

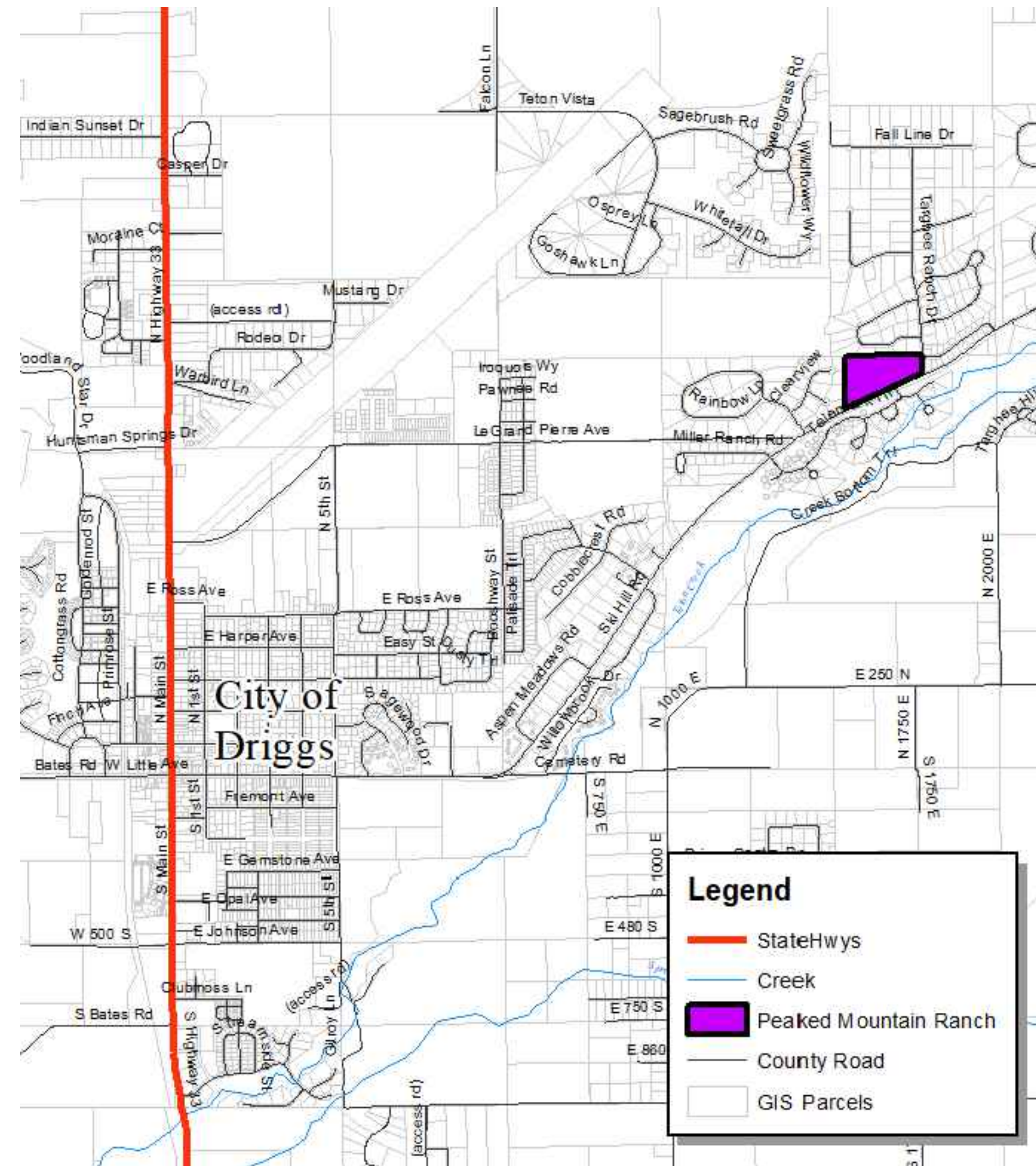
PEAKED MOUNTAIN RANCH SUBDIVISION

SKI HILL ROAD, DRIGGS, IDAHO FINAL IMPROVEMENT PLANS

DECEMBER 6, 2023

GENERAL NOTES

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONNECTIONS OR CROSSINGS OF PROPOSED UTILITIES AND EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITY COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL CALL "IDAHO DIG LINE" AT 1-800-342-1585 A MINIMUM OF 72 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR AND FOR PERFORMING ANY NECESSARY WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OF ANY UTILITIES OR WITHIN THE JURISDICTION OF ANY UTILITY COMPANIES, SUCH AS ELECTRICITY, TELEPHONE, WATER, GAS, AND ANY SYSTEM OR SYSTEMS WHICH WILL BE AFFECTED BY THE WORK TO BE PERFORMED. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES AT LEAST 48 HOURS AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION. CONSTRUCTION SHALL NOT INTERFERE WITH OR INTERRUPT UTILITIES WHICH ARE TO REMAIN IN OPERATION.
5. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND EXISTING CONDITIONS ENCOUNTERED IMMEDIATELY.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARD SPECIFICATIONS & DRAWINGS. IMPROVEMENTS NOT SPECIFICALLY COVERED IN THE CITY STANDARDS MUST MEET OR EXCEED THE CURRENT IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, INTERNATIONAL BUILDING CODE, MANUAL ON TRAFFIC CONTROL DEVICES (MUTCD), AND OTHER REGULATORY AGENCY EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK, WHERE APPLICABLE.
7. THE CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY AND ALL PERMITS REQUIRED FOR THE PROJECT. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A NPDES PERMIT AND PREPARE A SWPPP PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
8. THE CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE JOB SITE FOR THE PURPOSE OF RECORDING ALL ACTUAL MEASUREMENTS AND DETAILS TO BE USED IN THE PREPARATION OF "RECORD" DRAWINGS.
9. ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS, AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RE-ESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE CONTRACTOR, AT THEIR ORIGINAL LOCATION OR BY THE SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
10. SURVEY LINE AND GRADE CONTROL HUBS FOR ALL PUBLIC WORKS CONSTRUCTION SHALL BE PROVIDED BY ENGINEER OR SURVEYOR CAPABLE OF PERFORMING SUCH WORK IN A MANNER CONSISTENT WITH ACCEPTED PRACTICES. NORMAL STATIONING IS CONSIDERED AT 50-FT INTERVALS AND AT CHANGES IN DIRECTION OR GRADE.
11. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES, AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY TO THE GENERAL PUBLIC DURING CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
13. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
14. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMIT OF WORK. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO PROTECT ALL NATURAL LANDSCAPING, SITE FEATURES, AND EXISTING ROADWAYS OUTSIDE OF THE LIMITS OF WORK AS SHOWN ON THE DRAWINGS AND SHALL REPAIR AND REPLACE TO ORIGINAL CONDITION OR BETTER OR OTHERWISE MAKE GOOD AS DIRECTED BY THE OWNER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH DAMAGE SO CAUSED.
15. THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL CONSTRUCTION DEBRIS. STORAGE OF SUCH MATERIALS ON THE PROJECT SITE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL LEAVE THE SITE IN SAFE AND CLEAN CONDITION THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF THE WORK.
16. THE CONTRACTOR SHALL STRIP TOPSOIL IN AREAS OF NEW CONSTRUCTION AND STOCKPILE FOR RE-USE, WHERE POSSIBLE.



VICINITY MAP

SCALE: AS SHOWN

SHEET INDEX

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C2.0	OVERALL SITE AND UTILITY PLAN
C3.0	GRADING, DRAINAGE, AND EROSION CONTROL PLAN
C4.0	HYGGE DRIVE PLAN AND PROFILE STA: 0+00 TO 6+00
C4.1	HYGGE DRIVE PLAN AND PROFILE STA: 6+00 TO 11+62 (END)
C4.2	PEAKED MOUNTAIN DRIVE ROAD PLAN AND PROFILE & CROSS SECTIONS
C4.4	ROAD CROSS SECTIONS
C5.0	SEWER PLAN AND PROFILE STA: 0+00 TO 5+25
C5.1	SEWER PLAN AND PROFILE STA: 5+25 TO 10+75
C5.2	SEWER PLAN AND PROFILE STA: 10+75 TO 13+24 (END)
C6.0	WATER PLAN AND PROFILE STA: 0+00 TO 6+00
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C7.0	ROAD STANDARD DETAILS
C7.1	SEWER STANDARD DETAILS
C7.2	WATER STANDARD DETAILS
C7.3	EROSION CONTROL DETAILS

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DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

DRAWING IS TO SCALE IF
BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE
FILE: 21016_CVR.DWG
PROJ. #: 21016



DATE: 12/6/2023	REVISIONS:

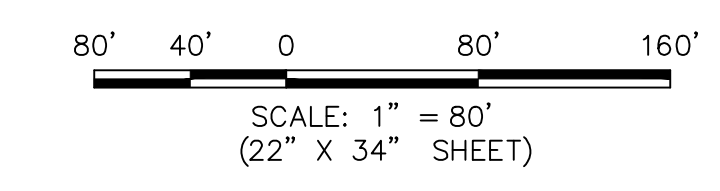
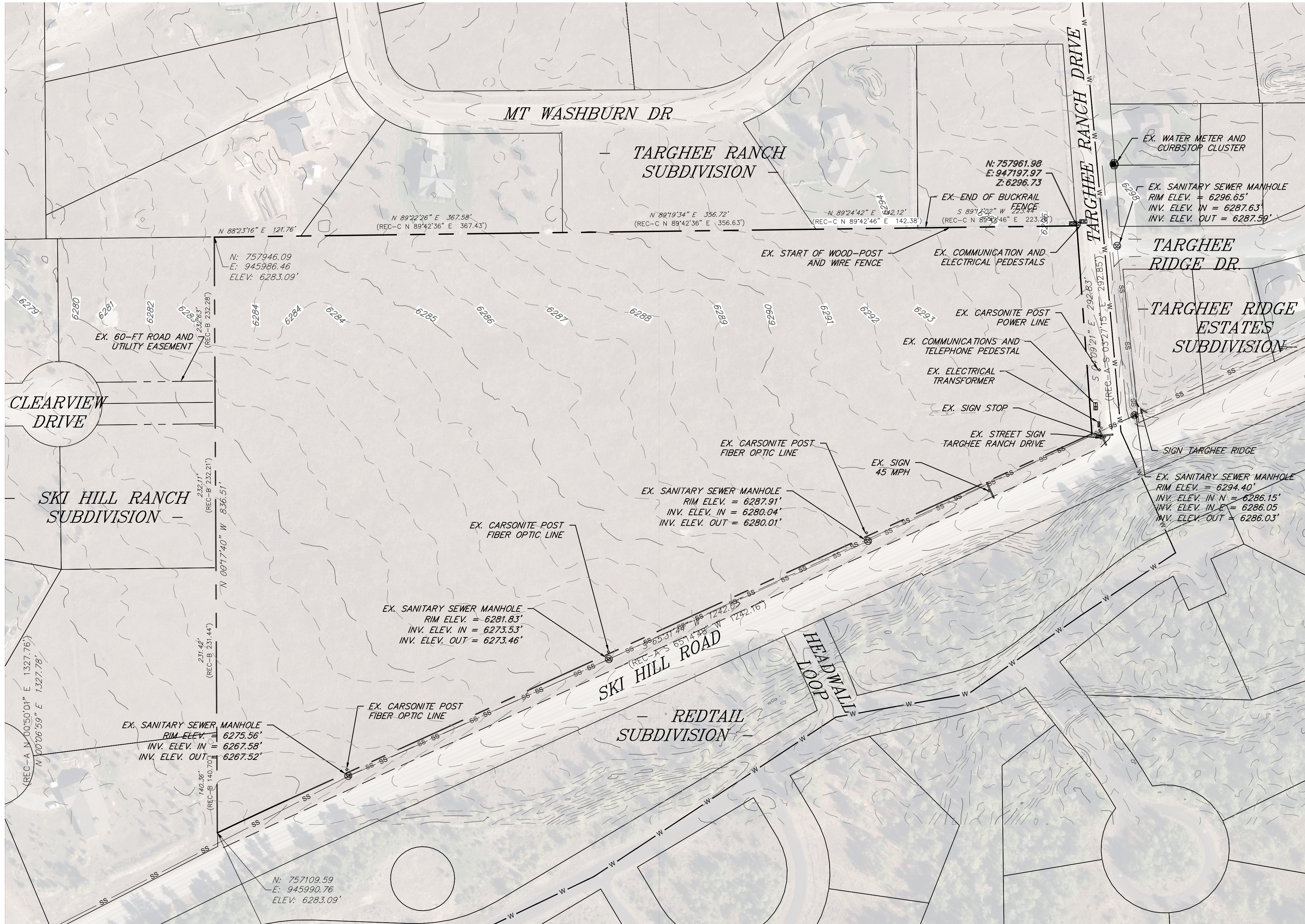
PROJECT NAME
**POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION**
COVER SHEET

CALL BEFORE YOU DIG
ONE CALL CENTER OF IDAHO
1-800-342-1585
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

CIVIL ENGINEER / SURVEYOR:
HARMONY DESIGN & ENGINEERING
18 N MAIN STE 305
DRIGGS, ID 83422
208-354-1331

OWNER:
POWDER DAY DEVELOPMENT LLC
PO BOX 4997
KETCHUM, ID 83340
208-720-4226

SHEET #
C1.0

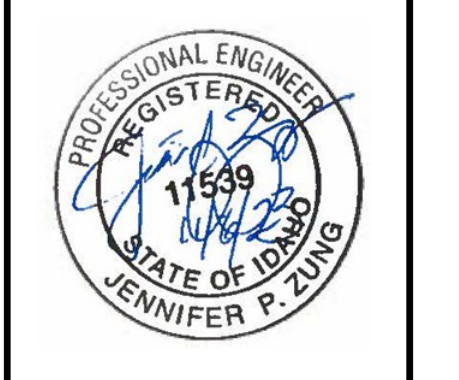


NOTES

1. TOPOGRAPHY SHOWN ON THESE DRAWINGS IS BASED ON LIDAR DATA DATED 2020.
2. AERIAL IMAGERY SHOWN IS FROM TETON COUNTY, IDAHO DATED 2019.
3. SEE PRELIMINARY PLAT FOR PROPERTY BOUNDARY INFORMATION.

LEGEND

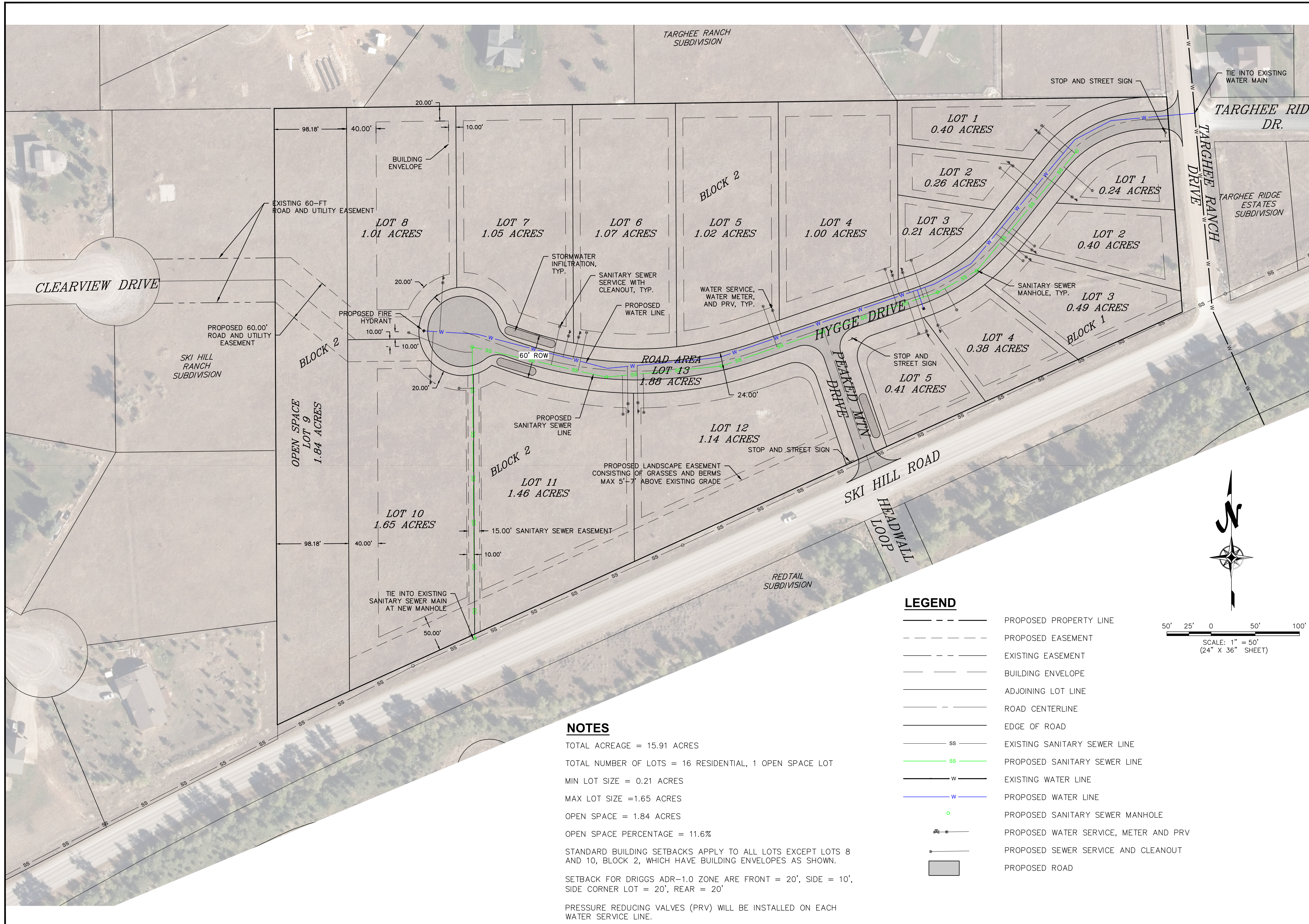
- PROPOSED PROPERTY BOUNDARY
- EASEMENT
- EXISTING INDEX CONTOUR (5-FT)
- EXISTING CONTOUR (1-FT)
- ss----- EXISTING SANITARY SEWER LINE
- w----- EXISTING WATER LINE
- x----- FENCE LINE



DATE: 12/6/2023

REVISIONS:

POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION
EXISTING CONDITIONS



NOTES

TOTAL ACREAGE = 15.91 ACRES
 TOTAL NUMBER OF LOTS = 16 RESIDENTIAL, 1 OPEN SPACE LOT
 MIN LOT SIZE = 0.21 ACRES
 MAX LOT SIZE = 1.65 ACRES
 OPEN SPACE = 1.84 ACRES
 OPEN SPACE PERCENTAGE = 11.6%
 STANDARD BUILDING SETBACKS APPLY TO ALL LOTS EXCEPT LOTS 8 AND 10, BLOCK 2, WHICH HAVE BUILDING ENVELOPES AS SHOWN.
 SETBACK FOR DRIGGS ADR-1.0 ZONE ARE FRONT = 20', SIDE = 10', SIDE CORNER LOT = 20', REAR = 20'
 PRESSURE REDUCING VALVES (PRV) WILL BE INSTALLED ON EACH WATER SERVICE LINE.

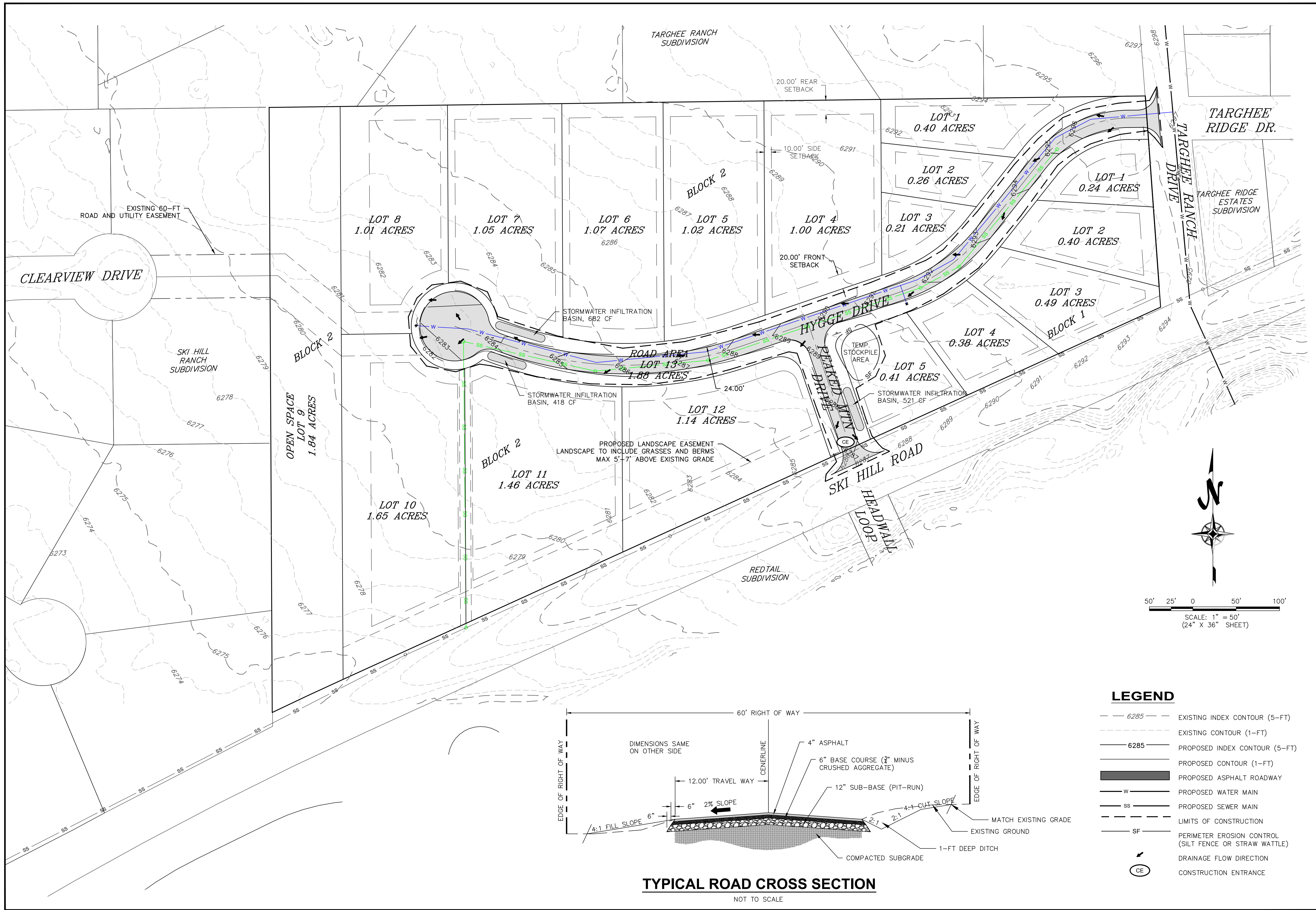
LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- BUILDING ENVELOPE
- ADJOINING LOT LINE
- ROAD CENTERLINE
- EDGE OF ROAD
- SS --- EXISTING SANITARY SEWER LINE
- SS --- PROPOSED SANITARY SEWER LINE
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER SERVICE, METER AND PRV
- PROPOSED SEWER SERVICE AND CLEANOUT
- PROPOSED ROAD



DATE: 12/6/2023

REVISIONS:



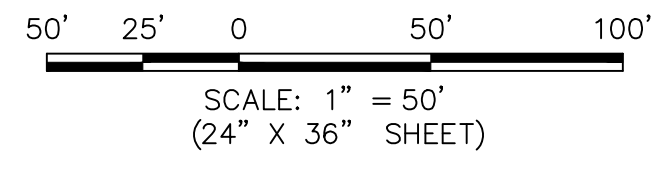
TYPICAL ROAD CROSS SECTION

NOT TO SCALE

REVISIONS:

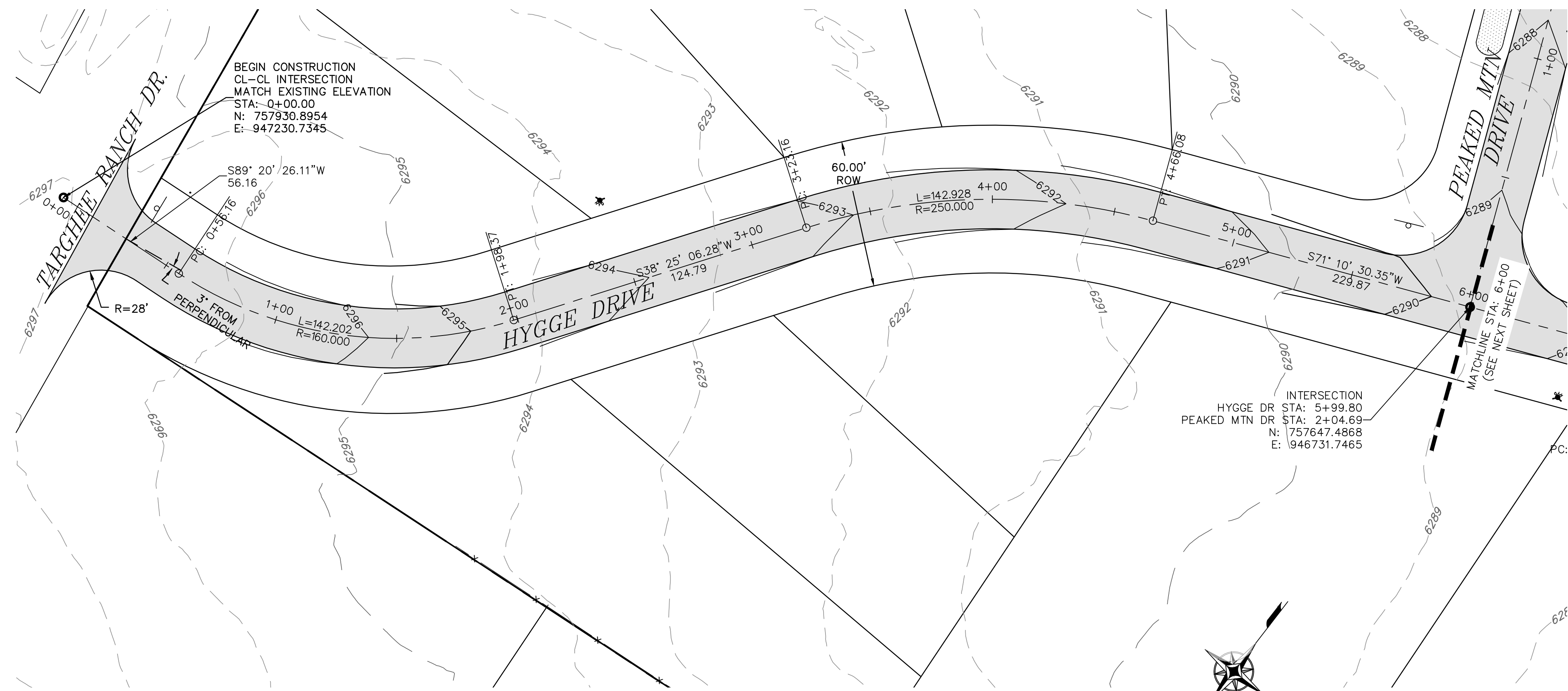
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DATE: 12/6/2023



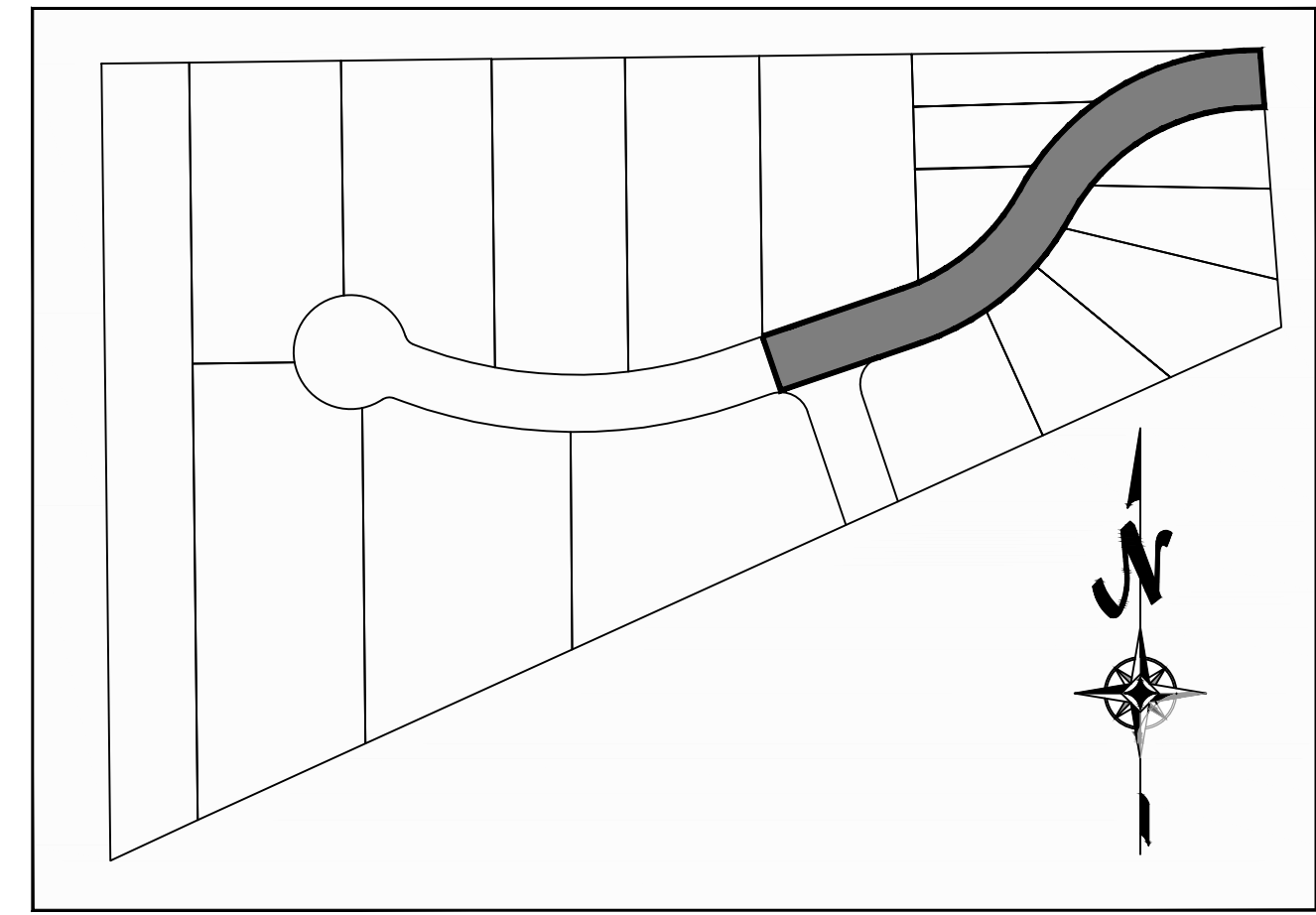
LEGEND

- 6285 --- EXISTING INDEX CONTOUR (5-FT)
- --- EXISTING CONTOUR (1-FT)
- 6285 --- PROPOSED INDEX CONTOUR (5-FT)
- --- PROPOSED CONTOUR (1-FT)
- █ PROPOSED ASPHALT ROADWAY
- W — PROPOSED WATER MAIN
- SS — PROPOSED SEWER MAIN
- - - LIMITS OF CONSTRUCTION
- - - SF - PERIMETER EROSION CONTROL (SILT FENCE OR STRAW WATTLE)
- ↖ DRAINAGE FLOW DIRECTION
- CE ○ CONSTRUCTION ENTRANCE

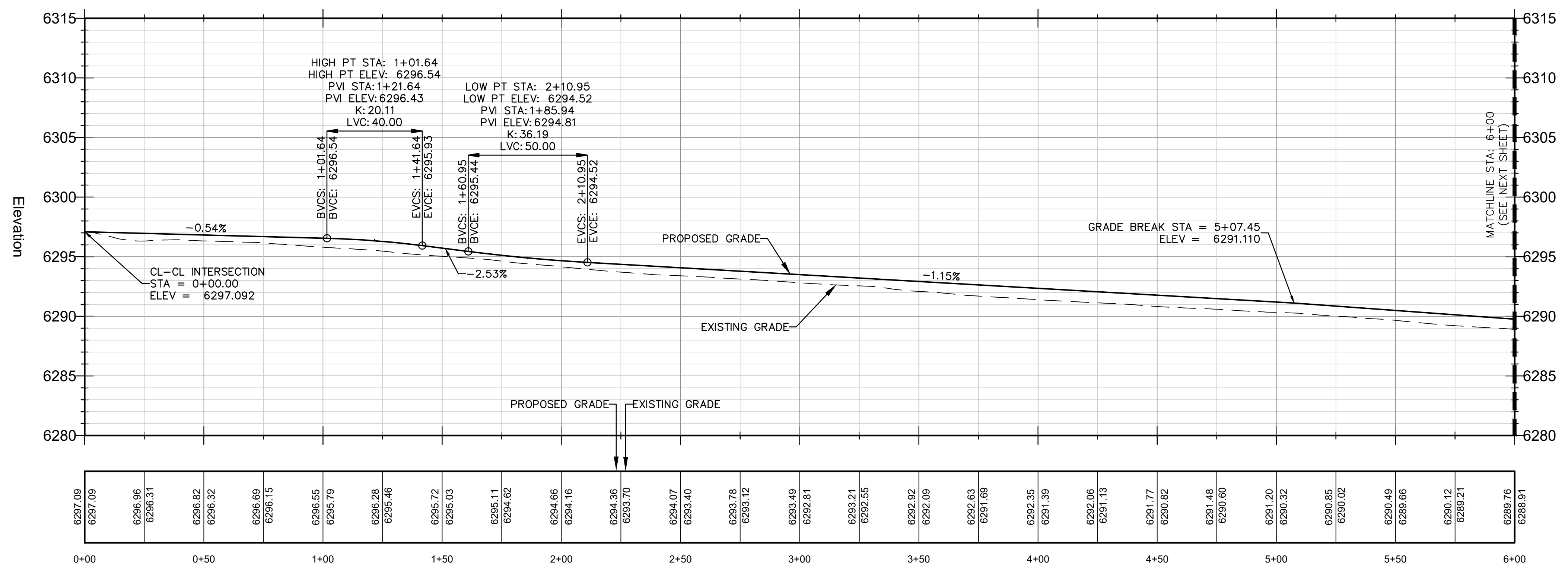


ROAD PLAN
STA 0+00 - 6+00

SCALE: 1" = 30'
(22" X 34" SHEET)



REFERENCE KEY
NOT TO SCALE

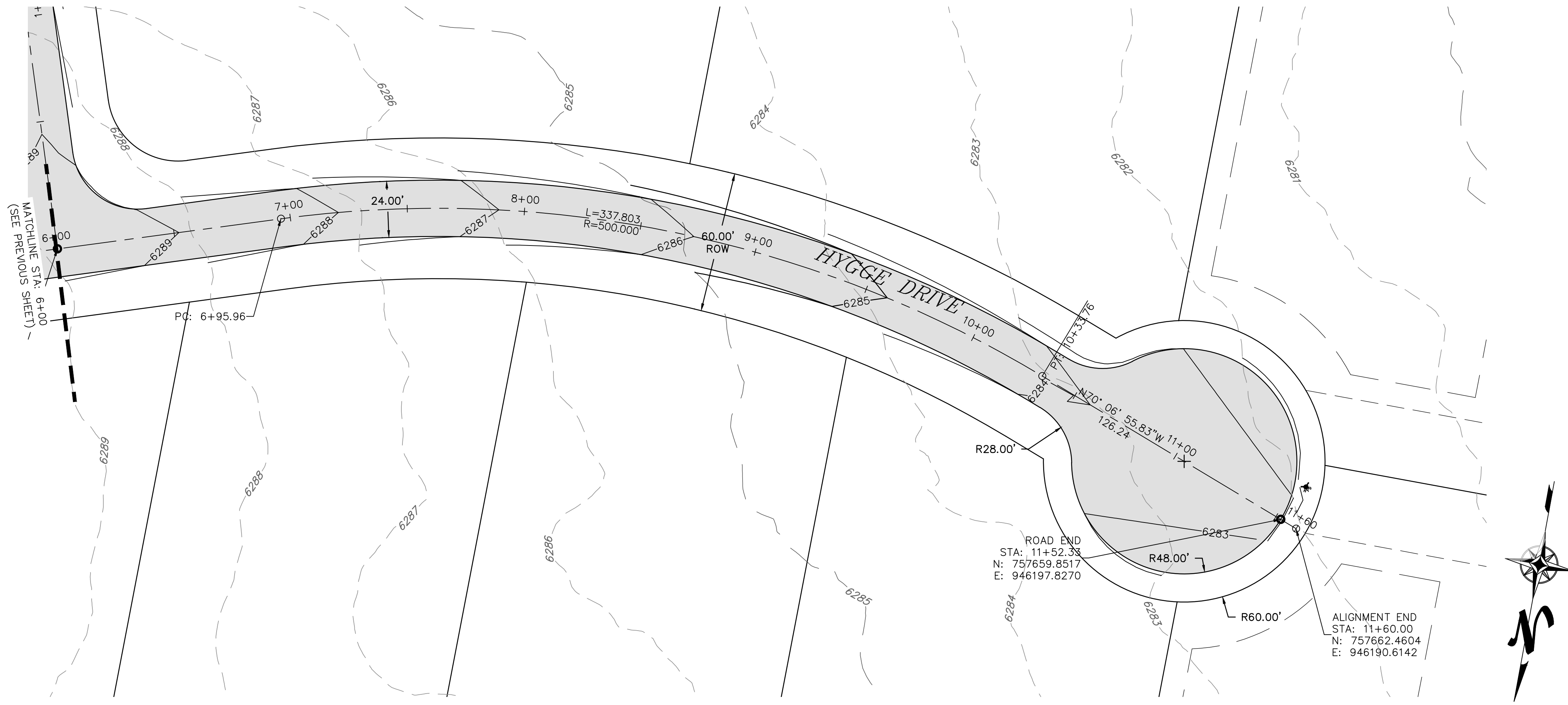


ROAD PROFILE
STA 0+00 - 6+00

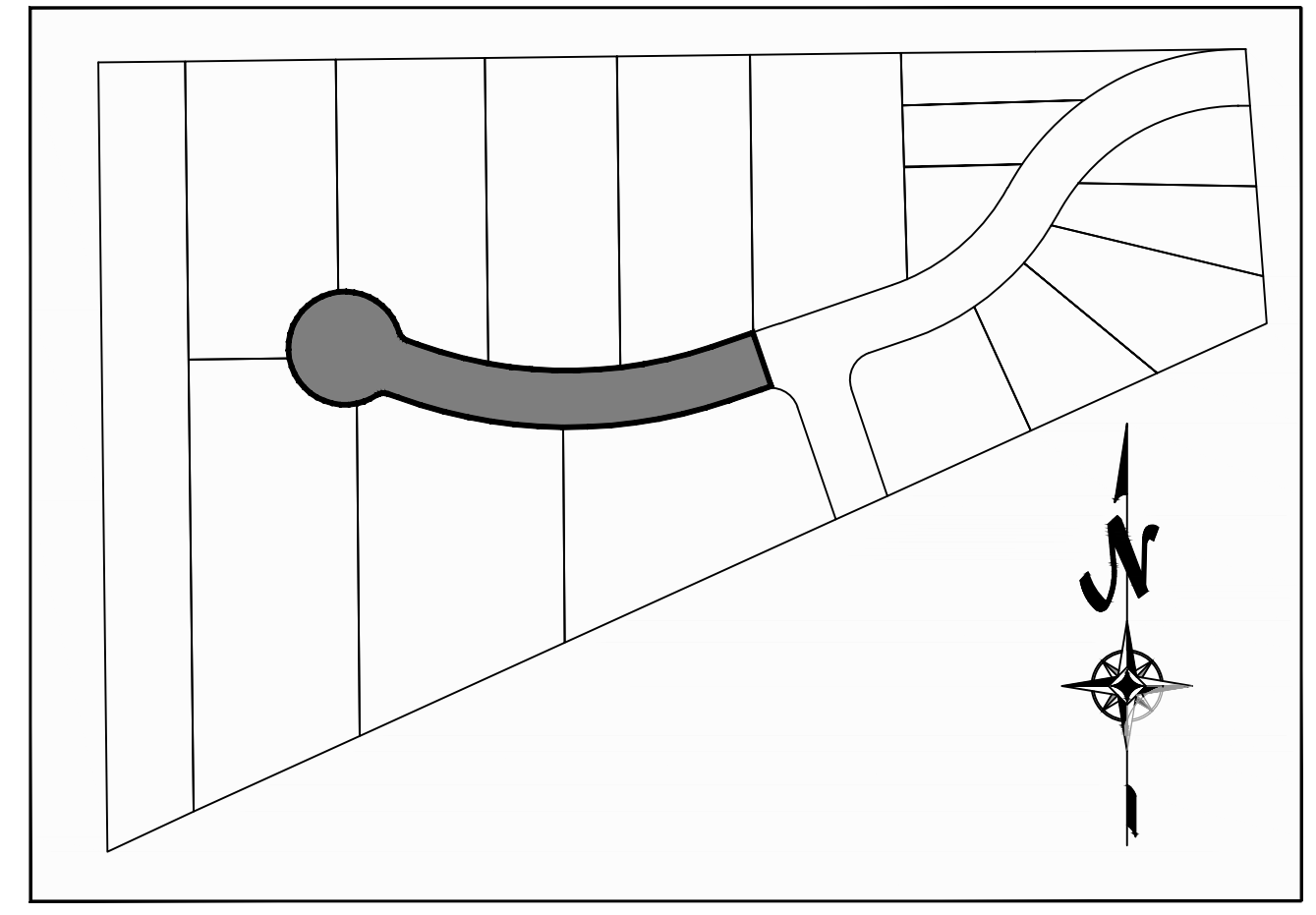
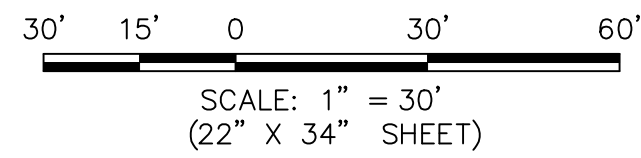
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VERTICAL SCALE: 1" = 4'

DATE: 12/6/2023

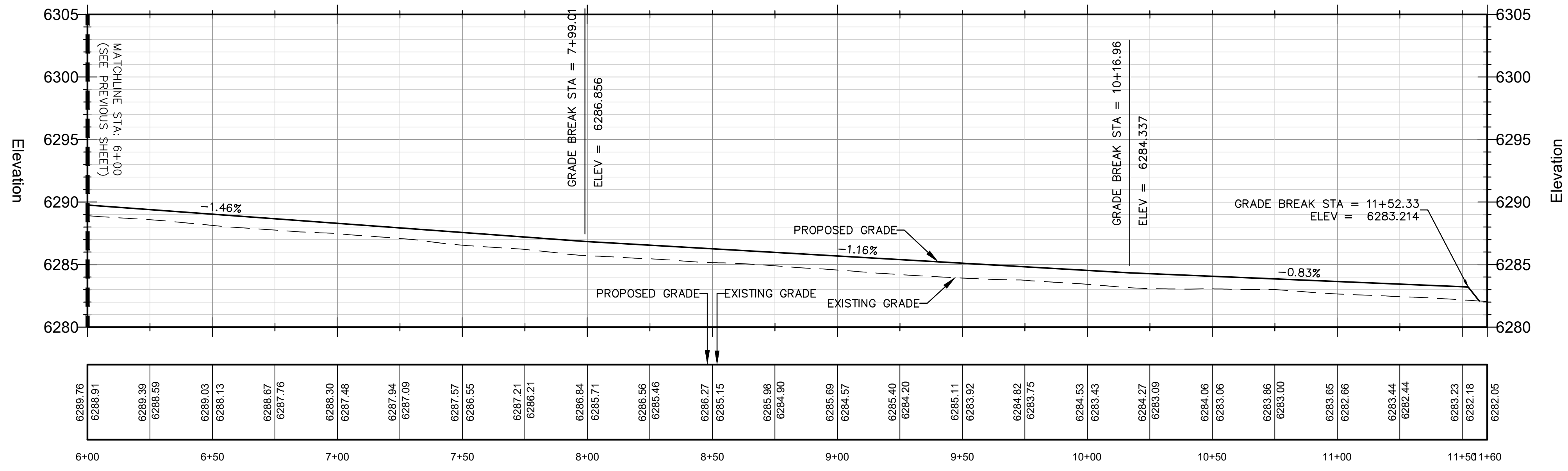
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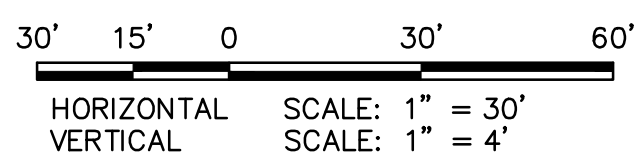
ROAD PLAN
STA 6+00 - END



REFERENCE KEY
NOT TO SCALE



ROAD PROFILE
STA 6+00 - END



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DRAWING IS TO SCALE IF
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FILE: 21016-ROAD.DWG
PROJ. #: 21016

PROFESSIONAL ENGINEER
REGISTERED
11539
STATE OF IDAHO
JENNIFER P. ZUING

DATE: 12/6/2023

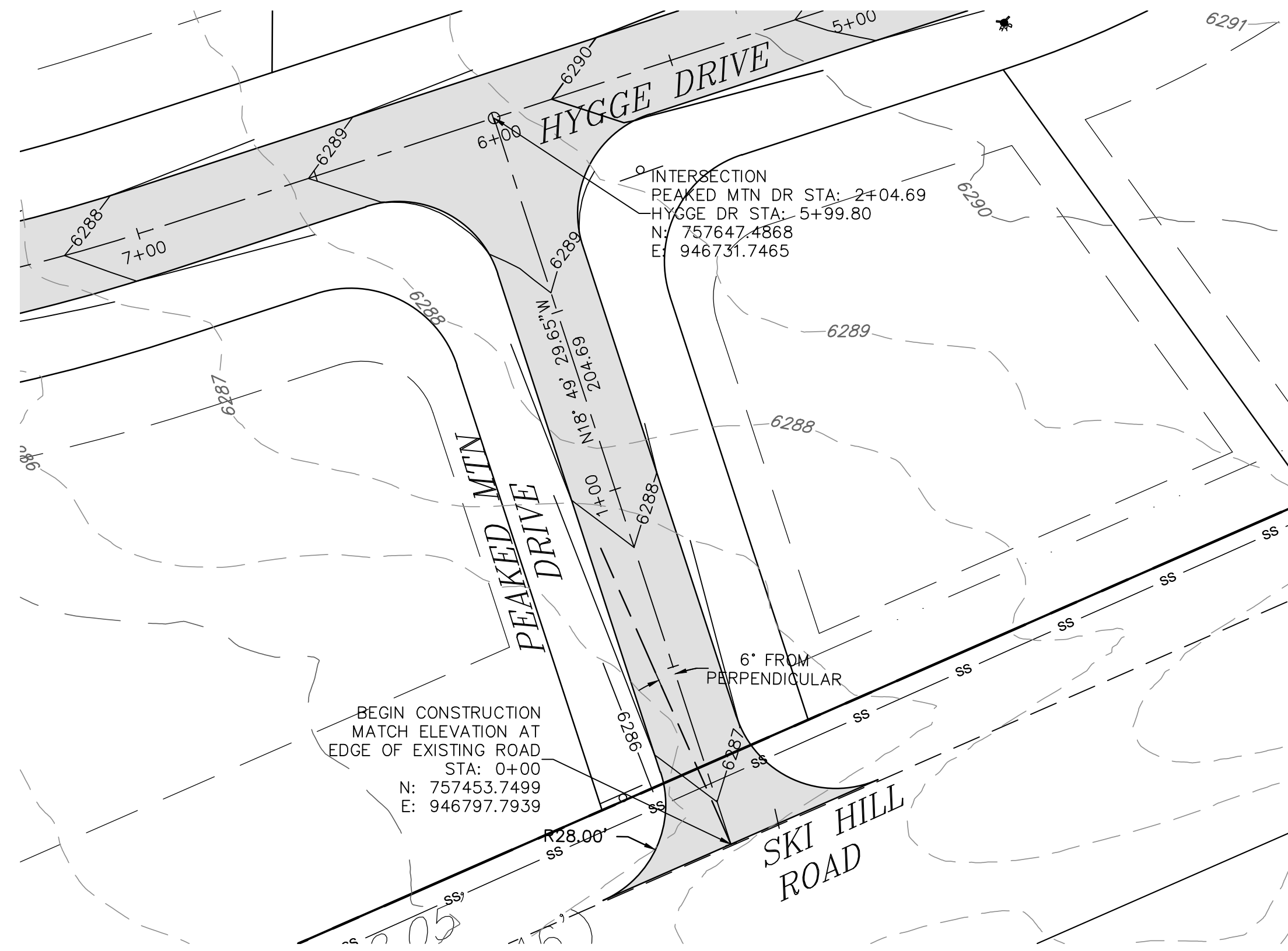
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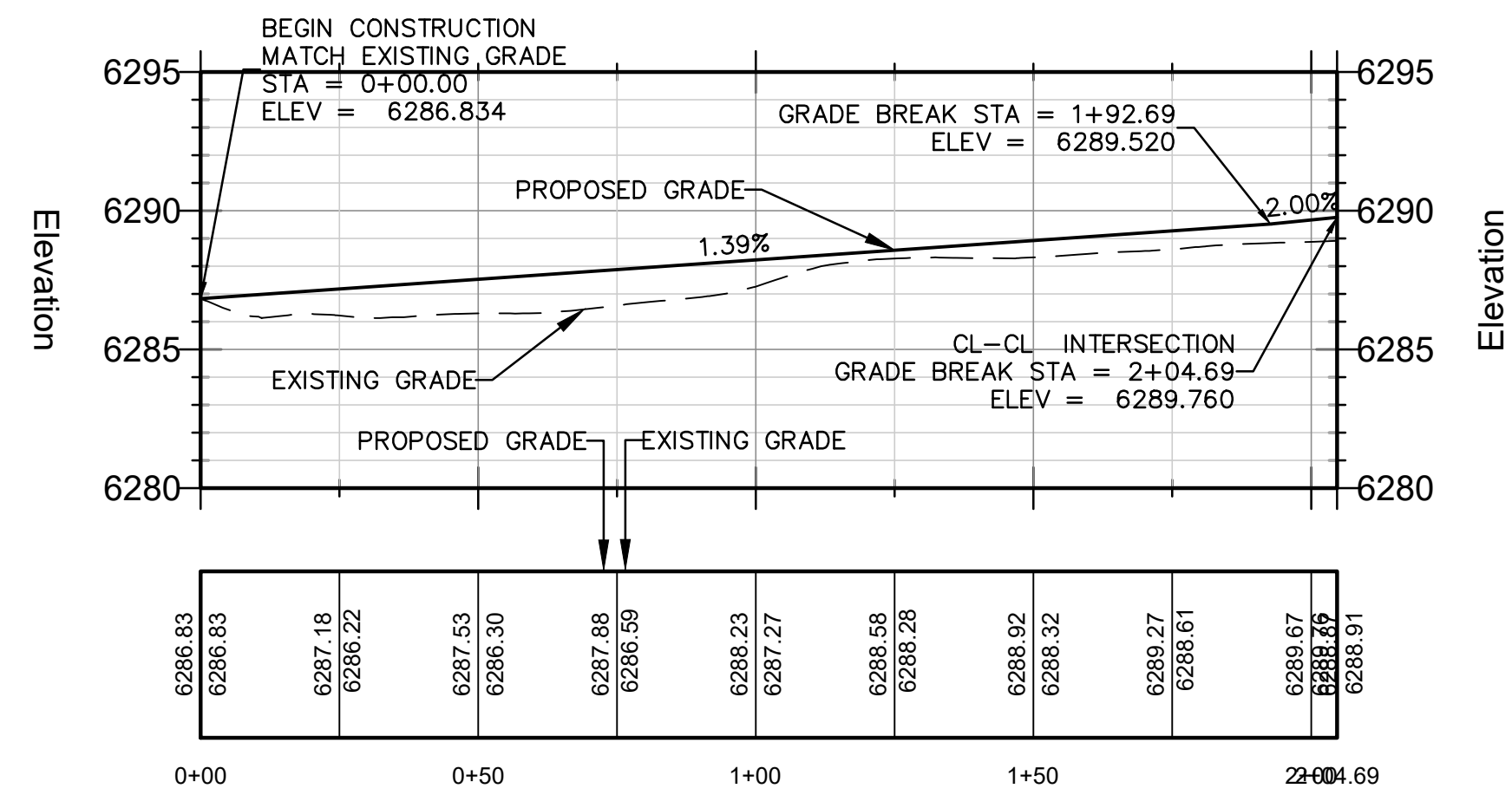
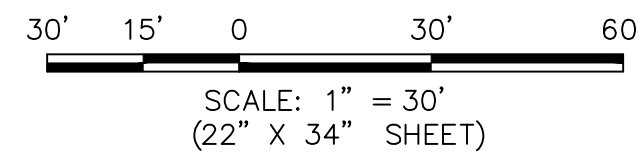
POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION
HYGGE DRIVE ROAD PLAN AND PROFILE
STA: 6+00 TO 11+05 (END)

SHEET #

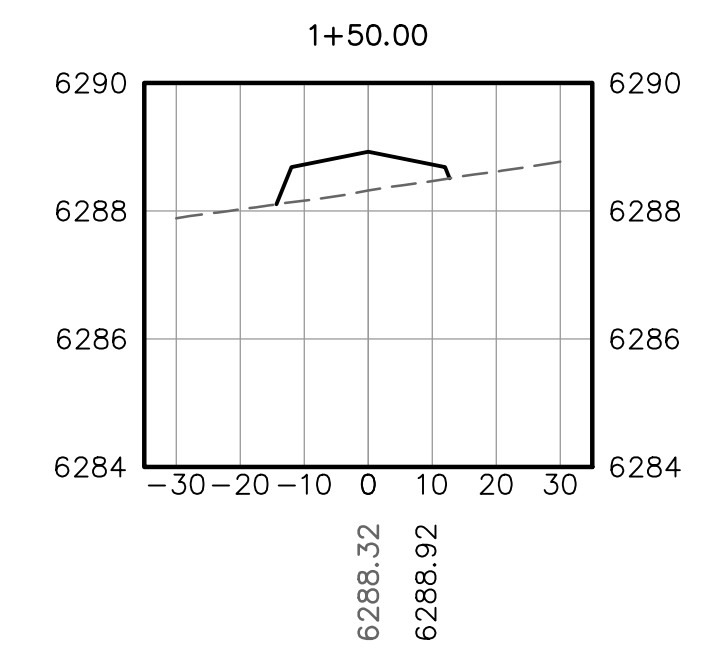
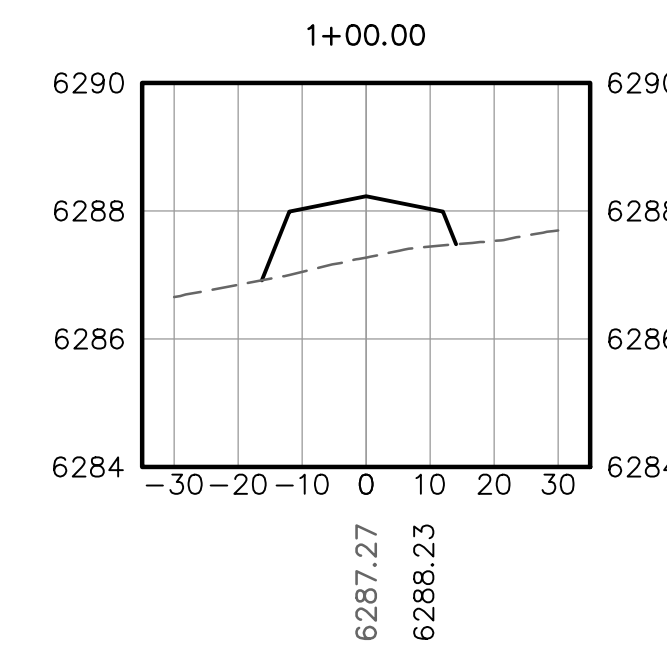
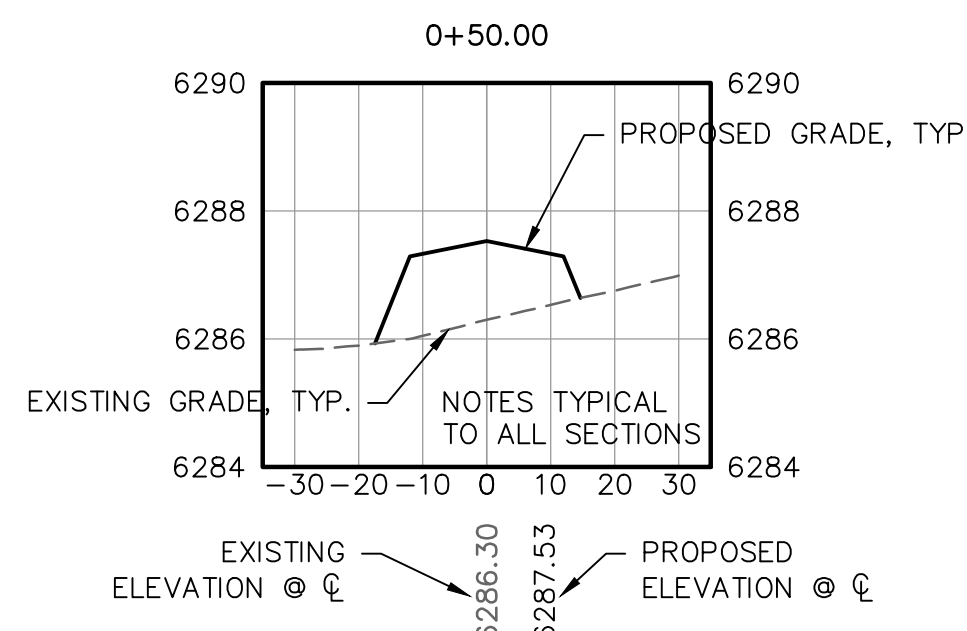
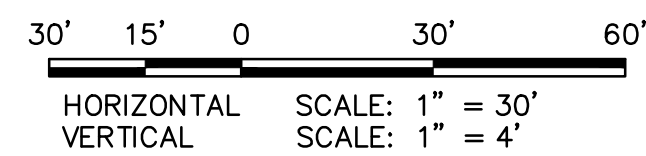
C4.1



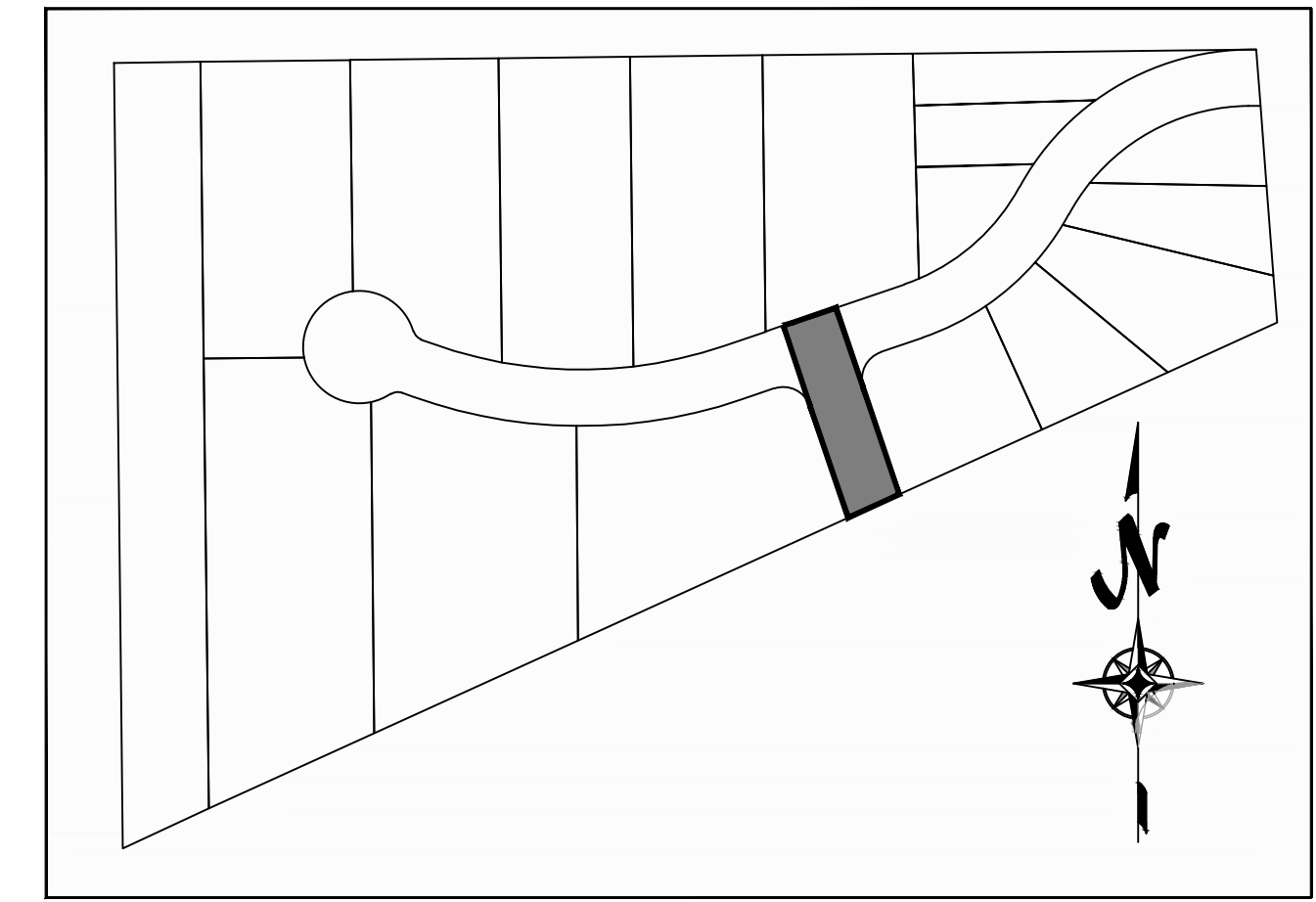
ROAD PLAN



ROAD PROFILE



**PEAKED MTN DRIVE
 ROAD CROSS SECTIONS**



REFERENCE KEY

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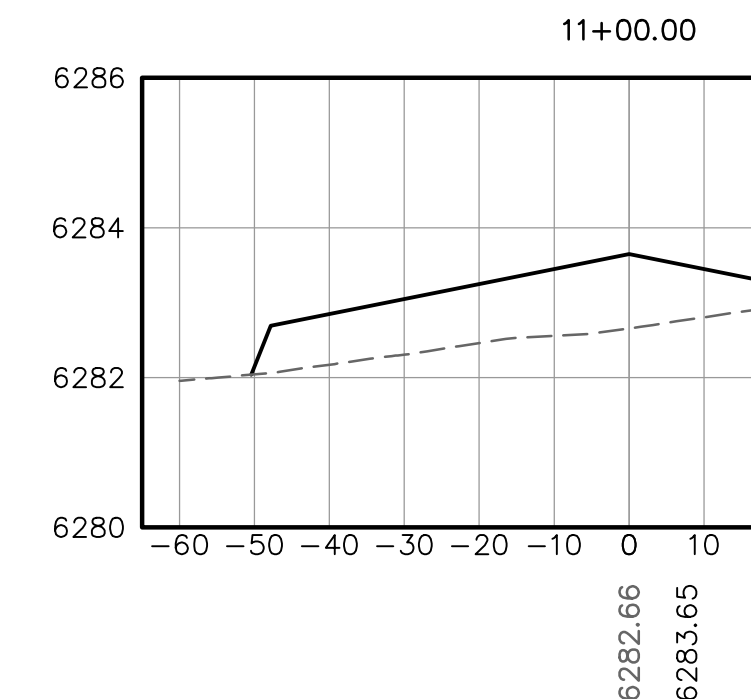
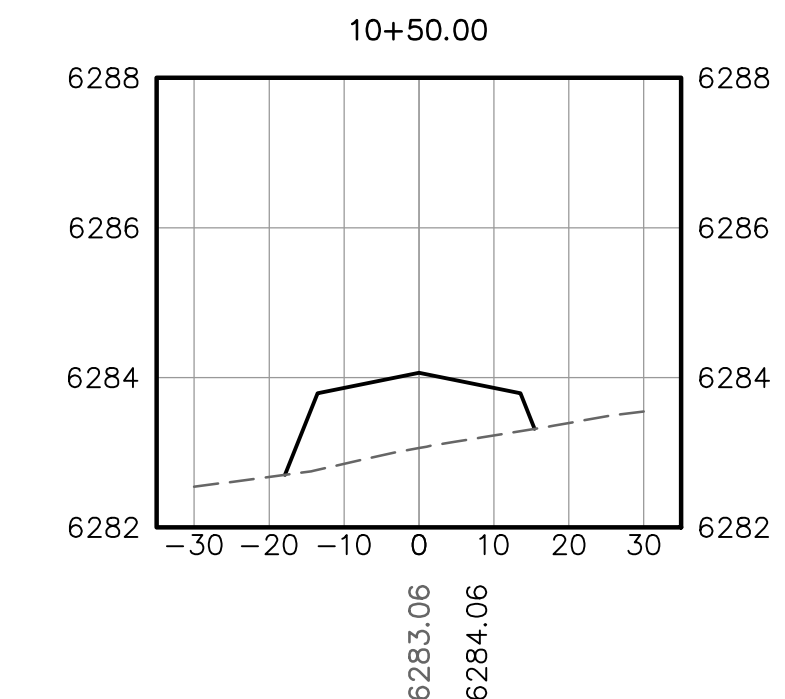
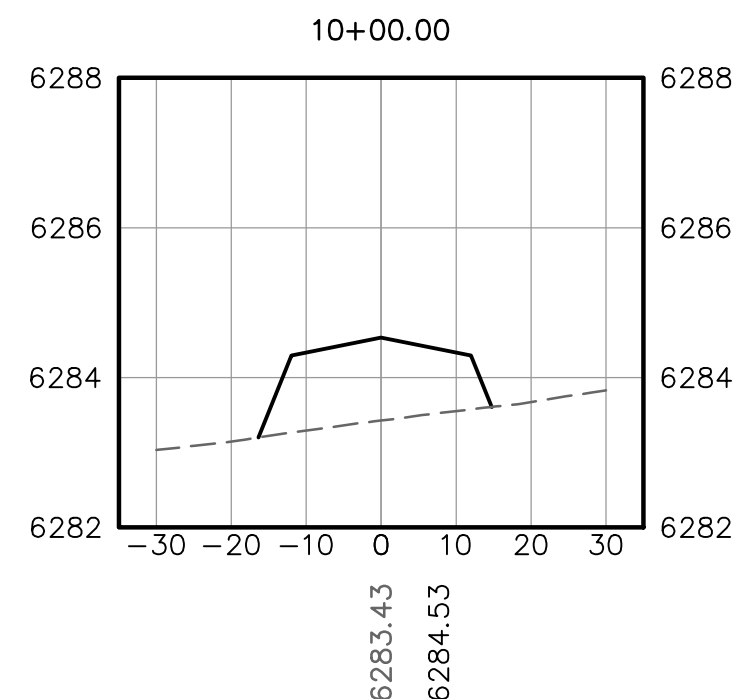
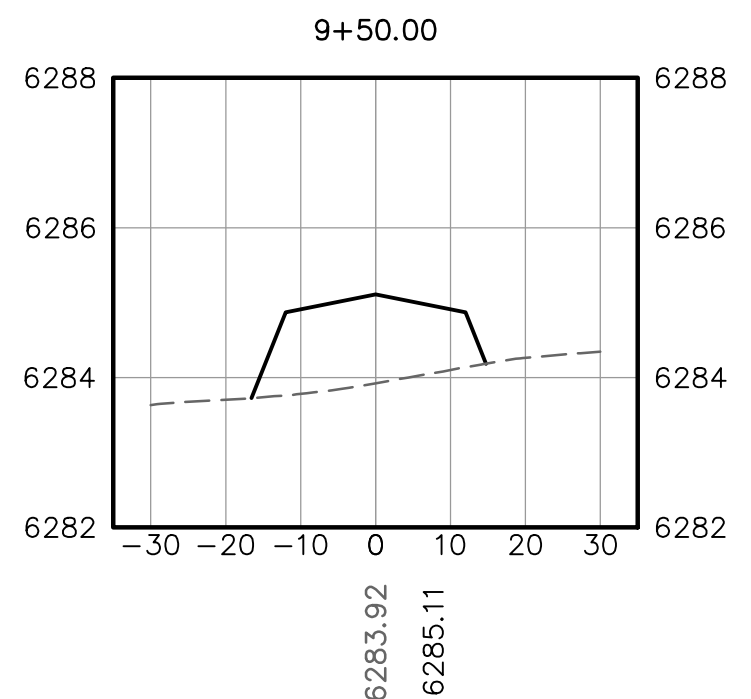
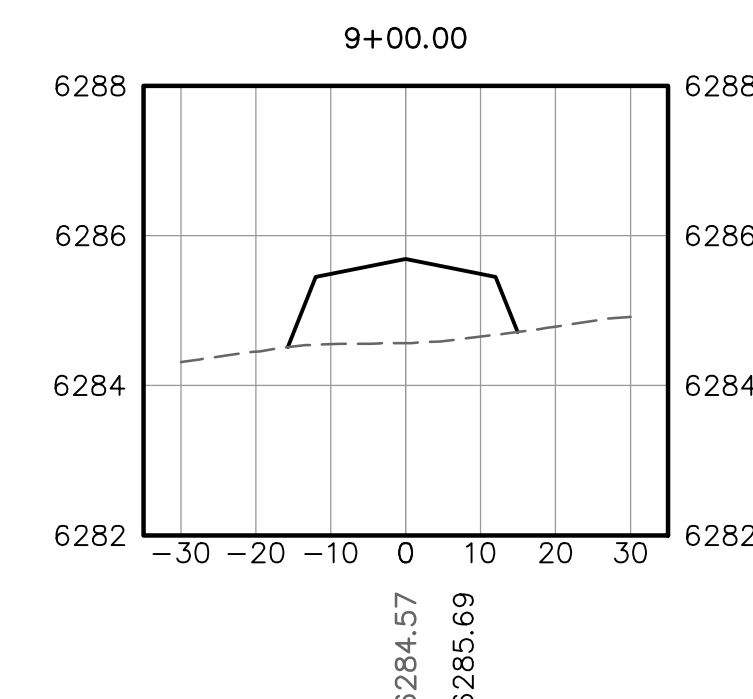
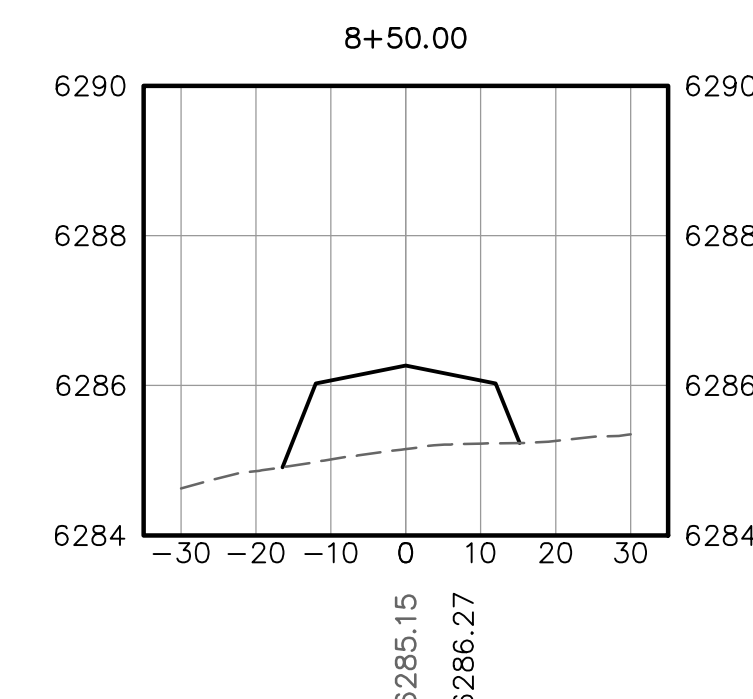
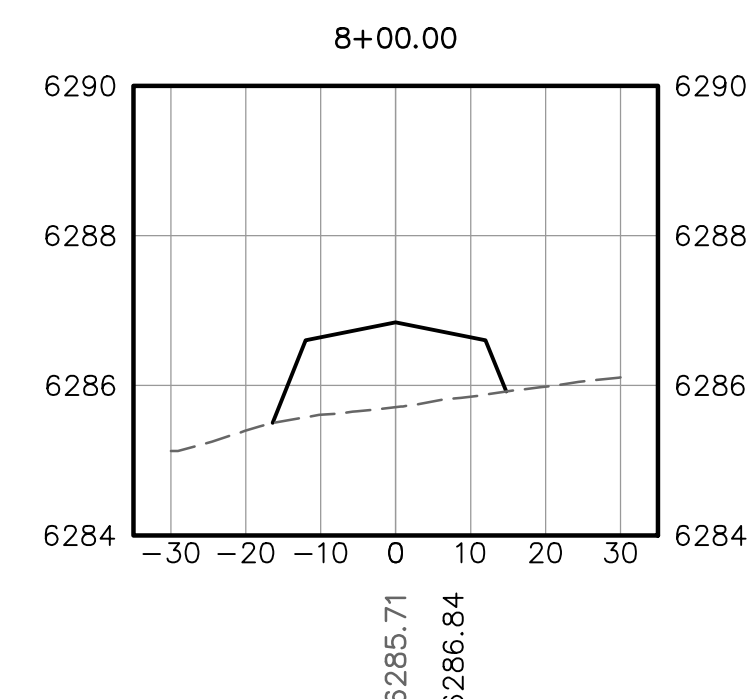
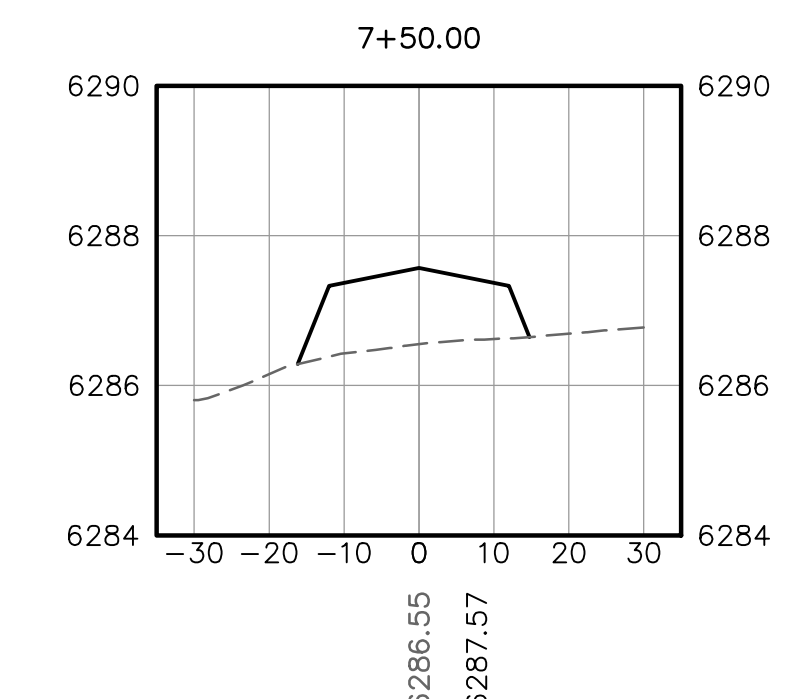
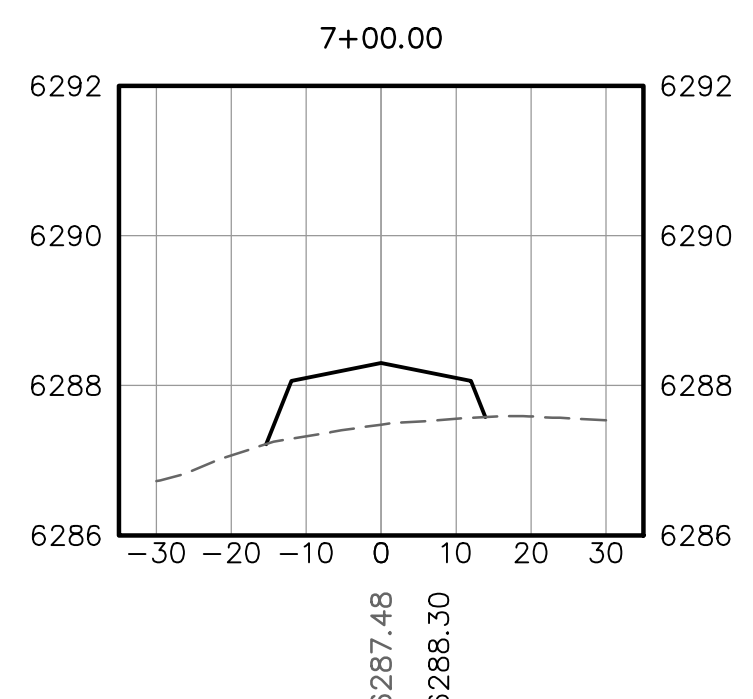
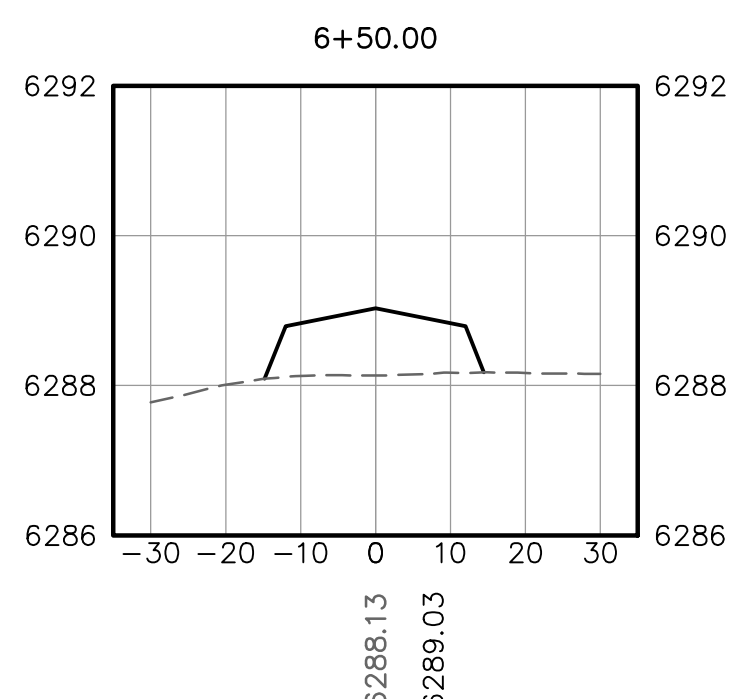
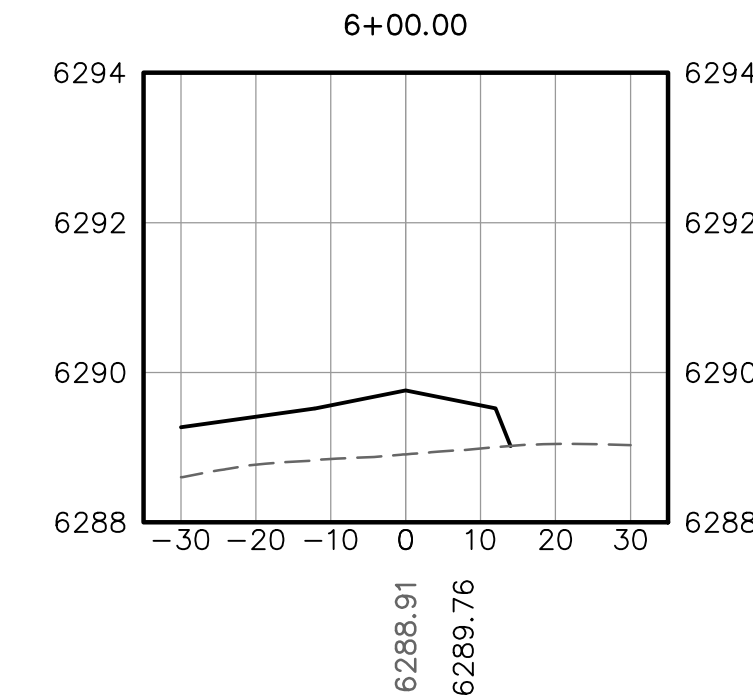
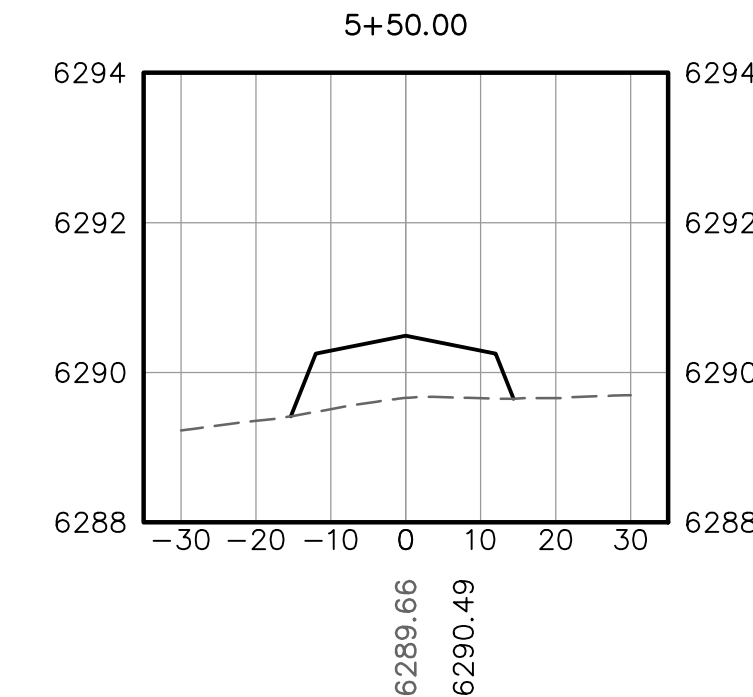
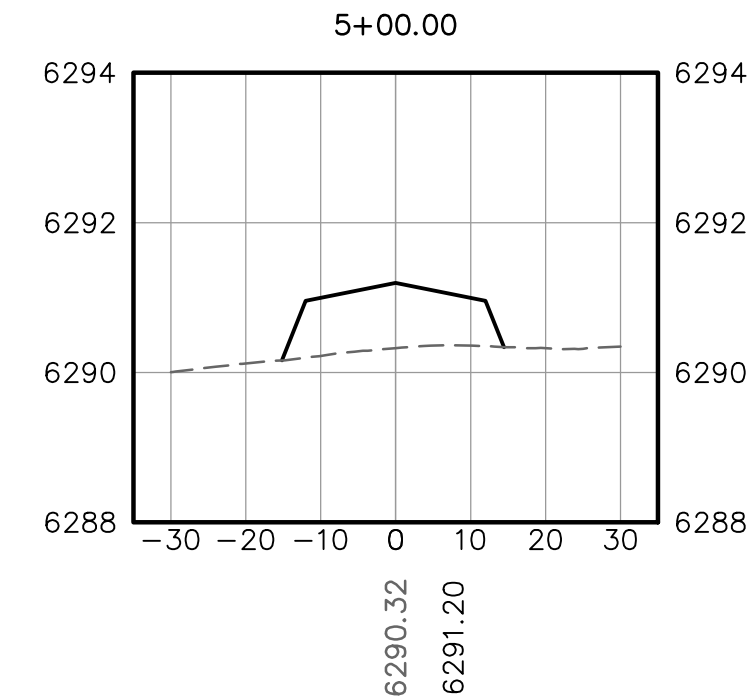
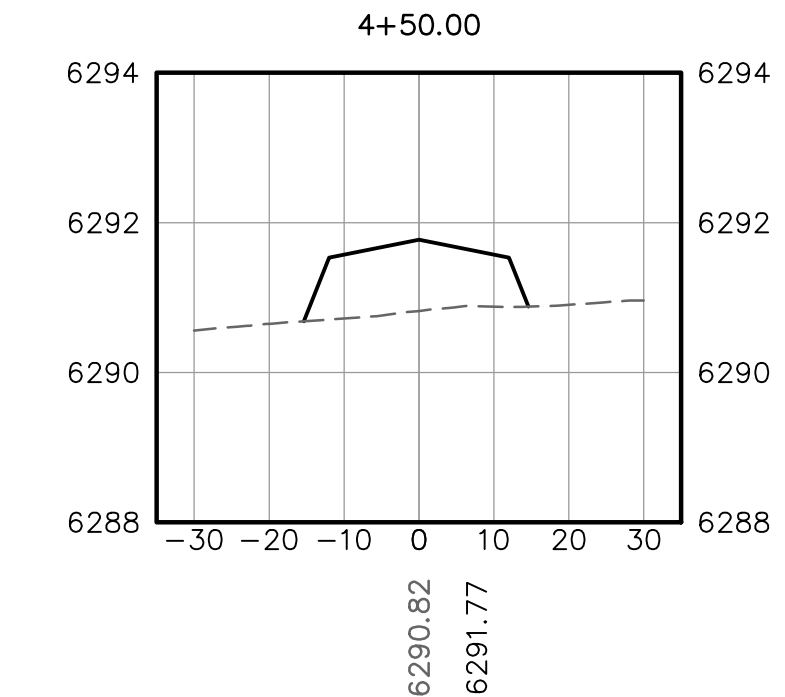
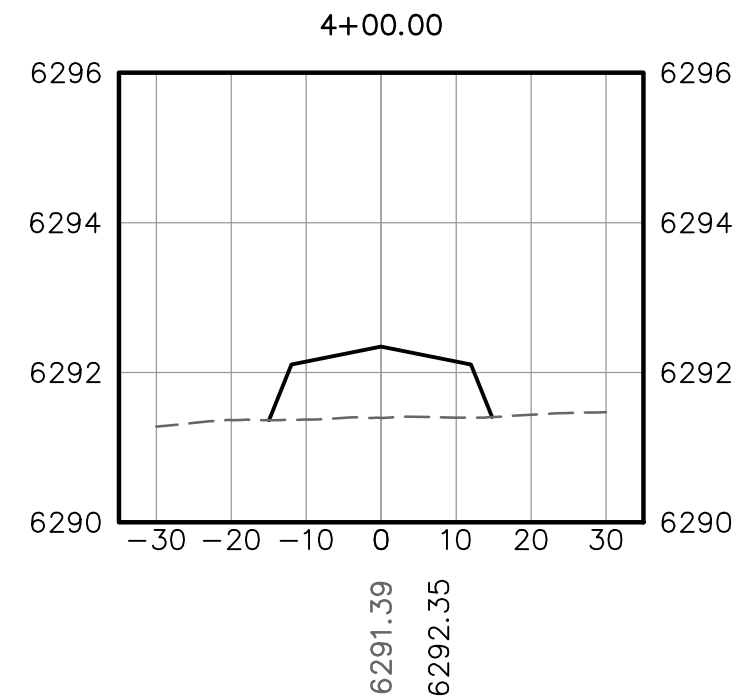
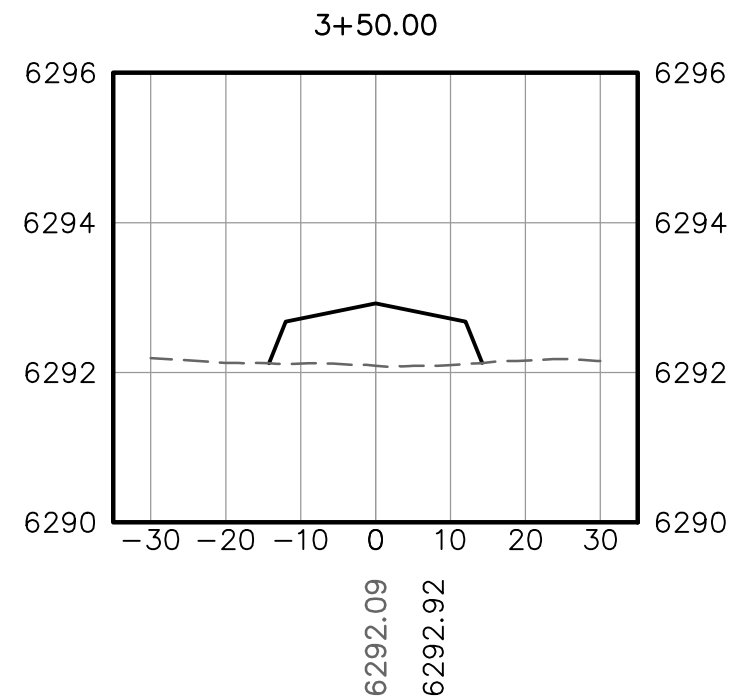
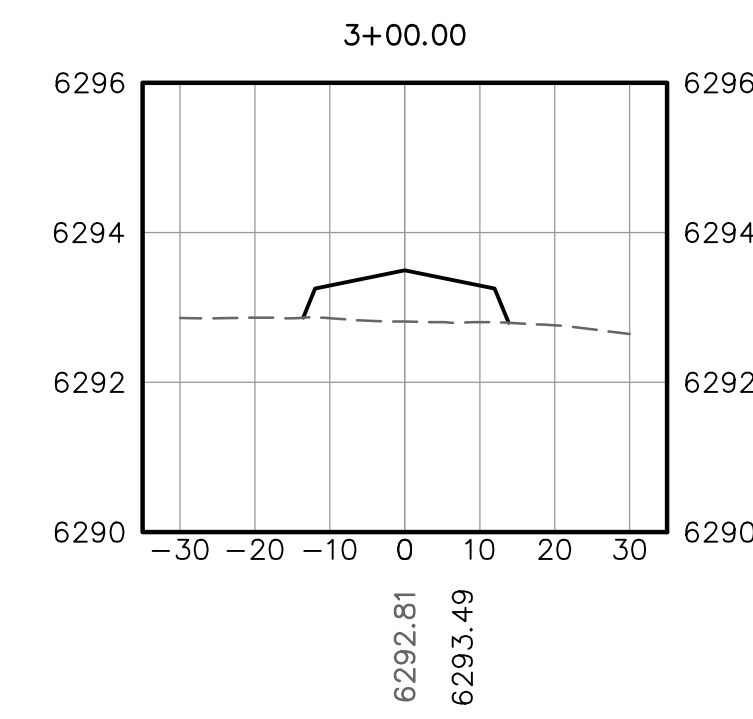
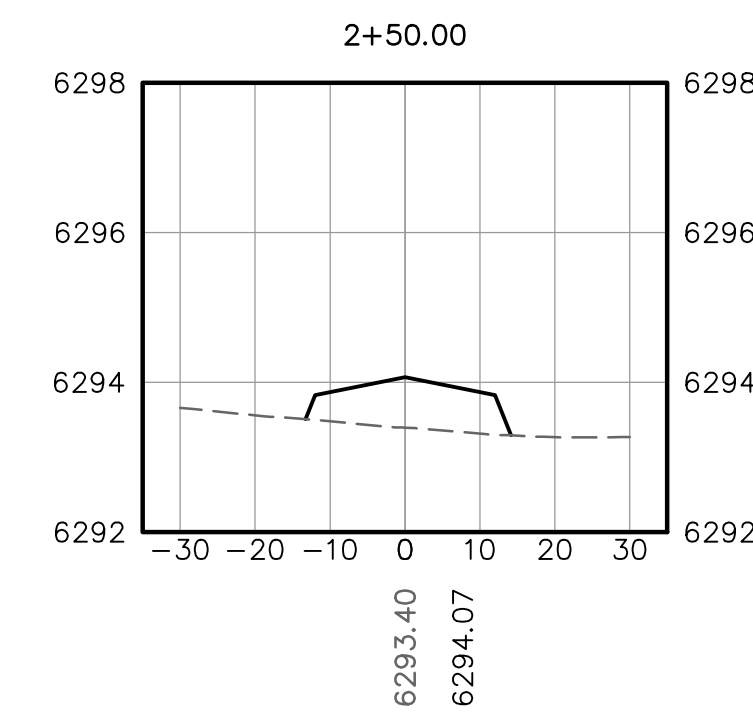
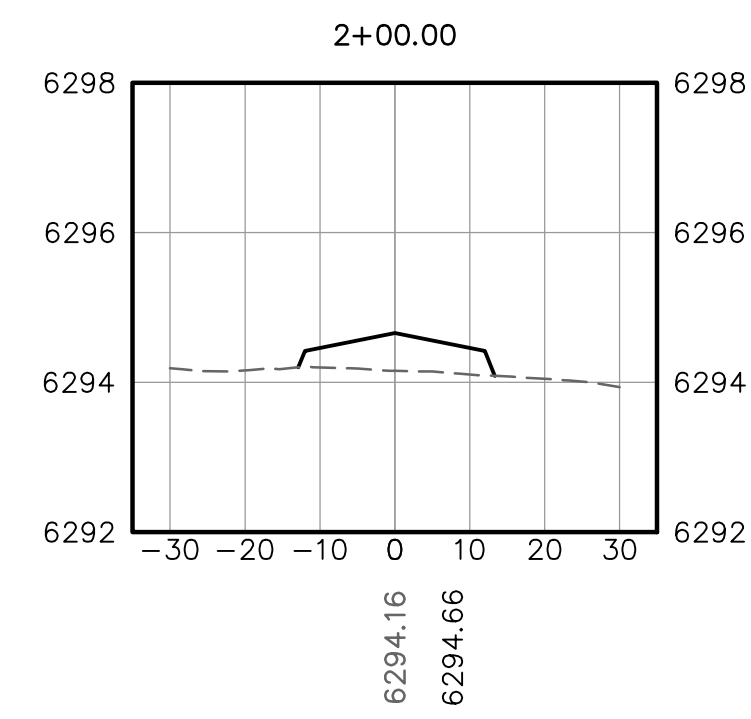
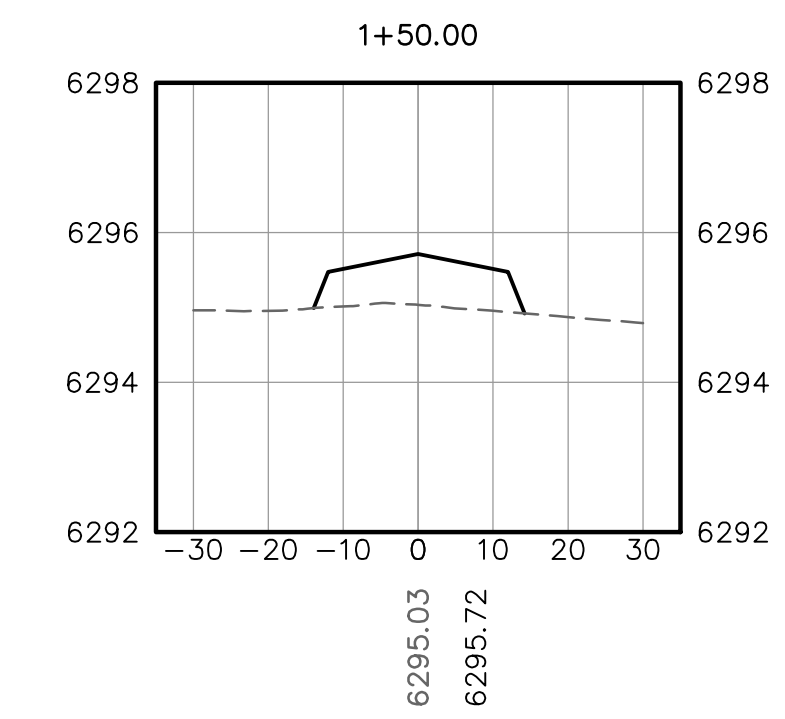
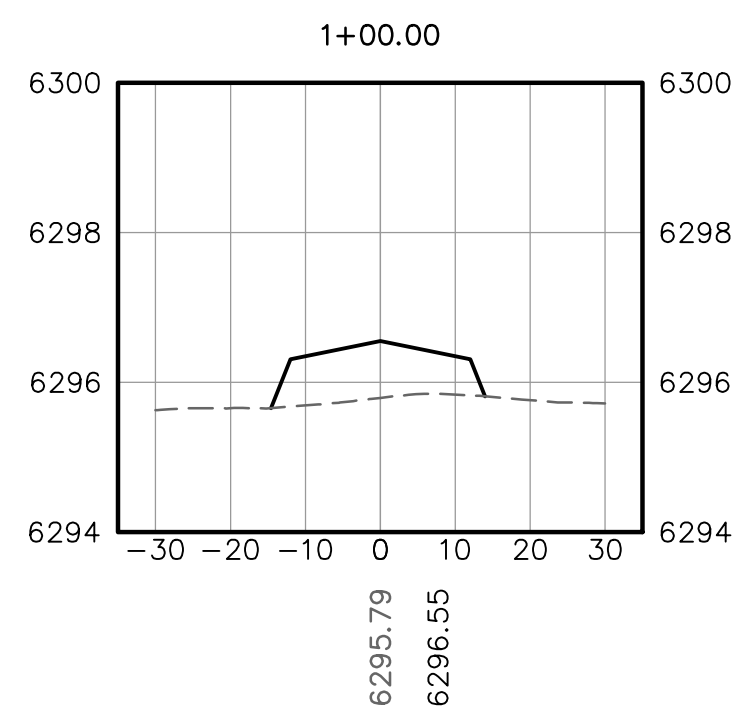
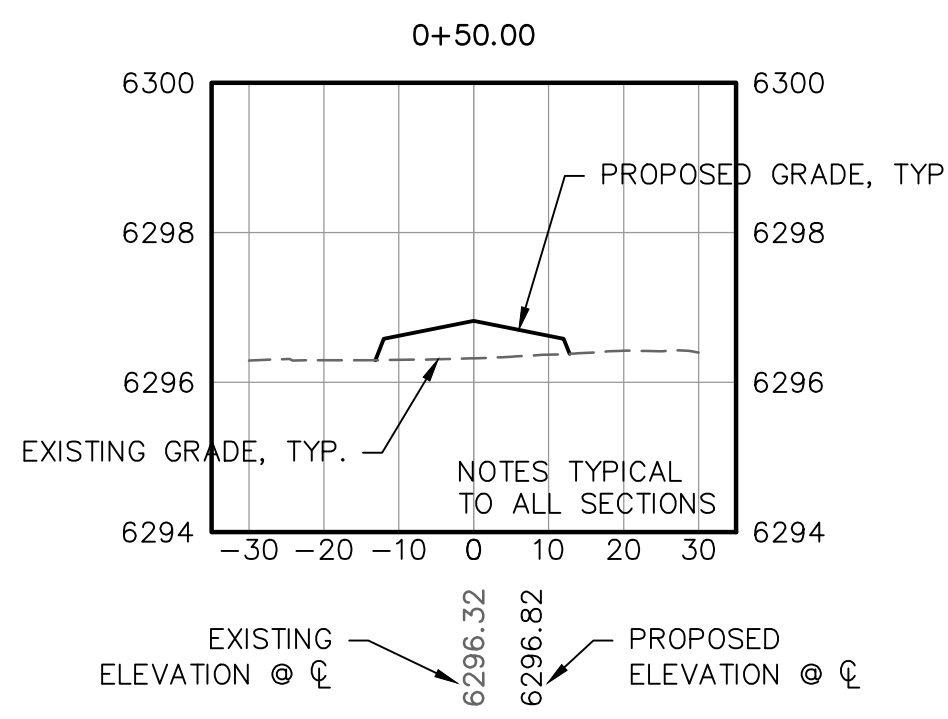
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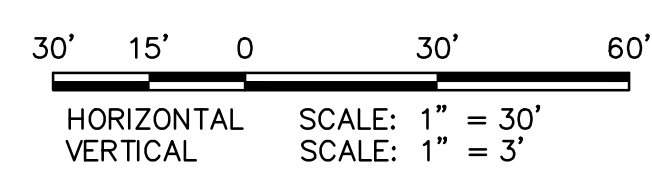
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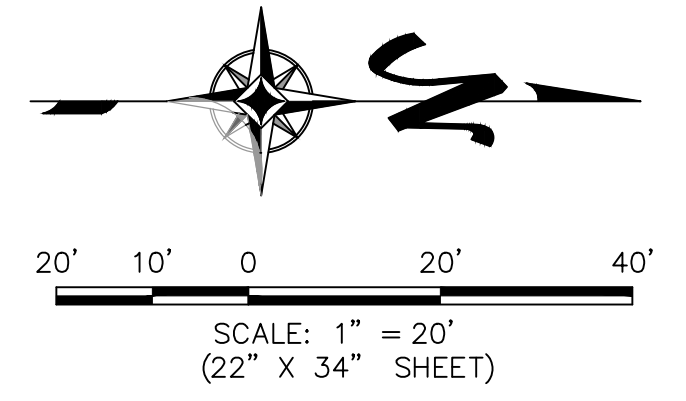
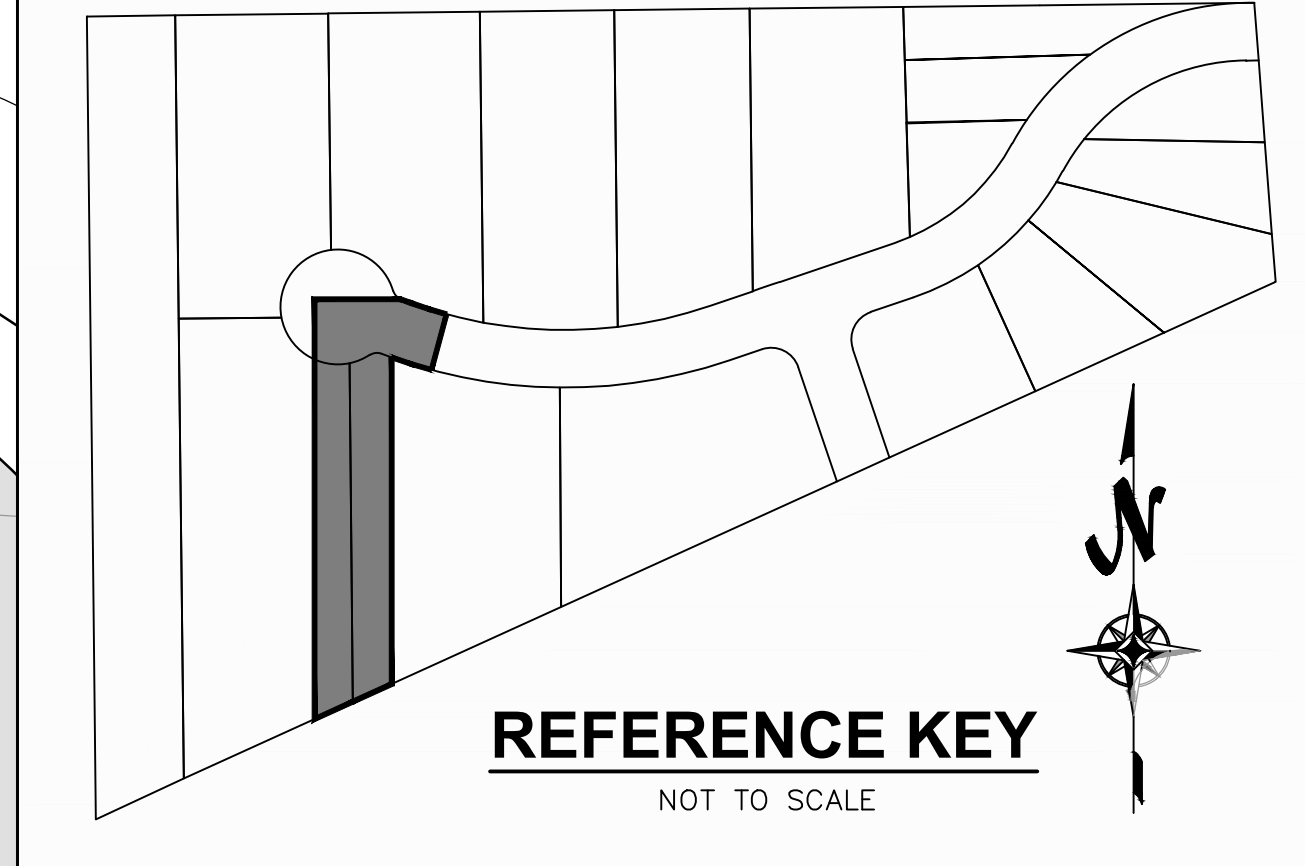
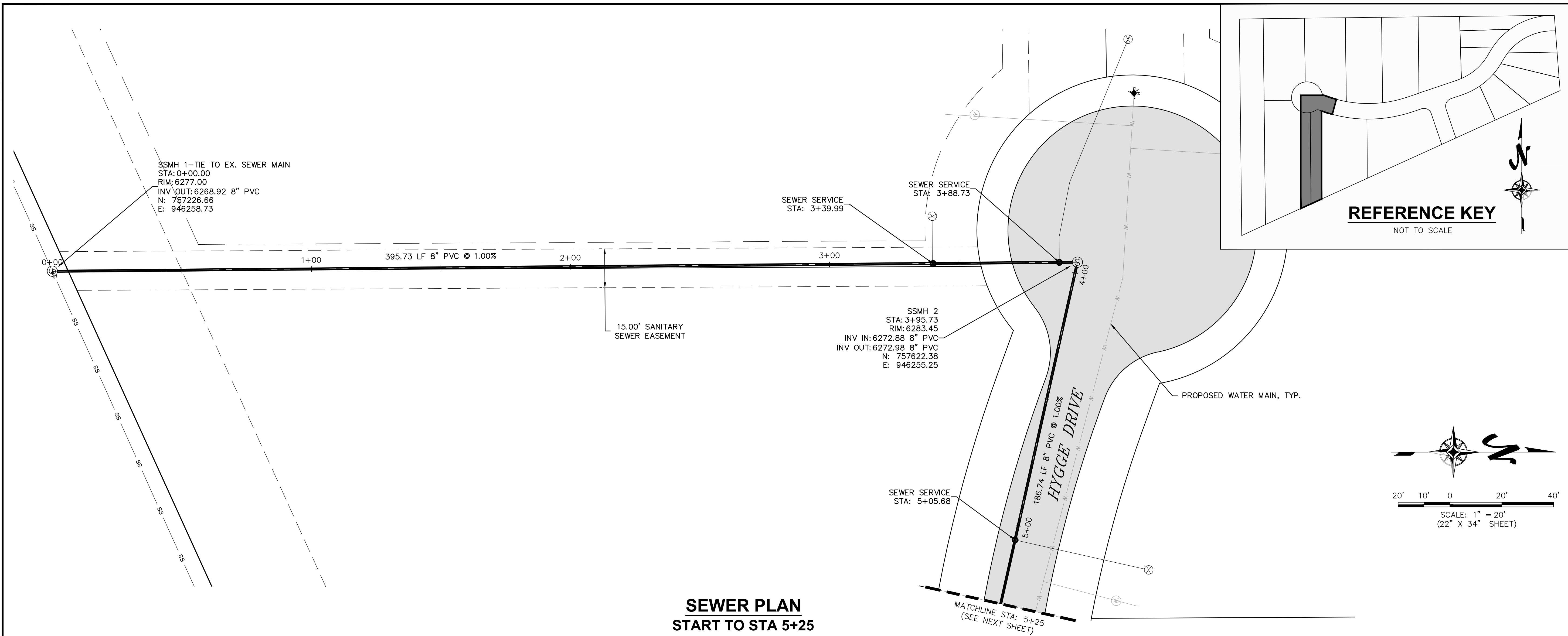
NO.	REVISIONS:

PROJECT NAME
**POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION**
HYGGE DRIVE CROSS SECTIONS

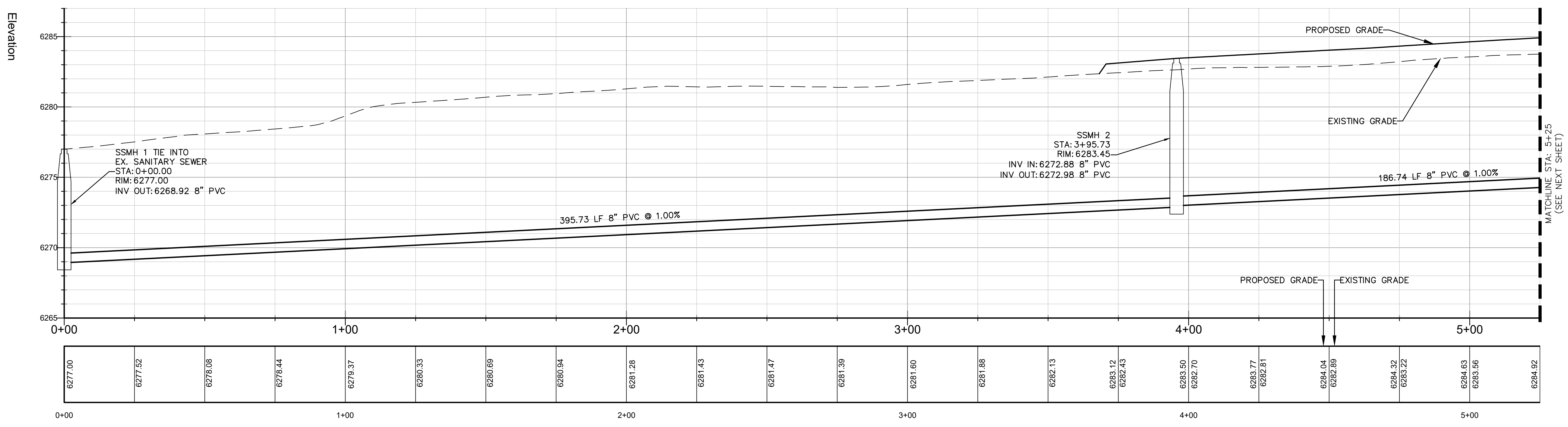


HYGGE DRIVE CROSS SECTIONS

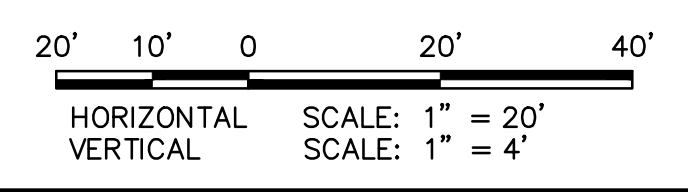




**SEWER PLAN
START TO STA 5+25**



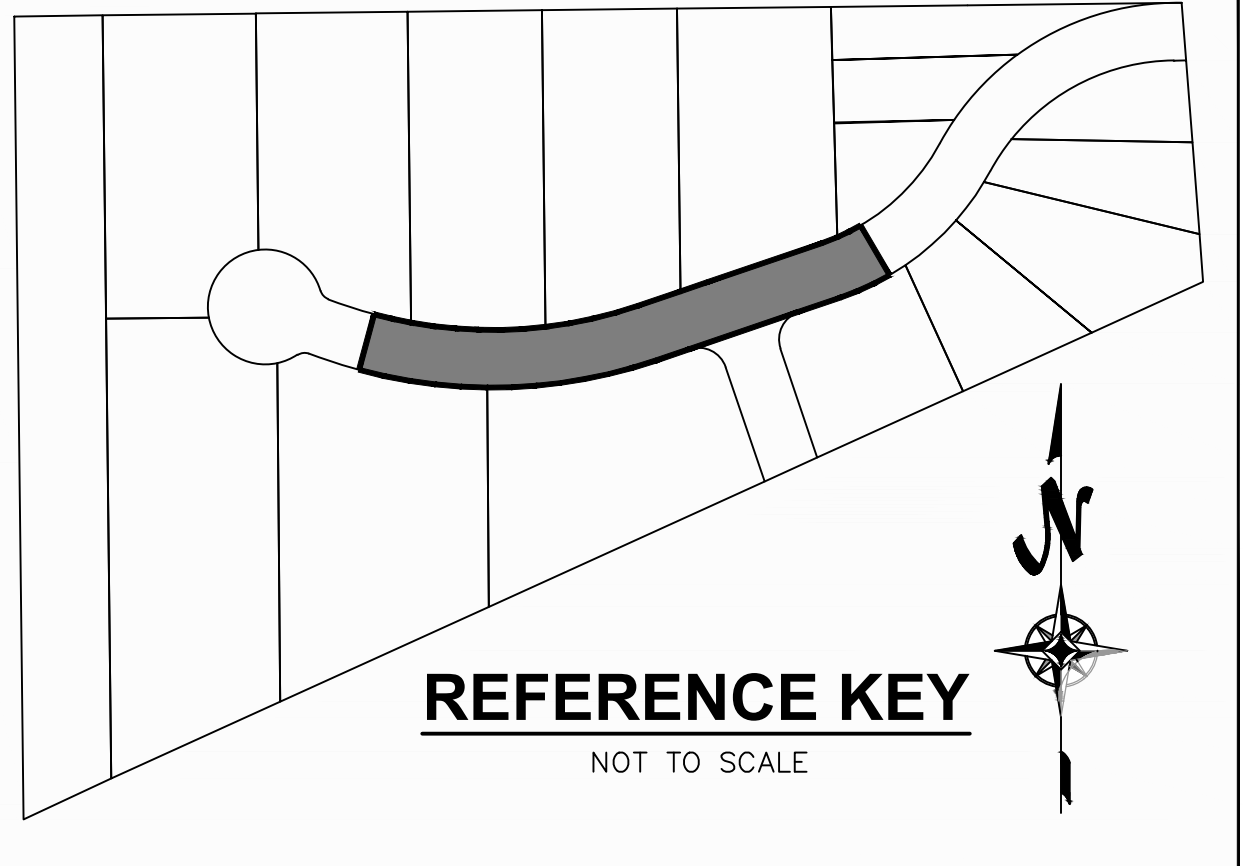
**SEWER PROFILE
START TO STA 5+25**



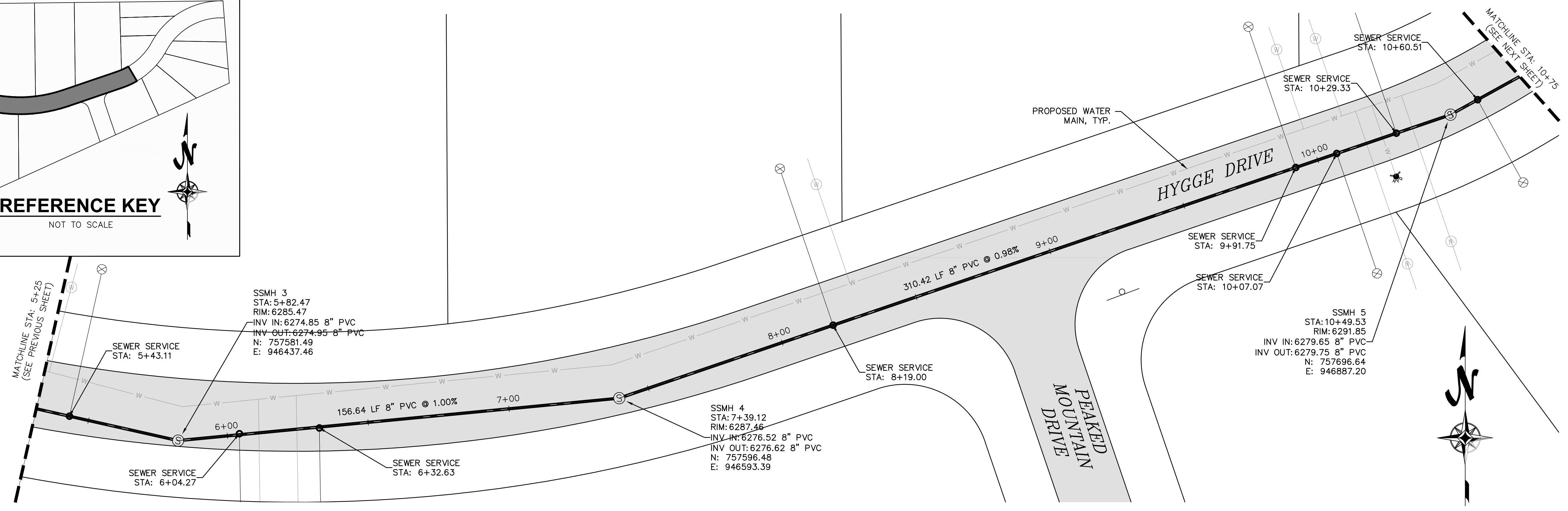
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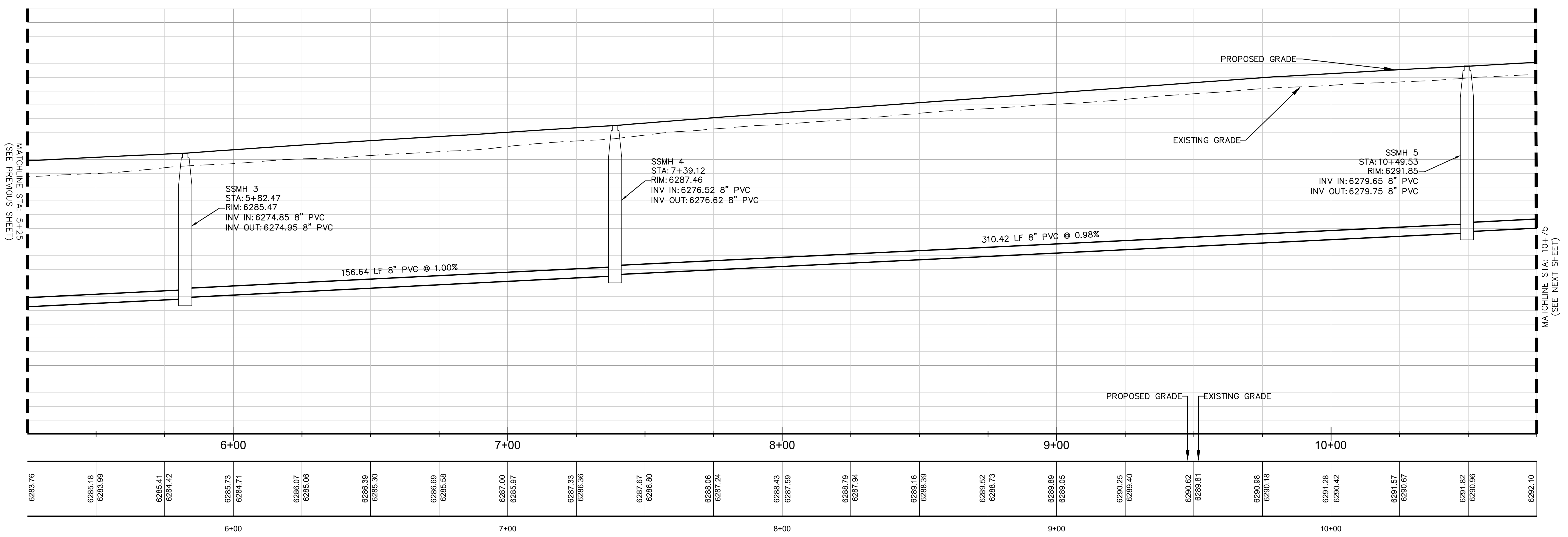
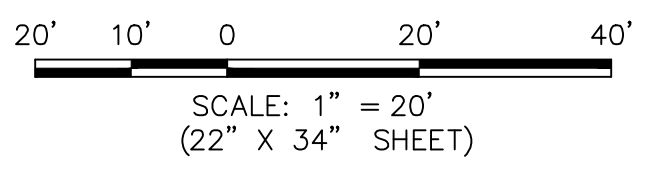
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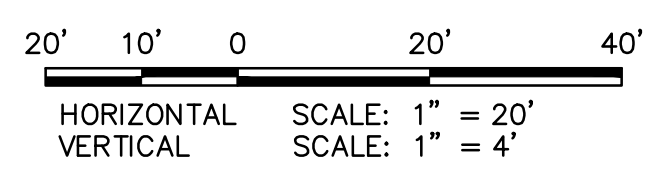
REFERENCE KEY
NOT TO SCALE



SEWER PLAN
STA 5+25 TO 10+75



SEWER PROFILE
STA 5+25 TO 10+75



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DRAWING IS TO SCALE IF
BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE
FILE: 21016-SEWER.DWG
PROJ. #: 21016

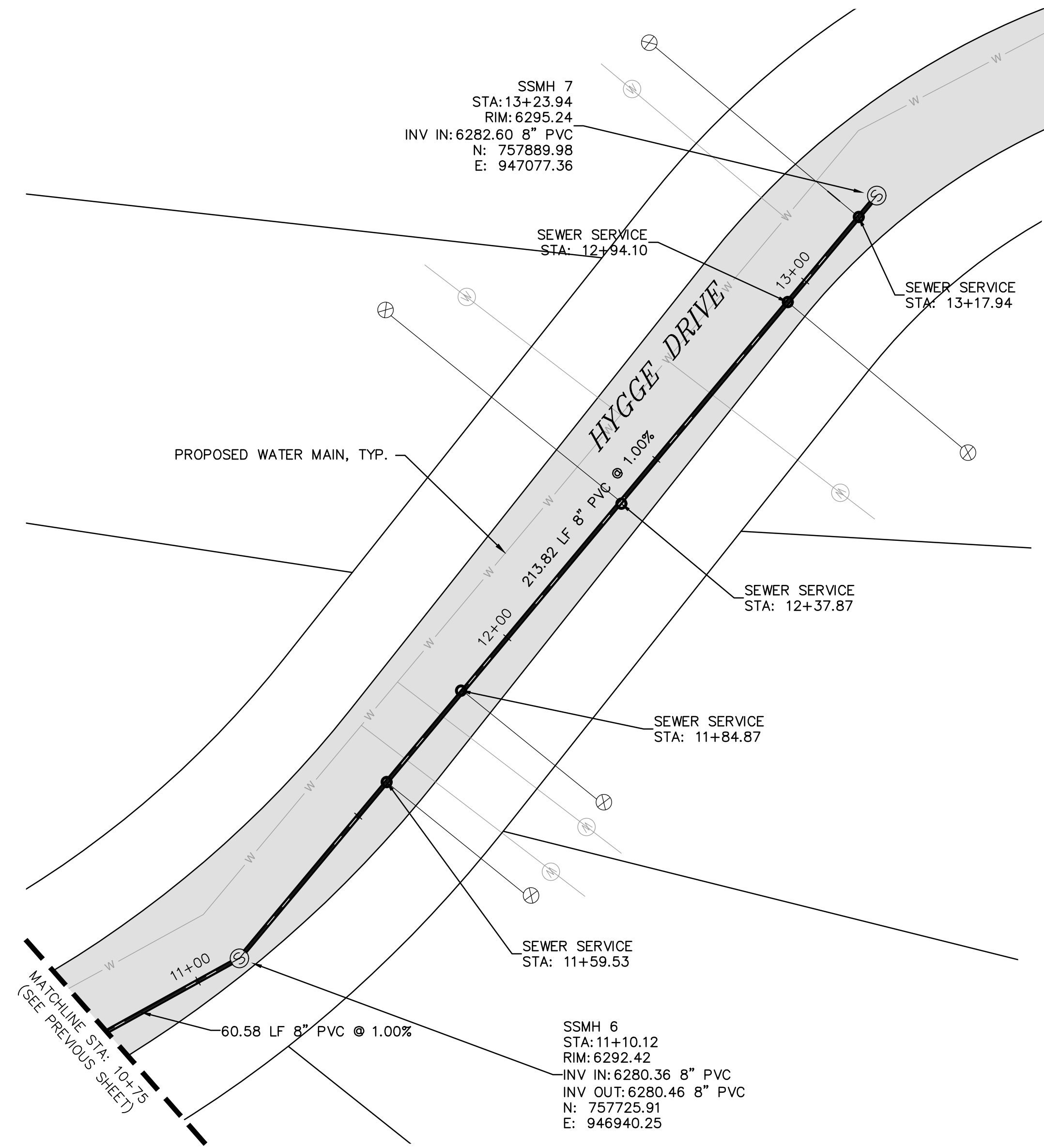


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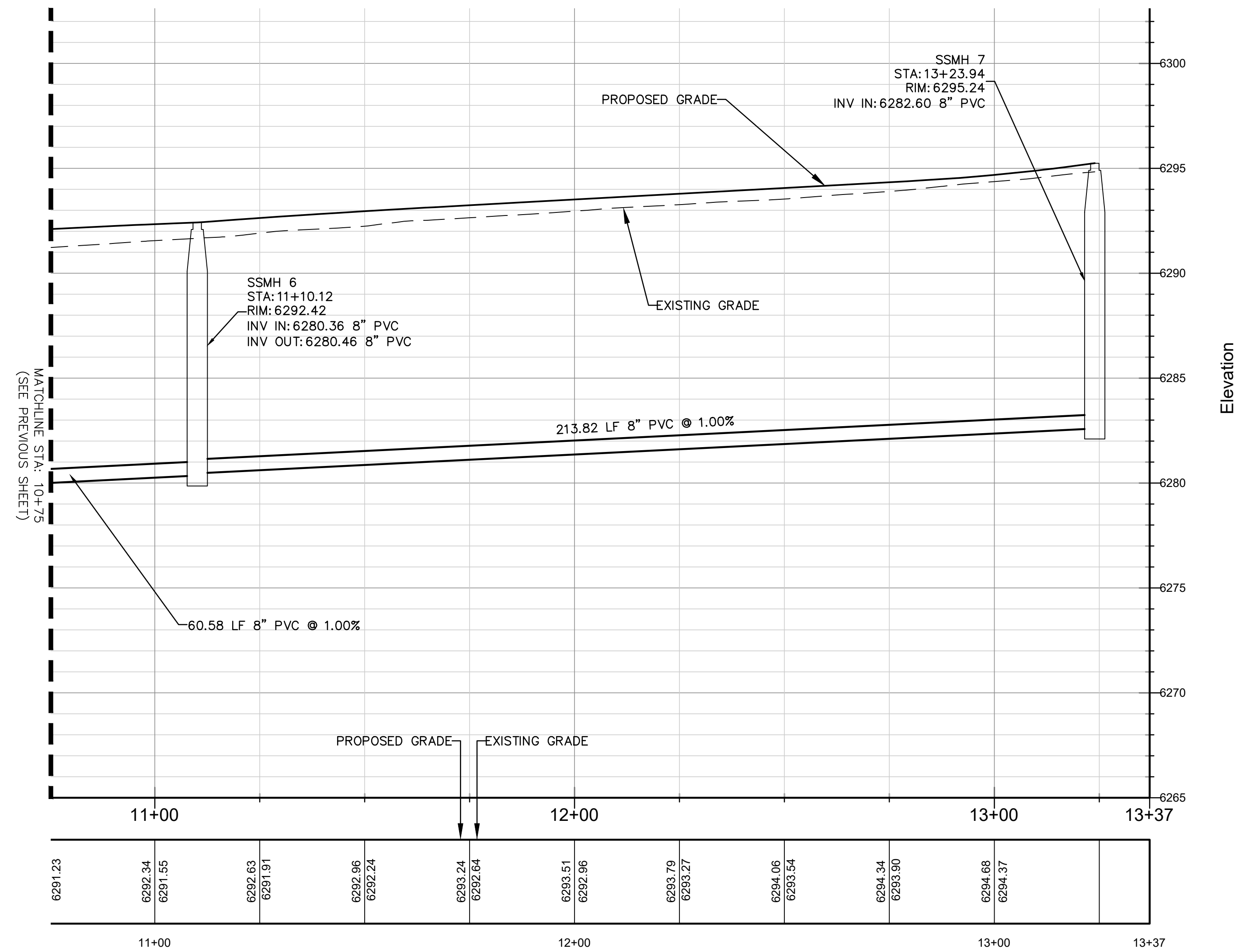
NO.	REVISIONS:

PROJECT NAME
POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION
SEWER PLAN AND PROFILE
STA 5+25 TO 10+75

SHEET #
C5.1

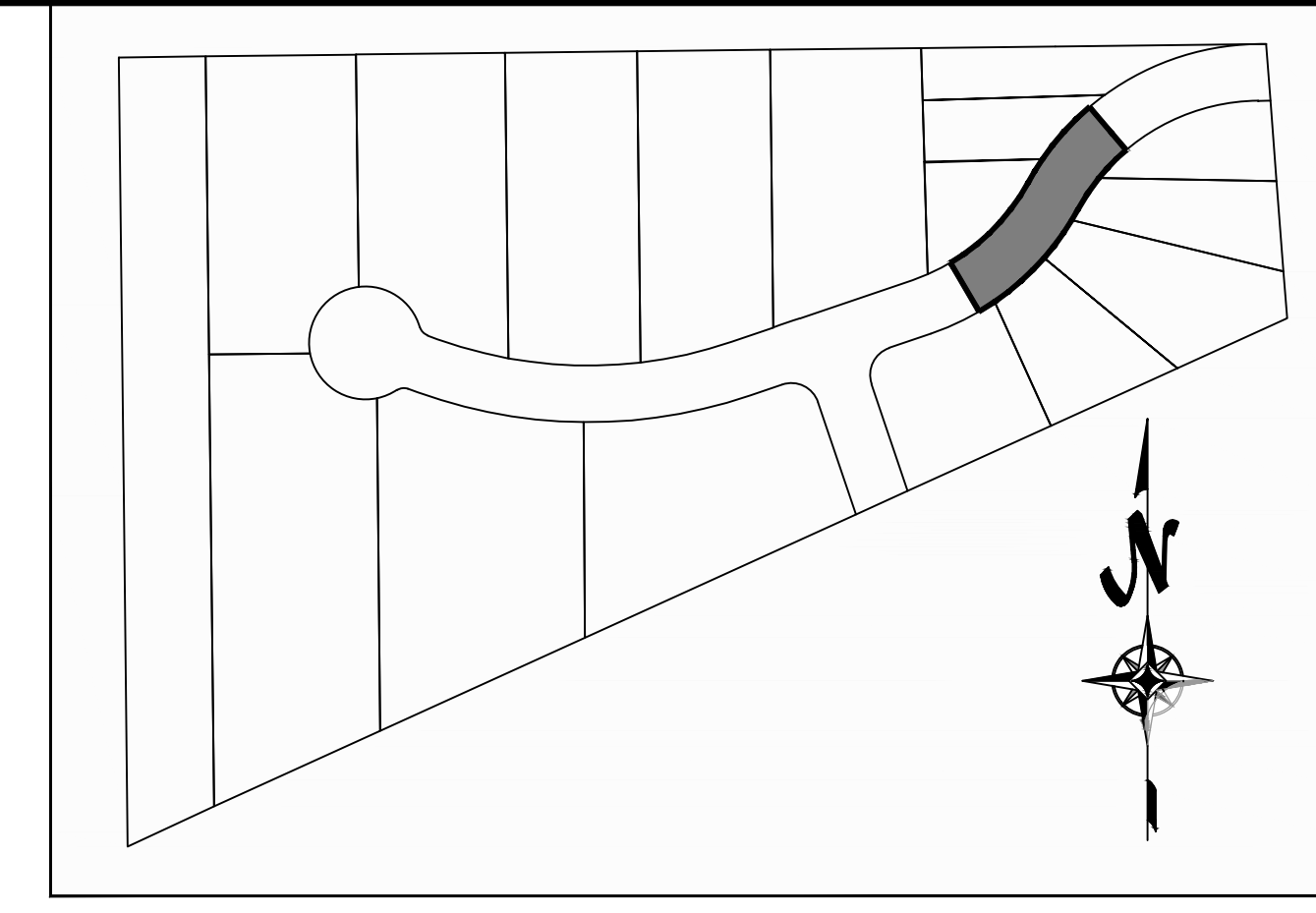


SEWER PLAN
STA 10+75 TO END



SEWER PROFILE
STA 10+75 TO END

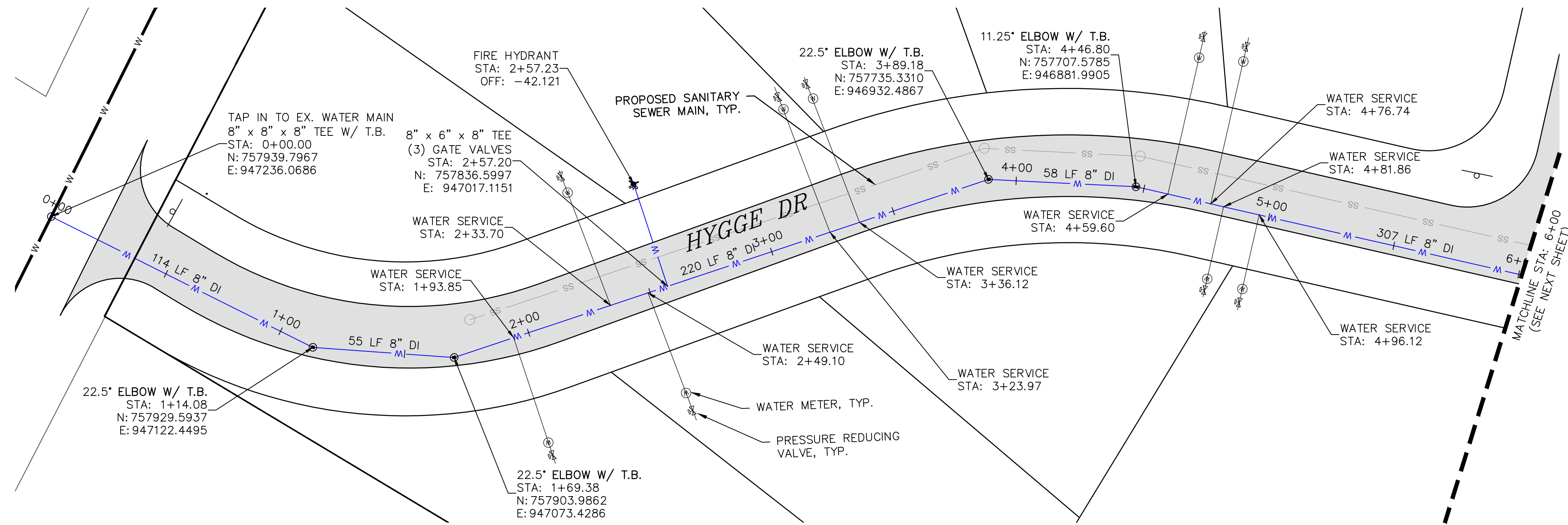
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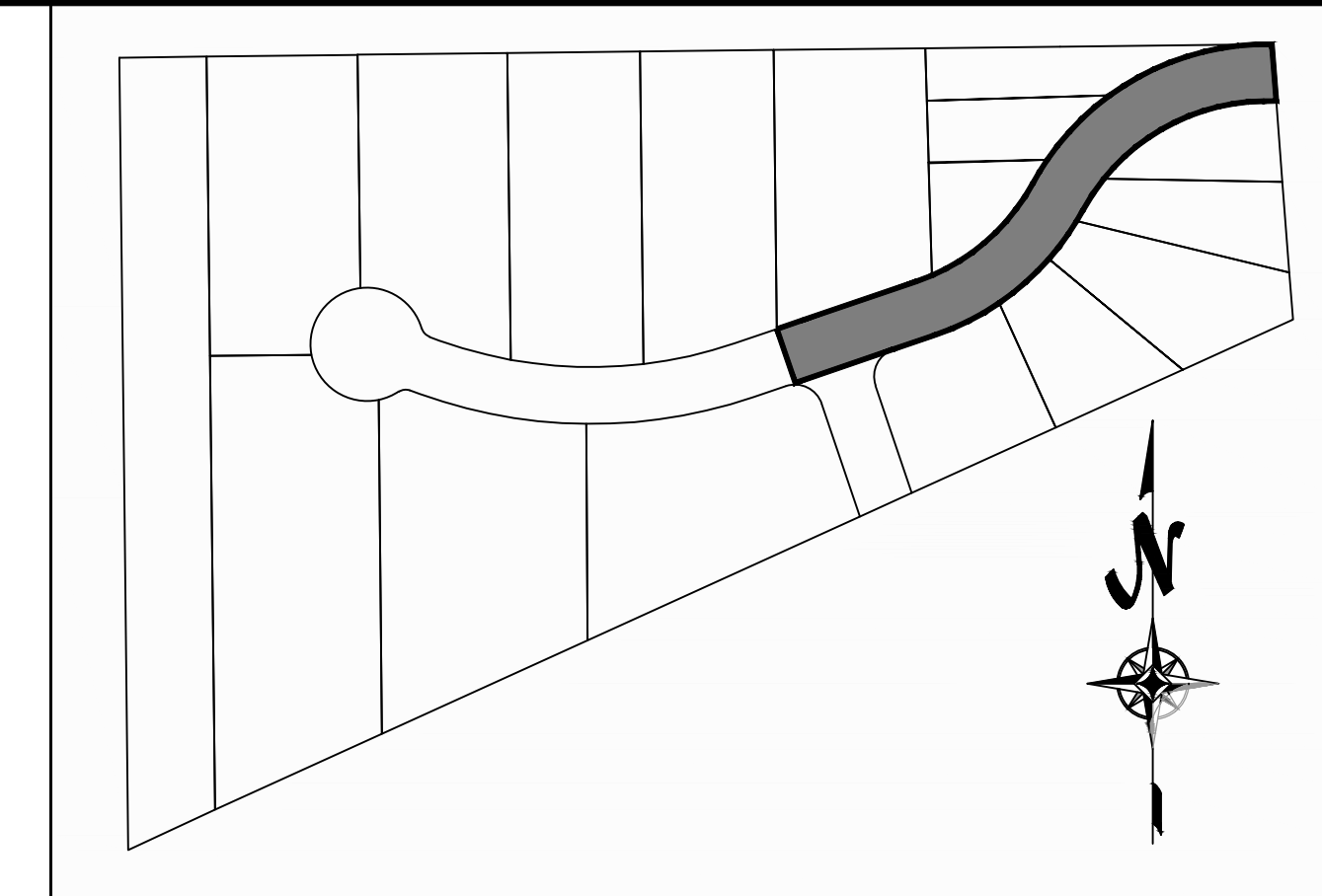
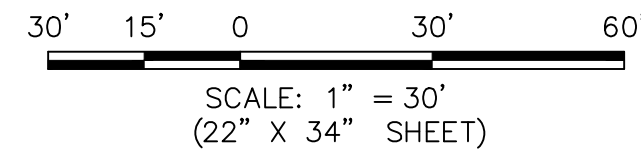
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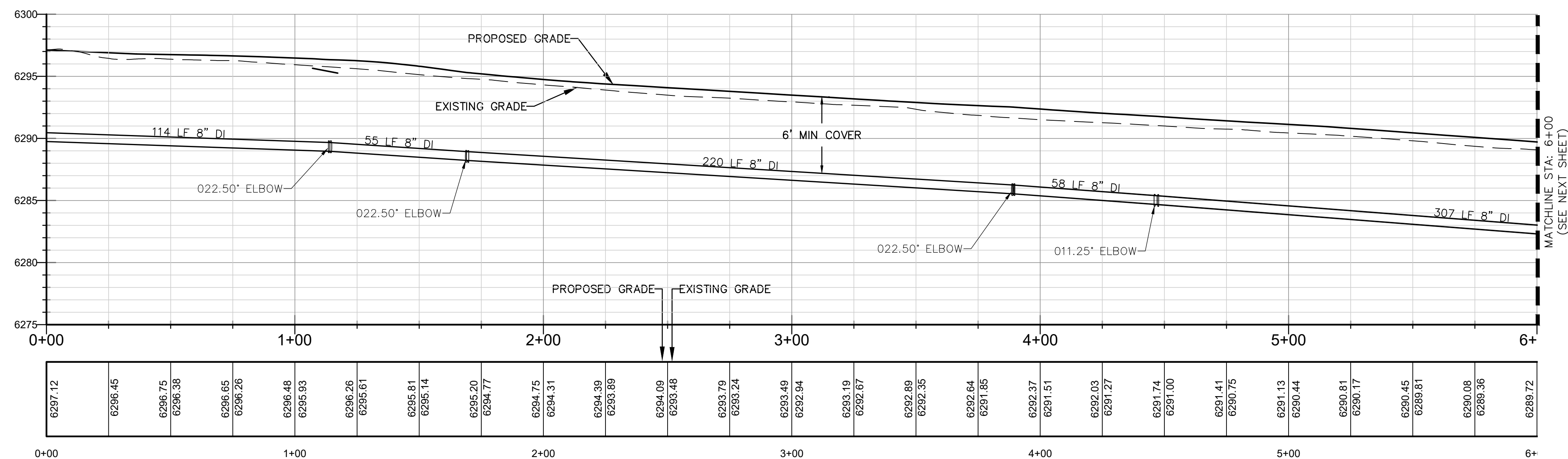
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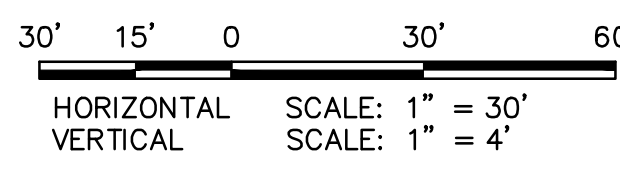
WATER PLAN
START TO STA 6+00



REFERENCE KEY
NOT TO SCALE



WATER PROFILE
START TO STA 6+00



LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE AND METER
- PROPOSED PRESSURE REDUCING VALVE (PRV)
- PROPOSED FIRE HYDRANT

NOTE: PRESSURE REDUCING VALVE(S) SHALL BE INSTALLED ON EACH SERVICE LINE BY CONTRACTOR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CITY OF DRIGGS STANDARDS AND TECHNICAL SPECIFICATIONS

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FILE: 21016-WATER.DWG
PROJ. #: 21016

PROFESSIONAL ENGINEER
REGISTERED
11539
STATE OF IDAHO
JENNIFER P. ZUING

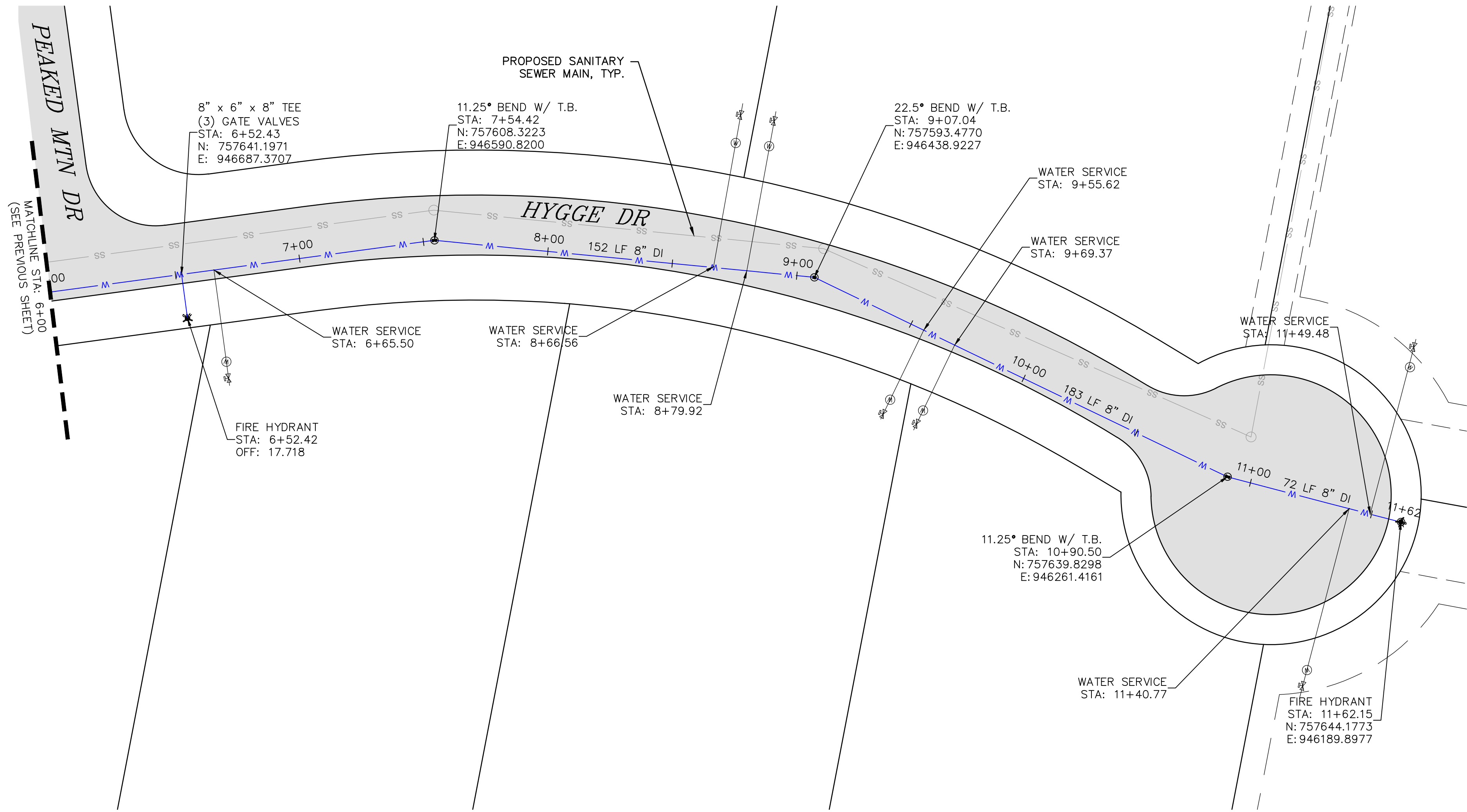
DATE: 12/6/2023

NO.	REVISIONS:

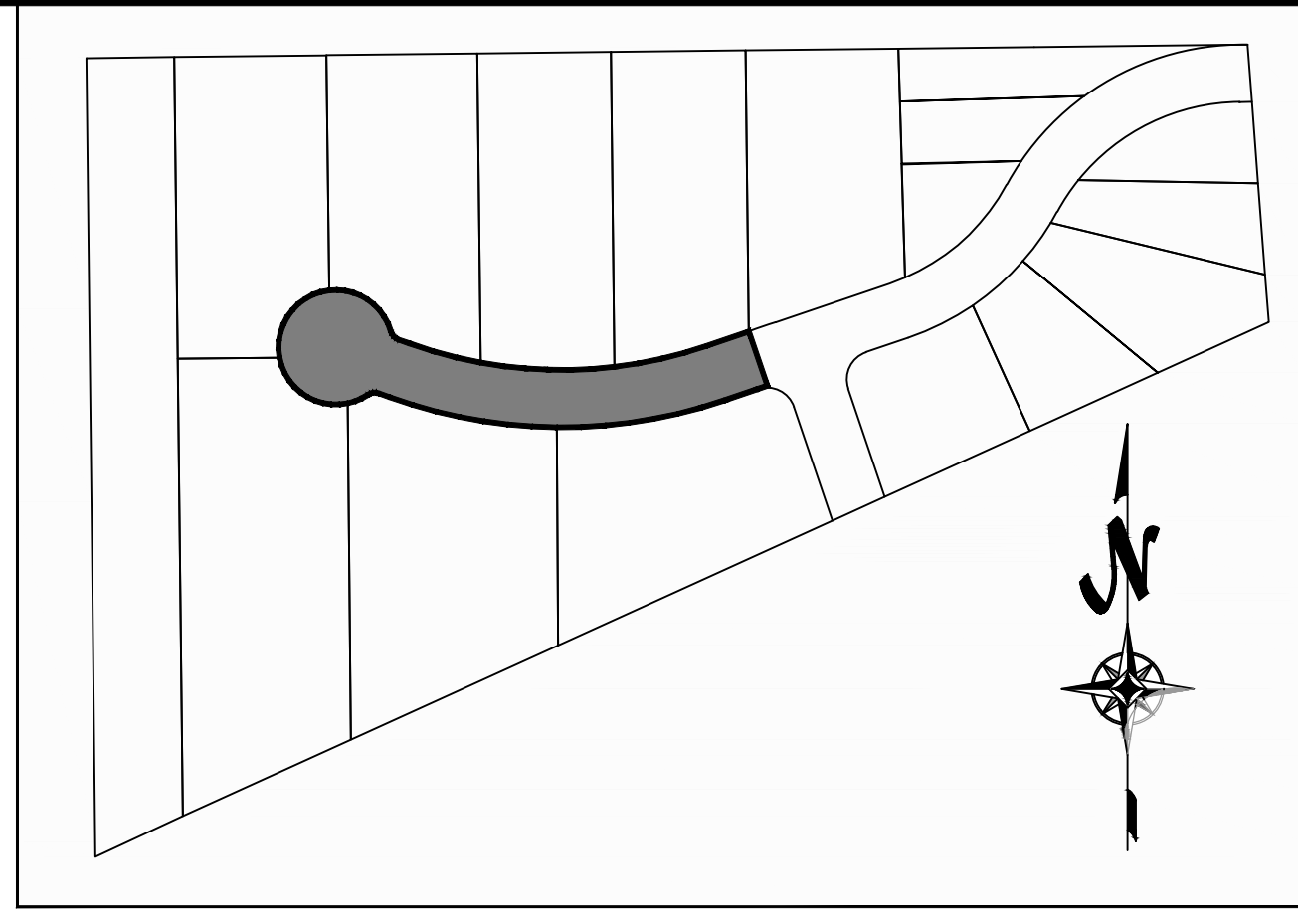
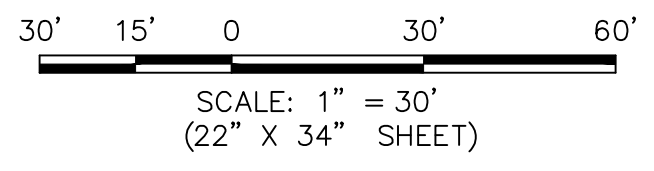
PROJECT NAME
**POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION**

**WATER PLAN AND PROFILE
STA: 0+00 TO 6+00**

SHEET #
C6.0



WATER PLAN
STA 6+00 TO END

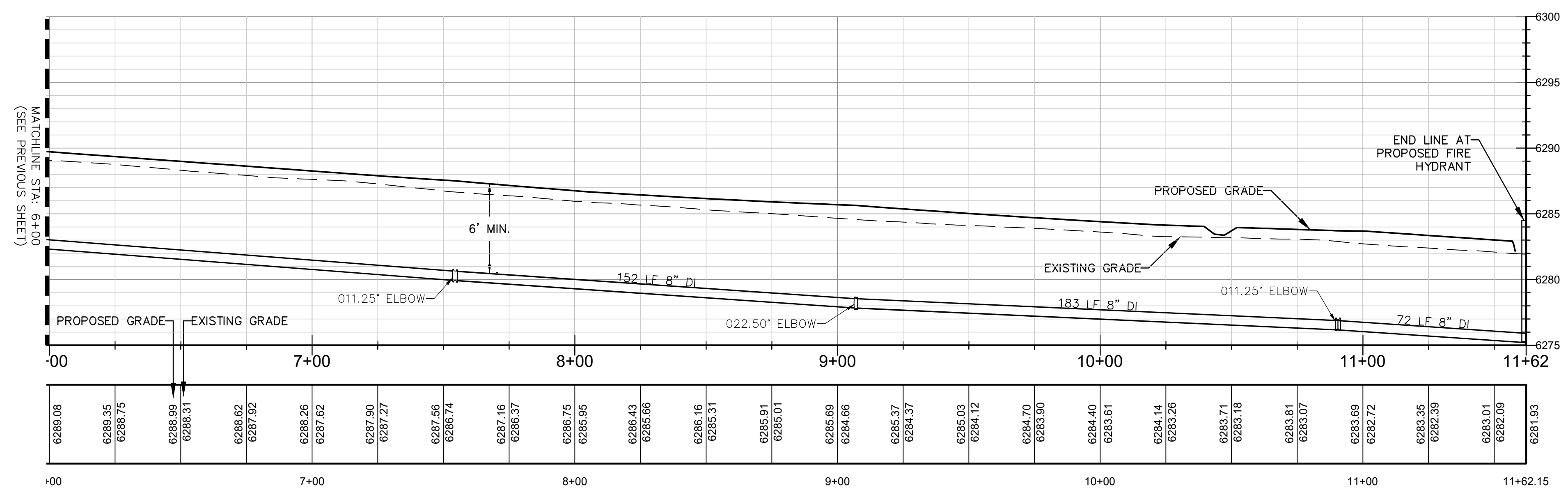


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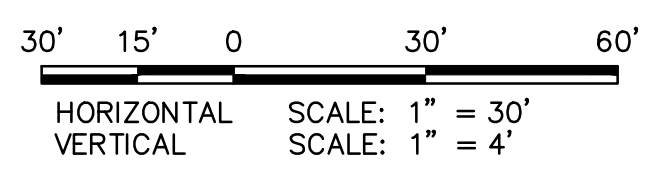
LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE AND METER
- PROPOSED PRESSURE REDUCING VALVE (PRV)
- PROPOSED FIRE HYDRANT

NOTE: PRESSURE REDUCING VALVE(S) SHALL BE INSTALLED ON EACH SERVICE LINE BY CONTRACTOR IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS AND CITY OF DRIGGS STANDARDS AND TECHNICAL SPECIFICATIONS



WATER PROFILE
STA 6+00 TO END



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FILE: 21016-WATER.DWG
PROJ. #: 21016

PROFESSIONAL ENGINEER
REGISTERED
11539
STATE OF IDAHO
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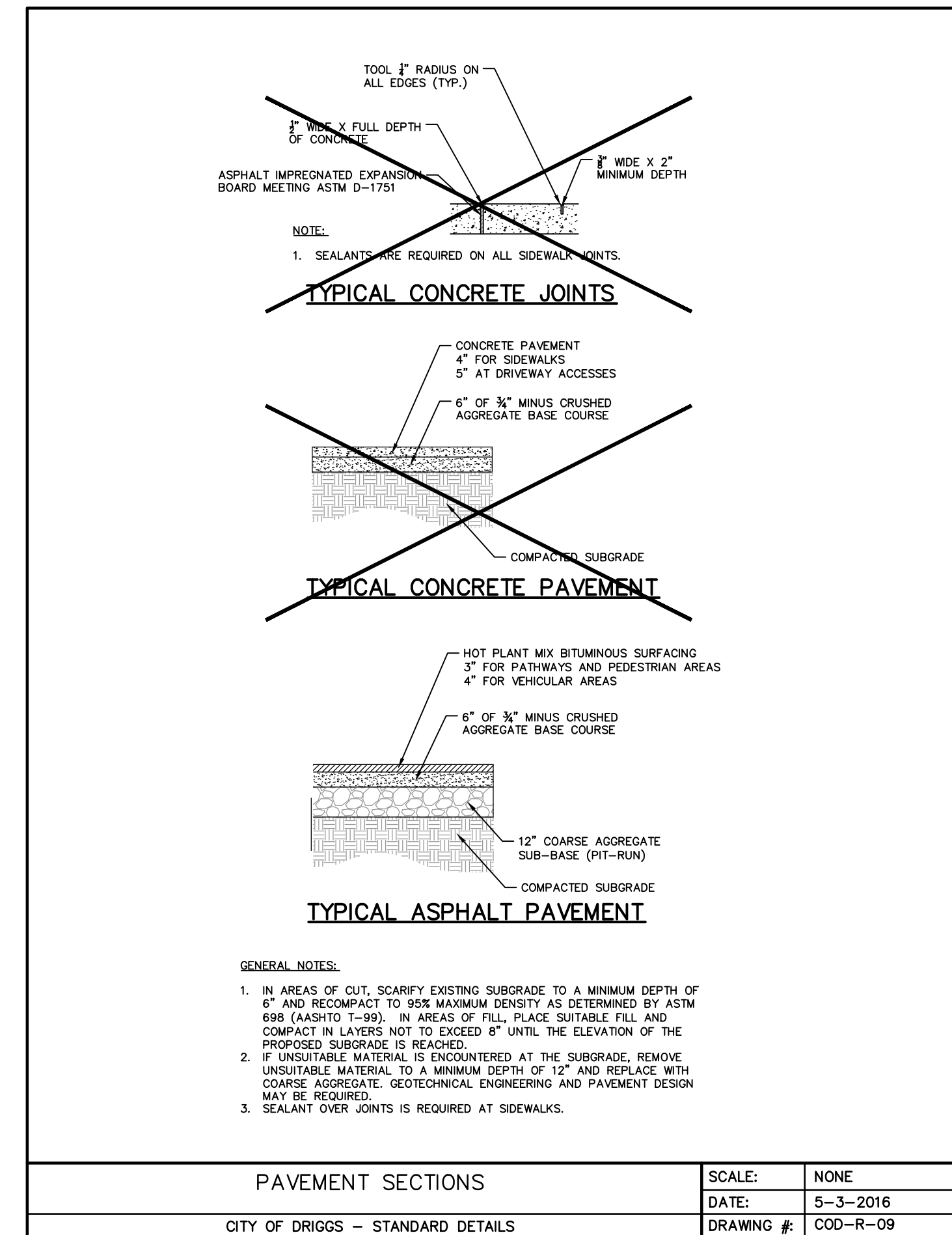
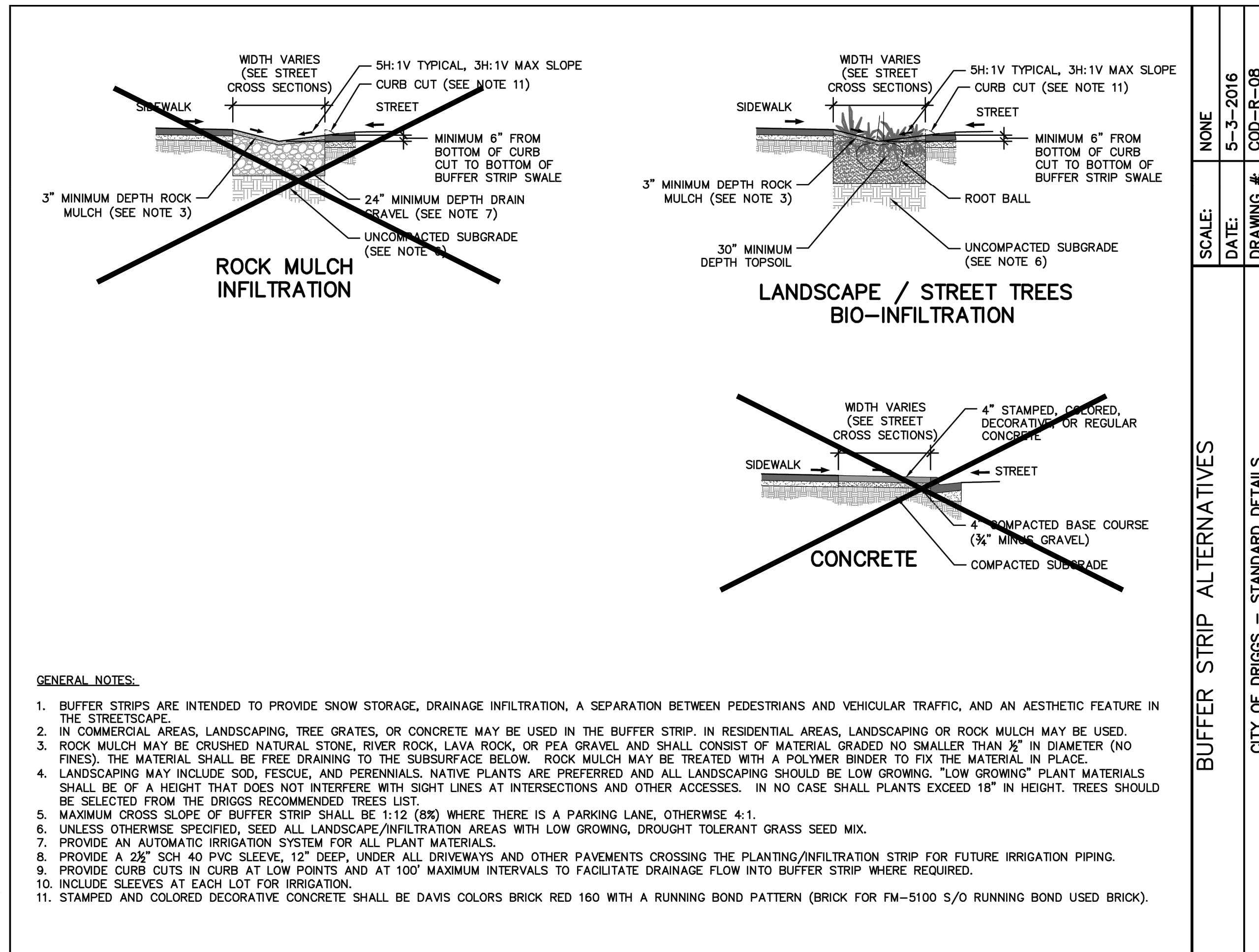
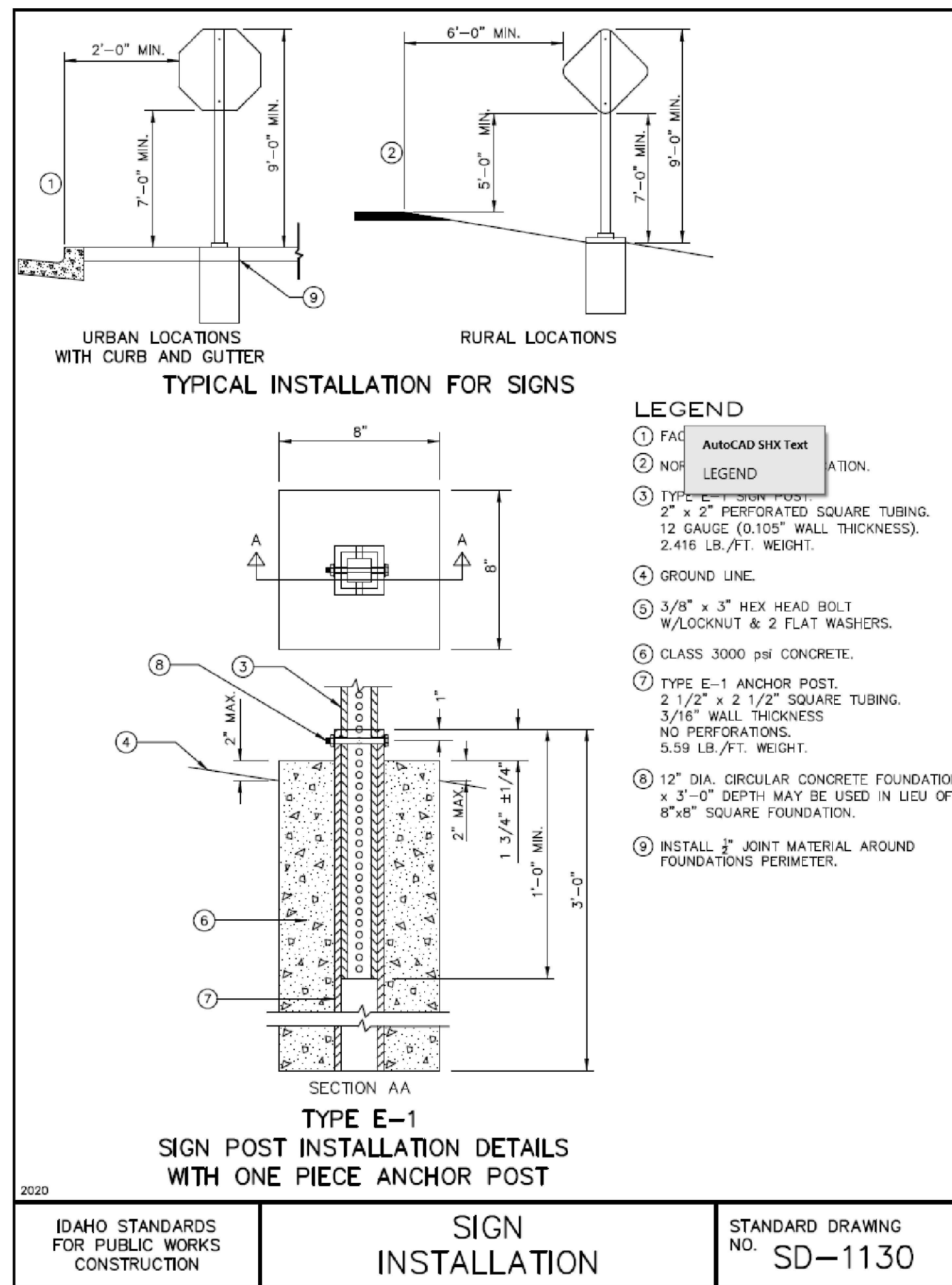
DATE: 12/6/2023

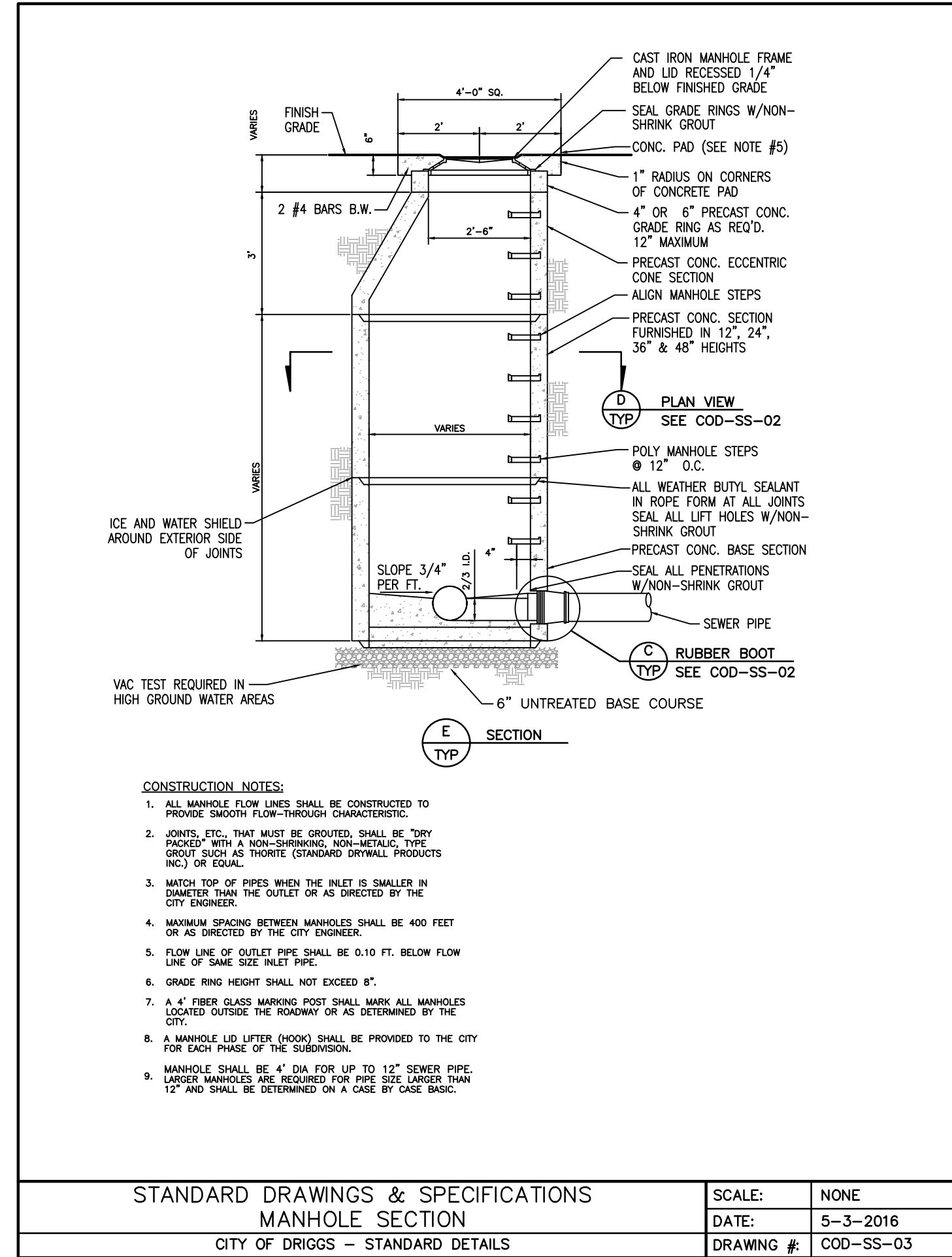
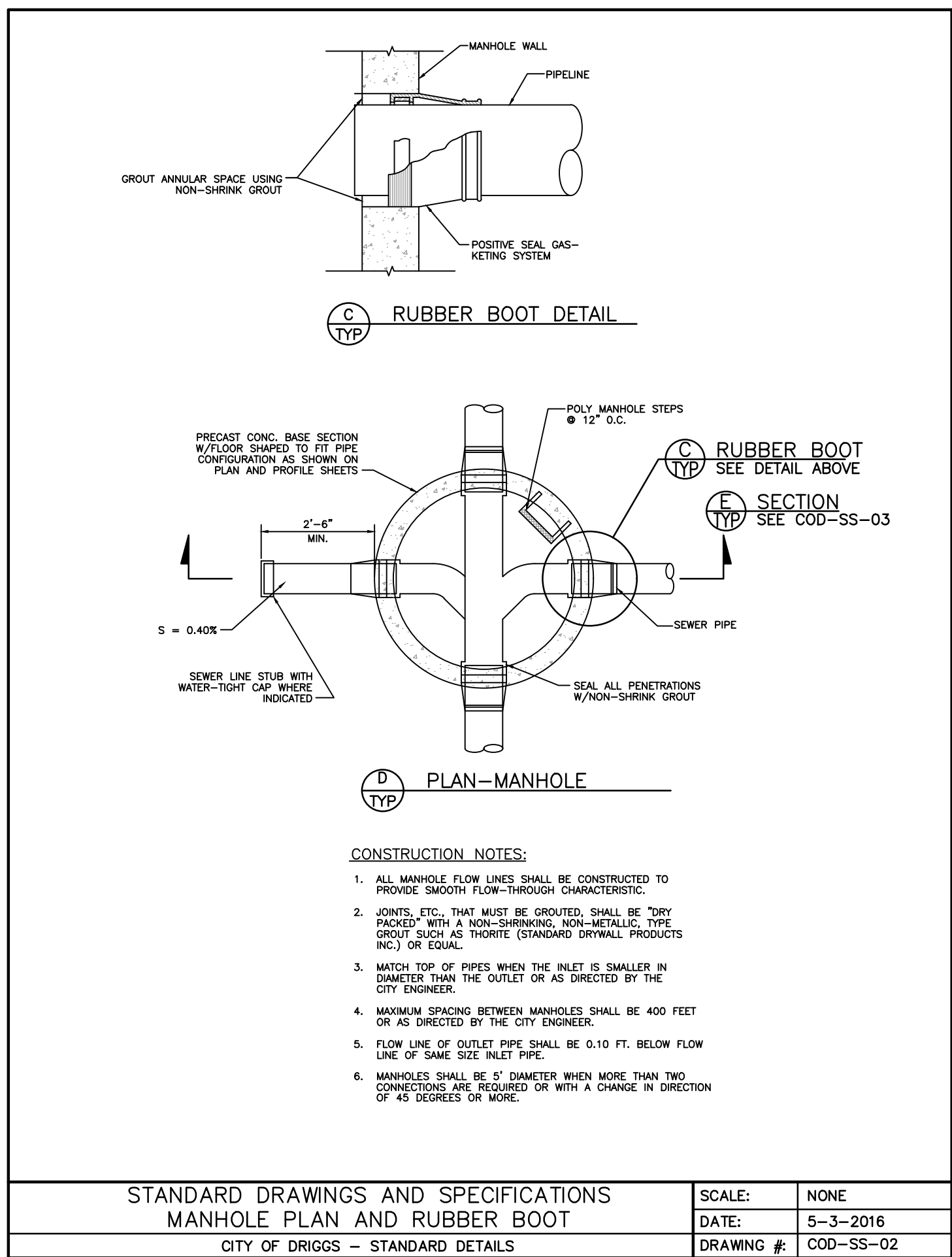
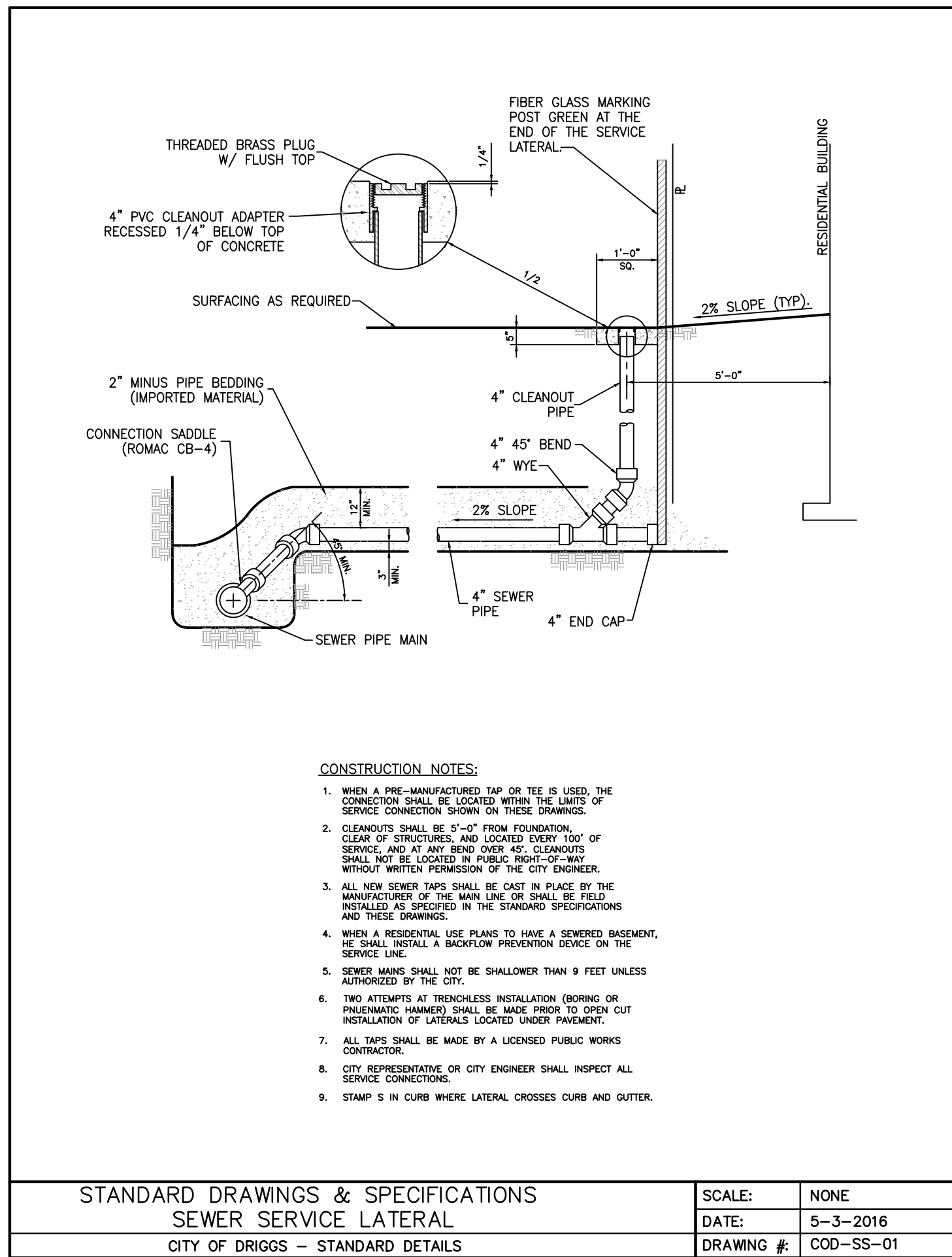
NO.	REVISIONS:

PROJECT NAME
POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION

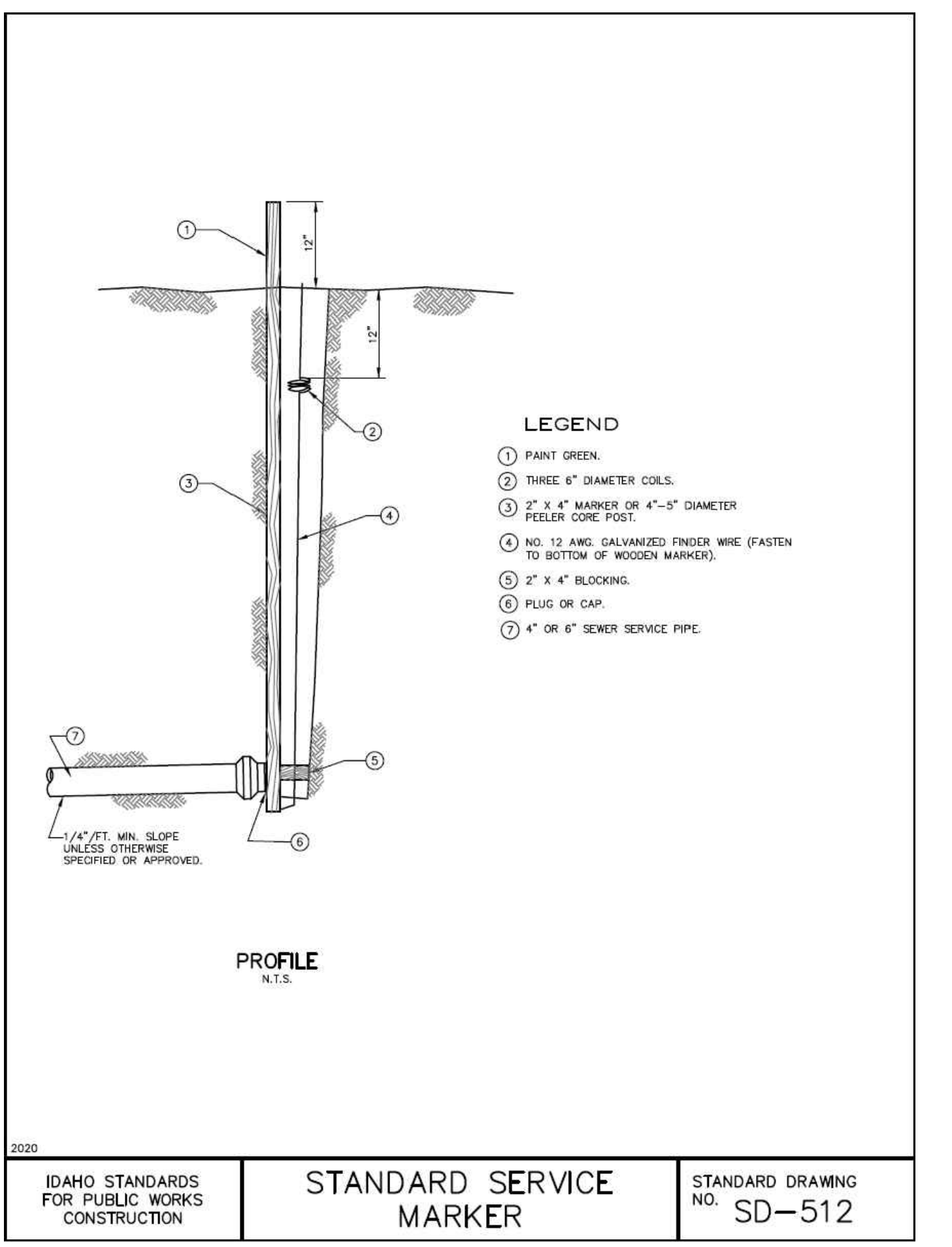
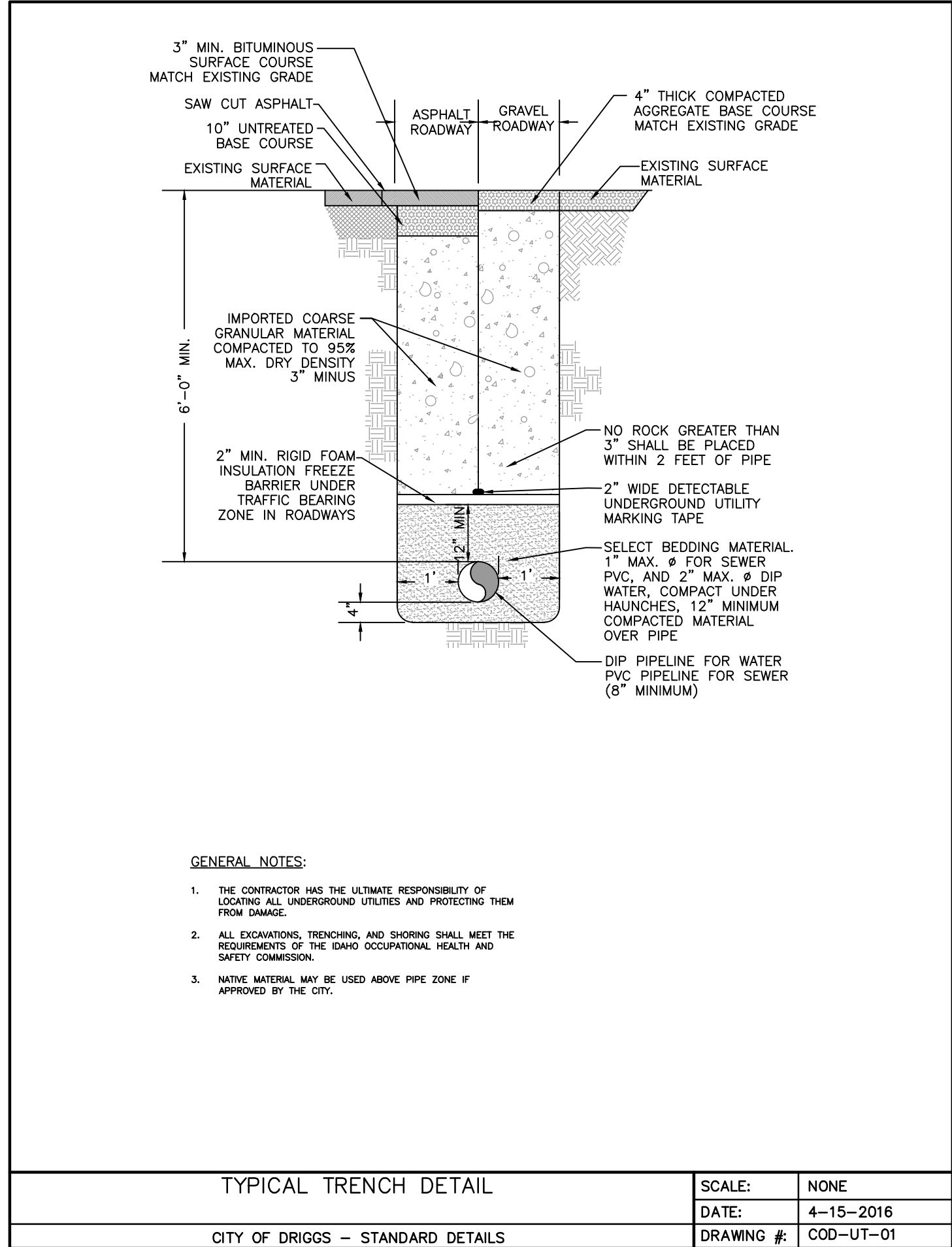
WATER PLAN AND PROFILE
STA: 6+00 TO 11+62 (END)

SHEET #
C6.1





- ### UTILITY NOTES
- ALL SEWER & WATERLINE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARDS & TECHNICAL SPECIFICATIONS, LATEST EDITION (DIVISION 400).
 - CONTRACTOR SHALL COORDINATE ALL WORK AND RELOCATION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 - VERIFY FINAL LOCATION, SIZE, DEPTH AND MATERIAL OF ALL PROPOSED UTILITIES WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
 - PROVIDE A MINIMUM OF 4" BEDDING MATERIAL (3/4" MINUS) OVER, UNDER AND AROUND ALL SIDES OF CONDUIT PIPE.
 - ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS AND CODES.



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PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
JENNIFER P. ZUING

DATE: 12/6/2023

REVISIONS:

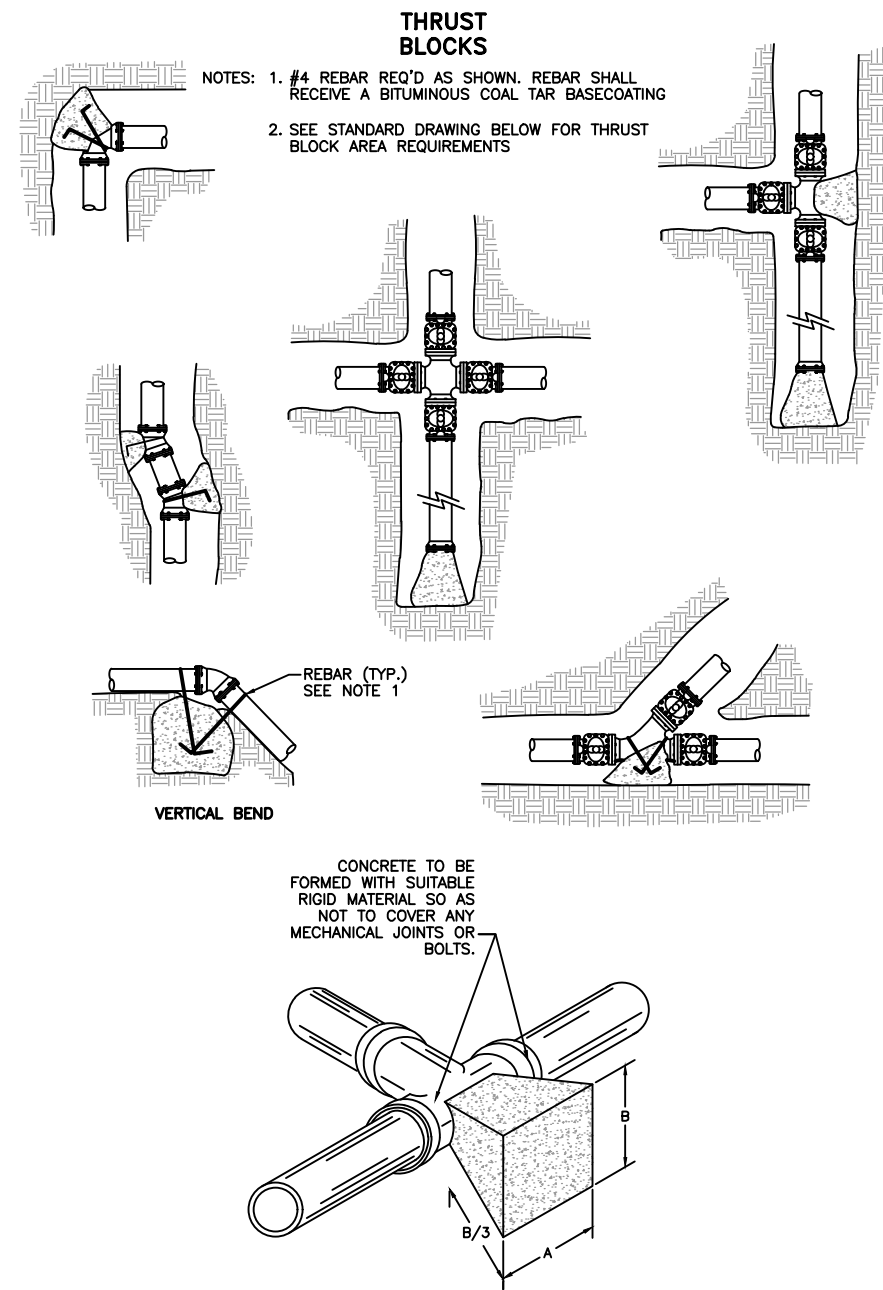
PROJECT NAME

**POWDER DAY DEVELOPMENT, LLC
PEAKED MOUNTAIN RANCH SUBDIVISION**

SEWER STANDARD DETAILS

SHEET #

C7.1

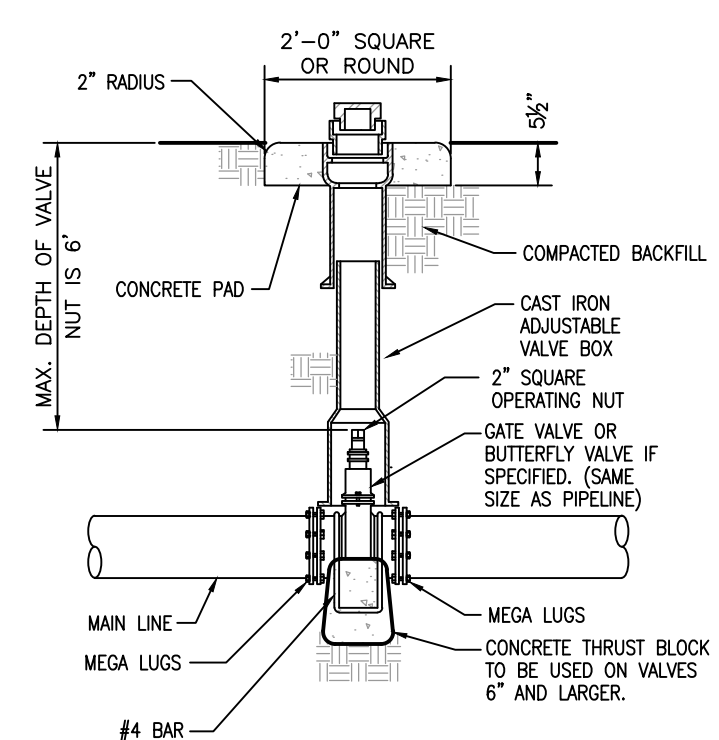


NOTE: THIS TABLE IS BASED ON 150 PSI MAIN PRESSURE, 2000 PSF SOIL BEARING PRESSURE. CONCRETE BLOCKING MUST CURE FOR 24 HOURS PRIOR TO CHARGING SYSTEM.

FITTING SIZES	TEES & PLUGS		90° BEND		45° BEND & WYES		REDUCERS & 22-1/2" BEND	
	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"

STANDARD DRAWINGS & SPECIFICATIONS
THRUST BLOCK DETAIL
CITY OF DRIGGS - STANDARD DETAILS

SCALE: NONE
DATE: 5-3-2016
DRAWING #: COD-W-11



GENERAL NOTES:

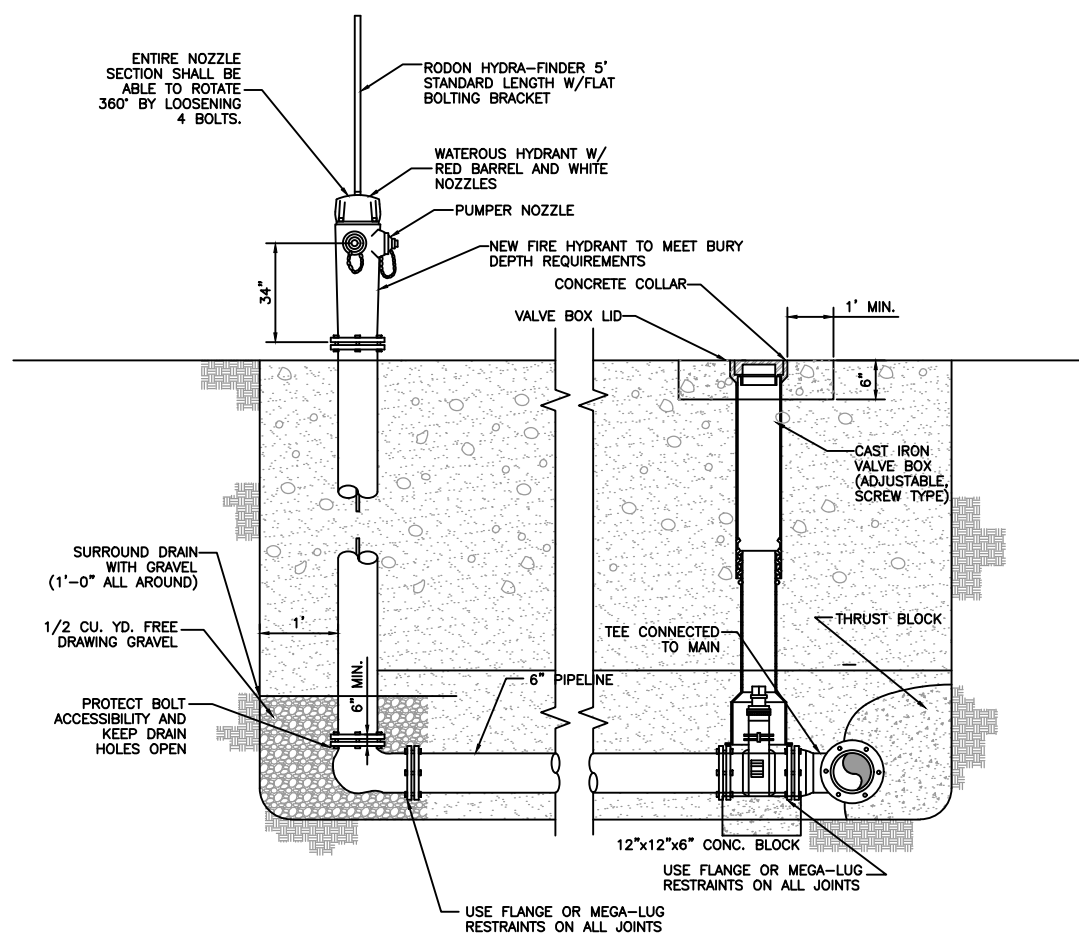
1. VALVE BOX AND OPERATING NUT EXTENSION MAY BE NECESSARY IF VALVE IS INSTALLED DEEPER THAN 5 FEET.
2. 500 FT. MAXIMUM SPACING FOR ALL VALVES.
3. CONTRACTOR SHALL PROVIDE:
2 ADJUSTABLE VALVE WRENCHES,
2 HYDRANT WRENCHES PER PHASE OF DEVELOPMENT
4. VALVES SHALL BE INSTALLED ON ALL LEGS OF TEES AND CROSSES.
5. IF DEPTH IS GREATER THAN 6" EXTENSION(S) TO SEPARATING NUT (S) REQUIRED.

STANDARD DRAWINGS & SPECIFICATIONS
GATE VALVE
CITY OF DRIGGS - STANDARD DETAILS

SCALE: NONE
DATE: 5-3-2016
DRAWING #: COD-W-05

PIPING NOTES

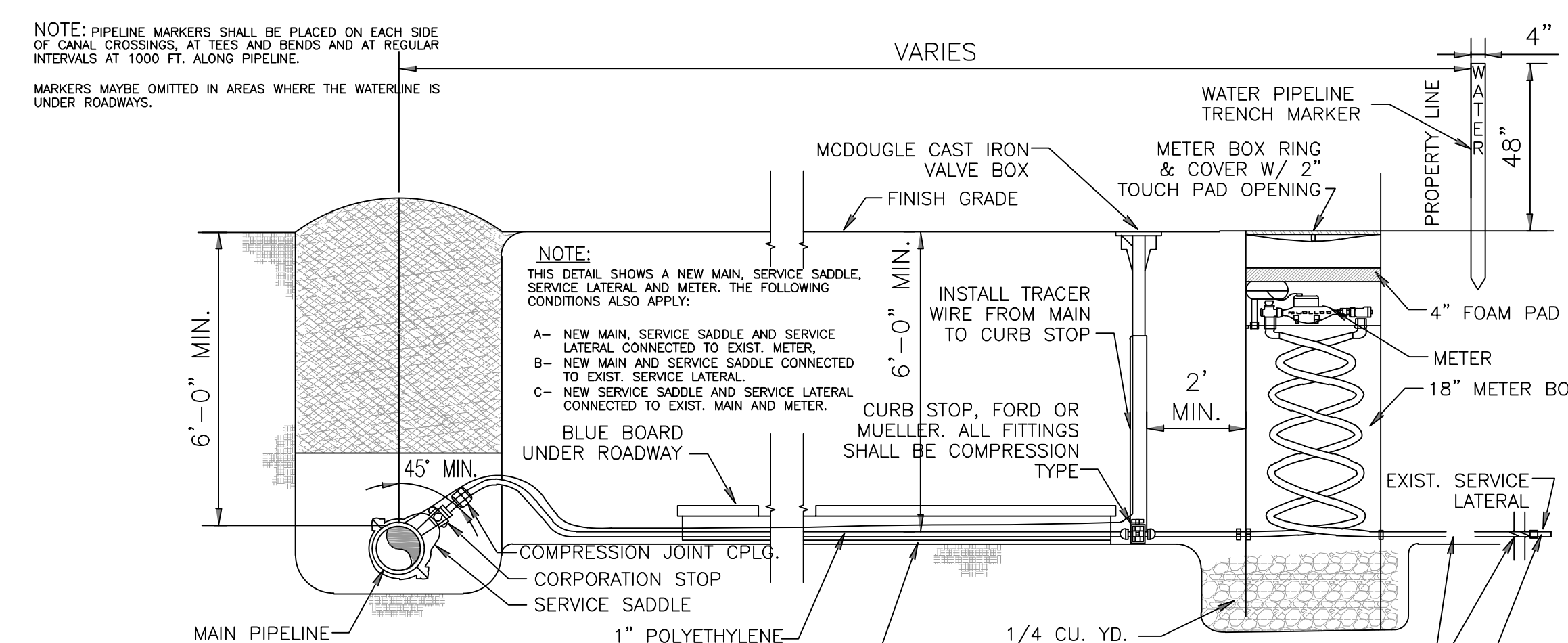
1. APPROVED PIPE: HDPE AND DUCTILE.
2. ALL DUCTILE IRON PIPE SHALL BE PRESSURE CLASS OR SPECIAL THICKNESS CLASS CONFORMING TO ANSI/AWWA C150/A21.50 & C151/A21.51. BURIED DUCTILE IRON PIPE SHALL BE THICKNESS CLASS 51 OR PRESSURE CLASS 350.
3. ALL DUCTILE IRON FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 150 PSI.
4. ALL DUCTILE IRON PIPE FITTINGS INSTALLED IN DIRECT BURY APPLICATIONS SHALL BE FURNISHED COMPLETE WITH THRUST BLOCKS AGAINST UNDISTURBED NATIVE SOILS OR THRUST RETAINER GLANDS.
5. ALL BOLTS FOR DIRECT BURY FITTINGS SHALL BE COATED WITH FM GREASE PRIOR TO BACKFILLING.
6. ALL ACCESSORIES AND APPURTENANCES FOR VALVES, METERS, HYDRANTS, ETC. SHALL BE OEM. AFTERMARKET OR THIRD PARTY ACCESSORIES SHALL NOT BE ALLOWED.
7. ALL CULINARY WATER LINES SHALL BE INSTALLED, TESTED, AND DISINFECTED PER IDPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS SECTIONS 300 AND 550 AND THE CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS. ALL MATERIALS THAT MAY CONTACT DRINKING WATER, INCLUDING PIPES, GASKETS, LUBRICANTS, O-RINGS, SHALL BE ANSI/NSF61, DRINKING WATER SYSTEM COMPONENTS - HEALTH EFFECTS. TO PERMIT FIELD VERIFICATION OF THIS CERTIFICATION, ALL SUCH COMPONENTS SHALL BE APPROPRIATELY STAMPED WITH THE NSF LOGO. FLUSHING AND DISINFECTING OF WATER LINES SHALL BE IN ACCORDANCE WITH AWWA STANDARD C651.
8. "RJ" DENOTES A MECHANICALLY RESTRAINED JOINT.
9. ALL CULINARY WATER PVC PIPE SHALL BE AWWA C900 WITH A WORKING PRESSURE OF 165 PSI AND SHALL HAVE THE NSF STAMP OF APPROVAL.
10. PVC PIPE SHALL BE PRESSURE TESTED ACCORDING TO AWWA C901.
11. HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE PE 4710 HIGH DENSITY POLYETHYLENE MEETING CELL CLASSIFICATION 445574 C PER ASTM 03350.
12. HDPE PIPE SHALL BE PRESSURE TESTED ACCORDING TO AWWA C901.
13. ALL OPEN ENDS OF PIPE SHALL BE EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.



- CONSTRUCTION NOTES:
1. ALL FITTINGS SHALL BE INSTALLED AT THE LOCATIONS AND DEPTHS INDICATED ON THE PLANS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
 2. ALL PIPELINE MATERIALS SHALL CONFORM TO ASTM D3034-04, SCHEDULE 40, ASTM F679-81, OR ASTM F794-83.
 3. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WATER QUALITY RULES AND REGULATIONS.
 4. ALL DISTRIBUTION PIPE SHALL BE APPROVED BY THE CITY OF DRIGGS PUBLIC WORKS.
 5. ALL DISTRIBUTION FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, AWWA C-110 CLASS 250.
 6. IF HORIZONTAL SEPARATION CANNOT BE MAINTAINED THEN MIN. 10" VERTICAL SEPARATION SHALL BE MAINTAINED.
 7. ALL APPURTENANCES TO BE WRAPPED WITH 3 MIL PLASTIC TO PREVENT CONCRETE FROM ADHERING TO ANY PART OF FITTING.
 8. JOINT RESTRAINTS SHALL BE USED FOR THRUST SUPPORT.
 9. WATER VALVE LOCATIONS SHALL BE 5' FROM THE CL. OF THE MAIN LINE TO THE CL. OF A MAIN LINE VALVE AND A MAX. OF 3' FROM THE CL. OF MAIN LINE TO THE CL. OF THE FIRE HYDRANT OR PRIVATE SERVICE VALVE, OR AS DIRECTED BY THE ENGINEER.
 10. FIRE HYDRANTS AND CURB STOPS SHALL BE LOCATED OUT OF SEWERAGE AREAS WHERE POSSIBLE. LOCATE FIRE HYDRANT IN THE CURB OR UNDER THE CURB OR 1' FROM THE WALK IF NO CURB OR UNDER THE CURB OR 1' FROM THE WALK IF NO CURB IS AVAILABLE BEHIND WALK.
 11. CONTRACTOR SHALL PRINT CURB TO 10 FEET ON EACH SIDE OF ROADWAY.
 12. CONTRACTOR SHALL PROVIDE A HYDRANT WRENCH FOR EACH PHASE OF THE PROJECT.
 13. IF DEPTH IS GREATER THAN 6" EXTENSION(S) TO SEPARATING NUT (S) REQUIRED.

STANDARD DRAWINGS & SPECIFICATIONS
FIRE HYDRANT
CITY OF DRIGGS - STANDARD DETAILS

SCALE: NONE
DATE: 5-3-2016
DRAWING #: COD-W-06

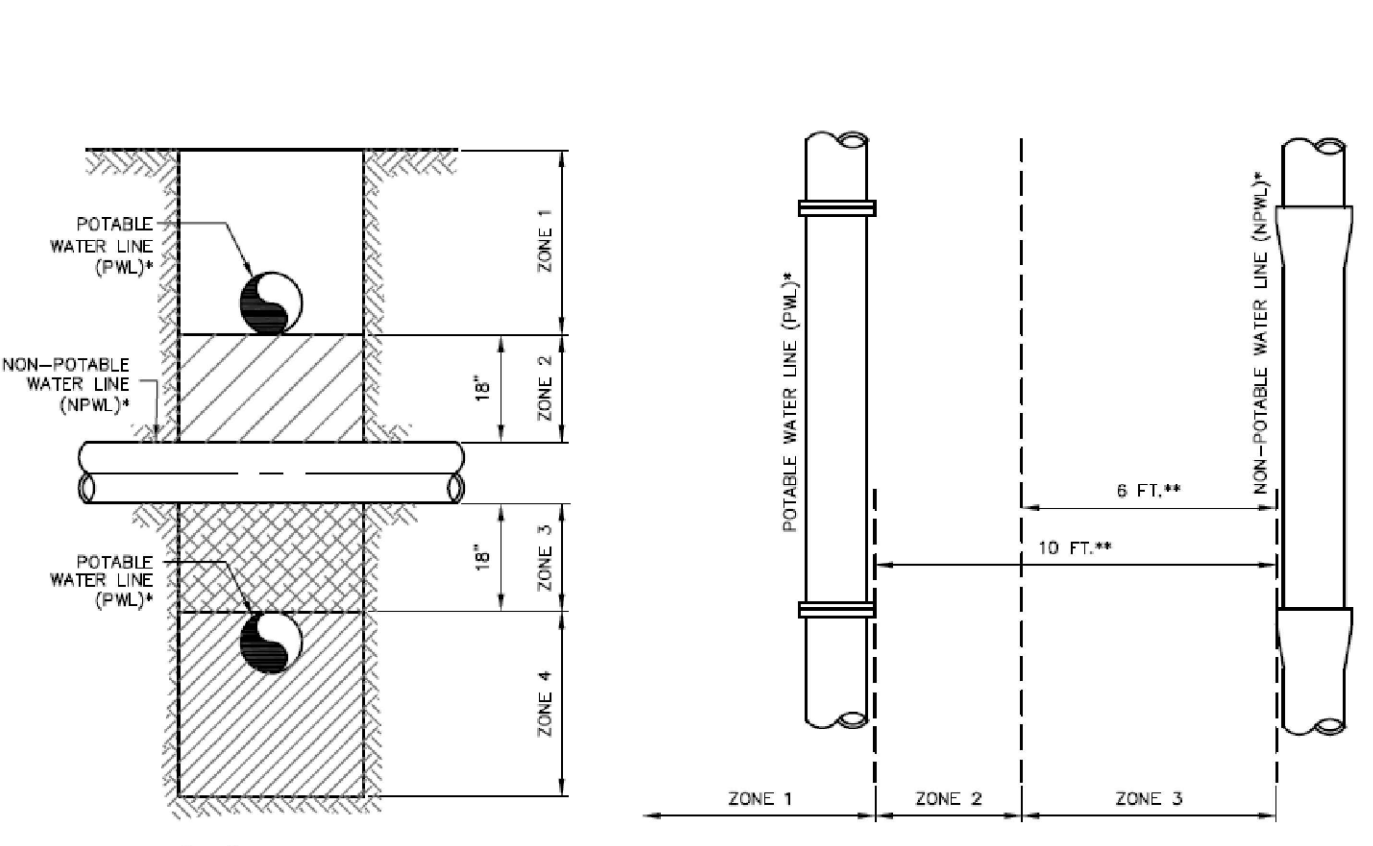


- NOTE: MUELLER/MCDUGLE THERMAL-COIL METER BOX INSTALLED AT ALL LOTS.
1. METER BOX SHALL BE 60", 18" SINGLE METER STYLE. INLET SHALL BE LOCKING ANGLE BALLVALVE (FULLPORT), OUTLET, A.S.S.E. TOP ENTRY VERTICAL CHECK, BOX SHALL BE SIDE LOCKING.
 2. METER SHALL BE SENSUS IPEARL W/TOUCH READ AND MXU.
 3. ALL FITTINGS SHALL BE FORD OR MUELLER COMPRESSION TYPE FITTINGS.

- CONSTRUCTION NOTES:
1. ALL 3/4" AND 1" SERVICE CONNECTIONS TO DUCTILE OR CAST IRON SUPPLY MAIN SHALL BE A SERVICE SADDLE WITH A CORP STOP. ALL OTHER SERVICE CONNECTIONS SHALL USE SERVICE SADDLES AS SPECIFIED.
 2. ALL PIPELINES SHALL BE INSTALLED AT THE LOCATIONS AND DEPTHS OF THE PLANS OR AS OTHERWISE DIRECTED BY THE ENGINEER.
 3. ALL PIPELINE MATERIALS SHALL CONFORM TO ASTM D3034-04, SCHEDULE 40, ASTM F679-81, OR ASTM F794-83.
 4. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ), WATER QUALITY RULES AND REGULATIONS.
 5. ALL DISTRIBUTION PIPE SHALL IN ACCORDANCE TO SECTION 217.
 6. ALL DISTRIBUTION FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, AWWA C-110 CLASS 250.
 7. PIPE SHALL BE PLACED WITHIN THE RIGHT-OF-WAY DESIGNATED, AND IN NO CASE SHALL THE PIPELINE BE CLOSER THAN 3 FEET FROM THE PROPERTY LINE.
 8. SERVICE LINE UNDER ROADWAY SHALL BE ENCASED IN A 4 INCH PVC CASING FOR THE FULL WIDTH OF THE ROAD. (EVERY OTHER PROPERTY LINE)
 9. MINIMUM HORIZONTAL SEPARATION FROM SEWER SHALL BE 10 FEET.
 10. IF HORIZONTAL SEPARATION CANNOT BE MAINTAINED THEN WATER LINE SHALL BE 1'-6" VERTICALLY ABOVE SEWER OR SEWER SHALL BE CASED UNIT SEPARATION CAN BE MET.
 11. TWO ATTEMPTS AT TRENCHLESS INSTALLATION (BORING OR PNEUMATIC HAMMER) SHALL BE MADE PRIOR TO OPEN CUT INSTALLATION OF LATERALS LOCATED UNDER PAVEMENT.

STANDARD DRAWINGS & SPECIFICATIONS
WATER SERVICE CONNECTION 3/4" & 1"
CITY OF DRIGGS - STANDARD DETAILS

SCALE: NONE
DATE: 5-3-2016
DRAWING #: COD-W-01



- NOTE: THE TERM "LINE" APPLIES TO BOTH MAIN LINES AND SERVICE LINES. FOR SPECIAL CIRCUMSTANCES REGARDING EXISTING POTABLE OR NON-POTABLE SERVICE LINES, REFER TO IDAPA 58.01.08.542.07.e AND 58.01.16.430.02.0.0.0, RESPECTIVELY.
** DISTANCES ARE HORIZONTAL.
*** JOINT PLACEMENT APPLIES ONLY TO FACILITY BEING CONSTRUCTED: POTABLE WATER, NON-POTABLE WATER, OR BOTH.
- VERTICAL SEPARATION REQUIREMENTS**
- ZONE 1: A) PWL AND NPWL MUST BE SEPARATED BY AT LEAST 18" AND B) ONE FULL UNCLUT LENGTH OF PWL OR NPWL PIPE MUST BE CENTERED ON THE CROSSING SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- ZONE 2: A) ONE FULL UNCLUT LENGTH OF PWL OR NPWL PIPE MUST BE CENTERED ON THE CROSSING WITH A SINGLE 20' SEGMENT SO THAT THE JOINTS ARE AS FAR AS POSSIBLE FROM THE CROSSING.
- AND EITHER B) NPWL MUST BE CONSTRUCTED TO WATER MAIN STANDARDS WITH A SINGLE 20' SEGMENT FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF CROSSING.
- OR C) EITHER THE NPWL OR PWL MUST BE ENCASED WITH A POTABLE WATER CLASS SLEEVE FOR A HORIZONTAL DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING.
- ZONE 3: SAME REQUIREMENTS AS ZONE 2 EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- ZONE 4: SAME REQUIREMENTS AS ZONE 1 (ITEM A) ONLY EXCEPT THE NPWL MUST ALSO BE SUPPORTED ABOVE THE CROSSING TO PREVENT SETTLING.
- HORIZONTAL SEPARATION REQUIREMENTS**
- ZONE 1: A) IF CONSTRUCTING BOTH PWL AND NPWL PIPELINES MUST BE IN SEPARATE TRENCHES.
- ZONE 2: A) PWL AND NPWL SEPARATED BY AT LEAST 6 FEET AT OUTSIDE WALLS.
- AND B) BOTTOM OF PWL MUST BE ABOVE TOP OF NPWL STANDARDS.
- OR D) SITE SPECIFIC REQUIREMENTS APPROVED BY DEQ.
- ZONE 3: NOT ALLOWED WITHOUT DEQ WAIVER.
- NOTE: SANITARY SEWER FORCE MAINS MUST HAVE MIN. 10" HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION. ZONE 2 AND ZONE 3 PLACEMENTS ARE NOT ALLOWED WITHOUT A WAIVER GRANTED BY DEQ.

STANDARD DRAWING NO. SD-407
POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION

DATE: 12/6/2023

REVISIONS:

EROSION CONTROL / RE-VEGETATION NOTES

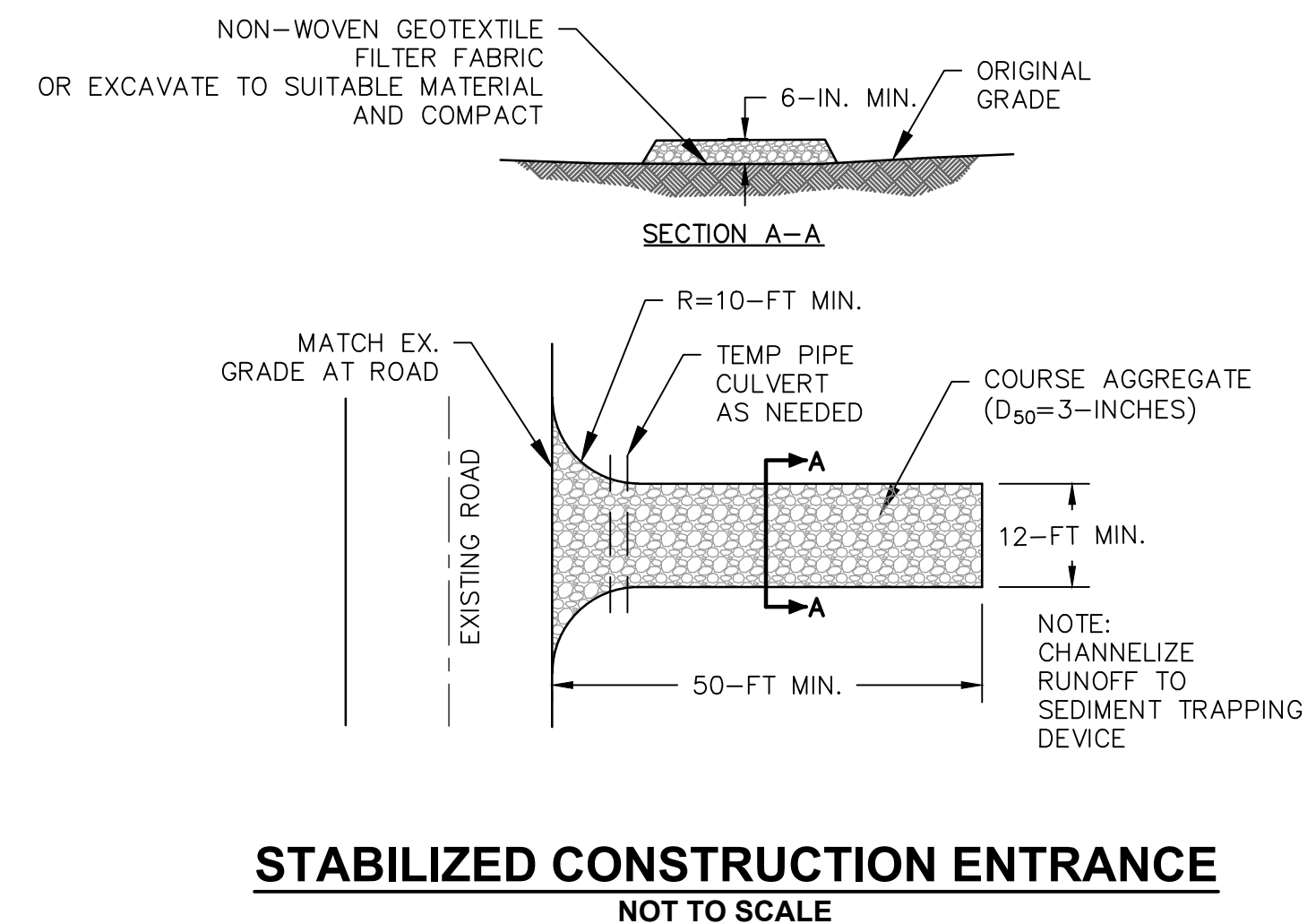
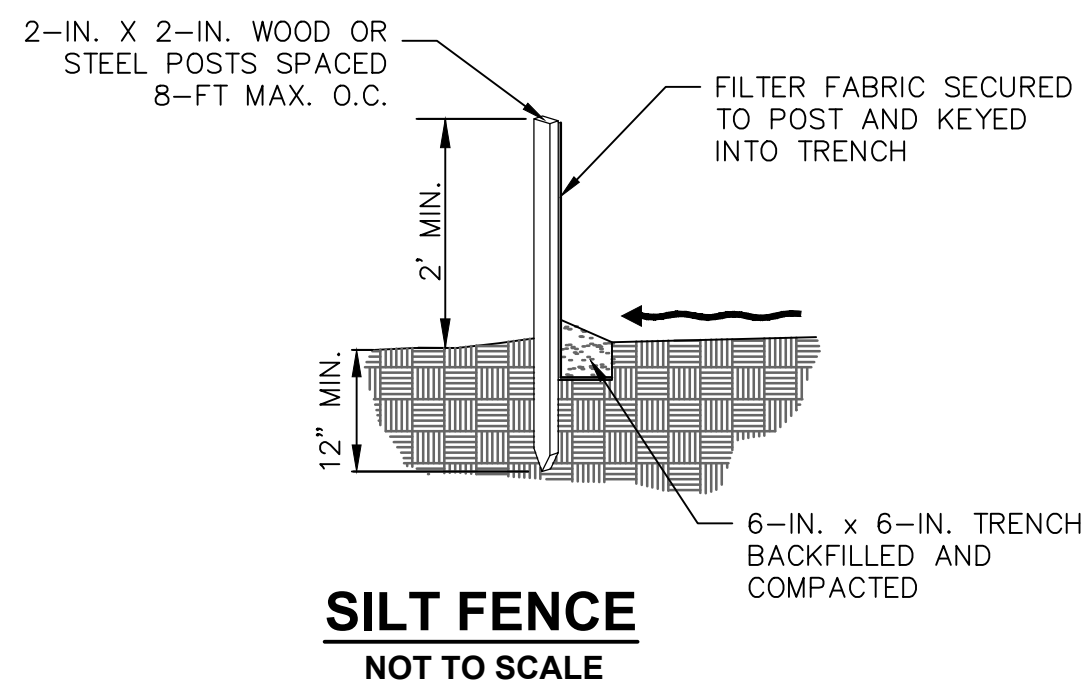
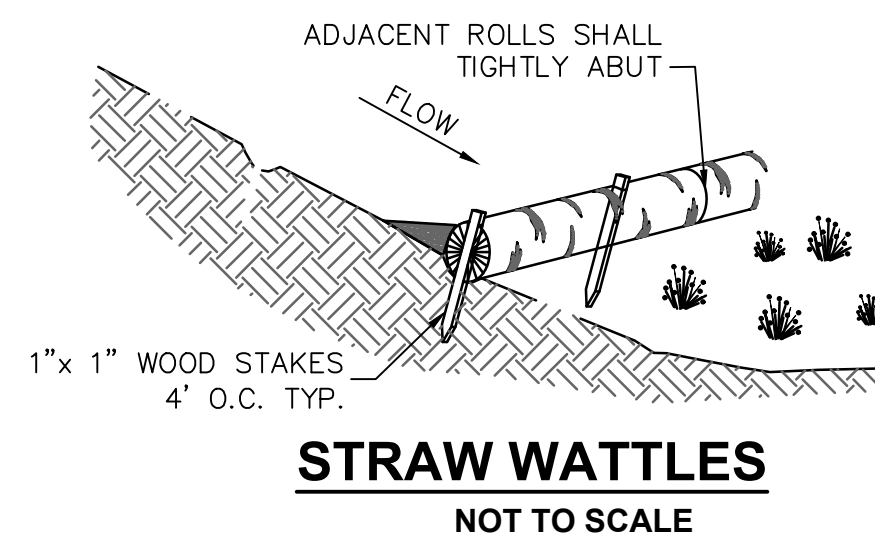
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH PUBLISHED EROSION CONTROL AND SEDIMENT GUIDELINES FOR IDAHO.
- TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES. KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF CONSTRUCTION SO THAT ONLY THE AREAS ACTIVELY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED, HAVE GOOD TEMPORARY COVER, OR PERMANENT VEGETATION ESTABLISHED.
- IF REQUIRED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A NPDES PERMIT, INCLUDING PREPARING A SWPPP AND FILING A NOTICE OF INTENT (NOI) WITH IDAHO DEQ, AT LEAST 14 DAYS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- PROVIDE SILT FENCE OR STRAW WATTLES AT THE TOE OF ALL FILL SLOPES, AT THE INLET OF ALL INFILTRATORS, DRYWELLS CULVERTS AND AS REQUIRED TO MINIMIZE EROSION AND SEDIMENT TRANSFER TO UNDISTURBED AREAS.
- DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY.
- ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- AVOID COMPACTION OF NATIVE SOIL IN LANDSCAPE AREAS WHERE POSSIBLE. PRIOR TO FINAL LANDSCAPING, TILL SOIL TO A MINIMUM DEPTH OF 6 INCHES AND PREPARE LANDSCAPE BED TO PROMOTE INFILTRATION.
- ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION.
- TOPSOIL SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
 - TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ANNUAL RYEGRASS AT 40 LBS PLS/ACRE. SEEDED AREAS SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
 - PERMANENT VEGETATIVE COVER SHALL BE A BLEND OF DROUGHT TOLERANT NATIVE GRASSES OR OTHER PLANT MATERIALS INDICATED ON AN APPROVED LANDSCAPE PLAN.
- ALL SEEDED AND PLANTED AREAS SHALL BE MAINTAINED AS NECESSARY BY WATERING AND WEED CONTROL UNTIL ESTABLISHED.
- ALL DISTURBED AREAS SHALL RECEIVE PERMANENT VEGETATIVE COVER AS DESCRIBED ABOVE. ALL CUT OR FILL SLOPES WITH 3 TO 1 OR GREATER SLOPE SHALL BE COVERED WITH EROSION CONTROL MATTING OR HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY. THE REPAIR OF ANY COMPONENT OF THE SYSTEM SHALL BE MADE AS SOON AS POSSIBLE TO PREVENT ANY POTENTIAL POLLUTANTS, INCLUDING SILT, FROM EXITING THE DISTURBED AREA.

MAINTENANCE SCHEDULE DURING CONSTRUCTION:

SILT FENCE & WATTLES

INSPECTION: WEEKLY & AFTER 0.5 INCHES OF RAINFALL
 MAINTENANCE THRESHOLDS: SYSTEM INTEGRITY IS COMPROMISED
 MAINTENANCE ACTION: CLEAN OUT SEDIMENT, REPLACE IF DAMAGED

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION.
- MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE THE MINIMUM PROVISIONS NECESSARY. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, AT NO ADDITIONAL EXPENSE TO THE OWNER



GRADING AND DRAINAGE NOTES

- THE CONTRACTOR SHALL CONTACT "IDAHO DIG LINE" (PHONE 1-800-342-1585) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
- EXCAVATION & BACKFILL SHALL BE IN ACCORDANCE WITH THE CITY OF DRIGGS PUBLIC WORKS STANDARDS AND TECHNICAL SPECIFICATIONS.
- ALL SUB-GRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED PRIOR TO SUB-GRADE SCARIFICATION AND RECOMPACTION.
- GRADE AWAY FROM BUILDING FOUNDATION WALLS A MINIMUM OF 6" FALL IN THE FIRST 10' IN LANDSCAPE AREAS AND A MINIMUM OF 1.5% AT PAVED AREAS.
- UNSUITABLE MATERIALS, SUCH AS TOPSOIL, WEATHERED BEDROCK, ETC., SHALL BE REMOVED AS REQUIRED FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.
- EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF WITHIN 20 DAYS AFTER EXCAVATION.
- AVOID COMPACTION OF NATIVE SOIL IN LANDSCAPE AREAS WHERE POSSIBLE. PRIOR TO FINAL LANDSCAPING, TILL SOIL TO A MINIMUM DEPTH OF 6 INCHES AND PREPARE LANDSCAPE BED TO PROMOTE INFILTRATION.

HARMONY DESIGN & ENGINEERING
 18 N MAIN STE 305 • DRIGGS ID 83422
 208.354.1331 • www.harmonydesigninc.com

DRAWING IS TO SCALE IF BAR MEASURES:
 1" = FULL SCALE
 1/2" = HALF SCALE
 FILE: 21016_CVR.DWG
 PROJ. #: 21016

PROFESSIONAL ENGINEER
 REGISTERED
 11539
 STATE OF IDAHO
 JENNIFER P. ZUING

DATE: 12/6/2023

NO.	REVISIONS:

PROJECT NAME
**POWDER DAY DEVELOPMENT, LLC
 PEAKED MOUNTAIN RANCH SUBDIVISION**
 EROSION CONTROL DETAILS

SHEET #
C7.3