

JUL 28 2008



TETON COUNTY
PLANNING & ZONING

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RECEIVED

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Teton County Engineer
MEMO

89 N. Main #1
Driggs, Idaho 83422

July 08, 2008

TO: Teton County Planning and Zoning Commissioners
FROM: Louis Simonet
SUBJECT: Mahogany Ridge Comments

The following are my comments for the Teton County Planning and Zoning Commission meeting to be held on July 8th, 2008. These items should be addressed prior to final application.

1. Preliminary (Master) Plat:

- a. Sheet 1 of 5:
 - i. this should be called preliminary MASTER plat.
 - ii. Verify open space calculation, not all the land shown is going to be included in the sub.
 - iii. I don't think that the teton county engineer will certify this plat, that should be the job of the surveyor. They should be able to approve as to form, but that will have to be verified.
- b. Sheet 2 of 5: This should be labeled "Preliminary master plat"
 - i. Please provide a map showing all existing county roads and what ones will be relocated, abandoned etc.
 - ii. Is 125 south to be abandoned?
 1. What portions will be kept,
 2. Provide a drawing showing what will be kept, and how those people accessing their property will continue to access it. Provide details as required showing their accesses and future accesses.
 - iii. Is the historic building to be removed? Have all permits for removal of the building been obtained?
 1. Asbestos free?
 2. Historic landmark?
 - iv. In the upper right near "SECTION 31" are those cabins? Is that a one way road? With no outlet? Cul-de-sac?
 - v. It states Future Phase throughout these dwgs,
 1. How many phases are there going to be?
 2. Where are they?
- c. Sheet 3 of 5: "preliminary MASTER plat"

- i. Where is county road 225 S? Is this road to be vacated? This needs to be shown. What is the access situation for those people losing this road? Will their access be impacted?
 - ii. There is also a county road off of 225 S, that runs in the south direction, where is this? Is this to be vacated?
 - iii. This golf hotel lot layout is different than phase I layout. Please update.
 - iv. This phase I is different than the phase I plat. Please update.
 - v. What other county roads are connected on to 400 W? Please show.
 - d. Sheet 4 of 5: "Master" should be added.
 - i. For parcel 7 has the access changed? Show how. And what will be done.
 - ii. What portions of 300 south are to be vacated?
 - iii. There is an existing road easement on the west side of section 13, that needs to be shown. Over near the cabins and the little line. (I think they are a mistake)
 - iv. South of parcel 8, are there cabins and a road to be installed?
 - v. What is the access to parcel 9?
 - vi. There is a road and utility easement south of the koiler family LLC property on the west side of section 13. This needs to be shown.
 - vii. Is there a connection between 400 s and the road at the section 13 SE corner.
 - viii. What is the square on the road in the SE ¼ of section 18.
 - ix. Access for Jeremy and Dane Caulkins? Where is it? Show details.
 - x. There is a county road on the east between Teton highlands LLC and the Boyd C. Smith trust. How is this connected to the county road?
 - xi. It is recommended that the corner of 400S and 500W be connected to the new road
 - xii. There is a county road on 380ish that runs thru lot 1057. Will this be abandoned?
 - xiii. There is a county road on 330ish that appears to run to parcel 9? Will this be abandoned?
 - xiv. What is the road for lot 1077 for? Why a separate road? Is this a commercial parcel? What is the plan for this lot?
 - xv. Is the road off of the future main road (400 west) going to be a public road? Or decided to the HOA?
 - xvi. Is 400 S off of the section line that much?
 - e. Sheet 5 of 5: "Master" added
 - i. This lower portion is not included.
 - 1. This will change the open space, roads, # of lots etc.
 - ii. Can access be provided to the state property in the NE corner of section 24?
2. Phase I Preliminary Plat:
- a. Sheet 1 of 10:
 - i. Provide all pertinent permits for historical and asbestos for building removals.
 - ii. Teton County Engineer will not certify. They will approve as to form.
 - b. Sheet 2 of 10:
 - i. This should be recorded in Idaho (all drawings)
 - ii. In whispering meadows, is this open space or cabins.

- iii. Where is the golf course?
 - iv. Please show roads that need to be abandoned, altered or where existing roads connect to roads that will be abandoned or altered.
 - v. What is the village center lot for? Type of zoning.
- c. Sheet 3 of 10:
- i. Typical lot setbacks, what is the difference between the two, please show on the plans.
 - ii. Who owns the roads, HOA? This should be sated on the drawing.
 - iii. Who owns the open space? HOA? Who maintains it?
 - iv. The building envelope should be located and dimensioned. (a circle or square might be easier.) (this should be on the phase 1 site plan.)
 - v. The legend doesn't show what each number in the lot means (#, sq. ft.)
 - vi. Can acres be used instead of square feet.
 - vii. Off site waterline easement; has this been recorded? What happens if the development is only ½ done? This water and sewer easement need to be recorded since the water and sewer needs to be hooked up in the first phase.
- d. Sheet 4 of 10:
- i. See comments for sheet 3.
 - ii. If 400 W is to be improved to a higher speed, the ROW needs to be 100ft, 50 ft ea side. The sewer easement cannot be placed where it is shown if the easement if larger than 60'.
- e. Sheet 5 of 10:
- i. See comments for sheet 3.
 - ii. Do not have any water or sewer easements follow any roads until the roads are abandoned. This will eliminate any work on the existing roads and impact on residents. The water easement should cross the road at as close as possible to perpendicular and then be located parallel to the road.
- f. Sheet 6 of 10:
- i. See comments for sheet 3.
 - ii. Is there a cul-de-sac at the end of Legacy row.
 - iii. If the cabin road is one way the short section between legacy row and the fork in the road should be two way.
 - iv. The cabin lots need to be located.
 - v. Is there an access to each cabin?
 - vi. Easement needs to be moved off of the road.
- g. Sheet 7 of 10:
- i. See comments for sheet 3.
 - ii. Until the roads are relocated and the road is abandoned there should be no digging in the road for utilities. The utilities should be placed off of the existing roads.
- h. Sheet 8 of 10:
- i. See comments for sheet 3.
- i. Sheet 9 of 10:

- i. Intersection details show the road ROW widths as being 50ft. With the snow load the ROW should be a minimum of 60’.
- ii. Since the hotel road may be fairly busy, it is recommended that the ROW be wider than 60 ft. This will be a collector road and should be 80 ft.
- j. Sheet 10 of 10:
 - i. These easements need to be recorded in phase I.
 - ii. What is at the end of the sewer easement.
 - iii. What is at the end of the water easement.
 - iv. Move the easements away from roads as required for ROW width.
 - v. Easements should only cross the existing roads at right angles and number of crossings should be minimized.

3. Improvement Plans:

- a. Sheet TS01: Preliminary not for construction. See PE/PLS newsletter about stamping drawings where they are used to make decisions by public entities. These drawings may have to be stamped.
- b. Sheet GN01:
 - i. General notes:
 - 1. #1: change to: All construction shall conform to the Teton County Highway and Street Guidelines for Design and Construction (Teton County Standards) and the Idaho Standards for Public Works Construction (ISPWC-2007) as amended and all local county codes and ordinances as applicable. The contractor is required to maintain a copy of each standard on the job site while work is being performed. In cases of conflict between the standards, the contractor shall follow the Teton County Standards first, and then the ISPWC-2007, and then other standards.
 - 2. #4: change to “...approval of the Engineer of Record (EOR)
 - 3. #7: change county engineer to EOR
 - 4. #8: change teton county to EOR.
 - 5. #10: change teton county to “the EOR”
 - 6. #12: change teton to “EOR or”
 - 7. #13: at the end add: As per permitting.
 - 8. #17: change teton county engineer, to EOR.
 - 9. #18: change IDT to ITD.
 - 10. #22: please clarify.
 - 11. #30: change teton county to “engineer”
 - ii. Traffic Notes:
 - 1. #5: change to “...satisfaction of the teton county Planning and Zoning dept.”
 - iii. Grading notes:
 - 1. #1: remove “county”
 - 2. #9: remove “county”
 - iv. Construction specs:

1. Construction should be to Teton county standards for highway design and construction and to the Idaho Standards for Public Works latest edition.
 2. #2a and b: material thickness is incorrect.
 3. #2a: dates for cold weather cutoff needs to be verified.
 4. Street signs are approved by the Road and Bridge dept.
 5. Bullet numbers don't match
 6. #8: ... contact county engineering... (not city)
 7. General Engineering Notes:
 8. #6: please provide the seed mix.
 9. #8: drawing Dt03 does not exist.
- c. Sheet Dt01
- i. Pavement sections: Geofabric is recommended for all roads.
- d. Sheet KEY01
- i. North is Up.
- e. Sheet G01:
- i. Is this road going to be constructed in this phase? (ALL DRAWINGS)
 - ii. Note that the fill or cut exceeds the road ROW. The ROW should be increased to encompass the cuts and fills. (ALL DRAWINGS)
- f. Sheet GR02:
- i. Isn't the sanitary sewer line to be designed now. (ALL DRAWINGS)
 - ii. Please rotate key map to match the drawing. (ALL DRAWINGS)
- g. Sheet GR07:
- i. Where is the access for this house going to be?
- h. Sheet GR17:
- i. Drafting problem.
- i. Sheet GR46:
- i. Water tank design? Type of tank?
 - ii. There should be an access and easement for this water tank. For maint and addition.
- j. Sheet GR49:
- i. Move sewer easement away from the road. Put on edge of ROW.
- k. Sheet 106:
- i. What is the permanent stabilization at outlet.
- l. General,
- i. Please state (on the plans) the compaction requirements. Per the Teton County Standards.
 - ii. Please state (on the plans) the inspection requirements per the Teton County standard.
- m. Please provide a sign plan showing what type and where the signs are going to be installed.
- n. . Please provide the standards, design and details for the irrigation lines.

If there are any questions please call.

Thanks,

Louis Simonet