

20' DRAINAGE EASEMENT

LOGAN LANE

MIDDLE BURNT FORK ROAD

BLOCK 7

BLOCK 6

BLOCK 5

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

CREEKSIDE DRIVE

CLOVER

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

PHASE 2  
TOTAL AREA: 7.79 AC.  
LOTTED AREA: 5.94 AC.  
ROAD AREA: 1.85 AC.

PHASE 3  
TOTAL AREA: 8.48 AC.  
LOTTED AREA: 6.08 AC.  
ROAD AREA: 1.52 AC.  
COMMON AREA: 0.88 AC.

PHASE 4  
TOTAL AREA: 7.46 AC.  
LOTTED AREA: 5.42 AC.  
ROAD AREA: 1.52 AC.  
COMMON AREA: 0.52 AC.

PHASE 5  
TOTAL AREA: 11.82 AC.  
LOTTED AREA: 9.48 AC.  
ROAD AREA: 2.28 AC.  
COMMON AREA: 0.06 AC.

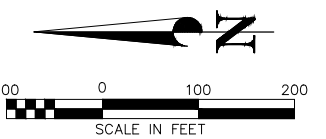
PHASE 6  
TOTAL AREA: 8.61 AC.  
LOTTED AREA: 5.96 AC.  
ROAD AREA: 1.34 AC.  
COMMON AREA: 1.31 AC.

PHASE 7  
TOTAL AREA: 7.91 AC.  
LOTTED AREA: 6.49 AC.  
ROAD AREA: 1.32 AC.  
COMMON AREA: 0.10 AC.

R-2 ZONING  
PROPOSING C-2

LEGEND

- R1 ZONING (EXISTING)
- R2 ZONING (EXISTING)
- C-2 COMMERCIAL ZONING (CURRENTLY R2)
- PHASE LINE
- PHASE 1 = 6 LOTS - (Dec. 31, 2022)
- PHASE 2 = 22 LOTS - (Dec. 31, 2022)
- PHASE 3 = 21 LOTS - (Dec. 31, 2024)
- PHASE 4 = 19 LOTS - (Dec. 31, 2026)
- PHASE 5 = 33 LOTS - (Dec. 31, 2028)
- PHASE 6 = 20 LOTS - (Dec. 31, 2030)
- PHASE 7 = 16 LOTS - (Dec. 31, 2030)



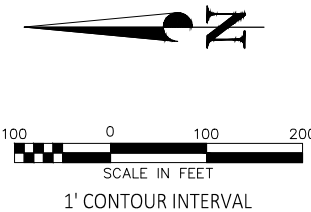
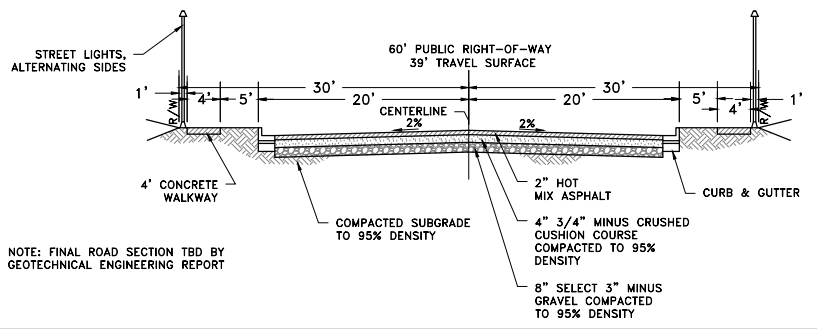
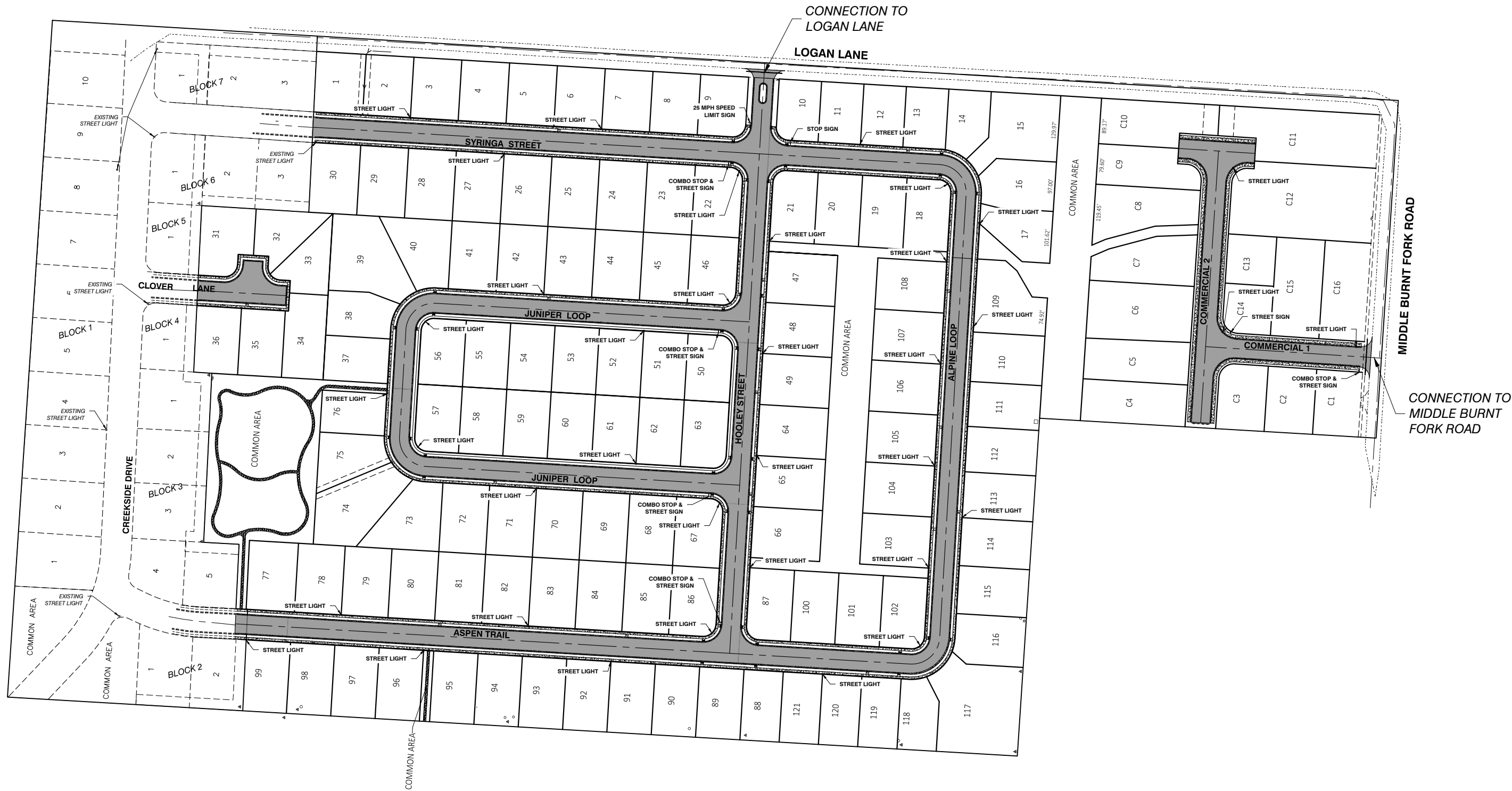
PROJECT # 8952-19

DRAWN:	S. CATHY (PO)	CHECKED:	A. MEFFORD (PO)
REVISION:		REVISION:	
REVISION:		REVISION:	
REVISION:		REVISION:	
REVISION:		REVISION:	

**BURNT FORK ESTATES**  
**PHASING PLAN**  
RAVALLI COUNTY  
S26 T09N R20W

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175 S. 2ND ST. SUITE C  
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PROJECT #	8952-19
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**BURNT FORK ESTATES**

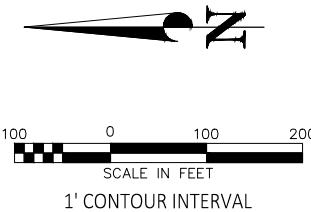
RAVALLI COUNTY S26 T09N R20W

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AUGUST 2020

**ROAD PLAN**

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- NOTES:**
1. ALL SEWER MANHOLES SHALL BE SEALED WATER TIGHT
  2. FIRE HYDRANT SPACING = 500'
  3. SEWER MANHOLE SPACING 300'
  4. WATER/SEWER MAIN TRENCH PLUG SPACING 200-300'
  5. WATER MAIN SHALL BE 8" C900 CLASS 200
  6. WATER SERVICES SHALL BE 1" 200 PSI PE PIPE WITH 3/4" METER PITS
  7. SEWER MAIN SHALL BE 8" SDR 35 PVC
  8. SEWER SERVICES SHALL BE 4" SCH 40 PVC

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**BURNT FORK ESTATES**

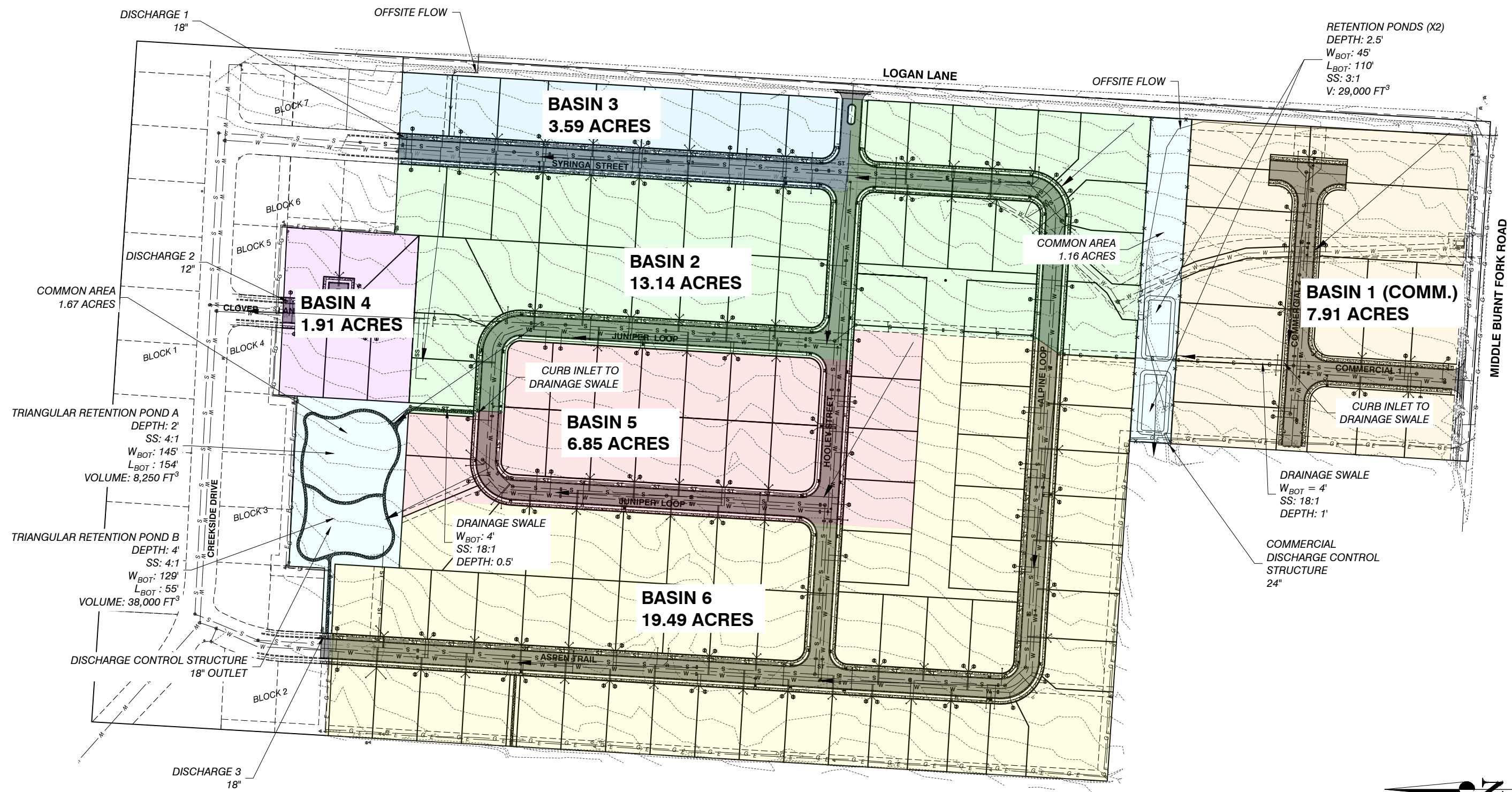
RAVALLI COUNTY S26 T09N R20W

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AUGUST 2020

**WATER & SEWER PLAN**





RETENTION PONDS (X2)  
 DEPTH: 2.5'  
 $W_{BOT}: 45'$   
 $L_{BOT}: 110'$   
 SS: 3:1  
 $V: 29,000 \text{ FT}^3$

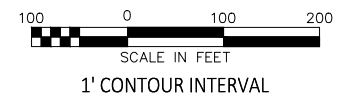
TRIANGULAR RETENTION POND A  
 DEPTH: 2'  
 SS: 4:1  
 $W_{BOT}: 145'$   
 $L_{BOT}: 154'$   
 VOLUME: 8,250  $\text{FT}^3$

TRIANGULAR RETENTION POND B  
 DEPTH: 4'  
 SS: 4:1  
 $W_{BOT}: 129'$   
 $L_{BOT}: 55'$   
 VOLUME: 38,000  $\text{FT}^3$

DRAINAGE SWALE  
 $W_{BOT}: 4'$   
 SS: 18:1  
 DEPTH: 0.5'

DRAINAGE SWALE  
 $W_{BOT}: 4'$   
 SS: 18:1  
 DEPTH: 1'

COMMERCIAL DISCHARGE CONTROL STRUCTURE  
 24"



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DRAWN	S. CATHY (P.O.)
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**BURNT FORK ESTATES**

S26 T09N R20W

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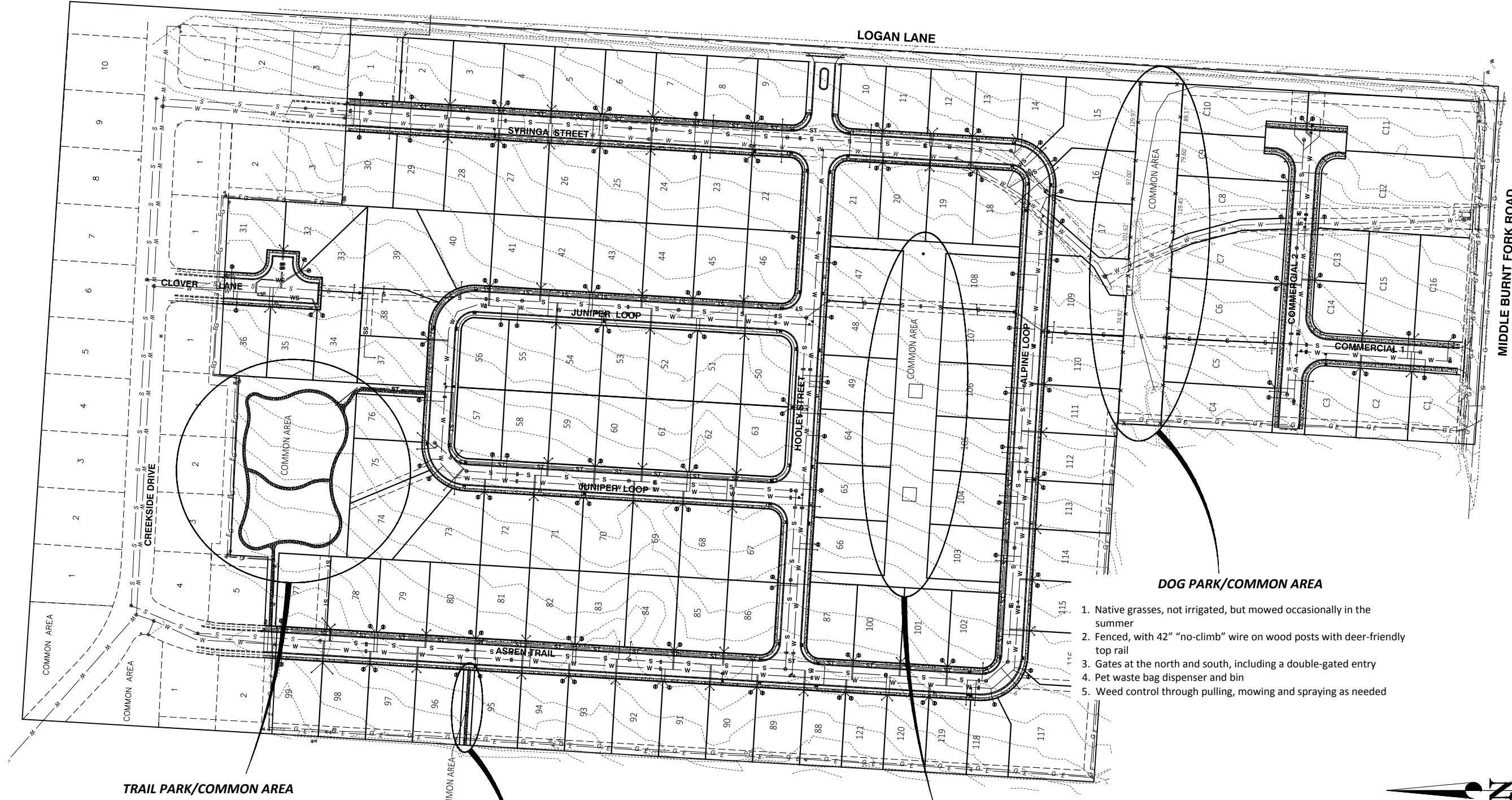
AUGUST 2020

**STORM WATER PLAN**

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**TRAIL PARK/Common Area**

1. Improved gravel trail circulating through the park and connecting with sidewalks along adjacent roads
2. Some rolling, gentle earth mounds for topographic relief
3. Native grasses, not irrigated, but mowed occasionally in the summer
4. Weed control through pulling, mowing and spraying as needed

**PEDESTRIAN TRAIL/Common Area**

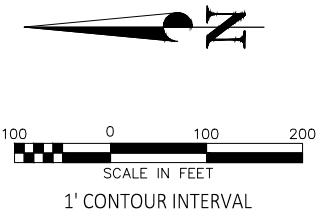
Improved gravel trail connecting with School property

**CENTRAL PARK/Common Area**

1. Bluegrass lawn mix spread over entire common area
2. Irrigation system installed
3. To be mowed and maintained regularly by Burnt Fork Estates HOA
4. Two post and beam pavilions built on concrete pads with picnic tables and barbecues
5. Weed control through pulling, mowing and spraying as needed
6. At least two park benches

**DOG PARK/Common Area**

1. Native grasses, not irrigated, but mowed occasionally in the summer
2. Fenced, with 42" "no-climb" wire on wood posts with deer-friendly top rail
3. Gates at the north and south, including a double-gated entry
4. Pet waste bag dispenser and bin
5. Weed control through pulling, mowing and spraying as needed



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CHECKED	A. MEFFORD (PO)
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REVISION	
REVISION	

**BURNT FORK ESTATES**

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AUGUST 2020

**PARK PLAN**

**6**