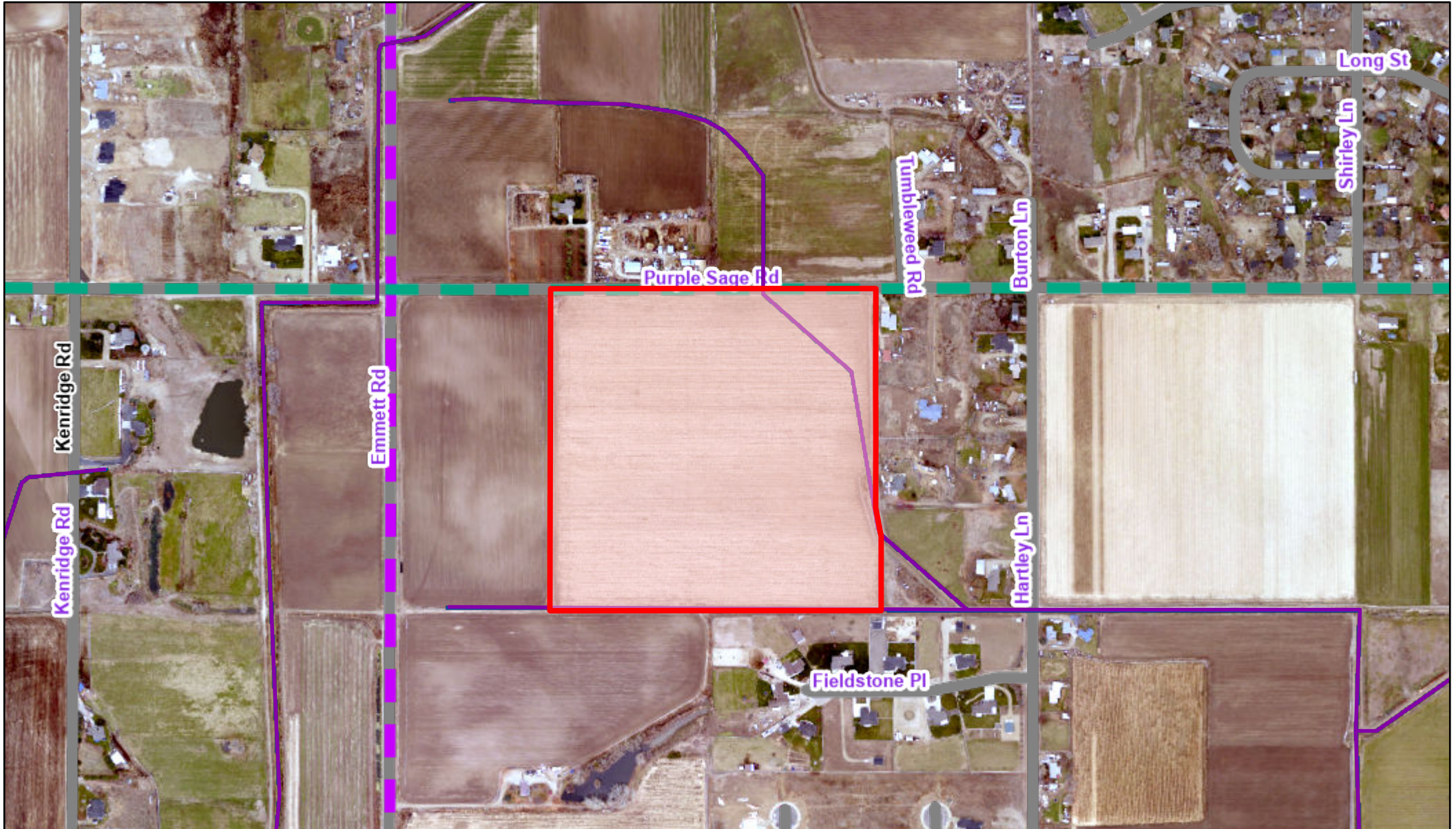
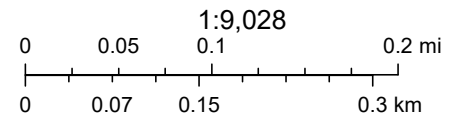


# Canyon County, ID Web Map



6/30/2023, 2:04:21 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- Major Collector
- Minor Arterial
- Red: Band\_1
- Green: Band\_2



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>M &amp; T RANCHES, LLC</u>
	MAILING ADDRESS: <u>PO Box 30 OLA, ID 83657</u>
	PHONE: <u>208-963-1188</u> EMAIL: <u>AMMON ANDELIN@GMAIL.COM</u>

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 9-7-2021

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>Ammon ANDELIN</u>
	COMPANY NAME: <u>Rock Solid Civil</u>
	MAILING ADDRESS: <u>270 N 27<sup>th</sup> St #100 Boise, ID 83702</u>
	PHONE: <u>208-342-3277</u> EMAIL: <u>DKERNER@ROCKSOLIDCIVIL.COM</u>

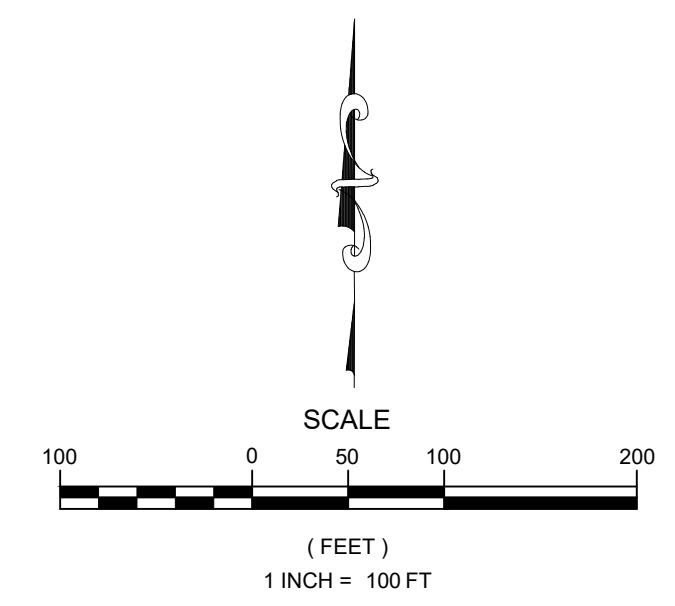
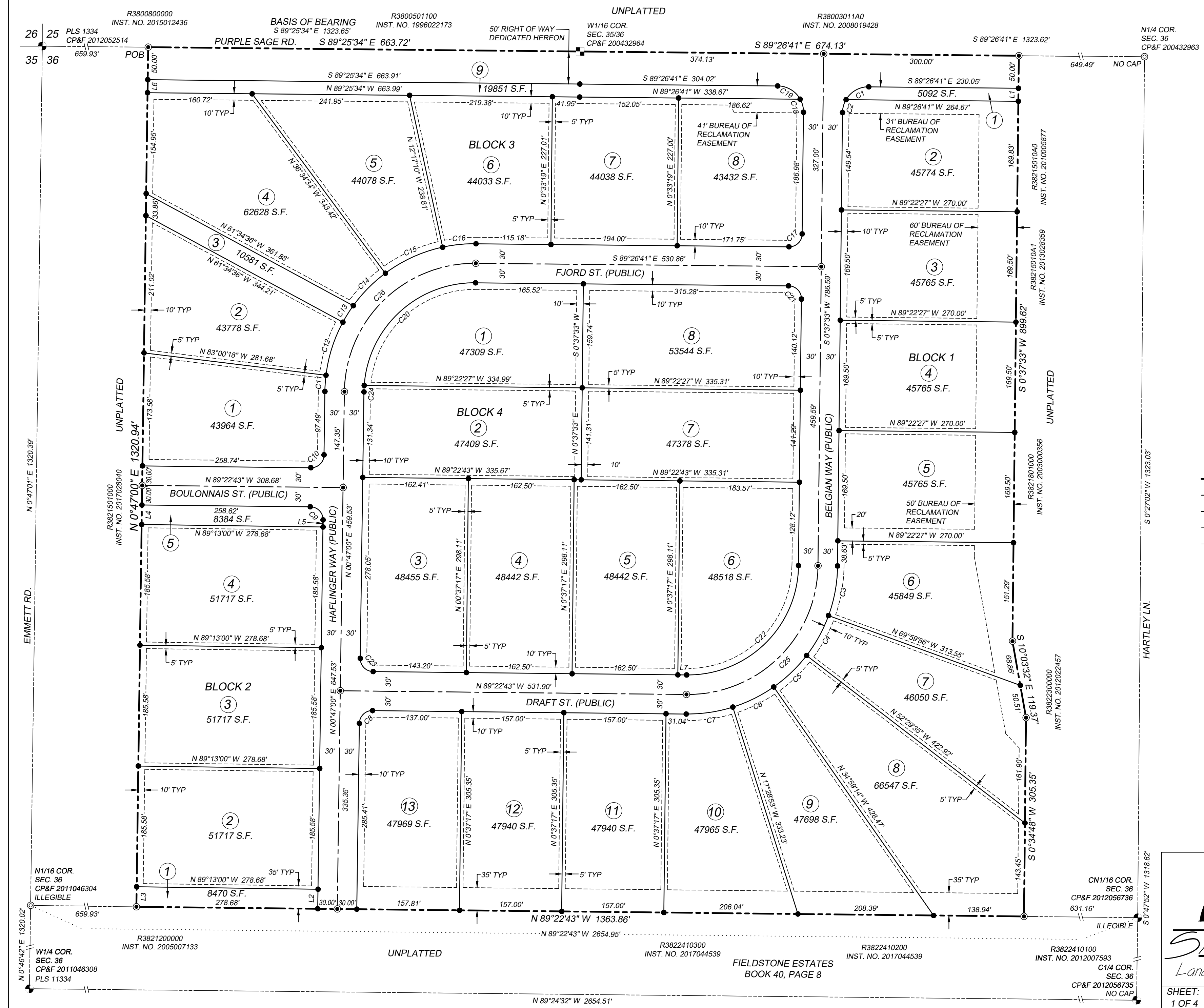
<b>SITE INFO</b>	STREET ADDRESS: <u>0 Purple Sage Road</u>	
	PARCEL #: <u>R38215010B0</u>	LOT SIZE/AREA: <u>40.8 Acres</u>
	LOT: _____	BLOCK: _____
	SUBDIVISION: _____	
	QUARTER: <u>N 1/2 of NW 1/4</u>	SECTION: <u>36</u> TOWNSHIP: <u>5 N</u> RANGE: <u>3 W</u>
ZONING DISTRICT: <u>R1</u>		FLOODZONE (YES/NO): <u>No</u>

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input checked="" type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

**COUNTRY SAGE RANCHES SUBDIVISION**  
 LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 36,  
 T. 5 N., R. 3 W., B.M., CANYON COUNTY, IDAHO  
 2021



SEE SHEET 2 OF 4 FOR NOTES,  
 LINE TABLE AND CURVE TABLE

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- CENTERLINE
- SECTIONAL LINE
- EASEMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 5/8" REBAR/CAP
- SET 1/2" REBAR/CAP
- CALCULATED POINT
- POINT OF BEGINNING
- LOT NUMBER

OWNER: M & T RANCHES, LLC.



2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105

**SAWTOOTH**  
 Land Surveying, LLC

WWW.SAWTOOTHLS.COM

SHEET: 1 OF 4	DATE: 9/2021	DRAWN BY: WFJ	CHECKED BY: CP	JOB#: 18131	DWG#: 18131-PP
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T1E RANCHES SUBDIVISION  
 LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 36,  
 T. 5 N., R. 3 W., B.M., CANYON COUNTY, IDAHO  
 2021

**CURVE TABLE**

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	41.89'	60°00'00"	40.00'	N 60°33'19" E	40.00'
C2	20.89'	29°55'46"	40.00'	N 15°35'26" E	20.66'
C3	77.78'	19°22'31"	230.00'	N 10°18'48" E	77.41'
C4	70.27'	17°30'21"	230.00'	N 28°45'14" E	70.00'
C5	70.27'	17°30'21"	230.00'	N 46°15'35" E	70.00'
C6	70.27'	17°30'21"	230.00'	N 63°45'57" E	70.00'
C7	72.67'	18°06'10"	230.00'	N 81°34'12" E	72.37'
C8	31.36'	89°50'17"	20.00'	N 45°42'09" E	28.24'
C9	31.47'	90°09'43"	20.00'	S 44°17'51" E	28.32'
C10	31.36'	89°50'17"	20.00'	S 45°42'09" W	28.24'
C11	24.93'	6°12'41"	230.00'	S 03°53'21" W	24.92'
C12	86.02'	21°25'43"	230.00'	S 17°42'33" W	85.52'
C13	30.09'	7°29'41"	230.00'	S 32°10'15" W	30.06'
C14	70.27'	17°30'21"	230.00'	S 44°40'16" W	70.00'
C15	97.51'	24°17'23"	230.00'	S 65°34'08" W	96.78'
C16	51.55'	12°50'29"	230.00'	S 84°08'04" W	51.44'
C17	31.39'	89°55'46"	20.00'	S 45°35'26" W	28.27'
C18	20.99'	30°04'14"	40.00'	S 14°24'34" E	20.75'
C19	41.89'	60°00'00"	40.00'	S 59°26'41" E	40.00'
C20	256.35'	86°23'57"	170.00'	N 47°21'20" E	232.74'
C21	31.44'	90°04'14"	20.00'	S 44°24'34" E	28.30'
C22	267.02'	89°59'45"	170.00'	S 45°37'25" W	240.41'
C23	31.47'	90°09'43"	20.00'	N 44°17'51" W	28.32'
C24	10.01'	3°22'21"	170.00'	N 02°28'11" E	10.01'
C25	314.14'	89°59'45"	200.00'	N 45°37'25" E	282.83'
C26	313.36'	89°46'19"	200.00'	S 45°40'10" W	282.28'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 00°37'33" W	20.00'
L2	S 00°47'00" W	30.00'
L3	N 00°47'00" E	30.79'
L4	N 00°47'00" E	30.00'
L5	S 00°47'00" W	10.73'
L6	N 00°47'00" E	20.00'
L7	N 89°22'43" W	13.56'

**NOTES:**

1. THE EXISTING ZONING OF THIS SUBDIVISION IS RR.
2. PER I.C. 31-3805 THIS PLAT IS WITHIN THE BLACK CANYON IRRIGATION DISTRICT, AND THE LOTS AS SHOWN HEREON ARE SUBJECT TO ASSESSMENTS FROM THE BLACK CANYON IRRIGATION DISTRICT, AND ARE ELIGIBLE TO RECEIVE WATER FROM THE BLACK CANYON IRRIGATION DISTRICT.
3. THERE IS A 10 FOOT WIDE PUID EASEMENT ADJACENT TO SUBDIVISION BOUNDARY LINES AND ROAD RIGHT OF WAY AND A 5 FOOT WIDE PUID EITHER SIDE OF INTERIOR LOT LINES WITHIN THIS SUBDIVISION UNLESS OTHERWISE NOTED.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. THERE SHALL BE NO DIRECT ACCESS TO OR FROM PURPLE SAGE RD. FOR LOTS 2, BLOCK 1 AND LOTS 4 THROUGH 9, BLOCK 3.
7. LOT 1 OF BLOCK 1, LOTS 1 AND 5 OF BLOCK 2 AND LOTS 3 AND 9 OF BLOCK 3 AND 9 ARE COMMON LOTS OWNED AND MAINTAINED BY THE SAGE COUNTRY RANCHES HOME OWNERS ASSOCIATION.



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SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
2 OF 4	9/2021	WFJ	CP	18131	18131-FP

THE RANCHES SUBDIVISION  
 LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 36,  
 T. 5 N., R. 3 W., B.M., CANYON COUNTY, IDAHO  
 2021

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT HE IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS HIS INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, WE THE UNDERSIGNED, DO HEREBY STATE THAT THE INDIVIDUAL LOTS SHOWN HEREON WILL BE SERVED BY INDIVIDUAL WELLS.

THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC DRAINFIELDS.

THE STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC.

**BASIS OF BEARING** FOR THIS DESCRIPTION IS SOUTH 89°25'34" EAST, BETWEEN A BRASS CAP MARKING THE NORTHWEST SECTION CORNER OF SECTION 36 AND AN ALUMINUM CAP MARKING THE W1/16 CORNER IF SECTION 36, BOTH IN T. 5 N., R. 3 W., B.M., CANYON COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE N1/2 OF THE NW1/4 OF SECTION 36, T. 5 N., R. 3 W., B.M., CANYON COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A BRASS CAP MARKING THE NORTHWEST SECTION CORNER OF SAID SECTION 36;

THENCE SOUTH 89°25'34" EAST, COINCIDENT WITH THE NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SAID SECTION 36, A DISTANCE OF 659.93 FEET TO A 5/8" REBAR PLS 14221 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH LINE OF THE NW1/4 OF THE NW1/4 OF SECTION 36, SOUTH 89°25'34" EAST, 663.72 FEET TO AN ALUMINUM CAP MARKING THE W1/16 CORNER OF SAID SECTION 36;

THENCE SOUTH 89°26'41" EAST, COINCIDENT WITH THE NORTH LINE OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 36, A DISTANCE OF 674.13 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 0°37'33" W, 899.62 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 10°03'32" EAST, 119.37 FEET TO A 5/8" REBAR PLS 14221;

THENCE SOUTH 0°34'48" WEST, 305.35 FEET TO A 5/8" REBAR PLS 14221 ON THE SOUTH LINE OF SAID N1/2 OF THE NW1/4 OF SECTION 36;

THENCE NORTH 89°22'43" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 36, A DISTANCE OF 1363.86 FEET TO A 5/8" REBAR PLS 14221;

THENCE LEAVING SAID SOUTH LINE OF THE N1/2 OF THE NW1/4 OF SECTION 36, NORTH 0°47'00" EAST, 1320.94 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 40.829 ACRES MORE OR LESS.

\_\_\_\_\_  
 M & T RANCHES, LLC.

\_\_\_\_\_  
 MARK ANDELIN, MEMBER

**ACKNOWLEDGEMENT**

STATE OF IDAHO }  
 COUNTY OF GEM } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK ANDELIN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OR A MEMBER OF M & T RANCHES, LLC. THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO \_\_\_\_\_


RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

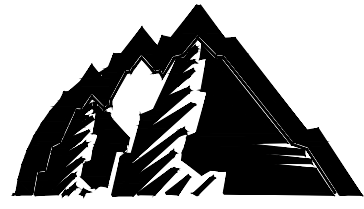
I, CARL PORTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 11/20/2018 UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

\_\_\_\_\_  
 CARL PORTER



P.L.S. 14221

2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 (208) 398-8104  
 FAX (208) 398-8105



**SAWTOOTH**  
 Land Surveying, LLC

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
3 OF 4	9/2021	WFJ	CP	18131	18131-FP



# DEVELOPMENT PLANS FOR COUNTRY SAGE RANCHES SUBDIVISION

LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 36  
T.5N., R.3W., B.M., CANYON COUNTY, IDAHO  
2021

## GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF MIDDLETON (SEWER & WATER ONLY), THE CANYON HIGHWAY DISTRICT NO. 4 STANDARDS AND DEVELOPMENT PROCEDURES (FOR HIGHWAY DISTRICT ROADS), AND THE GEOTECHNICAL ENGINEERING REPORT. NO EXCEPTIONS TO THESE REQUIREMENTS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE AT LEAST THREE (3) WORKING DAYS PRIOR TO THE START OF ANY WORK. ALL CONTRACTORS, SUB-CONTRACTORS, UTILITY COMPANIES, THE ENGINEER AND A REPRESENTATIVE FROM CANYON HIGHWAY DISTRICT NO. 4 SHOULD BE PRESENT.
- THE CONTRACTOR IS REQUIRED TO OBTAIN A PERMIT FROM CANYON HIGHWAY DISTRICT NO. 4 A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- A LICENSED PUBLIC WORKS CONTRACTOR SHALL PERFORM ALL CONSTRUCTION OF ANY FACILITIES THAT ARE BEING CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY OR TO BE DEDICATED TO CANYON HIGHWAY DISTRICT NO. 4 OR THE CITY OF MIDDLETON.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN CONFORMING TO MUTCD TO THE CANYON HIGHWAY DISTRICT NO. 4 PRIOR TO CONSTRUCTION. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL STRUCTURES AND FACILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL STRUCTURES AND FACILITIES. IN THE EVENT ANY STRUCTURE OR FACILITY IS DAMAGED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR IS FULLY RESPONSIBLE AND SHALL RESTORE SAID STRUCTURE OR FACILITY TO AN EQUAL OR BETTER CONDITION AT THE CONTRACTORS OWN EXPENSE. CALL DIG-LINE 1-800-342-1585.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER AND THE HIGHWAY DISTRICT. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
- ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
- ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED. ALL COSTS TO CORRECT DEFICIENT WORK AND/OR DEFICIENT MATERIALS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR ISSUANCE OF A STOP WORK ORDER.
- ALL CONTRACTORS PERFORMING ANY WORK DEPICTED ON THESE PLANS SHALL HAVE IN THEIR POSSESSION AND ON THE JOB SITE AN APPROVED SET OF PLANS WHICH HAVE BEEN STAMPED AND SIGNED.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE FINAL PLAT OF THIS SUBDIVISION. ALL MONUMENTS SHOWN ON THE ORIGINAL RECORDED PLAT SHALL BE SET BY AN IDAHO LICENSED L.S. ANY REQUIRED ROS SHALL BE FILED BY THE L.S.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- RETAIN AND PROTECT EXISTING IRRIGATION AND DRAINAGE PIPE CROSSINGS. EXCEPT WHERE NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ENGINEER FOR THE INSPECTION OF ANY EXPOSED IRRIGATION AND/OR DRAINAGE PIPE CROSSINGS. THE PIPE WILL BE REPLACED AS NECESSARY BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE CLEAN WATER ACT AS IT RELATES TO STORM WATER RUNOFF FROM CONSTRUCTION ACTIVITIES. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOIS, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH DEQ. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. CONTRACTOR SHALL SUBMIT SWPPP PLAN TO THE CANYON HIGHWAY DISTRICT NO. 4 FOR APPROVAL.
- THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING: CONSTRUCTION OBSERVATIONS AT SUFFICIENT INTERVALS TO INSURE THAT ALL CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS, AND THE CURRENT EDITION OF THE I.S.P.W.C.
- THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
- SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
- EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
- ALL CONSTRUCTION OBSERVATION SHALL BE PER SECTION 5000 OF THE ACCHD STANDARDS MANUAL AND THE CITY OF MIDDLETON (SEWER & WATER ONLY).
- CONTRACTOR TO UTILIZE SLOPE TRACKING AS TEMPORARY STABILIZATION DURING CONSTRUCTION AND HYDRO SEED WITH NATIVE VEGETATION FOR ULTIMATE SLOPE STABILIZATION IN CUT AND FILL AREAS WITHIN THE ROAD CORRIDOR.
- WORK IS SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD OR THE PROJECT GEOTECHNICAL ENGINEER AND MUST BE APPROVED PRIOR TO: (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; AND (C) PLACING OF ASPHALT PAVING.
- FOLLOWING ACCEPTANCE BY THE ENGINEER, THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR IF GRANULAR IMPROVED BACKFILL IS USED OR TWO YEARS IF NATIVE BACKFILL IS USED. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
- NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND BY THE CANYON HIGHWAY DISTRICT NO. 4. TESTING SHALL BE PER SECTION 5000 OF THE ACCHD STANDARDS.
- THE CONTRACTOR OR HIS/HER REPRESENTATIVE SHALL CONTACT THE ENGINEER OF RECORD OR THE GEOTECHNICAL ENGINEER 48 HOURS PRIOR TO ROADWAY CONSTRUCTION TO ARRANGE FOR INSPECTION.
- ALL STORM DRAINAGE FACILITIES ARE REQUIRED TO BE BUILT TO CANYON HIGHWAY DISTRICT NO. 4 STANDARDS.
- ALL STEEL CULVERTS INSTALLED UNDER PUBLIC ROAD SHALL BE ALUMINIZED OR POLYMER COATED.
- CALL BEFORE YOU DIG: DIG LINE, INC. (800) 342-1585.

## PAVING

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE CANYON COUNTY HIGHWAY DISTRICTS AND THE PROJECT SPECIFICATIONS.
- ALL CONTRACTORS, SUB-CONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF TWO (2) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH IN THE PROJECT PLANS AND SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE. CONTRACTOR SHALL FURNISH PROOF THAT ALL MATERIALS MEET THE REQUIREMENTS AT THE REQUEST OF THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
- PLANT MIX PAVEMENT SHALL BE CLASS SP-2 WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF 1/2". PG 64-28 (PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS SPECIFIED.

## SEWER

- ALL INDIVIDUAL SEPTIC DRAIN FIELDS SHALL BE PER THE SUBDIVISION ENGINEERING REPORT AND PER THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) TECHNICAL GUIDANCE MANUAL (TGM).
- INDIVIDUAL SEPTIC PERMITS ARE REQUIRED FOR EACH LOT THROUGH SOUTHWEST DISTRICT HEALTH (SDWH).

## WATER

- ALL INDIVIDUAL WATER SYSTEMS SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS: (I.R.P.D.W.S.), AND/OR IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) STANDARDS.
- INDIVIDUAL WELL PERMITS ARE REQUIRED FOR EACH LOT THROUGH IDAHO DEPARTMENT OF WATER RESOURCES (IDWR).

## PRESSURE IRRIGATION

- ALL MATERIALS, CONSTRUCTION, TESTING AND INSPECTION SHALL BE IN ACCORDANCE TO THE CURRENT EDITION OF THE I.S.P.W.C. NO EXCEPTIONS TO THE I.S.P.W.C. SHALL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED.
- DISTRIBUTION PIPELINE SHALL BE PVC PRESSURE-RATED PIPE ASTM D 2241 CLASS 200, SDR 21 OR BETTER. PIPE SHALL USE GASKETED PUSH ON JOINTS.
- PIPE FITTINGS SHALL BE SLIP ON OR MECHANICAL JOINT CLASS 200. FITTINGS LARGER THAN 6 INCHES SHALL BE DUCTILE OR CAST IRON OR OTHER MATERIAL PRESSURE RATED TO CLASS 200 OR BETTER. CAST IRON SHALL MEET THE CURRENT AWWA C 110 REQUIREMENTS.
- THRUST BLOCKS ARE REQUIRED AT TEES, VALVES, BENDS, AND DEAD ENDS ON ALL PIPE AND FITTINGS WITH GASKETED JOINTS, EXCEPT TEES LEADING TO SINGLE SERVICE RISERS. THRUST BLOCKS ARE ALSO REQUIRED AT ELBOWS AND TEES LOCATED BEFORE AND AFTER ANY GASKETED TYPE JOINT. CONCRETE FOR THRUST BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH REQUIREMENT OF 2,500 PSI AND PLACEMENT PER SD-403.
- PIPE LOCATING WIRE SHALL BE ONE NO. 12 AWG COPPER WITH PVC INSULATION. PIPE IDENTIFICATION TAPE SHALL BE 2-INCH WIDE AND CLEARLY MARKED "CAUTION - BURIED IRRIGATION WATER LINE" WITH 1-1/2" LETTERS. TAPE SHALL BE PURPLE IN COLOR.
- MECHANICAL COUPLINGS SHALL BE ROCKWELL OMNI SYSTEM 413, ROMAC, OR APPROVED EQUAL.
- SERVICE CONNECTIONS SHALL BE PVC TEES OR TAPPING SADDLES PER I.S.P.W.C. SECTION 903.
- ALL DISTRIBUTION PIPE SHALL BE ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND THE I.S.P.W.C. SECTION 901.
- SEPARATION OF PRESSURE IRRIGATION LINES AND POTABLE WATER LINES SHALL BE DONE IN ACCORDANCE OF SECTION 400 OF THE I.S.P.W.C. AND IDEQ REGULATIONS. TEN FEET OF HORIZONTAL SEPARATION IS REQUIRED AND 18" OF VERTICAL SEPARATION AT ANY CROSSINGS SHALL BE MAINTAINED.
- ALL PIPELINES SHALL HAVE A MINIMUM OF 30" OF COVER. TRENCH EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE OF SECTION 301 AND SECTION 305 OF THE I.S.P.W.C. TRENCH COMPACTION TEST IS REQUIRED IN ACCORDANCE WITH THE CURRENT EDITION OF THE I.S.P.W.C.
- PIPELINE CROSSINGS WITHIN STREET RIGHT-OF-WAY SHALL BE PER CHD4 SECTION HSDP 3066.
- THE COMPLETED DISTRIBUTION SYSTEM SHALL BE FLUSHED OF DIRT AND FOREIGN MATERIAL, AND ALL AIR SHALL BE VENTED FROM ANY HIGH POINTS PRIOR TO PLACING IN OPERATION. IRRIGATION DRAINS SHALL BE LOCATED AND CONSTRUCTED PER PLANS.
- VALVES 4" AND SMALLER SHALL BE GATE VALVES. VALVES LARGER THAN 4" SHALL BE BUTTERFLY TYPE. BUTTERFLY VALVES SHALL MEET REQUIREMENTS OF SECTION 902 OF THE I.S.P.W.C.
- STEEL COMPANION FLANGES SHALL BE AWWA CLASS D STEEL RING FLANGES. THREADED OR SLIP ON TYPE AS REQUIRED.
- VALVE BOXES FOR DISTRIBUTION PIPELINE SHALL BE IN ACCORDANCE WITH SECTION 902 OF THE I.S.P.W.C. AND SD-406. IN NON-PAVED AREAS, AN 8" DIAMETER CLASS 200 PIPE SECTION, NOTCHED FOR THE IRRIGATION MAIN WITH A 10" ROUND BOX LID IS ACCEPTABLE.
- IRRIGATION VALVE BOX AND SERVICE LINE SHALL BE A MINIMUM OF 1.5" IN DIAMETER PIPE IN ACCORDANCE WITH SD-902. FIBERGLASS VALVE BOXES SHALL HAVE MINIMUM DIMENSIONS 13"x18"x12" IN DEPTH.
- A HYDROSTATIC PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR THE IRRIGATION MAINLINES. TESTS SHALL CONFORM TO CURRENT EDITION OF THE I.S.P.W.C.

## GRAVITY IRRIGATION

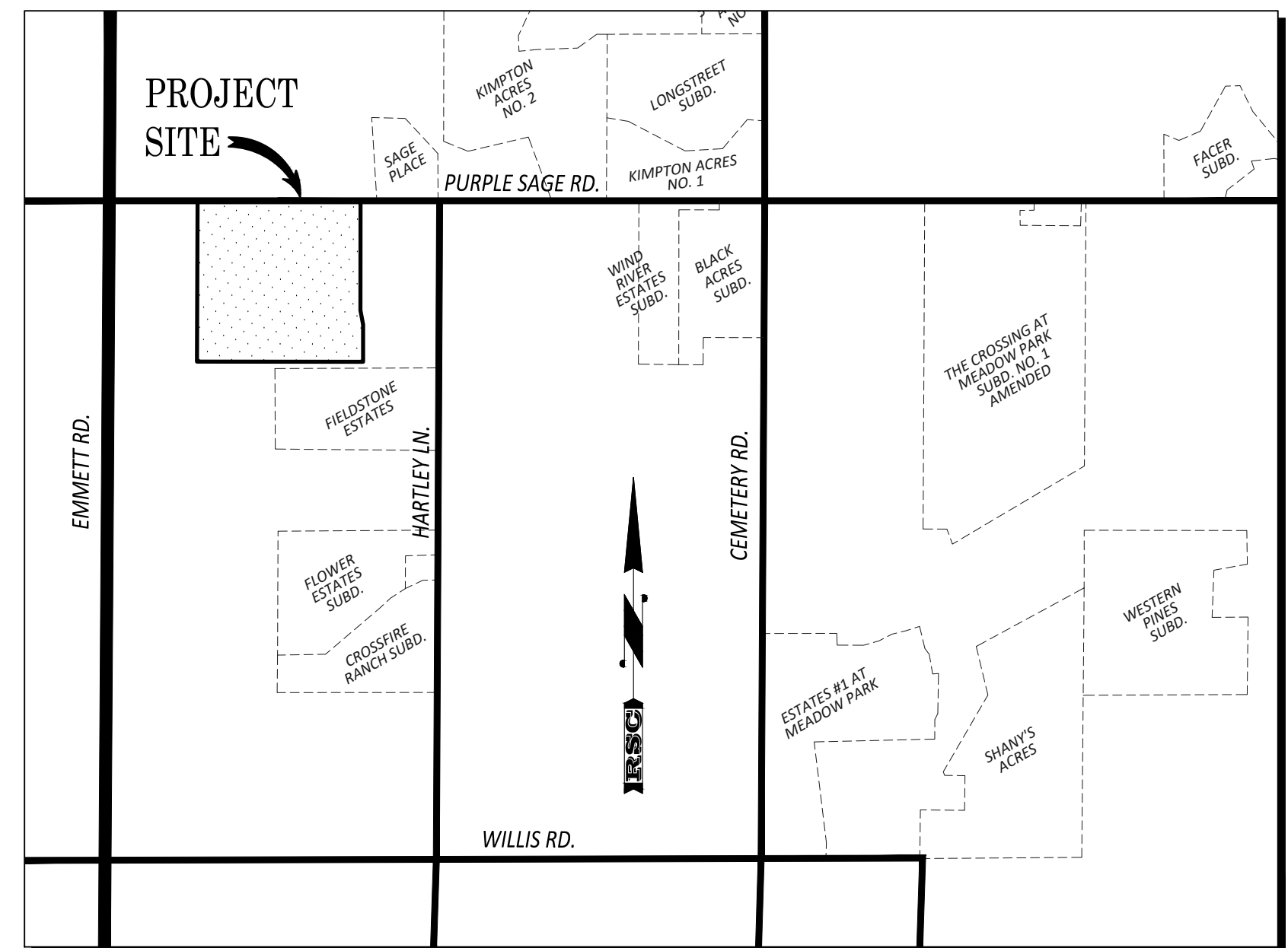
- ALL PIPE SHALL BE ASSEMBLED AND INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND AS SHOWN ON THE PROJECT ENGINEERING PLANS/DRAWINGS. ALL GRAVITY IRRIGATION MAINS SHALL BE INSTALLED WITH THE BELL END UPSTREAM AND SPIGOT END DOWNSTREAM.
- PIPE JOINTS SHALL BE WIPED CLEAN OF ALL DIRT, GREASE, AND FOREIGN MATTER. WHEN WORK IS HALTED, ALL OPEN ENDS OF THE INSTALLED PIPE SHALL BE SEALED TO PREVENT MATERIAL FROM ENTERING THE PIPE.
- FIELD CUT PIPE ENDS SHALL BE BEVELED TO MATCH FACTORY-FINISHED BEVELED PIPE ENDS.
- WHEN ASSEMBLING GASKETED PVC PIPE, CLEAN AND INSPECT GASKETS, PIPE BELLS, AND SPIGOTS THOROUGHLY. USE ONLY LUBRICANT FURNISHED OR SPECIFIED BY THE PIPE MANUFACTURER AND APPLY AS SPECIFIED BY THE MANUFACTURER.
- UTILITIES ENCOUNTERED WITHIN THE PIPE ZONE SHALL BE RELOCATED BELOW THE PIPE ZONE. TOPSOIL SHALL BE STOCKPILED AND USED FOR THE TOP LAYER DURING BACKFILL. THE PIPE ZONE SHALL BE DEFINED AS ANY AREA WITHIN 12 INCHES OF THE OUTSIDE EDGE OR BELL OF THE PIPE.
- ALL WORK INSIDE STREET RIGHTS-OF-WAY SHALL MEET THESE SPECIFICATIONS, THE SPECIFICATIONS OF CHD4, AND THE CURRENT I.S.P.W.C. SPECIFICATIONS. IF SPECIFICATIONS DIFFER OR CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- WATERMAN R-10 CANAL GATES OR APPROVED EQUAL SHALL BE USED. GATES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. CANAL GATE WHEEL HEIGHT SHALL BE A MINIMUM OF 2-7/8 INCHES ABOVE STRUCTURE AND A MAXIMUM OF 6 INCHES ABOVE STRUCTURE.
- PIPES SHALL BE INSTALLED FLUSH WITH THE INSIDE CONCRETE WALL. STRUCTURES SHALL BE CONSTRUCTED WITHOUT SUMPS. WATER STOP SHALL BE INSTALLED AT ALL COLD JOINTS. BENTONITE ROPE SHALL BE PLACED AROUND ALL PIPE PENETRATIONS PRIOR TO CONCRETE PLACEMENT. STRUCTURE TOP SHALL BE A MINIMUM OF 1-FOOT ABOVE AND A MAXIMUM OF 4-FEET ABOVE FINISHED GRADE. POLYPROPYLENE COATED MANHOLE STEPS MAY BE REQUIRED AND, IF REQUIRED, SHALL BE INSTALLED ON THE UPTHEM SIDE OF THE GRAVITY IRRIGATION STRUCTURES.
- ALL JOINTS SHALL BE WATERTIGHT AND BACKFILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR AS DETERMINED BY AASHTO T99 METHOD A. COMPACTION EFFORT SHALL MEET THE REQUIREMENTS OF I.S.P.W.C. DIVISION 200 SECTION 202 CLASS A COMPACTION. SOIL BACKFILL MATERIALS SHALL MEET THE REQUIREMENTS OF I.S.P.W.C. DIVISION 200 SECTION 203 - SOIL MATERIALS SUBSOIL TYPES S3 OR S4. PREFERABLY S4 IF IT IS AVAILABLE ON-SITE. MATERIALS SHALL BE PLACED AND COMPACTED IN 6-INCH LIFTS.
- NATIVE TRENCH MATERIALS FREE FROM CINDERS, ASHES, REFUSE, ORGANIC AND FROZEN MATERIALS, COBBLES OR ROCKS NOT LARGER THAN SIX (6) INCHES MAY BE USED. TRENCH BACKFILL ABOVE THAT REQUIRED TO PROTECT THE PIPE SHALL BE PLACED IN TWO (2) LIFTS AND COMPACTED SUFFICIENTLY TO PRECLUDE SETTLEMENT. MECHANICAL COMPACTION AND/OR WATER SETTLING SHALL BE USED TO COMPACT BACKFILL. TOPSOIL SHALL THEN BE PLACED, COMPACTED AND GRADED.
- SILT OR BENTONITE BACKFILL MATERIALS MAY BE REQUIRED WITHIN THE TRENCH BACKFILL ABOVE THE PIPE ZONE TO PREVENT WATER MIGRATION INTO THE PIPE BEDDING ADJACENT TO HEADWALLS AND IN CRITICAL OPEN CHANNEL LOCATIONS.
- PIPE BEDDING AND ZONE MATERIAL SHALL BE INCLUDED IN THE FULL WIDTH OF THE TRENCH FROM FOUR (4) INCHES BELOW THE BOTTOM OF THE PIPE TO SIX (6) INCHES ABOVE THE TOP OF THE PIPE. PIPE BEDDING SYSTEM SHALL BE CLASS A-1 WITHIN PUBLIC RIGHT-OF-WAY, WHICH INCLUDES TYPE I BEDDING MATERIALS IN THE UPPER AND LOWER BEDDING ZONES. PIPE BEDDING SYSTEM SHALL BE CLASS A-2 FOR ALL AREAS OUTSIDE OF RIGHTS-OF-WAY, WHICH INCLUDES TYPE I BEDDING MATERIALS IN THE LOWER BEDDING ZONE AND TYPE II OR III BEDDING MATERIALS IN THE UPPER PIPE ZONE. SEE DIVISION 300 OF THE I.S.P.W.C. FOR PIPE BEDDING SYSTEM REQUIREMENTS.
- ALL BENTONITE BACKFILL MATERIALS SHALL BE 50% BENTONITE WITH 50% FINE GRAINED NATIVE MATERIALS. IF NATIVE MATERIALS ARE SANDS AND GRAVELS, FINE GRAINED MATERIALS SHALL BE IMPORTED FROM OFF SITE AND BE MIXED TO THE PERCENTAGE ABOVE.

## UTILITY

- CONTRACTOR TO COORDINATE LOCATION OF THE JOINT TRENCH AND SUBMIT PLANS TO THE ENGINEER AND CHD4 FOR APPROVALS.

## SHEET INDEX

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1. COVER SHEET, INDEX, & NOTES      | 11. ROADWAY PLAN & PROFILE |
| 2. B.O.R. IRRIGATION PLAN & PROFILE | 12. ROADWAY PLAN & PROFILE |
| 3. B.O.R. IRRIGATION PLAN & PROFILE | 13. ROADWAY PLAN & PROFILE |
| 4. B.O.R. IRRIGATION DETAILS        | 14. ROADWAY PLAN & PROFILE |
| 5. PRESSURE IRRIGATION PLAN         | 15. ROADWAY PLAN & PROFILE |
| 6. PRESSURE IRRIGATION DETAILS      | 16. ROADWAY PLAN & PROFILE |
| 7. FRONTAGE PLAN & PROFILE          | 17. ROADWAY PLAN & PROFILE |
| 8. FRONTAGE PLAN & PROFILE          | 18. ROADWAY PLAN & PROFILE |
| 9. FRONTAGE PLAN & PROFILE          | 19. DETAILS                |
| 10. ROADWAY PLAN & PROFILE          | 20. OVERALL GRADING PLAN   |



**VICINITY MAP**  
1" = 1200±

## LEGEND

EXISTING	PROPOSED
SECTION LINE	R/W R/W RIGHT OF WAY LINE
1/4 SECTION LINE	CENTERLINE
1/16 SECTION LINE	LOT LINE
DEED OR LOT LINE	EASEMENT LINE
PROPERTY BOUNDARY	LOT NUMBER
BRASS CAP	BLOCK NUMBER
ALUMINUM CAP	SAW CUT LINE
5/8" REBAR	EDGE OF PAVEMENT
1/2" REBAR	BORROW DITCH
CALCULATED POINT	REAR YARD SWALE
EDGE OF PAVEMENT	DESIGN SLOPE
EDGE OF GRAVEL	STATION AND OFFSET
GRAVITY IRRIGATION LINE	ALONG MARKED ALIGNMENT
IRRIGATION HEADGATE	SIGN
IRRIGATION STAND PIPE	STREET NAME SIGN
IRRIGATION STRUCTURE	TERMINUS BARRICADE
CULVERT	12" CMP CULVERT
OVERHEAD POWER LINE	PRESSURE IRRIGATION LINE
GLY ANCHOR	VALVE
UTILITY POLE	MAINLINE DRAIN
TELEPHONE RISER	AIR & VACUUM VALVE
WIRE FENCE	PRESSURE IRRIGATION SERVICE
VINYL FENCE	GRAVITY IRRIGATION PIPE
TOE OF SLOPE	30"Ø IRRIGATION STAND PIPE
TOP OF BANK	4' x 4' IRRIGATION BOX
DITCH	TEMPORARY BENTONITE MANDY
SIGN	
1' CONTOUR	TA TOP OF ASPHALT
5' CONTOUR	LP LOW POINT
	HP HIGH POINT
	GB GRADE BREAK
	INV. INVERT ELEVATION
	PC POINT OF CURVATURE
	PT POINT OF TANGENCY

## BENCH MARKS DATUM NAVD 88

TBM#1	2441.70	TOP OF CONCRETE AT SOUTHEAST CORNER OF IRRIGATION STRUCTURE ON NORTH SIDE OF PURPLE SAGE RD. APPROXIMATELY 450' WEST OF NORTHEAST PROPERTY CORNER
TBM#2	2439.83	TOP OF CONCRETE AT NORTHEAST CORNER OF IRRIGATION STRUCTURE ALONG SOUTHERN PROPERTY LINE APPROXIMATELY 740' WEST OF SOUTHEAST PROPERTY CORNER



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## Revisions

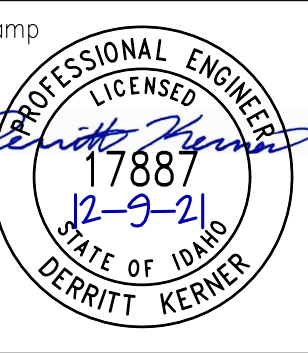
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**ROCK SOLID CIVIL**  
Engineering and Land Development Consulting  
Office Phone: (208) 342-3277  
www.rocksolidcivil.com

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Project Name  
**COUNTRY SAGE RANCHES SUBDIVISION  
CANYON COUNTY, IDAHO**

Sheet Name  
**COVER SHEET, INDEX, & NOTES**



Project No. 20-30

Drawn By: JF

Date: December 9, 2021

Sheet No. **1**

1 of 20

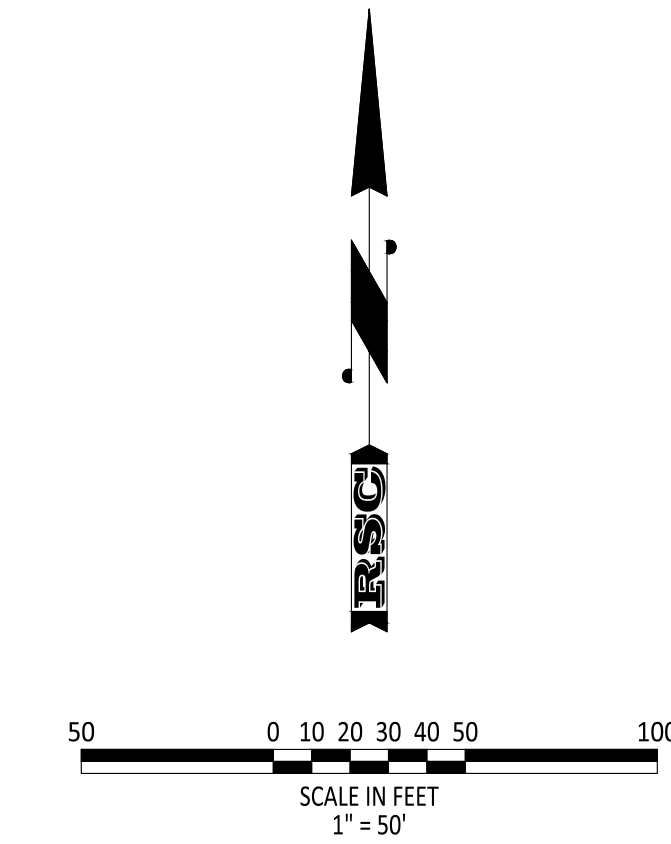
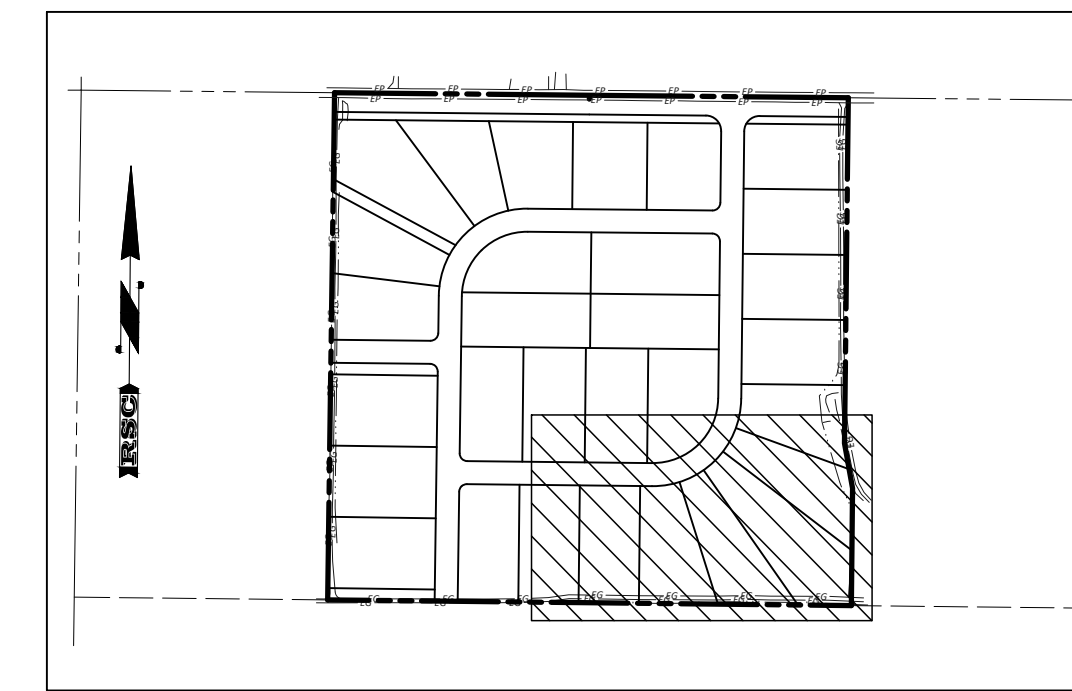
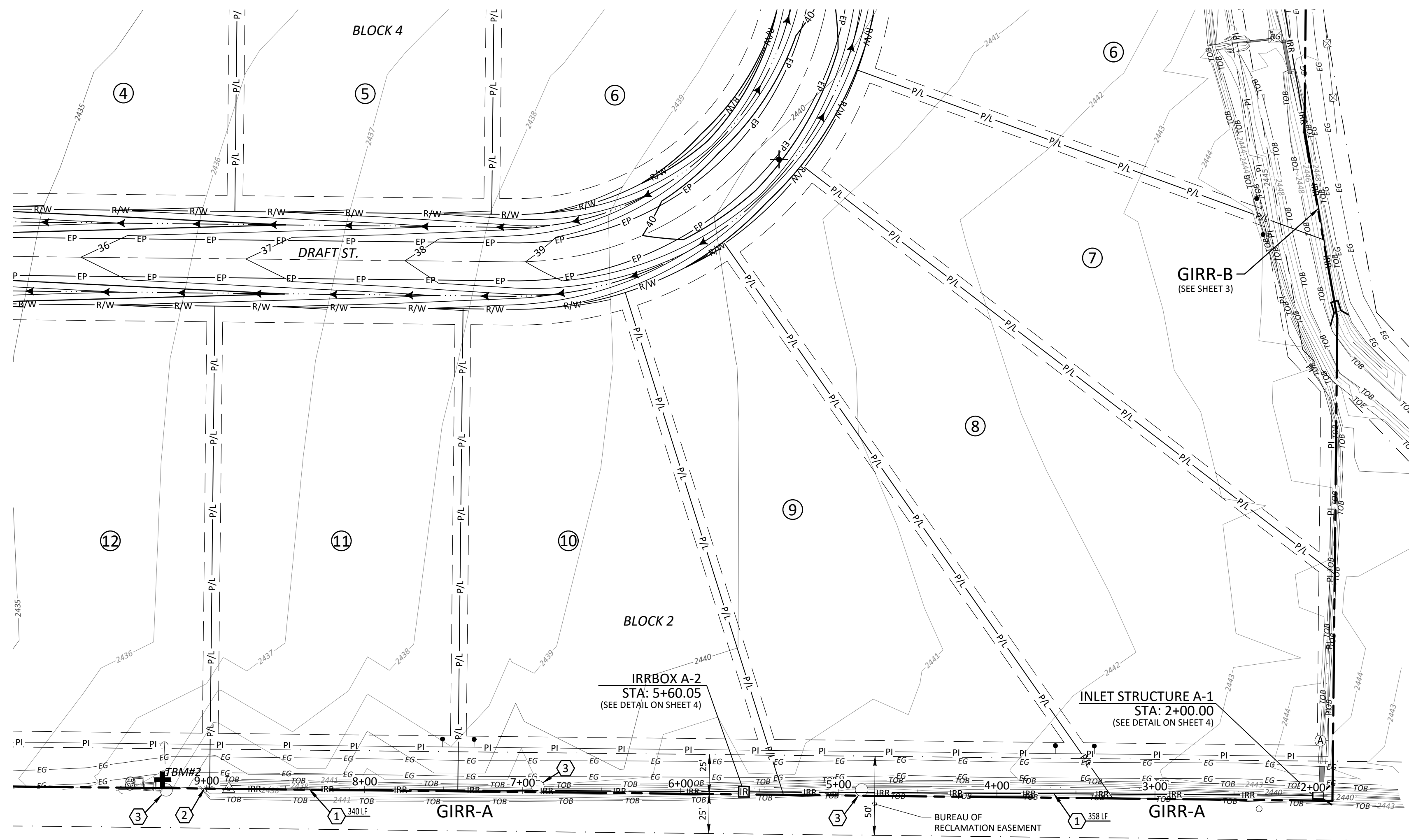
**OWNER**  
MARK & AMMON ANDELIN  
M & T RANCHES, LLC  
P.O. BOX 30  
OLA, ID 83657  
(208) 963-1188

**SURVEYOR**  
JEFF BEAGLEY, P.L.S.  
SAWTOOTH LAND SURVEYING, LLC  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104

**LAND PLANNER**  
PENELOPE CONSTANTIKES  
RILEY PLANNING SERVICES  
270 N. 27th STREET SUITE 101  
BOISE, ID 83702  
(208) 908-1609

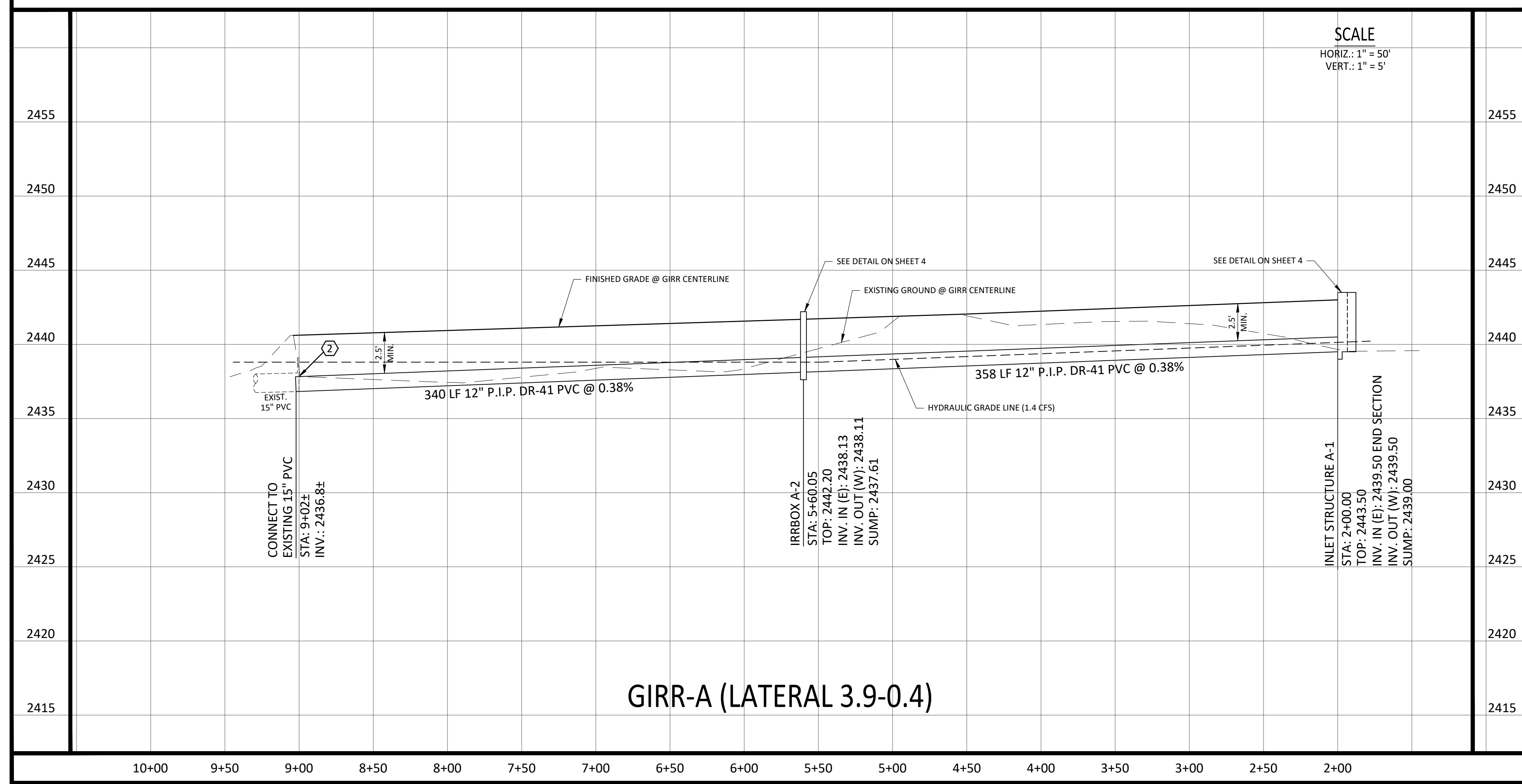
**CIVIL ENGINEER**  
DERRITT KERNER, P.E.  
ROCK SOLID CIVIL LLC  
270 N. 27TH STREET SUITE 100  
BOISE, ID 83702  
(208) 342-3277

UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	SOUTHWEST DISTRICT HEALTH DEPT.	(208) 455-5300
WATER	IDAHO DEPT. OF WATER RESOURCES	(208) 287-4800
ROADS	CANYON HIGHWAY DISTRICT NO. 4	(208) 454-8135
IRRIGATION	BLACK CANYON IRRIGATION DISTRICT	(208) 459-4141
FIRE	MIDDLETON RURAL FIRE DISTRICT	(209) 585-6650



### LEGEND

EXISTING	
	SECTION LINE
	1/4 SECTION LINE
	1/16 SECTION LINE
	DEED OR LOT LINE
	PROPERTY BOUNDARY
	BRASS CAP
	ALUMINUM CAP
	5/8" REBAR
	1/2" REBAR
	CALCULATED POINT
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	GRAVITY IRRIGATION LINE
	IRRIGATION HEADGATE
	IRRIGATION STAND PIPE
	IRRIGATION STRUCTURE
	CULVERT
	OVERHEAD POWER LINE
	GUY ANCHOR
	UTILITY POLE
	TELEPHONE RISER
	WIRE FENCE
	VINYL FENCE
	TOP OF SLOPE
	TOP OF BANK
	DITCH
	SIGN
	1' CONTOUR
	5' CONTOUR
	DECIDUOUS TREE
PROPOSED	
	RIGHT OF WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	LOT NUMBER
	BLOCK NUMBER
	GRAVITY IRRIGATION PIPE
	4' x 4' IRRIGATION BOX



- ### KEYNOTES
- INSTALL 12" P.I.P. DR-41 PVC GRAVITY IRRIGATION PIPE (PROVIDE 2.5' MIN. COVER)
  - REMOVE EXISTING IRRIGATION STANDPIPE AND ADAPT TO EXISTING 15" PVC
  - REMOVE EXISTING POWER POLE (3 TOTAL)

- ### IRRIGATION NOTES
- ALL BUREAU OF RECLAMATION GRAVITY IRRIGATION PIPE TO BE P.I.P. DR-41 PVC (UNLESS SPECIFIED OTHERWISE) WITH A MINIMUM OF 2.5' COVER.
  - ALL TRENCHING AND PIPE BEDDING TO COMPLY WITH I.S.P.W.C. STANDARDS (TYPE 1 PIPE BEDDING (3/4" CHIPP)).
  - ALL BOXES SHALL BE CAST-IN-PLACE.
  - PRE-MADE WEIR BOXES / YAK BOXES CAN BE PURCHASED THROUGH BLACK CANYON (IF AVAILABLE).

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Revisions	Date	Description
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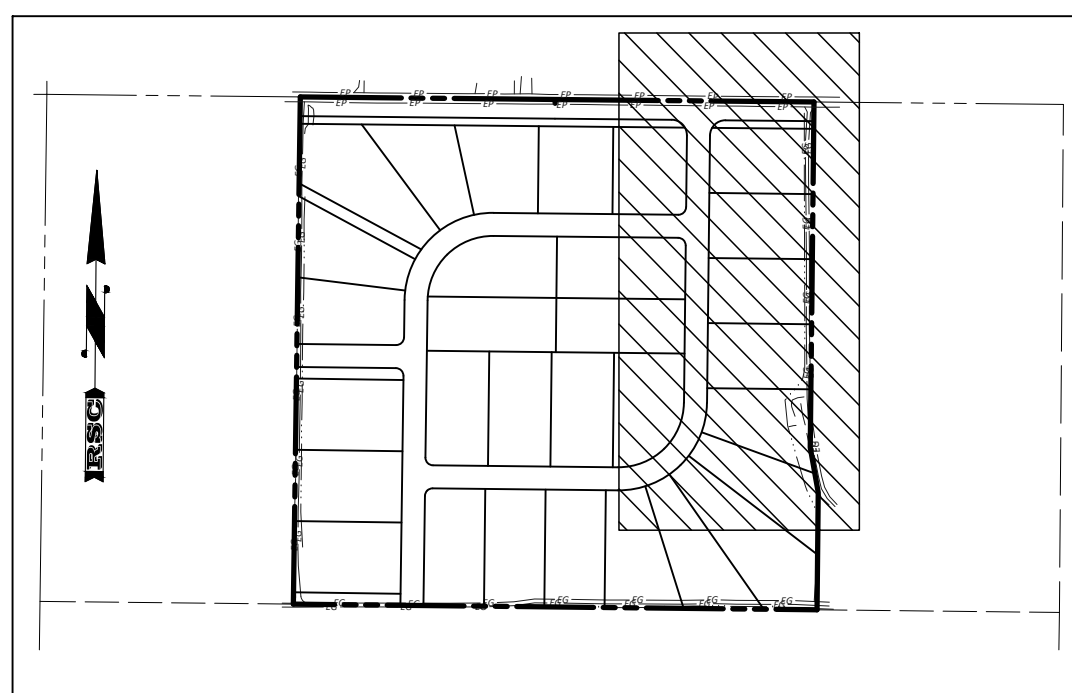
COUNTRY SAGE RANCHES  
 CANYON COUNTY, IDAHO  
 BUREAU OF RECLAMATION  
 IRRIGATION PLAN & PROFILE

Project Name  
 Sheet Name

Stamp

Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No.

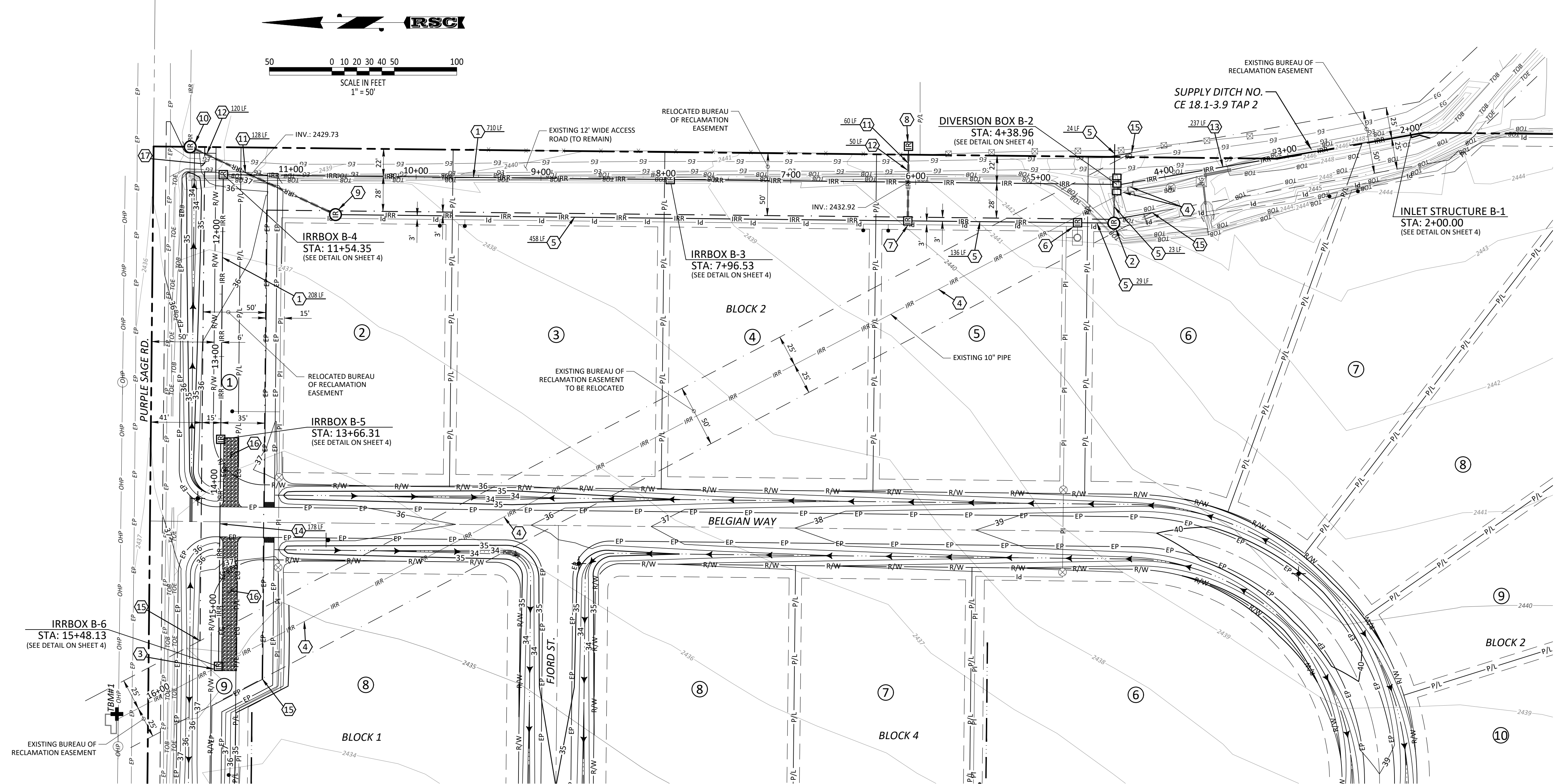
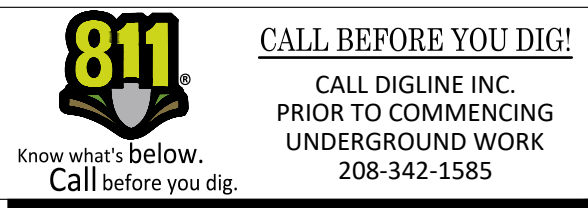




KEY MAP  
-NTS-

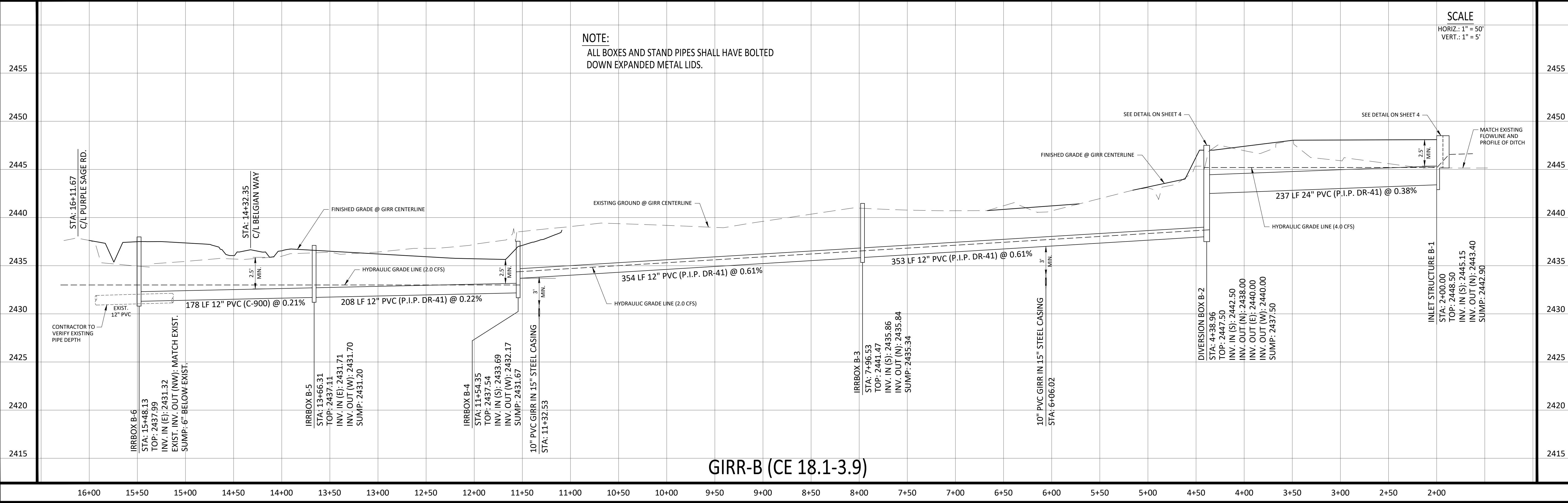
KEYNOTES

- 1 INSTALL 12" PVC (P.I.P. DR-41) GRAVITY IRRIGATION LINE (PROVIDE 2.5' MIN. COVER)
- 2 INSTALL 30" Ø GRAVITY IRRIGATION STANDPIPE (PER I.S.P.W.C. SD-620). INV. IN (10°E) = 2438.15, INV. OUT (10°N) = 2438.15
- 3 LOCATE EXISTING 10" GRAVITY IRRIGATION LINE AND FORM INTO NEW IRRBOX B-6
- 4 REMOVE EXISTING 10" GIRR. DECONSTRUCT AND REMOVE EXISTING INLET. BACKFILL AND COMPACT WITH APPROVED NATIVE MATERIAL
- 5 INSTALL 10" PVC GRAVITY IRRIGATION LINE (PROVIDE 2' MIN. COVER)
- 6 INSTALL 4' x 4' DIVERSION BOX WITH 2" WIDE NOTCHES FOR CHECK BOARDS, 6" SOUTH OF THE NORTH WALL. TOP = 2443.50, INV. IN (10°S) = 2437.95, INV. OUT (10°N) = 2437.95, SUMP = 2436.95
- 7 INSTALL 4' x 4' IRRIGATION BOX WITH 2" WIDE NOTCHES FOR CHECK BOARDS, 1' SOUTH OF THE NORTH WALL AND 10" WATERMANS GATE (E). TOP = 2441.00, INV. IN (10°S) = 2437.00, INV. OUT (10°N) = 2437.00, INV. OUT (10°E) = 2432.99, SUMP = 2432.49
- 8 INSTALL 4' x 4' IRRIGATION BOX WITH 2 SLIDE GATES (N & E). TOP = 2441.00, INV. IN (10°W) = 2432.85, INV. OUT (10°N & E) = 2439.00
- 9 INSTALL 30" Ø GRAVITY IRRIGATION STANDPIPE (PER I.S.P.W.C. SD-620). INV. IN (10°S) = 2434.00, INV. OUT (10°NE) = 2429.96
- 10 INSTALL 30" Ø GRAVITY IRRIGATION STANDPIPE (PER I.S.P.W.C. SD-620). INV. IN (10°SW) = 2429.57, INV. OUT (10°E) = MATCH EXISTING
- 11 INSTALL 10" PVC GRAVITY IRRIGATION LINE (SEE GIRR CROSSING DETAIL ON SHEET 4)
- 12 INSTALL 15" STEEL CASING w/PIPE SPACERS
- 13 INSTALL 24" PVC (P.I.P. DR-41) GRAVITY IRRIGATION LINE (PROVIDE 2.5' MIN. COVER)
- 14 INSTALL 12" PVC (C-900) GRAVITY IRRIGATION LINE
- 15 MATCH INTO EXISTING BUREAU OF RECLAMATION EASEMENT
- 16 PROVIDE 12' GRAVEL ACCESS TO GRAVITY IRRIGATION BOXES
- 17 PROVIDE 15' WIDE PAVED DRIVEWAY APPROACH PER SD-ACCHD-105



NOTE:  
ALL BOXES AND STAND PIPES SHALL HAVE BOLTED DOWN EXPANDED METAL LIDS.

SCALE  
HORIZ.: 1" = 50'  
VERT.: 1" = 5'



GIRR-B (CE 18.1-3.9)

Revisions	Date	Description
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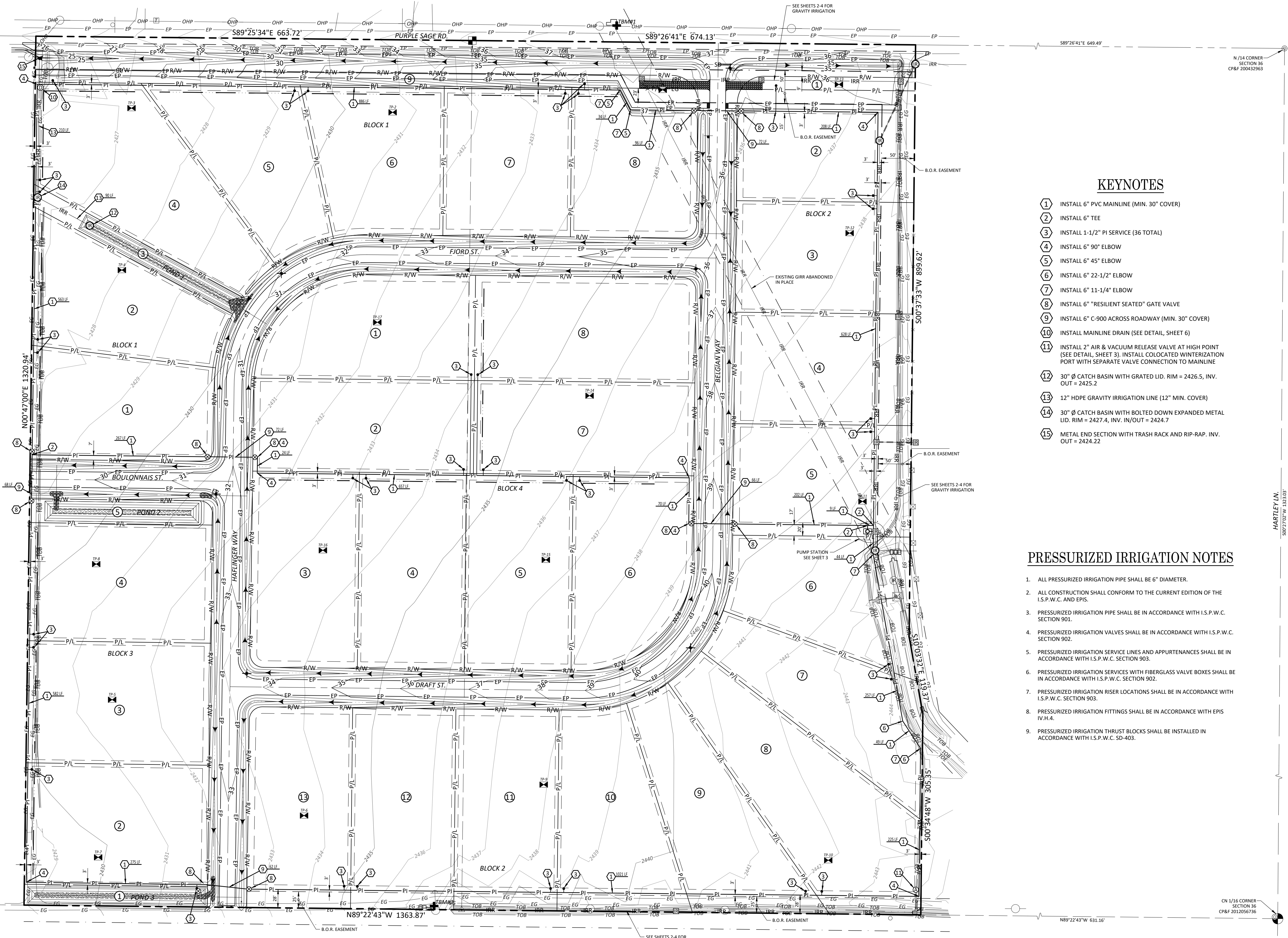
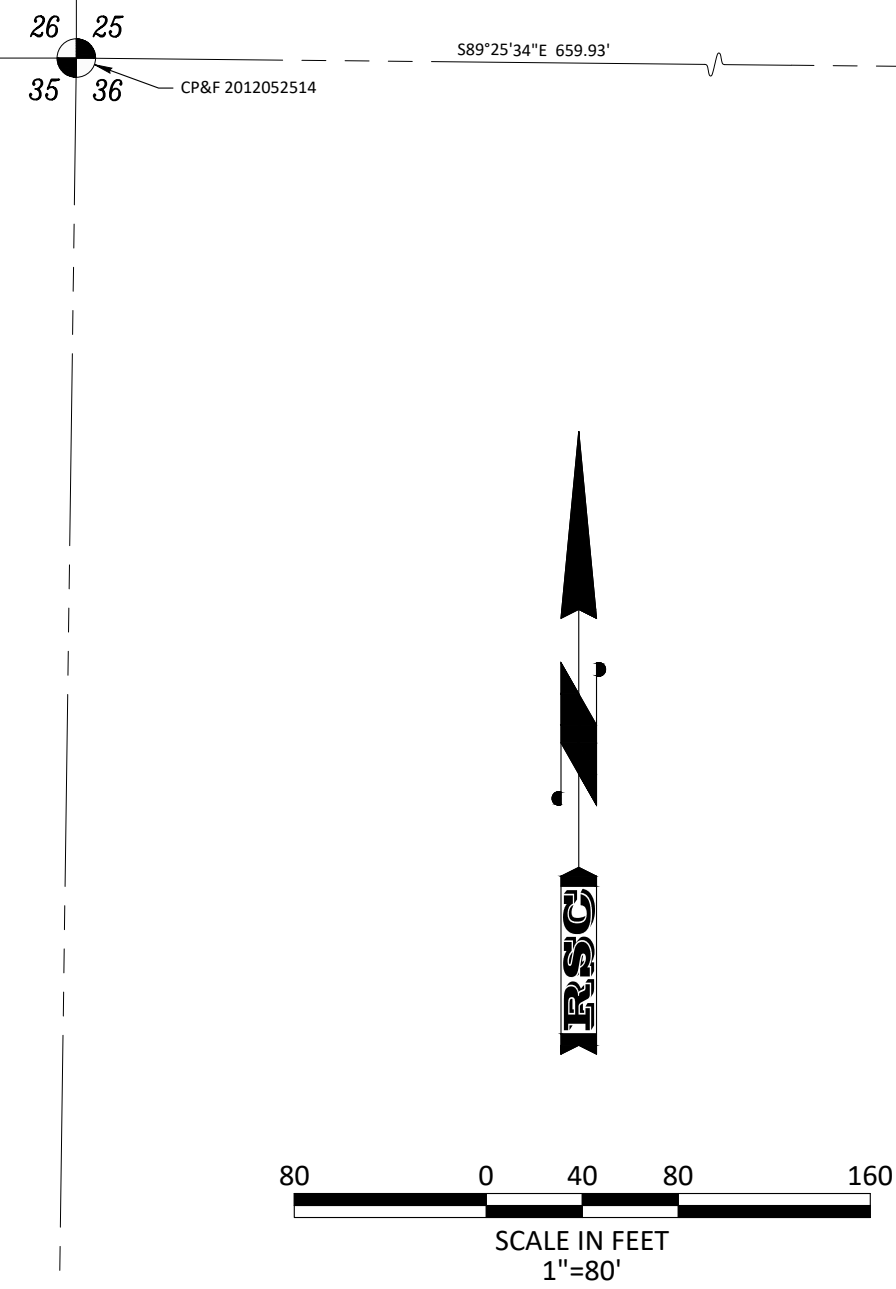
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COUNTRY SAGE RANCHES  
CANYON COUNTY, IDAHO  
BUREAU OF RECLAMATION  
IRRIGATION PLAN & PROFILE

Project Name: \_\_\_\_\_  
Sheet Name: \_\_\_\_\_  
Stamp:

Project No. 20-30  
Drawn By: JF  
Date: January 8, 2022  
Sheet No. \_\_\_\_\_





- ### KEYNOTES
- 1 INSTALL 6" PVC MAINLINE (MIN. 30" COVER)
  - 2 INSTALL 6" TEE
  - 3 INSTALL 1-1/2" PI SERVICE (36 TOTAL)
  - 4 INSTALL 6" 90° ELBOW
  - 5 INSTALL 6" 45° ELBOW
  - 6 INSTALL 6" 22-1/2" ELBOW
  - 7 INSTALL 6" 11-1/4" ELBOW
  - 8 INSTALL 6" "RESILIENT SEATED" GATE VALVE
  - 9 INSTALL 6" C-900 ACROSS ROADWAY (MIN. 30" COVER)
  - 10 INSTALL MAINLINE DRAIN (SEE DETAIL SHEET 6)
  - 11 INSTALL 2" AIR & VACUUM RELEASE VALVE AT HIGH POINT (SEE DETAIL SHEET 3). INSTALL COLOCATED WINTERIZATION PORT WITH SEPARATE VALVE CONNECTION TO MAINLINE
  - 12 30" Ø CATCH BASIN WITH GRATED LID. RIM = 2426.5, INV. OUT = 2425.2
  - 13 12" HDPE GRAVITY IRRIGATION LINE (12" MIN. COVER)
  - 14 30" Ø CATCH BASIN WITH BOLTED DOWN EXPANDED METAL LID. RIM = 2427.4, INV. IN/OUT = 2424.7
  - 15 METAL END SECTION WITH TRASH RACK AND RIP-RAP. INV. OUT = 2424.22

- ### PRESSURIZED IRRIGATION NOTES
1. ALL PRESSURIZED IRRIGATION PIPE SHALL BE 6" DIAMETER.
  2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE I.S.P.W.C. AND EPIS.
  3. PRESSURIZED IRRIGATION PIPE SHALL BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 901.
  4. PRESSURIZED IRRIGATION VALVES SHALL BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 902.
  5. PRESSURIZED IRRIGATION SERVICE LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 903.
  6. PRESSURIZED IRRIGATION SERVICES WITH FIBERGLASS VALVE BOXES SHALL BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 902.
  7. PRESSURIZED IRRIGATION RISER LOCATIONS SHALL BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 903.
  8. PRESSURIZED IRRIGATION FITTINGS SHALL BE IN ACCORDANCE WITH EPIS IV.H.4.
  9. PRESSURIZED IRRIGATION THRUST BLOCKS SHALL BE INSTALLED IN ACCORDANCE WITH I.S.P.W.C. SD-403.

Revisions	Date	Description
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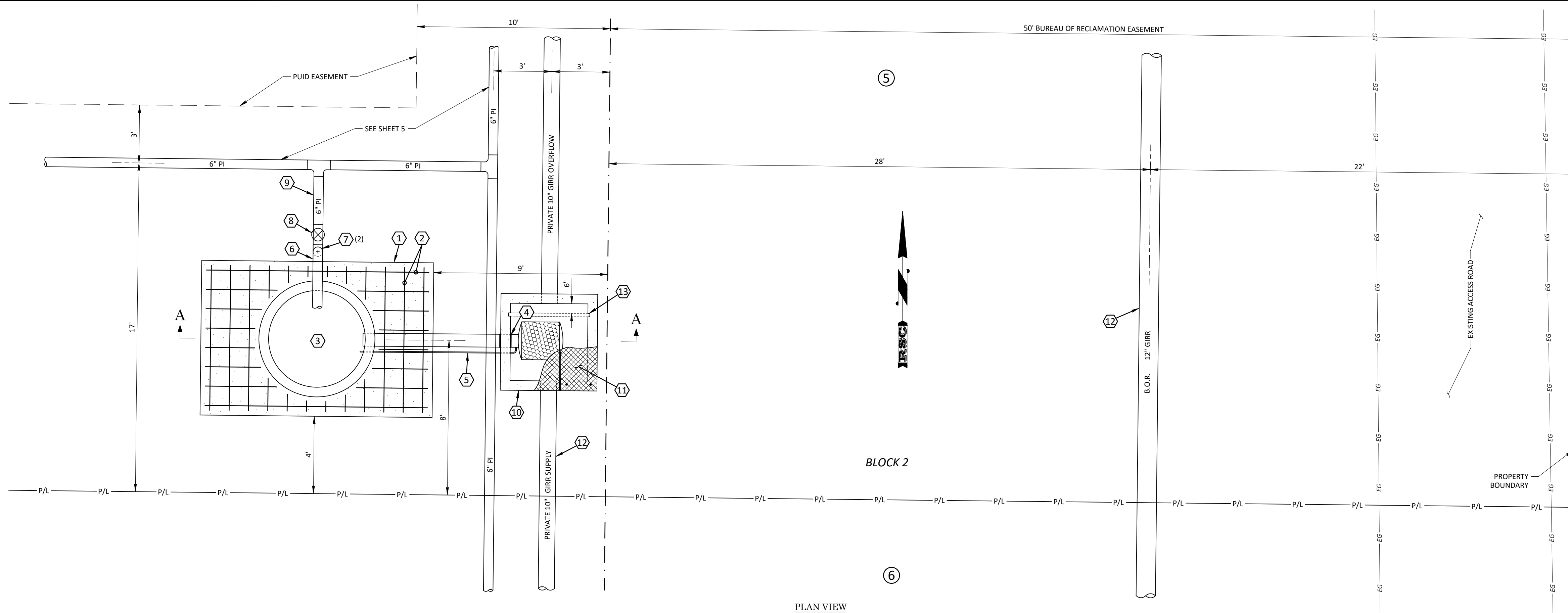
Project Name  
**COUNTRY SAGE RANCHES SUBDIVISION  
 CANYON COUNTY, IDAHO**

Sheet Name  
**PRESSURE IRRIGATION PLAN**

Stamp

Project No. 20-30  
 Drawn By: JF  
 Date: January 8, 2022  
 Sheet No. **5**  
 5 of 20

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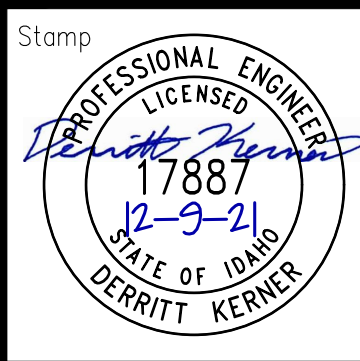


Revisions	Date	Description
1	1-30-21	CHD4 Comments
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**CANYON COUNTY, IDAHO**  
 Project Name  
 Sheet Name



Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No. **6**  
 6 of 20

PLAN VIEW  
 -NTS-

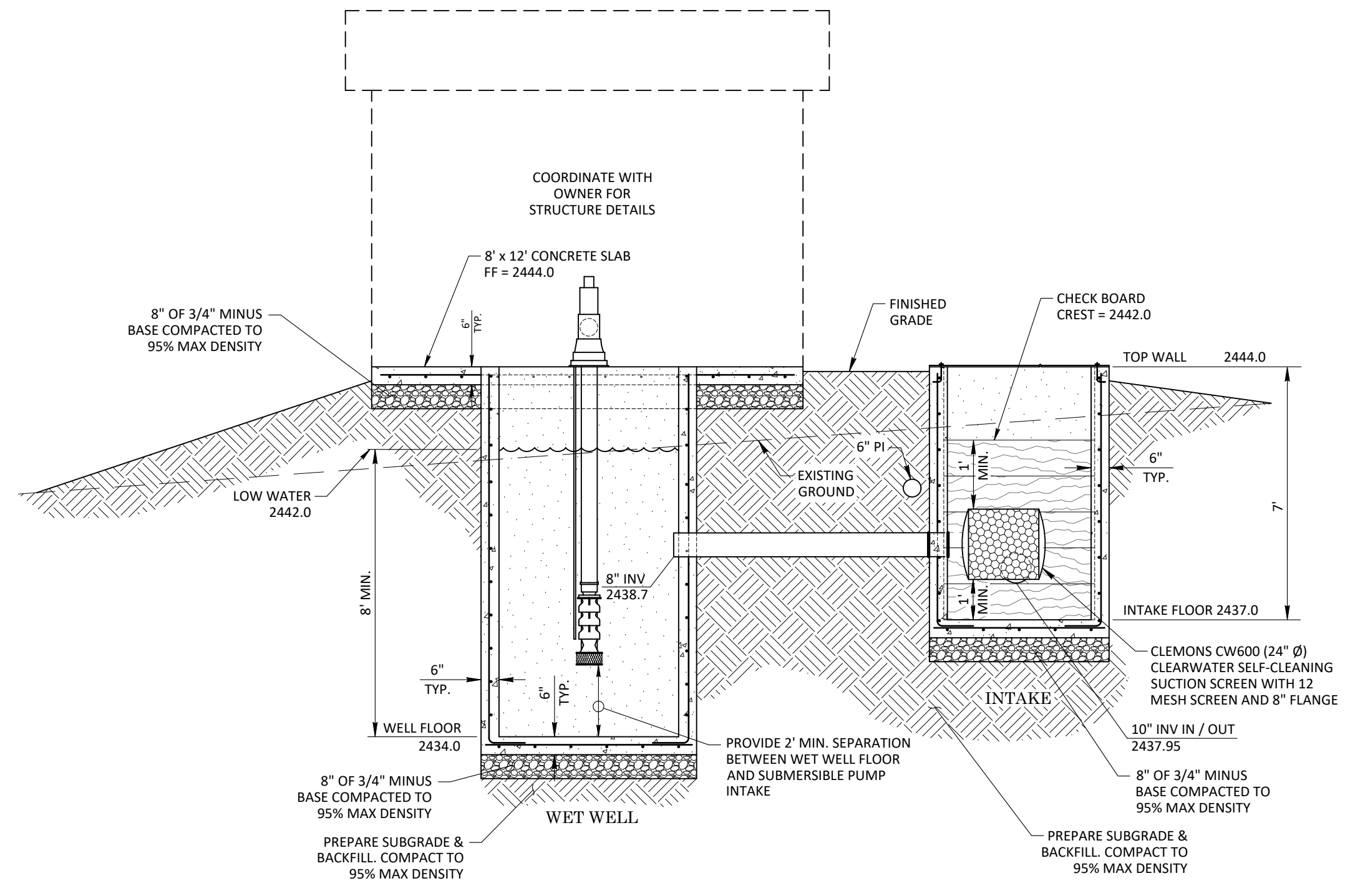
**KEYNOTES**

- 1 8' x 12' CONCRETE SLAB AND ENCLOSURE. COORDINATE WITH OWNER FOR STRUCTURE DETAILS
- 2 #4 REBAR, 12" ON CENTER EACH WAY
- 3 60" Ø WET WELL
- 4 COUPLE 4" PIPE w/FITTING FOR SCREEN REMOVAL
- 5 1-1/2" PVC SCH 40 TO SPRAY BARS AT CLEARWATER SCREEN
- 6 6" PVC OUTLET FROM PUMP
- 7 INSTALL 6" PVC 90° ELBOW
- 8 INSTALL 6" "RESILIENT SEATED" GATE VALVE
- 9 INSTALL 6" PVC PRESSURE IRRIGATION MAINLINE (MIN. 30" COVER)
- 10 4' x 4' DIVERSION BOX; RIM = 2444.0; INV. IN (10"S) = 2437.95; INV. OUT (10"N) = 2437.95; SLUMP = 2437.5
- 11 REINFORCED EXPANDED METAL COVER w/ LOCKABLE HINGED ACCESS TO SCREEN
- 12 GRAVITY IRRIGATION LINES (SEE SHEETS 2-4)
- 13 2" NOTCHES FOR CHECKBOARDS

PUMP STATION STANDARDS	
FLOW DEMAND OF THE PI SYSTEM	222 GPM
ADDITIONAL FLOW FOR CLEMONS SCREEN	20 GPM
TOTAL (COMBINED) FLOW DEMAND	242 GPM @ 80 psi
TOTAL DYNAMIC HEAD	160 FT
ENCLOSURE	8' x 12'
MAINLINE DIAMETER	6"
OUTLET DIAMETER	6"

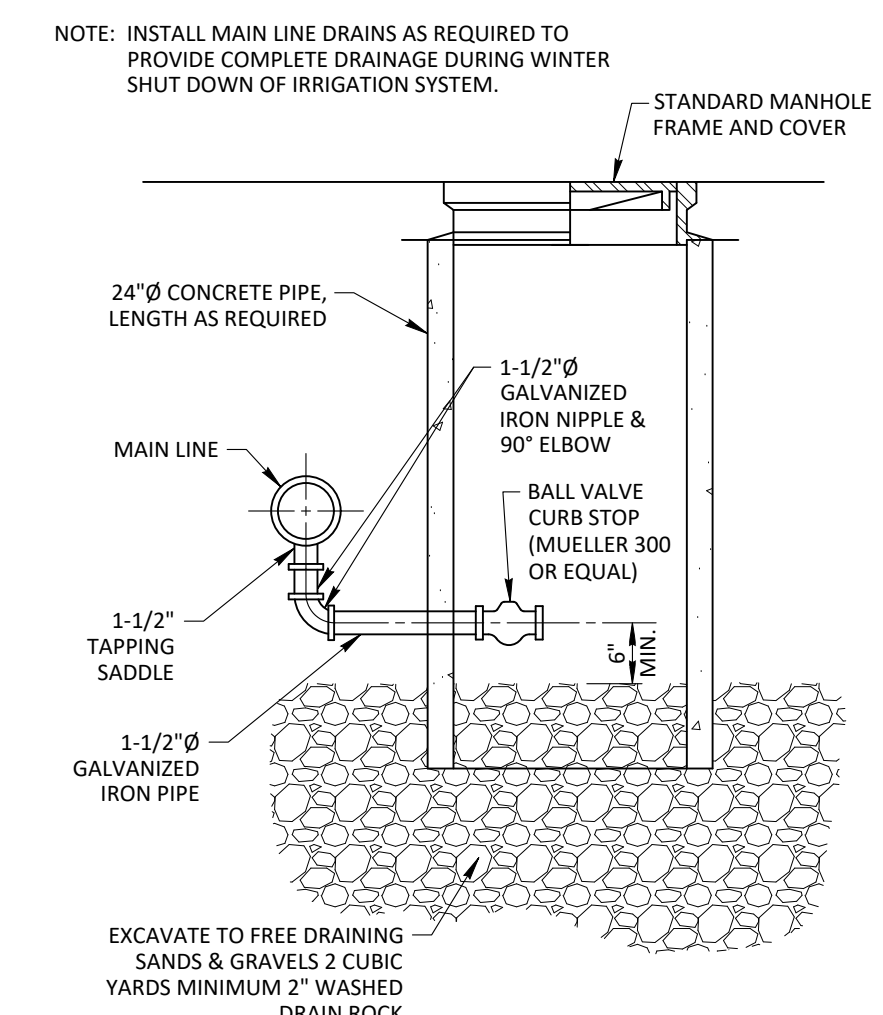
PUMP STATION SPECS	
SINGLE PHASE POWER ONLY	
MODEL	SUBMIT FOR REVIEW
PUMP	(SUBMERSIBLE)
HORSEPOWER	20 HP
VOLTAGE	240 V - 1 PHASE OR 480 V - 3 PHASE
SKID SIZE	SUBMIT FOR REVIEW

ALTERNATIVE PUMP STATIONS MUST HAVE A VFD, MEET THE MINIMUM PRESSURE, HEAD, & FLOW REQUIREMENTS (SHELTERED PUMPING STATION SHALL BE BY PRECISION PUMPING SYSTEMS OR EQUIVALENT)

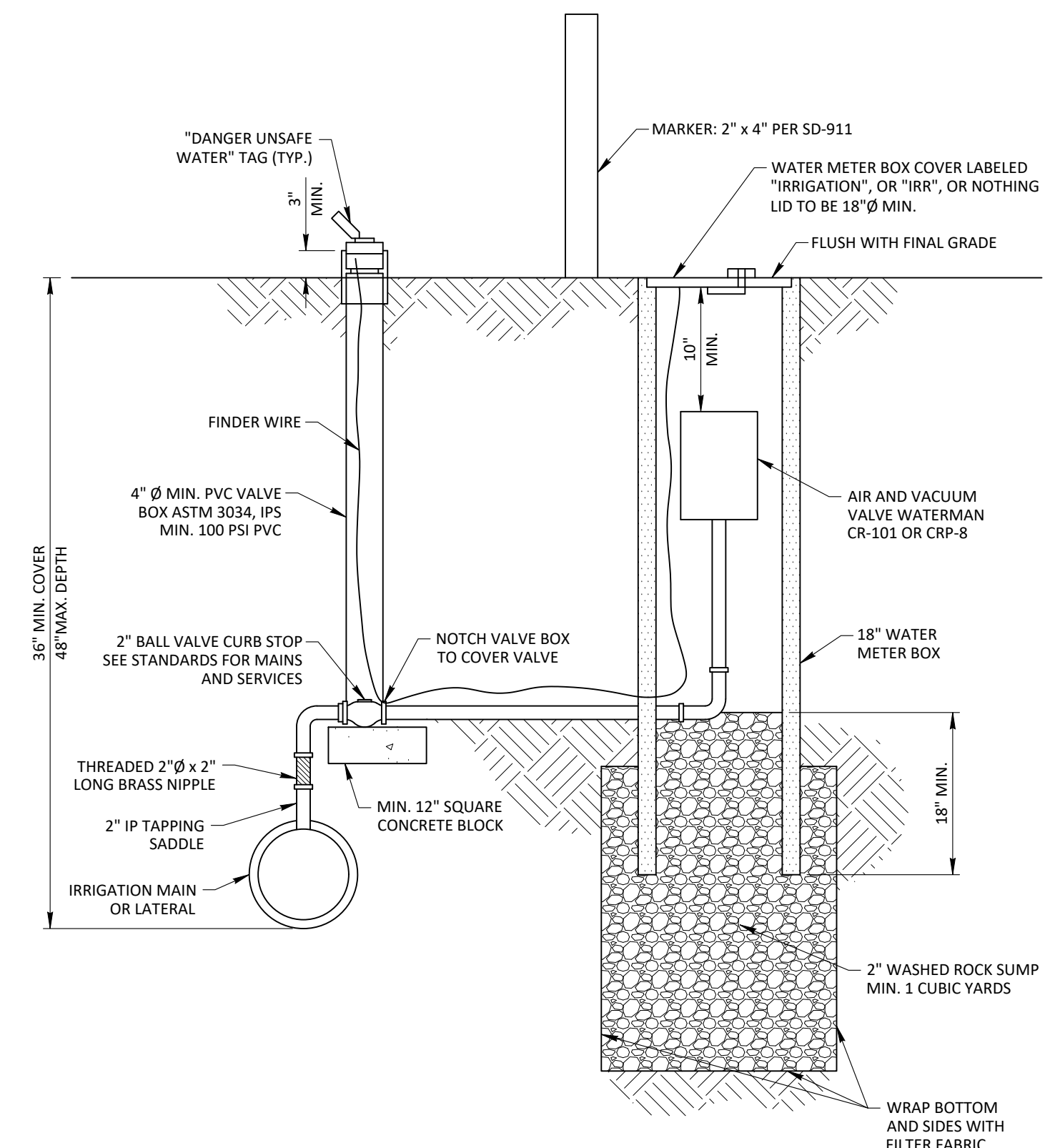


SECTION A-A  
 -NTS-

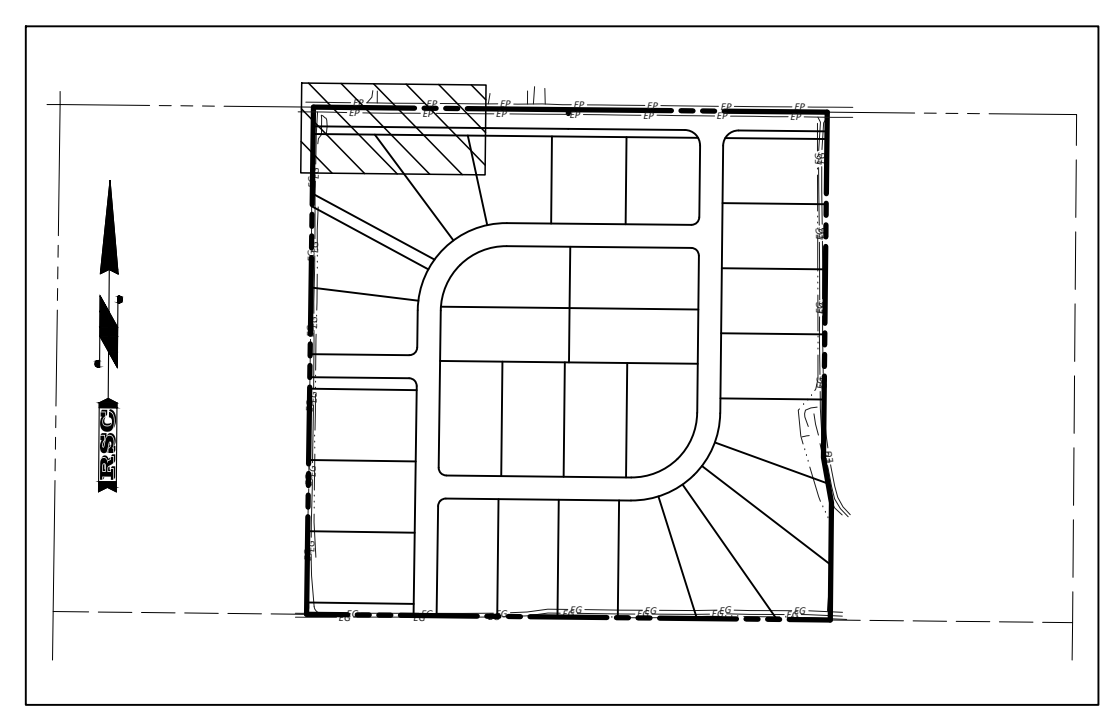
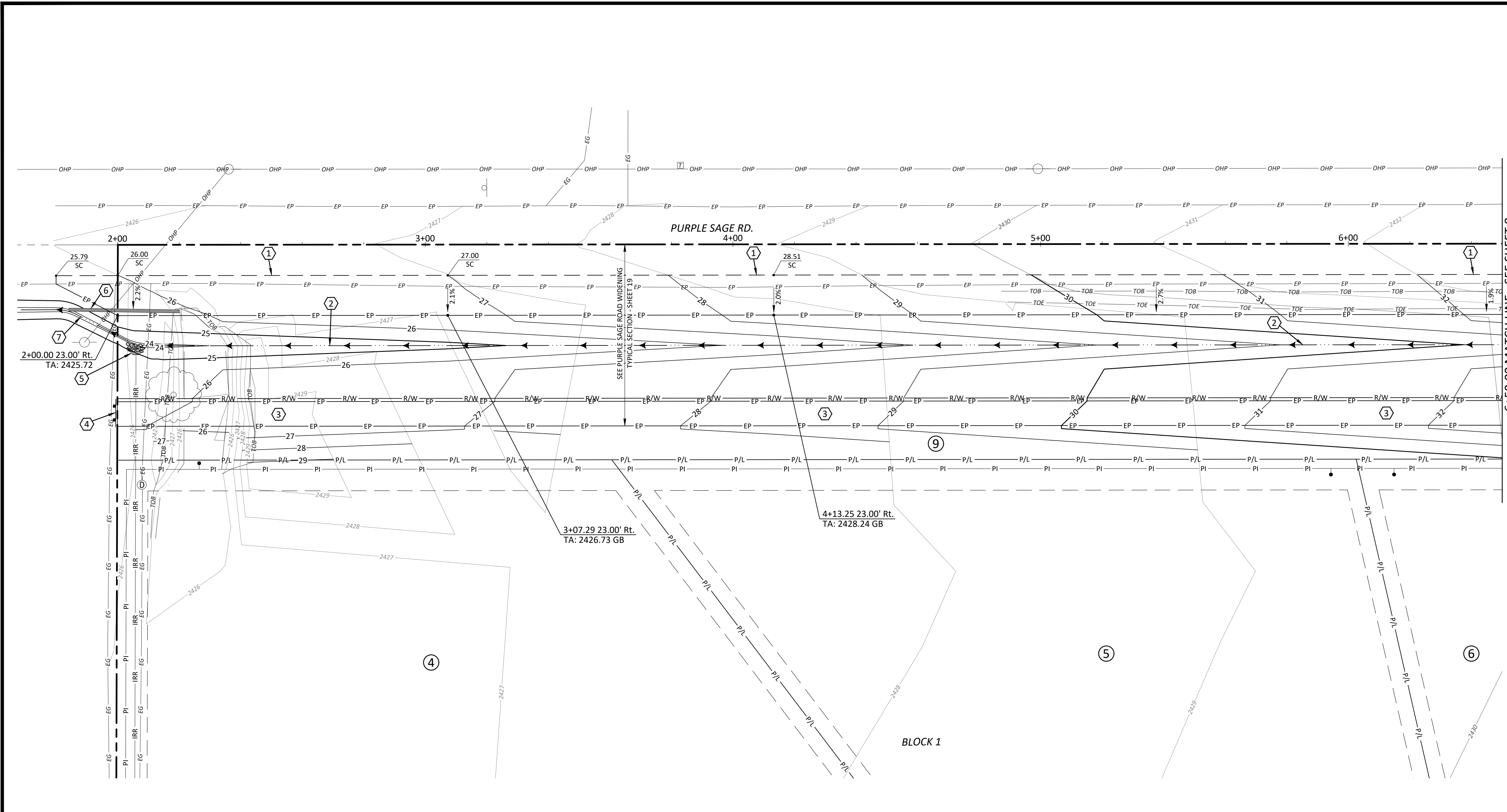
**PUMP STATION**  
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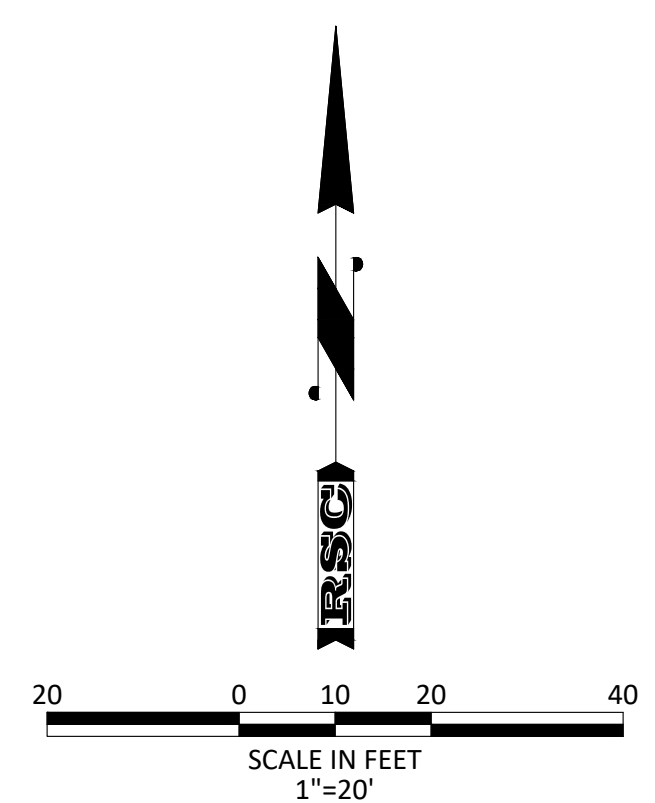
**PRESSURE IRRIGATION MAINLINE DRAIN**  
 -NTS-



**AIR & VACUUM VALVE**  
 -NTS-



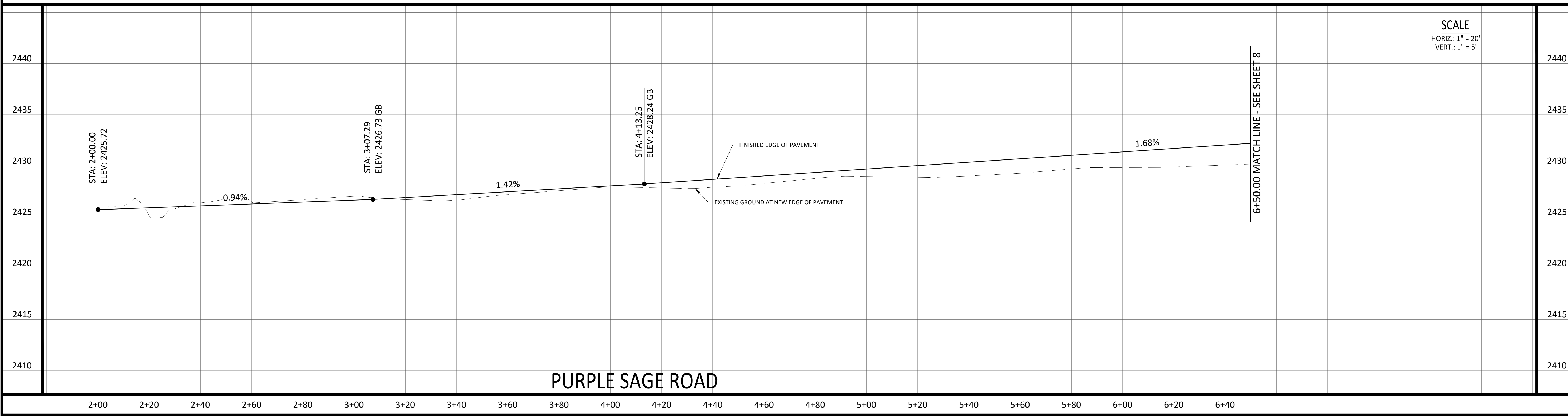
KEY MAP  
-NTS-



KEYNOTES

- ① SAWCUT LINE - MATCH EXISTING PAVEMENT
- ② BORROW DITCH
- ③ ASPHALT PATHWAY
- ④ INSTALL TERMINUS BARRICADE
- ⑤ METAL END SECTION WITH TRASH RACK AND RIP-RAP, INV. OUT = 2424.22
- ⑥ REMOVE EXISTING CULVERT
- ⑦ MEANDER NEW BORROW DITCH TO ALIGN WITH EXISTING BORROW DITCH OFFSITE

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PURPLE SAGE ROAD

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1	
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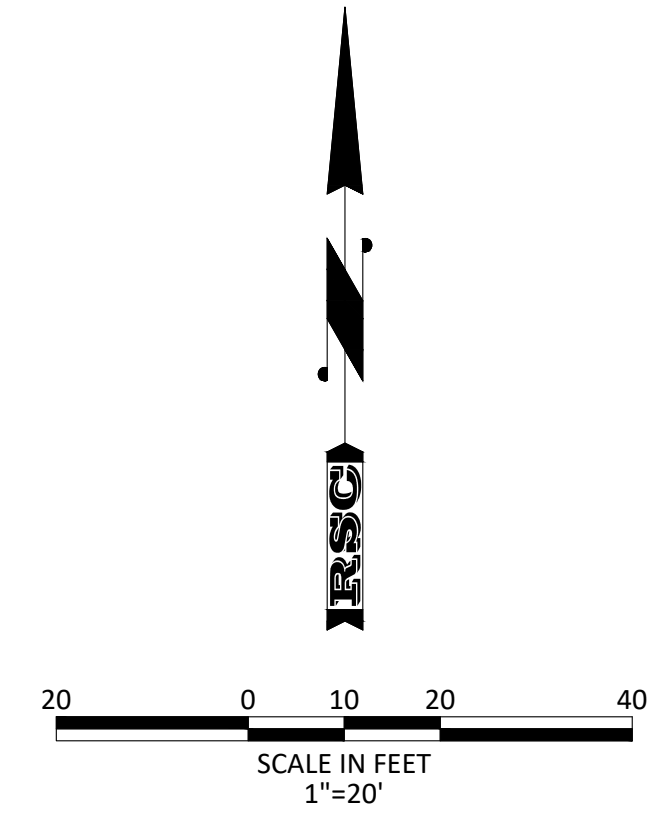
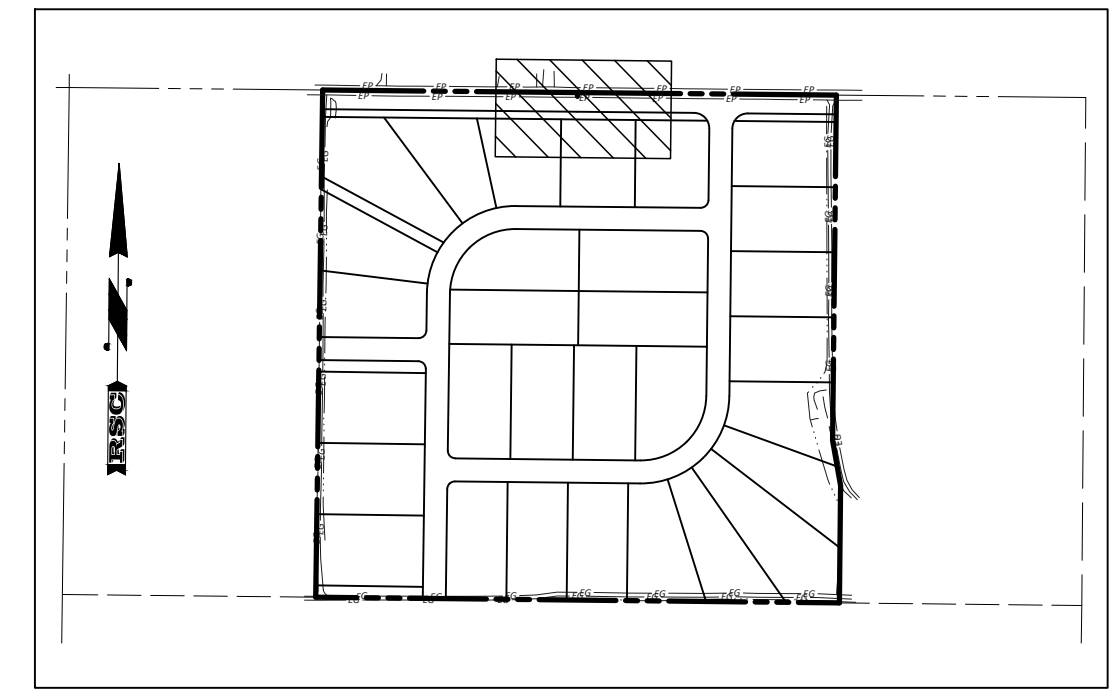
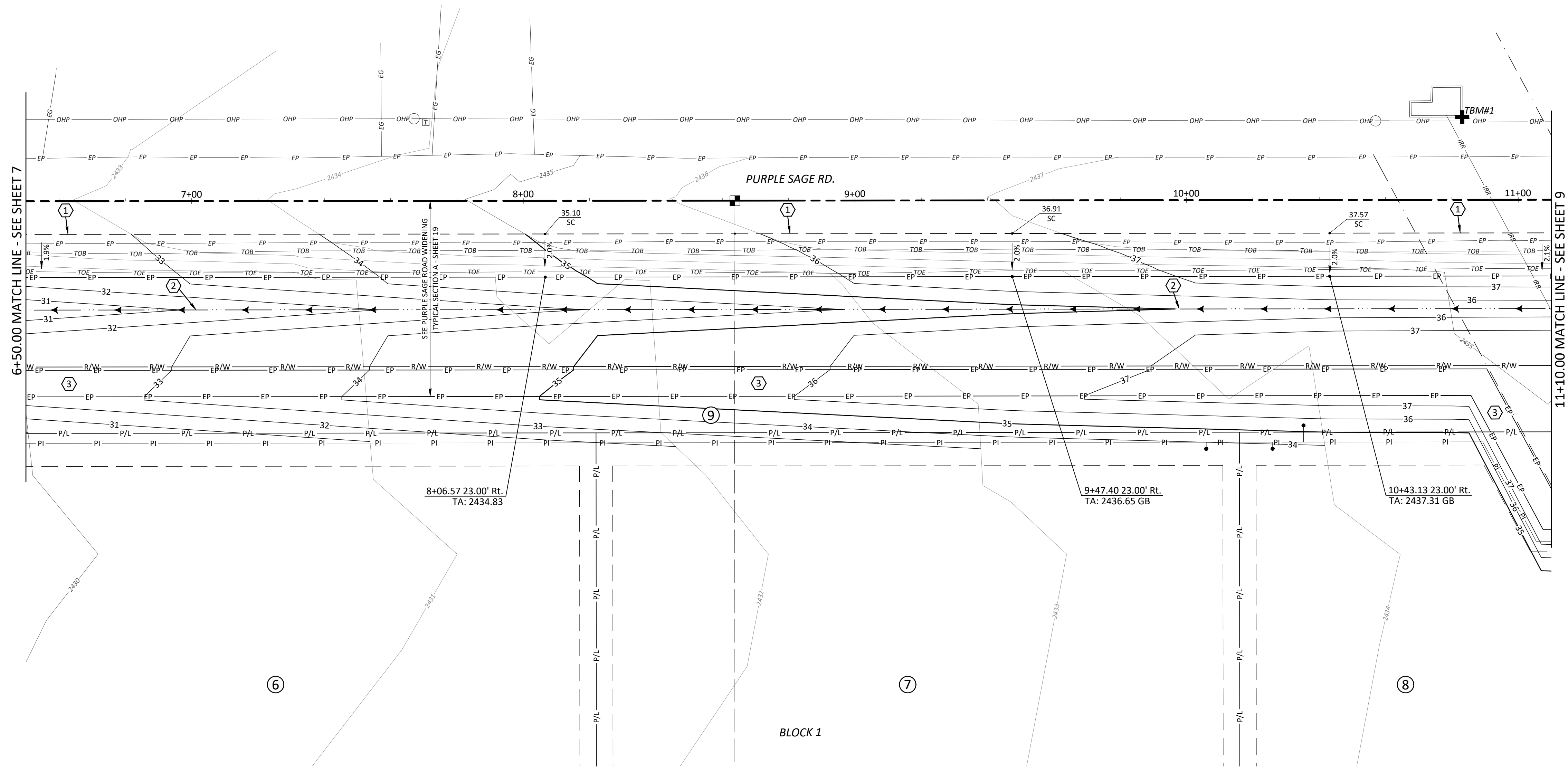
**COUNTRY SAGE RANCHES SUBDIVISION**  
CANYON COUNTY, IDAHO

Project Name  
Country Sage Ranches Subdivision  
Canyon County, Idaho

Sheet Name  
Frontage Plan & Profile

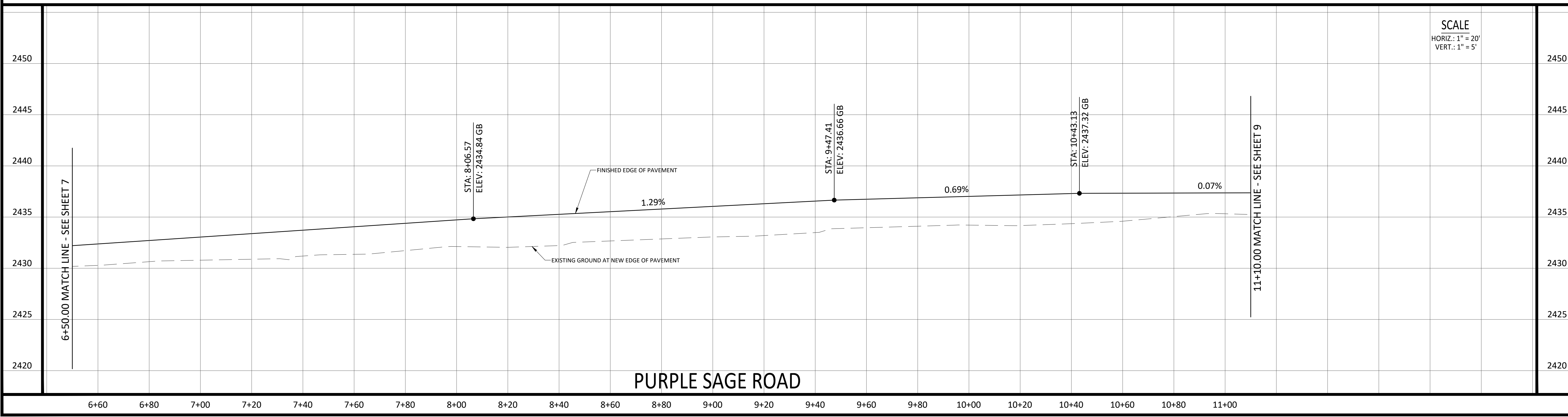
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PROFESSIONAL ENGINEER  
LICENSED  
17887  
1-8-22  
STATE OF IDAHO  
DERRITT KERNER

Project No.	20-30
Drawn By:	JF
Date:	January 8, 2022
Sheet No.	7
	of 20



- KEYNOTES**
- ① SAWCUT LINE - MATCH EXISTING PAVEMENT
  - ② BORROW DITCH
  - ③ ASPHALT PATHWAY

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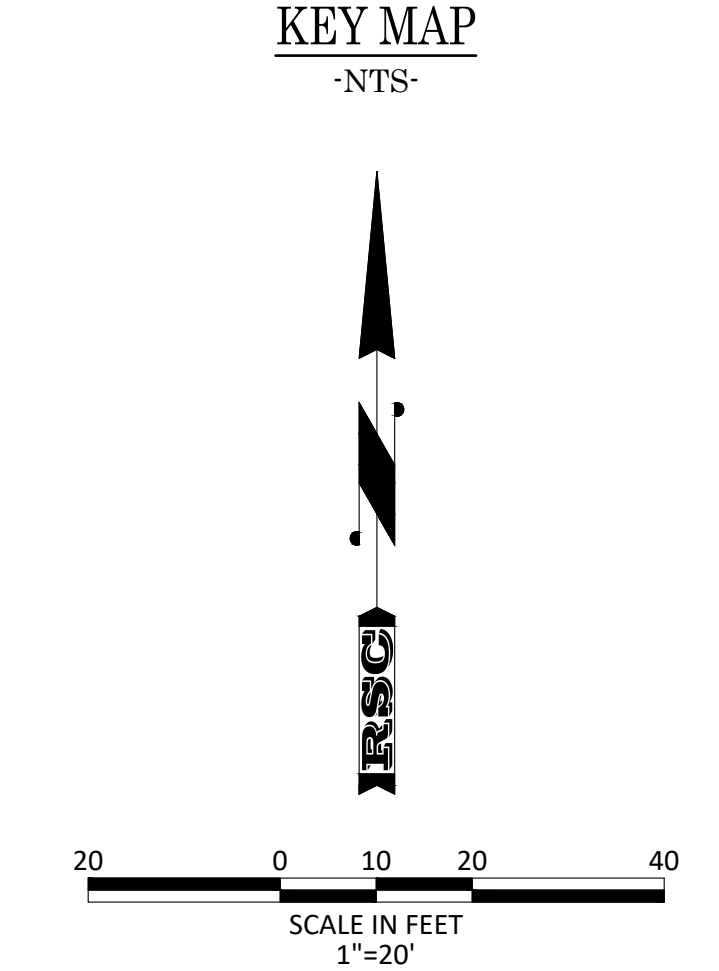
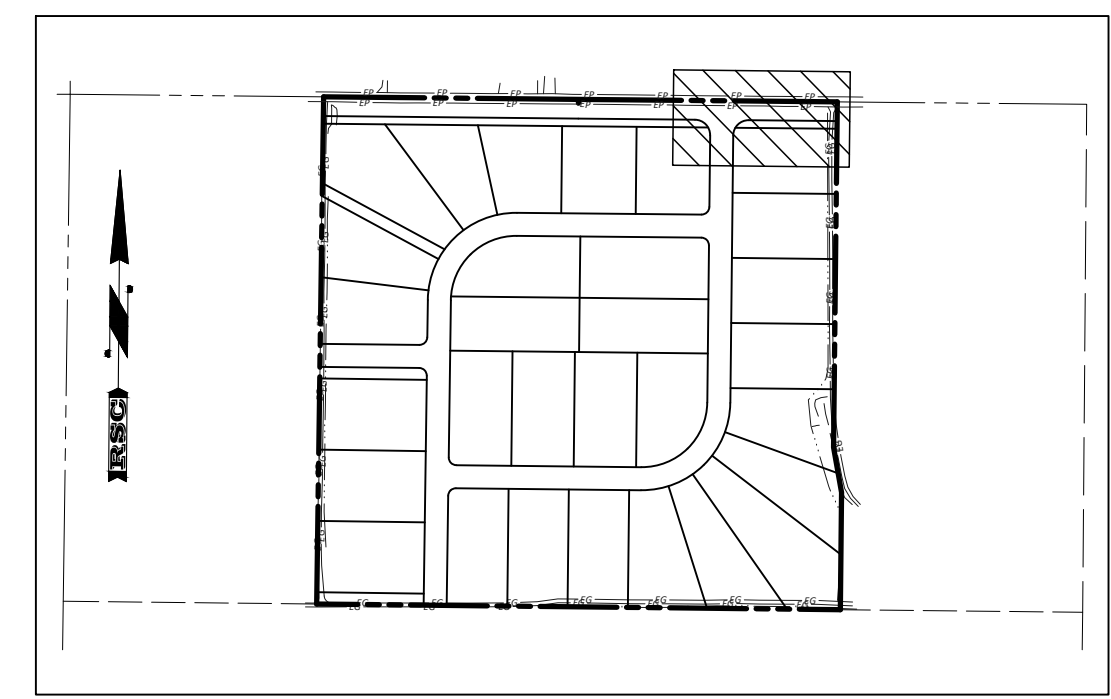
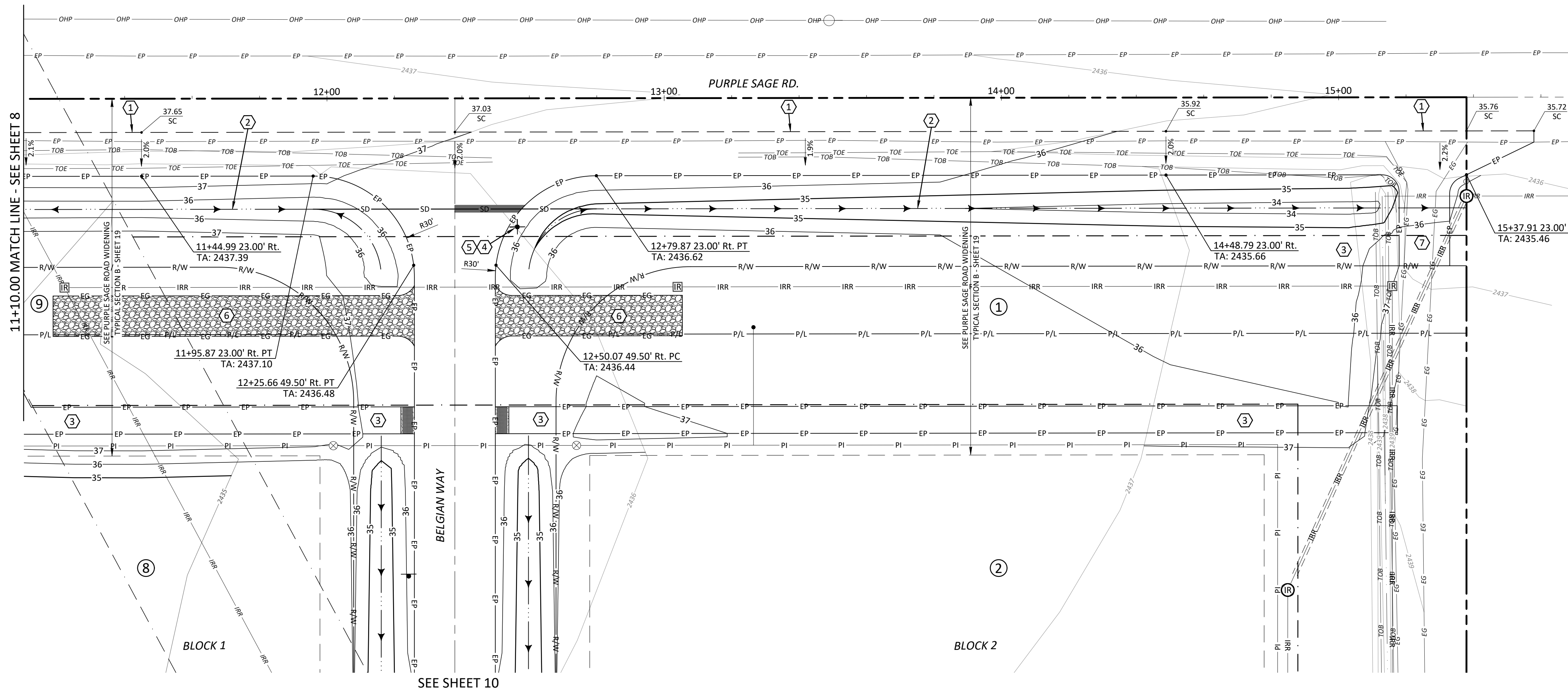
<b>Revisions</b>	
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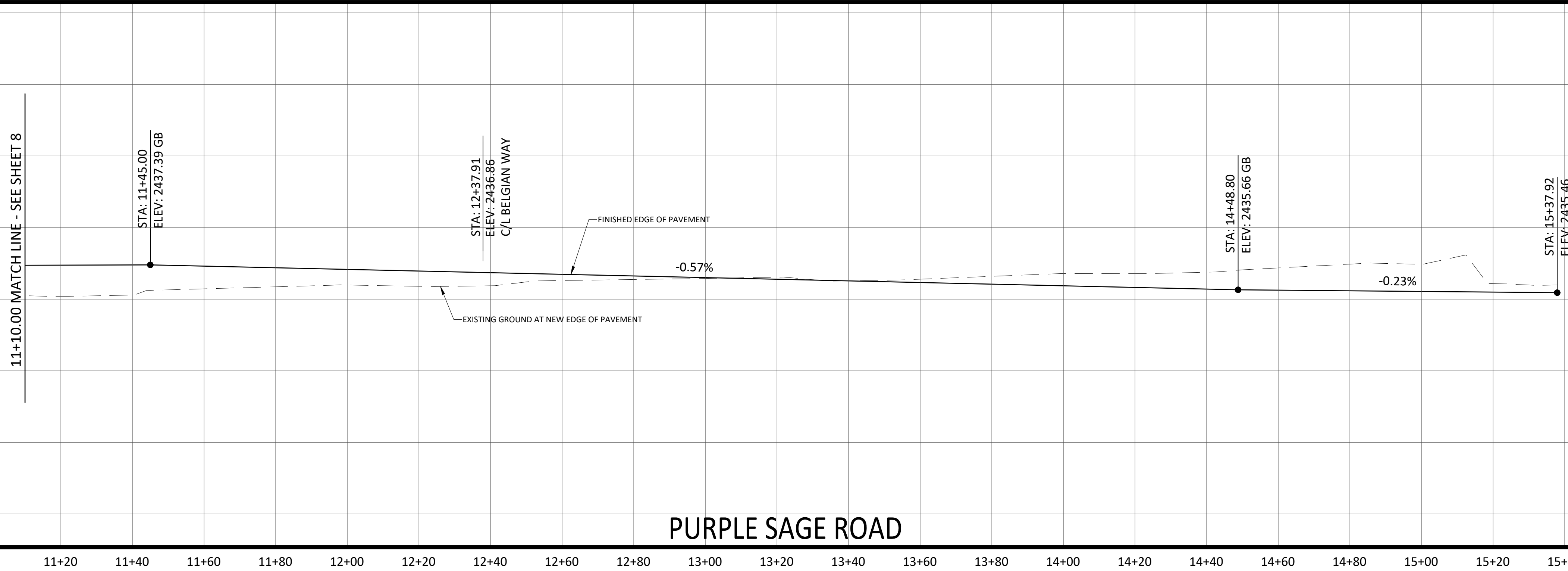
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Project Name <b>COUNTRY SAGE RANCHES SUBDIVISION</b> <b>CANYON COUNTY, IDAHO</b>	Sheet Name <b>FRONTAGE PLAN &amp; PROFILE</b>
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Project No. 20-30	Date: January 8, 2022
Drawn By: JF	Sheet No. <b>8</b>
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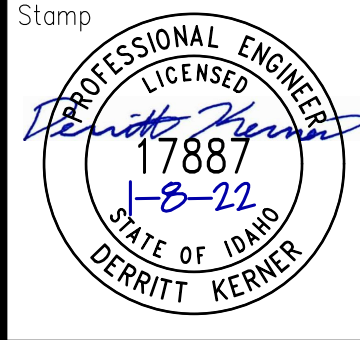


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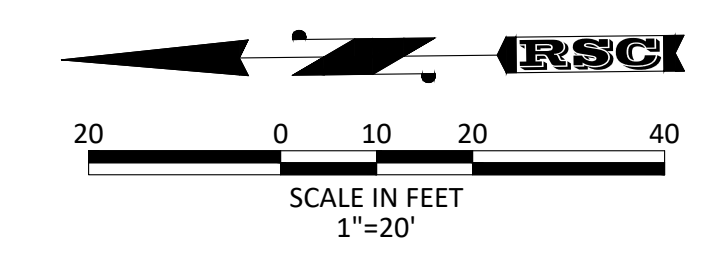
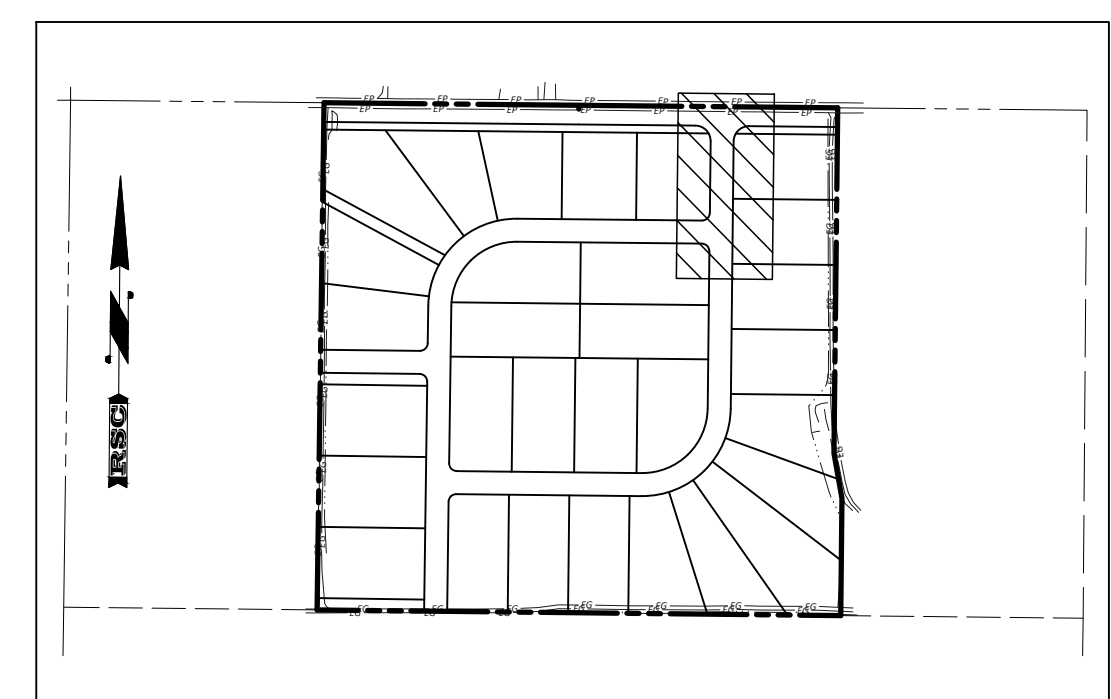
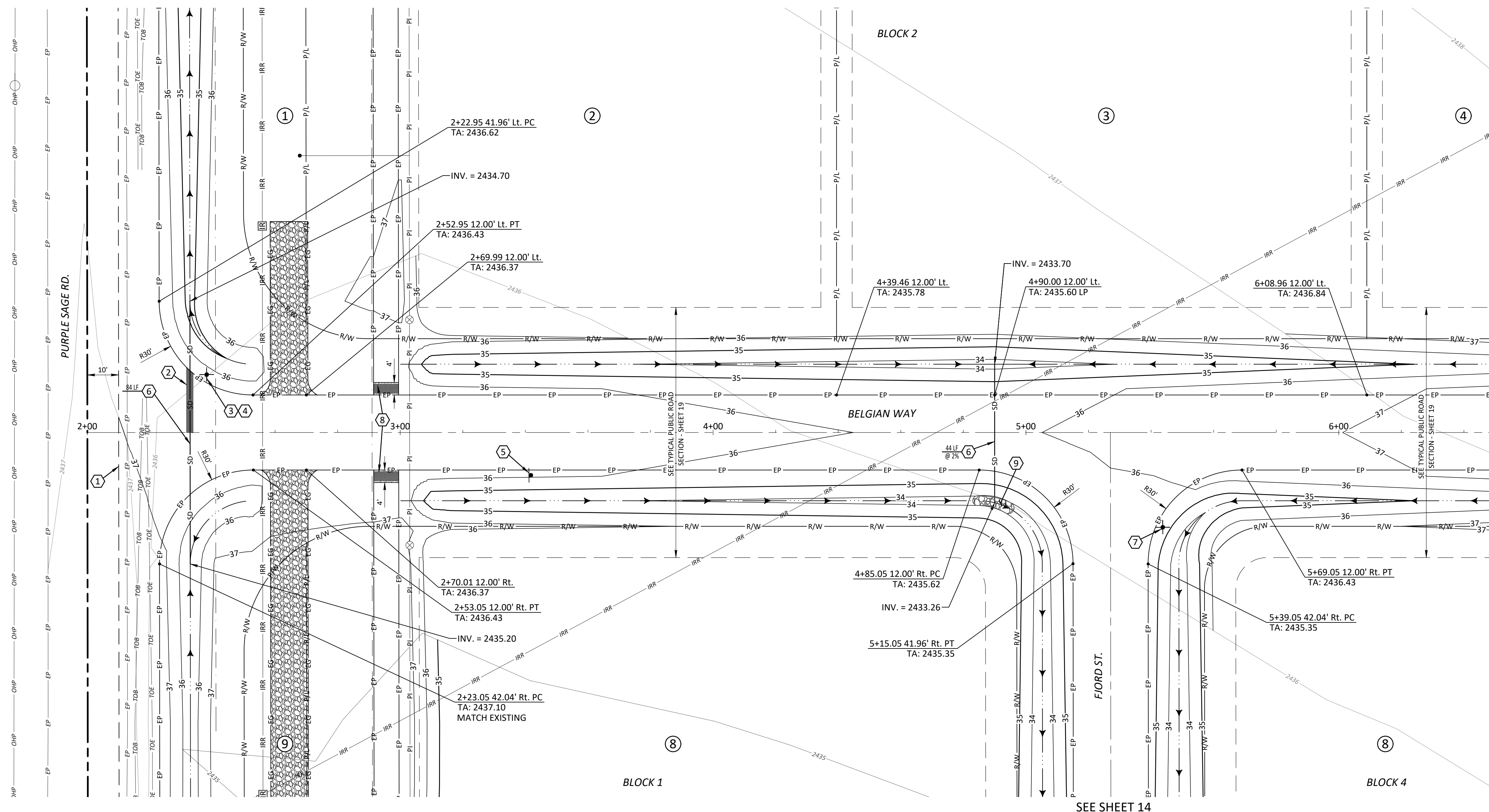
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Project Name: COUNTRY SAGE RANCHES SUBDIVISION CANYON COUNTY, IDAHO  
 Sheet Name: FRONTAGE PLAN & PROFILE



Project No.	20-30
Drawn By:	JF
Date:	January 8, 2022
Sheet No.	9
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- KEYNOTES**
- ① SAWCUT LINE - MATCH EXISTING PAVEMENT
  - ② 24" WIDE PAINTED STOP BAR
  - ③ INSTALL 36" R-1 STOP SIGN
  - ④ INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (PURPLE SAGE RD & BELGIAN WAY)
  - ⑤ INSTALL 24" x 30" R2-4 (25 mph) SPEED LIMIT SIGN & "NO OUTLET" SIGN
  - ⑥ INSTALL 12" CMP STORM DRAIN CULVERT
  - ⑦ INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (BELGIAN WAY & FLORD ST.)
  - ⑧ INSTALL CONCRETE PATHWAY SECTION WITH 3'x8" YELLOW DOME INSERTS
  - ⑨ INSTALL RIP-RAP EROSION CONTROL

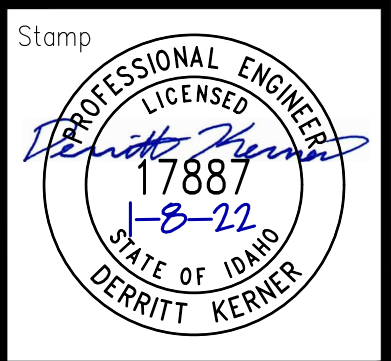
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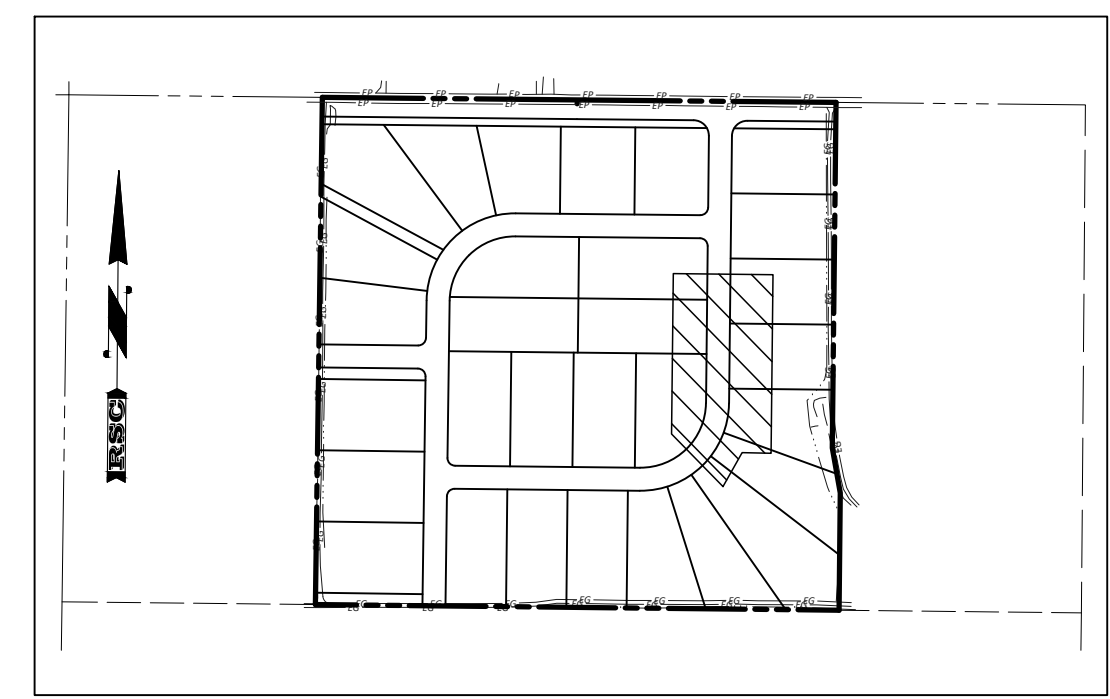
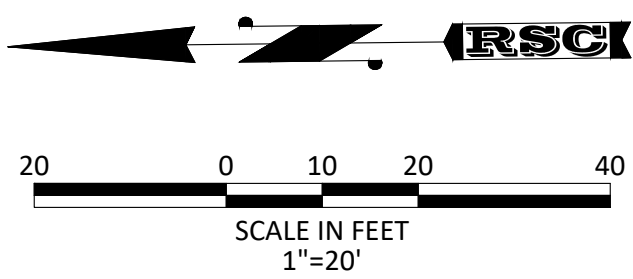
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Project Name  
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**CANYON COUNTY, IDAHO**  
 Sheet Name  
**ROADWAY PLAN & PROFILE**

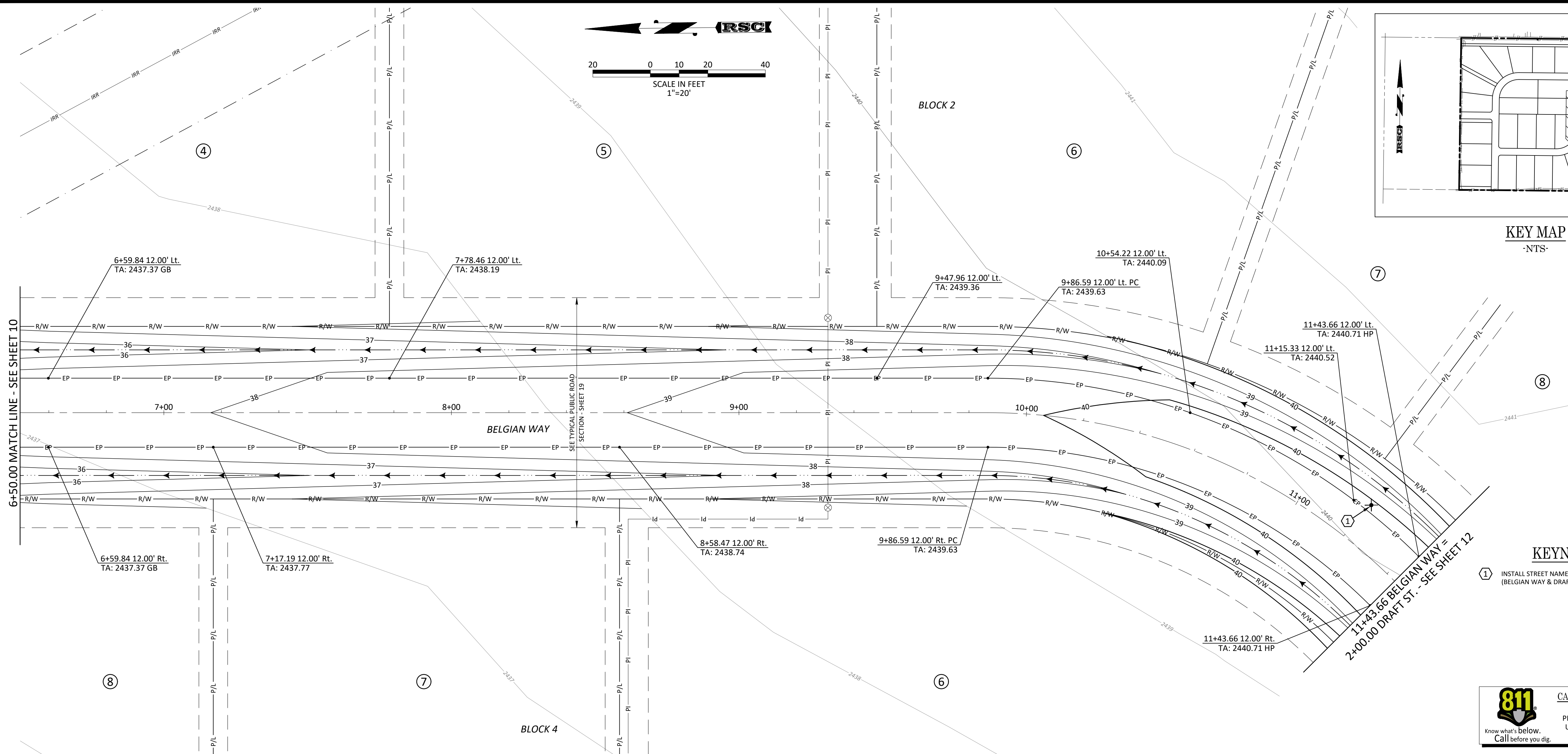


Project No. 20-30  
 Drawn By: JF  
 Date: January 8, 2022  
 Sheet No. **10**



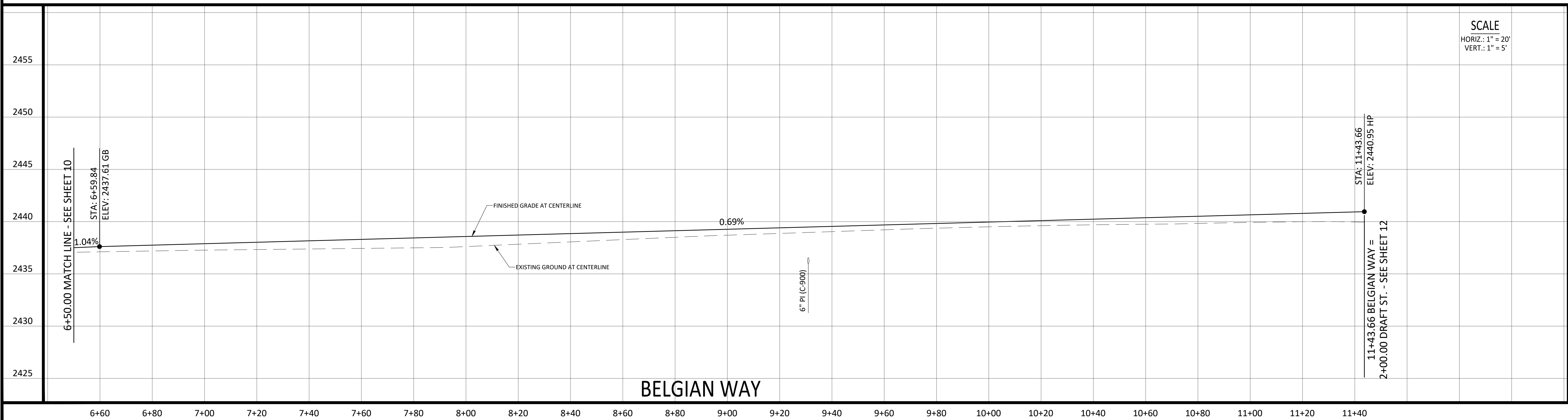
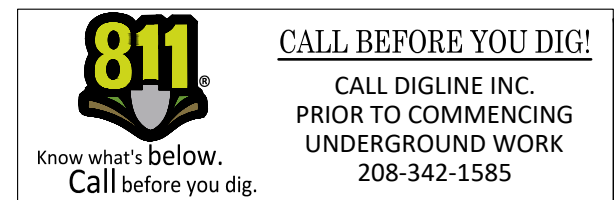


KEY MAP  
-NTS-



KEYNOTES

- 1 INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (BELGIAN WAY & DRAFT ST.)



Revisions

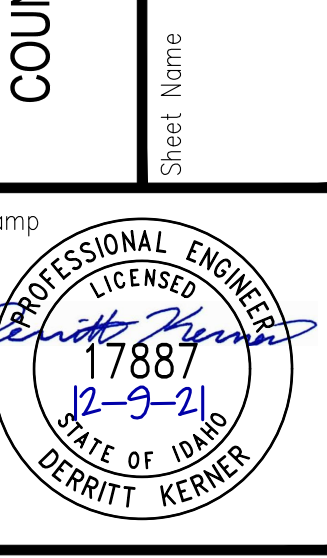
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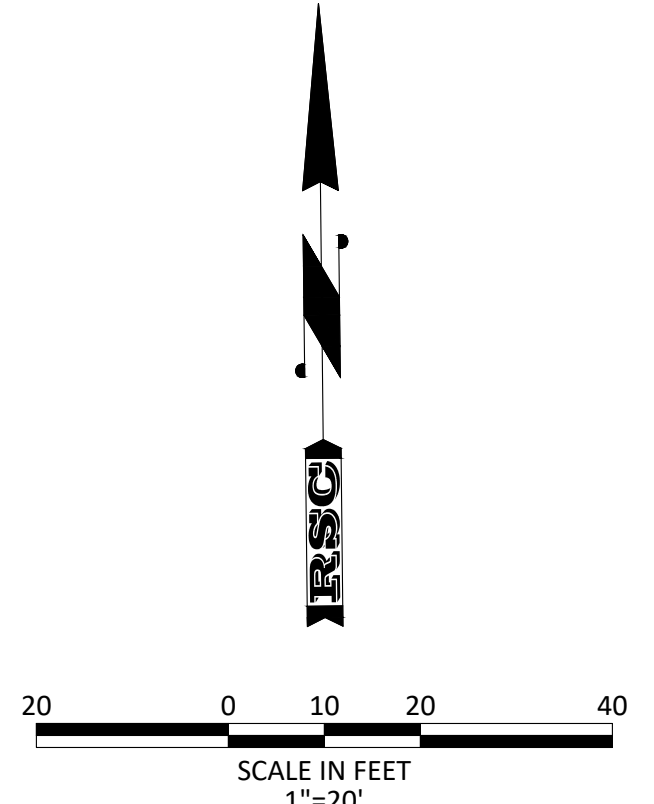
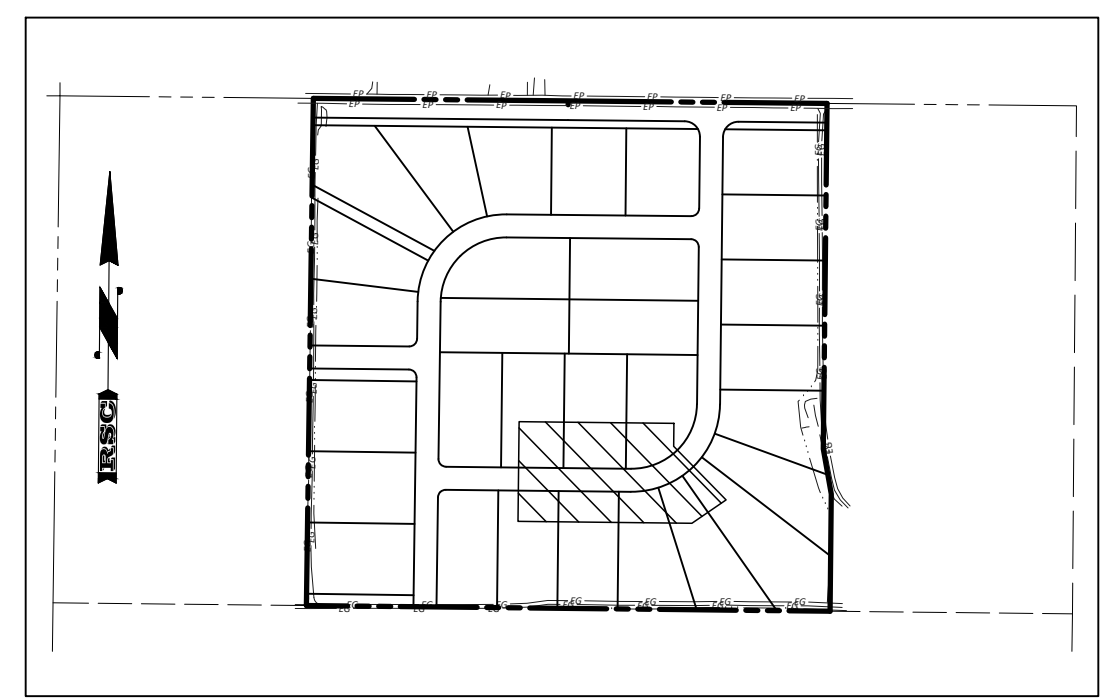
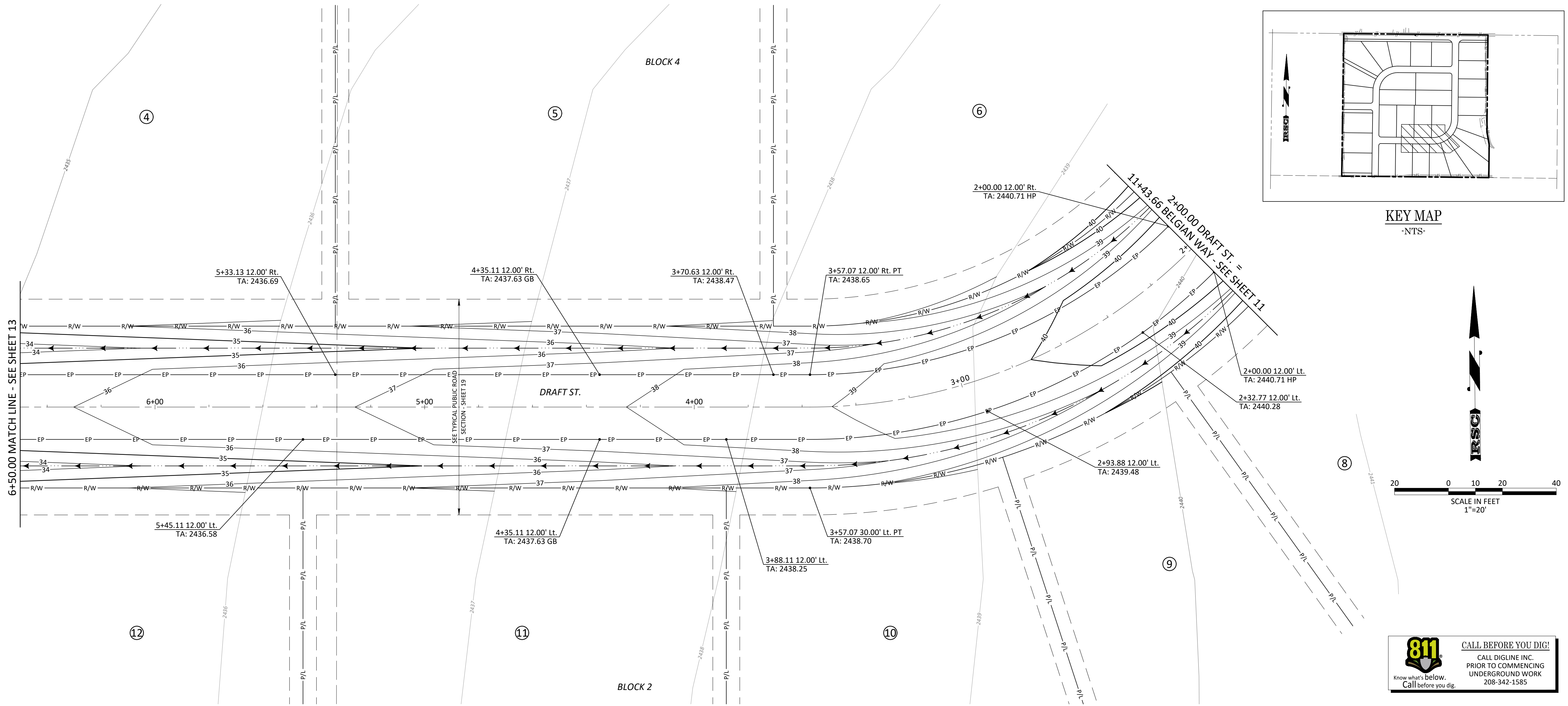
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CANYON COUNTY, IDAHO

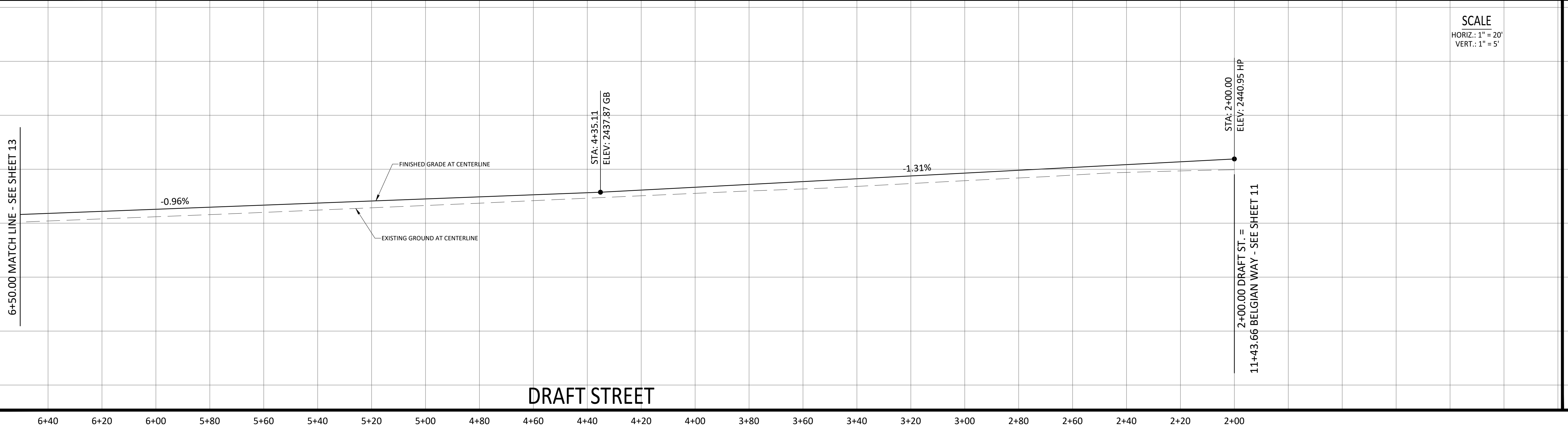
Sheet Name  
ROADWAY PLAN & PROFILE



Project No. 20-30  
Drawn By: JF  
Date: December 9, 2021



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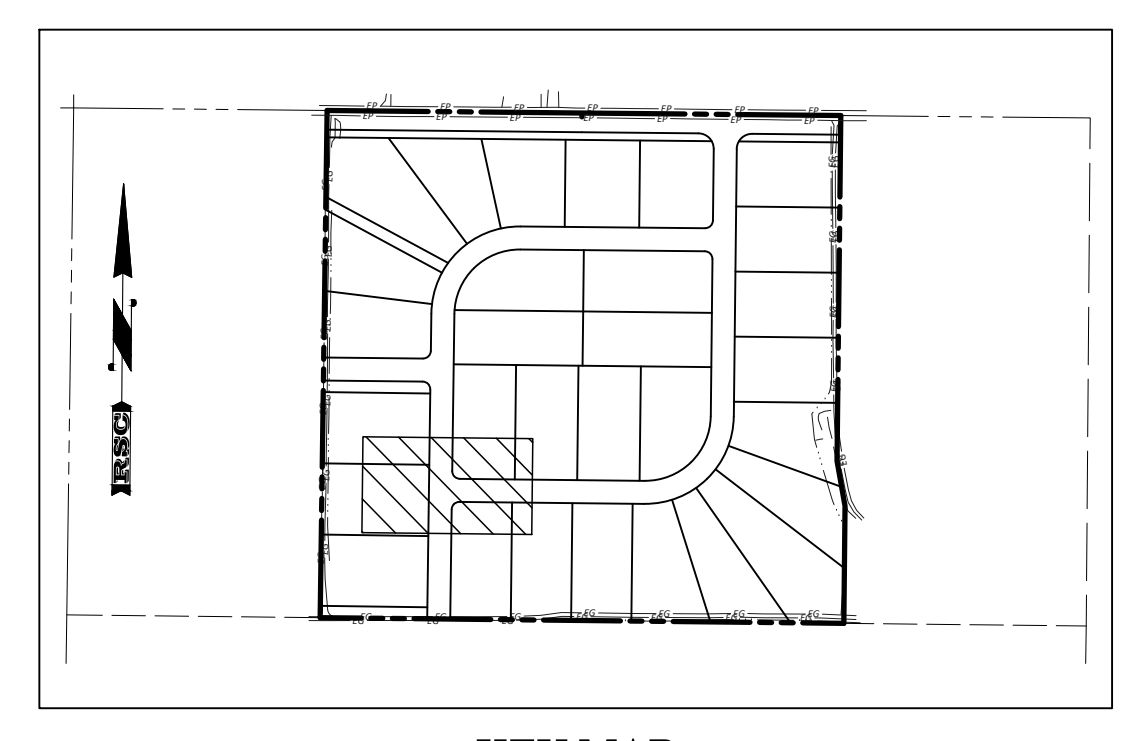
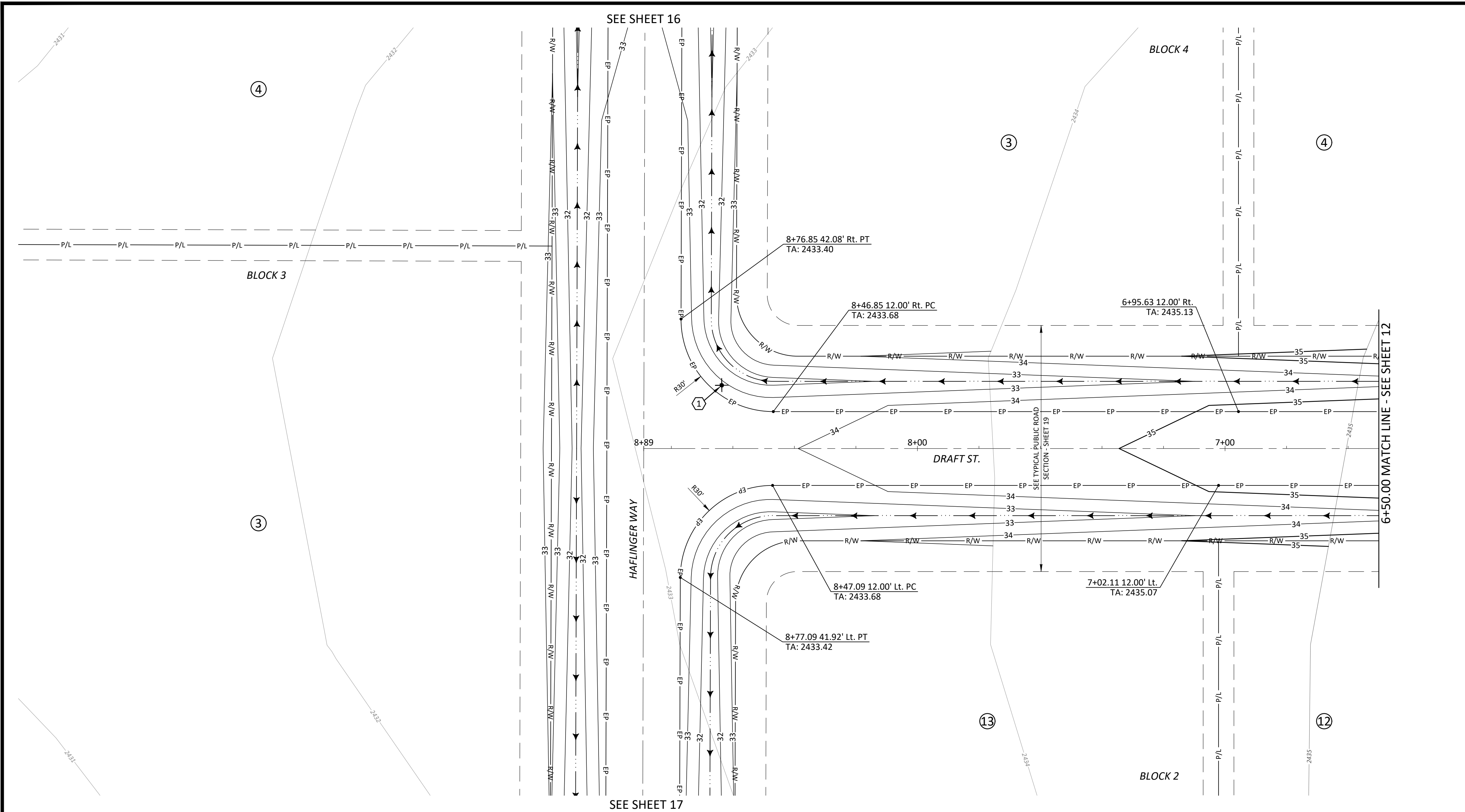
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**CANYON COUNTY, IDAHO**

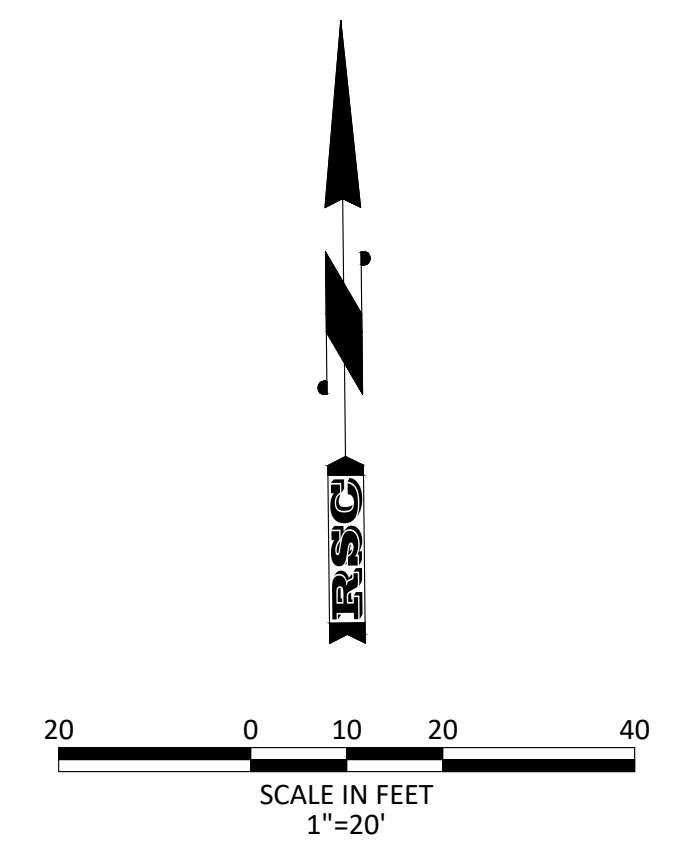
Sheet Name  
**ROADWAY PLAN & PROFILE**

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Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No. **12**  
 12 of 20



KEY MAP  
-NTS-

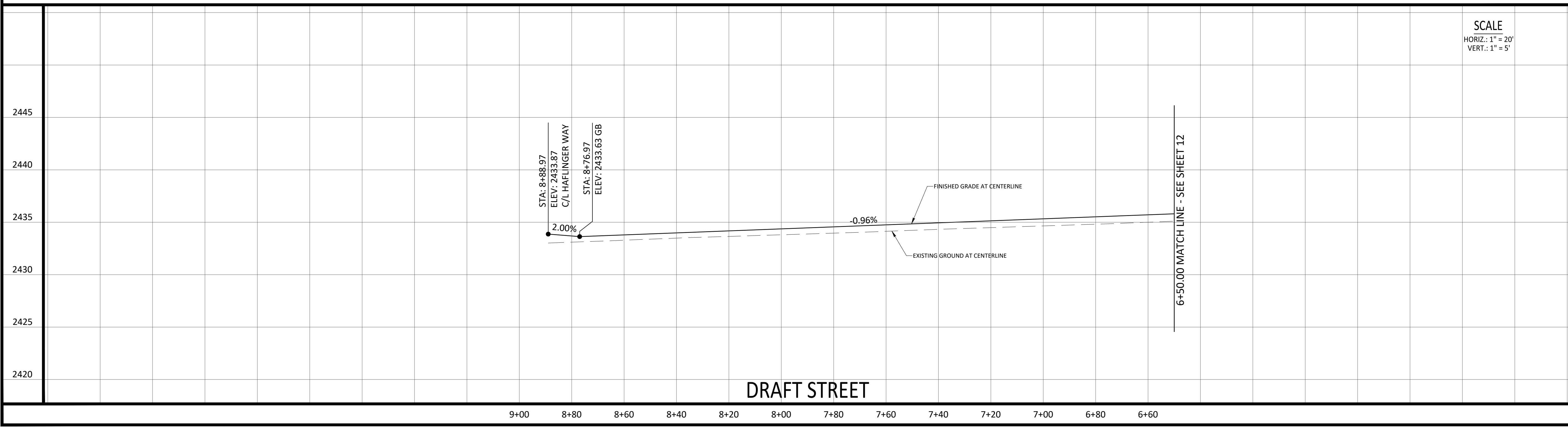


KEYNOTES

- 1 INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (DRAFT ST. & HAFLINGER WAY)

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DRAFT STREET

SCALE  
HORIZ.: 1" = 20'  
VERT.: 1" = 5'

Revisions	Date	Description
1		
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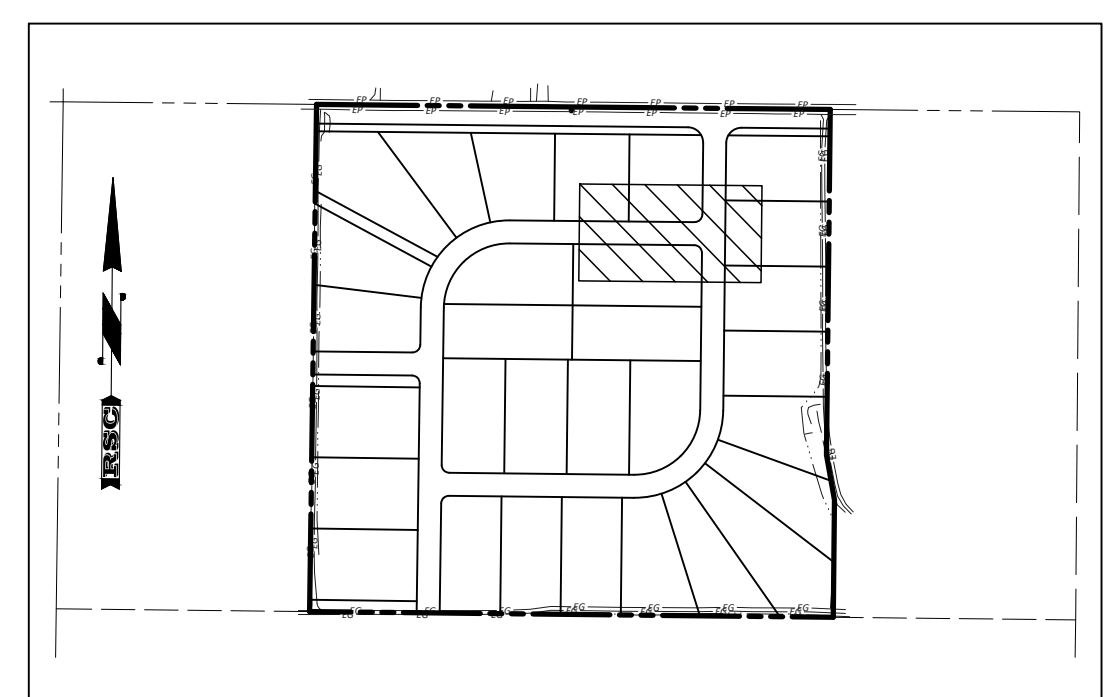
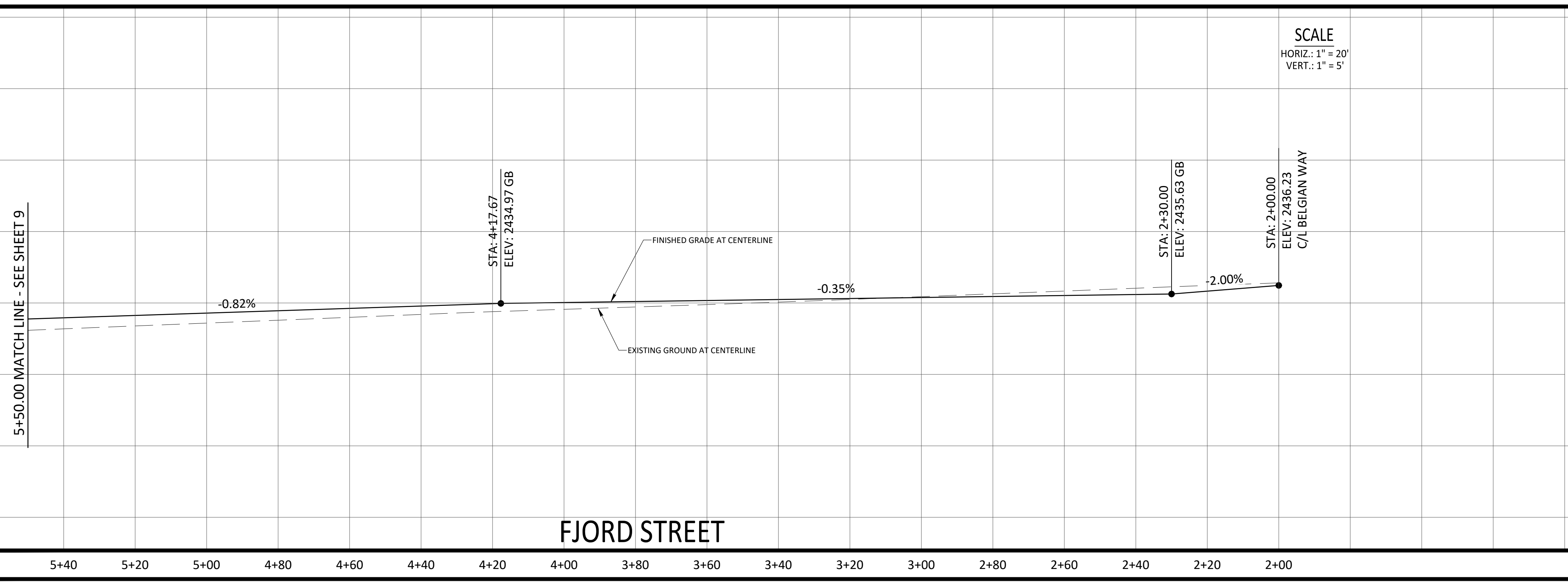
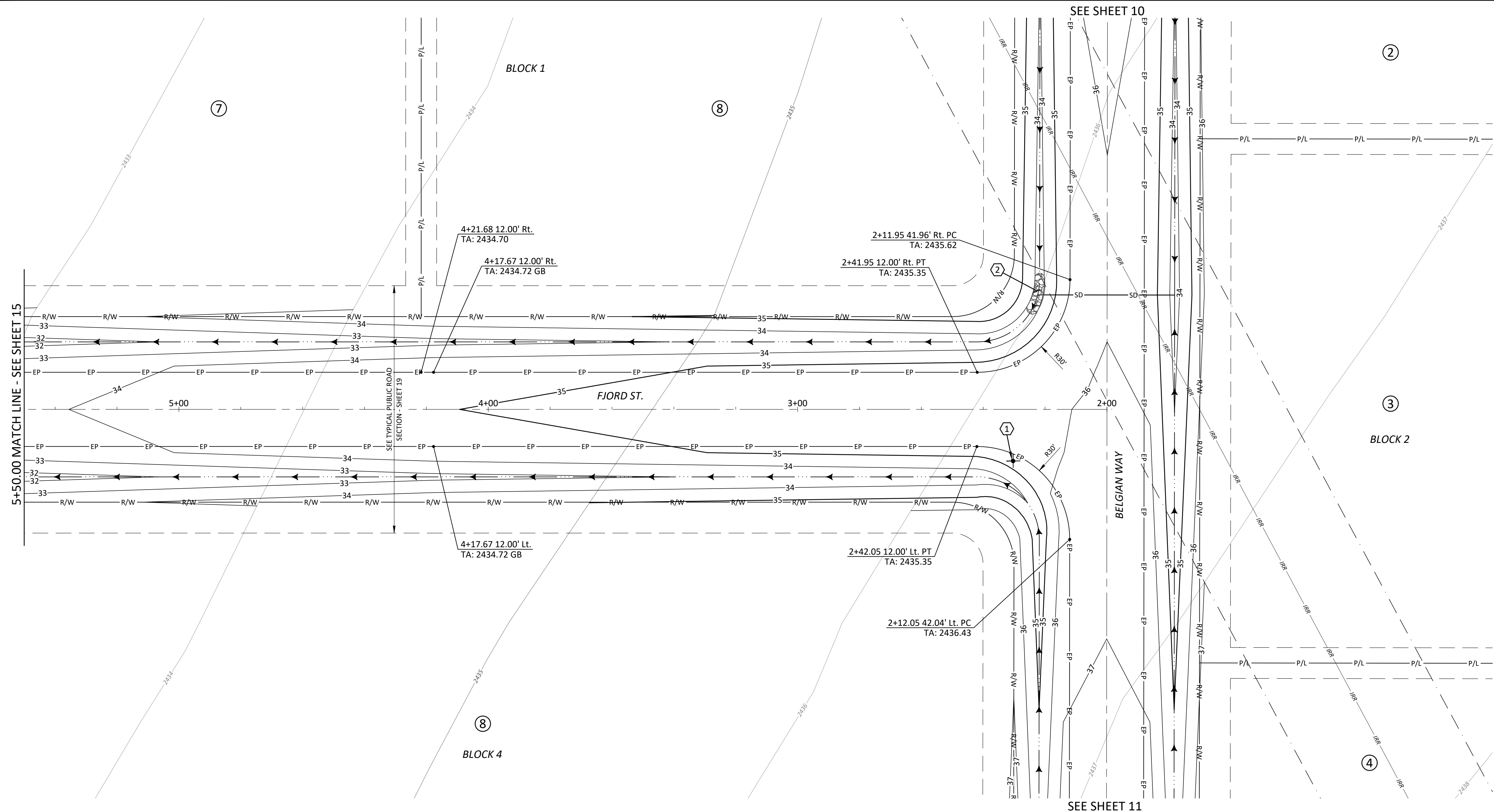
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CANYON COUNTY, IDAHO**

Sheet Name  
**ROADWAY PLAN & PROFILE**

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**PROFESSIONAL ENGINEER  
LICENSED  
17887  
12-9-21  
STATE OF IDAHO  
DERRITT KERNER**

Project No. 20-30  
Drawn By: JF  
Date: December 9, 2021  
Sheet No. **13**  
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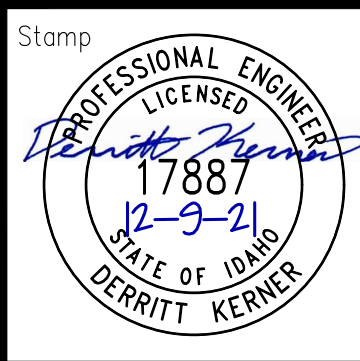
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Project Name  
**COUNTRY SAGE RANCHES SUBDIVISION  
CANYON COUNTY, IDAHO**

Sheet Name  
**ROADWAY PLAN & PROFILE**



Stamp

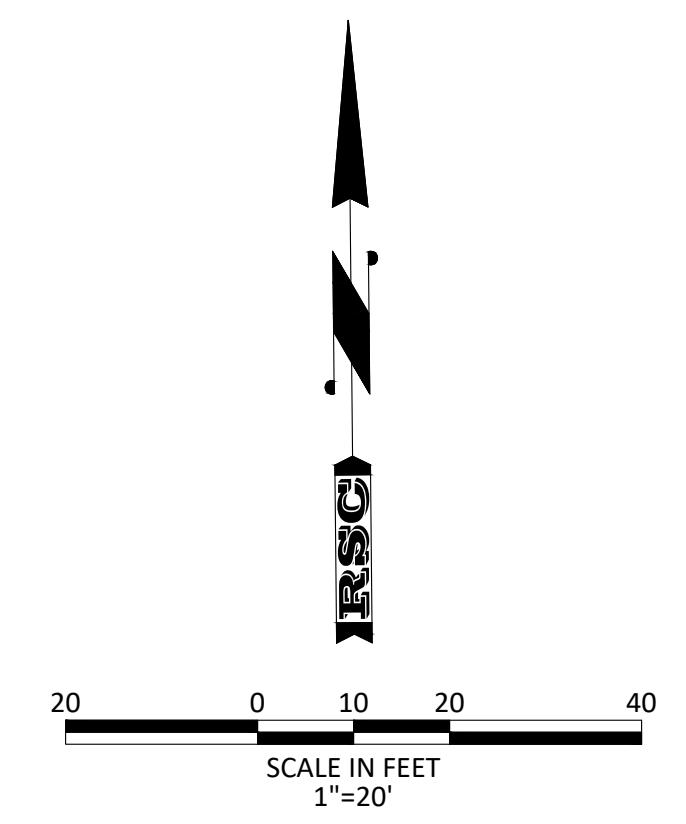
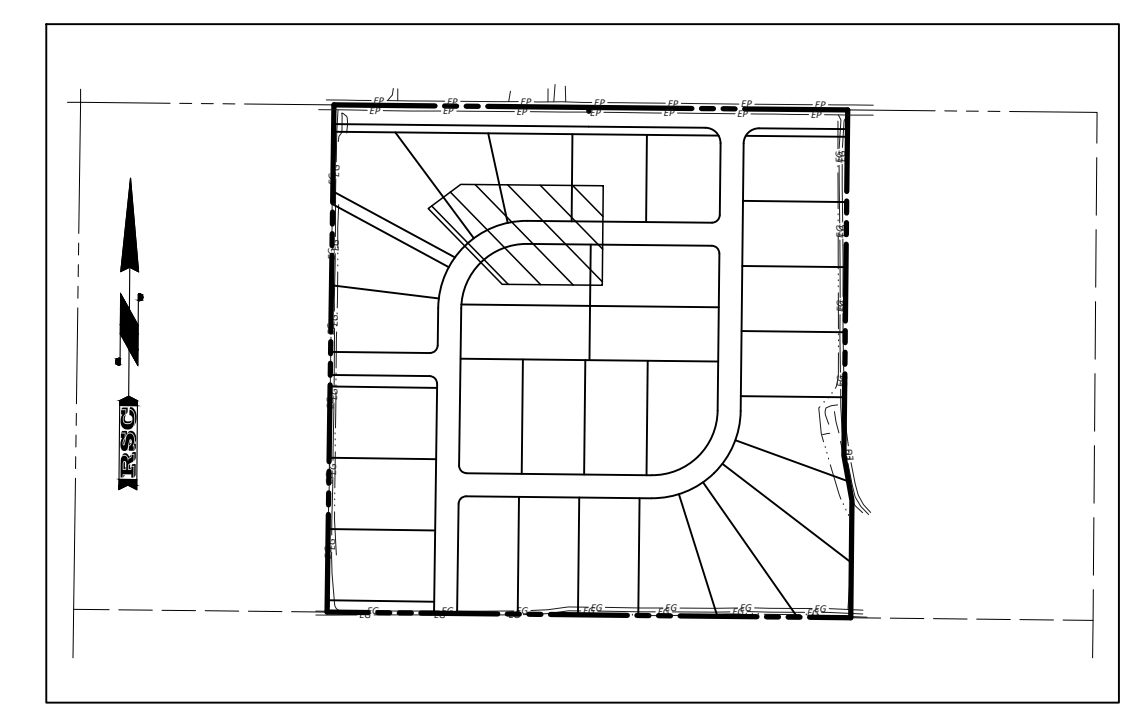
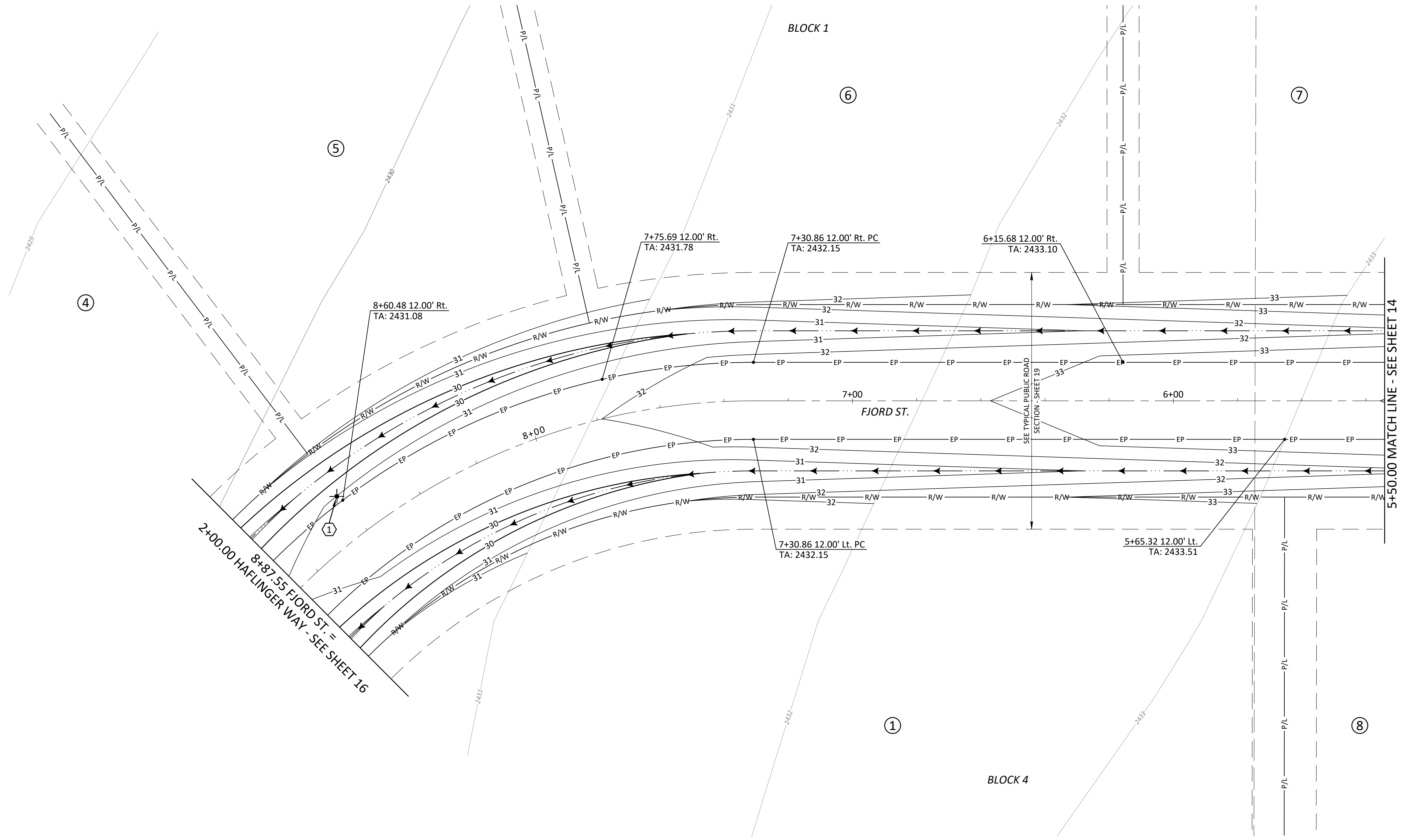
Project No. 20-30

Drawn By: JF

Date: December 9, 2021

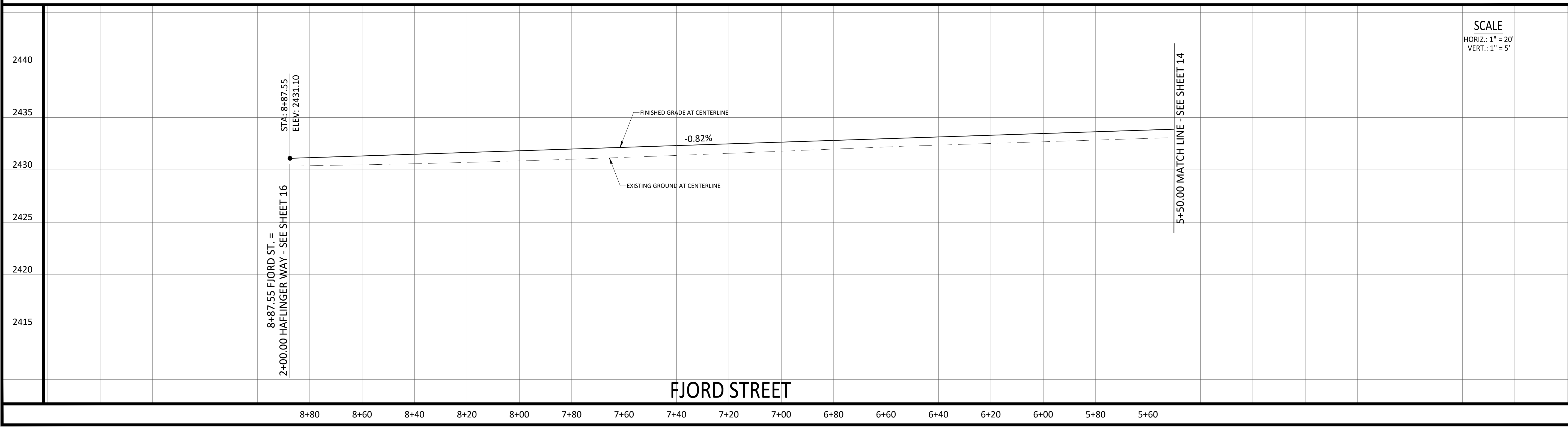
Sheet No. **14**

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- KEYNOTES**
- 1 INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (FIJORD ST. & HAFLINGER WAY)

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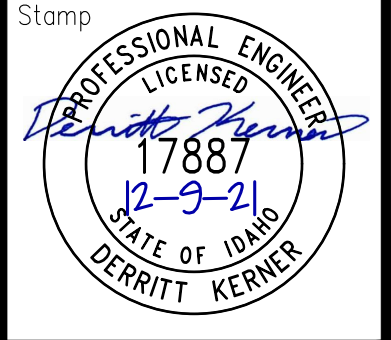


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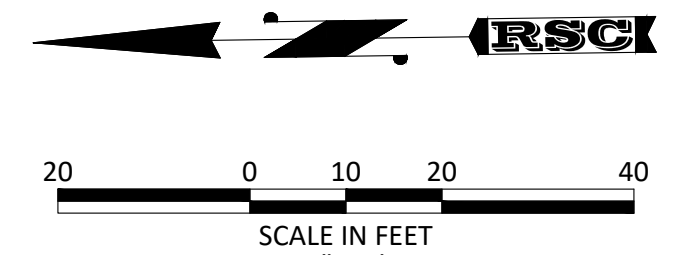
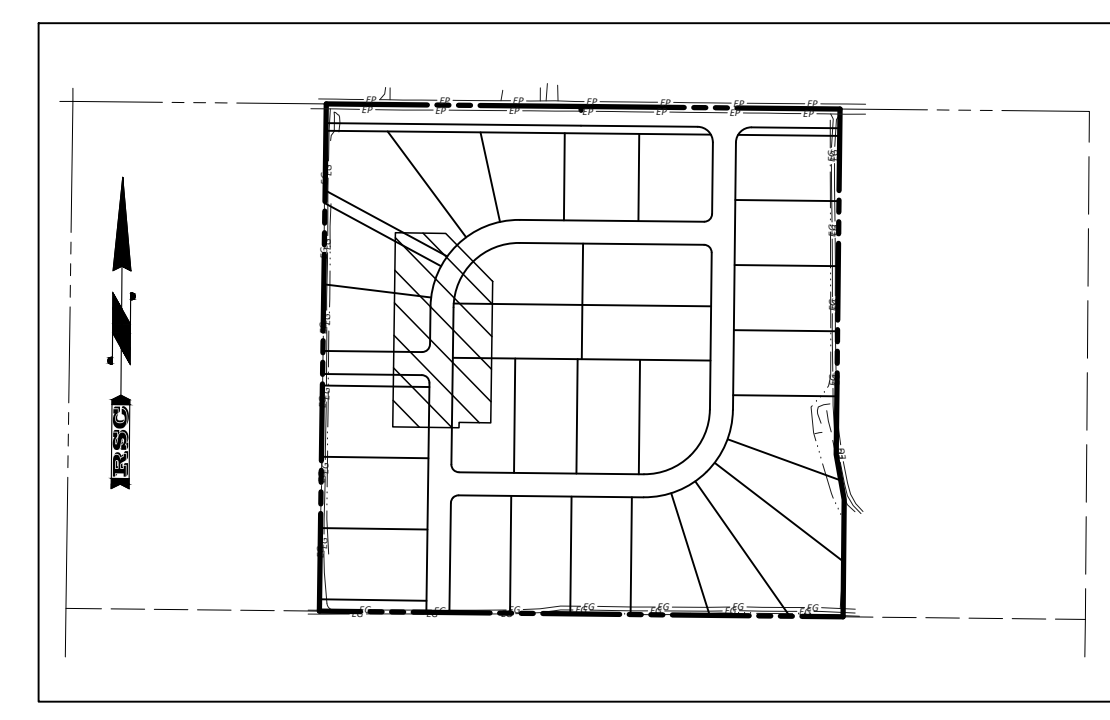
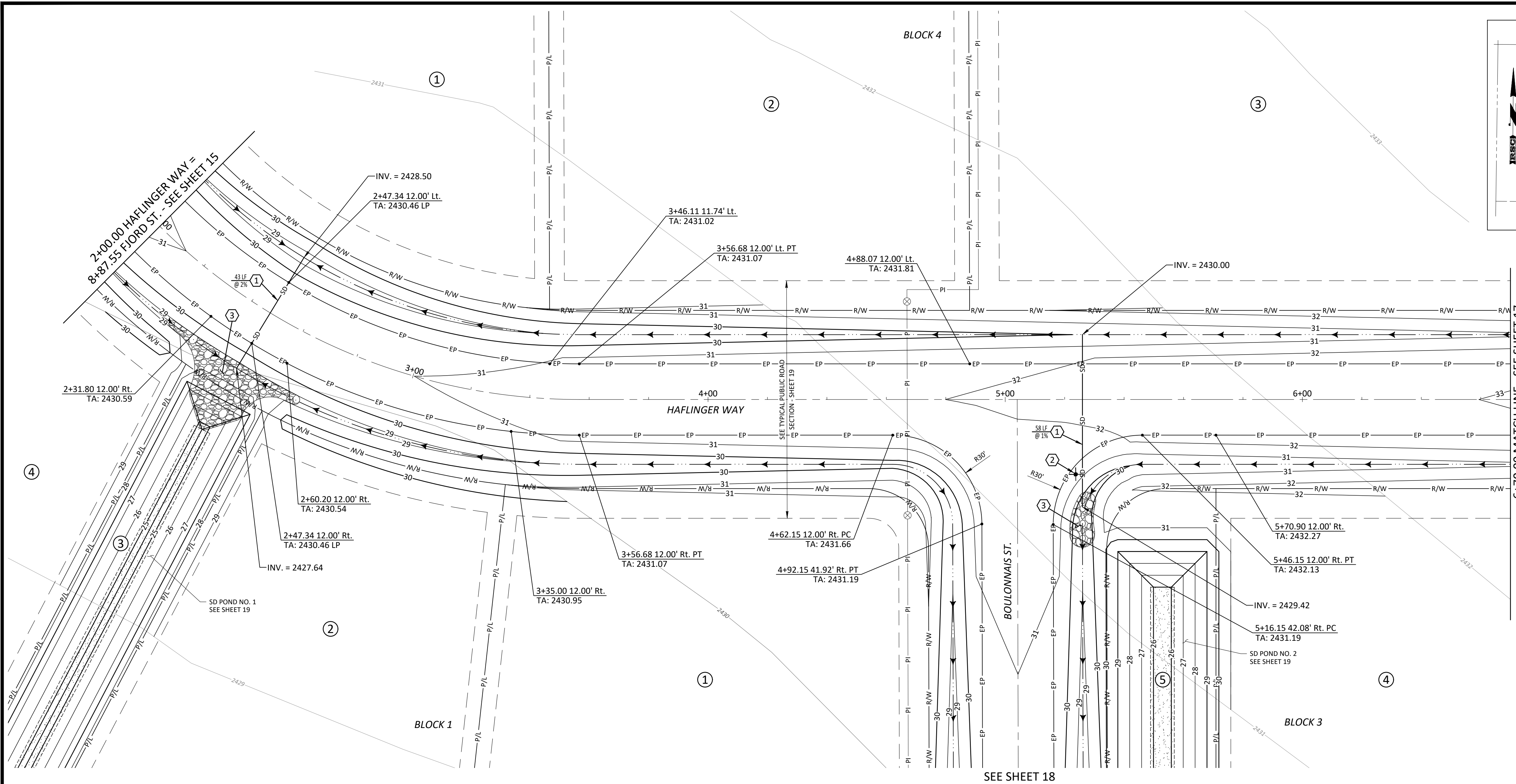
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Project Name: COUNTRY SAGE RANCHES SUBDIVISION  
CANYON COUNTY, IDAHO  
Sheet Name: ROADWAY PLAN & PROFILE

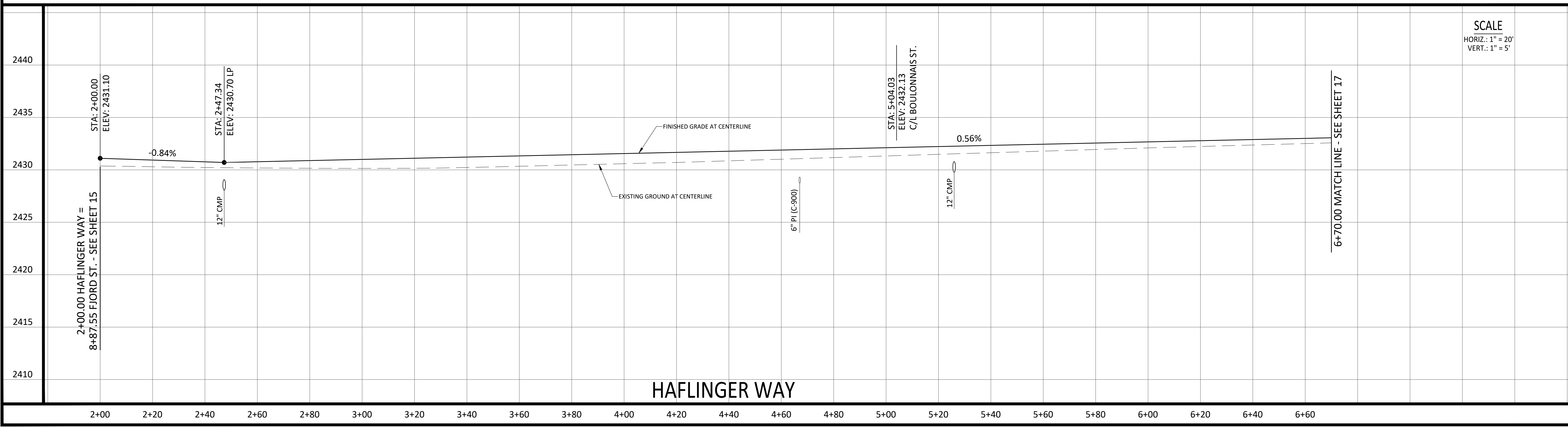


Project No. 20-30  
Drawn By: JF  
Date: December 9, 2021  
Sheet No. **15**  
15 of 20



- KEYNOTES**
- ① INSTALL 12" CMP STORM DRAIN CULVERT
  - ② INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (HAFLINGER WAY & BOULLONNAIS ST.)
  - ③ INSTALL RIP-RAP EROSION CONTROL

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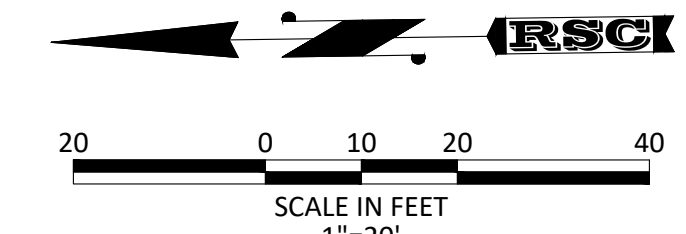
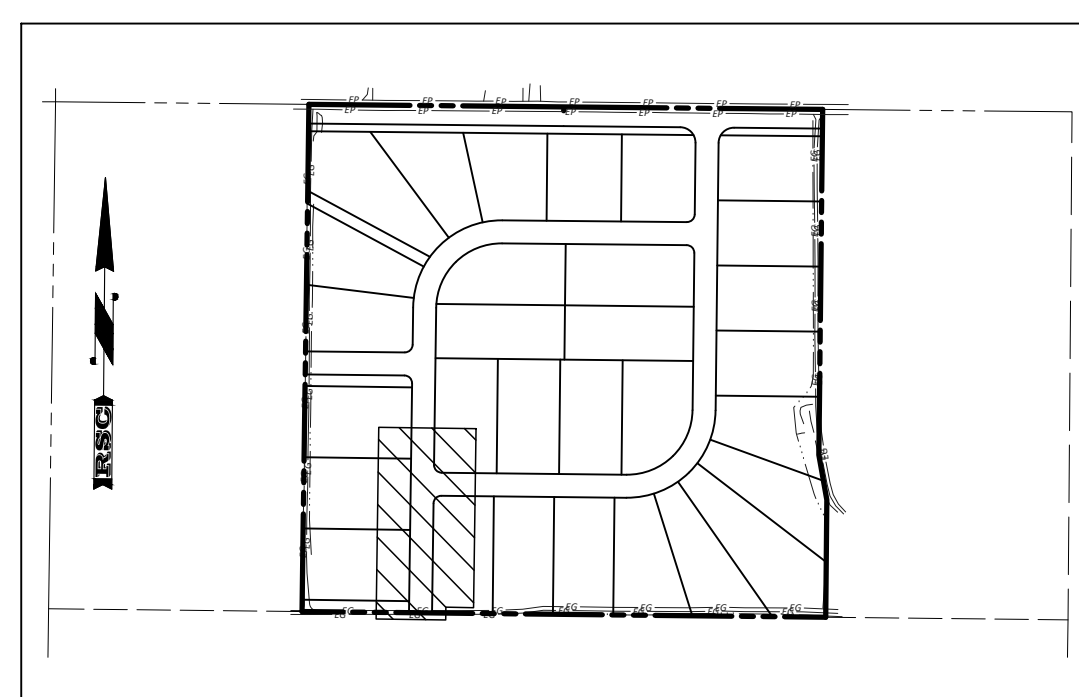
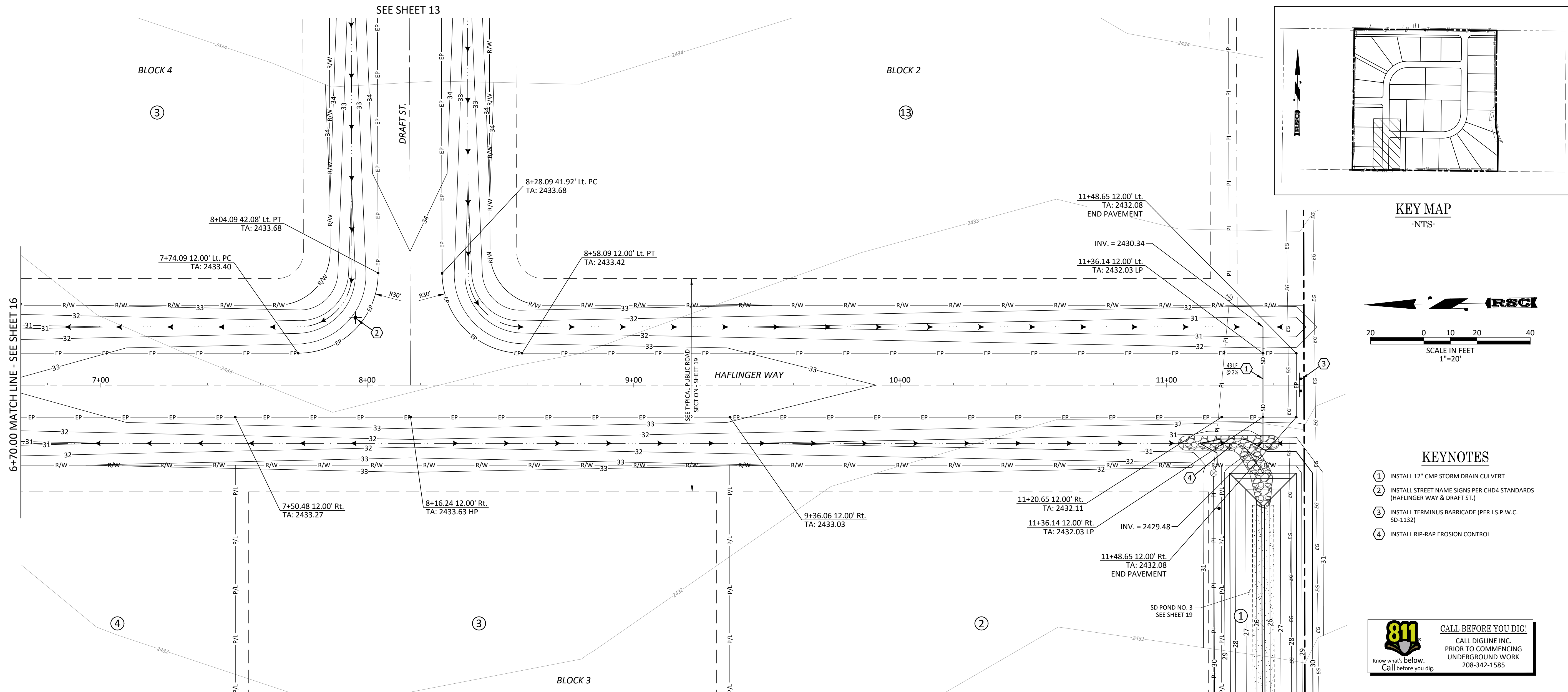
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 CANYON COUNTY, IDAHO  
 ROADWAY PLAN & PROFILE

Project Name: COUNTRY SAGE RANCHES SUBDIVISION CANYON COUNTY, IDAHO  
 Sheet Name: ROADWAY PLAN & PROFILE

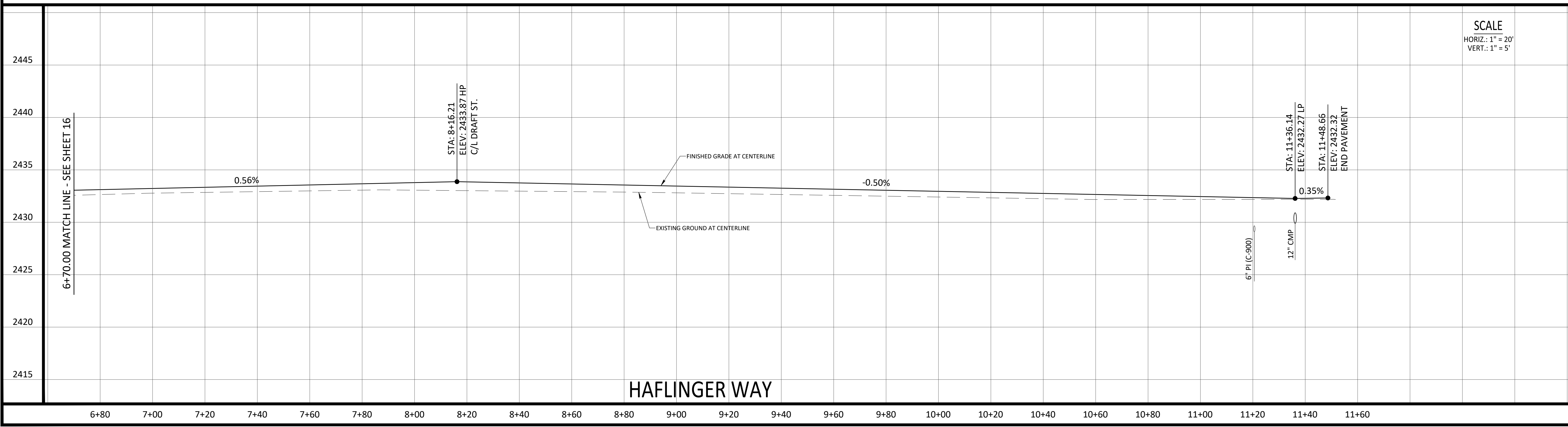
Stamp: **PROFESSIONAL ENGINEER**  
 LICENSED 17887  
 12-9-21  
 STATE OF IDAHO  
 DERRITT KERNER

Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No. **16**  
 16 of 20



- KEYNOTES**
- 1 INSTALL 12" CMP STORM DRAIN CULVERT
  - 2 INSTALL STREET NAME SIGNS PER CHD4 STANDARDS (HAFLINGER WAY & DRAFT ST.)
  - 3 INSTALL TERMINUS BARRICADE (PER I.S.P.W.C. SD-1132)
  - 4 INSTALL RIP-RAP EROSION CONTROL

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CANYON COUNTY, IDAHO**

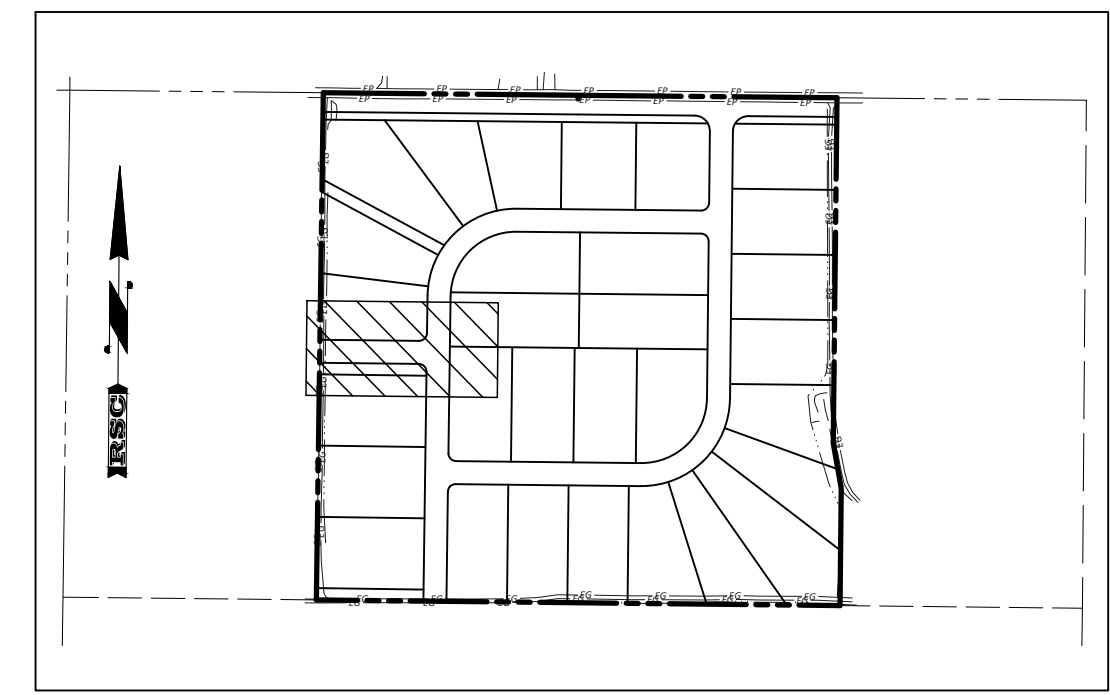
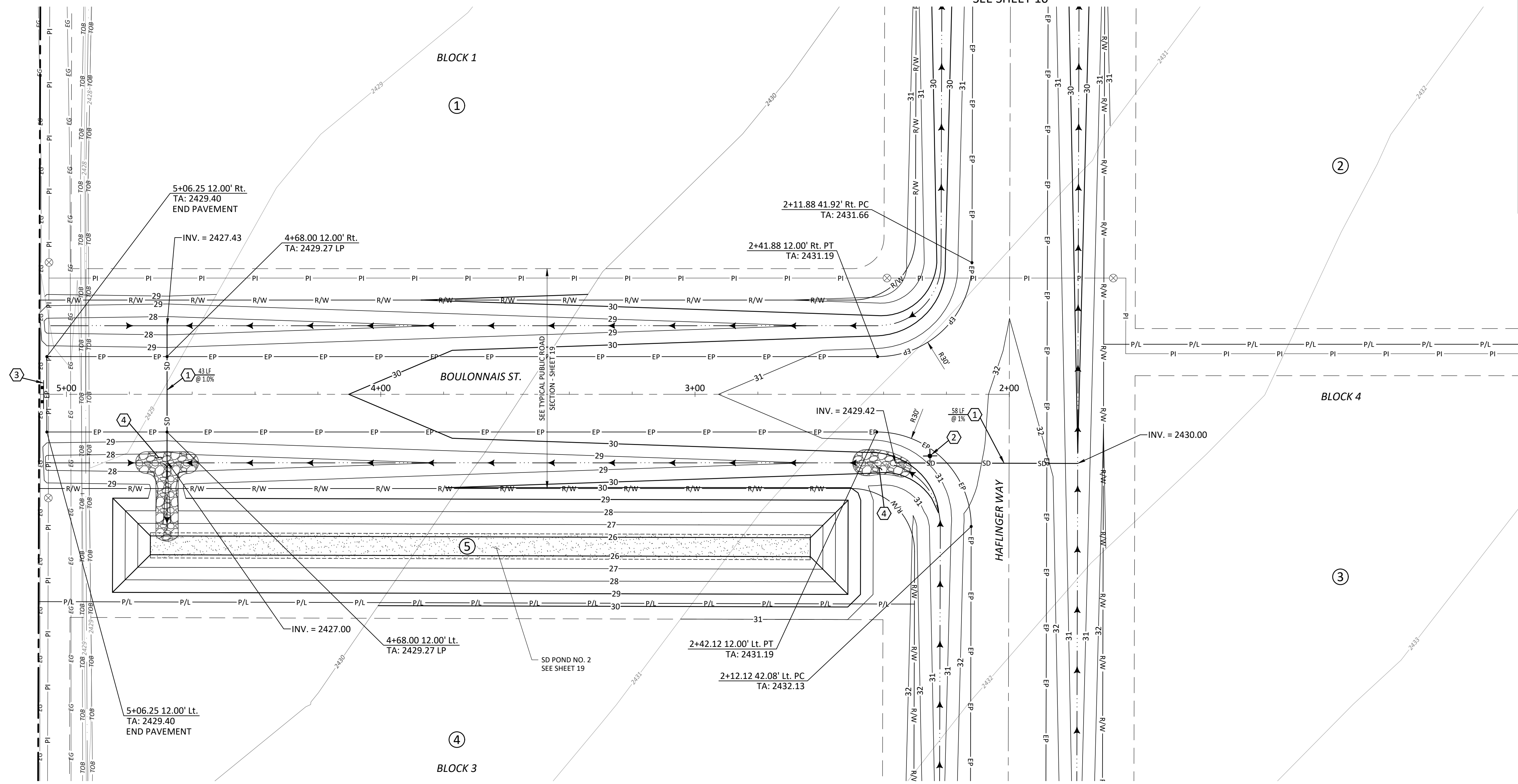
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**ROADWAY PLAN & PROFILE**

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**PROFESSIONAL ENGINEER  
LICENSED  
17887  
12-9-21  
STATE OF IDAHO  
DERRITT KERNER**

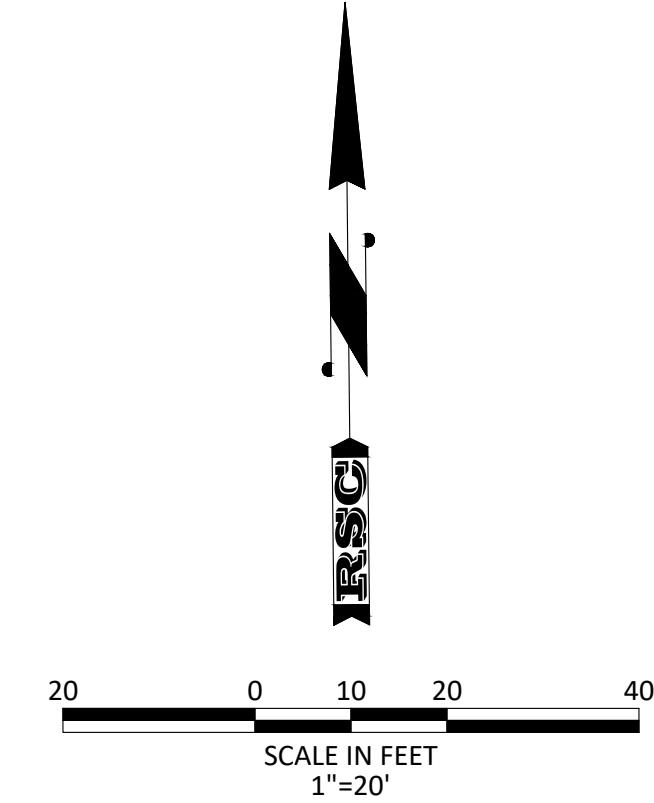
Project No. 20-30  
Drawn By: JF  
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SEE SHEET 10

SEE SHEET 11



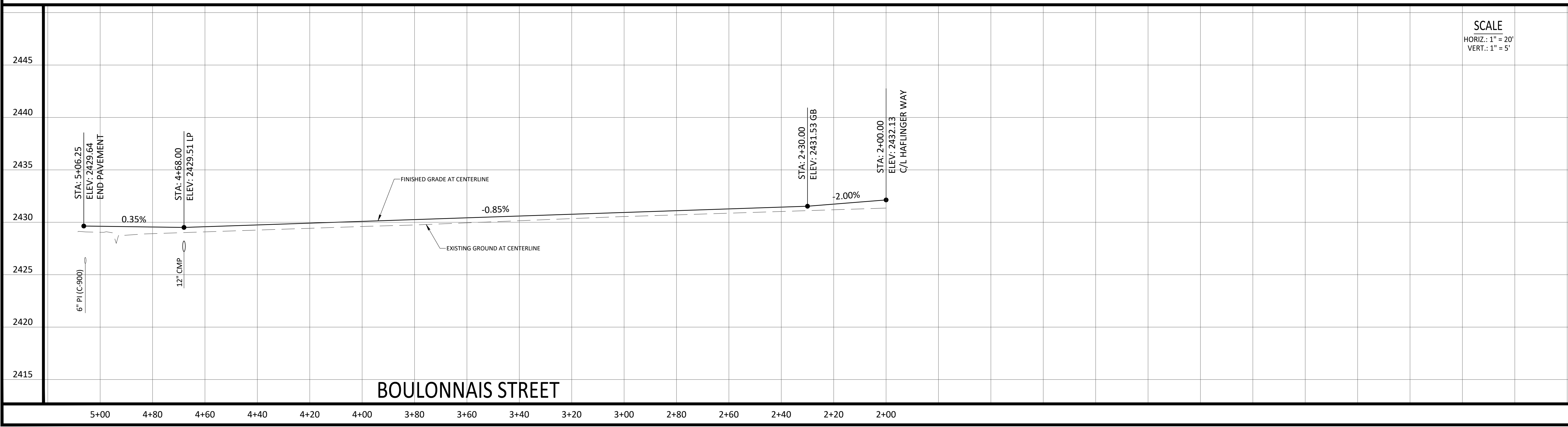
KEY MAP  
-NTS-



KEYNOTES

- 1 INSTALL 12" CMP STORM DRAIN CULVERT
- 2 INSTALL STREET NAME SIGNS PER CH04 STANDARDS (BOULONNAIS ST. & HAFLINGER WAY)
- 3 INSTALL TERMINUS BARRICADE (PER I.S.P.W.C. SD-1132)
- 4 INSTALL RIP-RAP EROSION CONTROL

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SCALE  
 HORIZ.: 1" = 20'  
 VERT.: 1" = 5'

Revisions

Date	Description
1	
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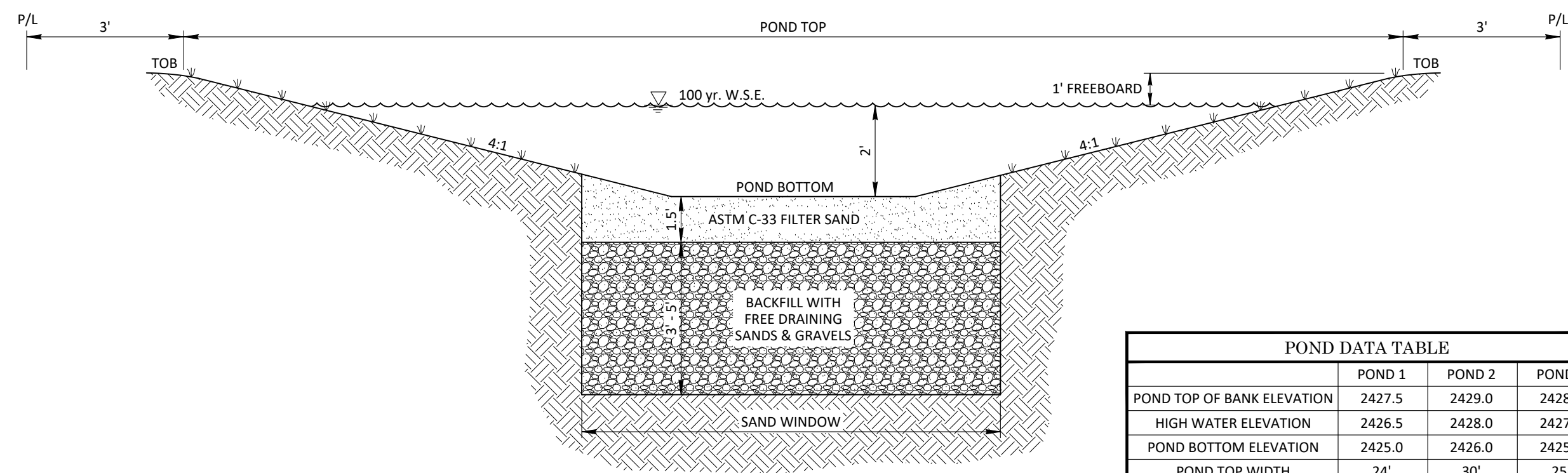
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**CANYON COUNTY, IDAHO**  
 Sheet Name  
**ROADWAY PLAN & PROFILE**

Stamp

Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No. **18**  
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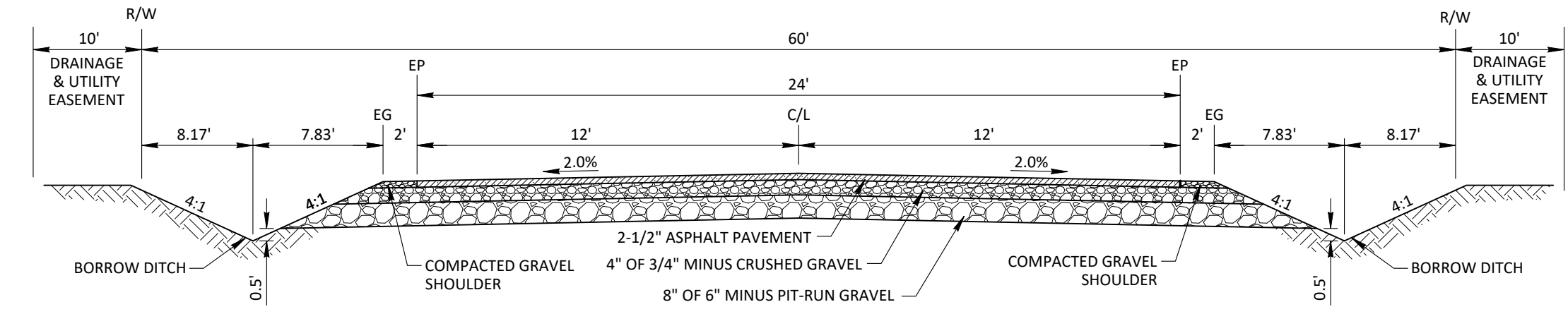




POND DATA TABLE			
	POND 1	POND 2	POND 3
POND TOP OF BANK ELEVATION	2427.5	2429.0	2428.5
HIGH WATER ELEVATION	2426.5	2428.0	2427.5
POND BOTTOM ELEVATION	2425.0	2426.0	2425.5
POND TOP WIDTH	24'	30'	25'
POND TOP LENGTH	265'	234'	270'
POND BOTTOM WIDTH	4'	6'	1'
POND BOTTOM LENGTH	245'	210'	246'
SAND WINDOW WIDTH	8'	8'	8'
SAND WINDOW LENGTH	245'	210'	246'
V <sub>100</sub>	4,197 CF	5,886 CF	5,657 CF
PEAK OFFSITE DISCHARGE	2.33 CFS	0 CFS	0 CFS
Q <sub>100</sub>	3.01 CFS	1.23 CFS	1.29 CFS

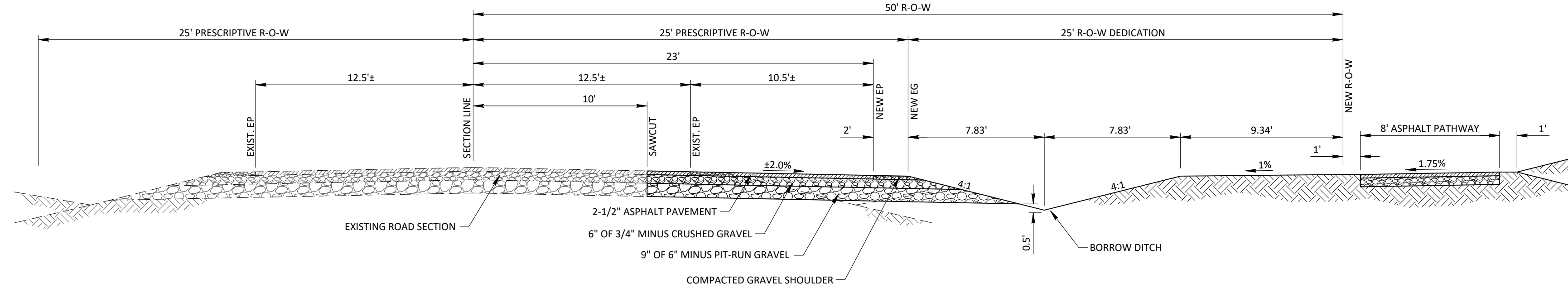
- NOTES**
- EXCAVATE BELOW HARDPAN LAYER INTO NATIVE SANDY LOAM.
  - DESIGN INFILTRATION RATE IS 2 IN/HR FOR EXPOSED NATIVE SANDS AND GRAVELS.
  - SEASONAL HIGH GROUNDWATER IS ESTIMATED TO BE GREATER THAN 16' BELOW GROUND SURFACE. (< 2414)
  - PLANT NATIVE GRASSES FROM TOP OF BANK TO SAND WINDOW ON ALL SIDES OF THE POND.

**STORMWATER POND**  
-NTS-



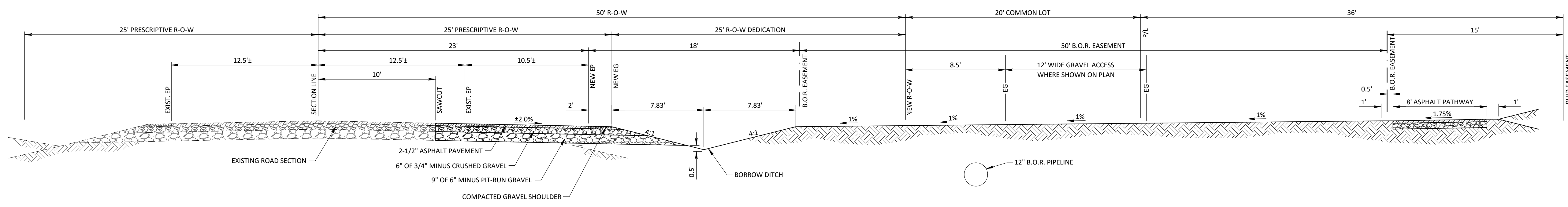
**TYPICAL PUBLIC ROAD SECTION**  
-NTS-

- NOTES**
- R-VALUE = 12 (PER MTI GEOTECHNICAL ENGINEERING EVALUATION, FILE NO. B200543g, DATED APRIL 14, 2020).



**PURPLE SAGE ROAD WIDENING**  
**TYPICAL SECTION A**  
-NTS-

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**PURPLE SAGE ROAD WIDENING**  
**TYPICAL SECTION B**  
-NTS-

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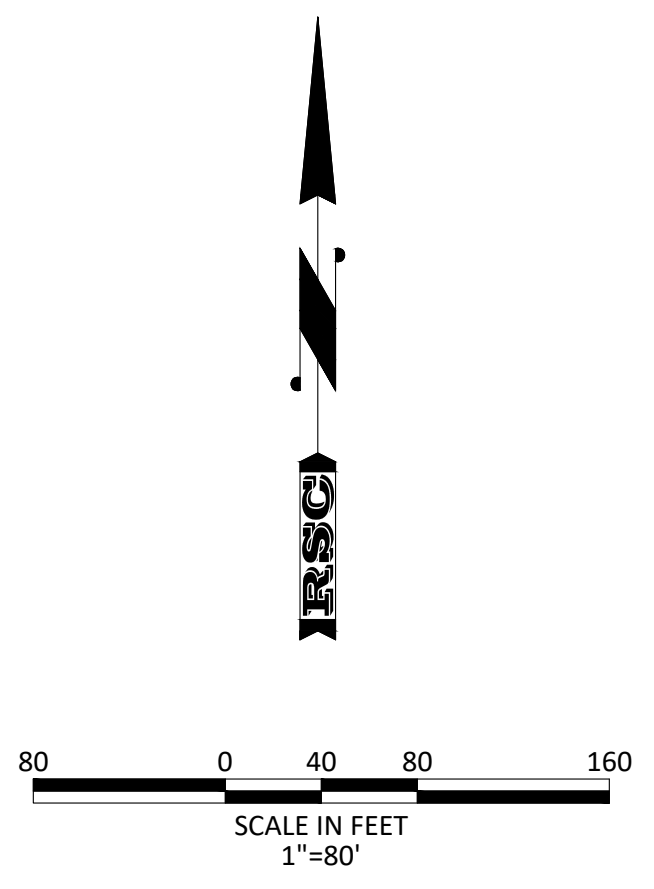
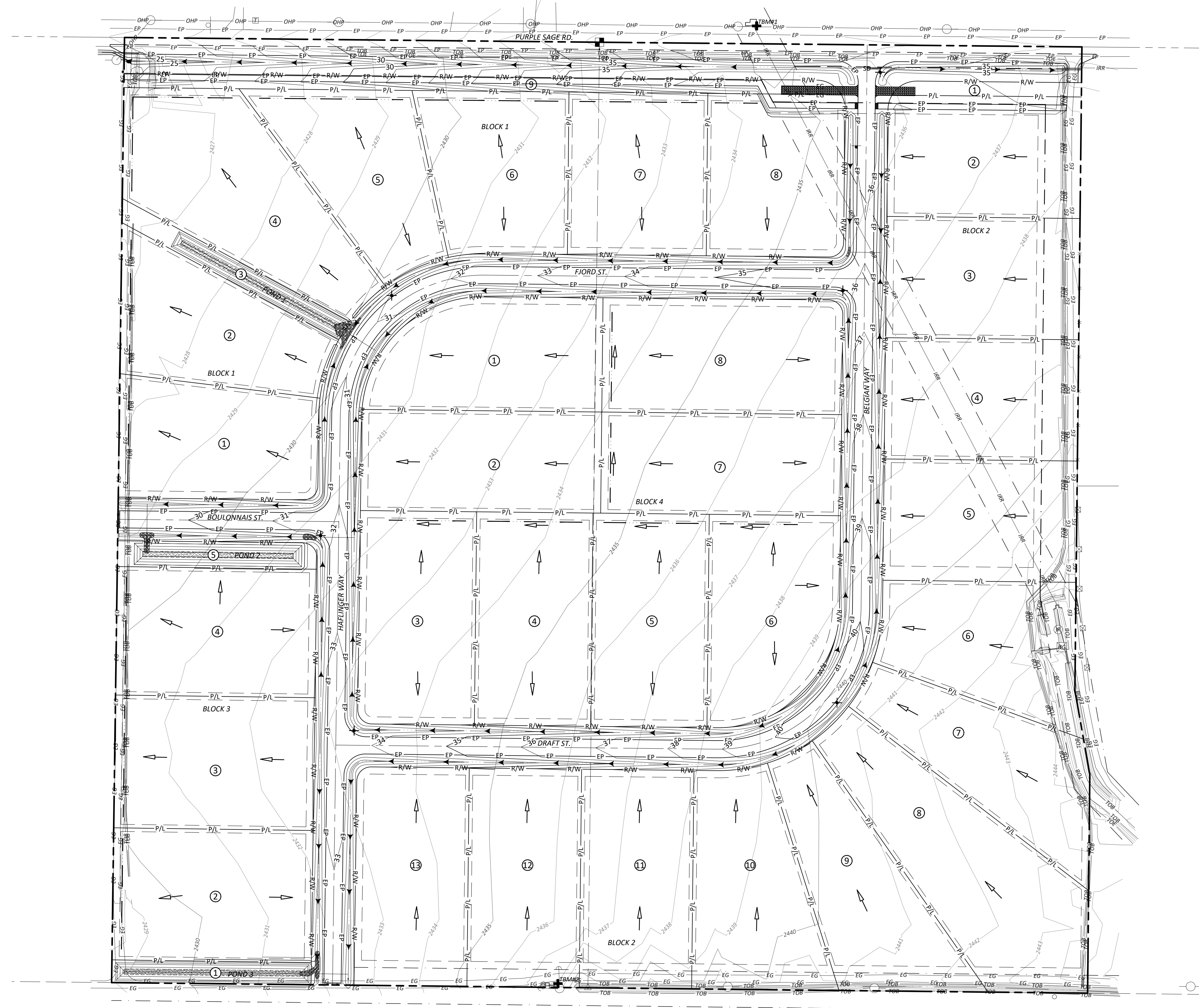
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Project Name  
**COUNTRY SAGE RANCHES SUBDIVISION**  
**CANYON COUNTY, IDAHO**

Sheet Name  
**DETAILS**

Stamp  
**PROFESSIONAL ENGINEER**  
**DERRITT KERNER**  
**17887**  
**1-8-22**  
**STATE OF IDAHO**

Project No. 20-30  
Drawn By: JF  
Date: January 8, 2022  
Sheet No. **19**  
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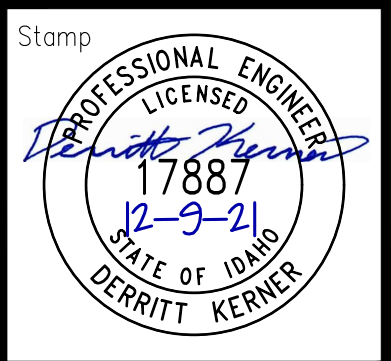
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Project Name  
**COUNTRY SAGE RANCHES SUBDIVISION  
 CANYON COUNTY, IDAHO**

Sheet Name  
**OVERALL GRADING PLAN**



Project No. 20-30  
 Drawn By: JF  
 Date: December 9, 2021  
 Sheet No. **20**  
 20 of 20

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