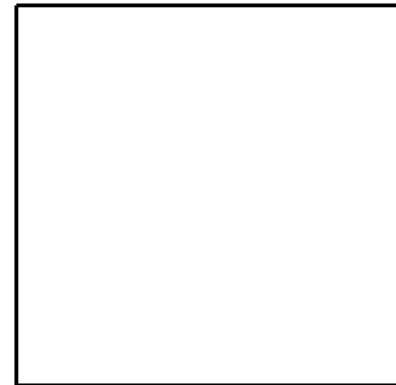


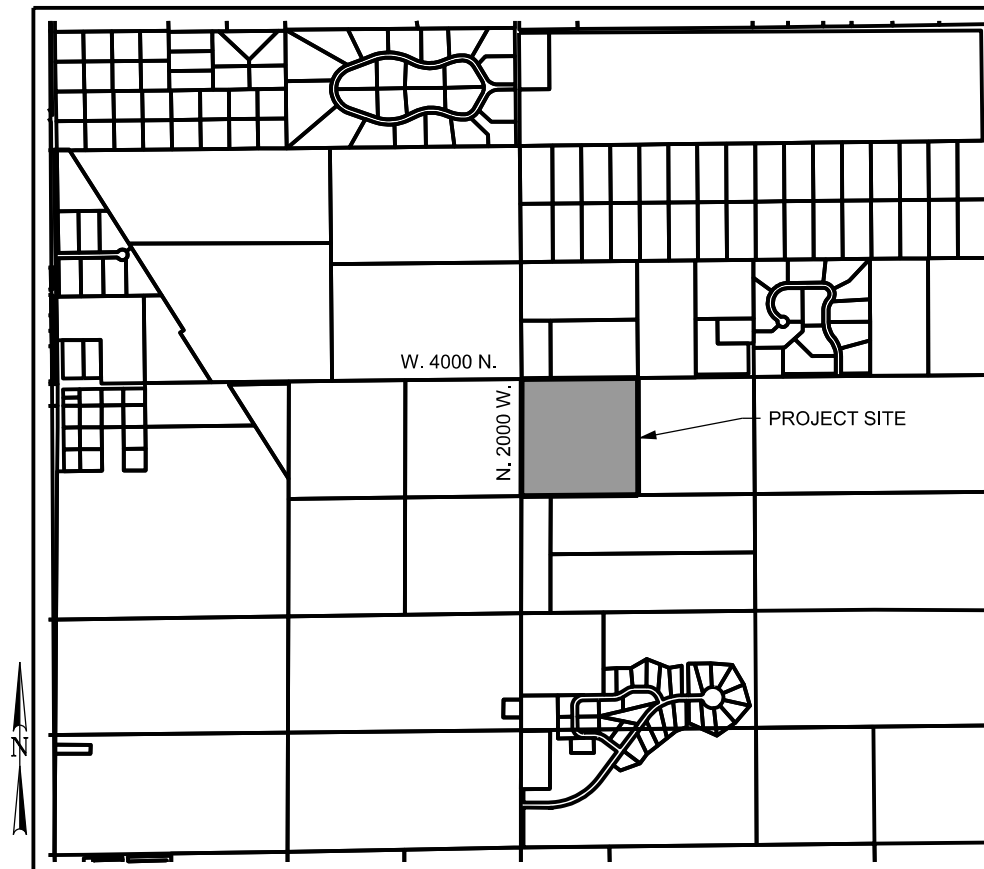
PRELIMINARY DEVELOPMENT PLANS FOR

# IRISH ACRES

TETON COUNTY, ID  
JULY 2023



CIVIL STAMP



VICINITY MAP  
N.T.S.

CALL BEFORE YOU DIG  
1-800-849-2476

PROJECT CONTACTS

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

SHEET INDEX

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C1.1	EXISTING CONDITIONS SHEET
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DRAWING SET TITLE	PRELIMINARY PLAT
DATE	JULY 2023
DRAWN BY:	BFN/EL/CD
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JOB #:	21094.ID

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COVER SHEET  
IRISH ACRES  
SECTION 10, T5N, R45E BM  
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 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 5/8 INCH DIAMETER REBAR WITH A GREEN PLASTIC CAP INSCRIBED "PLS 12222", FOUND THIS SURVEY		SECTION SUBDIVISION LINE
	INDICATES A 5/8 INCH DIAMETER REBAR WITH A 2 INCH ILLEGIBLE ALUMINUM CAP, FOUND THIS SURVEY		BUILDING ENVELOPE/DRIVEWAY LINE
	UNLESS OTHERWISE NOTED, INDICATES A 5/8 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 BUILDING OUTLINE
	INDICATES AN IRRIGATION CONTROL VALVE		EXISTING MINOR CONTOUR
	INDICATES A TEST PIT		EXISTING MAJOR CONTOUR
	INDICATES STORM SEWER MANHOLE		EXISTING CULVERT (SIZE IDENTIFIED ON PLANS)
			NEW 12" DIAMETER CULVERT WITH FLARED ENDS
			NEW CULVERT WITH FLARED ENDS (SIZE INDICATED ON PLANS)
			NEW CENTER OF DRAINAGE FEATURE
			NEW MINOR CONTOURS
			NEW MAJOR CONTOURS
			LIMITS OF CONSTRUCTION
			PROPOSED ROAD/DRIVE CENTERLINE
			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

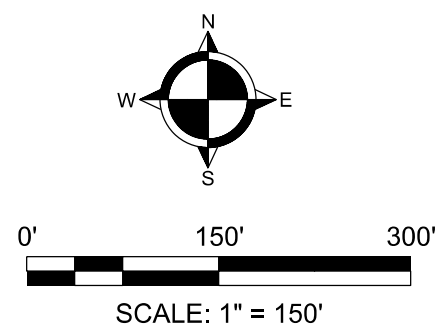
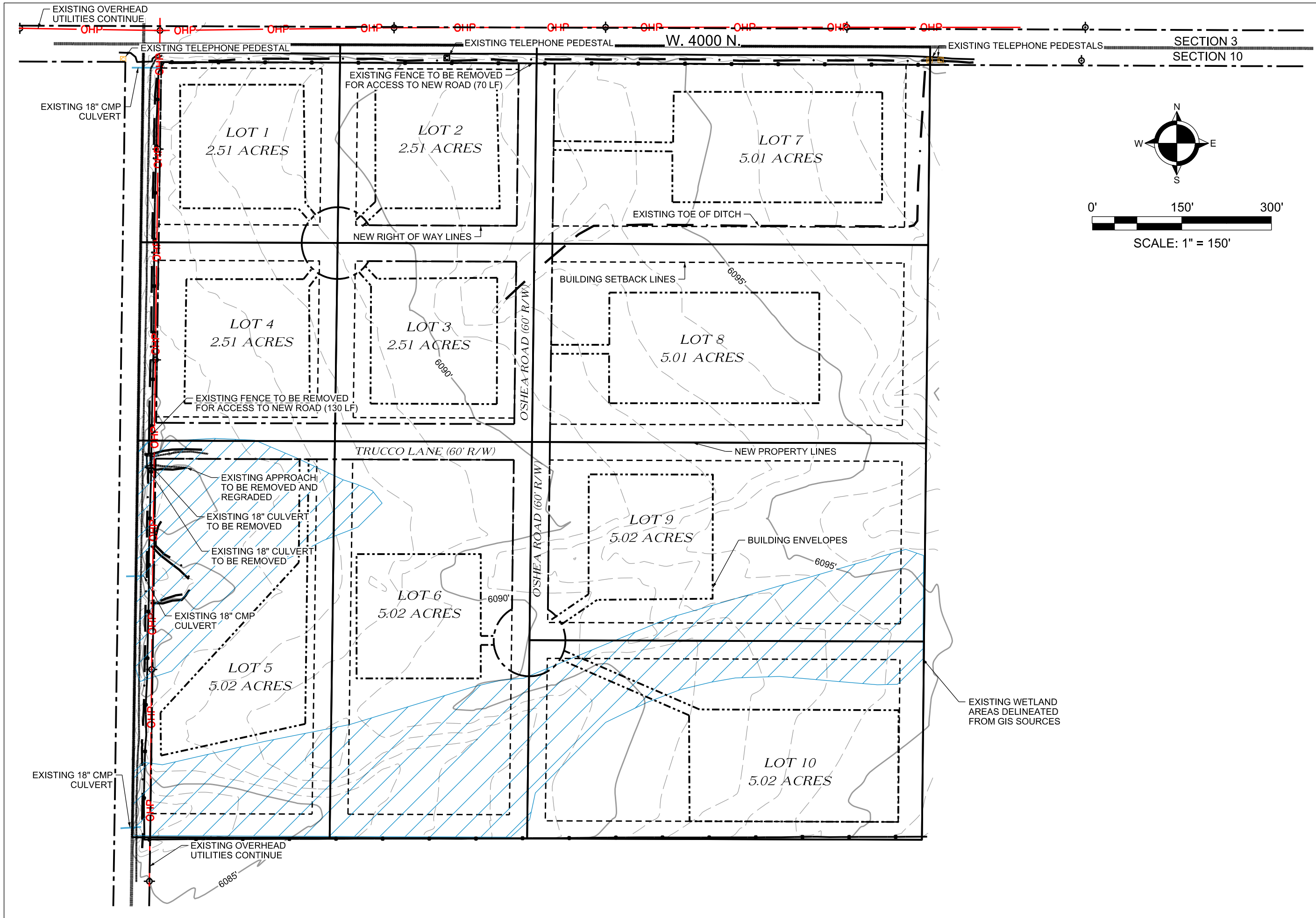
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PRELIMINARY PLAT APPLICATION  
IRISH ACRES  
SECTION 10, T5N, R45E BM  
TETON COUNTY IDAHO

NOTES SHEET

C0.2

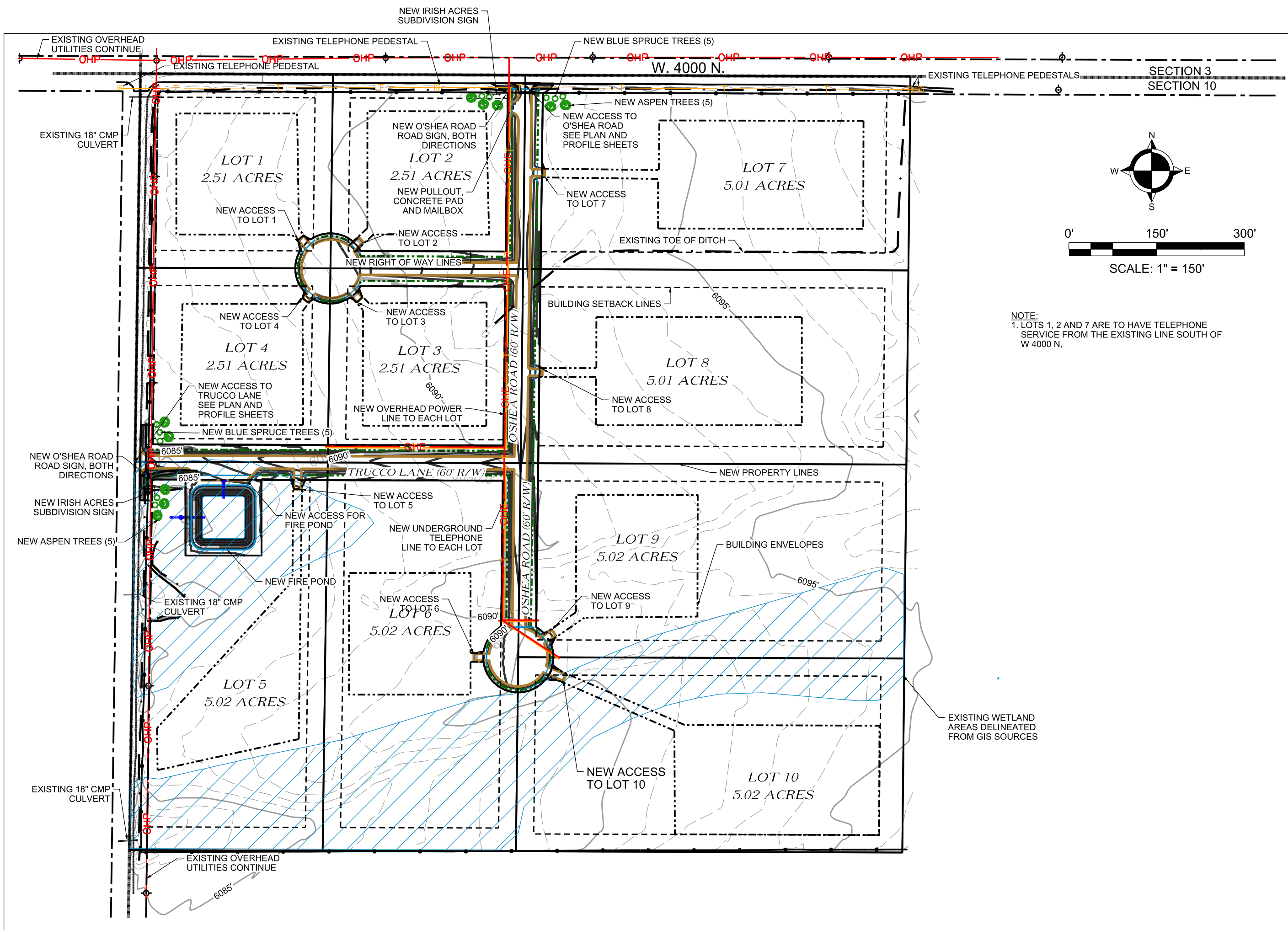


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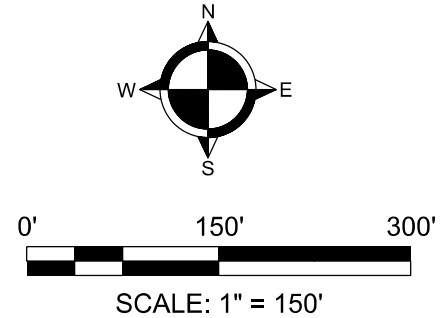
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PRELIMINARY PLAT APPLICATION  
IRISH ACRES  
SECTION 10, T5N, R45E BM  
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EXISTING CONDITIONS MAP  
C1.1



NOTE:  
 1. LOTS 1, 2 AND 7 ARE TO HAVE TELEPHONE SERVICE FROM THE EXISTING LINE SOUTH OF W 4000 N.



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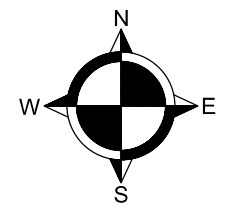
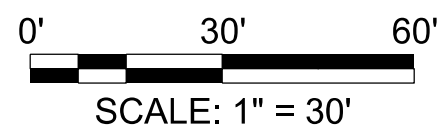
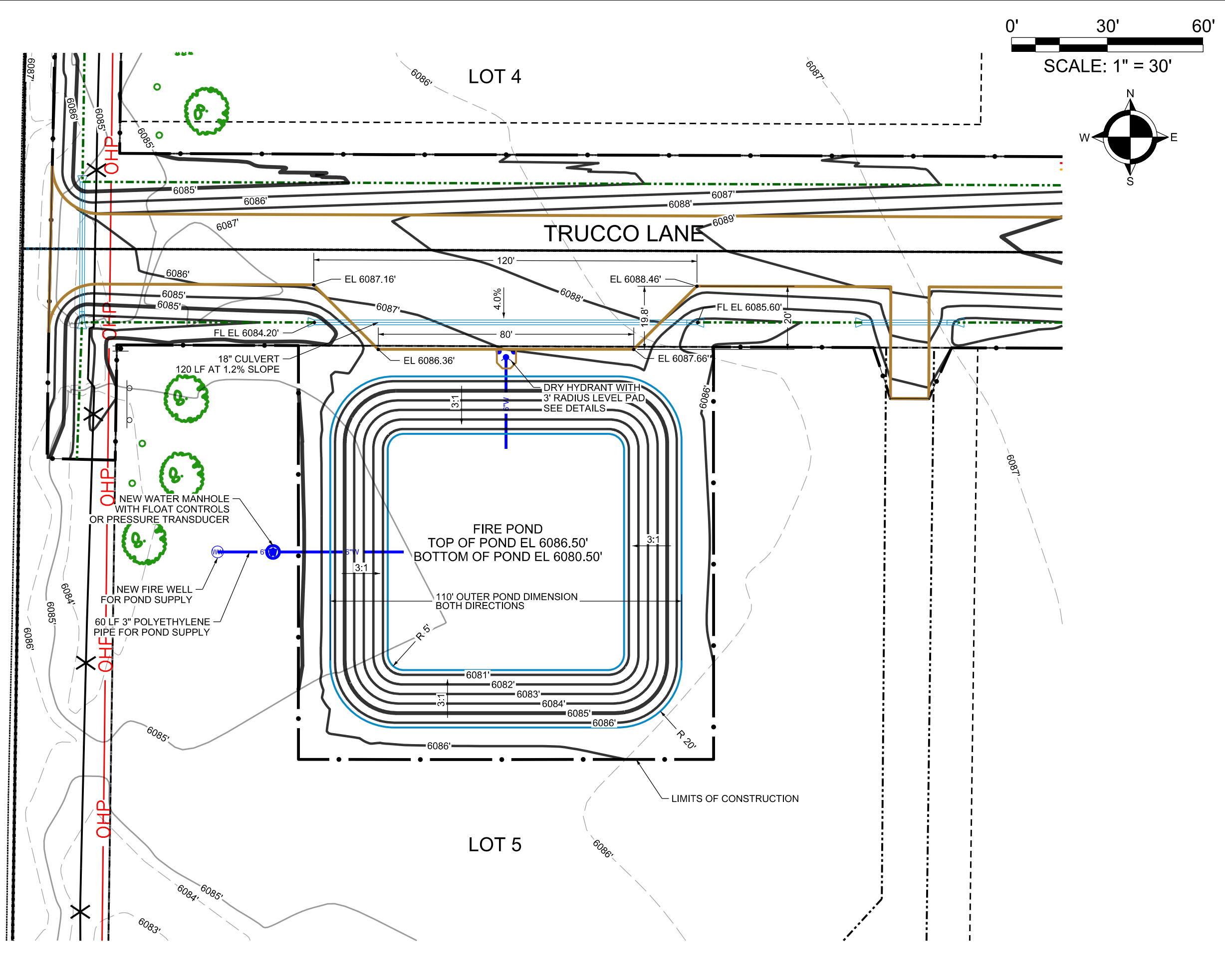
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 IRISH ACRES  
 SECTION 10, T5N, R45E BM  
 TETON COUNTY IDAHO

SITE PLAN

C1.2



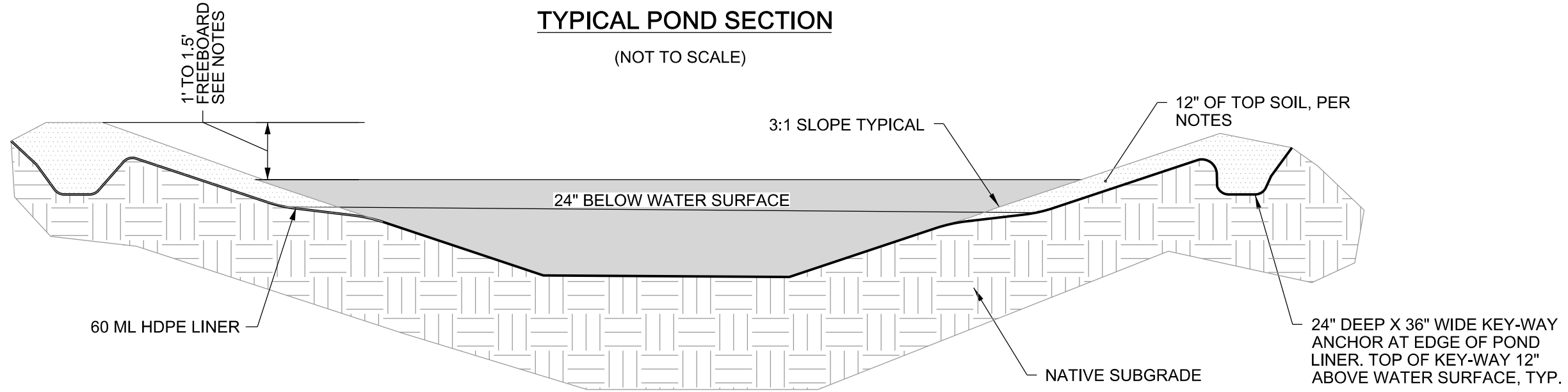
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PRELIMINARY PLAT APPLICATION  
 IRISH ACRES  
 SECTION 10, T5N, R45E BM  
 TETON COUNTY IDAHO

FIRE POND & ACCESS DETAIL  
 C2.1



**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.

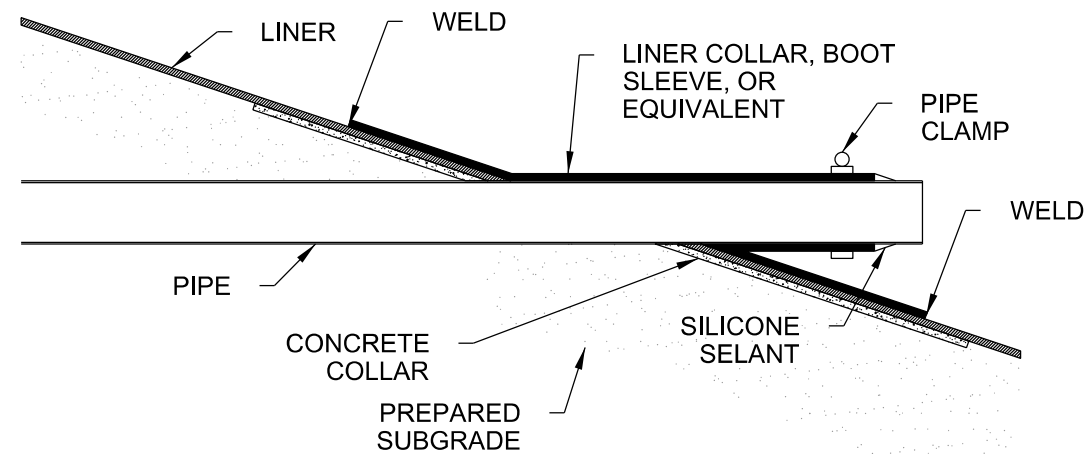
2. INSTALL DRY HYDRANT, WATER MANHOLE AND ANY SHRUB AND TREE PLANTINGS BEYOND LINER.

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.

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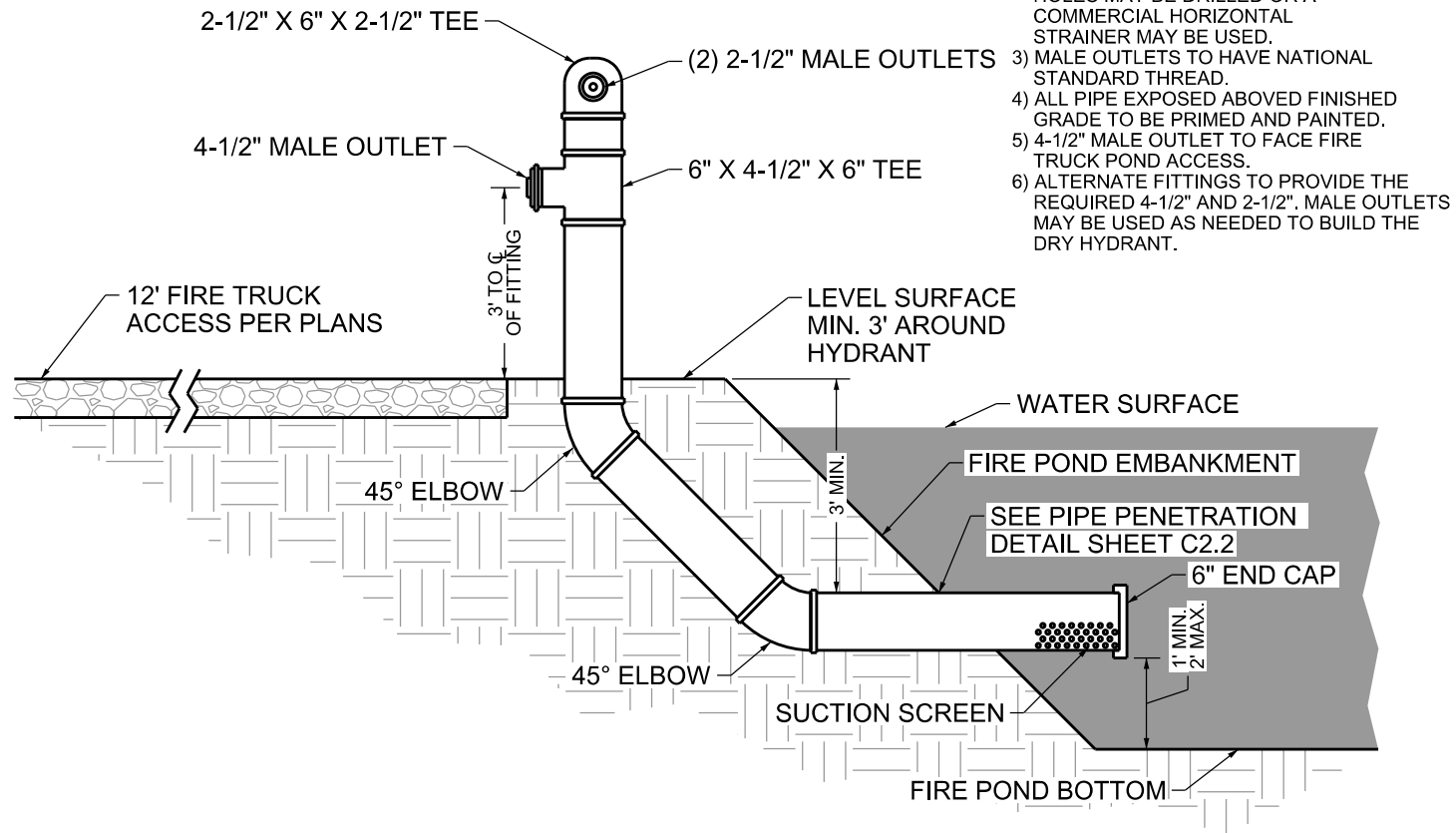
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FIRE POND  
DETAILS

C2.2

# DRY HYDRANT DETAIL

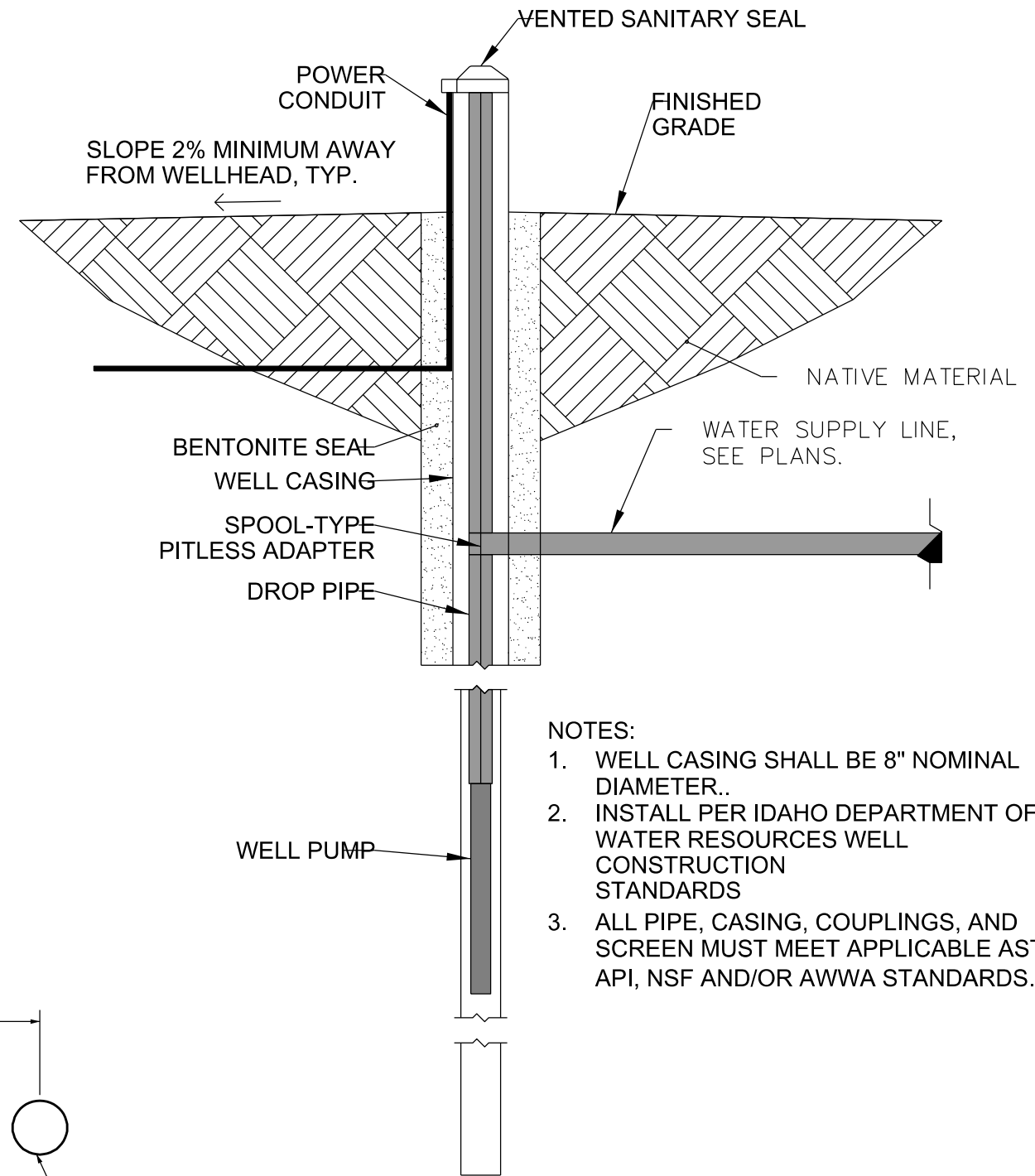
(NOT TO SCALE)



- 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

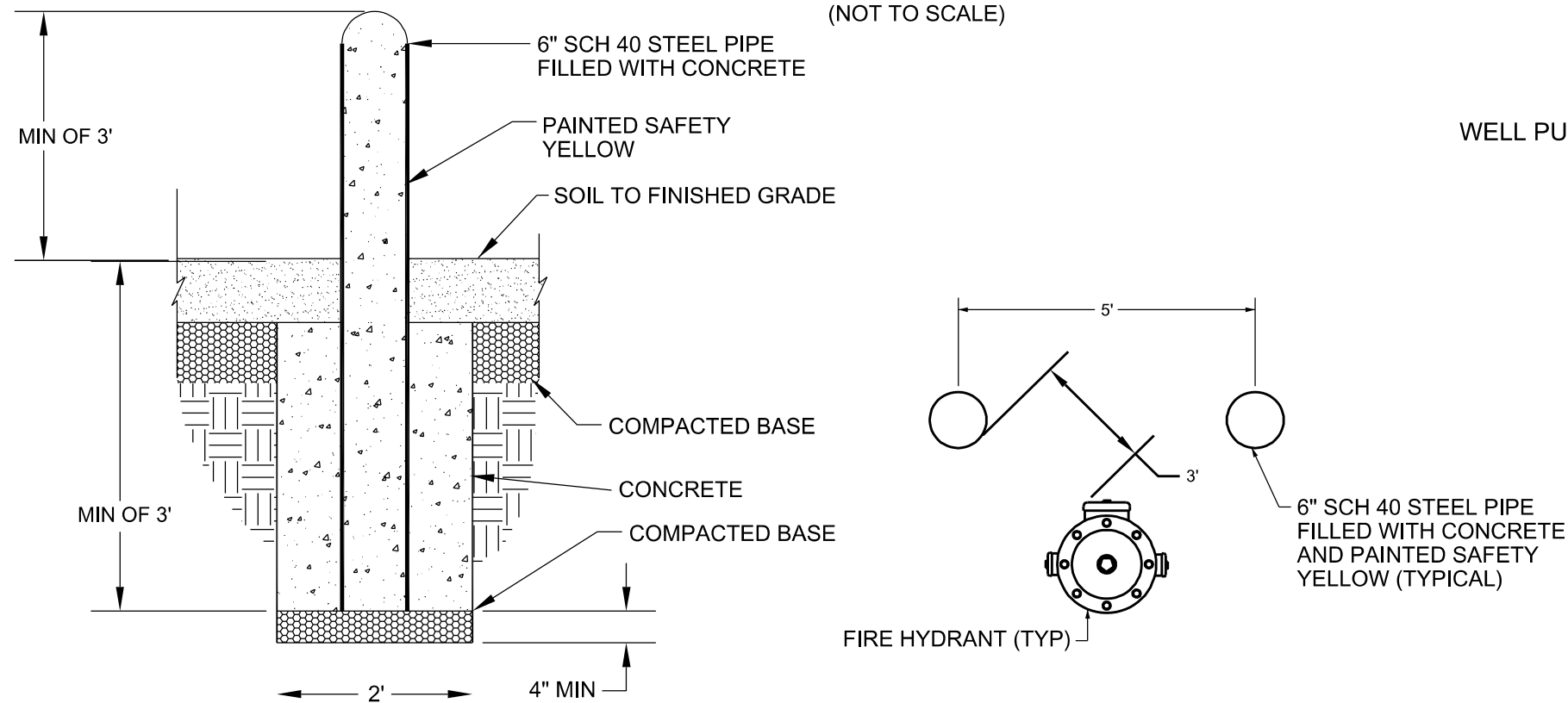
(NOT TO SCALE)



- 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)

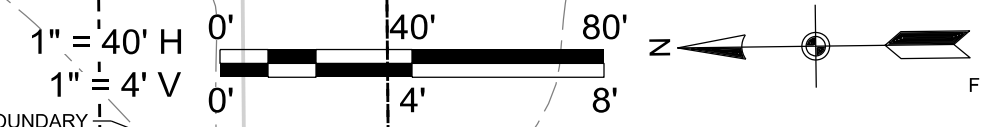
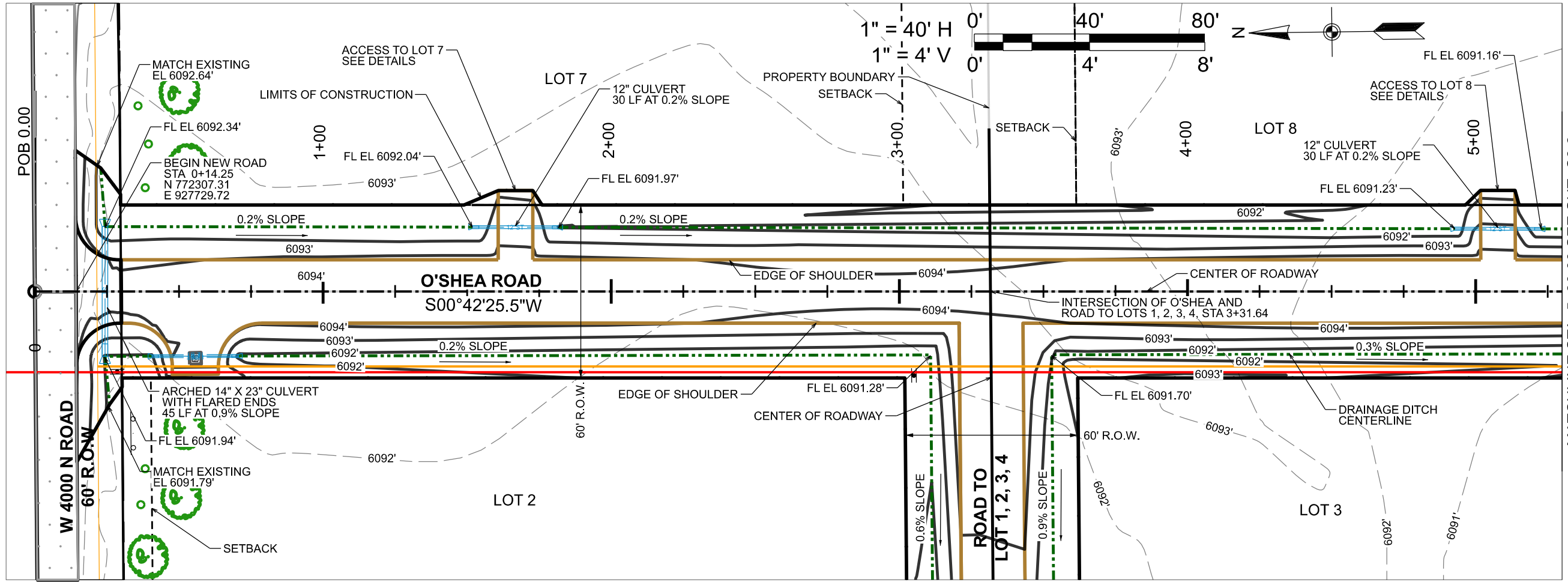


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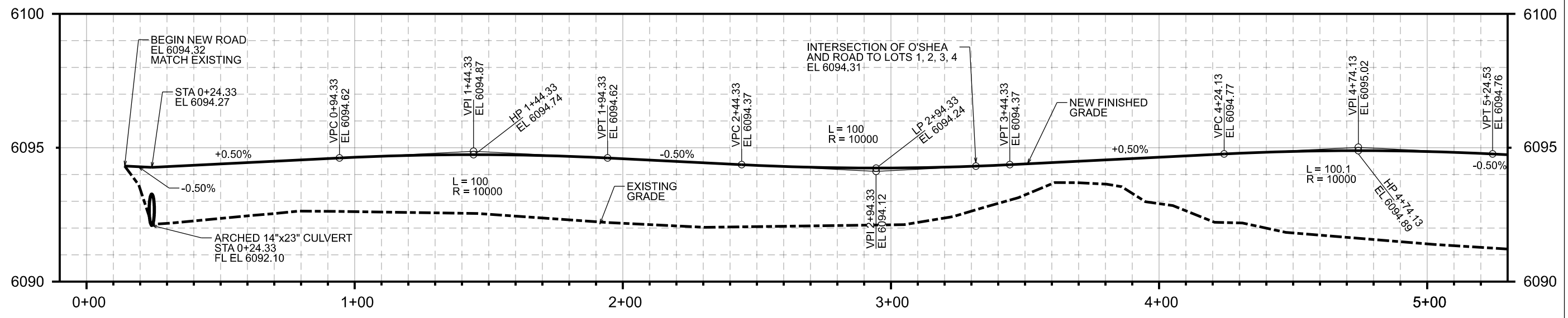
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PRELIMINARY PLAT APPLICATION  
 IRISH ACRES  
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 TETON COUNTY IDAHO

FIRE POND DETAILS  
 C2.3



MATCHLINE STA. 5+30.00 SEE SHT. C3.2



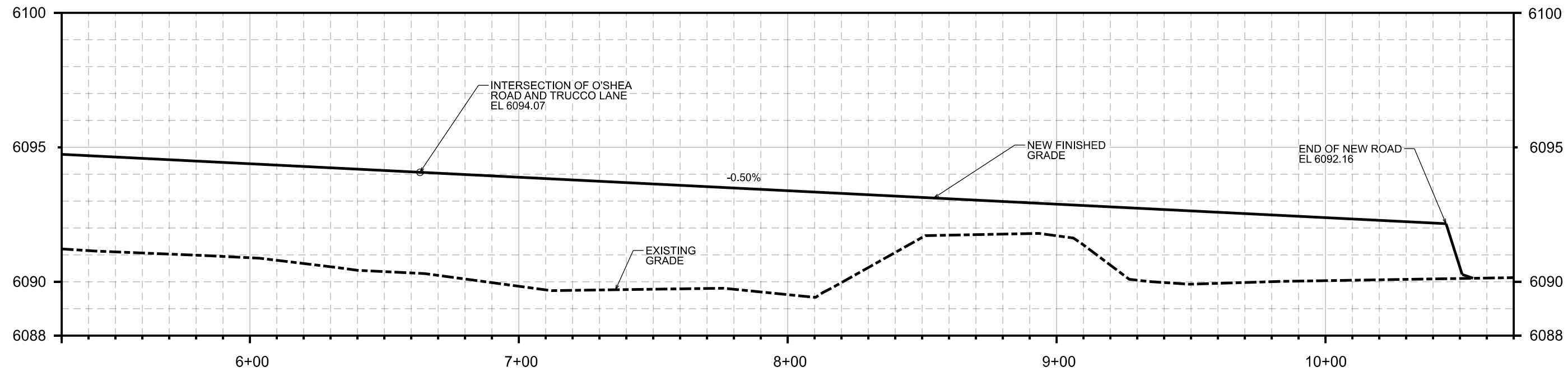
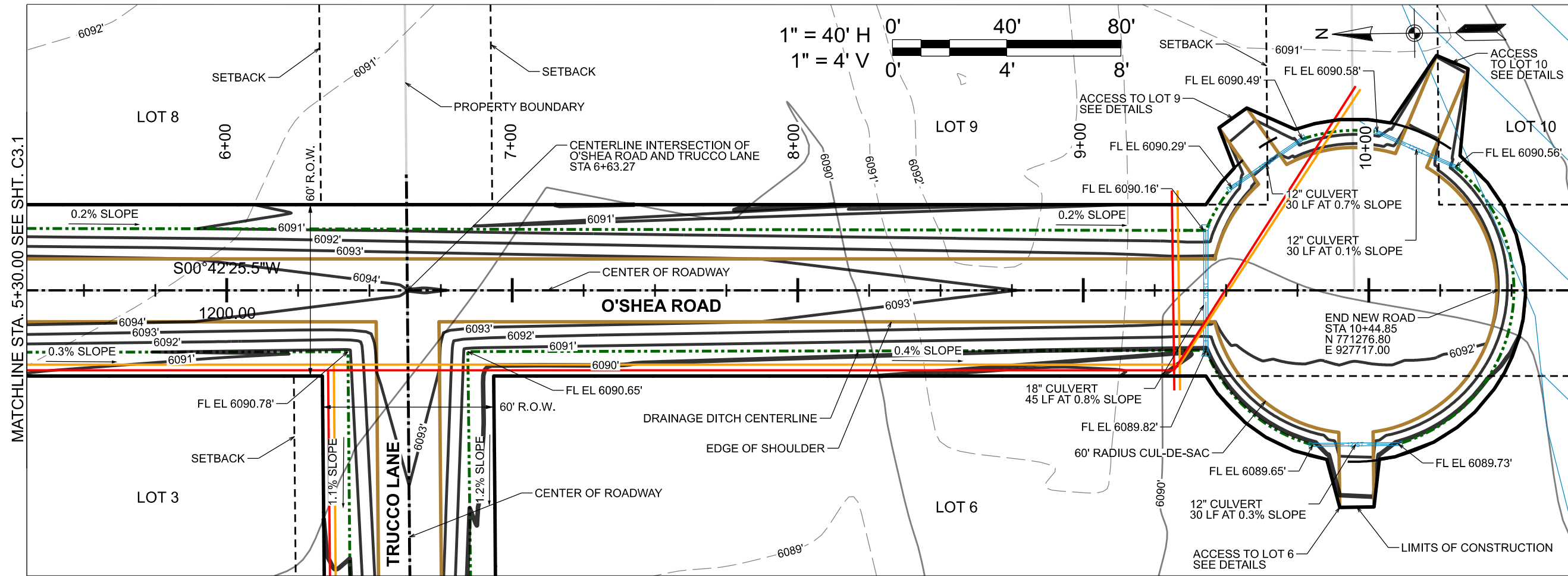
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PRELIMINARY PLAT DEVELOPMENT PLANS  
 IRISH ACRES  
 SECTION 10, T5N, R45E BM  
 TETON COUNTY IDAHO

O'SHEA RD  
 PLAN &  
 PROFILE

C3.1



MATCHLINE STA. 5+30.00 SEE SHT. C3.1

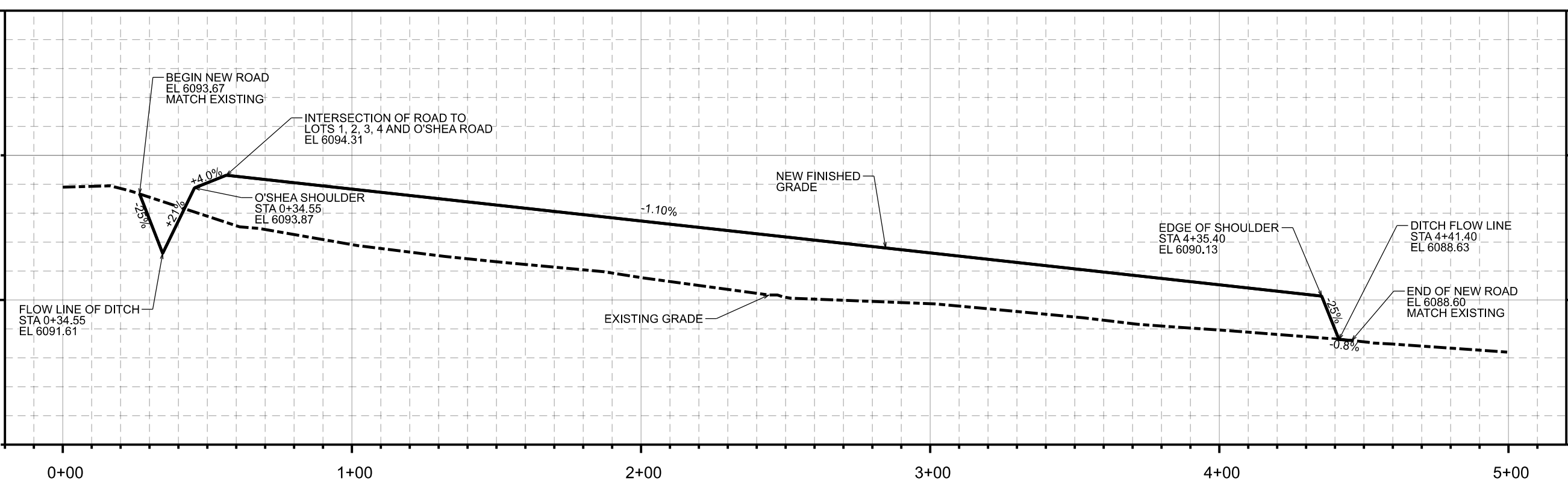
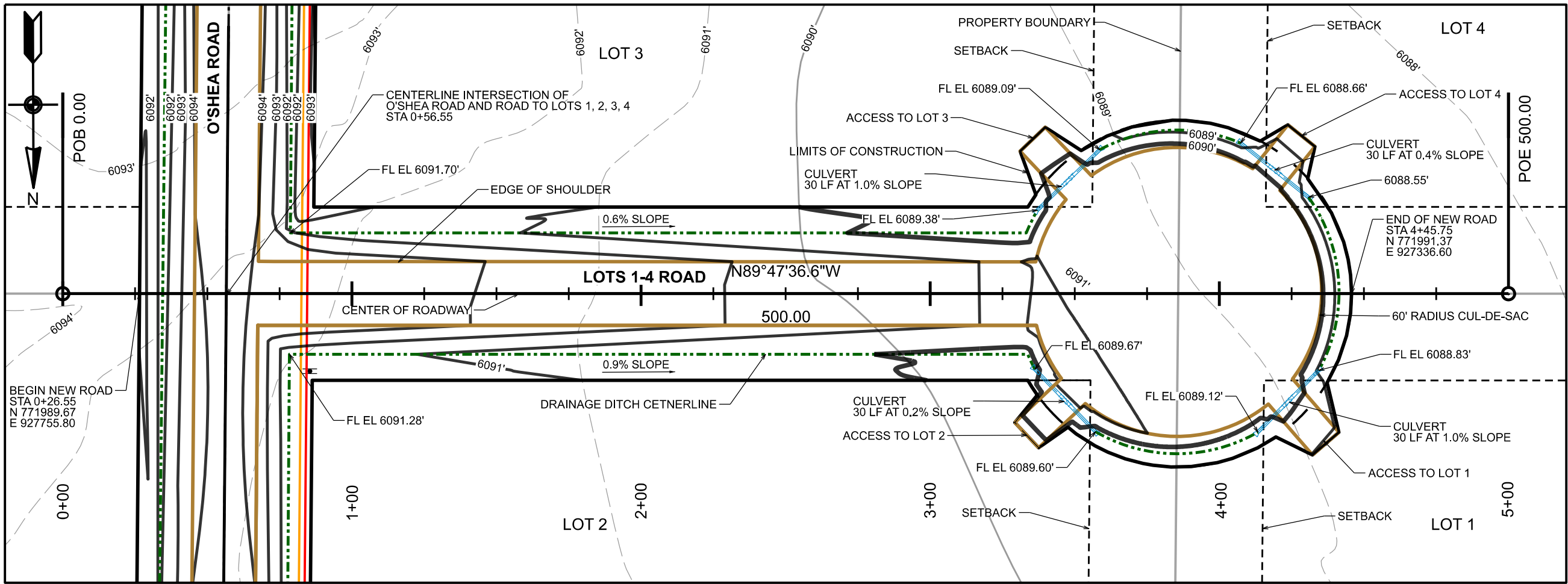
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O'SHEA RD  
 PLAN &  
 PROFILE

C3.2

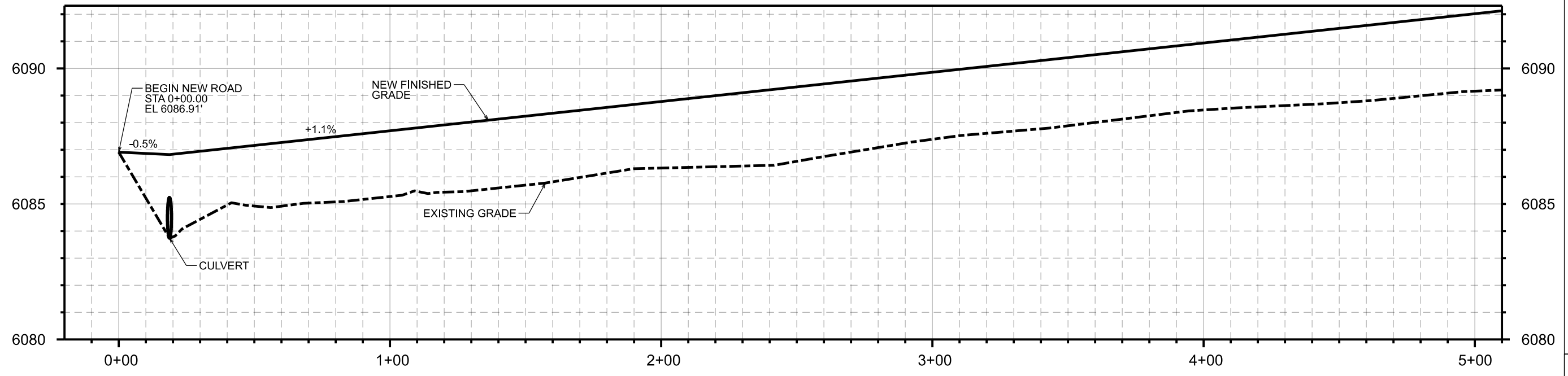
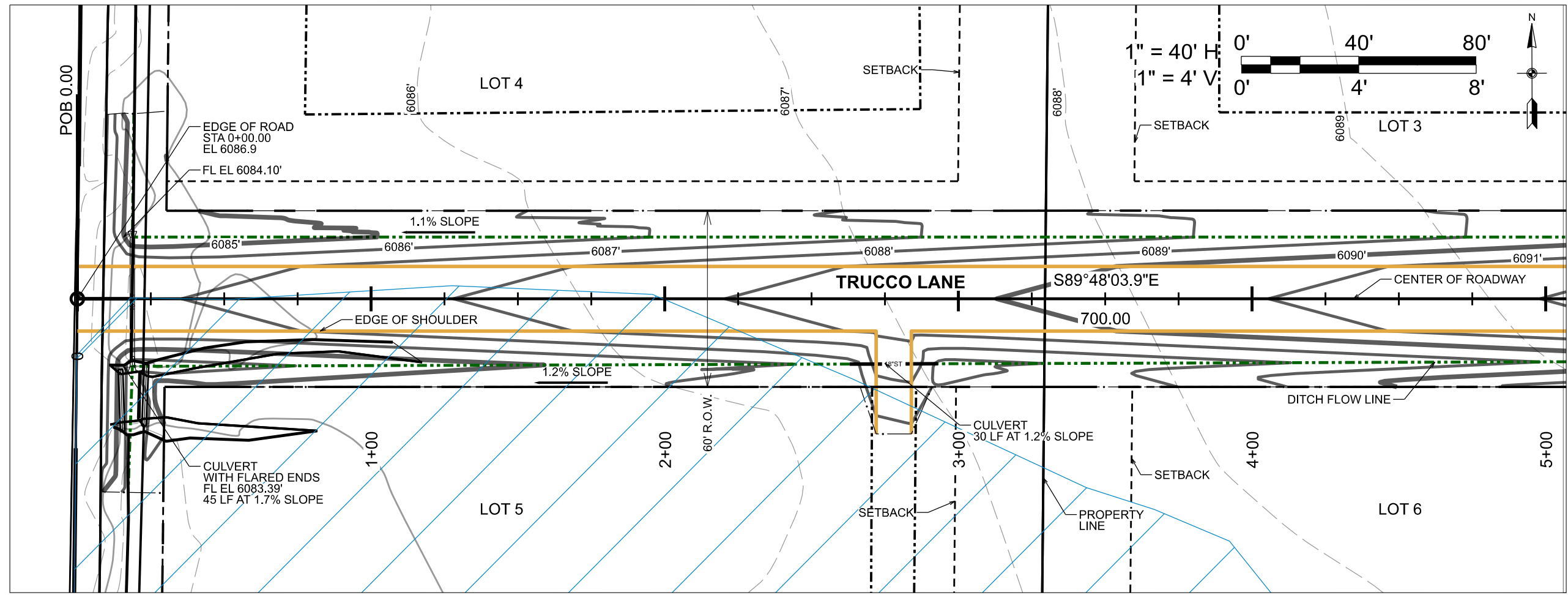


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PRELIMINARY PLAT DEVELOPMENT PLANS  
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LOTS 1-4  
 PLAN &  
 PROFILE  
 C3.3



MATCHLINE STA. 5+10.00 SEE SHT. C3.5

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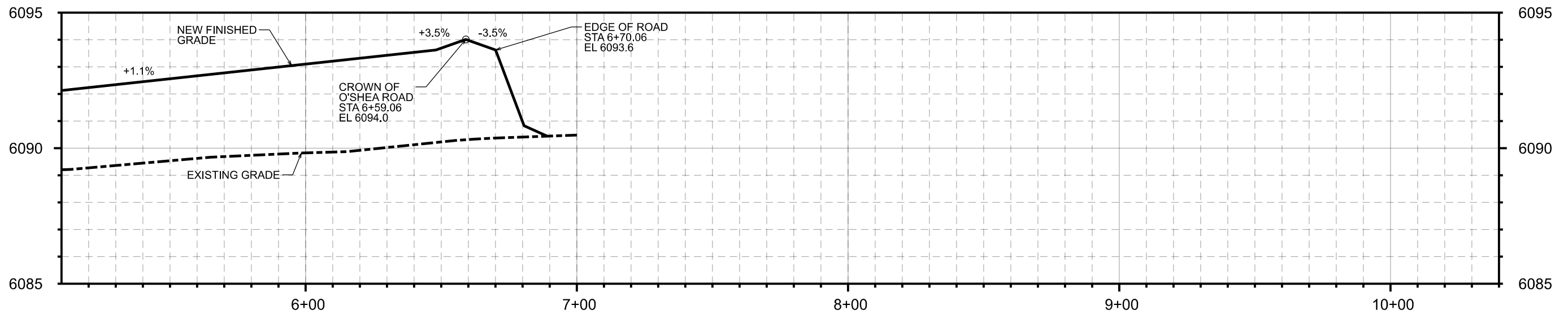
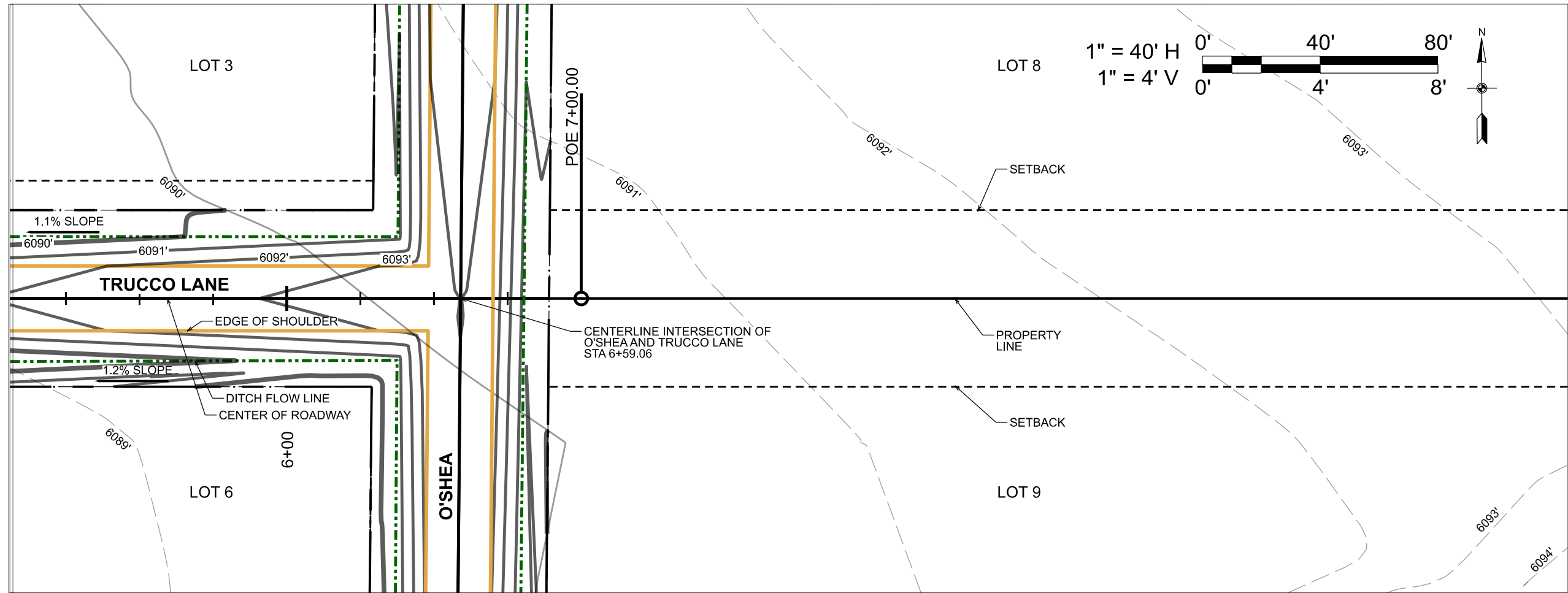
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SUBDIVISION APPLICATION  
 IRISH ACRES  
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TRUCCO LANE  
PLAN & PROFILE

C3.4

MATCHLINE STA. 5+10.00 SEE SHT. C3.4



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SUBDIVISION APPLICATION

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TRUCCO LANE  
PLAN & PROFILE

C3.5