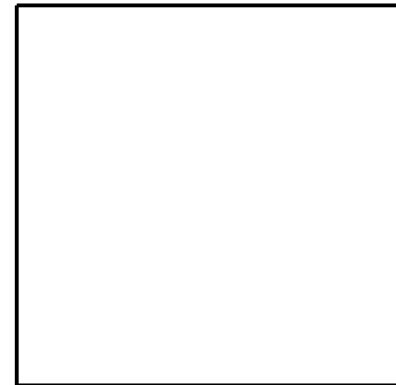


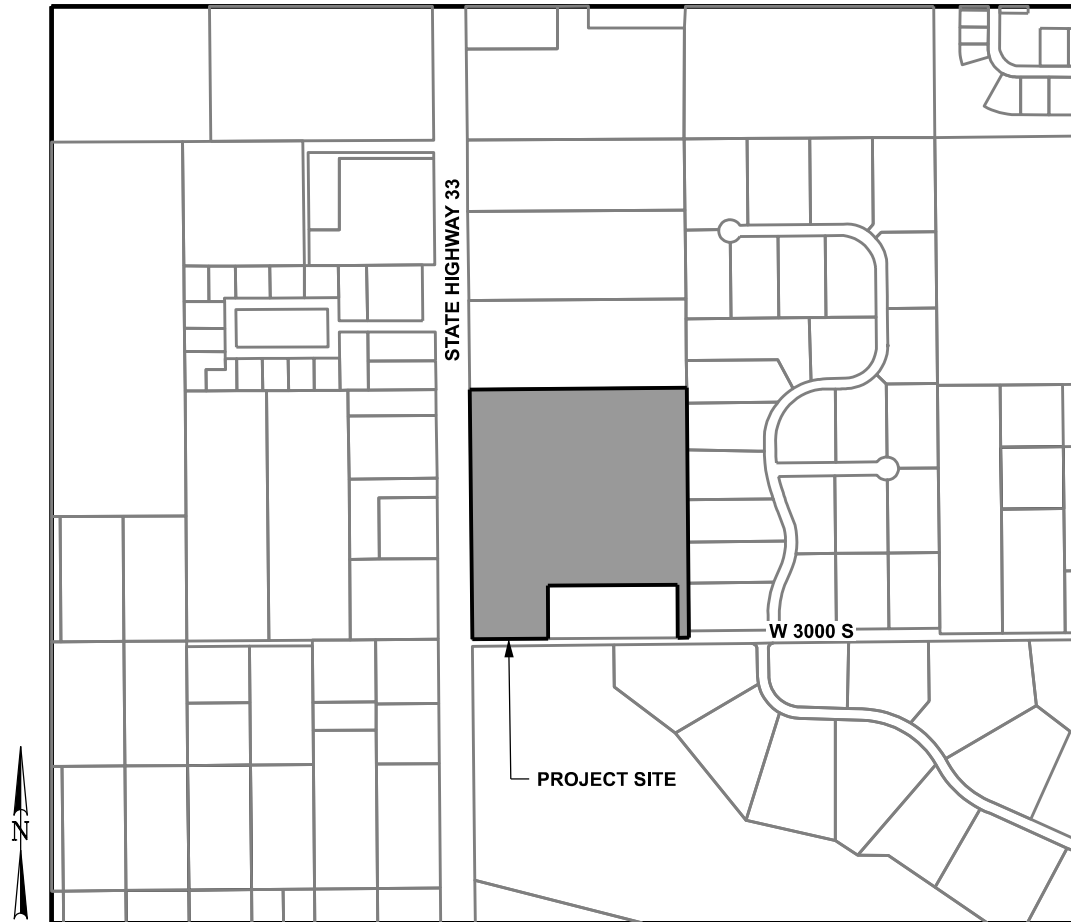
PRELIMINARY DEVELOPMENT PLANS FOR OSPREY LANDING SUBDIVISION

TETON COUNTY, ID

JANUARY 2024



CIVIL STAMP



VICINITY MAP

N.T.S.

CALL BEFORE YOU DIG
1-800-342-1585

PROJECT CONTACTS

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

SHEET INDEX

| | |
|-------------|-----------------------------|
| C0.1 | COVER SHEET |
| C0.2 | NOTE SHEET |
| C0.3 | TYPICAL SHEET |
| C1.1 | EXISTING CONDITIONS SHEET |
| C1.2 | SITE PLAN SHEET |
| C2.1 - C2.3 | FIRE POND DETAIL SHEETS |
| C2.4 | SUBDIVISION ENTRANCE DETAIL |
| C3.1 - C3.8 | PLAN AND PROFILE SHEETS |
| C4.1 - C4.8 | CROSS SECTION SHEETS |

| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307 733 2889

PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

COVER SHEET

C0.1

GENERAL NOTES:

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

UTILITY LOCATION NOTES:

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

ROADWAY CONSTRUCTION NOTES:

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

LEGEND OF SYMBOLS & ABBREVIATIONS

| | | | |
|--|---|--|--|
| | INDICATES A 5/8 INCH DIAMETER REBAR WITH A 2-1/2 INCH DIAMETER CAP INSCRIBED "PLS 14391", ALONG WITH OTHER APPROPRIATE MARKINGS, SET THIS SURVEY. | | ADJOINING PROPERTY LINE |
| | INDICATES A 5/8 INCH DIAMETER REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 14391", ALONG WITH OTHER MARKINGS SET THIS SURVEY. | | BOUNDARY LINE |
| | INDICATES A 1/2 INCH DIAMETER REBAR WITH AN ORANGE PLASTIC CAP INSCRIBED "PLS 14391", ALONG WITH OTHER MARKINGS SET THIS SURVEY AS A BUILDING ENVELOPE CORNER | | SECTION LINE |
| | INDICATES A 5/8 INCH DIAMETER REBAR WITH A PINK PLASTIC CAP INSCRIBED, "CONTROL POINT", SET THIS SURVEY | | QUARTER SECTION LINE |
| | INDICATES A 1/2 INCH DIAMETER REBAR WITH A YELLOW PLASTIC CAP INSCRIBED "A & W ENG 2860", FOUND THIS SURVEY | | SECTION SUBDIVISION LINE |
| | INDICATES A 1/2 INCH DIAMETER REBAR WITH A 1 INCH ALUMINUM CAP INSCRIBED "A & W ENG 2860", FOUND THIS SURVEY | | BUILDING ENVELOPE/DRIVEWAY LINE |
| | UNLESS OTHERWISE NOTED, INDICATES A 1/2 INCH DIAMETER REBAR FOUND THIS SURVEY. | | ROAD AND WATERLINE EASEMENT LINE |
| | INDICATES A COMMUNICATIONS CABINET | | EXISTING FENCELINE (WIRE) |
| | INDICATES A COMMUNICATIONS VAULT | | EXISTING FENCELINE (WOOD) |
| | INDICATES A UTILITY POWER POLE | | EXISTING FENCELINE (JACK LEG) |
| | INDICATES A GUY WIRE | | EXISTING ASPHALT SURFACE |
| | INDICATES A SPOT ELEVATION | | EXISTING GRAVEL SURFACE |
| | INDICATES A DOMESTIC WATER WELL | | EXISTING TOE OF BANK |
| | INDICATES A FROST FREE HYDRANT | | EXISTING TOP OF BANK |
| | INDICATES AN ELECTRICAL METER | | EXISTING OVERHEAD UTILITY LINE |
| | INDICATES AN IRRIGATION RISER | | EXISTING COMMS UTILITY LINE |
| | INDICATES AN IRRIGATION CONTROL VALVE | | EXISTING BUILDING OUTLINE |
| | INDICATES A TEST PIT | | EXISTING MINOR CONTOUR |
| | INDICATES STORM SEWER MANHOLE | | EXISTING MAJOR CONTOUR |
| | INDICATES A COMMUNICATIONS CABINET | | EXISTING CULVERT (SIZE IDENTIFIED ON PLANS) |
| | INDICATES A COMMUNICATIONS VAULT | | NEW 12" DIAMETER CULVERT WITH FLARED ENDS |
| | INDICATES A UTILITY POWER POLE | | NEW CULVERT WITH FLARED ENDS (SIZE INDICATED ON PLANS) |
| | INDICATES A GUY WIRE | | NEW CENTER OF DRAINAGE FEATURE |
| | INDICATES A SPOT ELEVATION | | NEW FIBER VAULT |
| | INDICATES A DOMESTIC WATER WELL | | NEW VACANT COMMS DUCT |
| | INDICATES A FROST FREE HYDRANT | | NEW PHONE LINE |
| | INDICATES AN ELECTRICAL METER | | NEW POWER TRANSFORMER |
| | INDICATES AN IRRIGATION RISER | | NEW POWER JUNCTION |
| | INDICATES AN IRRIGATION CONTROL VALVE | | NEW POWER LINE |
| | INDICATES A TEST PIT | | NEW FIRE HYDRANT |
| | INDICATES STORM SEWER MANHOLE | | NEW WATER MANHOLE |
| | INDICATES A COMMUNICATIONS CABINET | | NEW WATER WELL |
| | INDICATES A COMMUNICATIONS VAULT | | NEW 6" WATER LINE |
| | INDICATES A UTILITY POWER POLE | | NEW 3" WATER LINE |
| | INDICATES A GUY WIRE | | NEW BUILDING ENVELOPE |
| | INDICATES A SPOT ELEVATION | | NEW MAILBOOK |
| | INDICATES A DOMESTIC WATER WELL | | NEW MINOR CONTOURS |
| | INDICATES A FROST FREE HYDRANT | | NEW MAJOR CONTOURS |
| | INDICATES AN ELECTRICAL METER | | LIMITS OF CONSTRUCTION |
| | INDICATES AN IRRIGATION RISER | | PROPOSED ROAD/DRIVE CENTERLINE |
| | INDICATES AN IRRIGATION CONTROL VALVE | | |
| | INDICATES A TEST PIT | | |
| | INDICATES STORM SEWER MANHOLE | | |

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

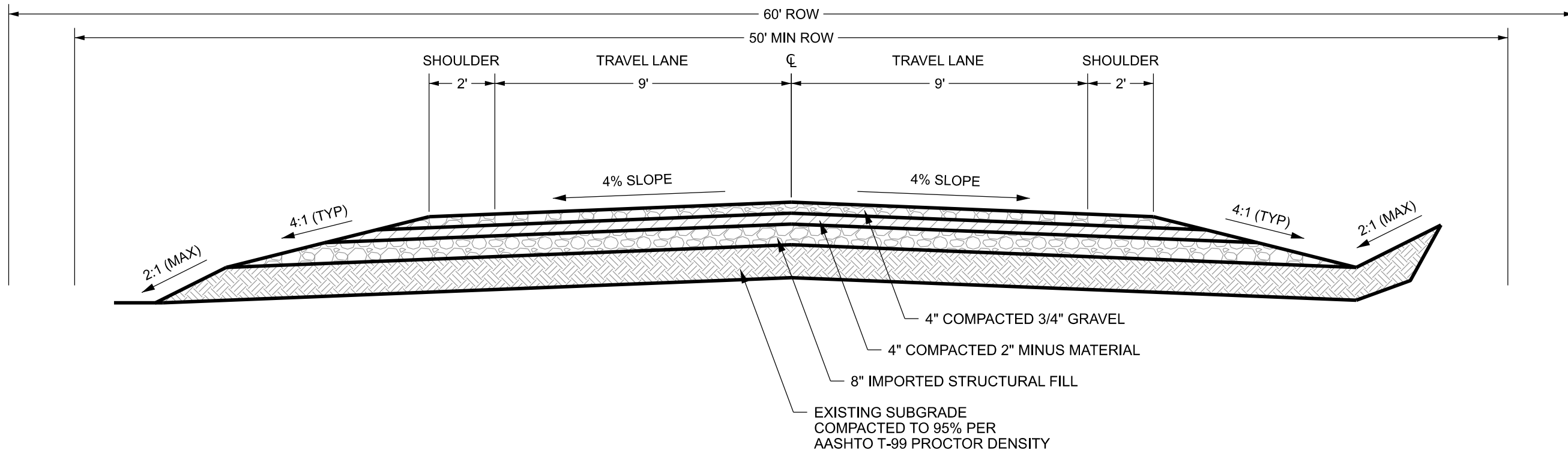
DRAWING SET TITLE
PRELIMINARY PLAT
DATE
JANUARY 2024
DRAWN BY: EL\CD
CHECKED BY: AL
JOB #: 21089.ID

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307 733 2989

PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

NOTES SHEET

C0.2



NOTES:

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

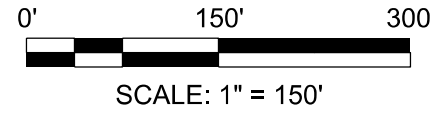
| | |
|-------------------|------------------|
| DATE | JANUARY 2024 |
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DRAWN BY | ELCD |
| CHECKED BY | AL |
| JOB # | 21089.ID |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES
 y2consultants.com
 307 733 2889

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

TYPICAL SECTION

C0.3



SECTION 11 QUARTER LINE

SECTION 11
SECTION 14

OREGON SHORT
LINE RAILROAD

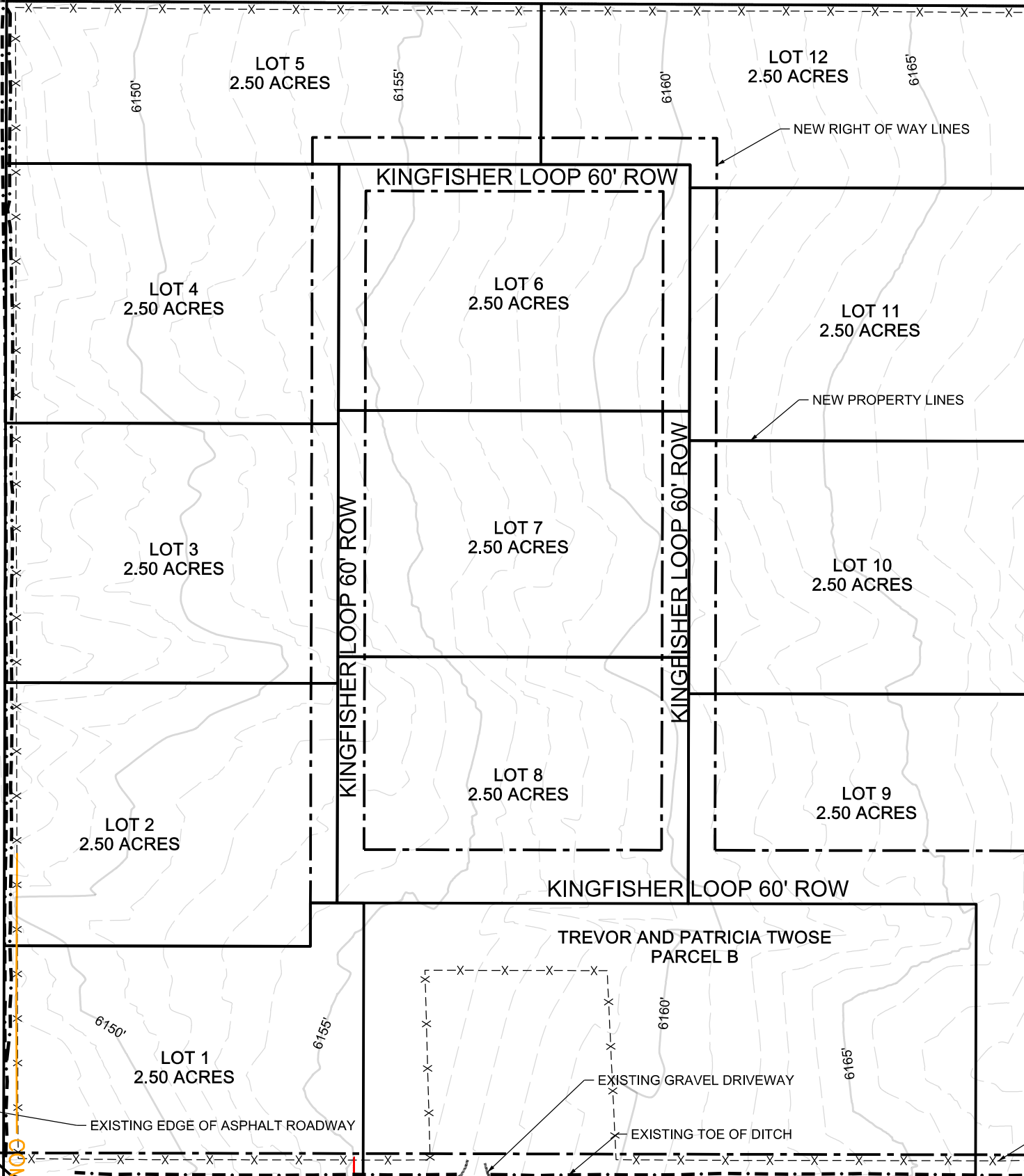
HIGHWAY 33

SECTION 11 SOUTH LINE

COUNTY ROAD W. 3000 SOUTH (70' ROW)

EXISTING COMMUNICATIONS LINE

EXISTING OVERHEAD ELECTRIC



BABETTE E MELKA
LOT 6
EAST RENDEZVOUS SUBDIVISION

BLUE HEAVEN LLC
LOT 5
EAST RENDEZVOUS SUBDIVISION

DEBORAH M FLOWERS
LOT 4
EAST RENDEZVOUS SUBDIVISION

JONATHAN M WHITE
LOT 3
EAST RENDEZVOUS SUBDIVISION

JONATHAN SHICK
LOT 2
EAST RENDEZVOUS SUBDIVISION

JAMES D KLEINE
LOT 1
EAST RENDEZVOUS SUBDIVISION

| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY | EL/C/D |
| CHECKED BY | AL |
| JOB # | 21089.ID |

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307 733 2889

PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

EXISTING
CONDITIONS

C1.1



SCALE: 1" = 150'



LOT SETBACK LINES
30' FRONT AND SIDES
40' REAR
TYPICAL FOR ALL LOTS

BABETTE E MELKA
LOT 6
EAST RENDEZVOUS SUBDIVISION

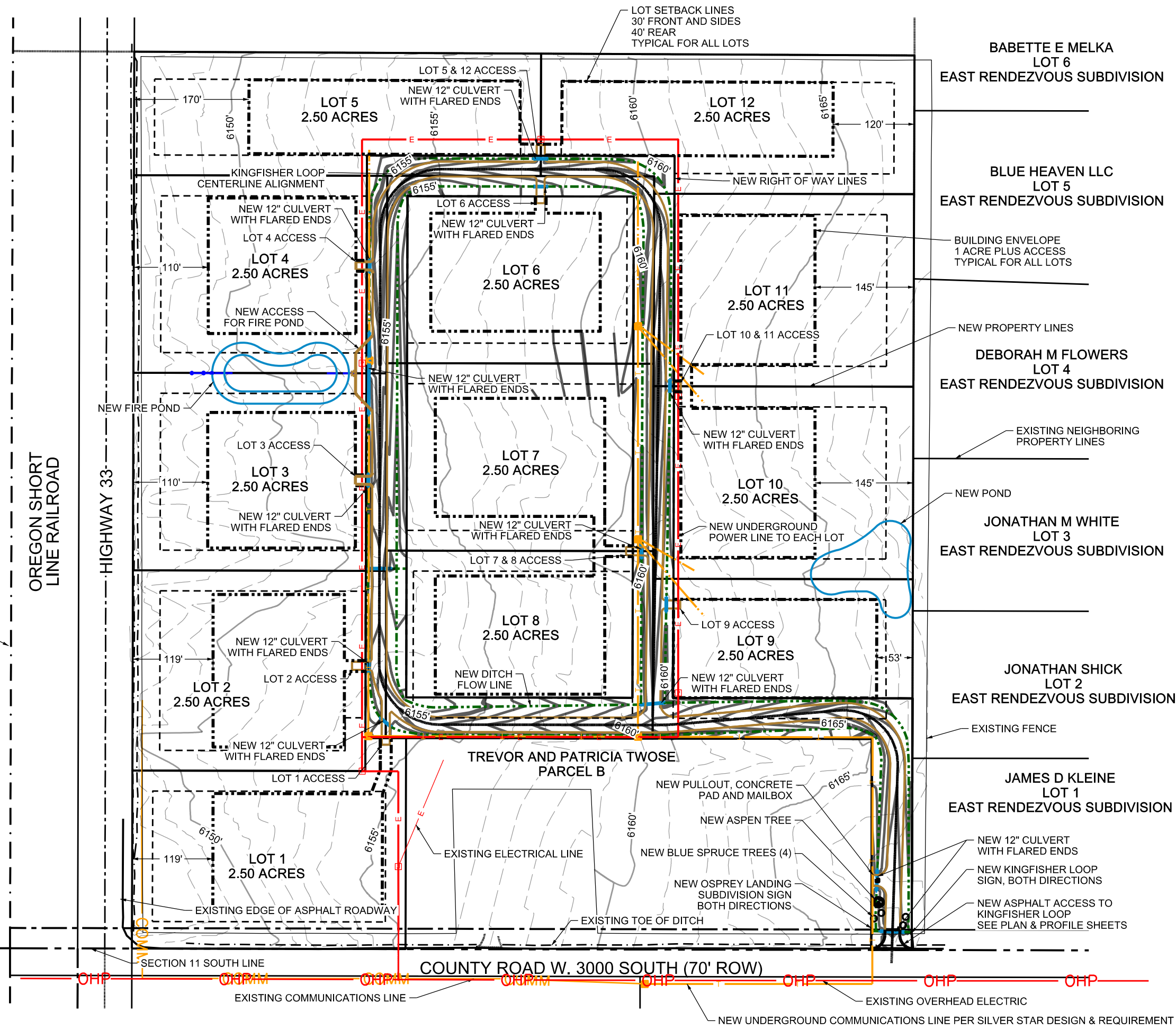
BLUE HEAVEN LLC
LOT 5
EAST RENDEZVOUS SUBDIVISION

DEBORAH M FLOWERS
LOT 4
EAST RENDEZVOUS SUBDIVISION

JONATHAN M WHITE
LOT 3
EAST RENDEZVOUS SUBDIVISION

JONATHAN SHICK
LOT 2
EAST RENDEZVOUS SUBDIVISION

JAMES D KLEINE
LOT 1
EAST RENDEZVOUS SUBDIVISION



OREGON SHORT
LINE RAILROAD

HIGHWAY 33

COUNTY ROAD W. 3000 SOUTH (70' ROW)

TREVOR AND PATRICIA TWOSE
PARCEL B

SECTION 11 QUARTER LINE

SECTION 11
SECTION 14

SECTION 11 SOUTH LINE

EXISTING COMMUNICATIONS LINE

EXISTING OVERHEAD ELECTRIC

NEW UNDERGROUND COMMUNICATIONS LINE PER SILVER STAR DESIGN & REQUIREMENT

| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | EL/C/D |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

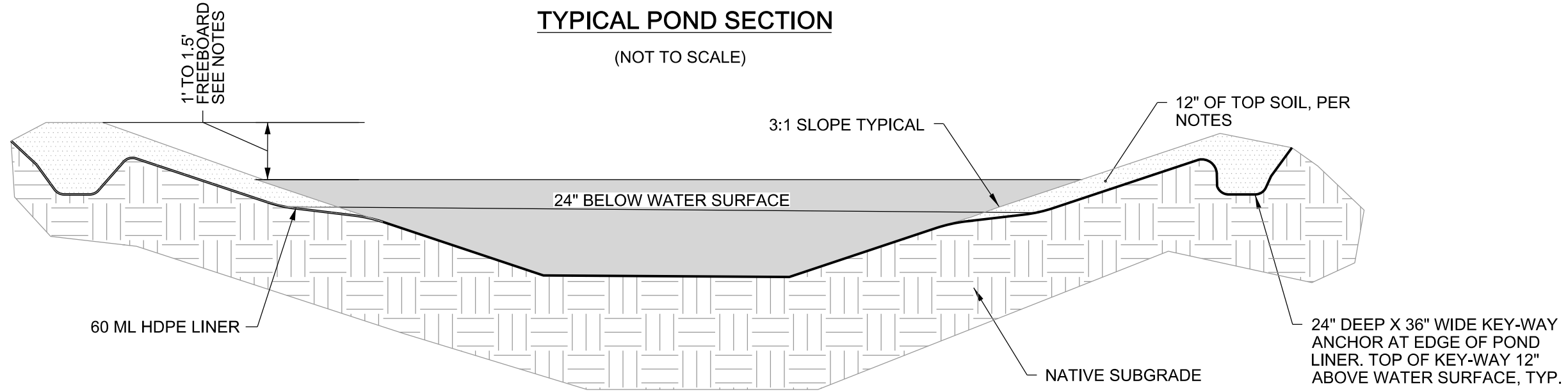
Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2consultants.com
307 733 2989

PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

SITE PLAN

C1.2



NOTES:

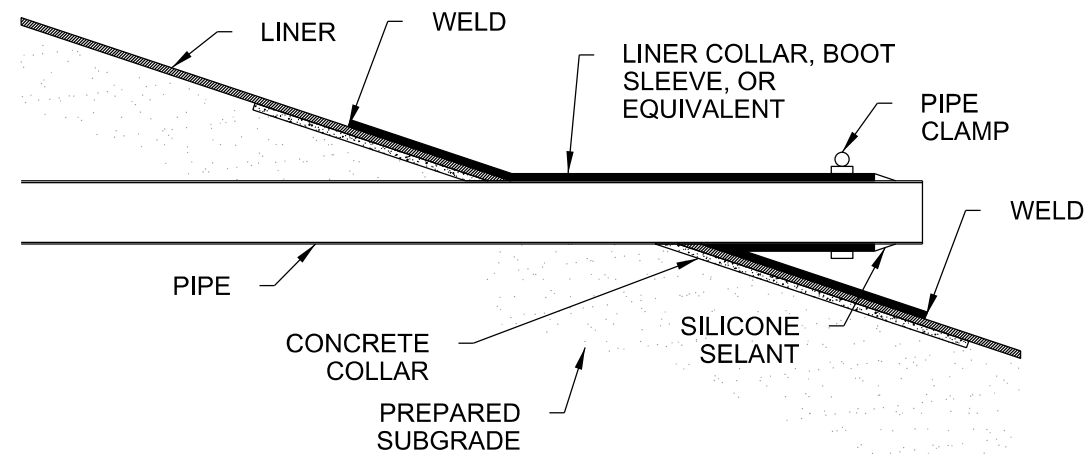
1. SHORELINES SHALL RECEIVE A MINIMUM OF 12" TOPSOIL UNTIL THE SIDESLOPES REACHES A DEPTH OF 2'. AT A DEPTH OF THE TOPSOIL CAN BE TRANSITIONED OFF SO THAT THE LINER IS AT THE SURFACE OF THE POND AS SHOWN.
2. INSTALL DRY HYDRANT, WATER MANHOLE AND ANY SHRUB AND TREE PLANTINGS BEYOND LINER.

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

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

TYPICAL HDPE LINER PENETRATION DETAIL

(NOT TO SCALE)



NOTE:

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

| | | | |
|-------------------|------------------|--------|--------------|
| DRAWING SET TITLE | PRELIMINARY PLAT | DATE | JANUARY 2024 |
| DRAWN BY: ELCD | CHECKED BY: AL | JOB #: | 21089.ID |

Y2 CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

y2consultants.com
307 733 2889

PRELIMINARY PLAT APPLICATION

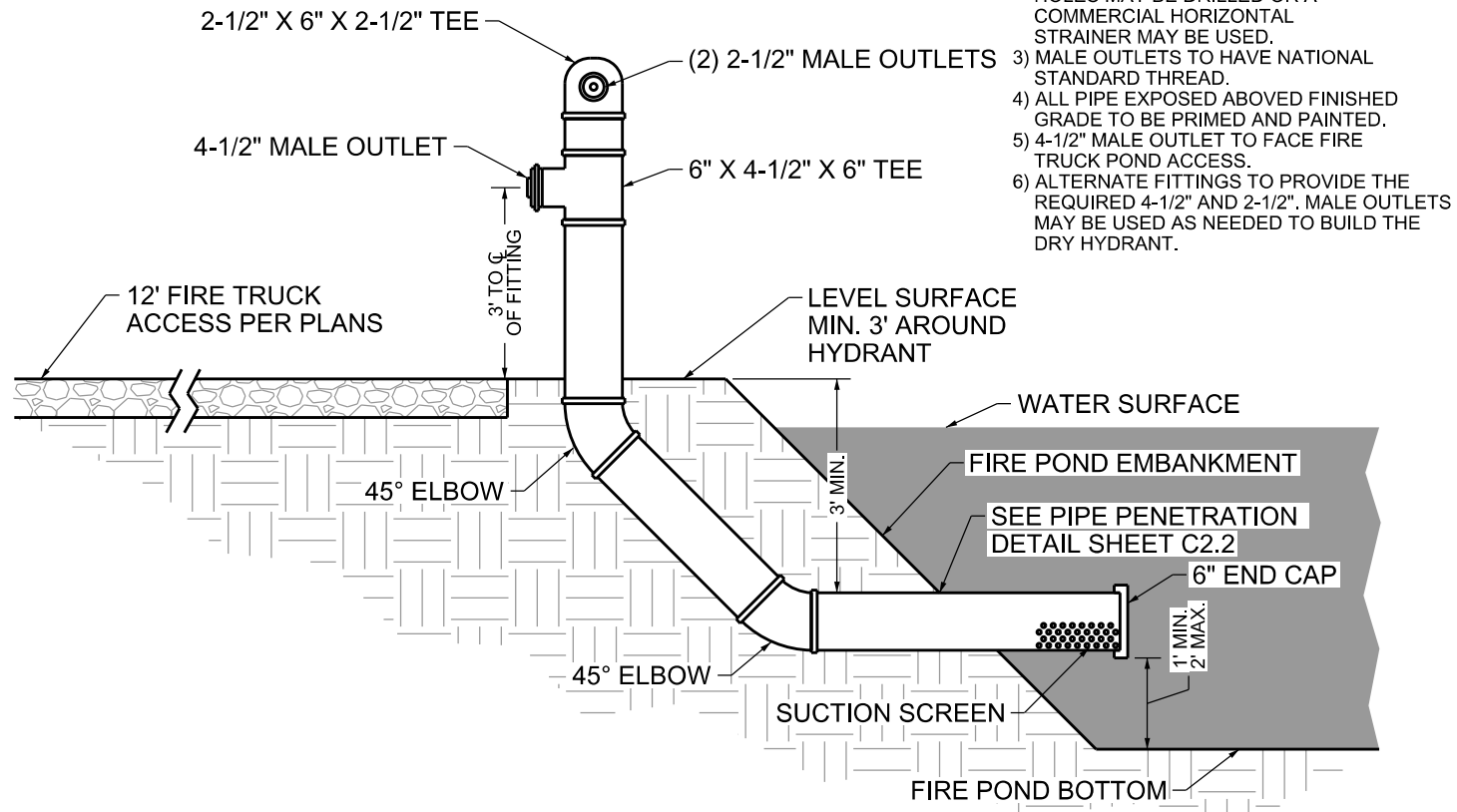
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

FIRE POND
DETAILS

C2.2

DRY HYDRANT DETAIL

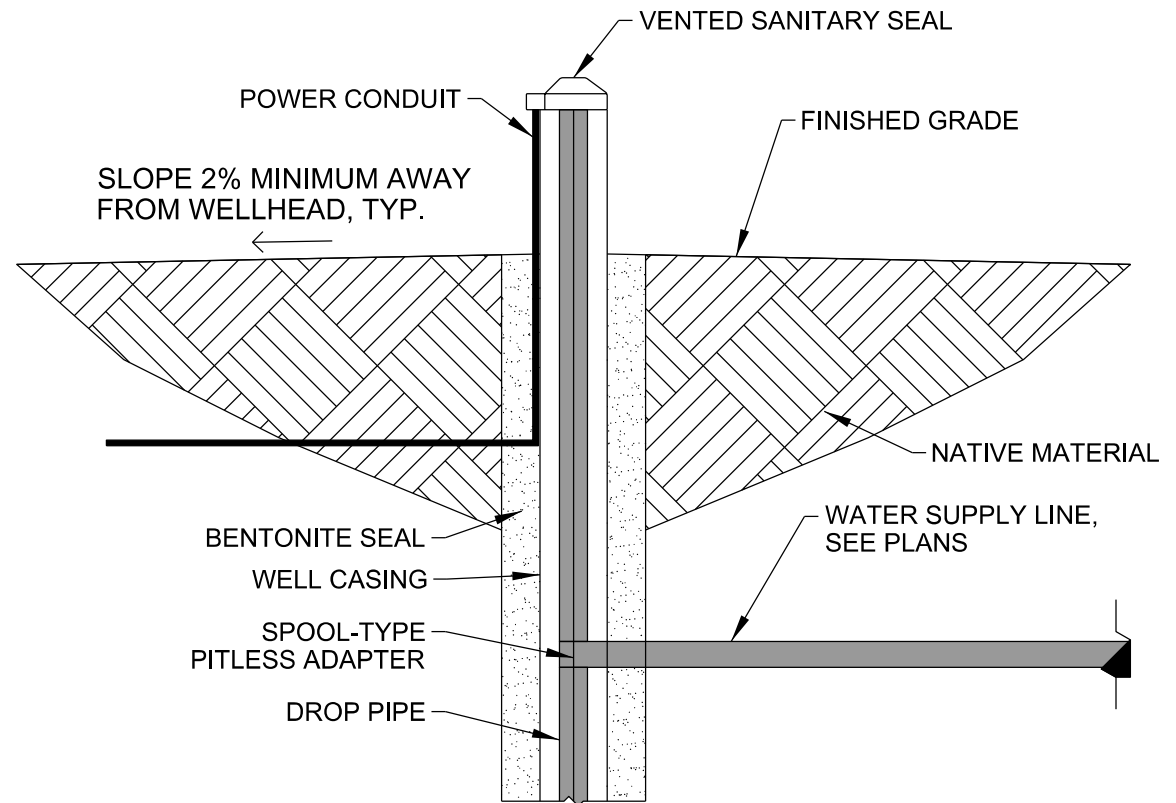
(NOT TO SCALE)



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

WELL CONSTRUCTION DETAIL

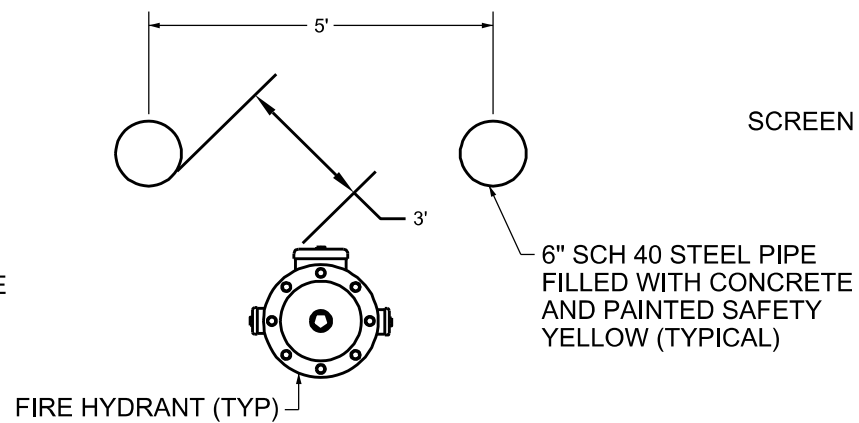
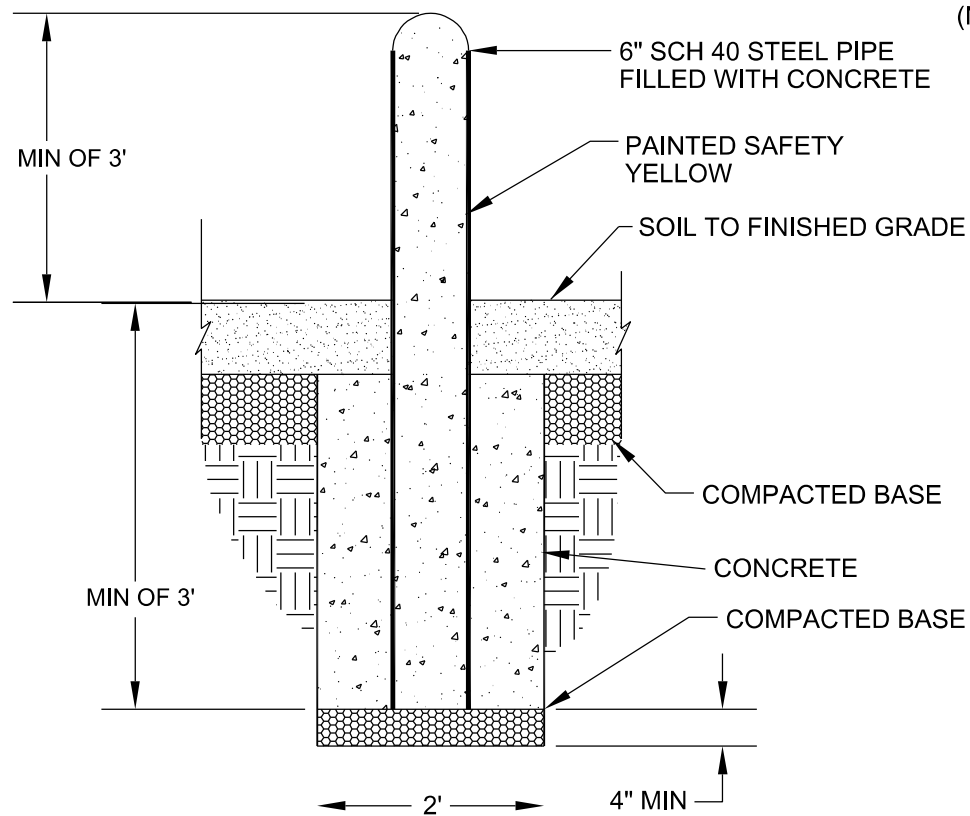
(NOT TO SCALE)



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

BOLLARD DETAIL

(NOT TO SCALE)



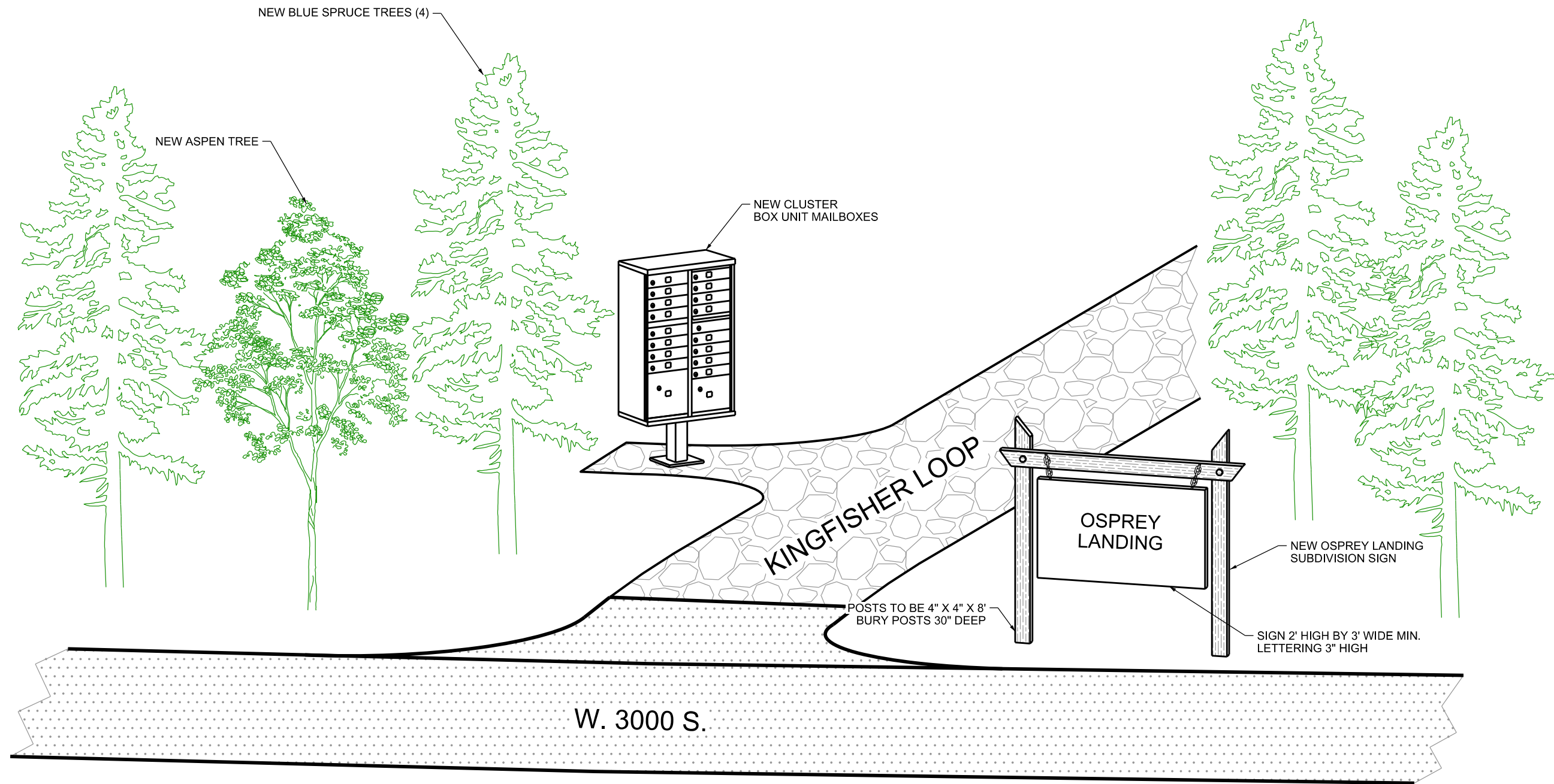
| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | EL\CD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES
 y2consultants.com
 307.733.2989

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

FIRE POND DETAILS

C2.3



| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

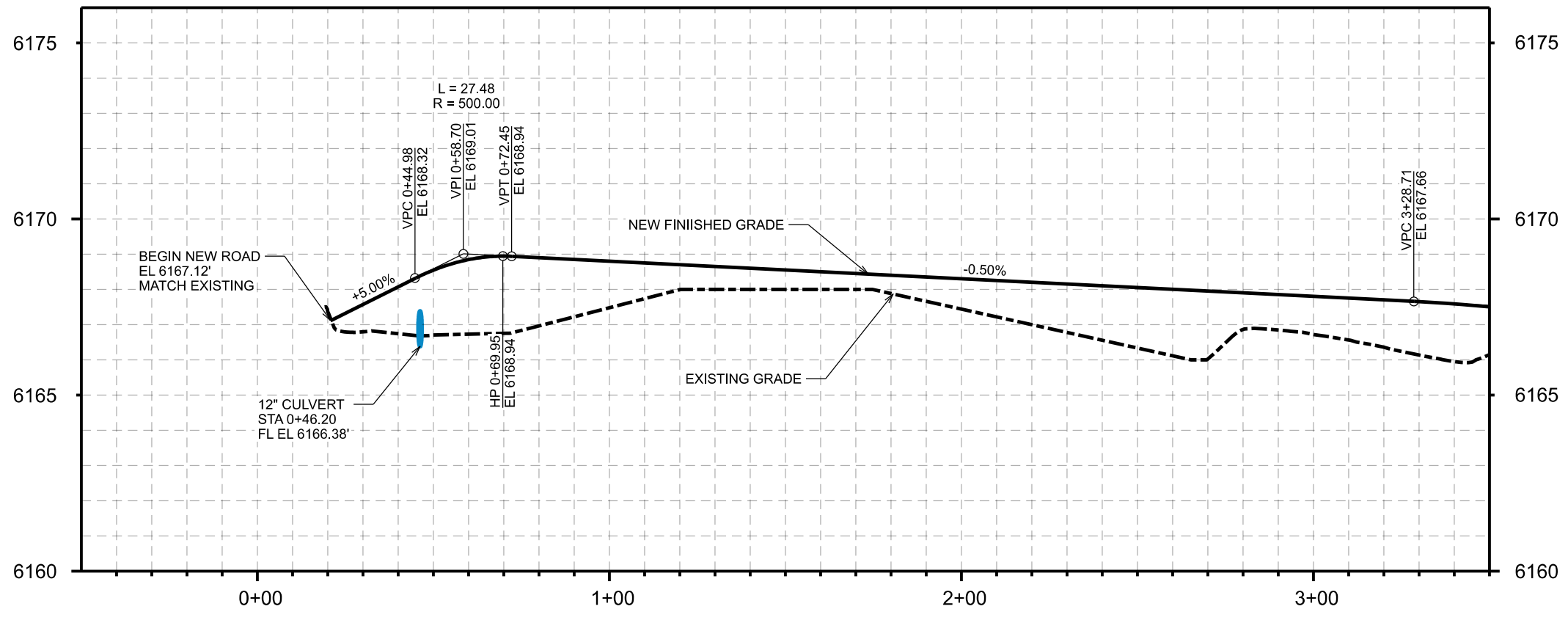
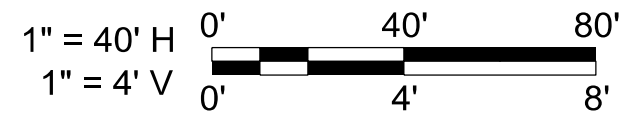
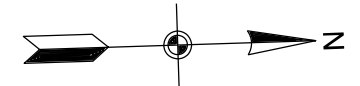
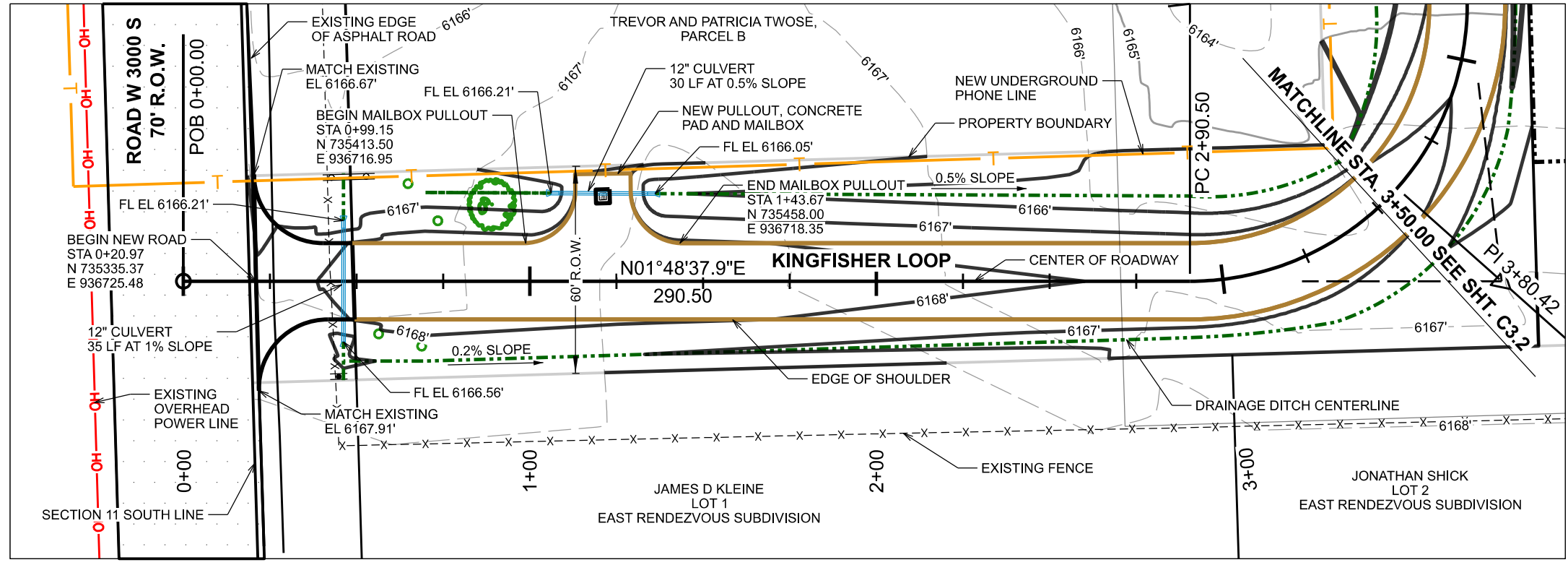
Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES

Y2consultants.com
 307 733 2889

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

ENTRANCE
 LANDSCAPING
 DETAILS

C2.4



| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELLCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

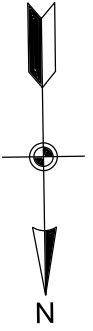
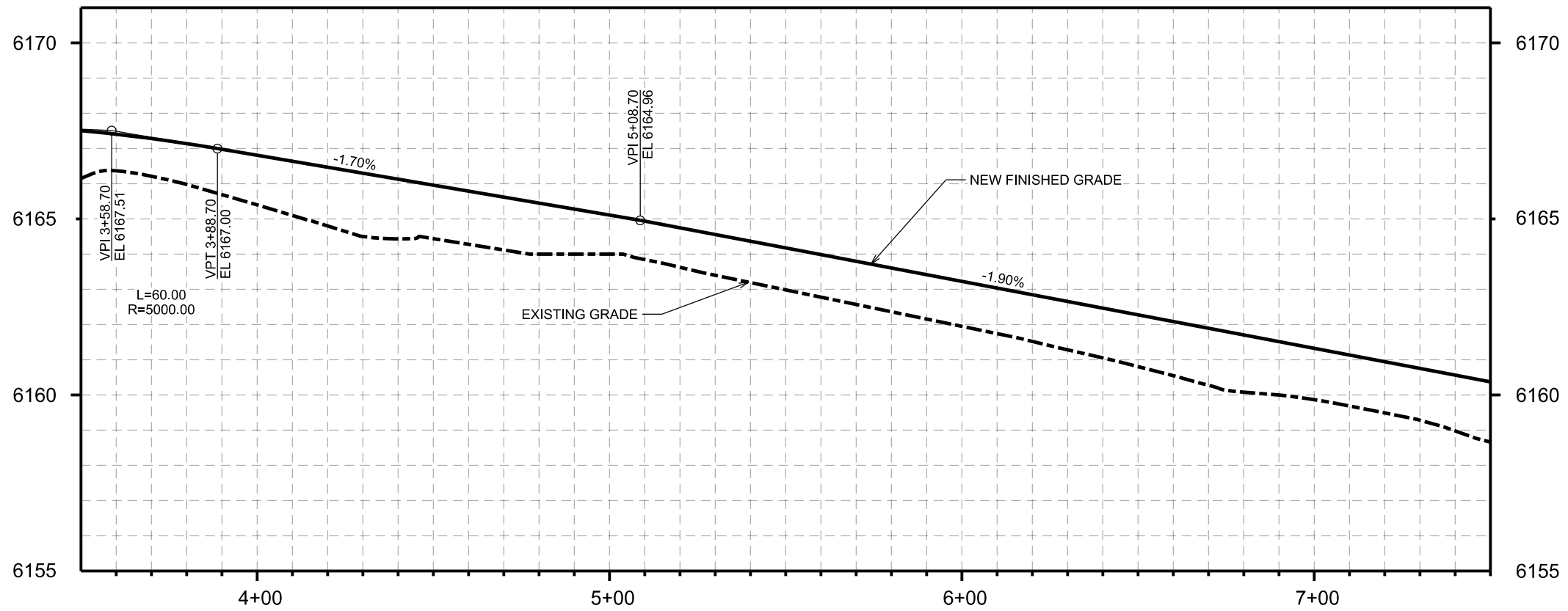
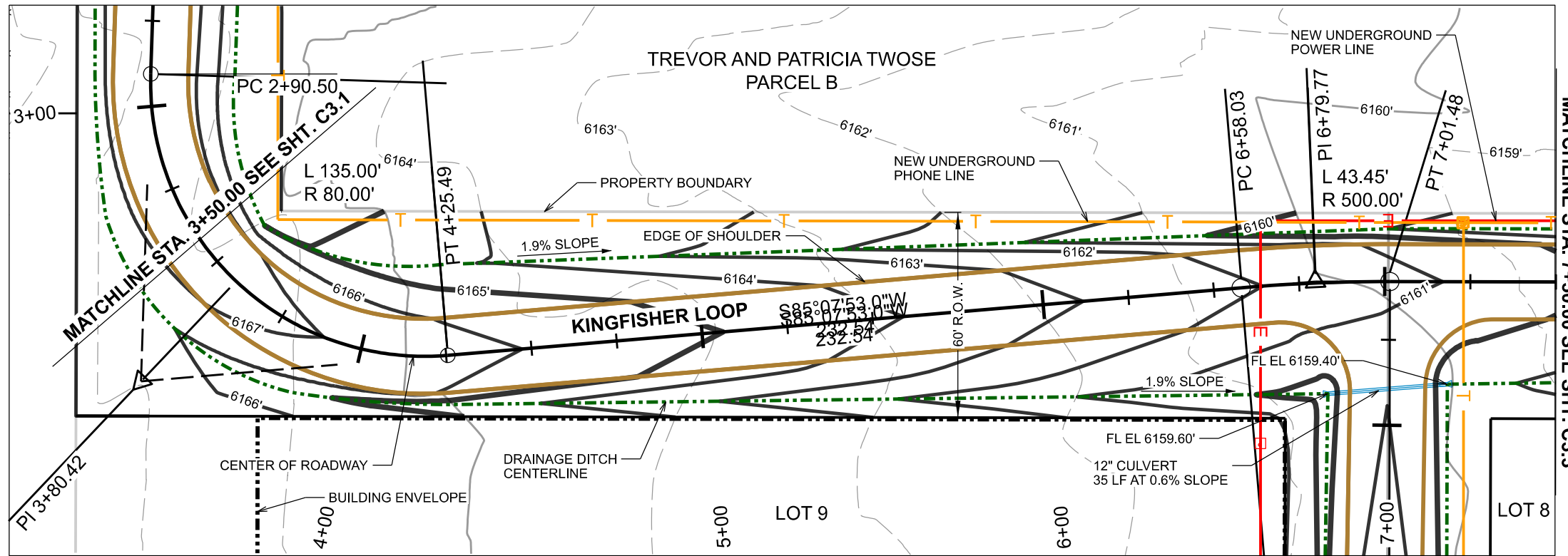
Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES

Y2consultants.com
 307.733.2889

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

KINGFISHER LOOP PLAN & PROFILE

C3.1



| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELLCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

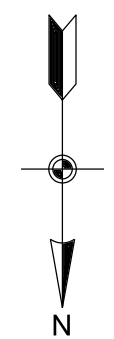
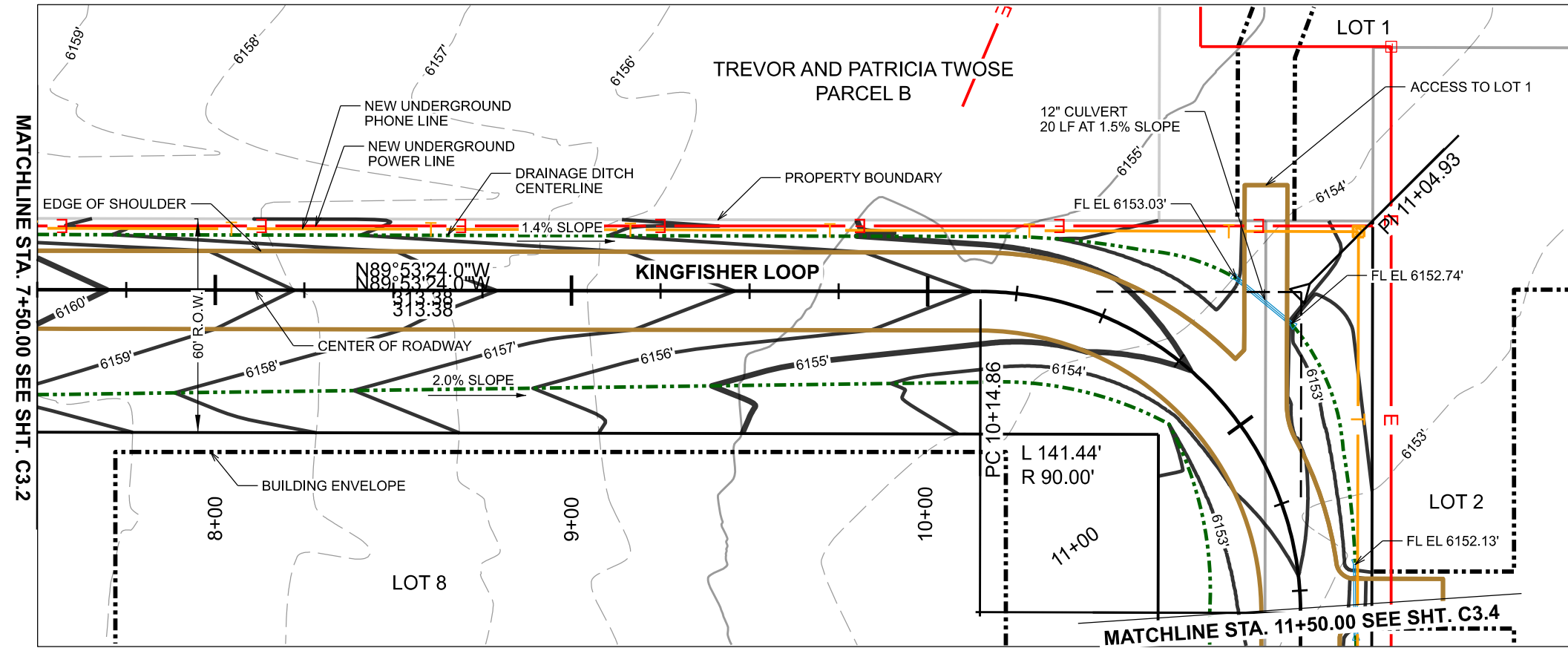
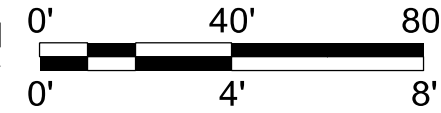
Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES
 y2consultants.com
 307.733.2989

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

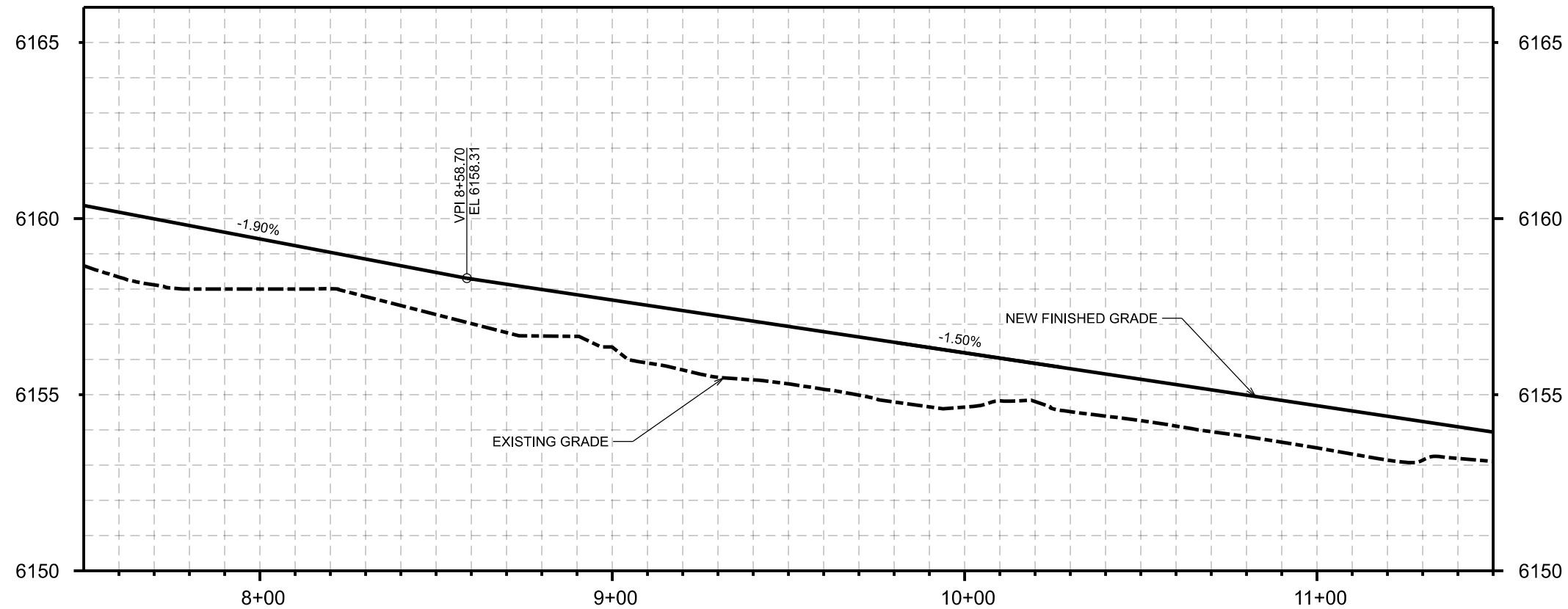
KINGFISHER
 LOOP PLAN &
 PROFILE

C3.2

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



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



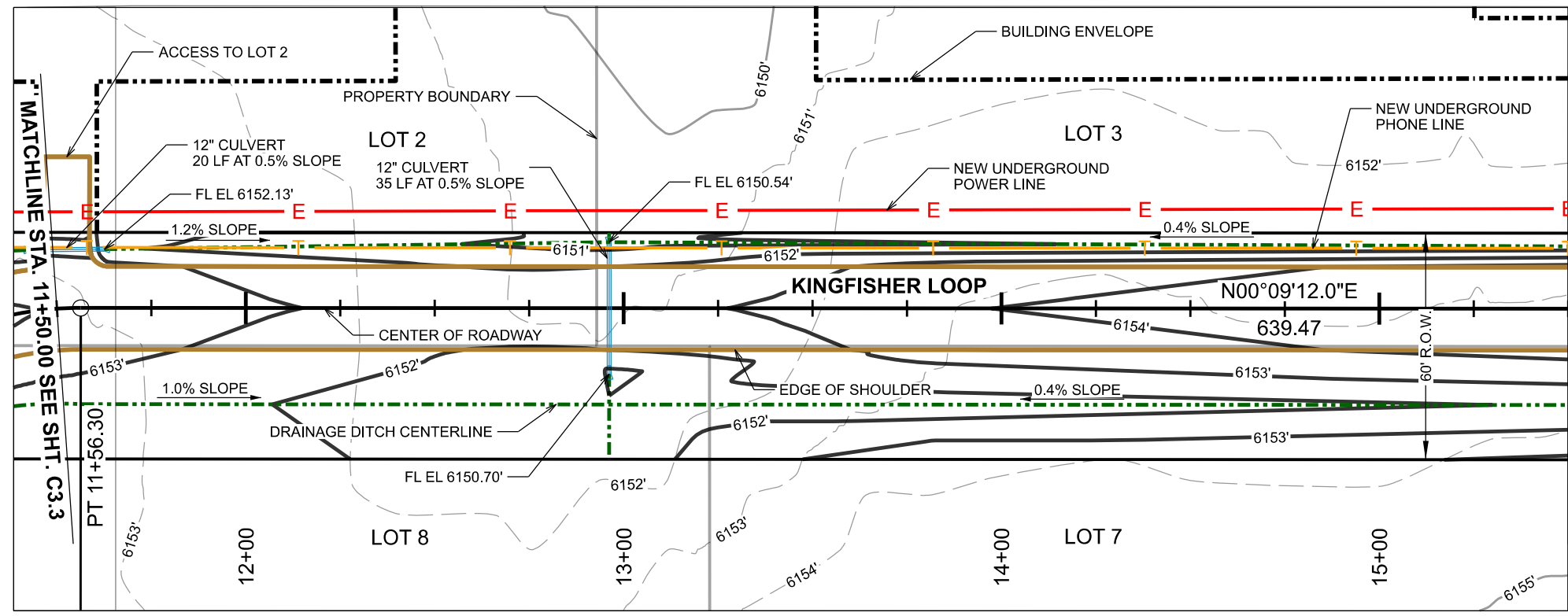
| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELLCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307.733.2889

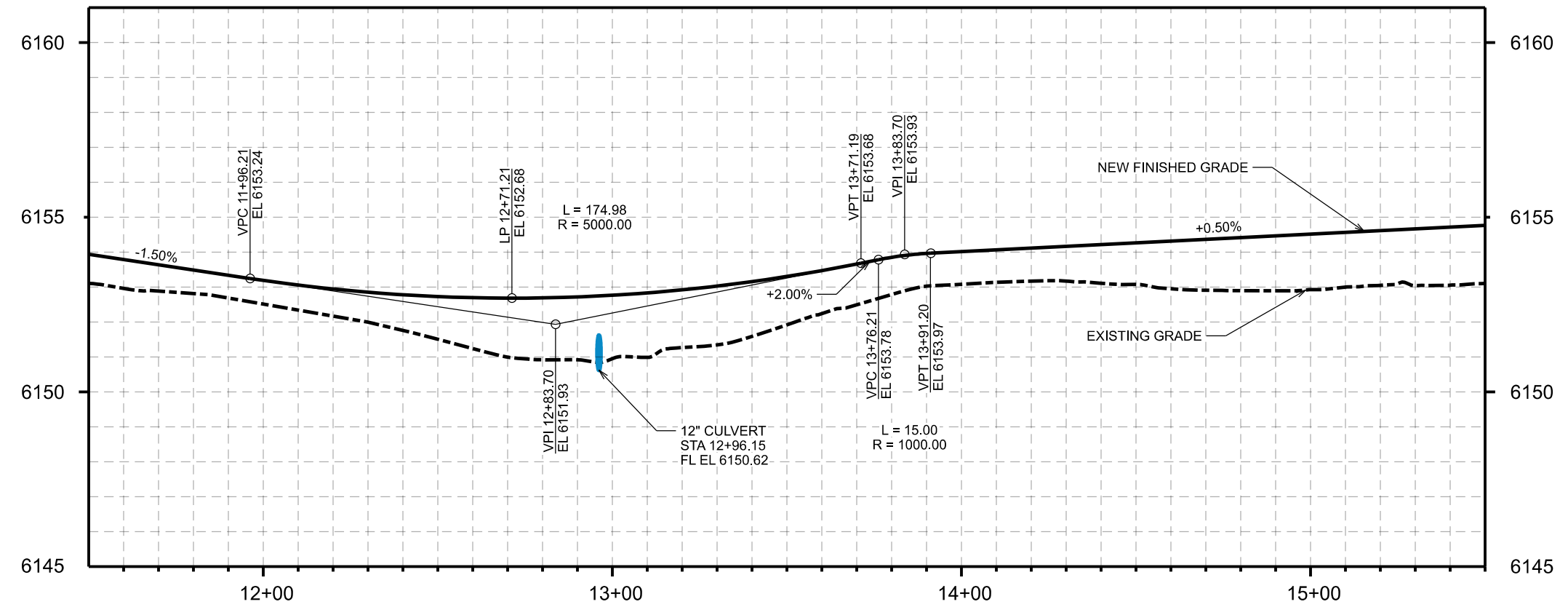
PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

KINGFISHER LOOP PLAN & PROFILE

C3.3



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



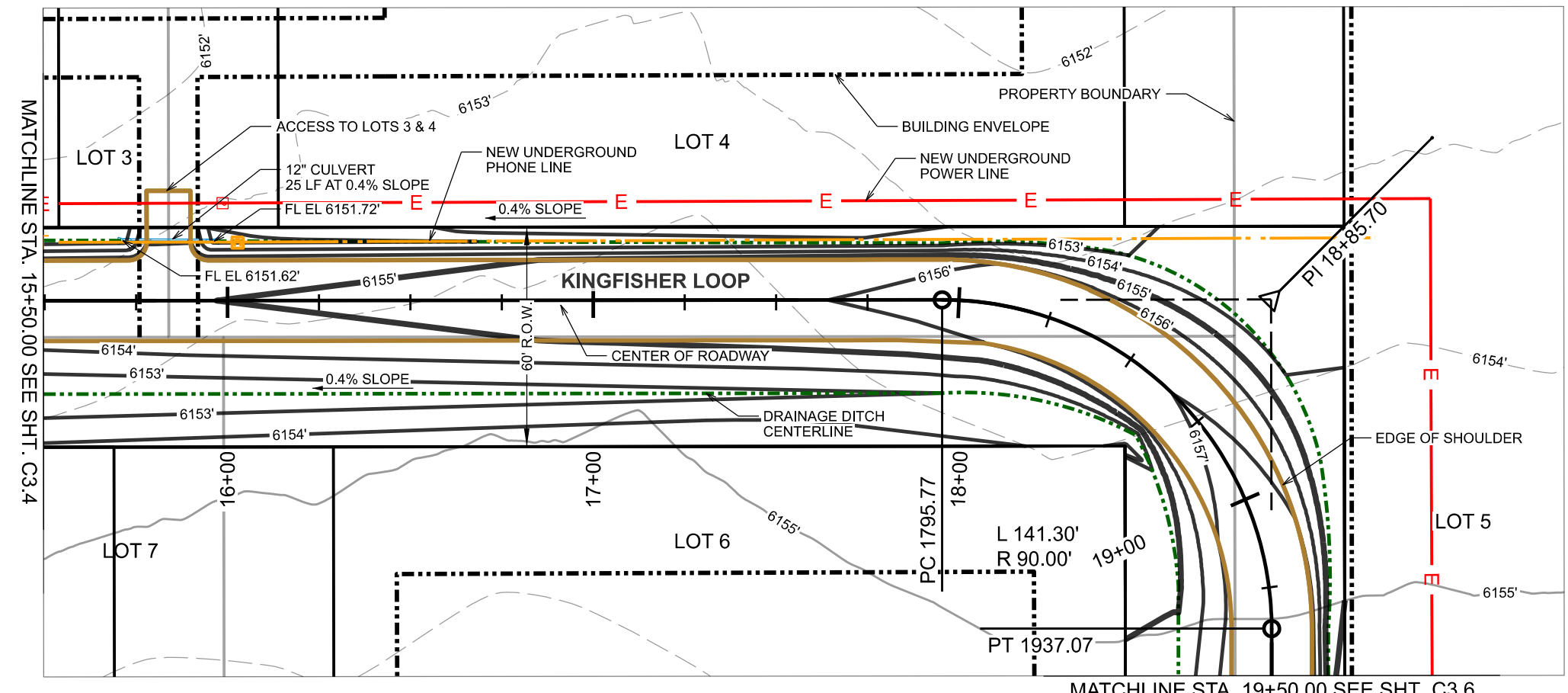
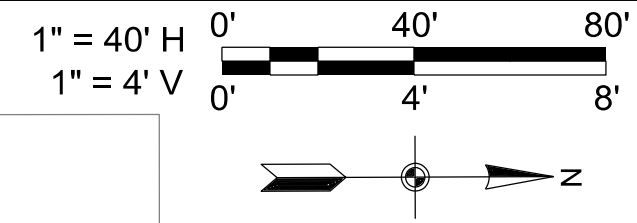
| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAN |
| DATE | JANUARY 2024 |
| DRAWN BY: | EL/C/D |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, GIS
 NATURAL RESOURCE SERVICES
 y2consultants.com
 307.733.2889

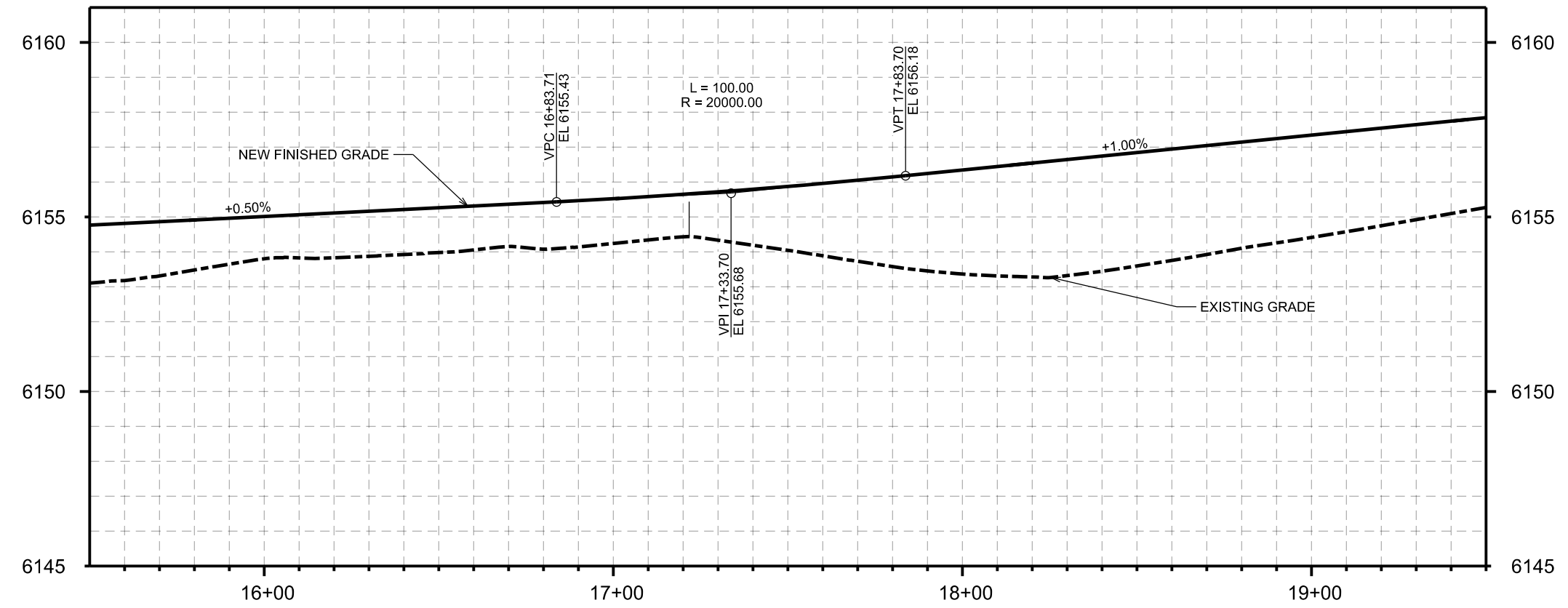
PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
 TETON COUNTY IDAHO

KINGFISHER LOOP PLAN & PROFILE

C3.4



NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELC/D |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

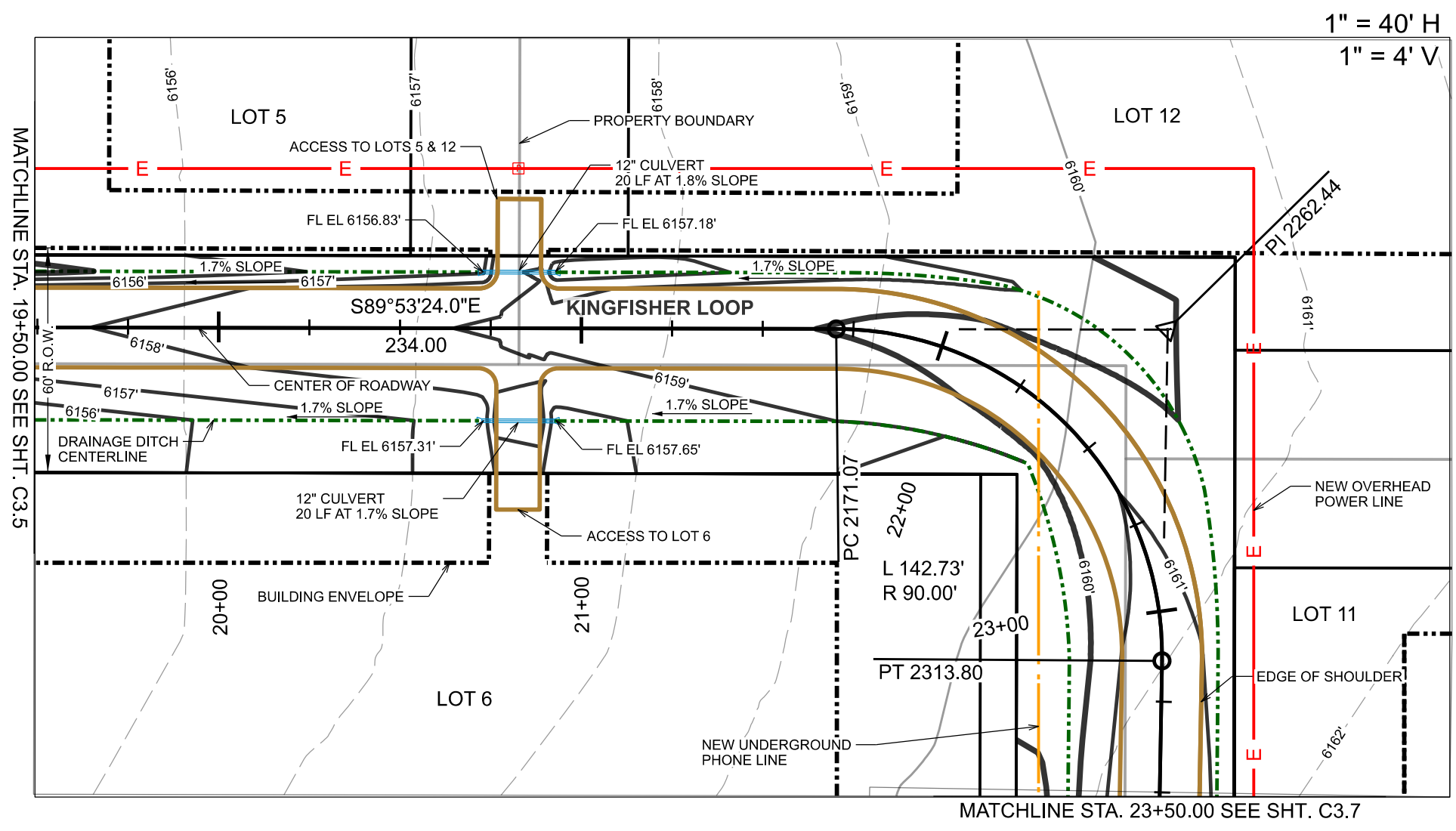
Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

y2consultants.com
307.733.2889

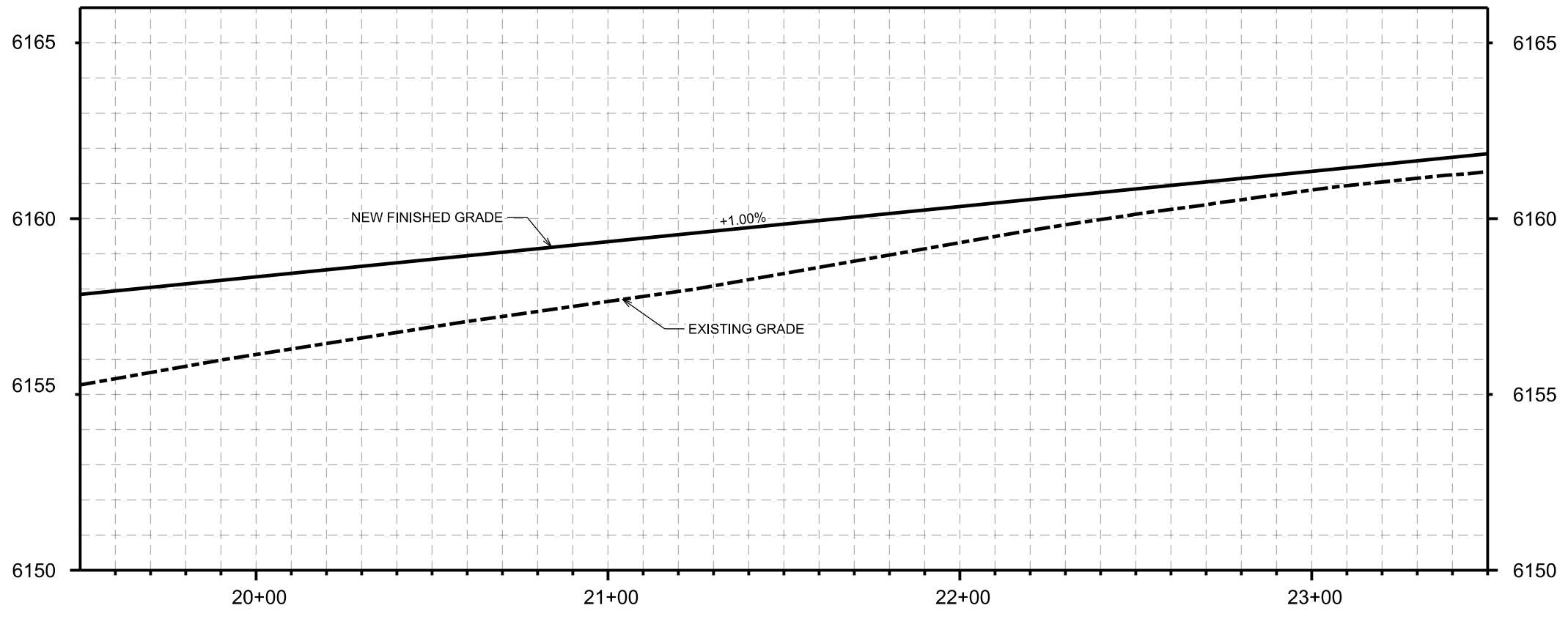
PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

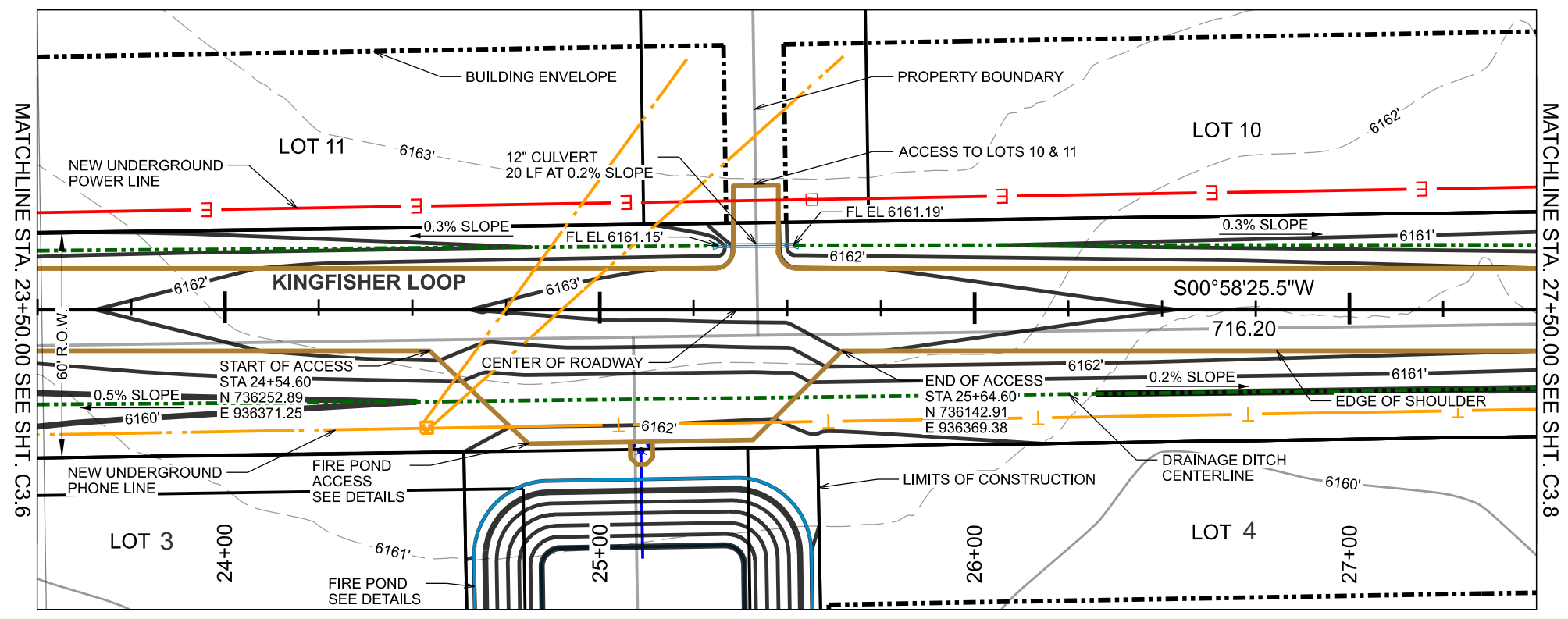
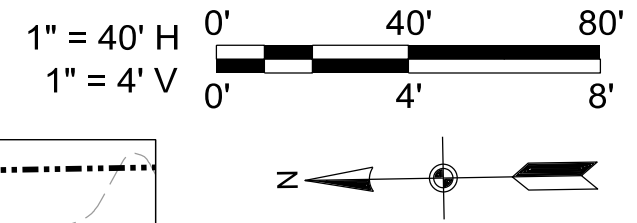
KINGFISHER LOOP PLAN & PROFILE

C3.5

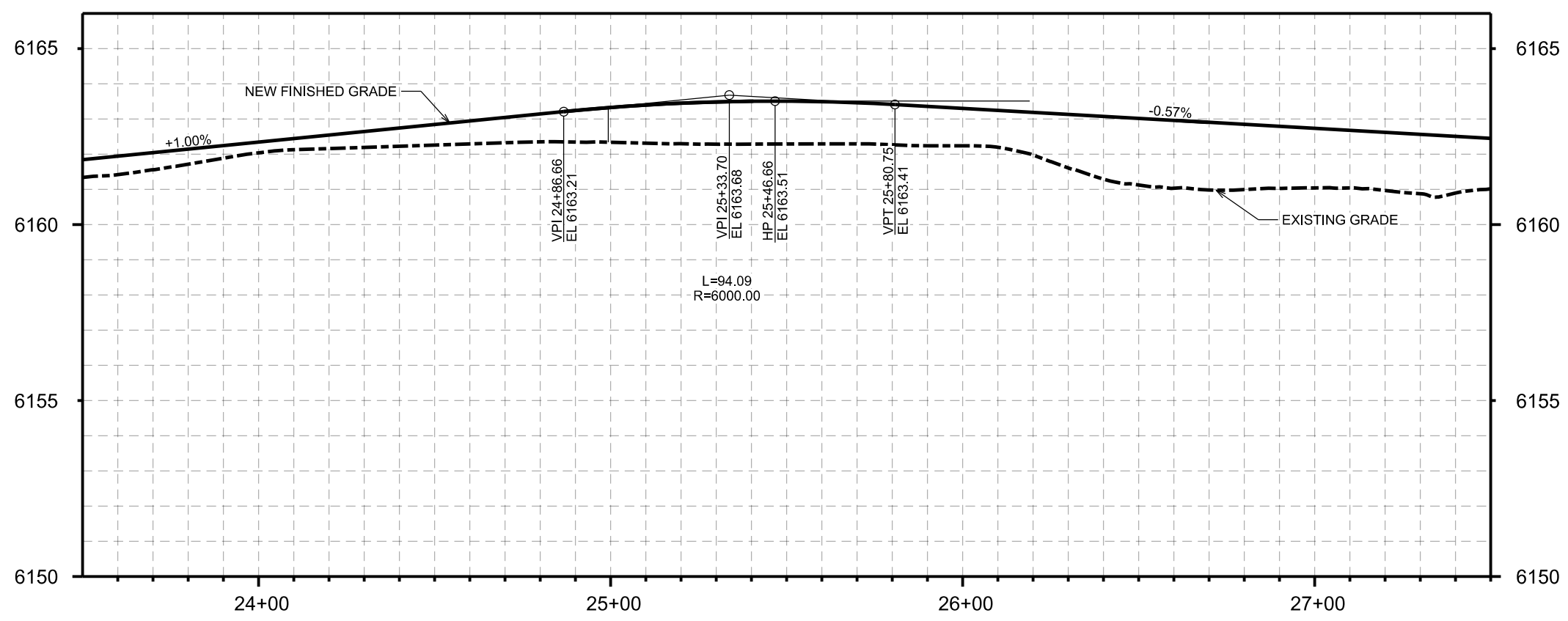


NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.





NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



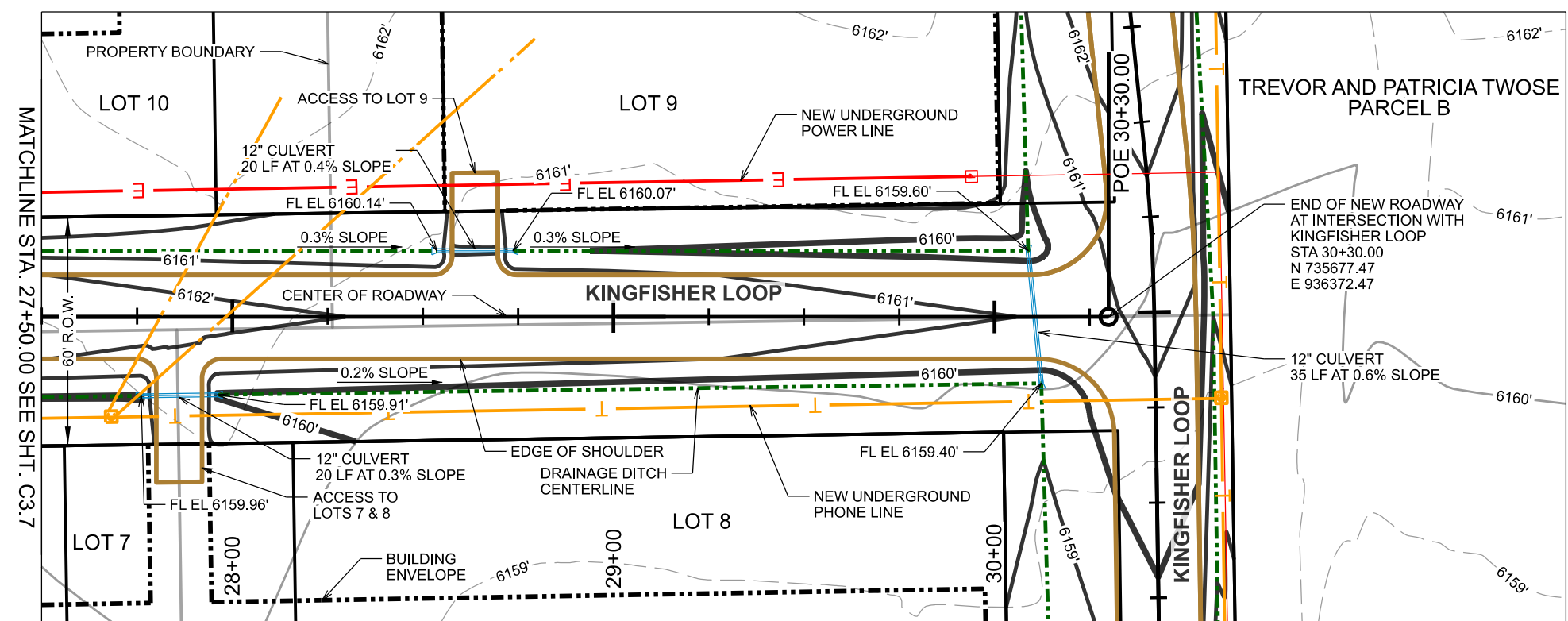
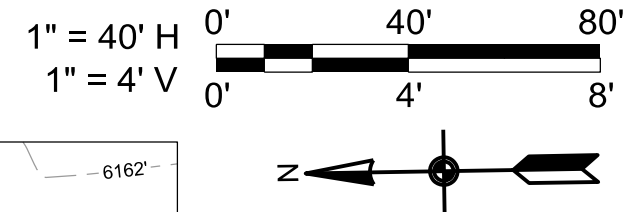
| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELLCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
y2consultants.com
307.733.2889

PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

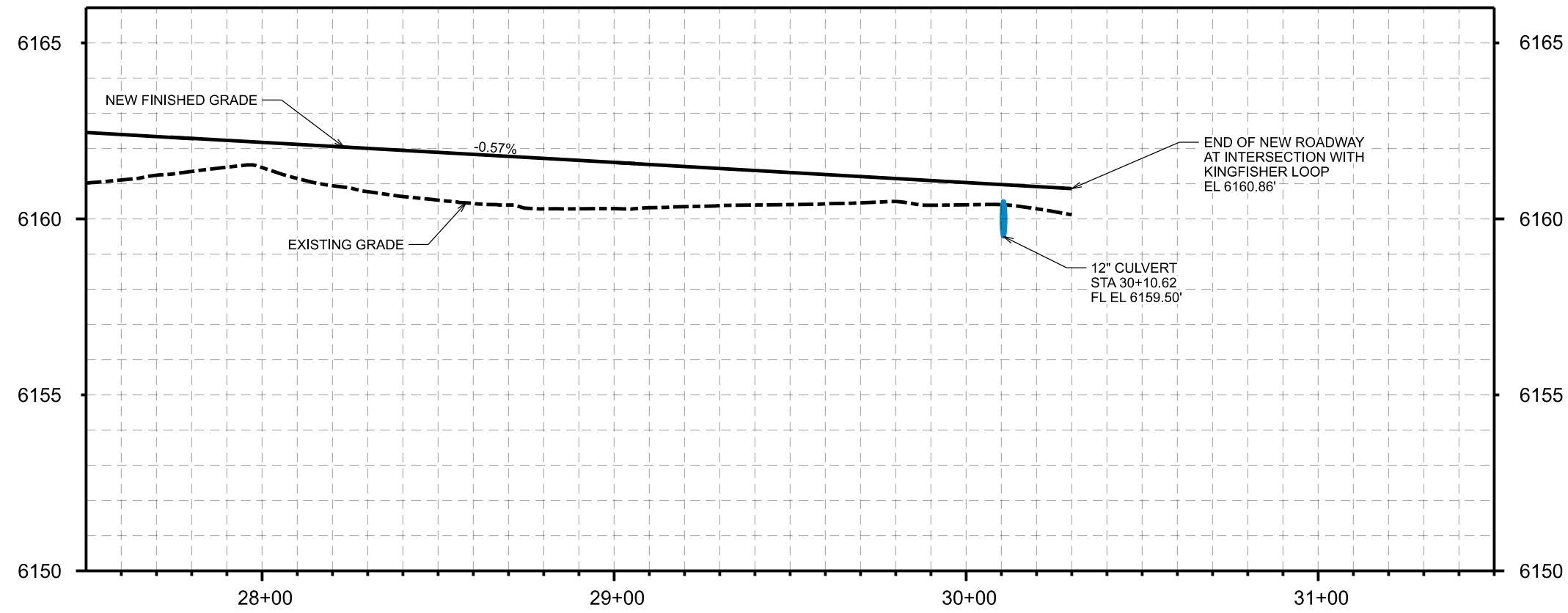
KINGFISHER LOOP PLAN & PROFILE

C3.7



MATCHLINE STA. 27+50.00 SEE SHT. C3.7

NOTE: FOR LOT ACCESS, INSTALL CULVERT AND THEN GRADE THE ACCESS OVER THE CULVERT (MINIMUM COVER IS 12" OVER THE TOP OF PIPE). GRADE THE DRIVE ACCESS INTO THE LOT AND BLEND INTO EXISTING ELEVATIONS. DRIVES ARE TO BE 12' WIDE.



| | |
|-------------------|------------------|
| DRAWING SET TITLE | PRELIMINARY PLAT |
| DATE | JANUARY 2024 |
| DRAWN BY: | ELLCD |
| CHECKED BY: | AL |
| JOB #: | 21089.ID |

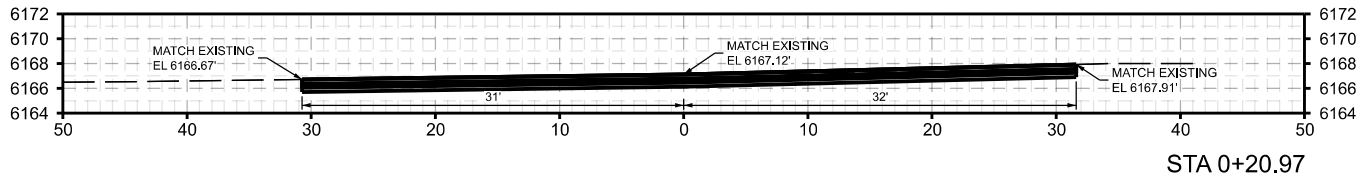
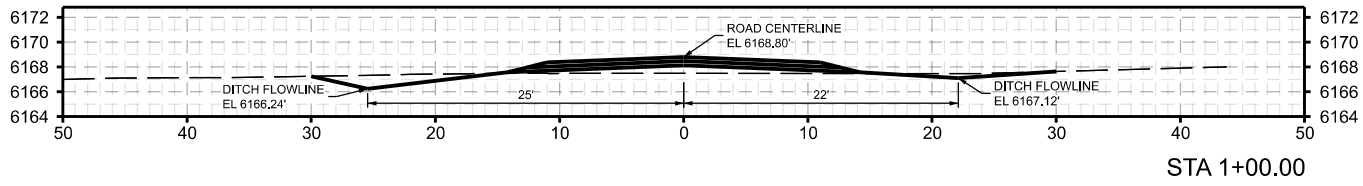
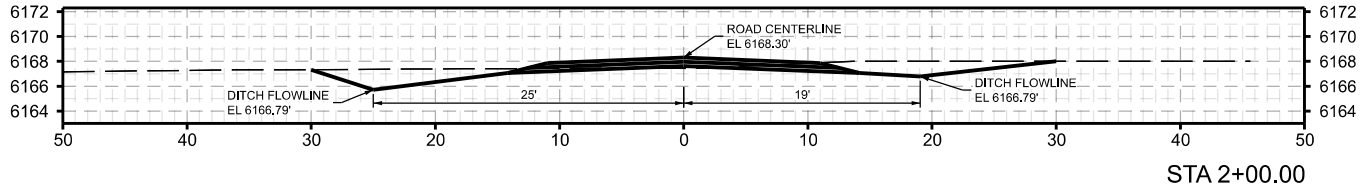
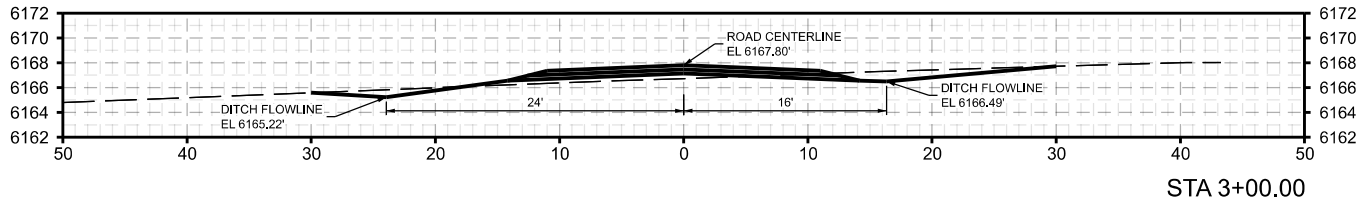
Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

y2consultants.com
307.733.2889

PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.
TETON COUNTY IDAHO

KINGFISHER LOOP PLAN & PROFILE

C3.8

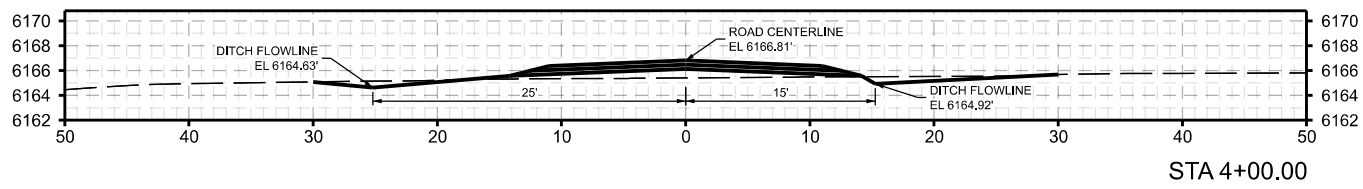
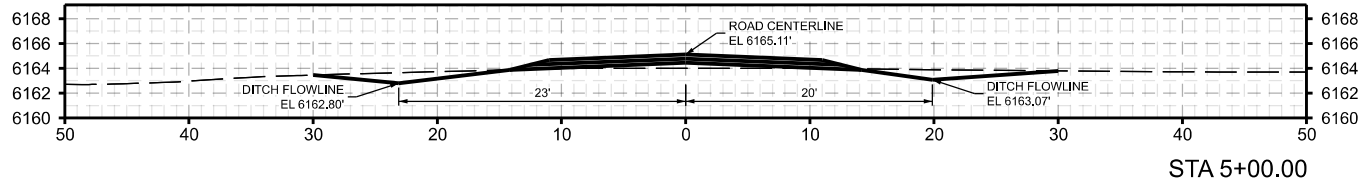
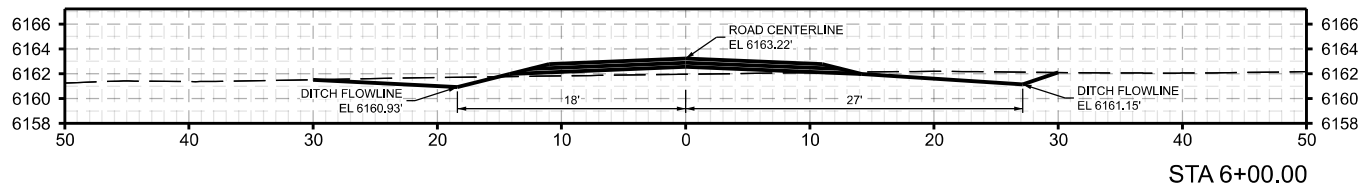
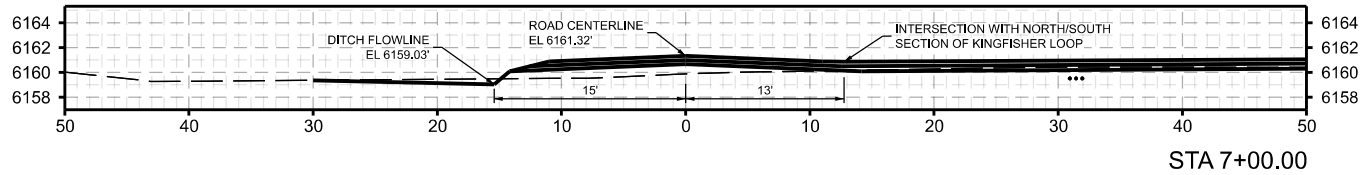


DATE: JANUARY 2024
 DRAWING SET TITLE: PRELIMINARY PLAT
 DRAWN BY: ELCD
 CHECKED BY: AL
 JOB #: 210901.D



PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 48 EAST, 6.M.
 TETON COUNTY, IDAHO

CROSS SECTIONS
C4.1



DRAWING SET TITLE
PRELIMINARY PLAT

DATE
JANUARY 2024

DRAWN BY: ELCD

CHECKED BY: AL

JOB #: 21090.D

Y2 CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
FOR THE STATE OF IDAHO
NATURAL RESOURCE SERVICE

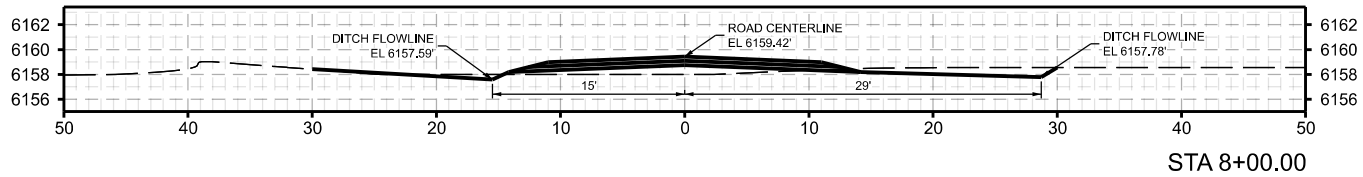
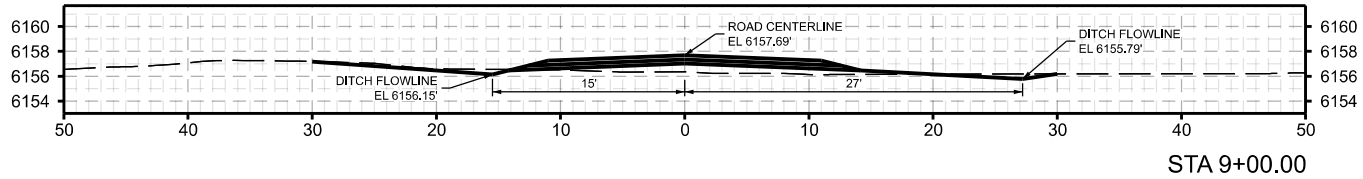
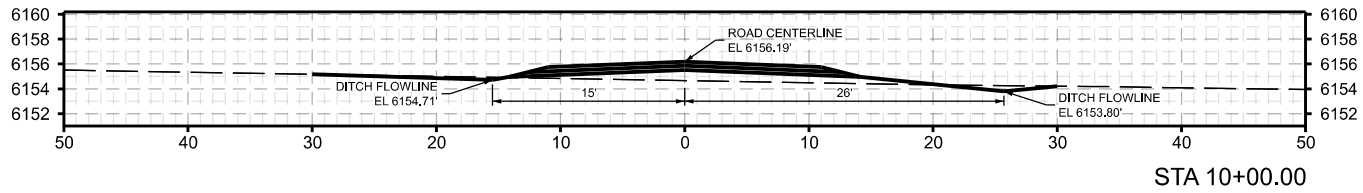
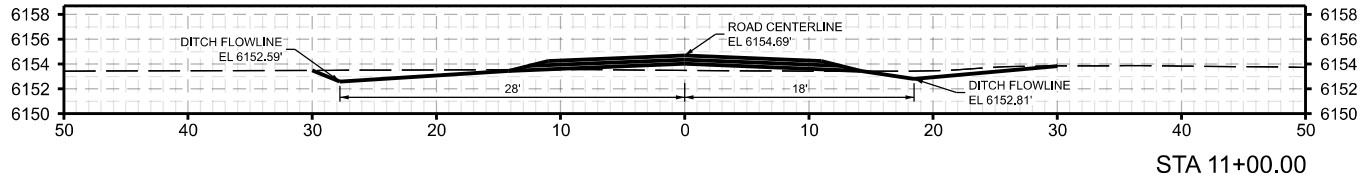
Y2Consultants.com
307.752.2558

PRELIMINARY PLAT APPLICATION

OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 48 EAST, 6.M.
TETON COUNTY IDAHO

CROSS SECTIONS

C4.2

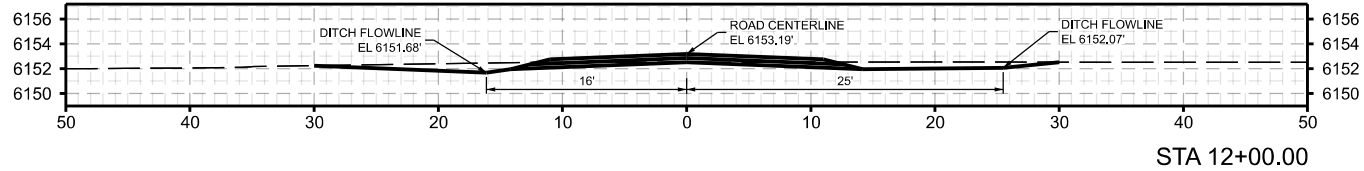
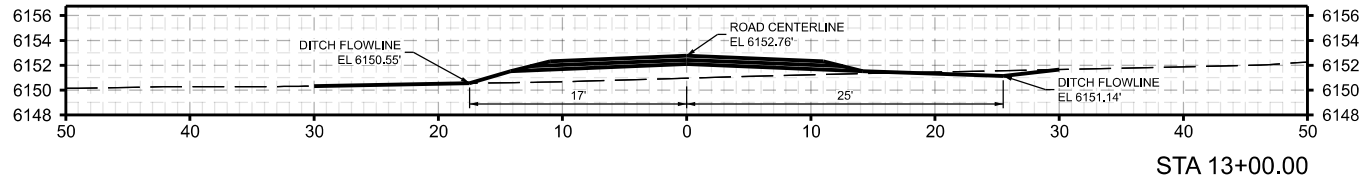
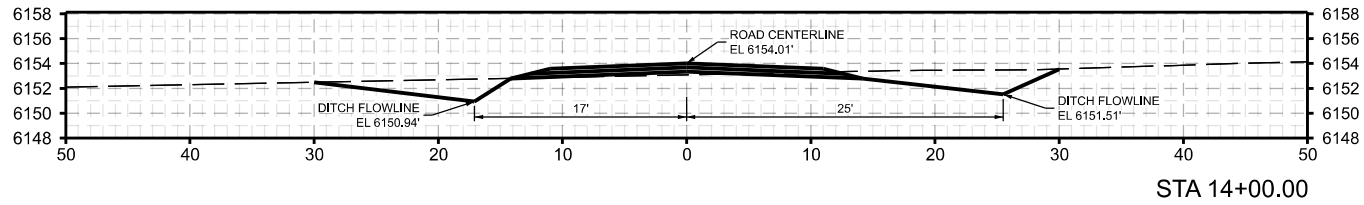
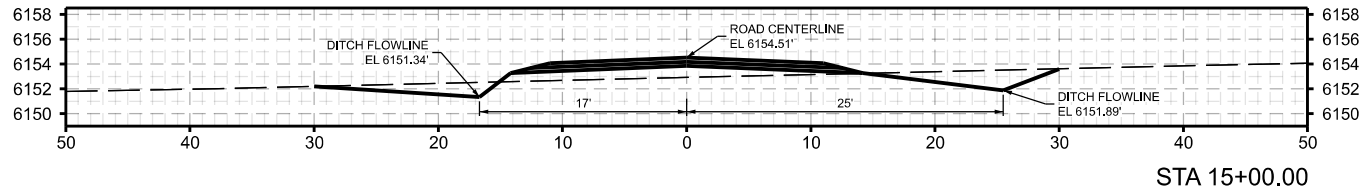


DATE: JANUARY 2024
DRAWING SET TITLE: PRELIMINARY PLAT
DRAWN BY: ELCD
CHECKED BY: AL
JOB #: 21090.D



PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 48 EAST, 6.M.
TETON COUNTY, IDAHO

CROSS SECTIONS
C4.3

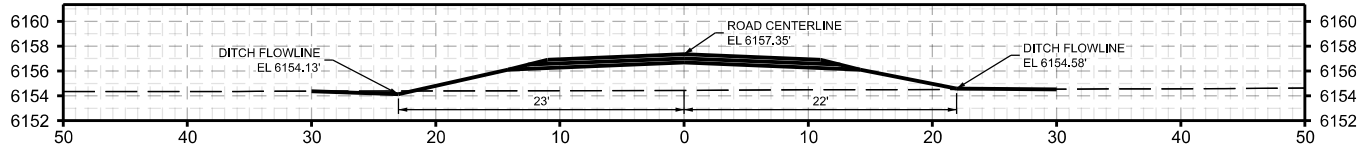


DRAWING SET TITLE
 PRELIMINARY PLAT
 DATE
 JANUARY 2024
 DRAWN BY: ELCD
 CHECKED BY: AL
 JOB #: 210901.D

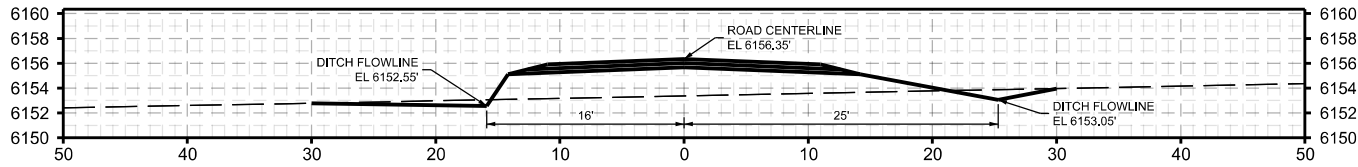


PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 48 EAST, 6.M.
 TETON COUNTY, IDAHO

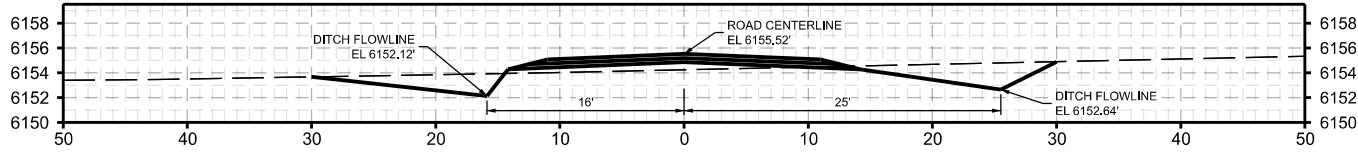
CROSS SECTIONS
C4.4



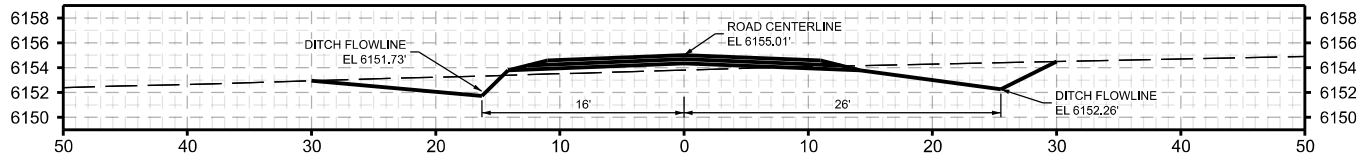
STA 19+00.00



STA 18+00.00



STA 17+00.00



STA 16+00.00

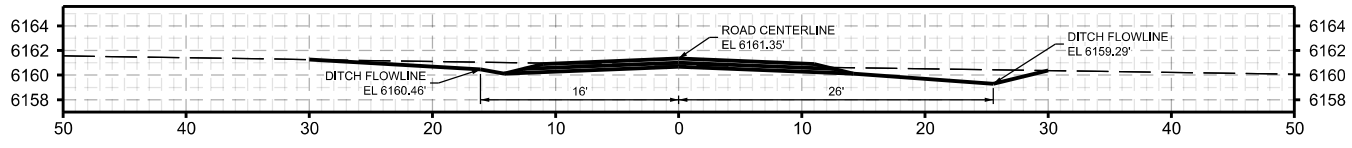
DRAWING SET TITLE
PRELIMINARY PLAT
DATE
JANUARY 2024
DRAWN BY: ELCD
CHECKED BY: AL
JOB #: 21090.D



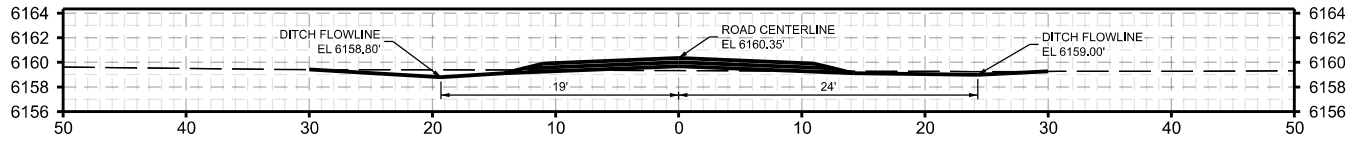
PRELIMINARY PLAT APPLICATION
OSPREY LANDING SUBDIVISION
30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 48 EAST, 6.M.
TETON COUNTY IDAHO

CROSS SECTIONS

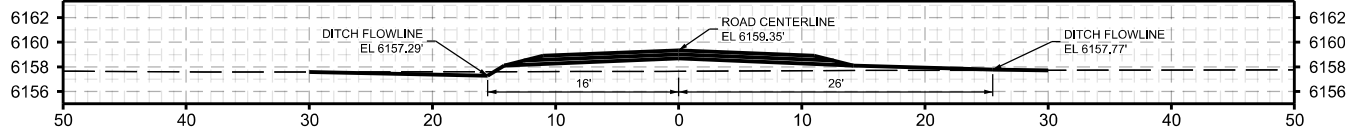
C4.5



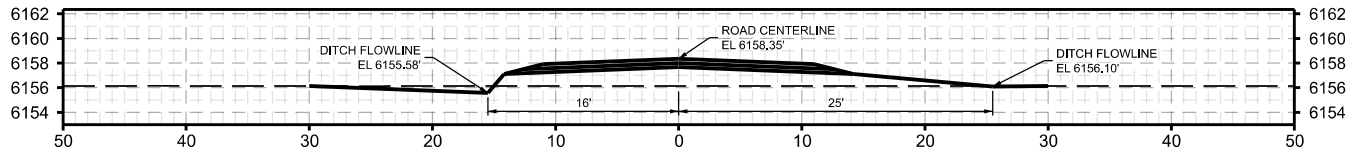
STA 23+00.00



STA 22+00.00



STA 21+00.00



STA 20+00.00

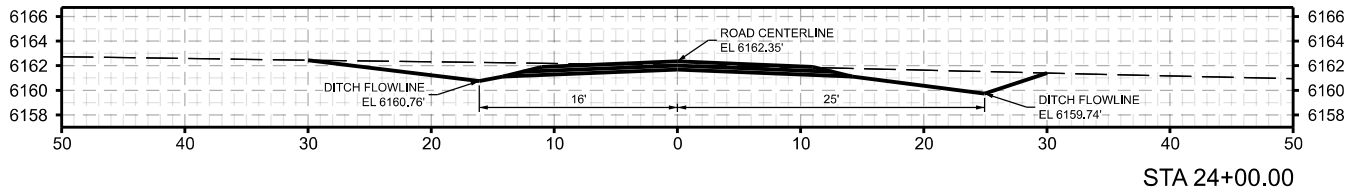
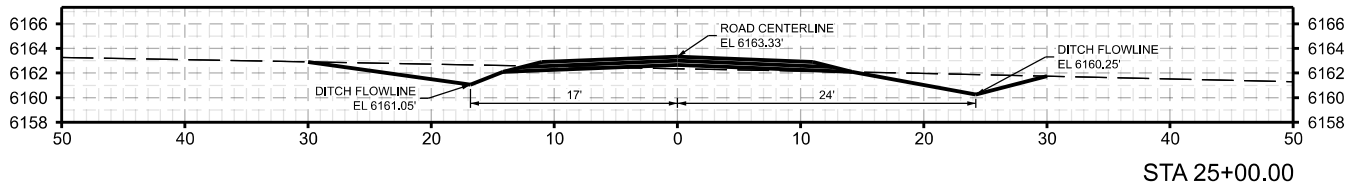
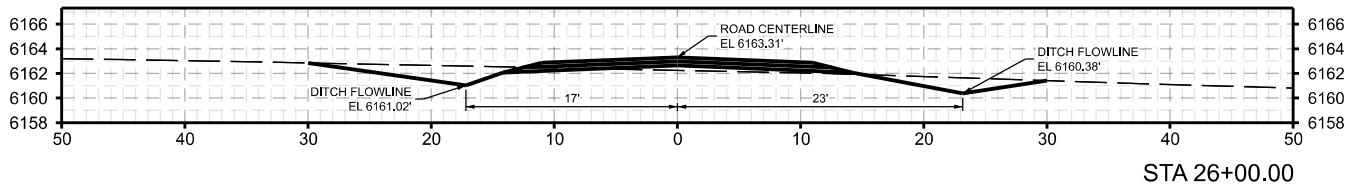
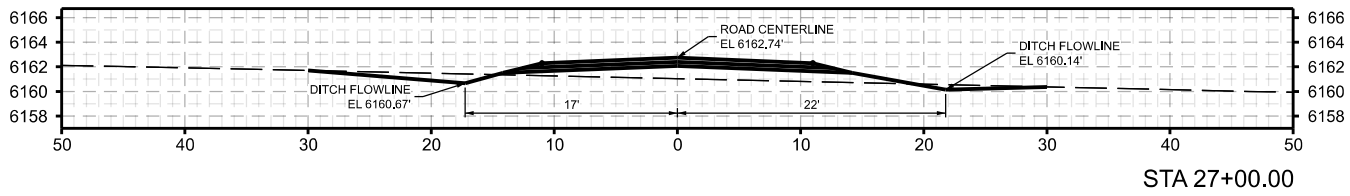
| | |
|----------------|-------------------|
| DATE | DRAWING SET TITLE |
| JANUARY 2021 | PRELIMINARY PLAT |
| DRAWN BY: ELCD | |
| CHECKED BY: AL | JOB #: 21086JD |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, INC.
 NATIONAL RESOURCE SERVICES
 y2consultants.com
 307.752.2888

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.,
 TETON COUNTY, IDAHO

CROSS SECTIONS

C4.6



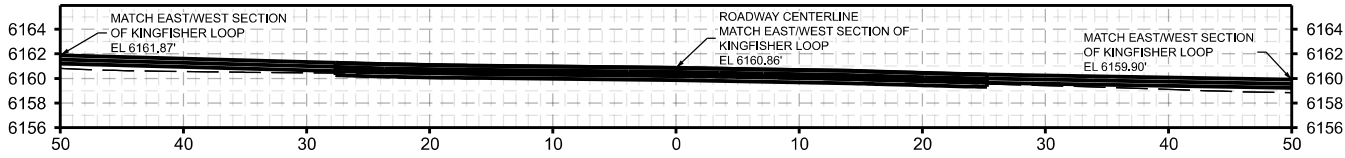
| | |
|----------------|-------------------|
| DATE | DRAWING SET TITLE |
| JANUARY 2021 | PRELIMINARY PLAT |
| DRAWN BY: ELCD | |
| CHECKED BY: AL | |
| | JOB #: 21086JD |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, INC
 NATURAL RESOURCE SERVICES
 Y2consultants.com
 307.752.2888

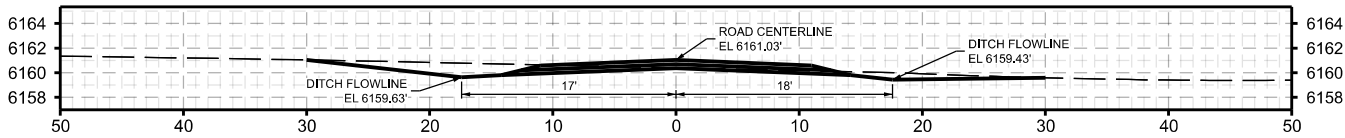
PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.,
 TETON COUNTY, IDAHO

CROSS SECTIONS

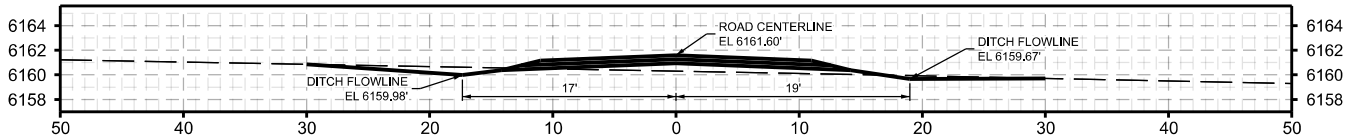
C4.7



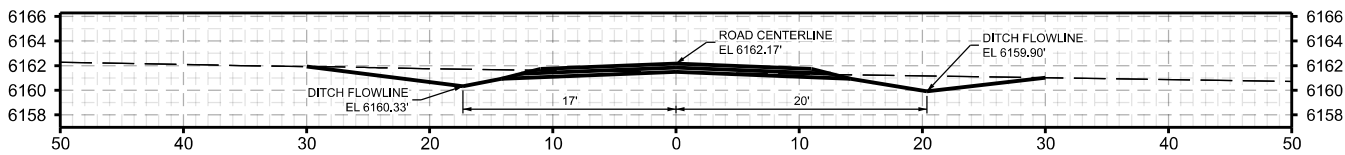
STA 30+30.00



STA 30+00.00



STA 29+00.00



STA 28+00.00

| | |
|----------------|-------------------|
| DATE | DRAWING SET TITLE |
| JANUARY 2021 | PRELIMINARY PLAT |
| DRAWN BY: ELCD | |
| CHECKED BY: AL | |
| | JOB #: 21086JD |

Y2 CONSULTANTS
 ENGINEERING, SURVEYING & PLANNING
 LANDSCAPE ARCHITECTURE, INC.
 NATIONAL RESOURCE SERVICES
 y2consultants.com
 307.753.2888

PRELIMINARY PLAT APPLICATION
 OSPREY LANDING SUBDIVISION
 30 ACRES WITHIN SEC 11, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.,
 TETON COUNTY, IDAHO

CROSS SECTIONS

C4.8