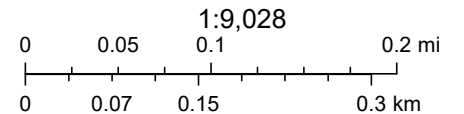


# Canyon County, ID Web Map



6/30/2023, 11:52:59 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Canyon County Imagery\_2019
- 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 111 N.11th Ave., Caldwell, ID 83605  
www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

### Owner(s) information:

Name: Southside Properties LLC Address: PO Box 344  
Telephone: (208) 888-9946 Fax (208) 888-9947 Email: taylor@westparkco.com  
City: Meridian State: ID Zip: 83642

*Greg Johnson* 10/16/20  
Signature: (Owners) Date:

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

### Applicant/Representative: Business Name:

Name: Westpark Co. inc  
Address: PO Box 344  
City: Meridian State: ID Zip: 83680  
Telephone: (208) 888-9946 Fax: (208) 888-9947

### Additional Contact if applicable: Business Name:

Name: Taylor Merrill  
Address: PO Box 344  
City: Meridian State: ID Zip: 83680  
Telephone: (208) 870-3432 Fax: (208) 888-9946

I certify this information is correct to the best of my knowledge.

*Taylor Merrill* Oct. 16.20  
Signature: (Applicant) Date

Engineer / Surveyor if applicable: Business Name: T-O Engineers  
Name: John Carpenter, P.E. Phone: (208) 442-6300  
Address: 332 N Broadmore Wy, Ste 101 Fax: (208) 466-0944  
City: Nampa State: ID Zip: 83687  
Email: taylor@westparkco.com

Site Information: Address: 0 Southside Blvd, Nampa, ID 83686 Total Acreage: 54.8

Tax Parcel Number(s): R2955200000, R29554010B0

Section: 14 Township: 2N Range: 2W Quarter Section: SE Zoning: R-1

Area of Impact: Nampa Subdivision: Osprey Estates Phase 1 Lot:  Block:

### Check application type:

#### ADMINISTRATIVE APPLICATIONS

- Assisted Care Facility
- Bed and Breakfast
- Day Care Facility
- Reduction Frontage, Easement, Road Lot
- Floodplain Development
- Home Business  New Application  Renewal
- Land Division Administrative
- Mineral Extraction short term
- Public Service Agency Telecom >75'
- Parcel Inquiry
- Property Boundary Adjustment
- Quasi-Public Use
- Sign
- Temporary Use  New Application  Renewal
- Utility Facility
- Variance up to 33%
- Wind Energy System Small
- Zoning Compliance Certificate

#### HEARING LEVEL APPLICATIONS

- Appeal
- Comprehensive Plan Change  Text  Map
- Conditional Use
- Conditional Use Modification
- Time Extension
- Variance
- Zoning Ordinance Amendment  Map  Text
- Road Name Change

#### SUBDIVISION APPLICATIONS

- Final Plat
- Short Plat
- Preliminary Plat
- Plat Amendment or Minor Replat
- Simple Changes to a Plat
- Vacation of Plat, Lot, Road, Easement

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
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Master Application must be accompanied with application check list

### LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. IN THE EVENT OF PLANT COUNT DISCREPANCY, PLANT SIZES SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SCHEDULE NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF CRUSHED SANDSTONE MULCH. SUBMIT SAMPLES FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR, BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMENITY EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH "AGRICULTURAL" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1/2" BELOW ADJACENT SURFACES OF TURF SEED AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, NESTS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL, OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.G.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.G.H.D. SIDEWALK.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

### TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM. FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL STRIP: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
  - LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
  - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF ADJACENT AREAS FOR SOIL AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

### WEED ABATEMENT NOTES:

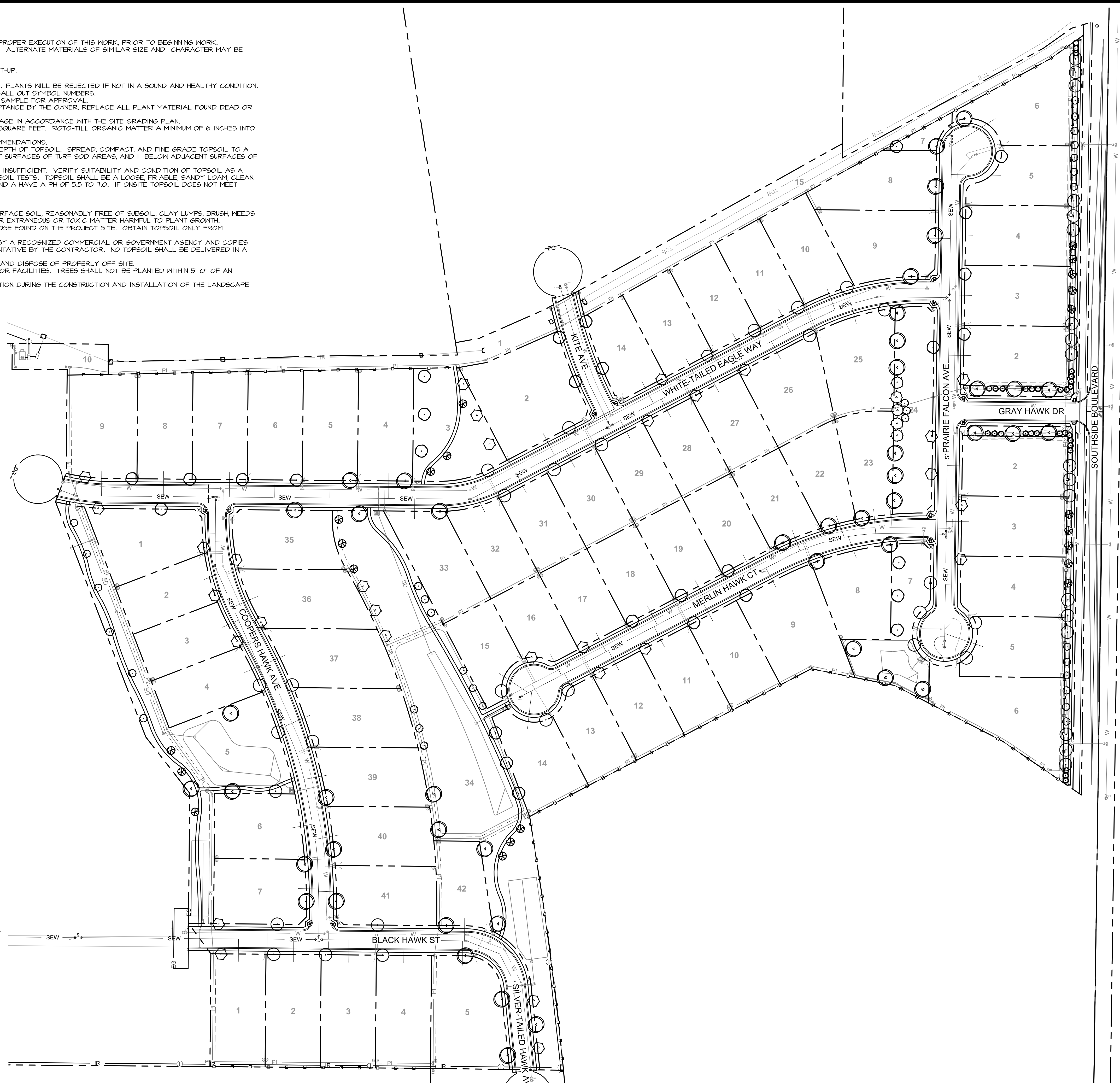
- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED CAPS.

### TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
  - UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

### LANDSCAPE AREA PREPARATION NOTES:

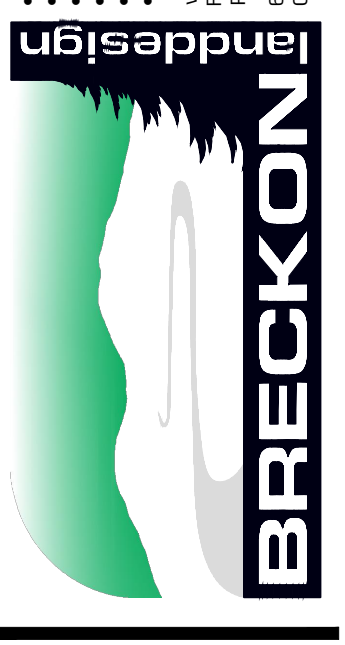
- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.



**OVERALL LANDSCAPE PLAN**  
 SCALE: 1" = 200'-0"  
 0 200 400 600



www.breckon.com  
 BRECKON  
 808-376-9183  
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 BRECKON NORTH GARDENWAY STREET  
 GARDEN CITY, IDAHO 83641



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**OSPREY MEADOWS SUBDIVISION NO. 1**  
**E LEWIS LN AND SOUTHSIDE BLVD**  
**NAMPA, IDAHO 83686**  
**OVERALL LANDSCAPE PLAN**



REVISIONS		
No.	Date	Description

PROJECT NO.: 19083  
 DRAWN BY: TC  
 CHECKED BY: JB  
 DATE: 12/4/2020  
 SHEET NUMBER

**L1.0**

100% CONSTRUCTION DOCUMENTS



**PLANT SCHEDULE**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
<b>DECIDUOUS SHADE TREES</b>						
41	AD	<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" CAL. B4B	45' H x 40' W	II
46	GT	<i>Edelweiss triacanthos</i> 'Imperial'	Imperial Honeylocust	2" CAL. B4B	30' H x 35' W	II
24	TT	<i>Tilia tomentosa</i> 'Sterling'	Sterling Linden	2" CAL. B4B	45' H x 35' W	II
31	ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2" CAL. B4B	45' H x 30' W	II
<b>CONIFEROUS TREES</b>						
5	AP	<i>Abies pinsapo</i>	Blue Spanish Fir	6-7" B4B	50' H x 30' W	
30	PA	<i>Picea abies</i> 'Cupressina'	Columnar Norway Spruce	6-7" B4B	30' H x 10' W	
<b>ORNAMENTAL FLOWERING TREES</b>						
22	AG	<i>Acer ginnala</i> 'Flame'	Flame Maple	2" CAL. B4B	20' H x 20' W	I
14	MS	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2" CAL. B4B	25' H x 20' W	I
12	PV	<i>Prunus virginiana</i> 'Schubert'	Schubert Chokecherry	2" CAL. B4B	25' H x 20' W	I
<b>SHRUBS/PERENNIALS/ORNAMENTAL GRASSES</b>						
54	CB	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#5	5' H x 5' W	
22	CD	<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	#2	2' H x 1' W	
61	EA	<i>Eriogonum alatum</i> 'Compactus'	Dwarf Burning Bush	#5	6' H x 5' W	
14	MA	<i>Mahonia aquifolium</i> 'Compactus'	Compact Oregon Grape	#2	3' H x 4' W	
53	PO	<i>Physocarpus opulifolius</i> 'Seavard'	Summer Wine Ninebark	#5	5' H x 5' W	
51	PH	<i>Pinus mugo</i> 'Pumillo'	Pumillo Dwarf Mugo Pine	#5	5' H x 5' W	
30	RA	<i>Rhus aromatica</i> 'Smo-Low'	Smolow Sumac	#2	2' H x 5' W	
46	WF	<i>Wielgia florida</i> 'Minuet'	Minuet Wiegelia	#2	3' H x 5' W	

NOTE: NAMPA, IDAHO IS CLASSIFIED AS USDA ZONE 7A.

**LANDSCAPE REQUIREMENTS**

**SOUTHSIDE BLVD BUFFER**

Requirements: PER CITY OF NAMPA CODES 10-21-6-J & 10-33-4

25' BUFFER	LENGTH	TREES REQUIRED	TREES PROVIDED
1 TREE / 25 LF	1,450'	58	54
15 SHRUBS / 100 LF.		218	231

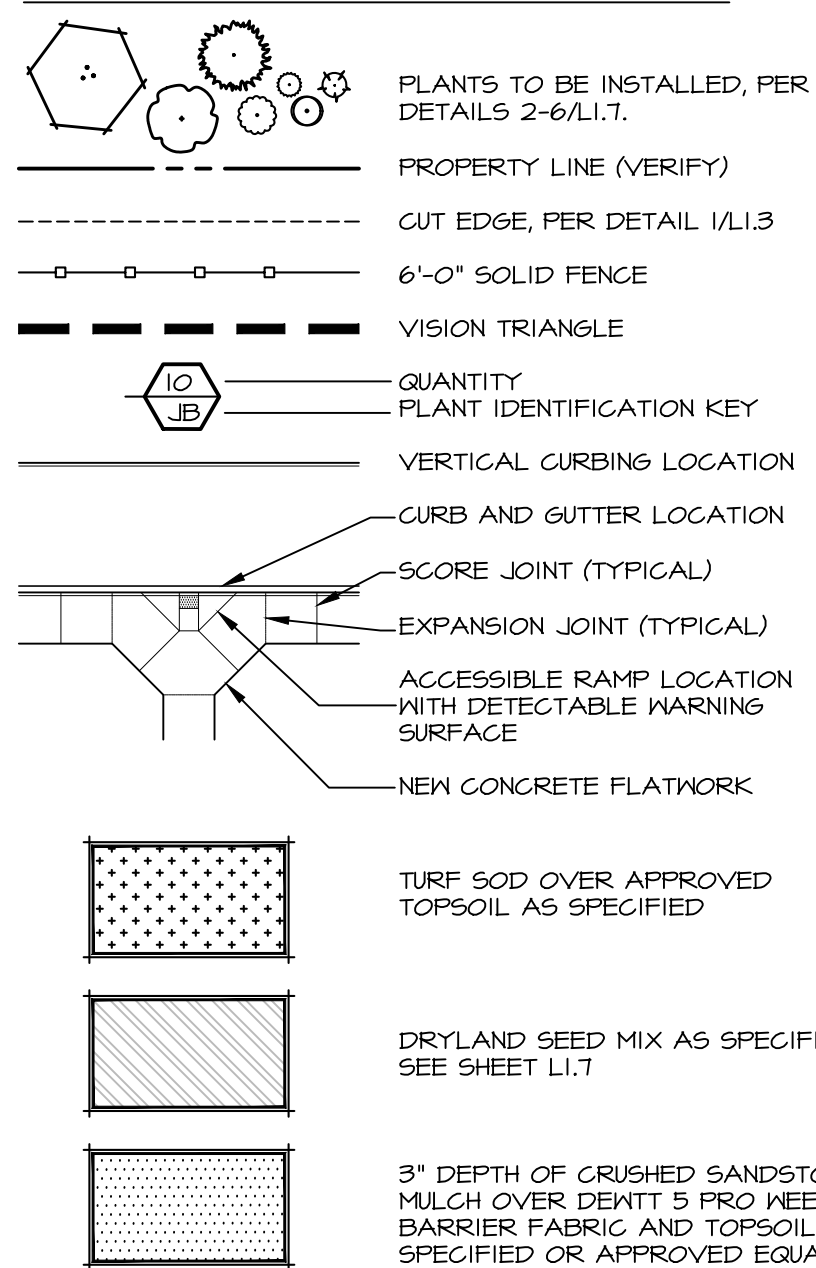
**EXTERIOR FENCING REQUIREMENTS**

Requirements: PER CITY OF NAMPA CODES 10-21-6-J-3 & 4

6'-0" HIGH SOLID FENCE ABUTTING NEIGHBORING PROPERTIES (4,924' TOTAL LENGTH OF FENCE)

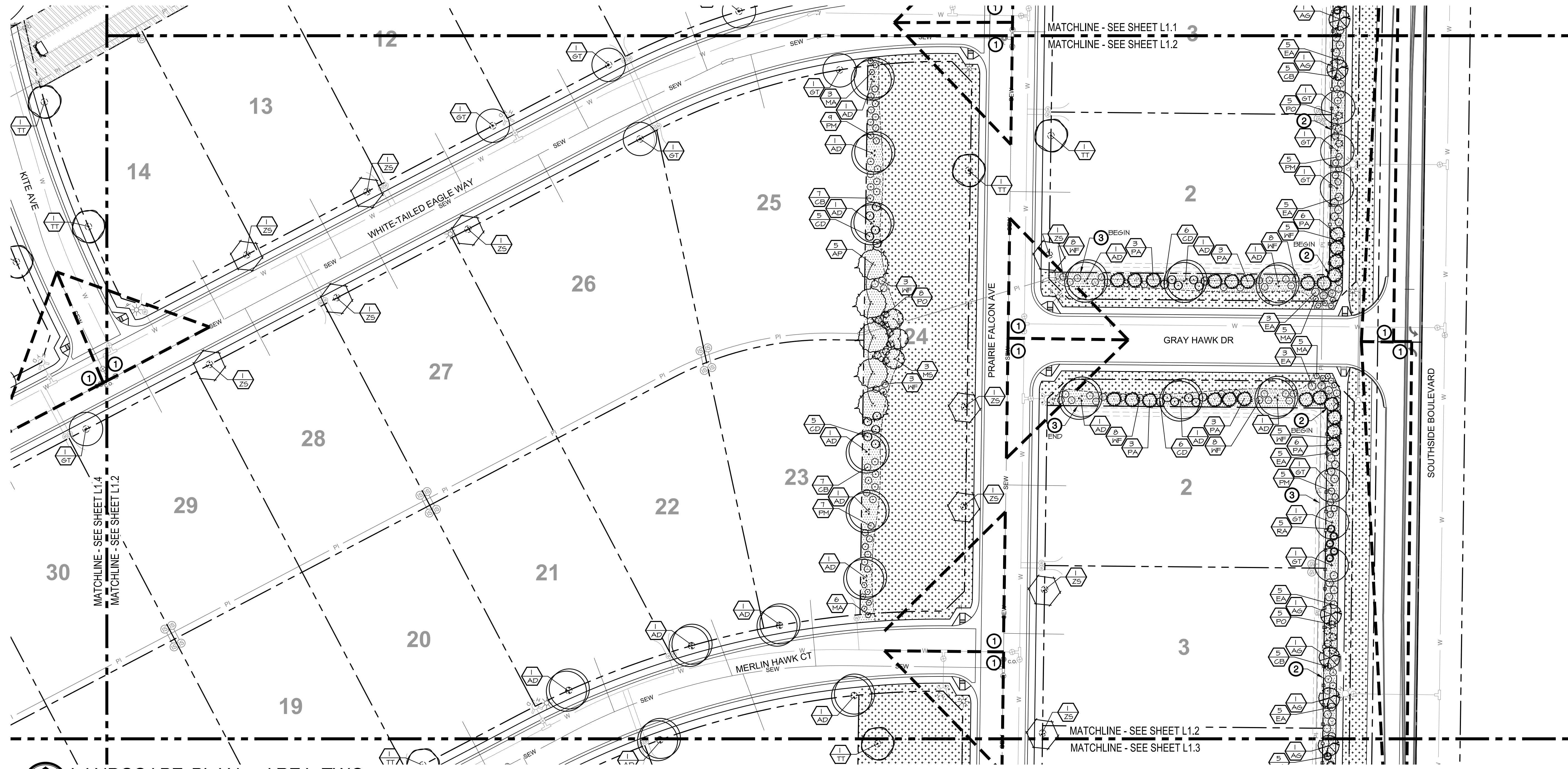
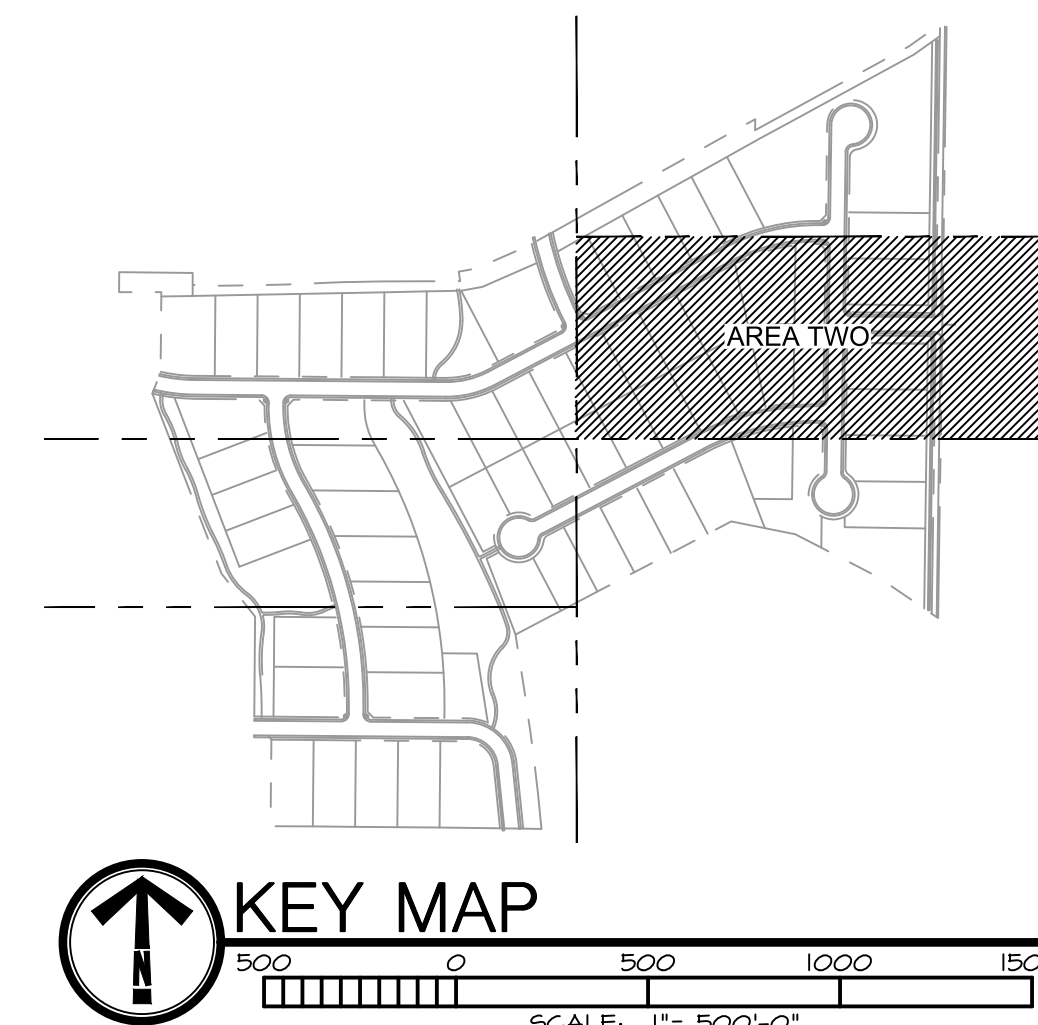
NOTE: DRIVE ENTRANCES NOT INCLUDED IN STREET BUFFER CALCULATIONS

**LANDSCAPE LEGEND**

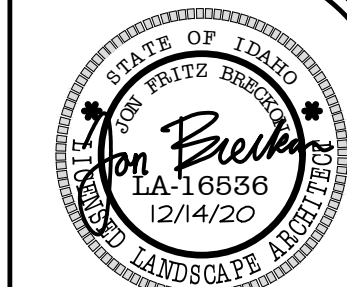


**CALLOUT LEGEND**

- VISION TRIANGLE
- PROPOSED 6'-0" SOLID FENCING, COLOR PER OWNER, SEE DETAIL 2/L1.7.
- 3' HIGH LANDSCAPE BERM AT 3:1 SLOPE, PEAK OF BERM TO BE ON THE PROPERTY LINE.
- PROPOSED 6'-0" WIDE WALKING PATHWAY



**LANDSCAPE PLAN - AREA TWO**



**BRECKON**

ubigapppue

Civil Engineering  
Landscape Architecture  
Graphic Communication  
Interior Design  
Land Planning

www.breckonidaho.com  
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888 North Greenwood Street  
Coeur d'Alene, Idaho 83814

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**OSPREY MEADOWS SUBDIVISION NO. 1**  
**E LEWIS LN AND SOUTHSIDE BLVD**  
**NAMPA, IDAHO 83686**  
**LANDSCAPE PLAN - AREA TWO**



REVISIONS

No.	Date	Description

PROJECT NO.: 19083  
 DRAWN BY: TC  
 CHECKED BY: JB  
 DATE: 12/4/2020

SHEET NUMBER  
**L1.2**

100% CONSTRUCTION DOCUMENTS

**PLANT SCHEDULE**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
<b>DECIDUOUS SHADE TREES</b>						
47	AD	Acer platanoides 'Deborah'	Deborah Norway Maple	2" CAL. B4B	45' H x 40' W	II
46	GT	Edilitia triacanthos 'Imperial'	Imperial Honeylocust	2" CAL. B4B	30' H x 35' W	II
24	TT	Tilia tomentosa 'Sterling'	Sterling Linden	2" CAL. B4B	45' H x 35' W	II
31	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B4B	45' H x 30' W	II
<b>CONIFEROUS TREES</b>						
5	AP	Abies pinsapo	Blue Spanish Fir	6-7" B4B	50' H x 30' W	
30	PA	Picea abies 'Cupressina'	Columnar Norway Spruce	6-7" B4B	30' H x 10' W	
<b>ORNAMENTAL FLOWERING TREES</b>						
22	AG	Acer ginnala 'Flame'	Flame Maple	2" CAL. B4B	20' H x 20' W	I
14	MS	Malus x 'Spring Snow'	Spring Snow Crabapple	2" CAL. B4B	25' H x 20' W	I
12	PV	Prunus virginiana 'Schubert'	Schubert Chokecherry	2" CAL. B4B	25' H x 20' W	I
<b>SHRUBS/PERENNIALS/ORNAMENTAL GRASSES</b>						
54	CB	Cornus alba 'Bailhala'	Ivory Halo Dogwood	#5	5' H x 5' W	
22	CD	Cotoneaster dammeri	Bearberry Cotoneaster	#2	2' H x 1' W	
61	EA	Eriogonum albus 'Compactus'	Dwarf Burning Bush	#5	6' H x 5' W	
14	MA	Mahonia aquifolium 'Compactum'	Compact Oregon Grape	#2	3' H x 4' W	
53	PO	Physocarpus opulifolius 'Seavard'	Summer Kline Ninebark	#5	5' H x 5' W	
51	PH	Pinus mugo 'Pumila'	Pumilo Dwarf Mugo Pine	#5	5' H x 5' W	
30	RA	Rhus aromatica 'Smo-Low'	Smo-Low Sumac	#2	2' H x 5' W	
46	WF	Wielgela florida 'Minuet'	Minuet Weigela	#2	3' H x 5' W	

NOTE: NAMPA, IDAHO IS CLASSIFIED AS USDA ZONE 7A.

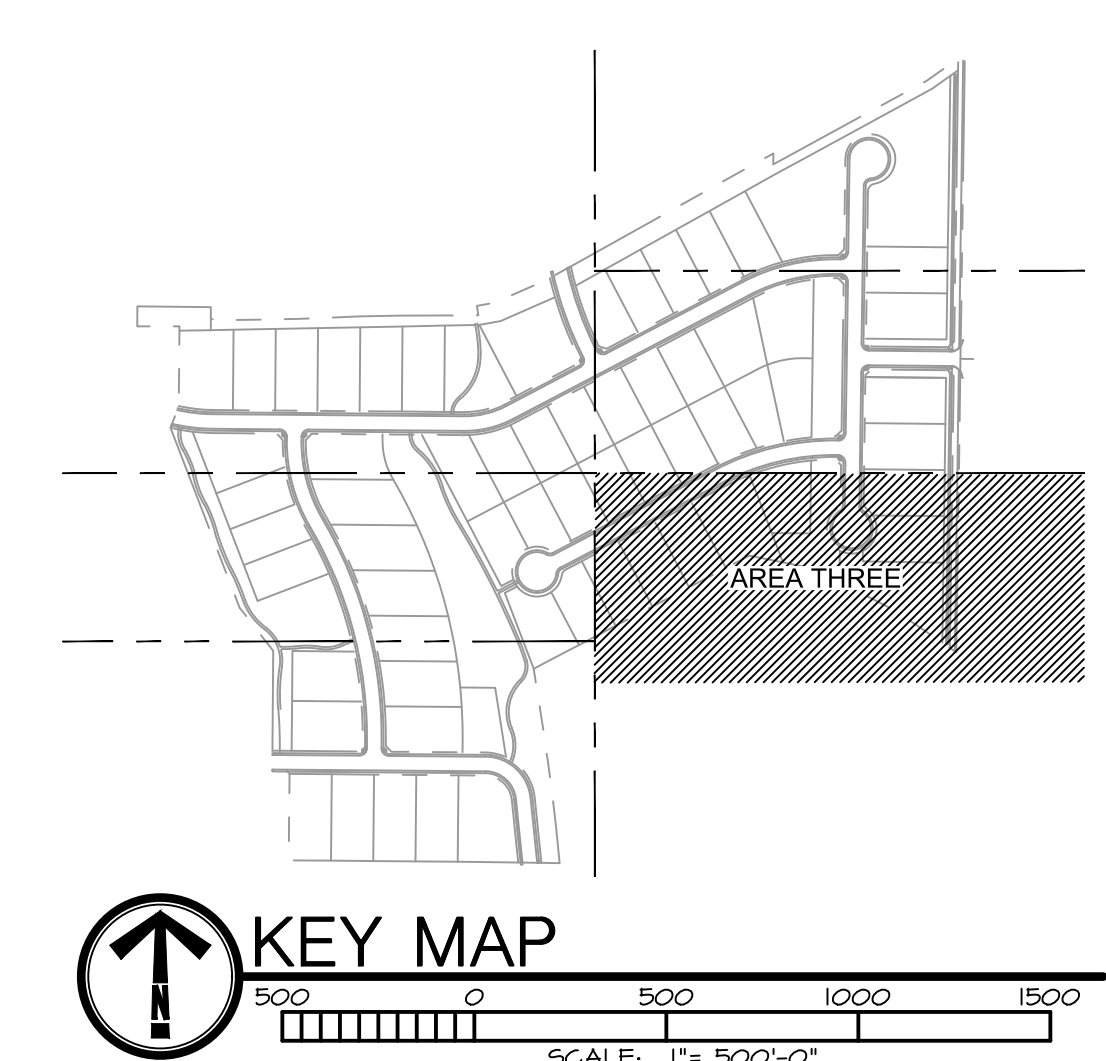
**LANDSCAPE REQUIREMENTS**

SOUTHSIDE BLVD BUFFER			
Requirements:	PER CITY OF NAMPA CODES 10-21-6-J & 10-33-4		
25' BUFFER	LENGTH	TREES REQUIRED	TREES PROVIDED
1 TREE / 25 LF	1,450'	58	54
15 SHRUBS / 100 LF.		SHRUBS REQUIRED	SHRUBS PROVIDED
		218	231

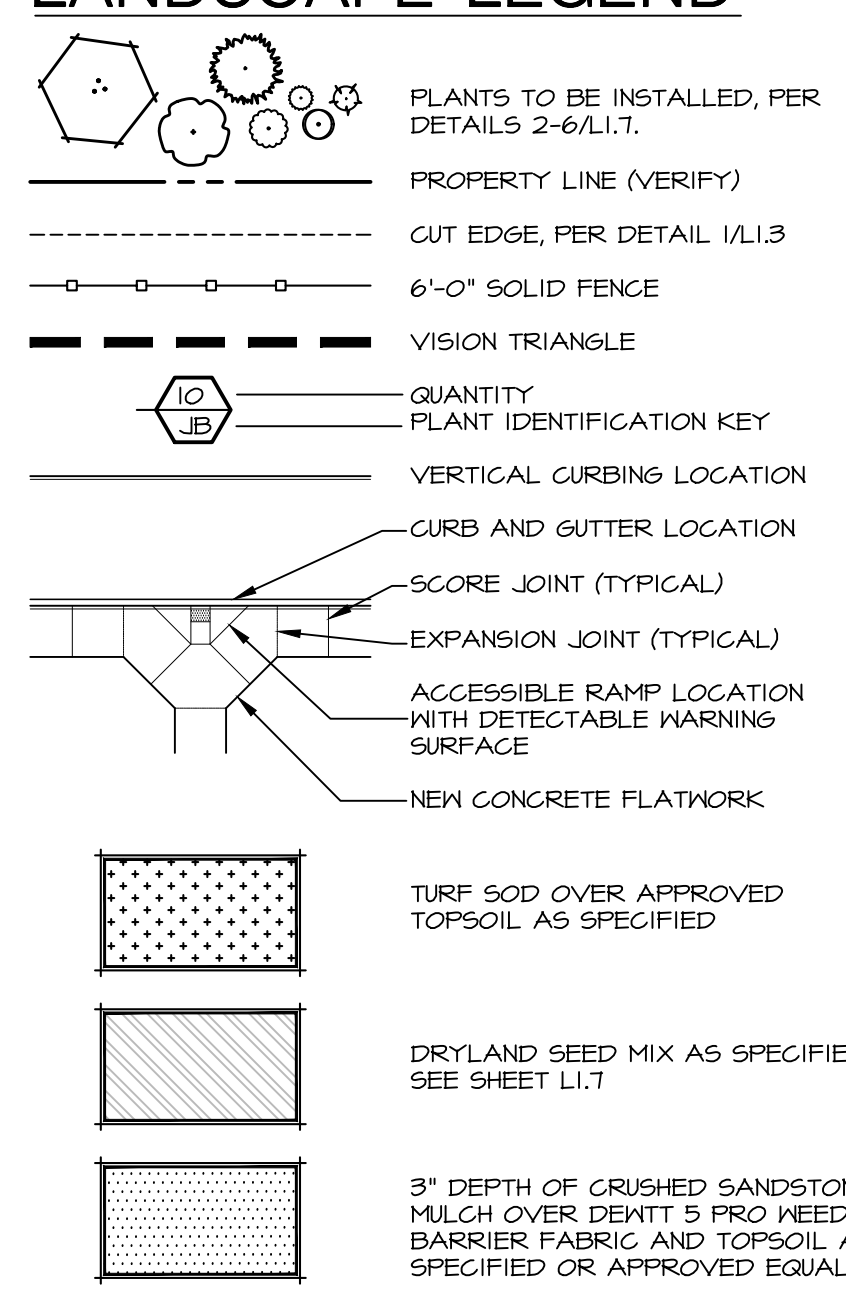
**EXTERIOR FENCING REQUIREMENTS**

Requirements: PER CITY OF NAMPA CODES 10-21-6-J-3 & 4  
6'-0" HIGH SOLID FENCE ABUTTING NEIGHBORING PROPERTIES (4,924' TOTAL LENGTH OF FENCE)

NOTE: DRIVE ENTRANCES NOT INCLUDED IN STREET BUFFER CALCULATIONS

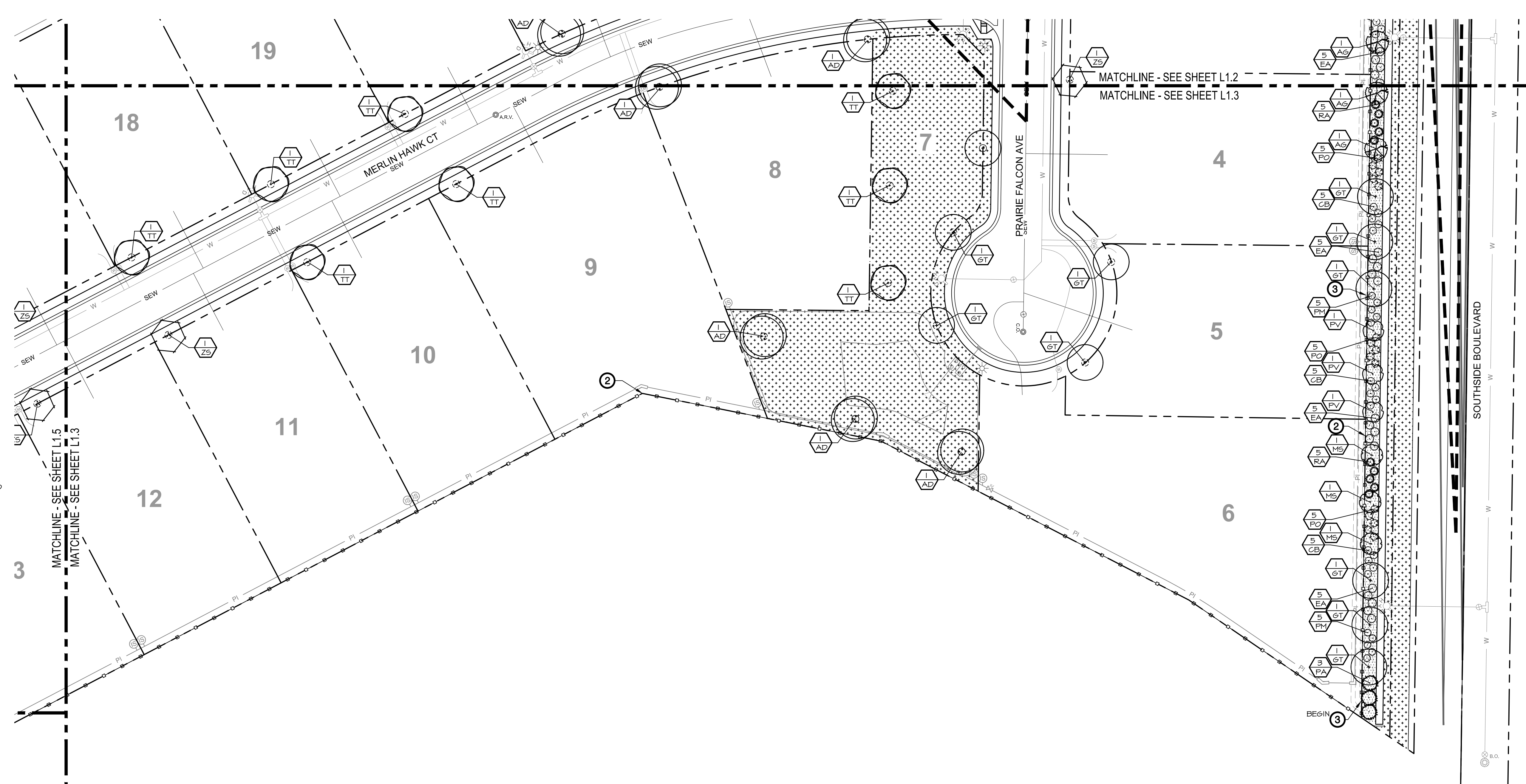


**LANDSCAPE LEGEND**



**CALLOUT LEGEND**

- ① VISION TRIANGLE
- ② PROPOSED 6'-0" SOLID FENCING, COLOR PER OWNER, SEE DETAIL 2/L1.7.
- ③ 3' HIGH LANDSCAPE BERM AT 3:1 SLOPE. PEAK OF BERM TO BE ON THE PROPERTY LINE.
- ④ PROPOSED 6'-0" WIDE WALKING PATHWAY



**LANDSCAPE PLAN - AREA THREE**  
SCALE: 1" = 40'-0"

**BRECKON**  
BRECKON LAND DESIGN, INC.  
12/4/20  
6836

www.breckonlanddesign.com  
Phone: 808-976-9183  
BBB North Greenwood Street  
Garden City, Idaho 83714

**OSPREY MEADOWS SUBDIVISION NO. 1**  
**E LEWIS LN AND SOUTHSIDE BLVD**  
**NAMPA, IDAHO 83686**  
**LANDSCAPE PLAN - AREA THREE**

**811**  
Know what's below. Call before you dig. CALL 811 BEFORE YOU DIG. GRADE, OR EXCAVATE. MARKING OF MEMBER UTILITIES.

REVISIONS		
No.	Date	Description

PROJECT NO.: 19083  
DRAWN BY: TC  
CHECKED BY: JB  
DATE: 12/4/2020  
SHEET NUMBER: L13

100% CONSTRUCTION DOCUMENTS



**PLANT SCHEDULE**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
<b>DECIDUOUS SHADE TREES</b>						
41	AD	<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" CAL. B4B	45' H x 40' W	II
46	GT	<i>Eleditsia triacanthos</i> 'Imperial'	Imperial Honeylocust	2" CAL. B4B	30' H x 35' W	II
24	TT	<i>Tilia tomentosa</i> 'Sterling'	Sterling Linden	2" CAL. B4B	45' H x 35' W	II
31	ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2" CAL. B4B	45' H x 30' W	II
<b>CONIFEROUS TREES</b>						
5	AP	<i>Abies pinsapo</i>	Blue Spanish Fir	6-7" B4B	50' H x 30' W	
30	PA	<i>Picea abies</i> 'Cupressina'	Columnar Norway Spruce	6-7" B4B	30' H x 10' W	
<b>ORNAMENTAL FLOWERING TREES</b>						
22	AG	<i>Acer ginnala</i> 'Flame'	Flame Maple	2" CAL. B4B	20' H x 20' W	I
14	MS	<i>Malus x 'Spring Snow'</i>	Spring Snow Crabapple	2" CAL. B4B	25' H x 20' W	I
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54	CB	<i>Cornus alba</i> 'Bailhala'	Ivory Halo Dogwood	#5	5' H x 5' W	
22	CD	<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	#2	2' H x 1' W	
61	EA	<i>Eriogonum alatum</i> 'Compactum'	Dwarf Burning Bush	#5	6' H x 9' W	
14	MA	<i>Mahonia aquifolium</i> 'Compactum'	Compact Oregon Grape	#2	3' H x 4' W	
53	PO	<i>Physocarpus opulifolius</i> 'Seakard'	Summer Wine Ninebark	#5	5' H x 5' W	
51	PH	<i>Pinus mugo</i> 'Pumila'	Pumilo Dwarf Mugo Pine	#5	5' H x 5' W	
30	RA	<i>Rhus aromatica</i> 'Smo-Low'	Smo-Low Sumac	#2	2' H x 9' W	
46	WF	<i>Weigela florida</i> 'Minuet'	Minuet Weigela	#2	3' H x 5' W	

NOTE: NAMPA, IDAHO IS CLASSIFIED AS USDA ZONE 7A.

**LANDSCAPE REQUIREMENTS**

**SOUTHSIDE BLVD BUFFER**

Requirements: PER CITY OF NAMPA CODES 10-21-6-J & 10-33-4

25' BUFFER	LENGTH	TREES REQUIRED	TREES PROVIDED
1 TREE / 25 LF	1,450'	58	54
15 SHRUBS / 100 LF.		218	231

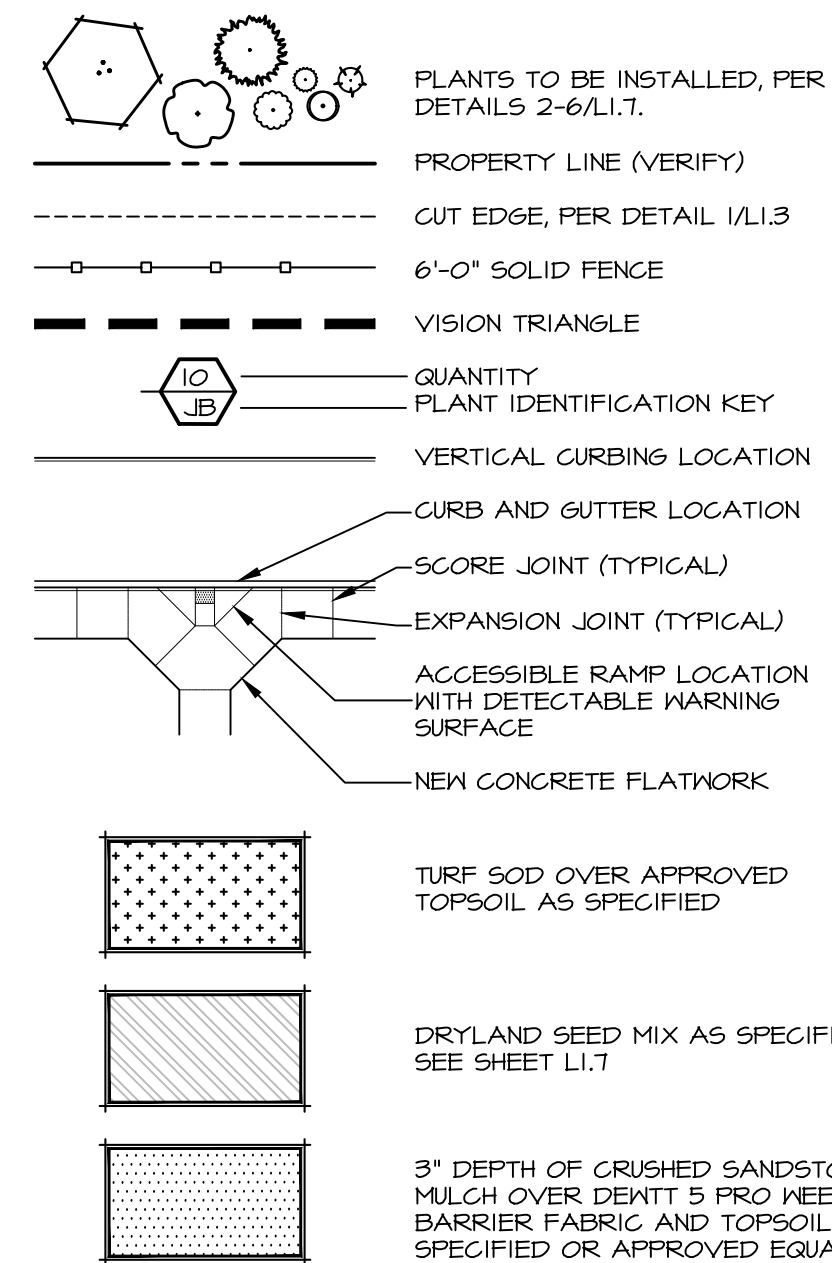
**EXTERIOR FENCING REQUIREMENTS**

Requirements: PER CITY OF NAMPA CODES 10-21-6-J-3 & 4

6'-0" HIGH SOLID FENCE ABUTTING NEIGHBORING PROPERTIES (4,924' TOTAL LENGTH OF FENCE)

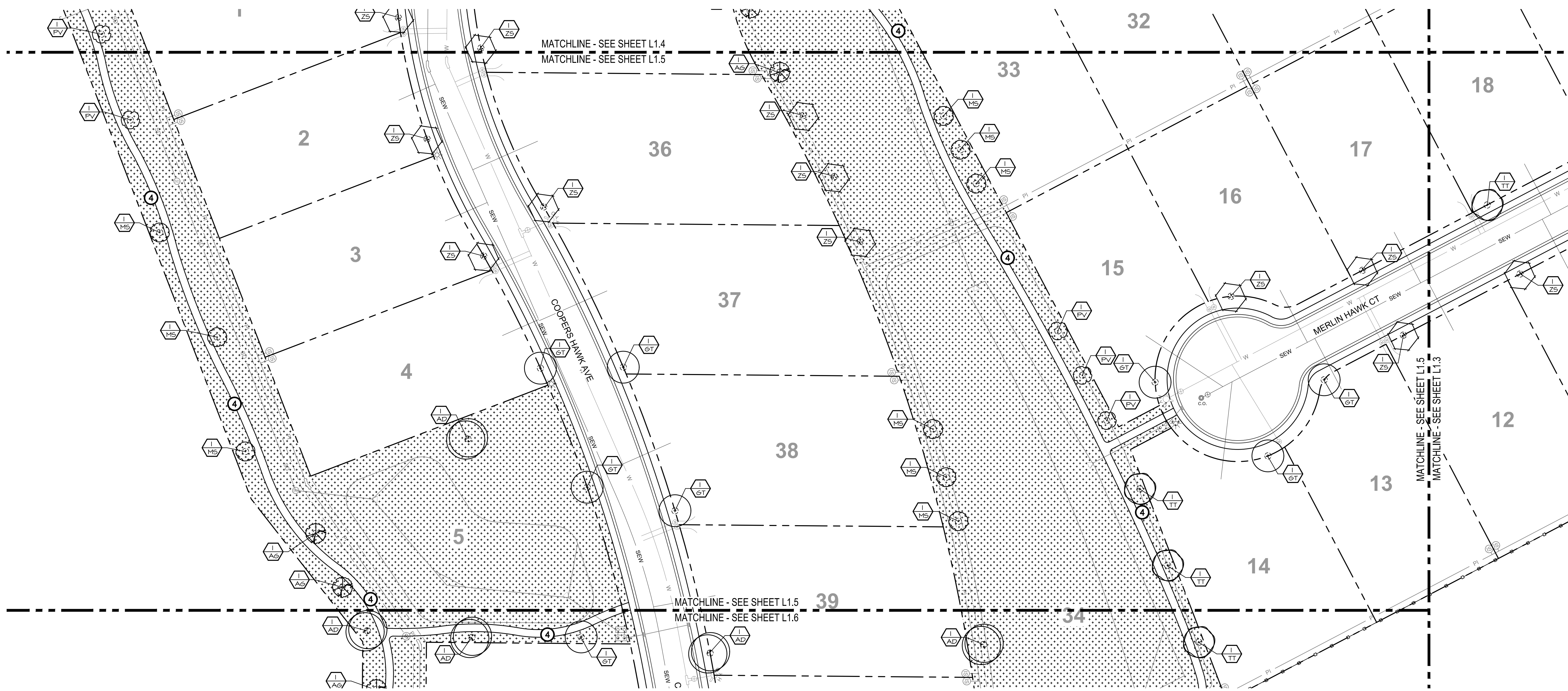
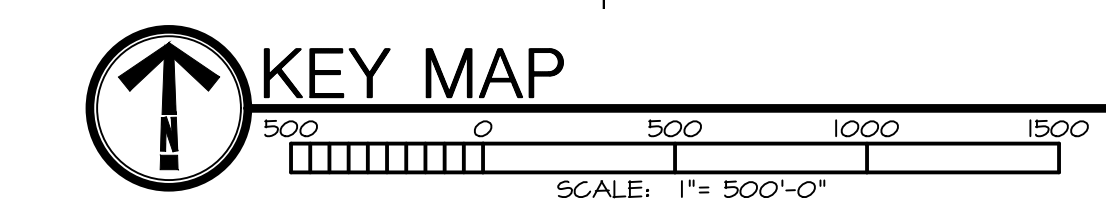
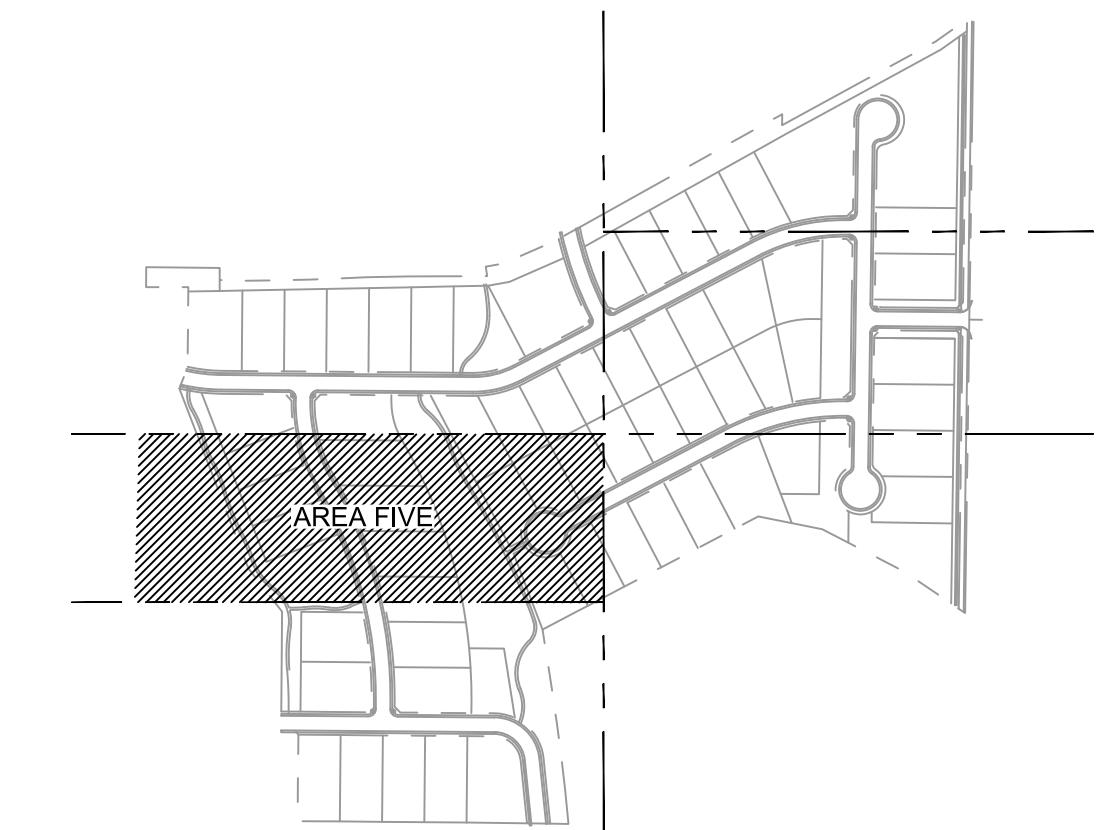
NOTE: DRIVE ENTRANCES NOT INCLUDED IN STREET BUFFER CALCULATIONS

**LANDSCAPE LEGEND**

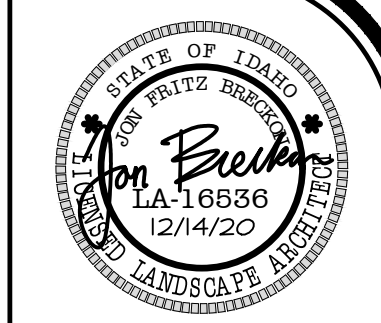


**CALLOUT LEGEND**

- VISION TRIANGLE
- PROPOSED 6'-0" SOLID FENCING, COLOR PER OWNER, SEE DETAIL 2/L1.7.
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- PROPOSED 6'-0" WIDE WALKING PATHWAY



**LANDSCAPE PLAN - AREA FIVE**  
SCALE: 1"= 40'-0"



**BRECKON**

1635 North Greenwood Street  
Coeur d'Alene, Idaho 83814  
Phone: 208-776-9183  
www.breckonlandscape.com

• Civil Engineering  
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**OSPREY MEADOWS SUBDIVISION NO. 1**  
**E LEWIS LN AND SOUTHSIDE BLVD**  
**NAMPA, IDAHO 83686**  
**LANDSCAPE PLAN - AREA FIVE**



REVISIONS

No.	Date	Description

PROJECT NO.: 19083  
DRAWN BY: TC  
CHECKED BY: JB  
DATE: 12/4/2020

SHEET NUMBER  
**L15**



### PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	CLASS
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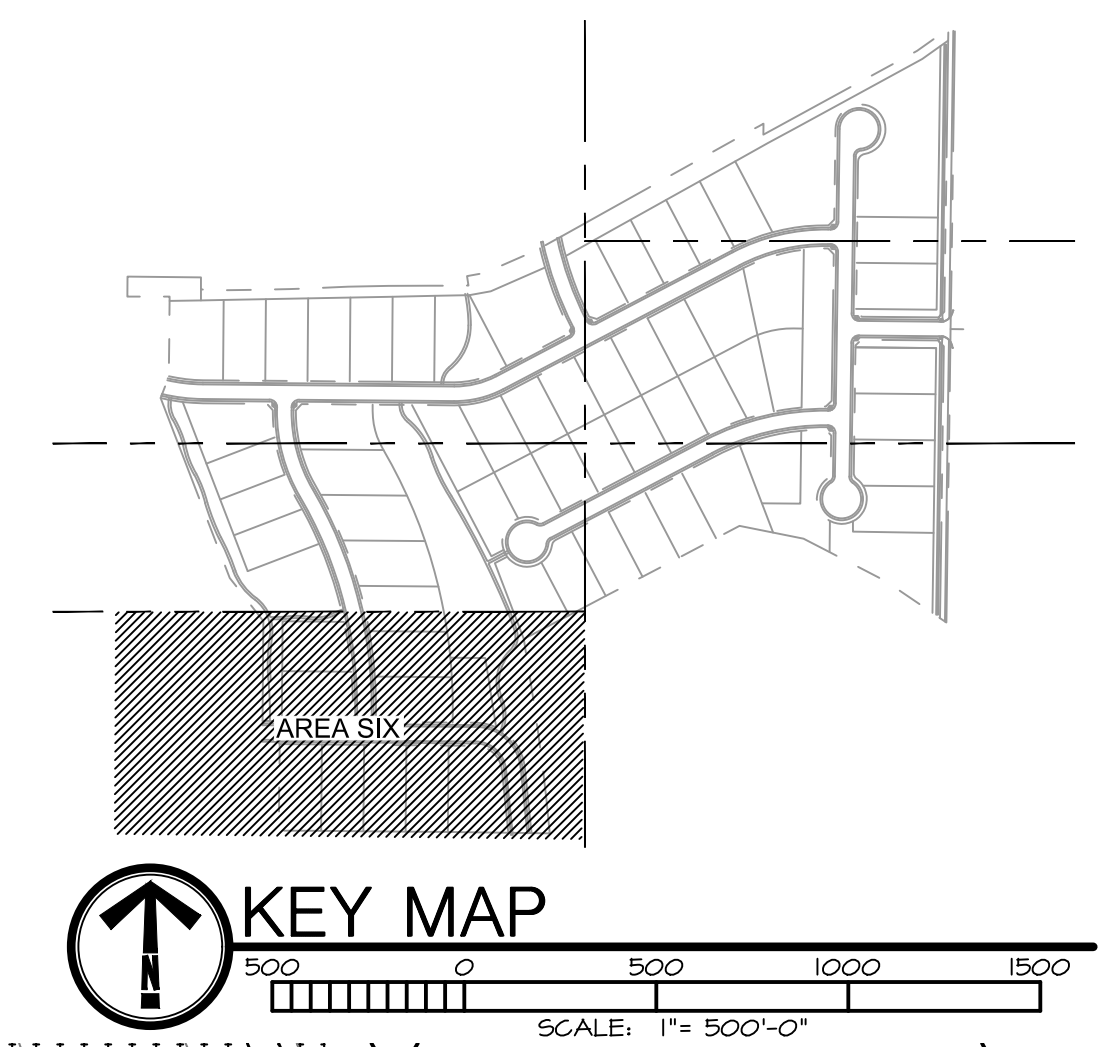
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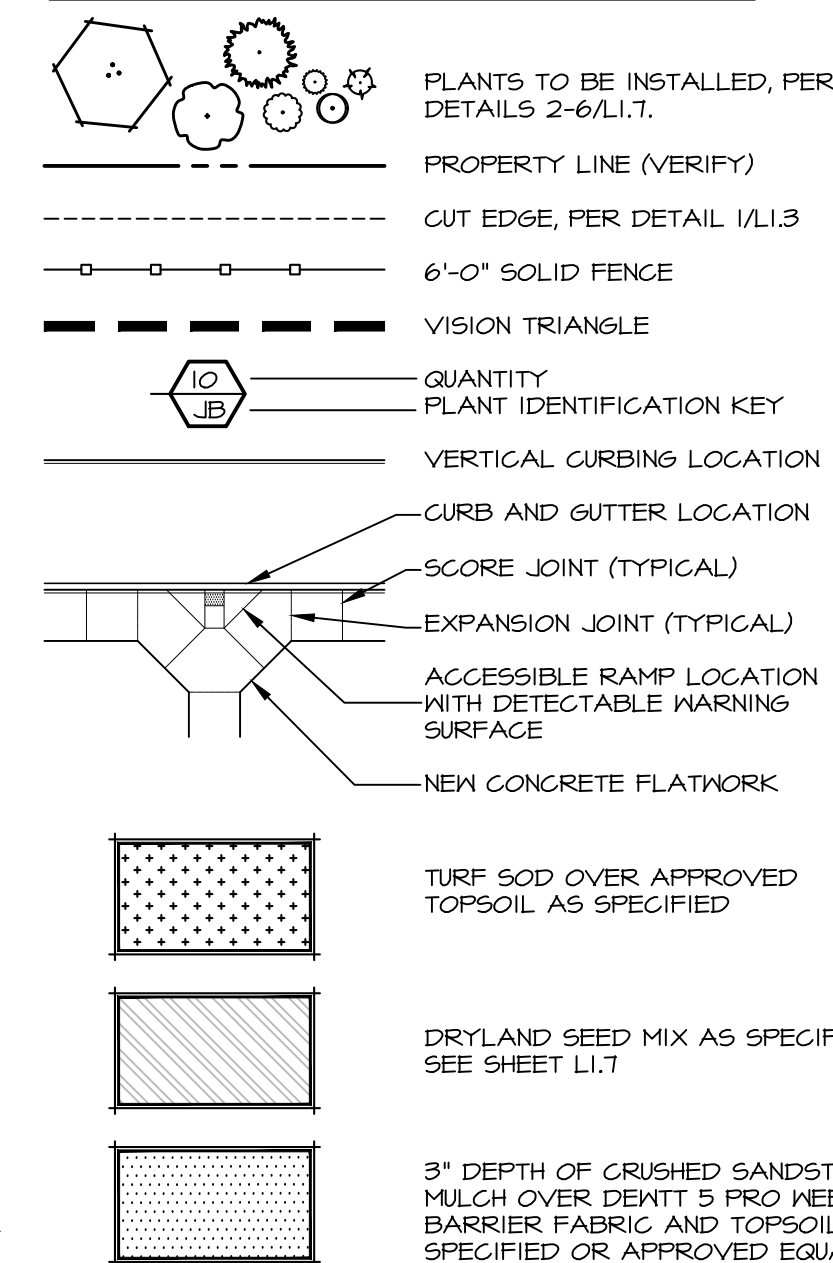
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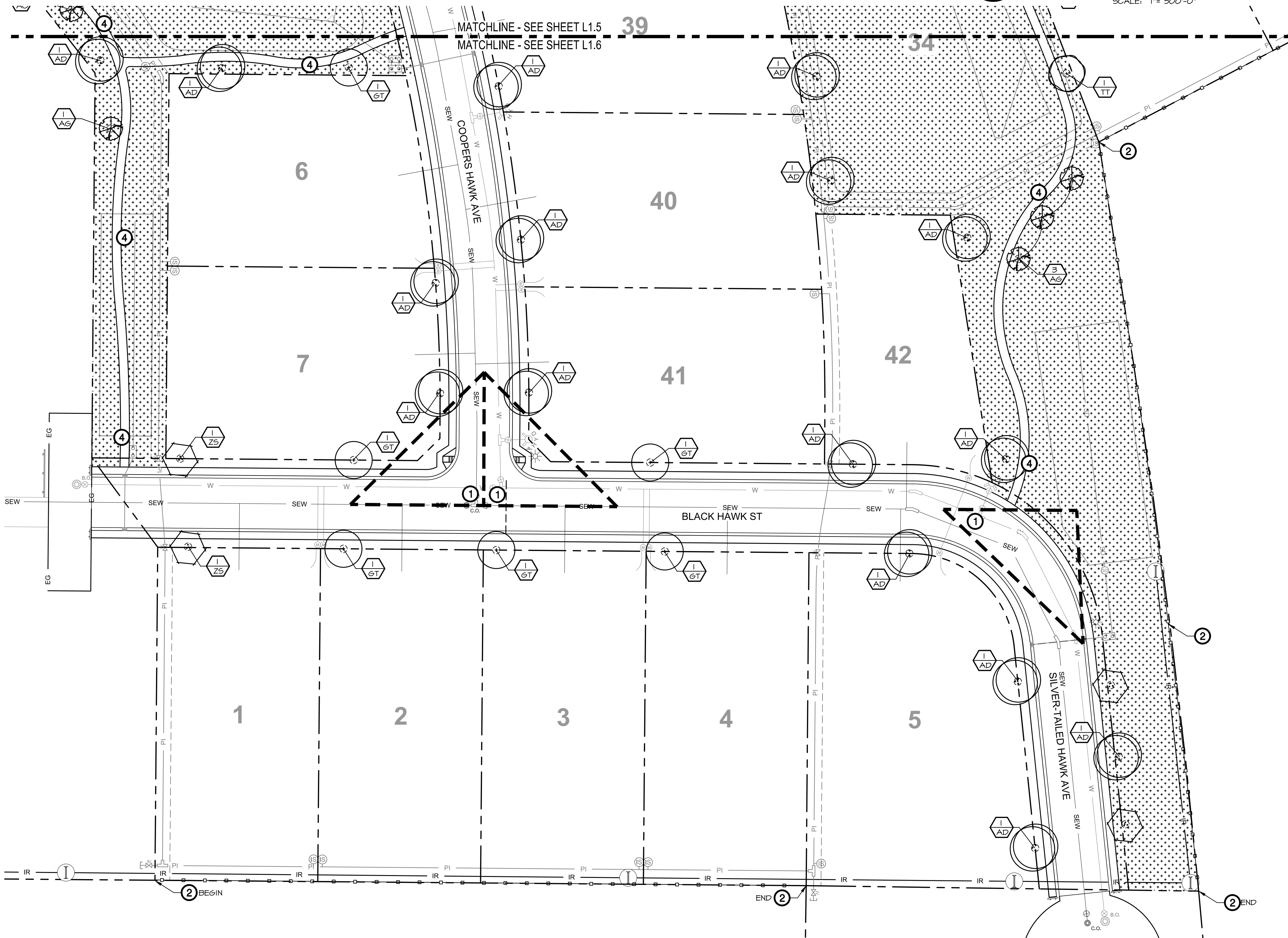


### LANDSCAPE LEGEND



### CALLOUT LEGEND

- ① VISION TRIANGLE
- ② PROPOSED 6'-0" SOLID FENCING, COLOR PER OWNER, SEE DETAIL 2/L1.7.
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- ④ PROPOSED 6'-0" WIDE WALKING PATHWAY



**LANDSCAPE PLAN - AREA SIX**



**ubigapppue**

**BRECKON**

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Landscape Architecture  
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Interior Design  
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**OSPREY MEADOWS SUBDIVISION NO. 1**  
**E LEWIS LN AND SOUTHSIDE BLVD**  
**NAMPA, IDAHO 83686**  
**LANDSCAPE PLAN - AREA SIX**



REVISIONS		
No.	Date	Description

PROJECT NO.: 19083  
 DRAWN BY: TC  
 CHECKED BY: JB  
 DATE: 12/4/2020

SHEET NUMBER  
**L16**

100% CONSTRUCTION DOCUMENTS

S:\\_projects\2019\19083 osprey subdivision\CAD\Sheets\19083\_Land\_Plan.dwg plotted by: Tyler Chambers on Mon, December 14, 2020 at 11:10 AM

# DRYLAND SEEDING REQUIREMENTS

## GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

## GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

## SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

## TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

## SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING. THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

### SEED MIXTURE

SEED MIXTURE	RATE, PURE LIVE SEED LBS / ACRE
WESTERN YARROW	0.20
FIRECRACKER PENSTEMON	0.40
BLUE FLAX	4.20
CALIFORNIA POPPY	4.20
SHEEP FESCUE	3.00
IDAHO FESCUE	4.00
SANDBURG BLUEGRASS	2.00
ROCKY MOUNTAIN PENSTEMON	2.00

TOTAL SEED INSTALL @ 20 LBS / ACRE

## FIBER MULCH MATERIAL

GROWN NUTRIBASE FROM QUATTRO ENVIRONMENTAL. A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

## ORGANIC SOIL AMENDMENT

GROWN NUTRIBOOST FROM QUATTRO ENVIRONMENTAL (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

## TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE. GRANITE SEED (647) WEST 2100 NORTH P.O. BOX 177 LEHI, UTAH 84043 1-800-760-4433 (OR APPROVED EQUAL)

## HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

## MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WARNING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

## SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDINGS' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

## WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

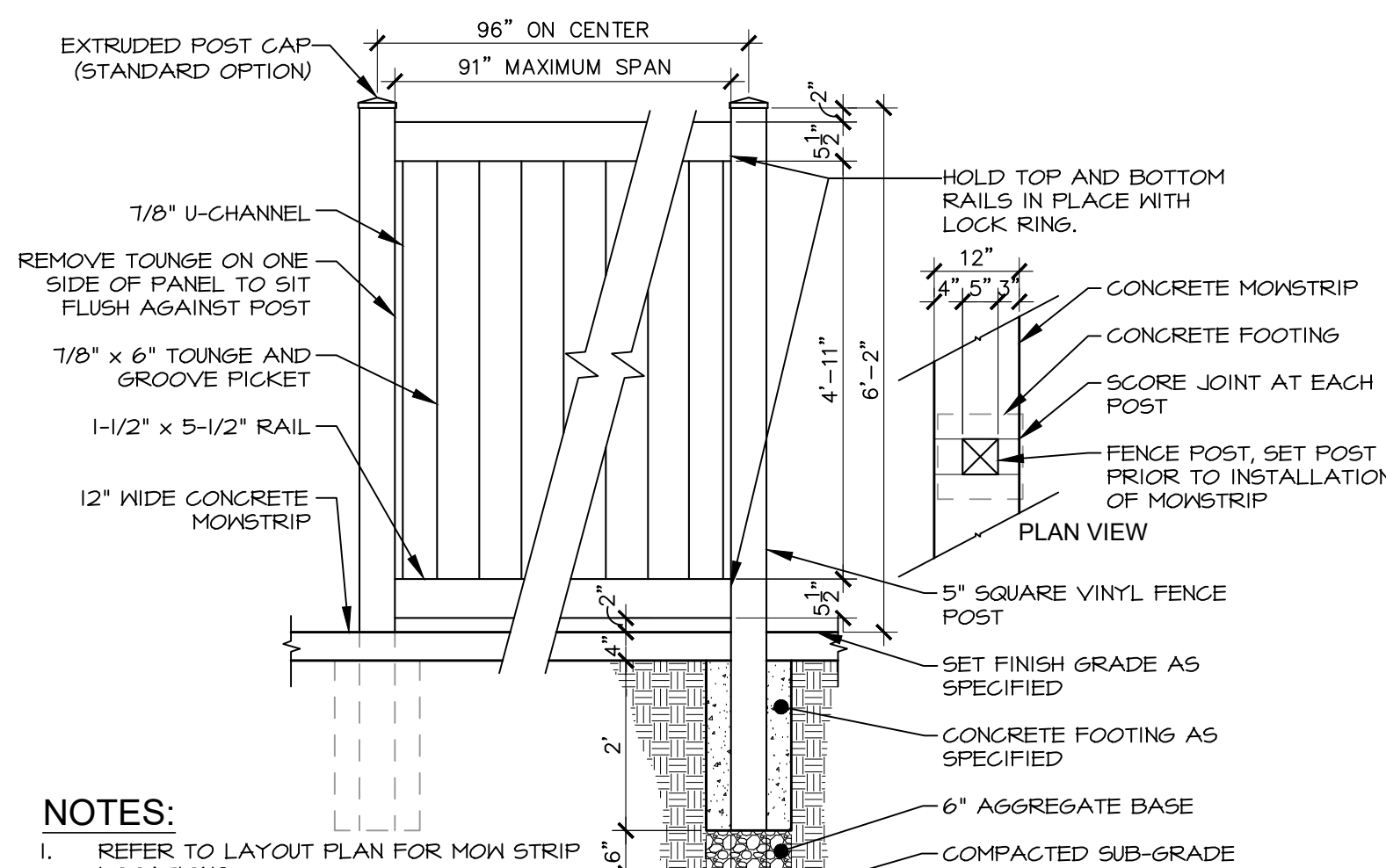
## FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

## EROSION CONTROL

UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

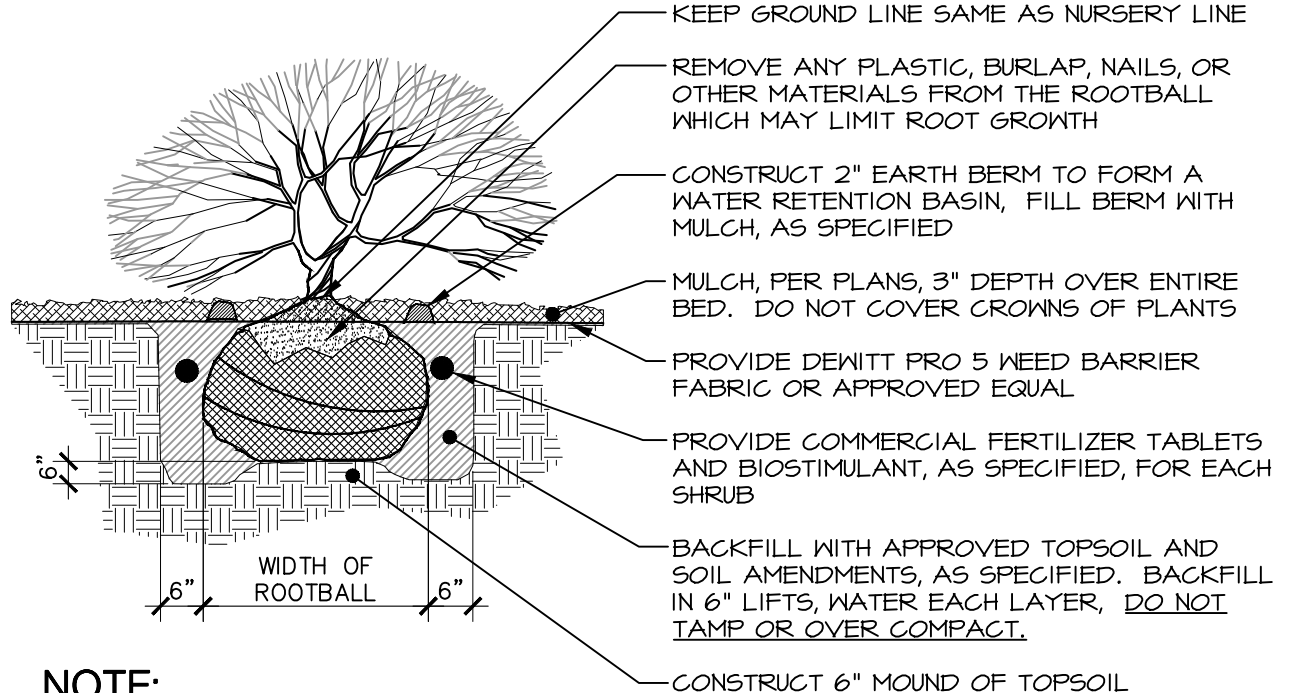


### NOTES:

- REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
- SCORE JOINTS @ 10' O.C. OR AT EACH POST.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 1 VINYL FENCE PANEL

SCALE: 1/2" = 1'-0"

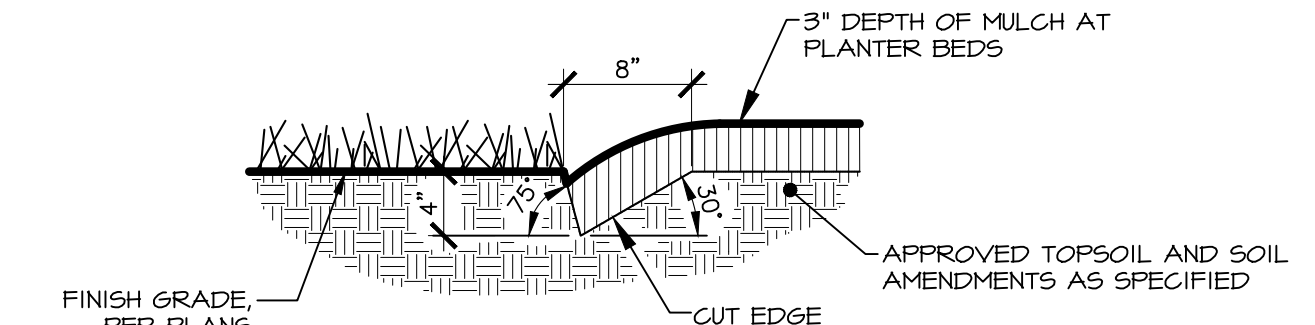


### NOTE:

- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

## 2 SHRUB PLANTING

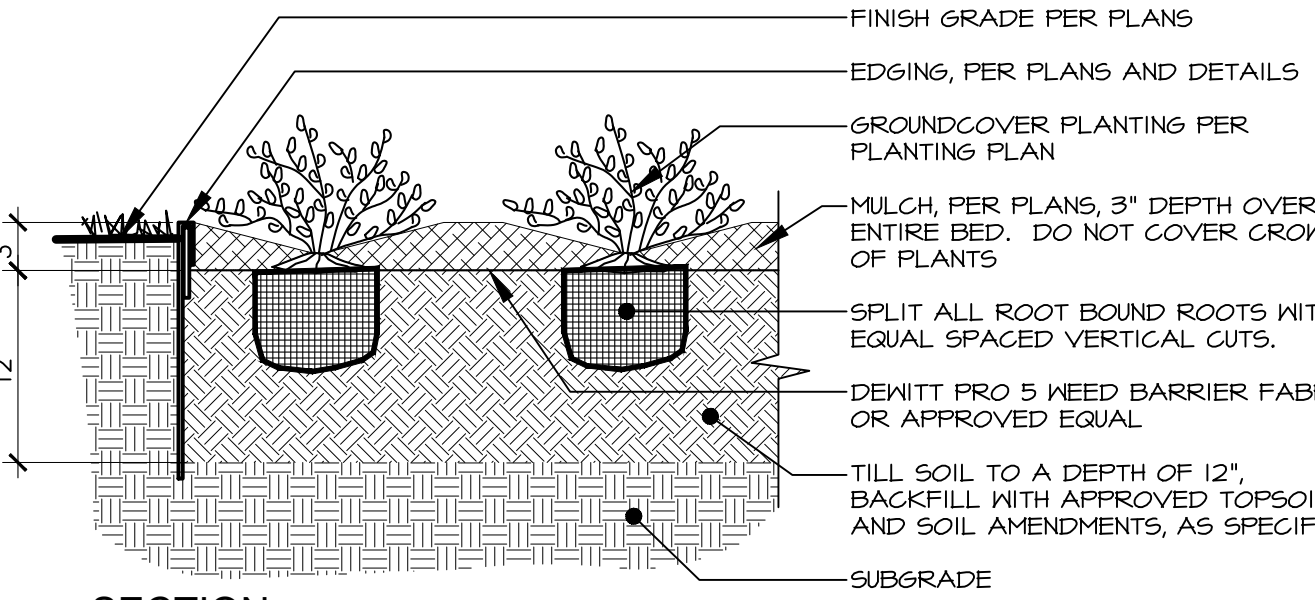
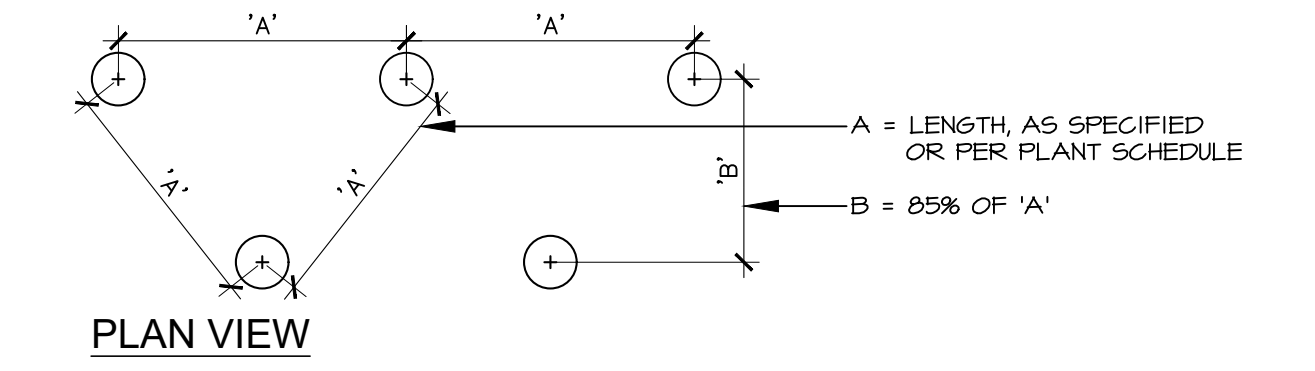
NOT TO SCALE



## 3 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE



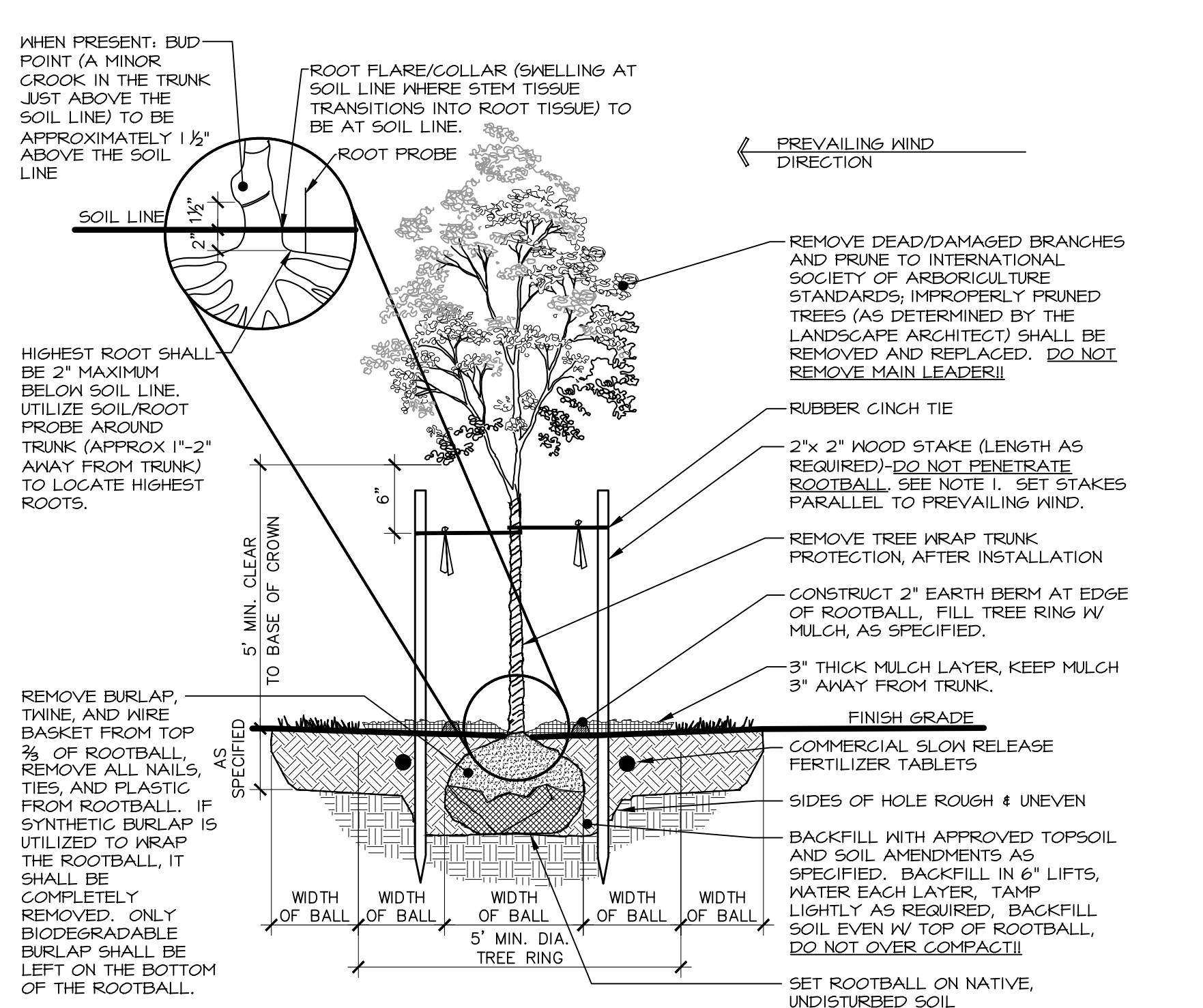
### SECTION

### NOTES:

- ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
- APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

## 4 PERENNIAL & GROUNDCOVER PLANTING

Scale: 1" = 1'-0"

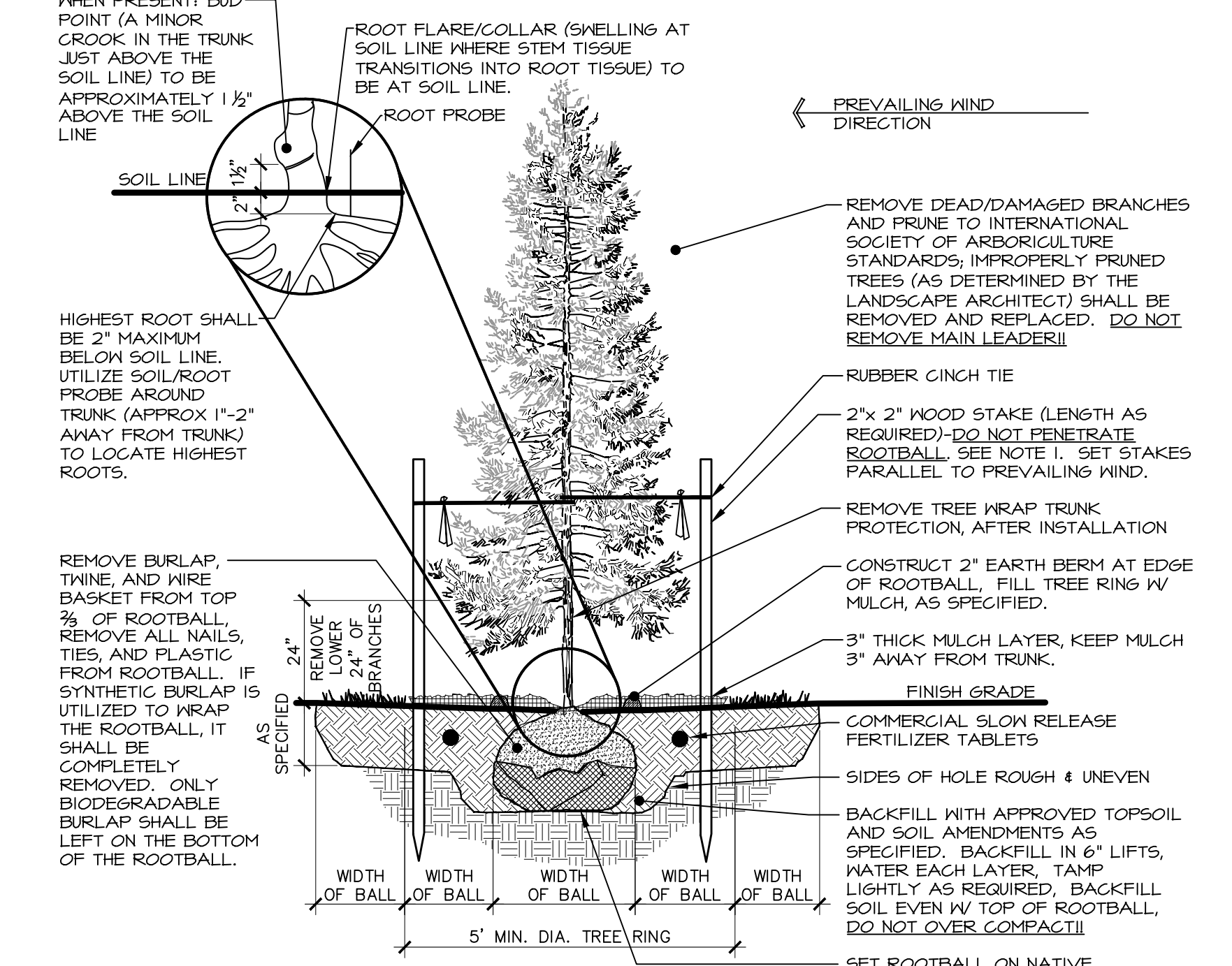


### NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER GINGH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS; CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

## 5 DECIDUOUS TREE PLANTING

NOT TO SCALE

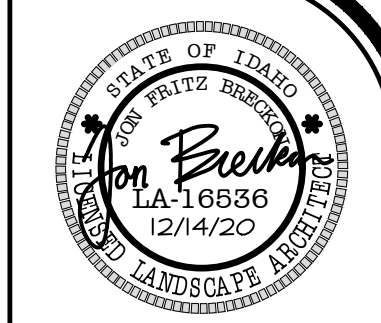


### NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
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- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

## 6 CONIFEROUS TREE PLANTING

NOT TO SCALE



811  
Know what's below. Call before you dig.  
CALL 811 BEFORE YOU DIG. IT'S THE WAY TO AVOID UNNECESSARY DELAYS, COSTS AND INJURY. IT'S THE WAY TO PROTECT THE PUBLIC AND YOUR BUSINESS. IT'S THE WAY TO SAVE LIVES.



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OSPREY MEADOWS SUBDIVISION NO. 1  
E LEWIS LN AND SOUTHSIDE BLVD  
NAMPA, IDAHO 83686  
LANDSCAPE DETAILS

REVISIONS  
No. Date Description

PROJECT NO.: 19083  
DRAWN BY: TC  
CHECKED BY: JB  
DATE: 12/4/2020

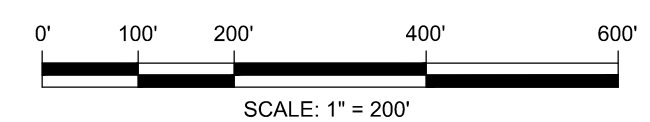
SHEET NUMBER  
L17

100% CONSTRUCTION DOCUMENTS

S:\Projects\2019\19083\_osprey subdivision\CAD\Sheets\19083\_Landscaping.dwg plotted by: Tyler Chambers on Mon, December 14, 2020 at 11:05 AM

# OSPREY ESTATES SUBDIVISION NO. 1

LOCATED IN A PORTION OF THE NE1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO 2022



1/4 11  
COR 14 CP&F INST. NO. 2008004669 N89°25'50"W 1323.74' E1/16 11 COR 14 E LEWIS LANE N89°25'41"W 1323.96' 11 12 14 13 CP&F INST. NO. 2021-014756 S00°48'36"W 542.84' SOUTHSIDE BLVD. (PUBLIC)

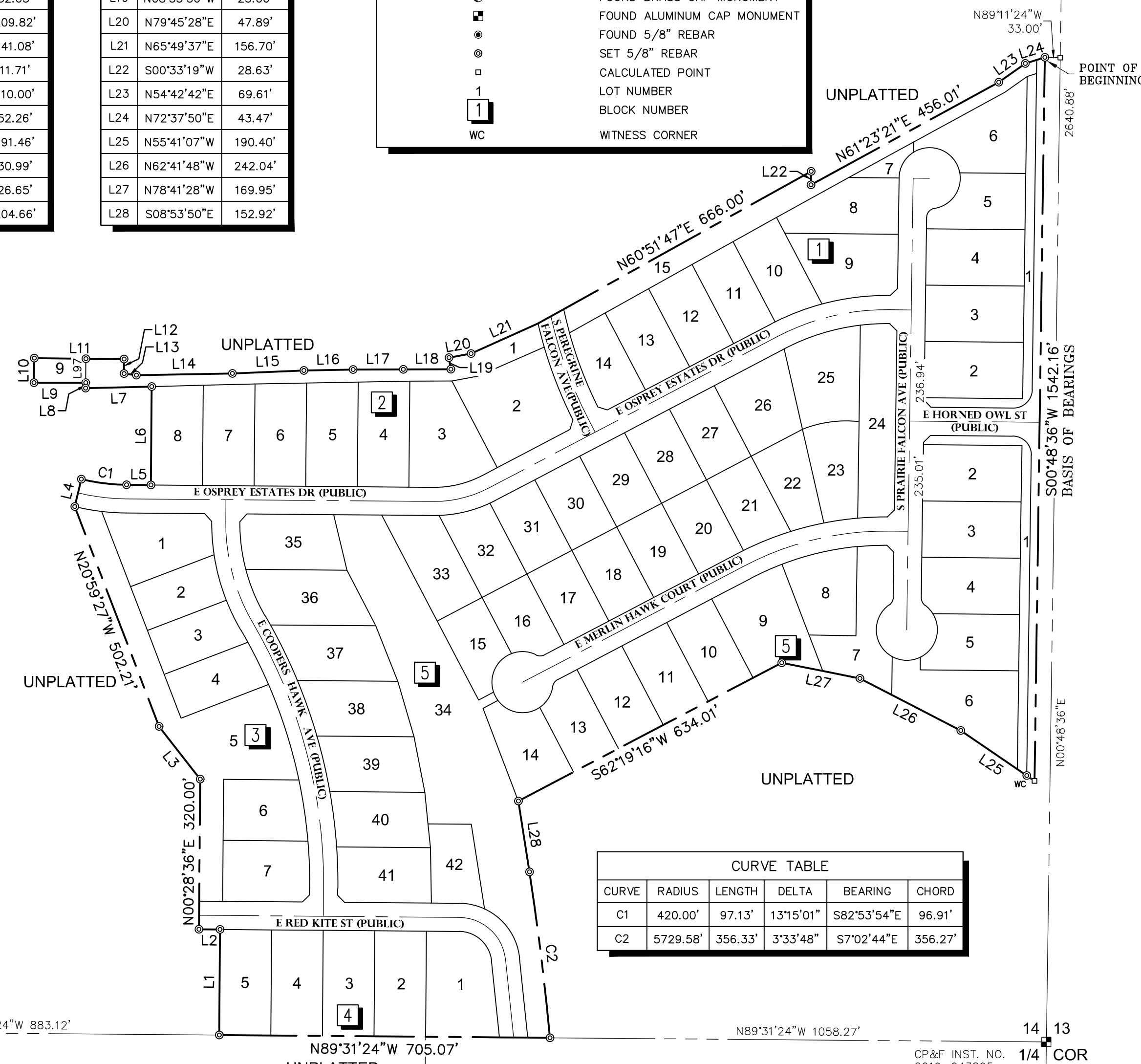
LINE	BEARING	DISTANCE
L1	N00°28'36"E	225.00'
L2	N89°31'24"W	45.00'
L3	N37°59'48"W	142.30'
L4	N13°43'37"E	60.00'
L5	S89°31'24"E	52.03'
L6	N00°28'36"E	209.82'
L7	S88°35'13"W	141.08'
L8	N00°28'36"E	11.71'
L9	S89°58'34"W	110.00'
L10	N00°28'36"E	52.26'
L11	S89°25'28"E	191.46'
L12	S00°00'17"W	30.99'
L13	S82°36'09"E	26.65'
L14	N88°54'15"E	204.66'

LINE	BEARING	DISTANCE
L15	N87°42'45"E	152.36'
L16	N88°51'23"E	104.84'
L17	N89°46'50"E	107.20'
L18	N89°46'50"E	101.16'
L19	N08°53'50"W	25.00'
L20	N79°45'28"E	47.89'
L21	N65°49'37"E	156.70'
L22	S00°33'19"W	28.63'
L23	N54°42'42"E	69.61'
L24	N72°37'50"E	43.47'
L25	N55°41'07"W	190.40'
L26	N62°41'48"W	242.04'
L27	N78°41'28"W	169.95'
L28	S08°53'50"E	152.92'

LEGEND	
---	PROPERTY BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	LOT LINE
---	EASEMENT LINE
○	FOUND BRASS CAP MONUMENT
□	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" REBAR
○	SET 5/8" REBAR
□	CALCULATED POINT
1	LOT NUMBER
1	BLOCK NUMBER
WC	WITNESS CORNER

## NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CANYON COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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 ONE (1) 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."
- ALL LOT SIZES MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED AND SHALL NOT BE REDUCED IN SIZE WITHOUT WRITTEN APPROVAL OF THE HEALTH AUTHORITY.
- STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE, BOTH ROUTINE AND NON-ROUTINE.
- IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SAID RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT OR BY THE HOMEOWNERS' ASSOCIATION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A TEN (10) FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL SIDE LOT LINES ARE SUBJECT TO A FIVE (5) FOOT WIDE PRIVATE PROPERTY DRAINAGE EASEMENT. ALL REAR LOT LINES ARE SUBJECT TO A EIGHT (8) FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT.
- ALL REAR LOT LINES ARE SUBJECT TO A TEN FOOT (10') WIDE PRESSURE IRRIGATION EASEMENT FOR THE BENEFIT OF NAMPA MERIDIAN IRRIGATION DISTRICT.
- LOT 3, BLOCK 2 AND LOT 34, BLOCK 5 CONTAIN A TEN (10) FOOT WIDE EASEMENT CENTERED ON THE PATHWAY FOR THE BENEFIT OF THE CITY OF NAMPA TO MAINTAIN THE STODDARD PATHWAY.
- LOTS 1, 6, 8-9, AND 15, BLOCK 1; LOTS 1 AND 9, BLOCK 2; LOT 5, BLOCK 3; LOT 1, BLOCK 4; AND LOTS 34 AND 42, BLOCK 5 ARE SUBJECT TO A TEN FOOT (10') WIDE PRESSURE IRRIGATION EASEMENT (AS SHOWN) FOR THE BENEFIT OF THE NAMPA MERIDIAN IRRIGATION DISTRICT.
- LOT 1, 7, AND 15 BLOCK 1, LOTS 1, 3, AND 9 BLOCK 2, LOT 5 BLOCK 3 AND LOT 1, 7, 24, AND 34 BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR AS SPECIFICALLY DESIGNATED HEREON.
- LOT 15, BLOCK 1; AND LOTS 1 AND 9, BLOCK 2; ARE SUBJECT TO A BLANKET INGRESS/EGRESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF THE BURKE LATERAL AND NAMPA MERIDIAN IRRIGATION DISTRICT.
- LOT 3, BLOCK 2; AND LOTS 7 AND 34, BLOCK 5; ARE SUBJECT TO A BLANKET PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF, AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
- THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT PER INSTRUMENT NO. 2021-018861.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT PER INSTRUMENT NO. 2021-031874.
- THIS PLAT IS SUBJECT TO AN AGREEMENT WITH THE CITY OF NAMPA WATER HOOKUP AGREEMENT PER INSTRUMENT NO. 2021-015554.
- NO NEW DEVELOPMENT OR RE-DEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEWER SYSTEM.
- LOTS 1-5 BLOCK 4; ARE SUBJECT TO A 15 FOOT WIDE PRIVATE IRRIGATION, ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF, AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- SANITARY SEWER WILL BE PROVIDED BY A PRIVATE SYSTEM. SANITARY RESTRICTIONS MAY BE IN FORCE AT THE TIME OF PLAT RECORDING. SEE SHEET 5.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	420.00'	97.13'	13°15'01"	S82°53'54"E	96.91'
C2	5729.58'	356.33'	3°33'48"	S7°02'44"E	356.27'

## APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN \_\_\_\_\_

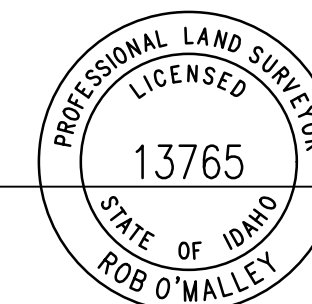
DATE \_\_\_\_\_

## SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN INTO SINGLE FAMILY RESIDENTIAL LOTS. BOUNDARY DETERMINATION WAS BASED ON THE MONUMENTS FOUND FOR THE NE1/4 AND FIT WELL WITH EXISTING SURVEYS OF RECORD.

CP&F INST. NO. 2019-043896

S1/16 COR



ROB O'MALLEY  
IDAHO NO. 13765

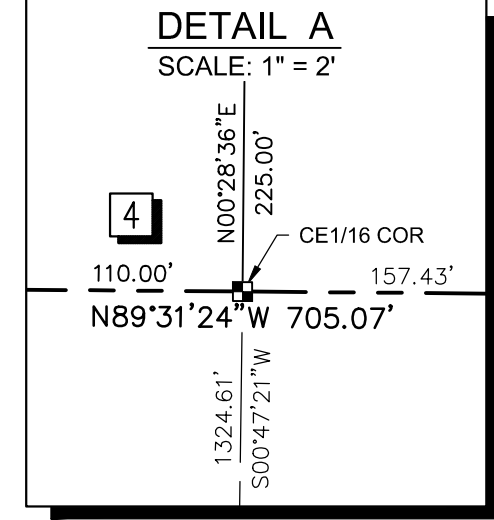
1. COUNTY SURVEYOR COMMENTS 6/28/22



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 1 OF 5

# OSPREY ESTATES SUBDIVISION NO. 1



**LEGEND**

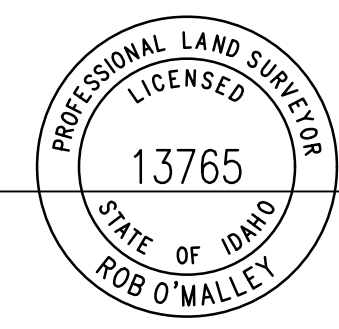
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	SET ALUMINUM CAP
	SET 5/8\"/>
	SET 1/2\"/>
	CALCULATED POINT
	LOT NUMBER
	BLOCK NUMBER

**LINE TABLE**

LINE	BEARING	DISTANCE
L29	N00°28'36\"/>	
L30	N13°43'37\"/>	
L31	N00°28'36\"/>	
L32	S89°58'34\"/>	
L33	N00°28'36\"/>	
L34	S89°25'28\"/>	
L35	S89°25'28\"/>	
L36	S00°00'17\"/>	
L37	S82°36'09\"/>	
L38	N88°51'23\"/>	
L39	N89°46'50\"/>	
L40	N89°46'50\"/>	
L41	N08°53'50\"/>	
L42	N79°45'28\"/>	
L43	N65°49'37\"/>	
L44	N60°51'47\"/>	
L45	S00°33'19\"/>	
L46	N54°42'42\"/>	
L47	N72°37'50\"/>	
L48	N72°37'50\"/>	
L49	N55°41'07\"/>	
L50	N55°41'07\"/>	
L51	N62°41'48\"/>	
L56	S00°28'36\"/>	
L57	S00°28'36\"/>	
L58	N79°45'28\"/>	
L59	N17°28'41\"/>	
L60	S42°39'20\"/>	
L61	S00°28'36\"/>	
L62	S44°31'24\"/>	
L63	S45°28'36\"/>	
L64	S00°28'36\"/>	
L65	S41°42'08\"/>	
L66	S62°19'16\"/>	
L67	S62°19'16\"/>	
L97	N00°28'36\"/>	

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	420.00'	97.13'	13°15'01\"/>		
C4	5729.58'	356.33'	3°33'48\"/>		
C7	250.00'	122.85'	28°09'20\"/>		
C8	450.00'	104.07'	13°15'01\"/>		
C10	420.00'	226.11'	30°50'44\"/>		
C11	1100.00'	592.19'	30°50'44\"/>		
C12	100.00'	145.91'	83°35'55\"/>		
C13	220.00'	108.11'	28°09'20\"/>		
C14	280.00'	12.99'	2°39'30\"/>		
C15	280.00'	112.12'	22°56'32\"/>		
C16	280.00'	12.49'	2°33'18\"/>		
C17	390.00'	102.63'	15°04'37\"/>		
C18	390.00'	107.33'	15°46'07\"/>		
C19	1130.00'	22.56'	1°08'38\"/>		
C20	1130.00'	131.77'	6°40'52\"/>		
C21	1130.00'	125.51'	6°21'50\"/>		
C22	1130.00'	121.45'	6°09'29\"/>		
C23	1130.00'	119.07'	6°02'14\"/>		
C24	1130.00'	87.99'	4°27'41\"/>		
C25	130.00'	55.48'	24°27'15\"/>		
C26	130.00'	134.19'	59°08'40\"/>		
C27	70.00'	102.13'	83°35'55\"/>		
C28	1070.00'	100.04'	5°21'25\"/>		
C29	1070.00'	131.66'	7°03'00\"/>		
C30	1070.00'	213.66'	11°26'27\"/>		
C31	1070.00'	100.43'	5°22'40\"/>		
C32	1070.00'	30.25'	1°37'12\"/>		
C33	450.00'	70.42'	8°57'56\"/>		
C34	450.00'	100.76'	12°49'46\"/>		
C35	450.00'	71.08'	9°03'02\"/>		
C36	480.00'	52.50'	6°16'00\"/>		
C37	480.00'	58.51'	6°59'01\"/>		
C38	20.00'	18.84'	53°58'05\"/>		
C39	65.00'	53.58'	47°13'32\"/>		
C40	65.00'	99.71'	87°53'34\"/>		
C41	65.00'	20.08'	17°41'59\"/>		
C42	65.00'	99.71'	87°53'34\"/>		
C43	65.00'	53.58'	47°13'32\"/>		
C44	20.00'	18.84'	53°58'05\"/>		
C75	423.18'	78.55'	10°38'09\"/>		
C76	141.72'	128.58'	51°58'49\"/>		
C77	51.87'	41.58'	45°55'45\"/>		
C78	55.02'	46.66'	48°35'30\"/>		
C79	196.21'	115.46'	33°43'02\"/>		
C80	456.47'	113.69'	14°16'11\"/>		
C81	2196.23'	341.84'	8°55'05\"/>		
C82	503.00'	47.87'	5°27'11\"/>		
C83	53.00'	57.37'	62°00'59\"/>		
C84	113.77'	132.90'	66°55'51\"/>		
C85	109.28'	85.74'	44°57'01\"/>		
C86	130.00'	17.15'	7°33'33\"/>		

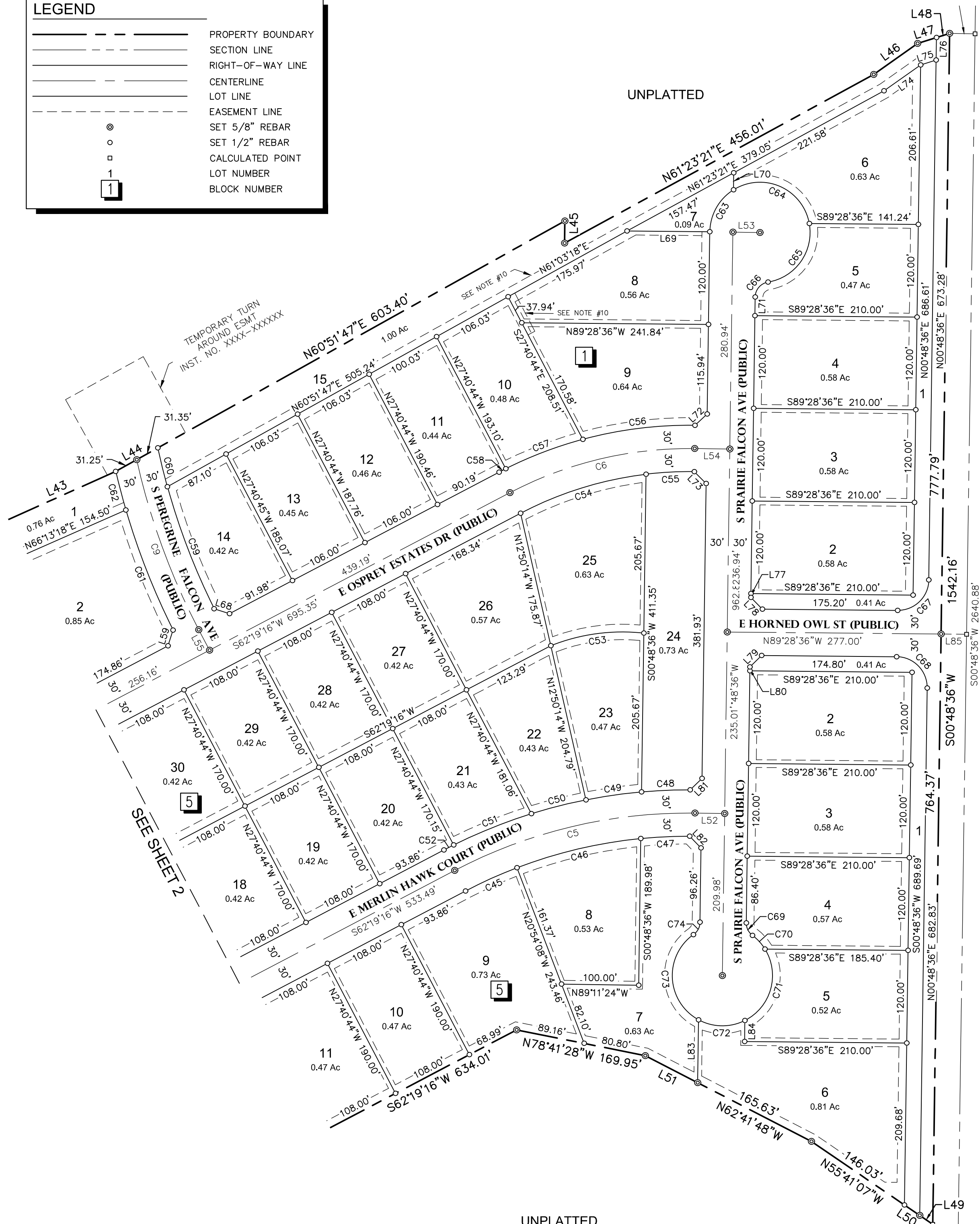
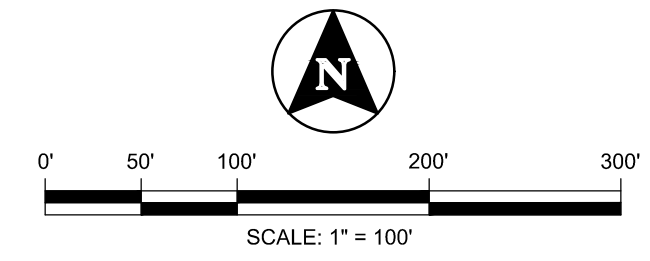


ROB O'MALLEY  
IDAHO NO. 13765

**T-O ENGINEERS**  
332 N. BROADMORE WAY  
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PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM  
**SHEET NO. 2 OF 5**

# OSPREY ESTATES SUBDIVISION NO. 1

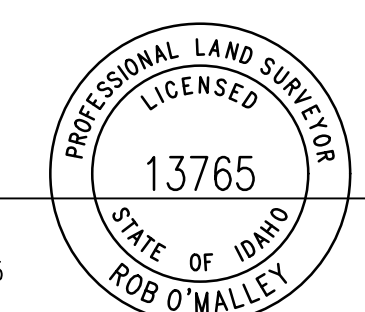
LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE
	EASEMENT LINE
	SET 5/8" REBAR
	SET 1/2" REBAR
	CALCULATED POINT
	LOT NUMBER
	BLOCK NUMBER



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	650.00'	323.20'	28°29'20"	S76°33'56"W	319.88'
C6	500.00'	248.61'	28°29'20"	S76°33'56"W	246.06'
C9	900.00'	235.12'	14°58'06"	N20°04'06"W	234.45'
C45	620.00'	73.33'	6°46'36"	S65°42'34"W	73.29'
C46	620.00'	165.13'	15°15'37"	S76°43'41"W	164.64'
C47	620.00'	63.41'	5°51'34"	S87°17'16"W	63.38'
C48	680.00'	63.06'	5°18'48"	S87°36'11"W	63.04'
C49	680.00'	72.86'	6°08'20"	S81°52'37"W	72.82'
C50	680.00'	72.86'	6°08'20"	S75°44'17"W	72.82'
C51	680.00'	108.67'	9°09'22"	S68°05'27"W	108.55'
C52	680.00'	14.14'	1°11'30"	S62°55'01"W	14.14'
C53	250.00'	122.82'	28°08'58"	S82°18'32"W	121.59'
C54	470.00'	171.08'	20°51'20"	S72°44'56"W	170.14'
C55	470.00'	62.62'	7°38'00"	S86°59'36"W	62.57'
C56	530.00'	146.77'	15°52'02"	S82°52'35"W	146.31'
C57	530.00'	106.94'	11°33'39"	S69°09'45"W	106.76'
C58	530.00'	9.81'	1°03'39"	S62°51'06"W	9.81'
C59	870.00'	169.46'	11°09'38"	N20°59'34"W	169.20'
C60	870.00'	51.88'	3°25'00"	N13°42'15"W	51.87'
C61	930.00'	167.27'	10°18'19"	N21°28'20"W	167.04'
C62	930.00'	51.73'	3°11'13"	N14°43'34"W	51.72'
C63	65.00'	65.14'	57°25'17"	N29°31'13"E	62.45'
C64	65.00'	126.36'	111°23'12"	N66°04'32"W	107.38'
C65	65.00'	103.27'	91°01'41"	N35°07'54"E	92.74'
C66	20.00'	27.87'	79°50'09"	N40°43'40"E	25.67'
C67	40.00'	62.63'	89°42'48"	S45°40'00"W	56.43'
C68	40.00'	63.03'	90°17'12"	N44°20'00"W	56.71'
C69	20.00'	18.84'	53°57'41"	S26°10'14"E	18.15'
C70	65.00'	23.96'	21°07'09"	S42°35'30"E	23.82'
C71	65.00'	108.17'	95°20'51"	S15°38'30"W	96.11'
C72	65.00'	62.36'	54°58'22"	S89°11'53"E	60.00'
C73	65.00'	132.16'	116°29'48"	S3°27'48"E	110.54'
C74	20.00'	18.84'	53°58'30"	S27°47'51"W	18.15'

LINE TABLE		
LINE	BEARING	DISTANCE
L43	N65°49'37"E	156.70'
L44	N60°51'47"E	62.60'
L45	S00°33'19"W	28.63'
L46	N54°42'42"E	69.61'
L47	N72°37'50"E	25.58'
L48	N72°37'50"E	17.89'
L49	N55°41'07"W	20.39'
L50	N55°41'07"W	23.99'
L51	N62°41'48"W	76.41'
L52	N89°11'24"W	38.53'
L53	S89°11'24"E	35.00'
L54	N89°11'24"W	45.57'
L55	N27°33'08"W	30.00'
L59	N17°28'41"E	21.44'
L68	N72°39'22"W	20.93'
L69	N89°28'36"E	107.16'
L70	N00°48'36"E	22.04'
L71	S00°48'36"W	24.06'
L72	S46°52'28"W	21.62'
L73	N45°15'16"W	21.62'
L74	N54°42'42"E	58.16'
L75	N72°37'50"E	21.05'
L76	N00°48'36"E	29.22'
L77	S00°48'36"W	5.00'
L78	N44°20'00"W	21.16'
L79	S45°40'00"W	21.27'
L80	S00°48'36"W	5.00'
L81	S45°48'36"W	21.30'
L82	N44°11'24"W	21.13'
L83	S00°48'36"W	81.34'
L84	S00°48'36"W	27.21'
L85	N89°28'36"W	33.00'

ROB O'MALLEY  
IDAHO NO. 13765



**T-O ENGINEERS**  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300 WWW.T-O-ENGINEERS.COM

# OSPREY ESTATES SUBDIVISION NO. 1

## CERTIFICATE OF OWNERS

Know all men by these presents, that the undersigned are the owners of the property hereinafter described.

A parcel of land situated in a portion of the Northeast 1/4 of Section 14, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of said Section 14, from the north one-quarter corner of said Section 14 bears N.89°25'46"W., 2647.70 feet; thence, along the east boundary of said NE1/4,

- A. S.00°48'36"W., 542.84 feet; thence,
- B. N.89°11'24"W., 33.00 feet to the west right-of-way of Southside Boulevard and the POINT OF BEGINNING; thence, along said right-of-way,
  1. S.00°48'36"W., 1542.16 feet; thence, leaving said right-of-way,
  2. N.55°41'07"W., 190.40 feet; thence,
  3. N.62°41'48"W., 242.04 feet; thence,
  4. N.78°41'28"W., 169.95 feet; thence,
  5. S.62°19'16"W., 634.01 feet; thence,
  6. S.08°53'50"E., 152.92 feet to the beginning of a tangent curve; thence,
  7. Southerly along said curve to the right, having a radius of 5729.58 feet, an arc length of 356.33 feet, through a central angle of 3°33'48" and a long chord which bears S.07°02'44"E., 356.27 feet; thence, non-tangent from said curve,
  8. N.89°31'24"W., 705.07 feet; thence,
  9. N.00°28'36"E., 225.00 feet; thence,
  10. N.89°31'24"W., 45.00 feet; thence,
  11. N.00°28'36"E., 320.00 feet; thence,
  12. N.37°59'48"W., 142.30 feet; thence,
  13. N.20°59'27"W., 502.21 feet; thence,
  14. N.13°43'37"E., 60.00 feet to the beginning of a non-tangent curve; thence,
  15. Easterly along said curve to the left, having a radius of 420.0 feet, an arc length of 97.13 feet, through a central angle of 13°15'01" and a long chord which bears S.82°53'54"E., 96.91 feet; thence, tangent from said curve,
  16. S.89°31'24"E., 52.03 feet; thence,
  17. N.00°28'36"E., 209.82 feet; thence,
  18. S.88°35'13"W., 141.08 feet; thence,
  19. N.00°28'36"E., 11.71 feet; thence,
  20. S.89°58'34"W., 110.00 feet; thence,
  21. N.00°28'36"E., 52.26 feet; thence,
  22. S.89°25'28"E., 191.46 feet; thence,
  23. S.00°00'17"W., 30.99 feet to the centerline of the Burke Lateral; thence along said centerline the following courses:
    24. S.82°36'09"E., 26.65 feet; thence,
    25. N.88°54'15"E., 204.66 feet; thence,
    26. N.87°42'45"E., 152.36 feet; thence,
    27. N.88°51'23"E., 104.84 feet; thence,
    28. N.89°46'50"E., 208.36 feet; thence leaving said centerline,
    29. N.08°53'50"W., 25.00 feet to the northerly bank of said Burke Lateral; thence along said northerly bank the following courses:
      30. N.79°45'28"E., 47.89 feet; thence,

31. N.65°49'37"E., 156.70 feet; thence,
32. N.60°51'47"E., 666.00 feet; thence, leaving said northerly bank,
33. S.00°33'19"W., 28.63 feet to the centerline of said Burke Lateral; thence along said centerline the following courses:
  34. N.61°23'21"E., 456.01 feet; thence,
  35. N.54°42'42"E., 69.61 feet; thence,
  36. N.72°37'50"E., 43.47 feet to the POINT OF BEGINNING.

CONTAINING: 54.21 acres.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF NAMPA, IDAHO, AND SAID CITY OF NAMPA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

OE DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
GREGORY JOHNSON, AGENT, OE DEVELOPMENT, LLC.

## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF COUNTY } S.S.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREGORY JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE AN AGENT OF OE DEVELOPMENT LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

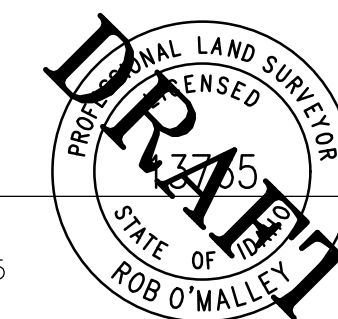
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO

## CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, 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 THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

ROB O'MALLEY  
IDAHO NO. 13765



**TO T-O ENGINEERS**  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 4 OF 5

OSPREY ESTATES SUBDIVISION NO. 1

SATISFACTION OF SANITARY RESTRICTION

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
SOUTHWEST DISTRICT HEALTH DEPARTMENT

\_\_\_\_\_  
DATE

APPROVAL OF CANYON COUNTY HIGHWAY DISTRICT NO. 4

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS, AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312.

\_\_\_\_\_  
COMMISSIONER, CANYON HIGHWAY DISTRICT NO. 4

\_\_\_\_\_  
DATE

APPROVAL OF PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20XX, BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

APPROVAL OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20XX, BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

\_\_\_\_\_  
CANYON COUNTY SURVEYOR

\_\_\_\_\_  
DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATE



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687-5123  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 5 OF 5







GENERAL

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES. CALL DIGLINE INC. BEFORE COMMENCING UNDERGROUND WORK. 209-342-1585.
2. ALL WORK SHALL CONFORM TO THE 2015 EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (I.S.P.W.C.), THE CITY OF NAMPA 2015 SUPPLEMENTAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT BY GEOTEK DATED OCTOBER 30, 2018 FOR THIS PROJECT, TOGETHER WITH ANY SUPPLEMENTS AND ADDENDUMS, AND ADDITIONAL SPECIFICATIONS REFERRED TO HEREIN.
3. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS WORK INCLUDES CLEARING AND GRUBBING, WHICH INCLUDES CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS AND/OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND OTHER MATERIAL NOT SUITABLE FOR THE FOUNDATION OF PAVEMENTS AND OTHER STRUCTURES. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON-SITE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND APPROVED.
5. 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 AND TRAFFIC CONTROL AROUND AND WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF NAMPA, AT THE PRECONSTRUCTION CONFERENCE. THAT IS IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCY OR AS SET FORTH WITHIN, WHICHEVER IS MOST RESTRICTIVE. PROOF THAT ALL MATERIALS USED ON THIS PROJECT MEET THE REQUIREMENTS ABOVE MUST BE PROVIDED AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
7. ALL UNDERGROUND UTILITIES AND SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO STREET CONSTRUCTION.
8. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS, IF REQUIRED, SHALL BE BACK CHARGED TO THE RESPONSIBLE CONTRACTOR BY THE OWNER.
9. ALL COSTS INCURRED BY THE CONTRACTOR FOR CORRECTING DEFICIENT WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO PERFORMED THE WORK. FAILURE TO CORRECT DEFICIENT WORK WILL BE CAUSE FOR ISSUANCE OF A STOP WORK ORDER AND POSSIBLE TERMINATION.
10. ALL WORK SUBJECT TO APPROVAL BY ANY POLITICAL AGENCY OR GOVERNING AGENCY MUST BE APPROVED PRIOR TO (I) PLACING OF CONCRETE, (II) PLACING OF AGGREGATE BASE, (III) PLACING OF ASPHALT PAVING, (IV) BACKFILLING TRENCHES. WORK PERFORMED WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK TO THE REQUIRED STANDARDS.
11. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND OR ASSOCIATED WITH PUBLIC UTILITIES WILL BE INSPECTED BY NAMPA HIGHWAY DIST. NO. 1 IN ACCORDANCE WITH THE CITY OF NAMPA CONSTRUCTION INSPECTION POLICY.
12. STANDARD DRAWING NUMBERS REFERENCED IN THESE NOTES, WHICH BEGIN WITH "SD" ARE FROM THE I.S.P.W.C. STANDARD DRAWINGS.
13. THE CONTRACTOR IS TO ENSURE THAT THE LATEST REVISIONS OF CONSTRUCTION DRAWINGS ARE USED. CONTACT ENGINEER FOR VERIFICATION PRIOR TO COMMENCING CONSTRUCTION.
14. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT A PRECONSTRUCTION CONFERENCE WITH THE ENGINEER AND THE CITY OF NAMPA PUBLIC WORKS DEPARTMENT REPRESENTATIVE IN ATTENDANCE PRIOR TO COMMENCING ANY CONSTRUCTION. ALL CONTRACTORS, SUBCONTRACTORS AND UTILITY COMPANIES SHOULD BE PRESENT (CCDS, NHD, AND CITY OF NAMPA).
15. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NULLIFY ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
16. THE CONTRACTOR IS REQUIRED TO OBTAIN A NHD PERMIT TO USE RIGHT-OF-WAY A MINIMUM OF 24 HOURS PRIOR TO ANY CONSTRUCTION WITHIN EXISTING STREET RIGHT-OF-WAY.
17. 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 ON THE FRONT SHEET BY THE CITY OF NAMPA ENGINEERING DEPARTMENT.
18. ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE APPROPRIATE JURISDICTIONAL AGENCY.
19. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL CONCRETE, ASPHALT, AND UNSUITABLE MATERIALS OFF-SITE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ALL NON-COMPATIBLE MATERIALS SHALL BE REMOVED PRIOR TO COMPACTION OF SUBGRADE.
20. CONTRACTOR SHALL REPAVE ANY PAVED AREAS AND REPAIR ANY EXISTING IMPROVEMENTS DISTURBED OR DAMAGED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER.
21. CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS.
22. ALL TRENCH BACKFILL TESTING SHALL MEET CITY OF NAMPA STANDARDS AND BE WITNESSED BY THE GEOTECHNICAL ENGINEER. A TRENCH BACKFILL REPORT SHALL BE SUBMITTED TO THE CITY OF NAMPA.
23. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOX'S, AND PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY REQUIREMENTS. CONTRACTOR SHALL ALSO OBTAIN A SITE DEVELOPMENT AND EROSION & SEDIMENT CONTROL PERMIT FROM THE CITY OF NAMPA PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITIES.
24. TEN (10) FEET OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND NON-POTABLE WATER LINES. WHERE IT IS NECESSARY FOR THE NON-POTABLE WATER LINE AND WATER MAIN TO CROSS EACH OTHER, AND THE NON-POTABLE LINE IS LESS THAN 18" BELOW OR ABOVE THE WATER MAIN, THE NON-POTABLE WATER LINE CROSSING SHALL BE PVC PRESSURE PIPE CONFORMING TO AWWA C-900 (CLASS 160) OR ASTM D2241 (CLASS 250) STANDARDS WITH WATER TIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER MAIN IN ACCORDANCE WITH IDAPA 58.01.08. IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER/NON-POTABLE WATER LINE SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. IN LIEU OF CONSTRUCTING OR RECONSTRUCTING THE SEWER/NON-POTABLE WATER LINE TO CONFORM TO WATER MAIN STANDARDS, THE NON-POTABLE WATER LINE MAY BE SLEEVED PER IDAPA 58.01.08, SECTION 542.07. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ISPCWC SD-407, NON-POTABLE WATER LINE SEPARATION.

SEWER

- 1. ALL WORK SHALL CONFORM TO THE I.S.P.W.C. (2012), THE CITY OF NAMPA SPECIFICATIONS, AND THE GENERAL CONSTRUCTION NOTES, WHICHEVER IS MORE RESTRICTIVE.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SANITARY SEWER PIPE MAINS SHALL BE HDPE SDR-11 WATER PIPE. SEWER SERVICES SHALL BE AWWA C-901, CLASS 200 SDR-7 POLY SERVICE PIPE.
4. HORIZONTAL SEPARATION AND VERTICAL CLEARANCE AT CROSSINGS WITH POTABLE WATER MAINS SHALL ADHERE TO "GENERAL" NOTE #24 ON THIS SHEET AND ISPCWC SD-407.
5. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS AND WHILE MAKING SEWER TAPS. THE METHOD OF DEWATERING SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION. DITCHES AND STORM DRAIN FACILITIES THAT ARE SILTED DUE TO THE CONTRACTOR'S DEWATERING SHALL BE CLEANED AND RESTORED TO THEIR ORIGINAL STATE.
6. BEDDING MATERIAL FOR ALL SEWER MAIN AND SERVICE LINES SHALL BE 3/4" ROCK CHIPS OR OTHER MATERIAL APPROVED BY THE ENGINEER OF RECORD.
7. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAMPA TRENCH BACKFILL SPECIFICATION AND DIVISION 300-TRENCHING OF THE I.S.P.W.C.
8. SEWER SERVICE LINES SHALL BE CONSTRUCTED PRIOR TO ANY ROAD IMPROVEMENTS AND SHALL BE CONSTRUCTED TO THE LOCATIONS SHOWN ON THE PLANS.
9. ALL SEWER SERVICES SHALL BE MARKED WITH SERVICE MARKERS AS SHOWN ON N-511A OF CITY OF NAMPA STANDARDS AND BY STAMPING A "S" INTO THE BACK OF SIDEWALK DIRECTLY OVER THE SERVICE LINE.
10. INSPECTIONS WILL BE PERFORMED BY THE ENGINEER OF RECORD. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
11. ALL TRENCH BACKFILL COMPACTION TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE, AND THE NAMPA HIGHWAY DISTRICT.
12. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTS OF ALL SEWER LINES IN ACCORDANCE WITH SECTION 401 OF THE I.S.P.W.C. SPECIFICATIONS AFTER BACKFILLING AND COMPACTING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND PERSONNEL REQUIRED TO PERFORM THESE TESTS. ALL HYDROSTATIC TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD. 48 HOURS NOTICE IS REQUIRED PRIOR TO ANY CONSTRUCTION OR TESTING.
13. WHERE CONCRETE COLLARS ARE REQUIRED, THE CONTRACTOR SHALL SET THE GRADE RINGS AND POUR THE CONCRETE COLLARS PER I.S.P.W.C. STANDARD DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
14. THE CONTRACTORS SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY OF NAMPA, OR TWO YEARS IF NATIVE BACKFILL IS USED.
15. DESIGN ENGINEER/CONTRACTOR SHALL SUBMIT AS-BUILT ELEVATIONS AT VALVES AND CLEANOUTS PRIOR TO PAVING STREETS. CONTRACTOR TO NOTIFY DESIGN ENGINEER WHEN VALVES AND CLEANOUTS ARE READY FOR SURVEY.

STORM DRAINAGE AND GRAVITY IRRIGATION

- 1. ALL WORK SHALL CONFORM TO THE I.S.P.W.C. (2015) AND THE CITY OF NAMPA SPECIFICATIONS DIVISION 600.
2. ALL DRAINAGE PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35, ASTM D 3034 OR T-1, FOR SIZE 15" AND LESS, ASTM F879 FOR SIZE 18" TO 36" PER ISPCWC SECTION 601, UNLESS SPECIFIED OTHERWISE. ALL PIPE FITTINGS SHALL BE WATER TIGHT CONFORMING TO THE APPROPRIATE CORRESPONDING MATERIAL SPECIFICATION.
3. BEDDING MATERIAL FOR ALL DRAINAGE PIPE SHALL BE TYPE 1 IN CONFORMANCE WITH SECTION 302 OF THE ISPCWC.
4. MANHOLES SHALL BE TYPE "A" CONCRETE MANHOLES PER ISPCWC SD-612, UNLESS SPECIFIED OTHERWISE.
5. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD AND CITY OF NAMPA WHEN SEEPAGE BEDS HAVE BEEN EXCAVATED TO SUBGRADE FOR VISUAL OBSERVATION PRIOR TO INSTALLING SAND AND ROCK MATERIAL.
7. HORIZONTAL SEPARATION AND VERTICAL CLEARANCE AT CROSSINGS WITH POTABLE WATER MAINS SHALL ADHERE TO "GENERAL" NOTE #24 ON THIS SHEET AND ISPCWC SD-407.

WATER

- 1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. (IDAPA CODE 58.01.08), THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), AND THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER LINE CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH CLASS 200 PVC PIPE, CONFORMING TO AWWA C-900. THE PIPE SHALL BE INSTALLED IN A WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER.
4. ALL WATER MAINS SHALL BE LEAK-TESTED, FLUSHED, AND SANITIZED AS PER I.S.P.W.C. AND APPROVED BY THE CITY OF NAMPA PRIOR TO HYDRAULICALLY CONNECTING TO THE MUNICIPAL WATER SYSTEM.
5. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 48 INCHES FROM FINAL FINISH GRADE AND A MAXIMUM DEPTH OF 60 INCHES, EXCEPT AS NEEDED AT PIPE CROSSINGS.
6. ALL TEES, PLUGS, CAPS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN SD-403. LOCKING RETAINER GLANDS MAY BE USED, WHERE APPLICABLE, IN LIEU OF THRUST BLOCKS WITH APPROVAL OF CITY ENGINEER.
7. LOCATING MARKER TAPE SHALL BE INSTALLED WITH ALL WATER MAINS PER CITY OF NAMPA REQUIREMENTS. TAPE SHALL BE 2" WIDE, MARKED "CAUTION - BURIED WATER LINE" ALONG THE ENTIRE LENGTH OF THE TAPE. THE TAPE SHALL BE PLACED BETWEEN 6" BELOW FINISHED GRADE AND 18" ABOVE THE TOP OF THE PIPE.
8. LOCATOR WIRE SHALL BE INSTALLED WITH ALL WATER MAINS PER CITY OF NAMPA REQUIREMENTS. WIRE SHALL BE EXTENDED TO THE SURFACE AT ALL SERVICES (OR TO THE VALVE BOXES ONLY WHEN THERE ARE NO SERVICES). WIRE SHALL BE 1/2 GAUGE FOR DIRECT BURY PER ISPCWC 401.2.10. ALL CONNECTIONS SHALL BE WITH DRIP-SPLICE CONNECTORS OR APPROVED EQUAL. WIRE SHALL BE FASTENED TO THE TOP SIDE OF THE PIPE AT MAXIMUM INTERVAL OF TEN (10) FEET.
9. HORIZONTAL SEPARATION AND VERTICAL CLEARANCE AT CROSSINGS WITH NON-POTABLE WATER LINES SHALL ADHERE TO "GENERAL" NOTE #24 ON THIS SHEET AND ISPCWC SD-407.
10. BEDDING MATERIAL FOR ALL WATER MAIN AND SERVICE LINES SHALL BE SAND MEETING ISPCWC SECTION 302 STANDARDS AS PER THE CITY OF NAMPA.
11. TRENCH EXCAVATION AND BACKFILL SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAMPA TRENCH BACKFILL SPECIFICATION AND SECTION 300-TRENCHING OF THE I.S.P.W.C.
12. WATER SERVICE LINES SHALL BE CONSTRUCTED PRIOR TO ANY ROAD IMPROVEMENTS AND SHALL BE CONSTRUCTED TO THE PROPERTY LINE AT THE STATIONS SHOWN ON THE PLANS. ALL SERVICE LINES SHALL BE CONSTRUCTED OF CLASS 200 POLYETHYLENE PER ANSIA/WWA C901 OR SDR 9 SEAMLESS COPPER TUBER PER ASTM B88 IN ACCORDANCE WITH ISPCWC 404.2.2.
13. FIRE HYDRANTS ARE TO BE PER CITY OF NAMPA N-404 WITH THE 4-1/2 OUTLET FACING THE MAIN STREET. CENTER OF 4-1/2 OUTLET TO BE 18 INCHES TO 21 INCHES ABOVE FINAL GRADE. NO LANDSCAPING SHALL BE PLACED WITHIN 6 FEET OF ANY FIRE HYDRANT EXCEPT LAWN, ROCK, OR BARK.
14. ALL GATE VALVES SHALL BE FLANGED (FLG) AND/OR MECHANICAL JOINT (M.J.) AND SHALL CONFORM TO AWWA C-509 SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL GATE VALVES SHALL BE LOCATED IN THE STREET AND SET AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO MAIN LINE FITTING.
15. ALL VALVE BOX LIDS SHALL BE FLUSH WITH THE FINAL FINISH GRADE. ALL VALVE BOXES LOCATED IN THE STREET SHALL HAVE CONCRETE COLLARS (SEE CITY OF NAMPA N-407).
16. WATER METERS SHALL BE LOCATED BEHIND THE SIDEWALK IN ACCORDANCE WITH NAMPA CITY STANDARD DRAWING N-401 AND N-402. THE METER BOX LIDS SHALL BE SET FLUSH WITH THE TOP OF SIDEWALK.
17. INSPECTIONS WILL BE PERFORMED BY THE CITY OF NAMPA. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
18. ALL TRENCH BACKFILL COMPACTION TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD OR HIS REPRESENTATIVE.
19. THE CONTRACTOR SHALL PERFORM PRESSURE TESTS OF ALL WATER MAINS IN ACCORDANCE WITH SECTION 401 OF THE I.S.P.W.C. SPECIFICATIONS AFTER BACKFILLING AND COMPACTING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND PERSONNEL REQUIRED TO PERFORM THESE TESTS. ALL PRESSURE TESTS ARE TO BE WITNESSED AND APPROVED BY THE ENGINEER OF RECORD AND THE NAMPA CITY ENGINEER OR HIS REPRESENTATIVE. 48 HOURS NOTICE IS REQUIRED PRIOR TO ANY CONSTRUCTION OR TESTING.
20. PRIOR TO FINAL ACCEPTANCE AND USE OF THE WATER PIPE LINE, IT SHALL BE DISINFECTED ACCORDING TO SECTION 401 OF THE I.S.P.W.C. SPECIFICATIONS AND THEN FLUSHED. THE DISINFECTION AND FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. THE CONTRACTOR SHALL CONDUCT COLIFORM BACTERIA TESTING AND DELIVER RESULTS TO THE CITY OF NAMPA AND THE ENGINEER.
21. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY OF NAMPA OR TWO YEARS IF NATIVE BACKFILL IS USED.
22. ALL CONSTRUCTION MATERIALS SHALL COMPLY WITH THE CITY OF NAMPA, WATER DEPARTMENT. LIST OF APPROVED MATERIALS.
23. ALL UNDERGROUND DRY UTILITIES (GAS, PHONE, CABLE, ETC.) MUST HAVE AT LEAST 3 FEET HORIZONTAL AND VERTICAL SEPARATION FROM WATER MAIN LINES.
24. CONTRACTOR SHALL BLOW OFF EACH DOMESTIC WATER SERVICE, WITH CITY INSPECTOR PRESENT, PRIOR TO ACCEPTANCE OF WATER SYSTEM.
25. THE ENGINEER OF RECORD MUST SUBMIT TO THE CITY OF NAMPA A SET OF MYLAR RECORD DRAWINGS.

ROADWAY

- 1. ALL WORK SHALL CONFORM TO THE GENERAL CONSTRUCTION NOTES, THE MINIMUM REQUIREMENTS OF THE NAMPA HIGHWAY DISTRICT NO. 1 AND THE 2012 EDITION OF THE ISPCWC. NO EXCEPTIONS TO THE HIGHWAY DISTRICT STANDARDS AND THE ISPCWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING.
2. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NULLIFY ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL TOPS OF BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISH STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS AND CONCRETE COLLARS. THE ROADWAY CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER TWENTY-FOUR (24) HOURS PRIOR TO POURING CONCRETE COLLARS.
4. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS, IF REQUIRED, SHALL BE BACK CHARGED TO THE RESPONSIBLE CONTRACTOR BY THE OWNER.
5. ALL WATER VALVES, BLOW-OFF VALVES AND MANHOLES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER AND SIDEWALK IMPROVEMENTS.
6. ALL MATERIALS PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SECTION 300 OF THE LATEST EDITION OF ISPCWC AND THE ACCHD STANDARDS AND SUPPLEMENTALS.
7. STREET SIGNS SHALL BE INSTALLED BY THE DEVELOPER IMMEDIATELY FOLLOWING COMPLETION OF PAVING.
8. THE CONTRACTOR SHALL FIELD VERIFY TEMPORARY BENCHMARKS, PAVEMENT MATCH LOCATIONS AND VERIFY THAT THE RESULTING GROSS-SLOPE FOR HALF-STREET IMPROVEMENTS IS IN ACCEPTABLE LIMITS (1.0%-4.0%). NOTIFY ENGINEER OF ANY CONFLICTS.

PRESSURIZED IRRIGATION

- 1. INSTALL ALL CROSSINGS OF THE PUBLIC RIGHTS-OF-WAY, PRIVATE ROADWAYS AND TRAVELWAYS WITH PRESSURE IRRIGATION AT A MAXIMUM DEPTH OF TWO-AND ONE-HALF (2-1/2) FEET AND IN AN AWWA C-900 PIPE SLEEVE WITH LOCATOR WIRE. THE CITY OF NAMPA PUBLIC WORKS DEPARTMENT AND ACCHD SHALL INSPECT ALL CROSSINGS PRIOR TO BACKFILLING.
2. THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET, WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
3. THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET, WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
4. INSTALL FINDER TAPE WITH ALL IRRIGATION MAINS. TAPE SHALL BE TWO (2) INCHES WIDE, METALLIC RED IN COLOR, WITH THE WORDS DANGER -UNSAFE WATER OR NON-POTABLE WATER CLEARLY MARKED ALONG ITS LENGTH. PLACE THE TAPE BETWEEN SIX (6) INCHES BELOW THE SURFACE AND EIGHTEEN (18) INCHES ABOVE THE TOP OF THE PIPE.
5. LABEL ALL IRRIGATION RISERS AND FAUCETS WITH DURABLE TAGS CARRYING THE WARNING DANGER-UNSAFE WATER OR NON-POTABLE WATER.
6. LABEL ALL VALVE BOXES AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING DANGER-UNSAFE WATER OR NON-POTABLE WATER. THE VALVES AND BOXES ARE TO BE LOCATED A MINIMUM OF TEN (10) FEET OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, PRIVATE ROADWAYS AND TRAVELWAYS.
7. INSTALL A REDUCED PRESSURE BACKFLOW PREVENTER IN ANY CONNECTION BETWEEN THE POTABLE WATER SYSTEM AND THE PRESSURE IRRIGATION SYSTEM. THE DEVICE MUST BE APPROVED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND THE CITY OF NAMPA.
8. THE PUBLIC WORKS DEPARTMENT SHALL INSPECT ALL PRESSURIZED IRRIGATION UNLESS A PROPERLY EXECUTED AGREEMENT FOR INSPECTION AND MAINTENANCE IS IN EFFECT WITH THE APPLICABLE IRRIGATION DISTRICT. FORTY-EIGHT (48) HOURS ADVANCE NOTICE IS REQUIRED.
9. ALL TEES, PLUGS, CAPS, AND BENDS OF 11-1/4" AND GREATER AT LOCATIONS WHERE UNBALANCES FORCES EXIST SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE ISPCWC STANDARDS.

SITE GRADING

- 1. REFER TO SHEET C3.00 FOR SITE GRADING NOTES AND SPECIFICATIONS.

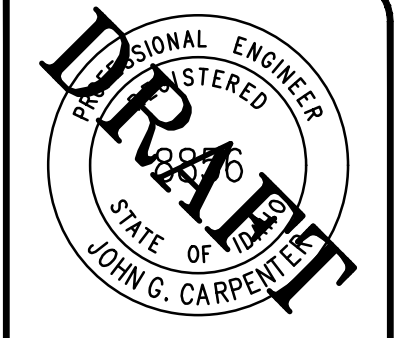


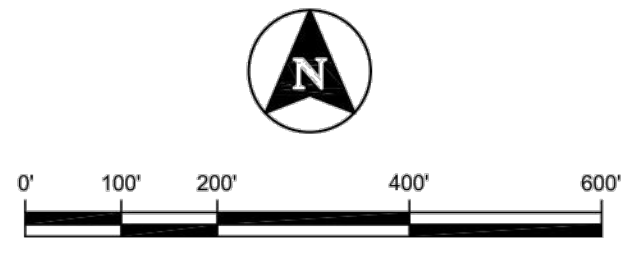
Table with 2 columns: REVISIONS, DESCRIPTION. Includes fields for NO., DATE, and DESIGNER/DATE.

T-O ENGINEERS CONSULTING ENGINEERS, SURVEYORS & PLANNERS 332 N. BROADMORE WAY NAMPA, IDAHO 83687 PHONE: (208) 442-6900 WWW.TOENGINEERS.COM BOISE • CODY • COEUR D'ALENE • HEBER CITY • MERIDIAN • NAMPA • SPOKANE

PRELIMINARY - NOT FOR CONSTRUCTION CONSTRUCTION DRAWINGS FOR: OSPREY ESTATES SUBDIVISION NOTES C0.01 ATTENTION: 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE. DATE: October 13, 2020 PROJECT: 180084 SHEET: C0.01

# OSPREY ESTATES SUBDIVISION NO. 1

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 14,  
TOWNSHIP 2 NORTH, RANGE 2 WEST BOISE MERIDIAN,  
CANYON COUNTY, IDAHO  
2020



### BASIS OF BEARINGS NOTE

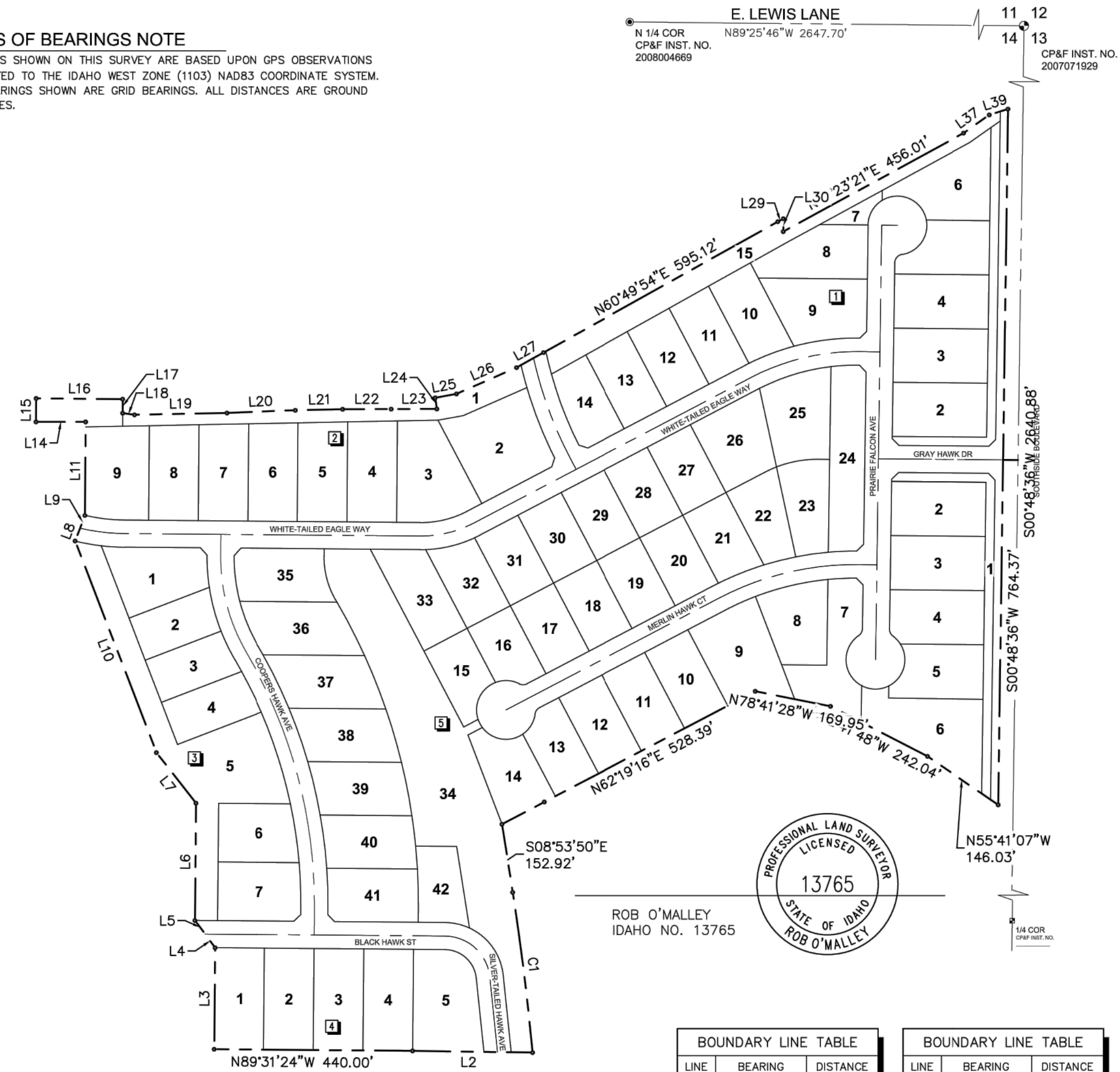
BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES.

### LEGEND

---	PROPERTY BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	LOT LINE
---	EXISTING LOT LINE
⊙	FOUND BRASS CAP MONUMENT
⊠	FOUND ALUMINUM CAP MONUMENT
●	FOUND 5/8" IRON ROD
●	FOUND 1/2" IRON ROD
⊙	SET 5/8" REBAR
⊙	SET 1/2" REBAR
○	CALCULATED POINT—NOTHING SET OR FOUND
○	RECORD DATA
1	LOT NUMBER
1	BLOCK NUMBER

### NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CANYON COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 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 ONE (1) 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."
- ALL LOT SIZES SHALL MEET THE DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED AND SHALL NOT BE REDUCED IN SIZE WITHOUT WRITTEN APPROVAL OF THE HEALTH AUTHORITY.
- IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS AND SHALL BE OBLIGATED FOR ASSESSMENTS FROM SAID DITCH COMPANY AND THE HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SAID RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT OR BY THE HOMEOWNERS' ASSOCIATION.
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A TEN (10) FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT.
- ALL REAR LOT LINES ARE SUBJECT TO A TEN (10) FOOT WIDE PRESSURE IRRIGATION EASEMENT FOR THE BENEFIT OF NAMPA MERIDIAN IRRIGATION DISTRICT OR AS SHOWN ON THIS PLAT.
- LOT 1, 7, AND 15 BLOCK 1, LOT 1 BLOCK 2, LOT 5 BLOCK 3 AND LOT 1, 7, 24, AND 34 BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR AS SPECIFICALLY DESIGNATED HEREON.
- LOT 15 BLOCK 1 AND LOT 1 BLOCK 2 ARE SUBJECT TO A BLANKET INGRESS/EGRESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF THE BURKE LATERAL AND NAMPA MERIDIAN IRRIGATION DISTRICT.
- LOT 5 BLOCK 2 AND LOT 7 AND 34 BLOCK 5 ARE SUBJECT TO A BLANKET PRIVATE STORM DRAINAGE EASEMENT FOR THE BENEFIT OF, AND TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO ADDITION DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- DIRECT LOT ACCESS TO SOUTHSIDE BOULEVARD IS PROHIBITED.
- THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH NAMPA HIGHWAY DISTRICT FOR LANDSCAPING PER INSTRUMENT NO. XXXXXXXXXXXX.
- THIS PLAT IS SUBJECT TO AN AGREEMENT WITH THE CITY OF NAMPA PER INSTRUMENT NO. XXXXXXXXXXXX.



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5751.21'	357.78'	3°33'52"	S7°02'02"E	357.72'

LINE	BEARING	DISTANCE
L2	N89°12'39"W	265.19'
L3	N00°28'36"E	225.00'
L4	N36°23'36"W	75.00'
L5	N36°23'36"W	75.00'
L6	N00°28'36"E	260.00'
L7	N37°59'48"W	142.30'
L8	N20°49'48"E	60.53'
L9	N20°49'48"E	60.53'
L10	N20°59'27"W	502.21'
L11	N00°28'36"E	207.35'

LINE	BEARING	DISTANCE
L12	N00°28'36"E	11.28'
L13	S00°00'17"W	29.00'
L14	S89°58'34"W	110.00'
L15	N00°28'36"E	52.26'
L16	S89°25'28"E	191.46'
L17	S00°00'17"W	30.99'
L18	S82°36'09"E	26.65'
L19	N88°54'15"E	204.66'
L20	N87°42'45"E	152.36'
L21	N88°51'23"E	104.84'

LINE	BEARING	DISTANCE
L22	N89°46'50"E	107.20'
L23	N89°46'50"E	101.16'
L24	N08°53'50"W	25.00'
L25	N79°45'28"E	47.89'
L26	N66°13'18"E	145.18'
L27	N61°01'47"E	56.70'
L28	N79°45'28"E	56.59'
L29	N61°23'04"E	14.20'
L30	S00°33'19"W	28.63'
L37	N54°42'42"E	69.61'

DRAWING NO: 180084-V-FP.dwg

**T-O ENGINEERS**  
332 N. BROADMORE WAY  
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**SHEET NO. 1 OF 5**

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
FINAL PLAT

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			J. FRY & L. PICK
			DRAWN
			L. PICK
			CHECKED
			J. FRY
			APPROVED
			J. CARPENTER

**T-O ENGINEERS**  
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BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

ATTENTION:  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE.

DATE: October 13, 2020  
PROJECT: 180084  
SHEET: **C1.00**

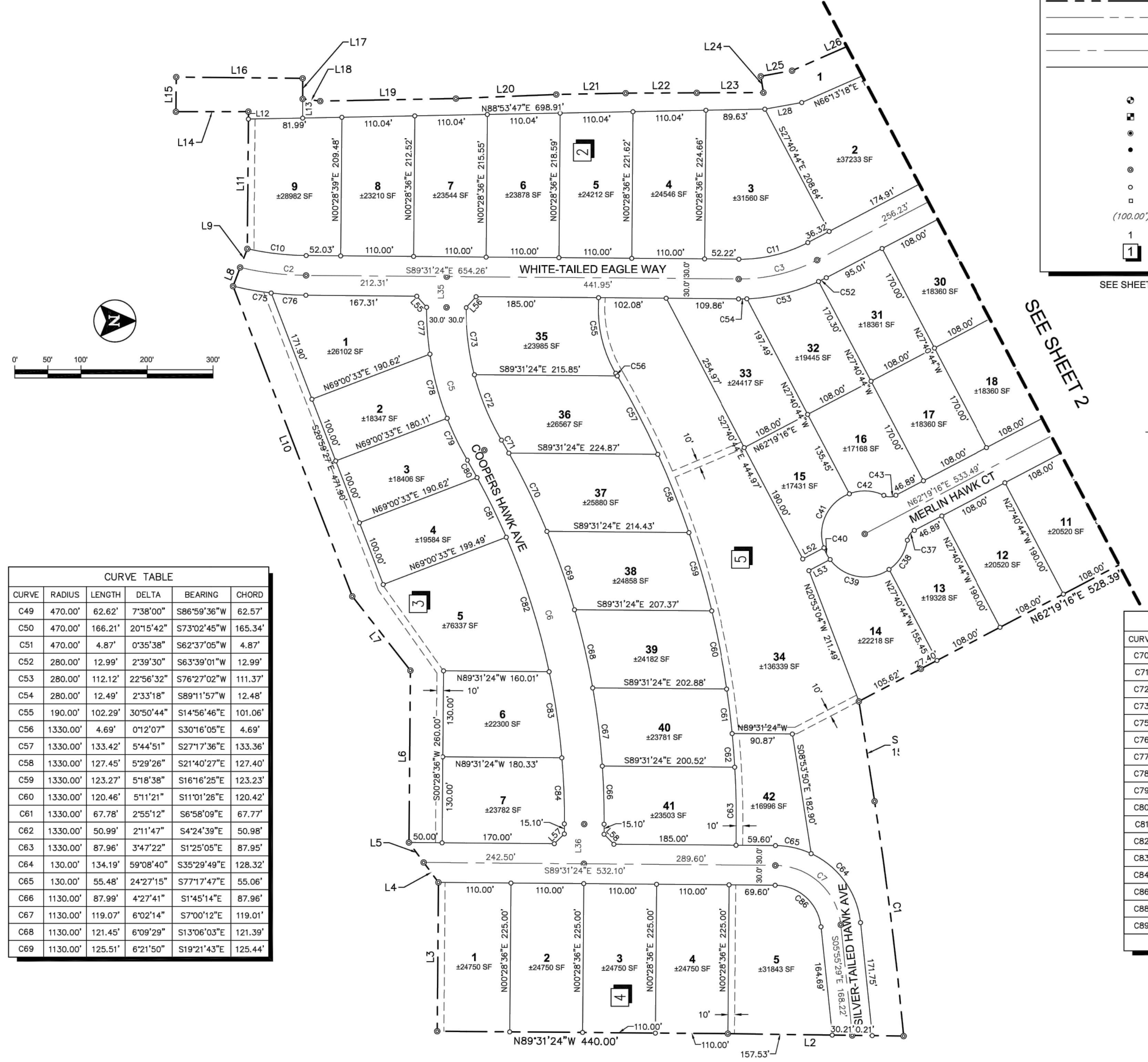
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# OSPREY ESTATES SUBDIVISION NO. 1

**LEGEND**

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- ⊙ FOUND BRASS CAP MONUMENT
- ⊠ FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- SET 5/8" REBAR
- SET 1/2" REBAR
- CALCULATED POINT--NOTHING SET OR FOUND
- RECORD DATA
- 1 LOT NUMBER
- 1 BLOCK NUMBER



**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C49	470.00'	62.62'	7°38'00"	S86°59'36"W	62.57'
C50	470.00'	166.21'	20°15'42"	S73°02'45"W	165.34'
C51	470.00'	4.87'	0°35'38"	S62°37'05"W	4.87'
C52	280.00'	12.99'	2°39'30"	S63°39'01"W	12.99'
C53	280.00'	112.12'	22°56'32"	S76°27'02"W	111.37'
C54	280.00'	12.49'	2°33'18"	S89°11'57"W	12.48'
C55	190.00'	102.29'	30°50'44"	S14°56'46"E	101.06'
C56	1330.00'	4.69'	0°12'07"	S30°16'05"E	4.69'
C57	1330.00'	133.42'	5°44'51"	S27°17'36"E	133.36'
C58	1330.00'	127.45'	5°29'26"	S21°40'27"E	127.40'
C59	1330.00'	123.27'	5°18'38"	S16°16'25"E	123.23'
C60	1330.00'	120.46'	5°11'21"	S11°01'26"E	120.42'
C61	1330.00'	67.78'	2°55'12"	S6°58'09"E	67.77'
C62	1330.00'	50.99'	2°11'47"	S4°24'39"E	50.98'
C63	1330.00'	87.96'	3°47'22"	S1°25'05"E	87.95'
C64	130.00'	134.19'	5°08'40"	S35°29'49"E	128.32'
C65	130.00'	55.48'	2°42'15"	S77°17'47"E	55.06'
C66	1130.00'	87.99'	4°27'41"	S1°45'14"E	87.96'
C67	1130.00'	119.07'	6°02'14"	S7°00'12"E	119.01'
C68	1130.00'	121.45'	6°09'29"	S13°06'03"E	121.39'
C69	1130.00'	125.51'	6°21'50"	S19°21'43"E	125.44'

**CURVE TABLE**

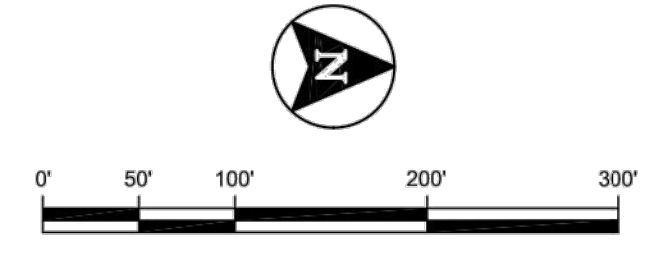
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C70	1130.00'	131.77'	6°40'52"	S25°53'04"E	131.69'
C71	1130.00'	22.56'	1°08'38"	S29°47'49"E	22.56'
C72	390.00'	107.33'	15°46'07"	S22°29'04"E	107.00'
C73	390.00'	102.63'	15°04'37"	S7°03'43"E	102.33'
C75	480.00'	58.51'	6°59'01"	S79°45'54"E	58.47'
C76	480.00'	52.50'	6°16'00"	S86°23'24"E	52.47'
C77	450.00'	71.08'	9°03'02"	S4°02'55"E	71.01'
C78	450.00'	100.76'	12°49'46"	S14°59'19"E	100.55'
C79	450.00'	70.42'	8°57'56"	S25°53'10"E	70.34'
C80	1070.00'	30.25'	1°37'12"	S29°33'32"E	30.25'
C81	1070.00'	100.43'	5°22'40"	S26°03'36"E	100.39'
C82	1070.00'	213.66'	11°26'27"	S17°39'03"E	213.30'
C83	1070.00'	131.66'	7°03'00"	S8°24'20"E	131.58'
C84	1070.00'	100.04'	5°21'25"	S21°2'07"E	100.01'
C86	70.00'	102.13'	83°35'55"	S47°43'27"E	93.31'
C88	250.00'	28.03'	6°25'24"	N65°31'58"E	28.01'
C89	250.00'	96.28'	22°03'56"	N79°46'38"E	95.68'



ROB O'MALLEY  
IDAHO NO. 13765

SEE SHEET 2 FOR LINE TABLES AND ADDITIONAL CURVE TABLES

SEE SHEET 2



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PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
FINAL PLAT

DRAWING NO: 180084-V-FP.dwg

**T-O ENGINEERS**  
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**SHEET NO. 3 OF 5**

BORDER SIZE		DATE	
22" x 34"	DESIGNED		
	DRAWN		
	CHECKED		
	APPROVED		

REVISIONS	
NO.	DESCRIPTION

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

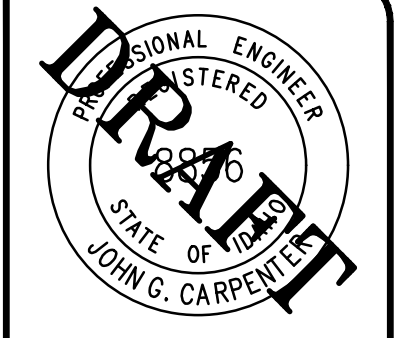
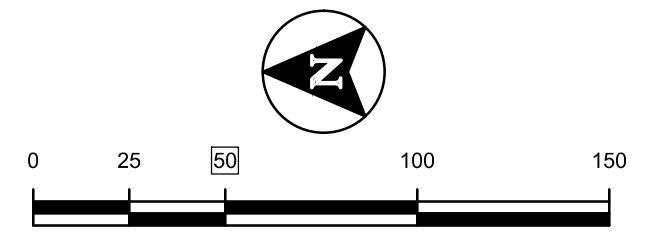
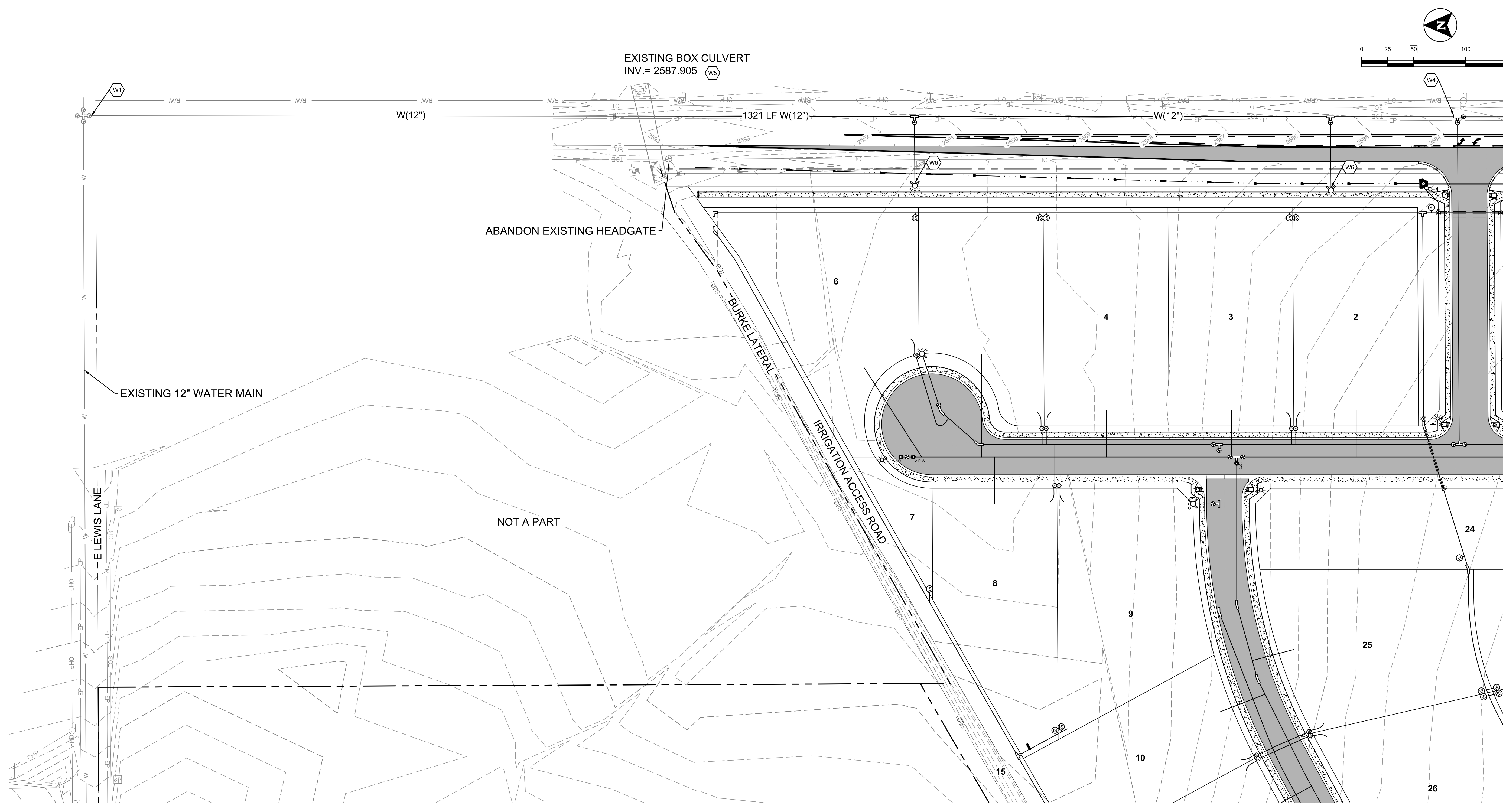
BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

ATTENTION: 1/2" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: October 13, 2020  
PROJECT: 180084  
SHEET: **C1.02**



L:\180084\180084\_01\_Academy\Sheets\Construction Drawings\180084-C-MU\_recover.dwg, 10/13/2020 3:54:06 PM, Lauren Pick, None  
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BORDER SIZE	
DESIGNED	22"x34"
DRAWN	
CHECKED	
APPROVED	
	J. CARPENTIER

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PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 OFFSITE WATER PLAN

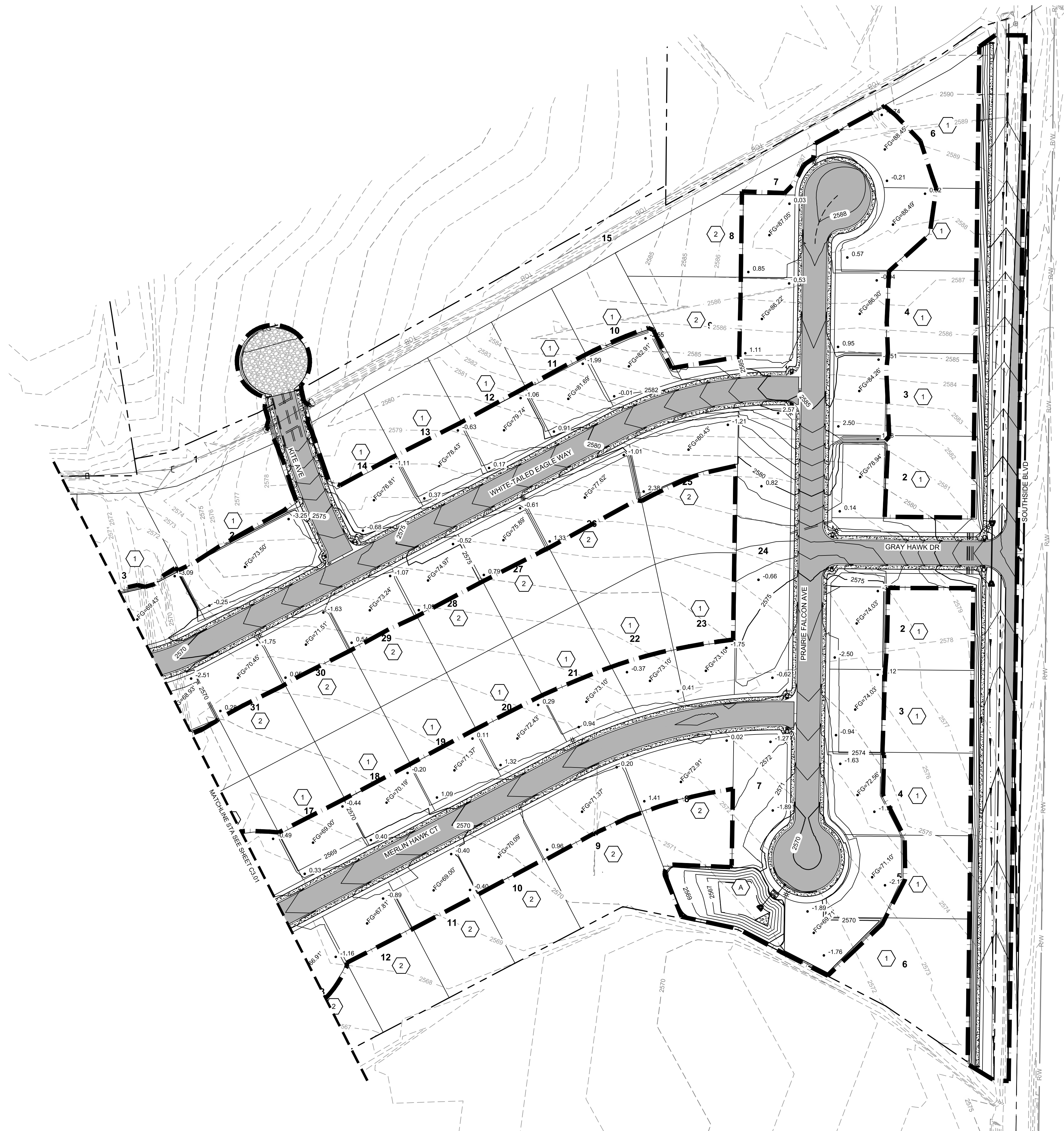
ATTENTION: 1/2" = 1'  
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C2.01**

- WATER KEYNOTES**
- W1 MAKE COMPATIBLE CONNECTION TO EXISTING VALVE
  - W4 8"X12" TEE  
12" GATE VALVE  
8" GATE VALVE
  - WS WATER MAIN TO BE INSTALLED MINIMUM 3' BELOW THE BOTTOM OF THE EXISTING BOX CULVERT. CONTRACTOR TO COORDINATE INSTALLATION WITH NAMPÁ MERIDIAN IRRIGATION DISTRICT
  - WF FIRE HYDRANT PER NAMPÁ STANDARD DRAWING N-404A.

- NOTES**
1. WATER LINE SHALL MAINTAIN MINIMUM 4' COVER. SEE WATER NOTES SHEET C0.01 FOR MORE INFORMATION.
  2. SOME EXISTING UTILITIES MAY NOT BE SHOWN. CONTRACTOR TO NOTIFY ENGINEER OF ANY UNEXPECTED BURIED UTILITIES.

L:\180084\18\_Academy\Sheets\Construction Drawings\180084-C.MS.dwg, 10/13/2020 3:55:38 PM, Lauren Pick, None  
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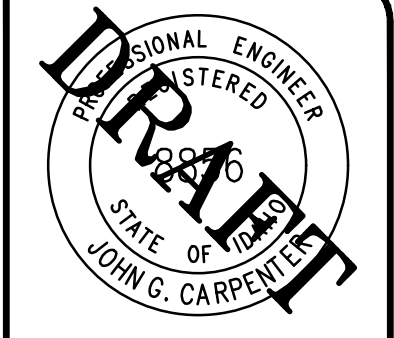


**KEY NOTES**

- 1 GRADE LOT PER DETAIL 1 SHEET C3.01.
- 2 GRADE LOT PER DETAIL 2 SHEET C3.01
- A STORAGE FACILITY

**LEGEND**

- LIMITS OF GRADING
- 0.32 FILL (APPROX.)
- 0.03 CUT (APPROX.)
- PROPOSED MINOR (1') CONTOUR
- PROPOSED MAJOR (5') CONTOUR
- FG = 50.0' FINISHED GRADE ELEV.



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**MASTER GRADING PLAN**

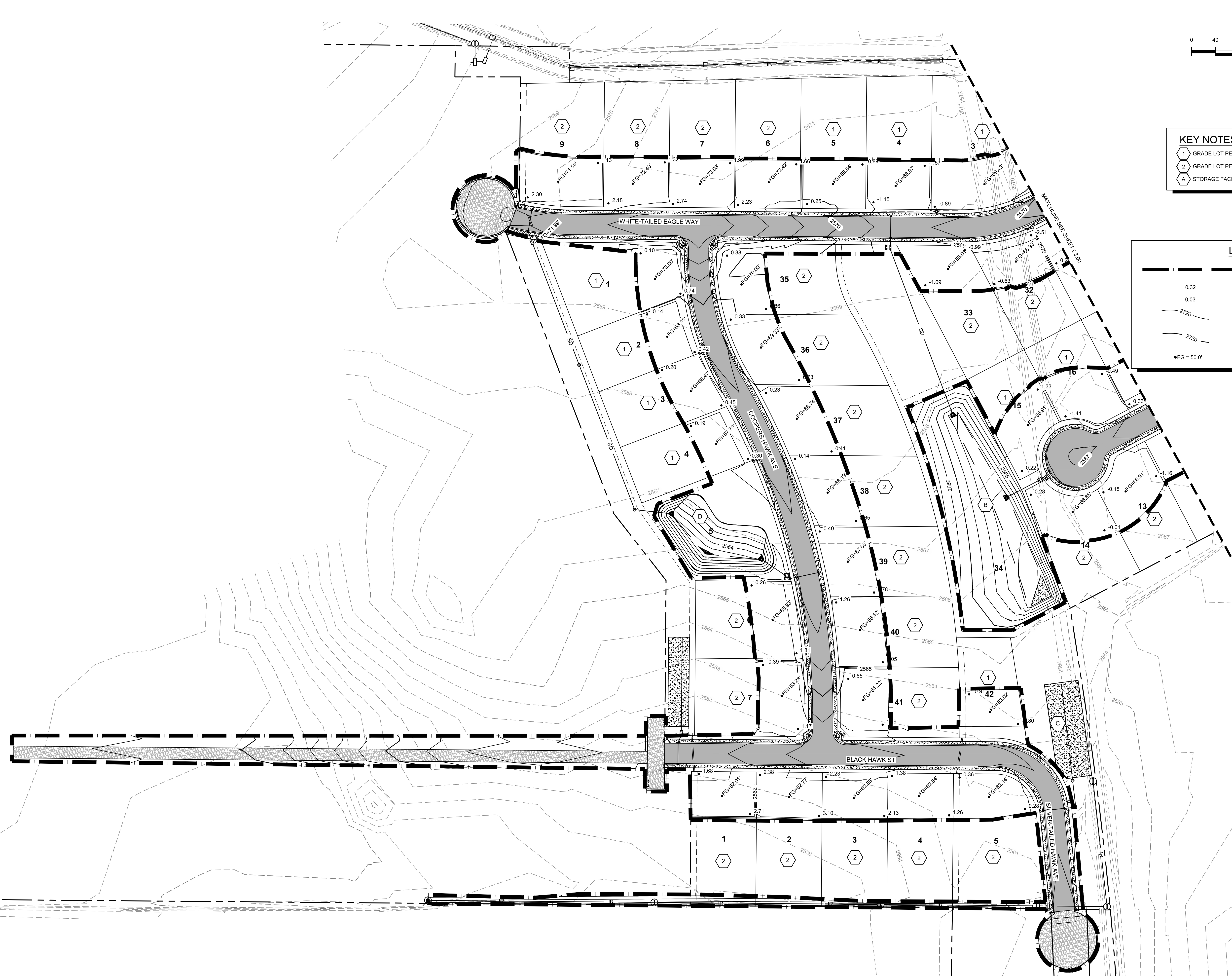
ATTENTION:  
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 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C3.00**

PRELIMINARY - NOT FOR CONSTRUCTION



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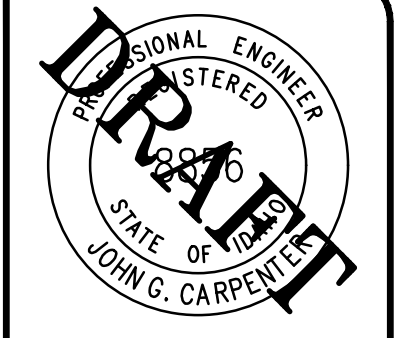


**KEY NOTES**

1 GRADE LOT PER DETAIL 1 SHEET C3.01.  
 2 GRADE LOT PER DETAIL 2 SHEET C3.01  
 A STORAGE FACILITY

**LEGEND**

--- LIMITS OF GRADING  
 0.32 FILL (APPROX.)  
 -0.03 CUT (APPROX.)  
 --- PROPOSED MINOR (1') CONTOUR  
 --- PROPOSED MAJOR (5') CONTOUR  
 ● FG = 50.0' FINISHED GRADE ELEV.



BORDER SIZE	DATE	REVISIONS
22"x34"		DESCRIPTION
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

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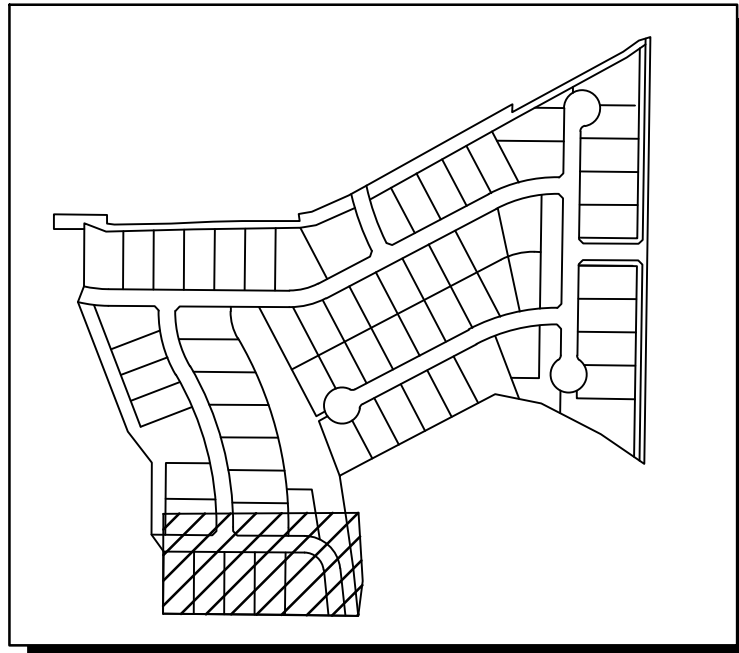
PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**MASTER GRADING PLAN**

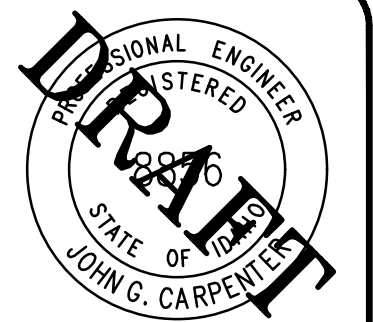
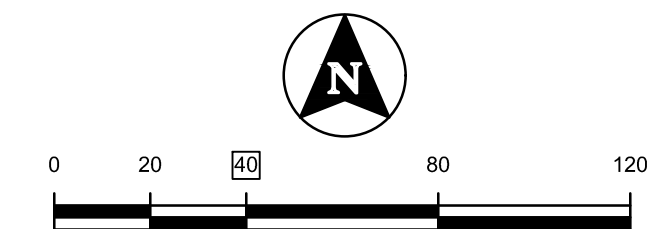
ATTENTION: 1/2" = 1'  
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DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C3.01**





**SITE KEY**



BORDER SIZE	22"x34"
DESIGNED	J. FRY & L. PICK
DRAWN	L. PICK
CHECKED	J. FRY
APPROVED	J. CARPENTER

NO.	REVISIONS	DESCRIPTION	DATE

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**BLACK HAWK ST PLAN & PROFILE**

PRELIMINARY - NOT FOR CONSTRUCTION

ATTENTION:  
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 NOT TO SCALE.

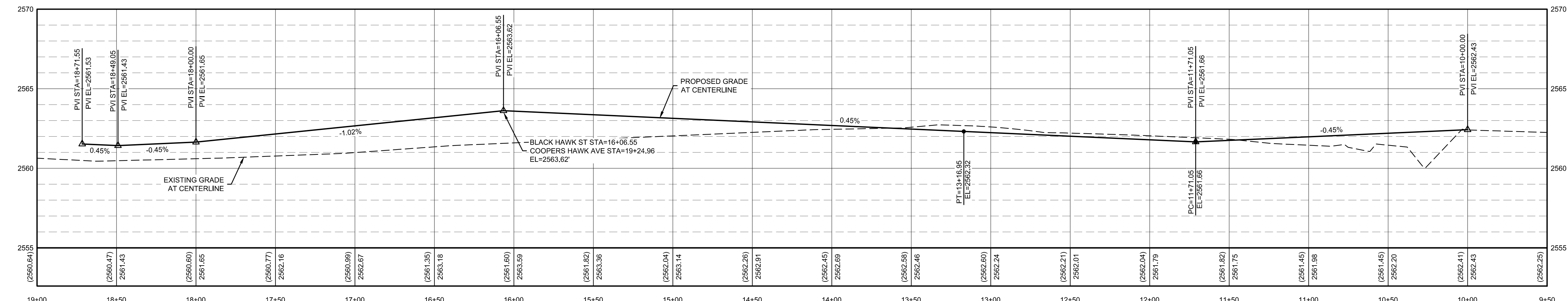
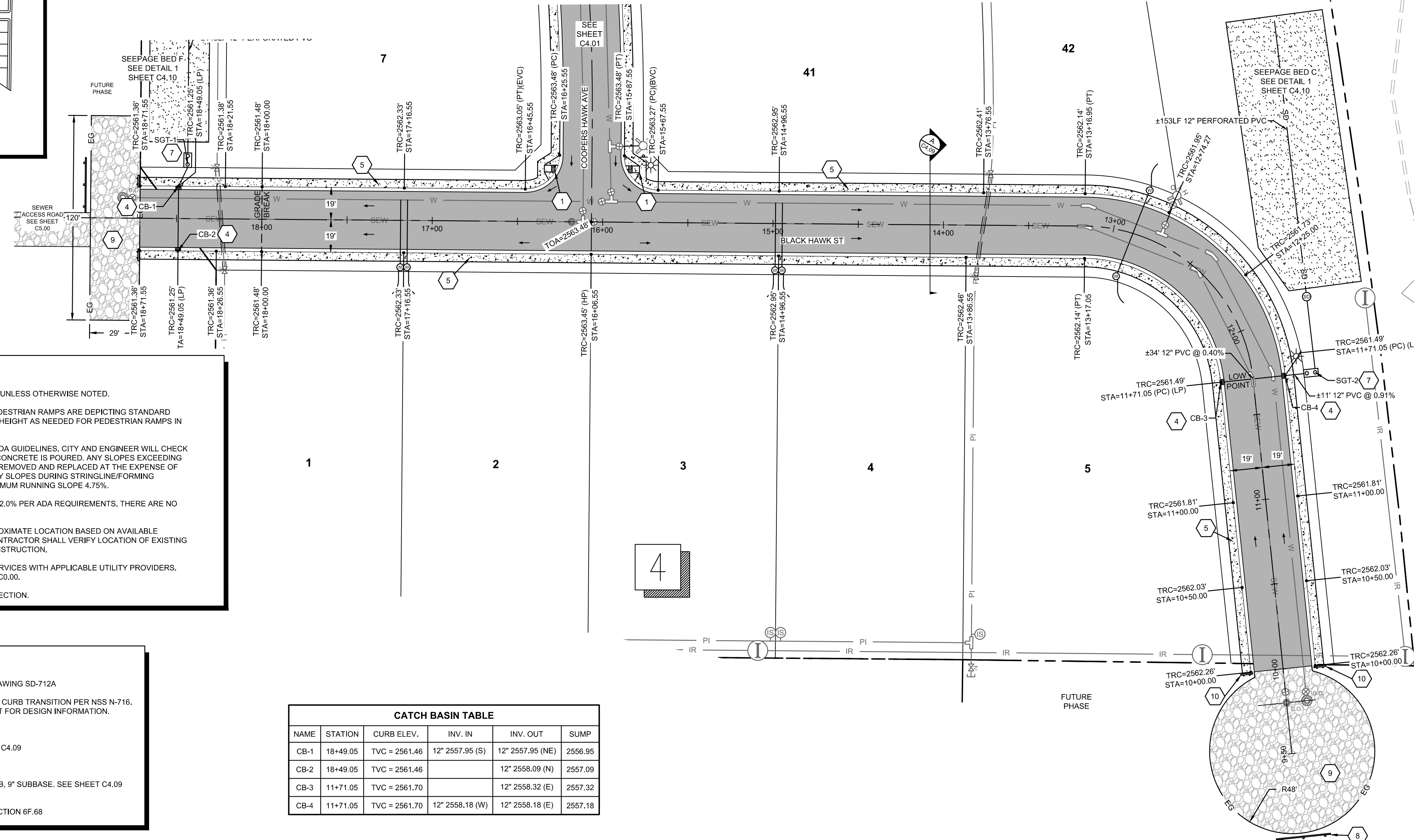
DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.00**

- NOTES**
- CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMPS ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS.
  - ALL ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES. CITY AND ENGINEER WILL CHECK CROSS SLOPES AND RUNNING SLOPES AFTER CONCRETE IS POURED. ANY SLOPES EXCEEDING ALLOWABLE MINIMUMS OR MAXIMUMS WILL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY SLOPES DURING STRINGLINE/FORMING PROCESS. MAXIMUM CROSS SLOPE 1.75%. MAXIMUM RUNNING SLOPE 4.75%.
  - SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0% PER ADA REQUIREMENTS. THERE ARE NO TOLERANCES ALLOWED.
  - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE UTILITY REPRESENTATIVES TABLE, SHEET C0.00.
  - SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

- KEYNOTES**
- PEDESTRIAN RAMP PER ISPWC STANDARD DRAWING SD-712A
  - CATCH BASIN TYPE IV PER ISPWC SD-604 WITH CURB TRANSITION PER NSS N-716. SEE STORM DRAIN DATA TABLE ON THIS SHEET FOR DESIGN INFORMATION.
  - 5' WIDE SIDEWALK PER ISPWC SD-709
  - SAND AND GREASE TRAP PER DETAIL 3 SHEET C4.09
  - TERMINUS BARRICADE PER ISPWC SD-1132
  - TEMPORARY GRAVEL TURNAROUND WITH 6" AB, 9" SUBBASE. SEE SHEET C4.09 FOR DETAILS.
  - TERMINUS BARRICADE TYPE 2 PER MUTCD SECTION 6F.68

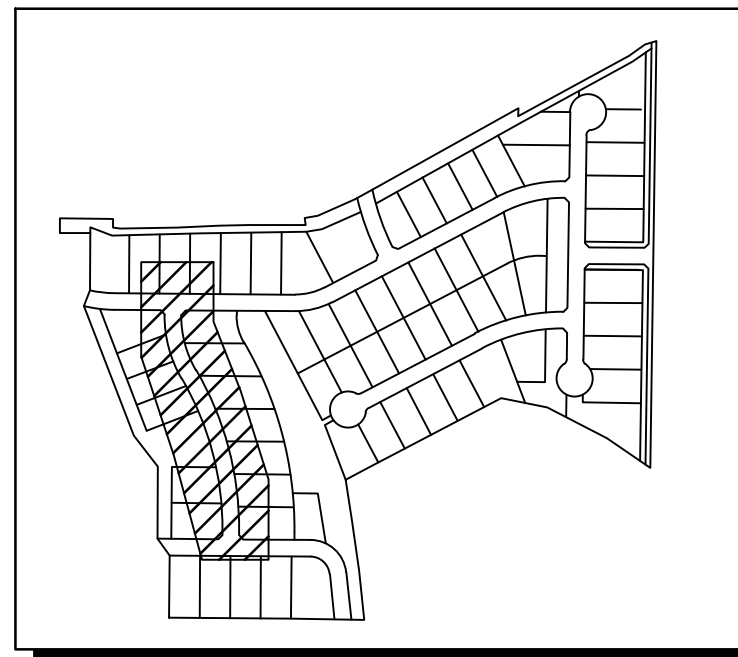
**CATCH BASIN TABLE**

NAME	STATION	CURB ELEV.	INV. IN	INV. OUT	SUMP
CB-1	18+49.05	TVC = 2561.46	12" 2557.95 (S)	12" 2557.95 (NE)	2556.95
CB-2	18+49.05	TVC = 2561.46	12" 2558.09 (N)		2557.09
CB-3	11+71.05	TVC = 2561.70	12" 2558.32 (E)		2557.32
CB-4	11+71.05	TVC = 2561.70	12" 2558.18 (E)		2557.18



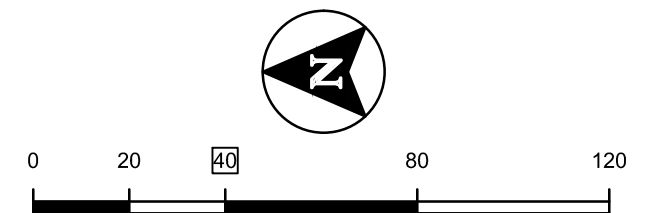
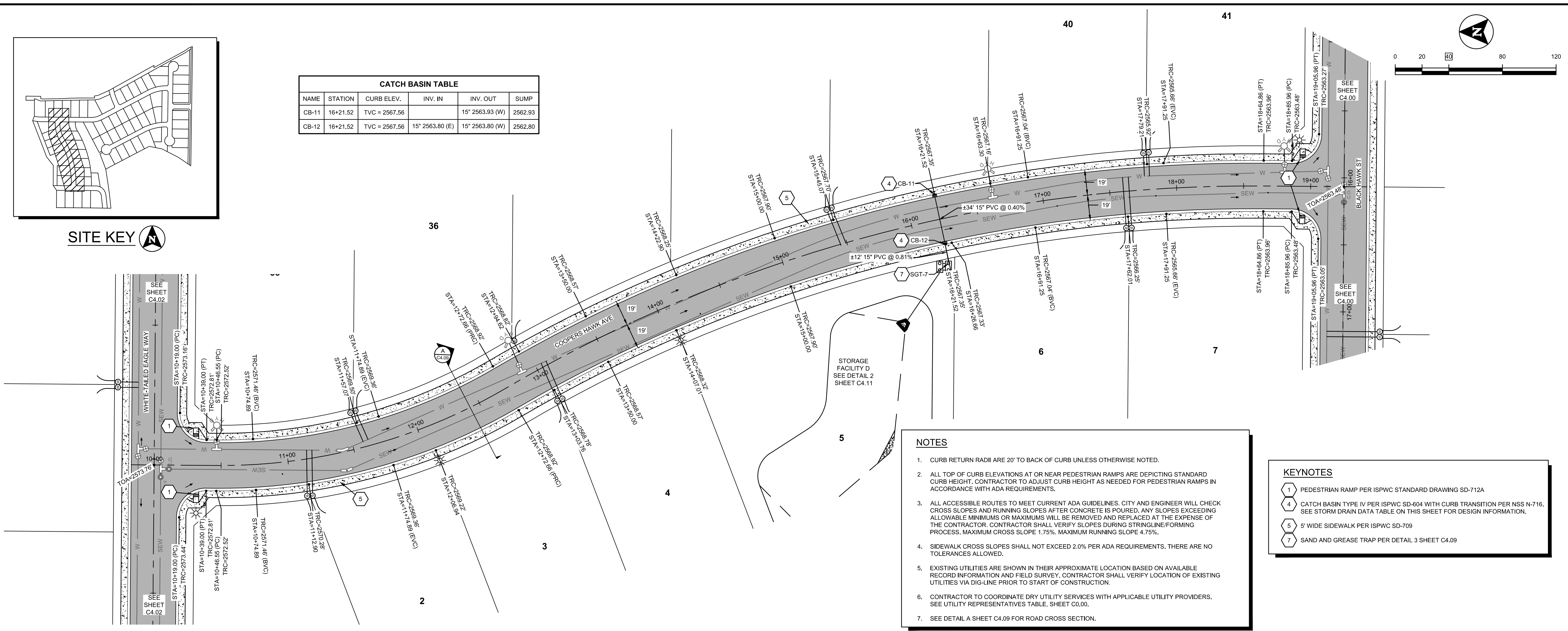
**BLACK HAWK ST PLAN AND PROFILE**  
 STA. 10+00 - 19+00  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE: 1" = 40'

L:\18008419\_Acaddwg\Sheets\Construction Drawings\180084-C-ROAD-P&P.dwg, 10/13/2020 4:00:18 PM, Lauren Pick, None  
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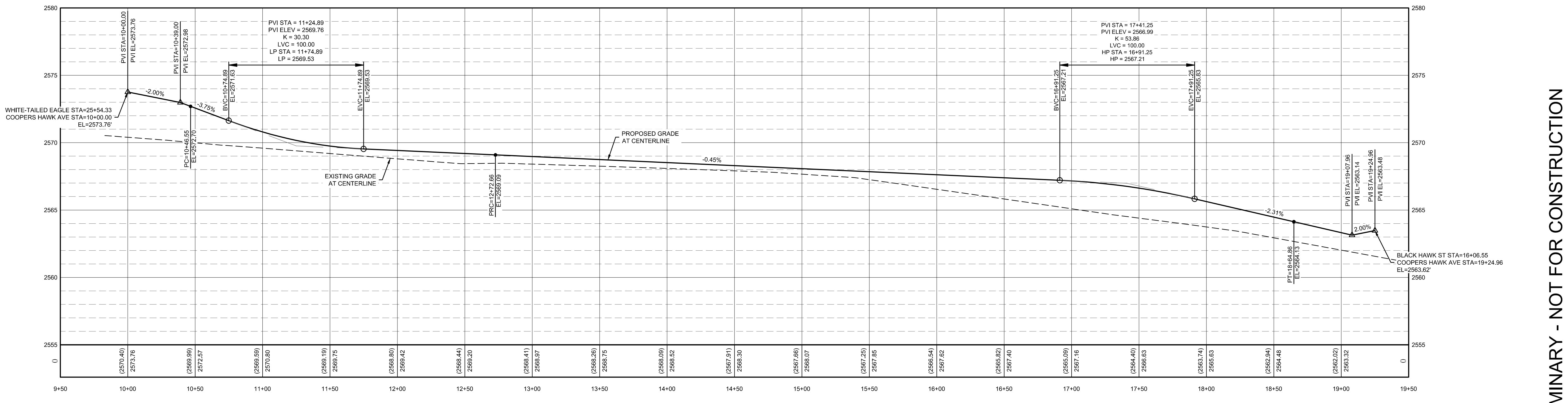
SITE KEY

CATCH BASIN TABLE				
NAME	STATION	CURB ELEV.	INV. IN	INV. OUT
CB-11	16+21.52	TVC = 2567.56	15' 2563.93 (W)	2562.93
CB-12	16+21.52	TVC = 2567.56	15' 2563.80 (E)	2562.80

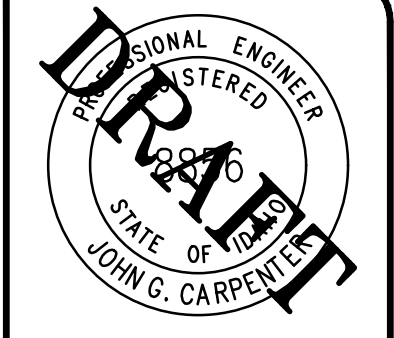


- NOTES**
- CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMP ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMP IN ACCORDANCE WITH ADA REQUIREMENTS.
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  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE UTILITY REPRESENTATIVES TABLE, SHEET C0.00.
  - SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

- KEYNOTES**
- 1 PEDESTRIAN RAMP PER ISPWC STANDARD DRAWING SD-712A
  - 4 CATCH BASIN TYPE IV PER ISPWC SD-604 WITH CURB TRANSITION PER NSS N-716. SEE STORM DRAIN DATA TABLE ON THIS SHEET FOR DESIGN INFORMATION.
  - 5 5' WIDE SIDEWALK PER ISPWC SD-709
  - 7 SAND AND GREASE TRAP PER DETAIL 3 SHEET C4.09



**COOPERS HAWK AVE PLAN AND PROFILE**  
 STA. 10+00 - 19+50  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE 1" = 40'



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

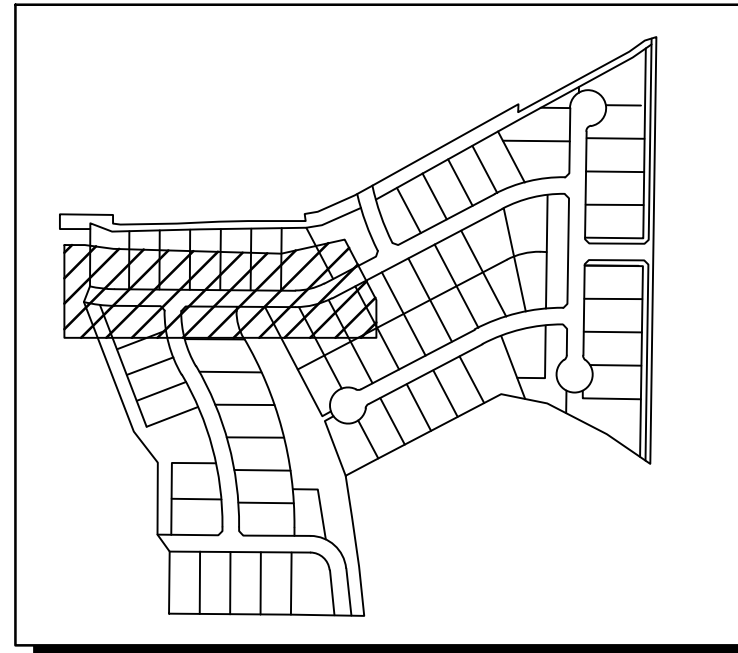
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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**COOPERS HAWK AVE PLAN & PROFILE**

ATTENTION:  
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DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.01**



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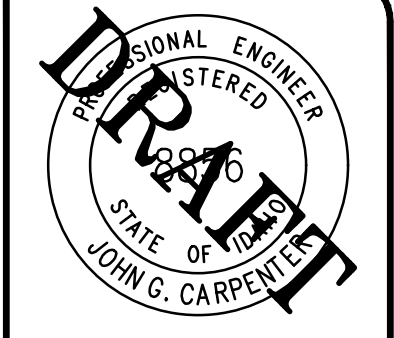
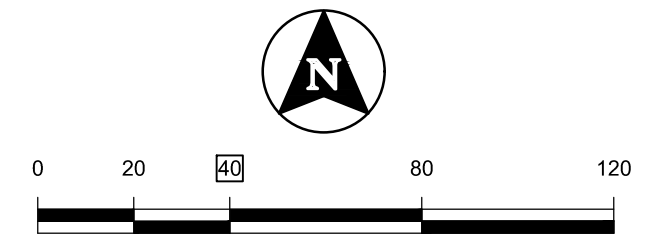
CATCH BASIN TABLE					
NAME	STATION	CURB ELEV.	INV. IN	INV. OUT	SUMP
CB-7	22+32.26	TVC = 2568.55	15' 2564.79 (S)	15' 2564.79 (S)	2563.79
CB-8	22+32.25	TVC = 2568.55	15' 2564.93 (S)	15' 2564.93 (S)	2563.93
CB-9	28+37.93	TVC = 2572.19	15' 2568.56 (S)	15' 2568.56 (S)	2567.56
CB-10	28+37.92	TVC = 2572.19	15' 2568.42 (N)	18' 2566.21 (S)	2565.21

**NOTES**

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- CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE UTILITY REPRESENTATIVES TABLE, SHEET C0.00.
- SEE DETAIL, A SHEET C4.09 FOR ROAD CROSS SECTION.

**KEYNOTES**

- PEDESTRIAN RAMP PER ISPWC STANDARD DRAWING SD-712A
- CATCH BASIN TYPE IV PER ISPWC SD-604 WITH CURB TRANSITION PER NSS N-716. SEE STORM DRAIN DATA TABLE ON THIS SHEET FOR DESIGN INFORMATION.
- 5' WIDE SIDEWALK PER ISPWC SD-709
- SAND AND GREASE TRAP PER DETAIL 1 SHEET C4.09
- TERMINUS BARRICADE PER ISPWC SD-1132
- TEMPORARY GRAVEL TURNAROUND WITH 6" AB, 9" SUBBASE. SEE SHEET C4.09 FOR DETAILS.
- TERMINUS BARRICADE TYPE 2 PER MUTCD SECTION 6F.68



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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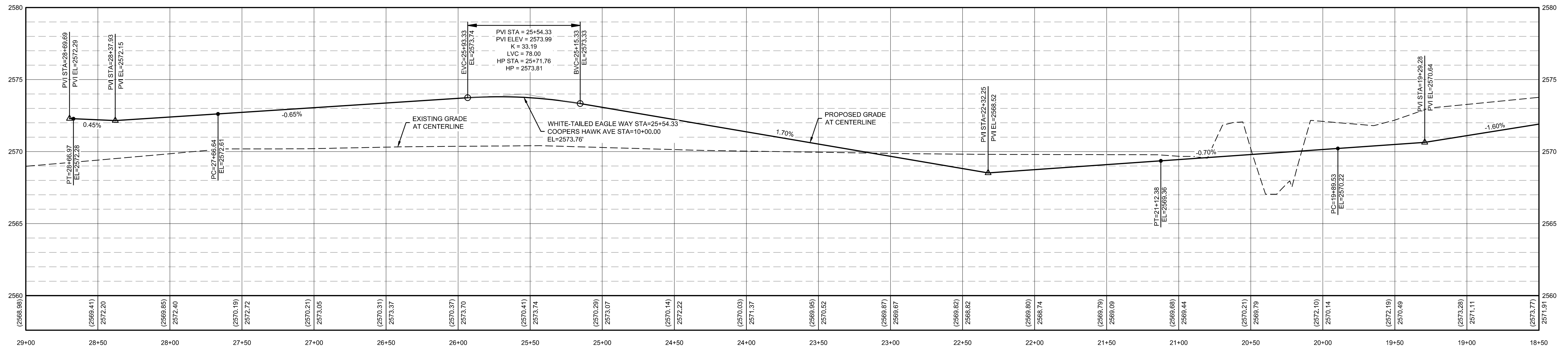
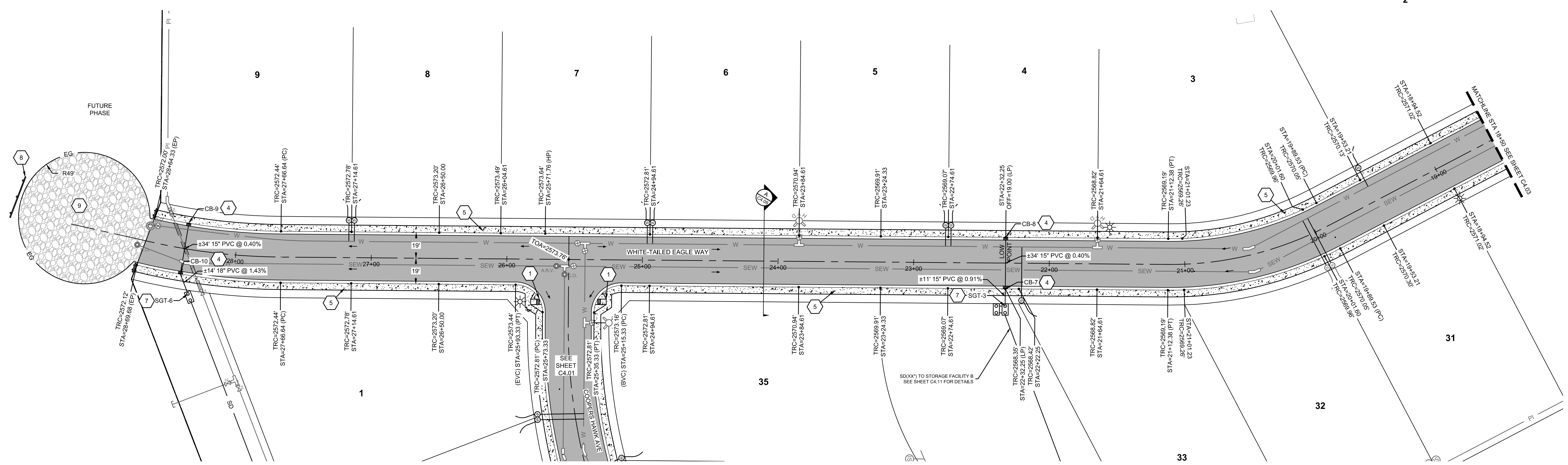
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**WHITE-TAILED EAGLE WAY PLAN & PROFILE**

PRELIMINARY - NOT FOR CONSTRUCTION

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET OR 1/2" ON  
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 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.02**

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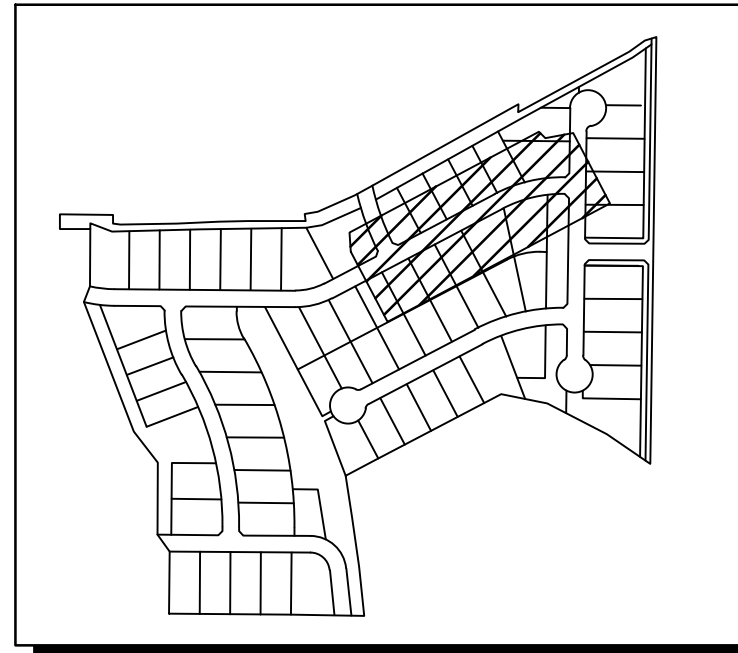


**WHITE-TAILED EAGLE WAY PLAN AND PROFILE**

STA. 18+50 - 29+00  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE 1" = 40'

L:\18008419\_Acad\dwg\Sheets\Construction Drawings\180084-C-ROAD P&P.dwg, 10/13/2020 4:01:38 PM, Lauren Pick, None

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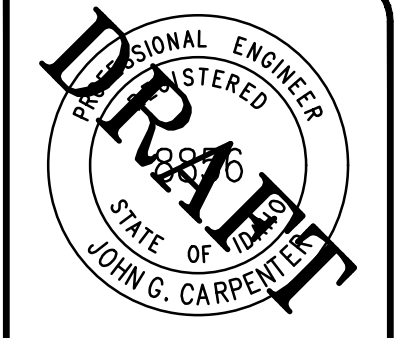
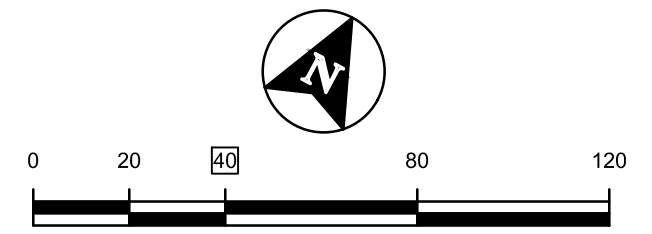


SITE KEY

KEYNOTES

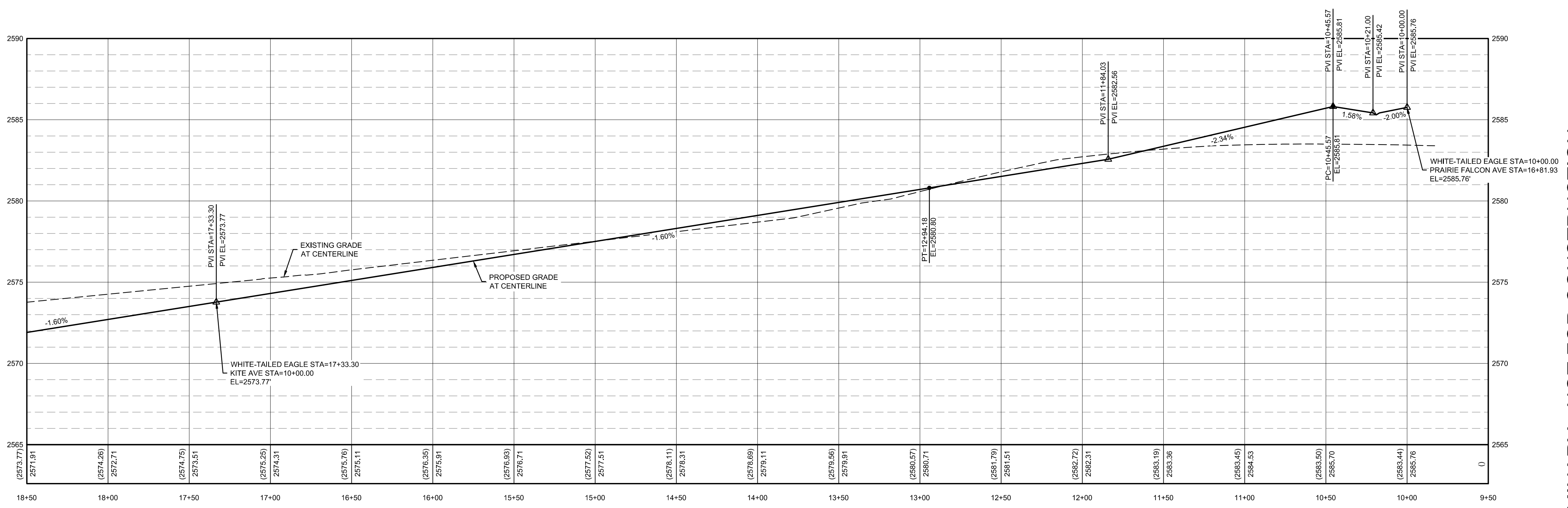
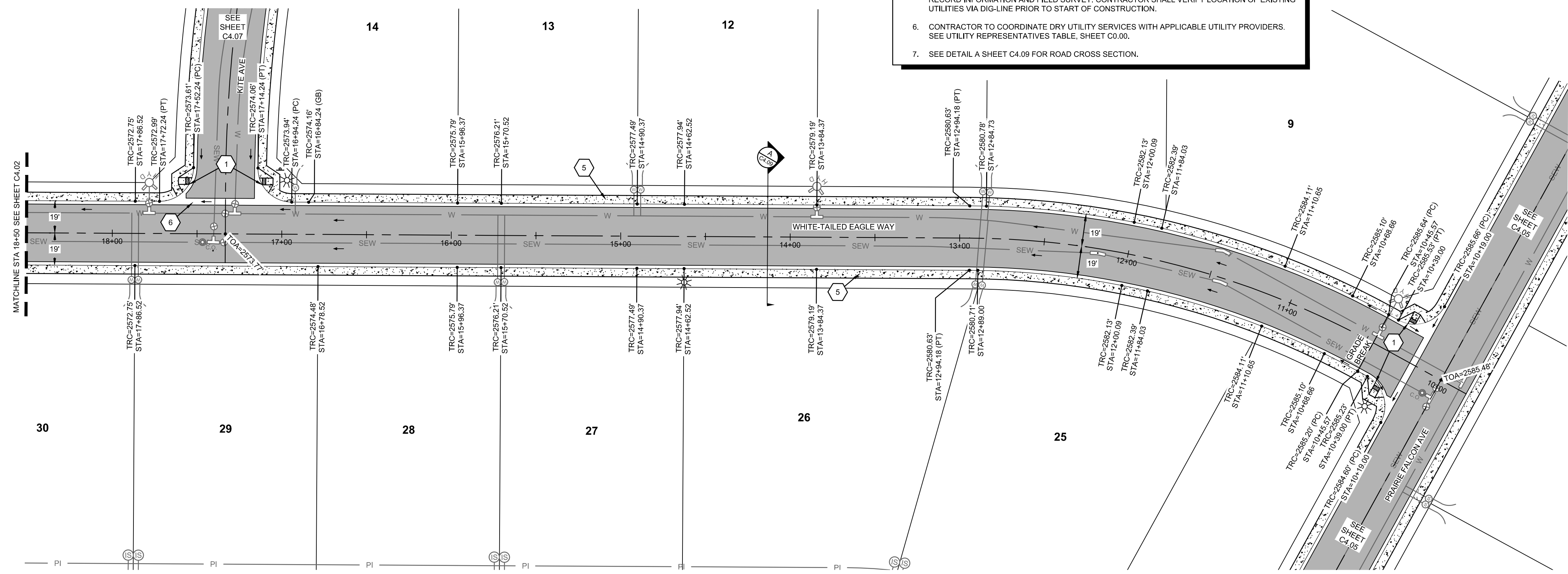
- 1 PEDESTRIAN RAMP PER ISPGW STANDARD DRAWING SD-712A
- 5 5' WIDE SIDEWALK PER ISPGW SD-709
- 6 4' WIDE VALLEY GUTTER PER ISPGW SD-708

- NOTES
- CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMP ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMP IN ACCORDANCE WITH ADA REQUIREMENTS.
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  - SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0% PER ADA REQUIREMENTS. THERE ARE NO TOLERANCES ALLOWED.
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  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE UTILITY REPRESENTATIVES TABLE, SHEET C0.00.
  - SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER

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WHITE-TAILED EAGLE WAY PLAN AND PROFILE

STA: 10+00 - 18+50  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE 1" = 40'

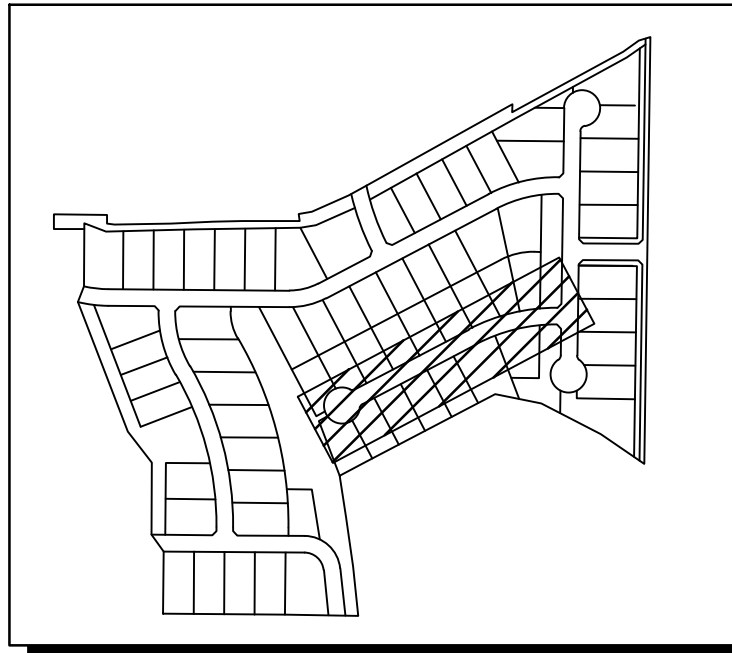
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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**WHITE-TAILED EAGLE WAY PLAN & PROFILE**

ATTENTION: IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C4.03

L:\18008419\_Academy\Sheets\Construction Drawings\180084-C-ROAD P&P.dwg, 10/13/2020 4:02:21 PM, Lauren Pick, None  
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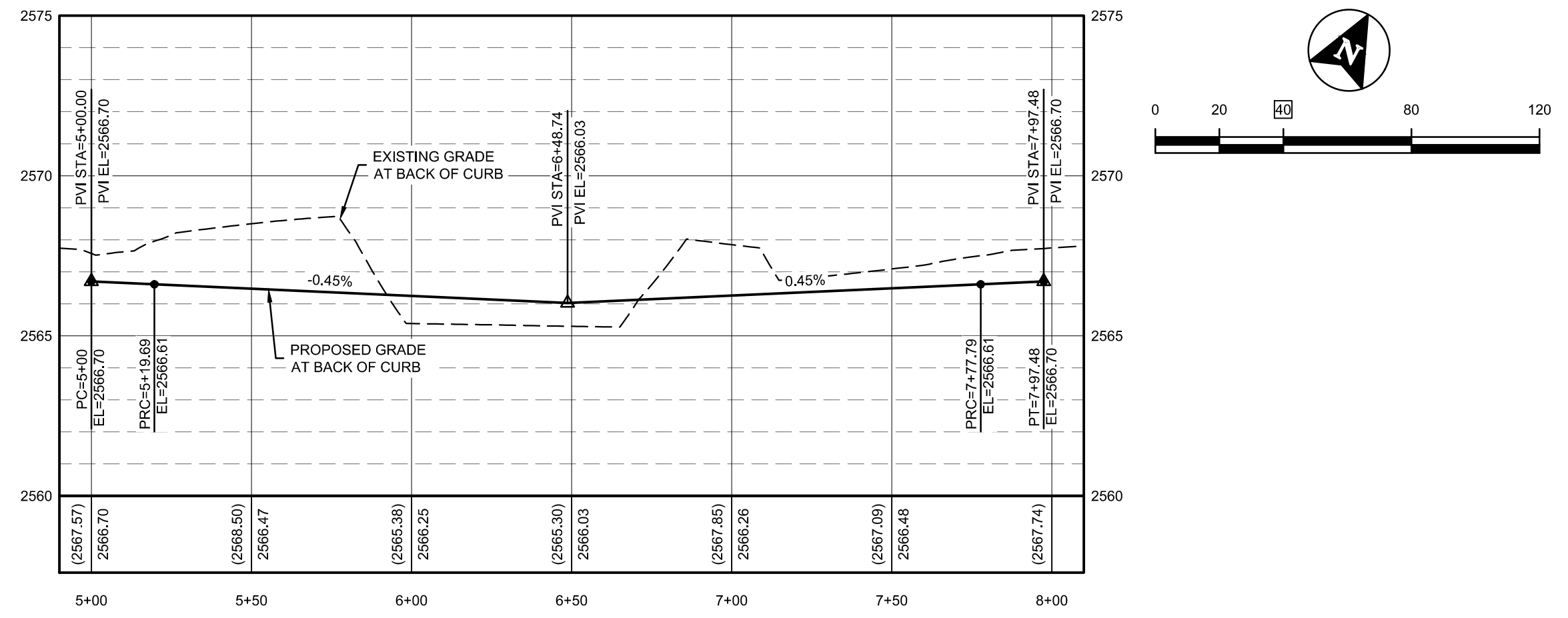
**NOTES**

- CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMPS ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS.
- ALL ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES. CITY AND ENGINEER WILL CHECK CROSS SLOPES AND RUNNING SLOPES AFTER CONCRETE IS POURED. ANY SLOPES EXCEEDING ALLOWABLE MINIMUMS OR MAXIMUMS WILL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY SLOPES DURING STRINGLINE/FORMING PROCESS. MAXIMUM CROSS SLOPE 1.75%. MAXIMUM RUNNING SLOPE 4.75%.
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- SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

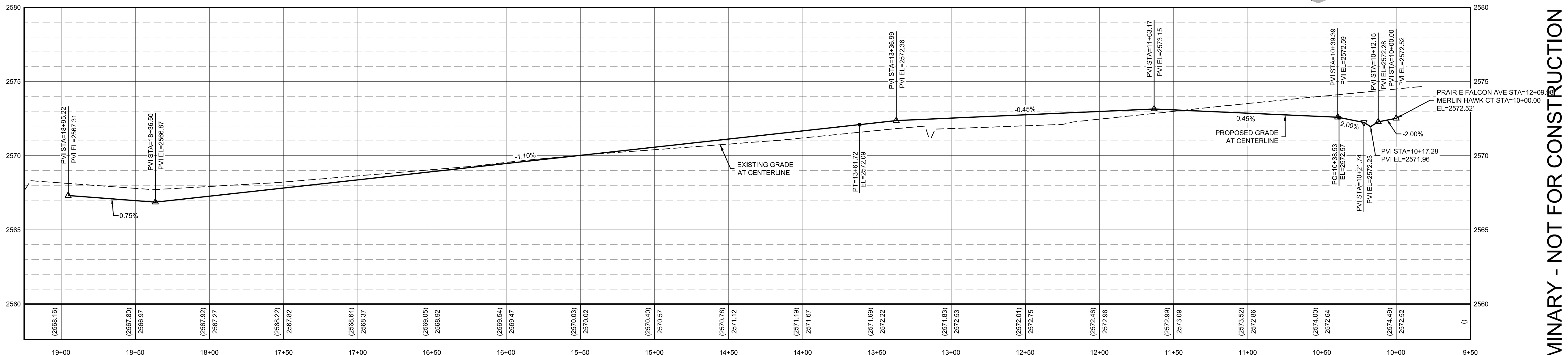
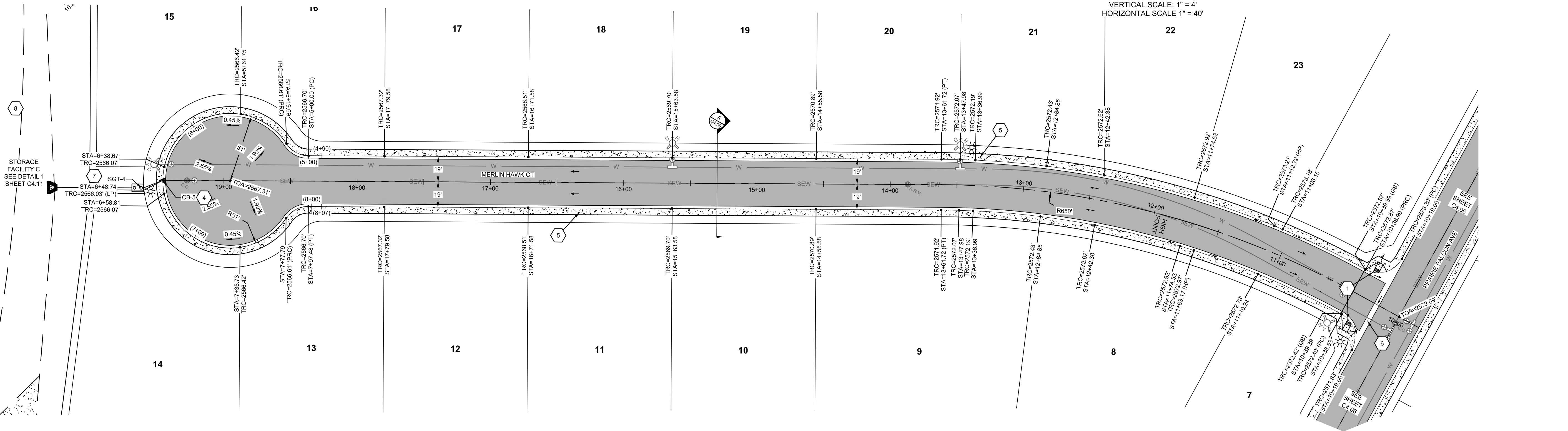
**KEYNOTES**

- PEDESTRIAN RAMP PER ISPPWC STANDARD DRAWING SD-712A
- CATCH BASIN TYPE IV PER ISPPWC SD-604 WITH CURB TRANSITION PER NSS N-716. SEE STORM DRAIN DATA TABLE ON THIS SHEET FOR DESIGN INFORMATION.
- 5' WIDE SIDEWALK PER ISPPWC SD-709
- 4' WIDE VALLEY GUTTER PER ISPPWC SD-708
- SAND AND GREASE TRAP PER DETAIL 3 SHEET C4.09
- REFER TO LANDSCAPE PLANS FOR PATHWAY LOCATIONS

CATCH BASIN TABLE				
NAME	STATION	CURB ELEV.	INV. IN	INV. OUT
CB-5	6+48.74	TVC = 2566.24		12' 2563.03 (SW)
				2562.03

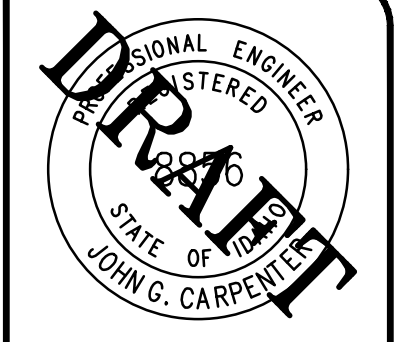


MERLIN HAWK CT LOOP BACK OF CURB PLAN AND PROFILE



MERLIN HAWK CT PLAN AND PROFILE

STA. 10+00 - 19+00  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE 1" = 40'



BORDER SIZE	DATE	REVISIONS
22"x34"		
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

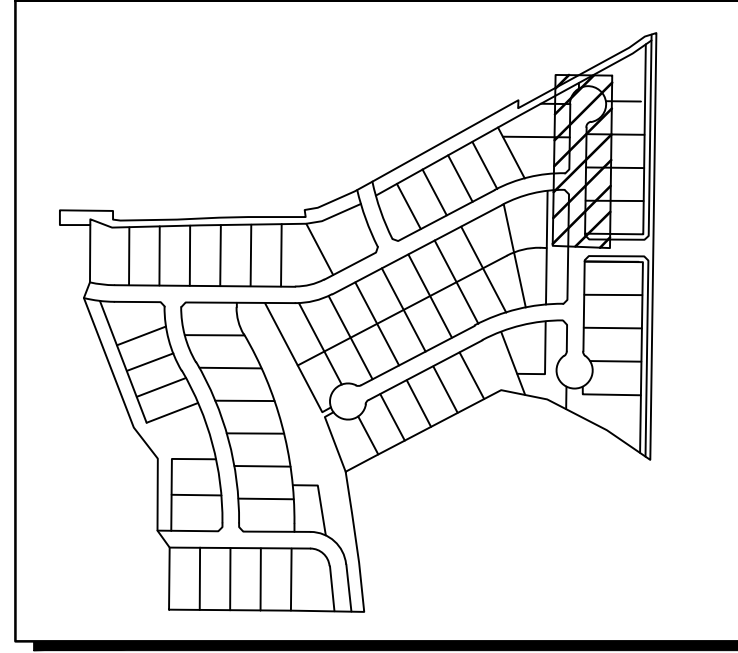
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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**MERLIN HAWK CT PLAN & PROFILE**

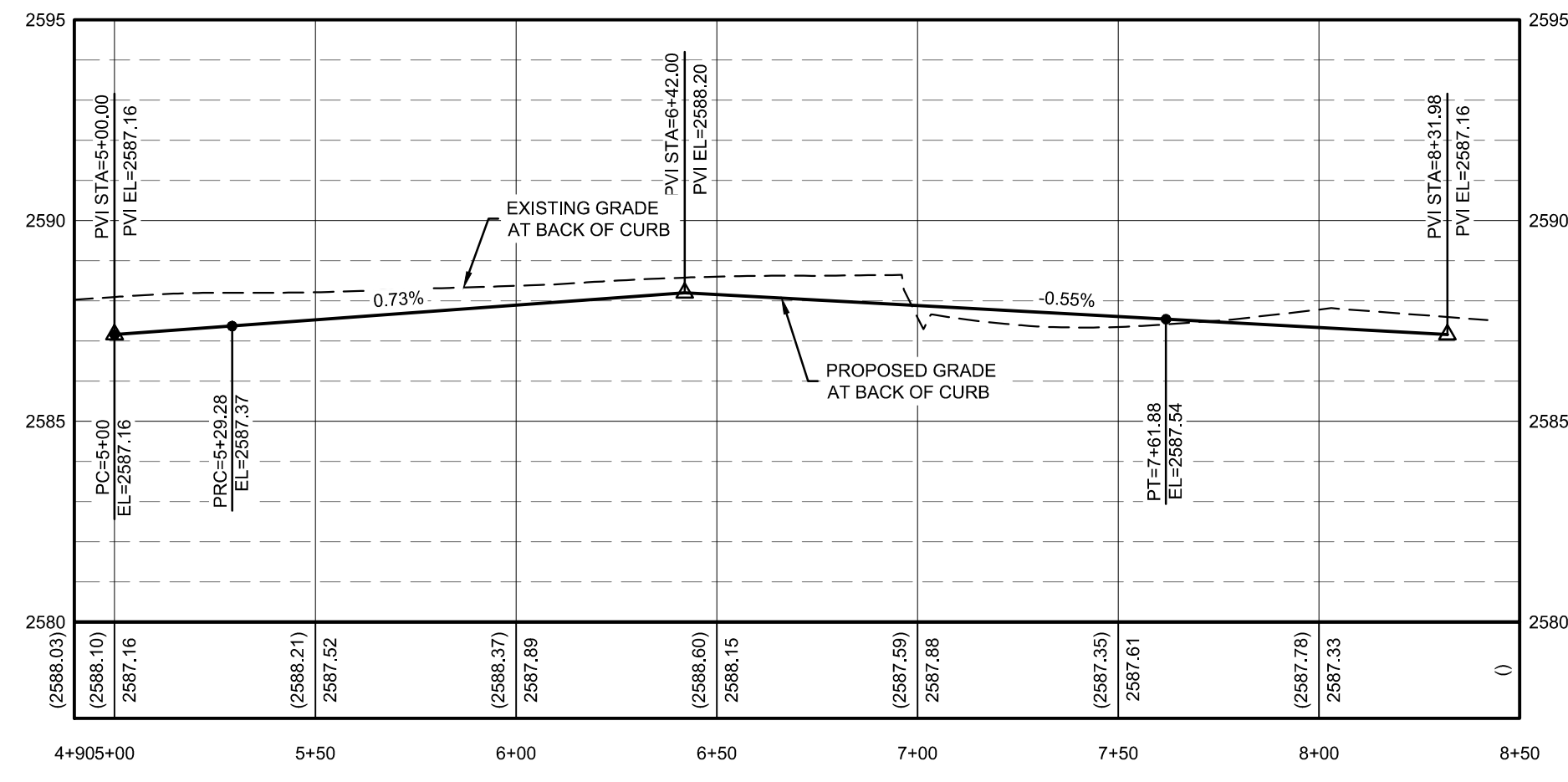
PRELIMINARY - NOT FOR CONSTRUCTION

ATTENTION:  
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 11x17 SHEET, THEN DRAWING IS  
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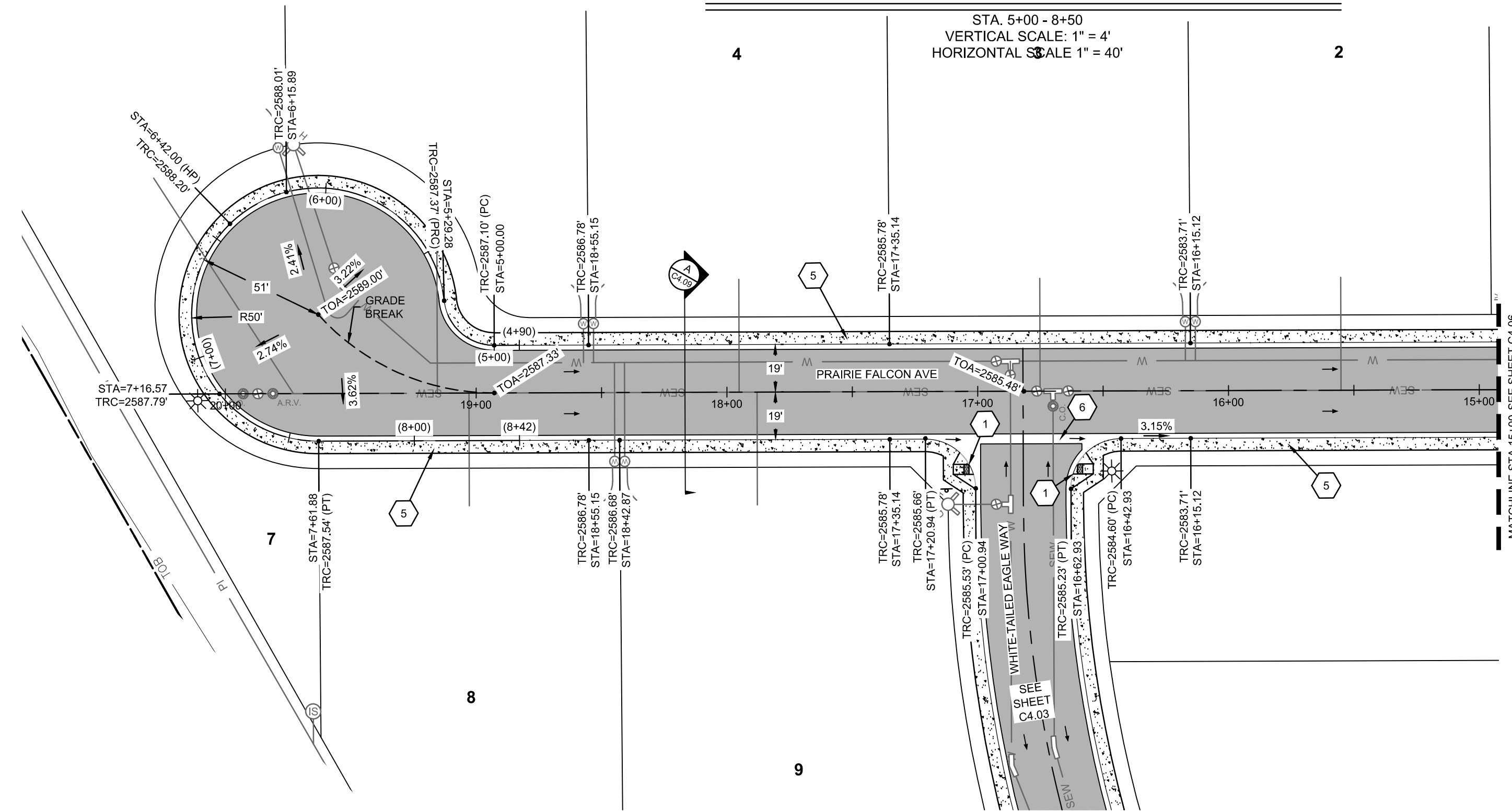
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 PROJECT: 180084  
 SHEET: C4.04



SITE KEY



PRAIRIE FALCON AVE N LOOP PLAN AND PROFILE

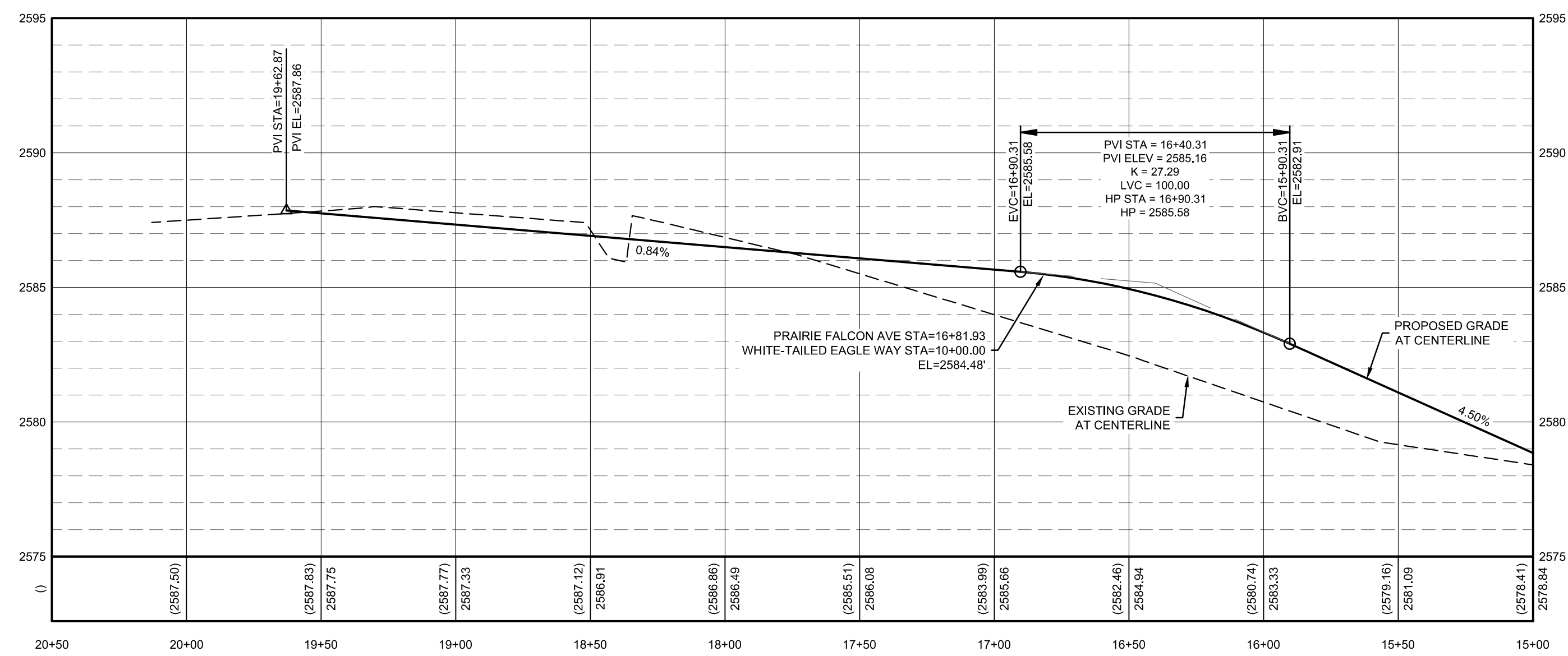


NOTES

- CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMPS ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS.
- ALL ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES. CITY AND ENGINEER WILL CHECK CROSS SLOPES AND RUNNING SLOPES AFTER CONCRETE IS POURED. ANY SLOPES EXCEEDING ALLOWABLE MINIMUMS OR MAXIMUMS WILL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY SLOPES DURING STRINGLINE/FORMING PROCESS. MAXIMUM CROSS SLOPE 1.75%. MAXIMUM RUNNING SLOPE 4.75%.
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- SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

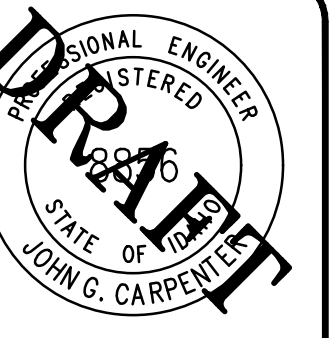
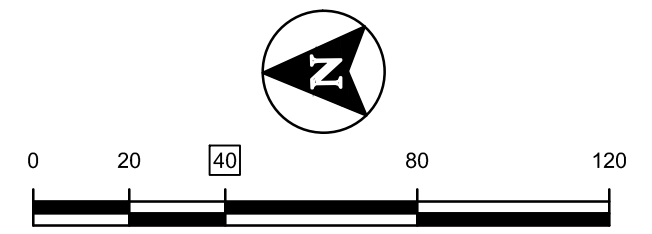
KEYNOTES

- 1 PEDESTRIAN RAMP PER ISPCW STANDARD DRAWING SD-712A
- 5 5' WIDE SIDEWALK PER ISPCW SD-709
- 6 4' WIDE VALLEY GUTTER PER ISPCW SD-708



PRAIRIE FALCON AVE PLAN AND PROFILE

STA. 14+00 - 20+00  
VERTICAL SCALE: 1" = 4'  
HORIZONTAL SCALE 1" = 40'



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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**PRAIRIE FALCON AVE PLAN & PROFILE**

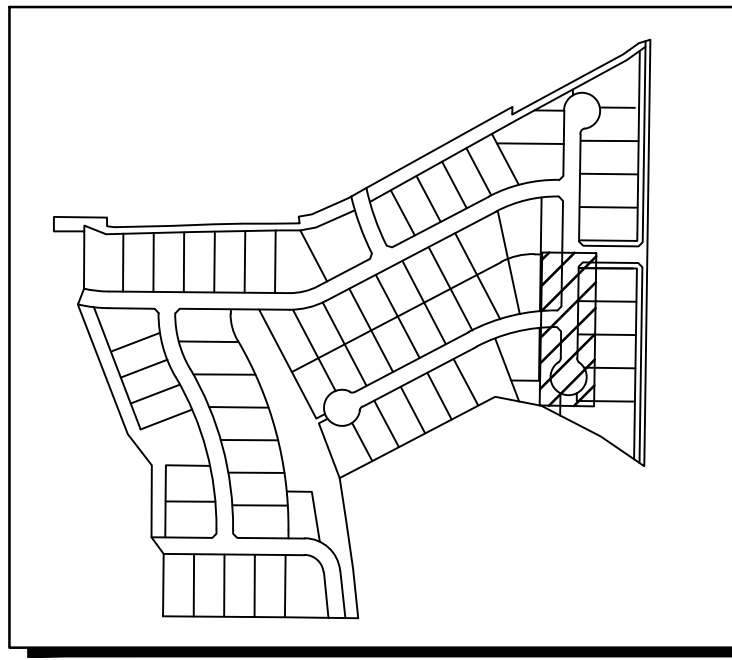
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DATE: October 13, 2020  
PROJECT: 180084  
SHEET: C4.05

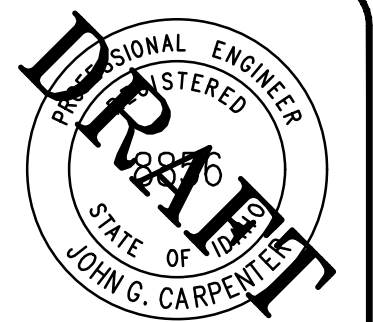
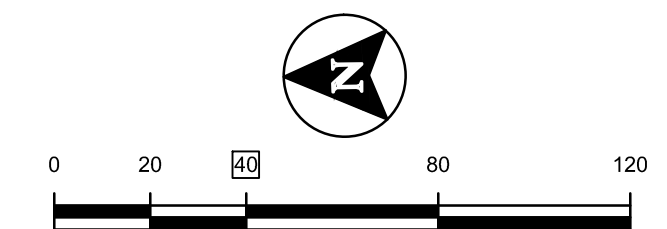
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SITE KEY



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

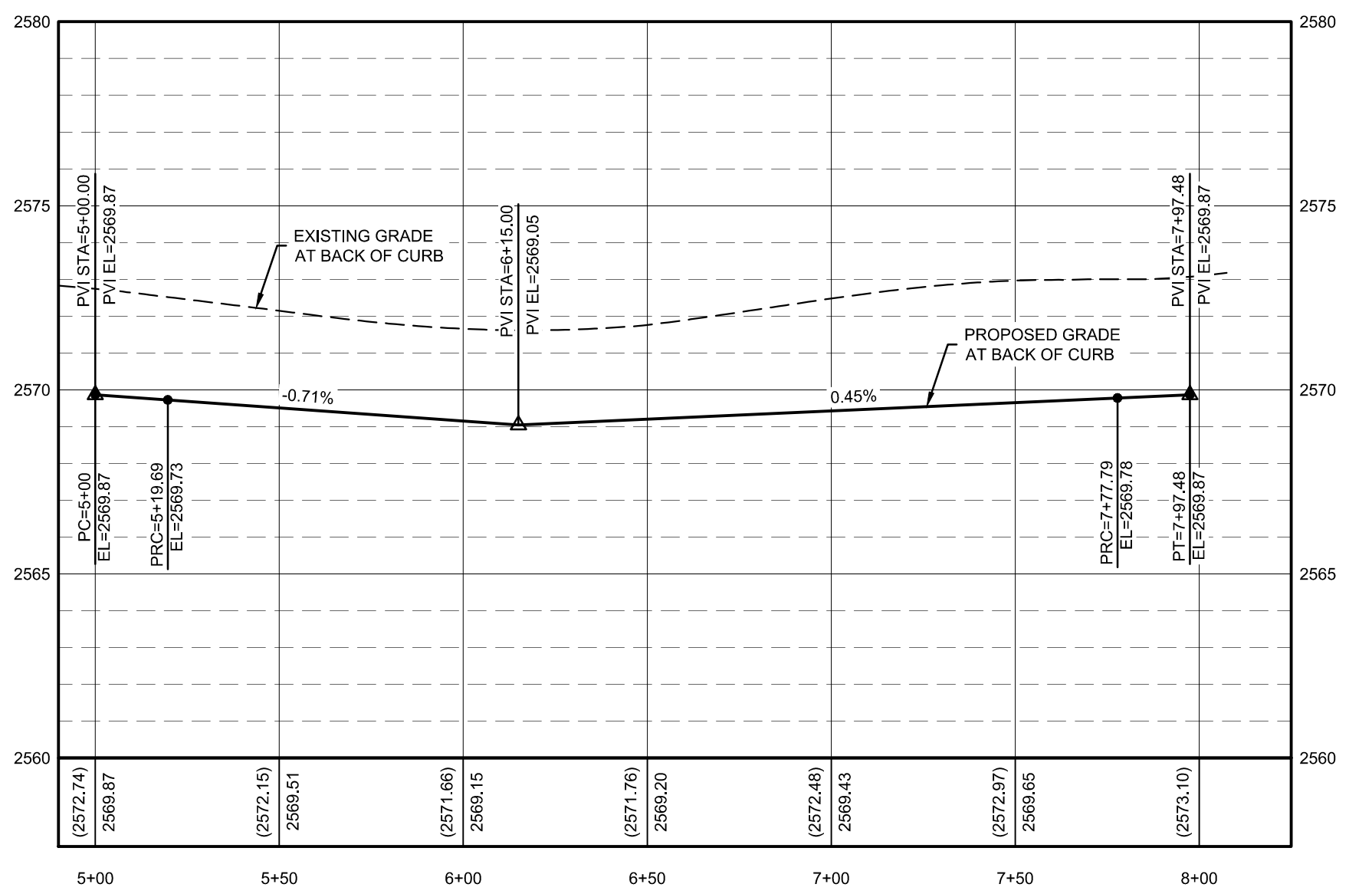
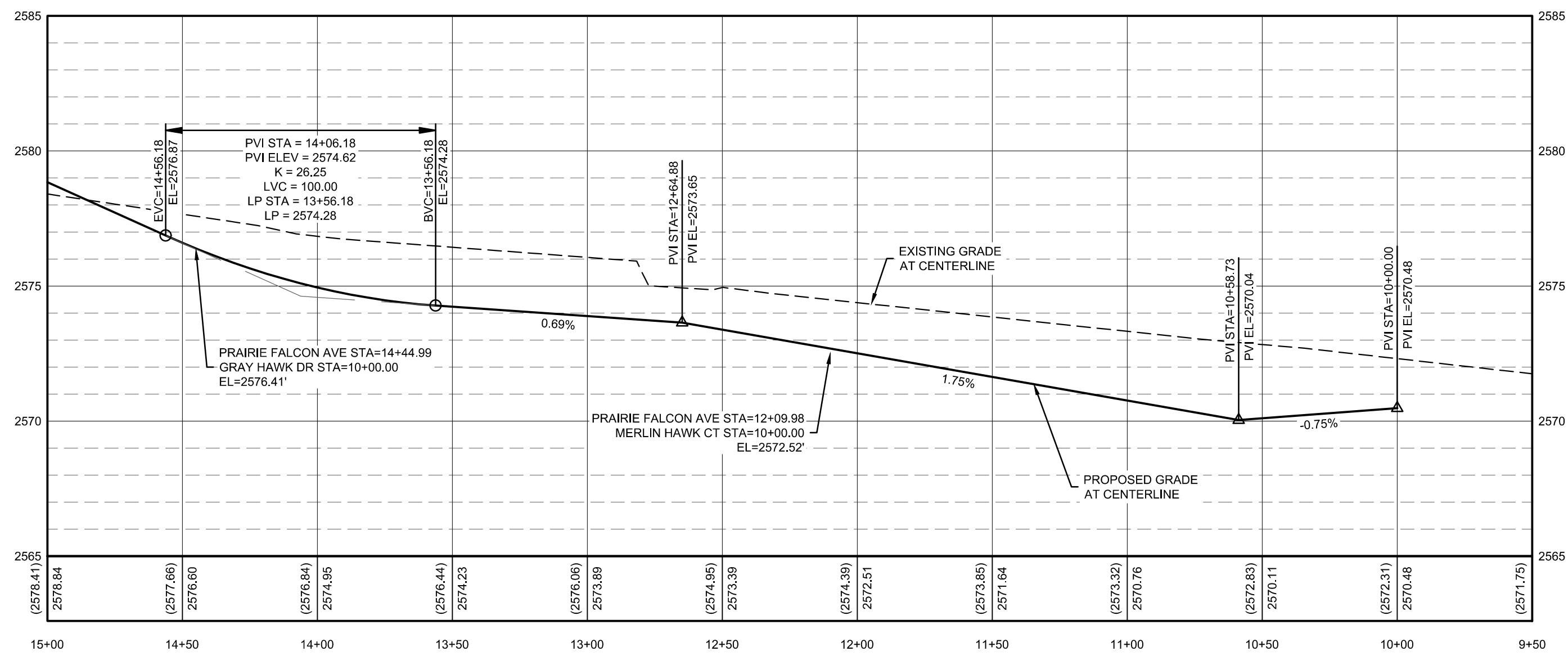
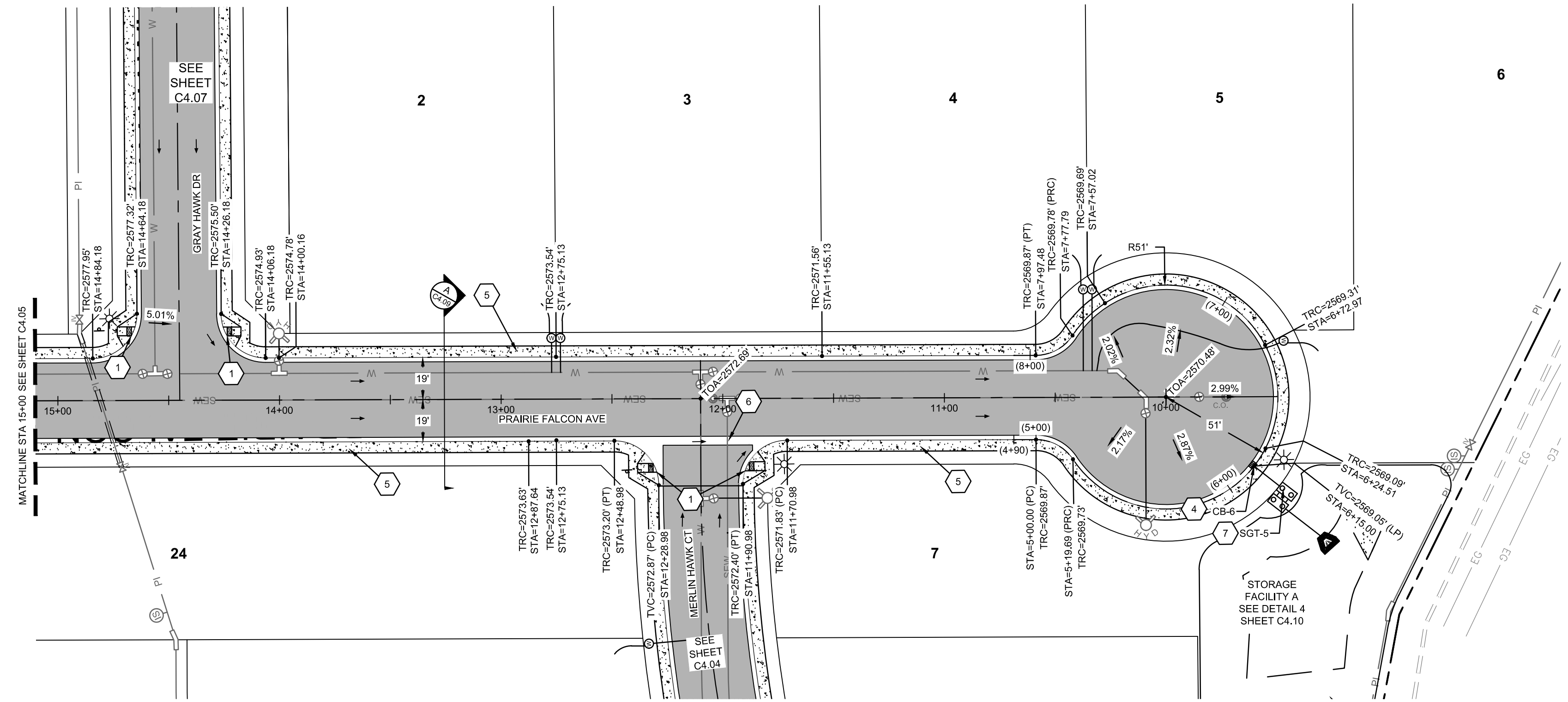
  

NO.	REVISIONS DESCRIPTION	DATE

- NOTES**
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  - ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMPS ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS.
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  - SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

- KEYNOTES**
- PEDESTRIAN RAMP PER ISPEC STANDARD DRAWING SD-712A
  - CATCH BASIN TYPE IV PER ISPEC SD-604 WITH CURB TRANSITION PER NSS N-716. SEE STORM DRAIN DATA TABLE ON THIS SHEET FOR DESIGN INFORMATION.
  - 5' WIDE SIDEWALK PER ISPEC SD-709
  - 4' WIDE VALLEY GUTTER PER ISPEC SD-708
  - SAND AND GREASE TRAP PER DETAIL 3 SHEET C4.09

NAME	STATION	CURB ELEV.	INV. IN	INV. OUT	SUMP
CB-6	6+15.00	TVC = 2569.26		15' 2565.80 (SW)	2564.80

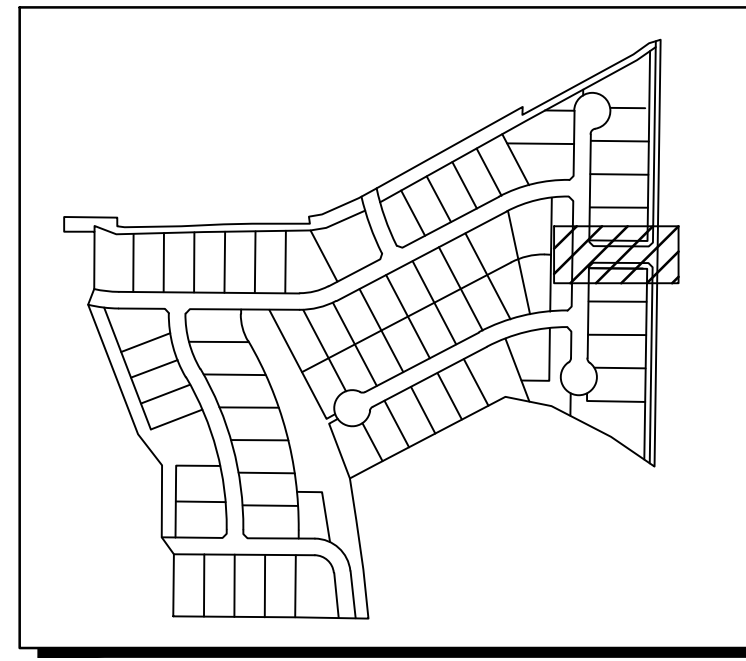


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CONSTRUCTION DRAWINGS FOR:  
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**PRAIRIE FALCON AVE PLAN & PROFILE**

ATTENTION:  
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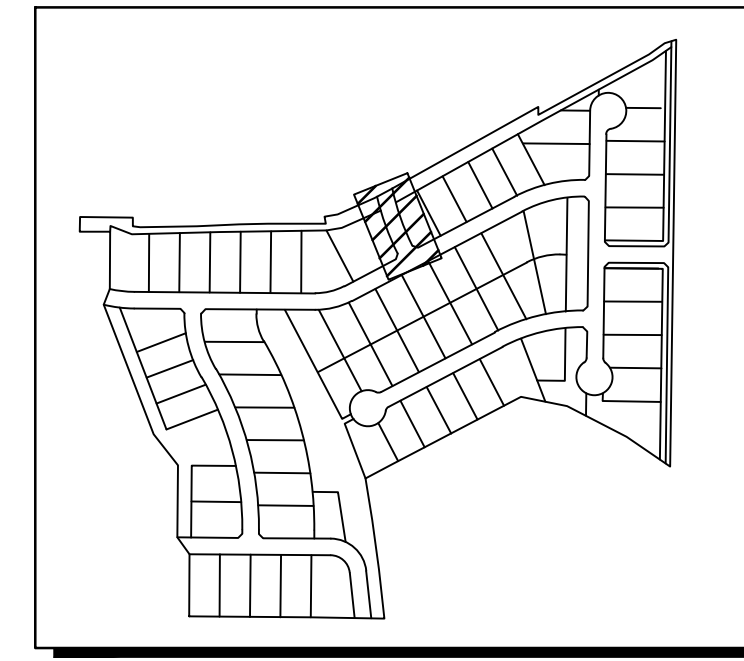
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 PROJECT: 180084  
 SHEET: **C4.06**



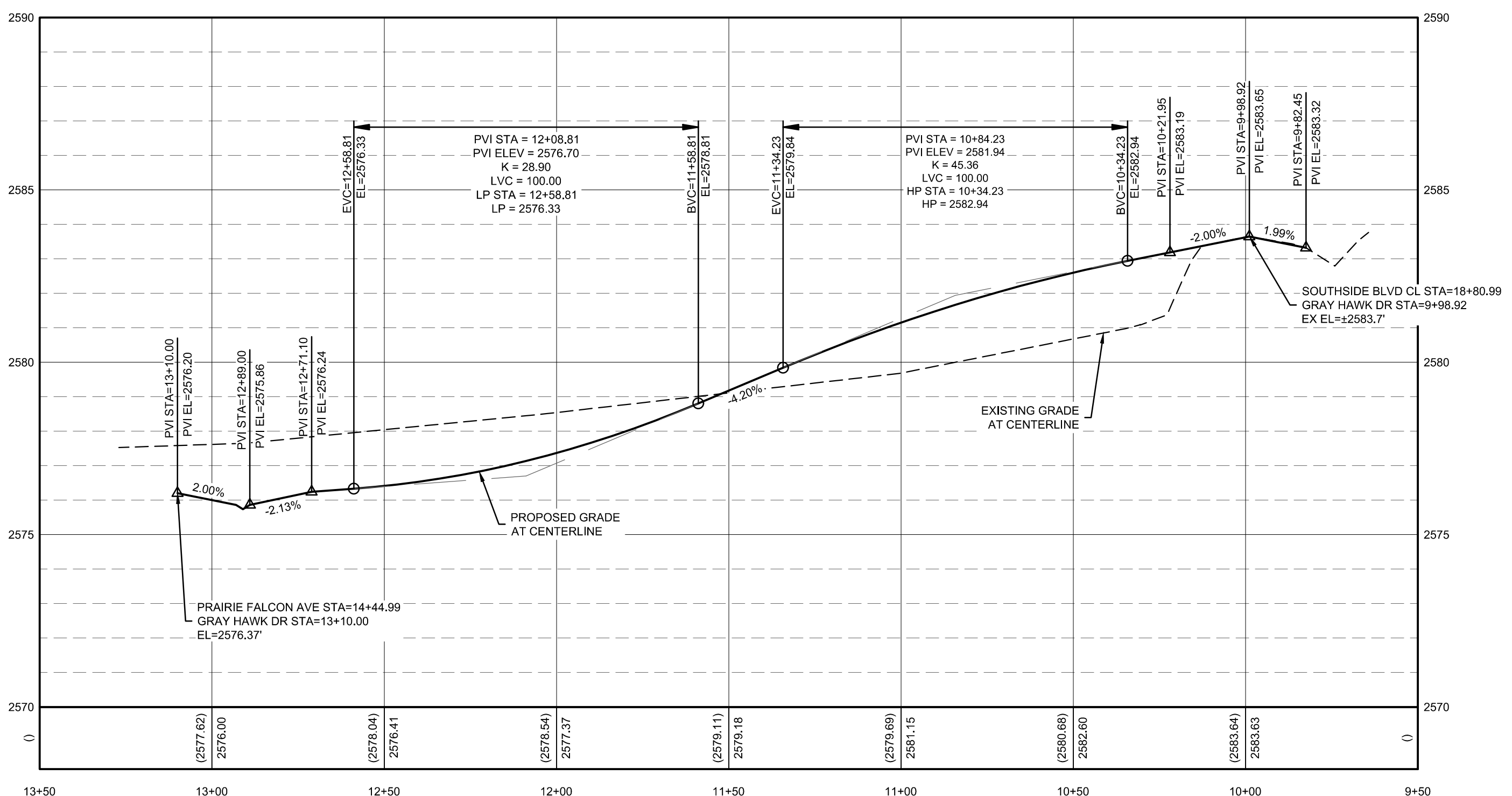
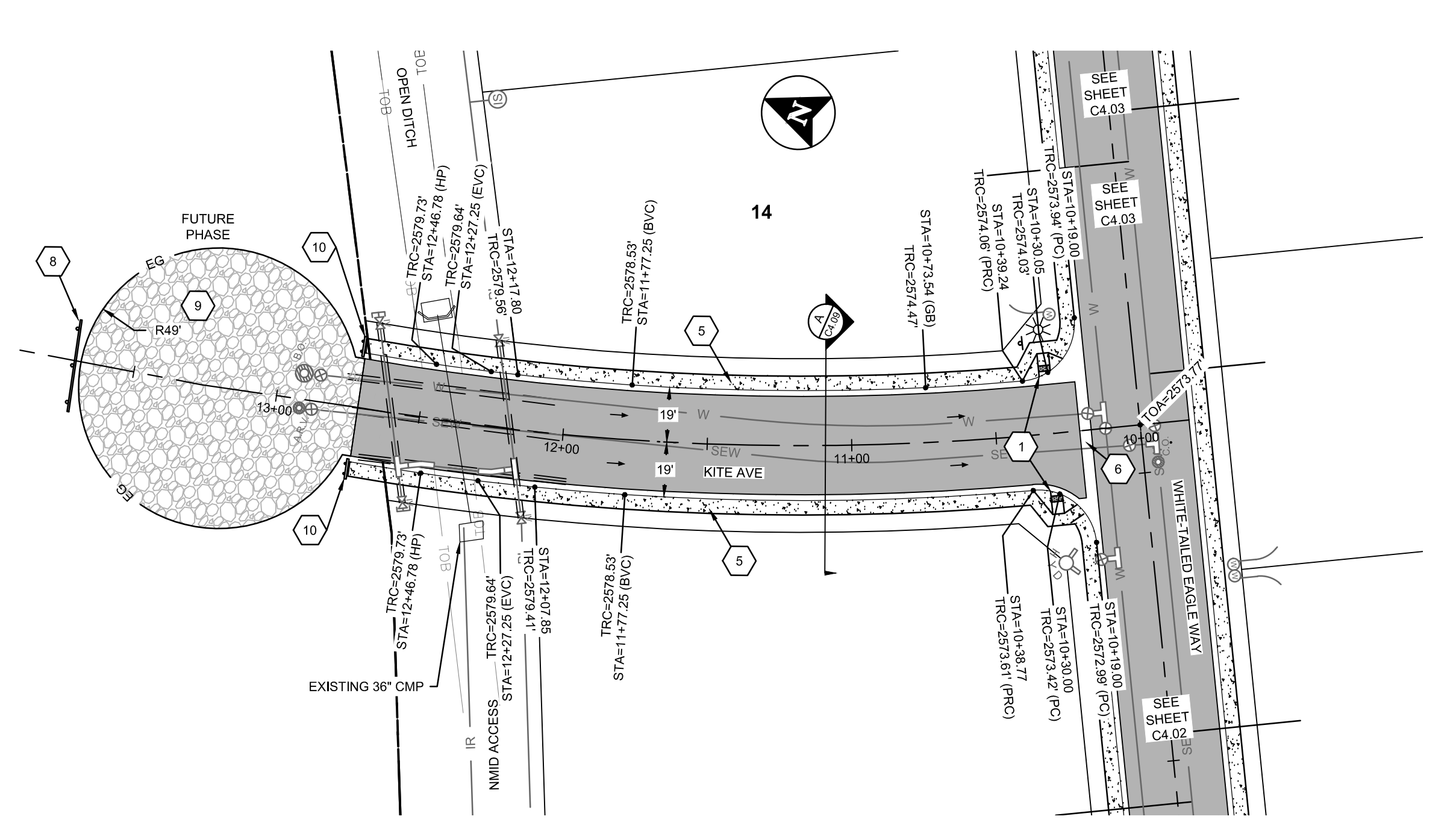
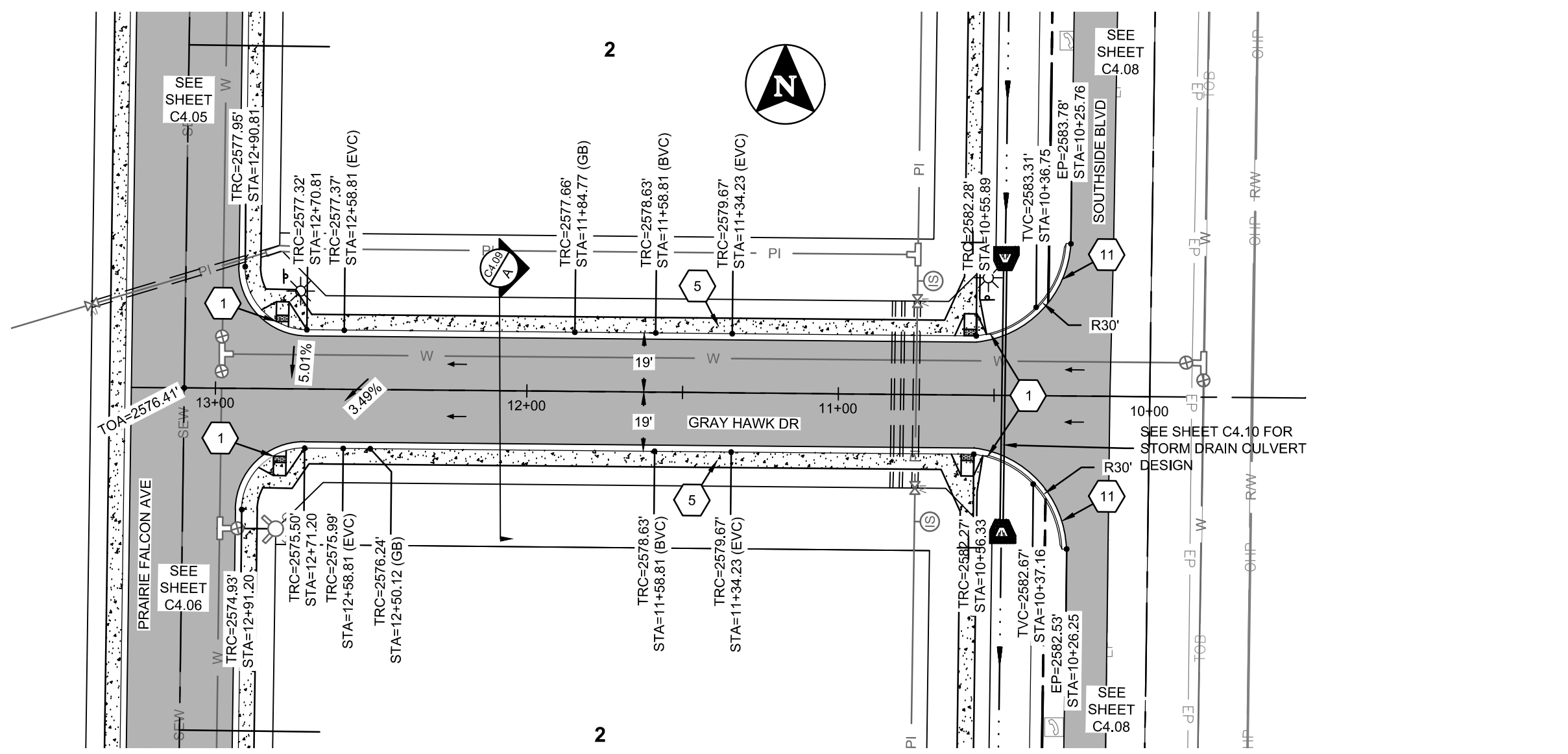
SITE KEY

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  - SEE DETAIL A SHEET C4.09 FOR ROAD CROSS SECTION.

- KEYNOTES**
- PEDESTRIAN RAMP PER ISPWC STANDARD DRAWING SD-712A
  - 5' WIDE SIDEWALK PER ISPWC SD-709
  - 4' WIDE VALLEY GUTTER PER ISPWC SD-708
  - TEMPORARY GRAVEL TURNAROUND WITH 6" AB, 9" SUBBASE. SEE SHEET C4.09 FOR DETAILS.
  - TERMINUS BARRICADE TYPE 2 PER MUTCD SECTION 6F.68
  - CONTRACTOR TO TRANSITION TO 6" VERTICAL CURB FROM EDGE OF SOUTHSIDE WIDENING PER NSS N-707 AND TRANSITION TO 3" ROLLED CURB AT PEDESTRIAN RAMP.

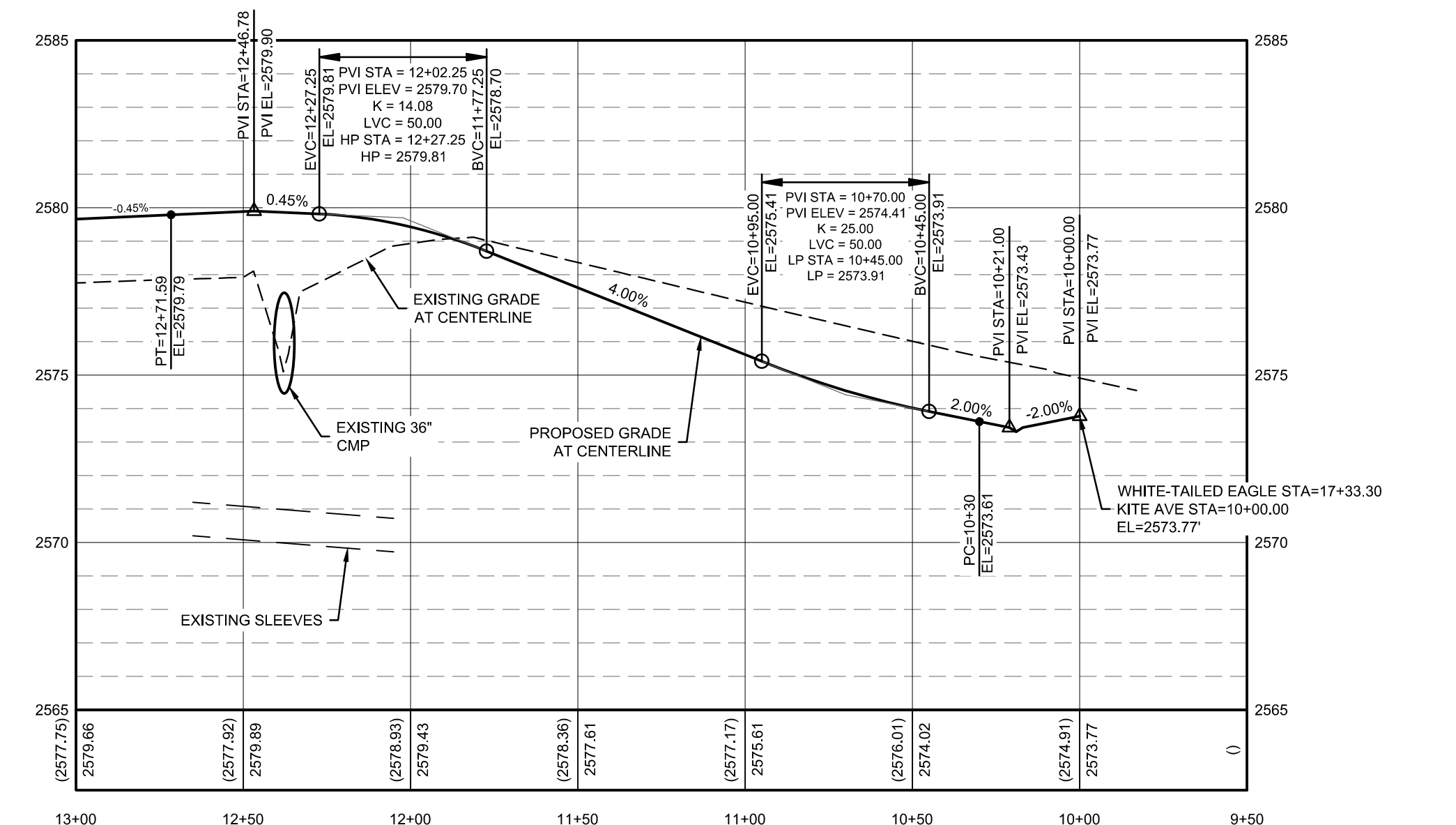


SITE KEY



GRAY HAWK DR PLAN AND PROFILE

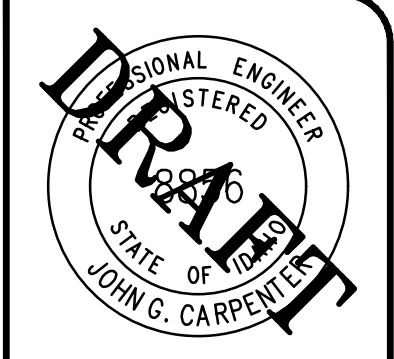
STA. 10+00 - 13+00  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE: 1" = 40'



KITE AVE PLAN AND PROFILE

STA. 10+00 - 12+75  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE: 1" = 40'

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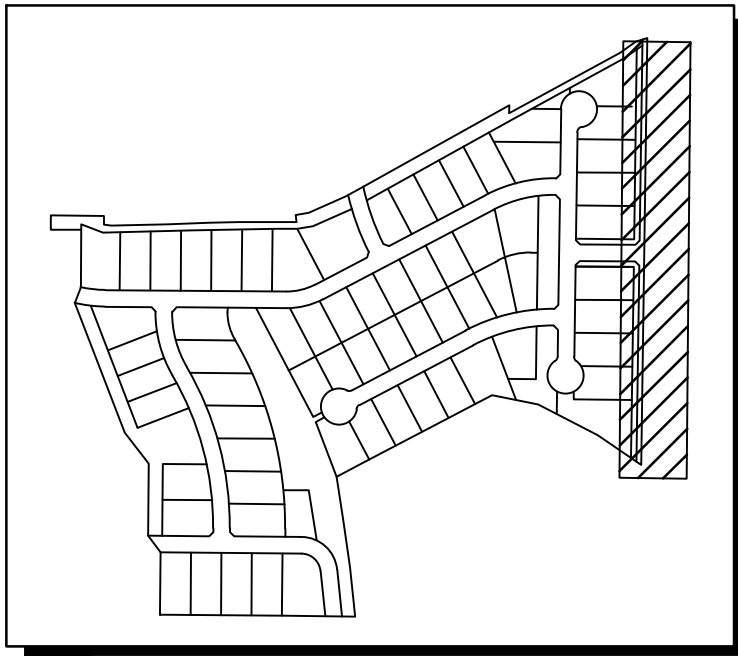
NO.	REVISIONS	DESCRIPTION

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**GRAY HAWK DR & KITE AVE PLAN & PROFILE**

ATTENTION:  
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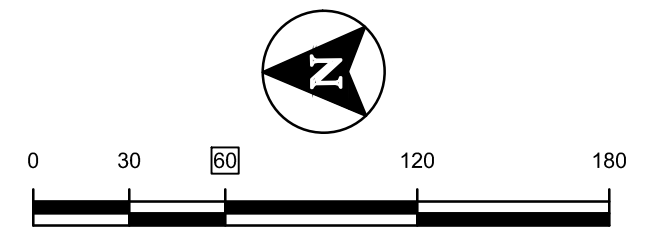
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 PROJECT: 180084  
 SHEET: **C4.07**



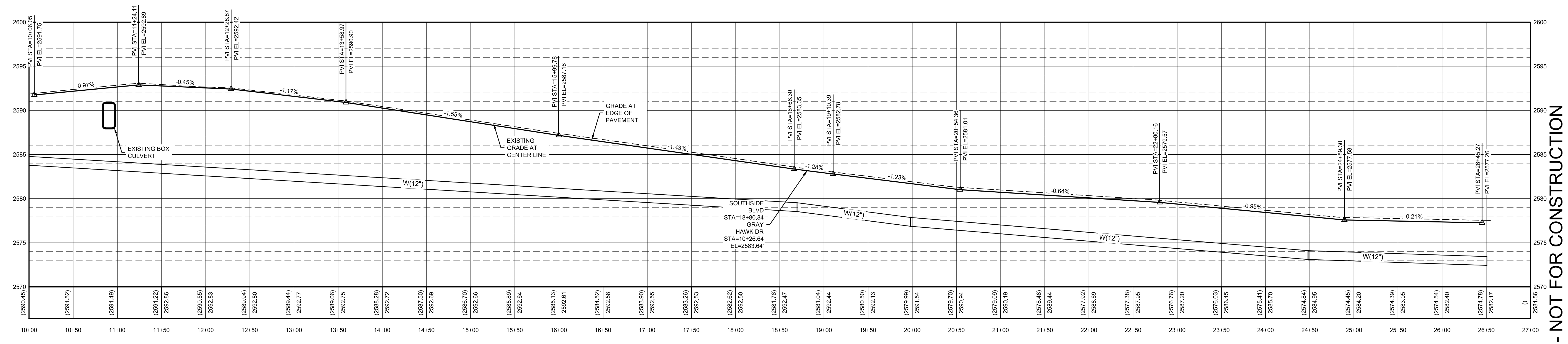
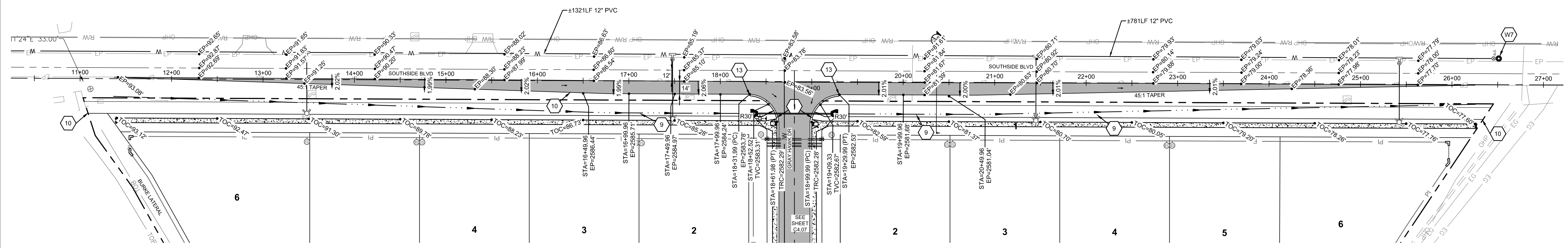
SITE KEY

- KEYNOTES**
- 1 PEDESTRIAN RAMP PER ISPWC STANDARD DRAWING SD-712A
  - 9 5' WIDE SIDEWALK PER ISPWC SD-709
  - 13 CONSTRUCT CURB TERMINUS PER NSS N-707.

- NOTES**
1. CURB RETURN RADII ARE 20' TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL TOP OF CURB ELEVATIONS AT OR NEAR PEDESTRIAN RAMP ARE DEPICTING STANDARD CURB HEIGHT. CONTRACTOR TO ADJUST CURB HEIGHT AS NEEDED FOR PEDESTRIAN RAMP IN ACCORDANCE WITH ADA REQUIREMENTS.
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  6. CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS. SEE UTILITY REPRESENTATIVES TABLE, SHEET C0.00.
  7. SEE DETAIL B SHEET C4.09 FOR ROAD CROSS SECTION.
  8. REFER TO SHEET C7.01 FOR SOUTHSIDE BLVD STRIPING DETAILS.
  9. CONTRACTOR TO INVENTORY AND DOCUMENT ALL MAILBOXES AND STREET SIGNS PRIOR TO CONSTRUCTION AND COORDINATE WITH NEIGHBORS AND HIGHWAY DISTRICT FOR TEMPORARY AND PERMANENT LOCATIONS.

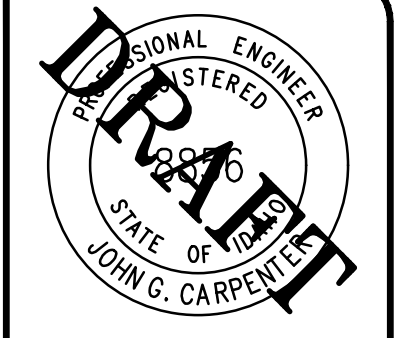


- WATER KEYNOTES**
- W7 TEMPORARY BLOWOFF PER NAMP A STANDARD DRAWING N-405B
  - W9 8"x12" TEE  
12" GATE VALVES, 2 EA  
8" GATE VALVE, 1 EA



**SOUTHSIDE BLVD EDGE OF PAVEMENT PLAN AND PROFILE**  
 STA. 10+00 - 26+50  
 VERTICAL SCALE: 1" = 4'  
 HORIZONTAL SCALE 1" = 40'

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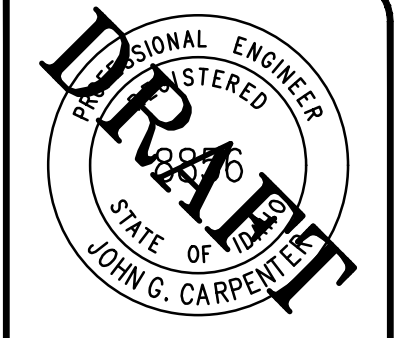
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**SOUTHSIDE BLVD PLAN, PROFILE, & WATER**

PRELIMINARY - NOT FOR CONSTRUCTION

ATTENTION: 1/2" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.08**

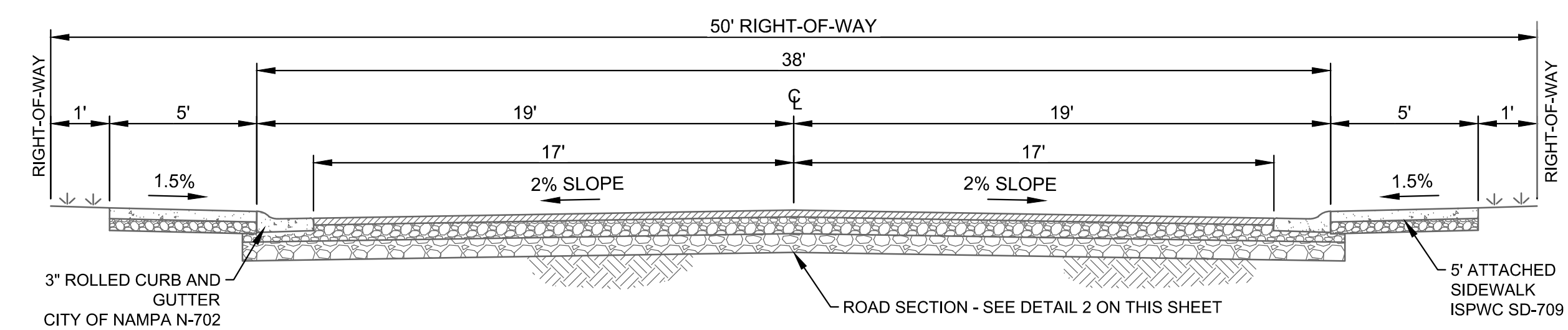
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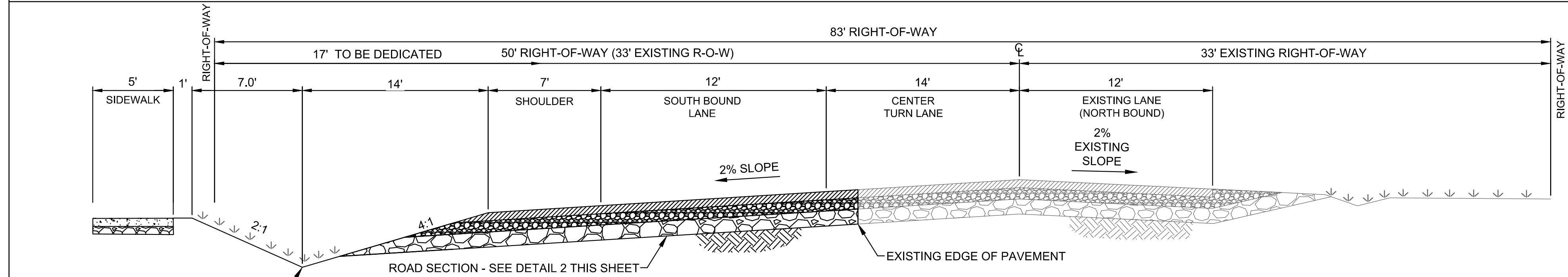
BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED	
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER	
NO.	DATE	REVISIONS DESCRIPTION			

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**PRELIMINARY - NOT FOR CONSTRUCTION**  
 CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**ROAD & DRAINAGE DETAILS**  
 ATTENTION: 1/2" SCALE  
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.  
 DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.09**

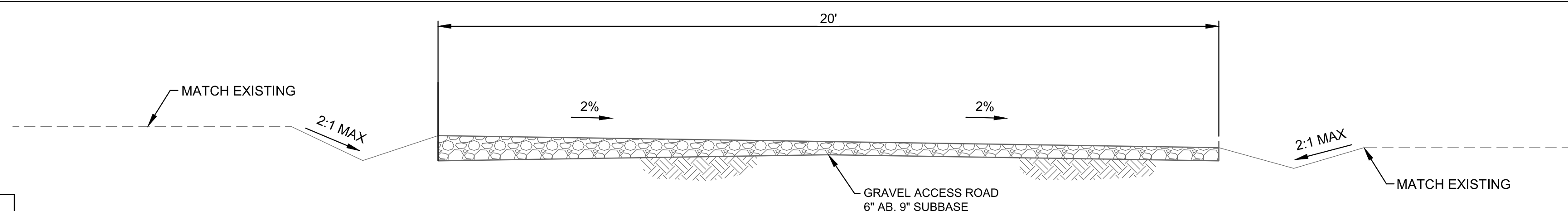


**LOCAL ROAD SECTION A**  
 SCALE: NTS

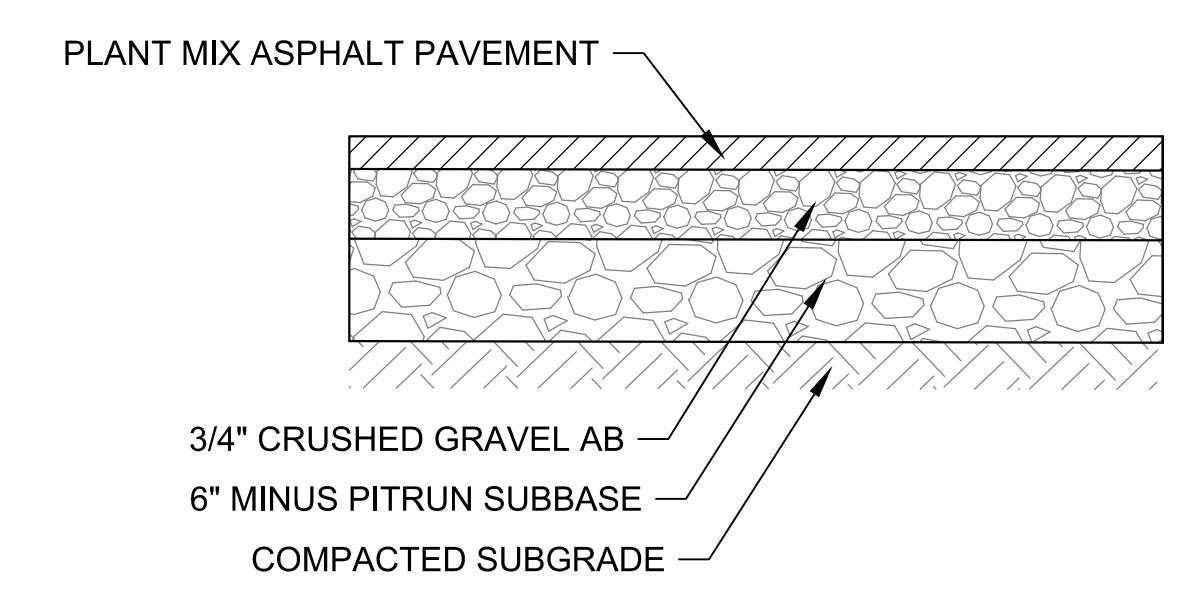


**SOUTHSIDE BLVD ROAD SECTION B**  
 SCALE: NTS

\*FUTURE NAMPA ARTERIAL IS 33' FROM CL OF THE ROAD TO BACK OF CURB



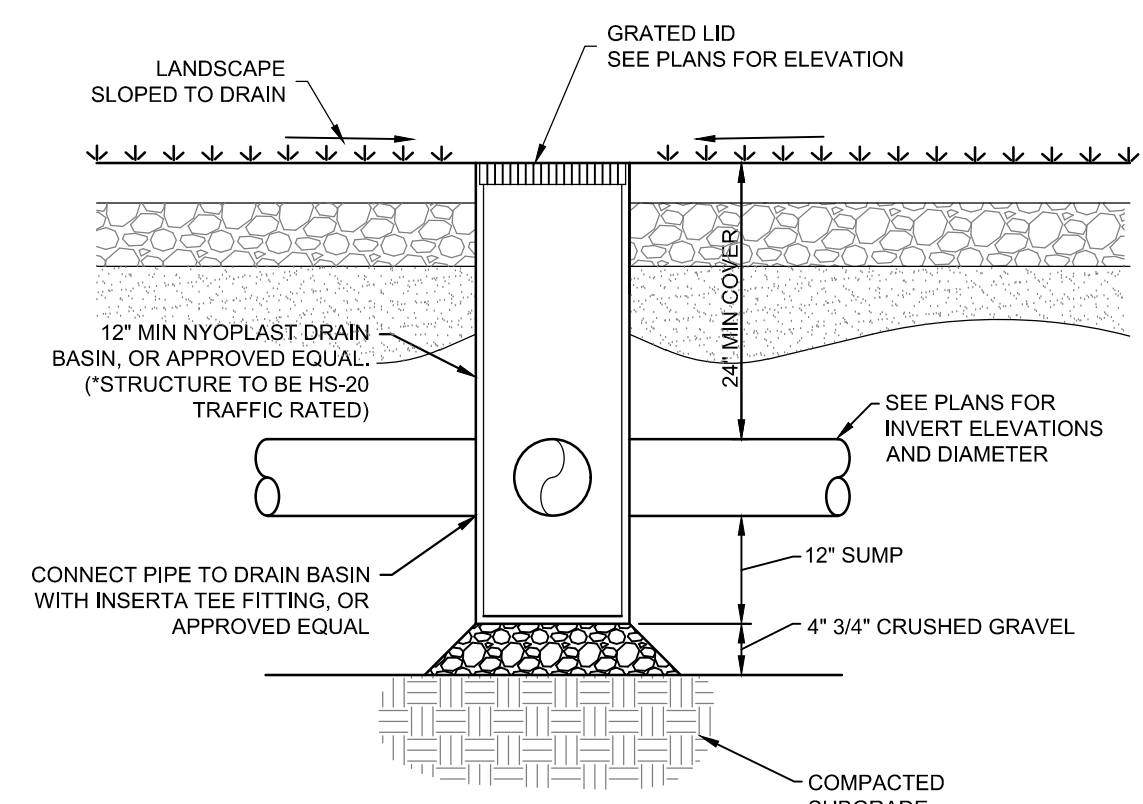
**GRAVEL ACCESS ROAD SECTION C**  
 SCALE: NTS



PAVEMENT DESIGN TABLE					
DESCRIPTION	AC	AB	SUBBASE	TRAFFIC INDEX	R-VALUE
RESIDENTIAL	2.5"	6"	9"	6.0	20
COLLECTOR	3"	6"	15"	8.0	20
SOUTHSIDE BLVD	6"	9"	21"	PER NHD	PER NHD

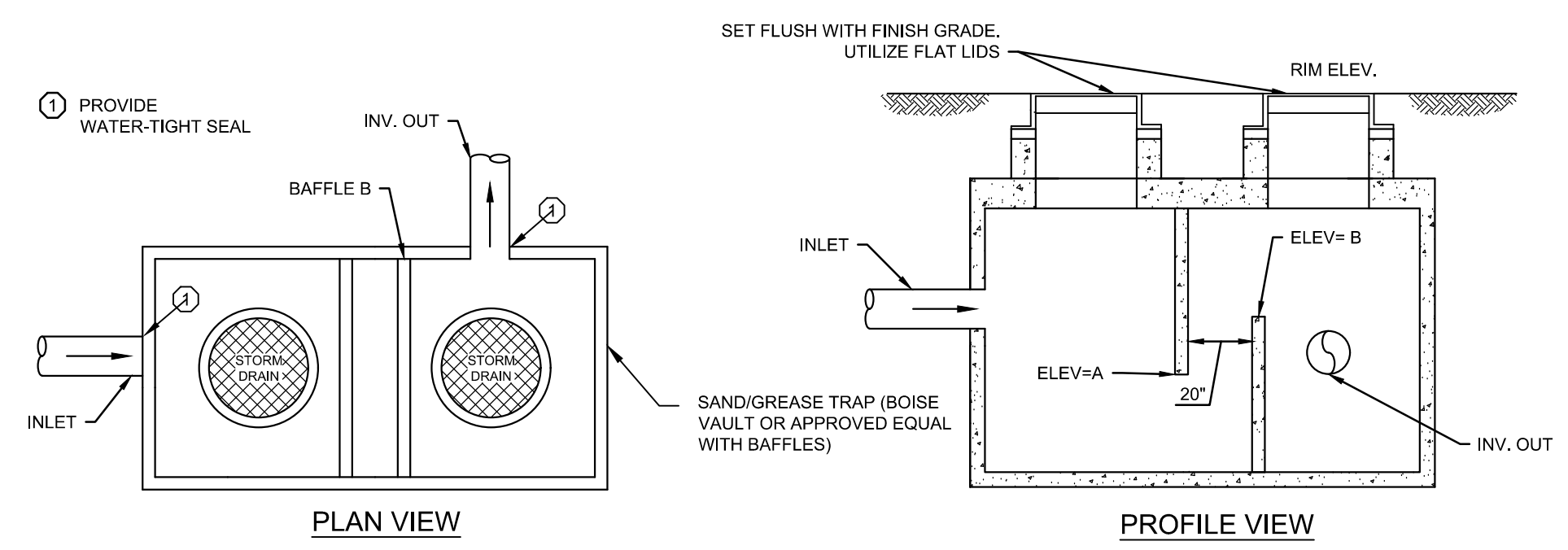
- NOTES:**
- PAVEMENT, BASE, AND SUBGRADE SHALL BE CONSTRUCTED PER THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, CCHD SPECIFICATIONS, AND THE ISPWC.
  - THE PAVEMENT SECTIONS INDICATED IN THE PAVEMENT DESIGN TABLE ARE BASED ON THE ABOVE MENTIONED TRAFFIC INDEX AND "R" VALUES REFERENCED IN THE OSPREY ESTATES SUBDIVISION GEOTECHNICAL ANALYSIS BY GEOTEK DATED AUGUST 27, 2019. "R" VALUE AND CORRESPONDING PAVEMENT THICKNESS SHALL BE CONFIRMED DURING CONSTRUCTION.

**ASPHALT PAVEMENT DETAIL 1**  
 SCALE: NTS C4.09



NOTE: INSTALL ADS OR APPROVED EQUAL WATERTIGHT DRAINAGE COMPONENTS. INLET AND ALL FITTINGS SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.

**AREA DRAIN DETAIL 2**  
 SCALE: NTS C4.09

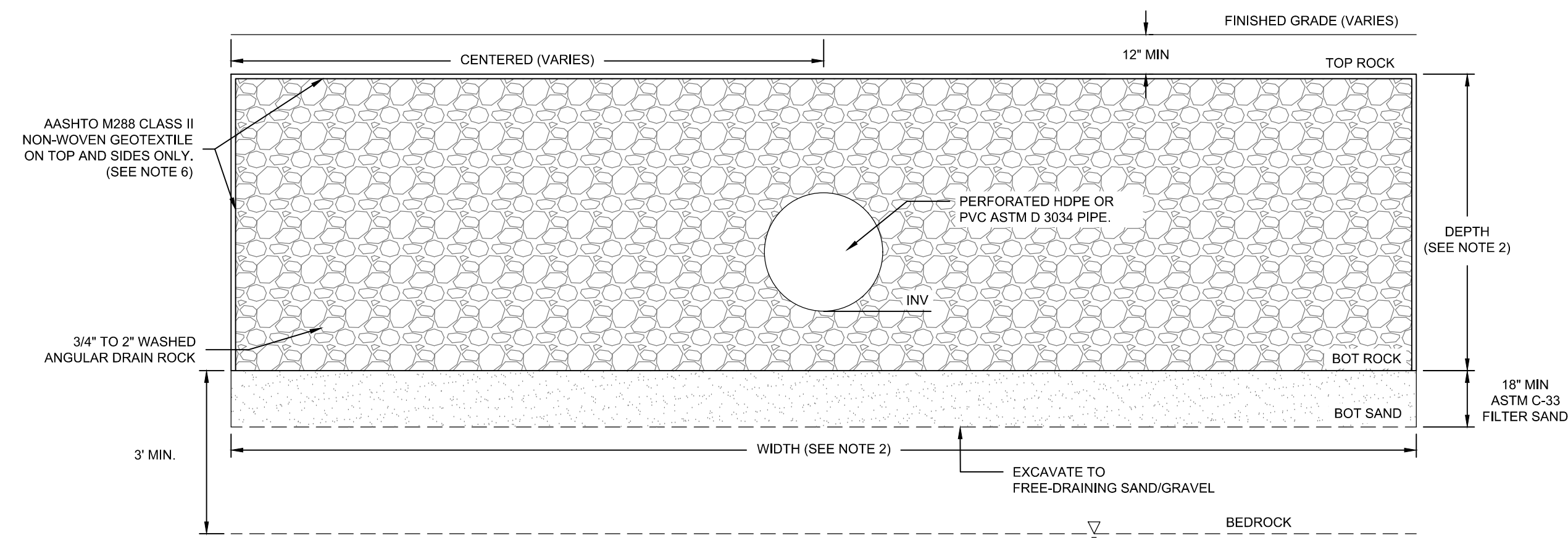


- NOTES:**
- SAND AND GREASE TRAPS SHALL BE CONSTRUCTED PER ISPWC SD-624.
  - DOWN BAFFLE ELEVATION PER MANUFACTURER.

SAND AND GREASE TRAP TABLE					
SGT #	SIZE (GAL)	INV IN (FT)	BAFFLE B ELEV. (FT)	INV OUT (FT)	RIM (FT)
1	1000	2557.85 12" (S)	2557.75	2557.45 12" (N)	2561.78
2	1000	2558.08 12" (W)	2557.98	2557.68 12" (N)	2562.13
3	1000 (X2)	2564.69 15" (N)	2564.59	2564.29 18" (S)	2568.40
4	1500	2562.93 12" (E)	2562.83	2562.53 12" (W)	2566.37
5	1000 (X2)	2565.70 15" (NE)	2565.60	2565.30 15" (SW)	2569.66
6	1000	2566.01 18" (NW)	2565.91	2565.61 18" (SE)	2569.51
7	1000 (X2)	2563.70 15" (E)	2563.66	2563.40 15" (NW)	2566.78

**SAND AND GREASE TRAP DETAIL 3**  
 SCALE: NTS C4.09

L:\180084\180084\_Sheets\Construction Drawings\180084-C4-SHEET A STORM DETAILS.dwg, 10/13/2020 4:25:56 PM, Lauren Pick, None  
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**NOTES:**

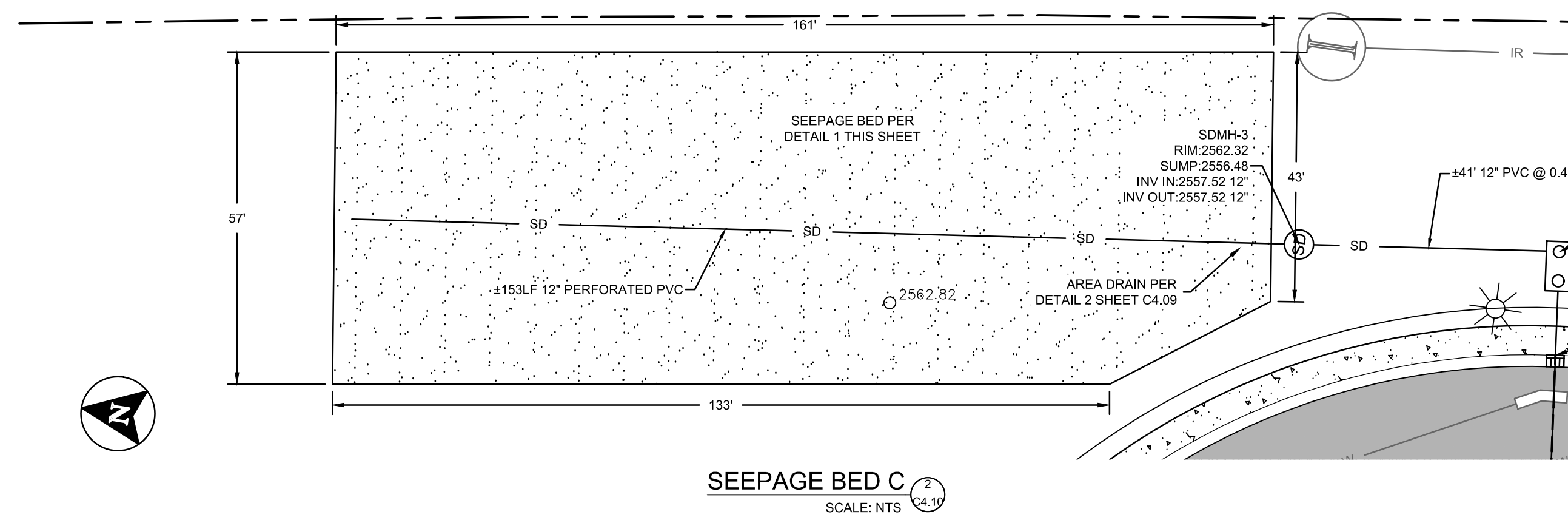
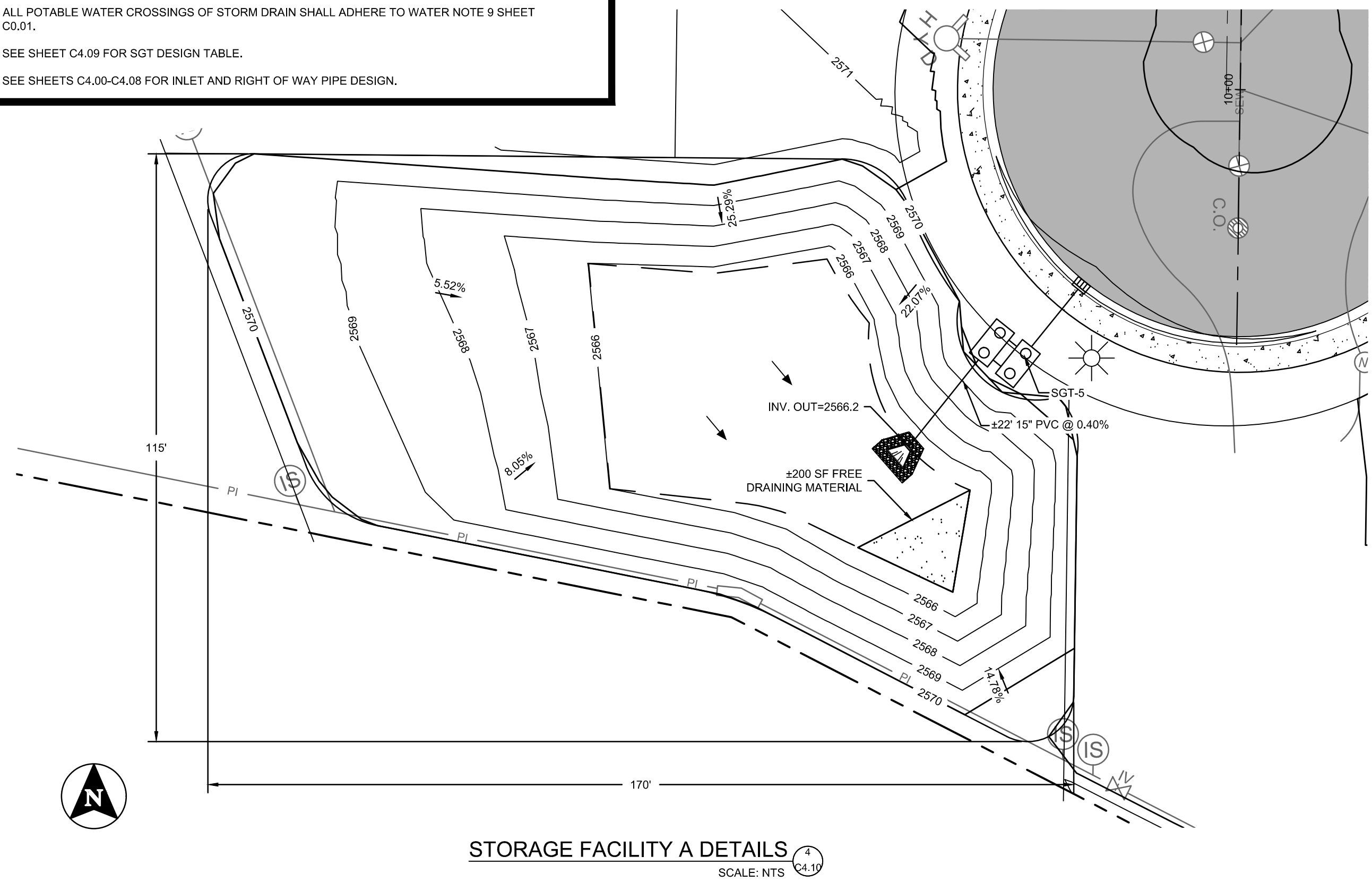
- REFER TO "SAND & GREASE TRAP TABLE" SHEET C4.09 FOR SIZING AND DESIGN ELEVATIONS.
- REFER TO "SEEPAGE BED TABLE" THIS SHEET FOR SEEPAGE BED SIZING AND DESIGN ELEVATIONS.
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL MATERIALS LOCATION AND SIZE.
- GROUNDWATER WAS NOT ENCOUNTERED IN THE VICINITY PER THE GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC. DATED AUGUST 27, 2019.
- MINIMUM SEPARATION FROM BOTTOM OF ANY INFILTRATION FACILITY TO SEASONAL HIGH GROUND WATER OR BED ROCK SHALL BE A MINIMUM OF 3'. CONTRACTOR TO NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF GROUND WATER IS ENCOUNTERED WITHIN 3' OF THE BOTTOM OF ANY INFILTRATION FACILITY.
- INSTALL MINIMUM 10-MIL IMPERMEABLE PVC LINER ON SIDE OF SEEPAGE BED ADJACENT TO A BUILDABLE LOT WHEN BED SEPARATION IS LESS THAN 20' TO THE PROPERTY LINE.

**SEEPAGE BED DETAIL**  
SCALE: NTS  $\frac{1}{4} = 1'$

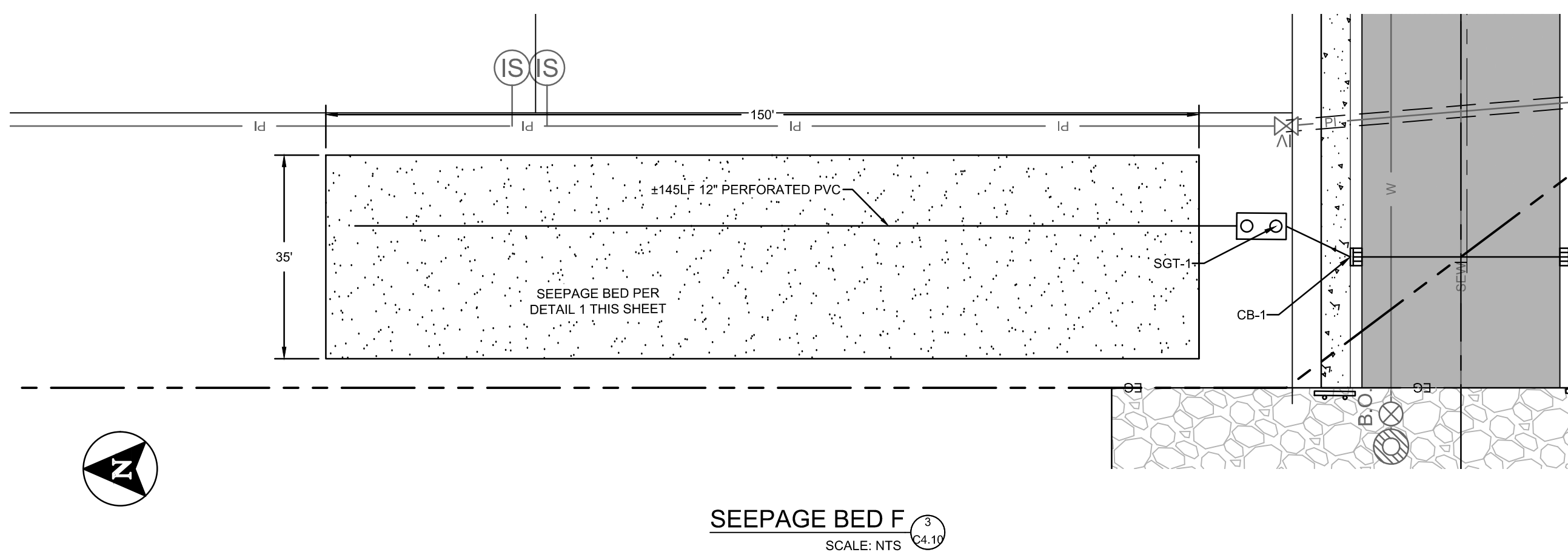
SEEPAGE BED SIZING TABLE						
NUMBER	SEEPAGE BED DIMENSIONS (LxWxD)	TOP OF ROCK ELEVATION	BOTTOM OF ROCK ELEVATION	SEASONAL HIGH GROUND WATER	PERC. RATE (IN/HR)	STORAGE VOL
SEEPAGE BED C	161'x57'x1.5'	2460.18	2557.00	N/A	8	5,389 CF
SEEPAGE BED F	150'x35'x4'	2458.40	2557.00	N/A	8	8,400 CF

**NOTES**

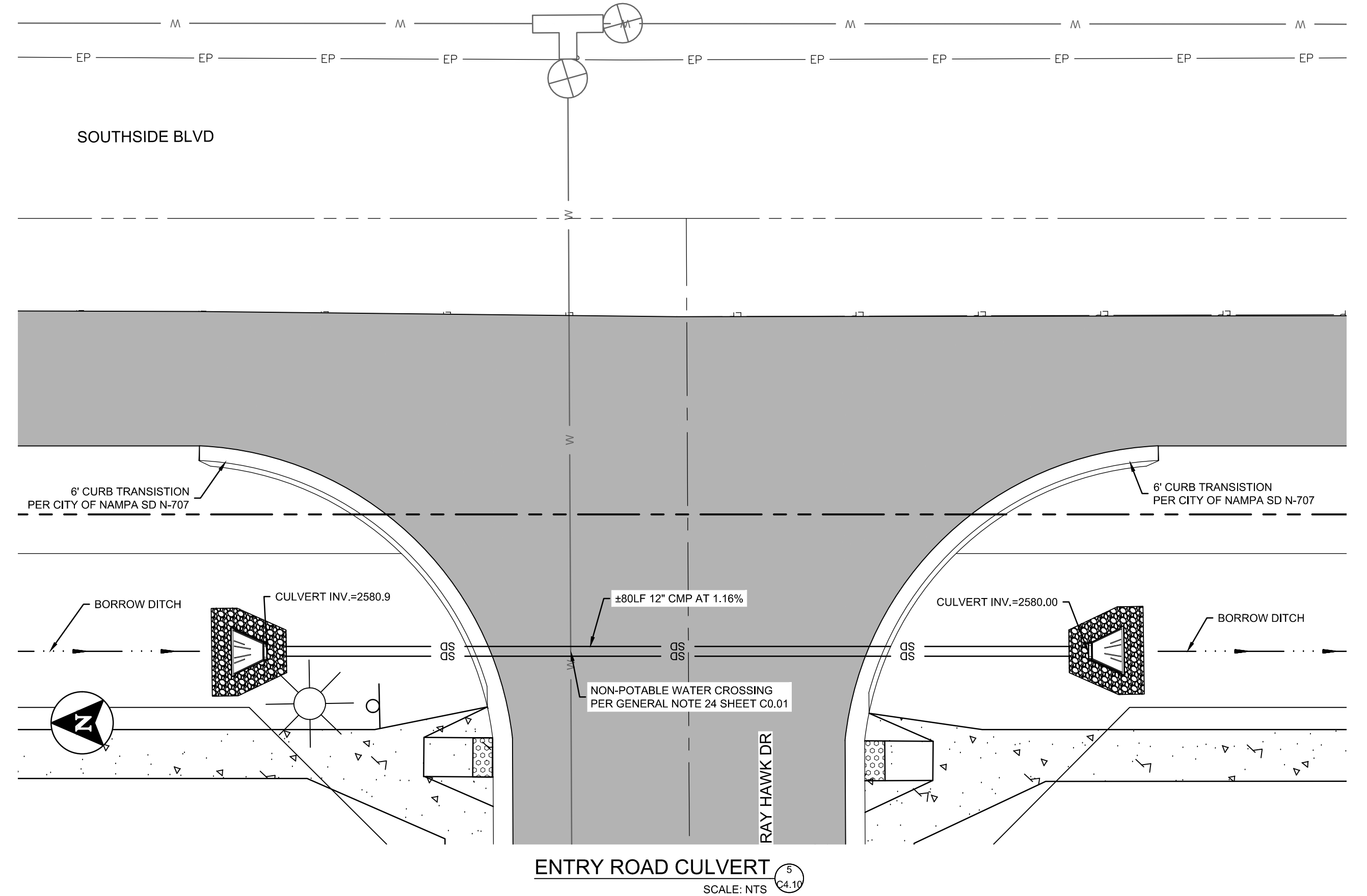
- THE BOTTOMS OF ALL STORM DRAINAGE FACILITIES SHALL MAINTAIN 3' MIN SEPARATION FROM BEDROCK. IF ROCK IS ENCOUNTERED WITHIN 3' OF A STORAGE FACILITY, THE ENCROACHING ROCK SHALL BE REMOVED AND BACK FILLED WITH FILTER SAND.
- ALL POTABLE WATER CROSSINGS OF STORM DRAIN SHALL ADHERE TO WATER NOTE 9 SHEET C0.01.
- SEE SHEET C4.09 FOR SGT DESIGN TABLE.
- SEE SHEETS C4.00-C4.08 FOR INLET AND RIGHT OF WAY PIPE DESIGN.



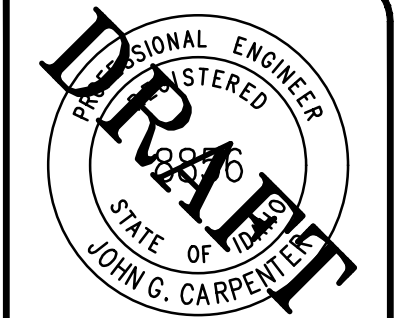
**SEEPAGE BED C**  
SCALE: NTS  $\frac{1}{4} = 1'$



**SEEPAGE BED F**  
SCALE: NTS  $\frac{1}{4} = 1'$



**ENTRY ROAD CULVERT**  
SCALE: NTS  $\frac{1}{4} = 1'$

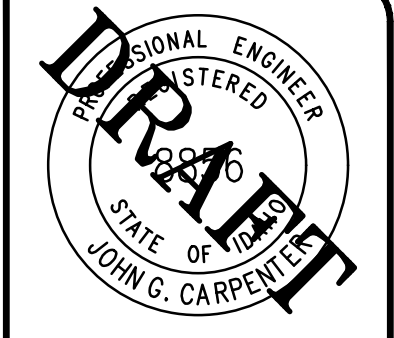


BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER

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**PRELIMINARY - NOT FOR CONSTRUCTION**  
 CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 DRAINAGE DETAILS  
 ATTENTION: 1/2" = 1'  
 IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.  
 DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.10**

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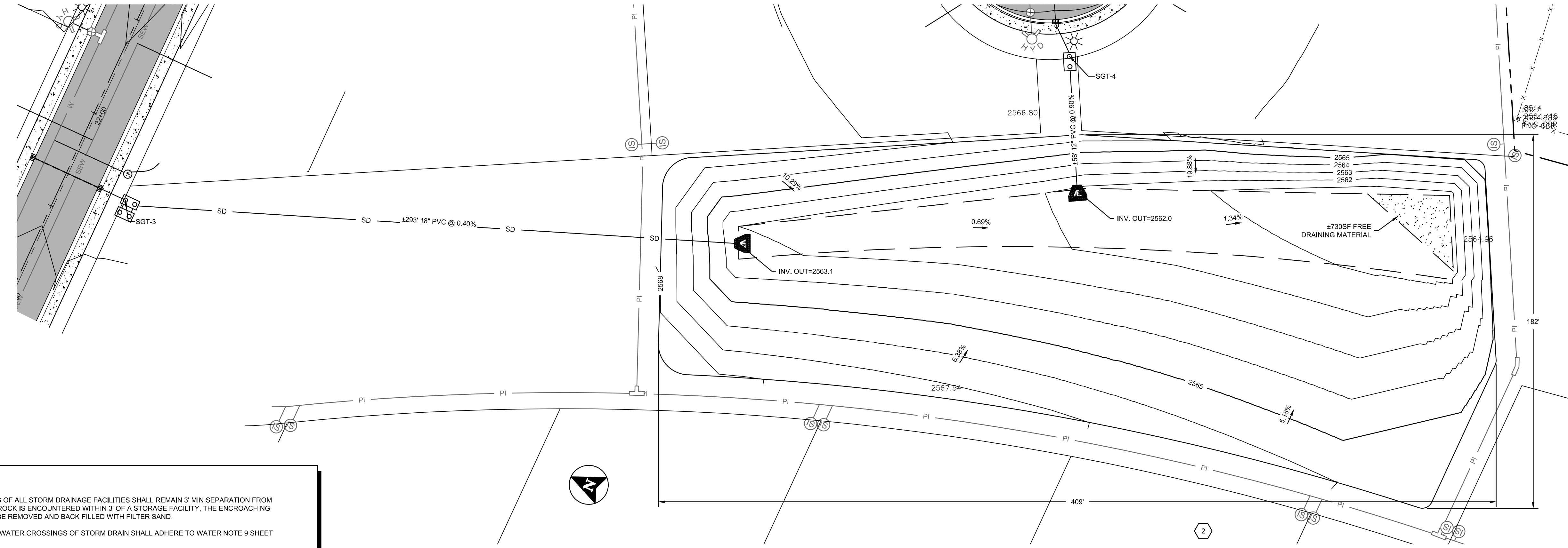
BORDER SIZE	
DESIGNED	22"x34"
DRAWN	J. FRY & L. PICK
CHECKED	L. PICK
APPROVED	J. FRY
	J. CARPENTER

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 DRAINAGE DETAILS

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE

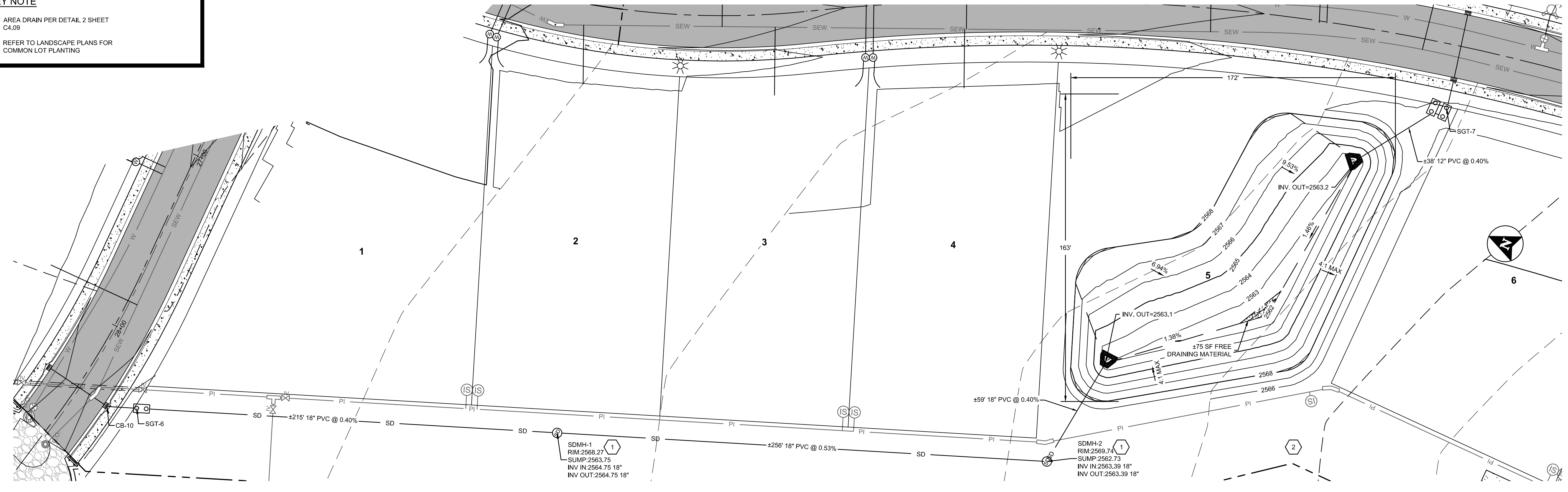
DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C4.11**



**STORAGE FACILITY C DETAILS**  
 SCALE: 1:30

- NOTES**
1. THE BOTTOMS OF ALL STORM DRAINAGE FACILITIES SHALL REMAIN 3' MIN SEPARATION FROM BEDROCK. IF ROCK IS ENCOUNTERED WITHIN 3' OF A STORAGE FACILITY, THE ENCROACHING ROCK SHALL BE REMOVED AND BACK FILLED WITH FILTER SAND.
  2. ALL POTABLE WATER CROSSINGS OF STORM DRAIN SHALL ADHERE TO WATER NOTE 9 SHEET C0.01.
  3. SEE SHEET C4.09 FOR SGT DESIGN TABLE.
  4. SEE SHEETS C4.00-C4.08 FOR INLET AND ROW PIPE DESIGN.

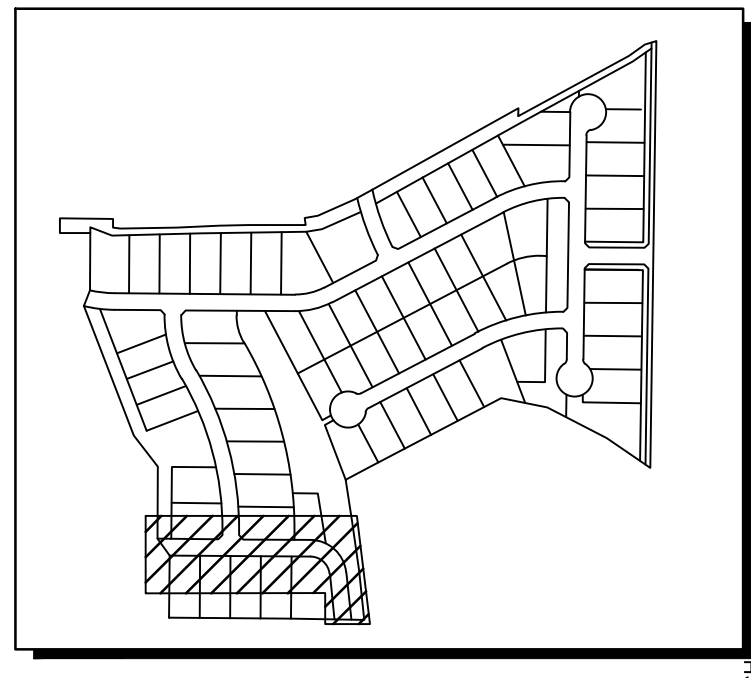
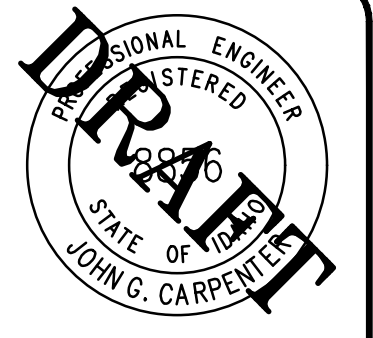
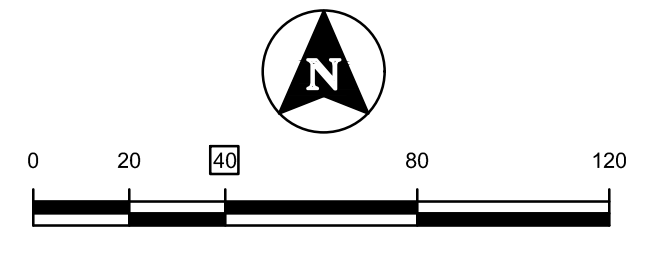
- KEY NOTE**
- 1 AREA DRAIN PER DETAIL 2 SHEET C4.09
  - 1 REFER TO LANDSCAPE PLANS FOR COMMON LOT PLANTING



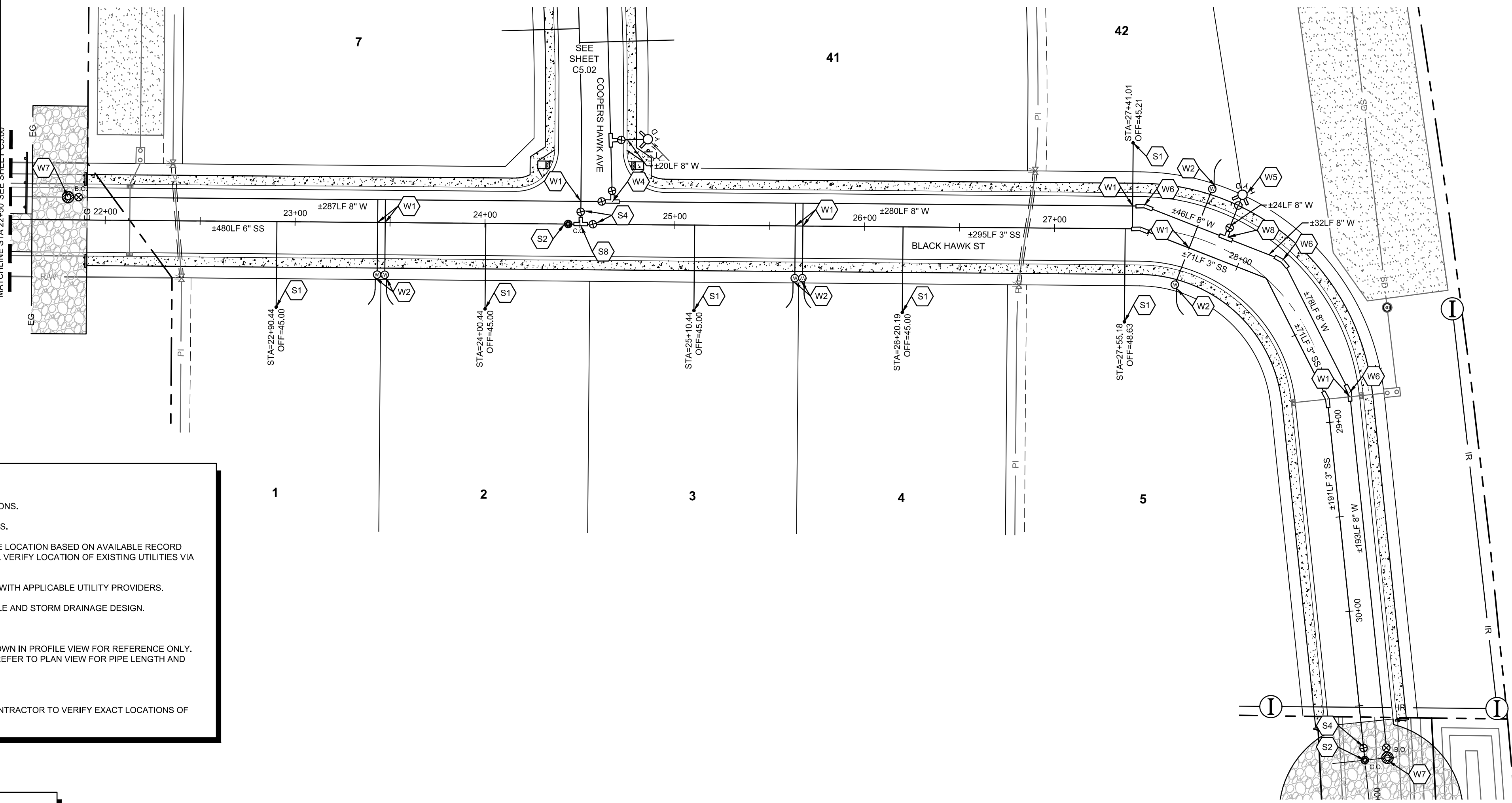
**STORAGE FACILITY D DETAILS**  
 SCALE: 1:30

**PRELIMINARY - NOT FOR CONSTRUCTION**





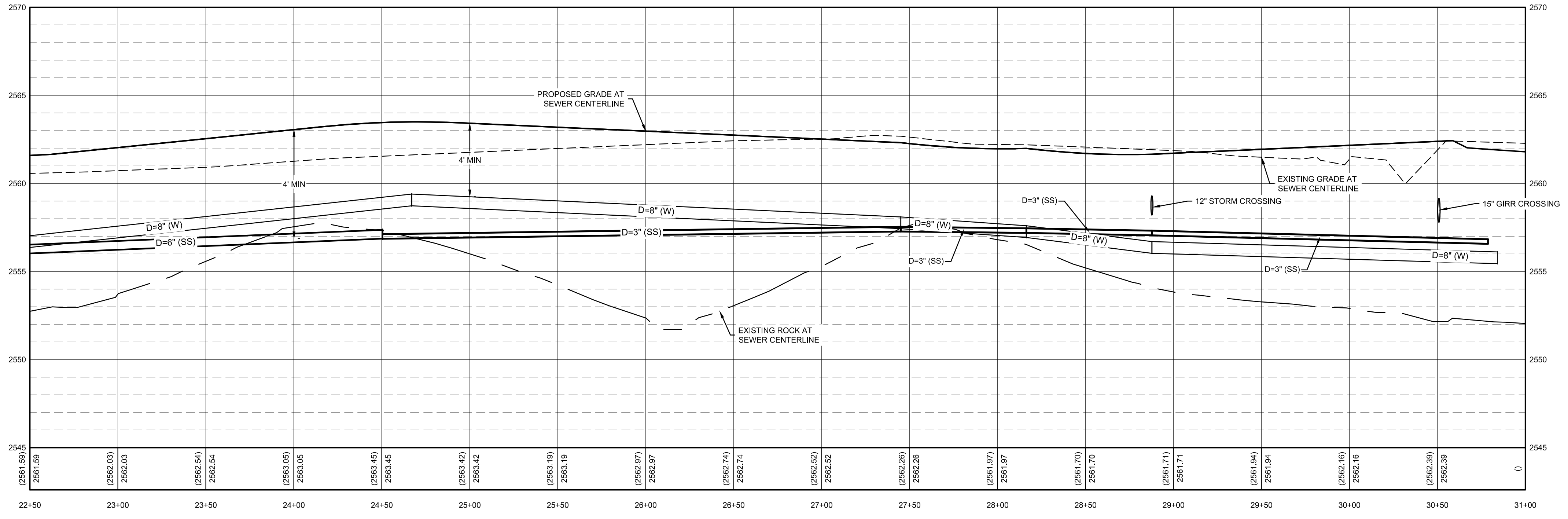
**SITE KEY**



- NOTES**
1. SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
  2. SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
  3. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  4. CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
  5. SEE SHEET SECTION C4.00 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
  6. SEE SHEET C2.00 FOR STREET LIGHT PLAN.
  7. WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
  8. SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
  9. ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

- WATER KEYNOTES**
- W1 NON-POTABLE CROSSING, SEE WATER NOTE #9 SHEET C0.01.
  - W2 SINGLE WATER SERVICE PER NAMPA STANDARD DRAWING N-402
  - W4 8"x8" TEE  
8" GATE VALVES
  - W5 FIRE HYDRANT PER NAMPA STANDARD DRAWING N-404A.
  - W6 22.5' 8" ELBOW
  - W7 TEMPORARY BLOWOFF PER NAMPA STANDARD DRAWING N-405B
  - W8 8"x6" TEE AND VALVE

- SEWER KEYNOTES**
- S1 1.25" SEWER SERVICE  
SEE SHEET C5.08 DETAIL A
  - S2 CLEANING STATION  
SEE SHEET C5.08 DETAIL B
  - S4 ISOLATION VALVE  
SEE SHEET C5.08 DETAIL C
  - S5 INSTALL TEMPORARY BLOW OFF FOR FUTURE  
EXTENSION
  - S6 6" X 4" TEE



**BLACK HAWK ST SEWER PROFILE STA= 22+50 - 30+50**  
 HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

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22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

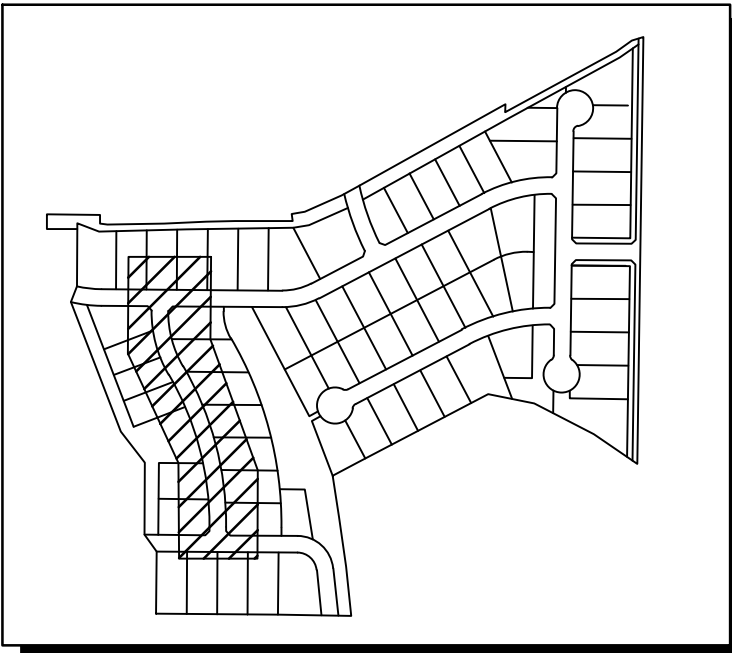
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 CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**BLACK HAWK ST SEWER PLAN & PROFILE**

ATTENTION:  
 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C5.01

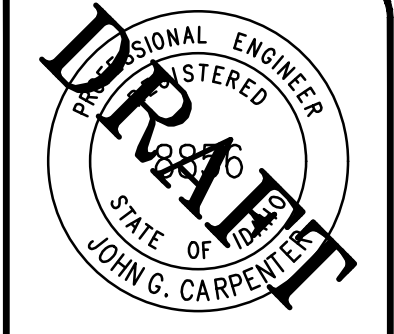
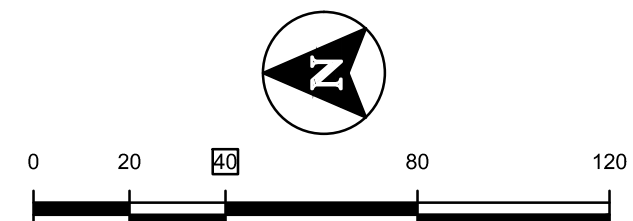




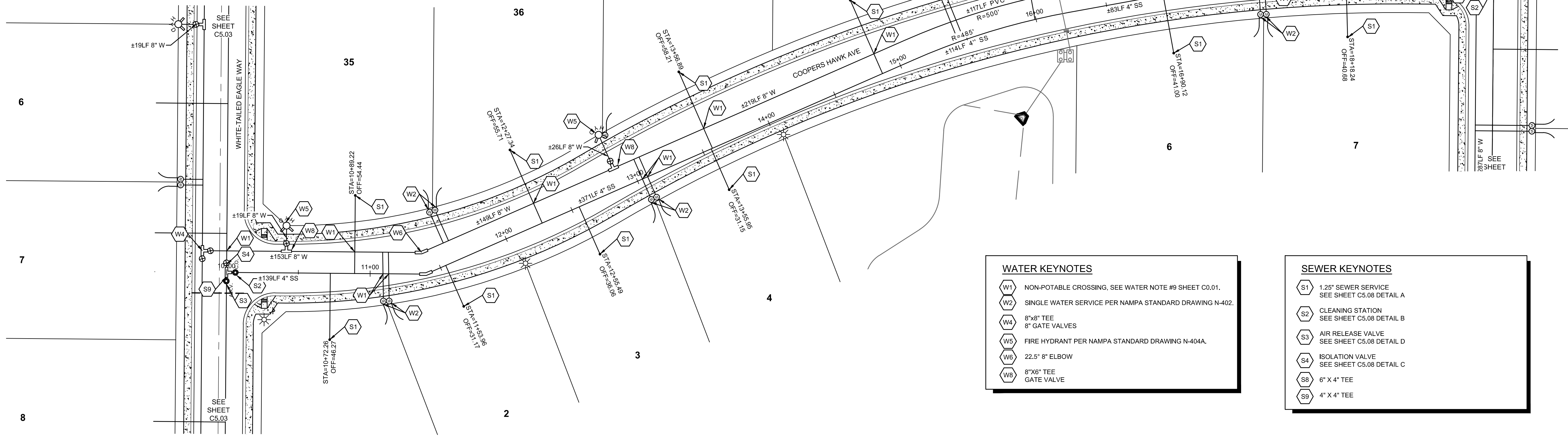
**SITE KEY**

**NOTES**

1. SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
2. SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
3. EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
5. SEE SHEET SECTION C4.01 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
6. SEE SHEET C2.00 FOR STREET LIGHT PLAN.
7. WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
8. SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
9. ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.



BORDER SIZE	DATE	REVISIONS
22"x34"		
DESIGNED		
DRAWN		
CHECKED		
APPROVED		
J. FRY		
J. CARPENTER		



**WATER KEYNOTES**

- W1 NON-POTABLE CROSSING, SEE WATER NOTE #9 SHEET C0.01.
- W2 SINGLE WATER SERVICE PER NAMP A STANDARD DRAWING N-402.
- W4 8"X8" TEE  
8" GATE VALVES
- W5 FIRE HYDRANT PER NAMP A STANDARD DRAWING N-404A.
- W6 22.5" 8" ELBOW
- W8 8"X8" TEE  
GATE VALVE

**SEWER KEYNOTES**

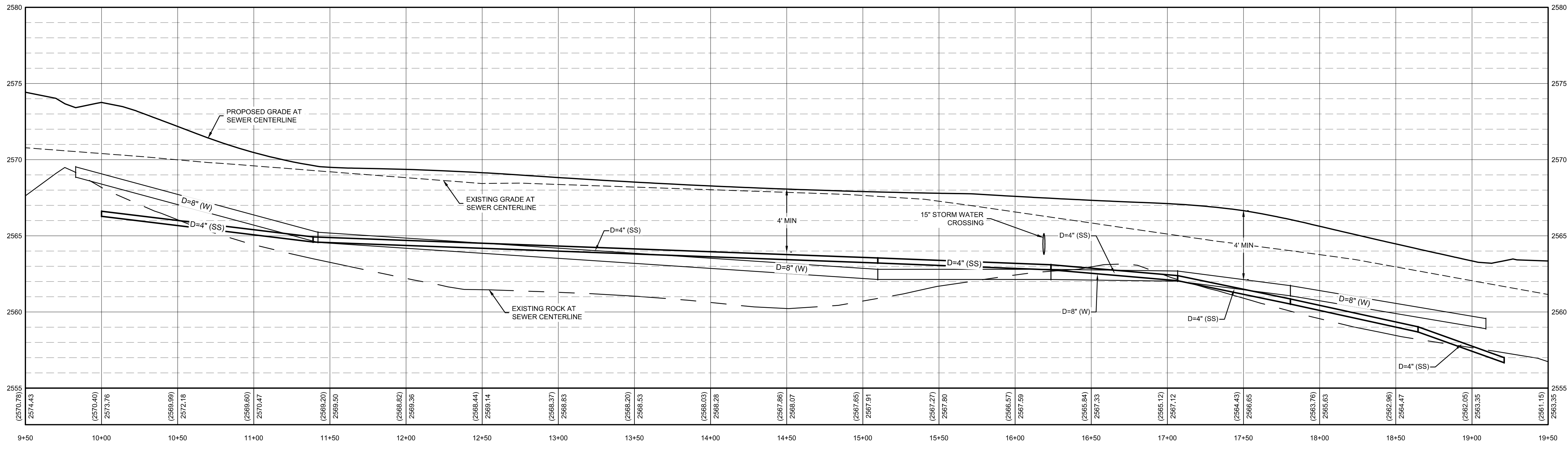
- S1 1.25' SEWER SERVICE  
SEE SHEET C5.08 DETAIL A
- S2 CLEANING STATION  
SEE SHEET C5.08 DETAIL B
- S3 AIR RELEASE VALVE  
SEE SHEET C5.08 DETAIL D
- S4 ISOLATION VALVE  
SEE SHEET C5.08 DETAIL C
- S8 6" X 4" TEE
- S9 4" X 4" TEE

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**COOPERS HAWK AVE SEWER PLAN & PROFILE**

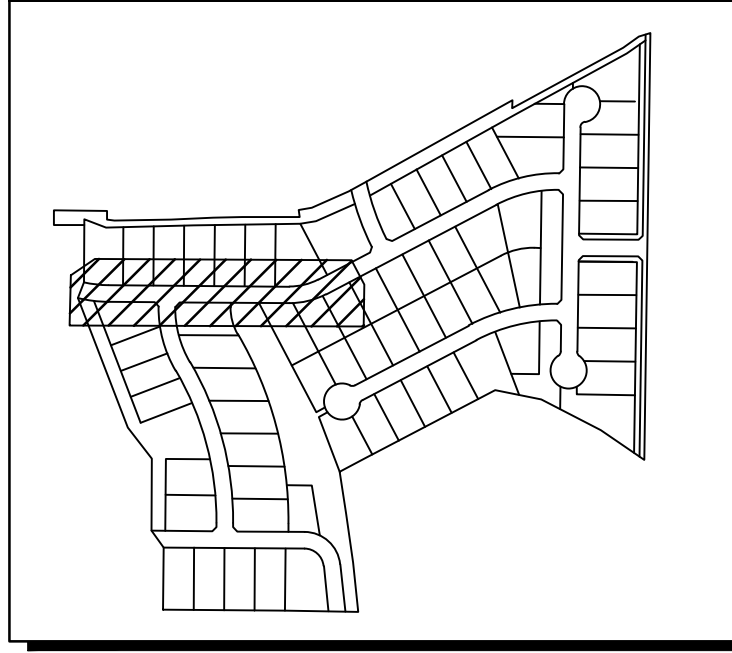
ATTENTION: 1/2" = 1'  
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET OR 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.  
DATE: October 13, 2020  
PROJECT: 180084  
SHEET: **C5.02**

PRELIMINARY - NOT FOR CONSTRUCTION



**COOPERS HAWK AVE SEWER PROFILE STA= 10+00 - 19+50**  
HORIZONTAL SCALE: 1"=4'  
VERTICAL SCALE: 1"=4'

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SITE KEY

**NOTES**

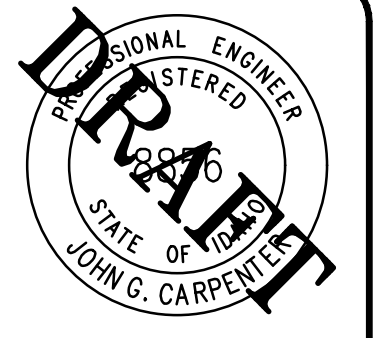
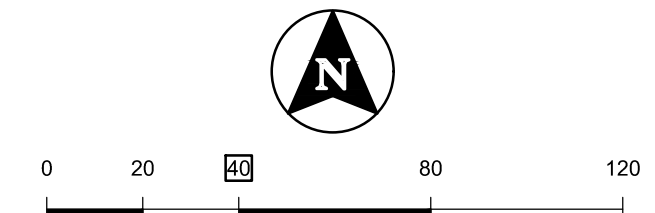
- SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
- SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
- SEE SHEET SECTION C4.02 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
- SEE SHEET C2.00 FOR STREET LIGHT PLAN.
- WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
- SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
- ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

**WATER KEYNOTES**

- W1 NON-POTABLE CROSSING, SEE WATER NOTE #9 SHEET C0.01.
- W2 SINGLE WATER SERVICE PER NAMPA STANDARD DRAWING N-402
- W4 8"x8" TEE
- W5 FIRE HYDRANT PER NAMPA STANDARD DRAWING N-404A.
- W6 22.5" 8" ELBOW
- W7 TEMPORARY BLOWOFF PER NAMPA STANDARD DRAWING N-405B
- W8 8"x6" TEE
- W8 GATE VALVE

**SEWER KEYNOTES**

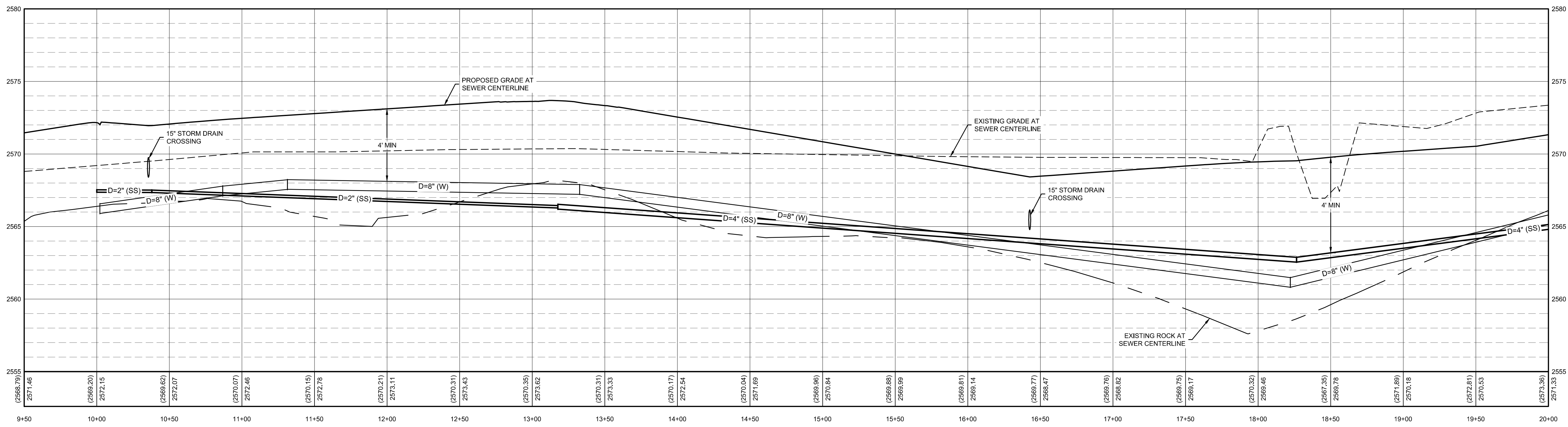
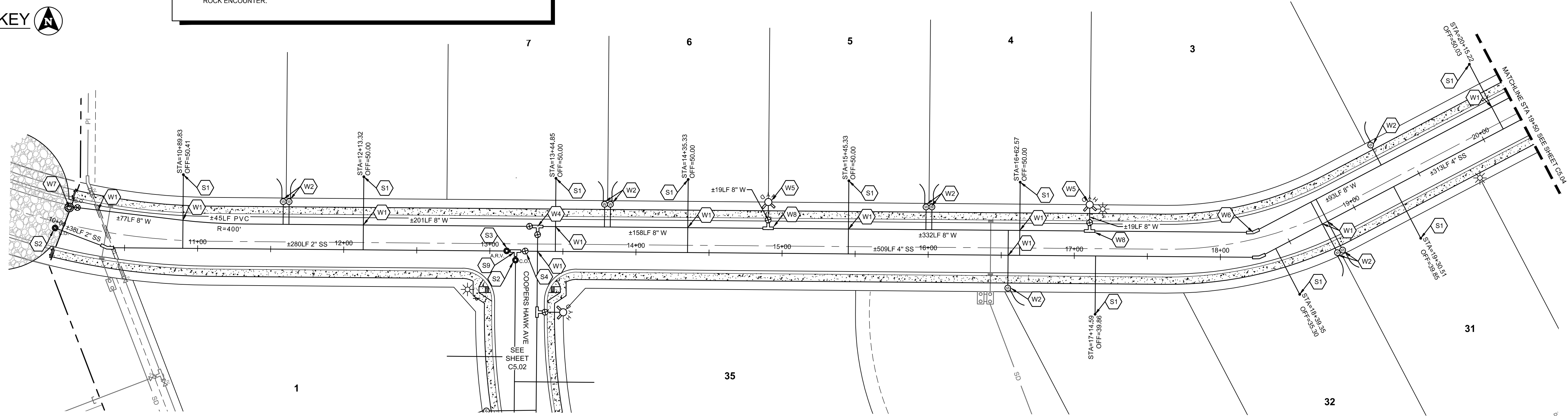
- S1 1.25" SEWER SERVICE SEE SHEET C5.08 DETAIL A
- S2 CLEANING STATION SEE SHEET C5.08 DETAIL B
- S3 AIR RELEASE VALVE SEE SHEET C5.08 DETAIL D
- S4 ISOLATION VALVE SEE SHEET C5.08 DETAIL C
- S9 4" X 4" TEE



BORDER SIZE	22"x34"
DESIGNED	J. FRY & L. PICK
DRAWN	L. PICK
CHECKED	J. FRY
APPROVED	J. CARPENTER

NO.	REVISIONS DESCRIPTION	DATE

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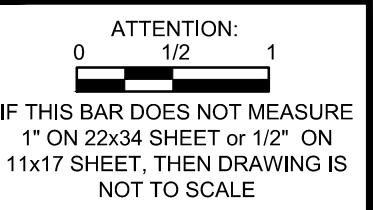
WHITE-TAILED HAWK WAY SEWER PROFILE STA= 9+50 - 19+50

HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

L:\180084\0\_Academy\Sheets\Construction Drawings\180084-C-SSWR P&P.dwg, 10/13/2020 4:12:25 PM, Lauren Pick, None ©2020 T-O ENGINEERS. THIS INSTRUMENT IS THE PROPERTY OF T-O ENGINEERS. ANY REPRODUCTION, REUSE OR MODIFICATION OF THIS INSTRUMENT OR ITS CONTENTS WITHOUT SPECIFIC WRITTEN PERMISSION OF T-O ENGINEERS IS STRICTLY PROHIBITED.

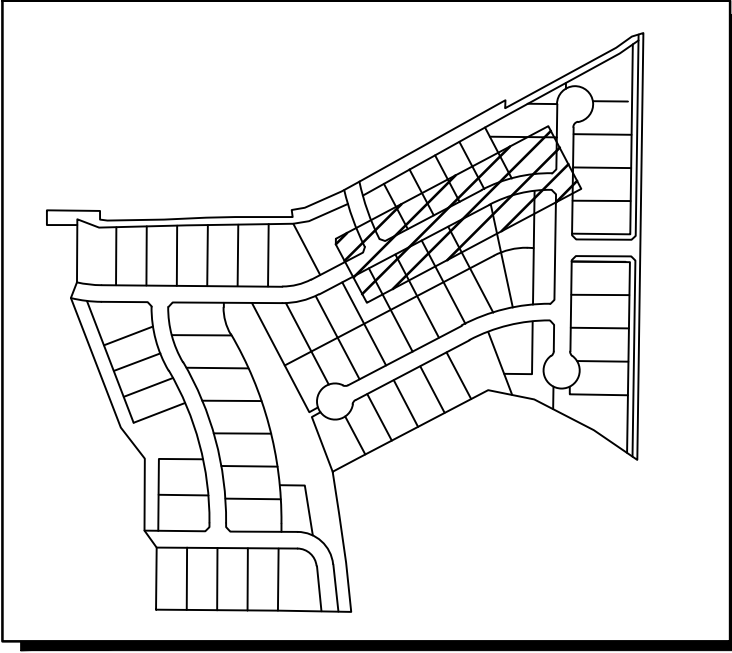
PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**WHITE-TAILED EAGLE WAY SSWR PLAN & PROFILE**



ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C5.03

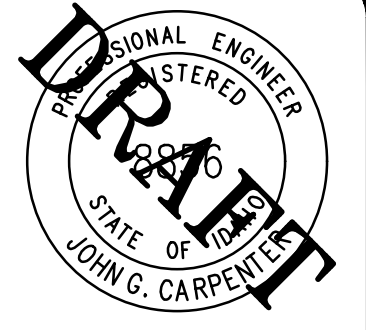
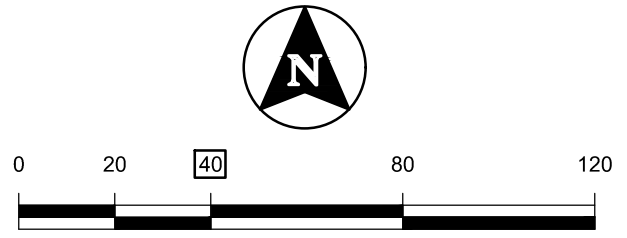


SITE KEY

- NOTES**
- SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
  - SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
  - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
  - SEE SHEET SECTION C4.03 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
  - SEE SHEET C2.00 FOR STREET LIGHT PLAN.
  - WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
  - SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
  - ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

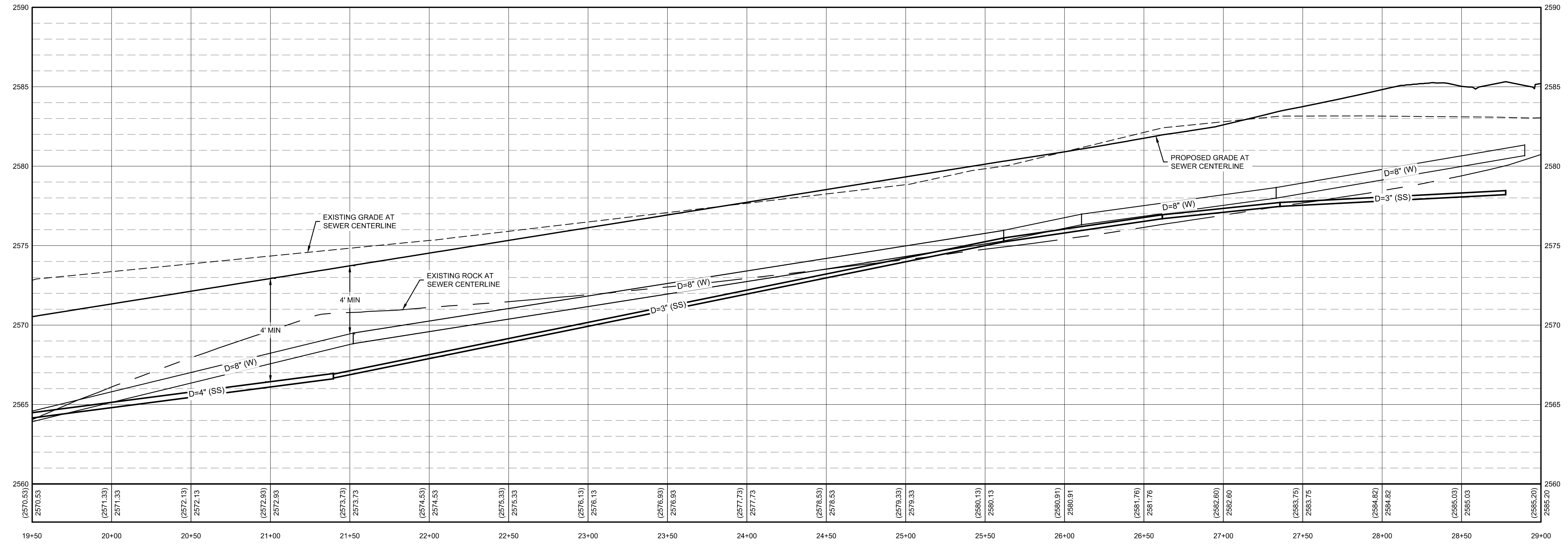
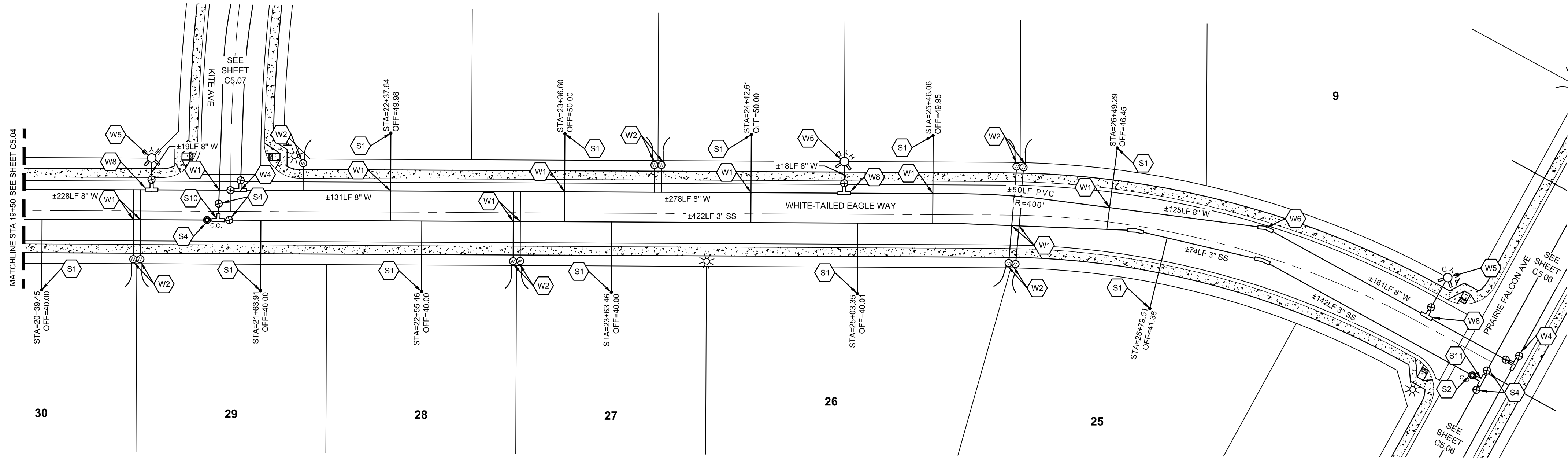
- WATER KEYNOTES**
- W1 NON-POTABLE CROSSING, SEE WATER NOTE #9 SHEET C0.01.
  - W2 SINGLE WATER SERVICE PER NAMPA STANDARD DRAWING N-402
  - W4 8"X8" TEE
  - W5 FIRE HYDRANT PER NAMPA STANDARD DRAWING N-404A.
  - W6 22.5" 8" ELBOW
  - W8 8"X6" TEE
  - W9 GATE VALVE

- SEWER KEYNOTES**
- S1 1.25" SEWER SERVICE SEE SHEET C5.08 DETAIL A
  - S2 CLEANING STATION SEE SHEET C5.08 DETAIL B
  - S3 AIR RELEASE VALVE SEE SHEET C5.08 DETAIL D
  - S4 ISOLATION VALVE SEE SHEET C5.08 DETAIL C
  - S10 4" X 3" TEE
  - S11 3" X 2" TEE



NO.	REVISIONS DESCRIPTION	DATE	DESIGNED	DRAWN	CHECKED	APPROVED
			J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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WHITE-TAILED HAWK WAY SEWER PROFILE STA= 19+50 - 28+50  
 HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

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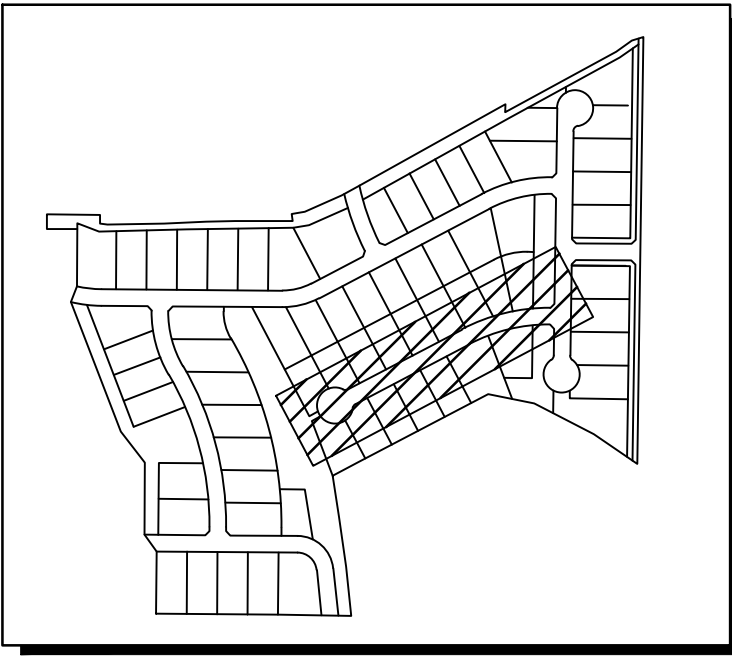
PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 WHITE-TAILED EAGLE WAY SSWR PLAN & PROFILE

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET:

**C5.04**

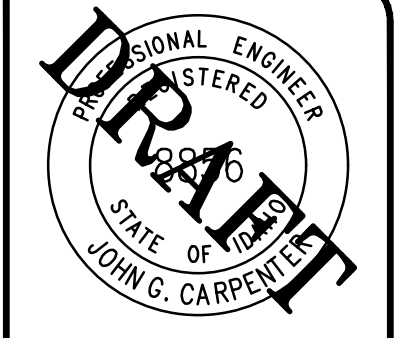
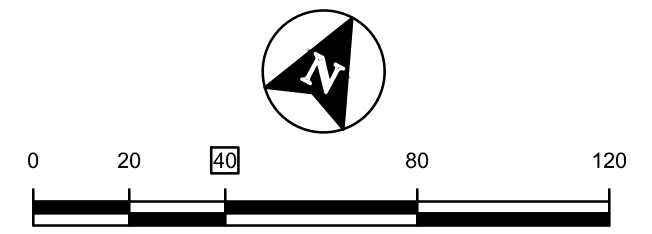


SITE KEY

- NOTES**
- SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
  - SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
  - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
  - SEE SHEET SECTION C4.04 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
  - SEE SHEET C2.00 FOR STREET LIGHT PLAN.
  - WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
  - SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
  - ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

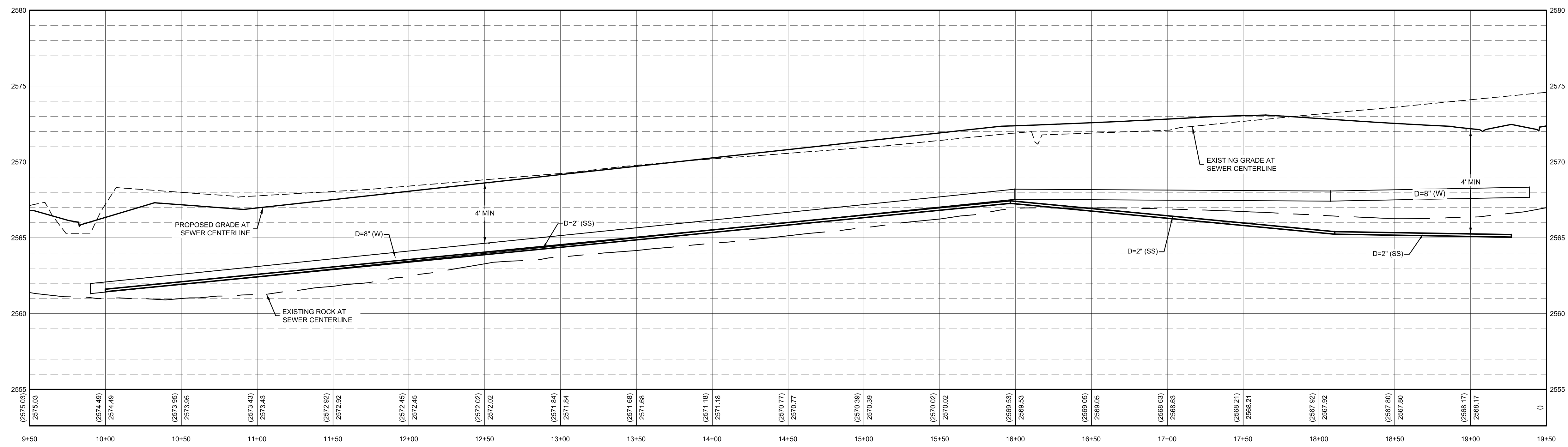
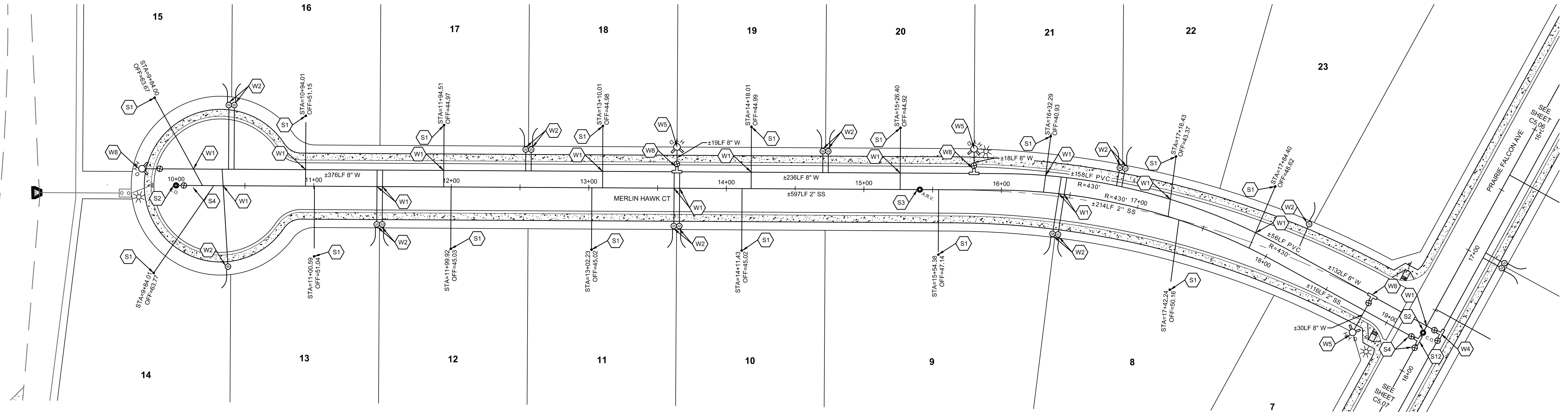
- WATER KEYNOTES**
- W1 NON-POTABLE CROSSING. SEE WATER NOTE #9 SHEET C0.01.
  - W2 SINGLE WATER SERVICE PER NAMPA STANDARD DRAWING N-402
  - W4 8"x8" TEE
  - W5 8" GATE VALVES
  - W6 22.5" 8" ELBOW
  - W8 8"x6" TEE
  - W9 GATE VALVE

- SEWER KEYNOTES**
- S1 1.25" SEWER SERVICE SEE SHEET C5.08 DETAIL A
  - S2 CLEANING STATION SEE SHEET C5.08 DETAIL B
  - S3 AIR RELEASE VALVE SEE SHEET C5.08 DETAIL D
  - S4 ISOLATION VALVE SEE SHEET C5.08 DETAIL C
  - S12 2" X 2" TEE



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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MERLIN HAWK CT SEWER PROFILE STA= 10+00 - 19+50  
 HORIZONTAL SCALE: 1"=40'  
 VERTICAL SCALE: 1"=4'

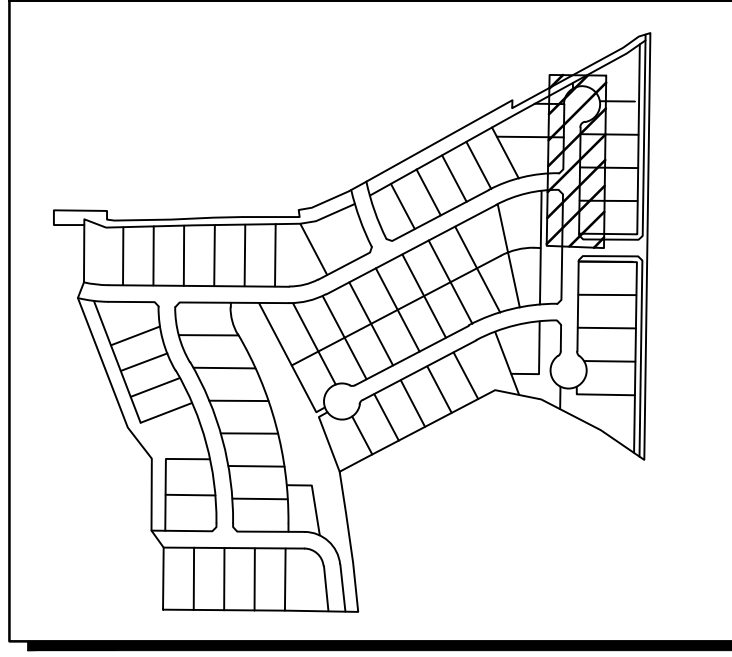
PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**MERLIN HAWK CT SSWR PLAN & PROFILE**

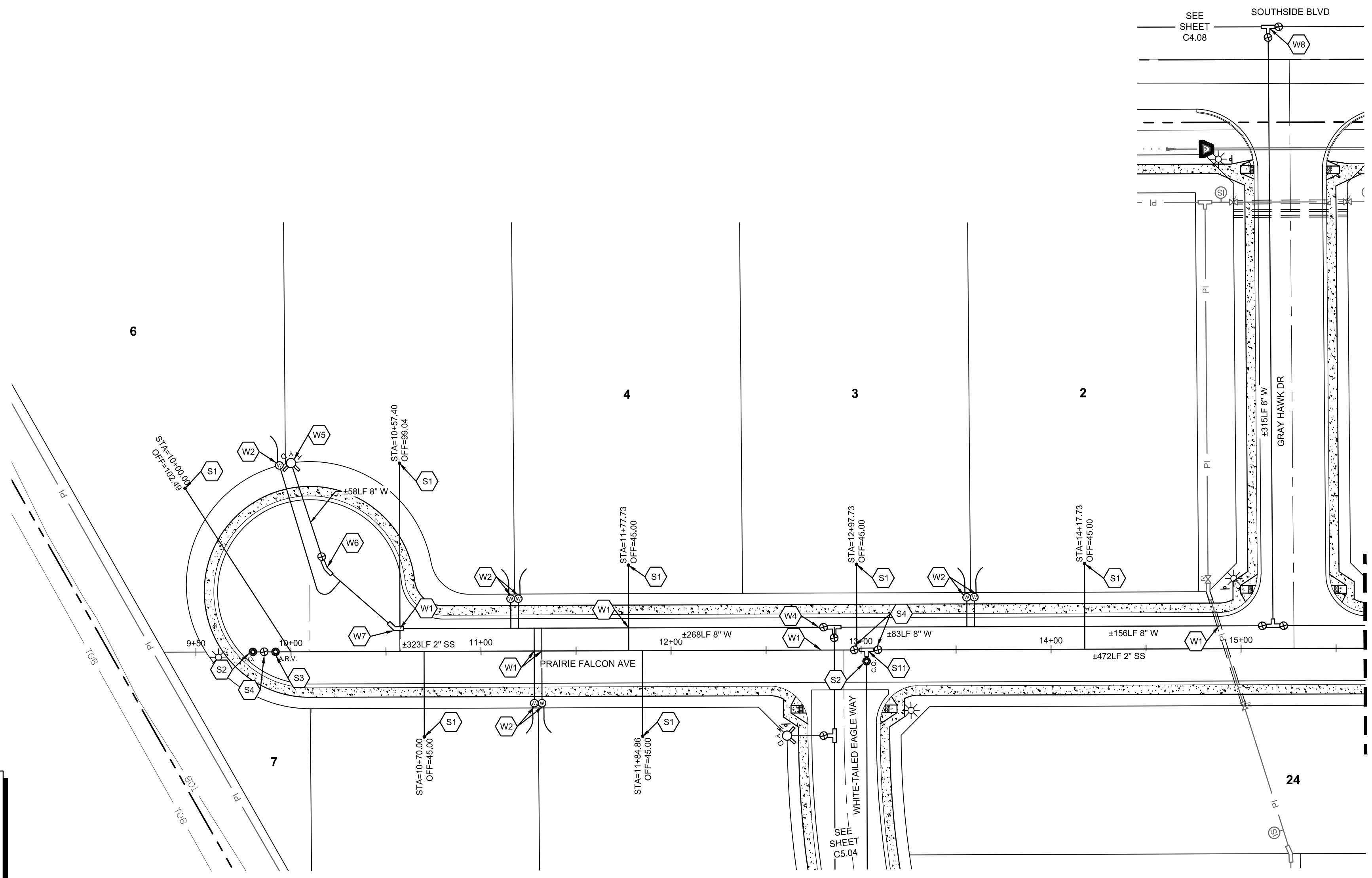
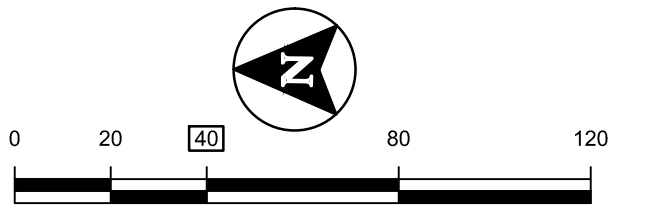
ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C5.05**

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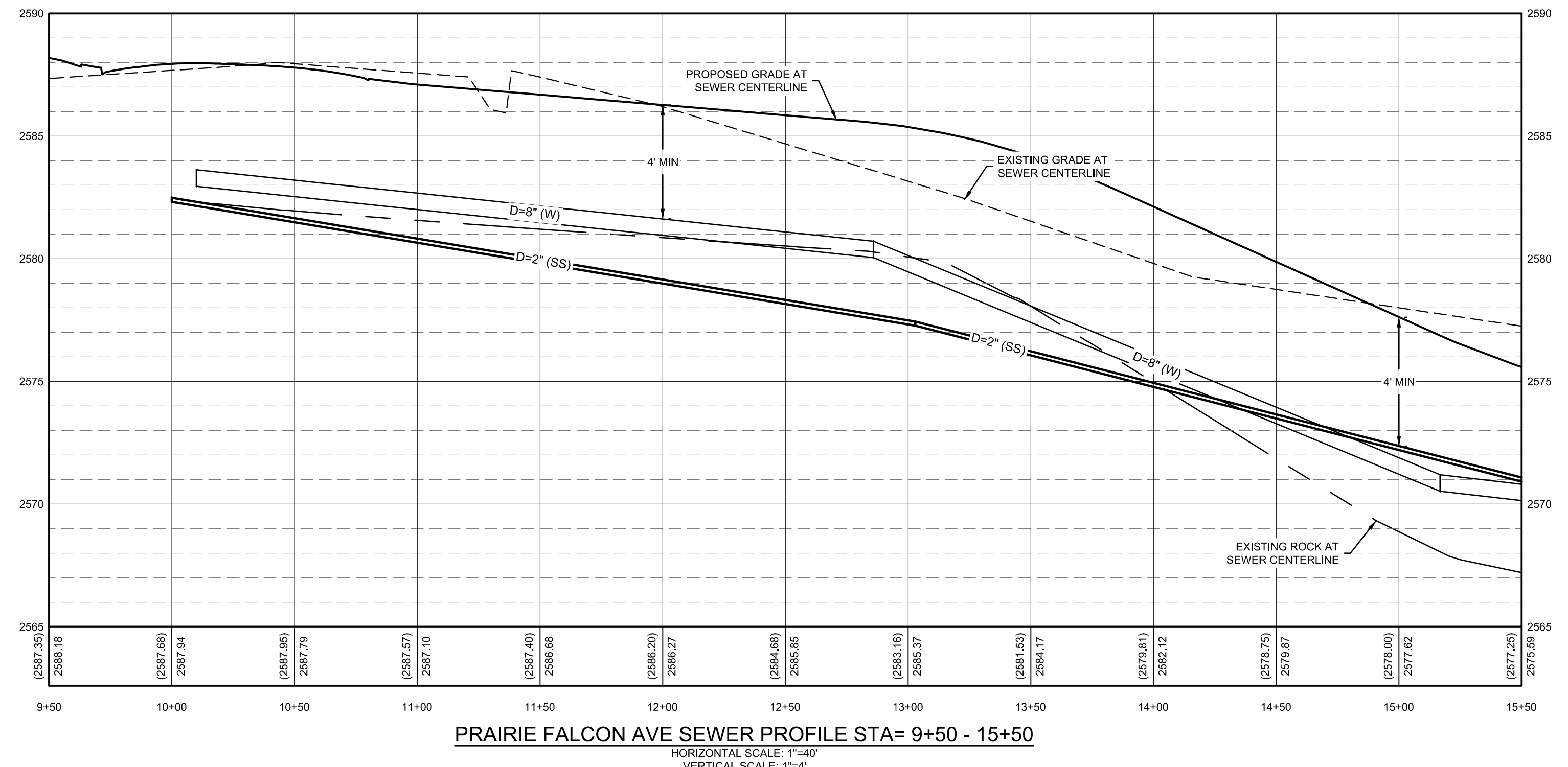
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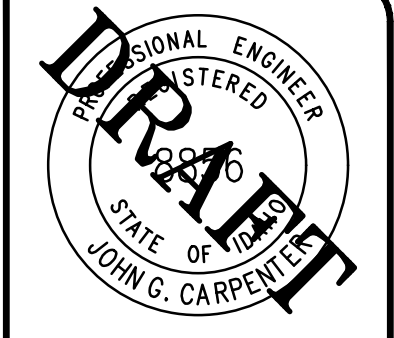
- NOTES**
- SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
  - SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
  - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
  - SEE SHEET SECTION C4.05 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
  - SEE SHEET C2.00 FOR STREET LIGHT PLAN.
  - WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
  - SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN.
  - ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

- WATER KEYNOTES**
- W1 NON-POTABLE CROSSING. SEE WATER NOTE #9 SHEET C0.01.
  - W2 SINGLE WATER SERVICE PER NAMPa STANDARD DRAWING N-402
  - W4 8"X8" TEE  
8" GATE VALVES
  - W5 FIRE HYDRANT PER NAMPa STANDARD DRAWING N-404A.
  - W6 22.5" 8" ELBOW
  - W7 45" 8" ELBOW
  - W8 8"X12" TEE  
GATE VALVE

- SEWER KEYNOTES**
- S1 1.25" SEWER SERVICE  
SEE SHEET C5.08 DETAIL A
  - S2 CLEANING STATION  
SEE SHEET C5.08 DETAIL B
  - S3 AIR RELEASE VALVE  
SEE SHEET C5.08 DETAIL D
  - S4 ISOLATION VALVE  
SEE SHEET C5.08 DETAIL C
  - S11 3" X 2" TEE



**PRAIRIE FALCON AVE SEWER PROFILE STA= 9+50 - 15+50**  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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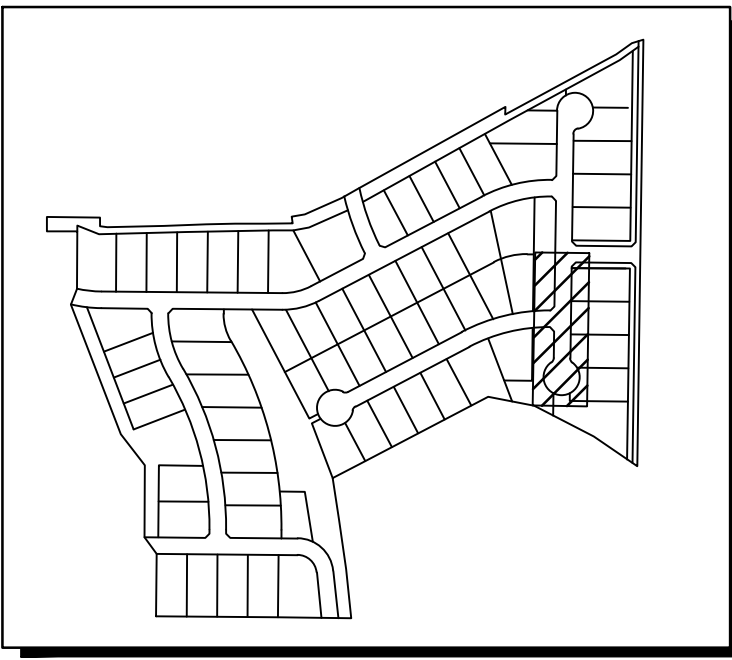
**PRELIMINARY - NOT FOR CONSTRUCTION**

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**PRAIRIE FALCON AVE SSWR PLAN & PROFILE**

ATTENTION:  
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11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE.

DATE: October 13, 2020  
PROJECT: 180084  
SHEET: **C5.06**

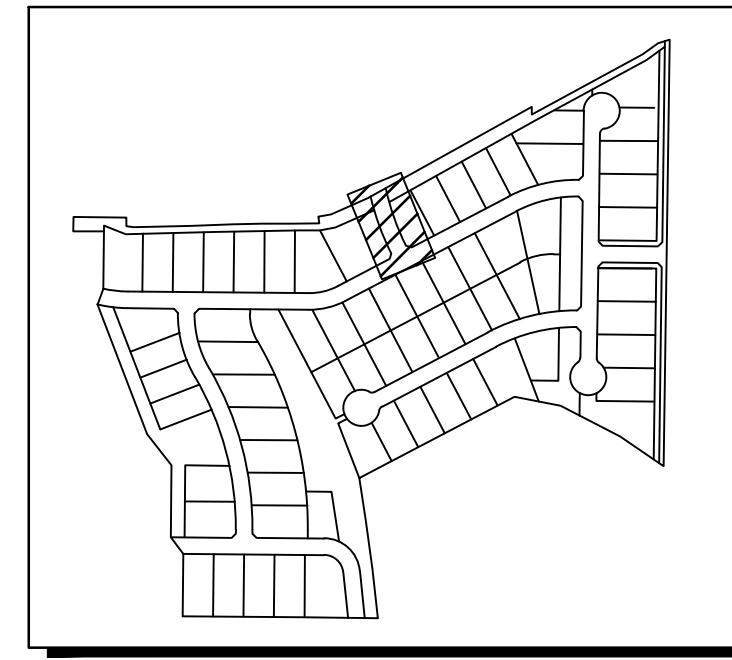
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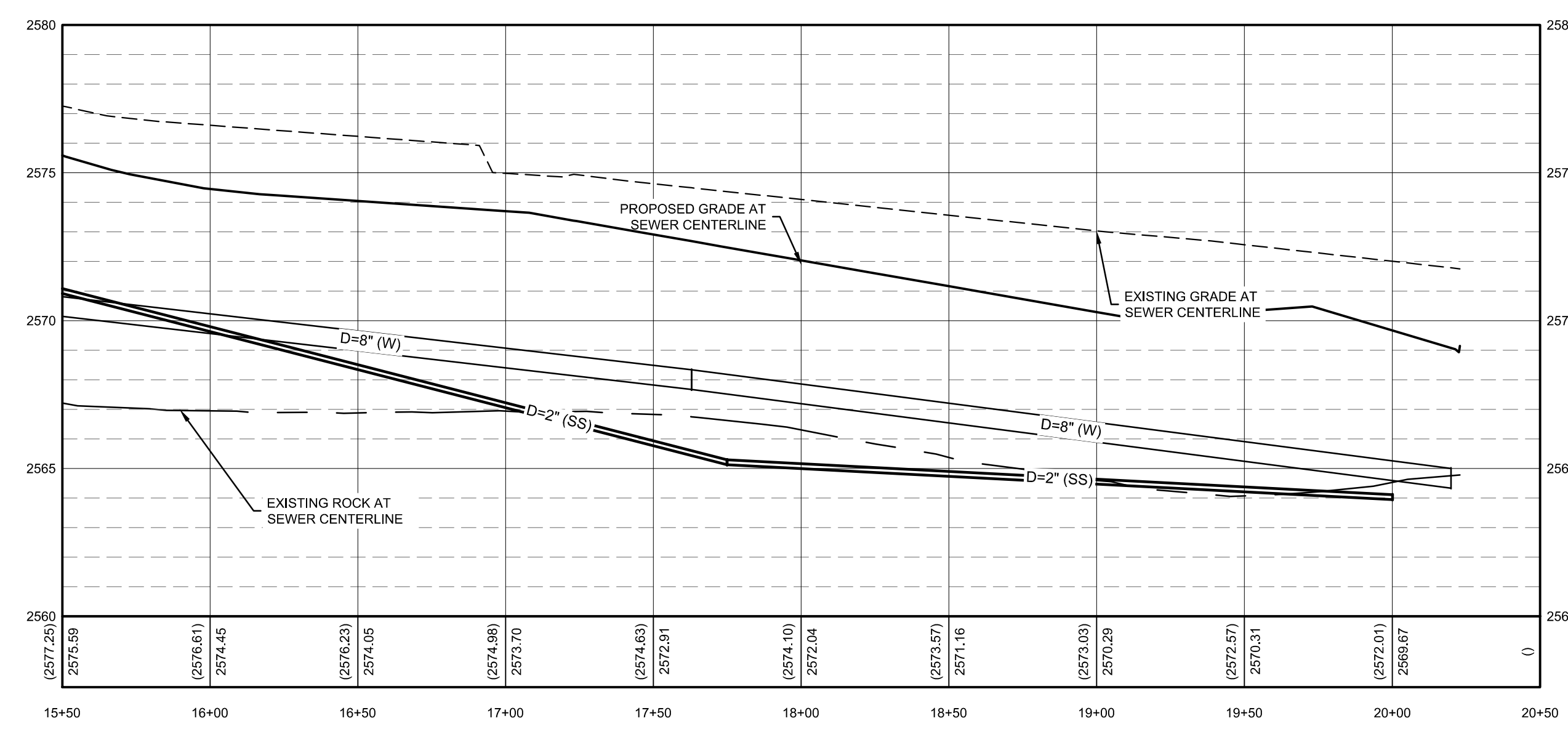
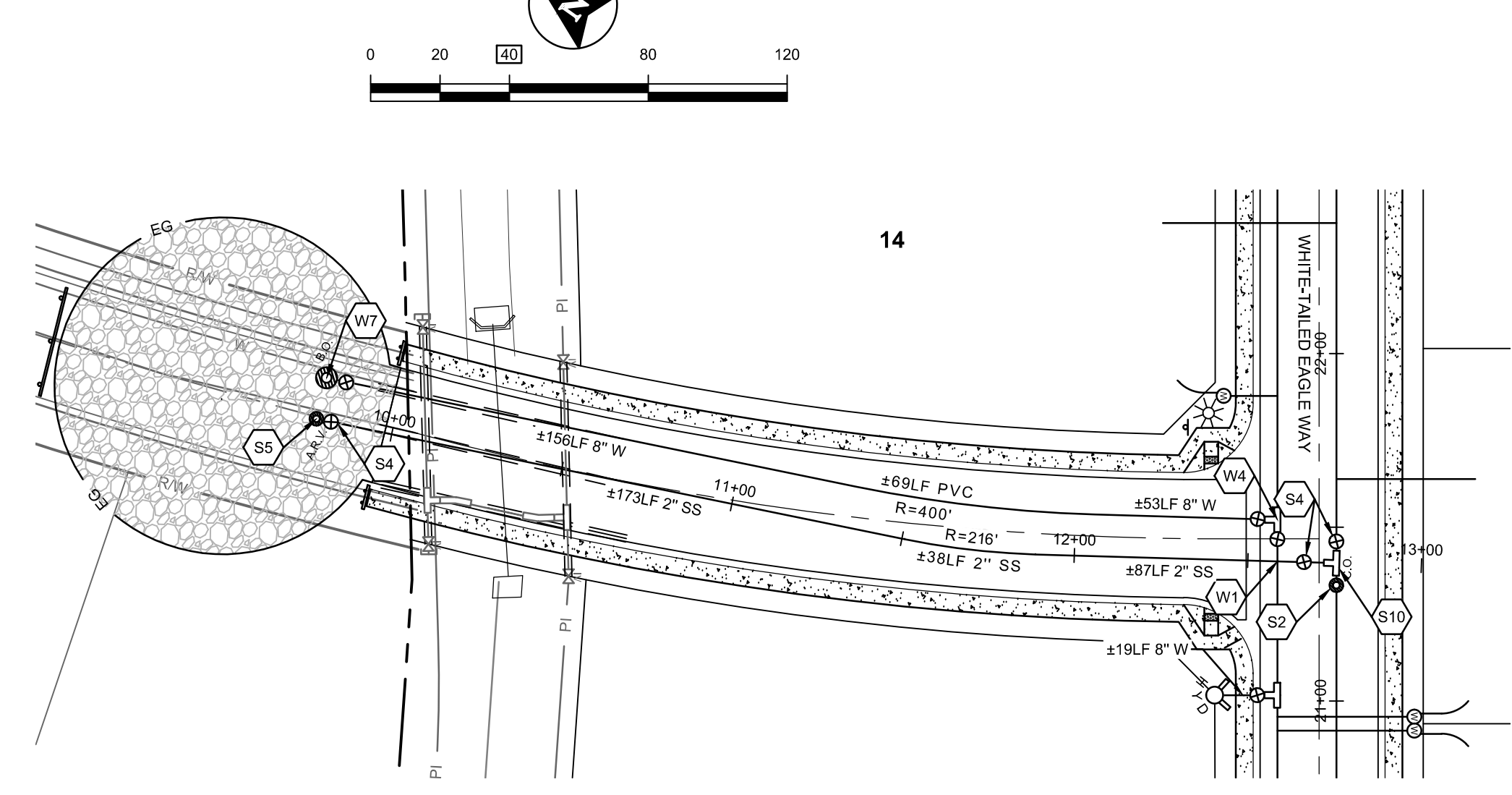
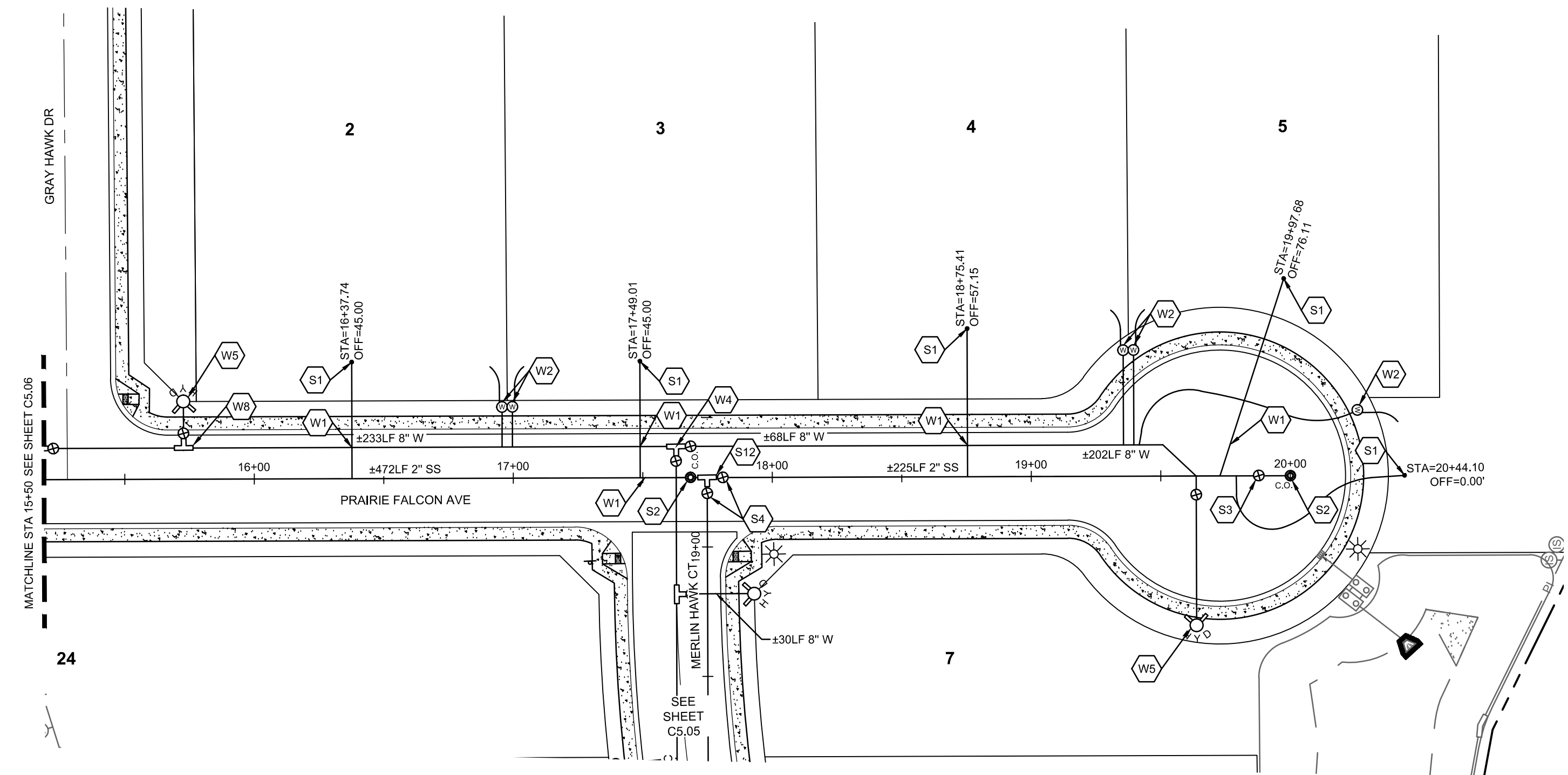
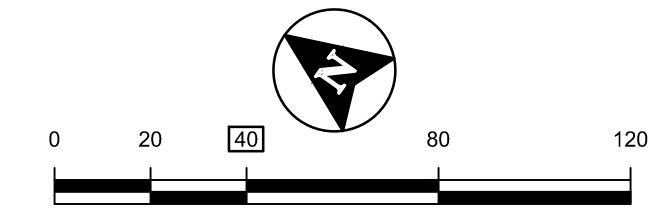
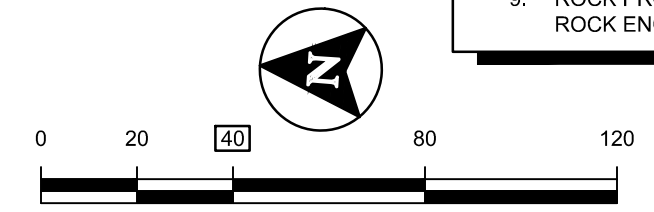
- NOTES**
- SEE SHEET C0.01 FOR UTILITY NOTES AND SPECIFICATIONS.
  - SEE SHEETS C4.09-C4.11 FOR STORM DRAINAGE DETAILS.
  - EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES VIA DIG-LINE PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO COORDINATE DRY UTILITY SERVICES WITH APPLICABLE UTILITY PROVIDERS.
  - SEE SHEET SECTION C4.06 FOR ROAD PLAN AND PROFILE AND STORM DRAINAGE DESIGN.
  - SEE SHEET C2.00 FOR STREET LIGHT PLAN.
  - WATER, STORM, AND PRESSURE IRRIGATION LINES SHOWN IN PROFILE VIEW FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ADEQUATE COVER IN FIELD. REFER TO PLAN VIEW FOR PIPE LENGTH AND FITTING DETAILS.
  - SEE SHEET C6.00 FOR PRESSURE IRRIGATION DESIGN
  - ROCK PROFILES TO BE USED AS REFERENCE ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF ROCK ENCOUNTER.

- WATER KEYNOTES**
- W1 NON-POTABLE CROSSING, SEE WATER NOTE #9 SHEET C0.01.
  - W2 SINGLE WATER SERVICE PER NAMPA STANDARD DRAWING N-402
  - W4 8"x8" TEE
  - W5 FIRE HYDRANT PER NAMPA STANDARD DRAWING N-404A.
  - W6 22.5° 8" ELBOW
  - W7 TEMPORARY BLOWOFF PER NAMPA STANDARD DRAWING N-405B
  - W8 8"x8" TEE
  - W9 GATE VALVE

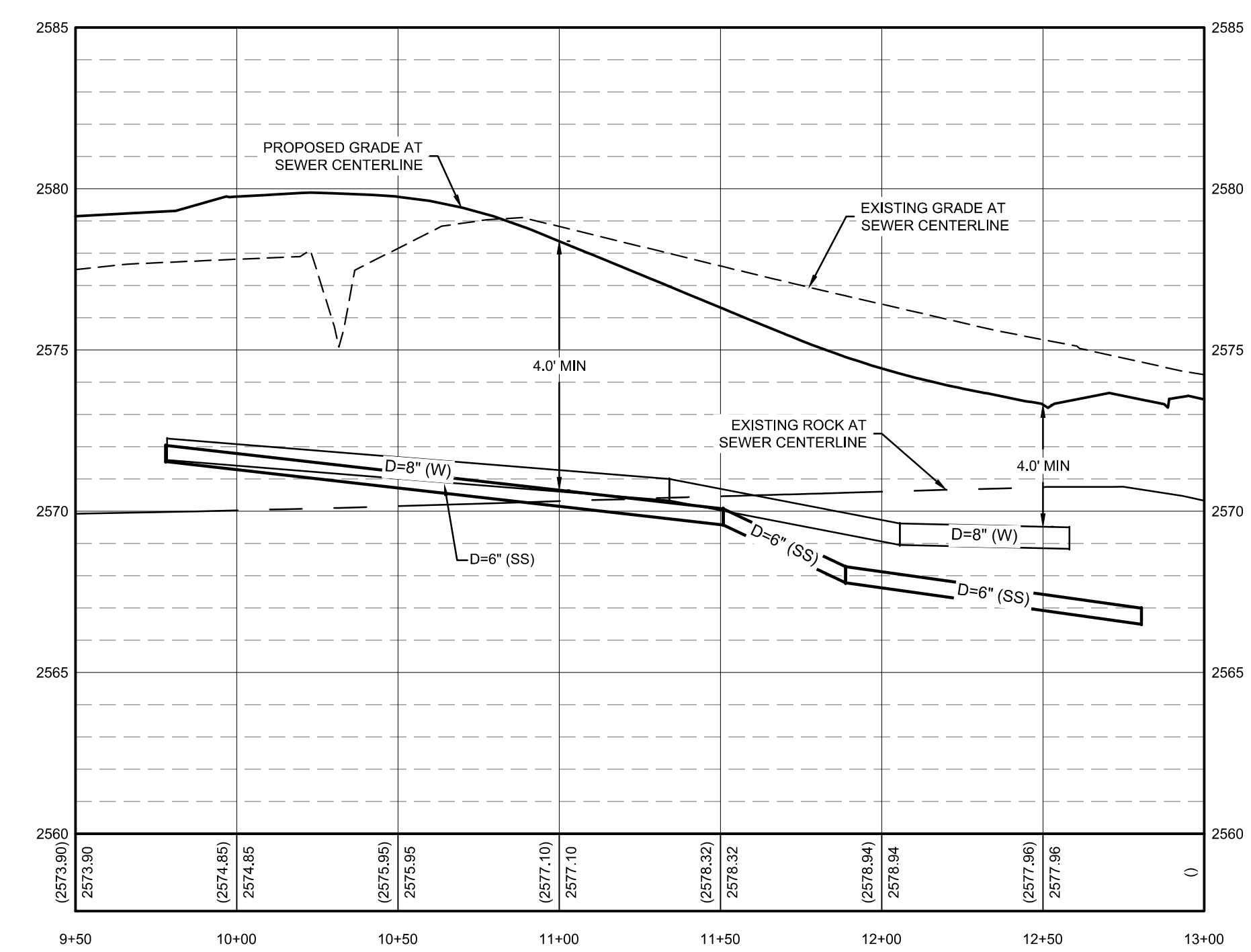


SITE KEY

- SEWER KEYNOTES**
- S1 1.25" SEWER SERVICE SEE SHEET C5.08 DETAIL A
  - S2 CLEANING STATION SEE SHEET C5.08 DETAIL B
  - S3 AIR RELEASE VALVE SEE SHEET C5.08 DETAIL D
  - S4 ISOLATION VALVE SEE SHEET C5.08 DETAIL C
  - S5 STUB AND CAP SEWER MAIN FOR FUTURE EXTENSION
  - S10 4" X 3" TEE
  - S12 2" X 2" TEE

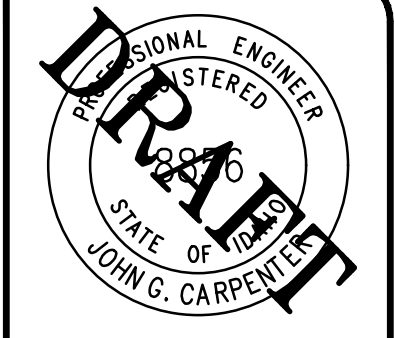


PRAIRIE FALCON AVE SEWER PROFILE STA= 15+50 - 20+50  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



KITE AVE SEWER PROFILE STA= 9+50 - 13+00  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

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BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83887  
PHONE: (208) 442-6300 WWW.T-OENGINEERS.COM  
BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY - NOT FOR CONSTRUCTION

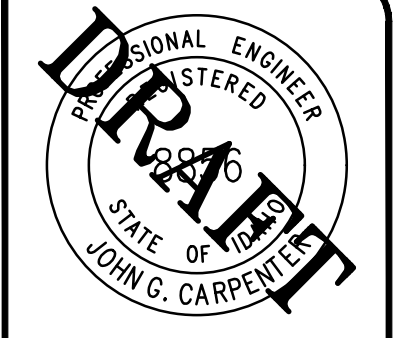
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**PRAIRIE FALCON AVE SSWR PLAN & PROFILE**

ATTENTION: 0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C5.07

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BORDER SIZE	
DESIGNED	22"x34"
DRAWN	J. FRY & L. PICK
CHECKED	L. PICK
APPROVED	J. FRY
	J. CARPENTER

NO.	DATE	DESCRIPTION

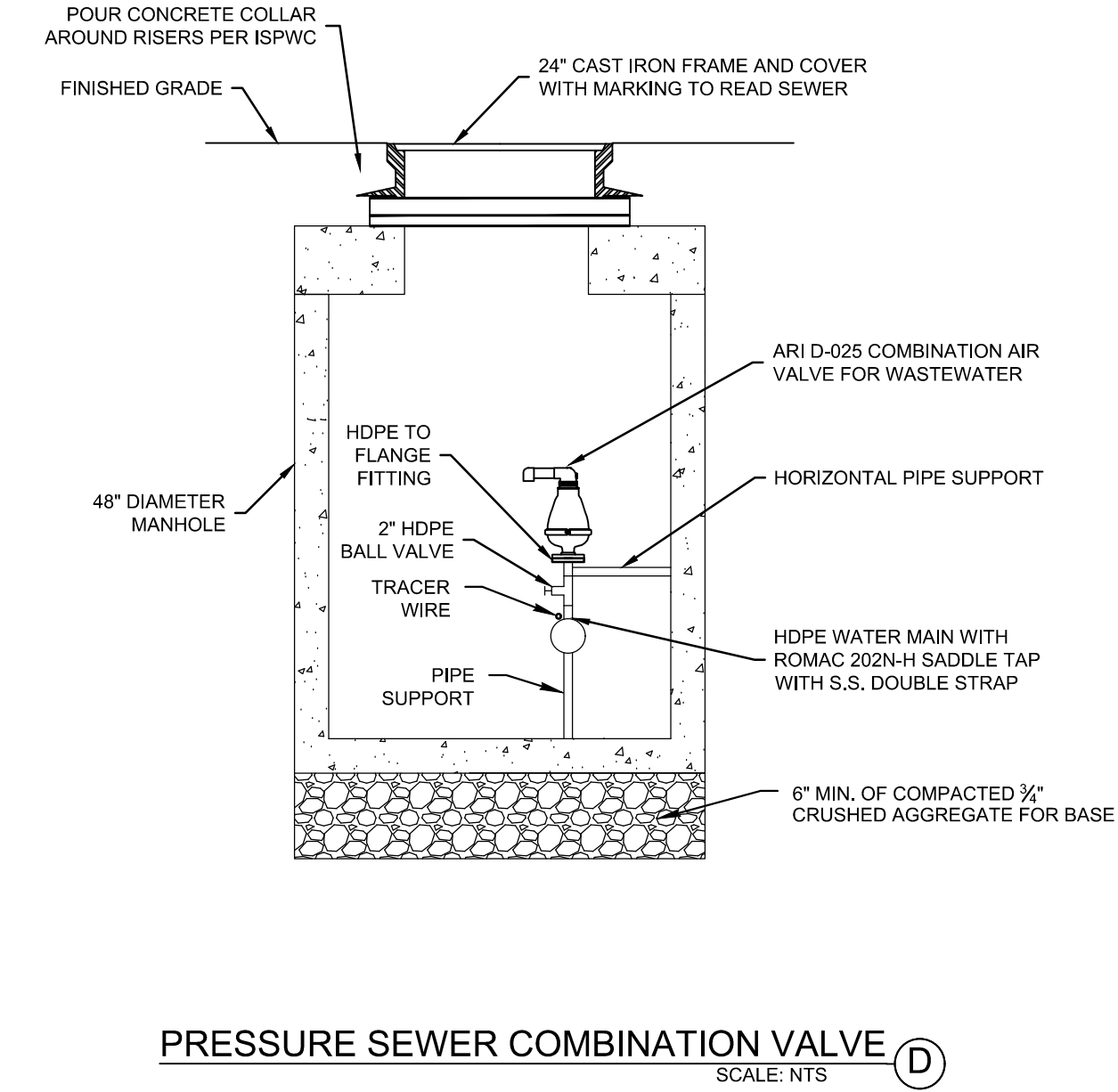
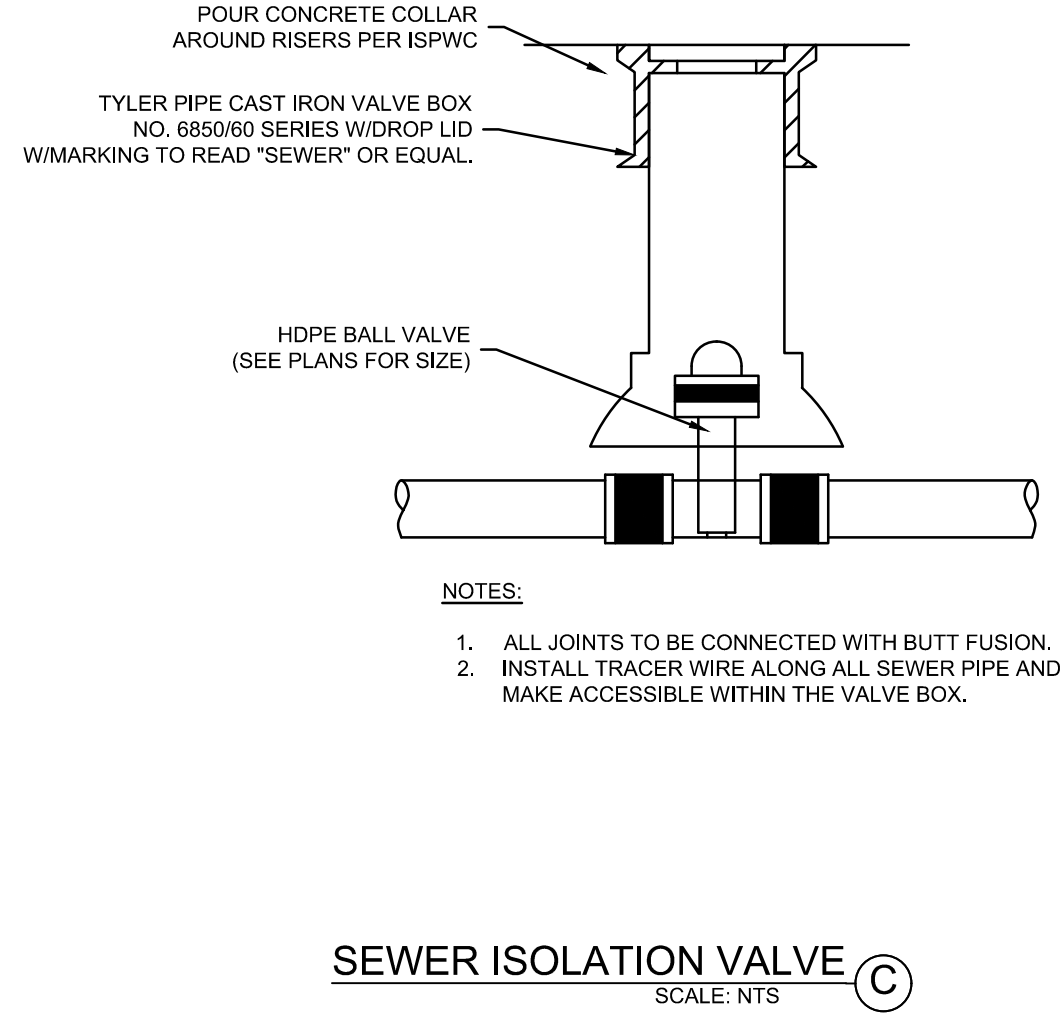
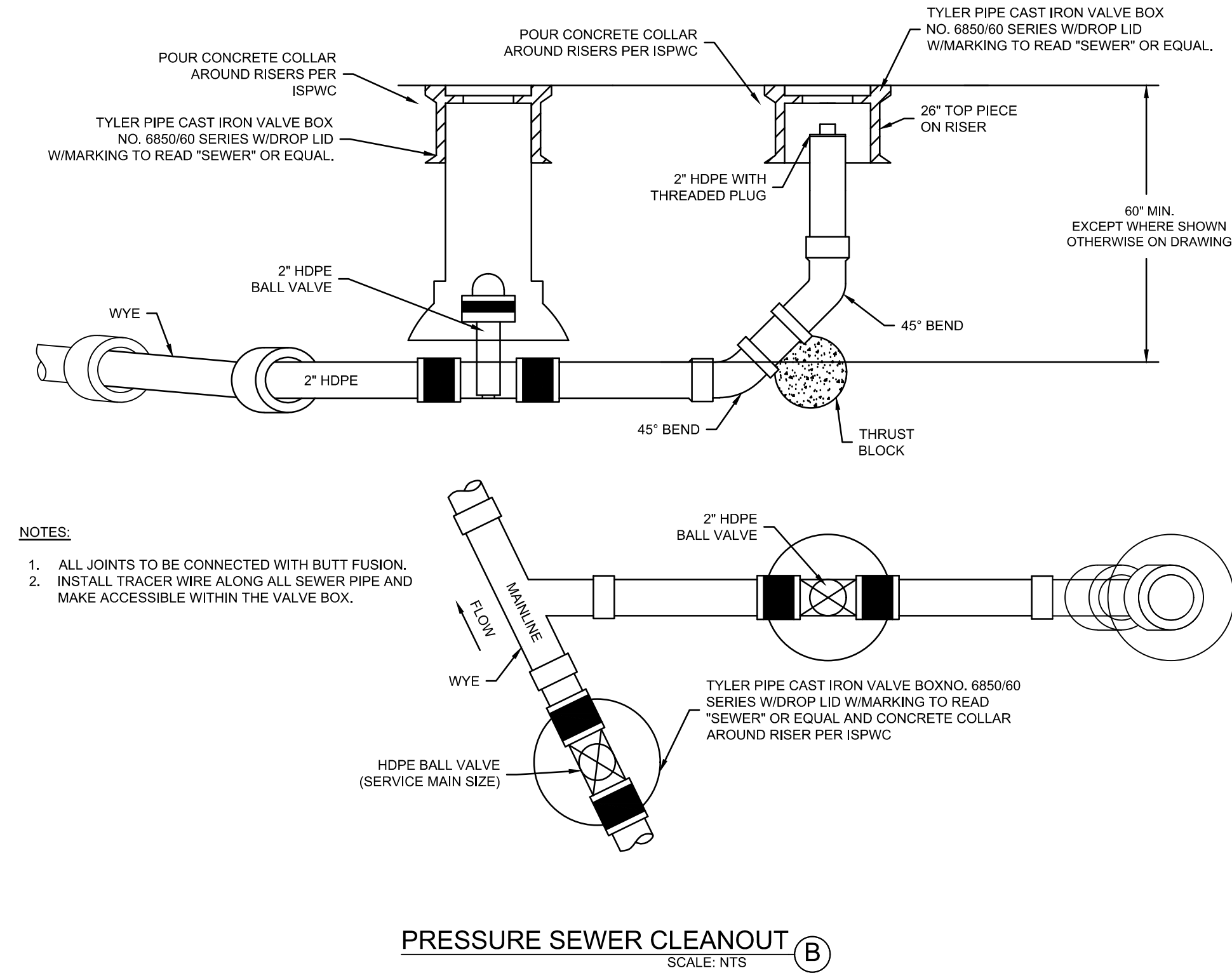
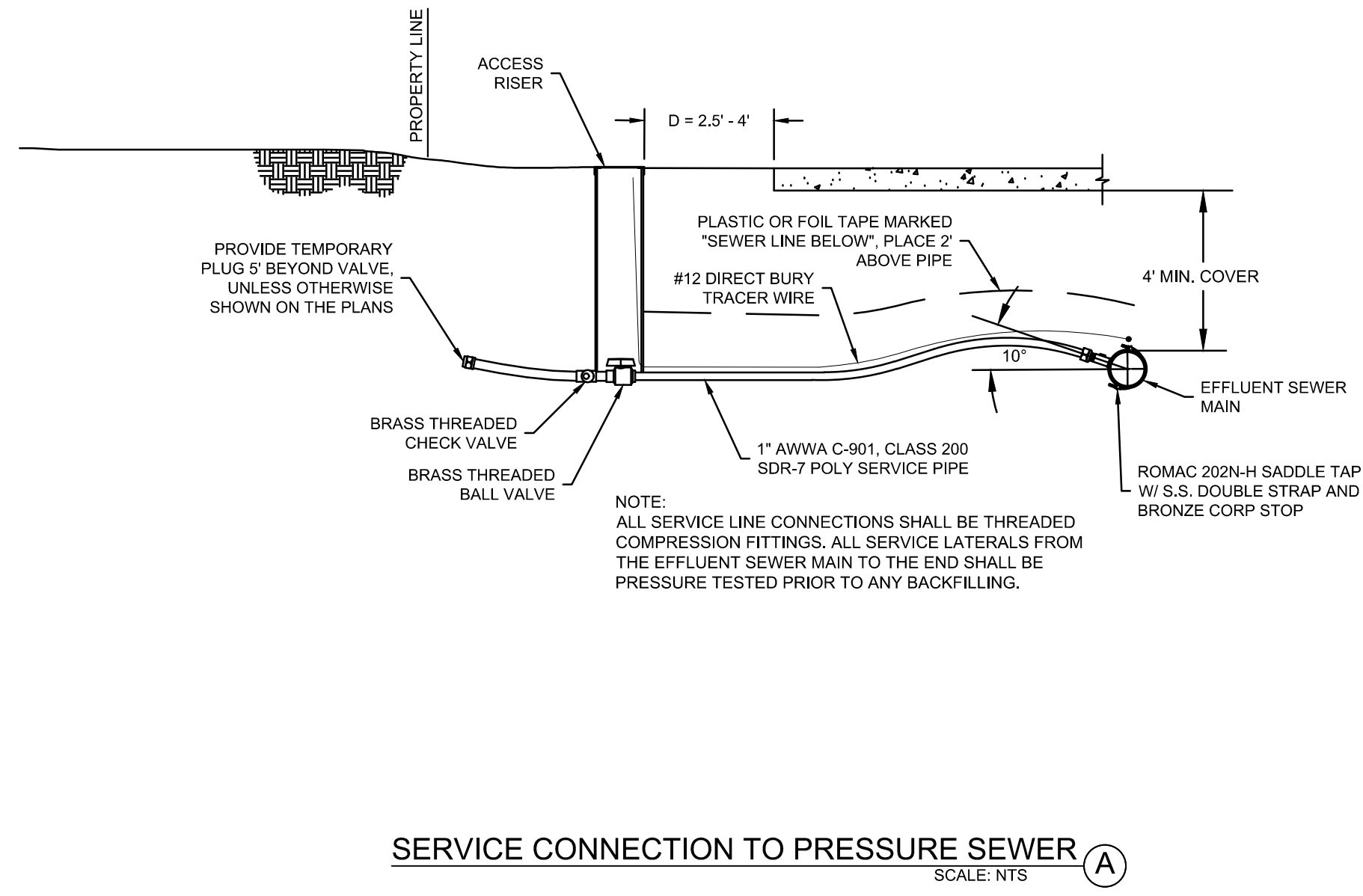
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**PRELIMINARY - NOT FOR CONSTRUCTION**  
 CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**SEWER DETAILS**

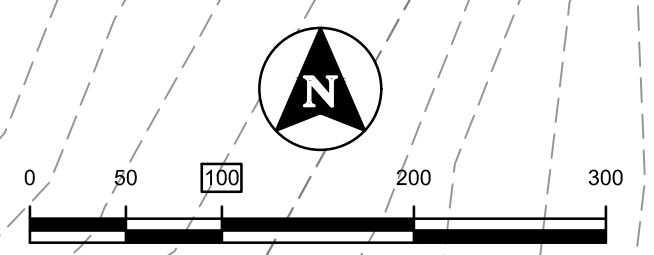
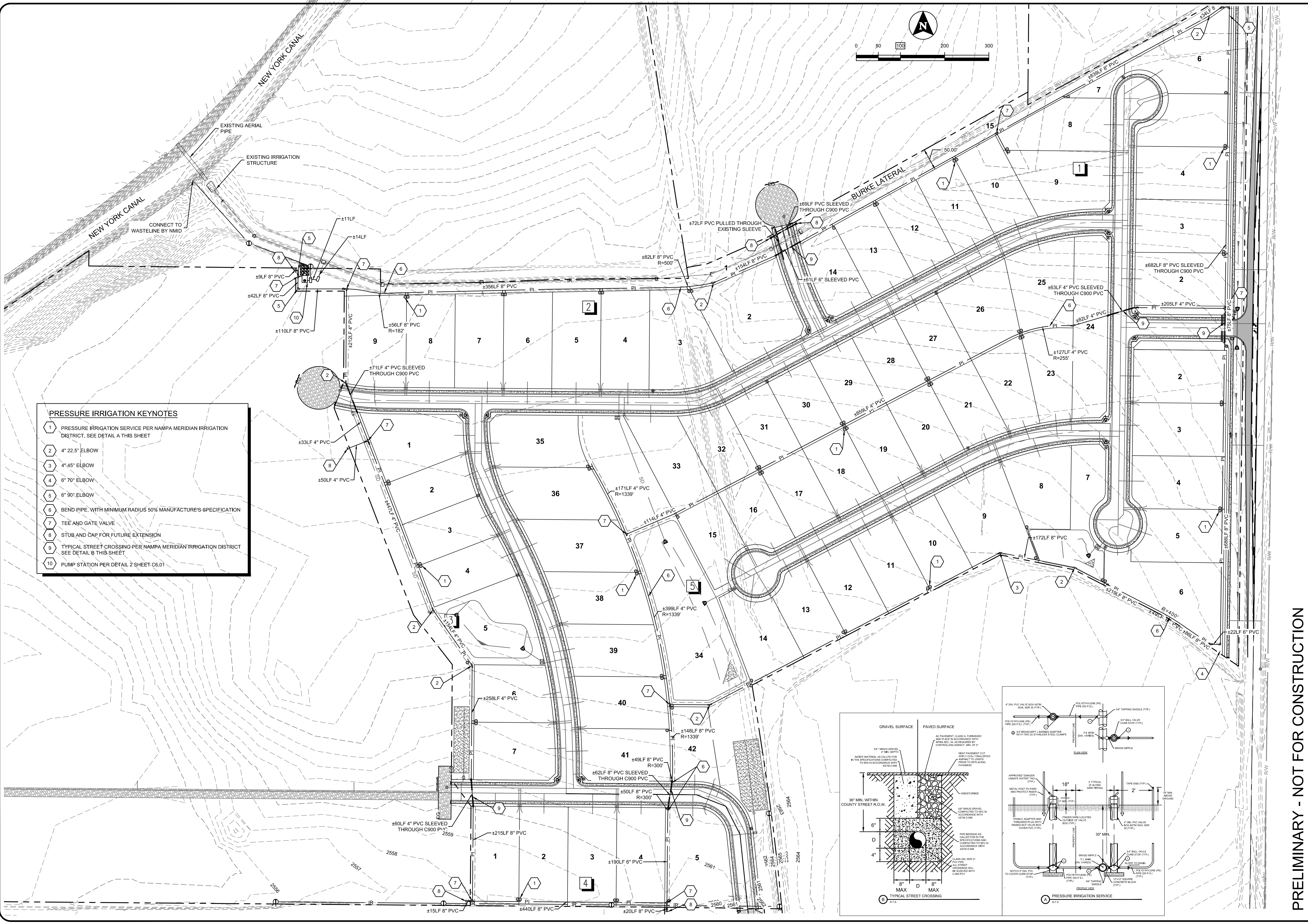
ATTENTION: 1/2" = 1'

IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

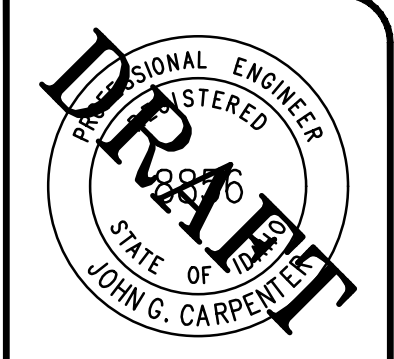
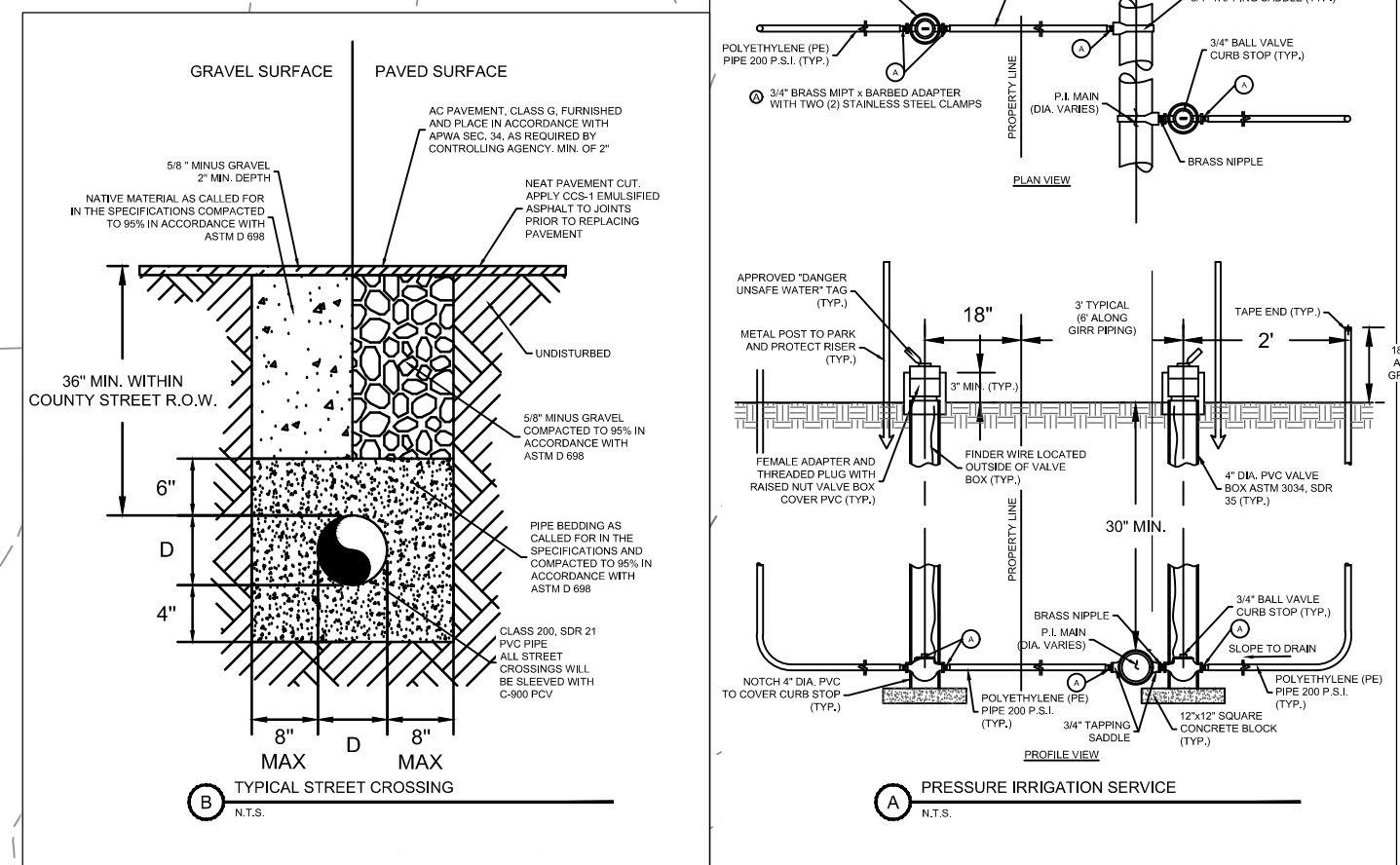
DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C5.08



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- PRESSURE IRRIGATION KEYNOTES**
- 1 PRESSURE IRRIGATION SERVICE PER NAMPA MERIDIAN IRRIGATION DISTRICT. SEE DETAIL A THIS SHEET
  - 2 4" 22.5° ELBOW
  - 3 4" 45° ELBOW
  - 4 6" 70° ELBOW
  - 5 6" 90° ELBOW
  - 6 BEND PIPE, WITH MINIMUM RADIUS 50% MANUFACTURER'S SPECIFICATION
  - 7 TEE AND GATE VALVE
  - 8 STUB AND CAP FOR FUTURE EXTENSION
  - 9 TYPICAL STREET CROSSING PER NAMPA MERIDIAN IRRIGATION DISTRICT. SEE DETAIL B THIS SHEET
  - 10 PUMP STATION PER DETAIL 2 SHEET C6.01



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER

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**PRELIMINARY - NOT FOR CONSTRUCTION**

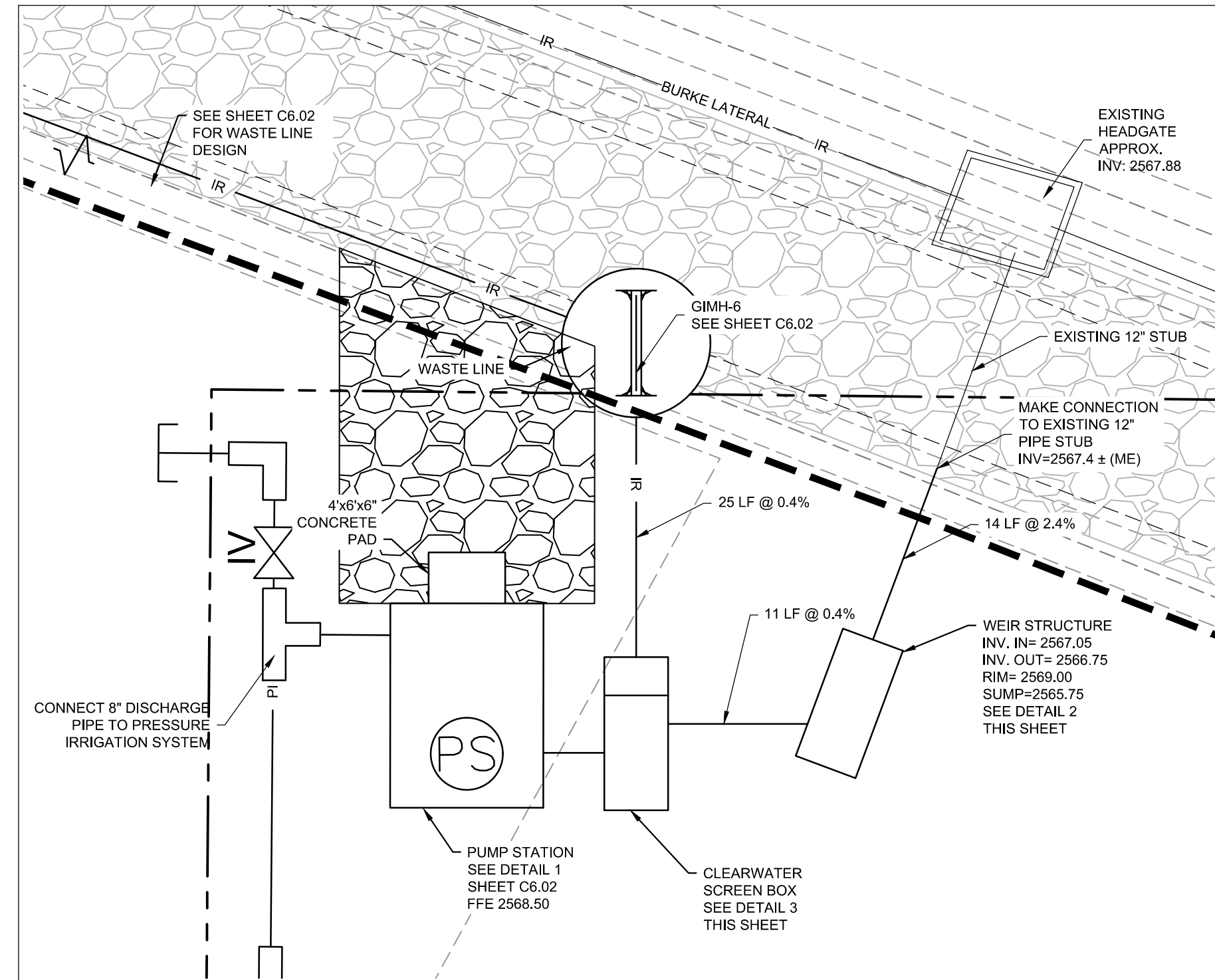
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**PRESSURE IRRIGATION PLAN**

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET OR 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C6.00**



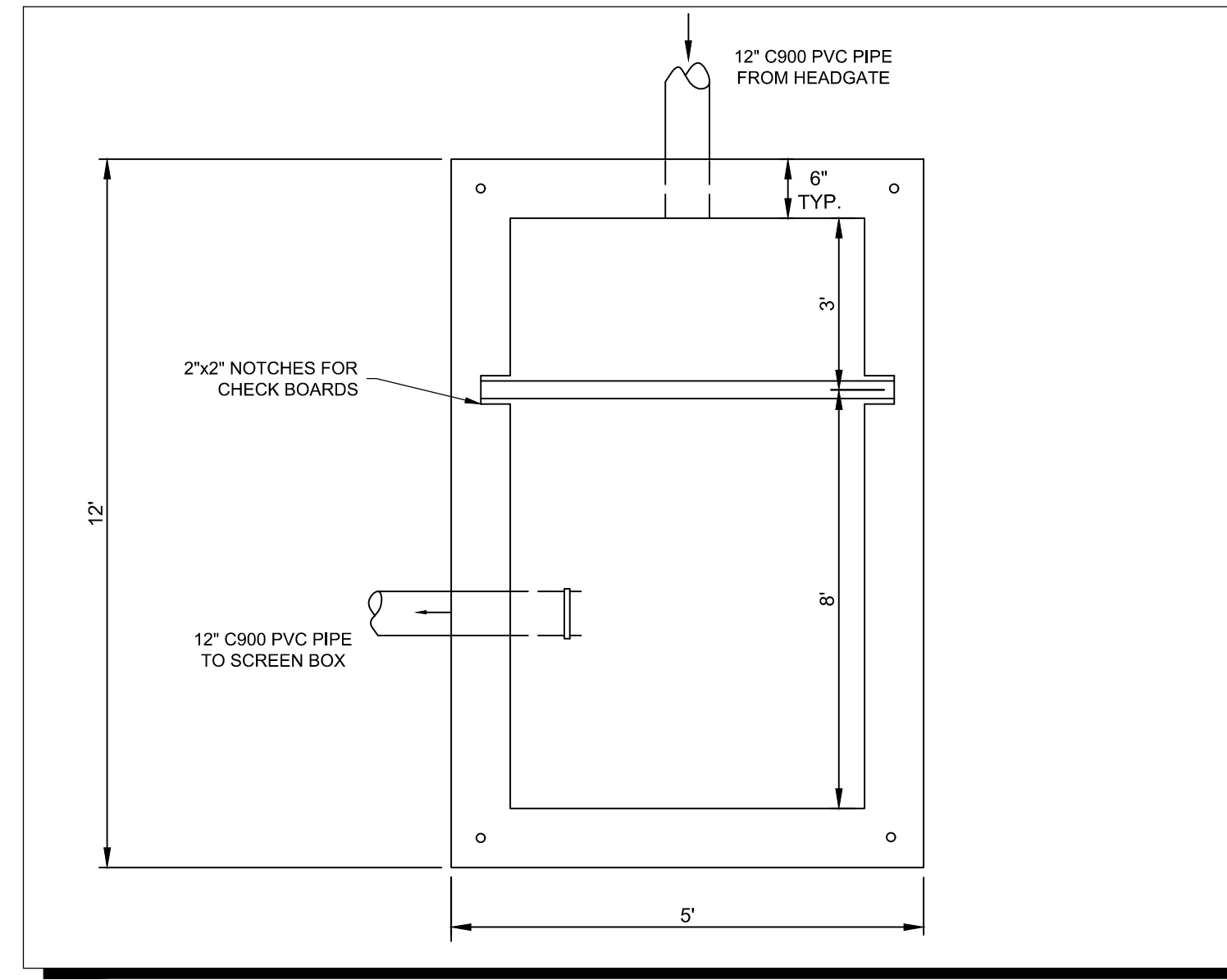
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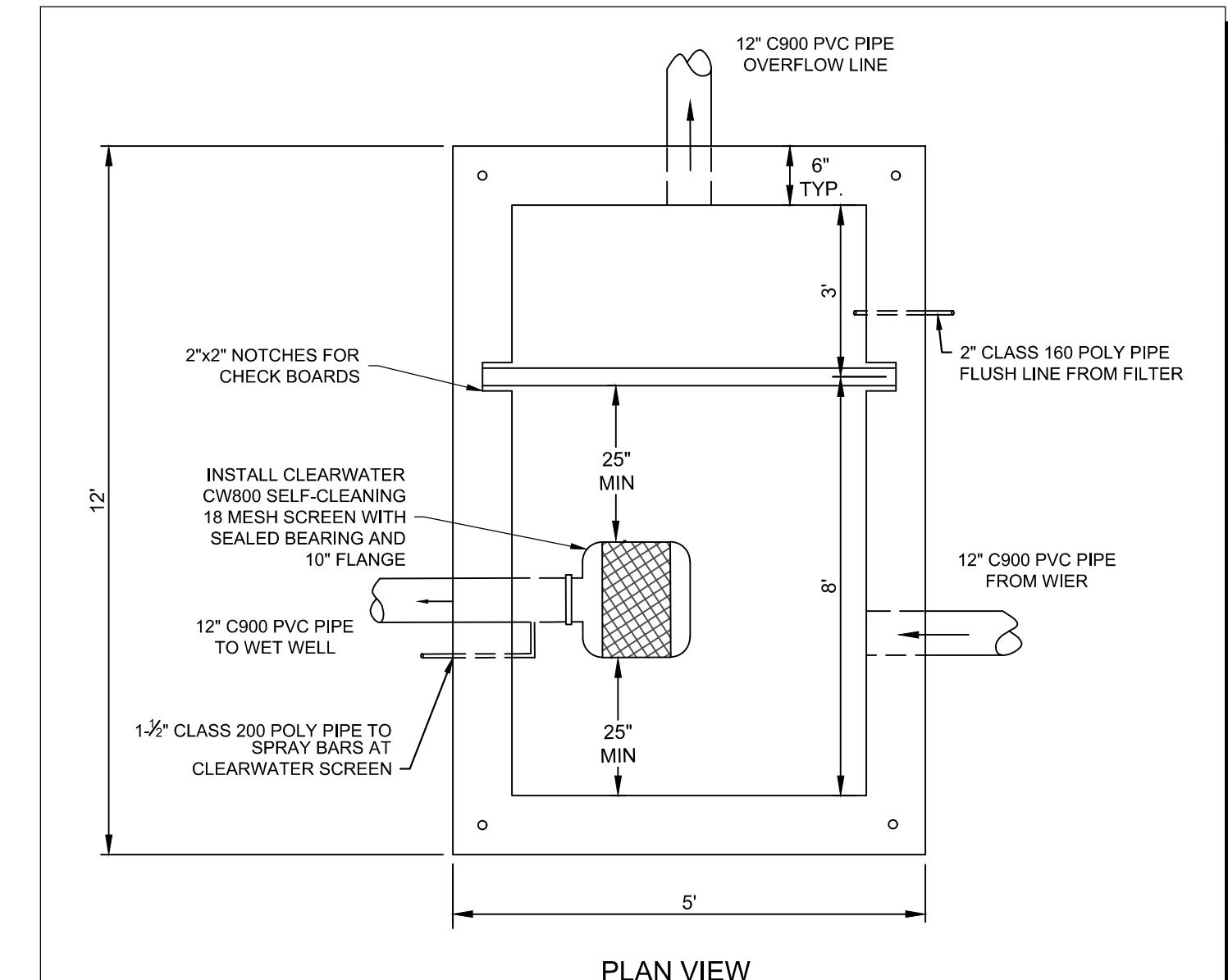
**PUMP STATION NOTES:**

- ALL CONSTRUCTION SHALL BE COMPLETED IN CONFORMANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW); Nampa-Meridian Irrigation District (NMID); CITY OF Nampa; AND ANY OTHER PLUMBING OR ELECTRICAL CODES THAT MAY BE APPLICABLE.
- THE PUMP STATION WILL BE OWNED, OPERATED & MAINTAINED BY NMID UPON FINAL APPROVAL.
- THE PUMP CONTROL PANEL SHALL BE CONSTRUCTED TO NEMA 3R STANDARDS AND COMPONENTS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING FEATURES:
  - LOW VOLTAGE PROTECTION
  - MAINLINE FAILURE WITH MANUAL RESET
  - PHASE FAILURE AND PHASE REVERSAL PROTECTION
  - MOTOR RATED CIRCUIT PROTECTION
  - LINE SIDE POWER MONITORING
  - LOW WATER/PRESSURE EMERGENCY SHUTDOWN
 THE COMPLETED ELECTRICAL SYSTEM SHALL BE A COMPLETE AND OPERATIONAL COMPONENT OF THE PLUMBING SYSTEM. THE ELECTRICAL SYSTEM SHALL ALSO INCLUDE A 110 V, 30 AMP CONVENIENCE OUTLET AND NECESSARY TRANSFORMER.
- THE PUMP STATION SUPPLIED SHALL DELIVER 745 GPM AT 150' TDH (THIS INCLUDES 20 GPM FOR CLEARWATER SCREEN) AND OPERATE WITH A VFD (VARIABLE FREQUENCY DRIVE). A JOCKEY PUMP SHALL BE SIZED TO PROVIDE FLOWS BELOW THE OPERATING RANGE OF THE VFD PUMP. THE VFD SHALL BE AN ABB DRIVE, OR APPROVED EQUAL, AS PER NMID STANDARDS. THE POWER SOURCE SHALL BE THREE-PHASE 460-480 VOLT.
- PUMP CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER AN OPERATION AND MAINTENANCE MANUAL FOR THE PUMPS, CONTROL PANEL, AND ALL PUMP STATION APPURTENANCES. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE SERIAL NUMBERS OF ALL PUMP STATION COMPONENTS.
- PUMP CONTRACTOR SHALL START UP, SHUT DOWN, AND WARRANTY PUMP STATION THROUGH THE FIRST FULL IRRIGATION SEASON. START UP AND SHUT DOWN PROCEDURES SHALL ALSO BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.
- PUMP CONTRACTOR TO PROVIDE SHOP DRAWINGS OF PUMP CONFIGURATION AND PLUMBING TO BE USED IN RECORD DRAWINGS.
- CONTRACTOR TO PROVIDE AN ENCLOSURE OVER PUMP STATION HARDWARE AND CONTROLS. ENCLOSURE TYPE AND MATERIALS TO BE APPROVED BY OWNER.
- CONTRACTOR TO VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.

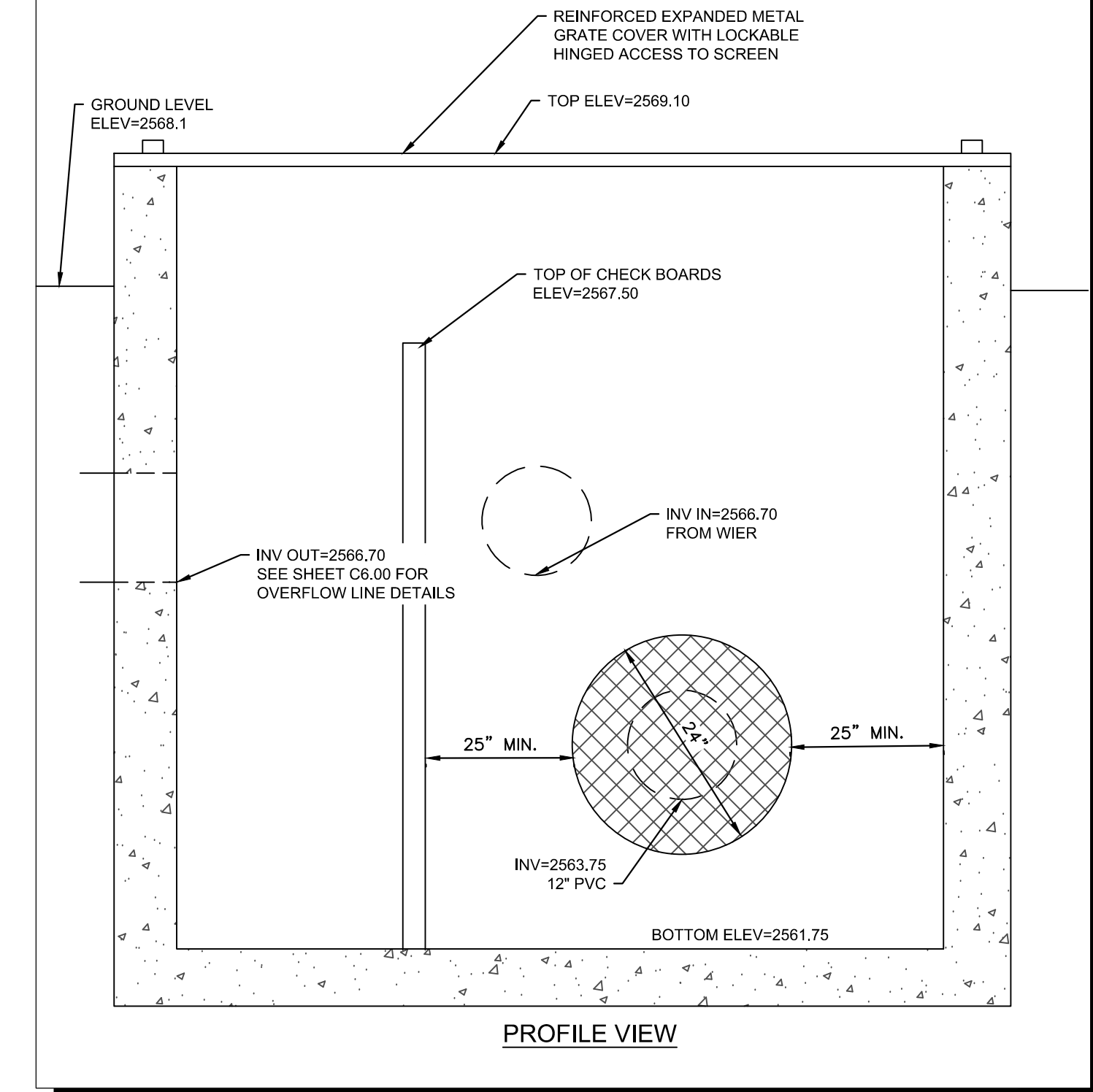
1 PUMP STATION LAYOUT SCALE: 1" = 10'



2 WEIR STRUCTURE DETAILS NTS

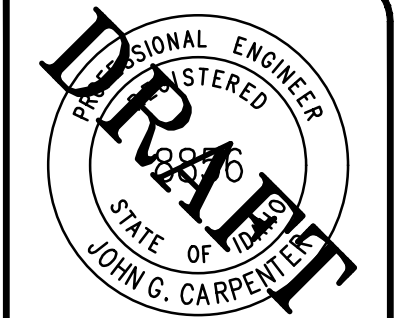


PLAN VIEW



PROFILE VIEW

3 IRRIGATION SCREENBOX DETAILS NTS



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER

NO.	DATE	DESCRIPTION

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 PUMP STATION PLAN

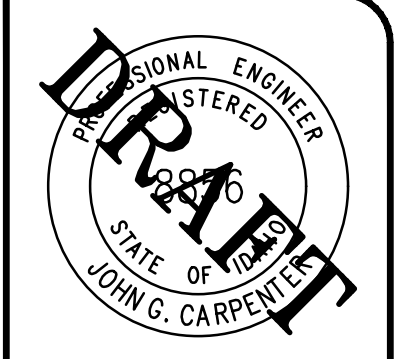
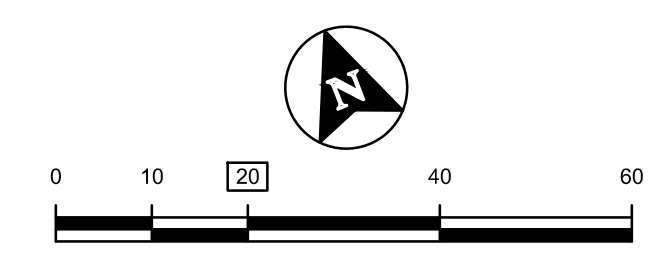
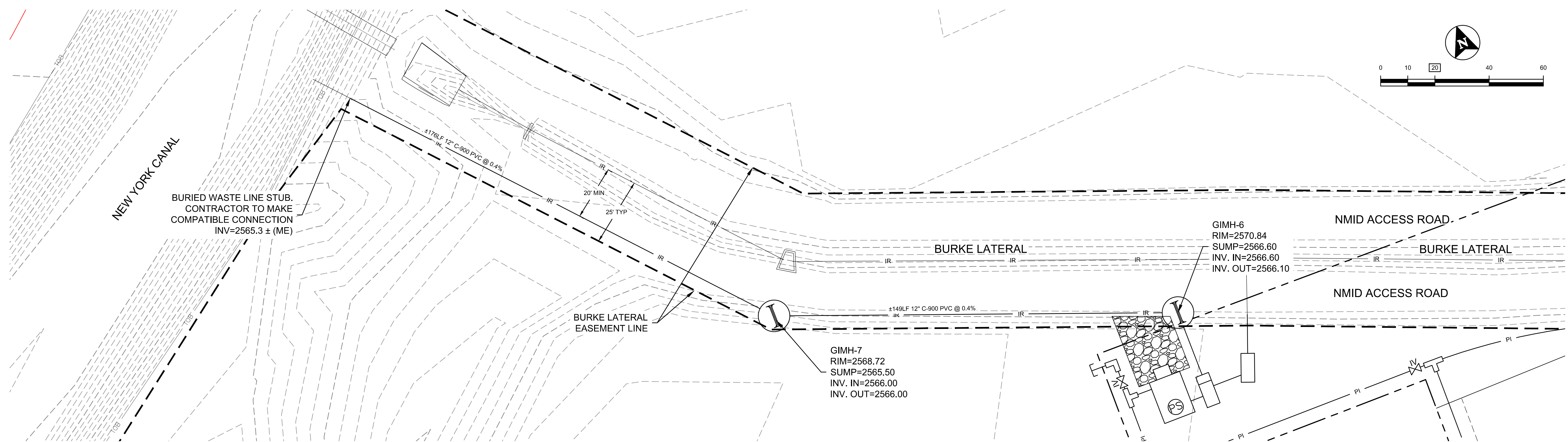
ATTENTION:  
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 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
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 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET:

C6.01

PRELIMINARY - NOT FOR CONSTRUCTION

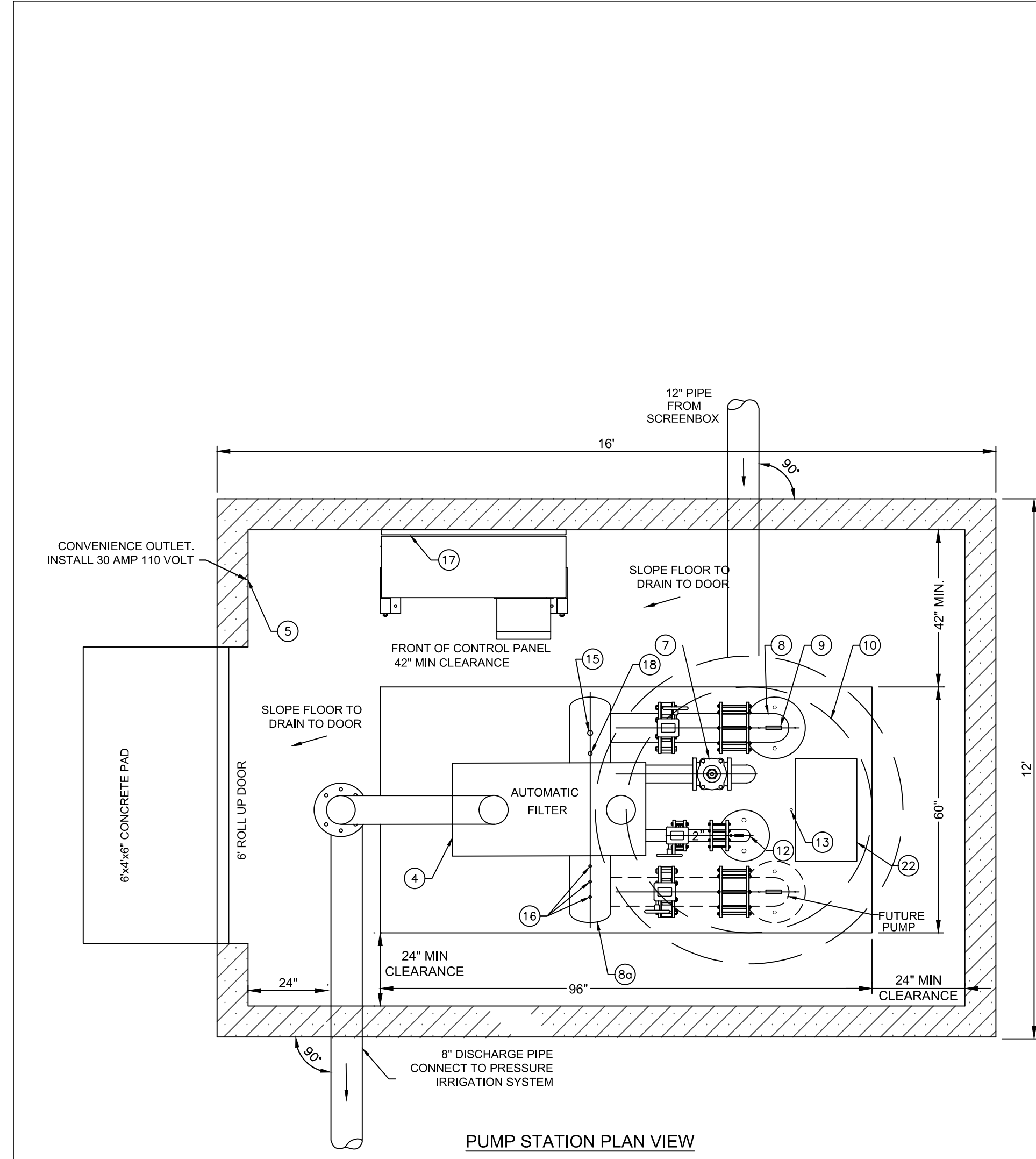
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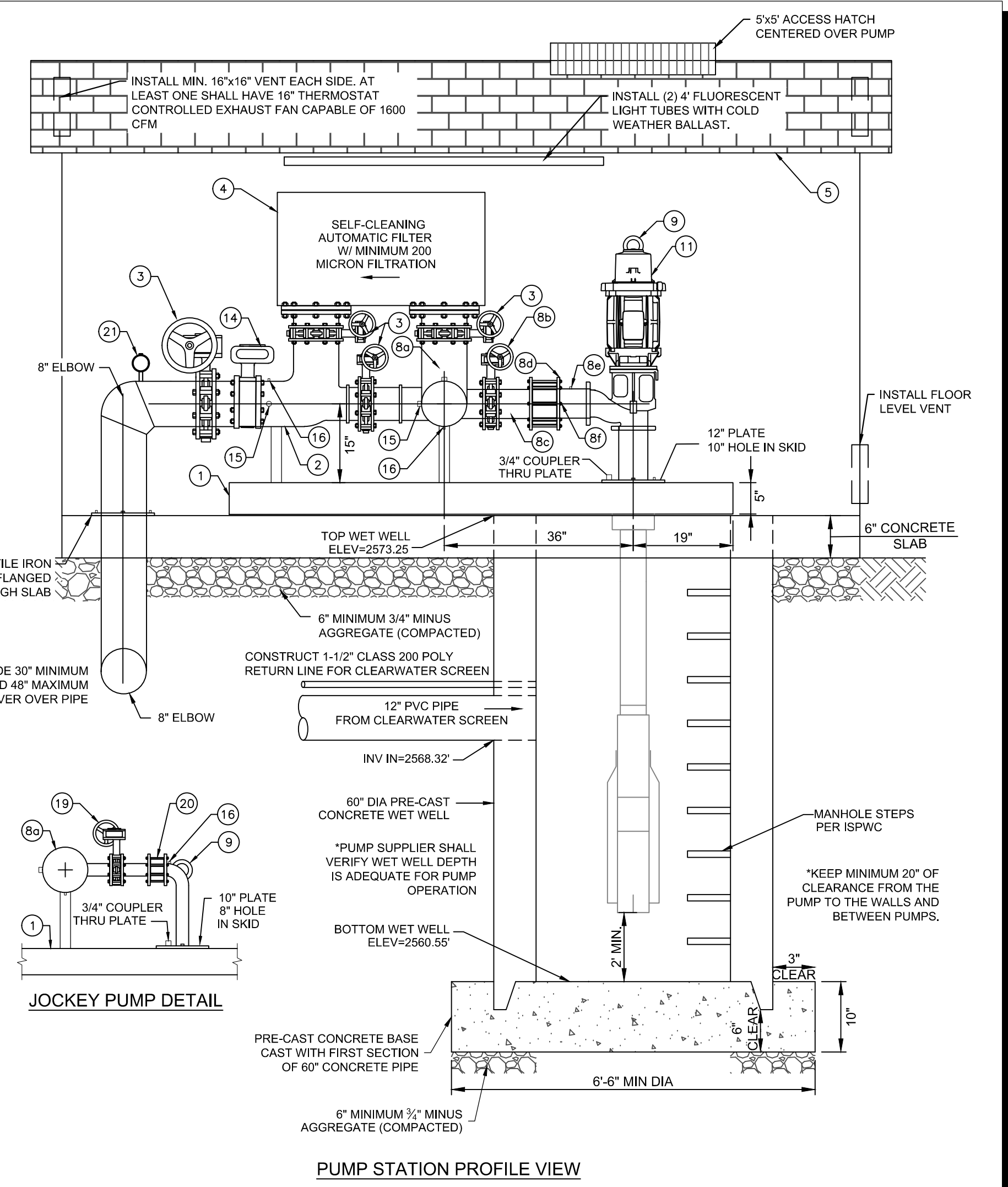
BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTIER
NO.	DATE	REVISIONS	DESCRIPTION	

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- PUMP STATION KEYNOTES**
- 5'x8' SKID (DRYLAC POWDER COATED)
  - 8" DISCHARGE
  - 8" GEAR OPERATED BUTTERFLY VALVE
  - 8" AUTOMATIC FILTER (ORVAL OR AMIAD-SAF)
  - PUMP STATION ENCLOSURE BY OWNER, HARDIE PLANK SIDING REQUIRED
  - 8" CHECK VALVE
  - 2" PRESSURE RELIEF VALVE
  - 6" MAIN PUMP DISCHARGE (x2)
    - 8" MANIFOLD
    - 6" GEAR OP. BFV
    - 6" SPOOL
    - 8" SILENT CHECK VALVE
    - AIR RELIEF
    - MOUNTING BOLTS
  - LIFTING HOOK
  - 60" WET WELL (VERIFY DEPTH)
  - 3PH VERTICAL TURBINE PUMP
  - 3PH SUBMERSIBLE JOCKEY PUMP DISCHARGE (SEE DETAIL)
  - 1/2" COUPLER
  - CONTINUOUS MAGNETIC TYPE FLOW METER WITH AN AC POWERED HEAD OR CONVERTER, CONTRACTOR TO VERIFY REQUIRED UPSTREAM AND DOWNSTREAM STRAIGHT PIPE SECTIONS WITH MANUFACTURE'S SPECIFICATIONS
  - 1" HALF COUPLER
  - 1/4" HALF COUPLER
  - NEMA 3R VFD CONTROL PANEL
  - 3/4" HALF COUPLER (AIR RELIEF)
  - 2" GEAR OPERATED BUTTERFLY VALVE
  - 2" CHECK VALVE
  - 1/4" HALF COUPLER WITH PRESSURE GAUGE
  - 24"x24" SKID ACCESS HATCH



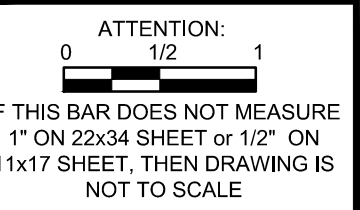
1 PUMP STATION DETAILS



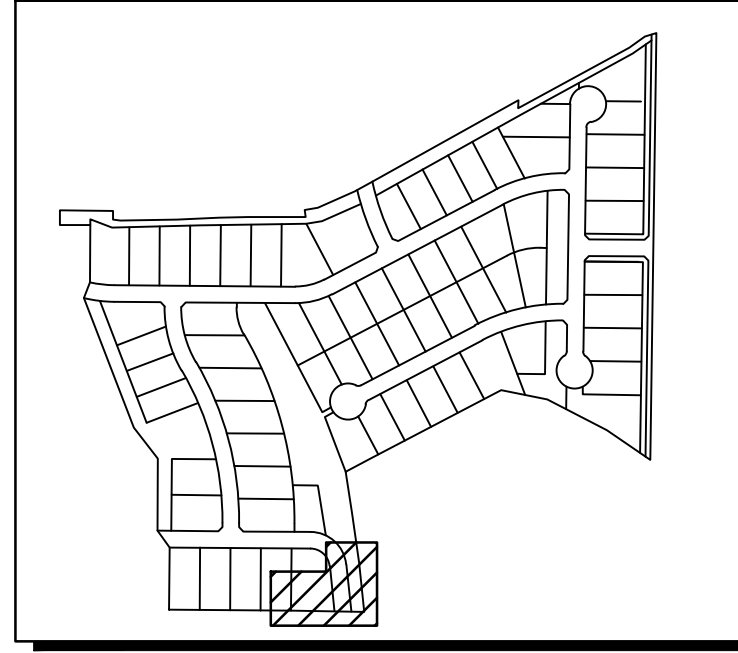
PUMP STATION PROFILE VIEW

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**PUMP STATION WASTE LINE**



DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: C6.02



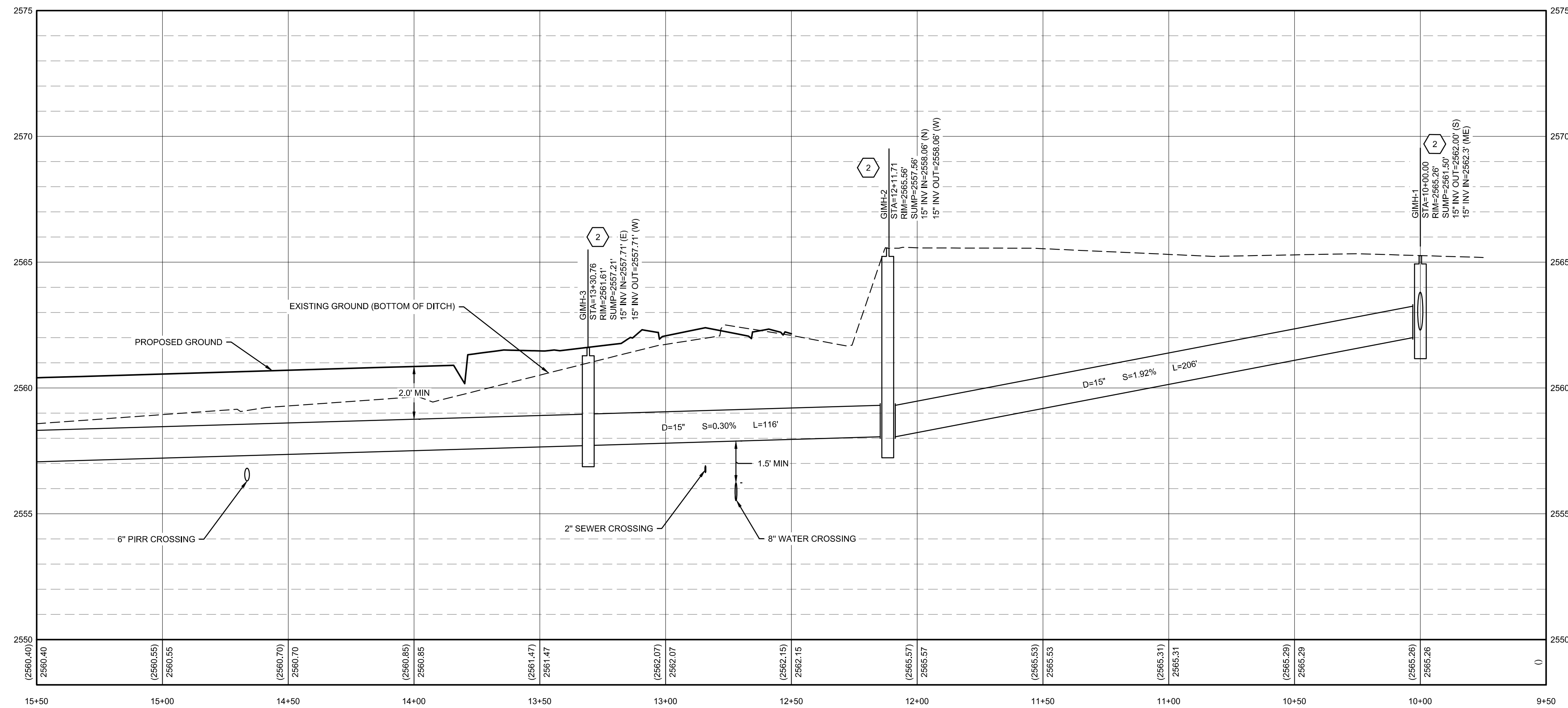
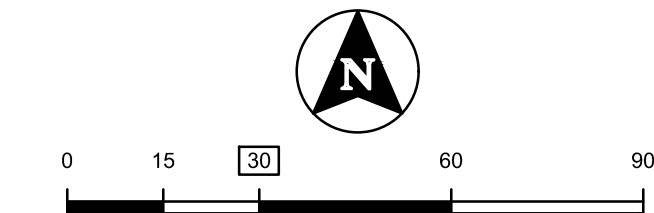
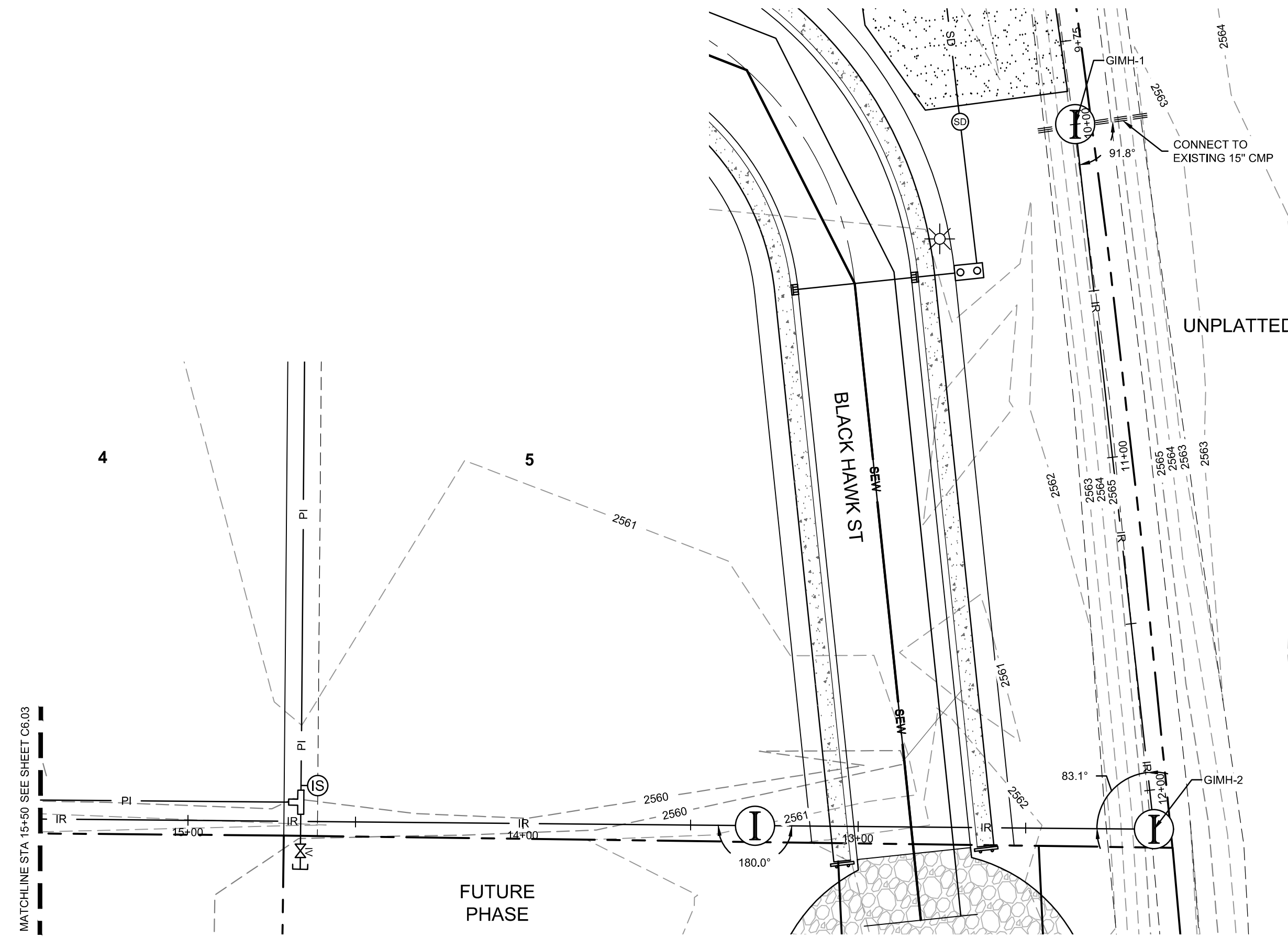
SITE KEY

**PRESSURE IRRIGATION KEYNOTES**

- 1 MAKE COMPATIBLE CONNECTION TO EXISTING 15" CMP
- 2 36" GRAVITY IRRIGATION MANHOLE PER NSS N-620

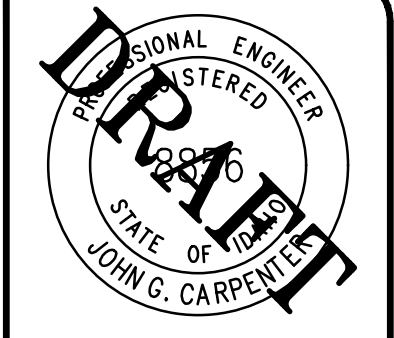
**NOTES**

- 1. GRAVITY IRRIGATION PIPE SHALL BE BURIED 2' MIN. MATCH INTO EXISTING GRADE 2:1 MAX. SLOPE.



GRAVITY IRRIGATION PROFILE STA= 9+50 - 15+50  
 HORIZONTAL SCALE: 1"=30'  
 VERTICAL SCALE: 1"=3'

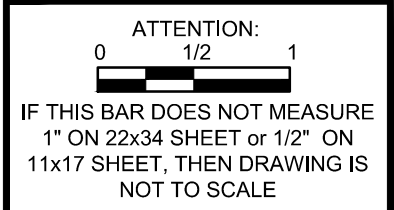
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NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
	DESIGNED		22"x34"
	DRAWN		J. FRY & L. PICK
	CHECKED		L. PICK
	APPROVED		J. FRY
			J. CARPENTER

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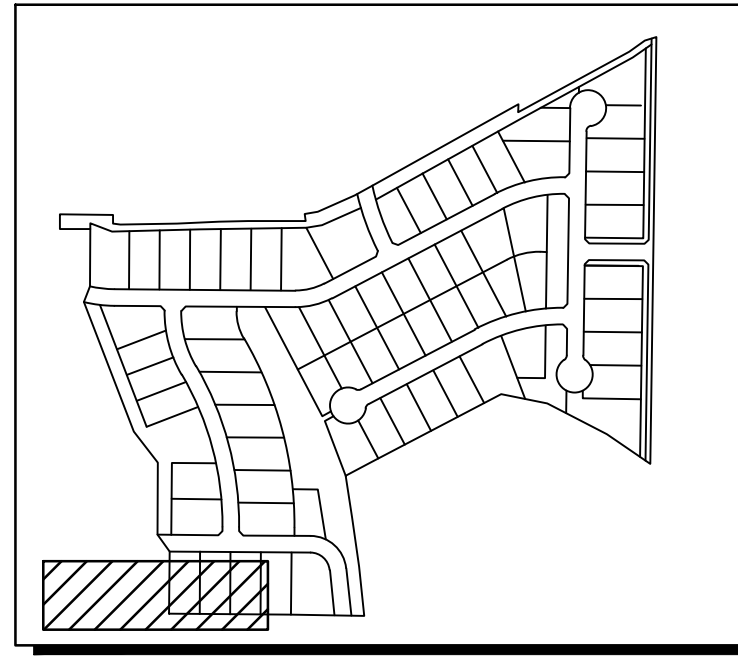
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 GRAVITY IRRIGATION PLAN & PROFILE



ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
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 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: C6.03

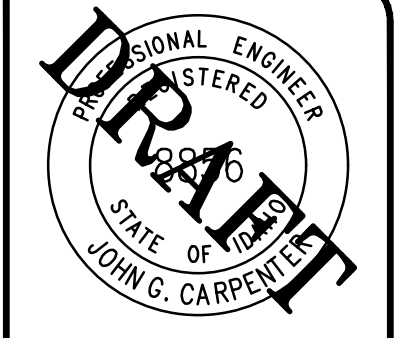
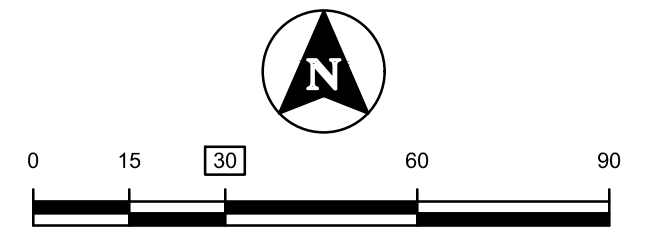
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**SITE KEY**

**PRESSURE IRRIGATION KEYNOTES**  
 2 36" GRAVITY IRRIGATION MANHOLE PER NSS N-620

**NOTES**  
 1. GRAVITY IRRIGATION PIPE SHALL BE BURIED 2' MIN. MATCH INTO EXISTING GRADE 2:1 MAX SLOPE.



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

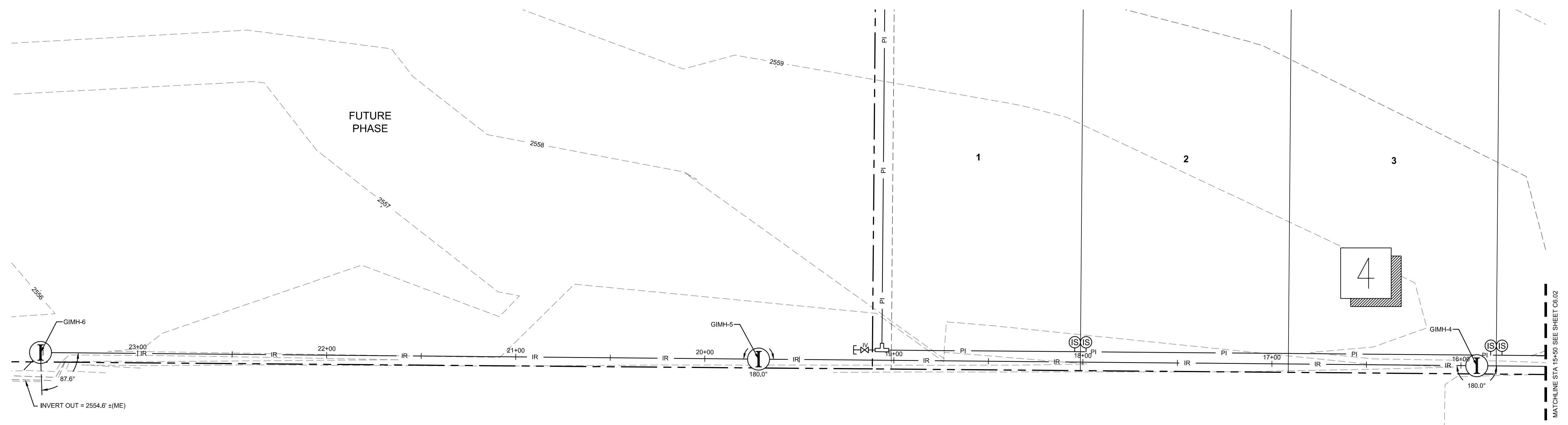
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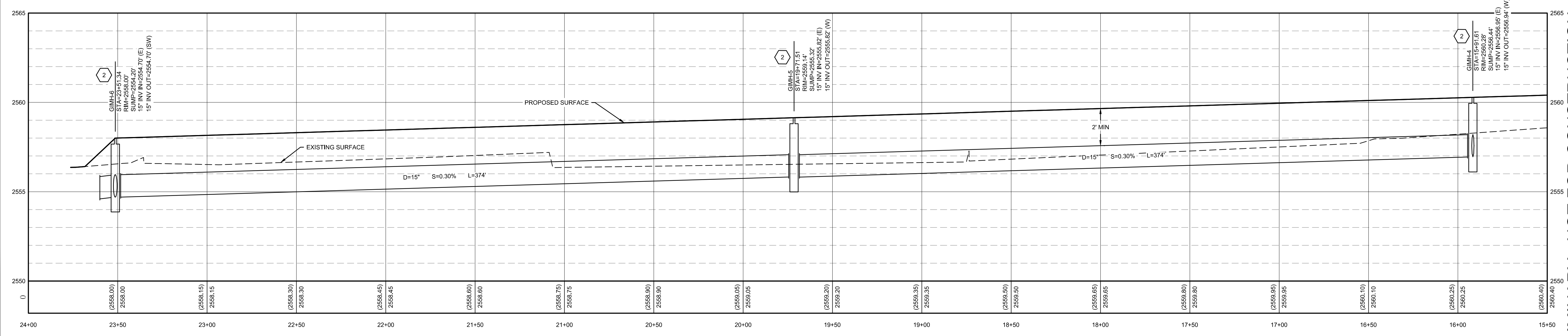
CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**GRAVITY IRRIGATION PLAN & PROFILE**

ATTENTION:  
 IF THIS BAR DOES NOT MEASURE  
 1" ON 22x34 SHEET or 1/2" ON  
 11x17 SHEET, THEN DRAWING IS  
 NOT TO SCALE.

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C6.04**



UNPLATTED



**GRAVITY IRRIGATION PROFILE STA= 15+50 - 24+00**  
 HORIZONTAL SCALE: 1"=30'  
 VERTICAL SCALE: 1"=3'

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**SIGN KEY**

SNS STREET NAME SIGN  
 R-1 STOP SIGN

**LEGEND**

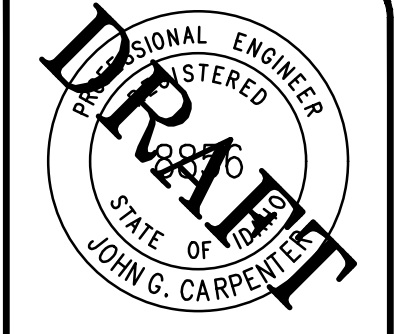
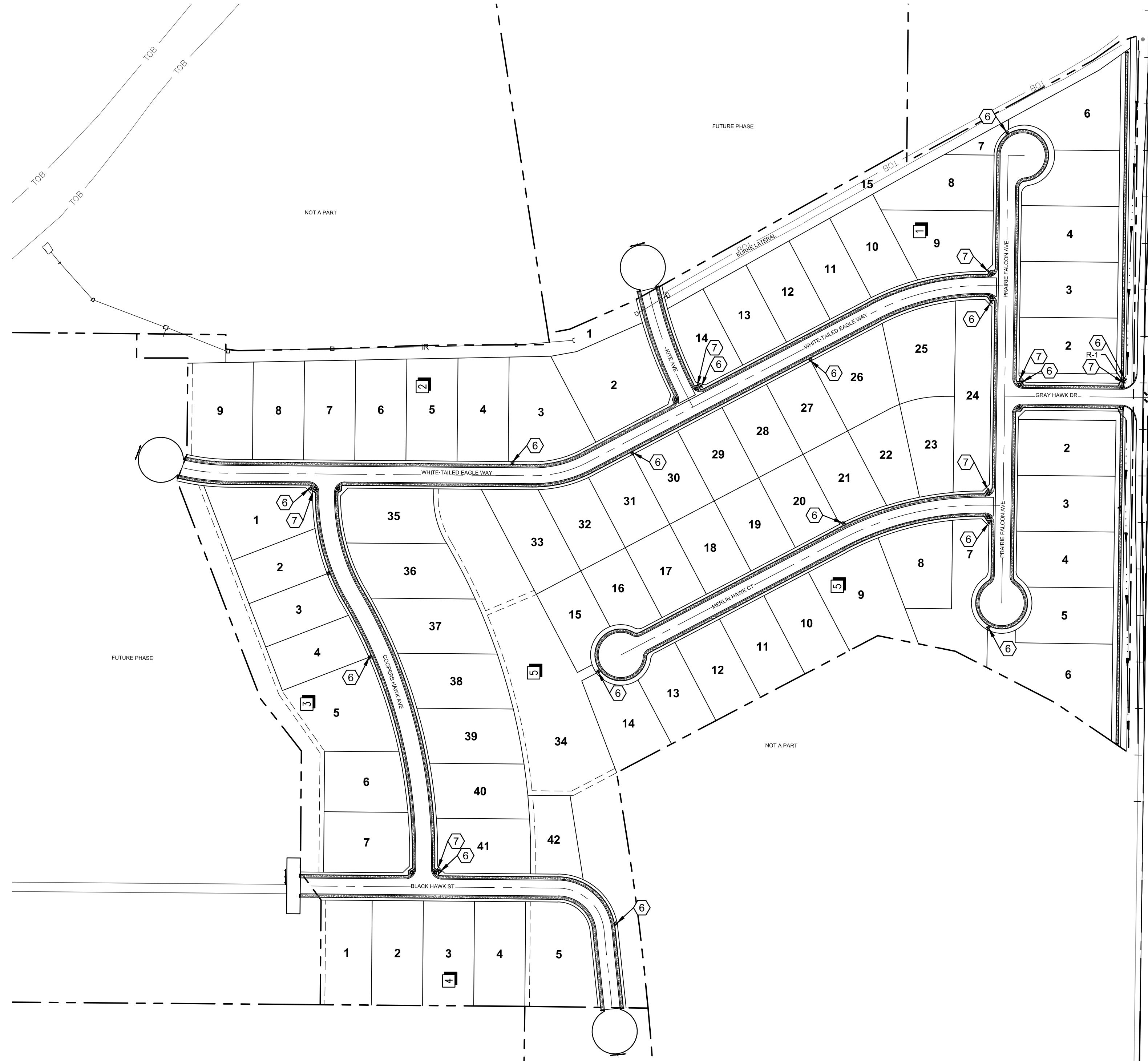
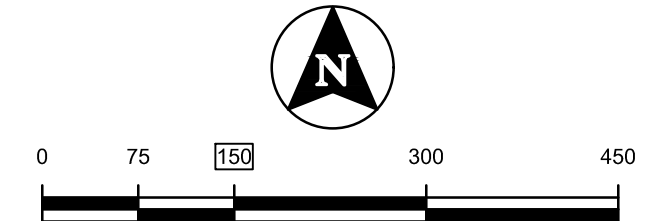
BARRICADE  
 NEW SIGN  
 EXISTING SIGN  
 NEW STRIPE  
 EXISTING STRIPE  
 NEW STREET LIGHT

**NOTES**

1. ALL SIGNAGE, MARKINGS, AND STRIPING SHALL BE INSTALLED PER THE SPECIFICATIONS OF THE 2012 ISPPWC, 2015 CITY OF NAMPA SUPPLEMENT, AND 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL STRIPING SHALL BE PAINT IN ACCORDANCE WITH SECTION 1104 OF THE ISPPWC.
3. STREET SIGNS SHALL BE INSTALLED CITY OF NAMPA STANDARD DRAWING N-1150.
4. CONTRACTOR TO FIELD-VERIFY LOCATION OF EXISTING STRIPING PRIOR TO OBLITERATION AND NEW STRIPING.

**KEYNOTES**

- ⑥ INSTALL STREET LIGHT PER NSS N-1135
- ⑦ INSTALL STREET NAME SIGN PER NSS N-1150 AND STOP SIGN



BORDER SIZE	DESIGNED	DRAWN	CHECKED	APPROVED
22"x34"	J. FRY & L. PICK	L. PICK	J. FRY	J. CARPENTER

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PRELIMINARY - NOT FOR CONSTRUCTION  
 CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
 SIGNING AND STRIPING PLAN

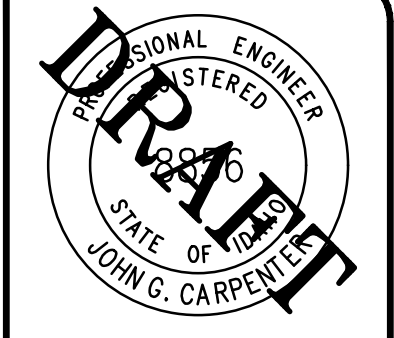
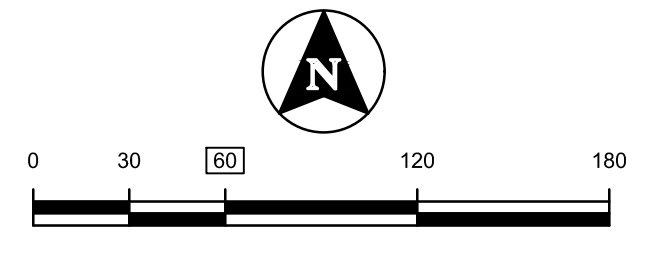
ATTENTION: 1/2" ON 11x17 SHEET, 1/4" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	C7.00

L:\180084\180084\_180084\Sheets\Construction Drawings\180084-C-SIGNING & STRIPING.dwg, 10/13/2020 4:18:29 PM, Lauren Pick, None  
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- NOTES**
1. ALL SIGNAGE, MARKINGS, AND STRIPING SHALL BE INSTALLED PER THE SPECIFICATIONS OF THE 2012 ISPM, 2015 CITY OF NAMPA SUPPLEMENT, AND 2009 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  2. ALL STRIPING SHALL BE PAINT IN ACCORDANCE WITH SECTION 1104 OF THE ISPM.
  3. STREET SIGNS SHALL BE INSTALLED CITY OF NAMPA STANDARD DRAWING N-1150.
  4. CONTRACTOR TO FIELD-VERIFY LOCATION OF EXISTING STRIPING PRIOR TO OBLITERATION AND NEW STRIPING.

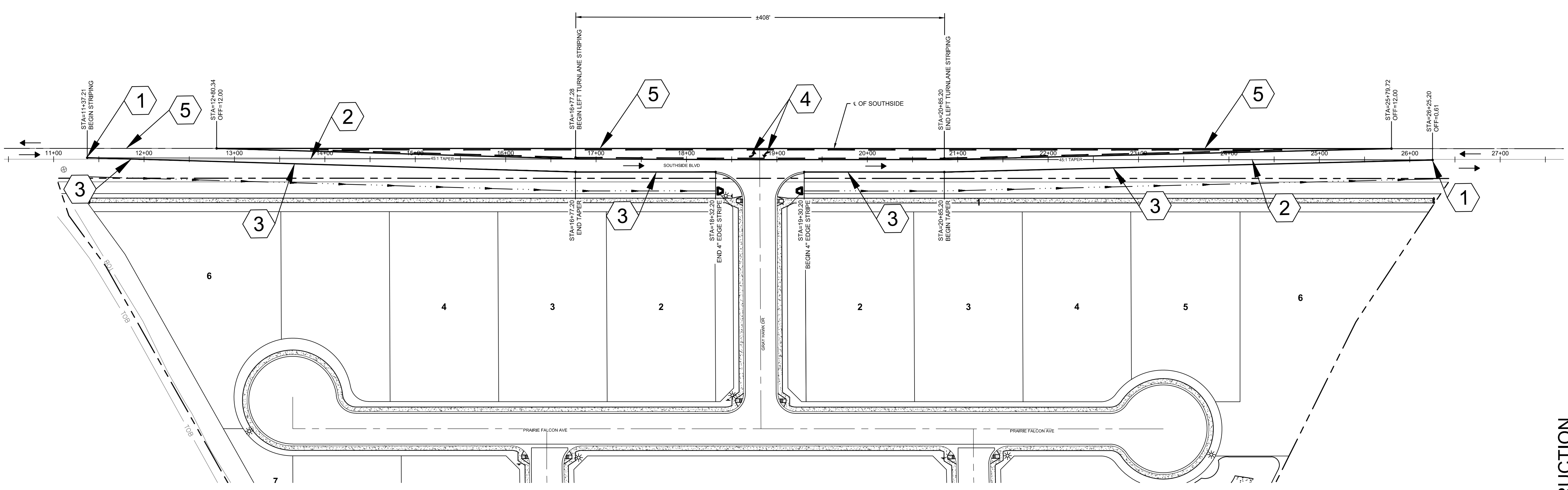
- KEYNOTES**
- 1 MATCH NEW PAVEMENT MARKINGS INTO EXISTING MARKINGS.
  - 2 OBLITERATE EXISTING STREET MARKINGS. EXISTING STRIPES SHALL BE REMOVED BY HYDROBLASTING, SANDBLASTING OR OTHER METHODS APPROVED BY THE CITY OF NAMPA.
  - 3 4" WHITE EDGE STRIPE
  - 4 CONTRACTOR SHALL INSTALL A LEFT TURN AND THROUGH LANE-USE ARROW PER MUTCD.
  - 5 PROTECT EXISTING MARKINGS.



BORDER SIZE	
DESIGNED	22"x34"
DRAWN	J. FRY & L. PICK
CHECKED	L. PICK
APPROVED	J. FRY
	J. CARPENTER

NO.	REVISIONS DESCRIPTION

**T-O ENGINEERS**  
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PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**SOUTHSIDE BLVD STRIPING PLAN**

ATTENTION: 1/2" 1"

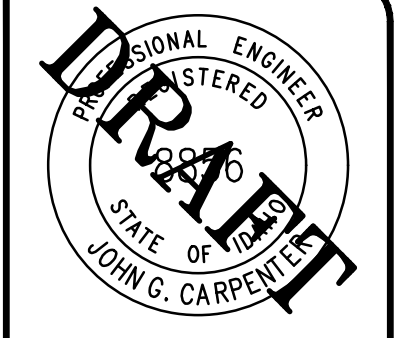
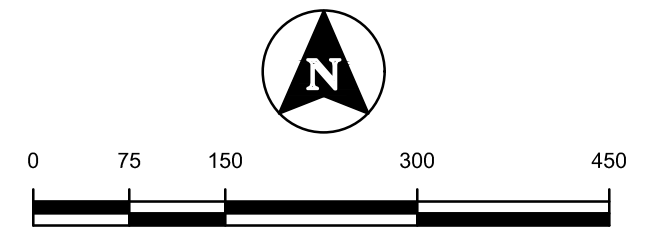
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	October 13, 2020
PROJECT:	180084
SHEET:	<b>C7.01</b>

**CALL BEFORE YOU DIG!**  
 CALL DIGLINE INC.  
 PRIOR TO COMMENCING  
 UNDERGROUND WORK  
**DIAL: 811**

NOTE:  
 THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING A QUALIFIED "RESPONSIBLE PERSON" (RP) TO MANAGE THE ESC/SWPPP EFFORTS. CONTRACTOR IS ALSO RESPONSIBLE FOR SUBMITTING THE NOTICE OF INTENT (NOI) PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

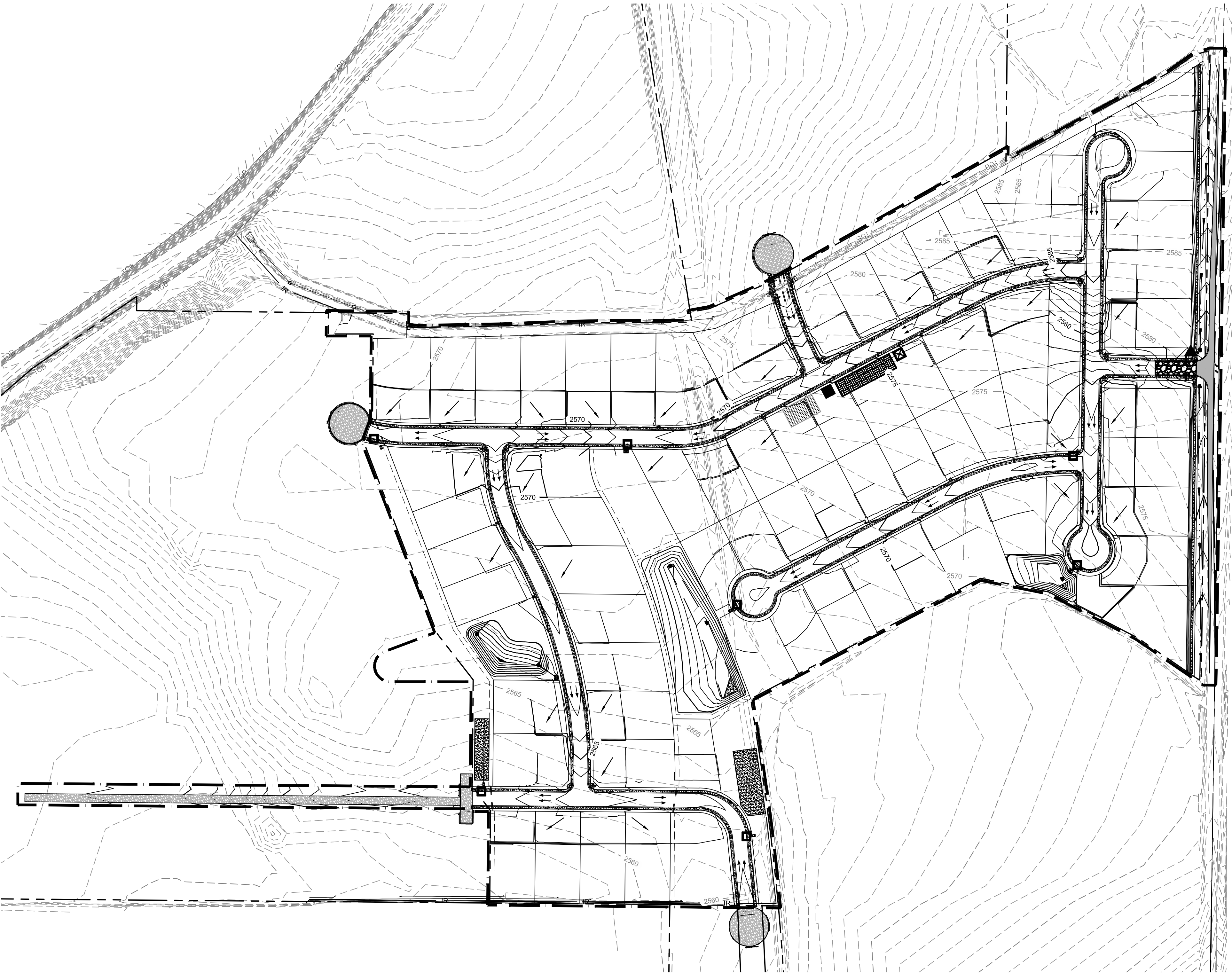


**LEGEND**

	STABILIZED CONSTRUCTION ACCESS. SEE BMP 5
	DIRECTION OF FLOW
	LIMITS OF CONSTRUCTION
	TEMPORARY PORT-A-POTTY - BMP 14
	CONCRETE WASHOUT - BMP 13
	INLET PROTECTION. SEE BMP 31
	STAGING AREA. SEE BMP 2
	CONTRACTOR PARKING
	NOI/ESC SIGN

DISTURBANCE AREA: ±58.7 AC

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE
			22"x34"
			DESIGNED
			J. FRY & L. PICK
			DRAWN
			L. PICK
			CHECKED
			J. FRY
			APPROVED
			J. CARPENTER



**EROSION AND SEDIMENT CONTROL NOTES**

- THIS PLAN IS A LIVING DOCUMENT AND SHALL NOT BE CONSIDERED ALL INCLUSIVE. THE RESPONSIBLE PERSON HAS THE RIGHT TO MODIFY THIS PLAN AT ANY TIME TO IMPROVE EFFECTIVENESS AND TO COINCIDE WITH ONGOING CONSTRUCTION OPERATIONS. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY SITE INSPECTION.
- CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING A SWPPP HAS BEEN PREPARED AND AN NOI FILED AND APPROVED WITH THE EPA A MINIMUM OF 14 DAYS PRIOR TO THE START OF EARTH DISTURBING ACTIVITIES.
- THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS, AND SHALL FOLLOW ANY INSTRUCTIONS GIVEN BY THE DESIGNATED RESPONSIBLE PERSON.
- BMP NUMBERS REFERENCED IN THIS PLAN REFER TO CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES (CATALOG) PREPARED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. ALL BMP'S SHALL BE INSTALLED PER THE RECOMMENDATIONS AND SPECIFICATIONS OF THE MOST RECENT VERSION OF THE CATALOG
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL ALL PERIMETER EROSION CONTROL MEASURES HAVE BEEN INSTALLED. LAND DISTURBING ACTIVITIES SHALL BE AVOIDED IN AREAS OUTSIDE OF THE DESIGNATED CONSTRUCTION LIMITS.
- ALL EXPOSED AREAS SHALL BE SEEDED AND/OR MULCHED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING. FINAL PERMANENT STABILIZATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 14 DAYS, THE SITE SHALL BE TEMPORARILY STABILIZED BY SEEDING, MULCHING, STRAW COVER, OR OTHER MEANS IDENTIFIED IN THE SWPPP.
- INSPECT EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL MEASURES BEFORE THEY ARE 25% FULL.
- WATER FROM HYDRANT AND WATER MAIN FLUSHING SHALL BE DIRECTED TO A STORM INLET OR DRAINAGE SWALE/BASIN IN A CONTROLLED MANNER. MEASURES SHALL BE TAKEN TO PREVENT EROSION OF SWALE/BASIN SIDE SLOPES AND BOTTOM THROUGH THE USE OF ROCK PROTECTION. AS AN ALTERNATIVE, FLUSH WATER MAY BE COLLECTED AND USED FOR DUST CONTROL ON SITE.
- PORTABLE RESTROOM SPILL CONTAINMENT: PLACE SAND BAGS AT 7' AROUND FACILITY AND 1' IN HEIGHT TO CONTAIN POSSIBLE SPILLAGE.
- GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- REFER TO SHEET C3.00 FOR GRADING PLAN AND SECTIONS.

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CONSTRUCTION DRAWINGS FOR:  
**OSPREY ESTATES SUBDIVISION**  
**EROSION AND SEDIMENT CONTROL PLAN**

PRELIMINARY - NOT FOR CONSTRUCTION

ATTENTION:  
 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 13, 2020  
 PROJECT: 180084  
 SHEET: **C8.00**

L:\180084\180084\_Sheet\Construction Drawings\180084-C-ESC.dwg, 10/13/2020 4:22:27 PM, Lauren Pick, None  
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