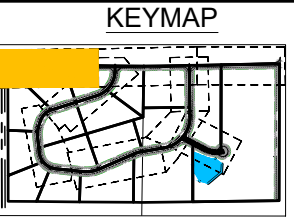
PROFILE SCALE

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MATCHLINE STA 59+00.00

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NO.	REVISIONS	WE	BY	DATE
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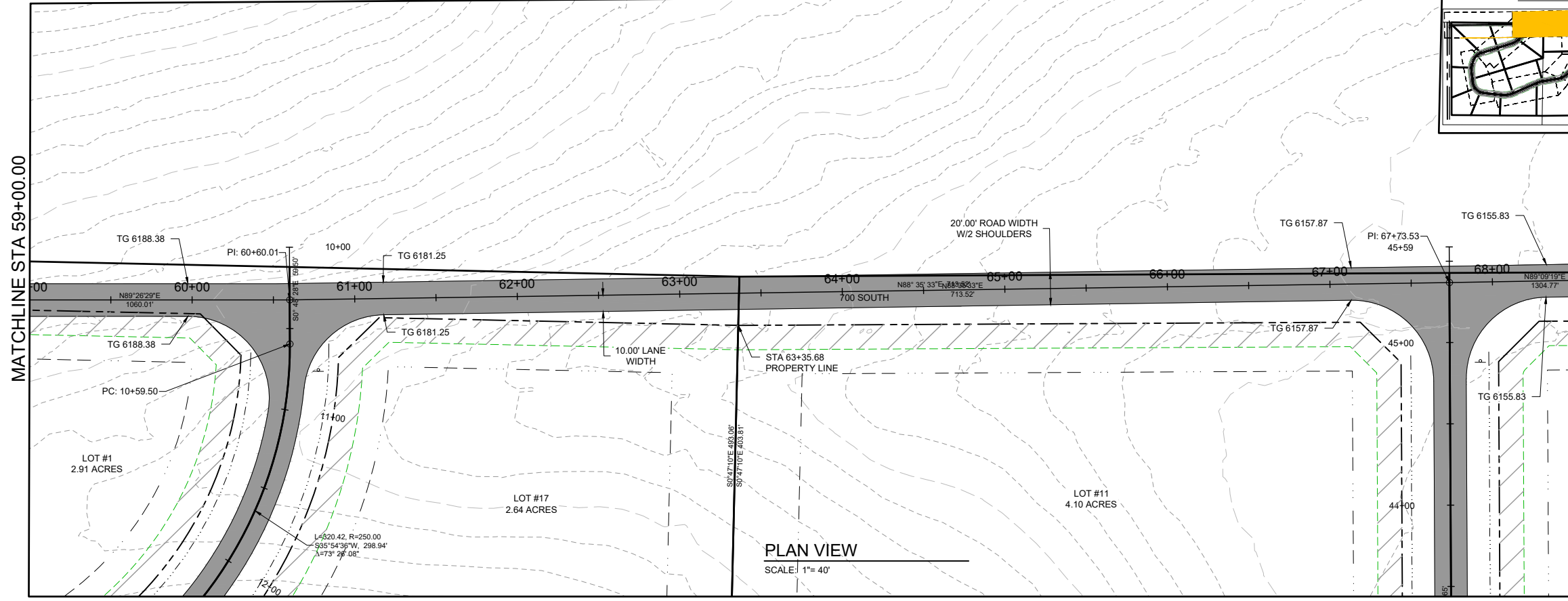
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PROJECT NO: 01-21-0040
DRAWN: D. MILLER
DESIGNED: B. CROWTHER
APPROVED: B. CROWTHER
CHECKED: B. CROWTHER

ALPENLOW LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN AND PROFILE SHEETS
STA 50+00 TO STA 59+00.00

SHEET NO: **C-PP-07**
DATE: JULY 2023
PAGE NO: 15 OF 17

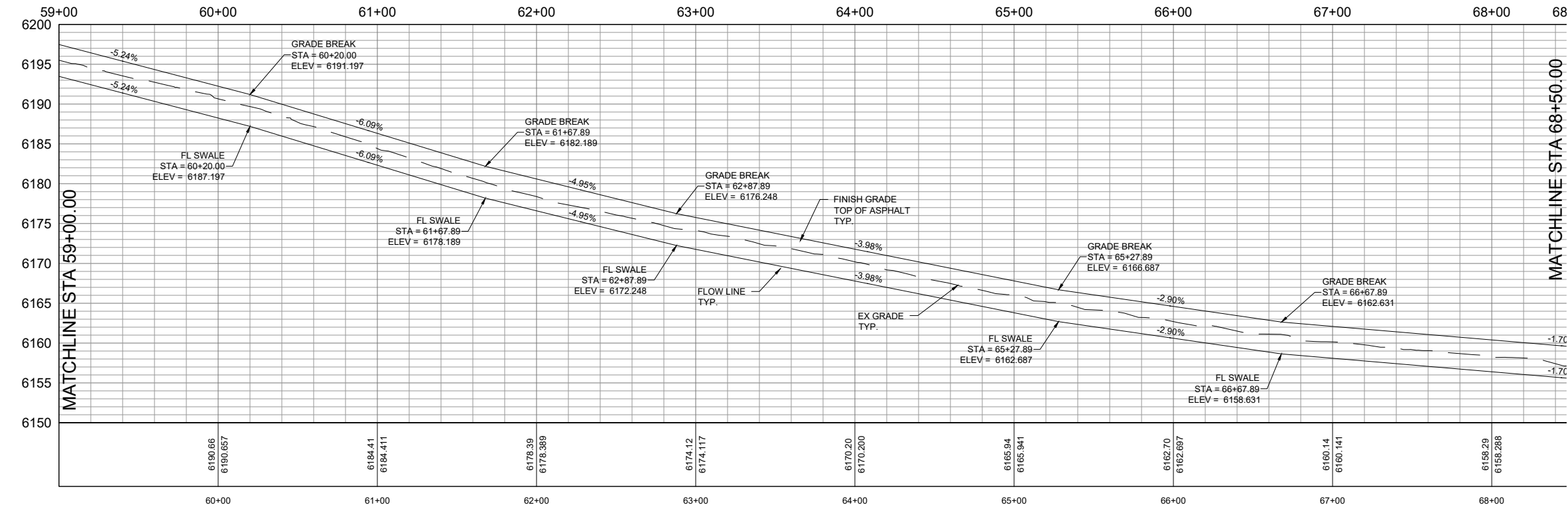


- CONSTRUCTION NOTES**
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
 - BENCHMARKS ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. IF NEW OR DIFFERENT BENCHMARKS ARE DESIRED, CONTACT THE ENGINEER OR THE SURVEYOR.
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 - EARTHWORK INCLUDING EROSION CONTROL _____ DIVISION 200
 - TRENCHING _____ DIVISION 300
 - CONCRETE _____ DIVISION 700
 - AGGREGATES AND ASPHALT _____ DIVISION 800
 - CONSTRUCTION STORMWATER BEST MANAGEMENT PRACTICES _____ DIVISION 1000
 - TRAFFIC CONTROL _____ DIVISION 1100
 - MISCELLANEOUS _____ DIVISION 2000
- ROADWAY GEOMETRICS**
- 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:
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 - 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.
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SEIVE SIZE	% PASSING
6-INCH	100
3-INCH	60-100
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#4	10-40
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#40	15-35
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PROFILE VIEW
SCALE: 1"= 40'

PROFILE SCALE
HORIZONTAL 1"= 40'
VERTICAL 1"= 8'

- 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.
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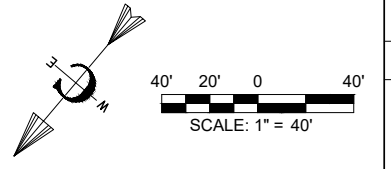
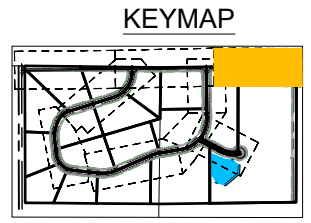
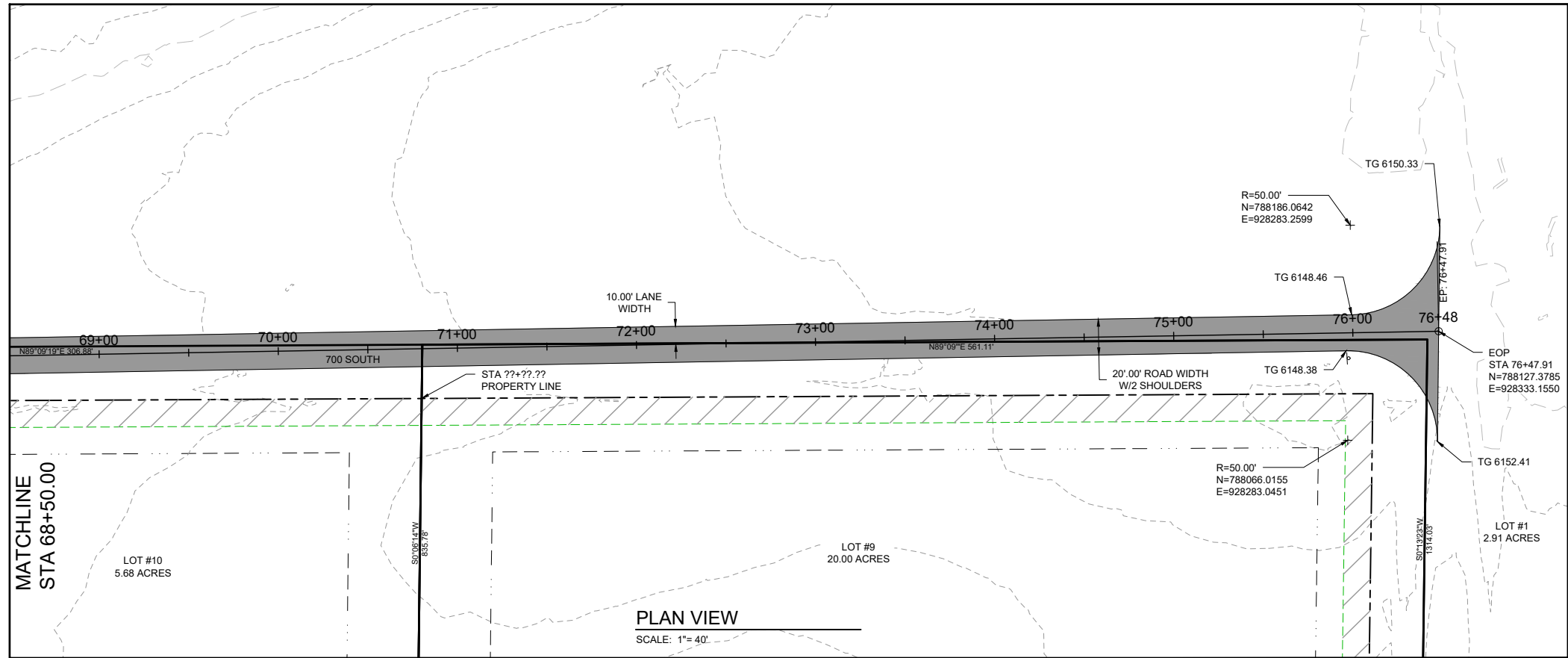
PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	01-21-2023

Civilize, PLLC
Management and Engineering

ALPENGLow LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN AND PROFILE SHEET
STA 59+00 TO STA 68+50.00

SHEET NO: **C-PP-08**
DATE: JULY 2023
PAGE NO: 16 OF 17



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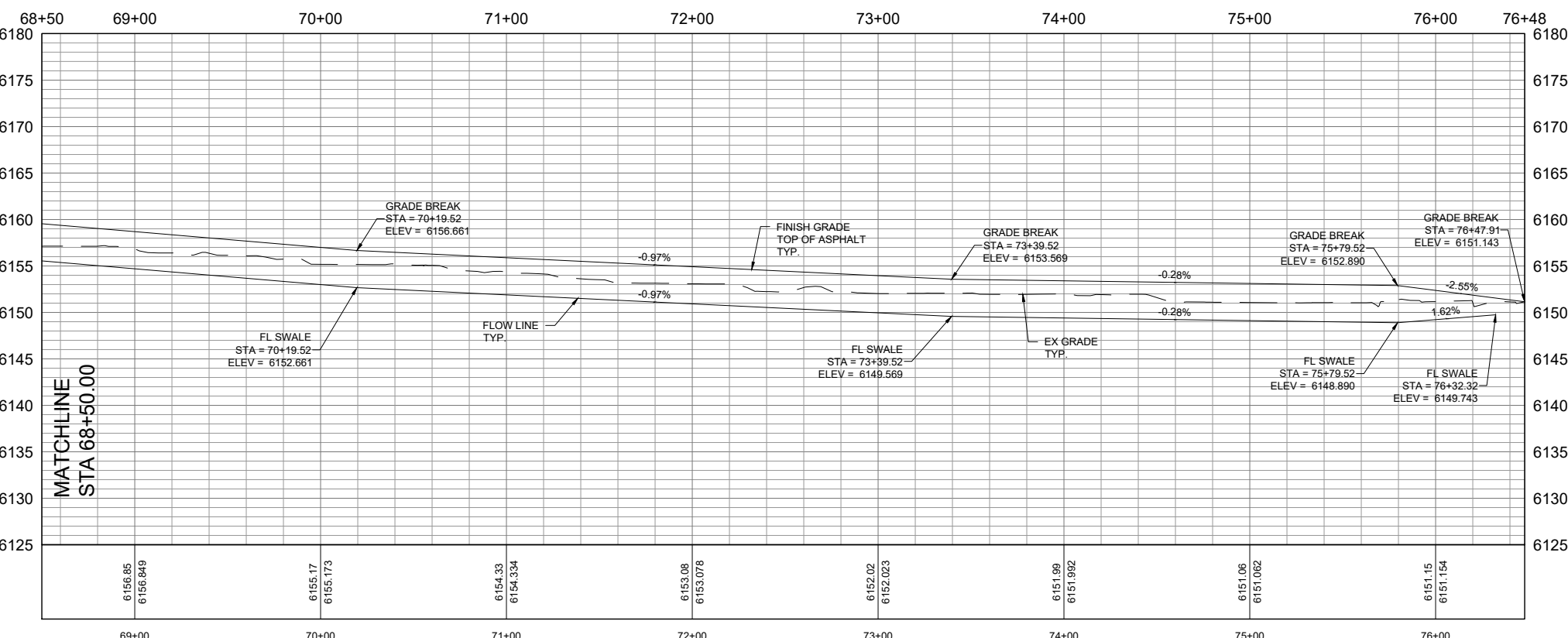
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PROFILE VIEW
SCALE: 1" = 40'

PROFILE SCALE
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VERTICAL 1" = 8'

PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	JULY 2023

Civilize, PLLC
Management and Engineering

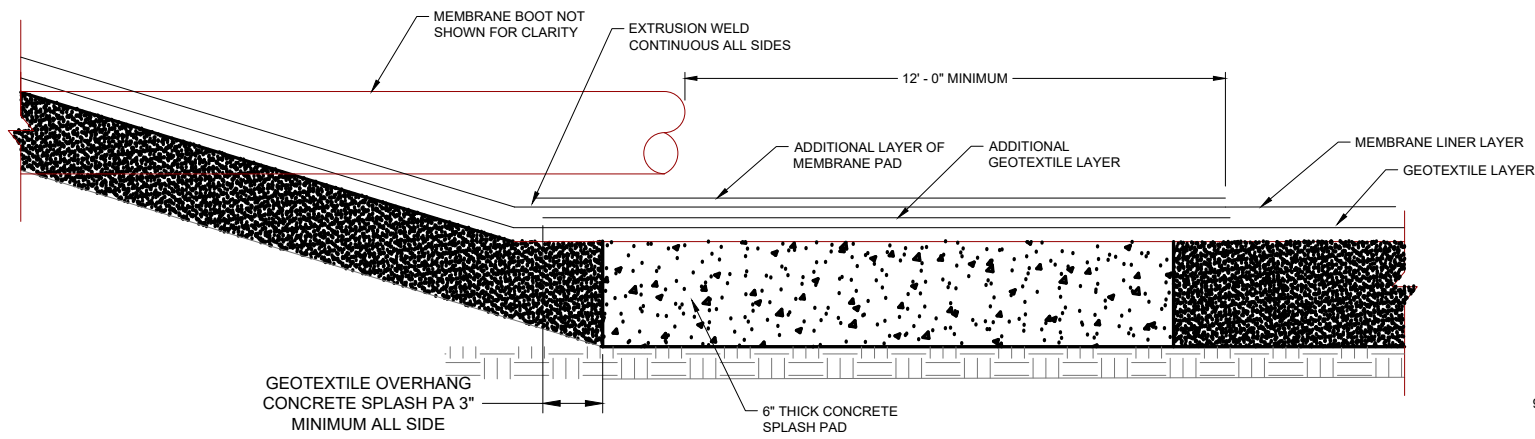
ALPENGLow LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
PLAN AND PROFILE SHEET
STA 68+50 TO STA 76+47.91

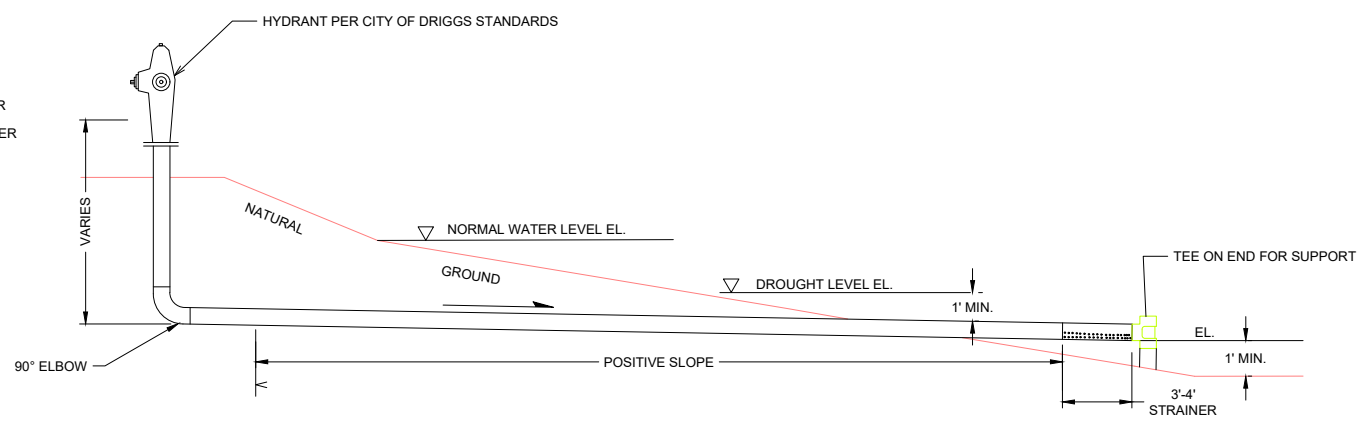
SHEET NO: **C-PP-09**

DATE: JULY 2023

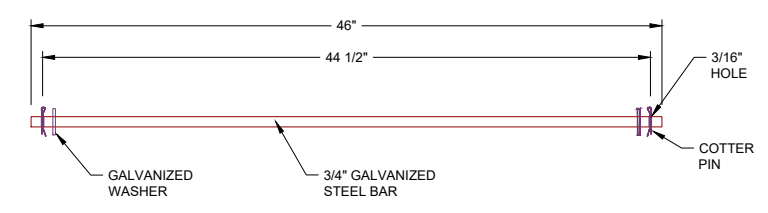
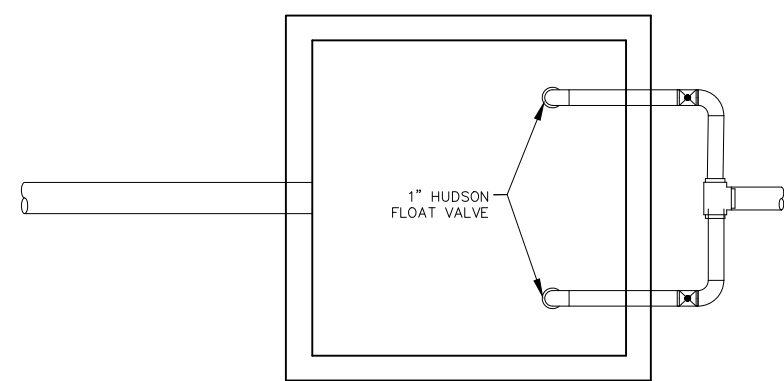
PAGE NO: 17 OF 17



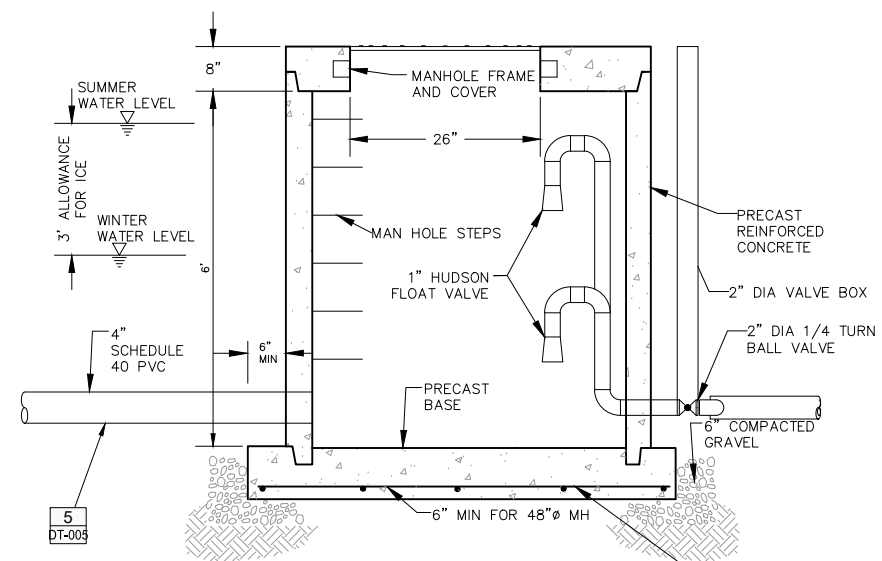
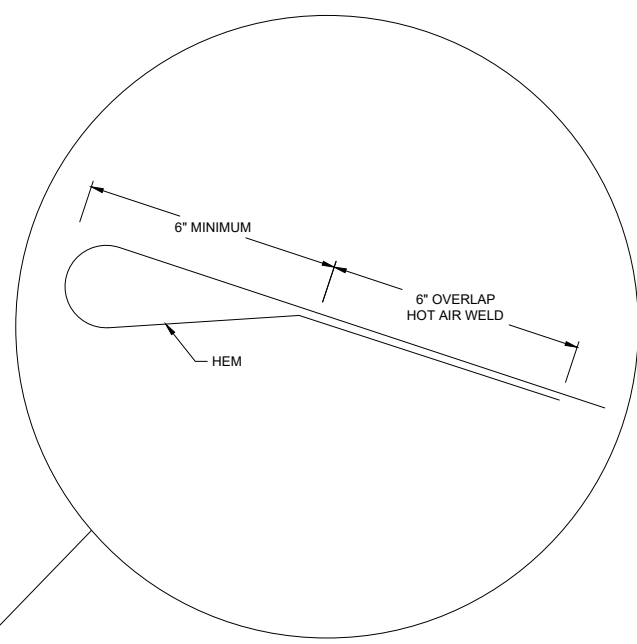
**MEMBRANE LINER
SPLASH GAURD**
SCALE: NTS



DRY HYDRANT DETAIL
SCALE: NTS

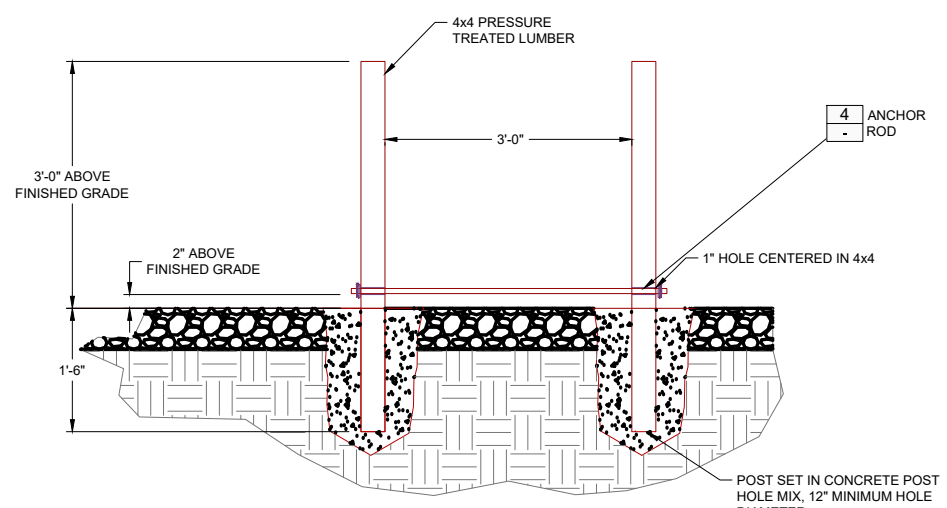


ANCHOR ROD
SCALE: NTS

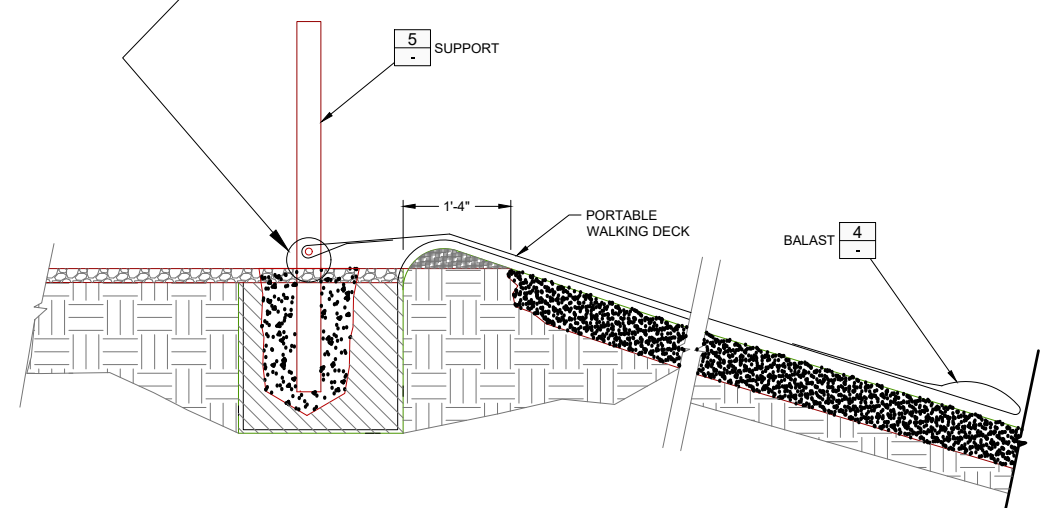


**4' DIAM PRECAST
CONCRETE VAULT**
SCALE: NTS

NOTES:
1. MANHOLE FRAME AND COVER SHALL BE CAST INTO LID.
2. GROUT BETWEEN RING AND COVER AND GRADE RINGS TO PROVIDE A WATERTIGHT SEAL.



SUPPORT
SCALE: NTS



PORTABLE WALK DECK
SCALE: NTS

NO.	REVISIONS	WE	BY	DATE
1	PRELIMINARY DESIGN	WE	1/23	

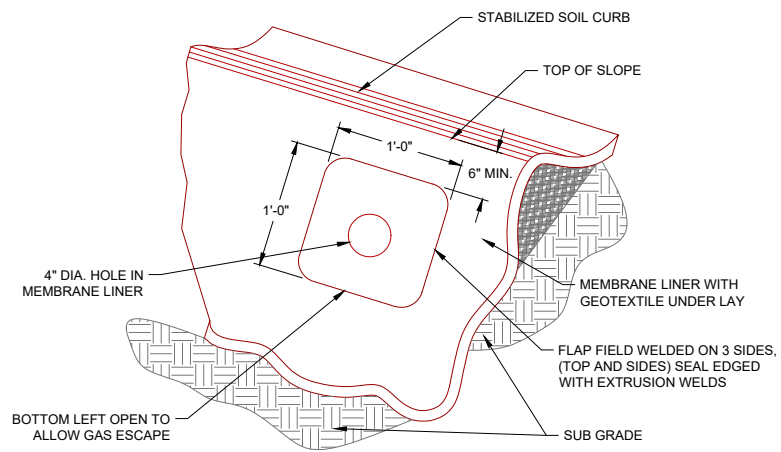
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Civilize, PLLC
Management and Engineering

PROJECT NO.	01-21-0040
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
	B. CROWTHER

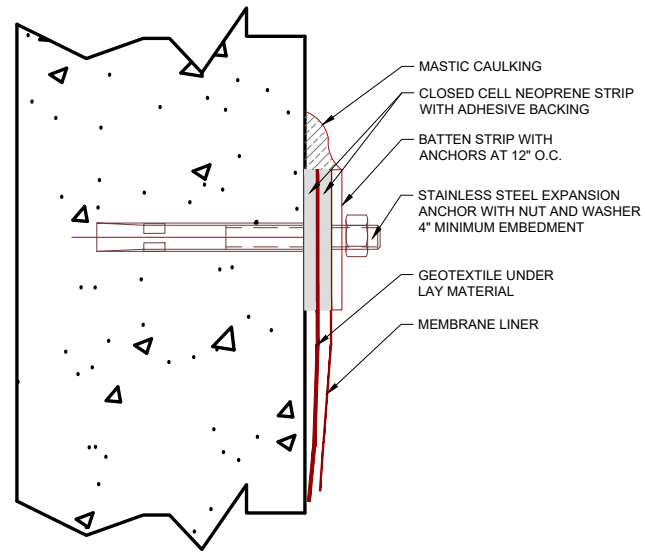
**ALPENGLow LLC
(TONY & ANNE
CAMPBELL)**

**NORTHRN LIGHTS
FIRE POND DETAILS**



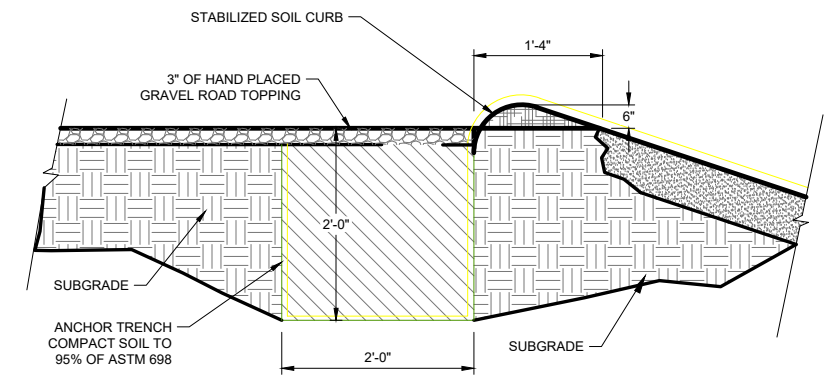
VENTS
SCALE: NTS

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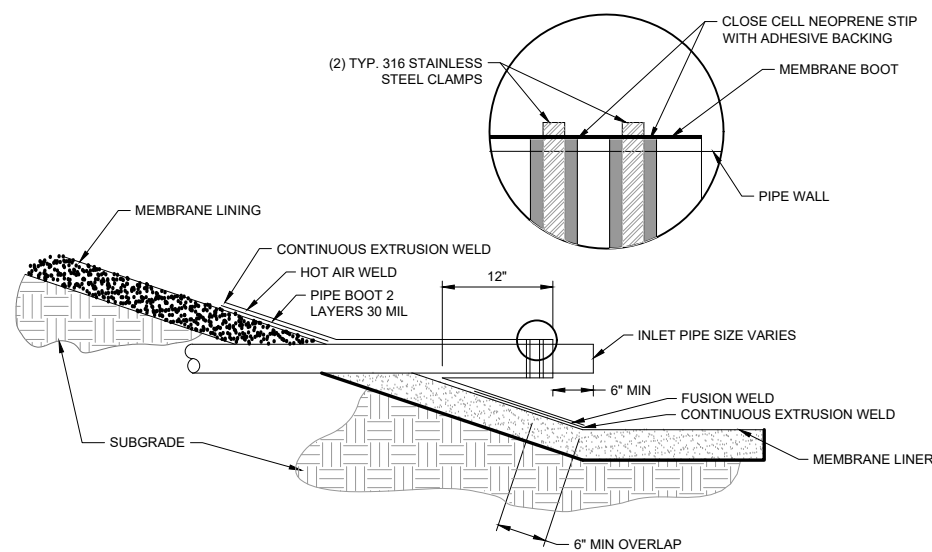
CONCRETE ATTACHMENT
SCALE: NTS

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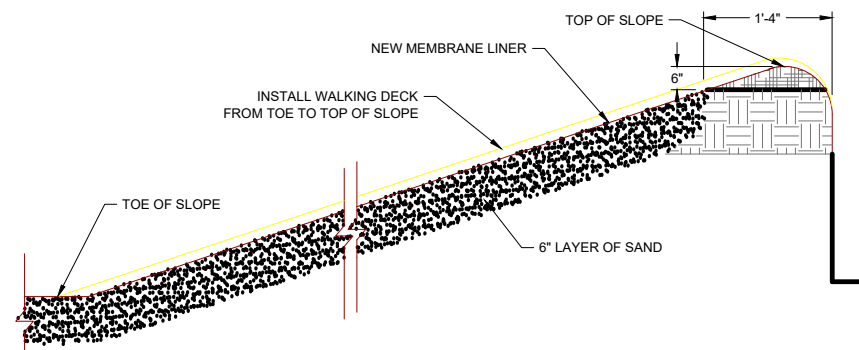
ANCHOR TRENCH
SCALE: NTS

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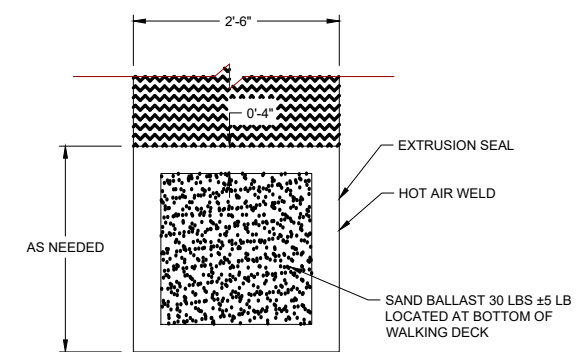
PIPE PENETRATION BOOT
SCALE: NTS

4	-
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WALKING DECK
SCALE: NTS

5	-
---	---



BALAST
SCALE: NTS

6	-
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NO.	REVISIONS	WE	BY	DATE
1	PRELIMINARY DESIGN	WE	BY	DATE

Civilize, PLLC
Management and Engineering

PROJECT NO.	0224/0203
DRAWN	D. MILLER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	04/03/22

ALPENGLow LLC
(TONY & ANNE CAMPBELL)

NORTHRN LIGHTS
FIRE POND DETAILS

SHEET NO:	C-SD-03
DATE:	04/03/22
PAGE NO:	20 OF 17