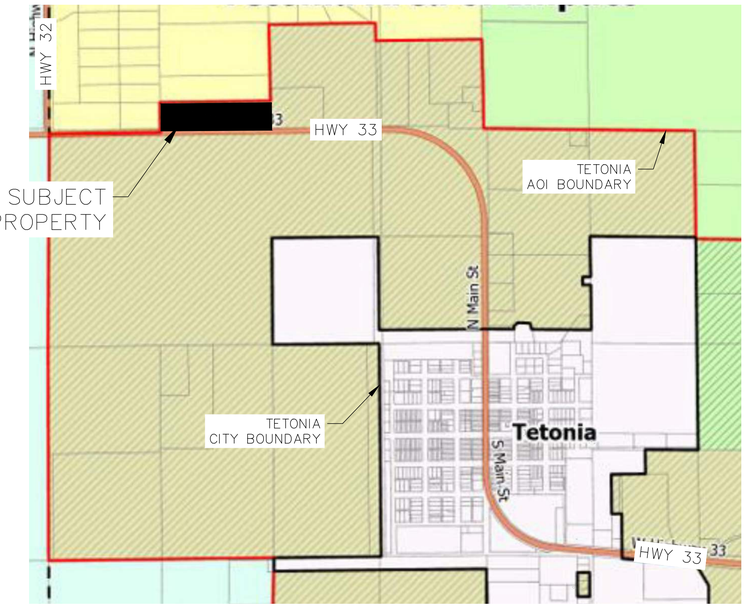
IMPROVEMENT PLANS
ZAMORA ESTATES SUBDIVISION

HWY 33 & N 3500 W, TETONIA, ID



VICINITY MAP
NOT TO SCALE

INDEX OF SHEETS

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C3.1	FIRE POND PLAN & PROFILE
C3.2	FIRE POND DETAILS
C4.1	CONSTRUCTION DETAILS

JULY 28, 2026
FOR: RAYMUNDO ZAMORA

REFUGIO ENGINEERING
[address redacted]
[address redacted]
[phone redacted]
[email redacted]

PROFESSIONAL ENGINEER LICENSED 19962 7/28/26 STATE OF IDAHO NICHOLAS MESTRE

Issue History

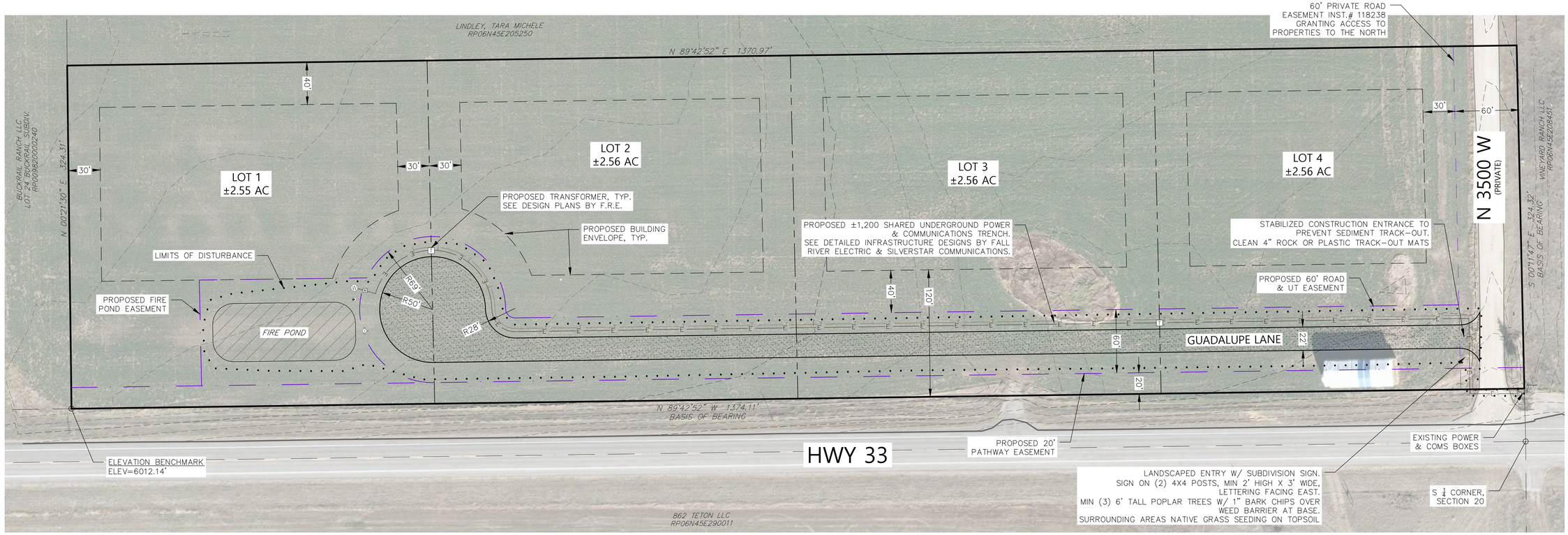
Issue	Date
PRELIM PLAT	7.28.29

ZAMORA ESTATES IMPROVEMENT PLANS
HWY 33 & N 3500 W
TETONIA, ID

DRAWN BY: NM
PROJECT: ZAMORA
DATE: 7/28/2026

C0.1
COVER SHEET

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PARENT PARCEL:

ZANABRIA, RAYMUNDO ZAMORA
RP06N45E205300
TAX #6806 PARCEL 4B
SEC 20 T6N R45E
±10.22 ACRES, WD #291856

GENERAL NOTES:

1. EXISTING SITE FEATURES FROM VARIOUS SOURCES, INCLUDING:
   - TOPO SURVEY PROVIDED BY BADGER AERIAL MAPPING & SURVEYING ON 6/10/26.
   - TETON COUNTY, ID GIS 2021 AERIAL IMAGERY AND 2019 LIDAR ELEVATION DATA.
2. SEE PRELIMINARY PLAT BY BADGER AERIAL MAPPING & SURVEYING, DATED 7/22/26 FOR ADDITIONAL SITE DIMENSIONS & INFORMATION.
3. SEE POWER & COMMUNICATIONS INFRASTRUCTURE DESIGN PLANS BY FALL RIVER ELECTRIC & SILVERSTAR COMMUNICATIONS.
4. TETON COUNT GRADING & EROSION CONTROL PERMIT MUST BE ACQUIRED PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO OBTAIN A CONSTRUCTION GENERAL PERMIT (GCP) FROM THE EPA AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WITH AN AREA OF DISTURBANCE EXCEEDING 1.0 ACRES.
6. ALL SITE & UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST CURRENT TETON COUNTY LAND DEVELOPMENT CODE, HIGHWAY AND ROAD GUIDELINES FOR DESIGNS & CONSTRUCTION IN TETON COUNTY, AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS OTHERWISE SPECIFIED.
7. ALL DEPICTIONS OF EXISTING UTILITIES ARE APPROXIMATE. LOCATE ALL UTILITIES PRIOR TO EXCAVATION. CONTACT THE IDAHO DIGLINE BY CALLING 811 OR VISITING www.digline.com 2 to 10 BUSINESS DAYS PRIOR TO ANY EXCAVATION.
8. ELECTRIC AND COMMUNICATIONS INFRASTRUCTURE INCLUDING TRENCHING, CLEARANCE DISTANCES, TRANSFORMERS, AND METERS MUST BE COORDINATED WITH FALL RIVER ELECTRIC AND THE COMMUNICATIONS PROVIDER AND MEET THEIR REQUIREMENTS & SPECIFICATIONS. CONNECTIONS TO POWER INFRASTRUCTURE ON ADJACENT PROPERTIES MAY REQUIRE EASEMENTS.
9. IF THE SITE CONDITIONS DIFFER FROM THOSE SHOWN AND DESCRIBED IN THE PROJECT PLANS AND SPECIFICATIONS, Notify THE ENGINEER PRIOR TO PROCEEDING.

GEC NOTES & NARRATIVE

PROJECT NARRATIVE

- AREA OF DISTURBANCE: ±1.7 ACRES
- PROPOSED STRUCTURE/S: ±1,000 LF GRAVEL SUBDIVISION ROAD & FIRE POND.
- EXTENTS OF GRADING / EARTHWORK: AT-GRADE GRAVEL ROAD, FIRE POND EXCAVATION, AND UTILITY TRENCHING.
- IMPERVIOUS SURFACE AREA: NONE PROPOSED
- ROAD: PIT RUN BASE WITH CRUSHED GRAVEL SURFACE
- UTILITIES: PROPOSED UTILITIES INCLUDE POWER & COMMUNICATIONS TRENCH, FIRE POND WELL & WATER SYSTEM.
- PROPERTY CHARACTERISTICS: THE 10.2-ACRE PROPERTY LIES ON HWY 33 NORTH OF TETONIA AND IS CURRENTLY UNDEVELOPED AND USED FOR HAY FARMING. THE SITE SLOPES TO THE WEST AT 1-2%, AND IS BORDERED BY AGRICULTURAL AND UNDEVELOPED RESIDENTIAL LOTS. THE PROPOSED LOT COVERAGE IS < 10% OF THE TOTAL SITE AND NO GRADING IS PROPOSED WITHIN 50' OF WATER BODIES OR 20' OF THE PROPERTY LINE. DEVELOPMENT IS NOT EXPECTED TO ALTER THE PATTERN OR QUANTITY OF STORM DRAINAGE ON THE SITE. EROSION CONTROL ISSUES DURING CONSTRUCTION ARE NOT EXPECTED TO BE OF CONCERN. SITE SLOPES ARE INSUFFICIENT TO SUPPORT MAJOR SEDIMENT TRANSPORT.

GRADING, LAND DISTURBANCE, & REVEGETATION

1. THE EXISTING TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR REDISTRIBUTION OVER LANDSCAPE AREAS TO REACH FINAL GRADE.
2. FILL AREAS SHALL BE PREPARED BY REMOVING ORGANIC MATERIALS, SUCH AS VEGETATION AND DEBRIS, AND ANY OTHER MATERIAL WHICH IS DETRIMENTAL TO THE PROPER COMPACTION OF THE SITE OR NOT OTHERWISE CONDUCIVE TO THE STABILITY OF THE SITE.
3. SEE REVEGETATION SPECS FOR RECLAMATION REQUIREMENTS.
4. CONSTRUCTION IS EXPECTED TO BEGIN IN 2027, COMPLETE IN 2027, WITH RECLAMATION COMPLETE BY 2028.
5. THE REMOVAL OF EXISTING VEGETATION SHALL NOT OCCUR MORE THAN THIRTY (30) CALENDAR DAYS PRIOR TO THE COMMENCEMENT OF GRADING, AND ANY SOD PLACEMENT OR PLANTING OF LIVE PLANTS SHALL BE COMMENCED AS SOON AS PRACTICAL AFTER THE COMPLETION OF GRADING. MULCHING SHALL BE USED IN ORDER TO ASSURE VEGETATION GROWTH.

PROJECT FEATURES, EXISTING GEOLOGIC & VEGETATIVE CONDITIONS

1. PROPOSED IMPERVIOUS AREA IS LESS THAN ½ ACRE. NO DEVELOPMENT IS PROPOSED ON SLOPES > 30%.
2. THE PROPERTY DOES NOT CONTAIN ANY SPECIAL GEOLOGIC FEATURES. NO EXISTING NATURAL DRAINAGE PATTERNS ARE TO BE ALTERED. NO RE-GRADING IS PROPOSED WITHIN 50' OF ANY WATERWAYS.
3. MAXIMUM CUT & FILL SLOPES ALLOWED IS 2:1. 3:1 MAX IS PREFERRED WHERE POSSIBLE.
4. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES. PROPOSED LANDSCAPING FOR AREAS ADJACENT TO THE STRUCTURE BY OTHERS.
5. EXTERIOR LIGHTING DESIGN BY OTHERS. ALL EXTERIOR LIGHTING TO CONFORM WITH APPLICABLE COUNTY & HOA REGULATIONS.

GRADING & PAVING NOTES

1. ALL TRAVELWAYS MUST HAVE A MINIMUM 2% CROSS SLOPE IF ASPHALT, AND MINIMUM 4% IF GRAVEL, UNLESS OTHERWISE NOTED.
2. VERIFY EXISTING & PROPOSED ELEVATIONS SHOWN. AN ELEVATION BENCHMARK MUST BE SET ON SITE PRIOR TO CONSTRUCTION.

N

0 50' 100'

DRAWING LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENTS
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING CONTOUR-MAJOR
- EXISTING CONTOUR-MINOR
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENTS
- PROPOSED BUILDING ENVELOPE
- PROPOSED GRAVEL ROAD
- PROPOSED UNDERGROUND POWER
- PROPOSED COMMUNICATIONS LINE
- LIMITS OF DISTURBANCE

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[email redacted]

PROFESSIONAL ENGINEER LICENSED
19962
7/28/26
STATE OF IDAHO
NICHOLAS MESTRE

Issue History

Issue	Date
PRELIM PLAT	7.28.29

ZAMORA ESTATES IMPROVEMENT PLANS

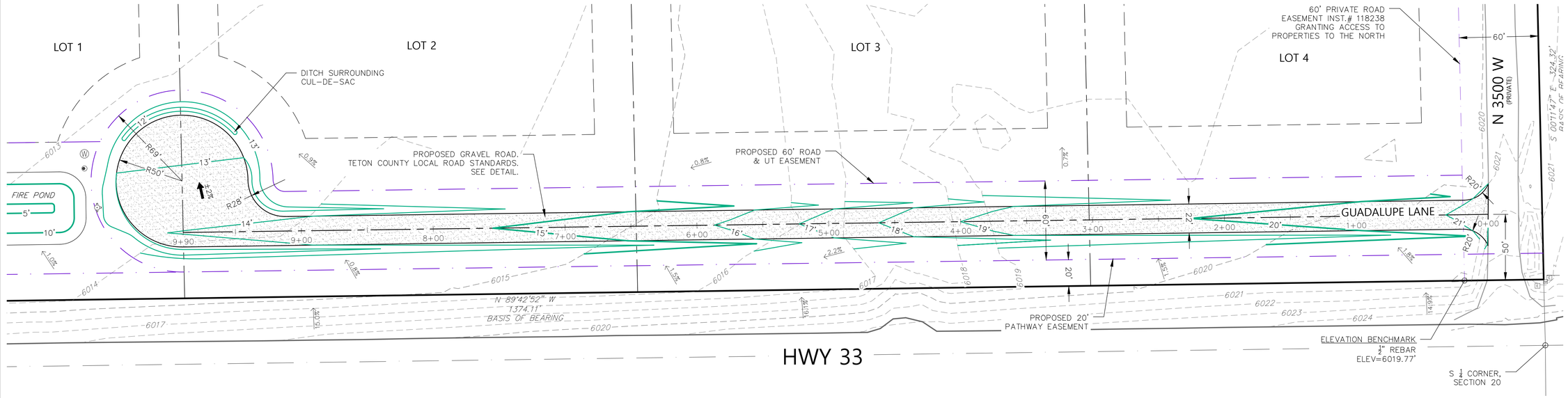
HWY 33 & N 3500 W
TETONIA, ID

DRAWN BY: NM
PROJECT: ZAMORA
DATE: 7/28/2026

C1.1

SITE OVERVIEW

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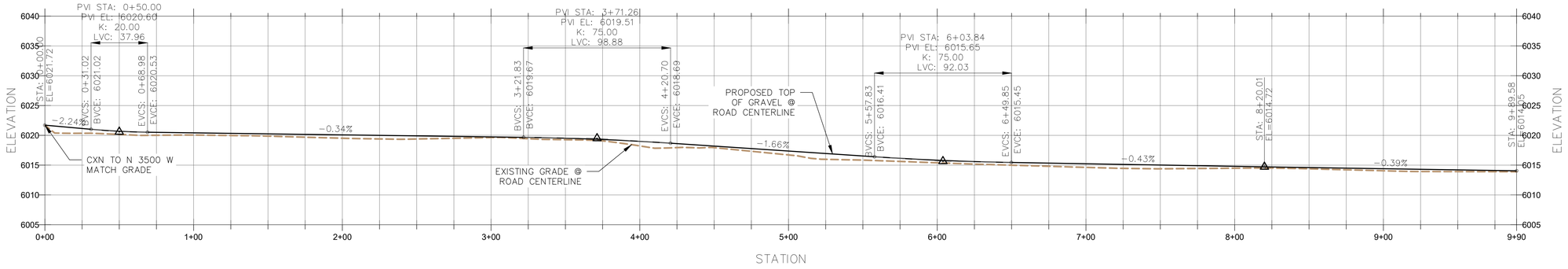
ROAD PLAN

0 40' 80'

DRAWING LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENTS
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING CONTOUR–MAJOR
- EXISTING CONTOUR–MINOR
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENTS
- PROPOSED BUILDING ENVELOPE
- PROPOSED GRAVEL ROAD
- PROPOSED UNDERGROUND POWER
- PROPOSED COMMUNICATIONS LINE
- PROPOSED CONTOUR – MAJOR
- PROPOSED CONTOUR – MINOR
- EXISTING SITE SLOPE
- PROPOSED DRAINAGE ARROW

FIRE POND PROFILE
SCALE: (H) 1" = 40' (V) 1" = 10'
START STA: 0+00.00, END STA: 9+89.58



ROAD PROFILE

0 40' 80'

HORIZ. SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10' (4X VERTICAL EXAGGERATION)

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[address redacted]
[phone redacted]
[email redacted]

PROFESSIONAL ENGINEER LICENSED 15962 7/28/26 STATE OF IDAHO NICHOLAS MESTRE

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ZAMORA ESTATES IMPROVEMENT PLANS

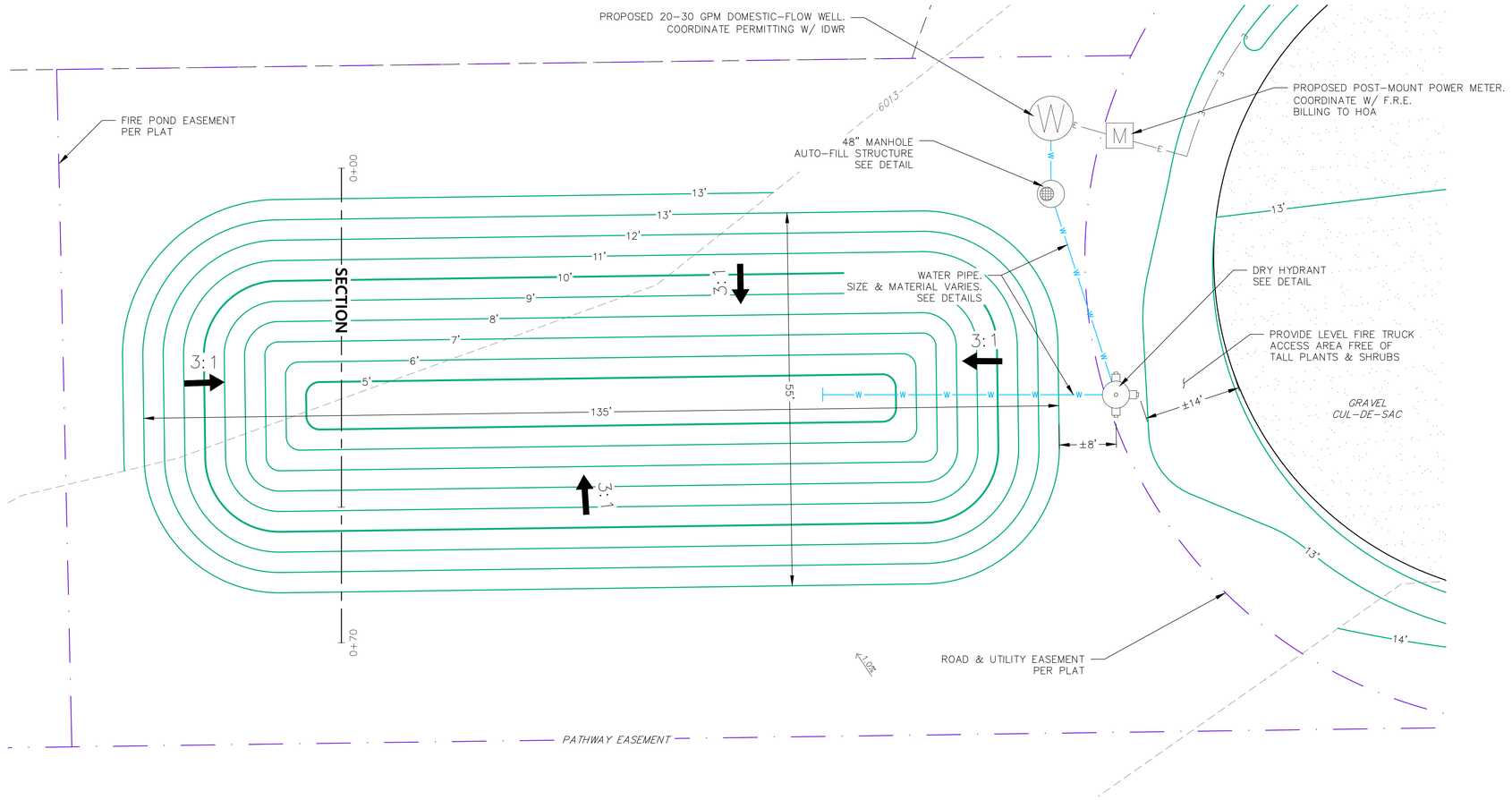
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TETONIA, ID

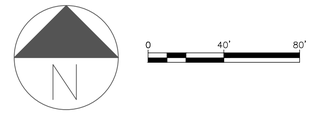
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PROJECT: ZAMORA
DATE: 7/28/2026

C2.1

ROAD PLAN & PROFILE

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DRAWING LEGEND

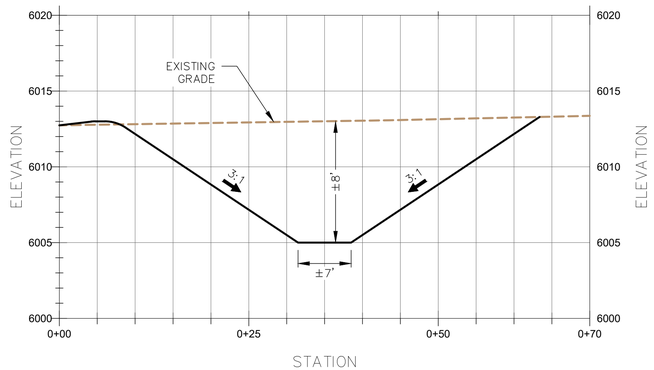
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENTS
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF GRAVEL
- EXISTING CONTOUR–MAJOR
- EXISTING CONTOUR–MINOR
- PROPOSED LOT BOUNDARY
- PROPOSED EASEMENTS
- PROPOSED BUILDING ENVELOPE
- PROPOSED GRAVEL ROAD
- PROPOSED UNDERGROUND POWER
- PROPOSED COMMUNICATIONS LINE
- PROPOSED CONTOUR – MAJOR
- PROPOSED CONTOUR – MINOR
- EXISTING SITE SLOPE (14.0%)
- PROPOSED DRAINAGE ARROW

FIRE POND PLAN

FIRE POND SPECIFICATIONS:

APPROX. SURFACE AREA / FOOTPRINT:	7,080 SF
SIDE SLOPE:	3:1
MAX DEPTH:	8.0 FT
TOTAL EXCAVATION / TOTAL VOLUME:	28,320 CF / 1,049 CY
DESIGN FREEBOARD:	1.0 FT
DESIGN ICE DECK:	2.0 FT
MAX EFFECTIVE DEPTH:	5.0 FT
EFFECTIVE VOLUME:	17,700 CF / 132,400 GAL
MIN. REQUIRED EFFECTIVE VOLUME:	120,000 GAL (1,000 GPM FOR 2 HRS)

FIRE POND PROFILE
SCALE: (H) 1" = 5' (V) 1" = 2'
START STA: 0+00.00, END STA: 0+70.00



FIRE POND PROFILE

0 10' 20'

HORIZ. SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5' (2X VERTICAL EXAGGERATION)

REFUGIO ENGINEERING
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[email redacted]

PROFESSIONAL ENGINEER
LICENSED
19962
7/28/26
STATE OF IDAHO
NICHOLAS MESTRE

Issue History

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PRELIM PLAT	7.28.29

ZAMORA ESTATES IMPROVEMENT PLANS

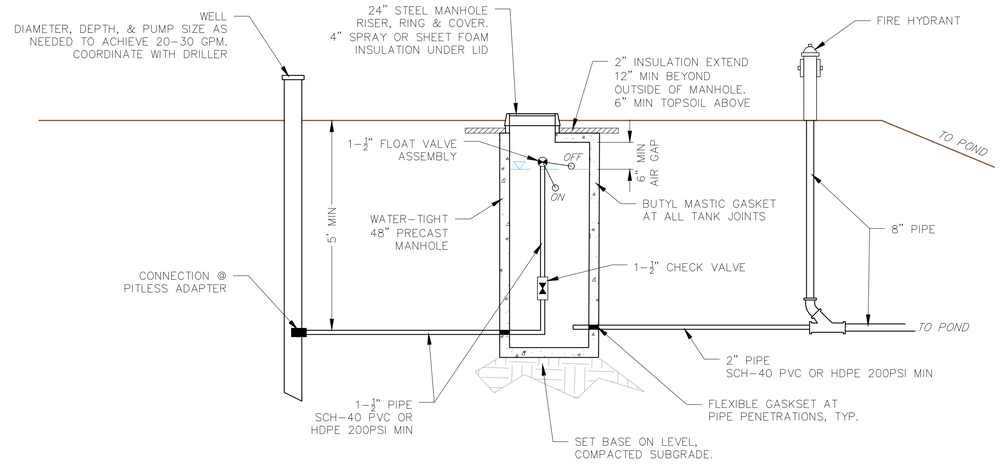
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TETONIA, ID

DRAWN BY: NM
PROJECT: ZAMORA
DATE: 7/28/2026

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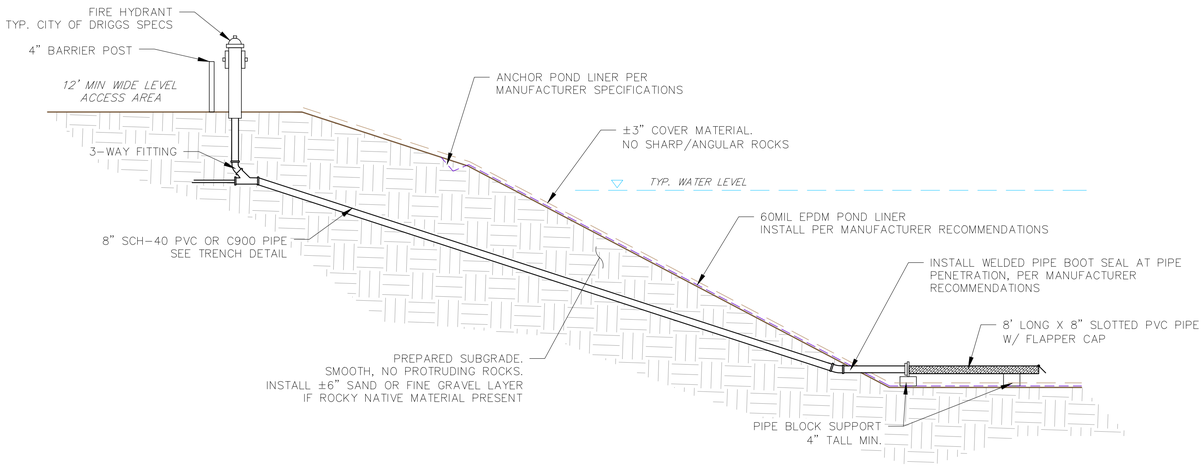
FIRE POND
PLAN & PROFILE

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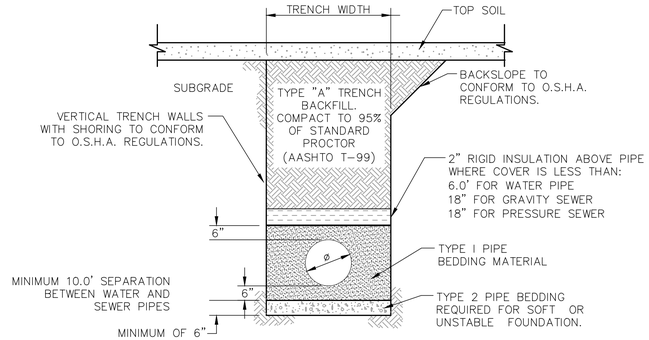
AUTO-FILL SYSTEM DETAIL

NOT TO SCALE



FIRE POND & DRY HYDRANT DETAIL

NOT TO SCALE



NOTES:
1. REFER TO ISPWC – DIVISION 300: TRENCHING FOR MATERIALS INFORMATION.
2. USE TYPE "A" BACKFILL AT ALL AREAS THAT MAY RECEIVE VEHICULAR TRAFFIC.
3. DOUBLE INSULATION REQUIREMENT UNDER ALL DEFINED ROADWAYS.

WATER TRENCH DETAIL

NOT TO SCALE

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PROFESSIONAL ENGINEER LICENSED 19962 7/28/26 STATE OF IDAHO NICHOLAS MESTRE

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ZAMORA ESTATES IMPROVEMENT PLANS

HWY 33 & N 3500 W
TETONIA, ID

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DATE: 7/28/2026

C3.2

FIRE POND DETAILS

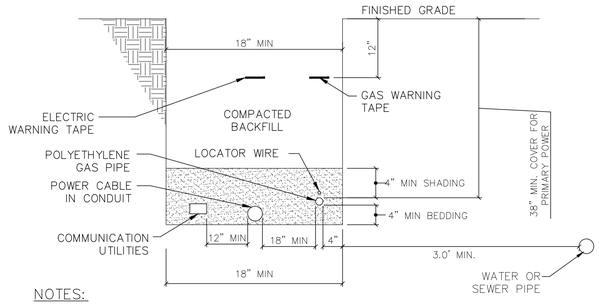
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RE-VEGETATION SPECIFICATION

1. GRADE ALL AREAS AS SHOWN ON THE PLANS WHILE PROVIDING FOR SMOOTH TRANSITIONS TO EXISTING GRADE. SCARIFY ALL COMPACTED AREAS TO A DEPTH OF 4" TO PROVIDE AN ADEQUATE SUBSTRATE FOR PLANT GROWTH. REMOVE ROCKS AND OTHER MATERIAL GREATER THAN 3" IN DIAMETER.
2. ALL DISTURBED AREAS TO RECEIVE SEED SHALL HAVE A MINIMUM OF 3" OF CLEAN TOPSOIL APPLIED PRIOR TO SEEDING OR PLANTING.
3. PRIOR TO PLACING TOPSOIL, THE AREA TO RECEIVE SEED SHALL BE RAKED OR TILLED TO ENSURE ADEQUATE BONDING BETWEEN SUBGRADE AND THE TOPSOIL LAYER.
4. SEED SHALL BE SPREAD AT THE RATE INDICATED BELOW AFTER SEPTEMBER 15TH AND BEFORE NOVEMBER 30TH. USE APPROVED BROADCASTING OR HYDROSEEDING METHODS TO EVENLY DISTRIBUTE THE SEED MIX ACROSS THE SURFACE TO BE SEEDED. DO NOT APPLY SEED DURING HIGH WIND CONDITIONS OR IF SNOW IS PRESENT ON THE GROUND. TAKE CARE NOT TO DISTURB EXISTING IMPROVEMENTS DURING SOIL PREPARATION AND SEEDING. IF BROADCAST SEEDING, RAKE AND COMPACT THE SURFACE OF THE SOIL AFTER THE SEED IS APPLIED TO ENSURE GOOD CONTACT BETWEEN SEED AND SOIL PARTICLES.
5. THE SEED USED IN THE RECLAMATION MIX SHALL BE FRESH, PURE LIVE SEED (PLS), OF THE MOST RECENT CROP AND MIXED IN THE QUANTITIES SHOWN BELOW.
6. THE FOLLOWING SEED MIX WAS DEVELOPED BY THE NATURAL RESOURCES CONSERVATION SERVICE FOR THE TETON CONSERVATION DISTRICT, TETON COUNTY, WY. USE THE SAME OR AN APPROVED EQUIVALENT:

TETON CONSERVATION DISTRICT NAME: "Grassland Seed Mix"

SPECIES	CULTIVAR	% OF SEED MIX
Mountain Brome	Bromar	34.5%
Basin Wildrye	Trailhead CT	11.3%
Bluebunchgrass Wheatgrass	Goldar CT	15.8%
Big Bluegrass	Sherman CT	1.7%
Canada Wildrye	Mandan	12.8%
Indian Ricegrass	Rimrock CT	15.7%
Idaho Fescue	Winchester G4	8.2%
	TOTAL	**100%**
	Seeding Rate	***25 lb/acre***

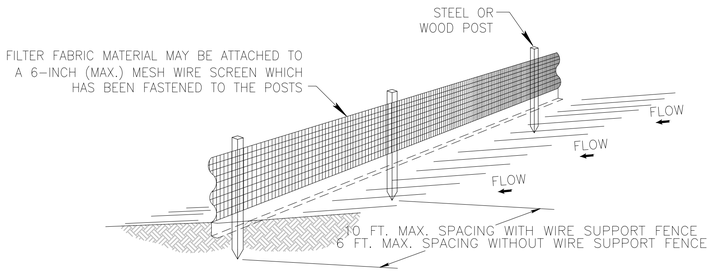


NOTES:

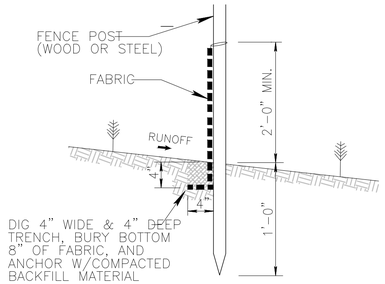
1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CONSUMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN PE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

UTILITY TRENCH DETAIL

NOT TO SCALE

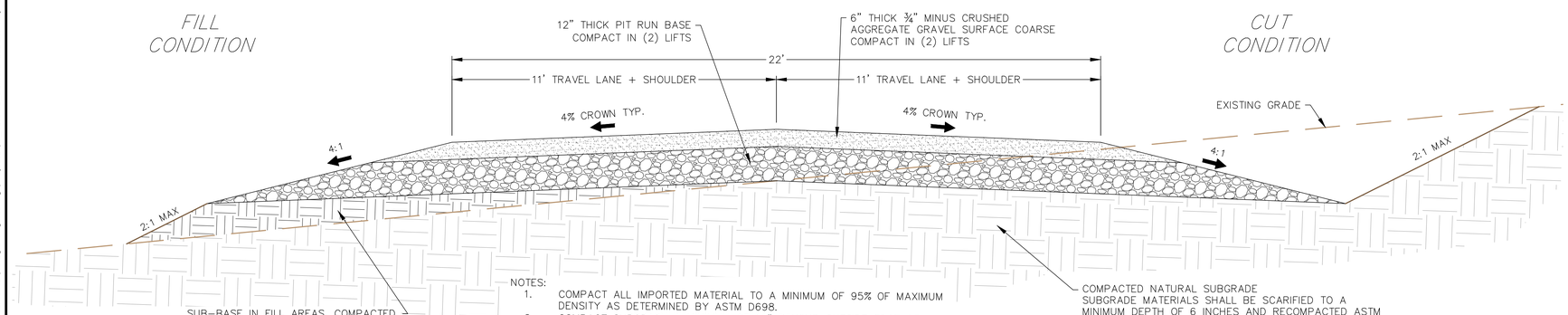


PROJECT NOTE:
SILT FENCE DETAIL PROVIDED FOR GENERAL REFERENCE ONLY. AT THIS TIME NO AREAS ON THE SITE PLAN REQUIRING SILT FENCE HAVE BEEN IDENTIFIED.



SILT FENCE DETAIL

NOT TO SCALE



NOTES:

1. COMPACT ALL IMPORTED MATERIAL TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698.
6. COMPACT SUBGRADE A MINIMUM OF 12" BEYOND OUTSIDE EDGE OF SUB-BASE.
7. ALL THICKNESSES OF MATERIALS SHOWN ARE COMPACTED THICKNESS.
8. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED AND STOCKPILED PRIOR TO SUBGRADE SCARIFYING AND RECOMPACTION.
9. SPREAD 6" OF TOPSOIL OVER ALL DISTURBED AREAS AND SEED WITH A DROUGHT TOLERANT NATIVE SEED MIX AND MULCH. SEE REVEGETATION SPECIFICATIONS.

TYPICAL SUBDIVISION ROAD SECTION

NOT TO SCALE

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PROFESSIONAL ENGINEER LICENSED 19962 7/28/26 STATE OF IDAHO NICHOLAS MESTRE

Issue History

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ZAMORA ESTATES IMPROVEMENT PLANS

HWY 33 & N 3500 W
TETONIA, ID

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C4.1

CONSTRUCTION DETAILS

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