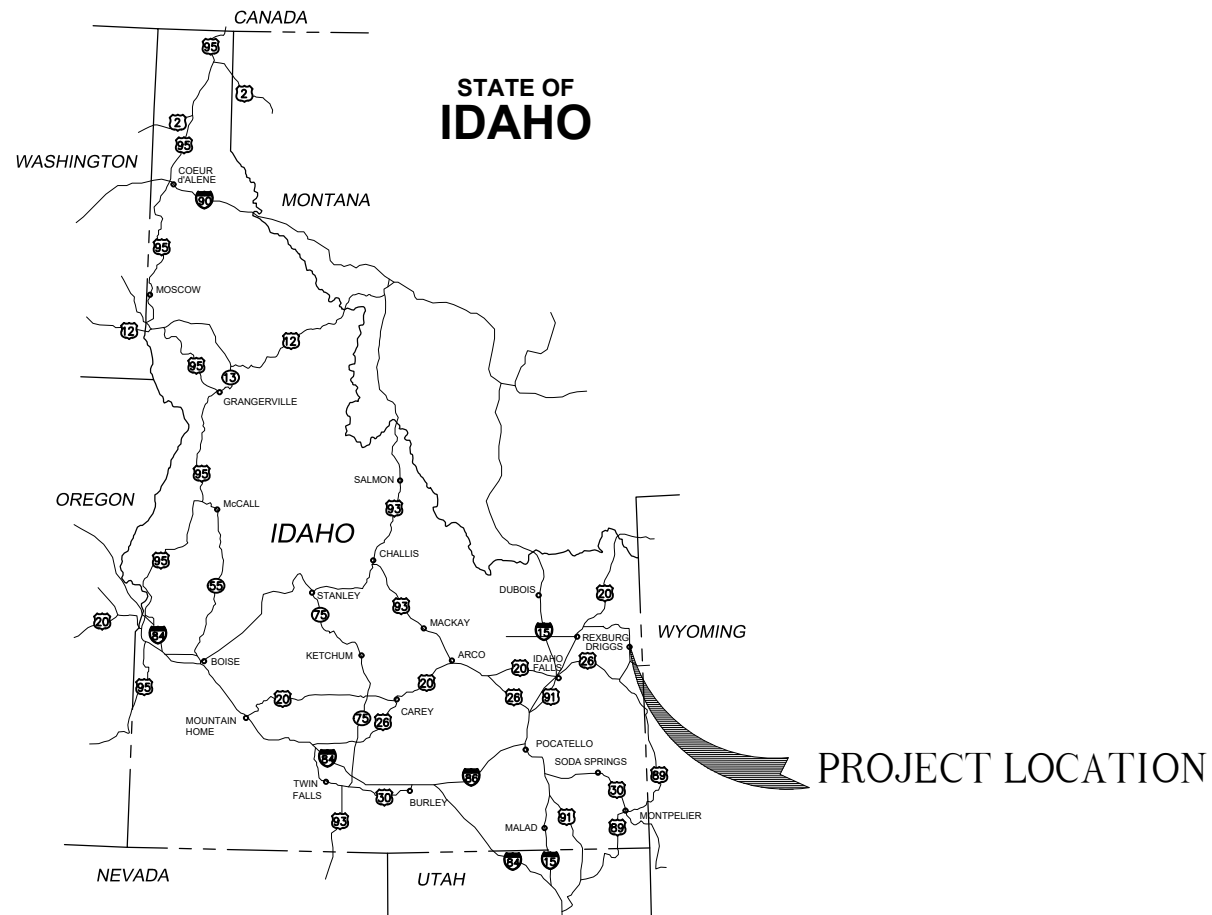


DOROTHY GAYLE RANCH SUBDIVISION CIVIL DESIGN

JANUARY 2023



LOCATION MAP



PROJECT LOCATION

VICINITY MAP

JANUARY 2023

PROJECT NUMBER 01-21-0040



NO.	REVISIONS	BY	DATE

Civilize, PLLC
Management and Engineering

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

DOROTHY GAYLE RANCH

SUBDIVISION COVER SHEET

SHEET NO:	C-GN-01
DATE:	JANUARY 2023
PAGE NO:	1 OF 14

SHEET INDEX

PAGE NO.	SHEET NO.	DRAWING NAME
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2.	C-GN-02	GENERAL LEGEND AND SYMBOLS

CIVIL DRAWINGS

3.	C-MP-01	SUBDIVISION MASTER PLAN
4.	C-MP-02	HARDSCAPE MASTER PLAN
5.	C-MP-03	GRADING AND DRAINAGE PLAN
6.	C-MP-04	PLAN AND PROFILE MASTER PLAN
7.	C-FP-01	FIRE POND SITE PLAN

PLAN AND PROFILE SHEETS

8.	C-PP-01	PLAN AND PROFILE - 10+00 - 19+00
9.	C-PP-02	PLAN AND PROFILE - 19+00 - 28+00
10.	C-PP-03	PLAN AND PROFILE - 28+00 - 37+46

DETAILS

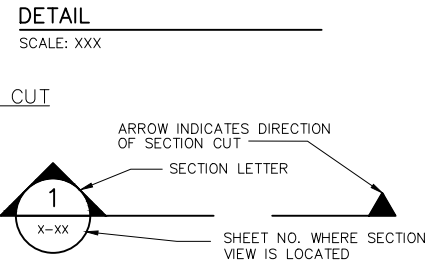
11.	C-SD-01	DETAILS
12.	C-SD-02	DETAILS
13.	C-SD-03	DETAILS
14.	C-SD-04	DETAILS

CIVIL LEGEND

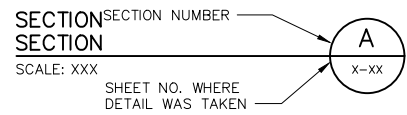
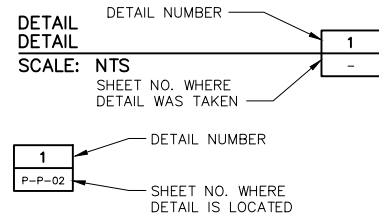
NAME	EXISTING	PROPOSED	FUTURE
WATER	— W —	— W —	— -W —
SANITARY SEWER	— SS —	— SS —	— -SS —
FORCE MAIN	— FM —	— FM —	— -FM —
STORM DRAIN	— SD —	— SD —	— -SD —
NATURAL GAS	— G —	— G —	— -G —
COMMUNICATION	— COMM —	— COMM —	— -COMM —
FIBER OPTIC	— FO —	— FO —	— -FO —
UNDERGROUND ELECTRIC	— UGE —	— UGE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

GENERAL LEGEND AND SYMBOLS

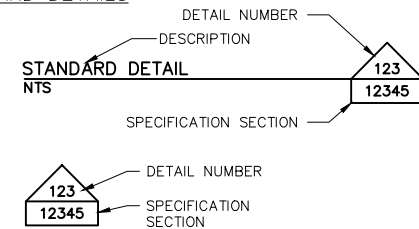
PLAN VIEW



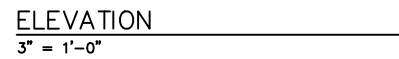
COMMON AND SPECIFIC DETAILS AND SECTIONS



STANDARD DETAILS



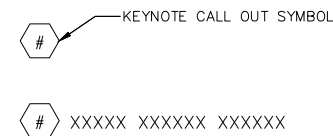
ELEVATIONS



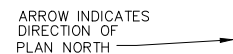
GENERAL NOTES:

#. XXXXX XXXXXX XXXXXX

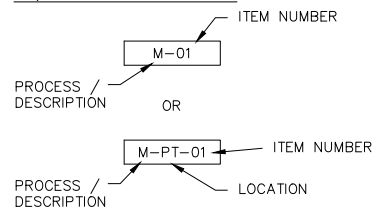
KEYED NOTES:



NORTH ARROW:



EQUIPMENT CALLOUT:



ABBREVIATIONS

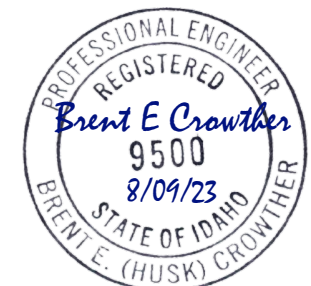
AB	ANCHOR BOLT, AGGREGATE BASE
ABC	AGGREGATE BASE COURSE
ABND	ABANDON
AC	ALTERNATING CURRENT
A/C	AIR CONDITIONING
ADMIN	ADMINISTRATION
AFF	AREA FOR FUTURE EXPANSION
AFG	ABOVE FINISH FLOOR
AGGR	ABOVE FINISH GRADE
AL	AGGREGATE ALUMINUM
BLDG	BUILDING
BM	BENCHMARK, BEAM
BOW	BOTTOM OF WALL
BP	BASE PLATE
BS	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.



NO.	REVISIONS	BY	DATE

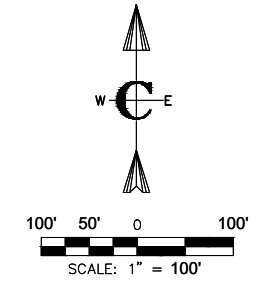
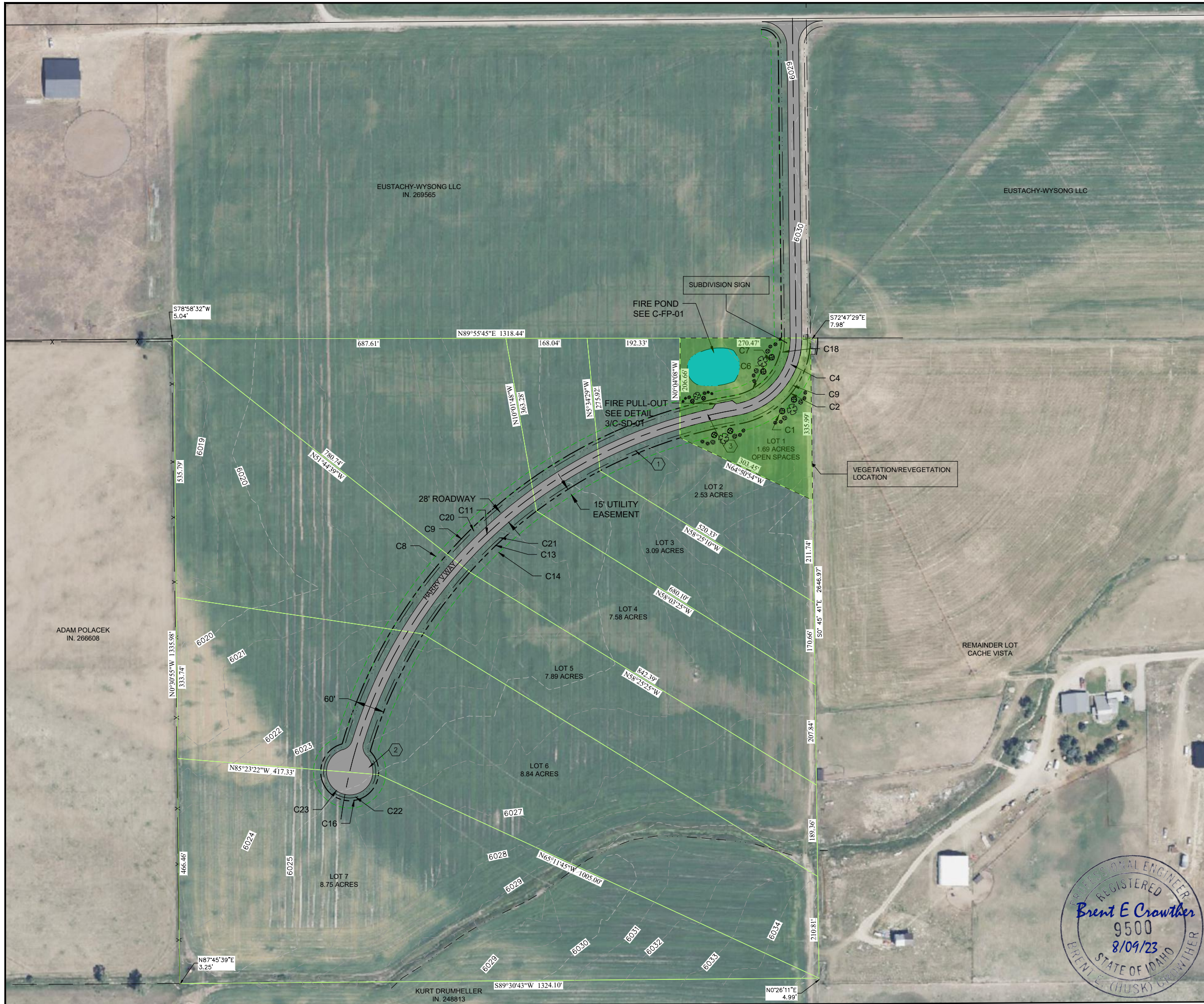
Civilize, PLLC
Management and Engineering

PROJECT NO.	DRAWN	DESIGNED	APPROVED	QA/QC
022424020	D. MILEEK	B. CROWTHER	B. CROWTHER	B. CROWTHER

DOROTHY GAYLE RANCH

SUBDIVISION SHEET INDEX, GENERAL LEGEND AND SYMBOLS AND GENERAL NOTES

SHEET NO:	C-GN-02
DATE:	JANUARY 2023
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GENERAL INFORMATION, JURISDICTION, ZONING
 JURISDICTION: TETON COUNTY, IDAHO
 GOVERNING CODE: TETON COUNTY SUBDIVISION REGULATIONS
 IMPACT AREA: TETON COUNTY, IDAHO
 SUBDIVISION: DOROTHY GAYLE RANCH
 LOT NO(S): 1 THROUGH 16
 PUBLIC LAND SURVEY SYSTEM: SW 1/4, NE 1/4 SEC. 5, TWP 5N, R10G 45E, B.M.
 LATITUDE AND LONGITUDE: 43°47'27"N 111°10'22"W
 EXISTING ZONING: AGRICULTURAL / RURAL RESIDENTIAL 2.5
 OVERLAY ZONES: NATURAL RESOURCES, WILDLIFE HABITAT, BIG GAME MIGRATION

PROPOSED DEVELOPMENT DESCRIPTION
 AREA OF PARCEL: 40.46 ACRES
 TYPE: RESIDENTIAL, SINGLE FAMILY
 NO. LOTS: 8
 AVERAGE DENSITY RESIDENTIAL LOTS: 6.74 ACRES/LOT
 PROPOSED ZONING: AGRICULTURAL / RURAL RESIDENTIAL 2.5

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
 a. ARTICLE 1: ZONING REGULATIONS: 2008
 b. ARTICLE 4: SUBDIVISION: 2008
 c. ARTICLE 2: STANDARDS: 2008
BUILDING CODES
 a. INTERNATIONAL BUILDING CODE (IBC): 2015
 b. INTERNATIONAL MECHANICAL CODE (IMC): 2015
 c. INTERNATIONAL ENERGY CONSERVATION CODE (IECC): 2015
 d. INTERNATIONAL FIRE CODE (IFC): 2012
TETON COUNTY AGRICULTURAL/RURAL RESIDENTIAL 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.
 IMPACT AREA: NA
 DESIGN REVIEW OVERLAY: NA
 OVERLAY ZONE: NA
ALLOWED USES
 SINGLE FAMILY RESIDENTIAL: PERMITTED
 MOBILE HOME, MODULAR: 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.
BUILDING HEIGHT
 BUILDINGS AND STRUCTURES: 30' MAX
ACCESSORY BUILDINGS
 LESS THAN 200 FT²: 12' MINIMUM
 GREATER THAN 200 FT²: MEET SETBACKS FOR A20 ZONE
OPEN SPACE
 OPEN SPACE REQUIRED: 0 ACRES
 TETON COUNTY ARR 2.5 ZONE: 0 ACRES
 OPEN SPACE PROVIDED: 1.69 ACRES
 GENERAL OPEN SPACE: 1.69 ACRES

NO.	REVISIONS	BY	DATE

Civilize, PLLC
 Management and Engineering

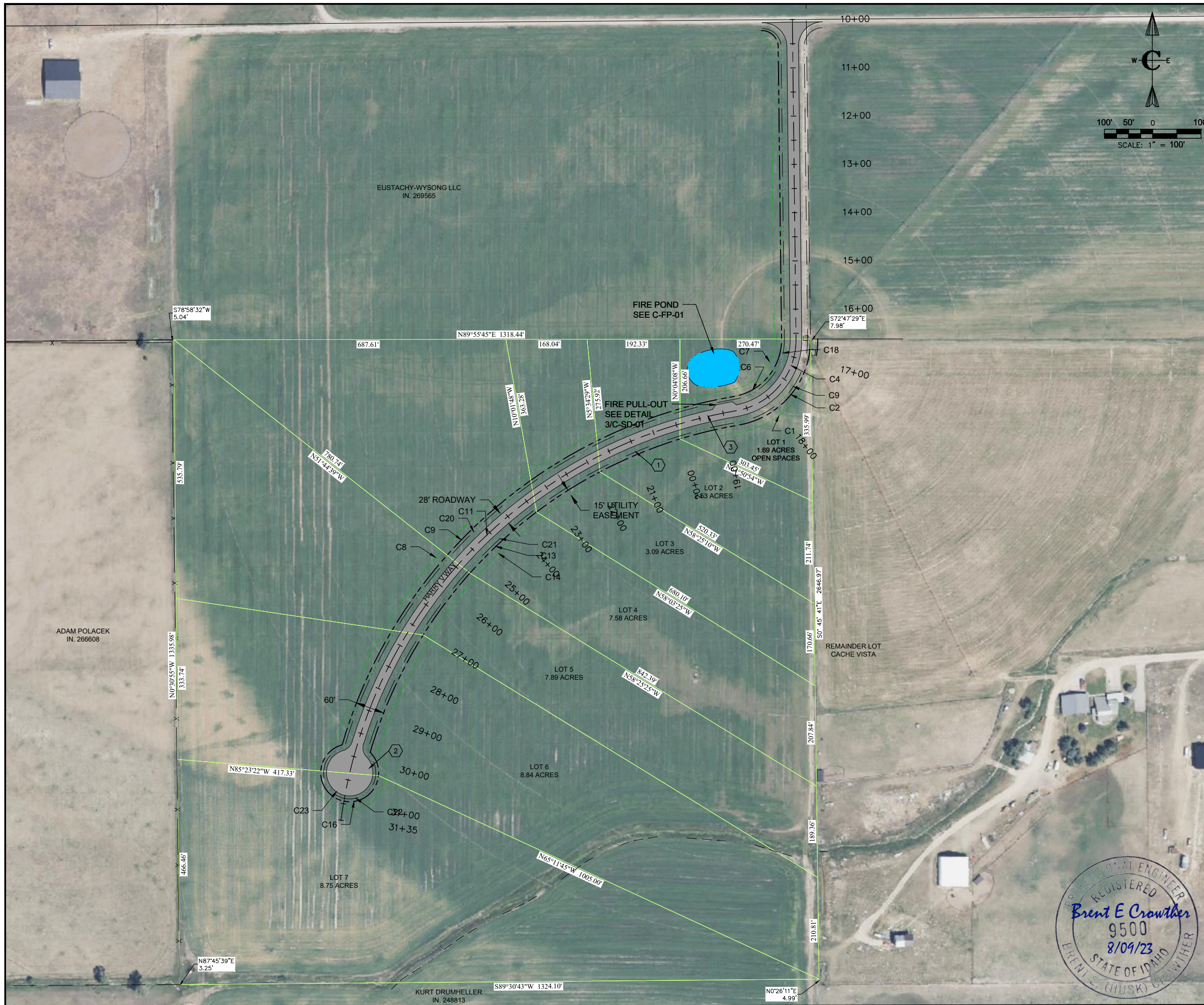
PROJECT NO.	02/24/2023
DRAWN	D. WLEER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	01/03/23

DOROTHY GAYLE RANCH
 SUBDIVISION
 SUBDIVISION MASTER PLAN AND LANDSCAPE PLAN

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	198.12	194.12	58.48	S51° 08' 59"W	189.63
C2	253.36	179.12	81.05	S39° 51' 57"W	232.76
C4	210.93	149.12	81.05	S39° 51' 57"W	193.78
C6	168.49	119.12	81.05	S39° 51' 57"W	154.79
C7	147.27	104.12	81.05	N39° 51' 57"E	135.30
C8	1153.27	1037.56	63.69	N48° 32' 46"E	1094.81
C9	1144.32	1022.56	64.12	S48° 19' 47"W	1085.53
C11	1261.99	992.56	72.85	S43° 57' 52"W	1178.68
C13	1075.65	962.56	64.03	S48° 22' 31"W	1020.55
C14	1050.63	947.56	63.53	S48° 37' 29"W	997.64
C16	314.14	60.00	299.98	S75° 11' 04"E	60.02
C17	374.66	75.00	286.22	N74° 57' 08"W	90.04
C18	191.00	137.12	79.81	S39° 14' 57"W	175.93
C19	227.90	161.12	81.05	N39° 51' 57"E	209.37
C20	1064.32	1004.56	60.70	S47° 19' 32"W	1015.24
C21	1082.72	980.56	63.26	N48° 45' 23"E	1028.55
C22	314.14	60.00	299.98	S75° 11' 04"E	60.02
C23	248.35	48.00	296.45	S74° 49' 08"E	50.55

PROFESSIONAL ENGINEER
 REGISTERED
 Brent E Crowther
 9500
 8/09/23
 STATE OF IDAHO
 BRENT E. (HUSK) CROWTHER

SHEET NO:
C-MP-01
 DATE:
 JANUARY 2023
 PAGE NO:
 3 OF 14



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.
- PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
- 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 (ISPWD) AS FOLLOWS. IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPWD.
 - 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:
 - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
 - 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.
 - 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

- ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
 - 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

- 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

- 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

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

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

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

CONSTRUCTION NOTES - APPROACH (ITD STANDARDS)

- EARTHWORK SHALL BE PROVIDED AND PERFORMED PER THE ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 - EARTHWORK.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED AND PERFORMED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 200 - EARTHWORK.
- GRANULAR SUBBASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 301 - GRANULAR SUBBASE.
- AGGREGATE BASE SHALL BE FURNISHED AND INSTALLED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 303 - AGGREGATE BASE.
- BITUMINOUS SURFACING SHALL BE FURNISHED AND INSTALLED PER 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 400 - SURFACE COURSES AND PAVEMENT.
- TRAFFIC CONTROL SHALL BE PERFORMED AND PROVIDED PER ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 626 - TEMPORARY TRAFFIC CONTROL.
- MATERIALS SHALL COMPLY WITH 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DIVISION 700 - MATERIALS

KEYED NOTES

ROADWAY AND PARKING

- 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.
- 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
- 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-02
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH AND CONSTRUCT 12" X 12" RIBBON CURB WITH TOP FLUSH WITH ROADWAY SURFACE.
- FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS
- CONSTRUCT DRAINAGE SWALE AS SHOWN AND IN ACCORDANCE WITH THE GRADING AND DRAINAGE PLAN.

PROJECT NO.	02/24/2023
DRAWN	D. WILBER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	01/09/23

Civilize, PLLC
Management and Engineering

DOROTHY GAYLE RANCH

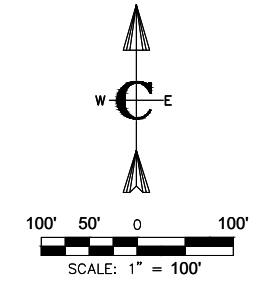
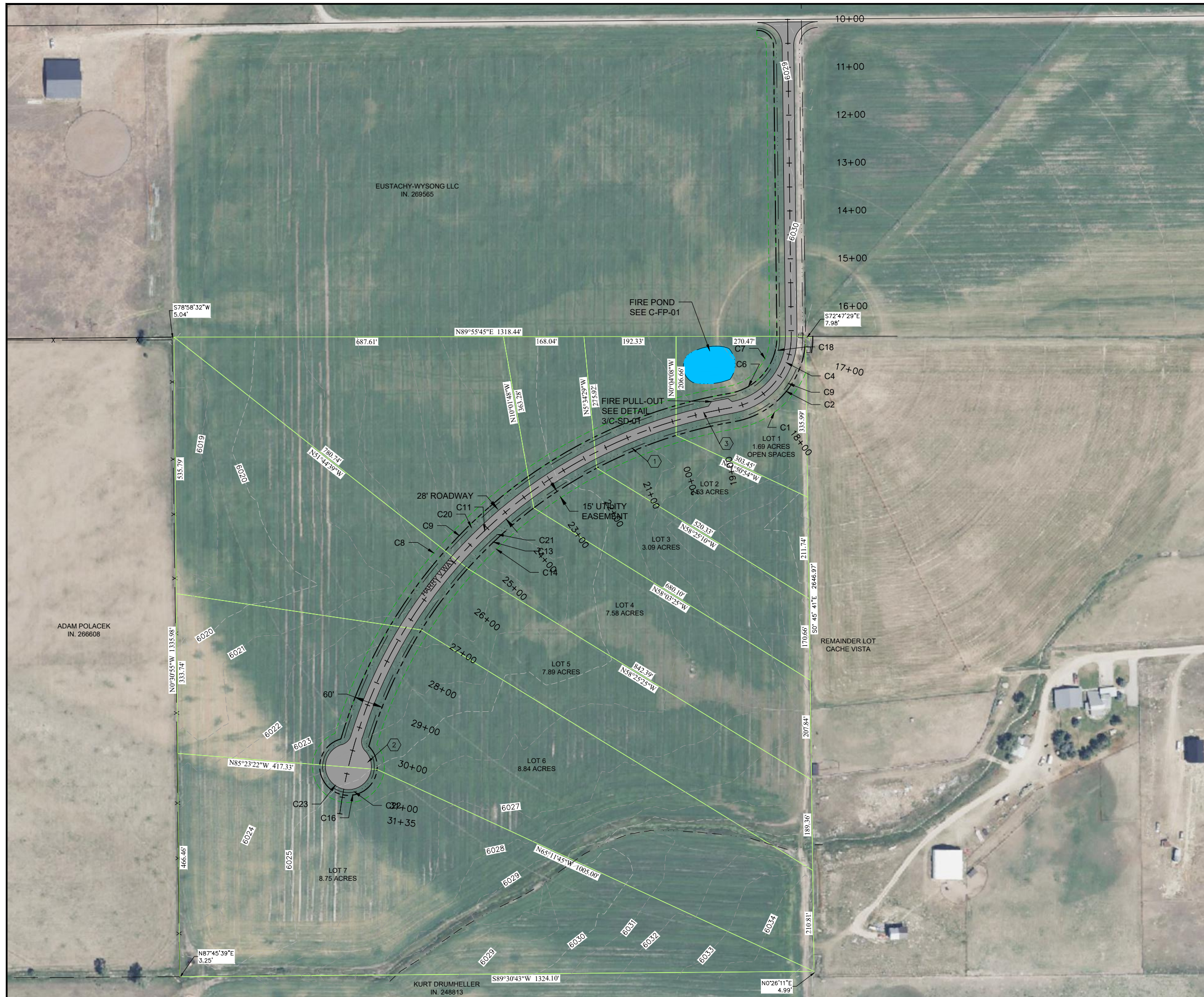
SUBDIVISION

HARDSCAPE MASTER PLAN

SHEET NO: **C-MP-02**

DATE: **JANUARY 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 ISWPC 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 ISWPC SECTION 203 - SOIL MATERIALS.
 - STRUCTURAL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED PER TETON COUNTY H&SGDC AND ISWPC SECTION 204 - STRUCTURAL EXCAVATION AND COMPACTION BACKFILL.
 - DEWATERING, IF NECESSARY, SHALL BE PERFORMED PER ISWPC SECTION 205 - DEWATERING.
 - EROSION CONTROL SHALL BE PERFORMED PER ISWPC SECTION 206 - PERMANENT EROSION CONTROL.
 - STORMWATER MANAGEMENT SHALL BE PROVIDED AND PERFORMED PER SECTION 207 - PERMANENT STORMWATER BEST MANAGEMENT PRACTICES.
 - TRENCH EXCAVATION SHOULD BE PERFORMED PER ISWPC SECTION 301 - TRENCH EXCAVATION.
 - ROCK EXCAVATION, IF NECESSARY, SHALL BE PERFORMED PER SECTION 302 - ROCK EXCAVATION.
 - OVEREXCAVATION FOR UNSUITABLE MATERIALS SHALL BE PERFORMED PER SECTION 304 - TRENCH FOUNDATION STABILIZATION.
 - BACKFILLING OF TRENCHES SHALL BE PERFORMED PER SECTION 306 - TRENCH BACKFILL.
 - PROVIDE AND INSTALL STORM DRAIN INLETS, CATCH BASINS, MANHOLES, AND OTHER STORM DRAIN COMPONENTS PER ISWPC DIVISION 600 CULVERTS, STORM DRAIN, AND GRAVITY IRRIGATION.

- KEY NOTES:**
- DESIGN CRITERIA**
- STORM DRAIN DESIGN CRITERIA ARE EXTRACTED FROM THE CITY OF TETONIA MUNICIPAL CODE, TITLE 9 LAND USE CODE - CHAPTER 11 SUBDIVISION.
 - STORM DRAINAGE RAINFALL VALUES AND RUN-OFF COEFFICIENTS SHALL BE ESTABLISHED IN ACCORDANCE WITH STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.
 - THE PEAK FLOW RATE AND MAXIMUM WATER SURFACE ELEVATIONS MUST BE CALCULATED FOR THE 25-YEAR, 1-HOUR STORM EVENT.
 - THE OVERFLOW ROUTE SHALL DIRECT THE 25-YEAR, 24-HOUR POST-DEVELOPMENT FLOW SAFELY TOWARDS THE DOWNSTREAM CONVEYANCE SYSTEM.
 - THE CITY OF TETONIA USES THE 100-YEAR, 24-HOUR EVENT FOR SIZING OF ON-SITE RUNOFF STORAGE FACILITIES.
 - A DISCHARGE RATE OF 0.2 CFS PER GROSS PROJECT ACRE IS ALLOWED IN THE HYDRAULIC CALCULATIONS.
 - ADEQUATE SPILLWAY PROVISIONS MUST BE PROVIDED TO PASS THE STORM WATER IN EXCESS OF THE 100-YEAR, 24-HOUR STORM EVENT.

STORMWATER QUANTITY (DRAINAGE CONVEYANCES)

DESIGN STORM	10-YEAR, 24-HOUR
TOTAL PRECIPITATION DEPTH	1.70"

STORMWATER QUANTITY (RETENTION)

DESIGN STORM	100-YEAR, 24-HOUR
TOTAL PRECIPITATION DEPTH	2.80"

RETENTION

PLAN FOR RETENTION OF TOTAL 100-YEAR, 24-HOUR DESIGN STORM WITH INFILTRATION VIA SHALLOW INJECTION WELLS LOCATED IN EACH OF TWO RETENTION PONDS. ASSUME 50% OF THE STORM VOLUME IS RETAINED IN EACH POND.

TOTAL STORM VOLUME, 100-YEAR, 24-HOUR	742,487 CF
PREDEVELOPMENT RUNOFF COEFFICIENT (VEGETATION, AVERAGE 1% - 3% SLOPE)	0.20 IN
TOTAL STORMWATER RUNOFF, PREDEVELOPMENT	148,497 CF
POSTDEVELOPMENT RUNOFF COEFFICIENT (COMPOSITE)	0.21 IN
TOTAL STORMWATER RUNOFF, POST DEVELOPMENT	158,150 CF
REQUIRED RETENTION VOLUME	9,653 CF
RETENTION METHOD	TWO RETENTION PONDS
RETENTION VOLUME PROVIDED (5' TRENCH PLUS MANHOLES)	160,000 CF

INFILTRATION

DISPERSAL METHOD	SHALLOW INJECTION WELLS
NUMBER OF SHALLOW INJECTION WELLS	2
SURFACE AREA ONE SHALLOW INJECTION WELL (10' DIAMETER)	78 SF
TOTAL SURFACE AREA	156 SF
INFILTRATION RATE (ESTIMATE FOR SANDY/GRAVEL WITH COBBLES)	4.0 IN/HOUR
INFILTRATED VOLUME PER 24 HOURS	14,976 CF

NO.	REVISIONS	BY	DATE

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Management and Engineering

PROJECT NO: 02/24/2023
DRAWN: D. WILBER
DESIGNED: B. CROWTHER
APPROVED: B. CROWTHER

DOROTHY GAYLE RANCH

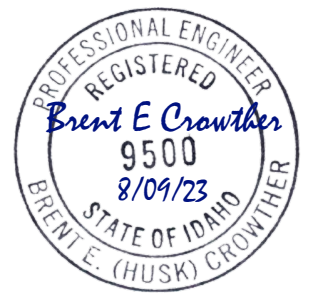
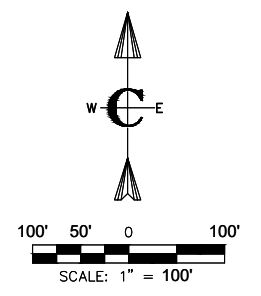
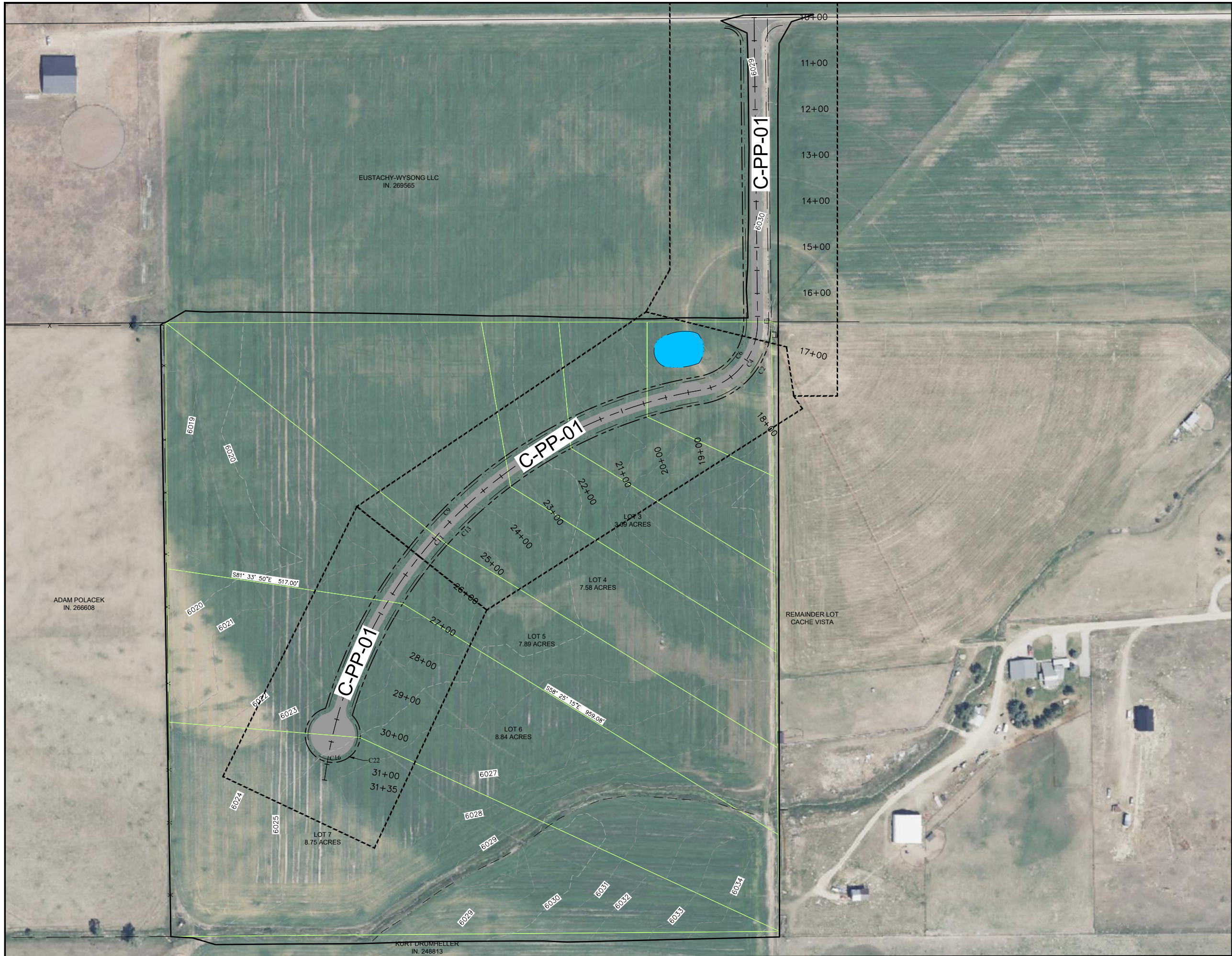
SUBDIVISION: GRADING AND DRAINAGE MASTER PLAN

SHEET NO: **C-MP-03**

DATE: JANUARY 2023

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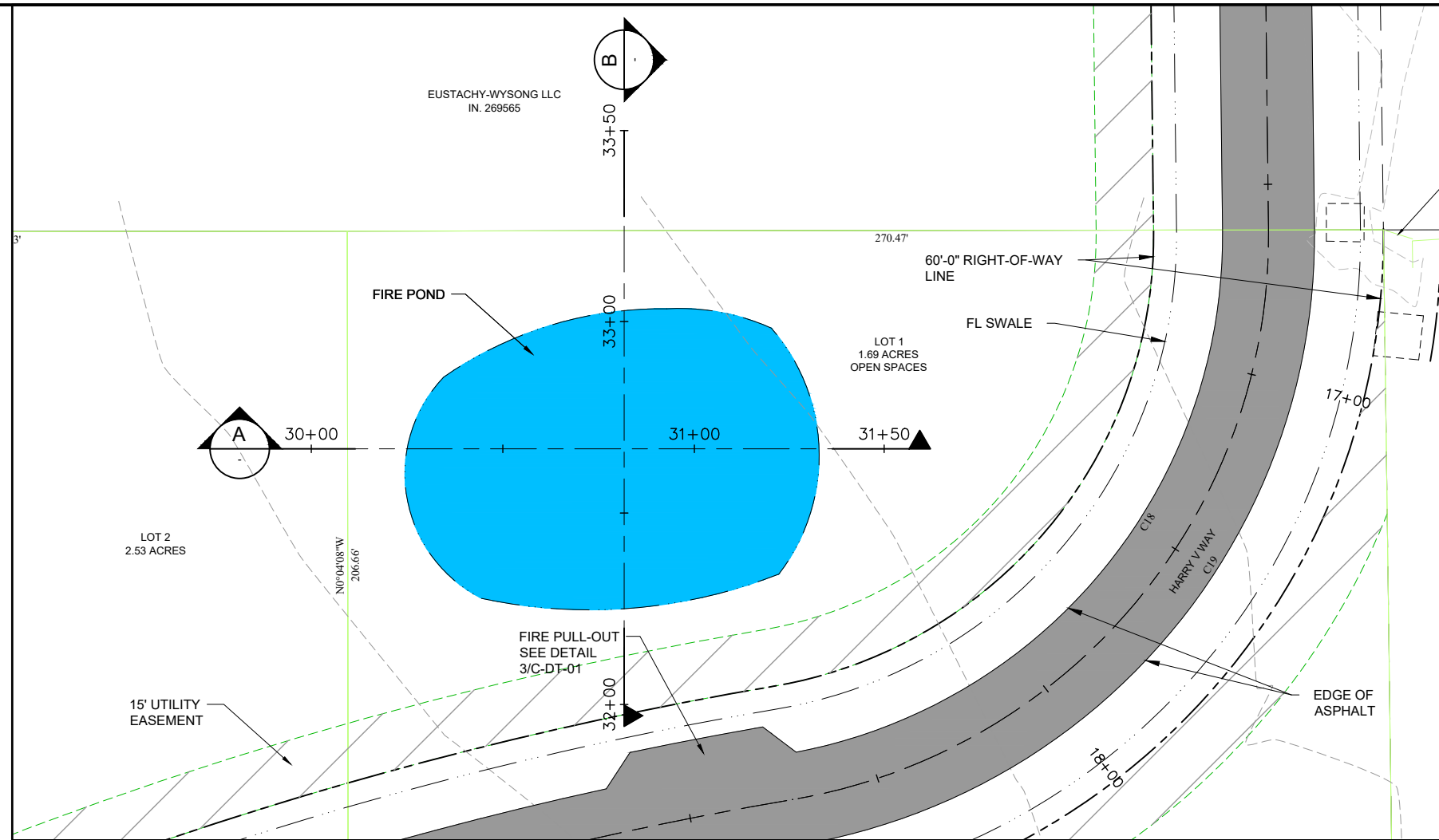
Civilize, PLLC
Management and Engineering

PROJECT NO.	02/24/2013
DRAWN	D. WILBER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	B. CROWTHER

DOROTHY GAYLE RANCH

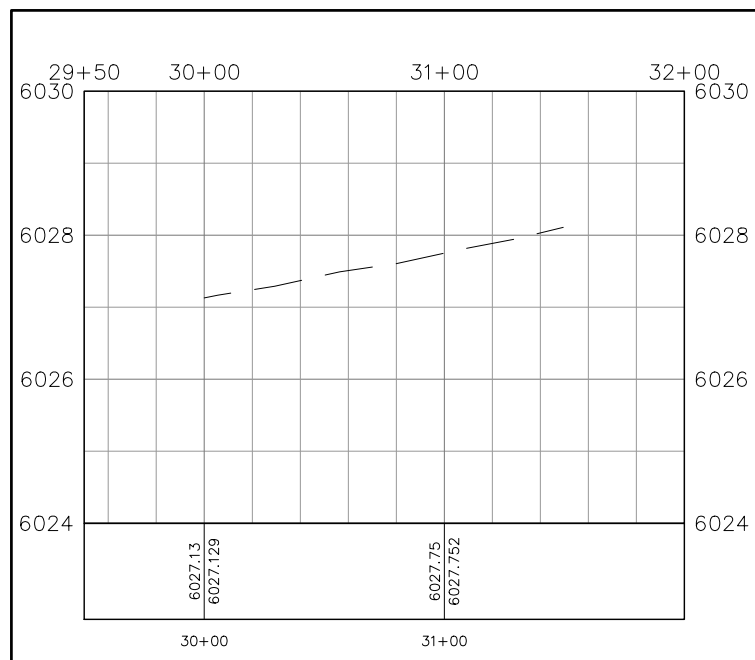
SUBDIVISION
PLAN AND PROFILE
MASTER PLAN

SHEET NO:	C-MP-04
DATE:	JANUARY 2023
PAGE NO:	6 OF 14



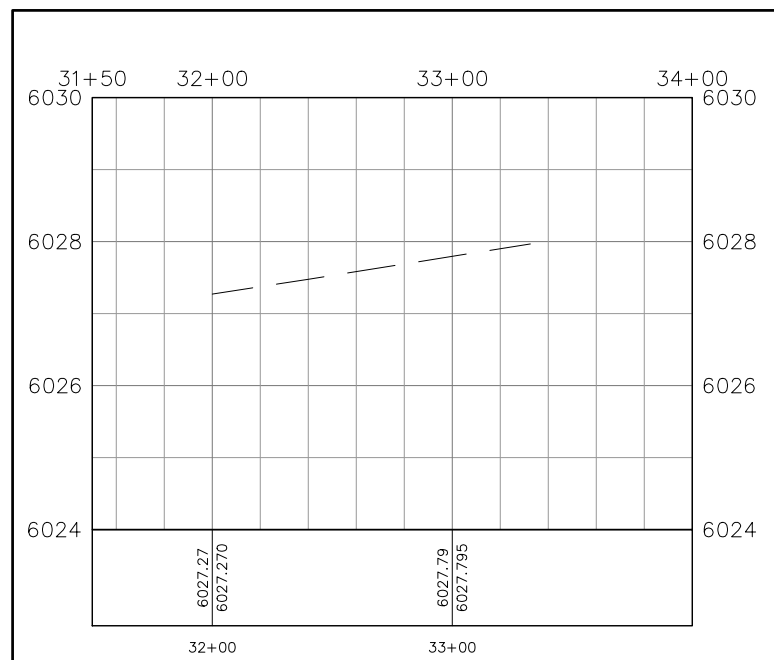
PLAN VIEW

SCALE: 1" = 20'



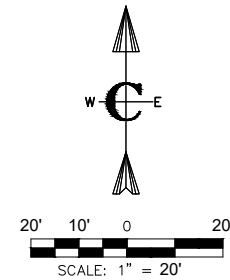
FIRE POND SECTION

SCALE: NTS



FIRE POND SECTION

SCALE: NTS



CONSTRUCTION NOTES:

GENERAL NOTES - DRY HYDRANT AND FIRE POND

A. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH NFPA 1231 "STANDARD ON WATER SUPPLIES FOR SUBURBAN AND RURAL FIRE FIGHTING."

B. 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

C. THE INTAKE STRAINER SHALL BE PLACED AT LEAST EIGHT FEET BELOW THE NORMAL WATER ELEVATION OF THE POND

a. THE TOP TWO FEET OF WATER BELOW THE NORMAL WATER ELEVATION SHOULD ALLOW FOR DROUGHT AND ICE CONDITIONS AND SHOULD BE CONSIDERED NON-USABLE.

b. THE SIX FEET IMMEDIATELY ABOVE THE INTAKE STRAINER SHOULD BE CONSIDERED USABLE WATER WITH A TOTAL VOLUME IN THIS ZONE OF 120,000 GALLONS

D. A MINIMUM OF TWO FEET SHALL SEPARATE THE BOTTOM OF THE INTAKE STRAINER AND THE BOTTOM OF THE POND.

DRY HYDRANT PLACEMENT

E. THE DRY HYDRANT FITTING AT THE ROAD SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE DISTRICT.

SPECIFICATIONS

F. 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.

G. HORIZONTAL PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.

H. RISER PIPING SHALL HAVE A MINIMUM INSIDE DIAMETER OF SIX INCHES.

I. AN INTAKE STRAINER CAPABLE OF SUPPORTING THE FLOW REQUIREMENTS SHALL BE PROVIDED.

J. HORIZONTAL PIPE SHALL BE BURIED AND PLACED NEARLY LEVEL WITH MINIMUM COVER OF 5 FEET BELOW FINISHED GRADE.

K. 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

L. THE FOUNDATION AREA, POOL AREA, AND BORROW AREA SHALL BE CLEARED OF ALL TREES, STUMPS, ROOTS AND OTHER DEBRIS.

M. TOPSIL SHALL BE STRIPPED FROM THE FOUNDATION AREA AND STOCKPILE FOR FUTURE USE.

N. THE FOUNDATIONS AREA SHALL BE SCARIFIED BEFORE THE FIRST LAYER OF FILL IS PLACED.

O. 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.

P. 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
 FREEBOARD _____ 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



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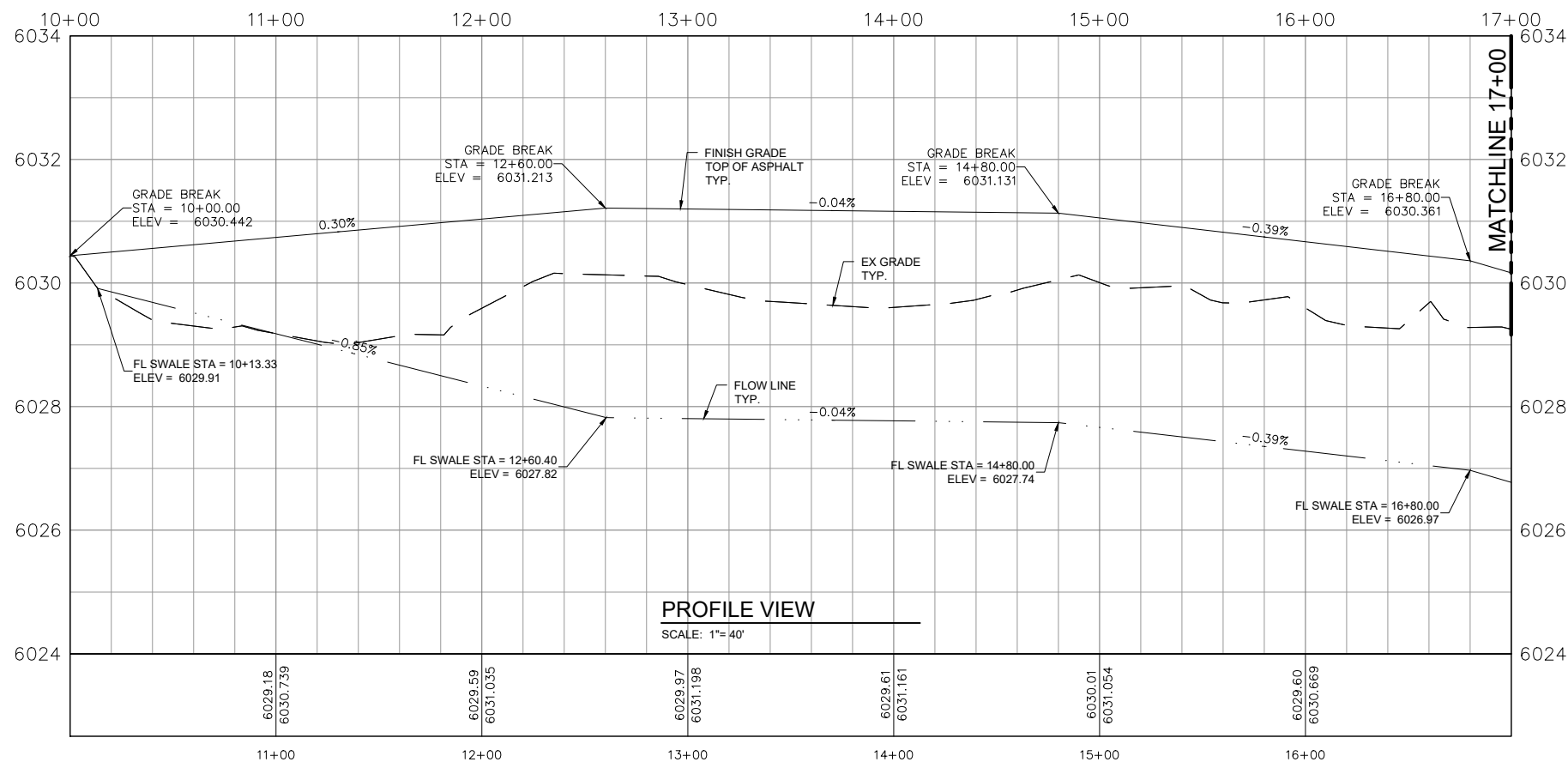
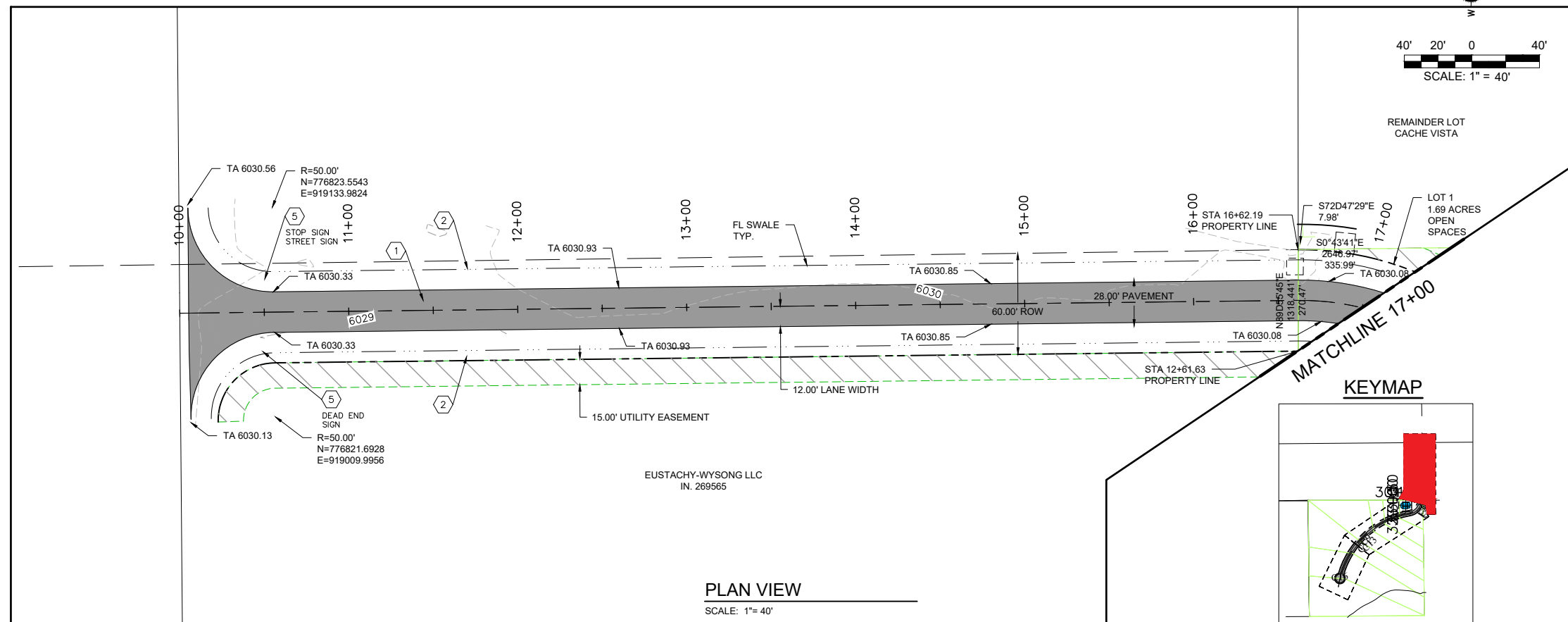
Civilize, PLLC
 Management and Engineering

PROJECT NO. 02/24/0283	DRAWN D. WILBER
DESIGNED B. CROWTHER	APPROVED B. CROWTHER

DOROTHY GAYLE RANCH

SUBDIVISION
 FIRE POND SITE PLAN

SHEET NO: C-FP-01
 DATE: JANUARY 2023
 PAGE NO: 7 OF 14



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

- 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.
 - PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
 - 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 (ISPMC) AS FOLLOWS: IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPMC.
 - 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:
 - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
 - 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.
 - 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**
- ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
 - 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

- 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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- 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
#16	48-68
#40	30-45
#200	10-18

- 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**
- QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPMC.

- KEYED NOTES**
- ROADWAY AND PARKING**
- FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC.
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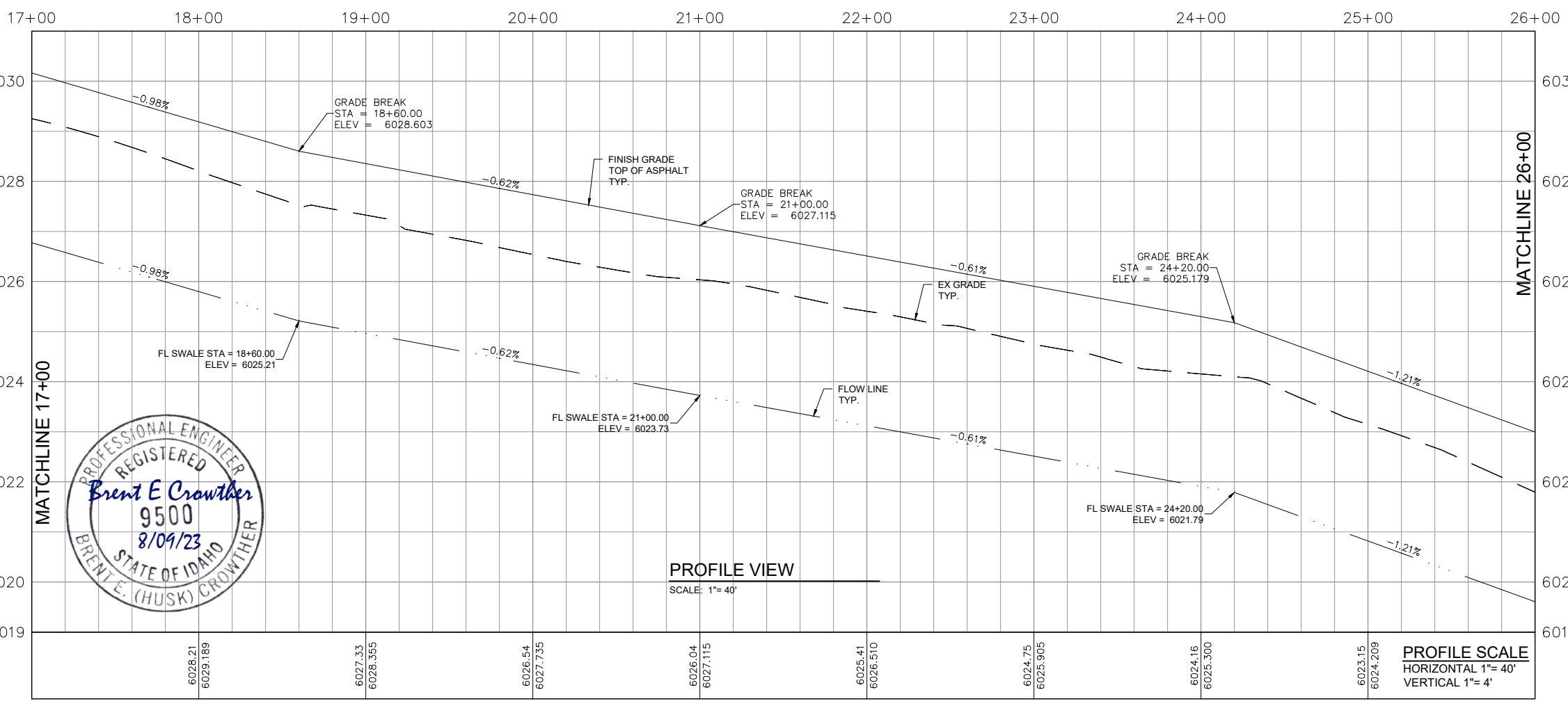
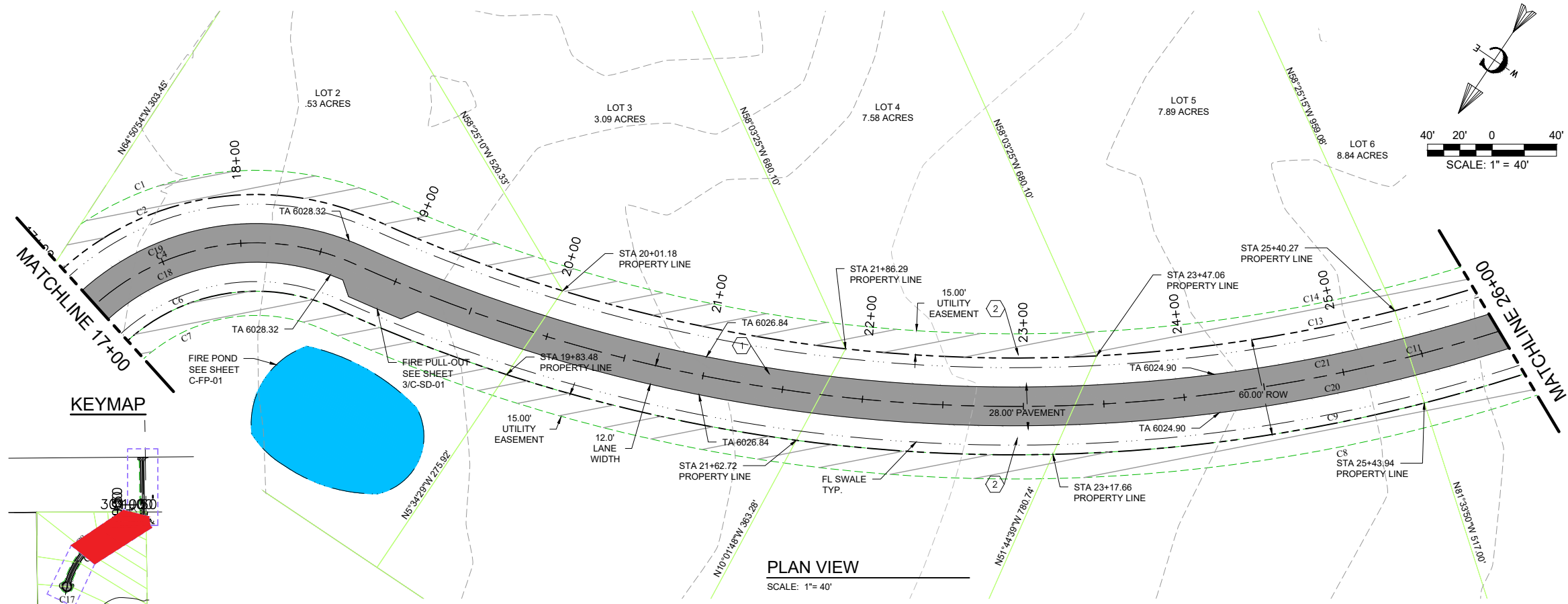
PROJECT NO. 02/24/2023
DRAWN BY D. WILBER
DESIGNED BY B. CROWTHER
APPROVED BY B. CROWTHER

DOROTHY GAYLE RANCH

SUBDIVISION

PLAN AND PROFILE
SHEET-STA10+00 TO STA 17+00.00

SHEET NO. **C-PP-01**
DATE: JANUARY 2023
PAGE NO. 8 OF 14



- CONSTRUCTION NOTES**
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 - EARTHWORK INCLUDING EROSION CONTROL _____ DIVISION 200
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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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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:

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- QUALITY CONTROL**
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- KEYED NOTES**
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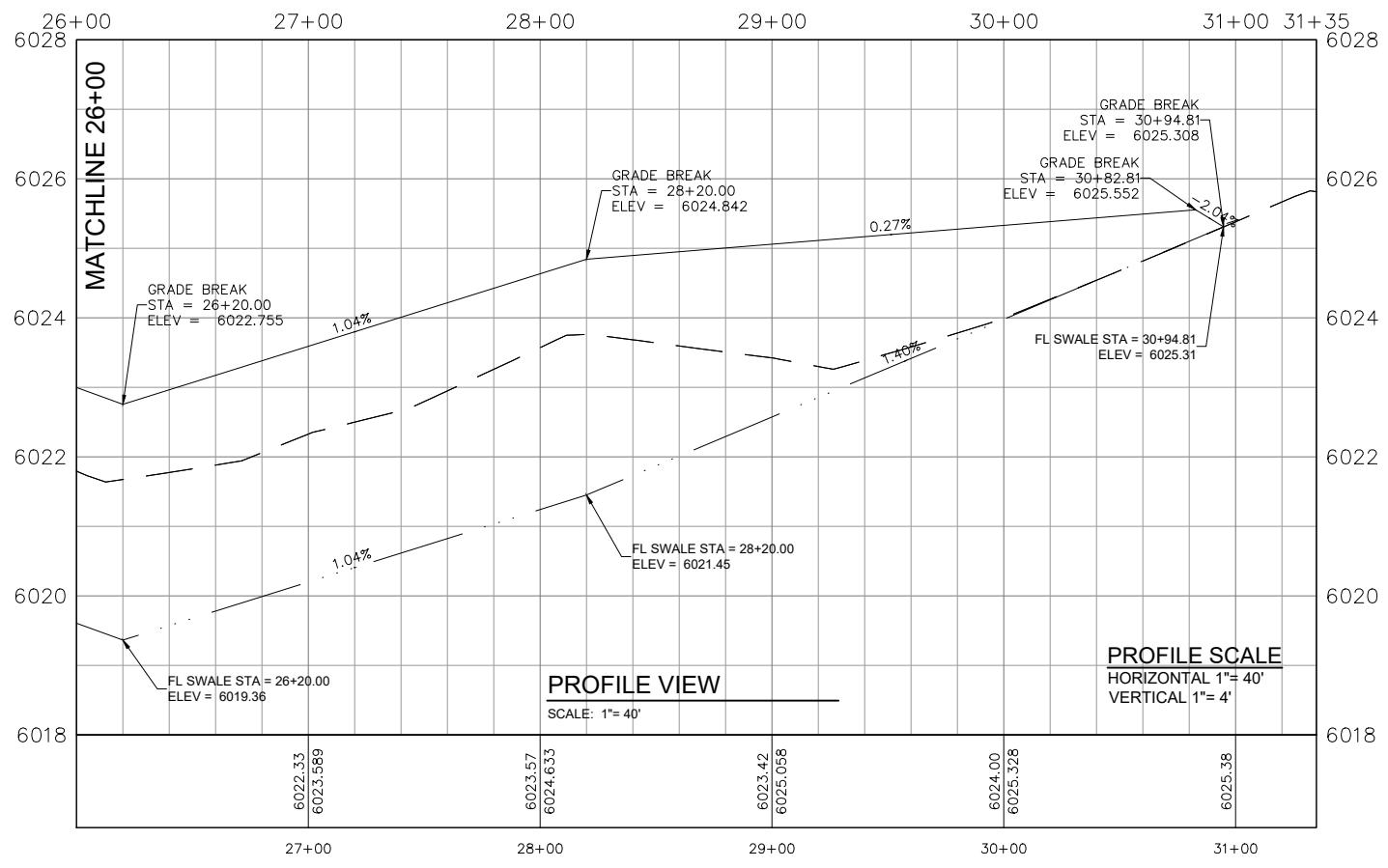
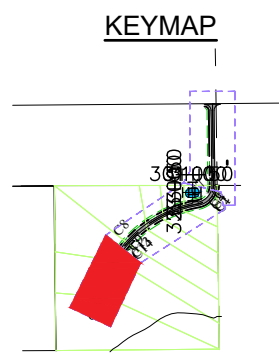
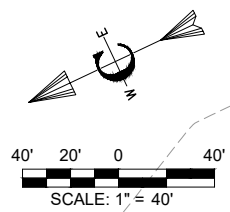
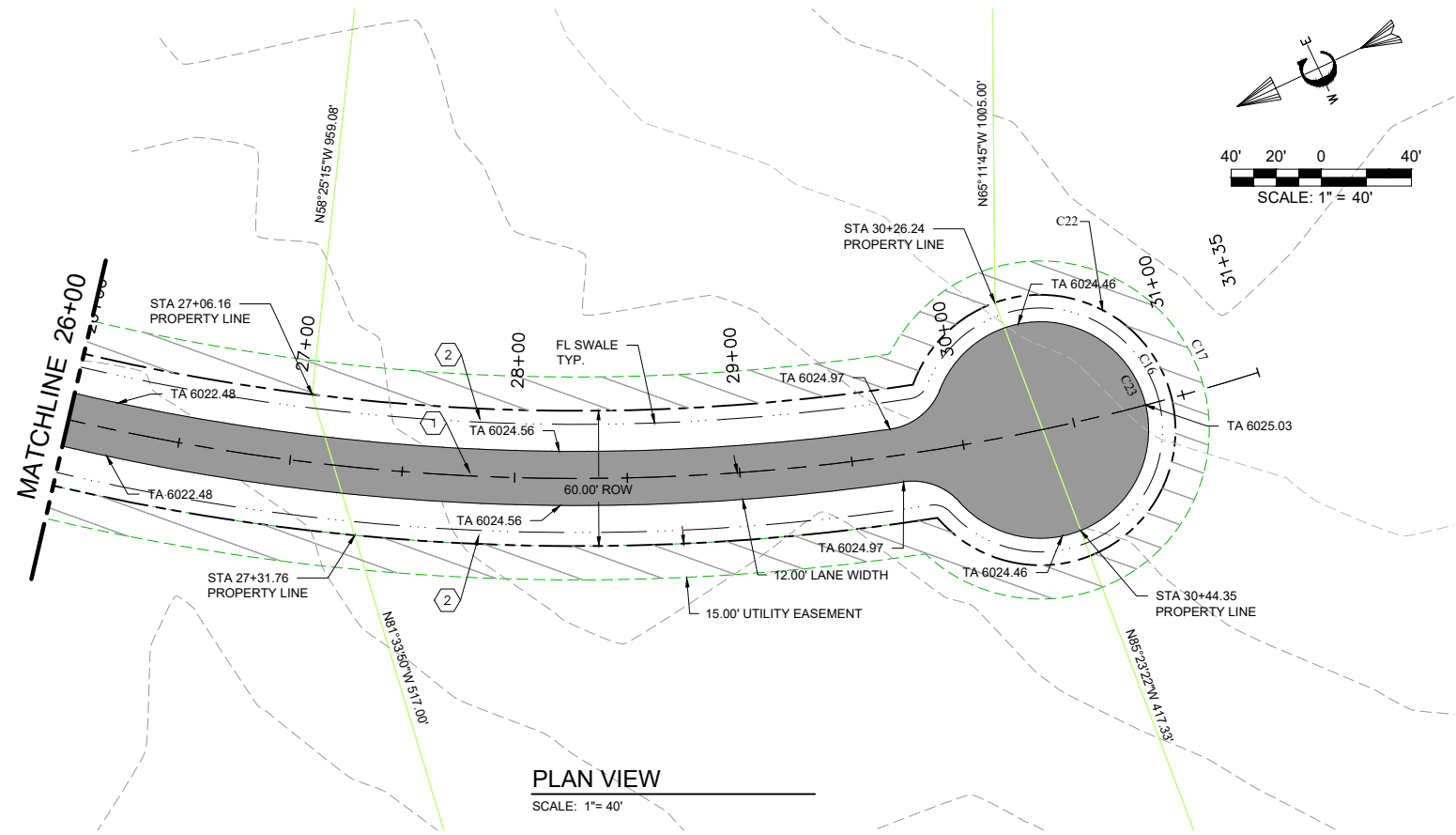
DOROTHY GAYLE RANCH

SUBDIVISION

PLAN AND PROFILE

SHEET-STA17+00 TO STA 26+00.00

SHEET NO. **C-PP-02**
DATE: JANUARY 2023
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- 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.
 - PROTECT EXISTING IMPROVEMENTS INCLUDING UTILITIES, STRUCTURES, AND PAVED SURFACES.
 - 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 (ISPMC) AS FOLLOWS: IN CASE OF CONFLICT, THE CONSTRUCTION DRAWINGS GOVERN FOLLOWED BY THE TETON COUNTY H&SGDC AND THEN THE ISPMC.
 - 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:
 - VERTICAL GRADES: MINIMUM 0.5%; MAXIMUM 10%.
 - 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.
 - 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**
- ROADWAY MATERIALS SHALL CONFORM WITH THE TETON COUNTY HIGHWAY AND STREET GUIDELINES FOR DESIGN AND CONSTRUCTION (H&SGDC).
 - 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

- 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

- 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
	48-68
#16	30-45
#40	15-35
#200	10-18

- 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.

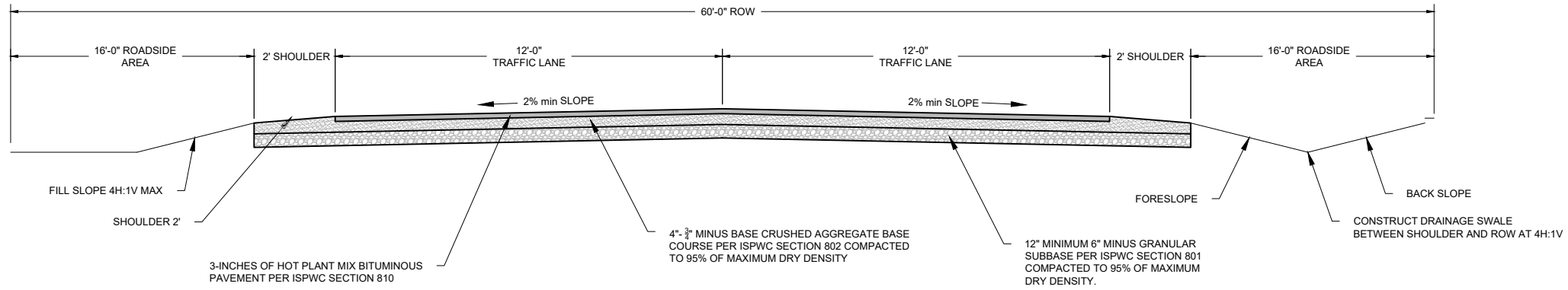
- QUALITY CONTROL**
- QUALITY CONTROL SHALL BE IN ACCORDANCE WITH DIVISION 2100 OF THE ISPMC.

- KEYED NOTES**
- ROADWAY AND PARKING**

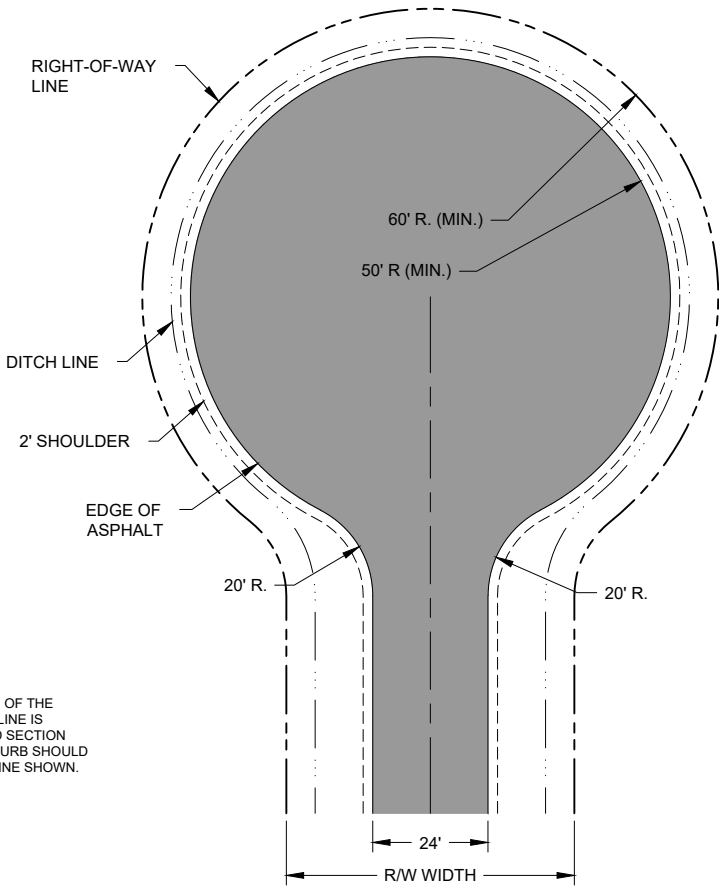
- FURNISH AND CONSTRUCT ROADWAY PER TETON COUNTY H&SGDC STANDARD DETAIL (FIGURE 7) FOR LOCAL ROADS EXCEPT TRAVEL LANE SHALL BE 12 FEET WITH MATERIALS IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS IN THE TETON COUNTY H&SGDC.
- CONSTRUCT CUL-DE-SAC IN ACCORDANCE WITH FIGURE 3 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH MATERIALS AND CONSTRUCT DRIVEWAY PULL-OUT IN ACCORDANCE WITH FIGURE 10 OF THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.
- FURNISH AND CONSTRUCT 6-INCH VERTICAL CURB PER FIGURE 13 IN THE TETON COUNTY H&SGDC.
- CONSTRUCT 6" VERTICAL CURB PER ISPMC SD-701A.
- FURNISH AND INSTALL CULVERT PER FIGURE 14 IN THE TETON COUNTY H&SGDC AS MODIFIED IN THESE DRAWINGS.



PROJECT NO. 02/24/0303	DRAWN D. WILBER	DESIGNED B. CROWTHER	APPROVED B. CROWTHER
Civilize, PLLC Management and Engineering			
DOROTHY GAYLE RANCH			
SUBDIVISION PLAN AND PROFILE SHEET-STA 26+00 TO STA 30+35			
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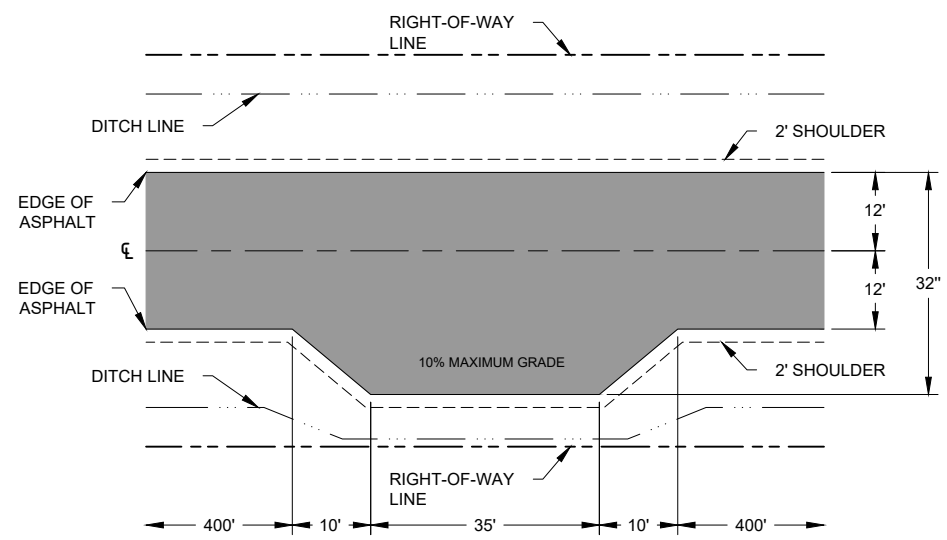


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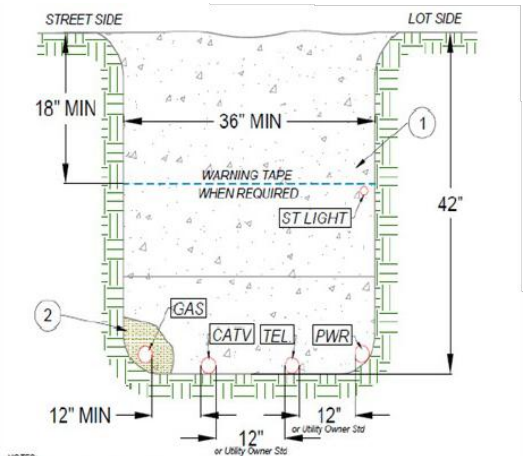


NOTE:
ADEQUATE DRAINAGE OF THE SURFACE AND DITCH LINE IS REQUIRED. IF CURBED SECTION USED, TOP BACK OF CURB SHOULD FOLLOW SHOULDER LINE SHOWN.

TYPICAL ROUNDABOUT 2
SCALE: NTS

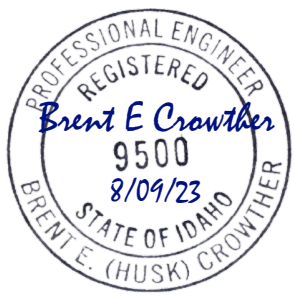


TYPICAL PULL-OUT 3
SCALE: NTS



NOTES:
1. NATIVE SOIL OR SELECT BACKFILL.
2. 6" OF ACCEPTABLE MATERIAL OR SAND AROUND PIPE WHERE NECESSARY. 1" ABOVE THE TOP OF PIPE IS REQUIRED FOR CUSTOMER/DEVELOPER PROVIDED TRENCH APPLICATIONS. IF DITCH WALL ADJACENT TO THE PIPE IS NOT CLEAN AND FREE OF ROCKS OR OTHER HARD OBJECTS, MAINTAIN 1" BETWEEN DITCH WALL AND EDGE OF PIPE.
3. D.P. REQUIRES 10" MINIMUM COVER (24" R. CONSOLIDATED ROCK). H.P. REQUIRES ENGINEERING SERVICES OR SYSTEM INTEGRITY APPROVAL AND 36" MINIMUM COVER.
GAS MAY BE PLACED ON A LEVEL ABOVE ALL OTHER UTILITIES PROVIDED 12" VERTICAL SEPARATION IS MAINTAINED.

TYPICAL PRIVATE UTILITY TRENCH 4
SCALE: NTS



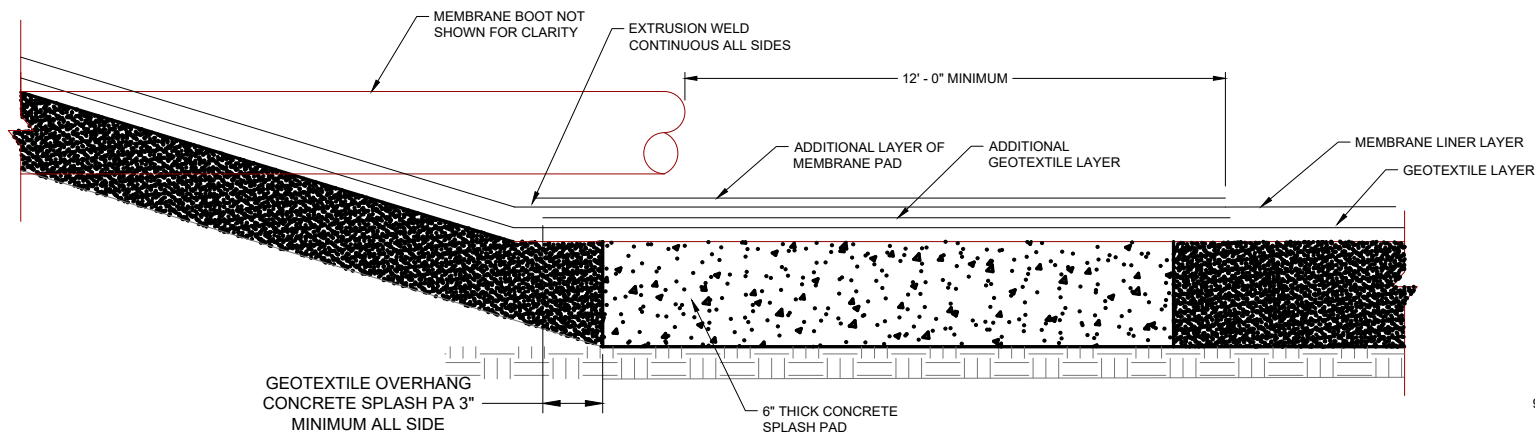
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PROJECT NO.	020440083
DRAWN	D. WILKER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER

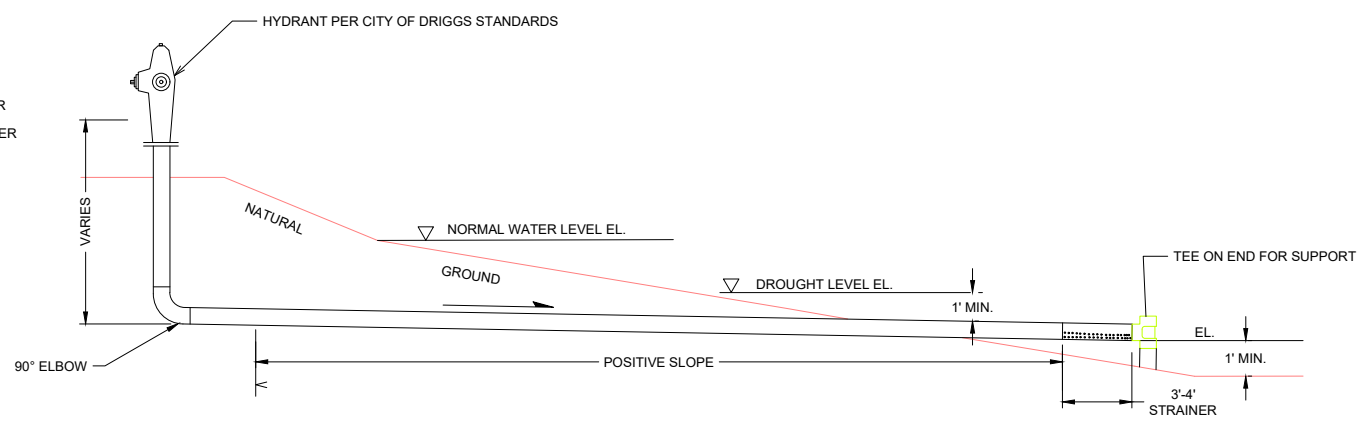
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TYPICAL DETAILS



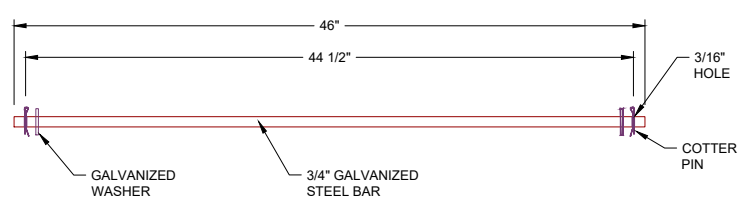
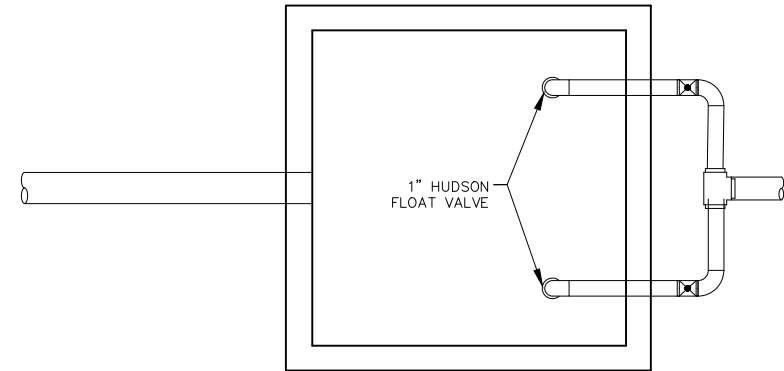
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SPLASH GAURD**
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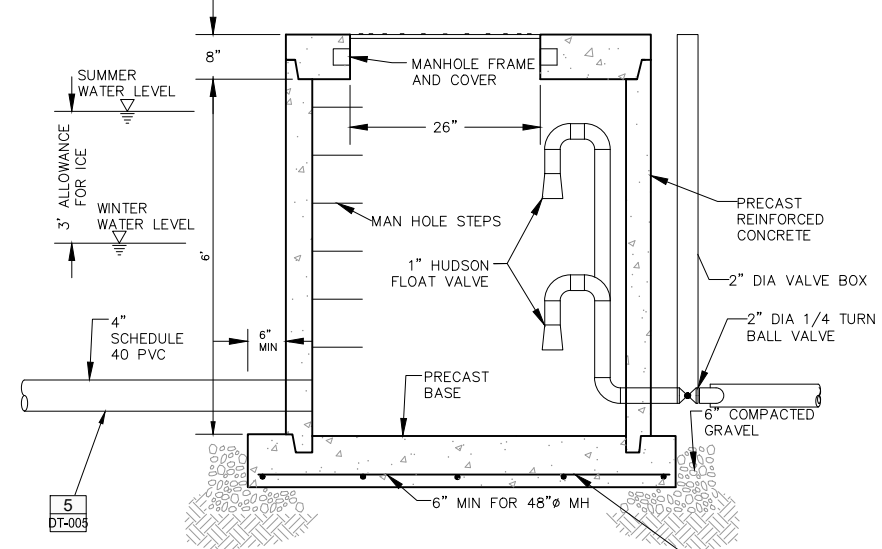
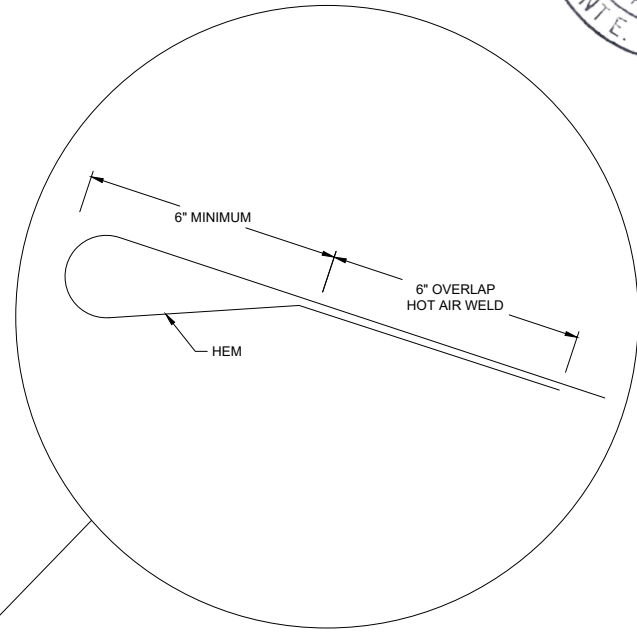
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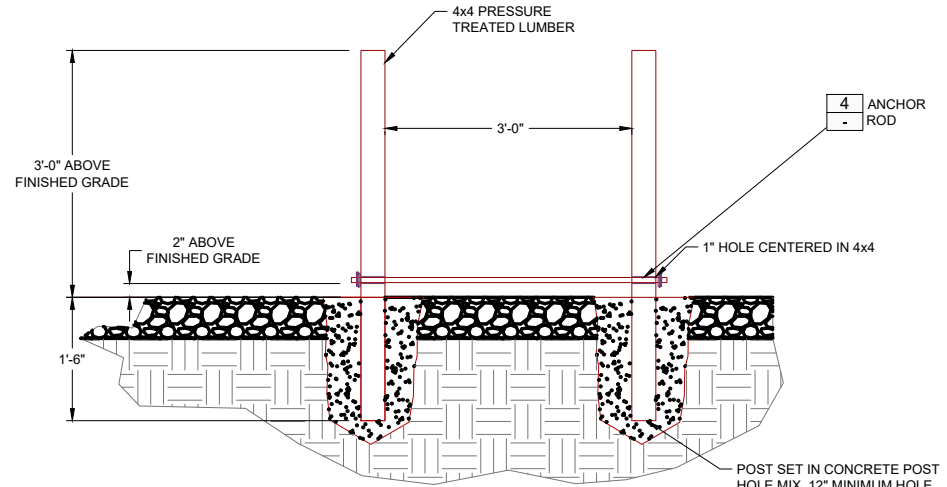
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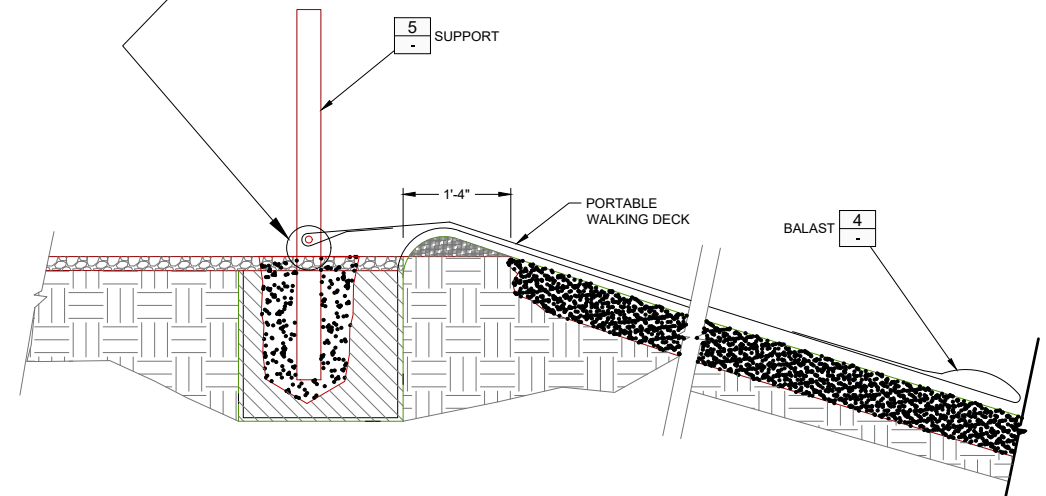
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PORTABLE WALK DECK
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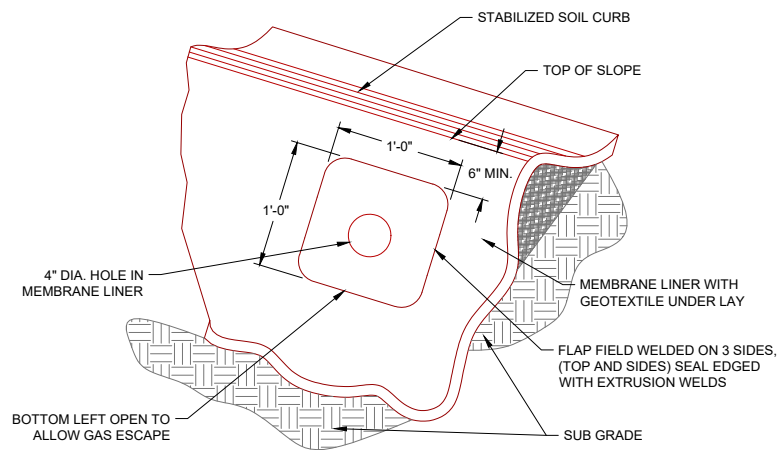
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DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER

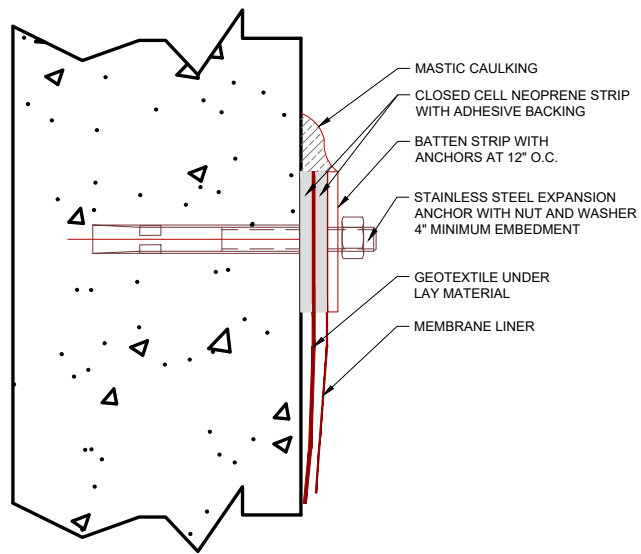
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FIRE POND DETAILS**



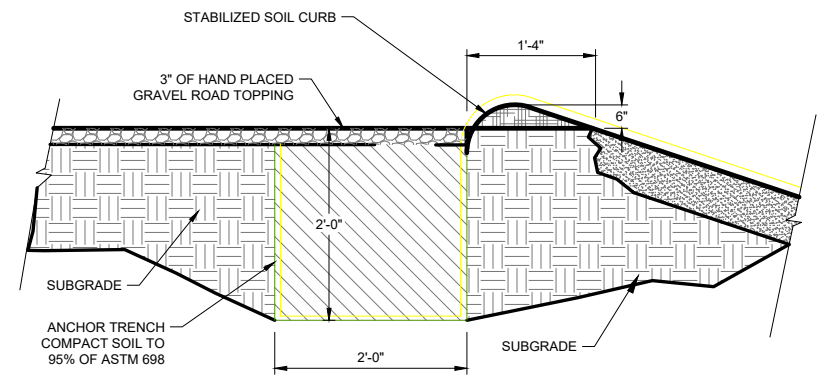
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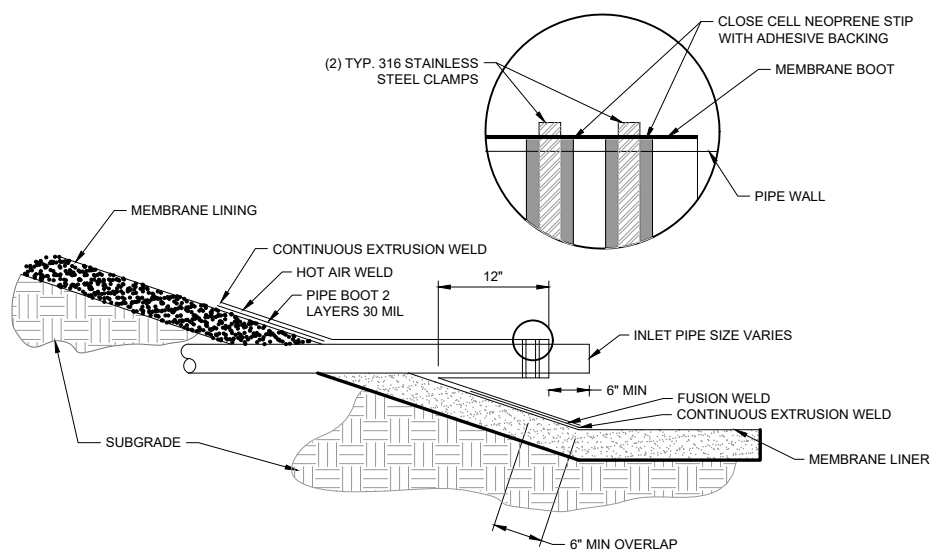
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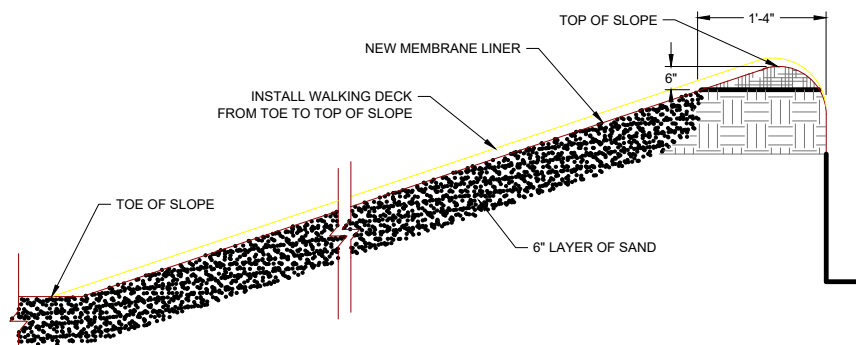
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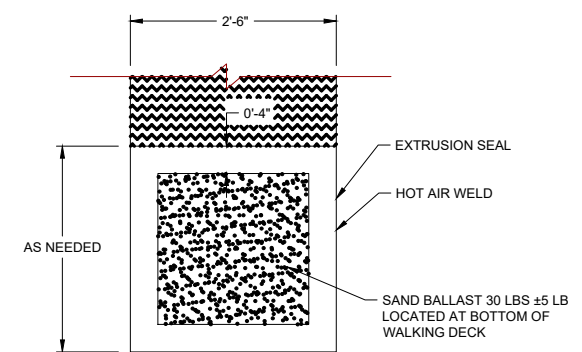
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WALKING DECK
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BALAST
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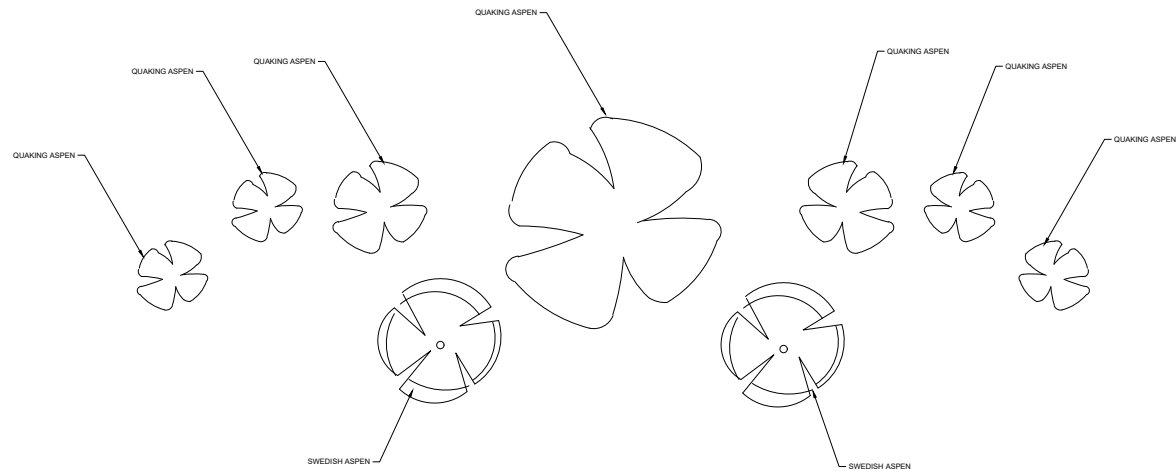
PROJECT NO.	0284-0283
DRAWN	D. WILBER
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER

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RANCH

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FIRE POND DETAILS

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JANUARY 2023
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PLANTING PLAN

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NOTE: PERMANENT,
UNLIT, 32 SQUARE
FEET IDENTIFICATION
SIGN ON-PREMISES

SIGN PLAN

SCALE: NTS



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PROJECT NO.	0224/02813
DRAWN	D. MILNER
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APPROVED	B. CROWTHER

**DOROTHY GAYLE
RANCH**

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