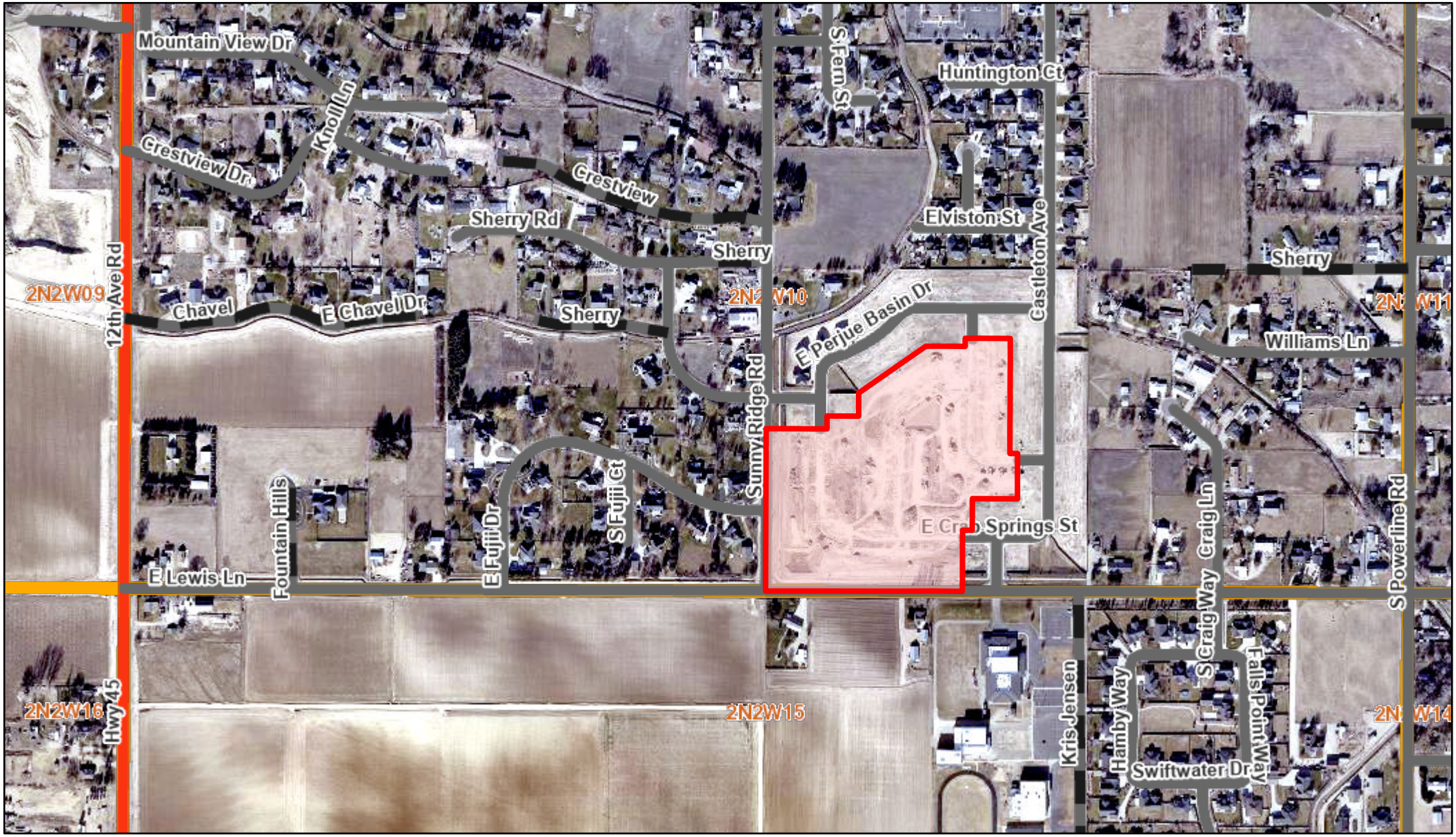
Canyon County, ID Web Map



7/1/2025, 4:28:46 PM

Multiple Parcel Search _Query result

CanyonCountyRoads

Hwy

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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 | City of Nampa |

RECEIVED
JUN 25 2025
BY: MG

KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

FINAL PLAT APPLICATON

MASTER APPICATION

COPY FINALPLAT 8 ½ X 11

COPY FINAL PLAT 18-24

FINAL PLAT CHECK LIST

AS BUILT DRAWINGS

PROOF OF APPROVAL

DEED

FEES

KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

Master Application

FINAL PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Endurance Holdings LLC	
	MAILING ADDRESS: 1077 E Overland Road Meridian Idaho 83642	
	PHONE: 208-412-3478	EMAIL: kentlkb@gmail.com

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

Signature: Kent Brown *Date:* June 24, 2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Kent Brown	
	COMPANY NAME: Kent Brown Planning Services	
	MAILING ADDRESS: 3161 E Springwood Drive Meridian Idaho 83642	
	PHONE: 208-871-6842	EMAIL: kentlkb@gmail.com

SITE INFO	STREET ADDRESS: 0 LEWIS LN	
	PARCEL NUMBER: R2941200000	
	PARCEL SIZE: 18.495	
	NUMBER OF LOTS: 47	
	PROPOSED SUBDIVISION NAME: Jack's Place Subdivision No 2	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: RR

FOR DSD STAFF COMPLETION ONLY:

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

AGENCY ACKNOWLEDGMENT

Date: June 13, 2025

Applicant: Kent Brown

Parcel Number: R2941200000

Site Address: 0 Lewis Lanc

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: March 4, 2025 Signed: attached Southwest District Health approval letter

Authorized Southwest District Health Representative

(This signature does not guarantee project or permit approval)

Fire District: District: Nampa Fire Dist.

☒ Applicant submitted/met for informal review.

Date: 6/23/2025 Signed: [signature]

Authorized Fire District Representative

(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Highway District no 1

☒ Applicant submitted/met for informal review.

Date: _____ Signed: Attached is plan approval letter

Authorized Highway District Representative

(This signature does not guarantee project or permit approval)

Irrigation District: District: Nampa Meridian Irrigation District

☒ Applicant submitted/met for informal review.

Date: _____ Signed: Attached is email of plan approval. Record drawings are currently being reviewed for approval

Authorized Irrigation Representative

(This signature does not guarantee project or permit approval)

Area of City Impact City: Nampa

☒ Applicant submitted/met for informal review.

Date: 6/20/2025 Signed: Kristi Watkins

Authorized AOCI Representative

(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

SOUTHWEST DISTRICT HEALTH

Facilities Number: 020877

March 4, 2025

Endurance Holdings, LLC
1977 E Overland Rd
Meridian, ID 83642

Re: Jack's Place Subdivision No. 2

Mr. Brownlee,

Southwest District Health has reviewed and does approve the final plat for **Jack's Place Subdivision No. 2**, located in a portion of the ***SW ¼ of the SE ¼ of Section 10, Township 2N, Range 2W, B.M.,*** for central water and central sewer facilities. Final approval was given on March 4, 2025.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

If you have any questions, please call 208.899.1285 or via email at anthony.lee@swdh.id.gov.

Sincerely,

Anthony Lee

Anthony Lee, REHS/RS
Land Development Senior

Cc: Caleb LaClair, P.E/ City of Nampa
Kevin S. Craig, P.E./ Bailey Engineering, Inc.
City of Nampa

NAMPA HIGHWAY DISTRICT NO. 1

November 19, 2024

Bailey Engineering, Inc.
C/O Kevin S. Craig
1119 E. State St. suite 210
Eagle, ID. 83616

RE: Jack's Place Subdivision #2 Construction Drawings Fifth Review

Dear Kevin,

As requested, we have completed a fifth review of the Jack's Place Subdivision #2 Construction Drawings. It appears all comments have been addressed and meets Nampa Highway District #1 specifications. A preconstruction meeting shall be scheduled 48 hours prior to any work starting.

Sincerely,

Eddy Thiel
Right-of-Way Tech

Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

TRANSMITTAL

To: NMID **From**: Judy Schmidt

Date: 1/27/25

Re: Jack's Place Subdivision No. 2 (BEI Project No. C2019-029)

Attached:

3 – Full Size Sets of Plans (stamped 12/21/22)
2 – Drainage Calc Package (stamped 12/21/22)
3 – Landscape Plan (7/18/22)
1 – Land Use Change Application
1 – Legal Description
1 – Check for $1200 (check # 16739)

Received by: _____

1119 E State St., Ste 210 ◆ Eagle, Idaho 83616 ◆ Tel.: 208-938-0013

I have briefly looked over it, it looks good with the P.I. line moved to the inside of the property.

Alex Wolfe
Pressure Irrigation Foreman
awolfe@nmid.org
shop (208) 466-0663
cell (208) 571-9958

From: Judy Schmidt <JSchmidt@baileyengineers.com>
Sent: Thursday, February 20, 2025 2:49 PM
To: Alex Wolfe <Awolfe@nmid.org>; Steve Pardew <SPardew@nmid.org>
Cc: Kelli Black <kblack@baileyengineers.com>
Subject: Re: Jacks Place 2 / NMID 2025.005

Hello Alex - -

Just wanted to check on **Jack's Place 2** PI relocation review.
Have you had a chance to review?

Thank you,

Judy J. Schmidt

Bailey Engineering, Inc.

1119 E. State Street, Suite 210

Eagle, ID 83616

Office: (208) 938-0013

Cell: (208) 841-9465

JSchmidt@baileyengineers.com

From: Alex Wolfe <Awolfe@nmid.org>
Sent: Wednesday, February 12, 2025 7:23 AM
To: Judy Schmidt <JSchmidt@baileyengineers.com>; Steve Pardew <SPardew@nmid.org>
Cc: Kelli Black <kblack@baileyengineers.com>
Subject: RE: Jacks Place 2 / NMID 2025.005

I do like the pdfs but we will need a hard copy as well.

KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

DEED

TitleOne
a title & escrow co.

Order Number: 25556840

2025-021135
RECORDED
06/17/2025 04:26 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Endurance Holdings LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Challenger Development, Inc., an Idaho corporation

whose current address is 1977 E. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: June 16, 2025

Endurance Holdings LLC, an Idaho limited liability company

By: _____
Corey Barton, Member

State of ID, County of ADA, ss.

On this 17th day of June 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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
Residing In: _____
My Commission Expires: _____

TAMI TAYLOR
Commission #45638
Notary Public
State of Idaho
My Commission Expires: 12/06/2029

Exhibit "A"

DESCRIPTION FOR
JACK'S PLACE SUBDIVISION NO. 2

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet;

thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet;

thence leaving said north-south centerline, South 89°13'44" East, 251.05 feet;

thence North 00°46'16" East, 53.00 feet;

thence South 89°13'44" East, 130.00 feet;

thence North 00°46'16" East, 95.00 feet;

thence North 55°45'51" East, 337.27 feet;

thence South 89°13'50" East, 162.43 feet;

thence North 00°46'10" East, 33.36 feet;

thence South 89°13'50" East, 186.00 feet;

thence South 00°46'10" West, 472.86 feet;

thence South 89°13'41" East, 31.66 feet;

thence South 00°46'19" West, 186.00 feet;

thence North 89°13'41" West, 186.00 feet;

INITIAL

PROFESSIONAL LAND SURVEYOR
LICENSE NO.
11779
9/2/2022
STATE OF IDAHO
CODY M. McCAMMON

thence South 00°46'19" West, 130.00 feet;

thence North 89°13'41" West, 39.52 feet;

thence South 00°46'19" West, 251.00 feet to the south boundary line of said Section 10;

thence on said south boundary line, North 89°13'41" West, 811.83 feet to the **POINT OF BEGINNING.**

Containing 18.495 acres, more or less.

End of description.

INITIAL

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

TitleOne
a title & escrow co.

Order Number: 25556840

Warranty Deed

For value received,

Endurance Holdings LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Challenger Development, Inc., an Idaho corporation

whose current address is 1977 E. Overland Road Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: June 16, 2025

Endurance Holdings LLC, an Idaho limited liability company

By: _____
Corey Barton, Member

State of ID, County of ADA, ss.

On this 17th day of June 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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
Residing In: _____
My Commission Expires: _____

TAMI TAYLOR
Commission #45638
Notary Public
State of Idaho
My Commission Expires: 12/06/2029

Exhibit "A"

DESCRIPTION FOR
JACK'S PLACE SUBDIVISION NO. 2

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet;

thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet;

thence leaving said north-south centerline, South 89°13'44" East, 251.05 feet;

thence North 00°46'16" East, 53.00 feet;

thence South 89°13'44" East, 130.00 feet;

thence North 00°46'16" East, 95.00 feet;

thence North 55°45'51" East, 337.27 feet;

thence South 89°13'50" East, 162.43 feet;

thence North 00°46'10" East, 33.36 feet;

thence South 89°13'50" East, 186.00 feet;

thence South 00°46'10" West, 472.86 feet;

thence South 89°13'41" East, 31.66 feet;

thence South 00°46'19" West, 186.00 feet;

thence North 89°13'41" West, 186.00 feet;

INITIAL

thence South 00°46'19" West, 130.00 feet;

thence North 89°13'41" West, 39.52 feet;

thence South 00°46'19" West, 251.00 feet to the south boundary line of said Section 10;

thence on said south boundary line, North 89°13'41" West, 811.83 feet to the **POINT OF BEGINNING.**

Containing 18.495 acres, more or less.

End of description.

INITIAL

KENT BROWN PLANNING

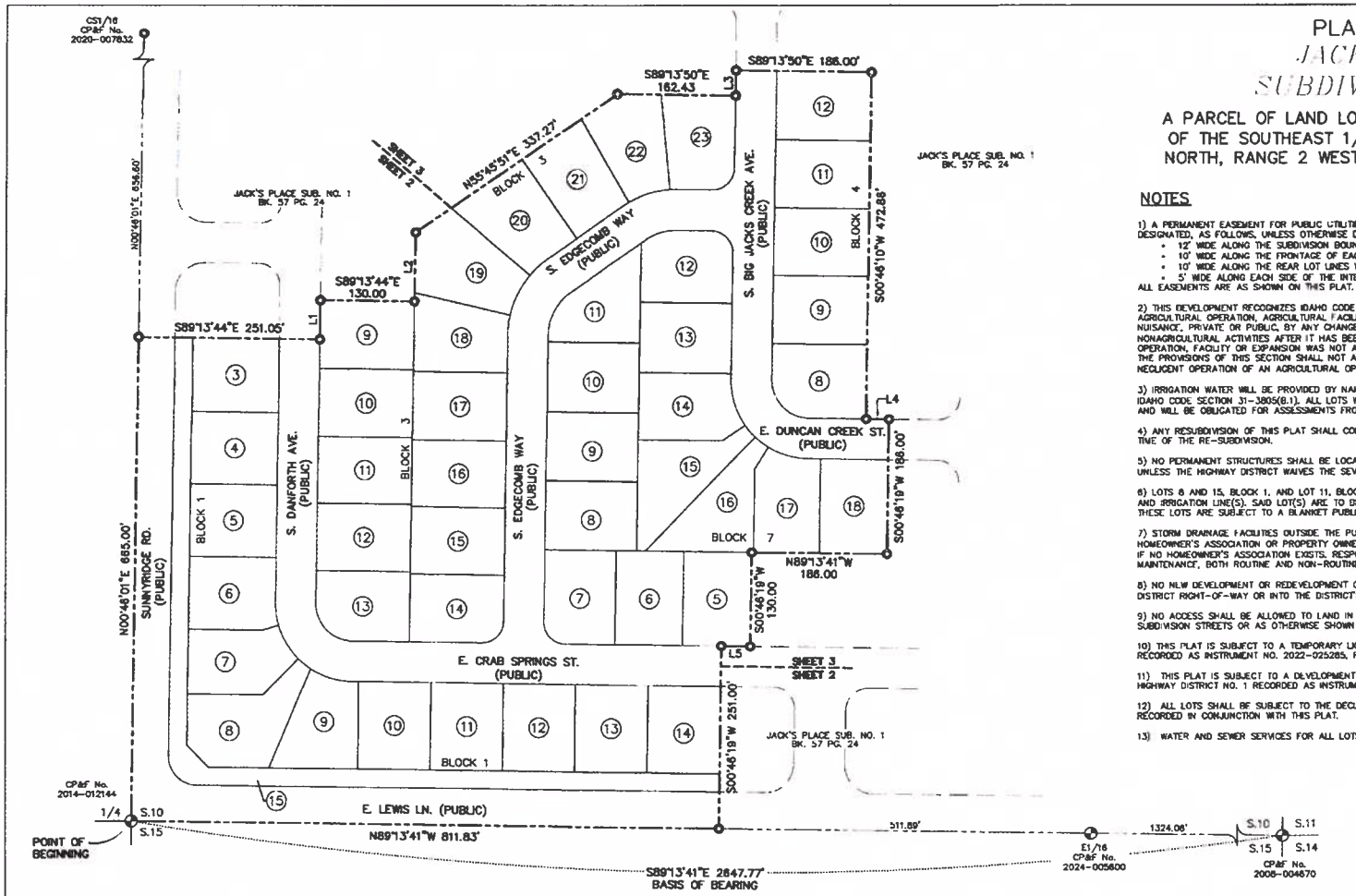
3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

FINAL PLAT

8 ½ X 11



PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2025

NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
- 12' WIDE ALONG THE SUBDIVISION BOUNDARY
- 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT OF-WAY
- 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
- 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES

ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.

2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."

3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(8.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.

4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5) NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE, UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.

6) LOTS 8 AND 15, BLOCK 1, AND LOT 11, BLOCK 7, ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION EASEMENT.

7) 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.

8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.

10) THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-025285, RECORDS OF CANYON COUNTY, IDAHO.

11) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA AND THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-026252, RECORDS OF CANYON COUNTY, IDAHO.

12) ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN CONJUNCTION WITH THIS PLAT.

13) WATER AND SEWER SERVICES FOR ALL LOTS TO BE PROVIDED BY THE CITY OF NAMPA.

Line Table		
Line #	Direction	Length
L1	N00°46'16"E	53.00
L2	N00°46'16"E	95.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO JACK'S PLACE SUBDIVISION NO. 1 AS FILED IN BOOK 57 OF PLATS AT PAGE 24, RECORDS OF CANYON COUNTY, IDAHO. THE SECTION MONUMENTS FOUND ALONG THE SOUTH AND WEST BOUNDARIES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.2W., B.M., CANYON COUNTY, IDAHO AND THE FOUND MONUMENT AS SHOWN ON THE PLAT OF SAID JACK'S PLACE SUBDIVISION ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE BASIS OF BEARING FOR THIS PLAT IS TAKEN TO BE S89°13'41"E FOR THE SOUTH BOUNDARY LINE OF SECTION 10, T.2N., R.2W. B.M., CANYON COUNTY, IDAHO.

APPROVAL OF NAMPA HIGHWAY DISTRICT NO.1

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

CHAIRMAN DATE

REFERENCE DOCUMENTS

R.O.S. INST. NO.: 1994-015063, 1998-000454, 1998-012050, 2001-012480, 2003-035490, 2005-023842, 2006-022251, 2006-077682, 2008-079531, 2007-001805, 2007-050434, 2017-007276, 2019-081179, 2020-008053, 2021-089077, 2021-089432, 2020-010401, 2022-010196, 2022-022946,

DEED: 2024-

GRAY'S FARM SUB., BK. 10, PG. 11
FUJII FARMS SUB., BK. 25, PG. 42
CASTLETON PLACE SUB., BK. 39, PG. 30
TABLE MEADOWS SUB. NO. 2, BK. 46, PG. 16
JACK'S PLACE SUB. NO. 1, BK. 51, PG. 24

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY
- (6) LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779, UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

NO.	REVISIONS
⚠	08/02/25 ADDRESS COUNTY COMMENTS

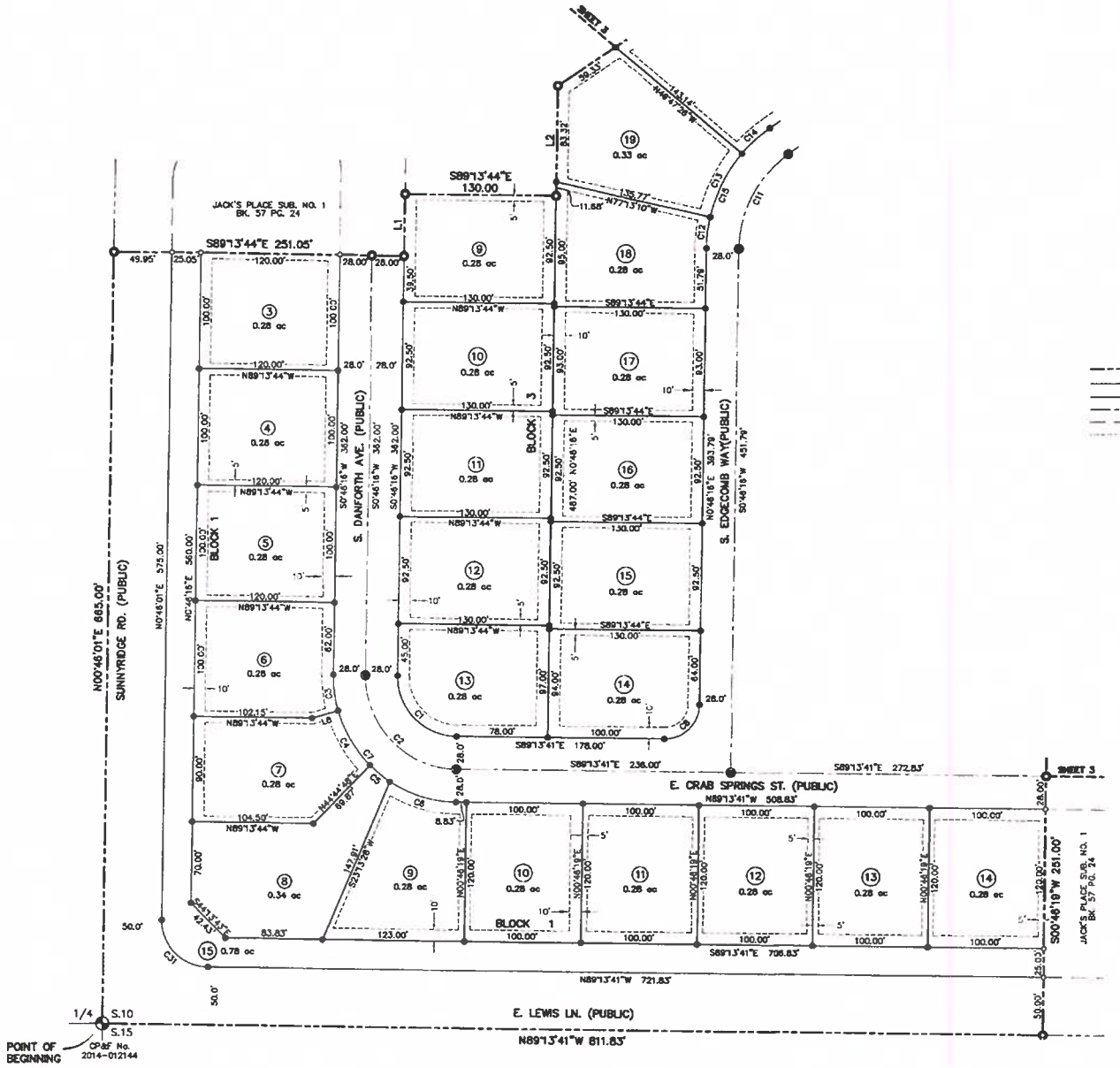
PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 8/6/2025

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9905 W. EMERALD STREET.
BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 F STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

JACK'S PLACE SUBDIVISION NO. 2



60 0 30 60 120

SCALE IN FEET
1"=60'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- ADJACENT SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 1)
- (6) LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779

SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND CURVE TABLES

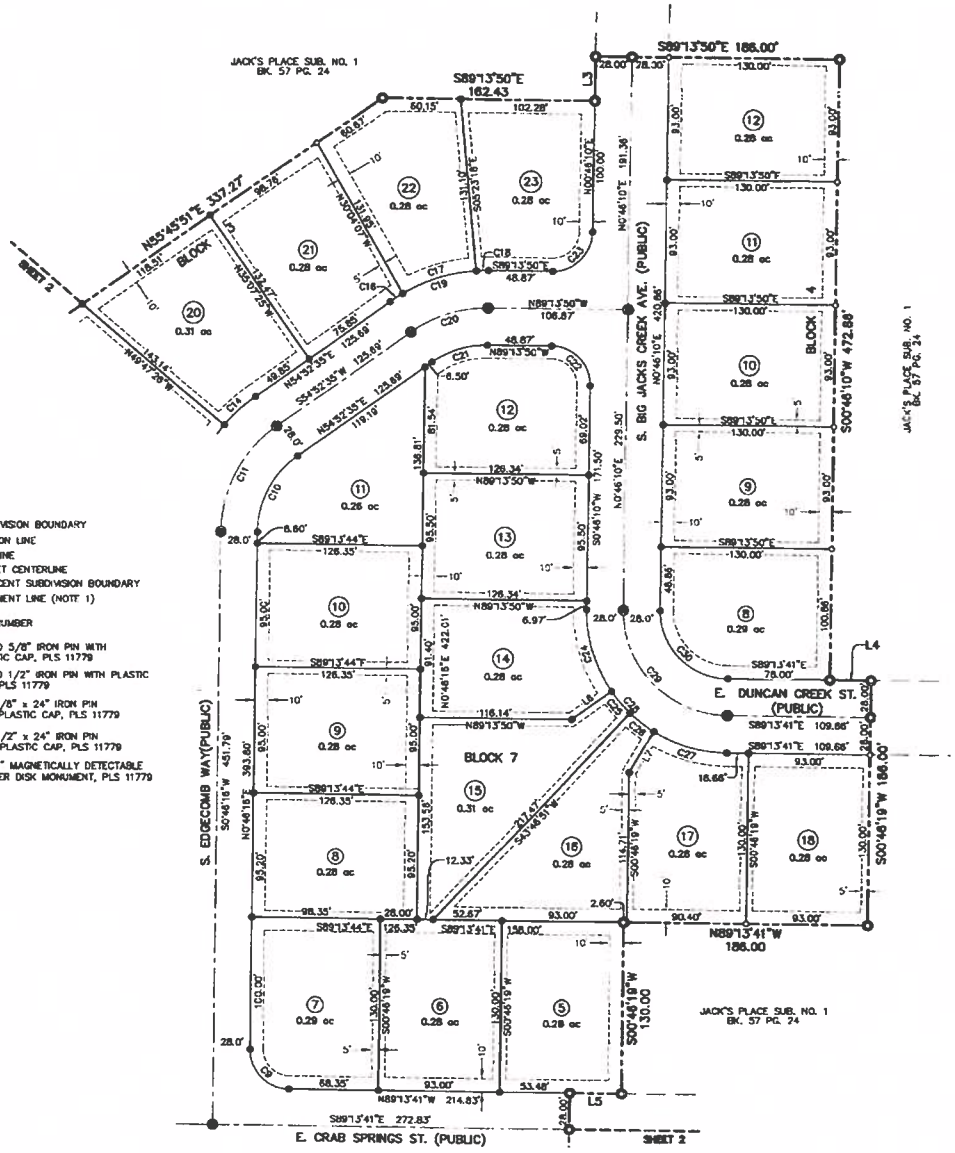
PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 6/6/25

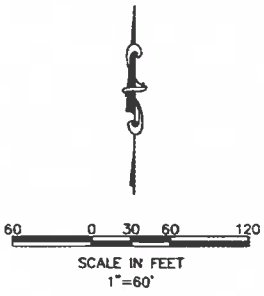
CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1110 E. STATE STREET SUITE 210
EAGLE, ID 83616
TEL 208.938.0013
www.baileyengineers.com

BOOK PAGE

JACK'S PLACE SUBDIVISION NO. 2





LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- ADJACENT SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 1)
- (6) LOT NUMBER
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- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'43"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'43"E	89°59'57"
C3	108.00	31.67	31.56	S07°37'46"E	16°48'04"
C4	108.00	55.08	54.49	S30°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S51°05'57"E	11°41'30"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'59"
C7	108.00	169.64	152.73	S44°13'43"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'17"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'43"E	89°59'57"
C10	72.00	67.99	65.48	S27°46'25"W	54°06'19"
C11	100.00	94.43	90.96	S27°46'25"W	54°06'19"
C12	128.00	26.63	26.78	N06°46'33"E	12°00'34"
C13	128.00	61.28	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'00"
C15	128.00	120.87	116.43	S27°46'25"W	54°06'19"
C16	128.00	11.29	11.29	N57°24'14"E	5°03'18"
C17	128.00	50.54	50.00	N73°15'22"E	26°38'58"
C18	128.00	9.38	9.38	N88°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"W	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"W	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	66.98	65.91	N16°59'54"W	35°32'07"
C25	108.00	21.59	21.55	N40°29'33"W	11°27'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	58.21	57.51	N73°47'13"W	30°52'56"
C28	108.00	169.64	152.73	S44°13'46"E	89°59'51"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'51"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'51"
C31	40.00	62.83	56.57	N44°13'50"W	89°59'57"

Line Table		
Line #	Direction	Length
L1	N00°46'18"E	53.00
L2	N00°46'18"E	95.00
L3	N00°46'10"E	33.35
L4	S89°13'41"E	31.66
L5	N89°13'41"W	38.52
L6	N55°14'03"E	37.26
L7	S31°39'16"W	35.66
L8	S73°38'12"W	23.46

SEE SHEET 1 FOR NOTES

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 4/6/25

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

BOOK PAGE

SHEET 3 OF 5

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE ID 83616
TEL 208-938-0013
www.baileyengineers.com

JACK'S PLACE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet;

thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet to the exterior boundary line of Jack's Place Subdivision No. 1 as filed in Book 57 of Plats at Page 24, records of Canyon County, Idaho;

thence leaving said north-south centerline on the said exterior boundary line the following fifteen (15) courses and distances:

South 89°13'44" East, 251.05 feet;
North 00°46'16" East, 53.00 feet;
South 89°13'44" East, 130.00 feet;
North 00°46'16" East, 85.00 feet;
North 55°45'51" East, 337.27 feet;
South 89°13'50" East, 162.43 feet;
North 00°46'10" East, 33.36 feet;
South 89°13'50" East, 186.00 feet;
South 00°46'10" West, 472.86 feet;
South 89°13'41" East, 31.66 feet;
South 00°46'19" West, 186.00 feet;
North 89°13'41" West, 186.00 feet;
South 00°46'19" West, 130.00 feet;
North 89°13'41" West, 39.52 feet;
South 00°46'19" West, 251.00 feet to the south boundary line of said Section 10;

thence on said south boundary line, North 89°13'41" West, 811.83 feet to the **POINT OF BEGINNING**.

Containing 18.495 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this subdivision will be eligible to receive water service from an existing City of Nampa main line located adjacent to this subdivision, and the City of Nampa has agreed in writing to serve all of the lots in this subdivision.

Challenger Development Inc., an Idaho Corporation

_____

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSE 11779 STATE OF IDAHO CODY M. McCAMMON 8/31/2023

_____ _____

Cody M. McCammon P.L.S. No. 11779

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____

My commission expires Notary Public for Idaho
Residing in _____, Idaho

BOOK PAGE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyeng.news.com

JACK'S PLACE SUBDIVISION NO. 2

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
District Health Department, EHS Date

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

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this ____ day of _____, 20_____, this plat was duly accepted and approved by the Canyon County Commissioners, Canyon County, Idaho.

_____ _____
Chairman Clerk

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat

_____
City Engineer Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

_____
Canyon County Surveyor

CERTIFICATE OF 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

_____ _____
Date County Treasurer

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

BOOK PAGE

SHEET 5 OF 5

Bailey Engineering, Inc.
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KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

FINAL PLAT CHECK LIST

FINAL PLAT
PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	KB	
Copy of Final Plat: 1 Hard Copy, 1 Digital	KB	
Final Drainage Plan, if applicable	KB	
Final Irrigation Plan, if applicable	KB	
Final Grading Plan, if applicable	KB	
Completed Final Plat Checklist	KB	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	KB	
Condition Compliance Proof (Conditional Rezone/D.A.)	KB	
Proof of approval from:		
Southwest District Health	KB	
Irrigation District	KB	
Fire District	KB	
Highway District/ Idaho Transportation Dept.	KB	
City Impact Area	KB	
Bonding Instructions	N/A	
Deed or evidence of property interest to the subject property	KB	
Fee: $1000.00 **+$10.00/lot** $10X47 = $470 **+$100.00 for Area of City Impact**	$1,000 $470 $100 KB	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

NOTES:

1. Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Final Plat Check-List

Applicant: Kent Brown	**Case Number:**
Subdivision Name: Jack's Place Subdivision No 2	**Plat Date:**

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)
The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	**Meets Code / Comments**
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	DONE
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD *prior to submission.*	DONE
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	DONE
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	DONE
B. Name, address and official seal of the surveyor preparing the plat.	DONE
C. North arrow.	DONE
D. Date of preparation.	DONE
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	DONE

3. SURVEY DATA REQUIRED	**Meets Code / Comments**
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. • *Check boundary measurements on plat with legal description measurements, verify they are the same* • *Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.*	
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	DONE
C. Basis of bearing on the plat shall be referenced. • *Make sure it matches the legal description* • *Reference to point of beginning*	DONE

4. DESCRIPTIVE DATA REQUIRED	**Meets Code / Comments**
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	DONE
B. All drainage ways.	DONE
C. All easements provided for public services or utilities and any limitations of the easements. • Applicable description for easements	DONE
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	DONE
E. All sites to be dedicated to the public will be indicated and the intended use specified.	DONE
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	DONE
G. The area of each lot shall be stated in acres and decimals thereof.	DONE
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	DONE
I. A note as to the type of sewage disposal facilities to be provided.	DONE

J. A note as to the type of water supply facilities to be provided.	DONE
K. Required section and quarter-section line setbacks.	DONE
5. DEDICATION AND ACKNOWLEDGMENT	**Meets Code / Comments**
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	DONE
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	DONE
6. REQUIRED CERTIFICATIONS	**Meets Code / Comments**
A. Landowner's signature.	DONE
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. *Make sure stamp is signed and dated.*	DONE
C. Certification of plat approval by the County Surveyor.	DONE
D. Certification of plat approval by the Board.	DONE
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, ~~Recorder~~, and State and Federal agencies having jurisdiction.	DONE

KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

RECORD DRAWINGS

RECORD DRAWING

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), 2012 EDITION, THE 2015 EDITION OF THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTAL. NO EXCEPTIONS TO CITY OF NAMPA POLICY, STANDARDS, OR THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE CITY OF NAMPA.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. ALL LOT, BLOCK, STREET RIGHT-OF-WAY, AND EASEMENT DIMENSIONS SHALL BE TAKEN FROM THE FINAL PLAT OF JACK'S PLACE SUBDIVISION NO. 2
4. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
5. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA
8. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
9. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #9 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM NAMPA HIGHWAY DISTRICT #1 AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION.
12. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
13. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
14. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIG-LINE 1-800-342-1585
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI's, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208)378-5744 FOR THE REQUIRED INFORMATION. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
17. ALL UTILITIES INCLUDING SERVICE LINES WITHIN THE STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALKS AND STREET CONSTRUCTION.
18. THE PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC STANDARDS, THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTALS.
19. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER AND SEWER FACILITIES FROM THE CITY OF NAMPA.
20. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
21. TRENCHING WITHIN NHD#1'S RIGHT-OF-WAY REQUIRES IMPORTED BACKFILL AND TESTING PER ACCHD STANDARDS.

SEWER

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), THE UNIFORM BUILDING CODE FOR SEWER SERVICE LINES & THE IDAHO STATE PLUMBING CODE. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SEWER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE CONTRACTOR SHALL AIR TEST ALL THE SEWER LINES IN ACCORDANCE TO (I.S.P.W.C.) AFTER BACKFILLING AND SETTLING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND THE PERSONNEL REQUIRED TO PERFORM THE TEST. THE CONTRACTOR SHALL RETEST ALL SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED AND PRIOR TO INSTALLATION OF THE STREET SURFACING & FINAL ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY OF NAMPA A MINIMUM 24 HOURS PRIOR TO TESTING
5. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS. ALL MANHOLES SHALL BE CONCENTRIC W/ NO STEPS.
6. CITY OF NAMPA WILL TV INSPECT ALL SEWER MAINS PRIOR TO PAVING AND AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR WILL NOTIFY THE CITY OF NAMPA A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
7. ALL SEWER STATIONING RELATES TO GRAVITY SEWER CENTERLINE.
8. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS.
13. GRAVITY SEWER MAINS SHALL BE SOLID WALL PVC, ASTM D-3034 (4" TO 15" DIAMETER) OR SOLID WALL ASTM F679, (18" TO 36" DIAMETER).

WATER

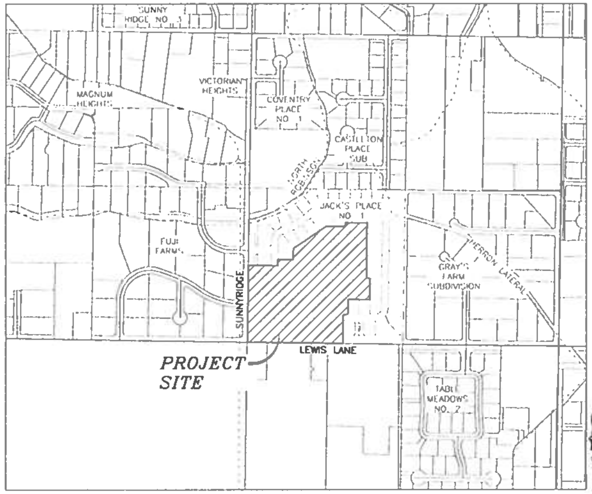
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. 2012), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), AND THE UNIFORM BUILDING CODE FOR WATER SERVICE LINES. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION
14. THERE SHALL BE A MINIMUM OF TEN (10) FOOT SEPARATION BETWEEN THE EDGE OF THE ROADSIDE SWALES AND THE WATER MAINS.

IRRIGATION

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), NAMPA & MERIDIAN IRRIGATION DISTRICT AND CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015).
13. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND DEAD ENDS AS SPECIFIED IN NMID STANDARDS. NOTIFY NMID & DESIGN ENGINEER TO WITNESS THRUST BLOCKS PRIOR TO BACKFILL (MIN 24 HOURS NOTICE).

DEVELOPMENT PLANS FOR JACK'S PLACE SUBDIVISION NO. 2

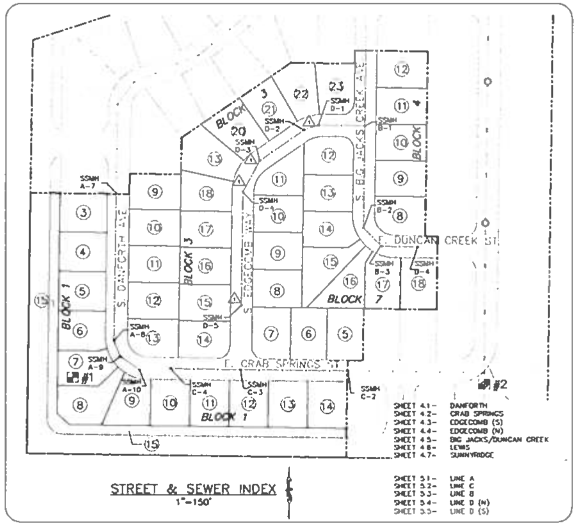
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO 2022



VICINITY MAP
1" = 500'
NAVD 1988 DATUM

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	–	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1–2.3	–	FINAL PLAT
3.1	–	EXISTING SITE AND DEMO PLAN
3.2	–	MASTER UTILITY PLAN
3.3–3.4	–	SITE GRADING PLAN
4.1–4.7	–	STREET PLAN & PROFILE
4.8	–	STREET & DRAINAGE DETAILS
5.1–5.5	–	SEWER & WATER PLAN & PROFILE
6.1	–	PRESSURE IRRIGATION PLAN
6.2	–	STREETLIGHT & SIGNAGE PLAN



STREET & SEWER INDEX
1"=150'

BENCH MARKS TBM

RECORD DRAWING
06-18-2025

RECORD DRAWING INFORMATION INDICATED BY CLOUDING OR STRICKEN INFORMATION WITH BOLD AS-BUILT INFORMATION

SEE SHEET 3.2 FOR LEGEND

SURVEYOR
IDAHO SURVEY GROUP
9955 EMERALD ST
BOISE, ID 83704
(208) 846-8570

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST, SUITE 101
BOISE, ID 83709
(208) 895-8858

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

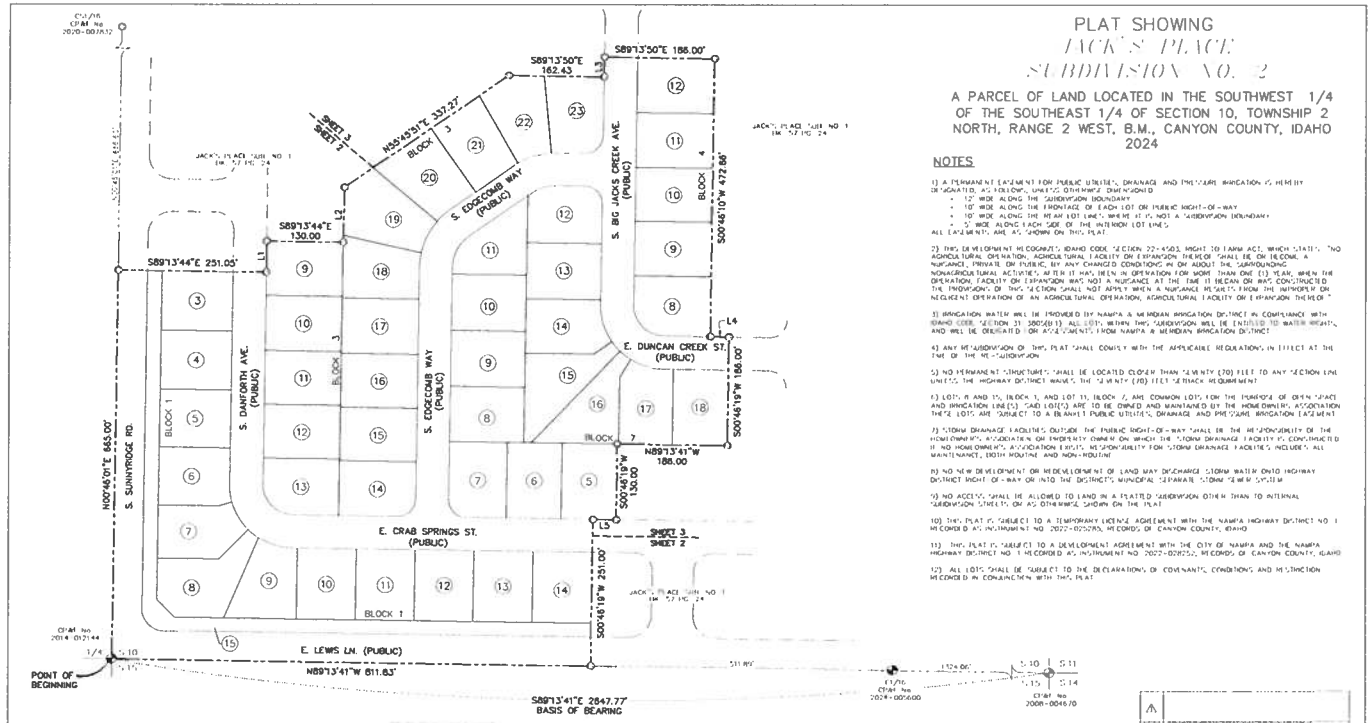
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCM

REVISED
NO	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1
3	11-13-2024	NHD1

DATE: 10-10-2022
SHEET 1.0

PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2024



NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED
- 12' WIDE ALONG THE SUBDIVISION BOUNDARY
- 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
- 10' WIDE ALONG THE REAR LOT LINES, WHERE IT IS NOT A SUBDIVISION BOUNDARY
- 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES

ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.

2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."

3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B)(1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS, FROM NAMPA & MERIDIAN IRRIGATION DISTRICT

4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION

5) NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT

6) LOTS 14 AND 15, BLOCK 3, AND LOT 11, BLOCK 2, ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION EASEMENT

7) 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

8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM

9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS, OR AS OTHERWISE SHOWN ON THE PLAT

10) THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH THE NAMPA HIGHWAY DISTRICT NO 1 RECORDED AS INSTRUMENT NO. 2022-025280, RECORDS OF CANYON COUNTY, IDAHO

11) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA AND THE NAMPA HIGHWAY DISTRICT NO 1 RECORDED AS INSTRUMENT NO 2022-028252, RECORDS OF CANYON COUNTY, IDAHO

12) ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTION RECORDED IN CONJUNCTION WITH THIS PLAT

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON THE PROPERTY IS ADJACENT TO JACK'S PLACE SUBDIVISION NO 1 AS FILED IN BOOK 57 OF PLATS, AT PAGE 24, RECORDS OF CANYON COUNTY, IDAHO THE SECTION MONUMENTS FOUND ALONG THE SOUTH AND WEST BOUNDARIES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.2W., B.M., CANYON COUNTY, IDAHO AND THE FOUND MONUMENTS AS SHOWN ON THE PLAT OF "JACK'S PLACE SUBDIVISION NO 1" SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE BASIS OF BEARING FOR THIS PLAT IS TAKEN TO BE S89°13'41"E FOR THE SOUTH BOUNDARY LINE OF SECTION 10, T.2N., R.2W B.M., CANYON COUNTY, IDAHO

APPROVAL OF NAMPA HIGHWAY DISTRICT NO.1

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

CHAIRMAN — DATE

Line Table		
Line #	Direction	Length
L1	N00°46'01"E	53.00
L2	N00°46'01"E	15.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.46
L5	N89°13'41"W	39.52

REFERENCE DOCUMENTS

ROS, INST. NO. 1994-015063, 1998-000454, 1998-012050, 2001-012490, 2003-035490, 2005-023842, 2006-022251, 2006-027782, 2006-049533, 2007-001805, 2007-030434, 2017-002276, 2019-061179, 2020-008053, 2021-040877, 2021-043412, 2020-018401, 2022-010196, 2022-027246,

DEED 2024-

GRANT, LAMB SUB., BK 10, PG 11
FAIR FARMS SUB., BK 25, PG 42
EASTSIDE PLACE SUB., BK 39, PG 30
FAIRE MEADOWS SUB. NO 2 BK 45, PG 15
JACK'S PLACE SUB. NO 1, BK 57, PG 24

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY
- (1) LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779, UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

NO	REVISION

PROFESSIONAL LAND SURVEYOR — STATE OF IDAHO — 11779 — CODY W McCAMMON

CODY W McCAMMON, PLS 11779
IDAHO FAIRWAY GROUP
1005 W EMERALD STREET,
BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1111 S. LAKE STREET, SUITE 216 — TEL 208.336.4163
EAGLE, IDAHO 83616 — www.baileyengineering.com

RECORD DRAWING
OF THE 2024

TOTAL # LOTS: 54

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1111 S. LAKE STREET, SUITE 216 — TEL 208.336.4163
EAGLE, IDAHO 83616 — www.baileyengineering.com

CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: JCW

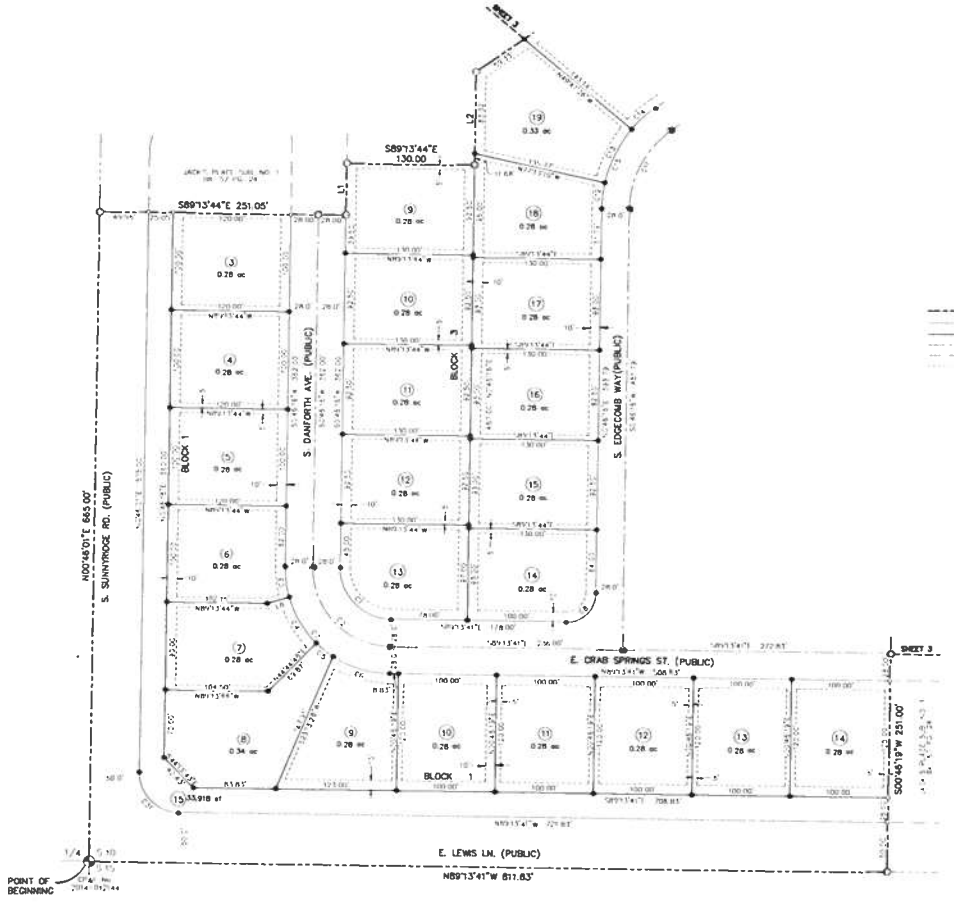
REVISED
1) 10-7-2022 - ADDED NOTE 6 & 12
2) 10-13-2022 - ADDED NOTE 11
3) 10-20-2022 - ADDED NOTE 10
4) 10-25-2022 - ADDED NOTE 7

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET 2.1

JACK'S PLACE SUBDIVISION NO. 2



60 0 30 60 120

SCALE IN FEET
1"=60'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- ADJACENT SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 1)
- (6) LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779

SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND CURVE TABLES

IDAHO 11779 REGISTERED LAND SURVEYOR CODY W. McCAMMON

CODY W. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
1925 W. EMERALD STREET,
BOISE, ID 83704

SHEET 2 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
EAGLE IDAHO

BOOK PAGE

RECORD DRAWING
09-19-2025

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY:
DRAWN BY:
JCW

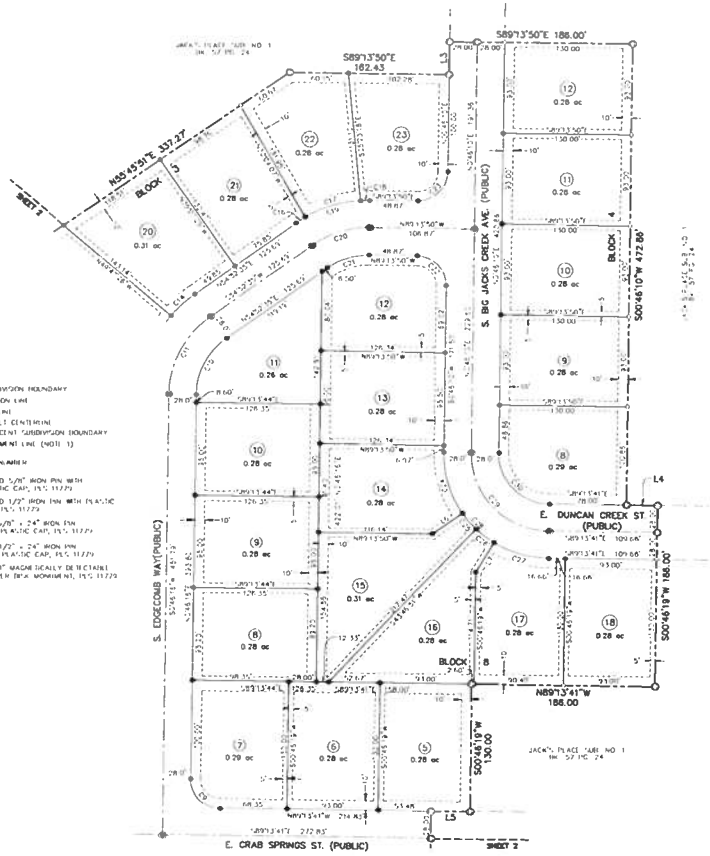
REVISED

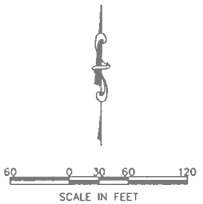
FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-074

SHEET 2.2

JACK'S PLACE SUBDIVISION NO. 2





Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'46"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'46"E	89°59'57"
C3	108.00	31.67	31.56	S82°37'46"E	16°48'04"
C4	108.00	55.08	54.49	N38°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S31°05'57"E	11°41'50"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'59"
C7	108.00	169.84	152.73	S44°13'46"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'13"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'46"E	89°59'57"
C10	72.00	67.99	65.49	S27°49'25"W	54°06'19"
C11	100.00	94.43	90.96	S27°49'25"W	54°06'19"
C12	128.00	28.83	28.78	N06°46'33"E	12°54'34"
C13	128.00	61.26	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'00"
C15	128.00	120.87	116.43	S27°49'25"W	54°06'19"
C16	128.00	11.29	11.29	N53°24'14"E	5°03'18"
C17	128.00	59.54	59.00	N73°15'52"E	26°38'58"
C18	128.00	9.36	9.36	N86°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"W	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"W	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	68.98	67.81	N16°59'54"W	35°36'07"
C25	108.00	21.59	21.55	N40°29'33"W	11°27'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	56.21	55.57	N73°47'13"W	30°52'56"
C28	108.00	169.84	152.73	S44°13'46"E	89°59'57"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'57"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'57"
C31	40.00	62.83	56.57	N44°13'50"W	89°59'57"

Line Table		
Line #	Direction	Length
L1	N00°46'10"E	53.00
L2	N00°46'10"E	93.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52
L6	N55°14'03"E	32.26
L7	S31°39'14"W	31.46
L8	S73°56'12"W	23.46

SEE SHEET 1 FOR NOTES

PROFESSIONAL LAND SURVEYOR IDAHO 11779 STATE OF IDAHO CODY M McCAMMON

CODY M McCAMMON, PLS 11779
IDAHO SURVEY GROUP
1955 W EMERALD STREET,
BOISE, ID 83704

BOOK PAGE

SHEET 3 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

RECORD DRAWING
09-18-2020

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: JCW

REVISIONS
NO. 1 - 12-21-2021 - ADD LOTS 8 & 9
NO. 2 - 03-03-2022 - ADD 24' ROAD & SHED
NO. 3 - 03-25-2022 - ADD 24' ROAD & SHED

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-18-2022
PROJECT: F2019-024

SHEET 2.3

KEYNOTES

1. NOT USED
2. NOT USED
3. PROTECT EXISTING ROAD SECTION (CURB, GUTTER, SIDEWALK, UTILITIES)
4. PROTECT EXISTING WATER MAIN.
5. NOT USED
6. PROTECT EXISTING GAS MAIN.
7. PROTECT EXISTING UTILITIES ALONG PHASE 1 BOUNDARY (SEWER, WATER, PRESSURE IRRIGATION)
8. PROTECT EXISTING POWER POLE.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. ABANDON EXISTING DEEP INJECTION WELL. EXACT LOCATION UNKNOWN; NOT SURVEY VERIFIED. ABANDON PER IDAPA 'IDAHO STANDARDS FOR WELL CONSTRUCTION' RULES. VERIFY DISCONNECT WITH CITY OF NAMPA PUBLIC WORKS DEPARTMENT. (ABANDONMENT ONLY REQUIRED IF LOCATED WITHIN DEVELOPMENT PHASE)
13. NOT USED
14. FILL APPROX 700 LF EXISTING IRRIGATION DITCH.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.

NOTE:
ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILL WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS.

LEGEND

TYPICAL EXISTING FENCE

(TP1) APPROXIMATE TEST PIT LOCATION

RECORD DRAWING

Dec. 19, 2025

80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
LICENSED
06/19/2025
20218
STATE OF IDAHO
JOHN B. DUNCAN

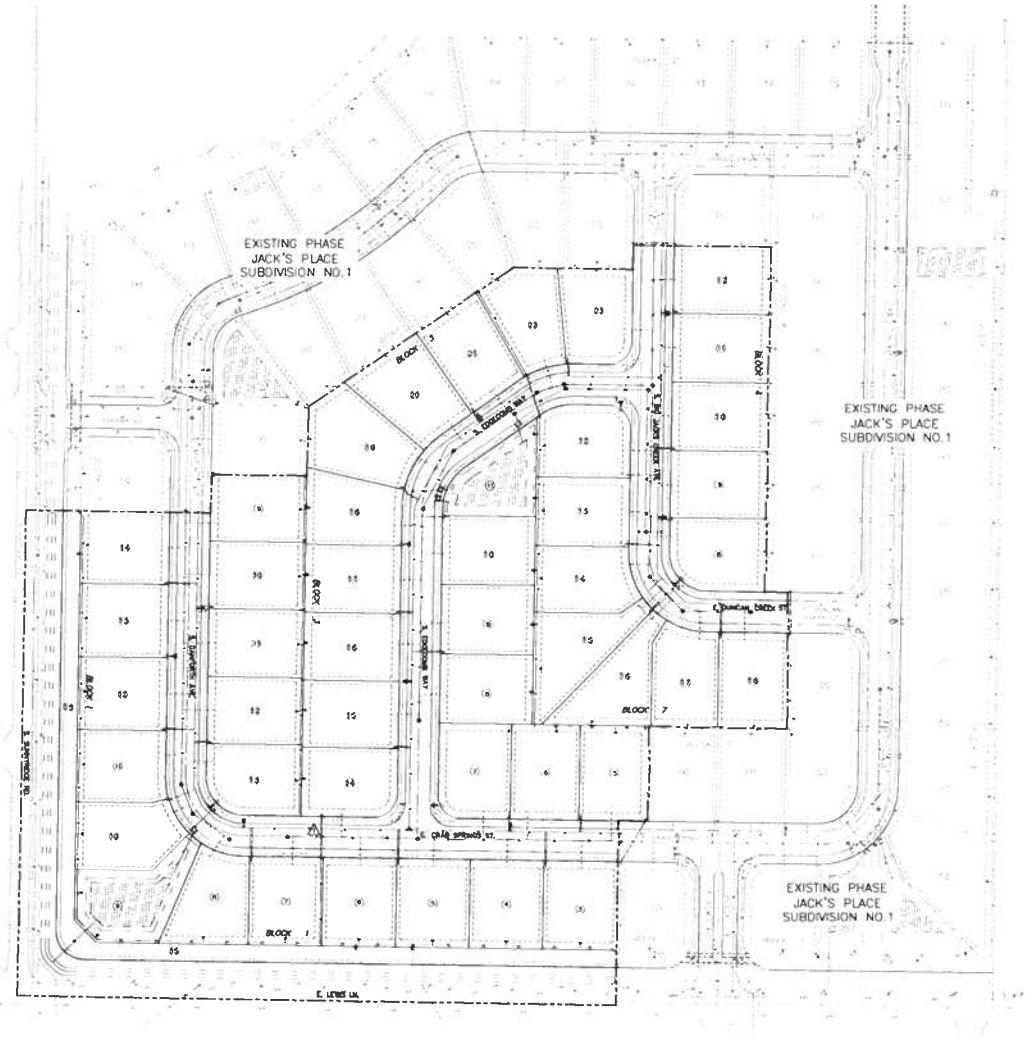
CHECKED BY: DAVID A. LINDLEY, PE
DRAWN BY: JCM

REVISED
1-2-26 ADDED TP1

EXISTING SITE & DEMO PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2025
PROJECT: 2025-172

SHEET
3.1



LEGEND

- EXISTING SEWER LINE
- EXISTING WATER LINE
- NEW STORM DRAIN
- NEW WATER LINE
- NEW SEWER LINE
- NEW PRESSURE IRRIGATION LINE W/SERVICE
- NEW GRAVITY IRRIGATION LINE
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- 4" SEWER SERVICE LINE
- 1" WATER METER (LEGEND SHEET 5.1 & 5.2)
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- CATCH BASIN
- LED STREET LIGHT

SYMBOL SCALING VARIES BY SHEET

RECORD DRAWING
06-18-2025

80 0 40 80 160
SCALE IN FEET
1"=80'

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER LICENSE 06-19-2020 20218 STATE OF IDAHO JOHNAN B. DUNCAN

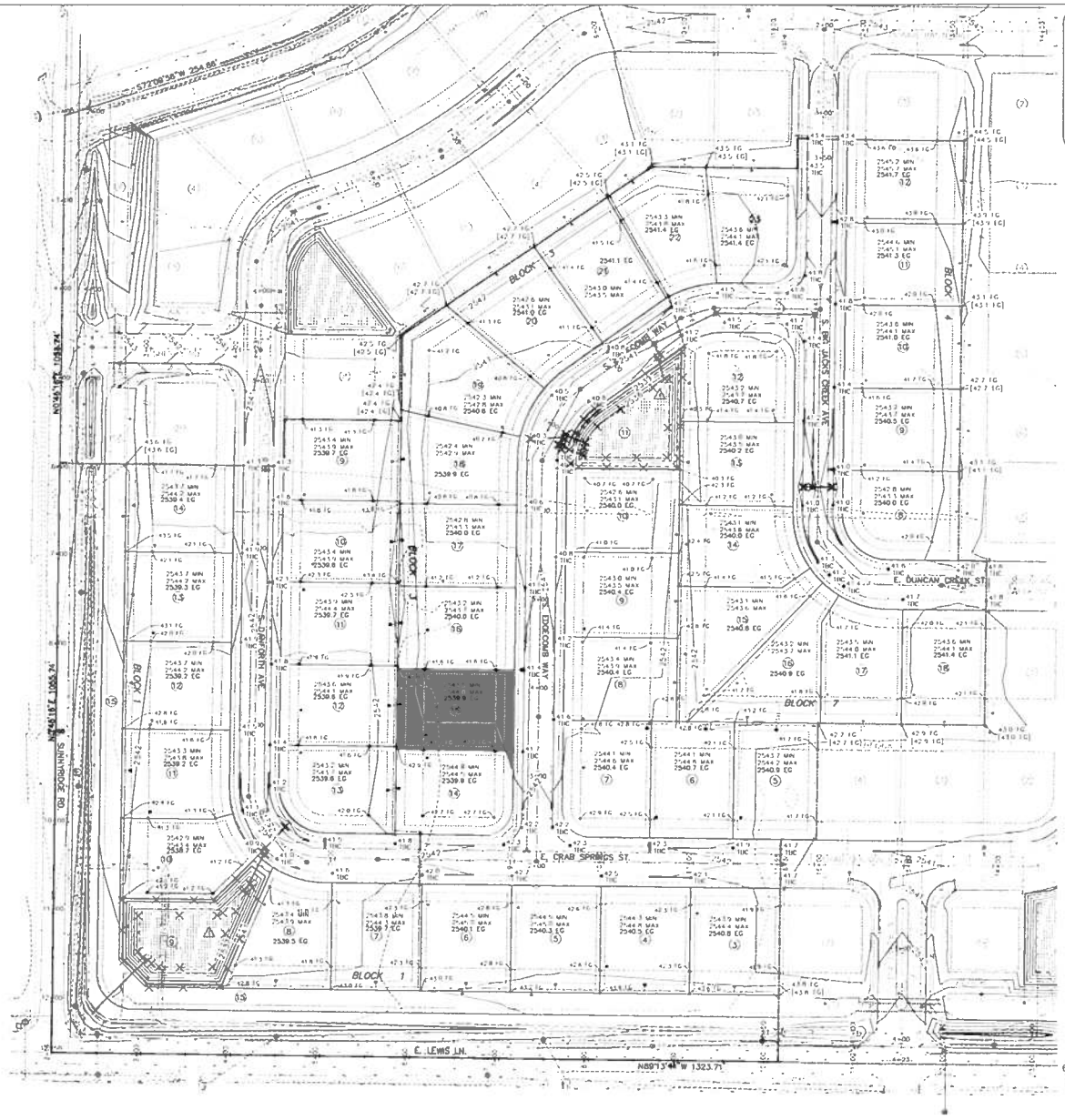
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: JCW

REVISED
1 - 5-15-2025 - ADDED & UNIT
2 - 6-18-2025 - ADDED & UNIT

MASTER UTILITY PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET
3.2



RECORD DRAWING
06-18-2020

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
06/19/2020
20218
JOHN B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
MEADEM

REVISED

GRADING PLAN

JACK'S PLACE SUBDIVISON NO.2

TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
E2019-029

SHEET
3.3

SITE GRADING

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

2. A CONSTRUCTION PROJECT SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AND SHALL BE PERIODICALLY UPDATED IF CONDITIONS OR SCHEDULES CHANGE. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE SOIL DISTURBANCE. ALL DISTURBED SURFACES SHALL BE STABILIZED IN A TEMPORARY OR PERMANENT MANNER AS APPROPRIATE DURING CONSTRUCTION TO PREVENT SOIL EROSION.

3. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SITE CONSULTING, LLC DATED MARCH 12, 2020.

4. ORGANIC SOILS SHALL BE REMOVED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND WASTED OR STOCKPILED FOR USE IN FINE GRADING.

5. PRIOR TO COMMENCING STRUCTURAL FILL, THE EXISTING SITE DEBRIS, MUST BE REMOVED, THE NATIVE SOILS STRIPPED OF ALL ORGANIC MATERIAL, STOCKPILES, OF SUITABLE MATERIAL SHALL BE SEGREGATED FROM UNSUITABLE MATERIALS. ALL WASTE AND HIGHLY ORGANIC OR OTHERWISE CONTAMINATED SOILS SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED FOR ANY PERIOD OF TIME. WHERE PRACTICAL, STOCKPILES OF MATERIALS TO BE USED AS STRUCTURAL FILL SHALL BE PLACED ON NATIVE, UNDISTURBED SOILS TO PREVENT CONTAMINATION.

6. EXACT REMOVAL DEPTHS OF ORGANIC MATERIALS SHALL BE DETERMINED DURING GRADING OPERATIONS, BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER, AND SHALL BE BASED ON SUBGRADE SOIL TYPE, COMPOSITION, AND FIRMNESS OR SOIL STABILITY.

7. ALL MATERIAL USED FOR STRUCTURAL FILL SHALL MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DESCRIBED IN THE GEOLOGY AND GEOTECHNICAL REPORT. STRUCTURAL FILL MUST BE USED WHERE FILL HEIGHT EXCEEDS ONE (1) VERTICAL FOOT OR WHERE RECOMMENDED BY REFERENCED GEOTECHNICAL REPORT.

8. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOLOGY AND GEOTECHNICAL REPORT AND COMPACTION SHALL BE SUPERVISED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER. MATERIAL SHALL BE PLACED IN 8" LIFTS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR BUILDING LOTS, OR D 698 FOR ROAD AREAS. ONE IN-PLACE DENSITY TEST PER LIFT SHALL BE CONDUCTED FOR EVERY 5,000 SQUARE FEET OF LIFT AREA FOR BUILDING STRUCTURES (ONE PER LOT) OR FOR EVERY 100 LINEAR FEET OF LIFT AREA IN TRAVING AND DRIVEWAY AREAS.

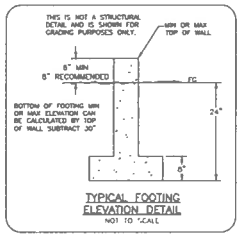
10. SHALLOW EXCAVATIONS THAT DO NOT EXCEED 4 FEET MAY BE CONSTRUCTED WITH SIDE SLOPES APPROACHING VERTICAL. BELOW THIS DEPTH, SLOPES SHALL NOT EXCEED 1-1/2 FOOT VERTICAL TO 1 FOOT HORIZONTAL.

11. FINAL CUT GRADES (CUT OR FILL) SHALL NOT EXCEED 1 FOOT VERTICAL TO 2 FEET HORIZONTAL.

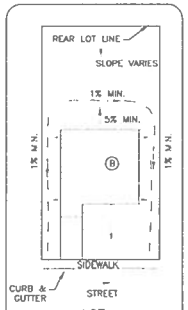
12. PRIOR TO PLACEMENT OF STRUCTURAL FILL, THE GROUND SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX J, "GRADING" OF THE INTERNATIONAL BUILDING CODE (SECTIONS J107.3 AND AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE GEOTECHNICAL ENGINEER.

13. ALL FINAL GRADING SHALL EMPLOY SLOPE ROUNDING AT TOPS OF SLOPES AND AT CHANGES IN HORIZONTAL SLOPE ALIGNMENT TO FACILITATE REVEGETATION AND PROVIDE AN AESTHETICALLY ACCEPTABLE APPEARANCE.

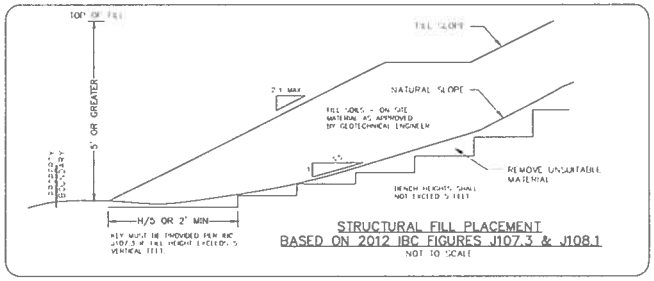
14. DURING ALL GRADING OPERATIONS AND UNTIL THE ESTABLISHMENT OF PERMANENT REVEGETATION, THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED STORMWATER PREVENTION PLAN.



TYPICAL FOOTING ELEVATION DETAIL
NOT TO SCALE



LOT DRAINAGE DETAIL
NOT TO SCALE



STRUCTURAL FILL PLACEMENT
BASED ON 2012 IBC FIGURES J107.3 & J108.1
NOT TO SCALE

NOTES:
1. THE BUILDING ENVELOPES ARE BASED ON CANYON COUNTY SETBACKS APPROVED WITH THE JACK'S PLACE SUBDIVISION DEVELOPMENT.

2. THE MINIMUM TOP OF STEM WALL ELEVATIONS ARE BASED ON A 8" REVEAL, A 8" DROP IN THE FIRST TEN FEET, AND THEN 2% TO THE LOWEST TOP BACK OF CURB FOR THE LOT OR 1% TO THE TOP OF BACKYARD SWALE (WHICHEVER IS GREATER). MIN TOP OF STEM WALL IS BASED ON IRC, SECTION R401.3.

3. FOUNDATIONS MAY BE STEPPED A MAXIMUM OF 2 FEET.

4. REAR YARD SWALES SHOULD BE NO CLOSER THAN 10 FEET FROM THE STRUCTURE.

5. THE BUILDING CONTRACTOR SHALL REVIEW & FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING LLC, DATED MARCH 12, 2020.

6. NOT USED.

7. EXCEPTIONS TO THIS GRADING PLAN MAY BE APPROVED BY THE CANYON COUNTY BUILDING OFFICIAL AT ISSUANCE OF BUILDING PERMIT BASED UPON REVIEW OF AN ENGINEERED INDIVIDUAL LOT GRADING PLAN.

8. QUANTITIES ARE APPROXIMATE RAW VOLUMES WITHOUT ADJUSTMENT FOR COMPACTION.

GRADING NOTES AND VOLUMES:

PHASE 1
STRIP VOLUME 4" = 19,946 cy CUT
ROAD EXCAVATION TO SUBGRADE
CUT TO SUBGRADE = 19,090 cy
FILL TO SUBGRADE = 8,463 cy
NET = 10,627 cy CUT
NET EXCAVATE UTILITIES, SD FACILITIES = 12,712 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE
CUT TO FG = 120,683 cy
FILL TO FG = 121,409 cy
NET = 1,139 cy FILL
PHASE 1 NET EXPORT = 120,246 cy CUT

PHASE 2
STRIP VOLUME 4" = 18,977 cy CUT
ROAD EXCAVATION TO SUBGRADE
CUT TO SUBGRADE = 11,537 cy
FILL TO SUBGRADE = 12,999 cy
NET = 11,462 cy FILL
NET EXCAVATE UTILITIES, SD FACILITIES = 12,273 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE
CUT TO FG = 11,596 cy
FILL TO FG = 138,797 cy
NET = 130,811 cy FILL
PHASE 2 NET IMPORT = 127,023 cy FILL

TOTAL SITE BALANCE = PH 1 EXPORT + PH 2 IMPORT
= 16,777 cy FILL

ALL CALCULATIONS ARE RAW VOLUMES BASED ON ROAD AND FINAL SURFACE MODELS DEPICTED ON THIS GRADING PLAN. THESE NUMBERS MAY VARY DUE TO ACTUAL SOIL COMPACTION AND SOIL SHRINKAGE.

NOTE: EARTHWORK CALCULATIONS DO NOT INCLUDE CUT/FILL REQUIRED FOR ROADWAY WIDENING(S) ALONG SITE FRONTAGE.

RECORD DRAWING
06-18-2025

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
STATE OF IDAHO
06-19-2025
20218
JONAH B. DUNCAN

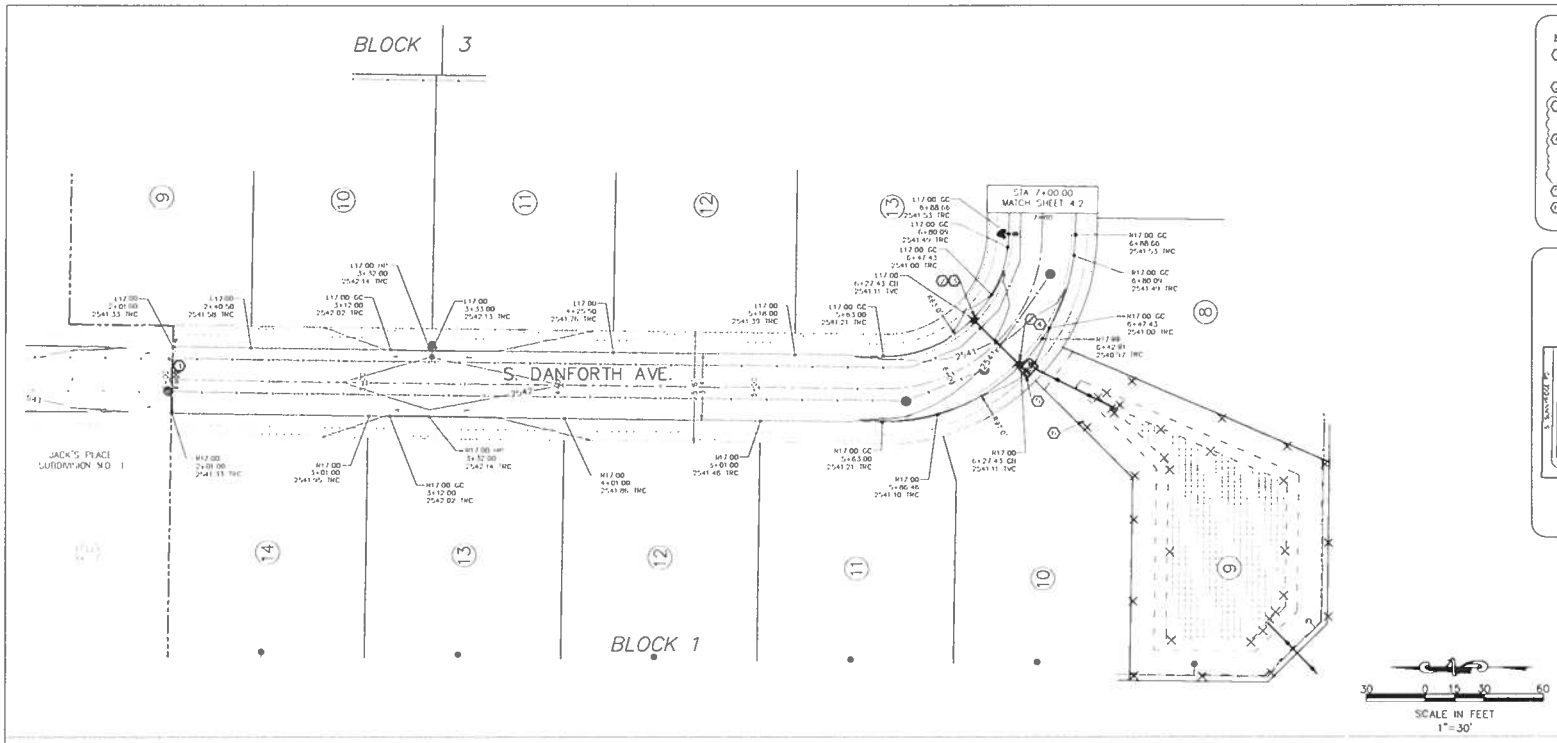
CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: MC/KW

REVISED:
03-31-25 PER COMMENTS

GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

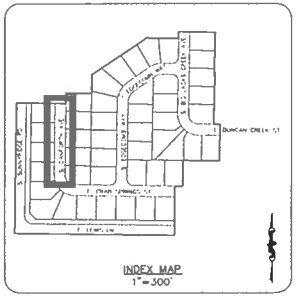
DATE: 10-10-2022
PROJECT: #2019-029

SHEET
3.4

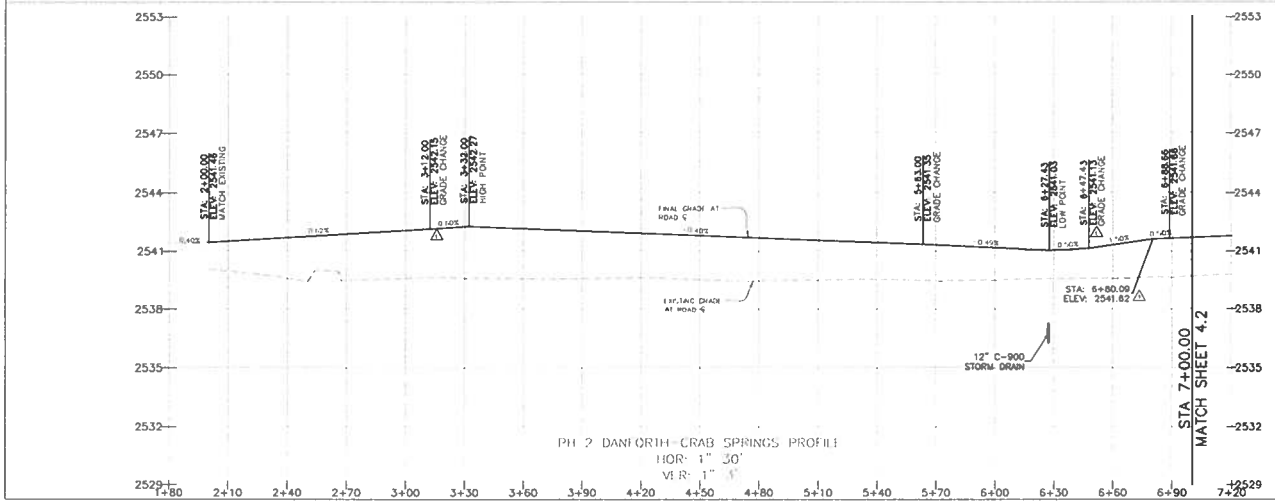


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN.) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% GRADE) (TYP.)
2. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER DETAIL
3. CB@RIM: INV @ 25.94 IN PERF. SD-604 TYPE IV W/ 1' SUMP CONT. 30 LF 12" C-900 @ 0.49% TO CB@INV: (DP=1.49 cfs, QP=1.79 cfs)
4. CB@RIM: INV IN (12") INV OUT (15") CONT. 1 LF 15" RCP @ 0.49% TO 52 TRAP. @4 (DP=2.39 cfs, QP=2.87 cfs)
5. AC TRAP. 4 - SEE DETAIL SHEET 4.4B
6. POND #4 - SEE DETAIL SHEET 4.4B



SCALE IN FEET
1"=30'



RECORD DRAWING
06 18 2021

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
STATE OF IDAHO
10/19/2018
DUNCAN B. DUNCAN

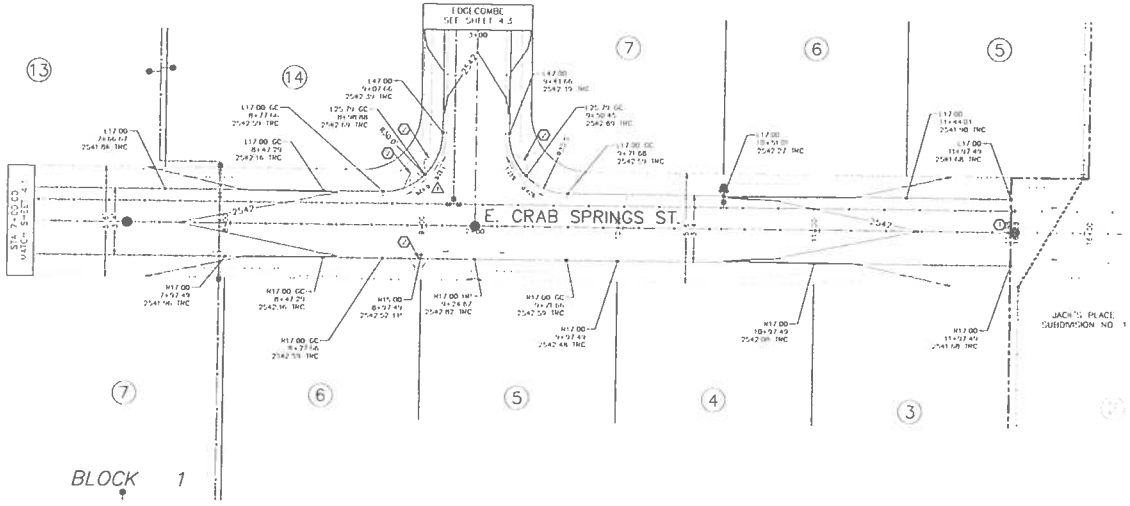
CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: MJC/JCM

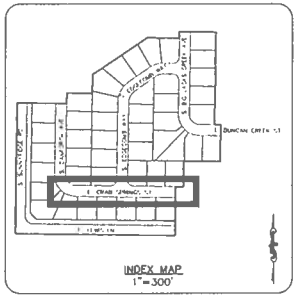
REVISED
10-24-22 ADDED CITY OF KUNA & ADA CO.

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-19-2022
PROJECT: C2019.021

SHEET 4.1





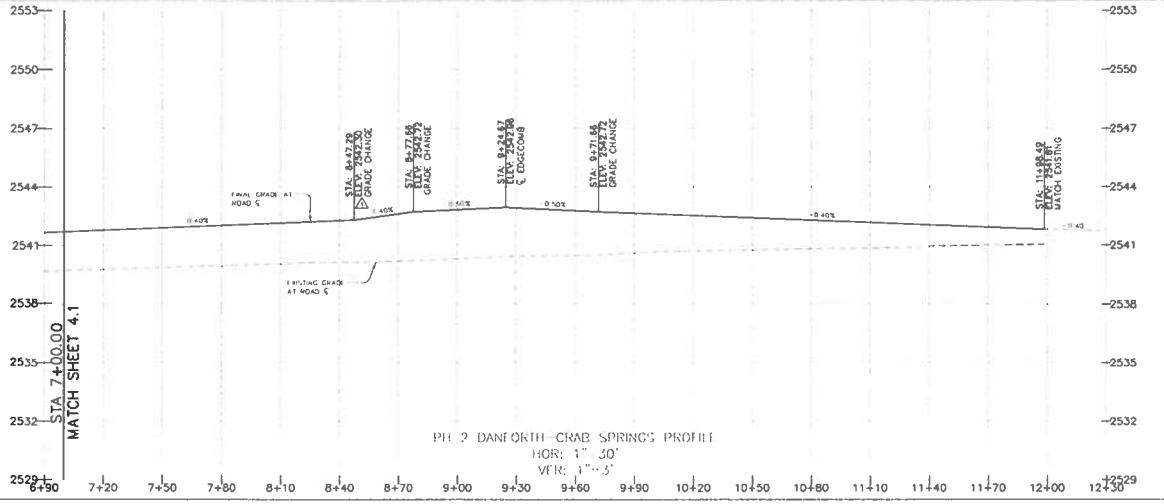
KEYNOTES

1. SAWCUT EXIST ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (2%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB SEE DETAIL SHEET 4.8

NOTE: ADA STANDARD, MEDIAN THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED

NOTE: ALL PEDESTRIAN RAMPS SHALL HAVE DETECTABLE WARNING PER PAMC 10-712 AND CITY OF NAMPA SECTION 706

SCALE IN FEET
1"=30'



RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

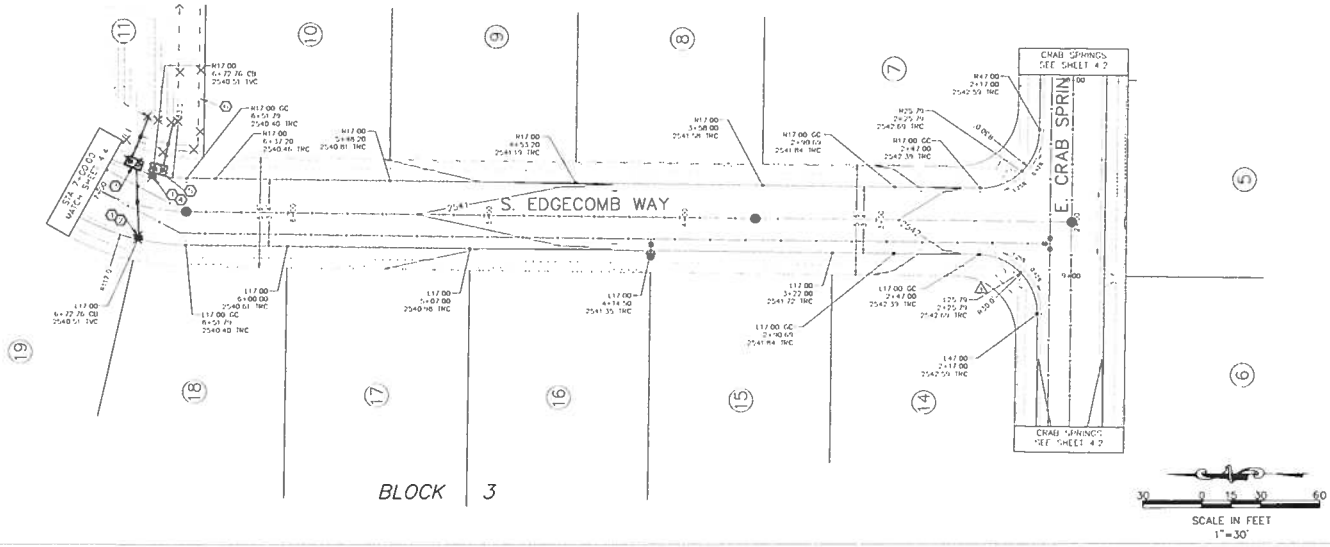
PROFESSIONAL ENGINEER
06-19-2025
20218
STATE OF IDAHO
JOHAN B. DANCKERT

CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: MC/JM

REVISED
NO. DATE DESCRIPTION
1 12-17-2022 CITY OF NAMPA REVIEW

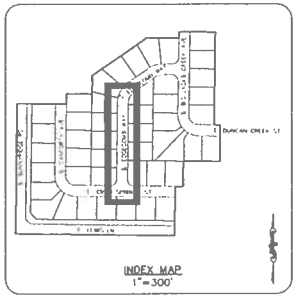
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: 22011-079
SHEET 4.2

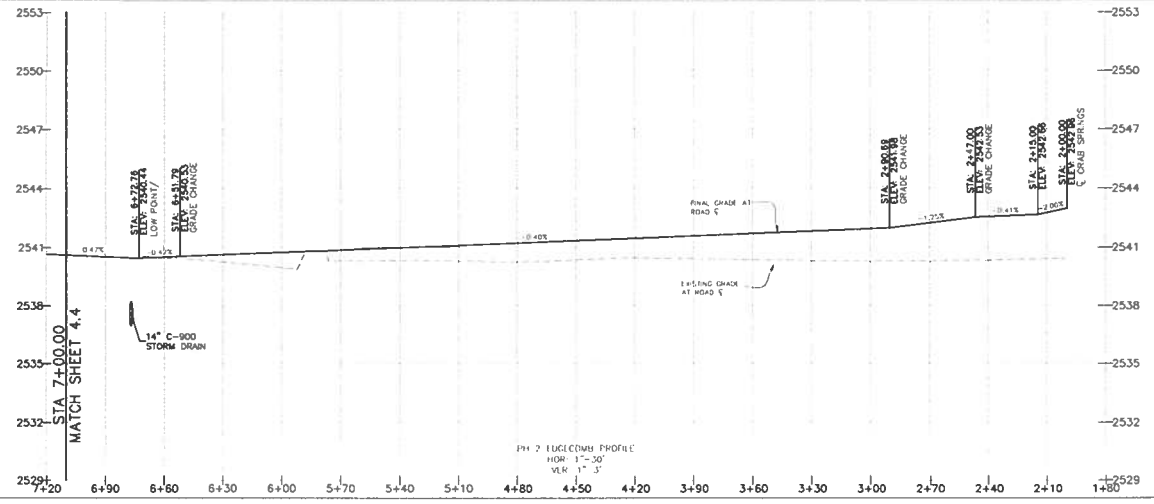


KEYNOTES

1. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N. 216.
2. CB#3-A W INV @ 2543.98 PER ISPWC SD-604 TYPE IV W/ 1' SUMP CONST 34 LF 14" C-900 @ 0.40% TO SC TRAP 3A-N (QF=3.24 cfs, QF=2.90 cfs) -10.72%
3. SC TRAP 3A-N - SEE DETAIL SHEET 4.8
4. CB#3-A E INV @ 2543.98 PER ISPWC SD-604 TYPE IV W/ 1' SUMP CONST 1 LF 12" SDR-35 @ 4.00% TO SC TRAP 3A-N (QF=2.70 cfs, QF=1.90 cfs) -15.00%
5. SC TRAP 3A-N - SEE DETAIL SHEET 4.8
6. POND 3A - SEE DETAIL SHEET 4.8



INDEX MAP
1"=300'



RECORD DRAWING
09-18-2023

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
JONAH B. DUNCAN
20218
STATE OF IDAHO

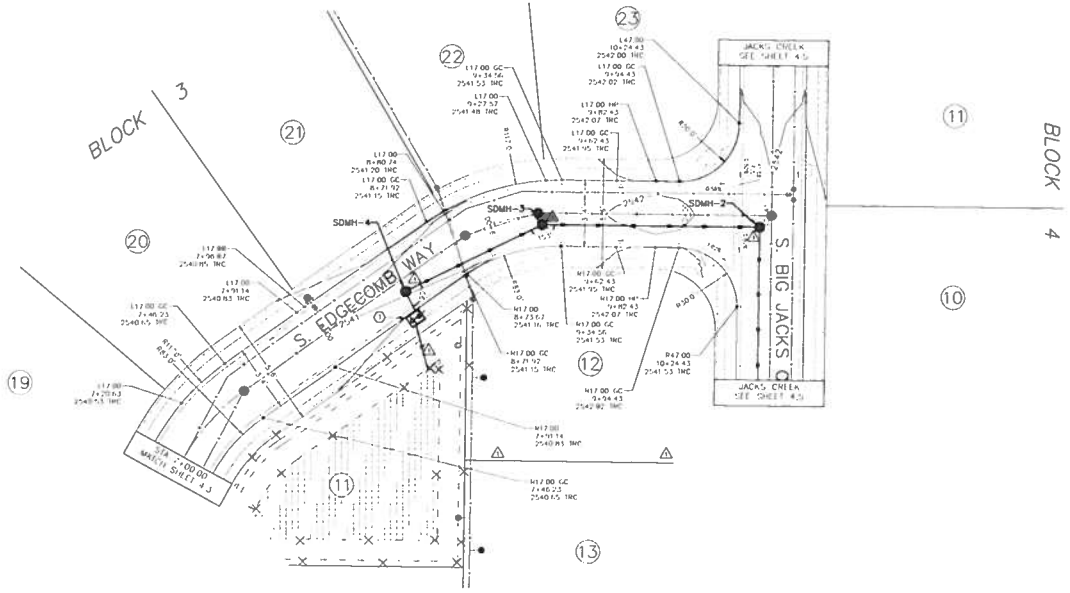
CHECKED BY:
DAVID A. SWEET, PE
DRAWN BY:
VC/JBD

REVISED
1) 7-27-2022 CITY OF KUNA & ITD
2) 9-12-2023 CITY OF KUNA & ITD

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

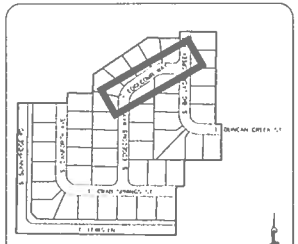
DATE:
10-10-2022
PROJECT:
12019-004

SHEET
4.3



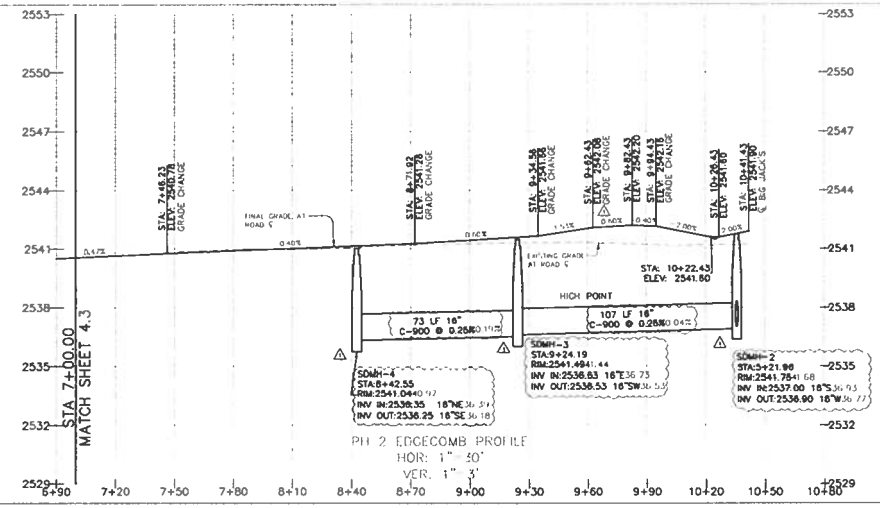
KEYNOTES

1. SC TRAP #60 - SEE DETAIL SHEET 4.8



INDEX MAP
1"=300'

SCALE IN FEET
1"=30'



PH 2 EDGECOMB PROFILE
HOR: 1" = 50'
VER: 1" = 3'

RECORD DRAWING
06-14-2023

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
EAGLE, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
No. 19289
20218
STATE OF IDAHO
JOHAN R. DUNCAN

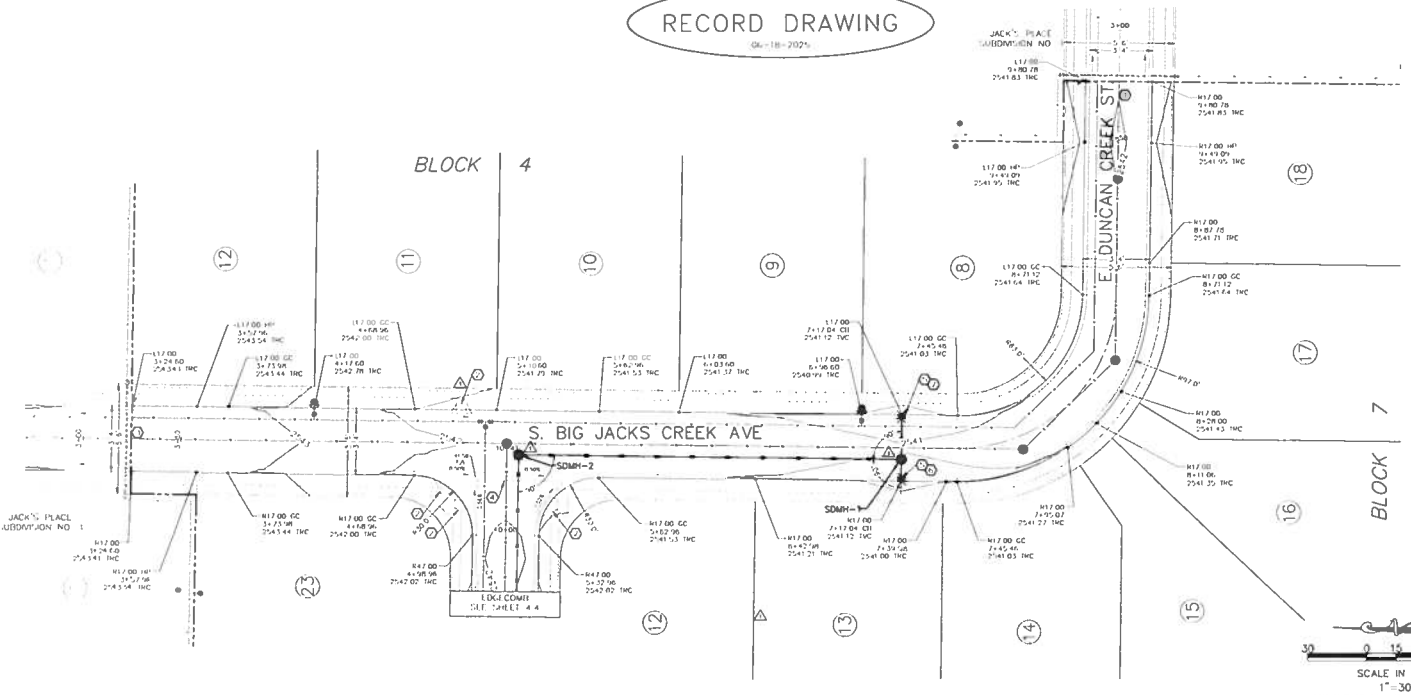
CHECKED BY: DAVID A. SWEET P.E.
DRAWN BY: KAJ/CM

REVISED
#3 - 3-7-23 - ROADWAY & UTILITY PLANS & PROFILES
#2 - 2-22-23 - ROADWAY & UTILITY PLANS & PROFILES
#1 - 2-15-23 - ROADWAY & UTILITY PLANS & PROFILES

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-809
SHEET 4.4

RECORD DRAWING
06-18-2024

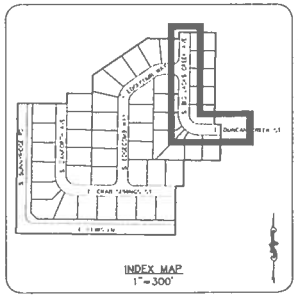


KEYNOTES

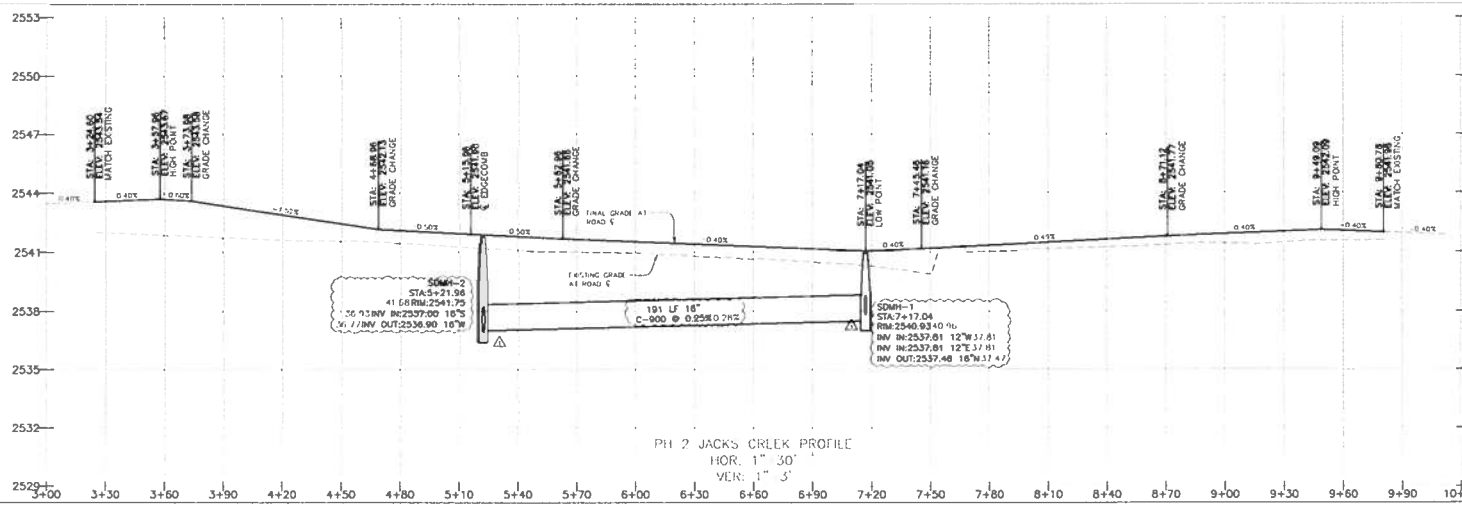
1. CAREFULLY EXPOSE ASPHALT AS REQUIRED (2" MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB SEE DETAIL SHEET 4.4

   NOTE: ADA STANDARDS REQUIRE THAT GROUT SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED

   NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC 420-712 AND CITY OF NAMPA SECTION 704
3. NOT USED
4. CONSTRUCT VALLEY GUTTER PER ISPWC 420-704
5. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN EXPOSE 12"
6. CENTER W-INV @ 2537.80 PER ISPWC 420-604 TYPE IV W/ 1' SUMP CONST 7.11 12" C-900 @ 1.26% TO SDMH #1 (QP=2.76 cfs, QF=1.95 cfs) 0.00%
7. CENTER E INV @ 2537.80 PER ISPWC 420-604 TYPE IV W/ 1' SUMP CONST 19.11 12" C-900 @ 0.26% TO SDMH #1 (QP=1.80 cfs, QF=1.55 cfs) 0.26%
8. NOT USED
9. NOT USED



SCALE IN FEET
1"=30'



PH 2 JACKS CREEK PROFILE
HOR. 1" 30'
VER. 1" 3'

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
LICENSED
06-19-2025
20218
STATE OF IDAHO
JOHAN B. DUNCAN

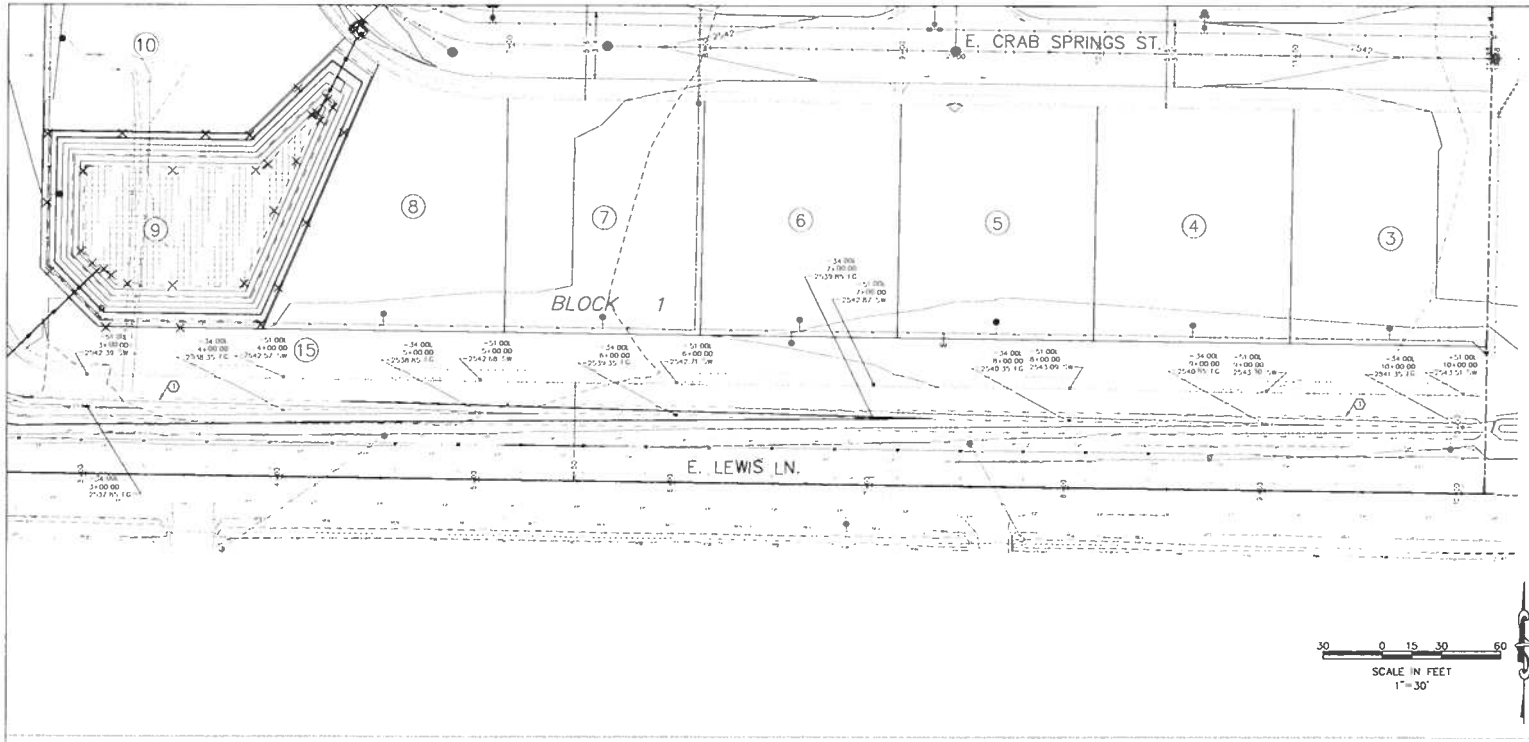
CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: KAC/JBD

REVISED

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

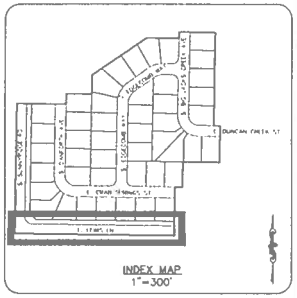
DATE: 10-10-2022
PROJECT: 02019-024

SHEET
4.5



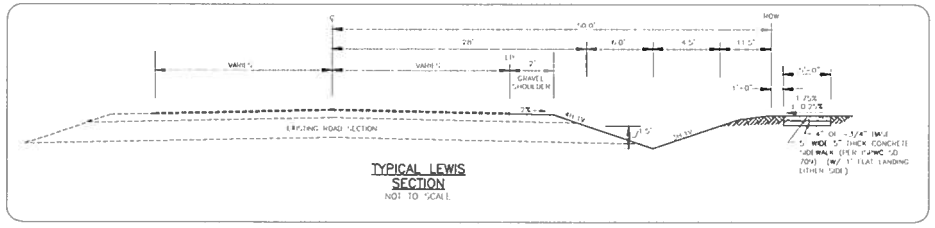
KEYNOTES

1. LEWIS CONVEYANCE SWALE (QP=1.65 cfs, QP=1.71 cfs)



INDEX MAP
1"=300'

30 0 15 30 60
SCALE IN FEET
1"=30'



TYPICAL LEWIS SECTION
NOT TO SCALE

RECORD DRAWING
06-18-2025

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
LICENSE NO.
06/19/2025
20218
STATE OF IDAHO
JONATH B. DUNCAN

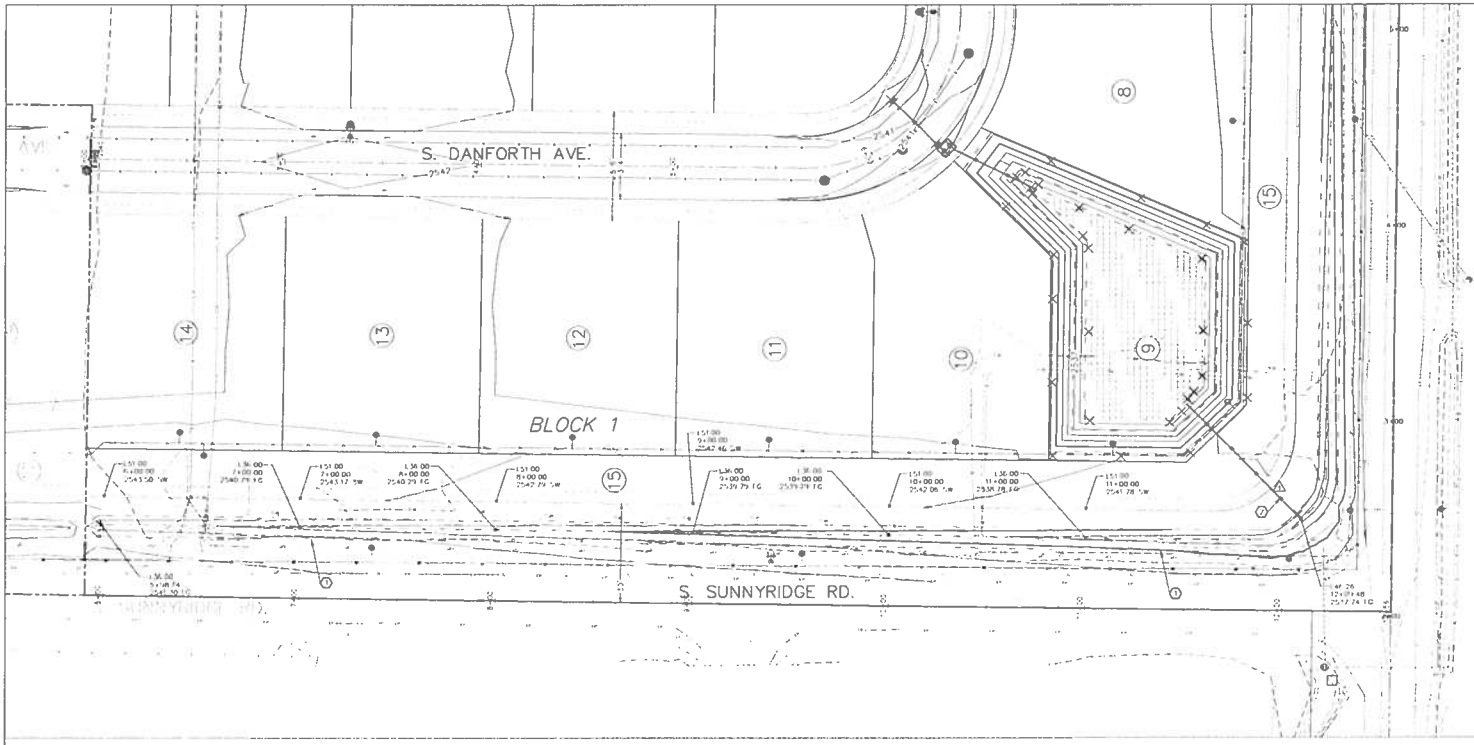
CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
KSC/JCM

REVISED

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
22019-004

SHEET
4.6

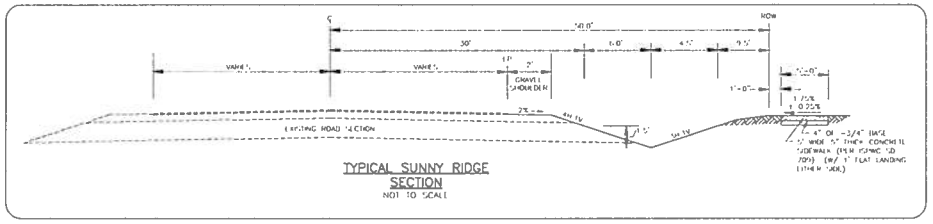


KEYNOTES

1. SUNNY RIDGE CONVEYANCE SWALE (QP=cfs 37.45% QP=cfs 110.43%)
2. CONST. 83 LF 24" CORRUGATED ALUMINUM PIPE "SHOULDER DRAINAGE CULVERT @4.56% AS "SHOWN W/ ARMOR ESTHER 76% SIDE CULVERT MUST MEET ALL "SPECIFICATIONS LISTED IN ACCHO "SECTION 3070.020
INV "SW 2547.60 37.56
INV "NE (@ 90.00) 2539.39 36.10

INDEX MAP
1"=300'

SCALE IN FEET
1"=30'



TYPICAL SUNNY RIDGE
SECTION
NOT TO SCALE

RECORD DRAWING
08-18-2023

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
LICENSED
06/10/2015
20218
STATE OF IDAHO
JOHAN B. DUNCAN

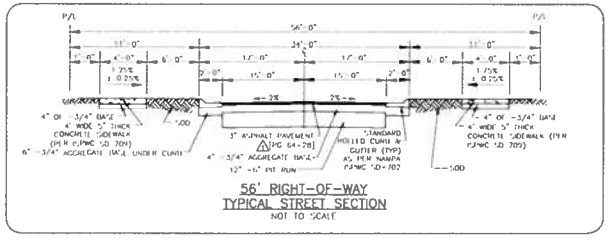
CHECKED BY: DAVID A. SWEET, P.E.
DRAWN BY: KSC/JBD

REVISED
08-21-2023 ADD 24" CMPA & 14-31
07-20-2023 ADD 24" CMPA & 14-31
07-20-2023 14-31
11-03-2022 14-31

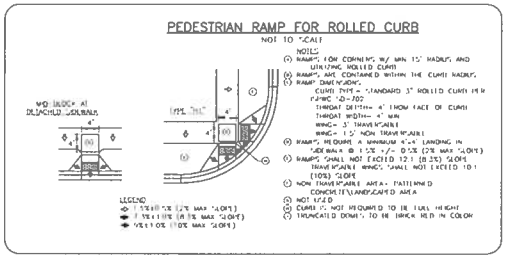
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

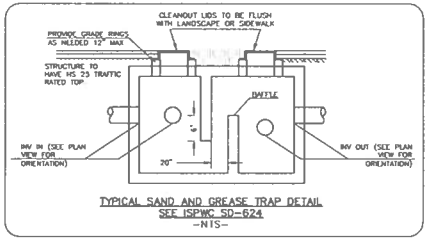
DATE: 10-10-2022
PROJECT: 02019-024

SHEET
4.7

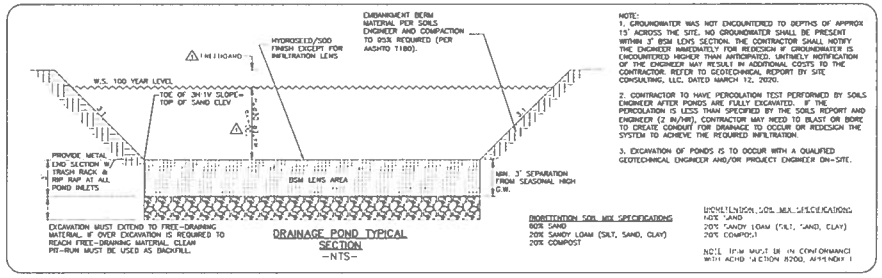


56' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE





TYPICAL SAND AND GREASE TRAP DETAIL
SEE ISPWC SD-624
-NTS-



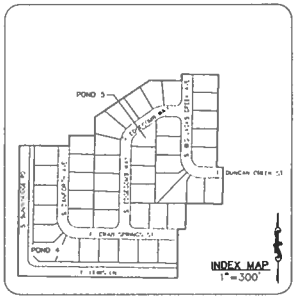
DRAINAGE POND TYPICAL SECTION
-NTS-

INFILTRATION SOIL MIX SPECIFICATIONS
80% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST

NOTE:
1. GROUNDWATER WAS NOT ENCOUNTERED TO DEPTHS OF APPROX 15' ACROSS THE SITE. NO GROUNDWATER SHALL BE PRESENT WITHIN 3' BSM LENS SECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN IF GROUNDWATER IS ENCOUNTERED HIGHER THAN ANTICIPATED. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL REPORT BY SITE CONSULTING, LLC, DATED MARCH 12, 2020.

2. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER PONDS ARE FULLY EXCAVATED. IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER (2 IN/HR), CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.

3. EXCAVATION OF PONDS IS TO OCCUR WITH A QUALIFIED GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER ON-SITE.



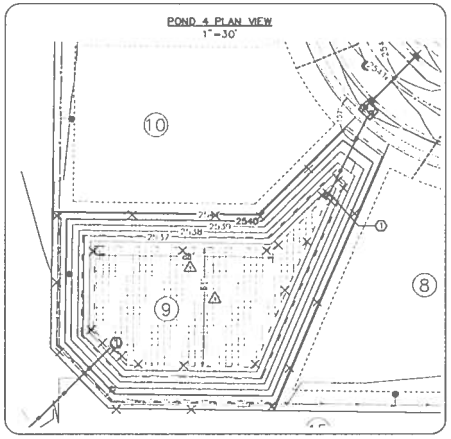
INDEX MAP
1"=300'

SAND & GREASE TRAP ELEVATIONS					TREATED STORMWATER PIPING TO POND	
SG TRAP	SG TRAP SIZE (GAL)	INV IN ELEV	TOP OF BAFFLE ELEV	INV OUT ELEV (CREATED)	PIPE LENGTH/SIZE/SLOPE	INV @ POND
#4	1500 GAL	2535.88 (15")NA	2536.78	2535.53 (15")NA	43 LF 15" SDR-35 @ 0.582%NA	2536.29
#5A-N	1000 GAL	2536.90 (14")36.80	2538.80	2536.55 (15")36.05	22 LF 15" SDR-35 @ 0.91%? ?.3%	2536.35
#5A-S	1000 GAL	2537.25 (12")37.15	2537.15	2536.90 (12")36.90	22 LF 12" SDR-35 @ 2.27%? 41%	2536.40
#5B	1500 GAL	2536.20 (16")NA	2536.10	2535.85 (15")NA	22 LF 15" SDR-35 @ 0.46%NA	2535.75

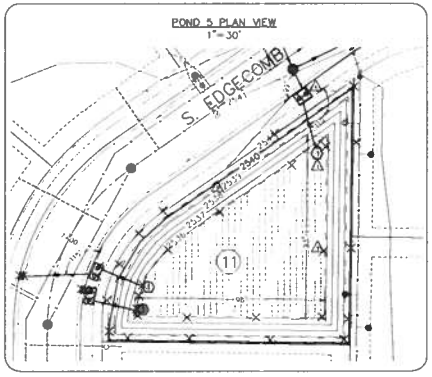
NA = NOT ACCESSIBLE

POND TABLE							
POND	100-YR RUNOFF VOL. (cu ft)	CAPACITY (cu ft)	INFIL LENS AREA (sq ft)	BOTTOM ELEV/ TOP OF SAND ELEV	100-YR HIGH WATER ELEV	TOP OF BANK ELEV	MAX WATER DEPTH (FT)
#4	12,886	13,969	5,784	2535.25	2537.25	2541.25	2.00'
#5	23,012	26,121	5,499	2535.75	2539.25	2540.25	3.50'

POND 4 PLAN VIEW
1"=30'



POND 5 PLAN VIEW
1"=30'



KEYNOTES
① PROVIDE METAL END SECTION WITH TRASH RACK & RIP RAP AT OUTFALL.

30 0 15 30 60
SCALE IN FEET
1"=30'

RECORD DRAWING
06-19-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1155 E. 9TH STREET, S. TEMPE
PHOENIX, ARIZONA 85281
TEL. (480) 966-7373
www.baileyengineering.com

PROFESSIONAL ENGINEER
REGISTERED
06-19-2025
20218
ARIZONA U.S.A.
JONATHAN B. DUNCAN

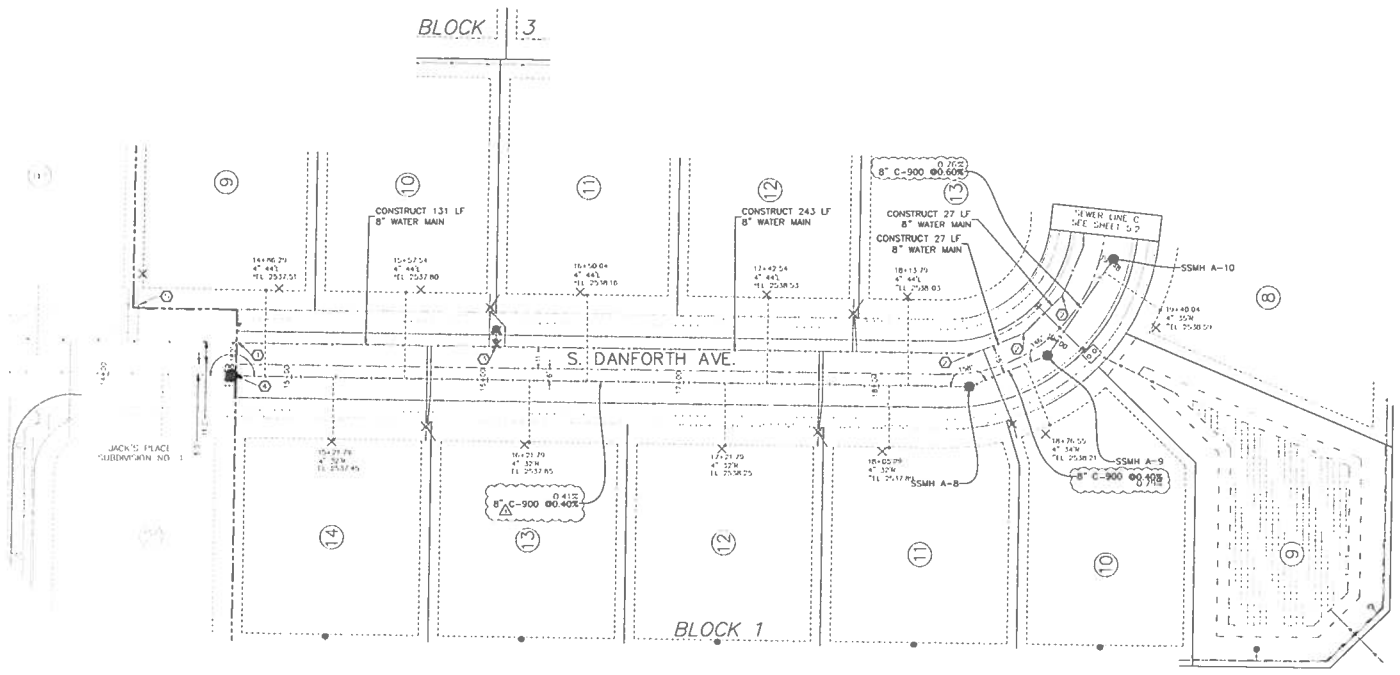
CHECKED BY: DAVID A. SMALLEY, PE
DRAWN BY: MAC/JCM

REVISED
1) 12-21-2022 CITY OF CHANDLER COMMENTS
2) 06-19-2025 AS-BUILTS

STREET & DRAINAGE DETAILS
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

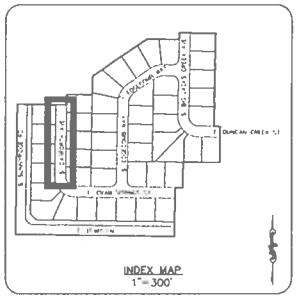
DATE: 10-10-2022
PROJECT: 02019-004

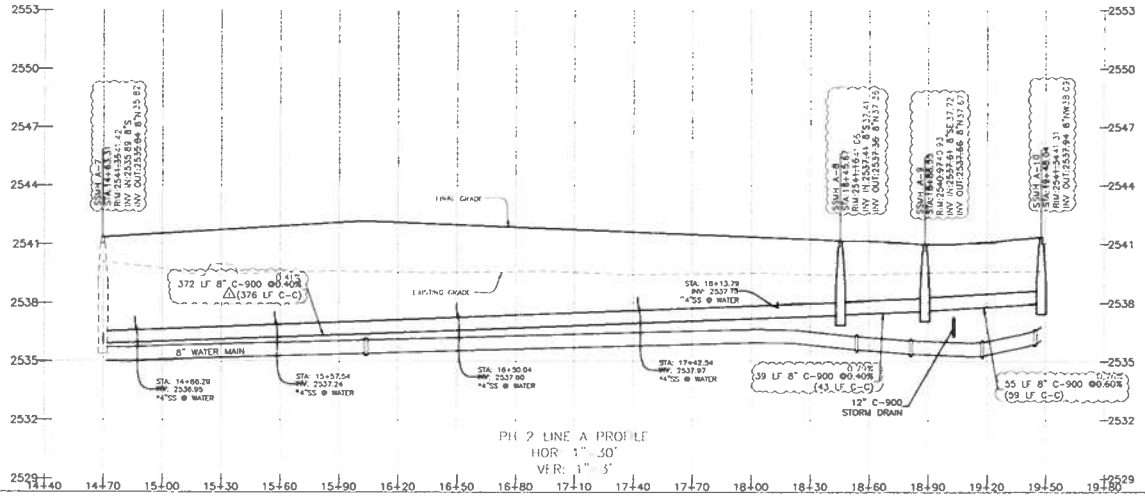
SHEET
4.8



KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2. 22½° BEND (MJ)
3. CONST. 9 LF 6" WATER MAIN 6"-45°-W ITE (MJxMJxFLG) 6" VALVE (MJxFLG) FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION
5. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER WORKING CONDITION OF EXISTING WATER SERVICE





WATER METER LEGEND

- 1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [WITH "SINGLE METER" SMART METER TUBE WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE "2 SERVICES" SMART TUBE PER N-401]

"SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING PER "C" SERIES PER PLANS. SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE

NOTE:

ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER STANDARD SD-101 W/ CONCENTRIC CONES ONLY. NO "TEE" ALLOWED

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

ALL "SEWER SERVICES" ARE TO BE 4" DIA. PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 = 2539.79 – FD 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 = 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

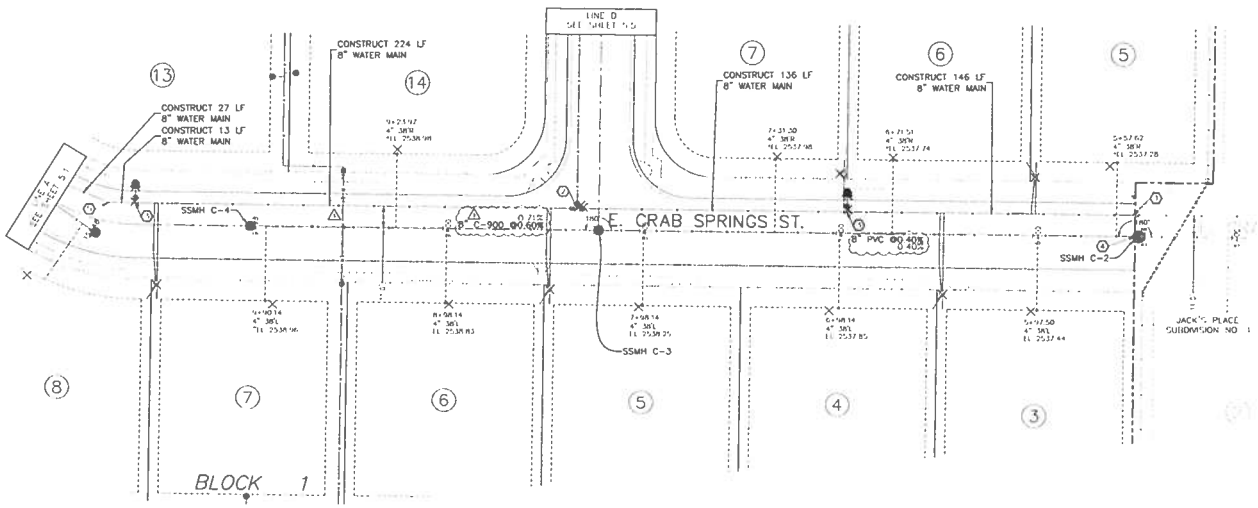
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: AJC/JBD

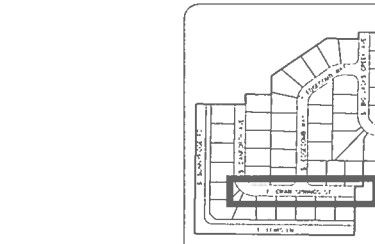
REVISED
NO. DATE DESCRIPTION
1 07-31-2022 CITY OF KUNA & ADA

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

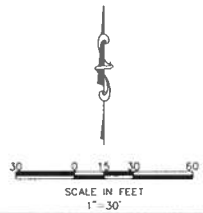
DATE: 10-10-2022
PROJECT: E2019-029

SHEET 5.1

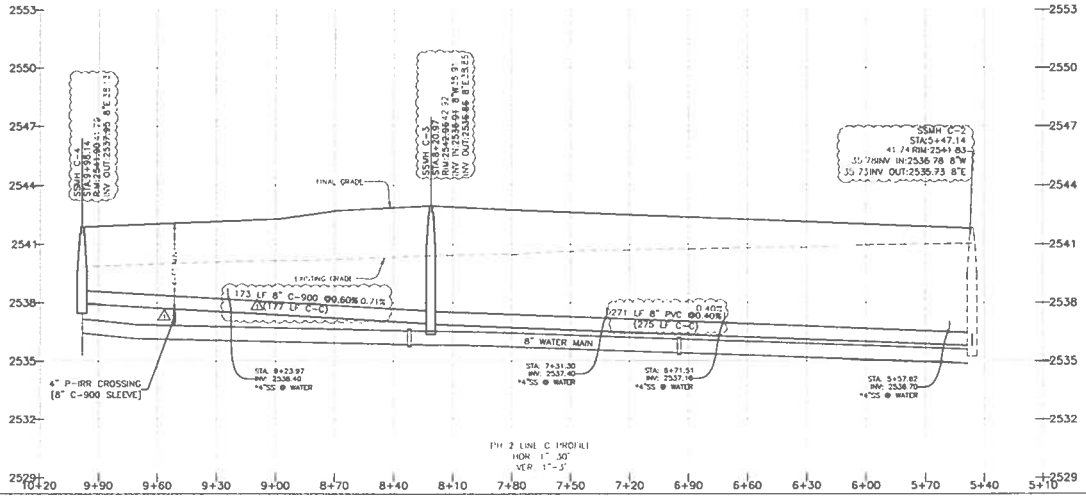




INDEX MAP
1"=300'



SCALE IN FEET
1"=30'



PH 2 LINE C PROFILE
HOR 1"=30'
VER 1"=3'

KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2. 8"x8"x8" TEE (DI)
3. 8" VALVES (MJxMJ-LG)
4. CONSTRUCT 8" WATER MAIN
8"x8"x8" TEE (MJxMJxFLG)
8" VALVE (MJxFLG)
FIRE HYDRANT (5.0 N-604A)
5. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION
6. 22° BEND (MJ)

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 (NOTE "SINGLE METER" SHARE METER TUBE WHERE DEPICTED 24" METER BOX FOR SINGLE SERVICE, 30" METER BOX WHERE "SERVICE" SHARE TUBE PER N-401)

"SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING TYPE "C" SERVICE PER PSMC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE.

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSMC SD-001 W/ CONCENTRIC CONE, ONLY NO STEPS ALLOWED

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

ALL SEWER SERVICES ARE TO BE 4" DIA, PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH YELLOW CAP (SEE SHEET 3.1)

TBM #2 – 2542.28 – RIM EX SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1

SEWER RIMS W/ PH 1 RECORD DRAWING, PH 1 DESIGN ELEVATIONS, USED AS TBMS.

RECORD DRAWING
06-18-2020

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
LICENSED
06/18/2020
20218
STATE OF IDAHO
JOHAN B. DUNCAN

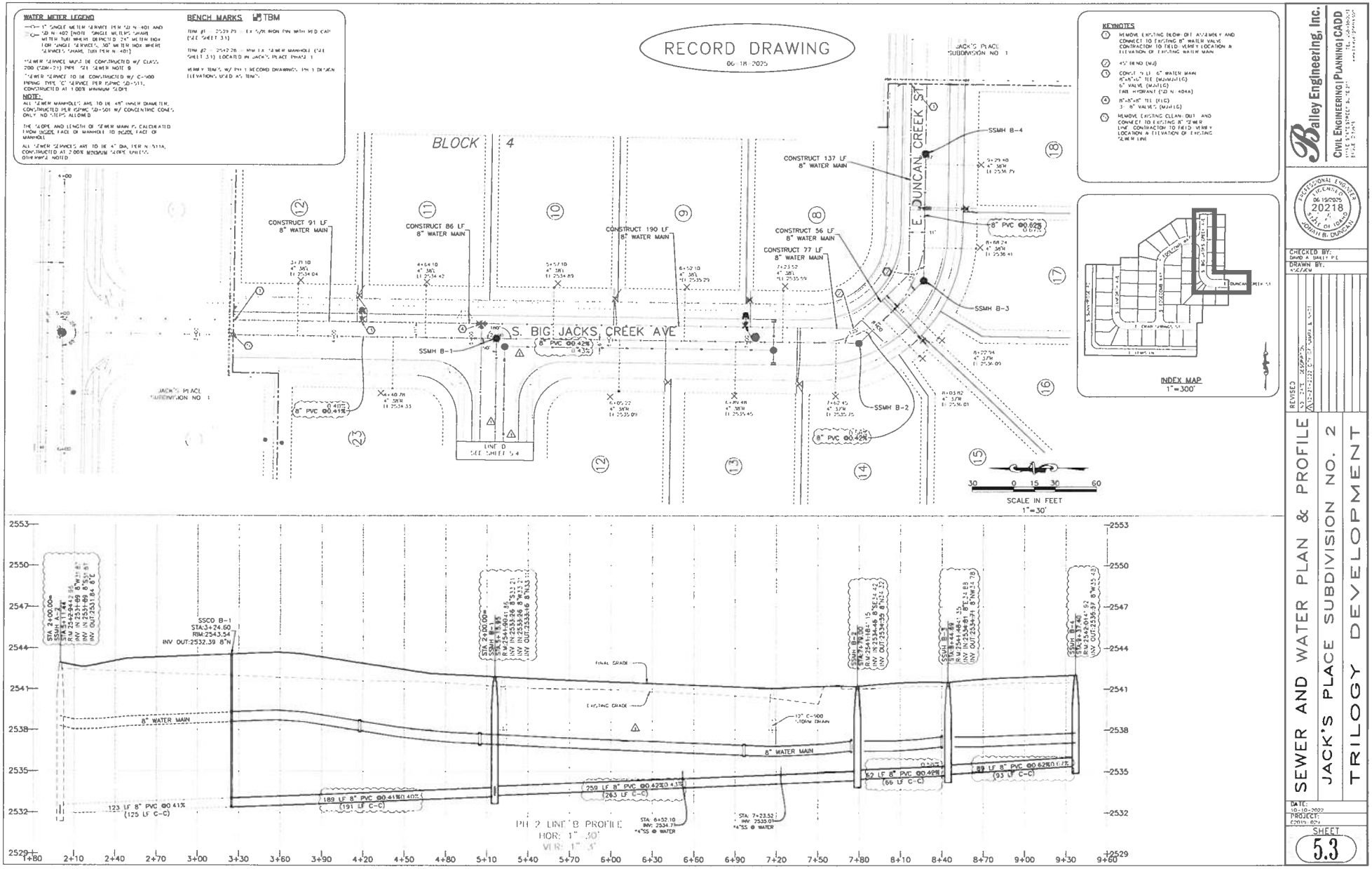
CHECKED BY:
DAVID A. DAILEY, PE
DRAWN BY:
KAE/JBD

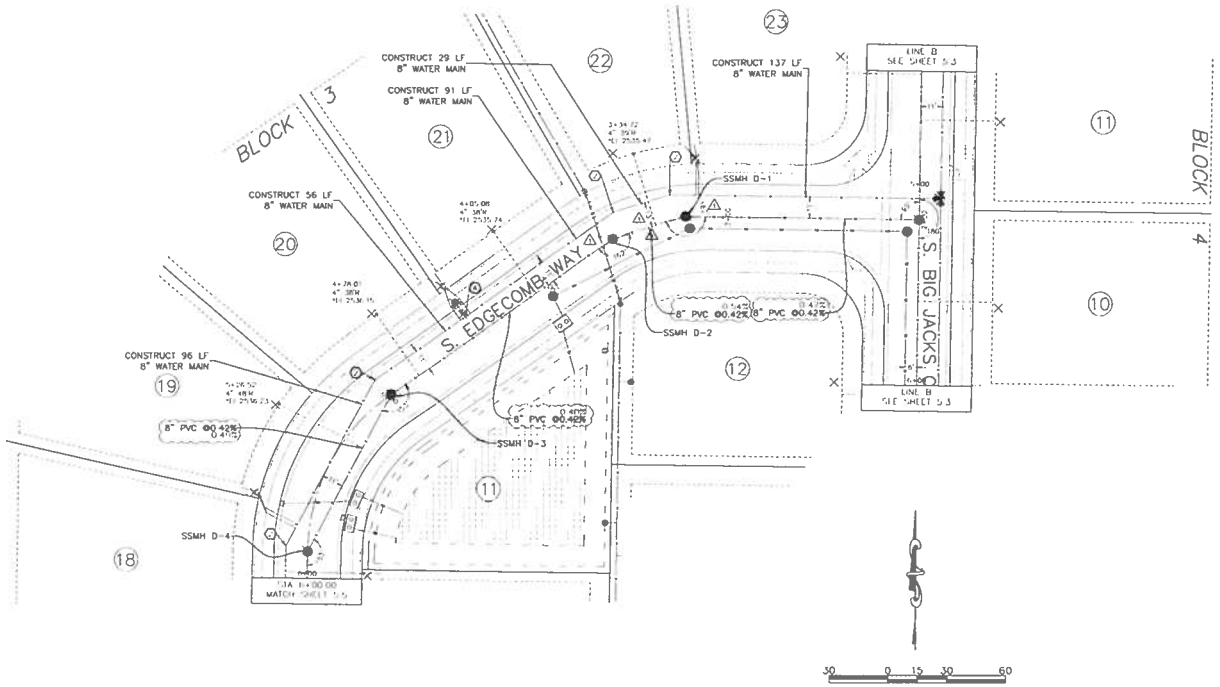
REVISED
NO. DATE DESCRIPTION
1 5-11-2020 PER CITY COMMENTS & NOTES

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2019
PROJECT: 02019-029

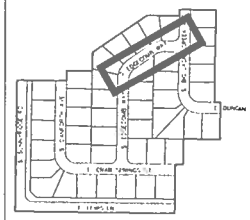
SHEET
5.2


RECORD DRAWING
06/18/2025
WATER METER LEGEND
1" SINGLE METER SERVICE PER STD N-401 AND SD N-402 (NOTE: SINGLE METERS SHARE METER TURN WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE, TURN PER N-401)
SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE *21 SEWER NOTE B
SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING TYPE "C" SERVICE PER ISPWC SD-513, CONSTRUCTED AT 1.00% MINIMUM SLOPE
NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-501 W/ CONCENTRIC CONES, ONLY NO STEPS ALLOWED
THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE
ALL SEWER SERVICES ARE TO BE 4" DIA, PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED
BENCH MARKS
TBM
ITEM #1 – 2539.79 – EX 5/8" IRON PIN WITH MID CAP (SEE SHEET 3.1)
ITEM #2 – 2542.28 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1
VERIFY ITEM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S
KEYNOTES
1 REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2 45° BEND (MJ)
3 CONNECT TO EX 6" WATER MAIN
8"x8"x6" TEE (MJ/MJ/FLG)
6" VALVE (MJ/FLG)
FIRE HYDRANT (STD N-404A)
4 8"x8"x6" TEE (FLG)
3 - 8" VALVES (MJ/FLG)
5 REMOVE EXISTING CLEAN-OUT AND CONNECT TO EXISTING 8" SEWER LINE CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF EXISTING SEWER LINE
JACK'S PLACE SUBDIVISION NO. 1
BLOCK 4
S. BIG JACKS CREEK AVE
E. DUNCAN CREEK ST
CONSTRUCT 91 LF 8" WATER MAIN
CONSTRUCT 86 LF 8" WATER MAIN
CONSTRUCT 190 LF 8" WATER MAIN
CONSTRUCT 56 LF 8" WATER MAIN
CONSTRUCT 77 LF 8" WATER MAIN
CONSTRUCT 137 LF 8" WATER MAIN
SSMH B-1
SSMH B-2
SSMH B-3
SSMH B-4
8" PVC @0.41%
8" PVC @0.42%
8" PVC @0.62%
LINE D SEE SHEET 5.4
INDEX MAP 1"=300'
SCALE IN FEET 1"=30'
SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT
PH 2 LINE B PROFILE
HOR: 1" = 30'
VER: 1" = 3'
8" WATER MAIN
FINAL GRADE
EXISTING GRADE
12" C-900 STORM DRAIN
123 LF 8" PVC @0.41% (125 LF C-C)
189 LF 8" PVC @0.41%/0.40% (191 LF C-C)
259 LF 8" PVC @0.42%/0.41% (263 LF C-C)
52 LF 8" PVC @0.42% (66 LF C-C)
89 LF 8" PVC @0.62%/0.72% (93 LF C-C)
Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONATH B. DUNCAN
CHECKED BY: DAVID A BAILEY PE
DRAWN BY: KJC/JEW
REVISED
DATE: 10-10-2022
PROJECT: C2021-022
SHEET 5.3



KEYNOTES

1. NOT USED
2. 22-1/2° BEND (M)
3. NOT USED
4. CONST. 9 LF 6" WATER MAIN 8"x8"x6" TEE (MJ/MJ/FLG) 6" VALVE (MJ/FLG) FIRE HYDRANT (STD N-404A)



INDEX MAP
1"=300'

WATER METER LEGEND

⊸O⊸ 1" SINGLE METER SERVICE PER STD N-401 AND STD N-402 (NOTE SINGLE METER, SHARE METER TUBE WHERE DEPICTED 24" METER BOX FOR SINGLE SERVICE, 30" METER BOX WHERE SERVICES SHARE TUBE PER N-401)

"SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 (WING TYP.) "E" SERVICE PER PSWC STD 511, CONSTRUCTED AT 1.00% MINIMUM SLOPE"

NOTE:

ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSWC STD 504 W/ CONCENTRIC CONES, ONLY NO "STEPS" ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

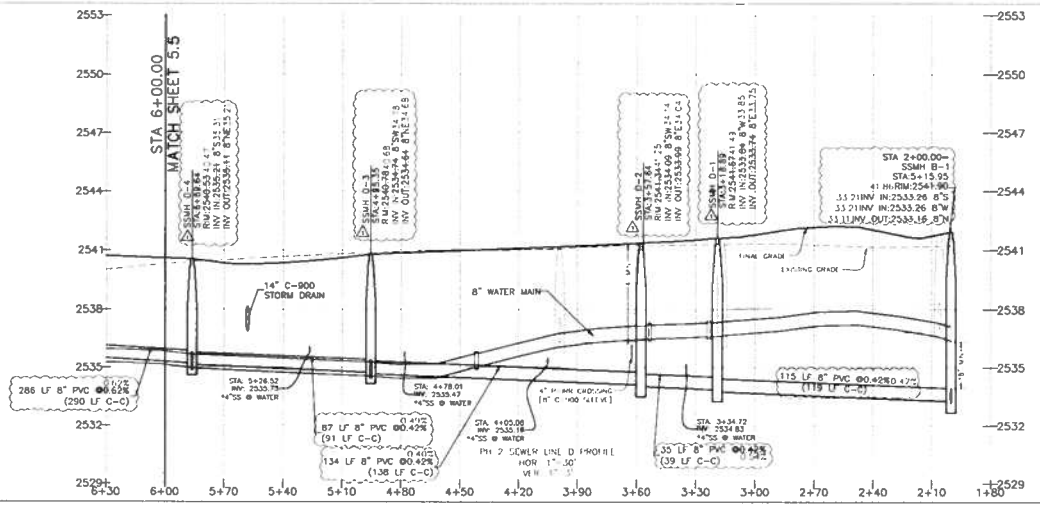
ALL SEWER SERVICES ARE TO BE 4" DIA. PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 — 2539.79 — I.E. S/R IRON PIN WITH RED CAP (SEE SHEET 5.1)

TBM #2 — 2542.26 — RIM EX. SEWER MANHOLE (SEE SHEET 5.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.



RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
06/19/2025
20218
JONATHAN B. DUNCAN

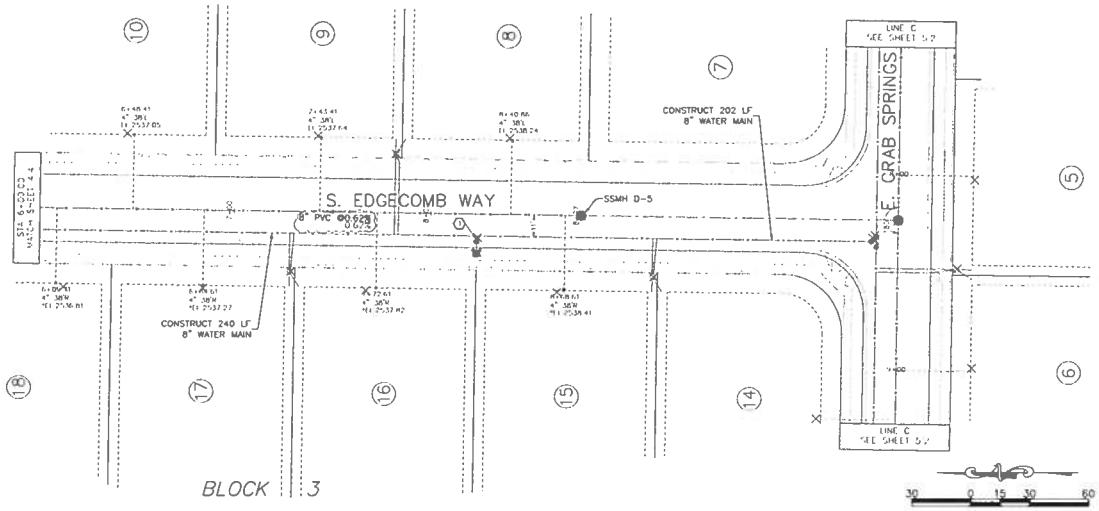
CHECKED BY: DAVID A. HANEY, P.E.
DRAWN BY: JBD

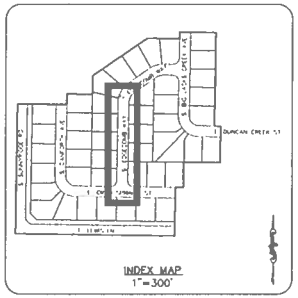
REVISED
1) 2-24-2023 DEVELOPER
2) 4-27-2023 CITY OF YAKIMA

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: F2019-029

SHEET 5.4





KEYNOTES

1. CONST. ± LF, 8" WATER MAIN
   8"x8"x6" TEE (MJ/MJ/FLG)
   6" VALVE (MJ/FLG)
   FIRE HYDRANT (TO N 404A)

WATER METER LEGEND

—O— 1" SINGLE METER SERVICE PER STD N-401 AND STD N-407 [NOTE: SINGLE METERS SHARE METER TUBE WHERE DEPICTED 2x1" METER IRON FOR SINGLE SERVICES, 30" METER IRON WHERE "SERVICE, SHARE TUBE PER N-401]

"SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 8

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 FITTING TYPE "C" SERVICE PER PIPING STD 513, CONSTRUCTED AT 1.00% MINIMUM SLOPE

NOTE:
ALL "SEWER MANHOLES" ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PIPING STD 501 W/ CONCENTRIC CONE, ONLY NO SLIPS ALLOWED

THE SLOPE AND LENGTH OF "SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

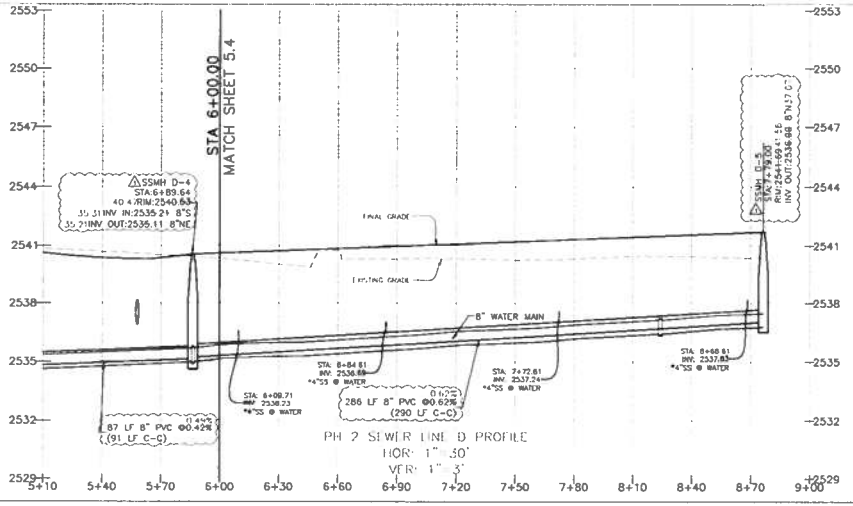
ALL "SEWER SERVICES" ARE TO BE 4" DIA PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM @1 = 2539.79 — 1/2 5/8 IRON PIN WITH MID CAP (SEE SHEET 3.1)

TBM @2 = 2542.26 — RIM ON "SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.



RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

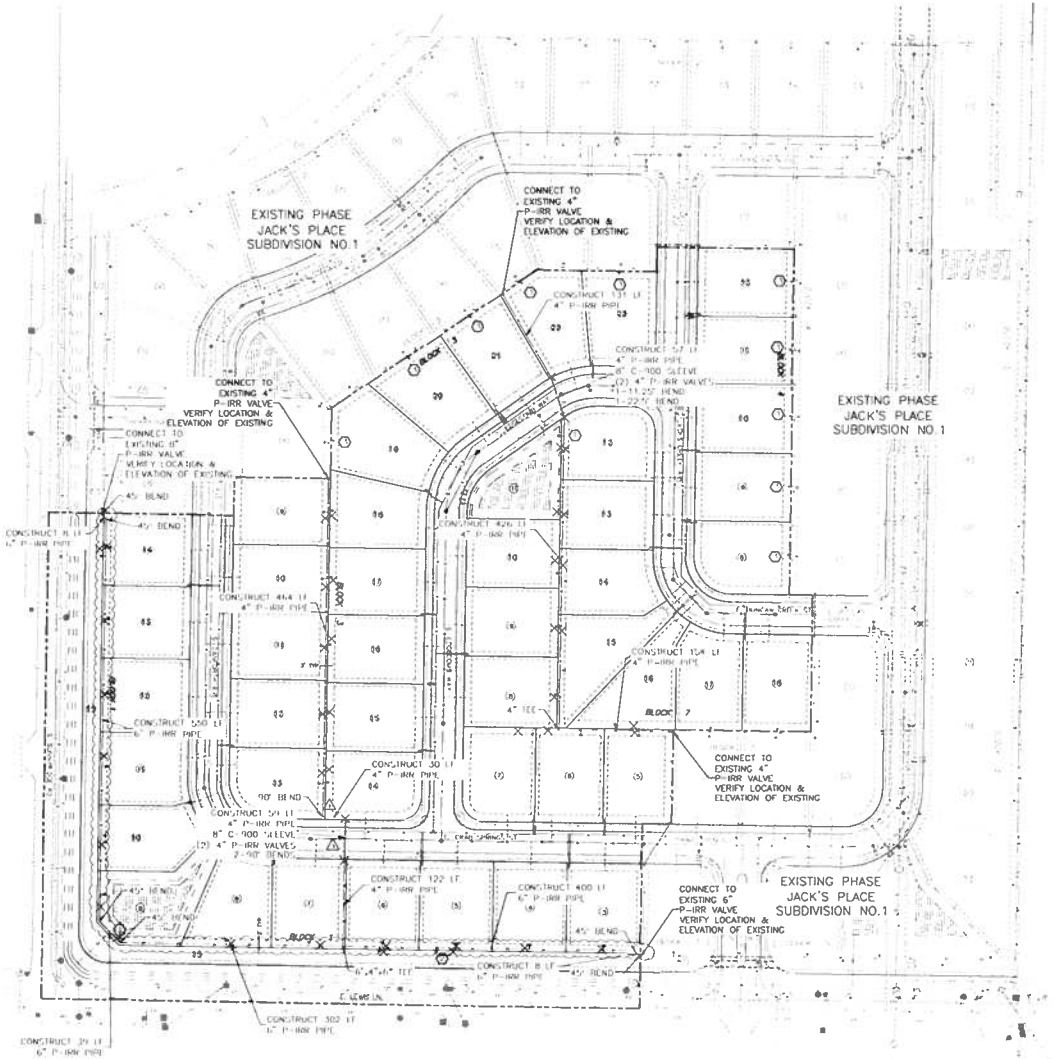
PROFESSIONAL ENGINEER
LICENSED
06-19-2025
20218
STATE OF IDAHO
JONAH B. DUNCAN

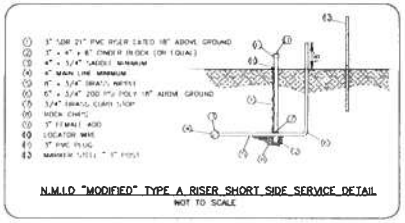
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: K.E./J.C.W.

REVISED
NO. DATE DESCRIPTION
1 6-18-2025 ADDED SEWER SERVICE TO LOT 4, BLOCK 3

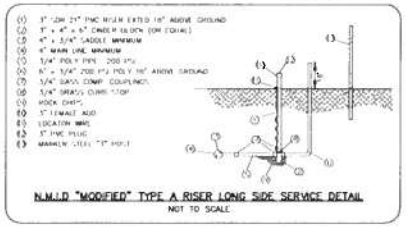
SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: 12019-029
SHEET 5.5





N.M.I.O "MODIFIED" TYPE A RISER SHORT SIDE SERVICE DETAIL
NOT TO SCALE



N.M.I.D "MODIFIED" TYPE A RISER LONG SIDE SERVICE DETAIL
NOT TO SCALE

LEGEND

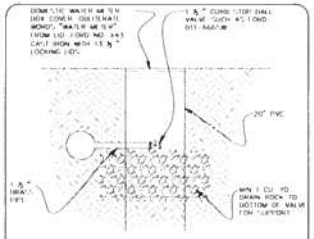
- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PI — CONST. PRESSURE IRRIGATION LINE WITH IRRIGATION RISER
- GV — GATE VALVE W/RISER
- DV — MAINLINE DRAIN
- (A) — AIR RELEASE VALVE
- INSTALL (2) 2" SCH 80 SLEEVES (AND/OR ADDITIONAL SLEEVES AS REQUESTED BY OWNER) AS SHOWN ON THIS SHEET

NOTE: CND SEALS REQUIRED ON ALL PRESSURE IRRIGATION CASINGS PER ADOPTED SECTION 30840-5(D)

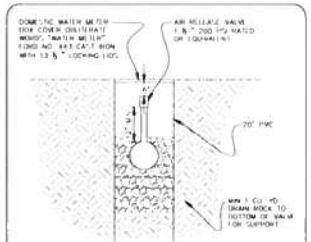
KEYNOTES

1. CONSTRUCT DRAIN VALVE PER DETAIL THIS SHEET
2. CONSTRUCT AIR VENT PER DETAIL THIS SHEET
3. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING PRESSURE IRRIGATION SERVICE

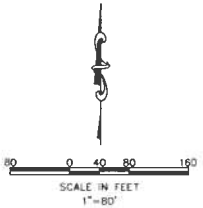
REISSUE ENTIRE SHEET
2-12-2025
(1 LINE OMITTED OUT OF LOT 15, BLOCK 1)



DRAIN VALVE DETAIL
NOT TO SCALE



AIR VENT STATION DETAIL
NOT TO SCALE



RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
06/13/2025
20218
JOHN B. DANDO

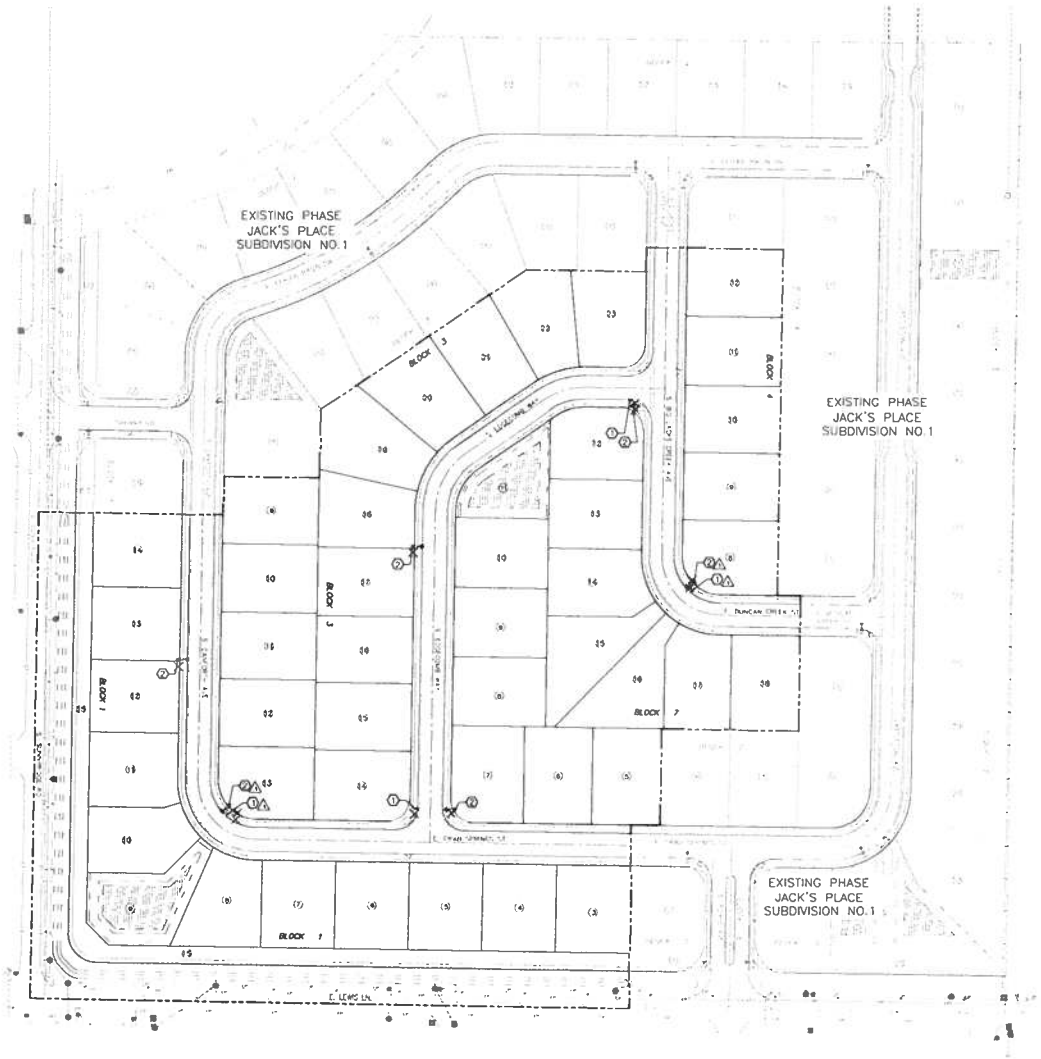
CHECKED BY:
DRAWN BY:

REVISED

PRESSURE IRRIGATION PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
PROJECT:

SHEET
6.1



LEGEND

- LED STREET LIGHT [AS SPECIFIED]
- SIGN POST W/ SIGN(S) [AS SPECIFIED]
- DOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- (7) LOT NUMBER

KEYNOTES

1. STREET DESIGNATION SIGN.
2. 25' STREET LIGHT WITH 100-WATT EQUIVALENT LED LUMINAIRE.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.

NOTES

1. ALL SIGNAGE SHALL ADHERE TO SECTION 3080 OF THE NAMPA HIGHWAY DISTRICT 1 SPECIFICATIONS AND THE MUTCD.
2. STREET SIGNS SHALL BE REVIEWED BY NAMPA HIGHWAY DISTRICT PRIOR TO INSTALLATION.
3. STREET LIGHTS SHALL BE INSTALLED PER NAMPA STANDARD DRAWINGS N-1130A AND N-1130 WITH LED LUMINAIRES. COORDINATE LIGHT SPECIFICATIONS WITH NAMPA STREETS DIVISION.
4. NOT USED.

80 0 40 80 160
SCALE IN FEET
1"=80'

RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER LICENSED 06/18/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: KW

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & HD#1
2 07-25-2024 HD#1

STREETLIGHT & SIGNAGE PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-18-2022
PROJECT: 22019-029

SHEET 6.2

KENT BROWN PLANNING

3161 E. SPRINGWOOD DR

MERIDIAN IDAHO 83462

Jack's Place Subdivision No 2

PROOF OF APPROAL

KENT BROWN
PLANNING SERVICES

June 24, 2025
Canyon County Development Services Department
111 N. 11th Ave. #310
Caldwell, ID 83605

RE: Final Plat for Jack's Place Subdivision No 2

Dear Staff:

On behalf of Trilogy Idaho, we respectfully request acceptance of final plat application for Jack's Place Subdivision No 2. Jack's Place Subdivision No 2 is located at the northeast corner of Sunnyridge Road and Lewis Lane.
The developer Trilogy Idaho has just completed all the improvements for this final phase of Jack's Place. The developer and the engineer are waiting for a few final acceptance letters. However, to our knowledge the work is complete.

The developer has complied with all the original preliminary plat conditions. The original preliminary plat (SD2020-0006) stated the following 11 conditions:

1. All subdivision improvements shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat. **The improvements have been completed, and record drawings have been attached. The project engineer will certify prior to the scheduling of the Board hearing.**
2. Historic irrigation lateral, drain, and ditch flow pattens shall be maintained unless approved in writing by local irrigation district or ditch company. **Any of the change of historic flows pattens was completed in phase one. Phase Two only extended the pressure irrigation system to the remaining development.**
3. Finish grades at the subdivision boundaries shall match existing finish grades. Runoff shall be maintained on the subdivision property unless otherwise approved. **Subdivision grades do comply with the requested requirements. See attached record drawings.** + grading plan
4. A pressurized irrigation system shall be utilized for the subdivision. **The developer did enter an agreement with Nampa Meridian Irrigation District**
5. Developer shall construct sidewalks along the E. Lewis Lane and Sunny Ridge Road frontages in accordance with Nampa City Code Section 9-3-1 . **The sidewalks have been installed along both streets and see attached record drawings.**
6. Developer shall address all street naming with Nampa GIS Addressing Coordinator prior to submission of the final plat application. **Email from Nampa GIS is attached and Nampa Engineer has signed the plat**
7. Developer shall enter into an agreement with the City of Nampa for hook up to City's public water and sewer system as well as future annexation prior to final plat approval. A copy of the agreement shall be submitted with the application for final plat. **Copy of the agreement is attached.**
8. A joint agreement shall be submitted with the application for final plat that addresses the construction and maintenance of public roads and public utilities within the public right of

way. Said agreement shall be entered into by the developer, Nampa Highway District No 1 and City of Nampa. **See attached agreement.**

9. Final construction drawings shall be submitted to the City of Nampa Engineering Division for review and approval prior to the start of construction . **See attached approved construction plans by the City of Nampa.**
10. Traffic calming measures shall be utilized to reduce speed along Castleton Avene and shall meet City of Nampa requirements. **This work was done in phase one to of this development when Castleton Avene improvements were completed.**
11. The development shall comply with Nampa Fire Department requirements. **This has been complied with see attached Nampa Fire Satisfaction letter.**

Please contact me if you have any questions regarding this application.

Sincerely,

Kent Brown
Planner

CONDITION #1

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), 2012 EDITION, THE 2015 EDITION OF THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTAL. NO EXCEPTIONS TO CITY OF NAMPA POLICY, STANDARDS, OR THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE CITY OF NAMPA.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. ALL LOT, BLOCK, STREET RIGHT-OF-WAY, AND EASEMENT DIMENSIONS SHALL BE TAKEN FROM THE FINAL PLAT OF JACK'S PLACE SUBDIVISION NO. 2
4. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
5. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
8. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
9. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #9 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM NAMPA HIGHWAY DISTRICT #1 AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION
12. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
13. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
14. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIG-LINE 1-800-342-1585
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI's, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208)378-5746 FOR THE REQUIRED INFORMATION. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
17. ALL UTILITIES INCLUDING SERVICE LINES WITHIN THE STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALKS AND STREET CONSTRUCTION.
18. THE PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC STANDARDS, THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTALS.
19. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER AND SEWER FACILITIES FROM THE CITY OF NAMPA.
20. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF CONCRETE, (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
21. TRENCHING WITHIN NHD#1'S RIGHT-OF-WAY REQUIRES IMPORTED BACKFILL AND TESTING PER ACCHD STANDARDS.

SEWER

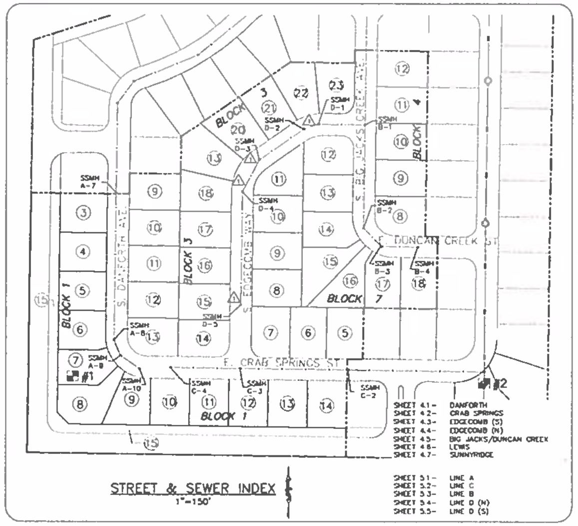
1. ALL SEWER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), THE UNIFORM BUILDING CODE FOR SEWER SERVICE LINES & THE IDAHO STATE PLUMBING CODE. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SEWER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE CONTRACTOR SHALL AIR TEST ALL THE SEWER LINES IN ACCORDANCE TO (I.S.P.W.C.) AFTER BACKFILLING AND SETTLING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND THE PERSONNEL REQUIRED TO PERFORM THE TEST. THE CONTRACTOR SHALL RETEST ALL SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED AND PRIOR TO INSTALLATION OF THE STREET SURFACING & FINAL ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY OF NAMPA A MINIMUM 24 HOURS PRIOR TO TESTING.
5. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS. ALL MANHOLES SHALL BE CONCENTRIC W/ NO STEPS.
6. CITY OF NAMPA WILL TV INSPECT ALL SEWER MAINS PRIOR TO PAVING AND AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR WILL NOTIFY THE CITY OF NAMPA A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
7. ALL SEWER STATIONING RELATES TO GRAVITY SEWER CENTERLINE.
8. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. SEWER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH.
11. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS RESPONSIBLE FOR SUBMITTAL OF RECORD DRAWINGS TO THE CITY OF NAMPA AND NAMPA HIGHWAY DISTRICT #1.
12. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: SEWER LINES, MANHOLES AND SERVICE CONNECTIONS.
13. GRAVITY SEWER MAINS SHALL BE SOLID WALL PVC, ASTM D-3034 (4" TO 15" DIAMETER) OR SOLID WALL ASTM F679 (18" TO 36" DIAMETER).

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. 2012), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), AND THE UNIFORM BUILDING CODE FOR WATER SERVICE LINES. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 165 PVC AND BE CONSTRUCTED TO A DEPTH OF 48 INCHES TO THE TOP OF THE PIPE. THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED TO 150 PSI, FLUSHED AND SANITIZED, AS PER I.S.P.W.C. BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
3. WHERE IT IS NECESSARY FOR NON-POTABLE WATER (INCLUDING STORM DRAIN) AND DRINKING WATER TO CROSS EACH OTHER REFER TO NOTE NO 8 BELOW. ALL NON-POTABLE WATER (INCLUDING STORM DRAIN AND GRAVITY IRRIGATION) SHALL BE TREATED AS SEWER.
4. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: WATER MAIN LINES, FIRE HYDRANTS AND SERVICE CONNECTIONS.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO THE A.W.W.A. C651 SPECIFICATIONS, LATEST EDITION.
A. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE I.S.P.W.C., THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
B. PRIOR TO USE OF THE WATER MAIN, IT SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS OF THE A.W.W.A AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. CITY OF NAMPA PERSONNEL SHALL BE PRESENT AT THE TIME WATER SAMPLE IS TAKEN.
6. CONTRACTOR SHALL NOTIFY THE CITY OF NAMPA ENGINEERING DEPARTMENT THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST CITY OF NAMPA ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING. CONTRACTOR SHALL MAKE REQUESTS TO THE NAMPA ENGINEERING DEPARTMENT FOR MAINLINE TAPS OR OPERATION OF VALVES.
7. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE CITY OF NAMPA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH THE CITY OF NAMPA IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. WATER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH. PIGTAILS SHALL MEET CITY OF NAMPA PLUMBING DEPARTMENT TYPICAL HOUSE SERVICE REQUIREMENTS.
11. BACKFILL IN NHD#1 RIGHT-OF-WAY AND FUTURE RIGHT-OF-WAY SHALL BE PER ACCHD STANDARDS AND NAMPA HIGHWAY DISTRICT #1 SUPPLEMENTALS
12. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
13. WATER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
14. THERE SHALL BE A MINIMUM OF TEN (10) FOOT SEPARATION BETWEEN THE EDGE OF THE ROADSIDE SWALES AND THE WATER MAINS.

IRRIGATION

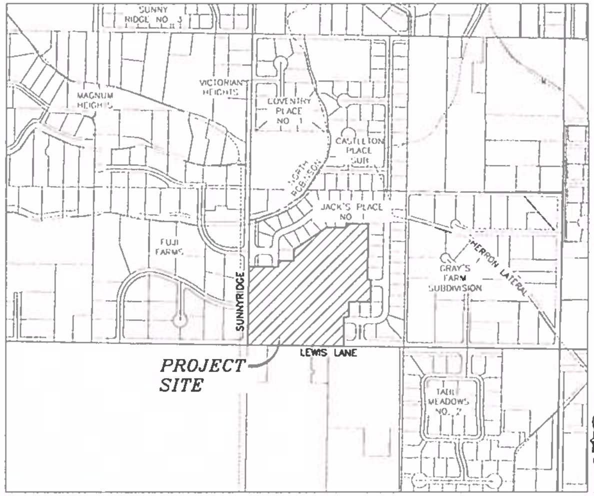
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), NAMPA & MERIDIAN IRRIGATION DISTRICT AND CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015).
2. TEN (10) FEET OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND NON-POTABLE WATER LINES. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
3. MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS SHALL BE 30" FROM FINISHED GRADE TO TOP OF PIPE. ALL CROSSING OF PUBLIC RIGHT-OF-WAY WITH PRESSURE IRRIGATION SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES. PIPE SHALL BE CONSTRUCTED TO SLOPE TO DRAINS AND/OR PUMP-OUT STATIONS AS SHOWN ON THE PLANS.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHOULD BE IDENTIFIED AS "IRRIGATION" OR "NONPOTABLE WATER."
5. PRESSURE IRRIGATION MAINS WITHIN THE RIGHT OF WAY SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE 801 OF I.S.P.W.C.
6. FINAL APPROVAL OF ALL PRESSURE IRRIGATION CONSTRUCTION WILL BE BY NAMPA & MERIDIAN IRRIGATION DISTRICT AND THE OWNER'S ENGINEER.
7. PRESSURE MAIN LINE PIPING SHALL BE PVC, 200 PSI, SDR 21 CONFORMING TO ASTM D-2241.
8. NO. 12 DIRECT BURIAL LOCATOR WIRE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS PER NMID SPECIFICATIONS (WIRE PLACED ALONG NORTH AND EAST SIDE OF THE MAIN AND SERVICE LINES).
9. FINDER TAPE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS AND SERVICES. TAPE SHALL BE 2" WIDE, METALLIC RED IN COLOR WITH THE WORDS- "DANGER-UNSAFE WATER OR NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN 6" BELOW THE SURFACE AND 18" ABOVE THE TOP OF PIPE.
10. ALL IRRIGATION RISERS AND FAUCETS SHALL BE IDENTIFIED WITH DURABLE TAGS CARRYING THE WARNING- "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER".
11. IRRIGATION PIPE SHALL BE PLACED IN COMPACTED TRENCH WITH BEDDING/BACKFILL PER NMID SPECIFICATIONS.
12. CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION FACILITIES IN PLACE UNTIL NEW FACILITIES ARE OPERATIONAL, EXCEPT ITEMS REQUIRED TO BE REPLACED DURING CONSTRUCTION.
13. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND DEAD ENDS AS SPECIFIED IN NMID STANDARDS. NOTIFY NMID & DESIGN ENGINEER TO WITNESS THRUST BLOCKS PRIOR TO BACKFILL (MIN 24 HOURS NOTICE).



STREET & SEWER INDEX
1"=150'

DEVELOPMENT PLANS FOR JACK'S PLACE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO
2022



VICINITY MAP
1" = 500'
NAVD 1988 DATUM

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	–	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1–2.3	–	FINAL PLAT
3.1	–	EXISTING SITE AND DEMO PLAN
3.2	–	MASTER UTILITY PLAN
3.3–3.4	–	SITE GRADING PLAN
4.1–4.7	–	STREET PLAN & PROFILE
4.8	–	STREET & DRAINAGE DETAILS
5.1–5.5	–	SEWER & WATER PLAN & PROFILE
6.1	–	PRESSURE IRRIGATION PLAN
6.2	–	STREETLIGHT & SIGNAGE PLAN

BENCH MARKS TBM

APPROVED
For Construction
Nampa Engineering Division
Signature Date 12/01/2023

SEE SHEET 3.2 FOR LEGEND

SURVEYOR
IDAHO SURVEY GROUP
9955 EMERALD ST
BOISE, ID 83704
(208) 846-8570

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST. SUITE 101
BOISE, ID 83709
(208) 895-8858

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER 17882 12-21-2022 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCW

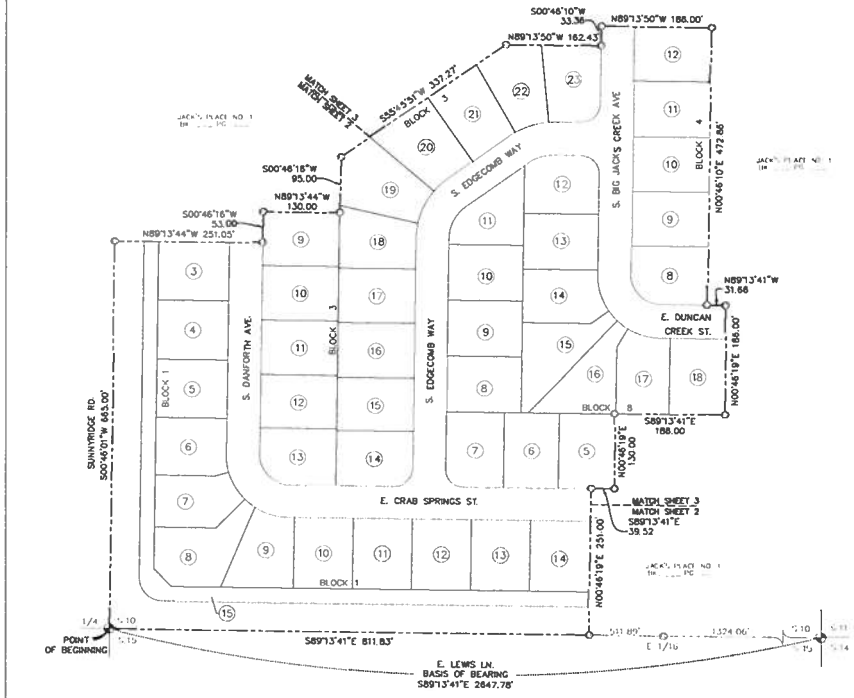
REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
SHEET 1.0

PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2022



NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED
   - 10' WIDE ALONG THE FRONTAGE OF EACH LOT ON PUBLIC RIGHT-OF-WAY
   - 10' WIDE ALONG THE REAR LOT LINES, WHERE IT IS NOT A SUBDIVISION BOUNDARY
   - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES.

ALL EASEMENTS ARE AS SHOWN ON THIS PLAT
2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45, RIGHT TO FARM, SECTION 22-4503, WHICH STATES, "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE DELIVERED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT
4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION
5) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED ON AN AS SHOWN ON THIS PLAT
6) LOT 14 AND 15, BLOCK 1 AND LOT 11, BLOCK 8 ARE COMMON LOTS, FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THAT LOT IS SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT
7) 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)
8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM
9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS, OR AS OTHERWISE SHOWN ON THE PLAT.
10) THIS DEVELOPMENT IS SUBJECT TO THE "AGREEMENT FOR HOOK-UP OF JACK'S PLACE SUBDIVISION TO THE CITY OF NAMPA WATER AND SEWER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA" DATED MAY 5, 2021 AND RECORDED AS INSTRUMENT NO. 2021-029252.
11) DEVELOPMENT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT – JACK'S PLACE SUBDIVISION" DATED MAY 31, 2022 AND RECORDED AS INSTRUMENT NO. 2022-029212

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- (1) LOT NUMBER
- FOUND BRASS OR ALUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

PROFESSIONAL LAND SURVEYOR LICENSED CODY M. McCANNON 11779 STATE OF IDAHO

CODY M. McCANNON, PLS, 11779
IDAHO SURVEY GROUP
1995 W EMERALD STREET,
BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11199 E STATE STREET, SUITE 210 TEL 208.939.0013
EAGLE, IDAHO 83616 www.baileyengineering.com

TOTAL # LOTS: 54

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
11199 E STATE STREET, SUITE 210 EAGLE, IDAHO 83616 TEL 208.939.0013 www.baileyengineering.com

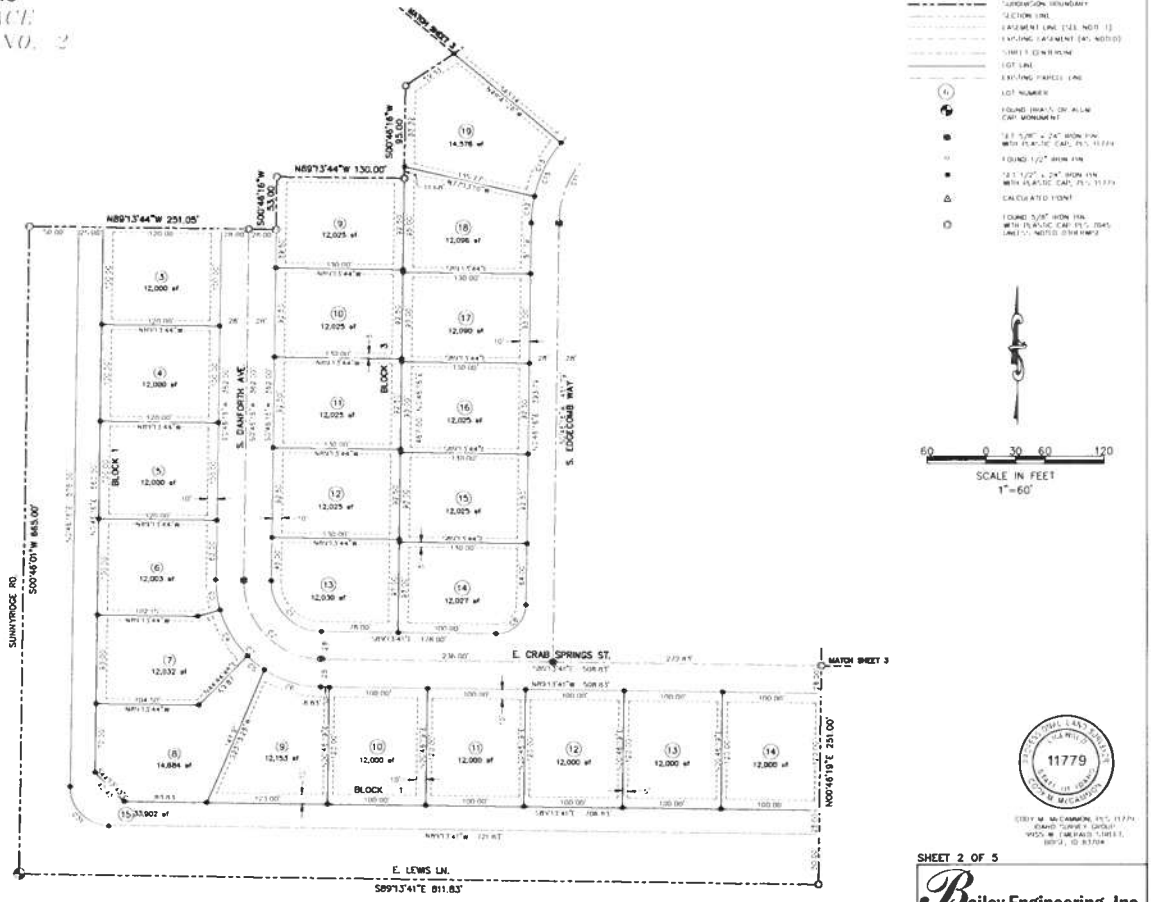
CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: JCM

REVISED
NO. DATE DESCRIPTION

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-079
SHEET 2.1

PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 2



SHEET 2 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2

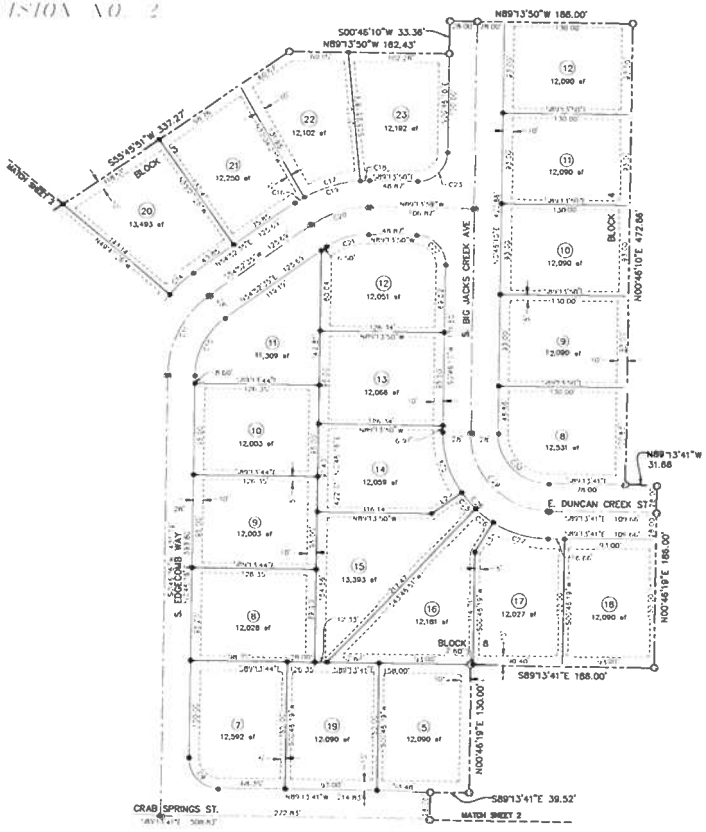
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY:
DRAWN BY:
REVISED

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
PROJECT:
SHEET
2.2

PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 2



LEGEND

SUBDIVISION BOUNDARY
SECTION LINE
EASEMENT LINE (SEE NOTE 1)
EXISTING EASEMENT (AS NOTED)
SHEET CONTINUING
LOT LINE
EXISTING PARCEL LINE
(6) LOT NUMBER
SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
FOUND 1/2" IRON PIN
SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 7045 UNLESS NOTED OTHERWISE

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'43"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'43"E	89°59'57"
C3	108.00	31.67	31.56	S20°37'46"E	16°48'04"
C4	108.00	55.08	54.49	S30°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S51°05'57"E	11°41'50"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'19"
C7	108.00	169.64	152.73	S44°13'43"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'17"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'43"E	89°59'57"
C10	72.00	67.99	65.49	S27°49'25"E	54°06'39"
C11	100.00	94.43	90.96	S27°49'25"E	54°06'39"
C12	128.00	26.83	26.78	N06°46'33"E	12°00'34"
C13	128.00	61.28	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'08"
C15	128.00	120.87	116.43	S27°49'25"E	54°06'39"
C16	128.00	11.29	11.29	N51°24'14"E	5°03'18"
C17	128.00	59.54	59.00	N73°15'22"E	26°38'58"
C18	128.00	9.36	9.36	N88°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"E	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"E	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	66.98	65.91	N16°53'54"W	35°32'07"
C25	108.00	21.54	21.50	N40°29'33"W	11°25'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	58.21	57.51	N73°47'13"W	30°53'56"
C28	108.00	169.64	152.73	S44°13'46"E	89°59'57"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'57"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'57"
C31	40.00	62.83	56.57	N44°13'43"W	89°59'57"

Line Table

Line #	Direction	Length
L1	S73°58'12"W	23.46
L2	N55°14'03"E	37.26
L3	S37°29'14"W	11.16

60 0 30 60 120
SCALE IN FEET
1"=60'

SEE SHEET 1 FOR NOTES

BOOK PAGE

SHEET 3 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

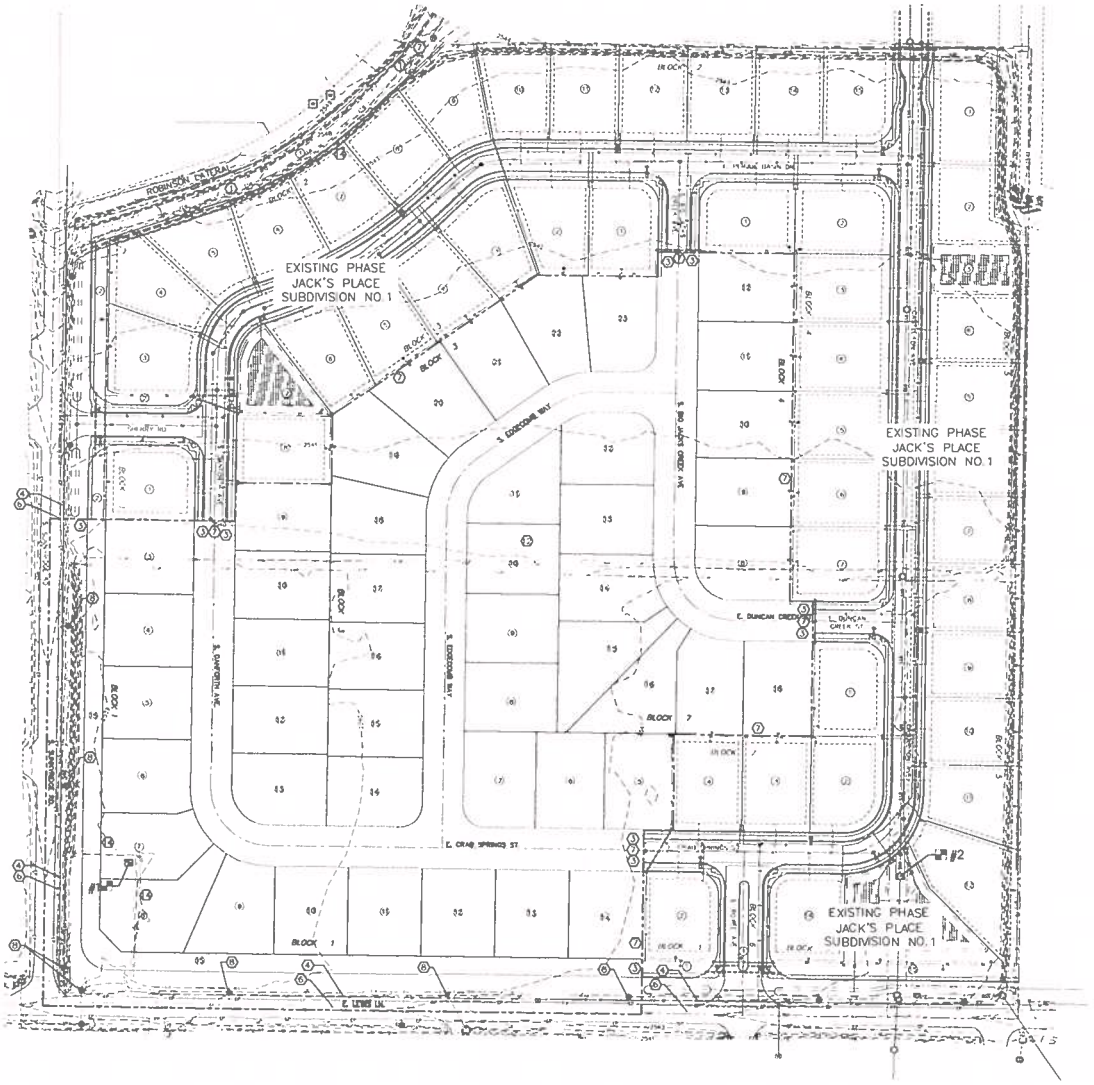
THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

CHECKED BY:
DAVID A. TANEY PE
DRAWN BY:
JCW
REVISED

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-19-2022
PROJECT:
C2019-021
SHEET
2.3



KEYNOTES

1. NOT USED
2. NOT USED
3. PROTECT EXISTING ROAD SECTION (CURB, GUTTER, SIDEWALK, UTILITIES)
4. PROTECT EXISTING WATER MAIN.
5. NOT USED
6. PROTECT EXISTING GAS MAIN
7. PROTECT EXISTING UTILITIES ALONG PHASE 1 BOUNDARY (SEWER, WATER, PRESSURE IRRIGATION)
8. PROTECT EXISTING POWER POLE.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. ABANDON EXISTING DEEP INJECTION WELL. EXACT LOCATION UNKNOWN, NOT SURVEY VERIFIED. ABANDON PER IDAPA 'IDAHO STANDARDS FOR WELL CONSTRUCTION' RULES. VERIFY DISCONNECT WITH CITY OF NAMPA PUBLIC WORKS DEPARTMENT. (ABANDONMENT ONLY REQUIRED IF LOCATED WITHIN DEVELOPMENT PHASE)
13. NOT USED
14. FILL APPROX 700 LF EXISTING IRRIGATION DITCH.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.

NOTE:
ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILL WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS.

LEGEND

TYPICAL EXISTING FENCE

APPROXIMATE TEST PIT LOCATION

80 0 40 80 160
SCALE IN FEET
1"=80'

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

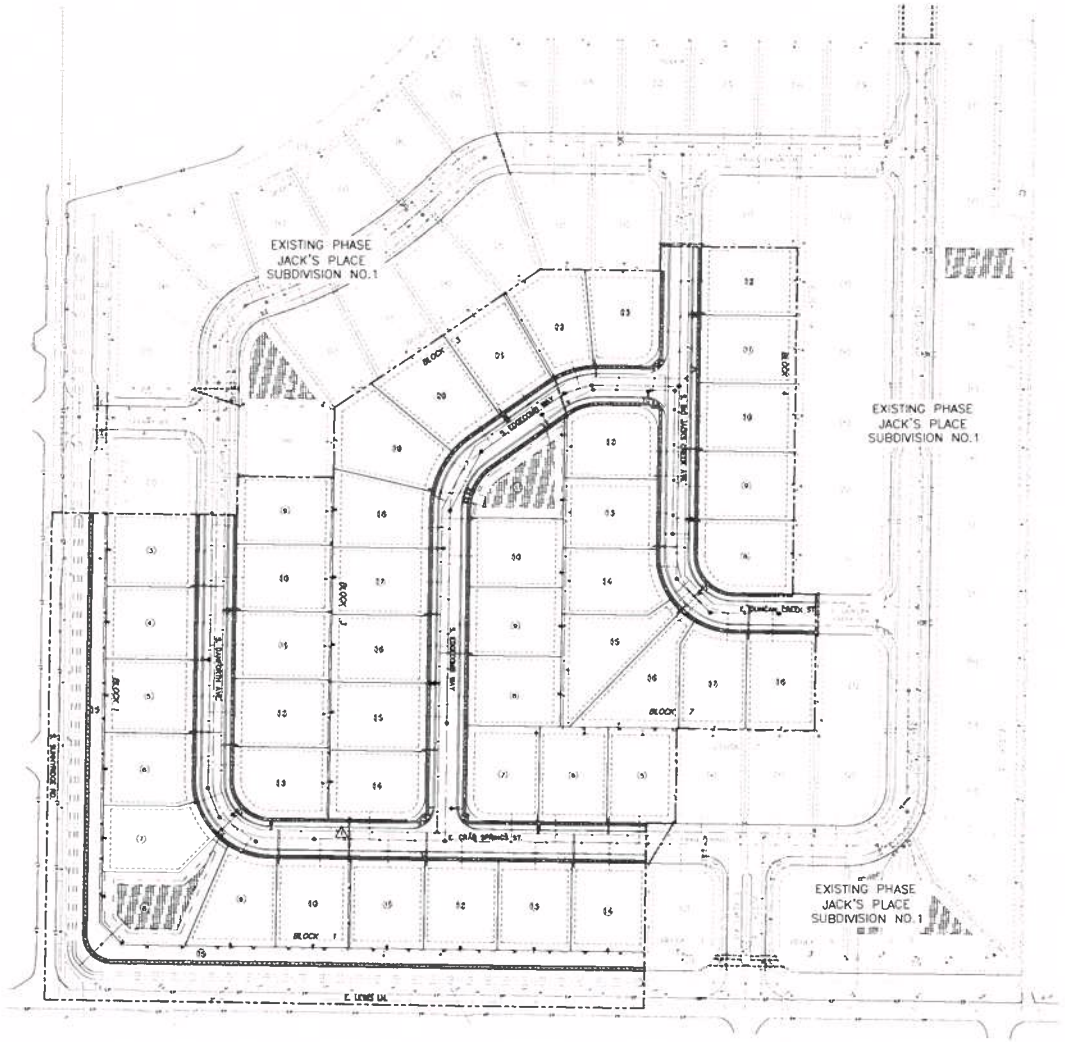
PROFESSIONAL ENGINEER
DAVID A. BAILEY
17882
12-1-2022
STATE OF IDAHO

CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: JCH

REVISED
NO. DATE DESCRIPTION

EXISTING SITE & DEMO PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: (2019-27)
SHEET 3.1



LEGEND

- EXISTING SEWER LINE
- EXISTING WATER LINE
- NEW STORM DRAIN
- NEW WATER LINE
- NEW SEWER LINE
- NEW PRESSURE IRRIGATION LINE W/SERVICE
- NEW GRAVITY IRRIGATION LINE
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- 4" SEWER SERVICE LINE
- SEE WATER METER LEGEND, SHEETS 5.1-5.5
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- CATCH BASIN
- LED STREET LIGHT

SYMBOL SCALING VARIES BY SHEET

80 0 40 80 160
SCALE IN FEET
1"=80'

APPROVED
For Construction
Nampa Engineering Division
Signature 12.01.2023 Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

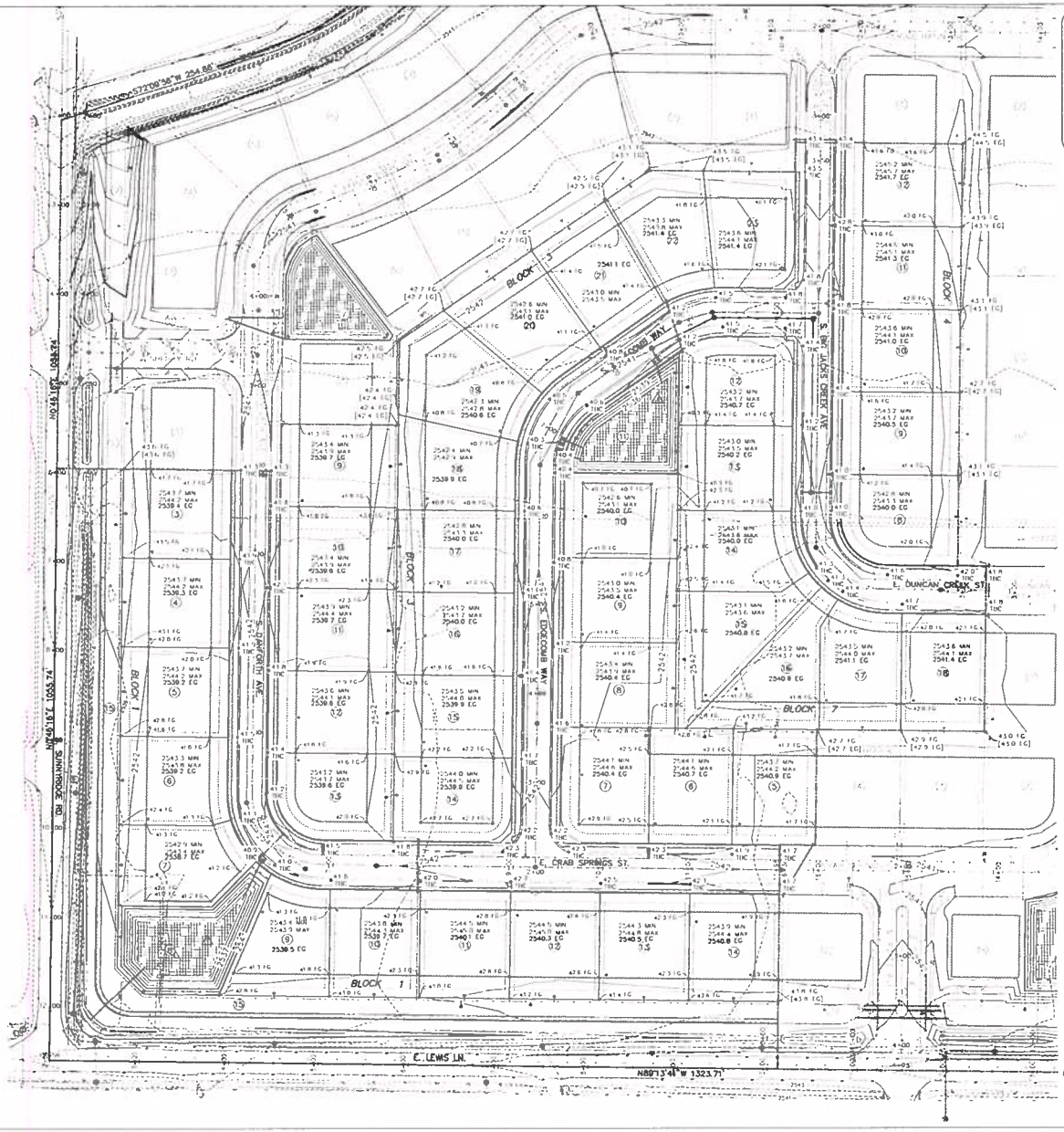
PROFESSIONAL ENGINEER REGISTERED 12/21/2005 17882 STATE OF IDAHO DAVID A. BAILEY

CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: JDH

REVISED

MASTER UTILITY PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2018-024
SHEET 3.2



APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Valley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
[illegible]

PROFESSIONAL ENGINEER
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
KSC/JDM

REVISED
NO. DATE DESCRIPTION
1 12-21-22 PER CITY COMMENTS 12-13-22

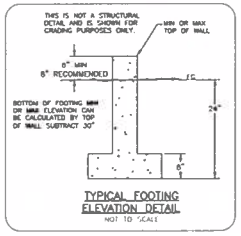
GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET
3.3

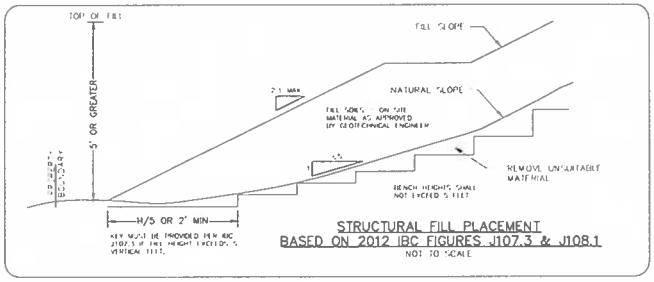
SITE GRADING

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN
2. A CONSTRUCTION PROJECT SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AND SHALL BE PERIODICALLY UPDATED IF CONDITIONS OR SCHEDULES CHANGE. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE SOIL DISTURBANCE. ALL DISTURBED SURFACES, SHALL BE STABILIZED IN A TEMPORARY OR PERMANENT MANNER AS APPROPRIATE DURING CONSTRUCTION TO PREVENT SOIL EROSION
3. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SITE CONSULTING, LLC DATED MARCH 12, 2020
4. ORGANIC SOILS, SHALL BE REMOVED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND WASTED OR STOCKPILED FOR USE IN FINE GRADING
5. PRIOR TO COMMENCING STRUCTURAL FILL, THE EXISTING SITE DEBRIS, MUST BE REMOVED, THE NATIVE SOILS STRIPPED OF ALL ORGANIC MATERIAL, STOCKPILES OF SUITABLE MATERIAL SHALL BE SEGREGATED FROM UNSUITABLE MATERIALS. ALL WASTE AND HIGHLY ORGANIC OR OTHERWISE CONTAMINATED SOILS SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED FOR ANY INTENDED USE THAT WHERE PRACTICAL, STOCKPILES OF MATERIALS TO BE USED AS STRUCTURAL FILL SHALL BE PLACED ON NATIVE, STRIPPED SOILS, TO PREVENT CONTAMINATION
6. EXACT REMOVAL DEPTHS, OF ORGANIC MATERIALS SHALL BE DETERMINED DURING GRADING OPERATIONS, BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER, AND SHALL BE BASED ON SUBGRADE SOIL TYPE, COMPOSITION, AND FIRMNESS OF SOIL STABILITY.
7. ALL MATERIAL USED FOR STRUCTURAL FILL SHALL MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DESCRIBED IN THE GEOLOGY AND GEOTECHNICAL REPORT STRUCTURAL FILL MUST BE USED WHERE FILL HEIGHTS EXCEEDS ONE (1) VERTICAL FOOT OR WHERE RECOMMENDED BY REFERENCED GEOTECHNICAL REPORT
8. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOLOGY AND GEOTECHNICAL REPORT AND COMPACTION SHALL BE SUPERVISED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER MATERIAL SHALL BE PLACED IN 8" LIFTS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER
9. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR BUILDING LOTS, OR D 698 FOR ROAD AREAS. ONE IN-PLACE DENSITY TEST SHALL BE CONDUCTED FOR EVERY 2000 SQUARE FEET OF LOT AREA FOR BUILDING STRUCTURES (ONE PER LOT) OR FOR EVERY 100 LINEAR FEET OF LOT AREA IN PLANTING AND DRIVEWAY AREAS.
10. SHALLOW EXCAVATIONS, THAT DO NOT EXCEED 4 FEET MAY BE CONSTRUCTED WITH SIDE SLOPES APPROACHING VERTICAL BELOW THIS DEPTH, SLOPES SHALL NOT EXCEED 1-1/2 FOOT VERTICAL TO 1 FOOT HORIZONTAL
11. FINAL SITE GRADES, (CUT OR FILL) SHALL NOT EXCEED 3 FOOT VERTICAL TO 2 FEET HORIZONTAL
12. PRIOR TO PLACEMENT OF STRUCTURAL FILL, THE GROUND SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX J, "GRADING" OF THE INTERNATIONAL BUILDING CODE (IBC) SECTION J107.3 AND AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE GEOTECHNICAL ENGINEER
13. ALL FINAL GRADING SHALL ENSURE SLOPE ROUNDING AT TOPS OF SLOPES, AND AT CHANGES IN HORIZONTAL SLOPE ALIGNMENT TO FACILITATE REVEGETATION AND PROVIDE AN AESTHETICALLY ACCEPTABLE APPEARANCE
14. DURING ALL GRADING OPERATIONS, AND UNTIL THE ESTABLISHMENT OF PERMANENT REVEGETATION, THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH THE APPROVED STORMWATER PREVENTION PLAN



TYPICAL FOOTING ELEVATION DETAIL
NOT TO SCALE

LOT DRAINAGE DETAIL
NOT TO SCALE



STRUCTURAL FILL PLACEMENT
BASED ON 2012 IBC FIGURES J107.3 & J108.1
NOT TO SCALE

NOTES:
1. THE BUILDING ENVELOPES ARE BASED ON CANYON COUNTY SETBACKS APPROVED WITH THE JACK'S PLACE SUBDIVISION DEVELOPMENT.
2. THE MINIMUM TOP OF STEM WALL ELEVATIONS ARE BASED ON A 8" REVEAL, A 8" DROP IN THE FIRST TEN FEET, AND THEN 2% TO THE LOWEST TOP BACK OF CURB FOR THE LOT OR 1% TO THE TOP OF BACKYARD SWALE (WHICHEVER IS GREATER). MIN TOP OF STEM WALL IS BASED ON IRC, SECTION R401.3.
3. FOUNDATIONS MAY BE STEPPED A MAXIMUM OF 2 FEET.
4. REAR YARD SWALES SHOULD BE NO CLOSER THAN 10 FEET FROM THE STRUCTURE.
5. THE BUILDING CONTRACTOR SHALL REVIEW & FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING LLC, DATED MARCH 12, 2020
6. NOT USED.
7. EXCEPTIONS TO THIS GRADING PLAN MAY BE APPROVED BY THE CANYON COUNTY BUILDING OFFICIAL AT ISSUANCE OF BUILDING PERMIT BASED UPON REVIEW OF AN ENGINEERED INDIVIDUAL LOT GRADING PLAN
8. QUANTITIES ARE APPROXIMATE RAW VOLUMES WITHOUT ADJUSTMENT FOR COMPACTION

GRADING NOTES AND VOLUMES:

PHASE 1
TOP SOIL VOLUME 4" = 19,349 cy CUT
ROAD EXCAVATION TO SUBGRADE
CUT TO SUBGRADE = 23,090 cy
FILL TO SUBGRADE = 4,563 cy
NET = 18,527 cy CUT
NET EXCAVATE UTILITIES, SD FACILITIES = 12,712 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STAMPED SURFACE
CUT TO FG = 20,663 cy
FILL TO FG = 21,602 cy
NET = 939 cy FILL
PHASE 1 NET EXPORT = 30,246 cy CUT

PHASE 2
TOP SOIL VOLUME 4" = 19,477 cy CUT
ROAD EXCAVATION TO SUBGRADE
CUT TO SUBGRADE = 11,537 cy
FILL TO SUBGRADE = 22,999 cy
NET = 11,462 cy FILL
NET EXCAVATE UTILITIES, SD FACILITIES = 12,273 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STAMPED SURFACE
CUT TO FG = 11,980 cy
FILL TO FG = 38,757 cy
NET = 26,811 cy FILL
PHASE 2 NET IMPORT = 27,023 cy FILL

TOTAL SITE BALANCE = PH 1 EXPORT + PH 2 IMPORT = 56,777 cy FILL

ALL CALCULATIONS, AND RAW VOLUMES, BASED ON ROAD AND FINAL SURFACE MODELS DEPICTED ON THIS GRADING PLAN. THESE NUMBERS, MAY VARY DUE TO ACTUAL SOIL COMPACTION AND SOIL SHRINKAGE

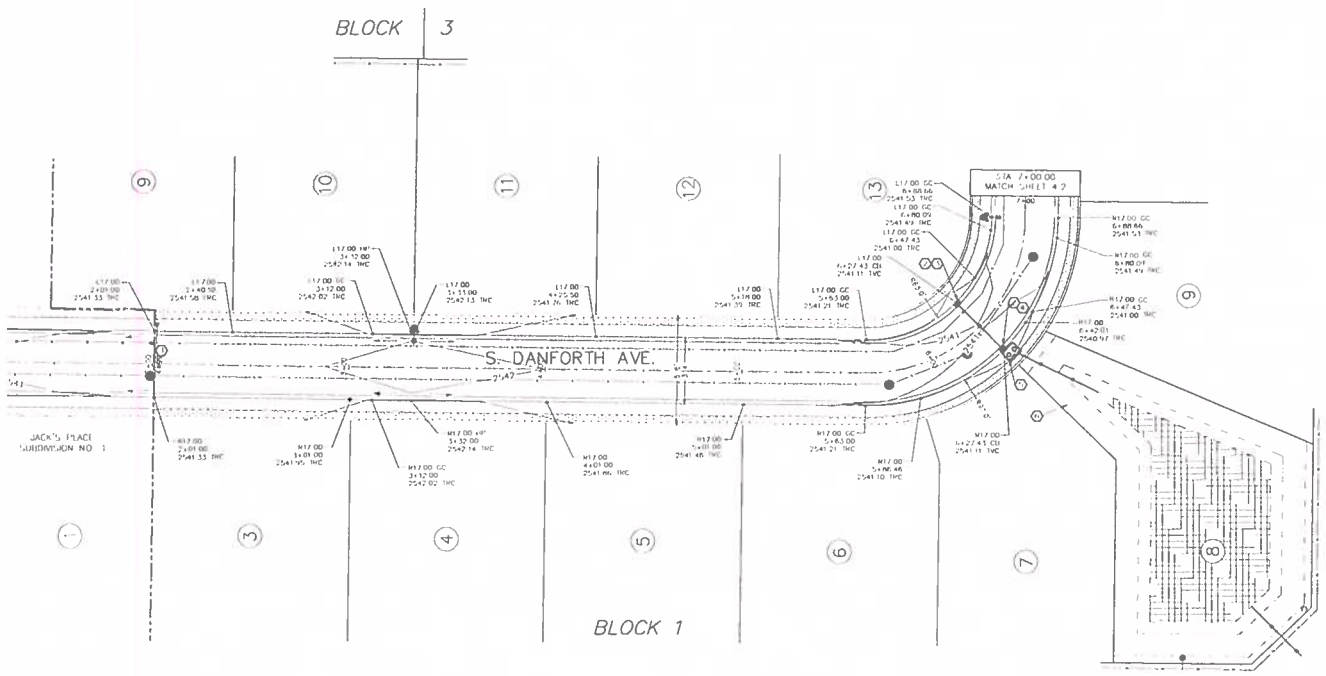
NOTE: EARTHWORK CALCULATIONS DO NOT INCLUDE CUT/FILL REQUIRED FOR ROADWAY WIDENING(S) ALONG SITE FRONTAGE.

APPROVED
For Construction
Nampa Engineering Division
Signature
12/01/2023
Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
PROFESSIONAL ENGINEER 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG
CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: KSC/JCW
REVISED

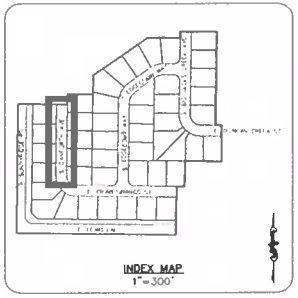
GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: 2019-021
SHEET 3.4



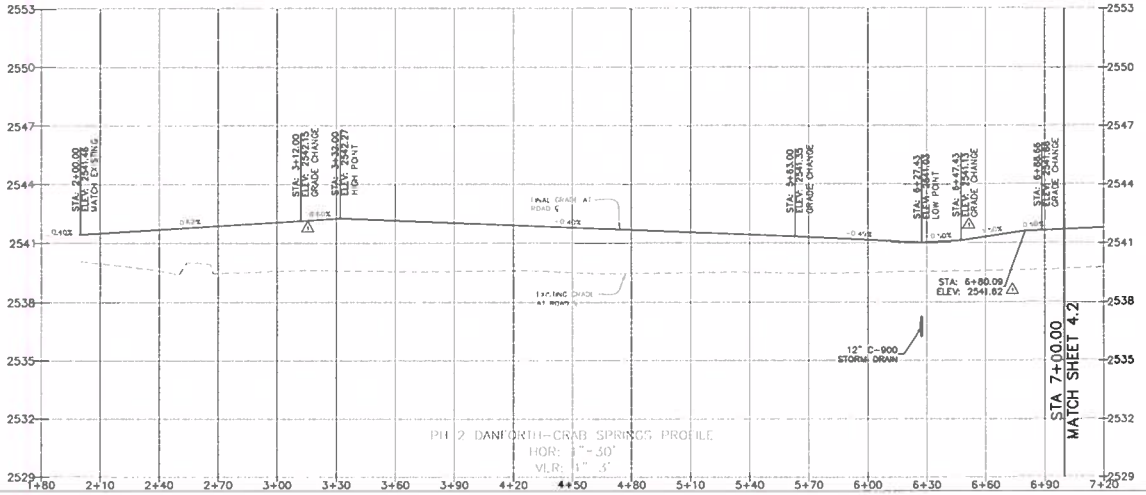
KEYNOTES

1. CONSTRUCT 1.5" (1.5" ASPHALT AS REQUIRED (3" MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1% MAX CHANGE SLOPE)
2. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH (LAYOUT BY NAMPA)
3. CB #4 (INV @ 2536.38 IN FROM "D-604 TYPE IV W/ 1" ADAP. CONST. 30 LF 12" C-900 @ 0.67% TO CB#5 (OP=1.49 CFS, QP=1.79 CFS)
4. CB #5, 4'DIA (12"NE "D-604 TYPE IV W/ 1" ADAP. INV IN (12") 2536.18 INV OUT (15") 2535.93 CONST 1 LF 15" RDPE @ 5.00% TO 42" TRAP #4 (QP=2.79 CFS, QP=2.67 CFS)
5. 42" TRAP #4 - SEE DETAIL SHEET 4.1
6. MOND #4 - SEE DETAIL SHEET 4.1



INDEX MAP
1"=300'

30 0 15 30 60
SCALE IN FEET
1"=30'



APPROVED
For Construction
Nampa Engineering Division
Signature
12/01/2023
Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. GRAY

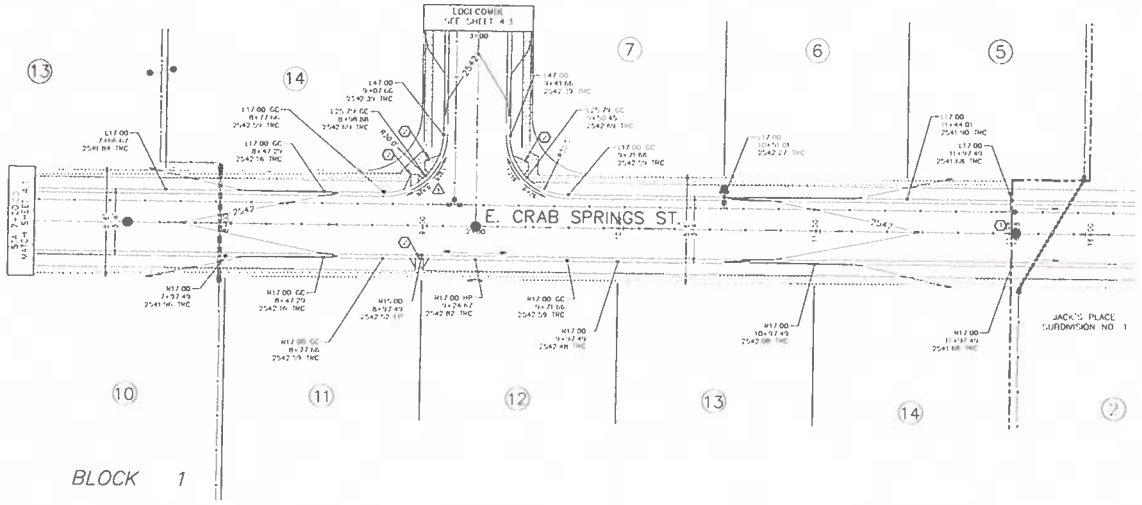
CHECKED BY:
DAVID A. BAILEY, P.E.
DRAWN BY:
KSC/JCM

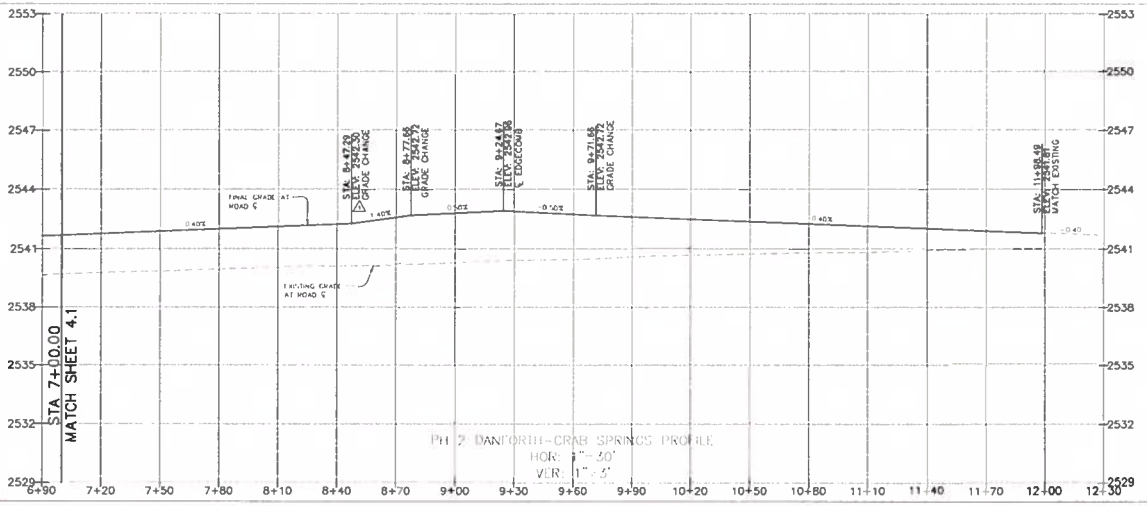
REVISED

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
4.1



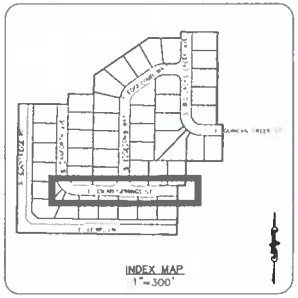


KEYNOTES

1. REMOVE EXIST ASPHALT AS REQUIRED (2" MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB. SEE DETAIL SHEET 4.11

NOTE: ADA STANDARD: MEASURE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED

NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER PARAGRAPH 208.2.2 AND CITY OF NAMPA SECTION 708.



SCALE IN FEET
1"=30'

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY: DAVID A. RALEY, P.E.
DRAWN BY: KSC/JCM

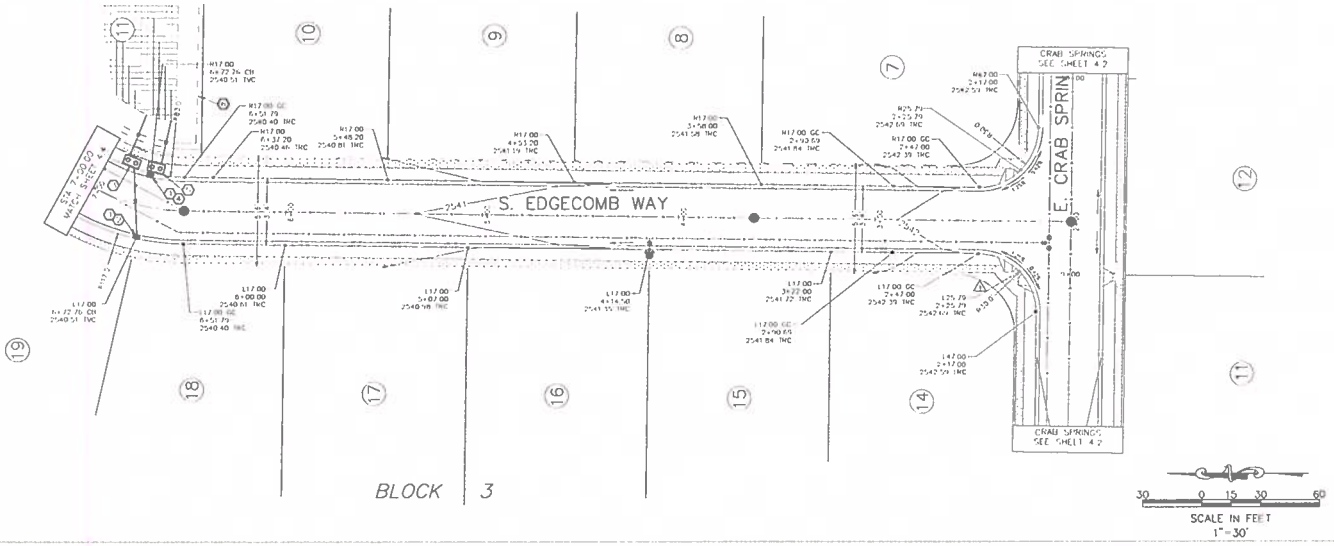
REVISED
NO. DATE DESCRIPTION

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-024

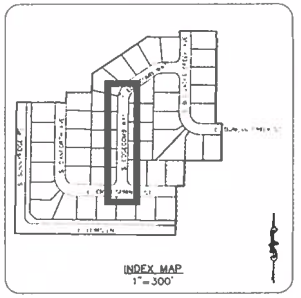
SHEET
4.2

APPROVED
For Construction
Nampa Engineering Division
Signature 12-21-2022 Date

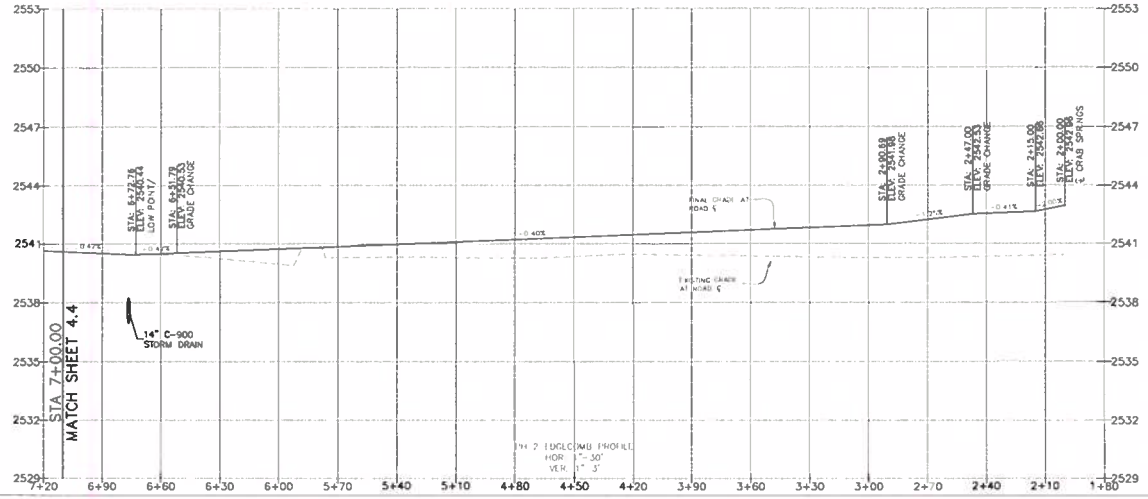


KEYNOTES

1. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER W. 716
2. CNGSA-W-INV @ 2537.10 PER ASHTO "SD-604 TYPE IV W/ 1' SUMP CONST. 34 LF 14" C-900 @ 0.40% TO "G" TRAP "A" IN (DF=3.24 cfs, DF=2.90 cfs)
3. "G" TRAP "A" IN — SEE DETAIL SHEET 4.4
4. CNGSA-E-INV @ 2537.30 PER ASHTO "SD-604 TYPE IV W/ 1' SUMP CONST. 1 LF 12" CMP @ 5.00% TO "G" TRAP "A" IN (DF=2.70 cfs, DF=1.90 cfs)
5. "G" TRAP "A" IN — SEE DETAIL SHEET 4.4
6. MONO @ — SEE DETAIL SHEET 4.4



INDEX MAP
1" = 300'



APPROVED
For Construction
Nampa Engineering Division
12/01/2022
Signature Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

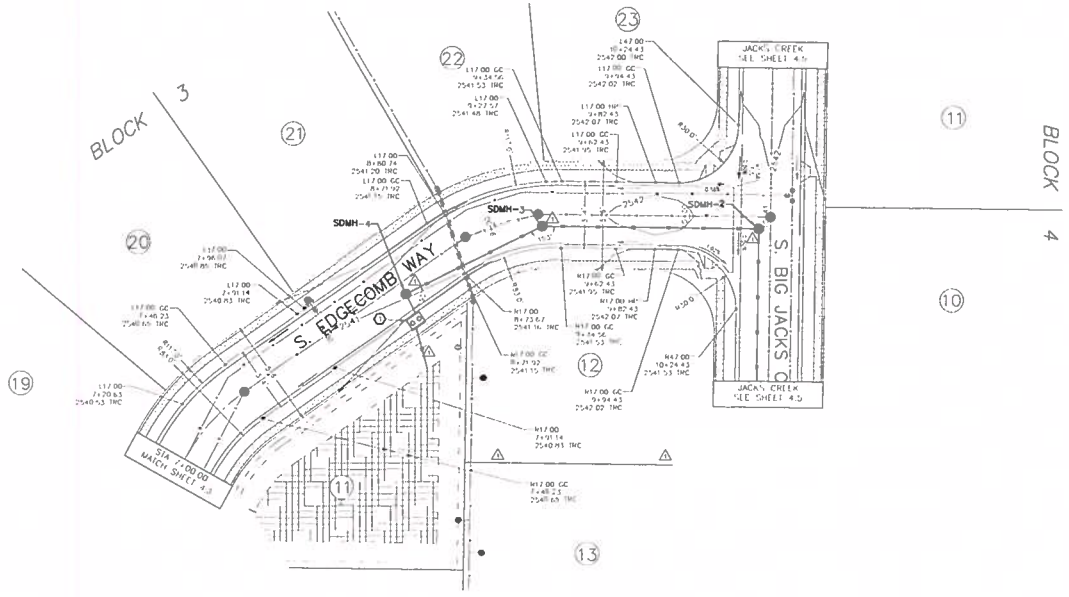
PROFESSIONAL ENGINEER
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

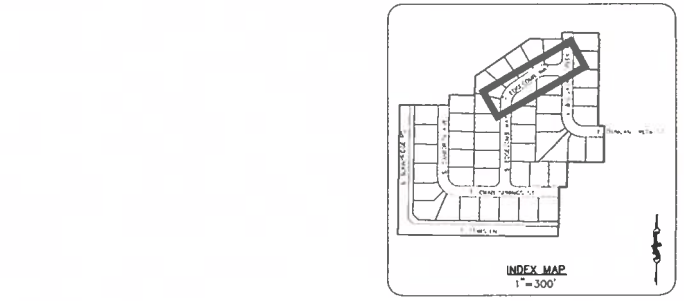
CHECKED BY: DAVID A. BAILEY, PE
DRAWN BY: KSC/JCM

REVISED DESCRIPTION

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

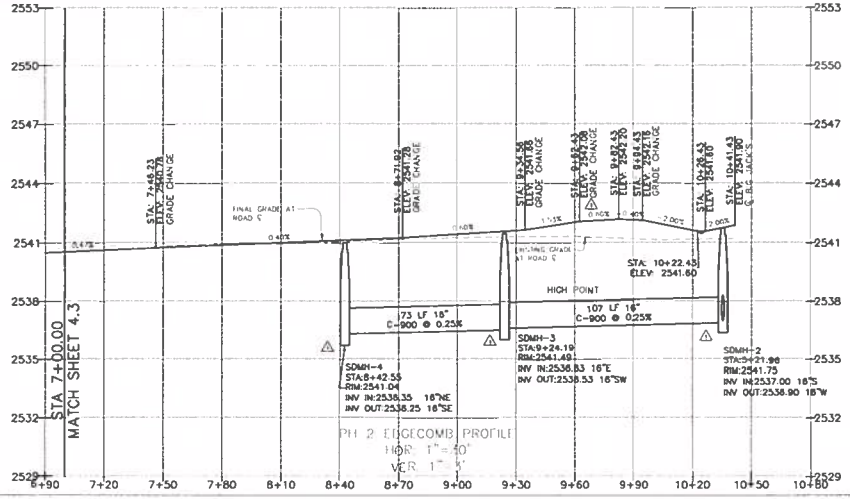
DATE: 10-10-2022
PROJECT: C2018-021
SHEET: 4.3





KEYNOTES

SCALE IN FEET
1"=30'



APPROVED
For Construction
Nampa Engineering Division
12.01.2023
Signature Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

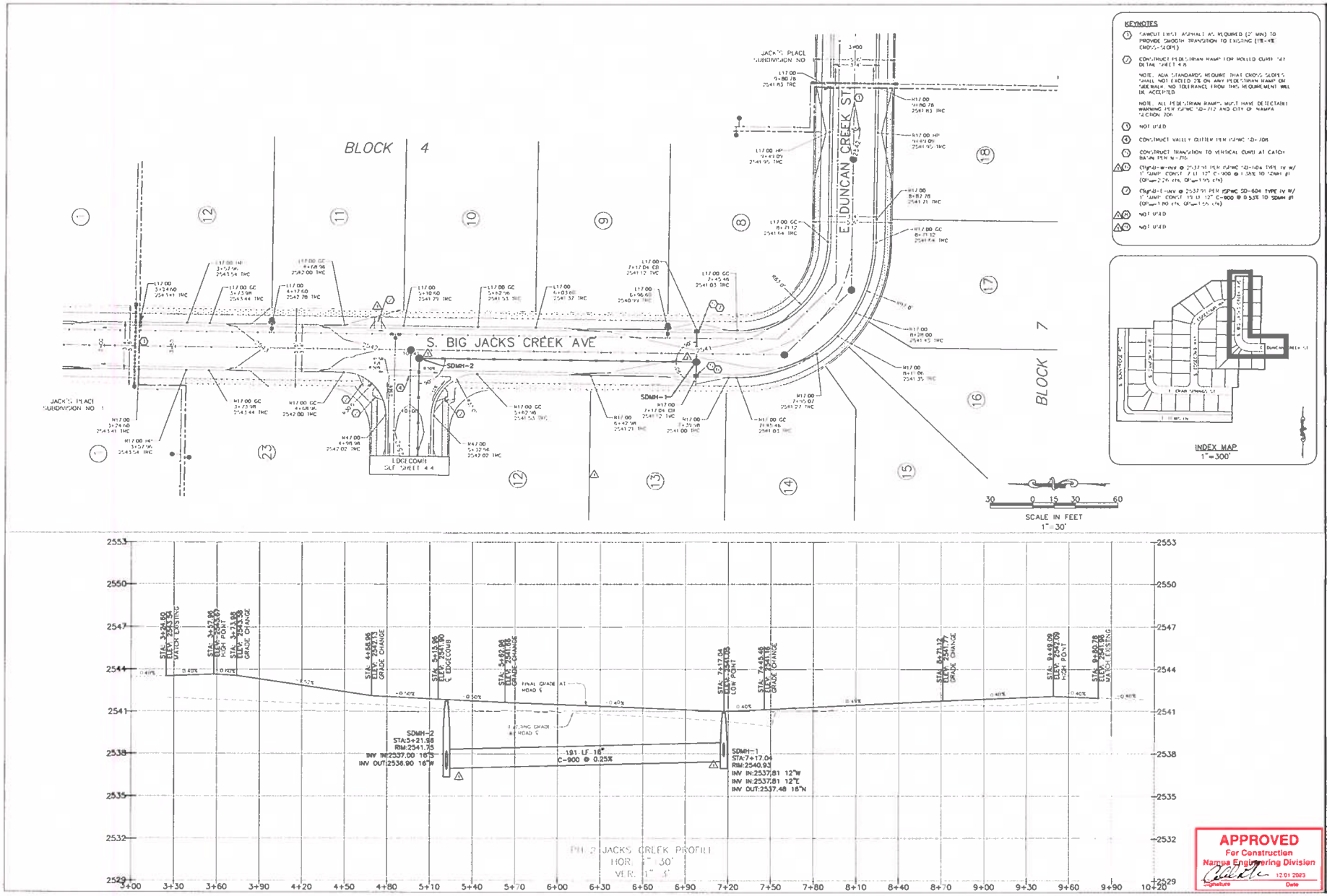
PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: KSC/JCM

REVISED:

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2018-021
SHEET 4.4



KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2" MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (TYP. 4X CROSS-GUTTER)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB PER DETAIL SHEET 4.6
   NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED
   NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC 720-712 AND CITY OF NAMPA SECTION 704
3. NOT USED
4. CONSTRUCT VALLEY GUTTER PER ISPWC 720-708
5. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N-716
6. CONFIRM INV @ 2537.91 PER ISPWC 720-604 TYPE IV W/ 1" SUMP CONST 7.11 LF 12" C-900 @ 1.33% TO NEW MH (CF=2.26 CFS, QF=1.95 CFS)
7. CONFIRM INV @ 2537.91 PER ISPWC 720-604 TYPE IV W/ 1" SUMP CONST 19.13 12" C-900 @ 0.53% TO SDMH #1 (CF=1.90 CFS, QF=1.55 CFS)
8. NOT USED
9. NOT USED

APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

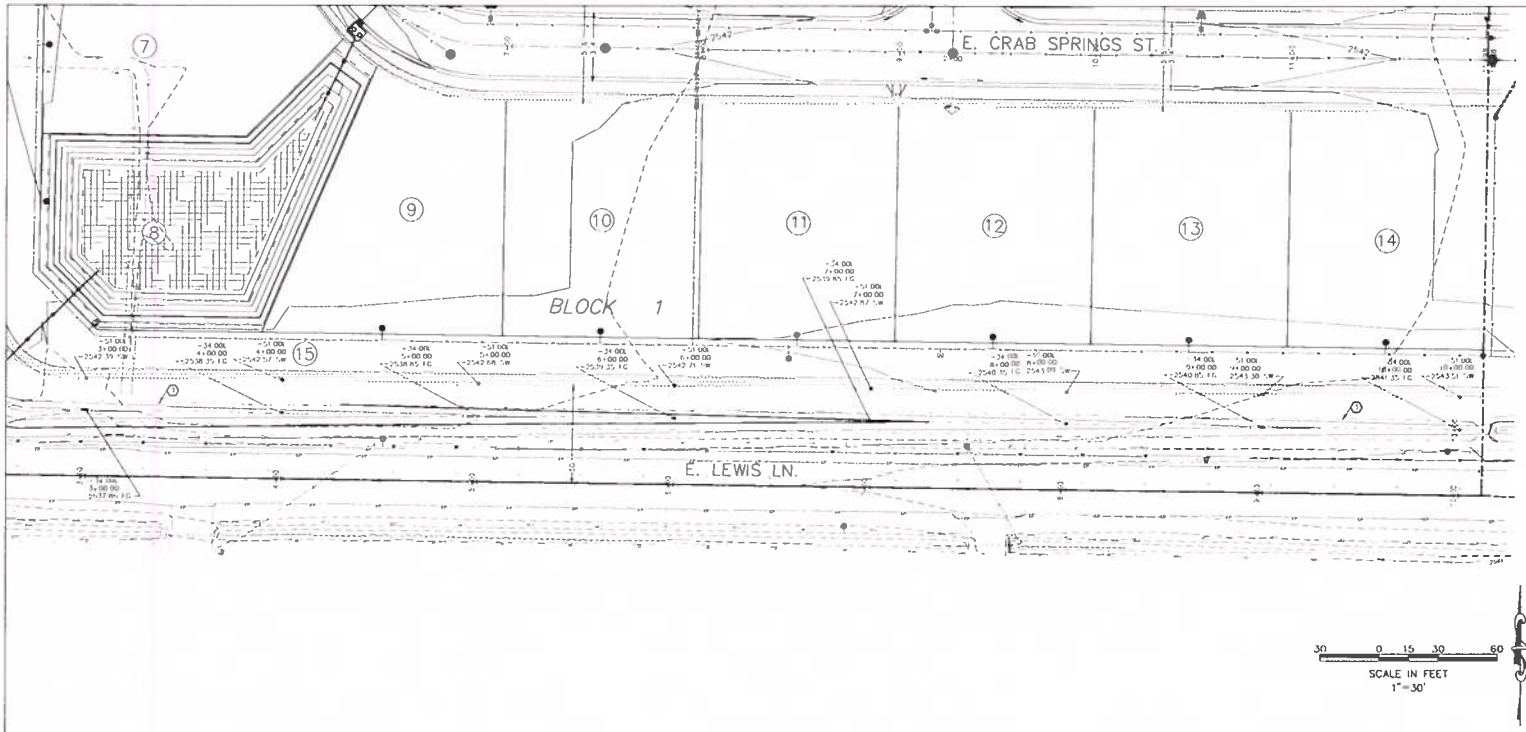
PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. GRAY

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSG/JCM

REVISED

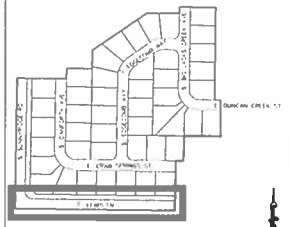
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-072
SHEET 4.5



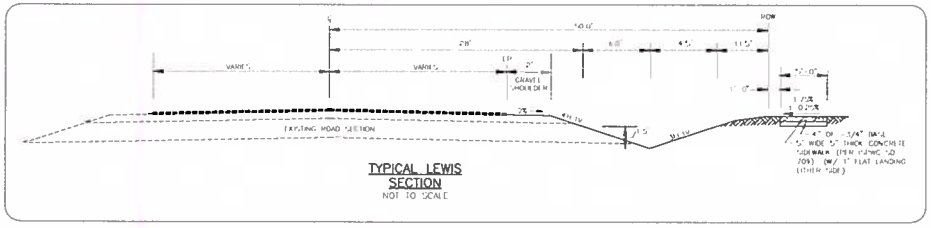
KEYNOTES

① (NEW) CONVEYANCE SWALE (OP=4.85 cfs, OP=4.39 cfs)



INDEX MAP
1"=300'

SCALE IN FEET
1"=30'



TYPICAL LEWIS SECTION
NOT TO SCALE

APPROVED
For Construction
Nampa Engineering Division
Signature
12/01/2023
Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

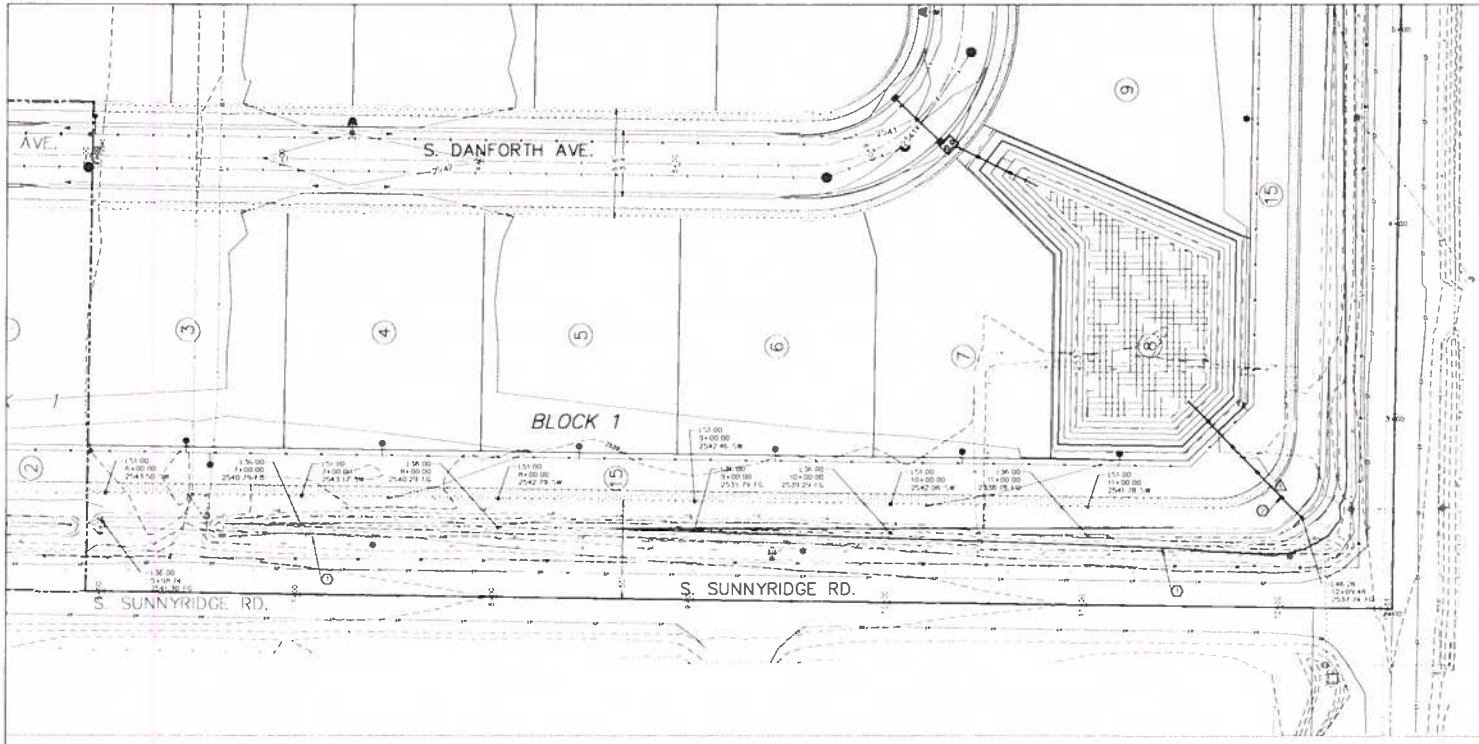
PROFESSIONAL ENGINEER
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BALEY, PE
DRAWN BY:
SC/JCM

REVISED

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

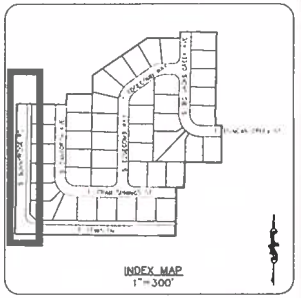
DATE:
10-10-2022
PROJECT:
C2019-024
SHEET
4.6

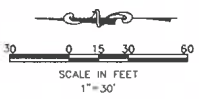


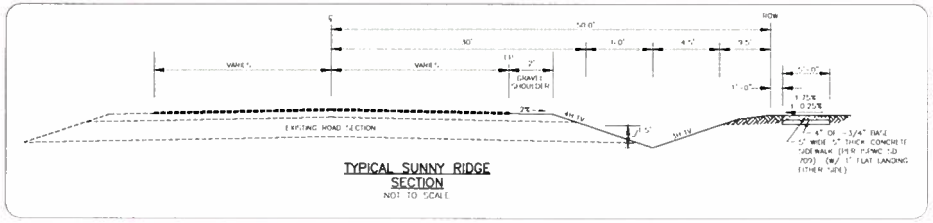
KEYNOTES

① "SUNNY RIDGE" CONVEYANCE SWALE (GR=+1.37 (4% GR=+1.15 (4%)

② CONST (E) LF 24" CMP ACCESS CULVERT OR SIVE AS SHOWN W/ APRON EITHER SIDE CULVERT MUST MEET ALL SPECIFICATIONS LISTED IN ACCHD SECTION 3070.020
INV SW 2537.60
INV NE (GR'OND) 2536.28







TYPICAL SUNNY RIDGE SECTION
NOT TO SCALE

APPROVED
For Construction
Nampa Engineering Division
Signature
12-01-2022
Date

Valley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

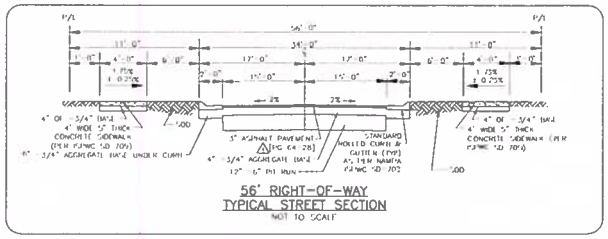
PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. RILEY, P.E.
DRAWN BY:
RSC/JDM

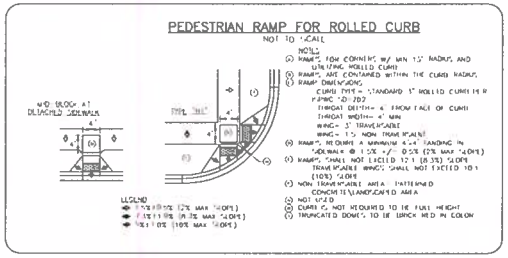
REVISED
NO DATE DESCRIPTION
1 12-21-2022 PER CITY OF CANYON & ACCHD

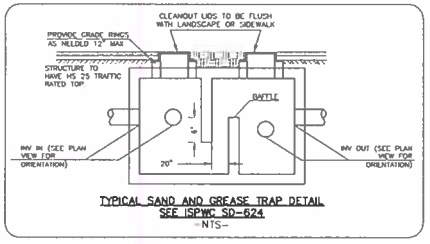
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.7

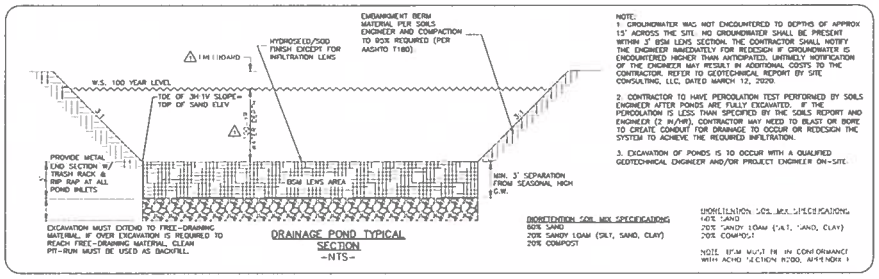


56' RIGHT-OF-WAY
TYPICAL STREET SECTION
NOT TO SCALE





TYPICAL SAND AND GREASE TRAP DETAIL
SEE ISPWC SD-624
-NTS-



DRAINAGE POND TYPICAL
SECTION
-NTS-

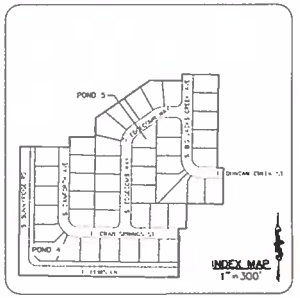
NOTE:
1. GROUNDWATER WAS NOT ENCOUNTERED TO DEPTHS OF APPROX 15' ACROSS THE SITE. NO GROUNDWATER SHALL BE PRESENT WITHIN 3' BSM LENS SECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN IF GROUNDWATER IS ENCOUNTERED HIGHER THAN ANTICIPATED. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL REPORT BY SITE CONSULTING, LLC, DATED MARCH 12, 2020.

2. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER PONDS ARE FULLY EXCAVATED. IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER (2 IN/HR), CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.

3. EXCAVATION OF PONDS IS TO OCCUR WITH A QUALIFIED GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER ON-SITE.

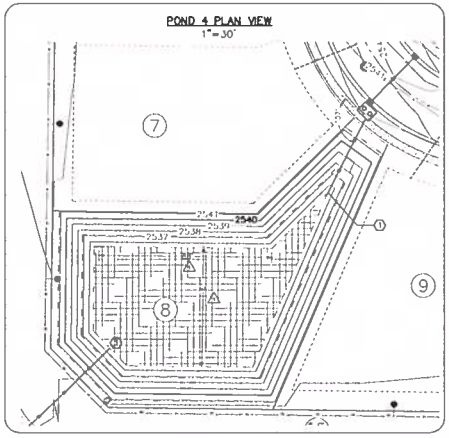
BIORETENTION SOIL MIX SPECIFICATIONS
60% SAND
20% SANDY LOAM (SILY, SAND, CLAY)
20% COMPOST

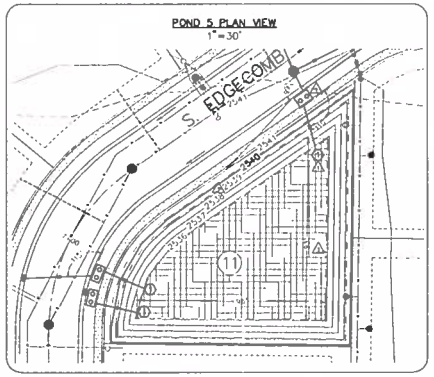
STORMTECH SOIL MIX SPECIFICATIONS
40% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST
NOTE BSM MUST BE IN CONFORMANCE WITH ACHD SECTION 807.00, APPENDIX 1



SG TRAP	SAND & GREASE TRAP ELEVATIONS				TREATED STORMWATER PIPING TO POND	
	SG TRAP SIZE (GAL)	INV IN ELEV	TOP OF BAFFLE ELEV	INV OUT ELEV [TREATED]	PIPE LENGTH/SIZE/SLOPE	INV @ POND
#4	1500 GAL	2535.88 (15")	2535.78	2535.53 (15")	43 LF 15" SDR-35 @ 0.54%	2535.29
#5A-N	1000 GAL	2536.90 (14")	2536.80	2536.55 (15")	22 LF 15" SDR-35 @ 0.91%	2536.35
#5A-S	1000 GAL	2537.25 (12")	2537.15	2536.90 (12")	22 LF 12" SDR-35 @ 2.27%	2536.40
#5B	1500 GAL	2536.20 (16")	2536.10	2535.85 (15")	22 LF 15" SDR-35 @ 0.45%	2535.75

POND	POND TABLE						
	100-YR RUNOFF VOL. (cu ft)	CAPACITY (cu ft)	INFIL. LENS AREA (sq ft)	BOTTOM ELEV/ TOP OF SAND ELEV	100-YR HIGH WATER ELEV	TOP OF BANK ELEV	MAX WATER DEPTH (FT)
#4	12,886	13,969	5,784	2535.25	2537.25	2541.25	2.00'
#5	23,012	26,121	5,499	2535.75	2539.25	2540.25	3.50'





KEYNOTES
1. PROVIDE METAL END SECTION WITH TRASH RACK & RIP RAP AT OUTFALL.

30 0 15 30 60
SCALE IN FEET
1"=30'

APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

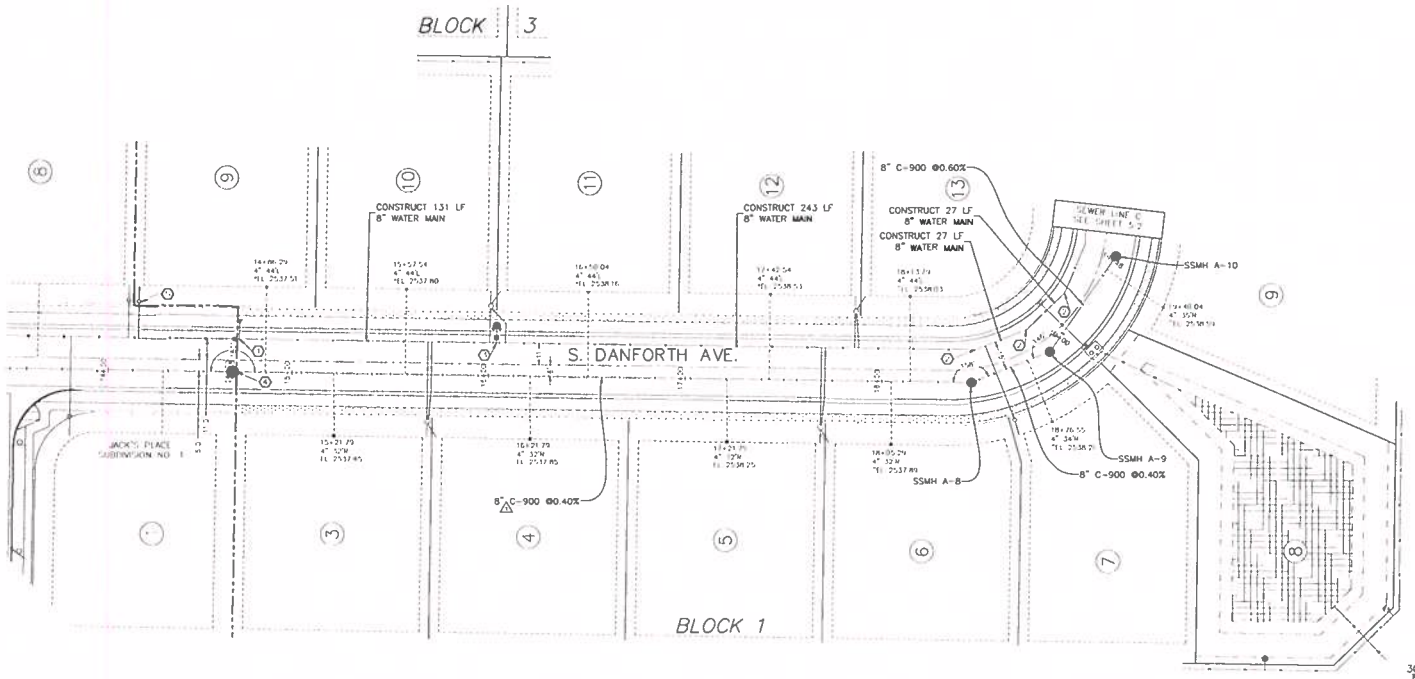
IDAHO PROFESSIONAL ENGINEER
REGISTERED
17882
STATE OF IDAHO

CHECKED BY:
DRAWN BY:

REVISED

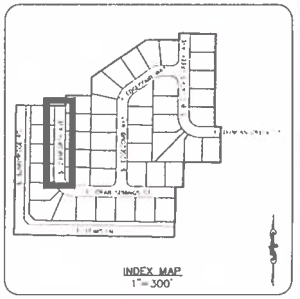
STREET & DRAINAGE DETAILS
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
PROJECT:
SHEET
4.8

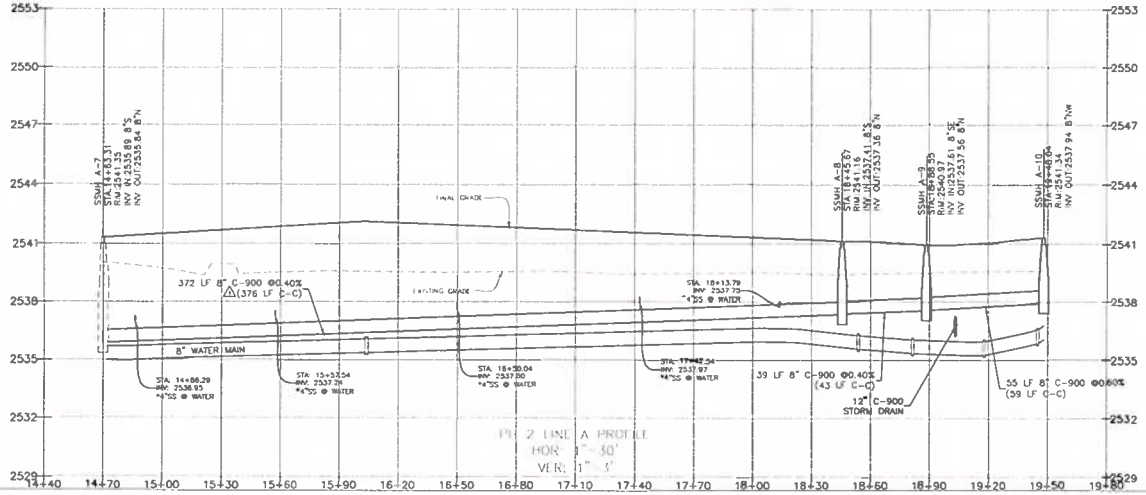


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2. 22.5° BEND (MJ)
3. CONSTRUCT 18 LF 6" WATER MAIN
   6"x6"x6" TEE (MJ×MJ×FLG)
   6" VALVE (MJ×FLG)
   FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY PIPE ELEVATION
5. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER WORKING CONDITION OF EXISTING WATER SERVICE



SCALE IN FEET
1"=30'



WATER METER LEGEND

- 1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 (NOTE SINGLE METER SHARE METER TUBE WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUBE PER SD N-401)

NOTE:

ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-503 W/ CONCENTRIC CONES, ONLY NO STEPS ALLOWED

ALL SEWER SERVICES ARE TO BE 6" DIA. PER SD-511R, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 = 2539.79 – FD 5/8" IRON PIN WITH YELLOW CAP (SEE SHEET 5.1)

TBM #2 = 2542.26 – RIM I.E. SEWER MANHOLE (SEE SHEET 5.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS PH 1 DESIGN ELEVATIONS USED AS TBM'S

APPROVED
For Construction
Nampa Engineering Division
Signature Date 12.01.2023

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

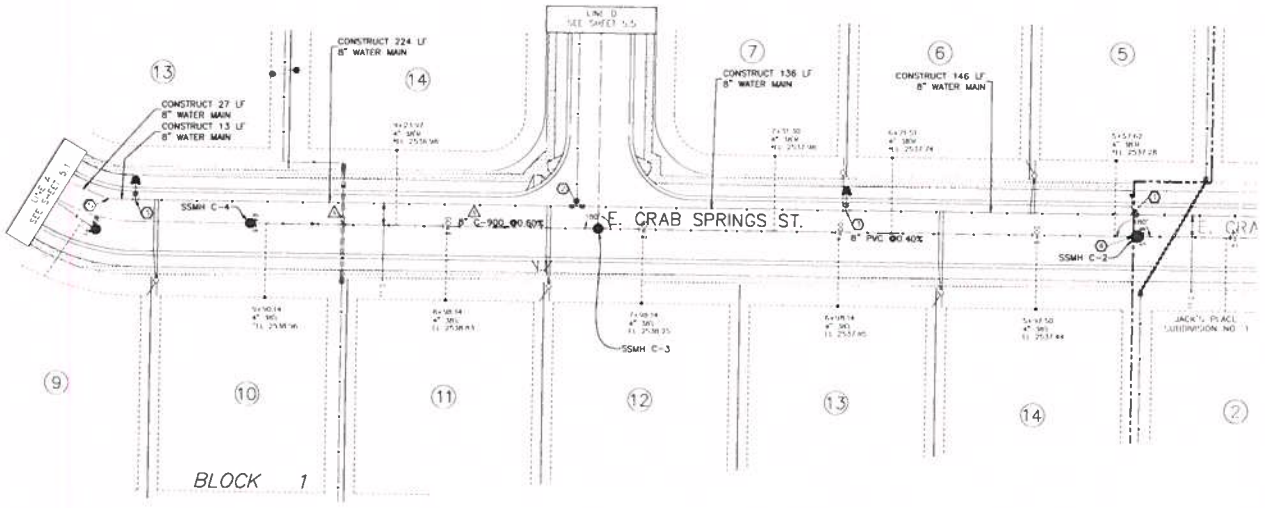
PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

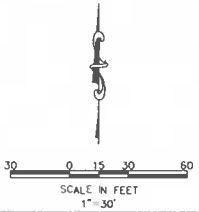
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: MSC/JCM

REVISED
△ 12-21-2022 CITY OF NAMPA & ICRP

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

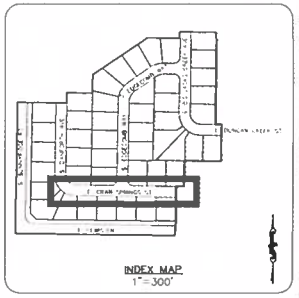
DATE: 10-10-2022
PROJECT: C2019-024
SHEET 5.1

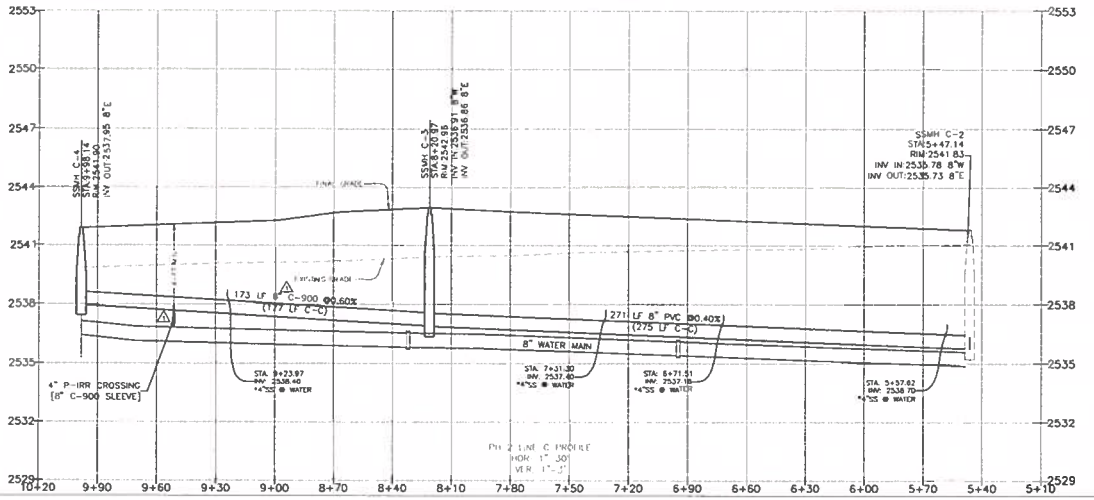




KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2. 8"x8"x8" TEE (D.I.G.)
   3 - 8" VALVES (M.J.I.G.)
3. CONST. 9 LF 8" WATER MAIN
   8"x8"x8" TEE (M.J.M.J.I.G.)
   8" VALVE (M.J.I.G.)
   FIRE HYDRANT (STD. W-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION
5. 22° BEND (M.J.)





WATER METER LEGEND

- 1" SINGLE METER SERVICE (PER SD N-401 AND SD N-402 [NOTE "SINGLE METER" SHARE WATER TUBE WHERE DENOTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE "SERVICE" SHARE TUBE PER N-401)

*SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR 21) PIPE. SEE SEWER NOTE 9

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING (TYP. "C" SERVICE PER PSMC SD-511), CONSTRUCTED AT 100% MINIMUM SLOPE

NOTE:

ALL SEWER MANHOLES, ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSMC SD-501 W/ CONCENTRIC CONE, ONLY NO STEPS ALLOWED

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM CROWN FACE OF MANHOLE TO CROWN FACE OF MANHOLE

ALL SEWER SERVICES ARE TO BE 4" DIA. PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 = 2539.79 - EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 = 2542.28 = RIM EX SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S

APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

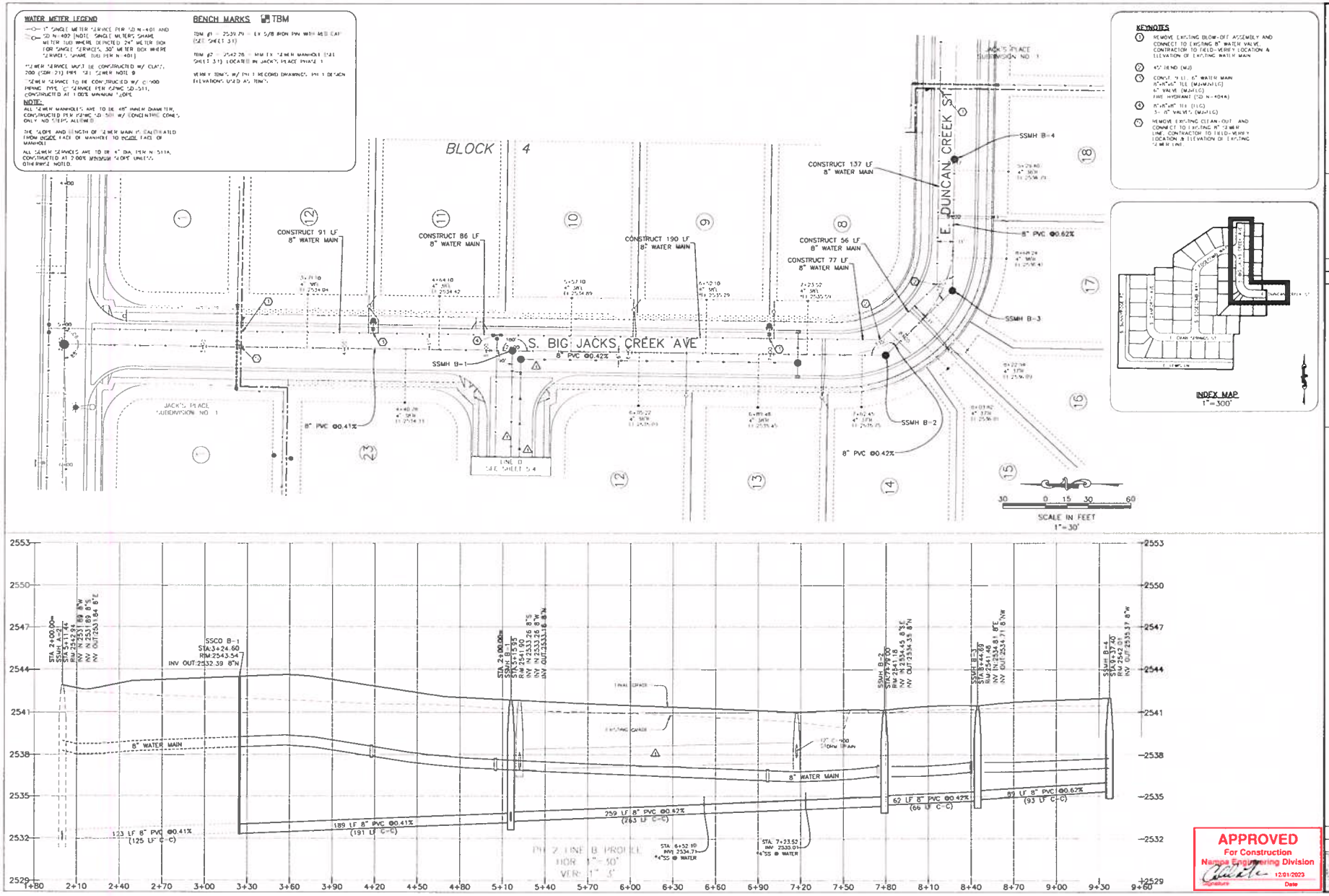
PROFESSIONAL ENGINEER
12-1-2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

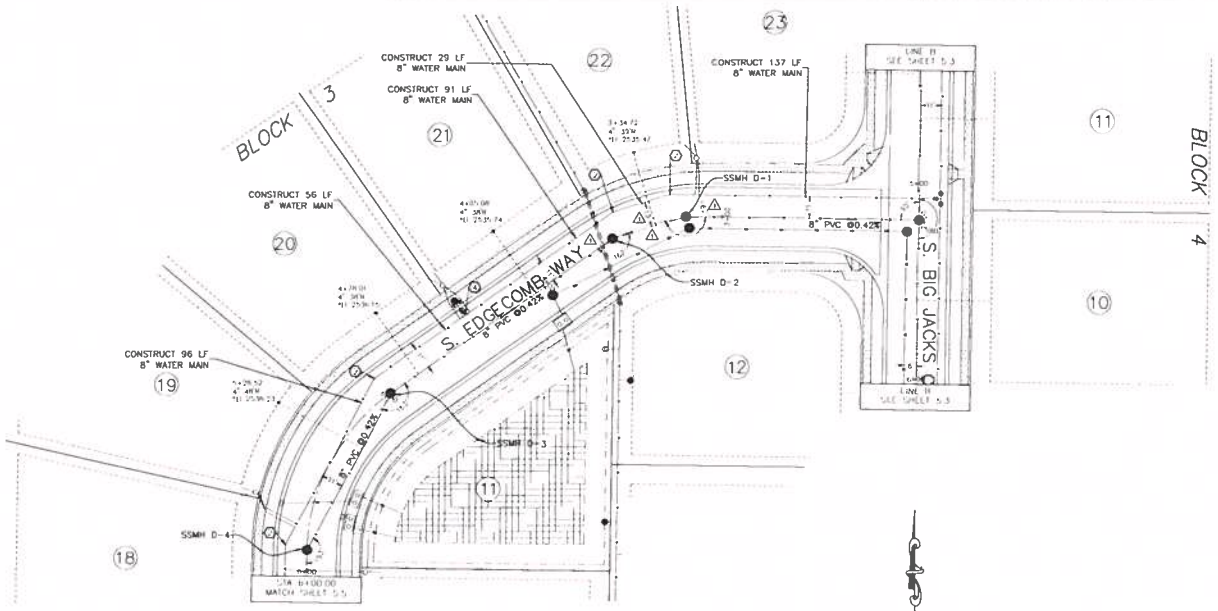
CHECKED BY: DAVID A. BAILEY, P.E.
DRAWN BY: R.SCARON

REVISED

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

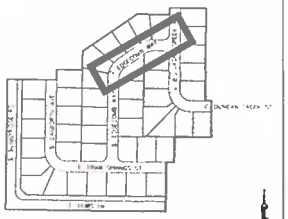
DATE: 10-10-2022
PROJECT: C2019-024
SHEET: 5.2


WATER METER LEGEND
1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 (NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED 2" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401)
SEWER SERVICE MUST BE CONSTRUCTED W/ CLAY, 200 (SDR 21) PIPE (SEE SEWER NOTE B
SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING, TYPE 'C' SERVICE PER PSWC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE
NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSWC SD-501 W/ CONCENTRIC CONES, ONLY NO STEPS, ALLOWED
THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE
ALL SEWER SERVICES ARE TO BE 4" DIA. PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.
BENCH MARKS
TBM
TBM #1 = 2539.79 = EX 5/8 IRON PIN WITH MISC CAP (SEE SHEET 3.1)
TBM #2 = 2542.26 = RIM EX SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1
VERIFY ITEMS W/ PH 1 RECORD DRAWINGS, PH 1 DESIGN ELEVATIONS USED AS TBM'S.
KEYNOTES
1 REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN
2 45° BEND (MJ)
3 CONST. 9 LF 6" WATER MAIN 6"x6"x6" TEE (MJxMJxFLG) 6" VALVE (MJxFLG) FIRE HYDRANT (SD N-404A)
4 6"x6"x6" TEE (FLG) 3- 6" VALVES (MJxFLG)
5 REMOVE EXISTING CLEAN-OUT AND CONNECT TO EXISTING 8" SEWER LINE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING SEWER LINE
INDEX MAP
1" = 300'
BLOCK 4
S. BIG JACKS CREEK AVE
E. DUNCAN CREEK ST
JACK'S PLACE SUBDIVISION NO. 1
CONSTRUCT 91 LF 8" WATER MAIN
CONSTRUCT 86 LF 8" WATER MAIN
CONSTRUCT 190 LF 8" WATER MAIN
CONSTRUCT 137 LF 8" WATER MAIN
CONSTRUCT 56 LF 8" WATER MAIN
CONSTRUCT 77 LF 8" WATER MAIN
SSMH B-1
SSMH B-2
SSMH B-3
SSMH B-4
8" PVC @0.41%
8" PVC @0.42%
8" PVC @0.62%
LINE D SEE SHEET 5.4
SCALE IN FEET
1" = 30'
SSCO B-1
STA:3+24.60
RIM:2543.54
INV OUT:2532.39 8"W
8" WATER MAIN
189 LF 8" PVC @0.41%
(191 LF C-C)
123 LF 8" PVC @0.41%
(125 LF C-C)
259 LF 8" PVC @0.62%
(263 LF C-C)
62 LF 8" PVC @0.42%
(66 LF C-C)
89 LF 8" PVC @0.62%
(93 LF C-C)
FINAL GRADE
EXISTING GRADE
12" C-900 STORM DRAIN
PVC 2 LINE B PROFILE
HOR: 1" = 50'
VER: 1" = 5'
APPROVED
For Construction
Nampa Engineering Division
12/01/2023
Signature
Date
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
PROFESSIONAL ENGINEER
12/21/2022
17882
STATE OF IDAHO
KEVIN S. GRAY
CHECKED BY: DWG A. BAILEY, PE
DRAWN BY: KSC/RDM
REVISED
SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT
DATE: 10-19-2022
PROJECT: C2019-024
SHEET
5.3



KEYNOTES

1. NOT USED
2. 22-1/2° BEND (MJ)
3. NOT USED
4. CONN. TO EX. 6" WATER MAIN W/ 6"x6"x6" TEE (MJ×MJ×FLG) 6" VALVE (MJ×FLG) FIRE HYDRANT (SD N-404A)



INDEX MAP
1"=300'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METER, SHARE METER TUBE WHERE DEPICTED. 2" METER HOT FOR SINGLE SERVICES, 3D METER HOT WHERE "SERVICE", SHARE TUBI PER N-401]

"SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 [SDR 21] PIPE." SEE SEWER NOTE 9

"SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING. TYPE "C" SERVICE PER PSMC SD 531, CONSTRUCTED AT 1.00% MINIMUM SLOPE"

NOTE:

ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSMC SD 701 W/ CONCENTRIC CONE, ONLY "NO STEP" ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

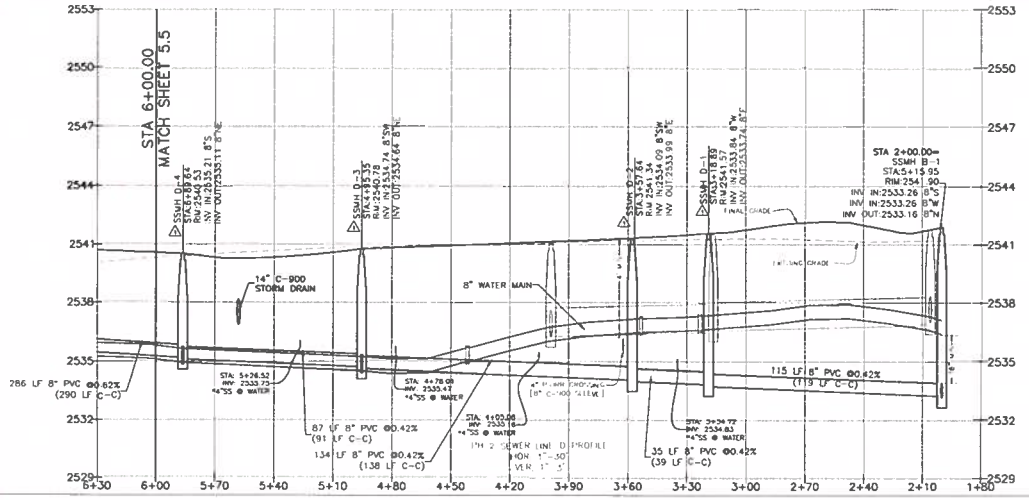
ALL SEWER SERVICES ARE TO BE 4" DIA. PER N-414A, CONSTRUCTED AT 2.00% MINIMUM SLOPE, UNLESS OTHERWISE NOTED

BENCH MARKS TBM

NAIL @ +2539.29 - 1 x 5/8 IRON PIN WITH MID CAP (SEE SHEET 3.1)

RIM @ +2542.26 - RIM OF SEWER MANHOLE (SEE SHEET 3.1) LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBMs W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS HELD AS TBMs.



APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

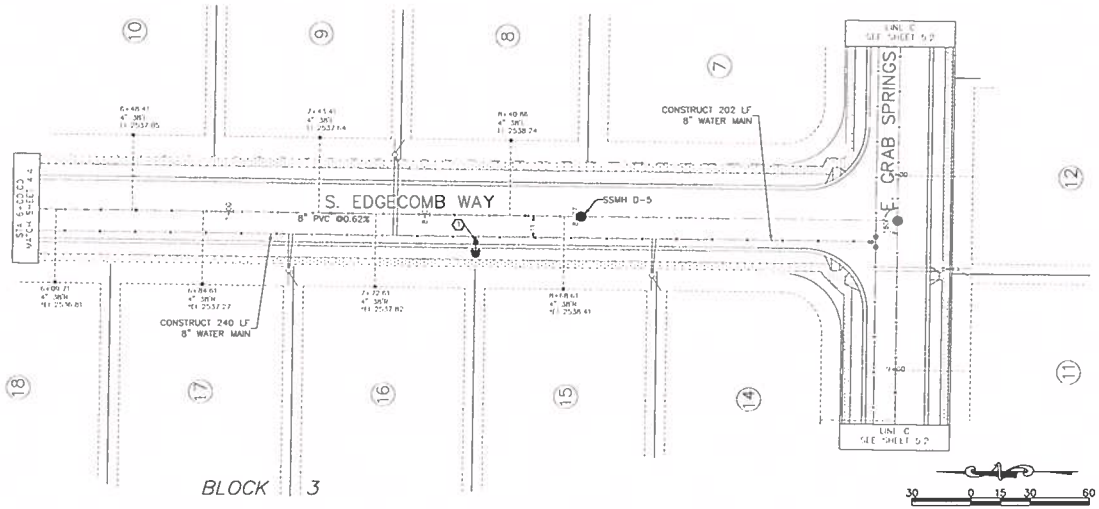
PROFESSIONAL ENGINEER
REGISTERED
12-31-2023
17882
STATE OF IDAHO
KEVIN S. CRAIG

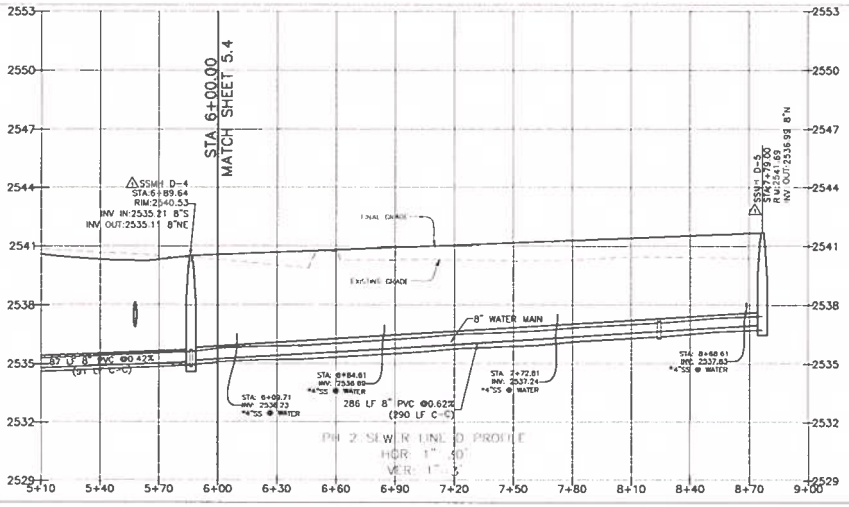
CHECKED BY: DAVID A. BAILEY PE
DRAWN BY: KSC/JCM

REVISED
03-15-22
05-27-22
07-22-22
09-27-22
11-01-22

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

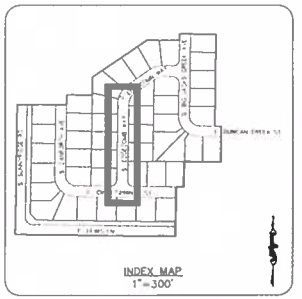
DATE: 10-10-2022
PROJECT: (2019-02)
SHEET 5.4





KEYNOTES

1. CONNECT TO EX. 8" WATER MAIN
8"x8"x6" TEE (MJ/MJ/FLG)
6" VALVE (MJ/FLG)
FIRE HYDRANT (SEE N. 404A)



INDEX MAP
1"=300'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SDR N 401 AND SDR N 402 (NOTE "SINGLE METER" MEANS METER TUBE WHERE DIRECTED 24" METER BOX FOR "SINGLE SERVICE", 30" METER BOX WHERE "DOUBLE" MEANS TWO PER N 401)

"NEW" SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (DR 21) PIPE (SEE "NEW" NOTE ⑧)

"SEWER" SERVICE TO BE CONSTRUCTED W/ C 900 MPVC TYPE "C" SERVICE PER PSPWC SD 511, CONSTRUCTED AT 1.00% MINIMUM SLOPE

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER PSPWC SD 301 W/ CONCENTRIC CONE, ONLY NO STEPS ALLOWED

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE

ALL SEWER SERVICES ARE TO BE 4" DIA. PER N 514, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED

BENCH MARKS TBM

TBM #1 – 2539.79 PVC ON 5/8 IRON PIN WITH MID CAP (SEE SHEET 5.1)

TBM #2 – 2542.04 – RIM OF SEWER MANHOLE (SEE SHEET 5.1) LOCATED IN JACK'S PLACE PHASE 1

SEWER TBM'S W/ PH 1 RECORD DRAWING, PH 1 DESIGN ELEVATION, USED AS TBMS

APPROVED
For Construction
Nampa Engineering Division
Signature
12/01/2023
Date

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

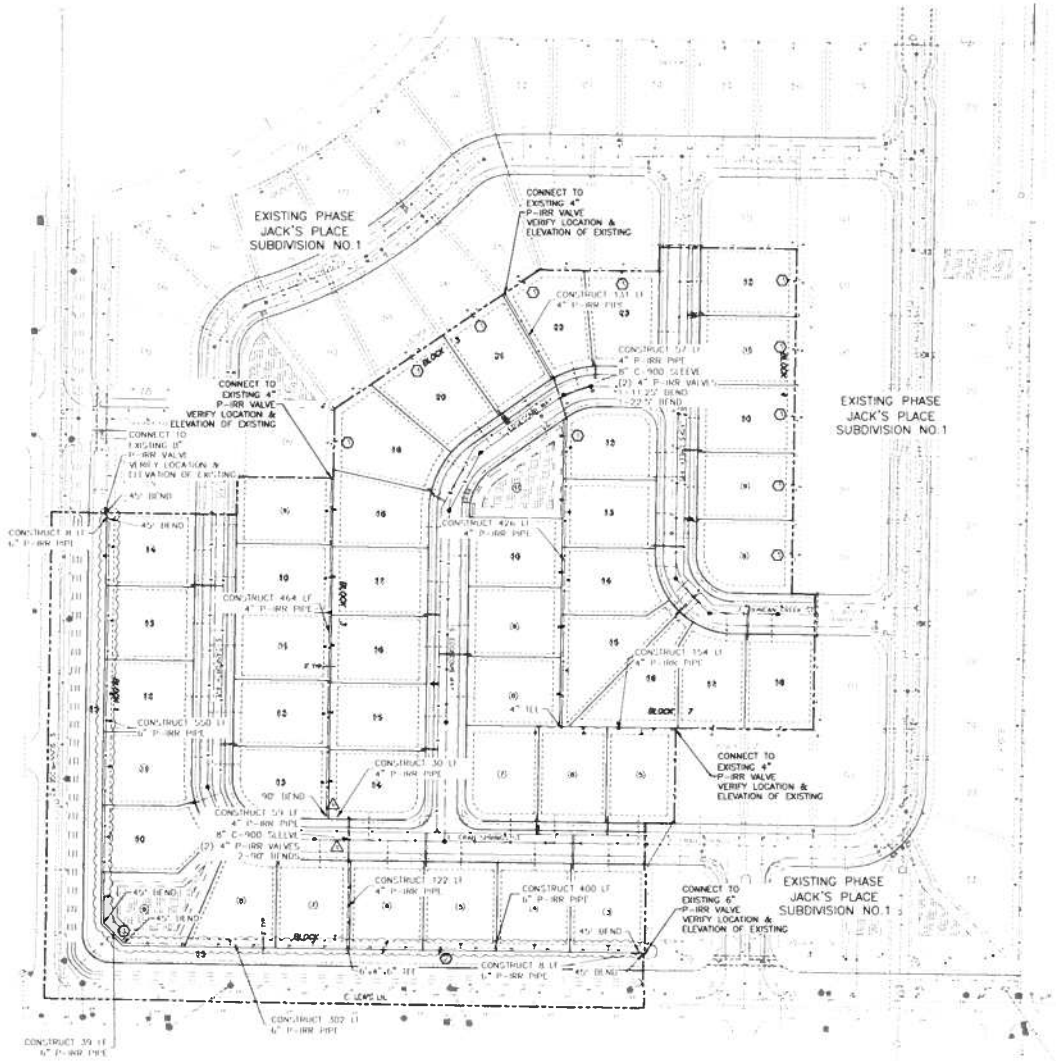
PROFESSIONAL ENGINEER
12-21-2022
17882
STATE OF IDAHO
KEVIN S. GRAY

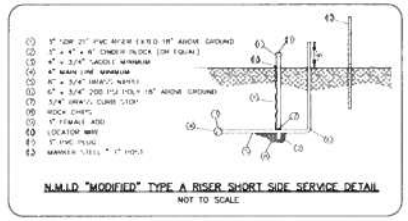
CHECKED BY:
DAVID A. BAILEY PE
DRAWN BY:
KSG/JCW

REVISED
1) 12-7-2022 C-F CC COMM & N-21

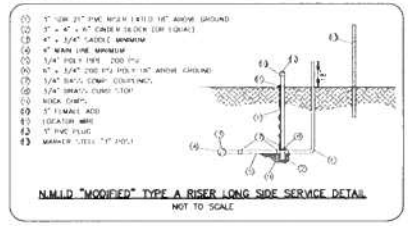
SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-094
SHEET
5.5





N.M.I.D "MODIFIED" TYPE A RISER SHORT SIDE SERVICE DETAIL
NOT TO SCALE



N.M.I.D "MODIFIED" TYPE A RISER LONG SIDE SERVICE DETAIL
NOT TO SCALE

LEGEND

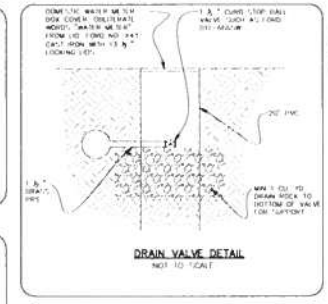
- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CONST. PRESSURE IRRIGATION LINE WITH IRRIGATION RISER
- GV — GATE VALVE W/RISER
- D — MAINLINE DRAIN
- A — AIR RELEASE VALVE
- INSTALL (2) 2" SCH 80 SLEEVES (AND/OR ADDITIONAL SLEEVES AS REQUESTED BY OWNER) AS SHOWN ON THIS SHEET

NOTE: END SEALS REQUIRED ON ALL PRESSURE IRRIGATION CASINGS PER ACSWD SECTION 3068.020.

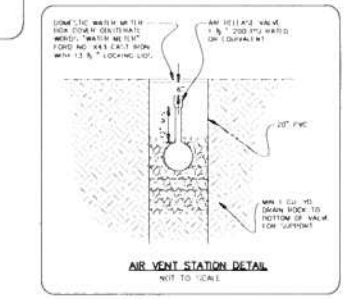
KEYNOTES

1. CONSTRUCT DRAIN VALVE PER DETAIL THIS SHEET
2. CONSTRUCT AIR VENT PER DETAIL THIS SHEET
3. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING PRESSURE IRRIGATION SERVICE

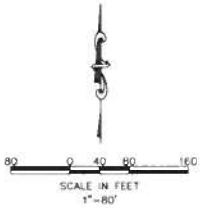
REISSUE ENTIRE SHEET
2-12-2025
PLEASE VOID OUT LOT 15, BLOCK 1



DRAIN VALVE DETAIL
NOT TO SCALE



AIR VENT STATION DETAIL
NOT TO SCALE



Valley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

02.12.2025
17882
REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO

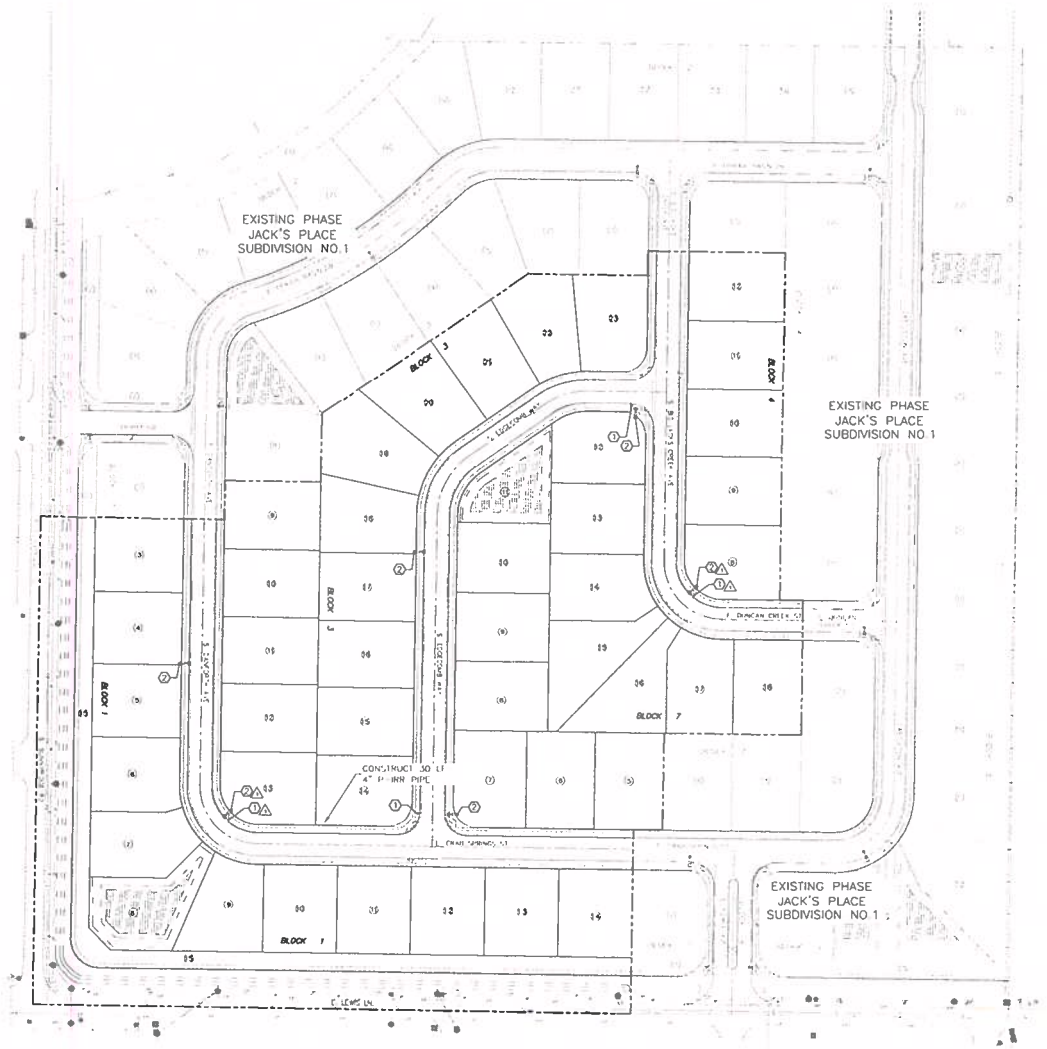
CHECKED BY:
DRAWN BY:

REVISED

PRESSURE IRRIGATION PLAN
JACK'S PLACE SUBDIVSION NO. 2
TRILOGY DEVELOPMENT

DATE:
PROJECT:

SHEET
6.1



LEGEND

- LED STREET LIGHT (AS SPECIFIED)
- SIGN POST W/ SIGN(S) (AS SPECIFIED)
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- (7) LOT NUMBER

KEYNOTES

1. STREET DESIGNATION SIGN.
2. 25' STREET LIGHT WITH 100-WATT EQUIVALENT LED LUMINAIRE.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.

NOTES

1. ALL SIGNAGE SHALL ADHERE TO SECTION 3000 OF THE NAMPA HIGHWAY DISTRICT 1 SPECIFICATIONS AND THE MUTCD
2. STREET SIGNS SHALL BE REVIEWED BY NAMPA HIGHWAY DISTRICT PRIOR TO INSTALLATION.
3. STREET LIGHTS SHALL BE INSTALLED PER NAMPA STANDARD DRAWINGS M-1133A AND M-1135B WITH LED LUMINAIRES, COORDINATE LIGHT SPECIFICATIONS WITH NAMPA STREETS DIVISION
4. NOT USED.

REISSUE ENTIRE SHEET
11/29/2023
MODIFICATION OF STREET LIGHT LOCATIONS TO BEHIND RIGHT-OF-WAY

80 0 40 80 160
SCALE IN FEET
1"=80'

APPROVED
For Construction
Nampa Engineering Division
Signature
12.01.2023
Date

Valley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL: 208-939-0013

PROFESSIONAL ENGINEER
REGISTERED
11/29/2023
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY P.E.
DRAWN BY:
JDH

REVISED
1 11-29-2023 REISSUE ENTIRE SHEET & MODIFY LIGHT LOCATIONS

STREETLIGHT & SIGNAGE PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-024
SHEET
6.2

Condition # 2+4

DATE: 21 September 2021

TO: Sawtooth Law Offices, PLLC

FROM: NAMPA & MERIDIAN IRRIGATION DISTRICT

License, Easement, Project and/or Crossing Agreement(s)
Approved at **Board Meeting of 07 September 2021**

License Agreement Fatbeam, LLC Hunter Lateral and Five Mile Drain Instrument #2021-133499	12 pages
License Agreement Ada County Highway District Eggers Lateral and Fitzpatrick Lateral Instrument #2021-133500	9 pages
License Agreement Brighton Development, Inc. Five Mile Drain	27 pages
License Agreement Endurance Holdings, LLC Herron Lateral	19 pages

2021-063351
RECORDED
09/10/2021 11:05 AM
00645864202100633610190197
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=19 PBRIDGES NO FEE
AGR
NAMPA & MERIDIAN IRRIGATION

LICENSE AGREEMENT

This LICENSE AGREEMENT, is made and entered into this 7 day of September, 2021, by and between NAMPA & MERIDIAN IRRIGATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the State of Idaho, hereinafter referred to as the "District", and

ENDURANCE HOLDINGS, LLC, an Idaho limited liability company,
Whose address is: 1977 E. Overland Road, Meridian, ID 83642,

hereinafter referred to as the "Licensee",

WITNESSETH:

WHEREAS, the District owns the irrigation/drainage ditch or canal known as the HERRON LATERAL (hereinafter referred to as "ditch or canal"), an integral part of the irrigation and drainage works and system of the District, together with the easement therefor to convey irrigation and drainage water, to operate, clean, maintain, and repair the ditch or canal, and to access the ditch or canal for those purposes; and,

WHEREAS, the District operates, cleans, maintains, repairs and protects the ditch or canal for the benefit of District landowners; and,

WHEREAS, the Licensee is the owner of real property that is servient to the District's ditch or canal and easement, and is particularly described in the "Legal Description" and/or deeds attached hereto as **Exhibit A** and by this reference made a part hereof; and,

WHEREAS, the ditch or canal crosses and intersects near the real property described in Exhibit A as shown on **Exhibit B**, attached hereto and by this reference made a part hereof; and,

WHEREAS, the Licensee desires a license to cross, encroach upon or modify said ditch or canal and/or the District's easement under the terms and conditions of this License Agreement;

NOW, THEREFORE, for and in consideration of the premises and of the covenants, agreements and conditions hereinafter set forth, the parties agree as follows:

A. Acknowledgment of the District's Easement.

1. Licensee acknowledges that the District's easement for the ditch or canal includes a sufficient area of land to convey irrigation and drainage water, to operate, clean, maintain and repair the ditch or canal, and to access the ditch or canal for said purposes, and is a minimum of 50 feet, 25 feet to either side of the centerline.

B. Scope of License

1. The Licensee shall have the right to modify the ditch or canal or encroach upon the District's easement along the ditch or canal in the manner described in the "Purpose of License" attached hereto as **Exhibit C** and by this reference made a part hereof.

2. Any crossing, encroachment upon or modification of the ditch or canal and/or the District's easement shall be performed and maintained in accordance with the "Special Conditions" stated in **Exhibit D**, attached hereto and by this reference made a part hereof. Any difference or discrepancy between the items listed in Exhibit C, "Purpose of License," and any plans or drawings referenced in or attached to Exhibit D shall be resolved in favor of Exhibit C. Licensee shall only be permitted to cross, encroach upon or modify the ditch or canal and/or the District's easement as described in Exhibit C even if any plans or drawings referenced or attached to Exhibit D provide or show otherwise.

3. This License Agreement pertains only to the Licensee's crossing, encroachment upon or modification of the ditch or canal and/or the District's easement for the purposes and in the manner described herein. The Licensee shall not excavate, discharge, place any structures, nor plant any trees, shrubs or landscaping within the District's easement, nor perform any construction or activity within the District's easement for the ditch or canal except as referred to in this License Agreement without the prior written consent of the District.

4. The Licensee recognizes and acknowledges that the license granted this License Agreement pertains only to the rights of the District as owner of an easement. The District has no right or power to create rights in the Licensee affecting the holder of title to the property subject to the District's easement. Any such rights affecting fee title must be acquired by the Licensee from the holder of title to the property. Should Licensee fail to obtain such rights from the holder of title to the property or should the rights obtained prove legally ineffectual, Licensee shall hold harmless, indemnify and defend the District from any claim by any party arising out of or related to such failure of rights and at the option of the District this License Agreement shall be of no force and effect.

C. Facility Construction, Operation, Maintenance and Repair

1. Licensee agrees that the work performed and the materials used in any construction permitted by this License Agreement shall at all times be subject to inspection by the District and the District's engineers, and that final acceptance of the such work shall not be made until all such work and materials shall have been expressly approved by the District. Such approval by the District shall not be unreasonably withheld.

2. Each facility ("facility" as used in this License Agreement means any object or thing installed by the Licensee on, over or in the vicinity of the District's easement) shall be constructed, installed, operated, maintained, and repaired at all times by the Licensee at the cost and expense of the Licensee.

3. Licensee agrees to construct, install, operate, maintain and repair each facility and conduct its activities within or affecting the District's easement so as not to constitute or cause:

a. a hazard to any person or property;
b. an interruption or interference with the flow of irrigation or drainage water in the ditch or canal or the District's delivery of irrigation water;
c. an increase in seepage or any other increase in the loss of water from the ditch;
d. the subsidence of soil within or adjacent to the easement;
e. an interference with the District's use of its easement to access, operate, clean, maintain, and repair the ditch or canal;
f. any other damage to the District's easement and irrigation or drainage works.

4. The Licensee agrees to indemnify, hold harmless, and defend the District from all claims for damages arising out of any of the Licensee's construction or activity which constitutes or causes any of the circumstances enumerated in the preceding paragraph, 3.a. through 3.f., or any other damage to the easement and irrigation or drainage works which may be caused by the construction, installation, operation, maintenance, repair, and any use or condition of any facility.

5. The Licensee shall, upon demand of the District, remove any facility or repair any alteration of the District's easement which interferes with the District's operation and maintenance of the ditch or canal, or causes or contributes to any of the circumstances enumerated in the preceding paragraph, 3.a. through 3.f., or any other damage to the easement and or drainage works. The District shall give reasonable notice to the Licensee, and shall allow the Licensee a reasonable period of time to perform such maintenance, repair, and other work, except that in cases of emergency the District shall attempt to give such notice as is reasonable under the circumstances. The District reserves the right to perform any and all work which the Licensee fails or refuses to perform within a reasonable period of time after demand by the District. The Licensee agrees to pay to the District, on demand, the costs which shall be reasonably expended by the District for such purposes. Nothing in this paragraph shall create or support any claim of any kind by the Licensee or any third party against the District for failure to exercise the options stated in this paragraph, and the Licensee shall indemnify, hold harmless and defend the District from any claims made against the District arising out of or relating to the terms of this paragraph, except for claims arising solely out of the negligence or fault of the District.

D. District's Rights Are Paramount

1. The Licensee understands and agrees that the ditch or canal is a manmade channel that was constructed and is used and maintained by the District for the exclusive purpose of conveying irrigation or drainage water to lands within the District. As such, Licensee further acknowledges and agrees that the ditch or canal does not constitute a natural or navigable watercourse or stream.

2. The parties hereto understand and agree that the District has no right in any respect to impair the uses and purposes of the irrigation or drainage works and system of the District by this License Agreement, nor to grant any rights in its irrigation or drainage works and system incompatible with the uses to which such irrigation or drainage works and system are devoted and dedicated and that this contract shall be at all times construed according to such principles.

3. Nothing herein contained shall be construed to impair the ditch or canal or the District's easement, and all construction and use of the District's easement by the Licensee and the license herein

provided therefor shall remain inferior and subservient to the rights of the District to the use of the ditch or canal for the transmission and delivery of irrigation or drainage water.

4. The Licensee agrees that the District shall not be liable for any damages which shall occur to any facility in the reasonable exercise of the rights of the District in the course of performance of maintenance or repair of the ditch or canal. The Licensee further agrees to suspend its use of the said easement areas when the use of the easement areas is required by the District for maintenance or repair under this or any other paragraph of this License Agreement.

5. In the event of the failure, refusal or neglect of the Licensee to comply with all of the terms and conditions of this License Agreement, the license of the Licensee under the terms hereof may be terminated by the District, and any facility, structure, plant, or any other improvement in or over the ditch, and the right of way therefor, which may impede or restrict the maintenance and operation of such ditch or canal by the District with its equipment for the maintenance of the ditch or canal shall be promptly removed by the Licensee upon demand of the District.

E. Applicable Law and Jurisdiction Unaffected.

1. Neither the terms of this License Agreement, the permission granted by the District to the Licensee, the Licensee's activity which is the subject of this License Agreement, nor the parties exercise of any rights or performance of any obligations of this License Agreement, shall be construed or asserted to extend the application of any statute, rule, regulation, directive or other requirement, or the jurisdiction of any federal, state, or other agency or official to the District's ownership, operation, and maintenance of its canals, drains, irrigation or drainage works and facilities which did not apply to the District's operations and activities prior to and without execution of this License Agreement.

2. In the event the District is required to comply with any such requirements or is subject to the jurisdiction of any such agency as a result of execution of this License Agreement or the Licensee's activity authorized hereunder, Licensee shall indemnify, hold harmless and defend the District from all costs and liabilities associated with the application of such laws or the assertion of such jurisdiction or, at the option of the District, this License Agreement shall be of no force and effect and the Licensee shall cease all activity and remove any facility authorized by this License Agreement.

F. Indemnification

1. In addition to all other indemnification provisions herein, Licensee further agrees to indemnify, hold harmless and defend the District from any injury, damages, claim, lien, cost and/or expense (including reasonable attorney's fees) incurred by, or asserted against, the District by reason of the negligent acts or omissions of Licensee or its agents, contractors or subcontractors in performing the construction and activities authorized by this License Agreement.

G. Fees and Costs

1. The Licensee agrees to pay reasonable attorney fees and engineering fees charged by the attorney for the District or by the engineers for the District in connection with the negotiation and preparation

of this License Agreement.

2. Should either party incur costs or attorney fees in connection with efforts to enforce the provisions of this License Agreement, whether by institution of suit or not, the party rightfully enforcing or rightfully resisting enforcement of the provisions of this License Agreement, or the prevailing party in case suit is instituted, shall be entitled to reimbursement for its costs and reasonable attorney fees from the other party.

H. Miscellaneous

1. No Claims Created. Nothing in this License Agreement shall create or support a claim of estoppel, waiver, prescription or adverse possession by the Licensee or any third party against the District.

2. Assignment. Neither this License Agreement nor any agreement entered pursuant to this License Agreement may be assigned or transferred without the prior written approval of the Parties, which approval shall not be unreasonably withheld.

3. Amendment and Modification. Any amendment or modification of this License Agreement must be in writing and signed by all parties to be enforceable.

4. Interpreted. This License Agreement shall be interpreted and enforced in accordance with the laws of the State of Idaho. This License Agreement is not intended for the benefit of any third party and is not enforceable by any third party. If any provision of this License Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, all remaining provisions of this License Agreement shall remain in full force and effect. The parties represent and warrant to each other that they each have authority to enter this License Agreement. The catchlines or section headings herein set forth are provided only for the convenience of the parties in locating various provisions of this License Agreement, and are not intended to be aids in interpretation of any provision of this License Agreement with respect to which the parties might disagree at some future time, and shall not be considered in any way in interpreting or construing any provision of the License Agreement.

5. Binding Effect. The covenants, conditions and agreements herein contained shall constitute covenants to run with, and running with, the real property described in **Exhibit A**, and shall be binding on each of the parties hereto and on all parties and all persons claiming under them or either of them, and the advantages hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.

6. Notices. Any and all notices, demands, consents and approvals required pursuant to this License Agreement shall be delivered to the parties as follows:

Nampa & Meridian Irrigation District
5525 East Greenhurst
Nampa, ID 83686

See page 1 for Licensee

Notices shall be deemed to have been delivered upon hand deposit in the United States mail as

provided above.

7. Counterparts. This License Agreement may be executed and delivered in counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the District has hereunto caused its name to be subscribed by its officers first hereunto duly authorized by resolution of its Board of Directors and the Licensee has caused its name to be subscribed, all as of the day and year herein first above written.

NAMPA & MERIDIAN IRRIGATION DISTRICT

By Clinton C. Pline
Its President

ATTEST:

Its Secretary

STATE OF IDAHO)
) ss:
County of Canyon)

On this 7 day of September, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Clinton C. Pline and Michael Comeskey, known to me to be the President and Secretary, respectively, of NAMPA & MERIDIAN IRRIGATION DISTRICT, the irrigation district that executed the foregoing instrument and acknowledged to me that such irrigation district executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Lacee Sharpe
Notary Public for Idaho
Residing at Nampa, Idaho
My Commission Expires: April 9, 2027

LACEE SHARPE NOTARY PUBLIC Comm. No. 20211452 STATE OF IDAHO

ENDURANCE HOLDINGS, LLC, an Idaho limited liability company,

By: Corey Barton Its: Member

STATE OF IDAHO)
)ss.
County of Ada)

On this 23rd day of August, 2021, before me, the undersigned, a notary public in and for said state, personally appeared Corey Barton known to me to be the Member of ENDURANCE HOLDINGS, LLC, the entity that executed the foregoing instrument, and acknowledged to me that said entity executed the same.

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 Idaho
Residing at Nampa, ID
My Commission Expires: 6-05-22

ADAIR KOLTES
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-5-2022
STATE OF IDAHO
COMMISSION NUMBER 30052

ACCOMMODATION RECORDING

2021-057032
RECORDED
08/13/2021 01:19 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 PBRIDGES $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co

Order Number: 21424944

Warranty Deed

For Value Received,

JRL Properties, L.P., an Idaho limited partnership and Union Square, LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **Endurance Holdings LLC, an Idaho limited liability company,** whose current address is **1977 E. Overland Rd, Meridian, ID 83642,** the Grantee, the following described premises, in **Canyon County, Idaho,** To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 8.13.2021

JRL Properties L.P., an Idaho limited partnership

By:_____
John A. Laude Sr., General Partner

Union Square, LLC, an Idaho limited liability company

By:_____
John A. Laude Sr., Manager

State of Idaho, County of Ada, ss.

On this 12 day of August in the year of 2021,before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

_____, Notary Public
Residing at: Meridian ID
My Commission Expires: 9/6/2025
(seal)

DAVID LABRIE
Comm. No. 30738
NOTARY
PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

State of Idaho, County of Ada, ss.

On this 12 day of August, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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 Idaho
Residing in: Meridian ID
My Commission Expires: 9/6/2025

DAVID LABRIE
Comm. No. 30738
NOTARY
PUBLIC
Expires: 09/06/2025
STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Exhibit "A"

LEGAL DESCRIPTION FOR
JACK'S PLACE SUBDIVISION NO. 1

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 10, T.2N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the S1/4 corner of said Section 10 from which the E1/16 corner of said Section 10 bears South 89°13'41" East, 2647.77 feet;

thence along the North-South centerline of said Section 10 North 00°46'16" East, 666.00 feet to the **REAL POINT OF BEGINNING;**

thence continuing along said North-South centerline North 00°46'16" East, 389.74 feet to a point on the approximate centerline of the South Robinson Lateral;

thence along the approximate centerline of the South Robinson Lateral the following 4 courses and distances:

thence North 72°09'56" East, 254.86 feet;

thence 199.82 feet along the arc of a non-tangent curve to the left, said curve having a radius of 569.15 feet, a central angle of 20°06'56" and a long chord which bears North 57°00'54" East, 198.79 feet;

thence North 46°16'32" East, 93.96 feet;

thence North 30°38'18" East, 9.74 feet to the SW corner of Castleton Place Subdivision as filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho;

thence along the South boundary line of said Castleton Place Subdivision South 89°19'33" East, 844.98 feet to the SE corner of said Castleton Place Subdivision;

thence along the East boundary line of the SW 1/4 of the SE 1/4 of said Section 10 South 00°46'10" West, 1,323.28 feet to the E1/16 corner of said Section 10;

thence along the South boundary line of said Section 10 North 89°13'41" West, 510.88 feet;

thence leaving said South boundary line North 00°46'19" East, 251.00 feet;

thence South 89°13'41" East, 38.52 feet;

thence North 00°46'19" East, 130.00 feet;

thence South 89°13'41" East, 186.00 feet;

thence North 00°46'19" East, 186.00 feet;

thence North 89°13'41" West, 31.66 feet;

thence North 00°46'10" East, 472.86 feet;

thence North 89°13'50" West, 186.00 feet;

thence South 00°46'10" West, 33.36 feet;

thence North 89°13'50" West, 162.43 feet;

thence South 55°45'51" West, 337.27 feet;

thence South 00°46'16" West, 93.00 feet;

thence North 89°13'44" West, 130.00 feet;

thence South 00°46'16" West, 54.00 feet;

thence North 89°13'44" West, 251.00 feet to the **REAL POINT OF BEGINNING.**
Containing 19.84 acres, more or less.

EXHIBIT B
Location of Property/Canal

See Exhibit D-1 attached hereto.

EXHIBIT C
Purpose of License

The purpose of this License Agreement is to permit Licensee to:

1. pipe approximately 23 feet of the Herron Lateral in 36-inch Class III RCP; and
2. construct and install an eight inch HDPE pressurized irrigation main within the District's easement for the Herron Lateral,

all within Licensee's real property described in Exhibit A, Jacks Place Subdivision No. 1, located northeast of the intersection of Sunnyridge Road and Lewis Lane in Nampa, Canyon County, Idaho. No other construction or activity is permitted within or affecting the Herron Lateral or the District's easement.

EXHIBIT D
Special Conditions

a. The construction described in Exhibit C shall be in performed in accordance the plans attached hereto as Exhibit D-1 and by this reference incorporated herein.

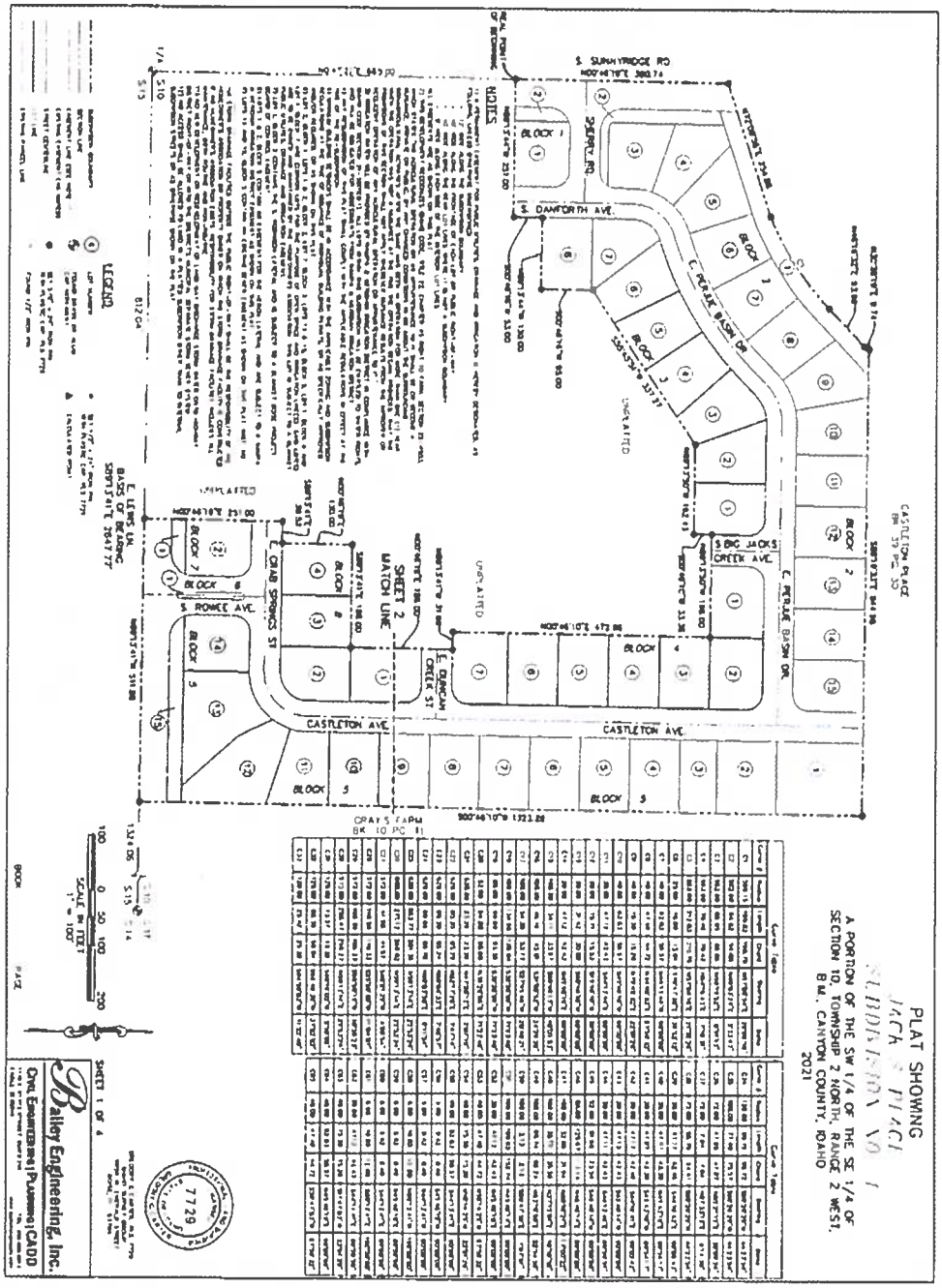
b. Licensee shall notify the District's Superintendent prior to and immediately after construction so that he or the District's engineers may inspect and approve the construction.

c. The piping, installation, backfill and compaction shall, at a minimum, meet the requirements of the District and standard specifications for such materials and construction, as set forth in the Idaho standards for public works construction or other standards recognized by the city or county in which the piping for the Lone Star Lateral is to be placed.

d. Licensee shall be responsible for repair and maintenance associated with the Herron Lateral piped by Licensee as part of this License Agreement, including rehabilitation or replacement of the pipe. Maintenance and repairs shall include, but not be limited to, all repairs necessary to preserve the structural integrity of the ditch or canal and its banks and unobstructed flow of water through such portion of the ditch or canal within the Licensee's property and prevent the loss of water from the portion of the ditch or canal within the Licensee's property. If the Licensee shall fail in any respect to properly maintain and repair such portion of the ditch or canal, then the District, at its option, and without impairing or in anyway affecting its other rights and remedies hereunder, shall have the right to perform the necessary maintenance and repairs and the Licensee agrees to pay to the District, on demand, the cost or expense which shall be reasonably expended or incurred by the District for such purposes. The District shall give reasonable notice to Licensee prior to the District's performing such maintenance, repair or other work except that in cases of emergency the District shall attempt to give such notice as reasonable under the circumstances. Nothing in this paragraph shall create or support any claim of any kind by Licensee or any third party against the District for failure to exercise the options stated in this paragraph, and Licensee shall indemnify, hold harmless and

defend the District from any claims made against the District arising out of or relating to Licensee's obligation to maintain and repair the ditch or canal as provided in this paragraph except for claims arising solely out of the negligence or fault of the District.

e. Piping of the Herron Lateral, and anything affecting the channel of the Herron Lateral, shall not commence prior to September 15, 2021 and shall be completed prior to March 15, 2022. All other construction shall be completed within one year of the date of this License Agreement. Time is of the essence.



FINAL PLAT

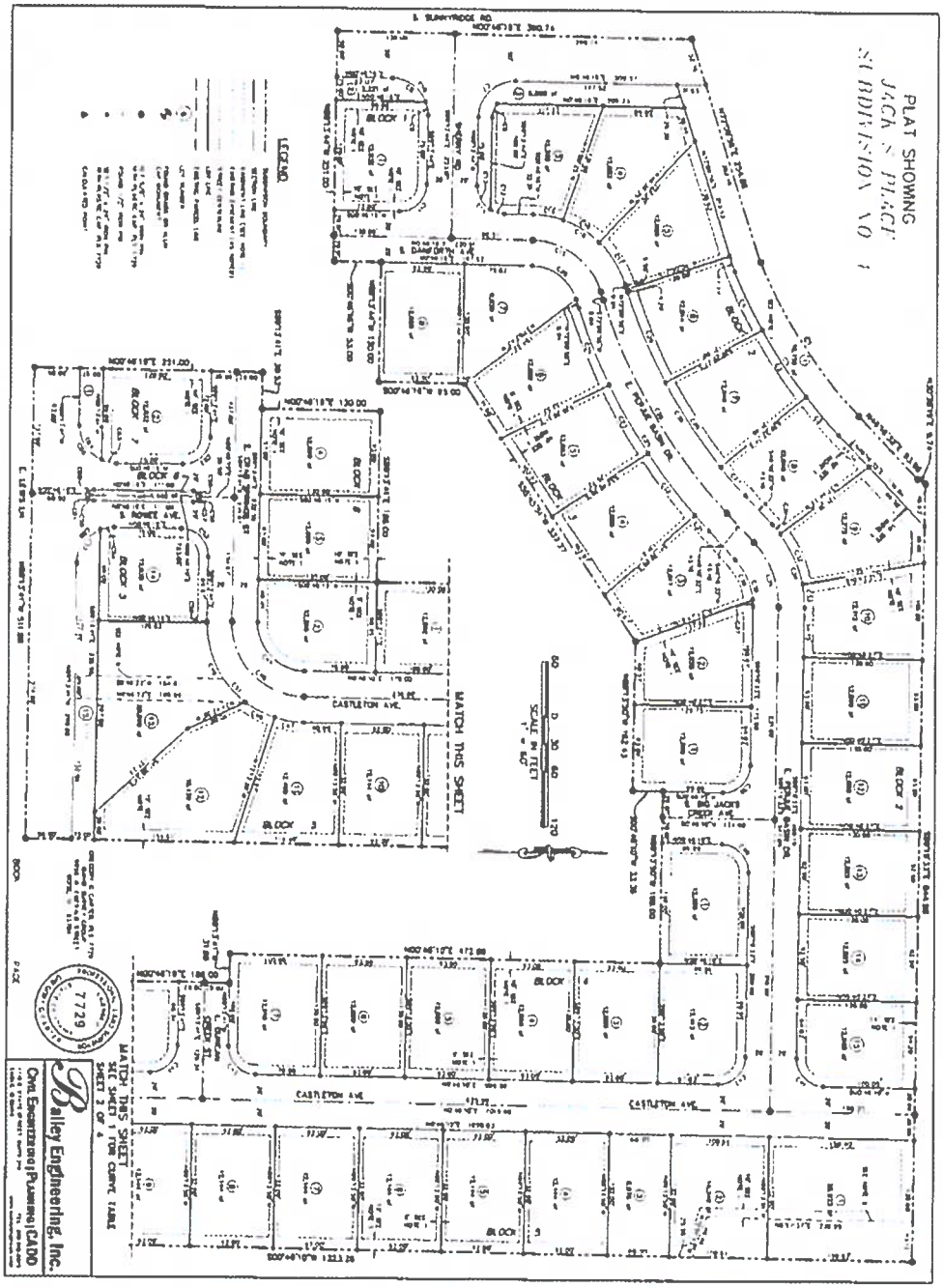
JACK'S PLACE SUBDIVISION NO. 1

TRILOGY DEVELOPMENT

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

Exhibit D-1, page 1



FINAL PLAT

JACK'S PLACE SUBDIVISION NO. 1

TRILOGY DEVELOPMENT

Bailey Engineering, Inc.

Civil Engineering | Planning | CADD

GENERAL

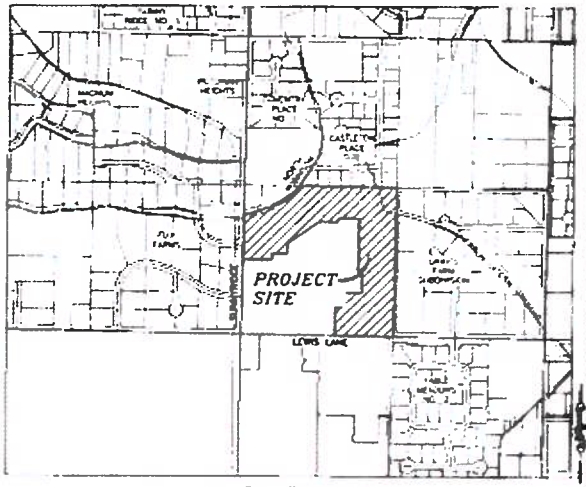
SEWER

WATER

IRRIGATION

DEVELOPMENT PLANS FOR JACK'S PLACE SUBDIVISION NO. 1

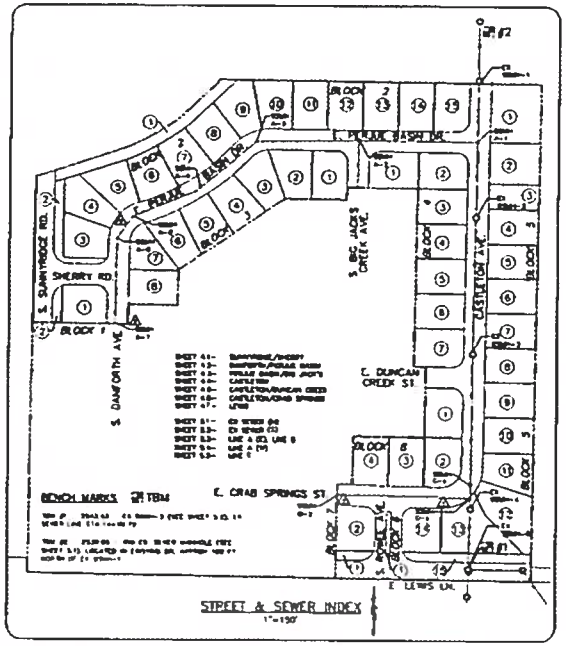
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO



VICINITY MAP
1" = 500'
NAVD 1988 DATUM

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	-	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1-2.2	-	FINAL PLAT
3.1	-	EXISTING SITE AND DEMO PLAN
3.2	-	MASTER UTILITY PLAN
3.3-3.4	-	SITE GRADING PLAN
4.1-4.7	-	STREET PLAN & PROFILE
4.8	-	STREET & DRAINAGE DETAILS
5.1-5.5	-	SEWER & WATER PLAN & PROFILE
6.1	-	PRESSURE IRRIGATION PLAN
6.2-6.4	-	GRAVITY IRRIGATION PLAN AND PROFILE
7.1	-	STREETLIGHT & SIGNAGE PLAN



APPROVED
For Construction on
Nampa Engineering Division

SEE SHEET 3.2 FOR LEGEND

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
(208) 895-8858

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 1
TRILOGY DEVELOPMENT

1.0

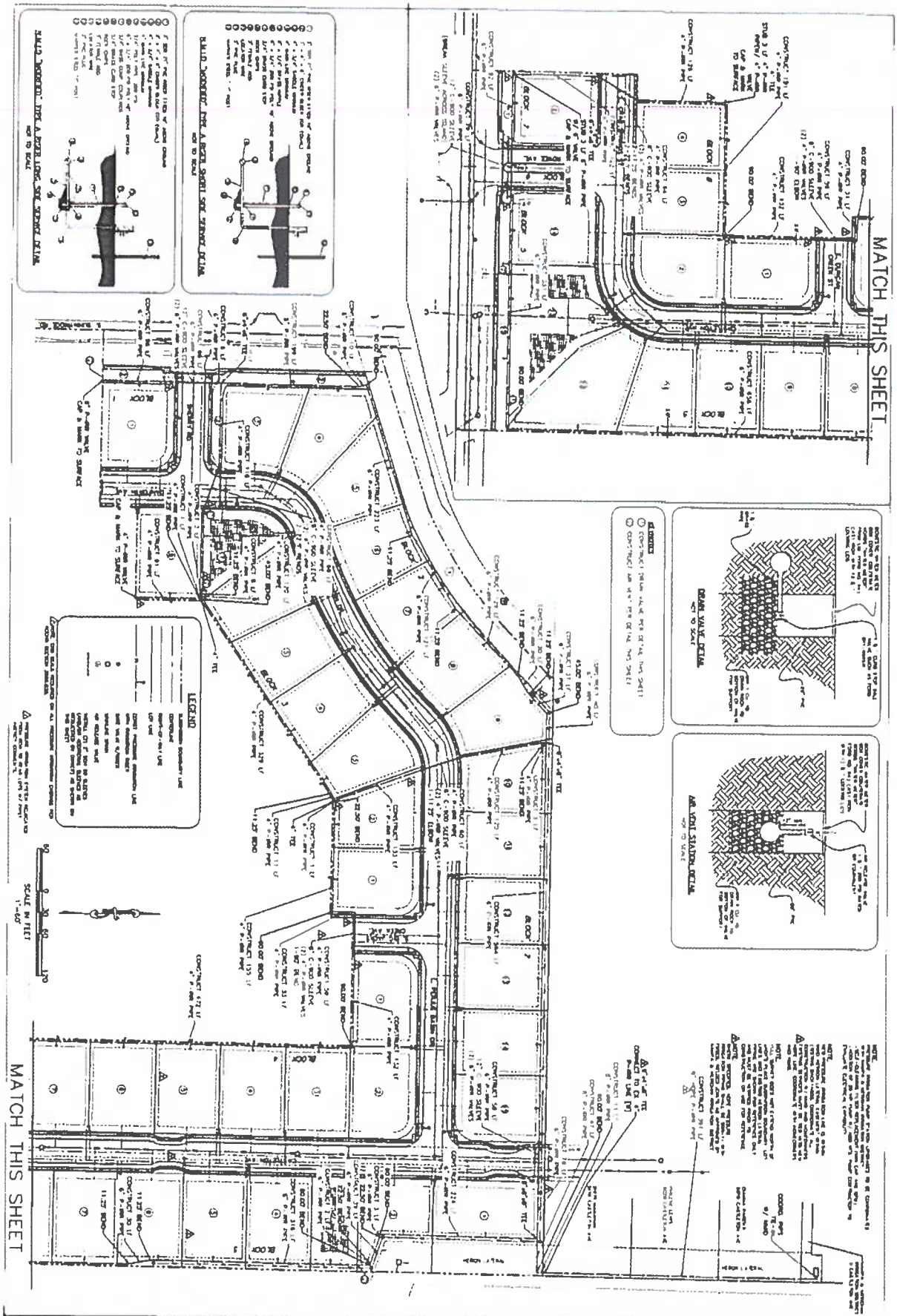
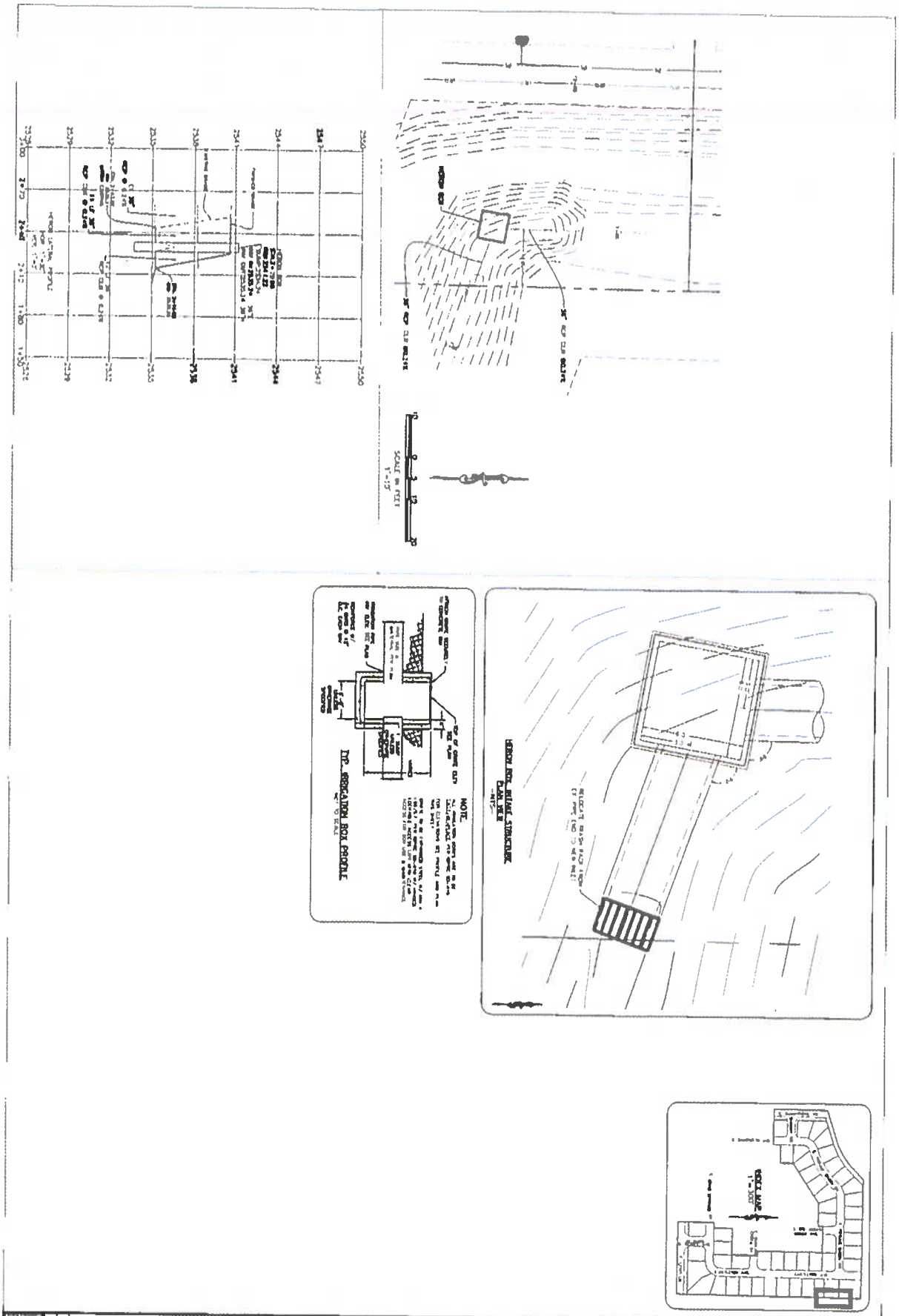


Exhibit D-1, page 4



GRAVITY IRRIGATION PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 1
TRILOGY DEVELOPMENT

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

Condition # 6

6/4/2025

RE: Jack's Place No.2 - Final Plat

To: Kent Brown

cc: City of Nampa Engineering; City of Nampa P&Z

The following changes must be made prior to submitting for signatures:

- S Sunnyridge Rd should be Sunnyridge Rd

Sincerely,

Clay Brown
GIS Tech II
Public Works Department
City of Nampa

Condition # 7

2021-033419
RECORDED
05/07/2021 11:51 AM

00612476202100334190110112

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=11 LBERG NO FEE
AGR
CITY OF NAMPA

Canyon County Recorder's Office Document Cover Sheet

AGREEMENT FOR HOOKUP OF JACK'S PLACE SUBDIVISION TO THE CITY OF NAMPA WATER AND SEWER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA

THIS AGREEMENT is made and entered into this 5th day of May, 2021, by and between the **CITY OF NAMPA**, a Municipal corporation of the State of Idaho, hereinafter referred to as "CITY", and **JRL PROPERTIES, L.P.**, and Idaho limited partnership and **UNION SQUARE, LLC**, and Idaho limited liability company, collectively referred to herein as "USER".

1. **RECITALS**:

1.1 **WHEREAS**, User is the sole owner in law and/or in equity of land in Canyon County, Idaho described on Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, hereinafter referred to as the "Real Property"; and

1.2 **WHEREAS,** User is developing the Real Property to be known as the Jack's Place Subdivision in partnership with Trilogy Development, Inc.; and

1.3 **WHEREAS,** the Real Property is located outside of the city limits of the City; and

1.4 **WHEREAS,** it would be advantageous to User to develop the Real Property with City of Nampa sewer and domestic water service; and

1.5 **WHEREAS,** the City is empowered to establish, create, develop, maintain and operate domestic water service and sanitary sewer systems; and

1.6 **WHEREAS**, the City has enacted an ordinance governing its Sewer System codified in *Title 8, Chapter 2 of the Nampa City Code;* and

1.7 **WHEREAS,** the City has enacted an ordinance governing its Water System codified in *Title 8, Chapter 1 of the Nampa City Code;* and

1.8 **WHEREAS,** it is in the best interests of both the City and the User that City Domestic Water and Sewer System services be extended to the Real Property; and

1.9 **WHEREAS,** the City is willing to allow the User to develop the Real Property by connecting the Real Property to City of Nampa sewer and domestic water service, subject to the following terms, conditions, and consideration of this Agreement; and

1.10 **WHEREAS,** as an express consideration of the City's willingness to enter into this Agreement, the City's Regulations which govern its Domestic Water and Sewer Systems are hereby included as a term and condition of this Agreement; and

1.11 **WHEREAS,** as an express consideration of the City's willingness to enter into this Agreement, the User hereby provides perpetual consent to the annexation of the Real Property into the City.

2. **DEFINITIONS:**

For all purposes of this Agreement, the following words, terms, and phrases herein contained in this section shall be defined and interpreted as hereinafter provided, unless the clear context of the presentation of the same requires otherwise:

2.1 **"City"**: means and refers to the City of Nampa, County of Canyon, State of Idaho.

2.2 "**User**": means and refers to JRL Properties, L.P., Union Square, LLC, and/or any person(s) or entity(s) developing or owning the Real Property, including any Home Owners Association.

2.3 "**Real Property**": means and shall refer to the parcel(s) of real property located in the County of Canyon which constitute the Jack's Place Subdivision, described in Exhibit A attached hereto and, by this reference, incorporated herein as if set forth in full, together with all improvements thereon.

2.4 "**Ordinance**": means and shall refer to the City's ordinances that pertain to the regulation, control, and use of its Domestic Water and Sewer Systems presently codified at Chapter 1 and 2 of Title 8 of the Nampa City Code, and this definition specifically includes any prospective amendments and/or recodifications to said ordinance or any parts thereof, and shall also refer to any other ordinance of the City of Nampa governing the Domestic Water and Sewer Systems.

2.5 "**Policy/Regulations**": means and shall refer to any City Council enacted policy and/or regulation of its Domestic Water and Sewer Systems.

2.6 "**Sewer System**": means and shall refer to the City's sewer system.

2.7 "**Domestic Water System**": means and shall refer to the City's domestic water system.

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

3. **INCORPORATION OF RECITALS:**

The above recitals are contractual and binding and are incorporated herein as if set forth in full.

4. **INSTALLATION OF SEWER MAINS:**

The User agrees, at User's own cost and expense, to design, construct and install, pursuant to the standards of the City and subject to final approval of the City, sanitary sewer mains, to the boundary of the Real Property and sufficient to connect the future residential lots of Jack's Place Subdivision to the City's Sewer System, including any required upgrades to the Castleton Sewer Lift Station.

5. **INSTALLATION OF WATER MAINS:**

The User agrees, at User's own cost and expense, to design, construct and install, pursuant to the standards of the City and subject to final approval of the City, domestic water mains to the boundary of the Real Property sufficient to connect the future residential lots of Jack's Place Subdivision into the City's Water System.

6. **SUBSTITUTE DEVELOPMENT IMPACT FEES:**

User, its successors and assigns, further agree that each lot developed in said Jack's Place Subdivision shall be subject to a substitute development impact fee equal to the development impact fees charged pursuant to Ordinance 4420 adopted March 4, 2019, by the City of Nampa. In addition to the sewer and water connection fees payable to the City of Nampa, each applicant for a water and sewer connection shall also pay a fee to the City of Nampa equal to the development impact fees then being charged to like development/buildings in the City of Nampa. Failure to pay such substitute development impact fee will constitute a breach of this agreement and no sewer or water connection will be permitted unless such substitute development impact fee is paid.

7. **RESTRICTIVE COVENANTS:**

The User agrees that the Covenants, Condition & Restrictions for Jack's Place Subdivision shall include provisions that the purchasers of the residential lots in Jack's Place Subdivision agree to the annexation of their property into the City of Nampa at such time as the City shall determine.

8. **RESPONSIBILITIES OF CITY FOR SEWER HOOKUP SERVICE:**

Upon User's proper installation of the domestic water distribution system and sewage collection system serving the Real Property and the City's completion of testing and final approval

of the systems, the City agrees to allow connection to the City Domestic Water and Sewer Systems respectively, and agrees to assume the full operation and maintenance of the systems installed by the User to serve the Real Property.

9. **CONDITIONS AND REQUIREMENTS OF USER FOR THE HOOKUP OF THE SEWER LINE TO THE REAL PROPERTY:**

User agrees to pay all costs and expenses associated with the physical construction of the Real Property's domestic water and sewer systems and connection to the City Domestic Water and Sewer Systems and will pay for all inspection fees associated with such construction in accordance with the City's then-applicable fee Ordinance. User shall be obligated to pay all regularly scheduled and identified water hookup fees, inspection fees, and service fees charged or assessed by the City after connection to the City Domestic Water and Sewer Systems. The charges for hookup, inspection, and service fees shall be in accordance with the provisions of the "Ordinance" and/or "Policy/Regulations" as are applicable for real properties outside of the city limits. Notwithstanding the foregoing, the parties hereto understand and agree that individual sewer and water connections for an individual lot will be the responsibility of that lot owner or the builder constructing the improvement on the lot.

10. **ORDINANCE APPLICATION:**

The "Ordinance" and "Policy/Regulations" apply to the sewer service and connection and are herein incorporated as specific terms of this Agreement. At such time or times as the "Ordinance" and/or "Policy/Regulations" are amended or recodified, this Agreement is automatically amended in accordance therewith.

11. **ANNEXATION:**

In accordance with Section 6 hereof, the User hereby gives irrevocable consent to annexation at such time as there is an annexation path sufficient to satisfy the requirements of City and Idaho code. When such requirements are met, the City shall notify the User of the intent to annex and will then proceed with filing an annexation application on the User's behalf. This provision of this Agreement shall be deemed written request and consent for such annexation in accordance with *Idaho Code §50-222* or any amendments or recodification of said statute.

12. **REQUIREMENT FOR RECORDATION:**

City shall record this Agreement once fully executed and shall submit proof of such recording to the User. The City agrees to pay all recording costs, if any.

13. **DEFAULT:**

Time is of the essence. Any failure to perform the terms and conditions of this Agreement shall be a default.

14. **REMEDIES:**

14.1 This Agreement shall be enforceable in any court of competent jurisdiction by either City or User, or by any successor or successors in title or by the assigns of the parties hereto. Enforcement may be sought by an appropriate action at law or in equity to secure the specific performance of the covenants, agreements, conditions, and obligations contained herein. In addition, remedies available to the City include but are not limited to, termination of sewer service to all users located on the Real Property covered by this Agreement.

14.2 In the event of a default, written Notice of Default shall be served and the defaulting party shall then have thirty (30) days after delivery of notice of default to correct the same before the non-defaulting party may seek any remedy provided for herein.

14.3 In the event the performance of any covenant to be performed hereunder by either User or the City is delayed for causes which are beyond the reasonable control of the party responsible for such performance, which shall include, without limitation, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

15. **NOTICES:**

15.1 Any notice desired by the parties and/or required by this Agreement shall be deemed delivered if and when personally delivered or three (3) days after deposit in the United States Mail, registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

CITY:	USER:
City of Nampa	JRL Properties, L.P.
c/o City Engineer	Union Square, LLC
Nampa Development Service Center	c/o Shawn Brownlee
500 12th Ave South	9839 W Cable Car St., Ste. 101
Nampa, ID 83651	Boise, ID 83709

15.2 A party shall have the right to change their address by delivering to the other party a written notification thereof in accordance with the requirements of this section.

16. **ATTORNEY FEES:**

Should any litigation be commenced between the parties hereto concerning this Agreement, the prevailing party shall be entitled, in addition to any other relief as may be granted, to

court costs and reasonable attorney's fees as determined by a Court of competent jurisdiction. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

17. **TIME IS OF THE ESSENCE:**

The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the other party so failing to perform.

18. **BINDING UPON SUCCESSORS:**

This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the owner of the property, each subsequent owner and each other person acquiring an interest in the Real Property. Nothing herein shall in any way prevent sale or alienation of the Real Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

19. **INVALID PROVISION:**

If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

20. **FINAL AGREEMENT:**

This Agreement sets forth all promises, inducements, agreements, condition and understandings between the User and City relative to the subject matter hereof, and there are no promises, agreements, conditions or understanding, either oral or written, express or implied, between the User and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, a duly adopted resolution of City.

21. **EFFECTIVE DATE:**

This Agreement shall be effective at such time as both parties have executed this Agreement.

[end of text – signatures on following page]

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

CITY:

CITY OF NAMPA

By: _____
Debbie Kling, Mayor

Attest: _____
City Clerk

USER

JRL Properties, L.P.
an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

Union Square, LLC
an Idaho limited liability company

By: _____
John A. Laude Sr., Manager

STATE OF IDAHO)
: ss
County of Canyon)

On this 5 day of May, in the year 2021, before me, a Notary Public, personally appeared Debbie Kling and Deborah Rosin, Mayor and City Clerk, respectively, of the CITY OF NAMPA, known or identified to me to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same on behalf of the CITY OF NAMPA.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Mike Lawson
Notary Public for Idaho
Commission Expires: 06/03/2025

STATE OF IDAHO)
: ss
County of ~~Canyon~~ Ada)

On this 29 day of April, in the year 2021, before me, a Notary Public, personally appeared John A. Laude Sr., individually, and as the authorized signatory for JRL PROPERTIES, L.P. and UNION SQUARE, LLC, known or identified to me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same both individually and on behalf of JRL PROPERTIES, L.P. and UNION SQUARE, LLC.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
Commission Expires: 9/6/2025

EXHIBIT A
PROPERTY DESCRIPTION

LEGAL DESCRIPTION FOR
JACK'S PLACE

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 10, T.2N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

BEGINNING at the S1/4 corner of said Section 10 from which the E1/16 corner of said Section 10 bears South 89°13'41" East, 1,323.71 feet;

thence along the North-South centerline of said Section 10 North 00°46'16" East, 1,055.74 feet to a point on the approximate centerline of the South Robinson Lateral;

thence along the approximate centerline of the South Robinson Lateral the following 4 courses and distances:

thence North 72°09'56" East, 254.86 feet;

thence 199.82 feet along the arc of a non-tangent curve to the left, said curve having a radius of 569.15 feet, a central angle of 20°06'56" and a long chord which bears North 57°00'54" East, 198.79 feet;

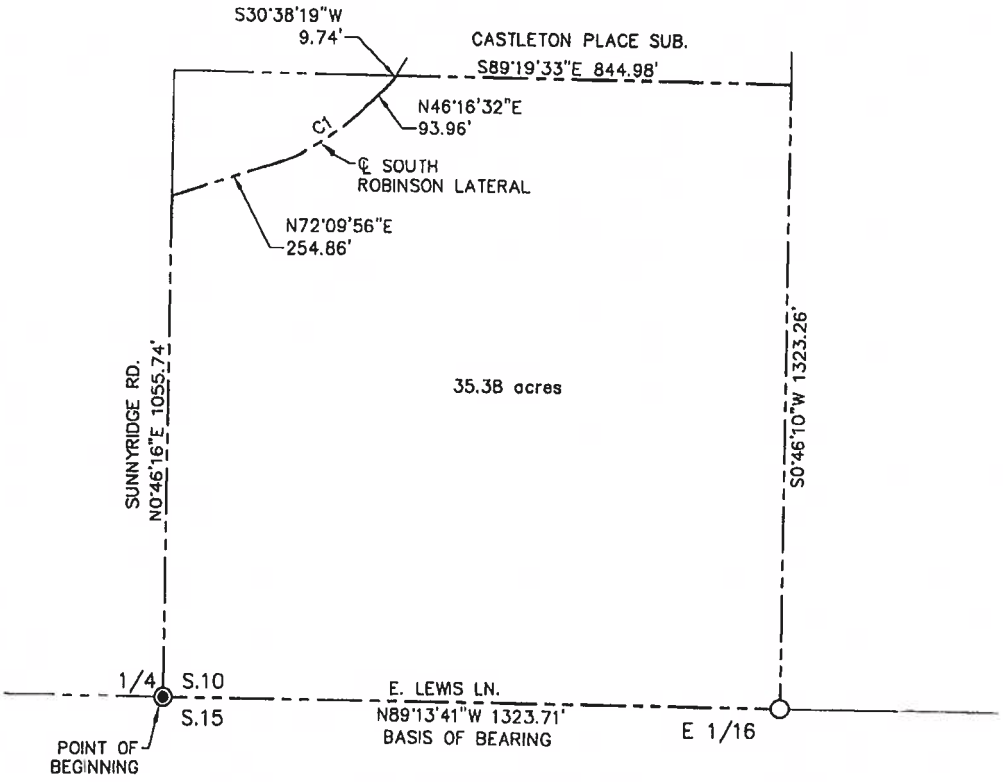
thence North 46°16'32" East, 93.96 feet;

thence North 30°38'19" East, 9.74 feet to the SW corner of Castleton Place Subdivision as filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho;

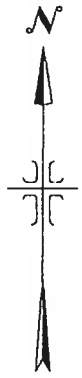
thence along the South boundary line of said Castleton Place Subdivision South 89°19'33" East, 844.98 feet to the SE corner of said Castleton Place Subdivision;

thence along the East boundary line of the SW 1/4 of the SE 1/4 of said Section 10 South 00°46'10" West, 1,323.26 feet to the E1/16 corner of said Section 10;

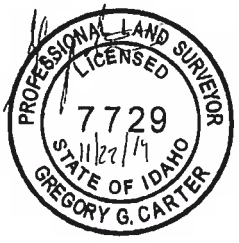
thence along the South boundary line of said Section 10 North 89°13'41" West, 1,323.71 feet to the **POINT OF BEGINNING**. Containing 38.35 acres, more or less.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	569.15	199.82	198.79	N57°00'54"E	20°06'56"



SCALE: 1" = 300'



IDAHO SURVEY GROUP, LLC — 8955 W EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT DRAWING FOR JACK'S PLACE PROPERTY	LOCATED IN THE SW ¼ OF THE SE ¼ OF SECTION 10 T.2N., R.2W., B.M., CANYON COUNTY, IDAHO	JOB NO. 19-356 / SHEET NO. 1 / DWG. DATE 11/22/19

AGREEMENT FOR HOOKUP OF JACK'S PLACE SUBDIVISION TO THE CITY OF NAMPA WATER AND SEWER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA - 10

Condition # 8

Space to the right is for Canyon County Recorder use only.

2022-028252
RECORDED
05/31/2022 02:16 PM
00706018202200282520090096
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=9 SCARDENAS NO FEE
AGR
NAMPA HWY DIST NO 1

DEVELOPMENT AGREEMENT

Jack's Place Subdivision

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and executed between the following parties:

- ENDURANCE HOLDINGS LLC, an Idaho limited liability company, JRL PROPERTIES L.P., an Idaho limited partnership, and UNION SQUARE LLC, an Idaho limited liability company, hereinafter collectively referred to as "Owners"
- CHALLENGER DEVELOPMENT INC., an Idaho corporation, hereinafter referred to as "Developer"
- The CITY OF NAMPA, IDAHO, a municipal corporation, hereinafter referred to as "City"
- The NAMPA HIGHWAY DISTRICT NO. 1, a body corporate and politic of the State of Idaho, hereinafter referred to as "NHD"

Recitals

WHEREAS, Owners own that certain real property legally described on the attached Exhibit A, which is made a part hereof, consisting of approximately 38.35 acres in Canyon County, Idaho (the "Property"); and

WHEREAS, portions of the Property are adjacent to E. Lewis Lane and S. Sunnyridge Road; and

WHEREAS, Owners desire to transfer the Property to Developer; and

WHEREAS, Developer desires to develop the Property as the Jack's Place Subdivision, located within the geographical boundaries of NHD; and

WHEREAS, the Property is currently unincorporated, but is inside City area of impact, and can be expected to be eligible for annexation in the foreseeable future; and

WHEREAS, NHD has exclusive general supervision of the public right-of-way within its geographical boundaries pursuant to Idaho Code §40-1310, including jurisdiction of E. Lewis Lane and S. Sunnyridge Road, and authority to accept new right-of-way in unincorporated areas for public maintenance; and

WHEREAS, City has general municipal authority pursuant to Title 50 Idaho Code, including authority to annex land (§50-222) and operate utilities, and will be able to provide some City utilities to the Property before it is incorporated; and

WHEREAS, it is in the public interest for the Property to develop pursuant to City standards so that it will fit the urban context of its eventual surroundings; and

WHEREAS, it is prudent to enter this Agreement to define the roles and responsibilities of the parties regarding the Property during its development and transition period between development and eventual annexation.

Agreement

NOW THEREFORE, Owners, Developer, City and NHD agree to the following terms and conditions:

1. The Property shall be built by Developer as follows:

    a. City standards shall govern roadway geometry, ballast section and materials; curb, gutter and sidewalk; storm drainage, sewer, water and pressurized irrigation.

    b. NHD standards shall govern for all roadway issues other than those listed in 1.a above. This includes, but is not limited, to trench excavation and backfill.

    c. City shall inspect items identified in 1.a for construction and testing and provide documentation stating whether they meet City standards. City and Developer shall notify NHD of when testing of 1.a items are performed.

    d. Street lights, if installed, shall not be located on public right-of-way.

2. At completion of Property construction, Developer shall obtain final plat approval, NHD acceptance of right-of-way for public maintenance, and record the final plats:

3. After NHD acceptance for public maintenance and prior to annexation of the Property, the public right-of-way shall be maintained as follows:

    a. Developer shall be responsible for maintaining curb, gutter, sidewalk, storm drainage, pressurized irrigation, gravity irrigation, and landscaping, and repairing or replacing any related defective items thereof.

    b. Developer shall obtain a separate License Agreement from NHD for items identified in 3.a.

    c. Developer shall prepare an operation and maintenance manual addressing in detail the items identified in 3.a. Developer shall obtain City and NHD approval of said manual prior to recording any plat.

    d. Not less than once per year, Developer shall clean all sand and grease traps and catch basins and sweep all streets. Developer shall do these more frequently as necessary to maintain good working order of the items, and to prevent clogging of storm water catch basins.

e. Developer shall keep records of all maintenance activities and provide them to City no less than once each year on the anniversary of the signing of this Agreement, or otherwise upon request.

f. City shall be responsible for maintaining, repairing and replacing City sewer and water, in accordance with a separate general utility agreement; the one currently in force is dated April 2007.

g. Developer may assign its duties under this Paragraph 3 to a homeowners' association (HOA) recognized by NHD. Provided, however, Developer shall remain responsible to maintain and repair curb, gutter, sidewalk, and storm drainage if the HOA fails to do so.

h. NHD shall be responsible to maintain, repair and replace all other items not listed above.

4. When the Property becomes contiguous to City limits, Owners, Developer and future Property owners will not oppose annexation of the Property. Acknowledgement of this will be made separately by City sewer agreement.

5. After annexation, the public rights-of-way will be maintained by City in accordance with City code, and/or as otherwise specified in the annexation agreement.

6. This Agreement shall terminate upon the annexation of all public rights-of-way within the Property.

7. Owners warrant that they are owners of the Property and currently hold all legal and equitable interest therein.

8. This Agreement shall be recorded in the office of the Canyon County Recorder and shall run with the land. It shall terminate upon annexation of all the Property into the City.

9. This Agreement may be modified only if in writing and signed by all parties.

10. The parties shall maintain their own separate insurance and responsibility for liabilities as particularly associated with each entity's assigned tasks or functions as identified in this Agreement.

11. This Agreement shall be governed and interpreted by the laws of the State of Idaho.

12. In the event any provision or section of this Agreement conflicts with applicable law, or is otherwise held to be unenforceable, the remaining provisions shall nevertheless be enforceable and carried into effect.

13. The parties intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person or legal entity other than the parties hereto.

14. None of the parties may assign this Agreement, or any interest therein, except pursuant to paragraph 3.g, without written consent of the other parties; and in the event of assignment, this Agreement shall inure to and be binding upon the parties hereto as well as their successors, assigns, departments and agencies.

15. Unless and until terminated, the terms of this Agreement are enforceable by any party hereto, or their successors in interest.

16. Time is of the essence in the performance of all terms and provisions of this Agreement.

17. In the event of litigation to enforce this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs, including but not limited to: prelitigation notices and correspondence; fees and costs on appeal, if any.

This Agreement shall become effective on the date last signed below and continue henceforth from said date until terminated by annexation.

This Agreement is entered by the parties as follows:

OWNERS:

Endurance Holdings LLC,
an Idaho limited liability company

By: _____
Corey Barton, Member

Date: 4-22-2022

JRL Properties L.P.,
an Idaho limited partnership

By: _____
John Laude, Jr., Authorized Agent

Date: 4/22/2022

Union Square LLC,
an Idaho limited liability company

By: _____
John Laude, Jr., Authorized Agent

Date: 4/22/2022

DEVELOPER:

Challenger Development Inc.,
an Idaho corporation

By: _____
Corey Barton, President

Date: 4-22-2022

CITY OF NAMPA, IDAHO

By: _____
Debbie Kling, Mayor

Date: 5/17/22

NAMPA HIGHWAY DISTRICT NO. 1

By: _____
Dick Smith, Chairman

Date: 5-31-22

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 22, 2022, by Corey Barton as a Member of Endurance Holdings LLC.

Adair Koltes
Signature of Notary Public

My commission expires: 6-05-22

ADAIR KOLTES NOTARY PUBLIC MY COMMISSION EXPIRES 6-5-2022 STATE OF IDAHO COMMISSION NUMBER 30052

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 22, 2022, by John Laude, Jr., as an Authorized Agent of JRL Properties L.P.

Signature of Notary Public

My commission expires: 9/6/2025

DAVID LABRIE Comm. No. 50738 NOTARY PUBLIC Expires: 09/06/2025 STATE OF IDAHO

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 22, 2022, by John Laude, Jr. as an Authorized Agent of Union Square LLC.

Signature of Notary Public

My commission expires: 9/6/2025

DAVID LABRIE Comm. No. 50738 NOTARY PUBLIC Expires: 09/06/2025 STATE OF IDAHO

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 22, 2022, by Corey Barton as the President of Challenger Development Inc.

Signature of Notary Public

My commission expires: 6-05-22

ADAIR KOLTES NOTARY PUBLIC MY COMMISSION EXPIRES 6-5-2022 STATE OF IDAHO COMMISSION NUMBER 30052

STATE OF IDAHO)
) ss.
County of Canyon)

This record was acknowledged before me on April 22, 2022, by Debbie Kling as the Mayor of the City of Nampa, Idaho.

Signature of Notary Public

My commission expires: 01/03/2025

MIKE LAWSON Comm No 20191118 NOTARY PUBLIC Commission Expires June 3, 2025 STATE OF IDAHO

STATE OF IDAHO)
) ss.
County of Canyon)

This record was acknowledged before me on May 31, 2022, by Dick Smith as the Chairman of the Nampa Highway District No. 1.

Nicole Barlow

Signature of Notary Public

My commission expires: 3/23/28

NICOLE BARLOW NOTARY PUBLIC COMM NO. 57430 STATE OF IDAHO

Exhibit A

Legal Description of the Property

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 10, T.2N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

BEGINNING at the S1/4 corner of said Section 10 from which the E1/16 corner of said Section 10 bears South 89°13'41" East, 1,323.71 feet;

thence along the North-South centerline of said Section 10 North 00°46'16" East, 1,055.74 feet to a point on the approximate centerline of the South Robinson Lateral;

thence along the approximate centerline of the South Robinson Lateral the following 4 courses and distances:

thence North 72°09'56" East, 254.86 feet;

thence 199.82 feet along the arc of a non-tangent curve to the left, said curve having a radius of 569.15 feet, a central angle of 20°06'56" and a long chord which bears North 57°00'54" East, 198.79 feet;

thence North 46°16'32" East, 93.96 feet;

thence North 30°38'19" East, 9.74 feet to the SW corner of Castleton Place Subdivision as filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho;

thence along the South boundary line of said Castleton Place Subdivision South 89°19'33" East, 844.98 feet to the SE corner of said Castleton Place Subdivision;

thence along the East boundary line of the SW 1/4 of the SE 1/4 of said Section 10 South 00°46'10" West, 1,323.26 feet to the E1/16 corner of said Section 10;

thence along the South boundary line of said Section 10 North 89°13'41" West, 1,323.71 feet to the **POINT OF BEGINNING**. Containing 38.35 acres, more or less.

Mayor's Approval Slip

Date: 05.17.22

Document to be signed: Development Agreement - Jack's Place Subdivision			
Approved by Council	**Reviewed/Approved by Legal**	**Submitted by:**	**On behalf of:**
05.16.22	Yes	Debbie Campbell x5409 Engineering Division	Caleb LaClair, Asst Cty Engineer/Development
In Budget	**Attorney Name**		
N/A	Todd Lakey		

DEBBIE CAMPBELL'S ROUTING SLIP

DOCUMENT: Development Agreement - Jack's Place Subdivision

REQUIRED SIGNATURES	DATE	INITIALS
1. Owner: Endurance Holdings - Corey Barton	04.22.22	✓
2. Notary: Adair Koltes	04.22.22	✓
3. Owner: JRL Properties - John Laude Jr.	04.22.22	✓
4. Notary: David Labrie	04.22.22	✓
5. Owner: Union Square - John Laude Jr.	04.22.22	✓
6. Notary: David Labrie	04.22.22	✓
7. Mayor: Debbie Kling	✓	✓
8. Notary:		
9. NHD: Dick Smith		
10. Notary:		
11. County Clerk:		

REMARKS:
Please return to me. David with Trilogy Development will pick it up from me and get the signature from NHD then take agreement to County to be recorded. He will return the original recorded agreement back to me (and I will send it on to you).

PLEASE RETURN DOCUMENT TO:
Debbie Campbell, Sr Engineering Admin Spclst
(208) 468-5409 campbelld@cityofnampa.us

Thank you!

NOTE TO SELF:

CONDITION #9

Nampa Development Services Center
500 12th Ave South
Nampa, Idaho 83651

(208) 468-5409
engineering@cityofnampa.us
cityofnampa.us/engineering

DATE: 11/01/2022

TO: Kevin Craig, P.E. – Bailey Engineering

FROM: Caleb LaClair, P.E. – Assistant City Engineer

CC: Kent Brown – Kent Brown Planning Services

SUBJECT: Jacks Place Subdivision #2 – Construction Drawings & Final Plat – 1st Review

The Engineering Division has completed a 1st review of the Construction Drawings and Final Plat for Jack's Place Subdivision #2 and have the following comments. Please resubmit electronically a PDF of the following for review and approval:

- Revised plans;
- Revised drainage report;
- Response letter addressing each of the following comments; and,
- Other documentation as required by review comments.

Documents may be submitted via email attachment or web storage/FTP download link. As a general note, additional requirements or comments may occur on subsequent submittals due to new information or incomplete plan corrections. Please contact us at 208-468-5458 to clarify any comments to ensure a timely review and approval process.

General Comments

1. Civil construction drawing review is generally limited to public water and sewer, and general roadway and drainage design. Please note additional review/approval is required from Nampa Highway District No. 1 (NHD1) for roads, Nampa & Meridian Irrigation District (NMID) for pressure and gravity irrigation, and Canyon County for plat and overall general review. We will forward our comments to Canyon County and NHD1 so they are aware of our involvement in the review process.
2. Development is subject to the "Agreement for Hookup of Jack's Place Subdivision to the City of Nampa Water and Sewer System and Agreement to be Annexed into the City of Nampa" dated May 5, 2021 and recorded as Instrument No. 2021-033419.
3. Development is subject to the "Development Agreement – Jack's Place Subdivision" dated May 31, 2022 and recorded as Instrument No. 2022-028252.

Final Plat Comments

1. The aforementioned agreements should be referenced in the plat notes.

Construction Drawing Comments – *Address all plan redlines and the following comments*

Sheet 3.3 – Grading Plan

1. See Sheet 4.5 comments regarding storm drain system. Consider modifying road grading to address concerns/issues.

Sheet 4.5 – Roadway Plan and Profile

1. Type IV curb inlets need to be centered on PL to prevent conflict with future driveways.
2. Ped ramp at Lot 11, Block 4 may conflict with future driveway.
3. Is there a way to avoid storm drain pipe through side yard? Consider regrading streets to direct runoff to Edgecomb or shift pipe to run in street.

Sheet 4.8 – Street & Drainage Details

1. See Sheet 4.5 comments.
2. The top of bank elevation for Pond 4 is closer to 2541.3 than 2539.75 based on the adjacent street elevations.

Sheet 6.2 – Street Lighting & Signage Plan

1. May need to reference NHD1 standards for striping and signage. Verify with NHD1.
2. Add street light and street designation sign to corner of Danforth / Crab Springs.
3. Move street light at Lots 13/14 Block 7 to be at the corner of Big Jacks Creek / Duncan Creek. Also, at street designation sign to corner.

Drainage Report Comments

None

CONDITION #10

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), 2012 EDITION, THE 2015 EDITION OF THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTAL. NO EXCEPTIONS TO CITY OF NAMPA POLICY, STANDARDS, OR THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE CITY OF NAMPA.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT
3. ALL LOT, BLOCK, STREET RIGHT-OF-WAY, AND EASEMENT DIMENSIONS SHALL BE TAKEN FROM THE FINAL PLAT OF JACK'S PLACE SUBDIVISION NO. 2
4. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
5. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
8. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
9. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #9 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM NAMPA HIGHWAY DISTRICT #1 AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION.
12. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
13. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
14. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIG-LINE 1-800-342-1585
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI's, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208)378-5746 FOR THE REQUIRED INFORMATION. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
17. ALL UTILITIES INCLUDING SERVICE LINES WITHIN THE STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALKS AND STREET CONSTRUCTION.
18. THE PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC STANDARDS, THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTALS.
19. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER AND SEWER FACILITIES FROM THE CITY OF NAMPA.
20. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF CONCRETE, (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
21. TRENCHING WITHIN NHD#1'S RIGHT-OF-WAY REQUIRES IMPORTED BACKFILL AND TESTING PER ACCHD STANDARDS.

SEWER

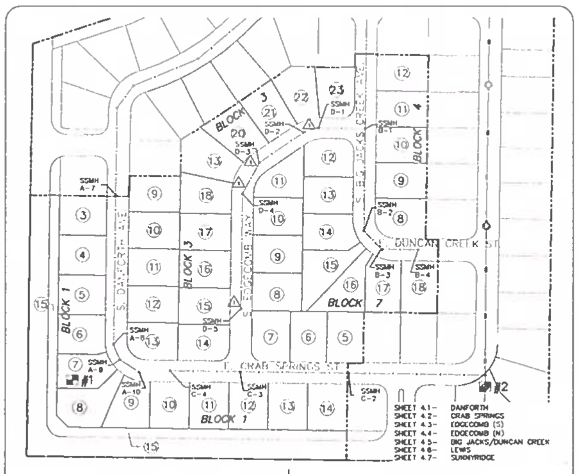
1. ALL SEWER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), THE UNIFORM BUILDING CODE FOR SEWER SERVICE LINES & THE IDAHO STATE PLUMBING CODE. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SEWER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE CONTRACTOR SHALL AIR TEST ALL THE SEWER LINES IN ACCORDANCE TO (I.S.P.W.C.) AFTER BACKFILLING AND SETTLING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND THE PERSONNEL REQUIRED TO PERFORM THE TEST. THE CONTRACTOR SHALL RETEST ALL SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED AND PRIOR TO INSTALLATION OF THE STREET SURFACING & FINAL ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY OF NAMPA A MINIMUM 24 HOURS PRIOR TO TESTING
5. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS. ALL MANHOLES SHALL BE CONCENTRIC W/ NO STEPS.
6. CITY OF NAMPA WILL TV INSPECT ALL SEWER MAINS PRIOR TO PAVING AND AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR WILL NOTIFY THE CITY OF NAMPA A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
7. ALL SEWER STATIONING RELATES TO GRAVITY SEWER CENTERLINE.
8. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. SEWER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH.
11. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS RESPONSIBLE FOR SUBMITTAL OF RECORD DRAWINGS TO THE CITY OF NAMPA AND NAMPA HIGHWAY DISTRICT #1.
12. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: SEWER LINES, MANHOLES AND SERVICE CONNECTIONS.
13. GRAVITY SEWER MAINS SHALL BE SOLID WALL PVC, ASTM D-3034 (4" TO 15" DIAMETER) OR SOLID WALL ASTM F679 (18" TO 36" DIAMETER).

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. 2012), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), AND THE UNIFORM BUILDING CODE FOR WATER SERVICE LINES. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 165 PVC AND BE CONSTRUCTED TO A DEPTH OF 48 INCHES TO THE TOP OF THE PIPE. THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED TO 150 PSI, FLUSHED AND SANITIZED, AS PER I.S.P.W.C. BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
3. WHERE IT IS NECESSARY FOR NON-POTABLE WATER (INCLUDING STORM DRAIN) AND DRINKING WATER TO CROSS EACH OTHER REFER TO NOTE NO.9 BELOW. ALL NON-POTABLE WATER (INCLUDING STORM DRAIN AND GRAVITY IRRIGATION) SHALL BE TREATED AS SEWER.
4. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: WATER MAIN LINES, FIRE HYDRANTS AND SERVICE CONNECTIONS.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO THE A.W.W.A. C651 SPECIFICATIONS, LATEST EDITION.
A. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE I.S.P.W.C., THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
B. PRIOR TO USE OF THE WATER MAIN, IT SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS OF THE A.W.W.A AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. CITY OF NAMPA PERSONNEL SHALL BE PRESENT AT THE TIME WATER SAMPLE IS TAKEN.
6. CONTRACTOR SHALL NOTIFY THE CITY OF NAMPA ENGINEERING DEPARTMENT THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST CITY OF NAMPA ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING. CONTRACTOR SHALL MAKE REQUESTS TO THE NAMPA ENGINEERING DEPARTMENT FOR MAINLINE TAPS OR OPERATION OF VALVES.
7. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE CITY OF NAMPA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH THE CITY OF NAMPA IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. WATER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH. PIGTAILS SHALL MEET CITY OF NAMPA PLUMBING DEPARTMENT TYPICAL HOUSE SERVICE REQUIREMENTS.
11. BACKFILL IN NHD#1 RIGHT-OF-WAY AND FUTURE RIGHT-OF-WAY SHALL BE PER ACCHD STANDARDS AND NAMPA HIGHWAY DISTRICT #1 SUPPLEMENTALS.
12. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
13. WATER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
14. THERE SHALL BE A MINIMUM OF TEN (10) FOOT SEPARATION BETWEEN THE EDGE OF THE ROADSIDE SWALES AND THE WATER MAINS

IRRIGATION

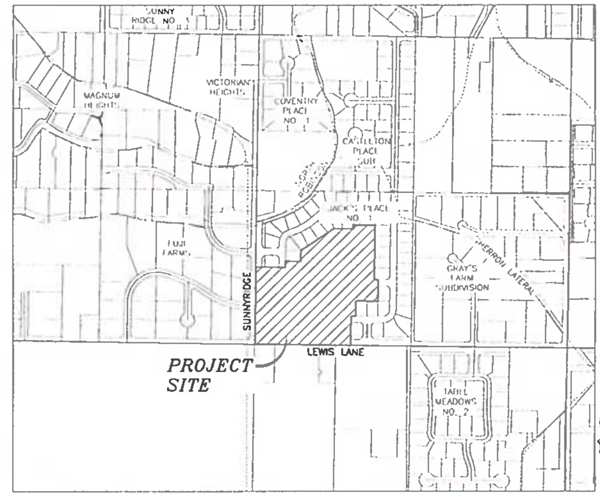
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), NAMPA & MERIDIAN IRRIGATION DISTRICT AND CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015).
2. TEN (10) FEET OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER MAINS AND NON-POTABLE WATER LINES. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
3. MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS SHALL BE 30" FROM FINISHED GRADE TO TOP OF PIPE. ALL CROSSING OF PUBLIC RIGHT-OF-WAY WITH PRESSURE IRRIGATION SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES. PIPE SHALL BE CONSTRUCTED TO SLOPE TO DRAINS AND/OR PUMP-OUT STATIONS AS SHOWN ON THE PLANS.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHOULD BE IDENTIFIED AS "IRRIGATION" OR "NONPOTABLE WATER."
5. PRESSURE IRRIGATION MAINS WITHIN THE RIGHT OF WAY SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE 801 OF I.S.P.W.C.
6. FINAL APPROVAL OF ALL PRESSURE IRRIGATION CONSTRUCTION WILL BE BY NAMPA & MERIDIAN IRRIGATION DISTRICT AND THE OWNER'S ENGINEER.
7. PRESSURE MAIN LINE PIPING SHALL BE PVC, 200 PSI, SDR 21 CONFORMING TO ASTM D-2241.
8. NO. 12 DIRECT BURIAL LOCATOR WIRE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS PER NMID SPECIFICATIONS (WIRE PLACED ALONG NORTH AND EAST SIDE OF THE MAIN AND SERVICE LINES).
9. FINDER TAPE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS AND SERVICES. TAPE SHALL BE 2" WIDE, METALLIC RED IN COLOR WITH THE WORDS- "DANGER-UNSAFE WATER OR NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN 6" BELOW THE SURFACE AND 18" ABOVE THE TOP OF PIPE.
10. ALL IRRIGATION RISERS AND FAUCETS SHALL BE IDENTIFIED WITH DURABLE TAGS CARRYING THE WARNING- "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER".
11. IRRIGATION PIPE SHALL BE PLACED IN COMPACTED TRENCH WITH BEDDING/BACKFILL PER NMID SPECIFICATIONS.
12. CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION FACILITIES IN PLACE UNTIL NEW FACILITIES ARE OPERATIONAL, EXCEPT ITEMS REQUIRED TO BE REPLACED DURING CONSTRUCTION
13. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND DEAD ENDS AS SPECIFIED IN NMID STANDARDS. NOTIFY NMID & DESIGN ENGINEER TO WITNESS THRUST BLOCKS PRIOR TO BACKFILL (MIN 24 HOURS NOTICE).



STREET & SEWER INDEX
1"=150'

DEVELOPMENT PLANS FOR JACK'S PLACE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO 2022



VICINITY MAP
1" = 500'
NAVD 1988 DATUM

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	–	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1–2.3	–	FINAL PLAT
3.1	–	EXISTING SITE AND DEMO PLAN
3.2	–	MASTER UTILITY PLAN
3.3–3.4	–	SITE GRADING PLAN
4.1–4.7	–	STREET PLAN & PROFILE
4.8	–	STREET & DRAINAGE DETAILS
5.1–5.5	–	SEWER & WATER PLAN & PROFILE
6.1	–	PRESSURE IRRIGATION PLAN
6.2	–	STREETLIGHT & SIGNAGE PLAN

BENCH MARKS TBM

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

SEE SHEET 3.2 FOR LEGEND

SURVEYOR
IDAHO SURVEY GROUP
9955 EMERALD ST
BOISE, ID 83704
(208) 846-8570

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST. SUITE 101
BOISE, ID 83709
(208) 895-8858

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

SHEET 1.0

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

REVISED
12-21-2022 CITY OF NAMPA & NHD1

PROFESSIONAL ENGINEER 17882 STATE OF IDAHO KEVIN S. CRAIG

NAMPA FIRE 1891 DIST

EXCELLENCE
SERVICE
STRENGTH IN UNITY

Condition # 11

ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: June 23, 2025

TO: Canyon County – Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

RE: Jack's Place No. 2

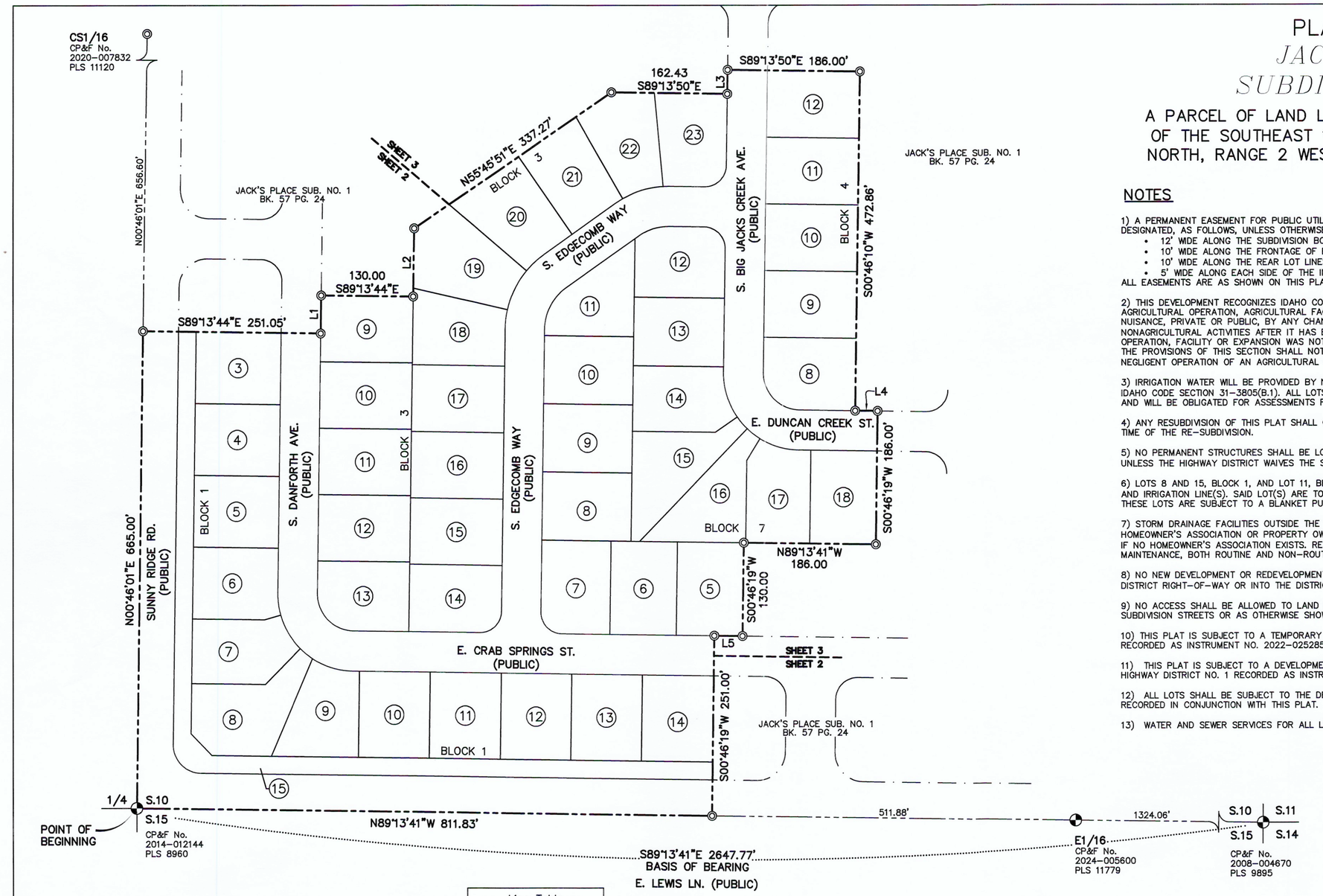
The Fire District finds that the water supply and access requirements stipulated for this project have been sufficiently satisfied for the Fire District to issue this Letter of Satisfaction. Therefore, I have no objection to the plat being finalized or to building construction permits being processed.

The Fire District shall not be responsible for any additional requirements made necessary by alterations in the site which occur after this approval. Conversely, contractor(s) who make any changes to the site after this inspection which result in a non-compliant situation shall be responsible for correcting the matter. Variables that may drive further requirements include, but are not limited to; building construction type, building area, occupancy classification, changes to approved plans, conditions, or applications, changes made to the site after this inspection, changes to finished landscaping which affect fire hydrant depth or accessibility, or any information that may not have been clearly or completely documented during plan review or inspection.

Please note this approval applies only to water supply and access requirements of the IFC. The requirements of other City or County departments, codes, permits and ordinances (including the IFC) may not be completely satisfied.

Regards,

Ron Johnson
Deputy Chief / Fire Marshal
Nampa Fire Protection District



PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO 2025

NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
- 12' WIDE ALONG THE SUBDIVISION BOUNDARY
- 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
- 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
- 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES

ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.

2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."

3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.

4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5) NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE. UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.

6) LOTS 8 AND 15, BLOCK 1, AND LOT 11, BLOCK 7, ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION EASEMENT.

7) 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.

8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.

10) THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-025285, RECORDS OF CANYON COUNTY, IDAHO.

11) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA AND THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-028252, RECORDS OF CANYON COUNTY, IDAHO.

12) ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN CONJUNCTION WITH THIS PLAT.

13) WATER AND SEWER SERVICES FOR ALL LOTS TO BE PROVIDED BY THE CITY OF NAMPA.

NO.	REVISIONS
⚠	06/02/25 ADDRESS COUNTY COMMENTS

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO JACK'S PLACE SUBDIVISION NO. 1 AS FILED IN BOOK 57 OF PLATS AT PAGE 24, RECORDS OF CANYON COUNTY, IDAHO. THE SECTION MONUMENTS FOUND ALONG THE SOUTH AND WEST BOUNDARIES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.2W., B.M., CANYON COUNTY, IDAHO AND THE FOUND MONUMENT AS SHOWN ON THE PLAT OF SAID JACK'S PLACE SUBDIVISION ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE BASIS OF BEARING FOR THIS PLAT IS TAKEN TO BE S89°13'41"E FOR THE SOUTH BOUNDARY LINE OF SECTION 10, T.2N., R.2W. B.M., CANYON COUNTY, IDAHO.

APPROVAL OF NAMPA HIGHWAY DISTRICT NO.1

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

CHAIRMAN DATE

Line Table		
Line #	Direction	Length
L1	N00°46'16"E	53.00
L2	N00°46'16"E	95.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52

REFERENCE DOCUMENTS

R.O.S. INST. NO.: 1994-015063, 1998-000454, 1998-012050, 2001-012480, 2003-035490, , 2005-023842, 2006-022251, 2006-077682, 2006-079531, 2007-001805, 2007-050434, 2017-007276, 2019-061179, 2020-008053, 2021-069077, 2021-069432, 2020-010401, 2022-010196, 2022-022946,

DEED: 2024-

GRAY'S FARM SUB., BK. 10, PG. 11
FUJII FARMS SUB., BK. 25, PG. 42
CASTLETON PLACE SUB., BK. 39, PG. 30
TABLE MEADOWS SUB. NO. 2, BK. 46, PG. 16
JACK'S PLACE SUB. NO. 1, BK. 51, PG. 24

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY LINE/PARCEL/RIGHT-OF-WAY LINE
- MATCHLINE
- TIE LINE
- (6) LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779, UNLESS NOTED OTHERWISE

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
STATE OF IDAHO
CODY M. McCAMMON
6/13/2025

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
BOISE, ID 83704

SHEET 1 OF 5

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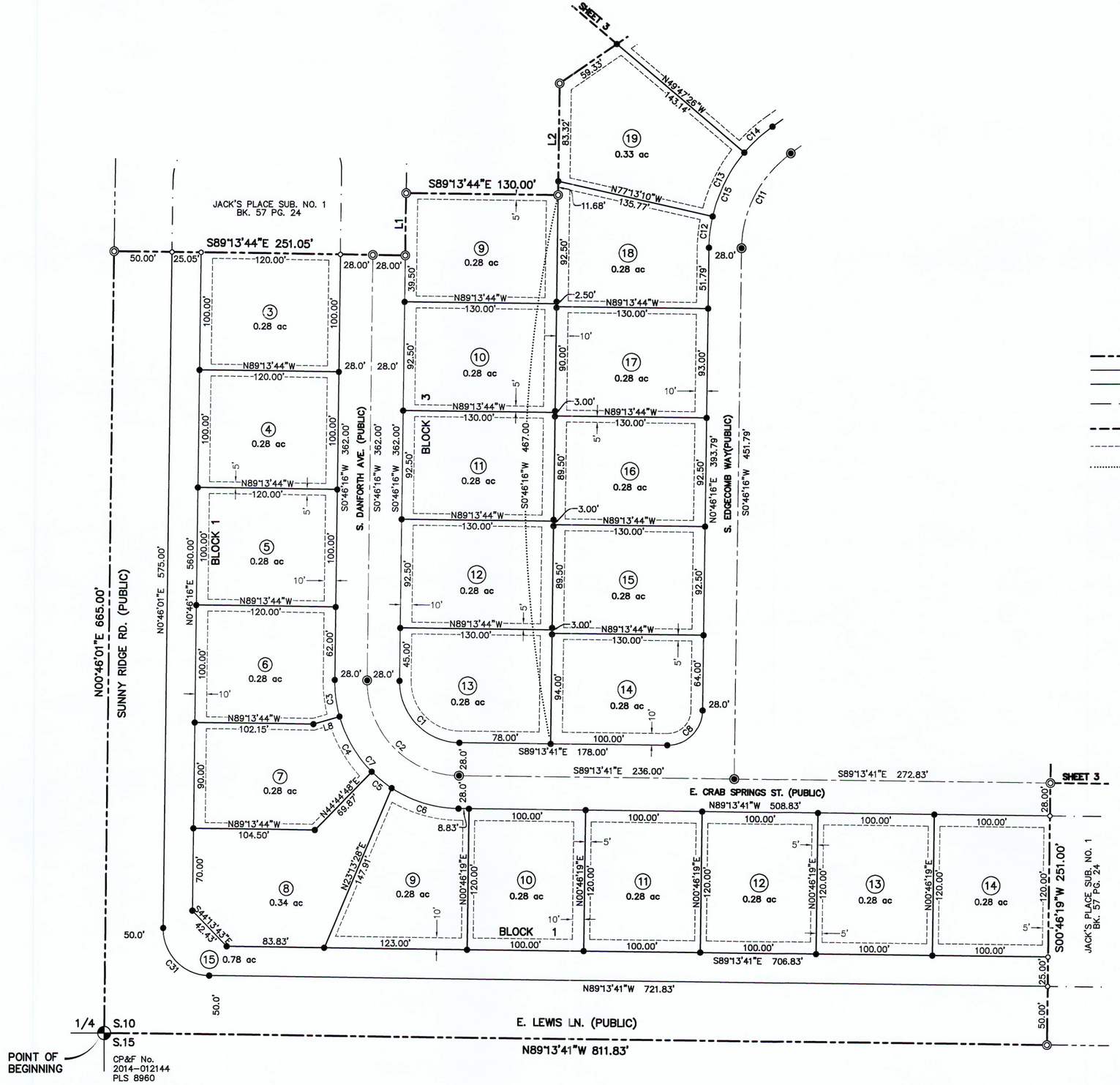
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

JACK'S PLACE SUBDIVISION NO. 2



60 0 30 60 120

SCALE IN FEET
1"=60'

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY LINE/ PARCEL/RIGHT-OF-WAY LINE
- MATCHLINE
- EASEMENT LINE (NOTE 1)
- TIE LINE
- (6) LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND CURVE TABLES

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
6/15/2025
STATE OF IDAHO
CODY M. McCAMMON

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JACK'S PLACE SUBDIVISION NO. 2

LEGEND

- SUBDIVISION BOUNDARY LINE
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- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

60 0 30 60 120

SCALE IN FEET
1"=60'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'43"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'43"E	89°59'57"
C3	108.00	31.67	31.56	S07°37'46"E	16°48'04"
C4	108.00	55.08	54.49	S30°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S51°05'57"E	11°41'30"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'59"
C7	108.00	169.64	152.73	S44°13'43"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'17"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'43"E	89°59'57"
C10	72.00	67.99	65.49	S27°49'25"W	54°06'19"
C11	100.00	94.43	90.96	S27°49'25"W	54°06'19"
C12	128.00	26.83	26.78	N06°46'33"E	12°00'34"
C13	128.00	61.28	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'00"
C15	128.00	120.87	116.43	S27°49'25"W	54°06'19"
C16	128.00	11.29	11.29	N57°24'14"E	5°03'18"
C17	128.00	59.54	59.00	N73°15'22"E	26°38'58"
C18	128.00	9.36	9.36	N88°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"W	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"W	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	66.98	65.91	N16°59'54"W	35°32'07"
C25	108.00	21.59	21.55	N40°29'33"W	11°27'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	58.21	57.51	N73°47'13"W	30°52'56"
C28	108.00	169.64	152.73	S44°13'46"E	89°59'51"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'51"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'51"
C31	40.00	62.83	56.57	N44°13'50"W	89°59'57"

Line Table		
Line #	Direction	Length
L1	N00°46'16"E	53.00
L2	N00°46'16"E	95.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52
L6	N55°14'03"E	37.26
L7	S31°39'14"W	35.66
L8	S73°58'12"W	23.46

SEE SHEET 1 FOR NOTES

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
STATE OF IDAHO
CODY M. McCAMMON

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IDAHO SURVEY GROUP
9939 W. EMERALD STREET,
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BOOK PAGE

SHEET 3 OF 5

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JACK'S PLACE SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet;

thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet to the exterior boundary line of Jack's Place Subdivision No. 1 as filed in Book 57 of Plats at Page 24, records of Canyon County, Idaho;
thence leaving said north-south centerline on the said exterior boundary line the following fifteen (15) courses and distances:
South 89°13'44" East, 251.05 feet;
North 00°46'16" East, 53.00 feet;
South 89°13'44" East, 130.00 feet;
North 00°46'16" East, 95.00 feet;
North 55°45'51" East, 337.27 feet;
South 89°13'50" East, 162.43 feet;
North 00°46'10" East, 33.36 feet;
South 89°13'50" East, 186.00 feet;
South 00°46'10" West, 472.86 feet;
South 89°13'41" East, 31.66 feet;
South 00°46'19" West, 186.00 feet;
North 89°13'41" West, 186.00 feet;
South 00°46'19" West, 130.00 feet;
North 89°13'41" West, 39.52 feet;
South 00°46'19" West, 251.00 feet to the south boundary line of said Section 10;
thence on said south boundary line, North 89°13'41" West, 811.83 feet to the **POINT OF BEGINNING**.

Containing 18.495 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this subdivision will be eligible to receive water service from an existing City of Nampa main line located adjacent to this subdivision, and the City of Nampa has agreed in writing to serve all of the lots in this subdivision.

Challenger Development Inc., an Idaho Corporation

_____
Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 2/27/2025 STATE OF IDAHO CODY M. McCAMMON

Cody M. McCammon — P.L.S. No. 11779

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
My commission expires

_____
Notary Public for Idaho
Residing in _____, Idaho

BOOK PAGE

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JACK'S PLACE SUBDIVISION NO. 2

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
District Health Department, EHS Date

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

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this ____ day of _____, 20_____, this plat was duly accepted and approved by the Canyon County Commissioners, Canyon County, Idaho.

_____ _____
Chairman Clerk

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat

_____
City Engineer Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

_____
Canyon County Surveyor

CERTIFICATE OF 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.

_____ _____
Date County Treasurer

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

BOOK PAGE

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GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), 2012 EDITION, THE 2015 EDITION OF THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTAL. NO EXCEPTIONS TO CITY OF NAMPA POLICY, STANDARDS, OR THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE CITY OF NAMPA.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. ALL LOT, BLOCK, STREET RIGHT-OF-WAY, AND EASEMENT DIMENSIONS SHALL BE TAKEN FROM THE FINAL PLAT OF JACK'S PLACE SUBDIVISION NO. 2
4. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
5. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
8. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
9. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #9 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM NAMPA HIGHWAY DISTRICT #1 AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION.
12. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
13. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
14. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIG-LINE 1-800-342-1585
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI's, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208)378-5746 FOR THE REQUIRED INFORMATION. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
17. ALL UTILITIES INCLUDING SERVICE LINES WITHIN THE STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALKS AND STREET CONSTRUCTION.
18. THE PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC STANDARDS, THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTALS.
19. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER AND SEWER FACILITIES FROM THE CITY OF NAMPA.
20. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
21. TRENCHING WITHIN NHD#1'S RIGHT-OF-WAY REQUIRES IMPORTED BACKFILL AND TESTING PER ACCHD STANDARDS.

SEWER

1. ALL SEWER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), THE UNIFORM BUILDING CODE FOR SEWER SERVICE LINES & THE IDAHO STATE PLUMBING CODE. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SEWER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE CONTRACTOR SHALL AIR TEST ALL THE SEWER LINES IN ACCORDANCE TO (I.S.P.W.C.) AFTER BACKFILLING AND SETTLING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND THE PERSONNEL REQUIRED TO PERFORM THE TEST. THE CONTRACTOR SHALL RETEST ALL SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED AND PRIOR TO INSTALLATION OF THE STREET SURFACING & FINAL ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY OF NAMPA A MINIMUM 24 HOURS PRIOR TO TESTING.
5. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS. ALL MANHOLES SHALL BE CONCENTRIC W/ NO STEPS.
6. CITY OF NAMPA WILL TV INSPECT ALL SEWER MAINS PRIOR TO PAVING AND AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR WILL NOTIFY THE CITY OF NAMPA A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
7. ALL SEWER STATIONING RELATES TO GRAVITY SEWER CENTERLINE.
8. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. SEWER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH.
11. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS RESPONSIBLE FOR SUBMITTAL OF RECORD DRAWINGS TO THE CITY OF NAMPA AND NAMPA HIGHWAY DISTRICT #1.
12. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: SEWER LINES, MANHOLES AND SERVICE CONNECTIONS.
13. GRAVITY SEWER MAINS SHALL BE SOLID WALL PVC. ASTM D-3034 (4" TO 15" DIAMETER) OR SOLID WALL ASTM F679. (18" TO 36" DIAMETER).

WATER

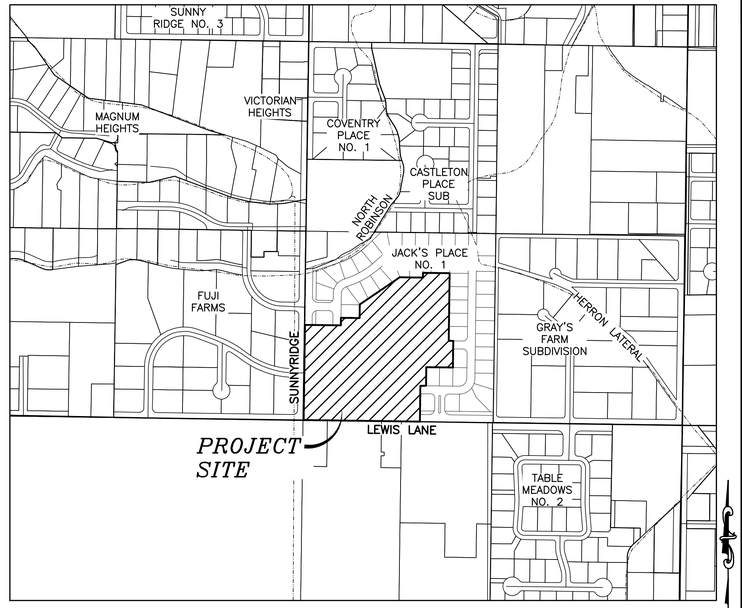
1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. 2012), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), AND THE UNIFORM BUILDING CODE FOR WATER SERVICE LINES. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 165 PVC AND BE CONSTRUCTED TO A DEPTH OF 48 INCHES TO THE TOP OF THE PIPE. THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED TO 150 PSI, FLUSHED AND SANITIZED, AS PER I.S.P.W.C. BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
3. WHERE IT IS NECESSARY FOR NON-POTABLE WATER (INCLUDING STORM DRAIN) AND DRINKING WATER TO CROSS EACH OTHER REFER TO NOTE NO.9 BELOW. ALL NON-POTABLE WATER (INCLUDING STORM DRAIN AND GRAVITY IRRIGATION) SHALL BE TREATED AS SEWER.
4. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: WATER MAIN LINES, FIRE HYDRANTS AND SERVICE CONNECTIONS.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO THE A.W.W.A. C651 SPECIFICATIONS, LATEST EDITION.
   A. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE I.S.P.W.C., THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
   B. PRIOR TO USE OF THE WATER MAIN, IT SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS OF THE A.W.W.A AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. CITY OF NAMPA PERSONNEL SHALL BE PRESENT AT THE TIME WATER SAMPLE IS TAKEN.
6. CONTRACTOR SHALL NOTIFY THE CITY OF NAMPA ENGINEERING DEPARTMENT THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST CITY OF NAMPA ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING. CONTRACTOR SHALL MAKE REQUESTS TO THE NAMPA ENGINEERING DEPARTMENT FOR MAINLINE TAPS OR OPERATION OF VALVES.
7. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE CITY OF NAMPA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH THE CITY OF NAMPA IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. WATER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH. PIGTAILS SHALL MEET CITY OF NAMPA PLUMBING DEPARTMENT TYPICAL HOUSE SERVICE REQUIREMENTS.
11. BACKFILL IN NHD#1 RIGHT-OF-WAY AND FUTURE RIGHT-OF-WAY SHALL BE PER ACCHD STANDARDS AND NAMPA HIGHWAY DISTRICT #1 SUPPLEMENTALS.
12. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
13. WATER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
14. THERE SHALL BE A MINIMUM OF TEN (10) FOOT SEPARATION BETWEEN THE EDGE OF THE ROADSIDE SWALES AND THE WATER MAINS.

IRRIGATION

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), NAMPA & MERIDIAN IRRIGATION DISTRICT AND CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015).
2. 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 LINE 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 WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
3. MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS SHALL BE 30" FROM FINISHED GRADE TO TOP OF PIPE. ALL CROSSING OF PUBLIC RIGHT-OF-WAY WITH PRESSURE IRRIGATION SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES. PIPE SHALL BE CONSTRUCTED TO SLOPE TO DRAINS AND/OR PUMP-OUT STATIONS AS SHOWN ON THE PLANS.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHOULD BE IDENTIFIED AS "IRRIGATION" OR "NONPOTABLE WATER."
5. PRESSURE IRRIGATION MAINS WITHIN THE RIGHT OF WAY SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE 801 OF I.S.P.W.C.
6. FINAL APPROVAL OF ALL PRESSURE IRRIGATION CONSTRUCTION WILL BE BY NAMPA & MERIDIAN IRRIGATION DISTRICT AND THE OWNER'S ENGINEER.
7. PRESSURE MAIN LINE PIPING SHALL BE PVC, 200 PSI, SDR 21 CONFORMING TO ASTM D-2241.
8. NO. 12 DIRECT BURIAL LOCATOR WIRE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS PER NMID SPECIFICATIONS (WIRE PLACED ALONG NORTH AND EAST SIDE OF THE MAIN AND SERVICE LINES).
9. FINDER TAPE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS AND SERVICES. TAPE SHALL BE 2" WIDE, METALLIC RED IN COLOR WITH THE WORDS- "DANGER-UNSAFE WATER OR NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN 6" BELOW THE SURFACE AND 18" ABOVE THE TOP OF PIPE.
10. ALL IRRIGATION RISERS AND FAUCETS SHALL BE IDENTIFIED WITH DURABLE TAGS CARRYING THE WARNING- "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER".
11. IRRIGATION PIPE SHALL BE PLACED IN COMPACTED TRENCH WITH BEDDING/BACKFILL PER NMID SPECIFICATIONS.
12. CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION FACILITIES IN PLACE UNTIL NEW FACILITIES ARE OPERATIONAL. EXCEPT ITEMS REQUIRED TO BE REPLACED DURING CONSTRUCTION.
13. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND DEAD ENDS AS SPECIFIED IN NMID STANDARDS. NOTIFY NMID & DESIGN ENGINEER TO WITNESS THRUST BLOCKS PRIOR TO BACKFILL (MIN 24 HOURS NOTICE).

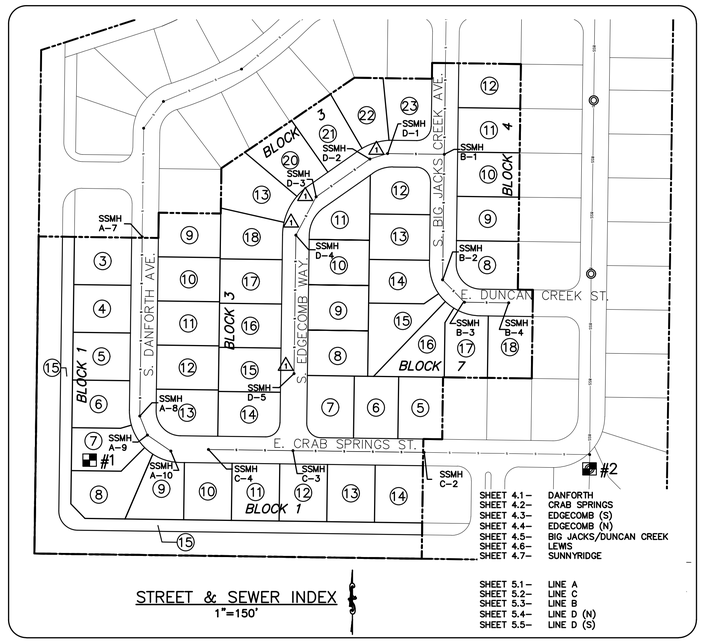
DEVELOPMENT PLANS FOR JACK'S PLACE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO
2022



VICINITY MAP

1" = 500'
NAVD 1988 DATUM



STREET & SEWER INDEX

1"=150'

SHEET 4.1 – DANFORTH
SHEET 4.2 – CRAB SPRINGS
SHEET 4.3 – EDGECOMB (S)
SHEET 4.4 – EDGECOMB (N)
SHEET 4.5 – BIG JACKS/DUNCAN CREEK
SHEET 4.6 – LEWIS
SHEET 4.7 – SUNNYRIDGE

SHEET 5.1 – LINE A
SHEET 5.2 – LINE C
SHEET 5.3 – LINE B
SHEET 5.4 – LINE D (N)
SHEET 5.5 – LINE D (S)

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	–	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1-2.3	–	FINAL PLAT
3.1	–	EXISTING SITE AND DEMO PLAN
3.2	–	MASTER UTILITY PLAN
3.3-3.4	–	SITE GRADING PLAN
4.1-4.7	–	STREET PLAN & PROFILE
4.8	–	STREET & DRAINAGE DETAILS
5.1-5.5	–	SEWER & WATER PLAN & PROFILE
6.1	–	PRESSURE IRRIGATION PLAN
6.2	–	STREETLIGHT & SIGNAGE PLAN

BENCH MARKS TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)
TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

SEE SHEET 3.2 FOR LEGEND

SURVEYOR
IDAHO SURVEY GROUP
9955 EMERALD ST
BOISE, ID 83704
(208) 846-8570

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST, SUITE 101
BOISE, ID 83709
(208) 895-8858

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCM

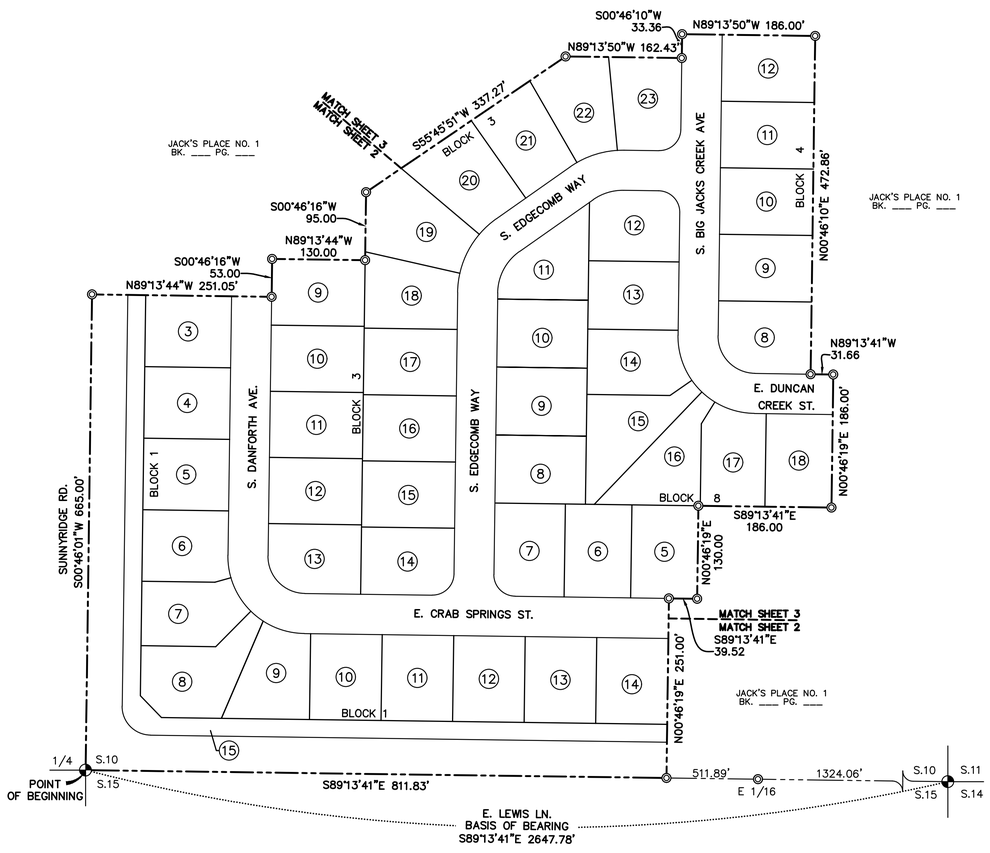
REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 1.0

PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2022



NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
   - 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
   - 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
   - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES

   ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.
2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.
4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6) LOTS 8 AND 15, BLOCK 1 AND LOT 11, BLOCK 8 ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS LOT IS SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
7) 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.
8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
10) THIS DEVELOPMENT IS SUBJECT TO THE "AGREEMENT FOR HOOKUP OF JACK'S PLACE SUBDIVISION TO THE CITY OF NAMPA WATER AND SEWER SYSTEM AND AGREEMENT TO BE ANNEXED INTO THE CITY OF NAMPA" DATED MAY 5, 2021 AND RECORDED AS INSTRUMENT NO. 2022-028252.
11) DEVELOPMENT IS SUBJECT TO THE "DEVELOPMENT AGREEMENT" - JACK'S PLACE SUBDIVISION" DATED MAY 31, 2022 AND RECORDED AS INSTRUMENT NO. 2022-028252.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- (6) LOT NUMBER
- FOUND BRASS OR ALUM. CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11779 UNLESS NOTED OTHERWISE

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

SHEET 1 OF 5

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

TOTAL # LOTS: 54

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

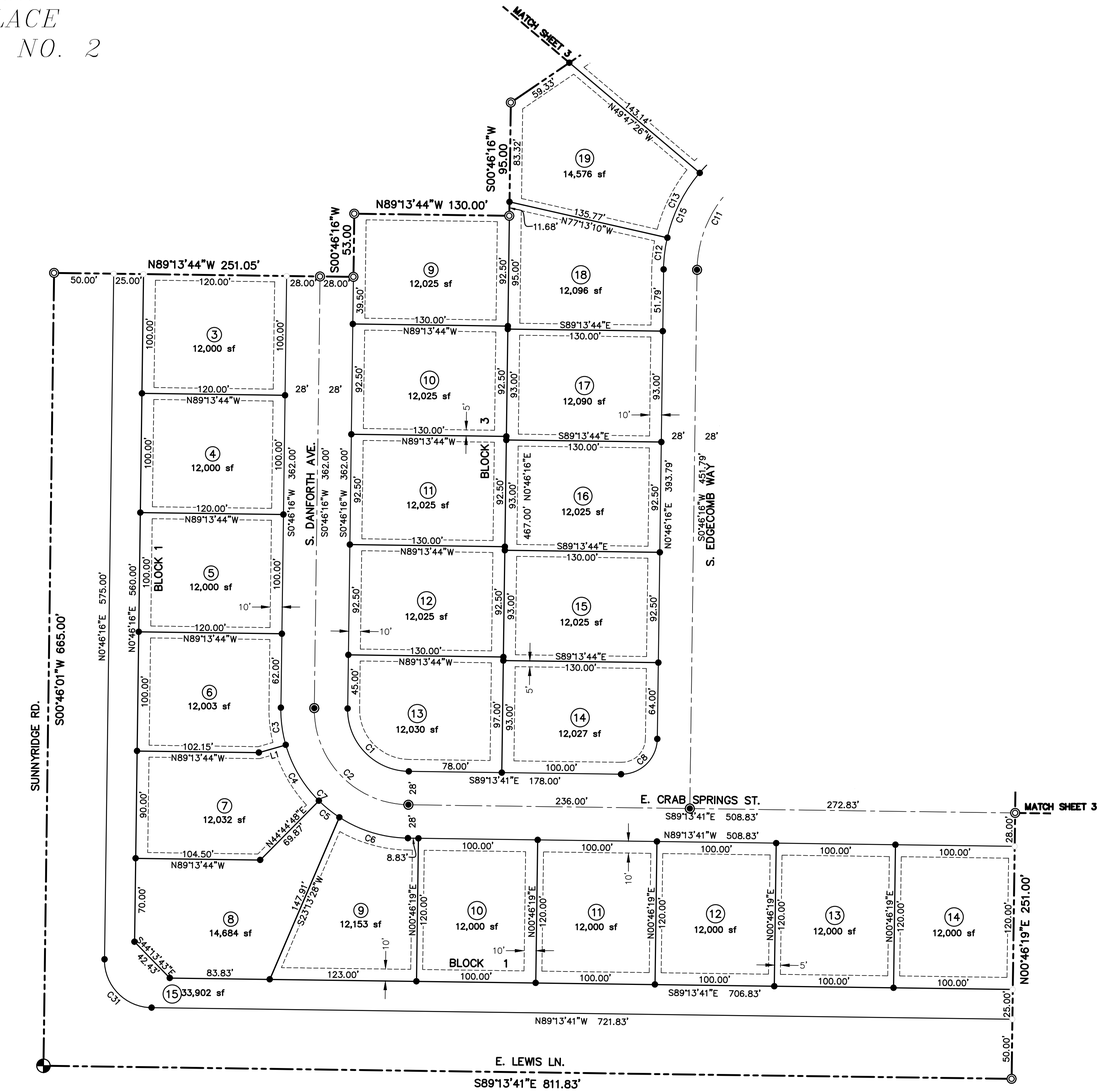
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCM

REVISED NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 2.1

PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2



SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR TABLES

BOOK PAGE

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- (6) LOT NUMBER
- FOUND BRASS OR ALUM. CAP MONUMENT
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- CALCULATED POINT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 7045 UNLESS NOTED OTHERWISE

60 0 30 60 120

SCALE IN FEET
1"=60'

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

SHEET 2 OF 5

Bailey Engineering, Inc.
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1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

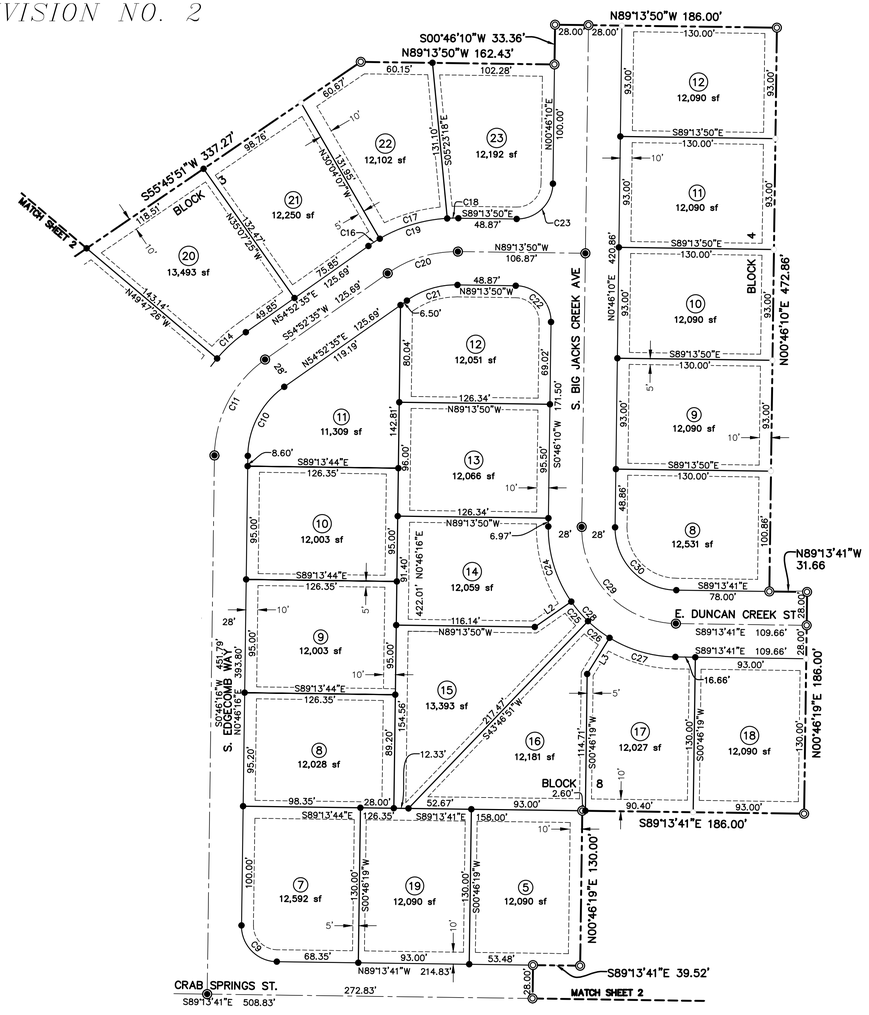
REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
2.2

PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- (6) LOT NUMBER
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 7045 UNLESS NOTED OTHERWISE

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'43"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'43"E	89°59'57"
C3	108.00	31.67	31.56	S07°37'46"E	16°48'04"
C4	108.00	55.08	54.49	S30°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S51°05'57"E	11°41'30"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'59"
C7	108.00	169.64	152.73	S44°13'43"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'17"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'43"E	89°59'57"
C10	72.00	67.99	65.49	S27°49'25"W	54°06'19"
C11	100.00	94.43	90.96	S27°49'25"W	54°06'19"
C12	128.00	26.83	26.78	N06°46'33"E	12°00'34"
C13	128.00	61.28	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'00"
C15	128.00	120.87	116.43	S27°49'25"W	54°06'19"
C16	128.00	11.29	11.29	N57°24'14"E	5°03'18"
C17	128.00	59.54	59.00	N73°15'22"E	26°38'58"
C18	128.00	9.36	9.36	N88°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"W	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"W	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	66.98	65.91	N16°59'54"W	35°32'07"
C25	108.00	21.59	21.55	N40°29'33"W	11°27'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	58.21	57.51	N73°47'13"W	30°52'56"
C28	108.00	169.64	152.73	S44°13'46"E	89°59'51"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'51"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'51"
C31	40.00	62.83	56.57	N44°13'43"W	89°59'57"

Line Table		
Line #	Direction	Length
L1	S73°58'12"W	23.46
L2	N55°14'03"E	37.26
L3	S31°39'14"W	35.66

60 0 30 60 120

SCALE IN FEET
1"=60'

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

SEE SHEET 1 FOR NOTES

BOOK PAGE

SHEET 3 OF 5

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THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

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CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

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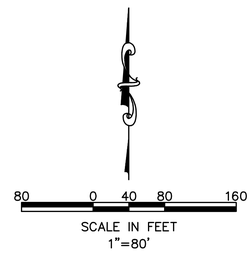
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029
SHEET
2.3



KEYNOTES

1. NOT USED
2. NOT USED
3. PROTECT EXISTING ROAD SECTION (CURB, GUTTER, SIDEWALK, UTILITIES)
4. PROTECT EXISTING WATER MAIN.
5. NOT USED
6. PROTECT EXISTING GAS MAIN.
7. PROTECT EXISTING UTILITIES ALONG PHASE 1 BOUNDARY (SEWER, WATER, PRESSURE IRRIGATION)
8. PROTECT EXISTING POWER POLE.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. ABANDON EXISTING DEEP INJECTION WELL. EXACT LOCATION UNKNOWN; NOT SURVEY VERIFIED. ABANDON PER IDAPA 'IDAHO STANDARDS FOR WELL CONSTRUCTION' RULES. VERIFY DISCONNECT WITH CITY OF NAMPA PUBLIC WORKS DEPARTMENT. (ABANDONMENT ONLY REQUIRED IF LOCATED WITHIN DEVELOPMENT PHASE)
13. NOT USED
14. FILL APPROX 700 LF EXISTING IRRIGATION DITCH.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.

NOTE:
ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILL WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS.

LEGEND

TYPICAL EXISTING FENCE

(TH1) *APPROXIMATE TEST PIT LOCATION*

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PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED		
NO.	DATE	DESCRIPTION

EXISTING SITE & DEMO PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
3.1

LEGEND

- EXISTING SEWER LINE
- W — EXISTING WATER LINE
- SD — NEW STORM DRAIN
- W — NEW WATER LINE
- S — NEW SEWER LINE
- PI — NEW PRESSURE IRRIGATION LINE W/SERVICE
- IRR — NEW GRAVITY IRRIGATION LINE
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- 4" SEWER SERVICE LINE
- SEE WATER METER LEGEND, SHEETS 5.1–5.5
- PROPOSED FIRE HYDRANT
- (1) LOT NUMBER
- CATCH BASIN
- LED STREET LIGHT

SYMBOL SCALING VARIES BY SHEET.

80 0 40 80 160

SCALE IN FEET
1"=80'

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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

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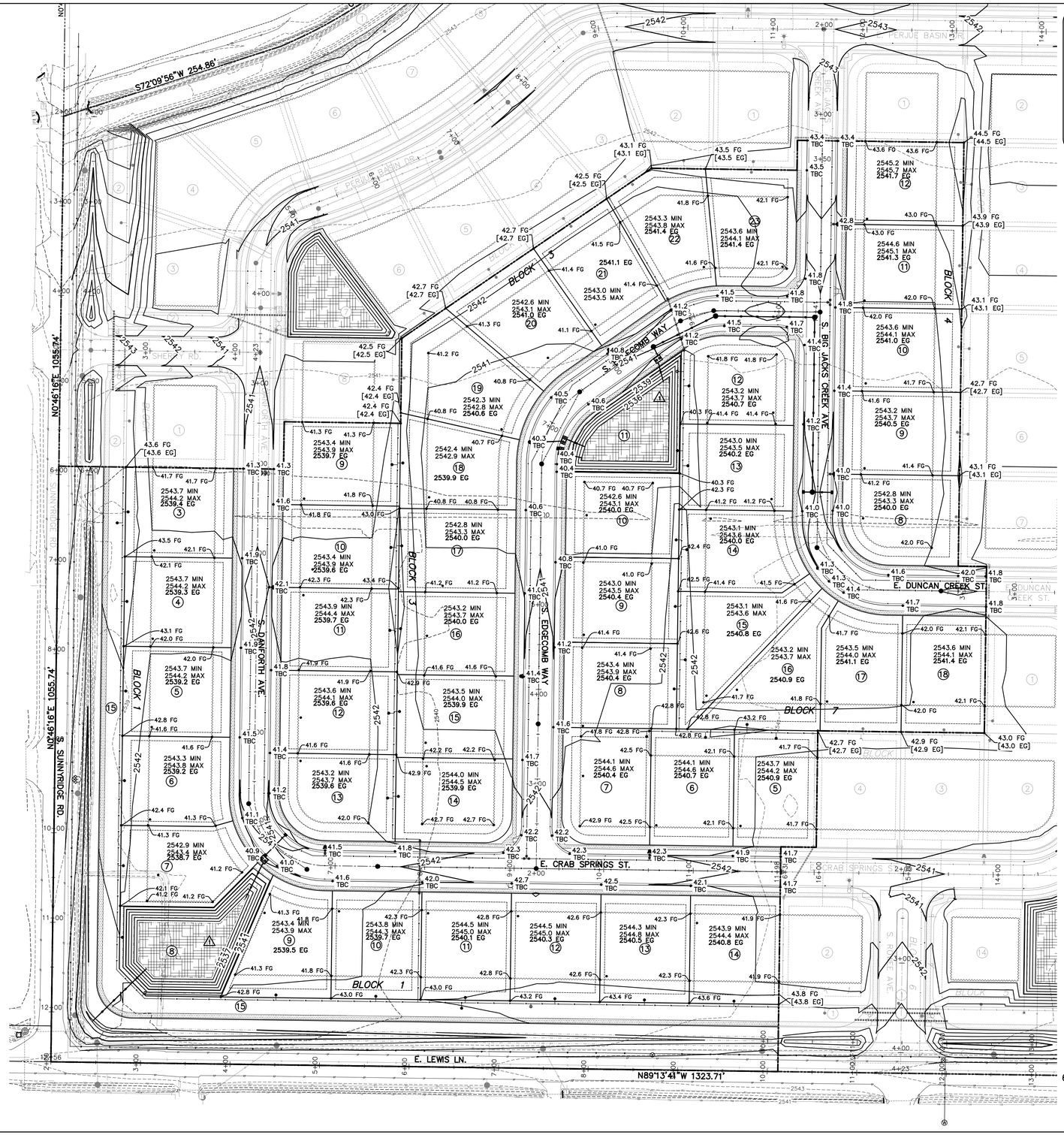
1 12-21-2022 CITY OF NAMPA & NHD1

MASTER UTILITY PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 3.2



LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- LOT SWALE (0.5% MIN)
- CURB AND GUTTER
- 2700 EXISTING CONTOURS
- 2700 FINISHED GRADE CONTOURS
- EP EDGE OF PAVEMENT
- •10.0 TBC SPOT ELEVATION TOP BACK OF CURB
- 2570.2 EG / 2572.0 MIN / 2573.1 MAX EXISTING GRADE AT LOT MIN TOP OF STEM WALL MAX TOP OF STEM WALL
- DIRECTION OF SHEET FLOW

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For Construction
Nampa Engineering Division
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1 12-21-2022 CITY OF NAMPA & NHD1

GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET 3.3

SITE GRADING

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

2. A CONSTRUCTION PROJECT SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AND SHALL BE PERIODICALLY UPDATED IF CONDITIONS OR SCHEDULES CHANGE. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE SOIL DISTURBANCE. ALL DISTURBED SURFACES SHALL BE STABILIZED IN A TEMPORARY OR PERMANENT MANNER AS APPROPRIATE DURING CONSTRUCTION TO PREVENT SOIL EROSION.

3. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY **SITE CONSULTING, LLC DATED MARCH 12, 2020**

4. ORGANIC SOILS SHALL BE REMOVED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND WASTED OR STOCKPILED FOR USE IN FINE GRADING.

5. PRIOR TO COMMENCING STRUCTURAL FILL, THE EXISTING SITE DEBRIS MUST BE REMOVED, THE NATIVE SOILS STRIPPED OF ALL ORGANIC MATERIAL, STOCKPILES OF SUITABLE MATERIAL SHALL BE SEGREGATED FROM UNSUITABLE MATERIALS. ALL WASTE AND HIGHLY ORGANIC OR OTHERWISE CONTAMINATED SOILS SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED FOR ANY PERIOD OF TIME. WHERE PRACTICAL, STOCKPILES OF MATERIALS TO BE USED AS STRUCTURAL FILL SHALL BE PLACED ON NATIVE, STRIPPED SOILS TO PREVENT CONTAMINATION.

6. EXACT REMOVAL DEPTHS OF ORGANIC MATERIALS SHALL BE DETERMINED DURING GRADING OPERATIONS BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER, AND SHALL BE BASED ON SUBGRADE SOIL TYPE, COMPOSITION, AND FIRMNESS OR SOIL STABILITY.

7. ALL MATERIAL USED FOR STRUCTURAL FILL SHALL MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DESCRIBED IN THE GEOLOGY AND GEOTECHNICAL REPORT. STRUCTURAL FILL MUST BE USED WHERE FILL HEIGHT EXCEEDS ONE (1) VERTICAL FOOT OR WHERE RECOMMENDED BY REFERENCED GEOTECHNICAL REPORT.

8. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOLOGY AND GEOTECHNICAL REPORT AND COMPACTION SHALL BE SUPERVISED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER. MATERIAL SHALL BE PLACED IN 8" LIFTS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR BUILDING LOTS OR D 698 FOR ROAD AREAS. ONE IN-PLACE DENSITY TEST PER LIFT SHALL BE CONDUCTED FOR EVERY 5000 SQUARE FEET OF LIFT AREA FOR BUILDING STRUCTURES (ONE PER LOT) OR FOR EVERY 100 LINEAR FEET OF LIFT AREA IN PARKING AND DRIVEWAY AREAS.

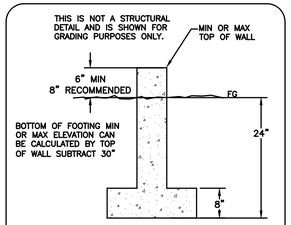
10. SHALLOW EXCAVATIONS THAT DO NOT EXCEED 4 FEET MAY BE CONSTRUCTED WITH SIDE SLOPES APPROACHING VERTICAL. BELOW THIS DEPTH, SLOPES SHALL NOT EXCEED 1-1/2 FOOT VERTICAL TO 1 FOOT HORIZONTAL.

11. FINAL SITE GRADES (CUT OR FILL) SHALL NOT EXCEED 1 FOOT VERTICAL TO 2 FEET HORIZONTAL.

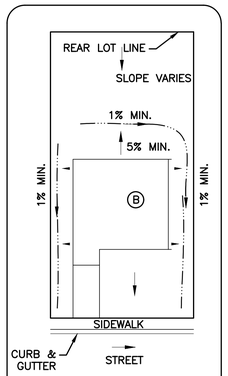
12. PRIOR TO PLACEMENT OF STRUCTURAL FILL, THE GROUND SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX J, 'GRADING' OF THE INTERNATIONAL BUILDING CODE. FIGURE J107.3 AND AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE GEOTECHNICAL ENGINEER.

13. ALL FINAL GRADING SHALL EMPLOY SLOPE ROUNDING AT TOPS OF SLOPES AND AT CHANGES IN HORIZONTAL SLOPE ALIGNMENT TO FACILITATE REVEGETATION AND PROVIDE AN ASTHETICALLY ACCEPTABLE APPEARANCE.

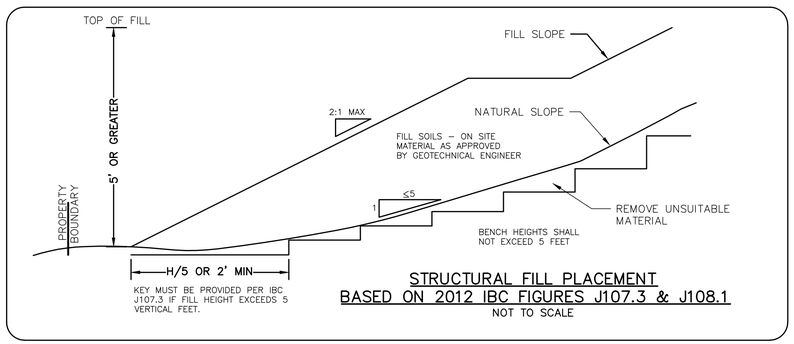
14. DURING ALL GRADING OPERATIONS AND UNTIL THE ESTABLISHMENT OF PERMANENT REVEGETATION, THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED STORMWATER PREVENTION PLAN.



TYPICAL FOOTING ELEVATION DETAIL
NOT TO SCALE



LOT DRAINAGE DETAIL
NOT TO SCALE



STRUCTURAL FILL PLACEMENT
BASED ON 2012 IBC FIGURES J107.3 & J108.1
NOT TO SCALE

NOTES:

1. **THE BUILDING ENVELOPES ARE BASED ON CANYON COUNTY SETBACKS APPROVED WITH THE JACK'S PLACE SUBDIVISION DEVELOPMENT.**

2. **THE MINIMUM TOP OF STEM WALL ELEVATIONS ARE BASED ON A 6" REVEAL, A 6" DROP IN THE FIRST TEN FEET, AND THEN 2% TO THE LOWEST TOP BACK OF CURB FOR THE LOT OR 1% TO THE TOP OF BACKYARD SWALE (WHICHEVER IS GREATER). MIN TOP OF STEM WALL IS BASED ON IRC, SECTION R401.3.**

3. **FOUNDATIONS MAY BE STEPPED A MAXIMUM OF 2 FEET.**

4. **REAR YARD SWALES SHOULD BE NO CLOSER THAN 10 FEET FROM THE STRUCTURE.**

5. **THE BUILDING CONTRACTOR SHALL REVIEW & FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING LLC, DATED MARCH 12, 2020.**

6. **NOT USED.**

7. **EXCEPTIONS TO THIS GRADING PLAN MAY BE APPROVED BY THE CANYON COUNTY BUILDING OFFICIAL AT ISSUANCE OF BUILDING PERMIT BASED UPON REVIEW OF AN ENGINEERED INDIVIDUAL LOT GRADING PLAN.**

8. **QUANTITIES ARE APPROXIMATE RAW VOLUMES WITHOUT ADJUSTMENT FOR COMPACTION:**

GRADING NOTES AND VOLUMES:

PHASE 1

STRIP VOLUME 4"	= ±9,946 cy CUT
ROAD EXCAVATION TO SUBGRADE	
CUT TO SUBGRADE = ±9,090 cy	
FILL TO SUBGRADE = ±563 cy	
NET	= ±8,527 cy CUT
NET EXCAVATE UTILITIES, SD FACILITIES	= ±2,712 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE	
CUT TO FG = ±20,663 cy	
FILL TO FG = ±21,602 cy	
NET	= ±939 cy FILL
PHASE 1 NET **EXPORT**	= ±20,246 cy **CUT**

PHASE 2

STRIP VOLUME 4"	= ±8,977 cy CUT
ROAD EXCAVATION TO SUBGRADE	
CUT TO SUBGRADE = ±1,537 cy	
FILL TO SUBGRADE = ±2,999 cy	
NET	= ±1,462 cy FILL
NET EXCAVATE UTILITIES, SD FACILITIES	= ±2,273 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE	
CUT TO FG = ±1,986 cy	
FILL TO FG = ±38,797 cy	
NET	= ±36,811 cy FILL
PHASE 2 NET **IMPORT**	= ±27,023 cy **FILL**
TOTAL SITE BALANCE = PH 1 EXPORT + PH 2 IMPORT	= ±6,777 cy FILL

ALL CALCULATIONS ARE RAW VOLUMES BASED ON ROAD AND FINAL SURFACE MODELS DEPICTED ON THIS GRADING PLAN. THESE NUMBERS MAY VARY DUE TO ACTUAL SOIL COMPACTION AND SOIL SHRINKAGE.

NOTE: EARTHWORK CALCULATIONS DO NOT INCLUDE CUT/FILL REQUIRED FOR ROADWAY WIDENING(S) ALONG SITE FRONTAGE.

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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

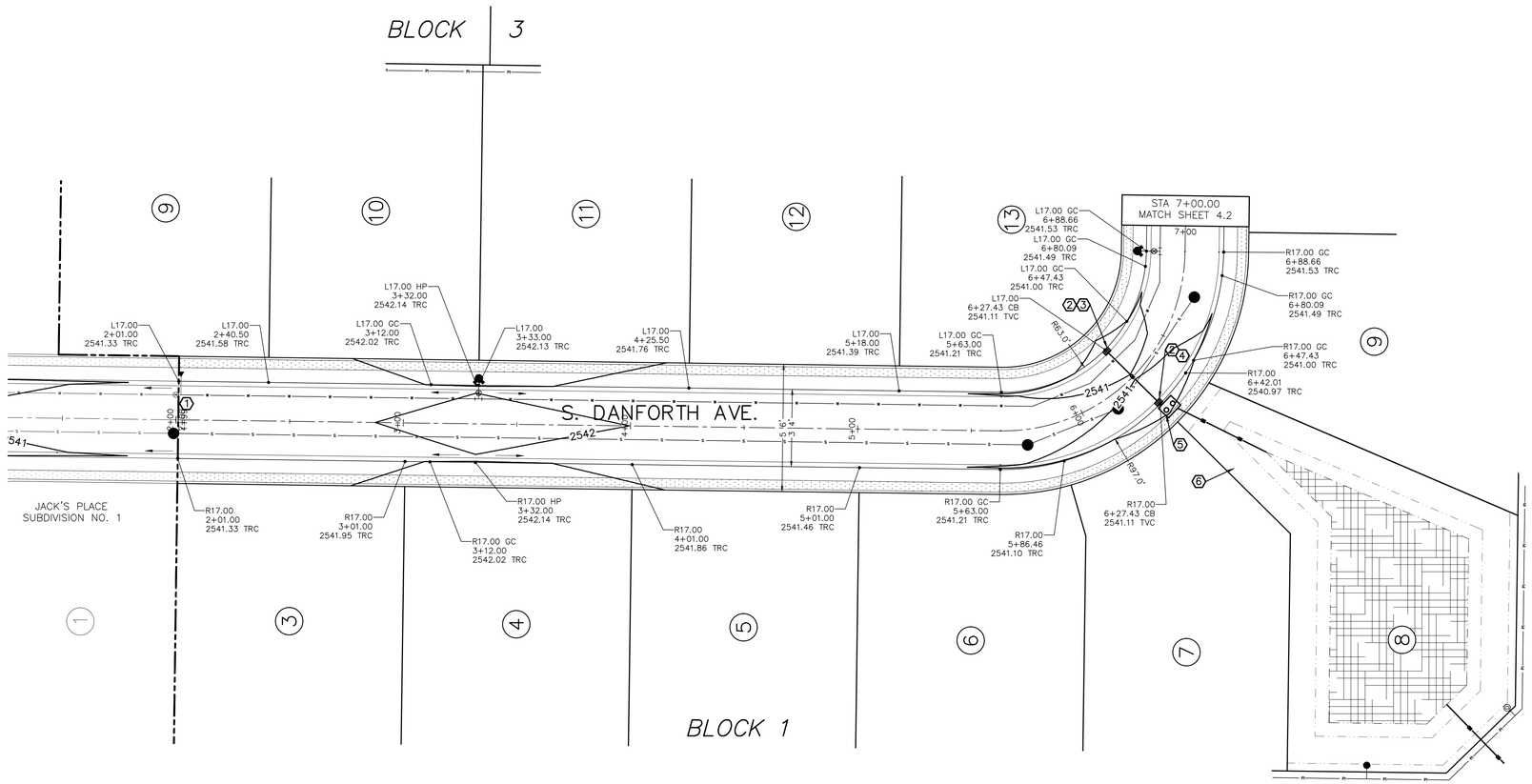
REVISED
NO. DATE DESCRIPTION

GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

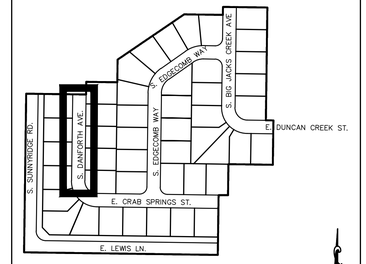
SHEET 3.4

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

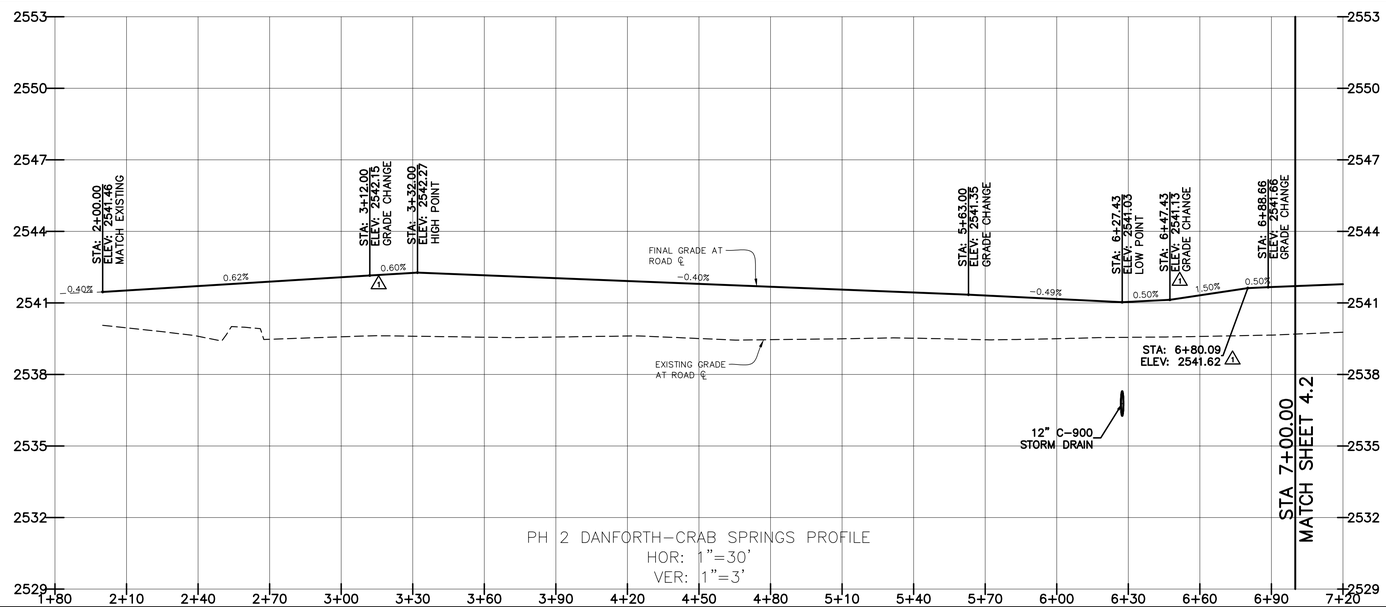


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%–4% CROSS–SLOPE)
2. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N–716.
3. CB#4N–INV @ 2536.38 PER ISPWC SD–604 TYPE IV W/ 1' SUMP. CONST. 30 LF 12" C–900 @ 0.67% TO CB#4S. (QP_{100}=1.49 cfs, QP_{25}=1.29 cfs)
4. CB#4S PER ISPWC SD–604 TYPE IV W/ 1' SUMP.
   INV IN (12"): 2536.18
   INV OUT (15"): 2535.93
   CONST. 1 LF 15" SDR–35 @ 5.00% TO SG TRAP #4.
   (QP_{100}=2.39 cfs, QP_{25}=2.07 cfs)
5. SG TRAP 4 – SEE DETAIL SHEET 4.8.
6. POND #4 – SEE DETAIL SHEET 4.8.



INDEX MAP
1"=300'



PH 2 DANFORTH–CRAB SPRINGS PROFILE
HOR: 1"=30'
VER: 1"=3'

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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
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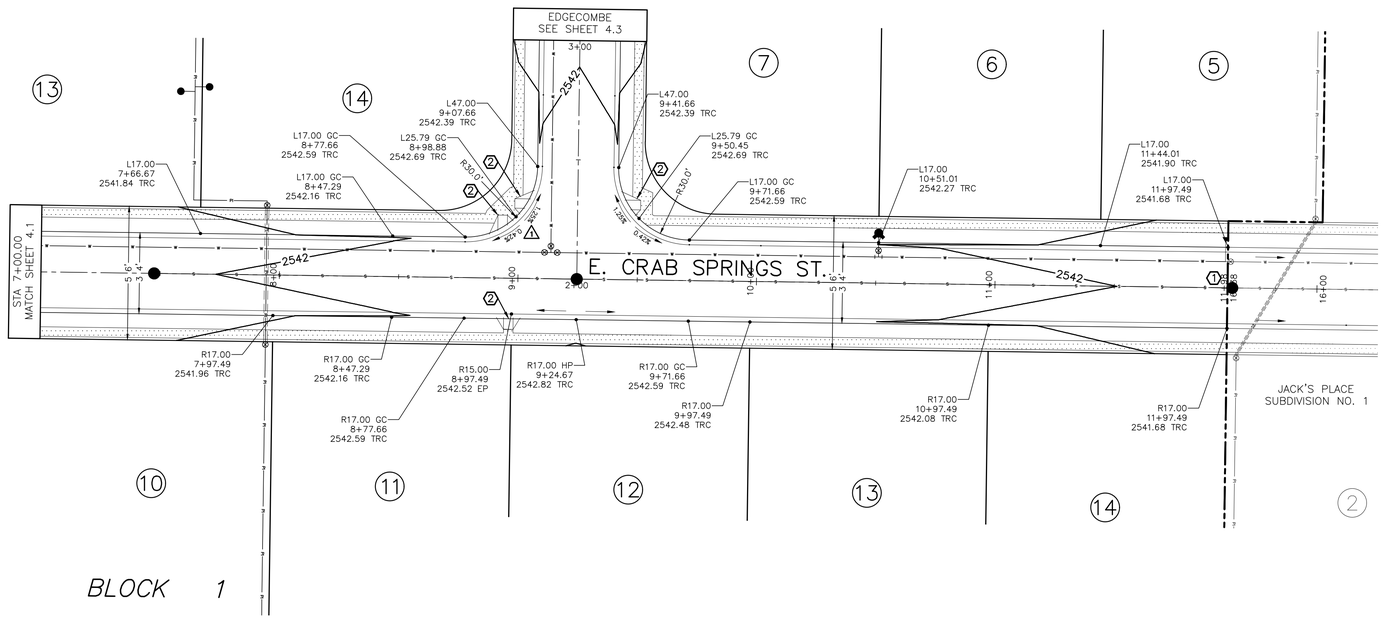
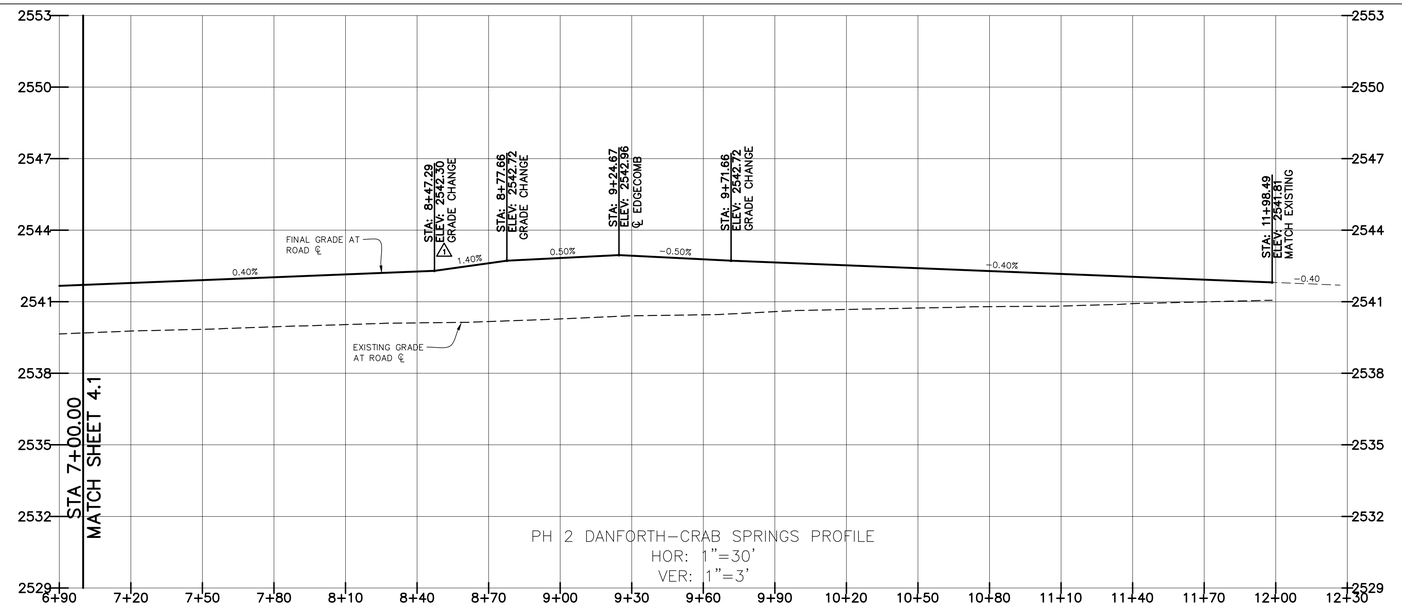
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10–10–2022
PROJECT: C2019–029
SHEET 4.1



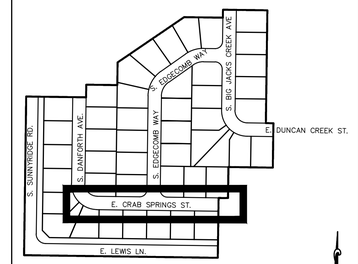


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB. SEE DETAIL SHEET 4.8.

NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED.

NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-712 AND CITY OF NAMPA SECTION 706.



INDEX MAP
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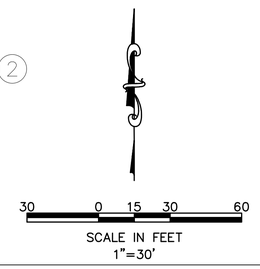

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PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
KSC/JCM

REVISED

NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

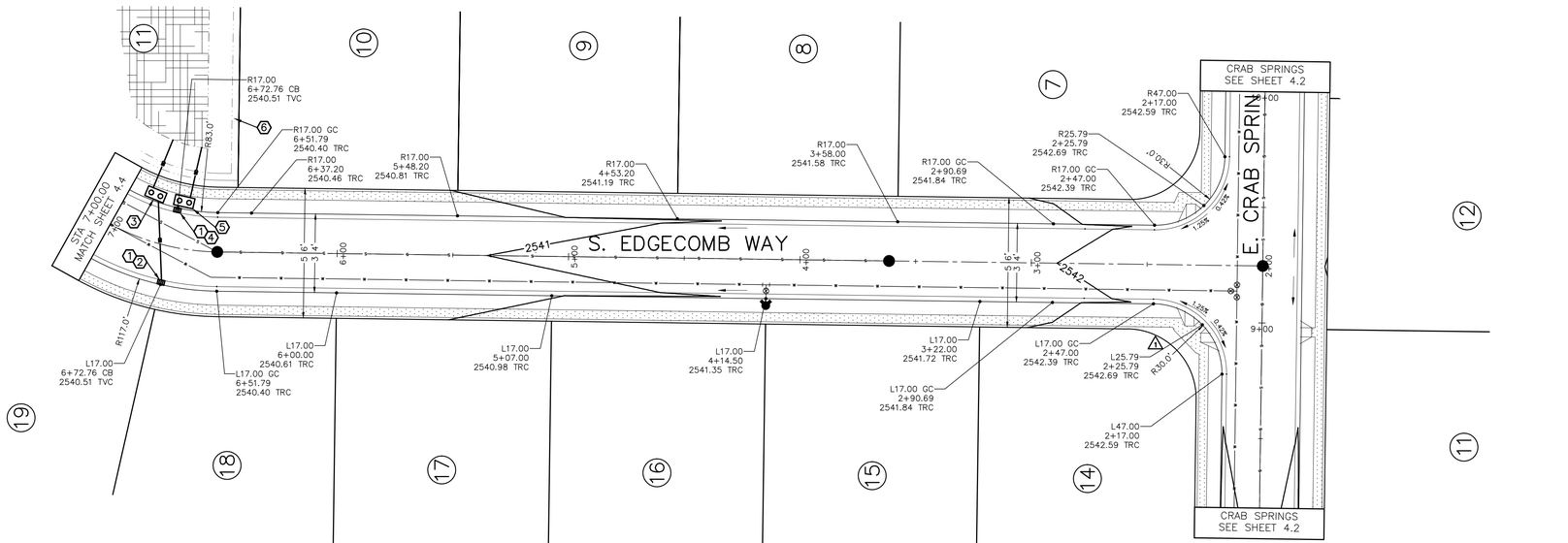
APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

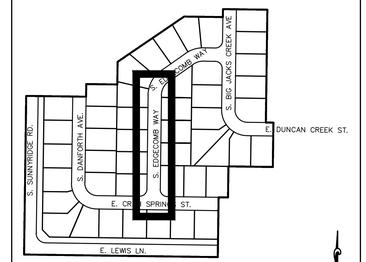
DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
4.2

KEYNOTES

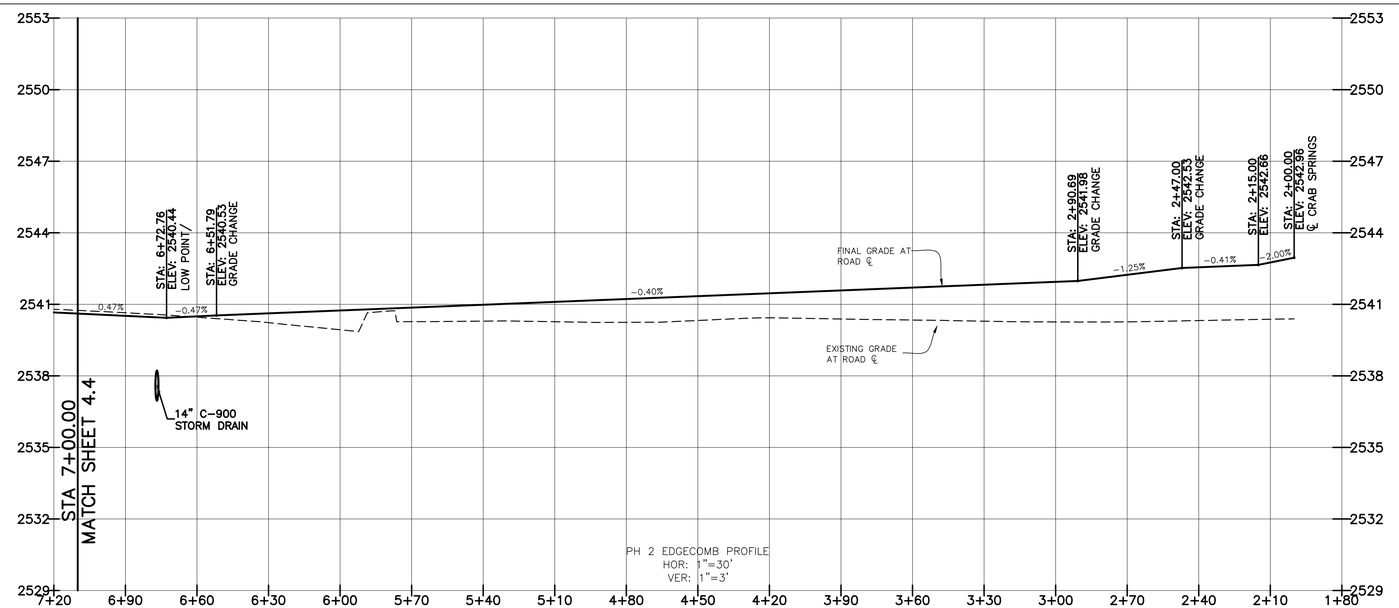
1. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N-716.
2. CB#5A-W-INV @ 2537.10 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 34 LF 14" C-900 @ 0.58% TO SG TRAP 5A-N. (QP_{100}=3.24 cfs, QP_{25}=2.80 cfs)
3. SG TRAP #5A-N – SEE DETAIL SHEET 4.8.
4. CB#5A-E-INV @ 2537.30 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 1 LF 12" SDR-35 @ 5.00% TO SG TRAP 5A-S. (QP_{100}=2.20 cfs, QP_{25}=1.90 cfs)
5. SG TRAP #5A-S – SEE DETAIL SHEET 4.8.
6. POND #5 – SEE DETAIL SHEET 4.8.





INDEX MAP
1"=300'

SCALE IN FEET
1"=30'



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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

APPROVED
For Construction
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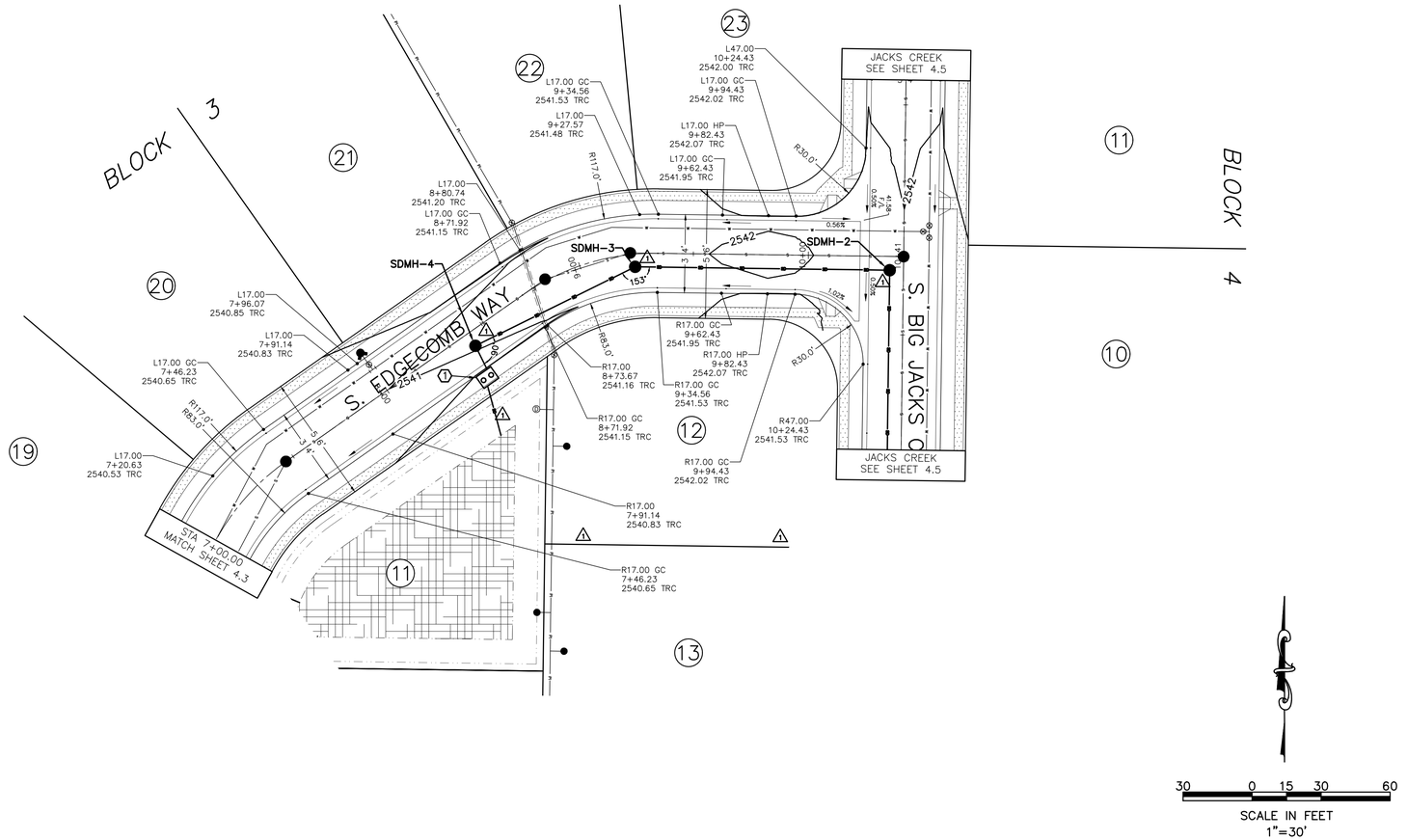
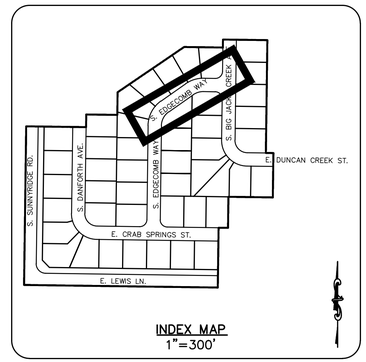
Signature 12/01/2023 Date

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.3



KEYNOTES

1. SG TRAP #5B – SEE DETAIL SHEET 4.8.



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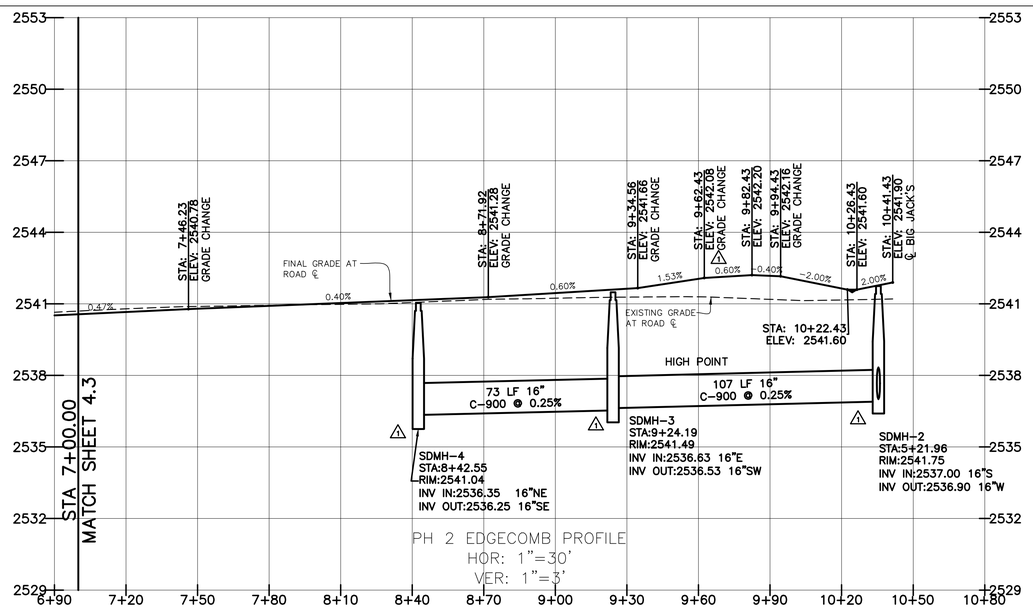

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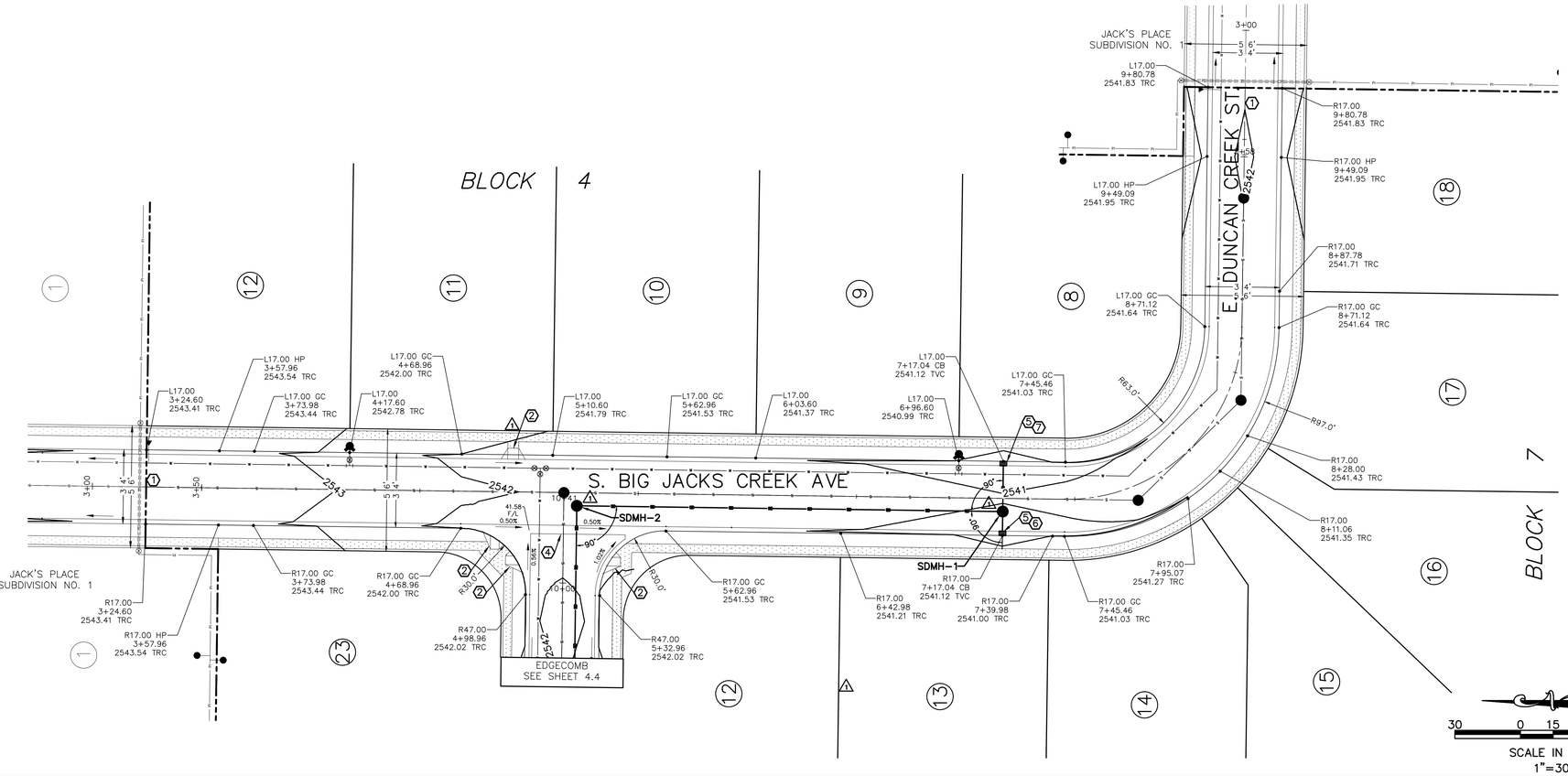
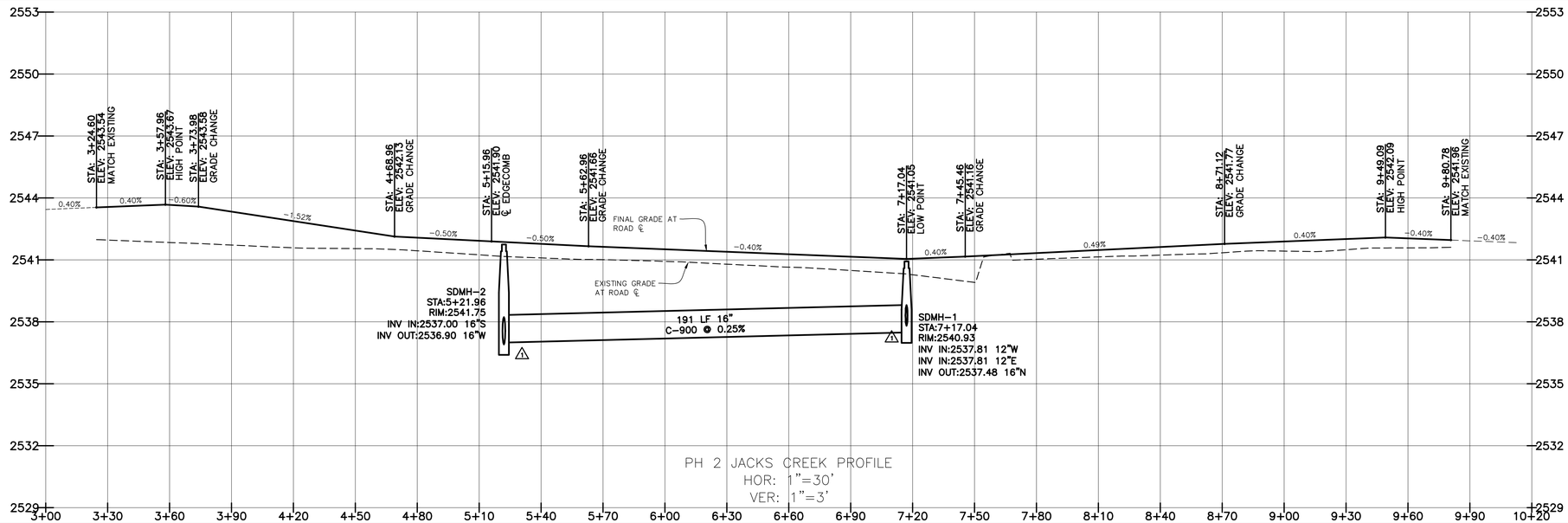
TRILOGY DEVELOPMENT

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

DATE: 10-10-2022
PROJECT: C2019-029

SHEET 4.4



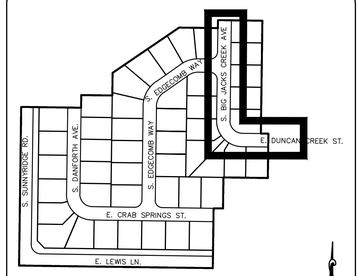


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB. SEE DETAIL SHEET 4.8.

   NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED.

   NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-712 AND CITY OF NAMPA SECTION 706.
3. NOT USED.
4. CONSTRUCT VALLEY GUTTER PER ISPWC SD-708.
5. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N-716.
6. CB#5B-W-INV @ 2537.91 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 7 LF 12" C-900 @ 1.38% TO SDMH #1. (QP_{100}=2.26 cfs, QP_{25}=1.95 cfs)
7. CB#5B-E-INV @ 2537.91 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 19 LF 12" C-900 @ 0.53% TO SDMH #1. (QP_{100}=1.80 cfs, QP_{25}=1.55 cfs)
8. NOT USED.
9. NOT USED.



INDEX MAP
1"=300'

30 0 15 30 60
SCALE IN FEET
1"=30'

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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

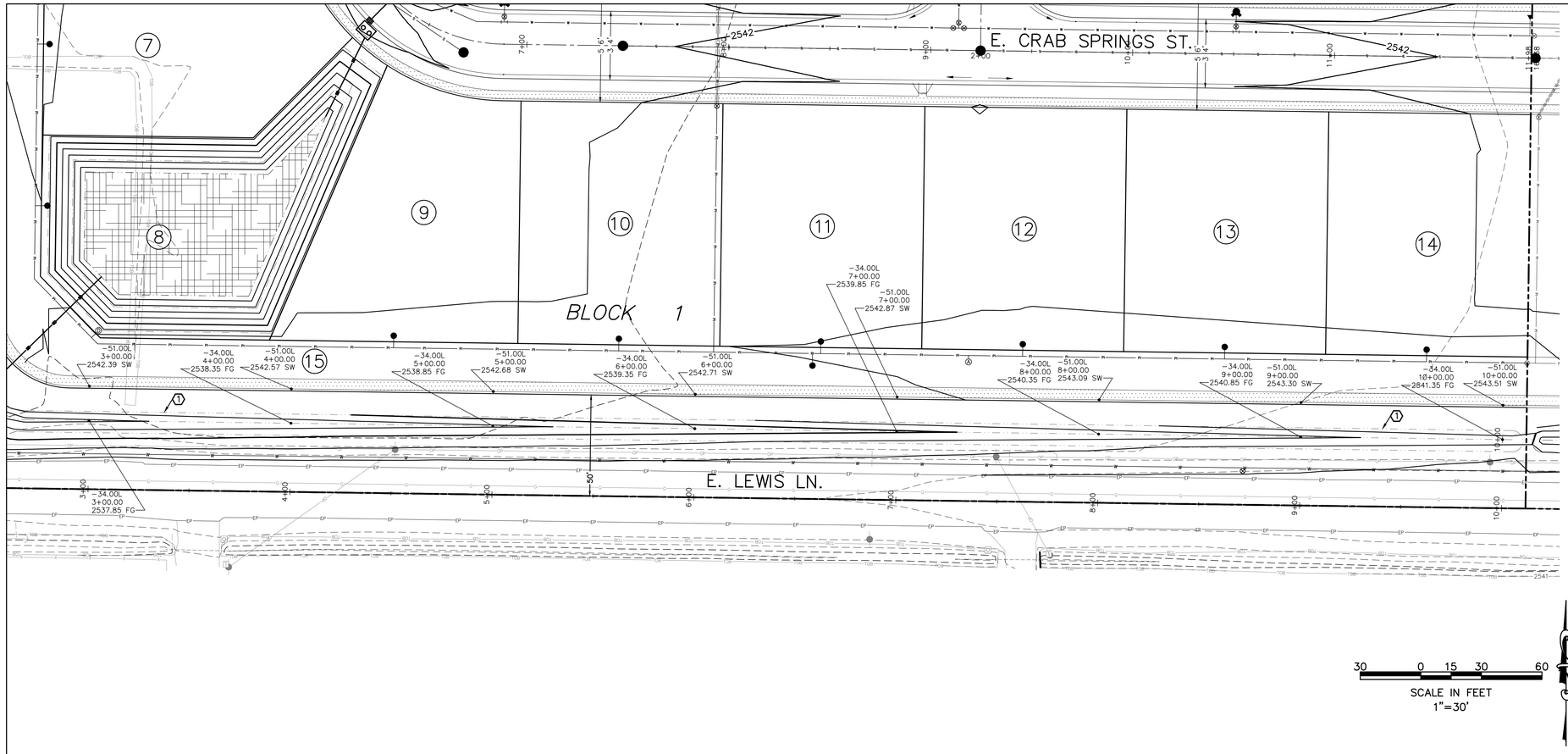
REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHDT

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

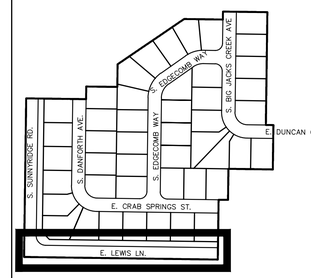
DATE: 10-10-2022
PROJECT: C2019-029

SHEET 4.5



KEYNOTES

1. LEWIS CONVEYANCE SWALE (Q_{P100}=1.65 cfs, Q_{P25}=1.39 cfs)



INDEX MAP
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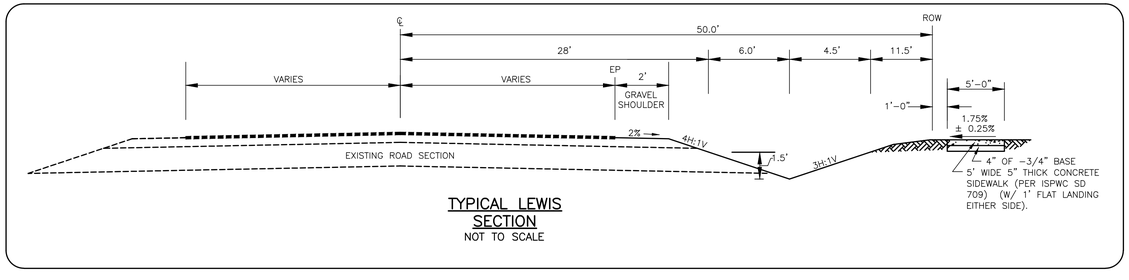
30 0 15 30 60
SCALE IN FEET
1"=30'



TYPICAL LEWIS SECTION
NOT TO SCALE

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REVISED
NO. DATE DESCRIPTION

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET 4.6

APPROVED
For Construction
Nampa Engineering Division
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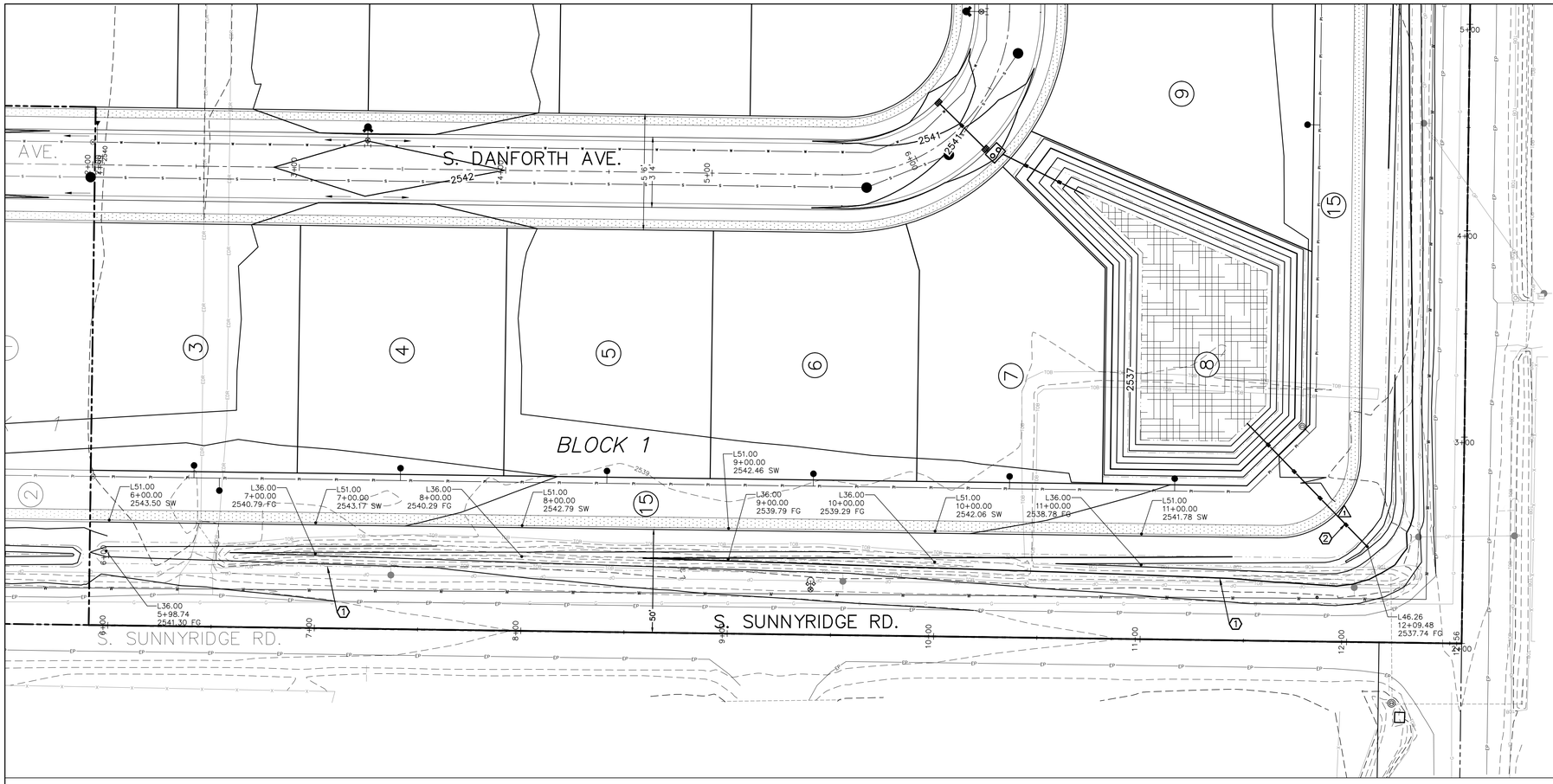
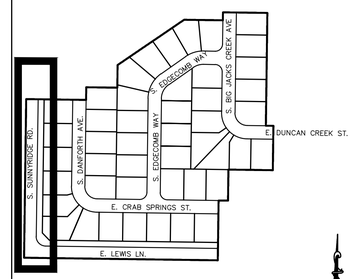


KEYNOTES

1. SUNNY RIDGE CONVEYANCE SWALE (QP_{100}=1.37 cfs, QP_{10}=1.15 cfs)
2. CONST. 83 LF 24" CAP ACCESS CULVERT @1.59% AS SHOWN W/ APRON EITHER SIDE. CULVERT MUST MEET ALL SPECIFICATIONS LISTED IN ACCHD SECTION 3070.020.
   INV SW: 2537.60
   INV NE (@POND): 2536.28



INDEX MAP
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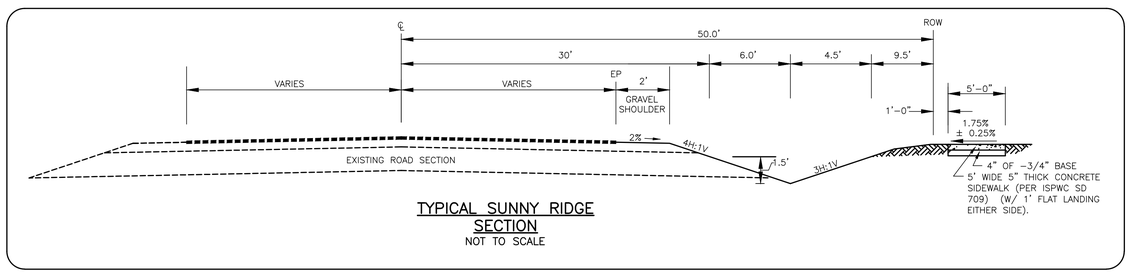
SCALE IN FEET
1"=30'



TYPICAL SUNNY RIDGE SECTION
NOT TO SCALE

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ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

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DATE: 10-10-2022
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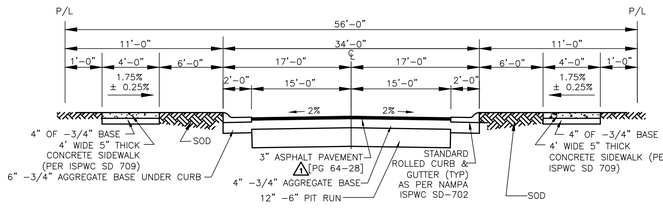
SHEET 4.7

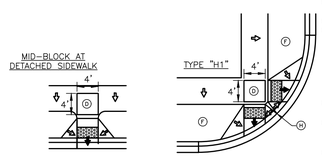


56' RIGHT-OF-WAY TYPICAL STREET SECTION

NOT TO SCALE

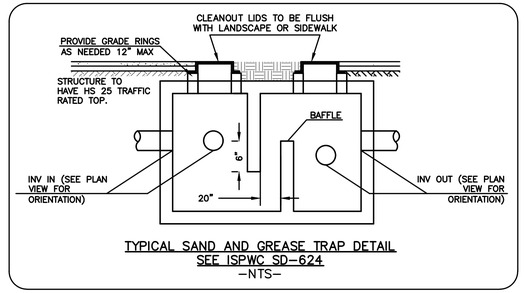
PEDESTRIAN RAMP FOR ROLLED CURB

NOT TO SCALE



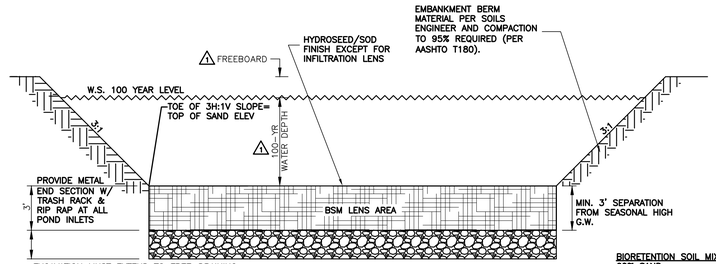
LEGEND
- 1.5%±0.5% (2% MAX SLOPE)
- 7.3%±1.0% (8.3% MAX SLOPE)
- 9%±1.0% (10% MAX SLOPE)

NOTES
- (A) RAMPS FOR CORNERS W/ MIN 15' RADIUS AND UTILIZING ROLLED CURB
- (B) RAMPS ARE CONTAINED WITHIN THE CURB RADIUS
- (C) RAMP DIMENSIONS
  - CURB TYPE= STANDARD 3" ROLLED CURB PER ISPWC SD-702
  - THROAT DEPTH= 4' FROM FACE OF CURB
  - THROAT WIDTH= 4' MIN
  - WING= 3' TRAVERSABLE
  - WING= 1.5' NON TRAVERSABLE
- (D) RAMPS REQUIRE A MINIMUM 4'x4' LANDING IN SIDEWALK @ 1.5% +/- 0.5% (2% MAX SLOPE)
- (E) RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE TRAVERSABLE WINGS SHALL NOT EXCEED 10:1 (10%) SLOPE
- (F) NON TRAVERSABLE AREA- PATTERNED CONCRETE\LANDSCAPED AREA
- (G) NOT USED.
- (H) CURB IS NOT REQUIRED TO BE FULL HEIGHT
- (I) TRUNCATED DOMES TO BE BRICK RED IN COLOR.



TYPICAL SAND AND GREASE TRAP DETAIL SEE ISPWC SD-624

-NTS-



DRAINAGE POND TYPICAL SECTION

-NTS-

NOTE:
1. GROUNDWATER WAS NOT ENCOUNTERED TO DEPTHS OF APPROX 15' ACROSS THE SITE. NO GROUNDWATER SHALL BE PRESENT WITHIN 3' BSM LENS SECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN IF GROUNDWATER IS ENCOUNTERED HIGHER THAN ANTICIPATED. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL REPORT BY SITE CONSULTING, LLC, DATED MARCH 12, 2020.

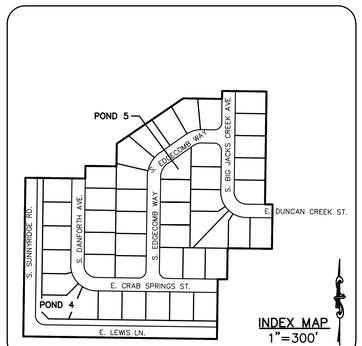
2. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER PONDS ARE FULLY EXCAVATED. IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER (2 IN/HR), CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.

3. EXCAVATION OF PONDS IS TO OCCUR WITH A QUALIFIED GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER ON-SITE.

BIORETENTION SOIL MIX SPECIFICATIONS
60% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST

BIORETENTION SOIL MIX SPECIFICATIONS
60% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST

NOTE: BSM MUST BE IN CONFORMANCE WITH ACHD SECTION 8200, APPENDIX F.



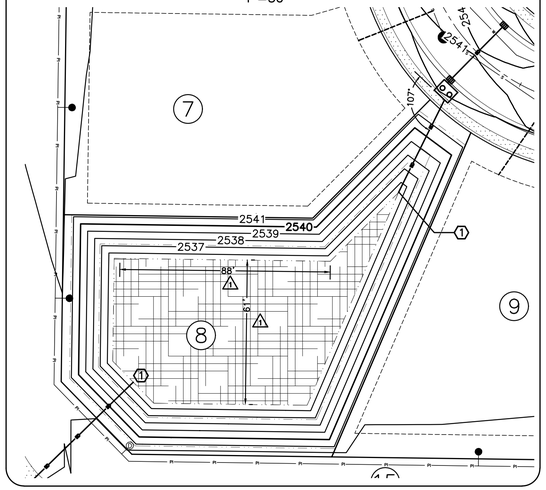
INDEX MAP
1"=300'

SAND & GREASE TRAP ELEVATIONS					TREATED STORMWATER PIPING TO POND	
SG TRAP	SG TRAP SIZE (GAL)	INV IN ELEV	TOP OF BAFFLE ELEV	INV OUT ELEV [TREATED]	PIPE LENGTH/SIZE/SLOPE	INV @ POND
#4	1500 GAL	2535.88 (15")	2535.78	2535.53 (15")	1 43 LF 15" SDR-35 @ 0.54%	1 2535.29
#5A-N	1000 GAL	2536.90 (14")	2536.80	2536.55 (15")	22 LF 15" SDR-35 @ 0.91%	2536.35
#5A-S	1000 GAL	2537.25 (12")	2537.15	2536.90 (12")	22 LF 12" SDR-35 @ 2.27%	2536.40
1 #5B	1500 GAL	2536.20 (16")	2536.10	2535.85 (15")	22 LF 15" SDR-35 @ 0.45%	2535.75

POND TABLE							
POND	100-YR RUNOFF VOL. (cu ft)	CAPACITY (cu ft)	INFIL. LENS AREA (sq ft)	BOTTOM ELEV/ TOP OF SAND ELEV	100-YR HIGH WATER ELEV	TOP OF BANK ELEV	MAX WATER DEPTH (FT)
1 #4	12,886	13,969	5,784	1 2535.25	2537.25	2541.25	2.00'
#5	23,012	26,121	5,499	1 2535.75	1 2539.25	1 2540.25	3.50'

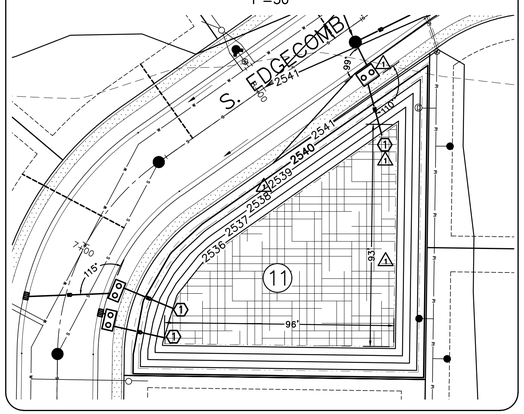
POND 4 PLAN VIEW

1"=30'



POND 5 PLAN VIEW

1"=30'



KEYNOTES
1. PROVIDE METAL END SECTION WITH TRASH RACK & RIP RAP AT OUTFALL.

30 0 15 30 60

SCALE IN FEET
1"=30'

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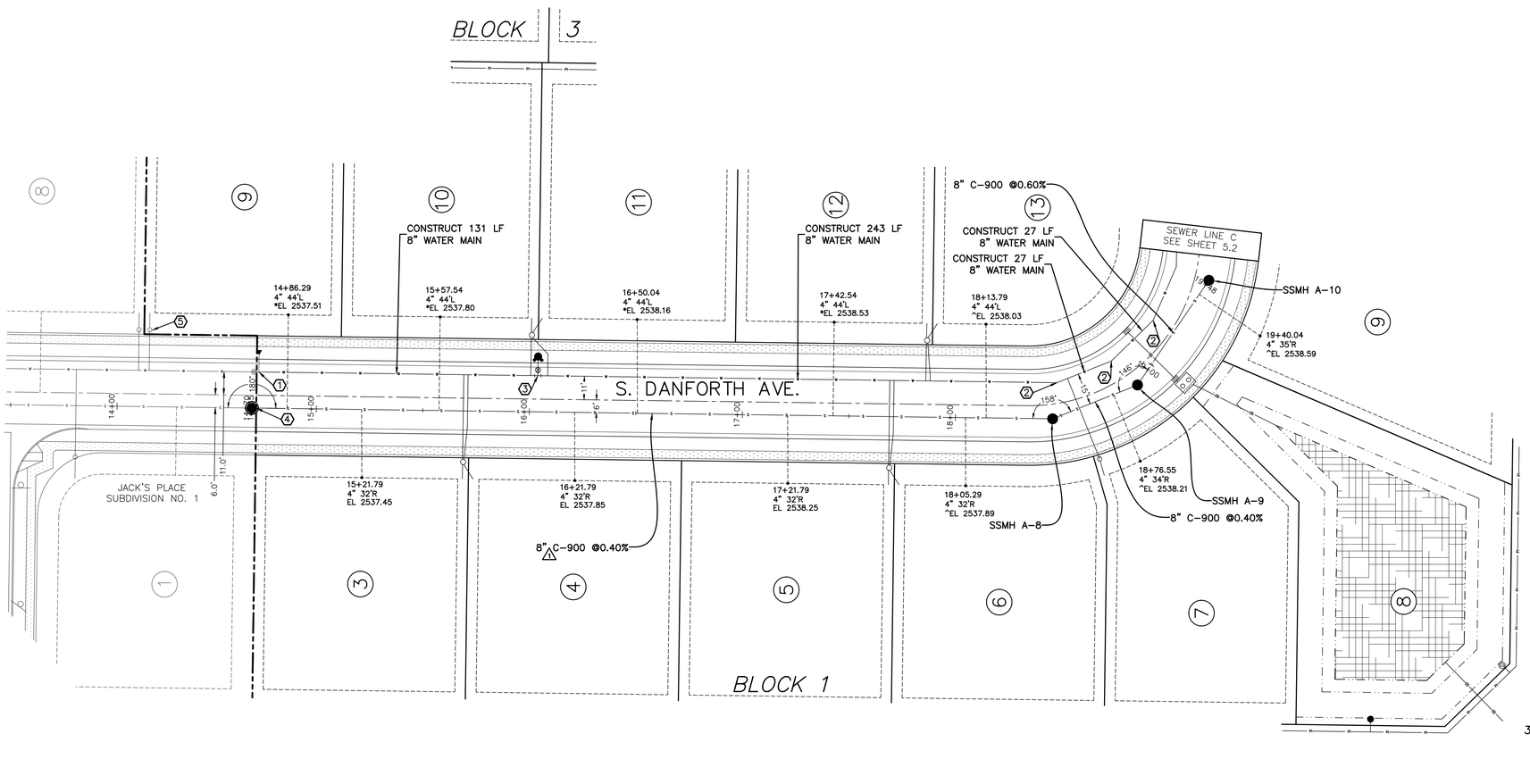
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

STREET & DRAINAGE DETAILS
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

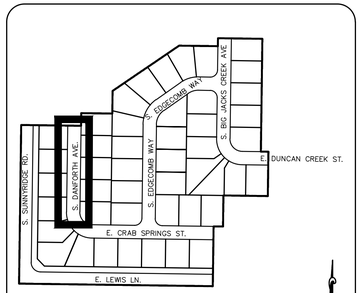
DATE: 10-10-2022
PROJECT: C2019-029

SHEET 4.8

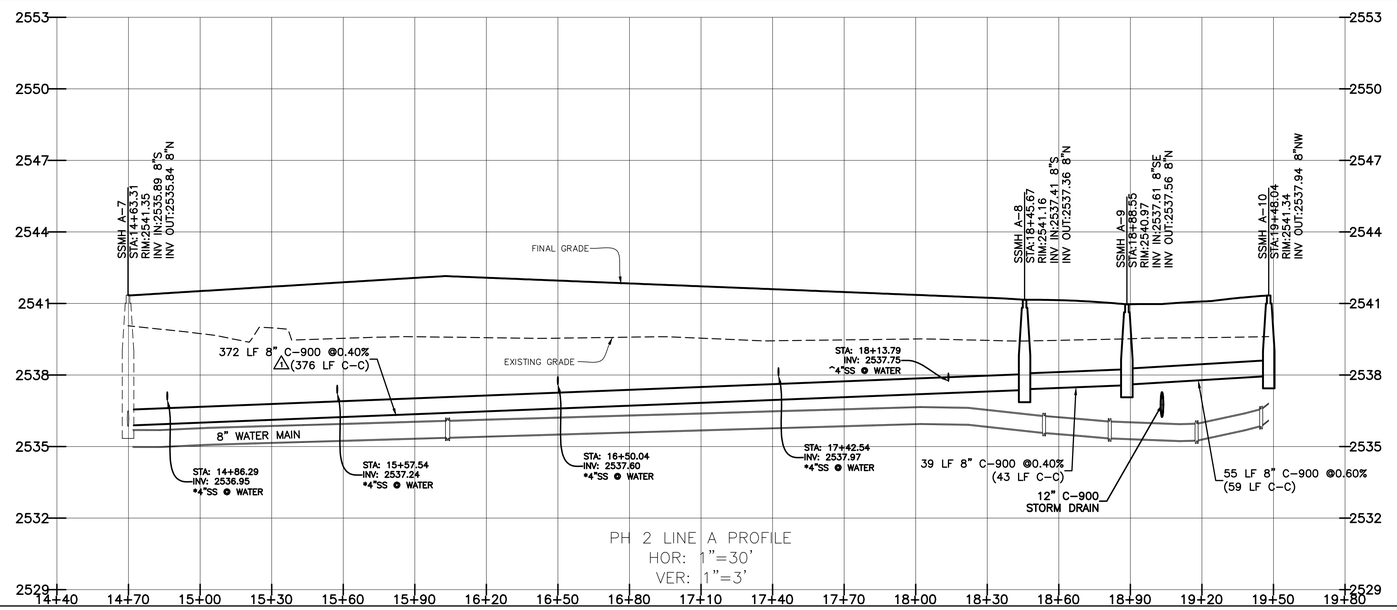


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 22° BEND (MJ)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING WATER SERVICE.



INDEX MAP
1"=300'



PH 2 LINE A PROFILE
HOR: 1"=30'
VER: 1"=3'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

*SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9.

^SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING. TYPE 'C' SERVICE PER ISPWC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE.

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-501 W/ CONCENTRIC CONES ONLY. NO STEPS ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

ALL SEWER SERVICES ARE TO BE 4" DIA, PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

BENCH MARKS TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

APPROVED
For Construction
Nampa Engineering Division
12/01/2023
Signature Date

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1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

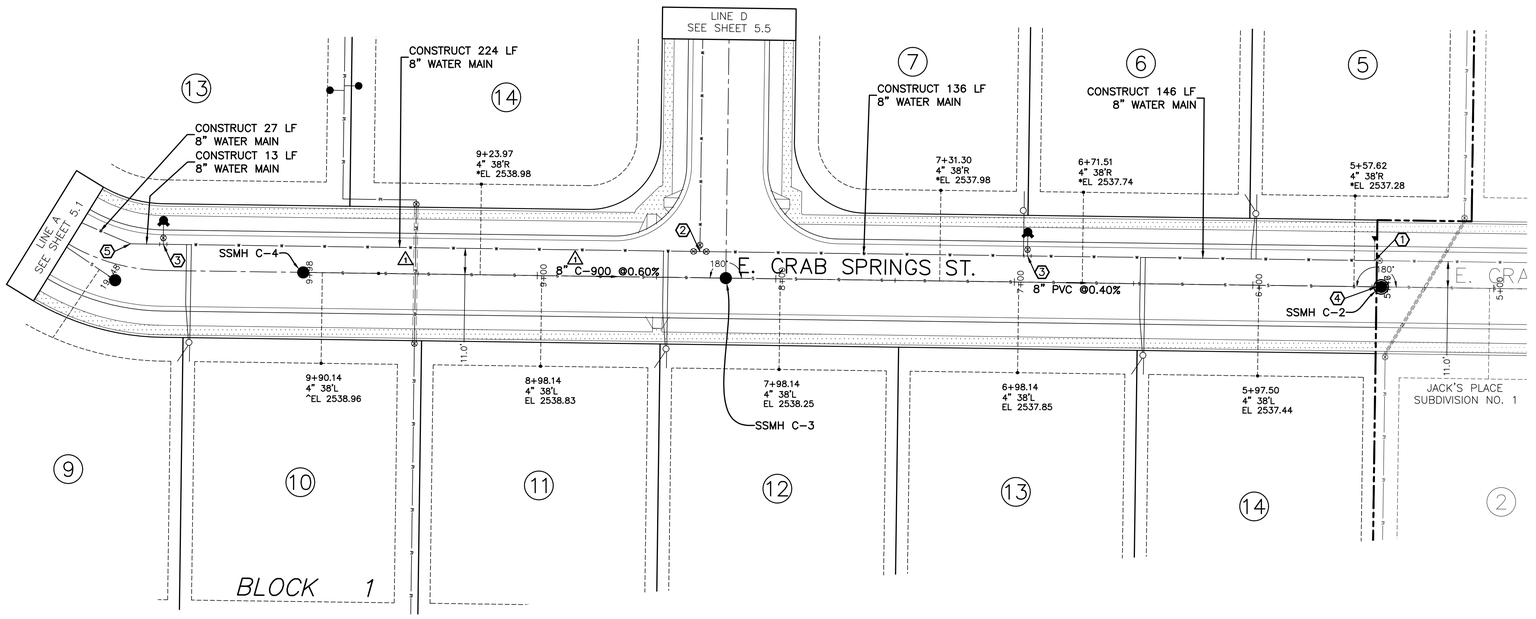
PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

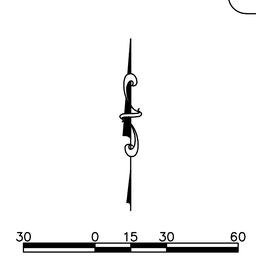
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

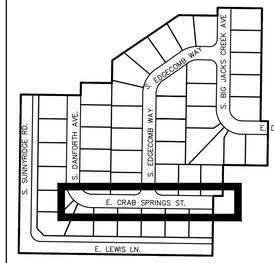
DATE: 10-10-2022
PROJECT: C2019-029
SHEET 5.1



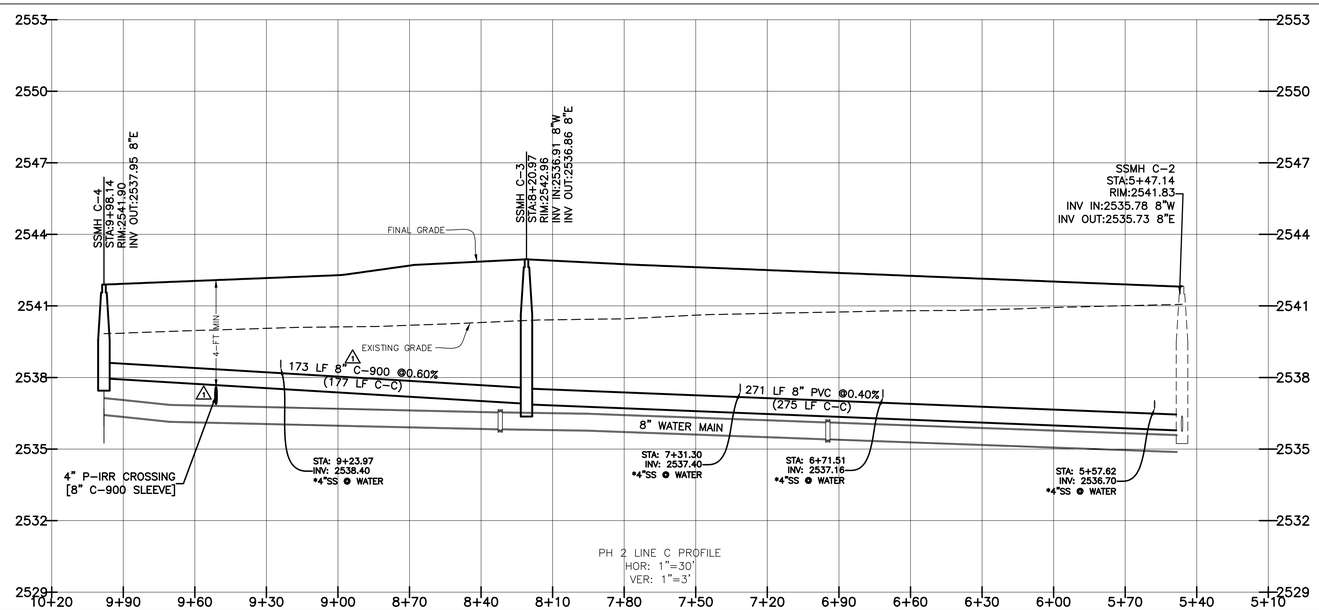


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 8"x8"x8" TEE (FLG)
   3- 8" VALVES (MJxFLG)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION.
5. 22° BEND (MJ)



INDEX MAP
1"=300'



PH 2 LINE C PROFILE
HOR: 1"=30'
VER: 1"=3'

WATER METER LEGEND

- 1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

*SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9.

^SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING. TYPE 'C' SERVICE PER ISPWC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE.

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-501 W/ CONCENTRIC CONES ONLY. NO STEPS ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

ALL SEWER SERVICES ARE TO BE 4" DIA, PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

BENCH MARKS TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

Bailey Engineering, Inc.
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PROFESSIONAL ENGINEER REGISTERED 12/21/2022 17882 STATE OF IDAHO KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 5.2

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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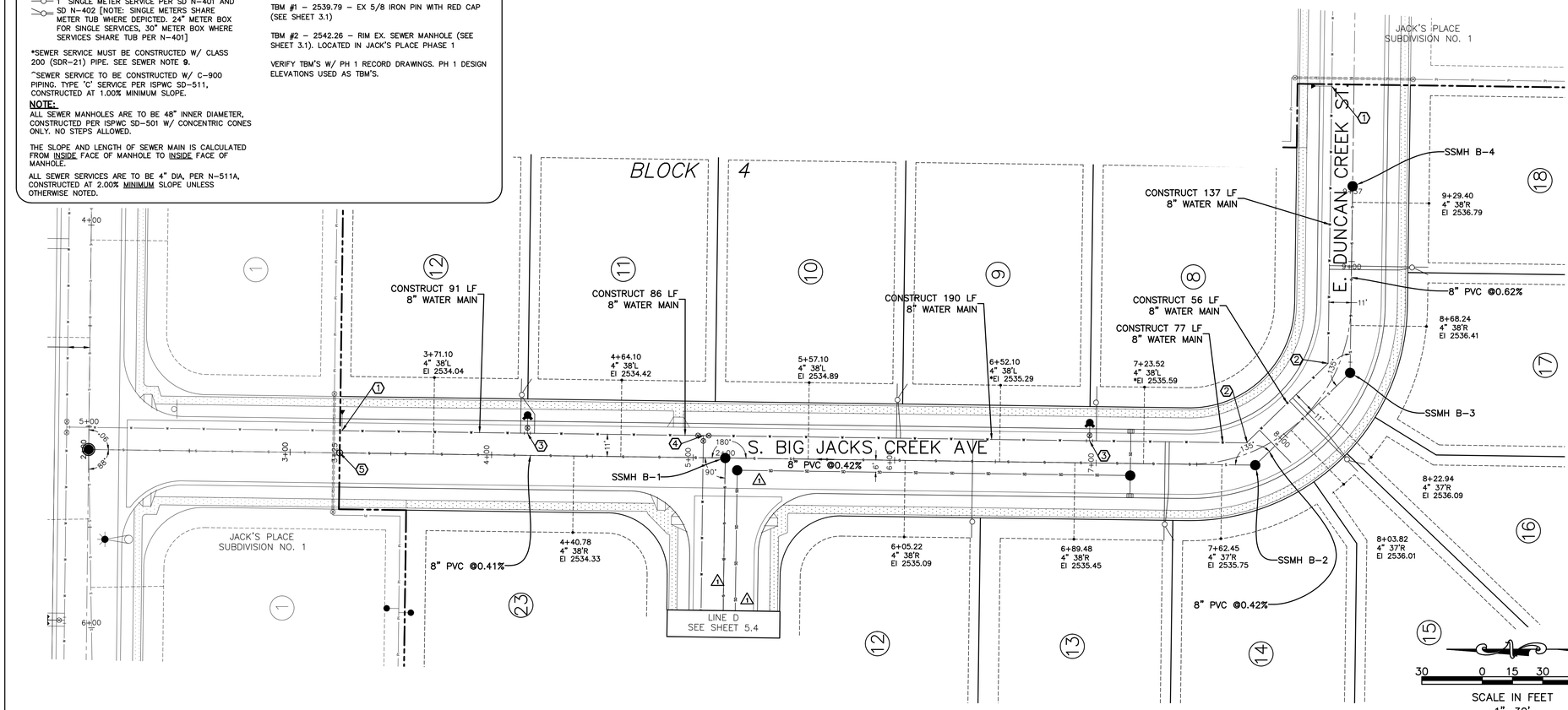
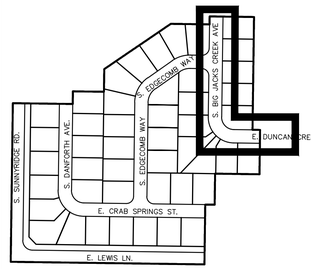
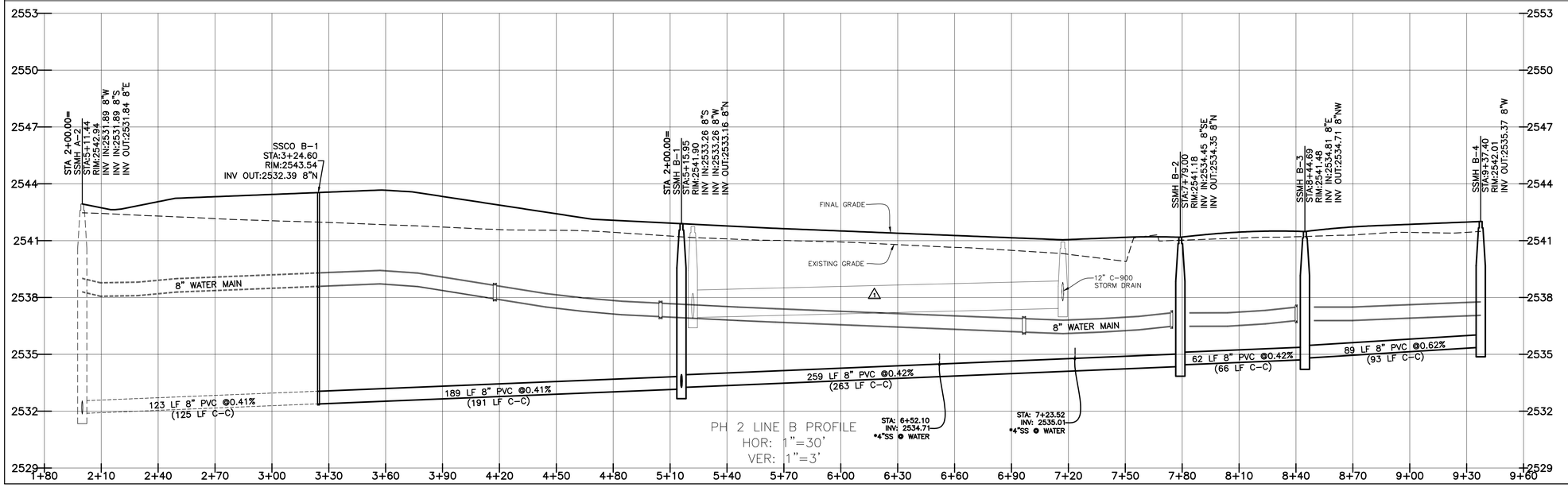


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 45° BEND (MJ)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. 8"x8"x8" TEE (FLG)
   3- 8" VALVES (MJxFLG)
5. REMOVE EXISTING CLEAN-OUT AND CONNECT TO EXISTING 8" SEWER LINE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING SEWER LINE.



INDEX MAP
1"=300'



PH 2 LINE B PROFILE
HOR: 1"=30'
VER: 1"=3'

APPROVED
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Nampa Engineering Division
Signature 12/01/2023 Date

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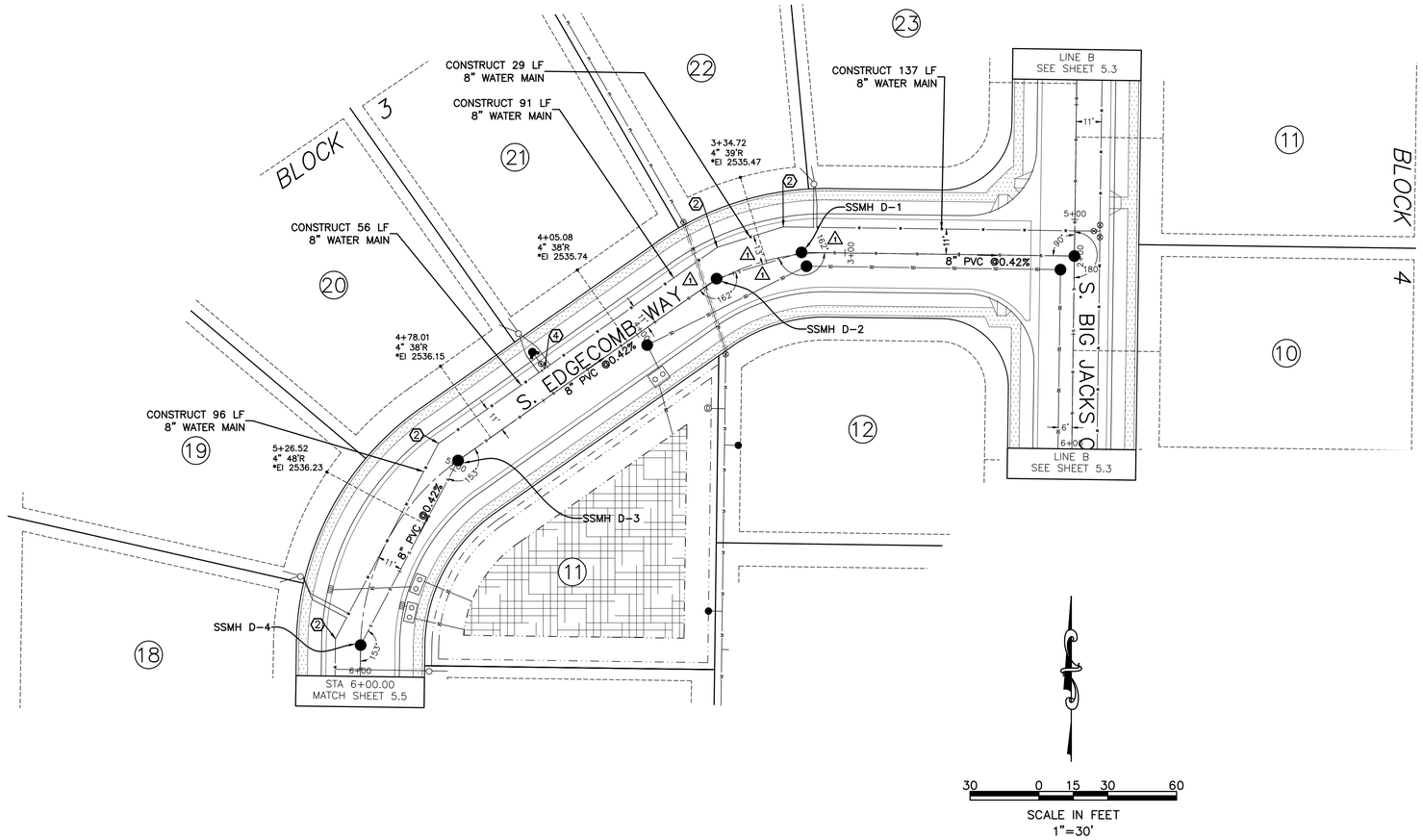
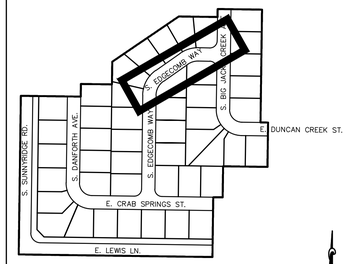
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 5.3





INDEX MAP
1"=300'

KEYNOTES

1. NOT USED.
2. 22-1/2° BEND (MJ)
3. NOT USED.
4. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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BENCH MARKS TBM

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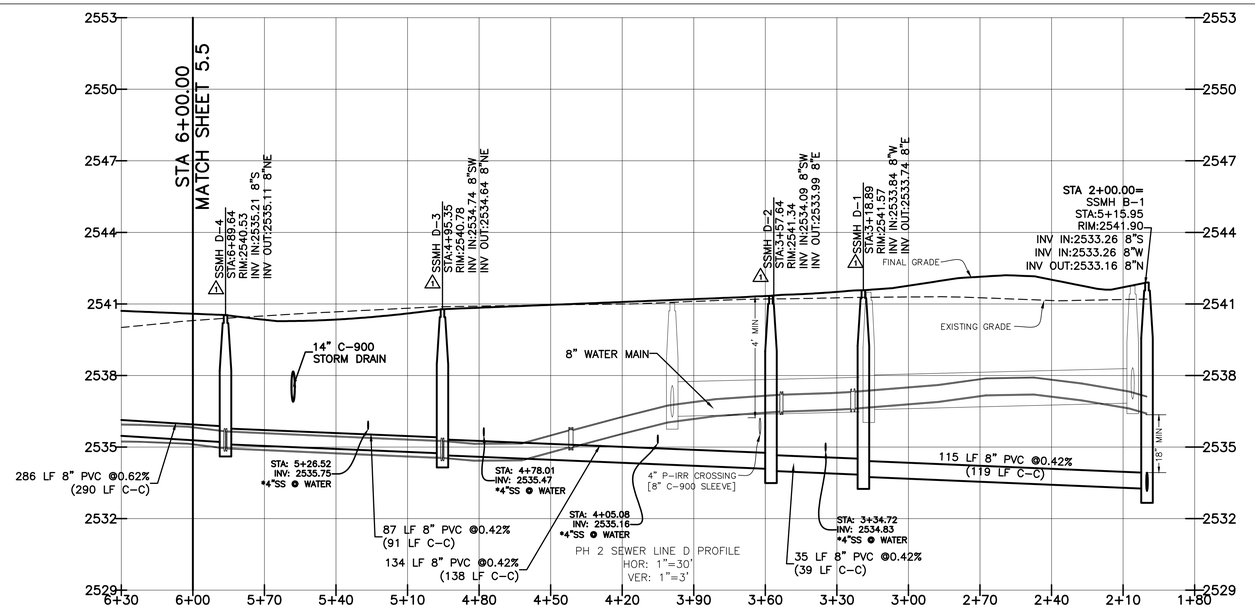
VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

30 0 15 30 60
SCALE IN FEET
1"=30'



PH 2 SEWER LINE D PROFILE
HOR: 1"=30'
VER: 1"=3'

APPROVED
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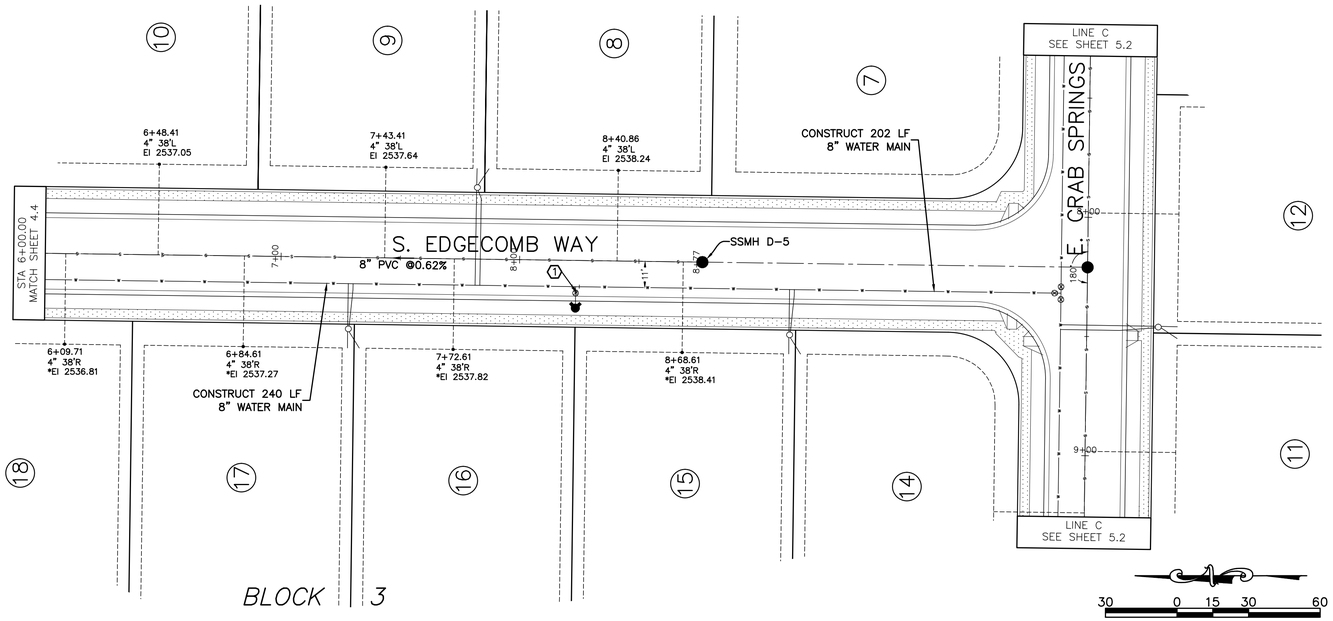
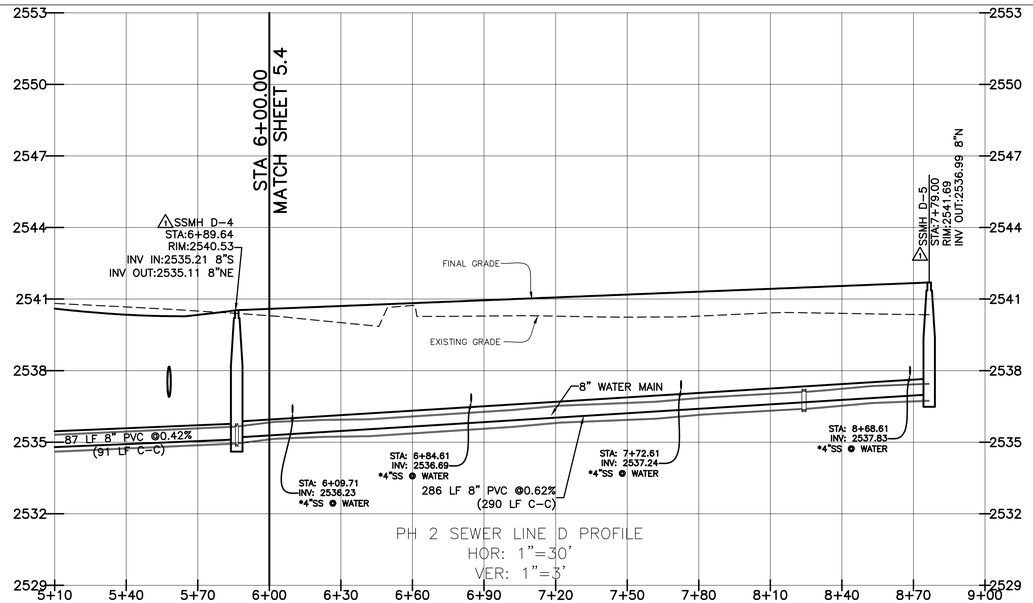
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 5.4

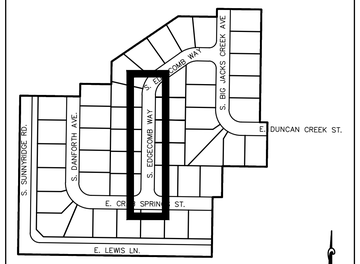




PH 2 SEWER LINE D PROFILE
HOR: 1"=30'
VER: 1"=3'

KEYNOTES

1. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)



INDEX MAP
1"=300'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

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PROFESSIONAL ENGINEER
REGISTERED
12/21/2022
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
KSC/JCM

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1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

APPROVED
For Construction
Nampa Engineering Division
Signature 12/01/2023 Date

DATE:
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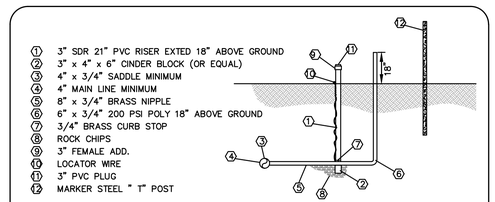
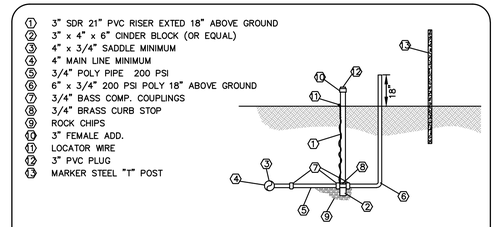
C2019-029

SHEET
5.5



N.M.I.D "MODIFIED" TYPE A RISER SHORT SIDE SERVICE DETAIL
NOT TO SCALE



N.M.I.D "MODIFIED" TYPE A RISER LONG SIDE SERVICE DETAIL
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PI — CONST. PRESSURE IRRIGATION LINE WITH IRRIGATION RISER
- GATE VALVE W/RISER
- MAINLINE DRAIN
- AIR RELEASE VALVE
- INSTALL (2) 2" SCH 80 SLEEVES (AND/OR ADDITIONAL SLEEVES AS REQUESTED BY OWNER) AS SHOWN ON THIS SHEET

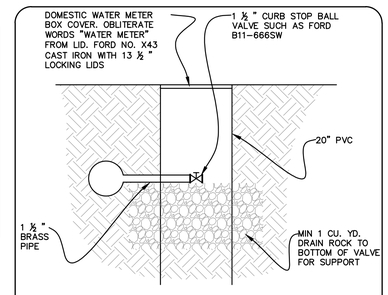
NOTE: END SEALS REQUIRED ON ALL PRESSURE IRRIGATION CASINGS PER ACCHD SECTION 3066.020.

KEYNOTES

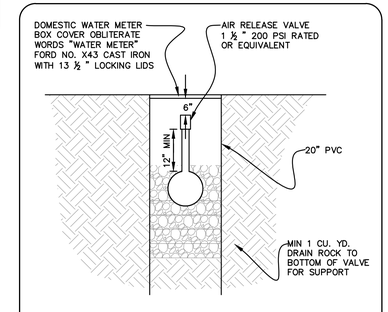
1. CONSTRUCT DRAIN VALVE PER DETAIL THIS SHEET.
2. CONSTRUCT AIR VENT PER DETAIL THIS SHEET.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING PRESSURE IRRIGATION SERVICE.

REISSUE ENTIRE SHEET
2-12-2025
PI LINE SHIFTED OUT OF LOT 15, BLOCK 1

80 0 40 80 160
SCALE IN FEET
1"=80'



DRAIN VALVE DETAIL
NOT TO SCALE



AIR VENT STATION DETAIL
NOT TO SCALE

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PROFESSIONAL ENGINEER
REGISTERED
02/12/2025
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

PRESSURE IRRIGATION PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
6.1

LEGEND

- LED STREET LIGHT [AS SPECIFIED]
- SIGN POST W/ SIGN(S) [AS SPECIFIED]
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- (7) LOT NUMBER

KEYNOTES

1. STREET DESIGNATION SIGN.
2. 25' STREET LIGHT WITH 100-WATT EQUIVALENT LED LUMINAIRE.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.

NOTES

1. ALL SIGNAGE SHALL ADHERE TO SECTION 3090 OF THE NAMPA HIGHWAY DISTRICT 1 SPECIFICATIONS AND THE MUTCD.
2. STREET SIGNS SHALL BE REVIEWED BY NAMPA HIGHWAY DISTRICT PRIOR TO INSTALLATION.
3. STREET LIGHTS SHALL BE INSTALLED PER NAMPA STANDARD DRAWINGS N-1135A AND N-1135B WITH LED LUMINAIRES. COORDINATE LIGHT SPECIFICATIONS WITH NAMPA STREETS DIVISION.
4. NOT USED.

REISSUE ENTIRE SHEET
11/29/2023
MODIFICATION OF STREET LIGHT
LOCATIONS TO BEHIND RIGHT-OF-WAY.

80 0 40 80 160
SCALE IN FEET
1"=80'

APPROVED
For Construction
Nampa Engineering Division
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Signature Date

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PROFESSIONAL ENGINEER
REGISTERED
11/29/2023
17882
STATE OF IDAHO
KEVIN S. CRAIG

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

STREETLIGHT & SIGNAGE PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 6.2

DEVELOPMENT PLANS FOR
JACK'S PLACE SUBDIVISION NO. 2

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST B.M., CANYON COUNTY, IDAHO
2022

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), 2012 EDITION, THE 2015 EDITION OF THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTAL. NO EXCEPTIONS TO CITY OF NAMPA POLICY, STANDARDS, OR THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE CITY OF NAMPA.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT.
3. ALL LOT, BLOCK, STREET RIGHT-OF-WAY, AND EASEMENT DIMENSIONS SHALL BE TAKEN FROM THE FINAL PLAT OF JACK'S PLACE SUBDIVISION NO. 2
4. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
5. SURVEY CONTROL POINTS WHICH ARE CRITICAL TO THE CONSTRUCTION OF THE PROJECT ARE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT THE POINTS IN PLACE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
7. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
8. EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
9. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
10. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF ITEM #9 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM NAMPA HIGHWAY DISTRICT #1 AT LEAST 7 DAYS PRIOR TO ANY CONSTRUCTION.
12. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
13. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
14. THE CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
15. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY CONFLICTS NOT SHOWN ON PLANS. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIG-LINE 1-800-342-1585
16. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY NECESSARY NPDES PERMITS, FILING ANY NOI's, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE EPA AT (208)378-5746 FOR THE REQUIRED INFORMATION. A SHORT TERM ACTIVITY EXEMPTION FOR DEWATERING SHALL BE OBTAINED IN ACCORDANCE WITH DEQ REQUIREMENTS. CONTACT DEQ AT (208) 373-0557. SAID PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
17. ALL UTILITIES INCLUDING SERVICE LINES WITHIN THE STREET TRAVEL WAYS SHALL BE IN PLACE PRIOR TO CURB, GUTTER, SIDEWALKS AND STREET CONSTRUCTION.
18. THE PIPE CONTRACTOR SHALL REPLACE ALL PAVEMENT AND CONCRETE REMOVED FOR THE INSTALLATION OF WATER, SEWER, OR IRRIGATION PIPE. ALL PAVEMENT SHALL BE REPLACED WITHIN SEVEN CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED. CONCRETE AND PAVEMENT SHALL BE REPLACED PER ISPWC STANDARDS, THE ACCHD MANUAL AND THE NHD #1 SUPPLEMENTALS.
19. NO PAVING SHALL OCCUR UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER AND SEWER FACILITIES FROM THE CITY OF NAMPA.
20. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
21. TRENCHING WITHIN NHD#1'S RIGHT-OF-WAY REQUIRES IMPORTED BACKFILL AND TESTING PER ACCHD STANDARDS.

SEWER

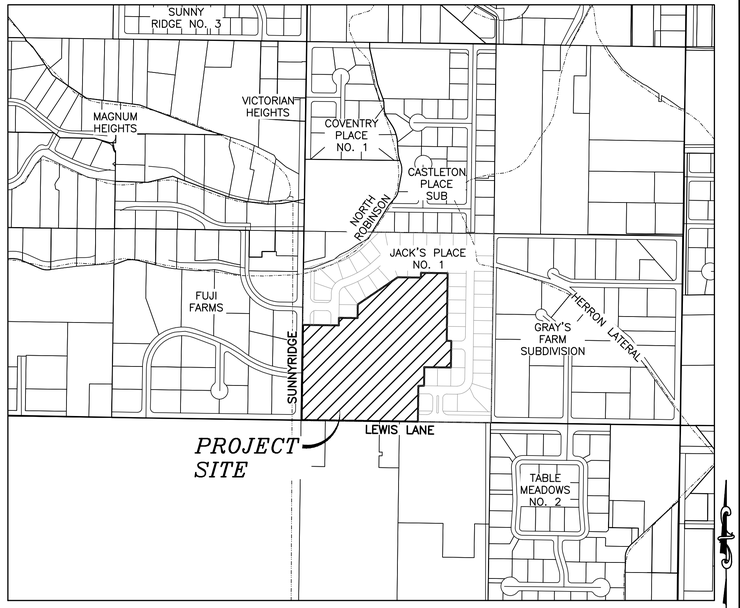
1. ALL SEWER MAINS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2012 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), THE UNIFORM BUILDING CODE FOR SEWER SERVICE LINES & THE IDAHO STATE PLUMBING CODE. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
3. SEWER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
4. THE CONTRACTOR SHALL AIR TEST ALL THE SEWER LINES IN ACCORDANCE TO (I.S.P.W.C.) AFTER BACKFILLING AND SETTLING OF THE TRENCHES AND SHALL FURNISH ALL EQUIPMENT AND THE PERSONNEL REQUIRED TO PERFORM THE TEST. THE CONTRACTOR SHALL RETEST ALL SEWER LINES AFTER ALL UTILITIES HAVE BEEN INSTALLED AND PRIOR TO INSTALLATION OF THE STREET SURFACING & FINAL ACCEPTANCE. THE CONTRACTOR SHALL CONTACT THE CITY OF NAMPA A MINIMUM 24 HOURS PRIOR TO TESTING.
5. ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM OF GRADE RINGS. ALL MANHOLES SHALL BE CONCENTRIC W/ NO STEPS.
6. CITY OF NAMPA WILL TV INSPECT ALL SEWER MAINS PRIOR TO PAVING AND AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED. THE CONTRACTOR WILL NOTIFY THE CITY OF NAMPA A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
7. ALL SEWER STATIONING RELATES TO GRAVITY SEWER CENTERLINE.
8. SEWER SERVICE LINES SHALL BE INSTALLED PRIOR TO STREET IMPROVEMENTS.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. SEWER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH.
11. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS RESPONSIBLE FOR SUBMITTAL OF RECORD DRAWINGS TO THE CITY OF NAMPA AND NAMPA HIGHWAY DISTRICT #1.
12. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: SEWER LINES, MANHOLES AND SERVICE CONNECTIONS.
13. GRAVITY SEWER MAINS SHALL BE SOLID WALL PVC. ASTM D-3034 (4" TO 15" DIAMETER) OR SOLID WALL ASTM F679. (18" TO 36" DIAMETER).

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS" (I.R.P.D.W.S.), THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C. 2012), THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015), AND THE UNIFORM BUILDING CODE FOR WATER SERVICE LINES. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
2. ALL WATER MAINS SHALL BE AWWA C-900 CLASS 165 PVC AND BE CONSTRUCTED TO A DEPTH OF 48 INCHES TO THE TOP OF THE PIPE. THE TRENCHES SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY TO PREVENT FURTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED TO 150 PSI, FLUSHED AND SANITIZED, AS PER I.S.P.W.C. BEFORE CONNECTING TO THE MUNICIPAL SYSTEM.
3. WHERE IT IS NECESSARY FOR NON-POTABLE WATER (INCLUDING STORM DRAIN) AND DRINKING WATER TO CROSS EACH OTHER REFER TO NOTE NO.9 BELOW. ALL NON-POTABLE WATER (INCLUDING STORM DRAIN AND GRAVITY IRRIGATION) SHALL BE TREATED AS SEWER.
4. SURVEYOR WILL PROVIDE ONE (1) SET OF CONSTRUCTION STAKES FOR EACH OF THE FOLLOWING ITEMS: WATER MAIN LINES, FIRE HYDRANTS AND SERVICE CONNECTIONS.
5. ALL WATER LINES SHALL BE DISINFECTED ACCORDING TO THE A.W.W.A. C651 SPECIFICATIONS, LATEST EDITION.
   A. THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE I.S.P.W.C., THE CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS. THE MOST RESTRICTIVE STANDARD SHALL GOVERN CONSTRUCTION.
   B. PRIOR TO USE OF THE WATER MAIN, IT SHALL BE DISINFECTED ACCORDING TO SPECIFICATIONS OF THE A.W.W.A AND THEN FLUSHED. THE DISINFECTION AND FINAL FLUSHING PROCEDURE SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN EXCEEDED. CITY OF NAMPA PERSONNEL SHALL BE PRESENT AT THE TIME WATER SAMPLE IS TAKEN.
6. CONTRACTOR SHALL NOTIFY THE CITY OF NAMPA ENGINEERING DEPARTMENT THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST CITY OF NAMPA ENGINEERING DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING. CONTRACTOR SHALL MAKE REQUESTS TO THE NAMPA ENGINEERING DEPARTMENT FOR MAINLINE TAPS OR OPERATION OF VALVES.
7. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE CITY OF NAMPA AND THE ENGINEER OF RECORD.
8. THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT PRIOR TO INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH THE CITY OF NAMPA IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
9. WHERE IT IS NECESSARY FOR THE NON POTABLE WATER LINE AND WATER LINE 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 200) STANDARDS WITH WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
10. WATER SERVICES THAT WILL CROSS JOINT UTILITY TRENCHES (TYPICALLY SOUTH AND WEST SIDES OF ROADS) MUST BE STUBBED 10 FEET INSIDE PROPERTY LINE BEHIND JOINT UTILITY TRENCH. PIGTAILS SHALL MEET CITY OF NAMPA PLUMBING DEPARTMENT TYPICAL HOUSE SERVICE REQUIREMENTS.
11. BACKFILL IN NHD#1 RIGHT-OF-WAY AND FUTURE RIGHT-OF-WAY SHALL BE PER ACCHD STANDARDS AND NAMPA HIGHWAY DISTRICT #1 SUPPLEMENTALS.
12. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF NAMPA.
13. WATER INSPECTIONS WILL BE BY CITY OF NAMPA AND THEIR DECISIONS SHOULD BE CONSIDERED AS FINAL. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
14. THERE SHALL BE A MINIMUM OF TEN (10) FOOT SEPARATION BETWEEN THE EDGE OF THE ROADSIDE SWALES AND THE WATER MAINS.

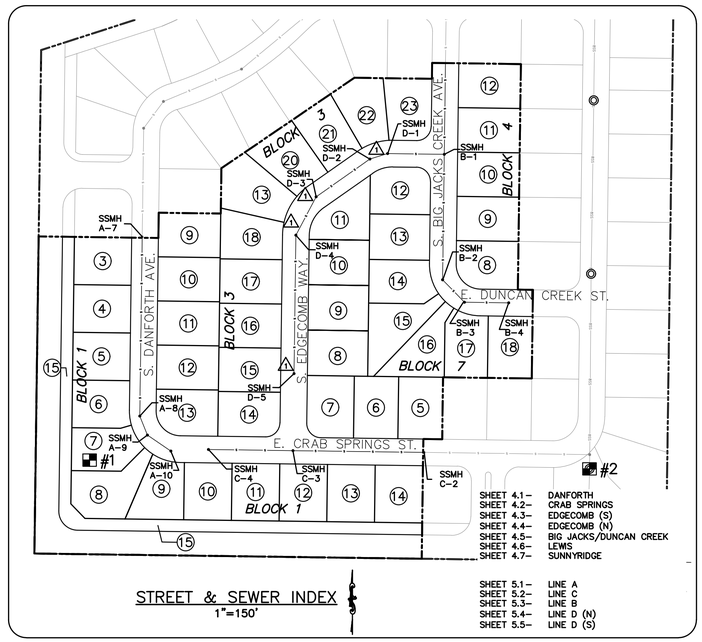
IRRIGATION

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), NAMPA & MERIDIAN IRRIGATION DISTRICT AND CITY OF NAMPA SUPPLEMENTAL SPECIFICATIONS AND STANDARDS (2015).
2. 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 LINE 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 WATERTIGHT JOINTS, OR EQUAL CONSTRUCTION, FOR A DISTANCE OF 10' ON BOTH SIDES OF THE WATER LINE IN ACCORDANCE WITH IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER OR 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 OR 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 ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
3. MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS SHALL BE 30" FROM FINISHED GRADE TO TOP OF PIPE. ALL CROSSING OF PUBLIC RIGHT-OF-WAY WITH PRESSURE IRRIGATION SHALL BE INSTALLED AT A MINIMUM DEPTH OF 48 INCHES. PIPE SHALL BE CONSTRUCTED TO SLOPE TO DRAINS AND/OR PUMP-OUT STATIONS AS SHOWN ON THE PLANS.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHOULD BE IDENTIFIED AS "IRRIGATION" OR "NONPOTABLE WATER."
5. PRESSURE IRRIGATION MAINS WITHIN THE RIGHT OF WAY SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE 801 OF I.S.P.W.C.
6. FINAL APPROVAL OF ALL PRESSURE IRRIGATION CONSTRUCTION WILL BE BY NAMPA & MERIDIAN IRRIGATION DISTRICT AND THE OWNER'S ENGINEER.
7. PRESSURE MAIN LINE PIPING SHALL BE PVC, 200 PSI, SDR 21 CONFORMING TO ASTM D-2241.
8. NO. 12 DIRECT BURIAL LOCATOR WIRE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS PER NMID SPECIFICATIONS (WIRE PLACED ALONG NORTH AND EAST SIDE OF THE MAIN AND SERVICE LINES).
9. FINDER TAPE SHALL BE INSTALLED WITH ALL PRESSURE IRRIGATION MAINS AND SERVICES. TAPE SHALL BE 2" WIDE, METALLIC RED IN COLOR WITH THE WORDS- "DANGER-UNSAFE WATER OR NON-POTABLE WATER" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE. TAPE SHALL BE PLACED BETWEEN 6" BELOW THE SURFACE AND 18" ABOVE THE TOP OF PIPE.
10. ALL IRRIGATION RISERS AND FAUCETS SHALL BE IDENTIFIED WITH DURABLE TAGS CARRYING THE WARNING- "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER".
11. IRRIGATION PIPE SHALL BE PLACED IN COMPACTED TRENCH WITH BEDDING/BACKFILL PER NMID SPECIFICATIONS.
12. CONTRACTOR SHALL MAINTAIN EXISTING IRRIGATION FACILITIES IN PLACE UNTIL NEW FACILITIES ARE OPERATIONAL. EXCEPT ITEMS REQUIRED TO BE REPLACED DURING CONSTRUCTION.
13. THRUST BLOCKING SHALL BE PROVIDED AT ALL TEES, BENDS AND DEAD ENDS AS SPECIFIED IN NMID STANDARDS. NOTIFY NMID & DESIGN ENGINEER TO WITNESS THRUST BLOCKS PRIOR TO BACKFILL (MIN 24 HOURS NOTICE).



VICINITY MAP

1" = 500'
NAVD 1988 DATUM



STREET & SEWER INDEX
1"=150'

SHEET 4.1- DANFORTH
SHEET 4.2- CRAB SPRINGS
SHEET 4.3- EDGECOMB (S)
SHEET 4.4- EDGECOMB (N)
SHEET 4.5- BIG JACKS/DUNCAN CREEK
SHEET 4.6- LEWIS
SHEET 4.7- SUNNYRIDGE

SHEET 5.1- LINE A
SHEET 5.2- LINE C
SHEET 5.3- LINE B
SHEET 5.4- LINE D (N)
SHEET 5.5- LINE D (S)

PLAN SHEET INDEX

SHEET		DESCRIPTION
1.0	–	COVER SHEET, INDEX, VICINITY MAP, & NOTES
2.1-2.3	–	FINAL PLAT
3.1	–	EXISTING SITE AND DEMO PLAN
3.2	–	MASTER UTILITY PLAN
3.3-3.4	–	SITE GRADING PLAN
4.1-4.7	–	STREET PLAN & PROFILE
4.8	–	STREET & DRAINAGE DETAILS
5.1-5.5	–	SEWER & WATER PLAN & PROFILE
6.1	–	PRESSURE IRRIGATION PLAN
6.2	–	STREETLIGHT & SIGNAGE PLAN

BENCH MARKS ■ TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)
TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

RECORD DRAWING
06-18-2025

RECORD DRAWING INFORMATION INDICATED BY CLOUDING OR STRICKEN INFORMATION WITH BOLD AS-BUILT INFORMATION.

SEE SHEET 3.2 FOR LEGEND

SURVEYOR
IDAHO SURVEY GROUP
9955 EMERALD ST
BOISE, ID 83704
(208) 846-8570

DEVELOPER
TRILOGY DEVELOPMENT
9839 W CABLE CAR ST, SUITE 101
BOISE, ID 83709
(208) 895-8858

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

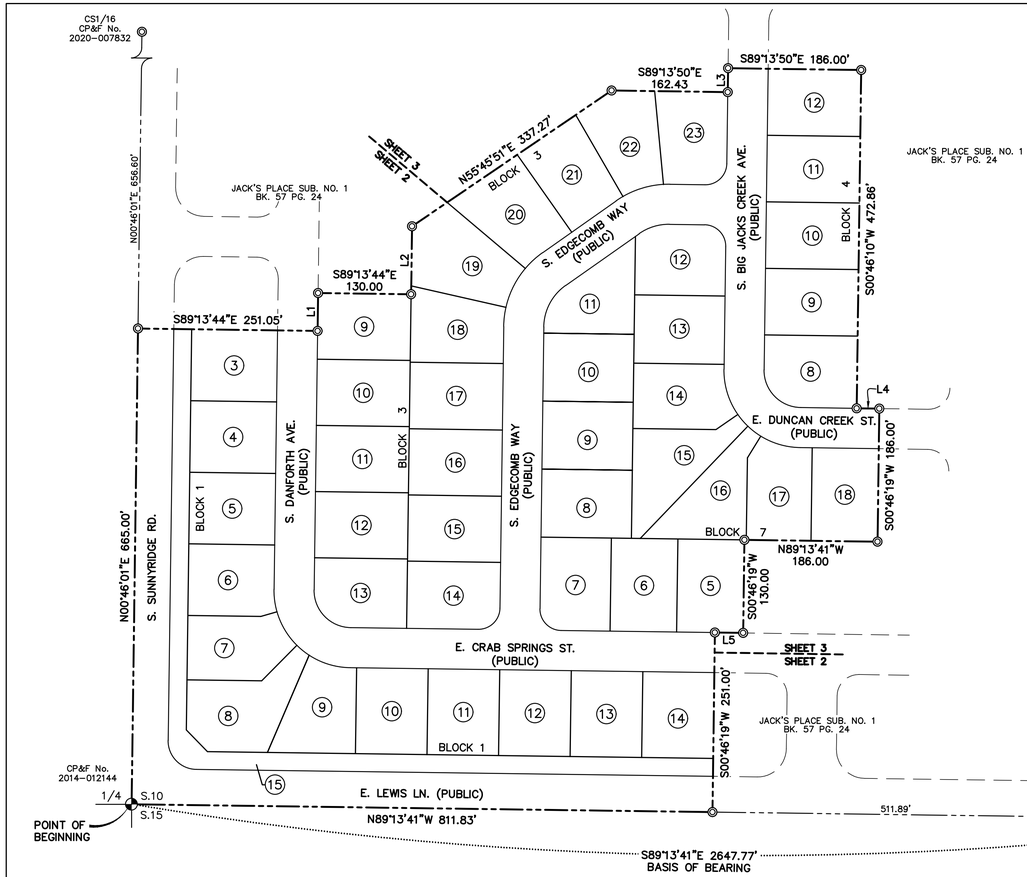
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1
2 07-30-2024 NHD1
3 11-13-2024 NHD1

COVER SHEET
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 1.0



PLAT SHOWING
JACK'S PLACE SUBDIVISION NO. 2

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2024

NOTES

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
- 12' WIDE ALONG THE SUBDIVISION BOUNDARY
- 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
- 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
- 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES

ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.

2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, 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."

3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.

4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5) NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE. UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.

6) LOTS 8 AND 15, BLOCK 1, AND LOT 11, BLOCK 7, ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION EASEMENT.

7) 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.

8) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

9) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.

10) THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-025285, RECORDS OF CANYON COUNTY, IDAHO.

11) THIS PLAT IS SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF NAMPA AND THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-028252, RECORDS OF CANYON COUNTY, IDAHO.

12) ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN CONJUNCTION WITH THIS PLAT.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVDE THE PROPERTY SHOWN HEREON. THE PROPERTY IS ADJACENT TO JACK'S PLACE SUBDIVISION NO. 1 AS FILED IN BOOK 57 OF PLATS AT PAGE 24, RECORDS OF CANYON COUNTY, IDAHO. THE SECTION MONUMENTS FOUND ALONG THE SOUTH AND WEST BOUNDARIES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.2W., B.M., CANYON COUNTY, IDAHO AND THE FOUND MONUMENT AS SHOWN ON THE PLAT OF SAID JACK'S PLACE SUBDIVISION ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

THE BASIS OF BEARING FOR THIS PLAT IS TAKEN TO BE S89°13'41"E FOR THE SOUTH BOUNDARY LINE OF SECTION 10, T.2N., R.2W. B.M., CANYON COUNTY, IDAHO.

APPROVAL OF NAMPA HIGHWAY DISTRICT NO.1

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

CHAIRMAN DATE

Line Table		
Line #	Direction	Length
L1	N00°46'16"E	53.00
L2	N00°46'16"E	95.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52

REFERENCE DOCUMENTS

R.O.S. INST. NO.: 1994-015063, 1998-000454, 1998-012050, 2001-012480, 2003-035490, , 2005-023842, 2006-022251, 2006-077682, 2006-079531, 2007-001805, 2007-050434, 2017-007276, 2019-061179, 2020-008053, 2021-069077, 2021-069432, 2020-010401, 2022-010196, 2022-022946,

DEED: 2024-

GRAY'S FARM SUB., BK. 10, PG. 11
FUJII FARMS SUB., BK. 25, PG. 42
CASTLETON PLACE SUB., BK. 39, PG. 30
TABLE MEADOWS SUB. NO. 2, BK. 46, PG. 16
JACK'S PLACE SUB. NO. 1, BK. 51, PG. 24

LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY
- (6) LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779, UNLESS NOTED OTHERWISE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779

100 0 50 100 200
SCALE IN FEET
1" = 100'

BOOK PAGE

NO.	REVISIONS
⚠	

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

SHEET 1 OF 5

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EAGLE, ID 83616 www.baileyengineers.com

RECORD DRAWING
06-18-2025

TOTAL # LOTS: 54

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF JACK'S PLACE SUBDIVISION NO. 2.

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CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

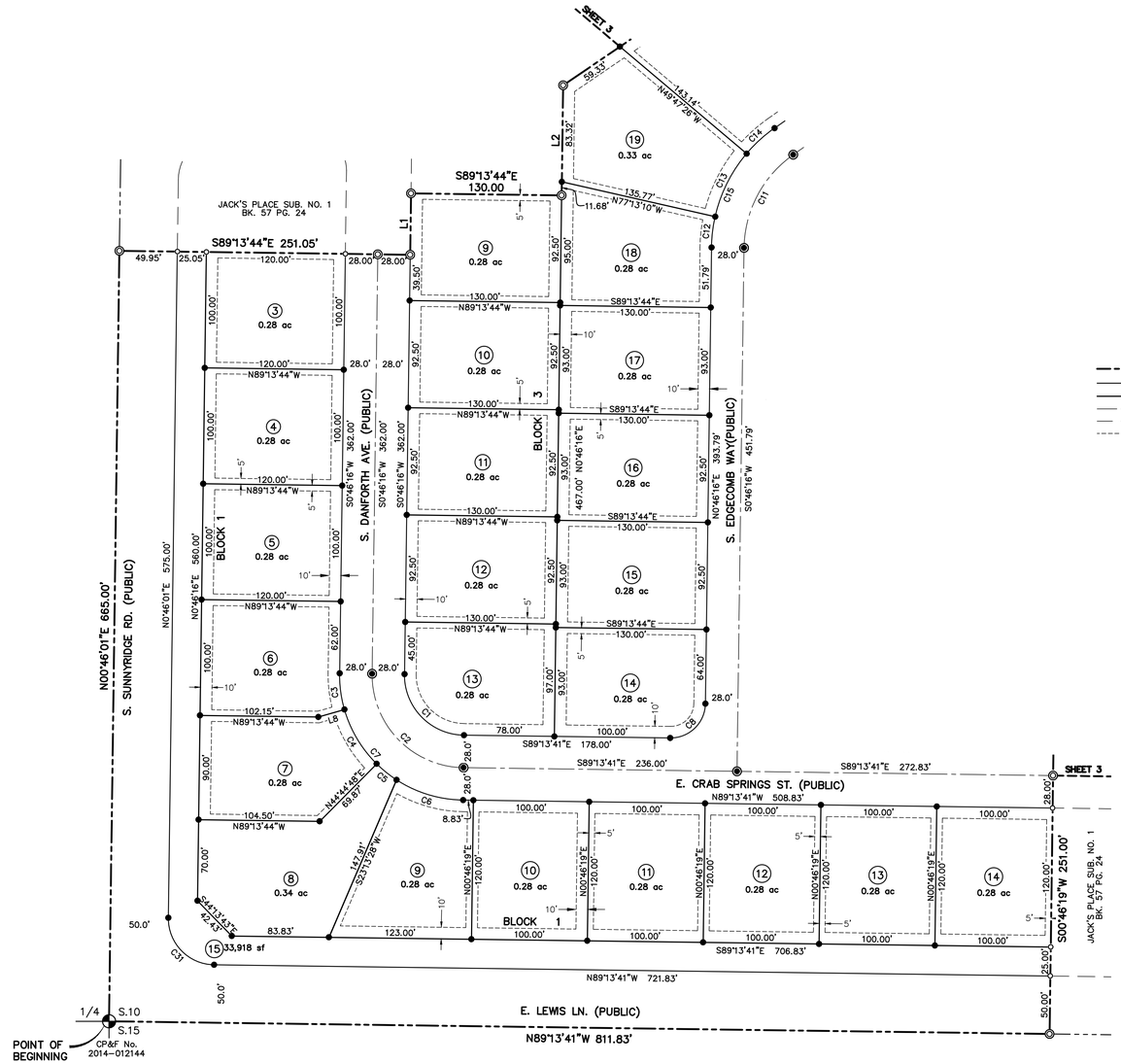
REVISED		
NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
2.1

JACK'S PLACE SUBDIVISION NO. 2



60 0 30 60 120

SCALE IN FEET
1"=60'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- ADJACENT SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 1)
- (6) LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779

SEE SHEET 1 FOR NOTES
SEE SHEET 3 FOR LINE AND CURVE TABLES

PROFESSIONAL LAND SURVEYOR
LICENSED
11779
STATE OF IDAHO
CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

SHEET 2 OF 5

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RECORD DRAWING
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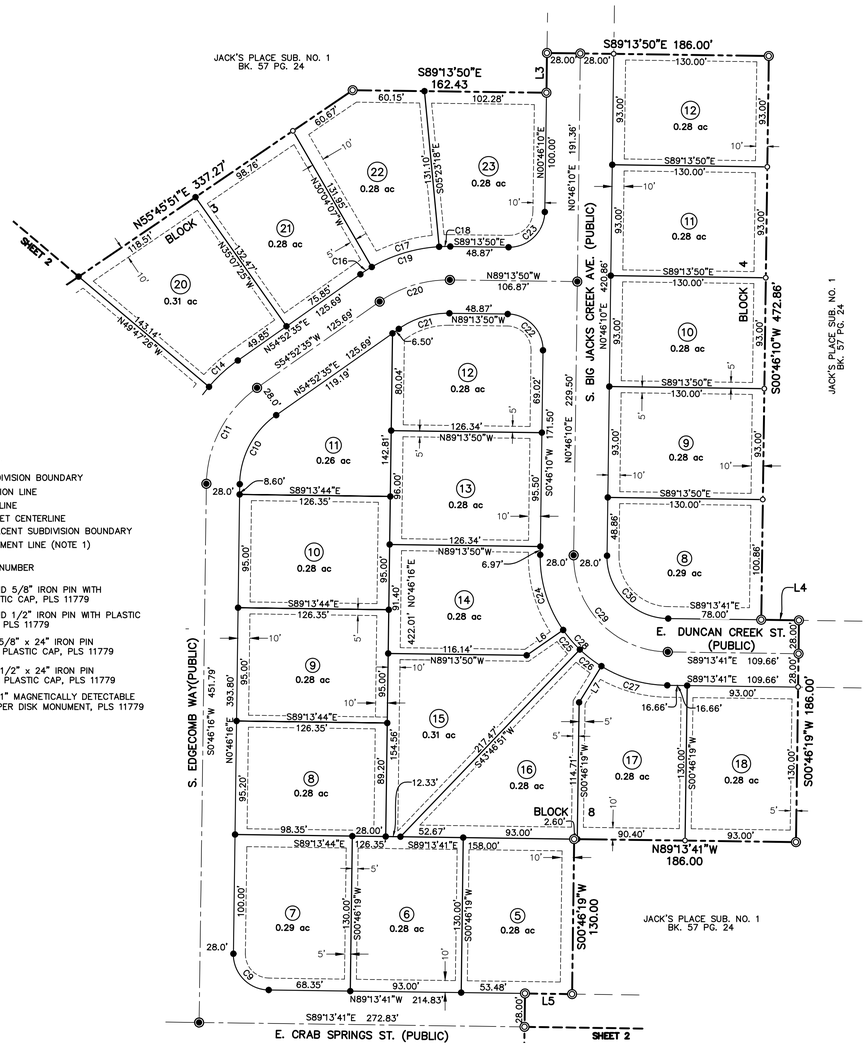
NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
2.2

JACK'S PLACE SUBDIVISION NO. 2



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- ADJACENT SUBDIVISION BOUNDARY
- EASEMENT LINE (NOTE 1)
- (6) LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11779
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779

60 0 30 60 120

SCALE IN FEET
1"=60'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	52.00	81.68	73.54	S44°13'43"E	89°59'57"
C2	80.00	125.66	113.14	S44°13'43"E	89°59'57"
C3	108.00	31.67	31.56	S07°37'46"E	16°48'04"
C4	108.00	55.08	54.49	S30°38'30"E	29°13'24"
C5	108.00	22.04	22.00	S51°05'57"E	11°41'30"
C6	108.00	60.85	60.05	S73°05'12"E	32°16'59"
C7	108.00	169.64	152.73	S44°13'43"E	89°59'57"
C8	30.00	47.12	42.43	N45°46'17"E	90°00'03"
C9	30.00	47.12	42.43	S44°13'43"E	89°59'57"
C10	72.00	67.99	65.49	S27°49'25"W	54°06'19"
C11	100.00	94.43	90.96	S27°49'25"W	54°06'19"
C12	128.00	26.83	26.78	N06°46'33"E	12°00'34"
C13	128.00	61.28	60.69	N26°29'42"E	27°25'44"
C14	128.00	32.77	32.68	N47°32'34"E	14°40'00"
C15	128.00	120.87	116.43	S27°49'25"W	54°06'19"
C16	128.00	11.29	11.29	N57°24'14"E	5°03'18"
C17	128.00	59.54	59.00	N73°15'22"E	26°38'58"
C18	128.00	9.36	9.36	N88°40'30"E	4°11'19"
C19	128.00	80.19	78.88	N72°49'22"E	35°53'35"
C20	100.00	62.65	61.63	S72°49'22"W	35°53'35"
C21	72.00	45.10	44.37	S72°49'22"W	35°53'35"
C22	30.00	47.12	42.43	N44°13'50"W	90°00'00"
C23	30.00	47.12	42.43	N45°46'10"E	90°00'00"
C24	108.00	66.98	65.91	N16°59'54"W	35°32'07"
C25	108.00	21.59	21.55	N40°29'33"W	11°27'12"
C26	108.00	22.86	22.82	N52°16'57"W	12°07'36"
C27	108.00	58.21	57.51	N73°47'13"W	30°52'56"
C28	108.00	169.64	152.73	S44°13'46"E	89°59'51"
C29	80.00	125.66	113.13	S44°13'46"E	89°59'51"
C30	52.00	81.68	73.54	S44°13'46"E	89°59'51"
C31	40.00	62.83	56.57	N44°13'50"W	89°59'57"

Line Table		
Line #	Direction	Length
L1	N00°46'16"E	53.00
L2	N00°46'16"E	95.00
L3	N00°46'10"E	33.36
L4	S89°13'41"E	31.66
L5	N89°13'41"W	39.52
L6	N55°14'03"E	37.26
L7	S31°39'14"W	35.66
L8	S73°58'12"W	23.46

SEE SHEET 1 FOR NOTES

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON

CODY M. McCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

BOOK PAGE

SHEET 3 OF 5

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RECORD DRAWING
06-18-2025

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CHECKED BY:
DAVID A. BAILEY P.E.

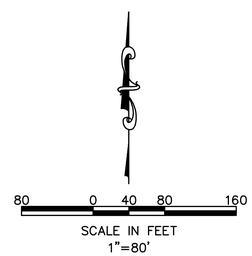
DRAWN BY:
JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1
2 07-30-2024 NHD1

FINAL PLAT
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
2.3



KEYNOTES

1. NOT USED
2. NOT USED
3. PROTECT EXISTING ROAD SECTION (CURB, GUTTER, SIDEWALK, UTILITIES)
4. PROTECT EXISTING WATER MAIN.
5. NOT USED
6. PROTECT EXISTING GAS MAIN.
7. PROTECT EXISTING UTILITIES ALONG PHASE 1 BOUNDARY (SEWER, WATER, PRESSURE IRRIGATION)
8. PROTECT EXISTING POWER POLE.
9. NOT USED.
10. NOT USED.
11. NOT USED.
12. ABANDON EXISTING DEEP INJECTION WELL. EXACT LOCATION UNKNOWN; NOT SURVEY VERIFIED. ABANDON PER IDAPA 'IDAHO STANDARDS FOR WELL CONSTRUCTION' RULES. VERIFY DISCONNECT WITH CITY OF NAMPA PUBLIC WORKS DEPARTMENT. (ABANDONMENT ONLY REQUIRED IF LOCATED WITHIN DEVELOPMENT PHASE)
13. NOT USED
14. FILL APPROX 700 LF EXISTING IRRIGATION DITCH.
15. NOT USED.
16. NOT USED.
17. NOT USED.
18. NOT USED.
19. NOT USED.
20. NOT USED.

NOTE:
ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILL WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS.

LEGEND

TYPICAL EXISTING FENCE

(TH1) *APPROXIMATE TEST PIT LOCATION*

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED
NO. DATE DESCRIPTION

EXISTING SITE & DEMO PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022

PROJECT:
C2019-029

SHEET
3.1

LEGEND

- EXISTING SEWER LINE
- EXISTING WATER LINE
- NEW STORM DRAIN
- NEW WATER LINE
- NEW SEWER LINE
- NEW PRESSURE IRRIGATION LINE W/SERVICE
- NEW GRAVITY IRRIGATION LINE
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- 4" SEWER SERVICE LINE
- SEE WATER METER LEGEND, SHEETS 5.1-5.5
- PROPOSED FIRE HYDRANT
- LOT NUMBER
- CATCH BASIN
- LED STREET LIGHT

SYMBOL SCALING VARIES BY SHEET.

RECORD DRAWING
06-18-2025

80 0 40 80 160
SCALE IN FEET
1"=80'

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PROFESSIONAL ENGINEER
LICENSED
06/19/2025
20218
STATE OF IDAHO
JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED

NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1

MASTER UTILITY PLAN

JACK'S PLACE SUBDIVISION NO. 2

TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
3.2

LEGEND

- PROPERTY LINE
- BUILDING SETBACKS
- LOT SWALE (0.5% MIN)
- CURB AND GUTTER
- 2700 EXISTING CONTOURS
- 2700 FINISHED GRADE CONTOURS
- EP EDGE OF PAVEMENT
- •10.0 TBC SPOT ELEVATION TOP BACK OF CURB
- 2570.2 EG / 2572.0 MIN / 2573.1 MAX EXISTING GRADE AT LOT MIN TOP OF STEM WALL MAX TOP OF STEM WALL
- DIRECTION OF SHEET FLOW

60 0 30 60 120
SCALE IN FEET
1"=60'

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 3.3

SITE GRADING

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

2. A CONSTRUCTION PROJECT SCHEDULE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL AND SHALL BE PERIODICALLY UPDATED IF CONDITIONS OR SCHEDULES CHANGE. CONSTRUCTION SHALL BE SCHEDULED TO MINIMIZE SOIL DISTURBANCE. ALL DISTURBED SURFACES SHALL BE STABILIZED IN A TEMPORARY OR PERMANENT MANNER AS APPROPRIATE DURING CONSTRUCTION TO PREVENT SOIL EROSION.

3. THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY **SITE CONSULTING, LLC DATED MARCH 12, 2020**

4. ORGANIC SOILS SHALL BE REMOVED AS RECOMMENDED IN THE GEOTECHNICAL REPORT AND WASTED OR STOCKPILED FOR USE IN FINE GRADING.

5. PRIOR TO COMMENCING STRUCTURAL FILL, THE EXISTING SITE DEBRIS MUST BE REMOVED, THE NATIVE SOILS STRIPPED OF ALL ORGANIC MATERIAL, STOCKPILES OF SUITABLE MATERIAL SHALL BE SEGREGATED FROM UNSUITABLE MATERIALS. ALL WASTE AND HIGHLY ORGANIC OR OTHERWISE CONTAMINATED SOILS SHALL BE REMOVED FROM THE SITE AND NOT STOCKPILED FOR ANY PERIOD OF TIME. WHERE PRACTICAL, STOCKPILES OF MATERIALS TO BE USED AS STRUCTURAL FILL SHALL BE PLACED ON NATIVE, STRIPPED SOILS TO PREVENT CONTAMINATION.

6. EXACT REMOVAL DEPTHS OF ORGANIC MATERIALS SHALL BE DETERMINED DURING GRADING OPERATIONS BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER, AND SHALL BE BASED ON SUBGRADE SOIL TYPE, COMPOSITION, AND FIRMNESS OR SOIL STABILITY.

7. ALL MATERIAL USED FOR STRUCTURAL FILL SHALL MEET THE REQUIREMENTS FOR STRUCTURAL FILL AS DESCRIBED IN THE GEOLOGY AND GEOTECHNICAL REPORT. STRUCTURAL FILL MUST BE USED WHERE FILL HEIGHT EXCEEDS ONE (1) VERTICAL FOOT OR WHERE RECOMMENDED BY REFERENCED GEOTECHNICAL REPORT.

8. STRUCTURAL FILL SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOLOGY AND GEOTECHNICAL REPORT AND COMPACTION SHALL BE SUPERVISED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE AND/OR THE PROJECT ENGINEER. MATERIAL SHALL BE PLACED IN 8" LIFTS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER.

9. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557 FOR BUILDING LOTS OR D 698 FOR ROAD AREAS. ONE IN-PLACE DENSITY TEST PER LIFT SHALL BE CONDUCTED FOR EVERY 5000 SQUARE FEET OF LIFT AREA FOR BUILDING STRUCTURES (ONE PER LOT) OR FOR EVERY 100 LINEAR FEET OF LIFT AREA IN PARKING AND DRIVEWAY AREAS.

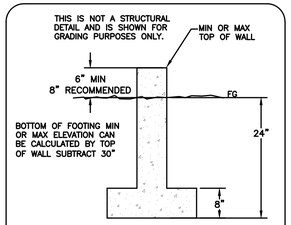
10. SHALLOW EXCAVATIONS THAT DO NOT EXCEED 4 FEET MAY BE CONSTRUCTED WITH SIDE SLOPES APPROACHING VERTICAL. BELOW THIS DEPTH, SLOPES SHALL NOT EXCEED 1-1/2 FOOT VERTICAL TO 1 FOOT HORIZONTAL.

11. FINAL SITE GRADES (CUT OR FILL) SHALL NOT EXCEED 1 FOOT VERTICAL TO 2 FEET HORIZONTAL.

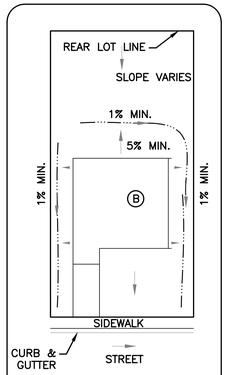
12. PRIOR TO PLACEMENT OF STRUCTURAL FILL, THE GROUND SHALL BE PREPARED IN ACCORDANCE WITH APPENDIX J, 'GRADING' OF THE INTERNATIONAL BUILDING CODE. FIGURE J107.3 AND AS DIRECTED BY THE PROJECT ENGINEER AND/OR THE GEOTECHNICAL ENGINEER.

13. ALL FINAL GRADING SHALL EMPLOY SLOPE ROUNDING AT TOPS OF SLOPES AND AT CHANGES IN HORIZONTAL SLOPE ALIGNMENT TO FACILITATE REVEGETATION AND PROVIDE AN ASTHETICALLY ACCEPTABLE APPEARANCE.

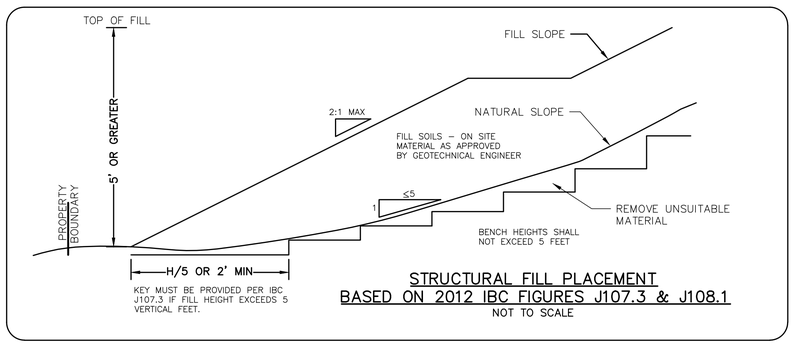
14. DURING ALL GRADING OPERATIONS AND UNTIL THE ESTABLISHMENT OF PERMANENT REVEGETATION, THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED STORMWATER PREVENTION PLAN.



TYPICAL FOOTING ELEVATION DETAIL
NOT TO SCALE



LOT DRAINAGE DETAIL
NOT TO SCALE



STRUCTURAL FILL PLACEMENT
BASED ON 2012 IBC FIGURES J107.3 & J108.1
NOT TO SCALE

NOTES:

1. **THE BUILDING ENVELOPES ARE BASED ON CANYON COUNTY SETBACKS APPROVED WITH THE JACK'S PLACE SUBDIVISION DEVELOPMENT.**

2. **THE MINIMUM TOP OF STEM WALL ELEVATIONS ARE BASED ON A 6" REVEAL, A 6" DROP IN THE FIRST TEN FEET, AND THEN 2% TO THE LOWEST TOP BACK OF CURB FOR THE LOT OR 1% TO THE TOP OF BACKYARD SWALE (WHICHEVER IS GREATER). MIN TOP OF STEM WALL IS BASED ON IRC, SECTION R401.3.**

3. **FOUNDATIONS MAY BE STEPPED A MAXIMUM OF 2 FEET.**

4. **REAR YARD SWALES SHOULD BE NO CLOSER THAN 10 FEET FROM THE STRUCTURE.**

5. **THE BUILDING CONTRACTOR SHALL REVIEW & FOLLOW ALL RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT BY SITE CONSULTING LLC, DATED MARCH 12, 2020.**

6. **NOT USED.**

7. **EXCEPTIONS TO THIS GRADING PLAN MAY BE APPROVED BY THE CANYON COUNTY BUILDING OFFICIAL AT ISSUANCE OF BUILDING PERMIT BASED UPON REVIEW OF AN ENGINEERED INDIVIDUAL LOT GRADING PLAN.**

8. **QUANTITIES ARE APPROXIMATE RAW VOLUMES WITHOUT ADJUSTMENT FOR COMPACTION:**

GRADING NOTES AND VOLUMES:

PHASE 1	
STRIP VOLUME 4"	= ±9,946 cy CUT
ROAD EXCAVATION TO SUBGRADE	
CUT TO SUBGRADE = ±9,090 cy	
FILL TO SUBGRADE = ±563 cy	
NET	= ±8,527 cy CUT
NET EXCAVATE UTILITIES, SD FACILITIES	= ±2,712 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE	
CUT TO FG = ±20,663 cy	
FILL TO FG = ±21,602 cy	
NET	= ±939 cy FILL
PHASE 1 NET **EXPORT**	= ±20,246 cy **CUT**
PHASE 2	
STRIP VOLUME 4"	= ±8,977 cy CUT
ROAD EXCAVATION TO SUBGRADE	
CUT TO SUBGRADE = ±1,537 cy	
FILL TO SUBGRADE = ±2,999 cy	
NET	= ±1,462 cy FILL
NET EXCAVATE UTILITIES, SD FACILITIES	= ±2,273 cy CUT
CUT/FILL TO FINAL GRADE ON LOTS FROM STRIPPED SURFACE	
CUT TO FG = ±1,986 cy	
FILL TO FG = ±38,797 cy	
NET	= ±36,811 cy FILL
PHASE 2 NET **IMPORT**	= ±27,023 cy **FILL**
TOTAL SITE BALANCE = PH 1 EXPORT + PH 2 IMPORT	= ±6,777 cy FILL

ALL CALCULATIONS ARE RAW VOLUMES BASED ON ROAD AND FINAL SURFACE MODELS DEPICTED ON THIS GRADING PLAN. THESE NUMBERS MAY VARY DUE TO ACTUAL SOIL COMPACTION AND SOIL SHRINKAGE.

NOTE: EARTHWORK CALCULATIONS DO NOT INCLUDE CUT/FILL REQUIRED FOR ROADWAY WIDENING(S) ALONG SITE FRONTAGE.

RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
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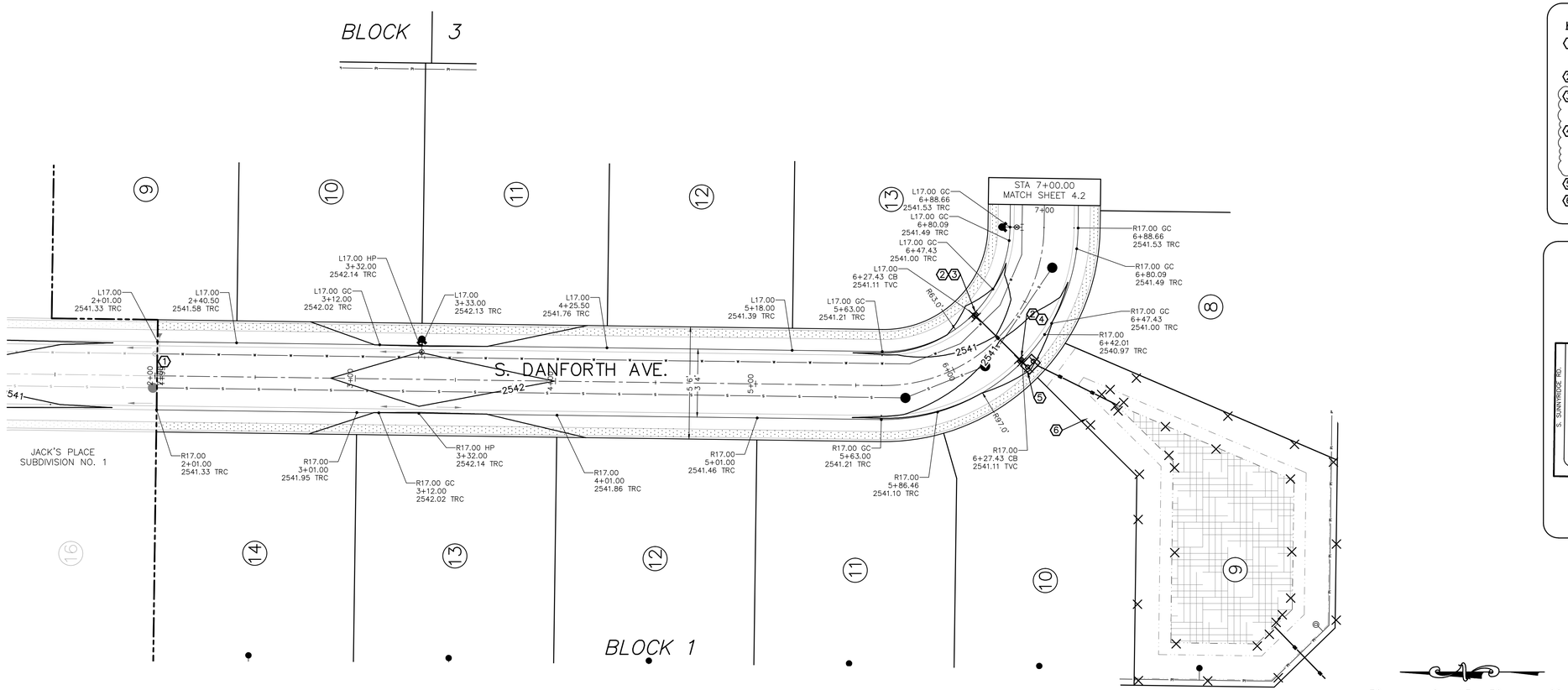
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION

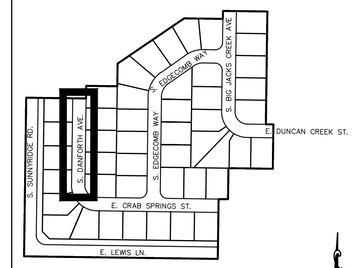
GRADING PLAN
JACK'S PLACE SUBDIVISON NO.2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 3.4



KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%–4% CROSS–SLOPE)
2. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N–716.
3. CB#4N–INV @ ~~2536.38~~ 36.38 PER ISPWC SD–604 TYPE IV W/ 1' SUMP. CONST. 30 LF 12" C–900 @ ~~0.67%~~ 2.00% TO CB#4S. (QP_{100}=1.49 cfs, QP_{25}=1.29 cfs)
4. CB#4S PER ISPWC SD–604 TYPE IV W/ 1' SUMP.
   INV IN (12"): ~~2536.18~~ 35.68
   INV OUT (15"): ~~2535.93~~ 35.75 NOT VERIFIED
   CONST. 1 LF 15" SDR–35 @ ~~5.00%~~ TO SG TRAP #4.
   (QP_{100}=2.39 cfs, QP_{25}=2.07 cfs)
5. SG TRAP 4 – SEE DETAIL SHEET 4.8.
6. POND #4 – SEE DETAIL SHEET 4.8.



INDEX MAP
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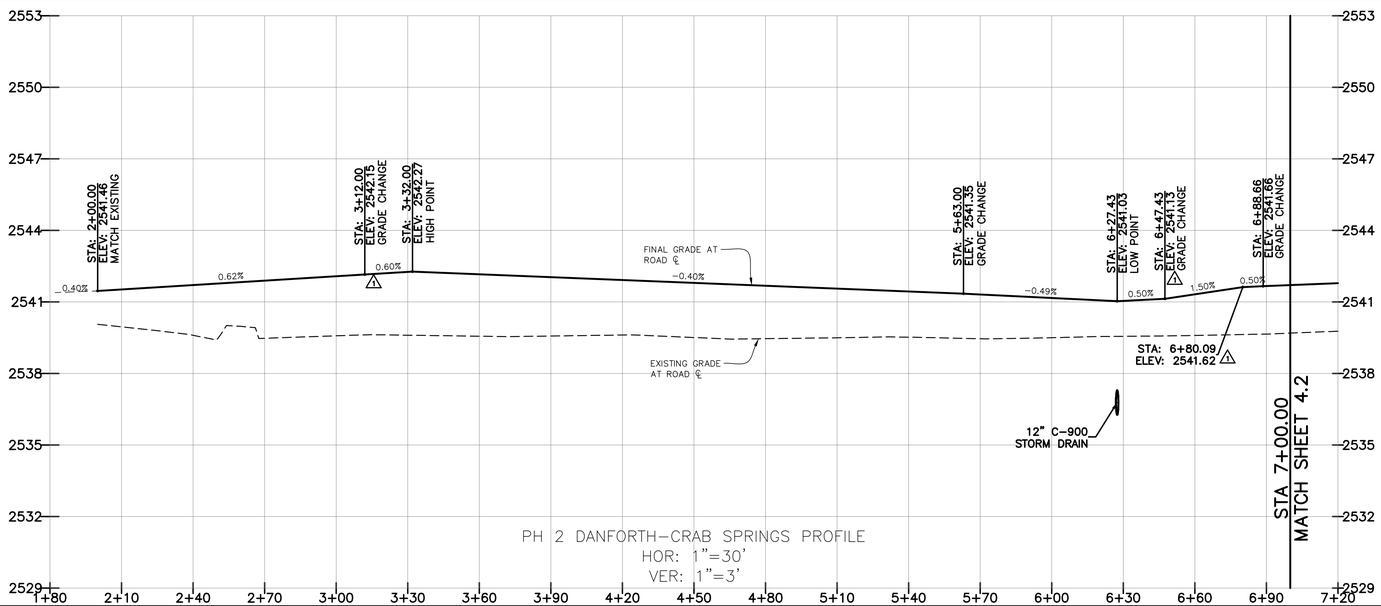
SCALE IN FEET
1"=30'



PH 2 DANFORTH–CRAB SPRINGS PROFILE
HOR: 1"=30'
VER: 1"=3'

RECORD DRAWING
06–18–2025

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EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

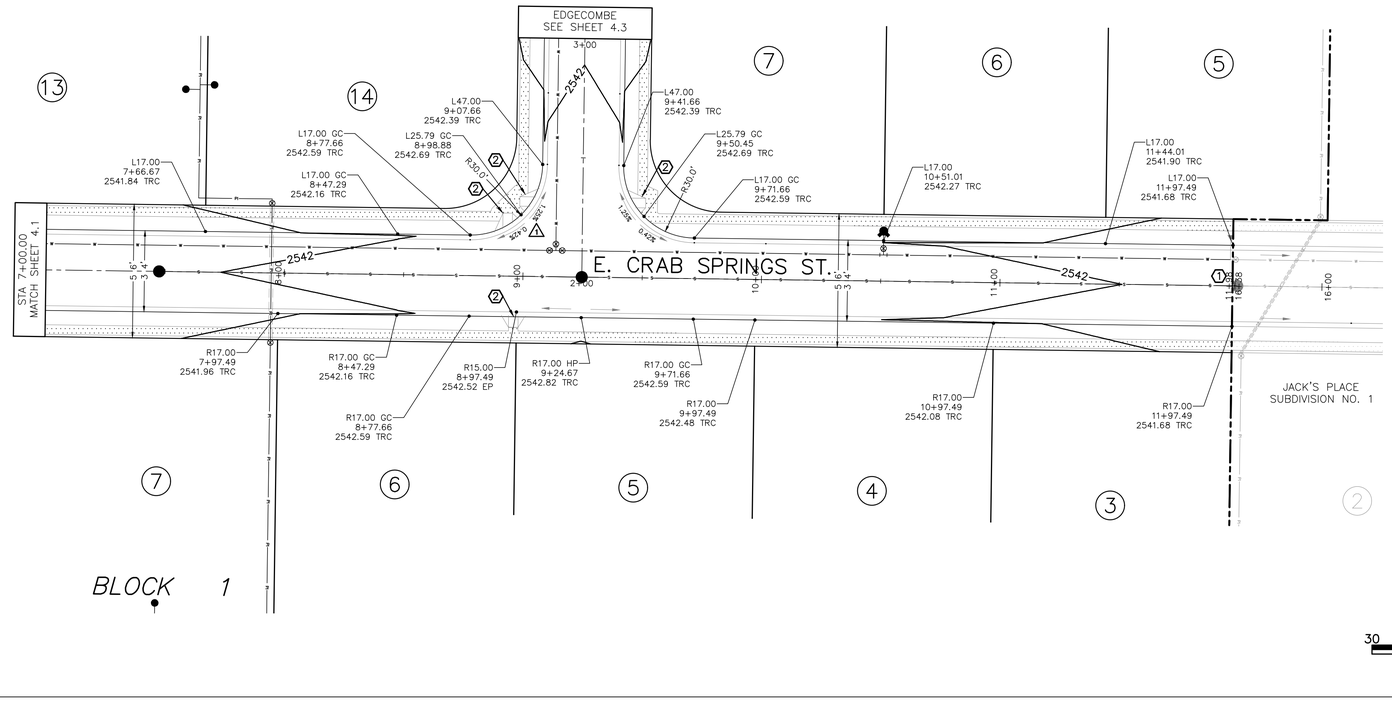
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

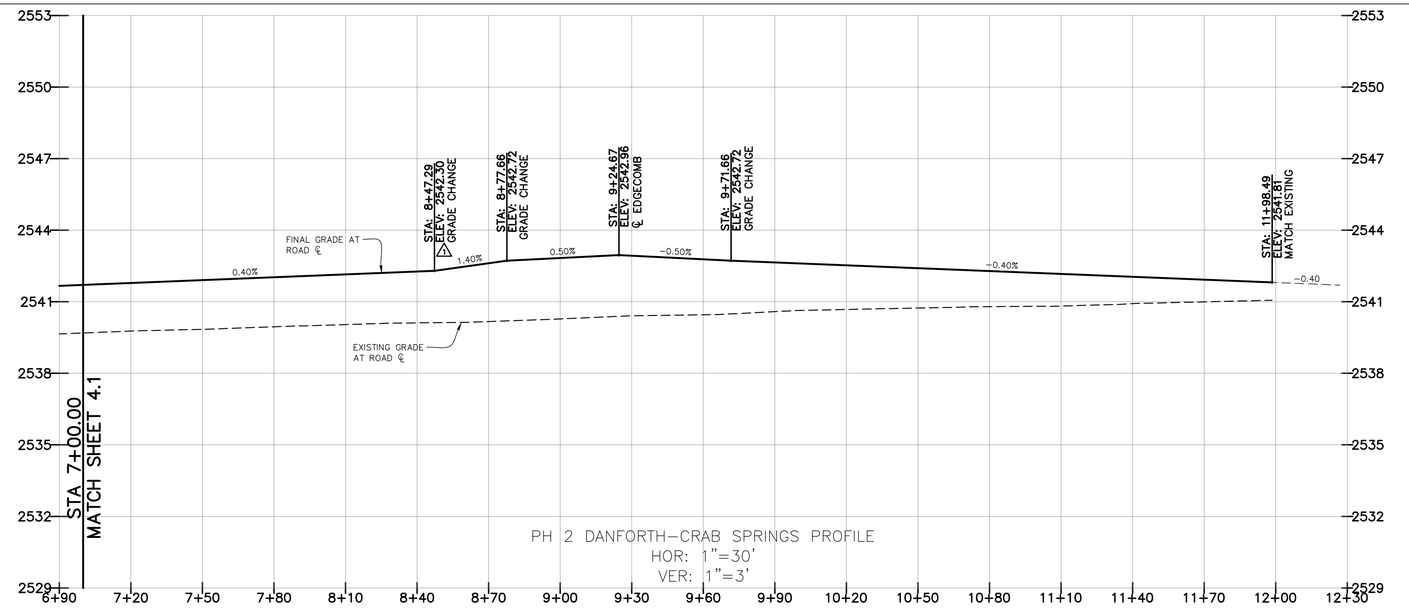
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10–10–2022
PROJECT: C2019–029
SHEET 4.1



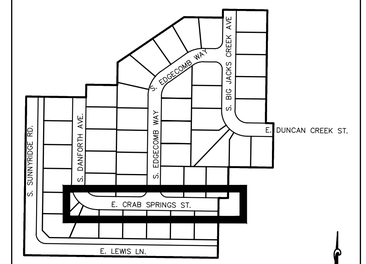


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB. SEE DETAIL SHEET 4.8.

NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED.

NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-712 AND CITY OF NAMPA SECTION 706.



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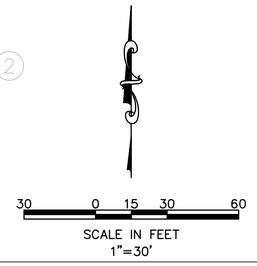

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER
LICENSED
06/19/2025
20218
STATE OF IDAHO
JONAH B. DUNCAN

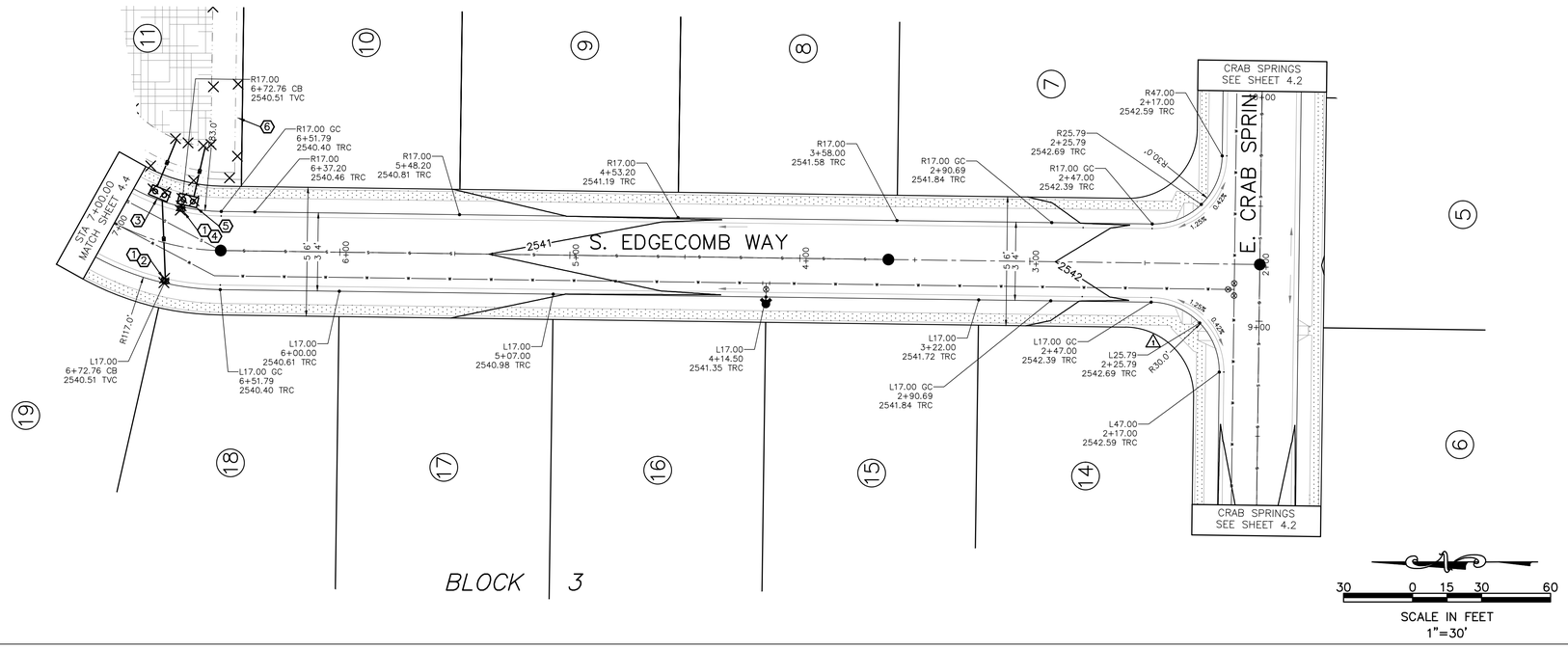
CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

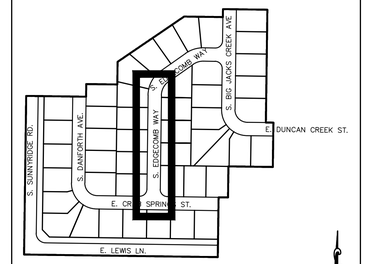
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029
SHEET
4.2



KEYNOTES

1. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N-716.
2. CB #5A-W-INV @ 2537.10 ~~2537.16~~ PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 34 LF 14" C-900 @ ~~0.68%~~ -0.15% TO SG TRAP 5A-N. (QP100=3.24 cfs, QP25=2.80 cfs) ~~36.84~~
3. SG TRAP #5A-N – SEE DETAIL SHEET 4.8.
4. CB #5A-E-INV @ 2537.20 ~~2537.36~~ PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 1 LF 12" SDR-35 @ ~~5.00%~~ -15.00% TO SG TRAP 5A-S. (QP100=2.20 cfs, QP25=1.90 cfs) ~~37.20~~
5. SG TRAP #5A-S – SEE DETAIL SHEET 4.8.
6. POND #5 – SEE DETAIL SHEET 4.8.



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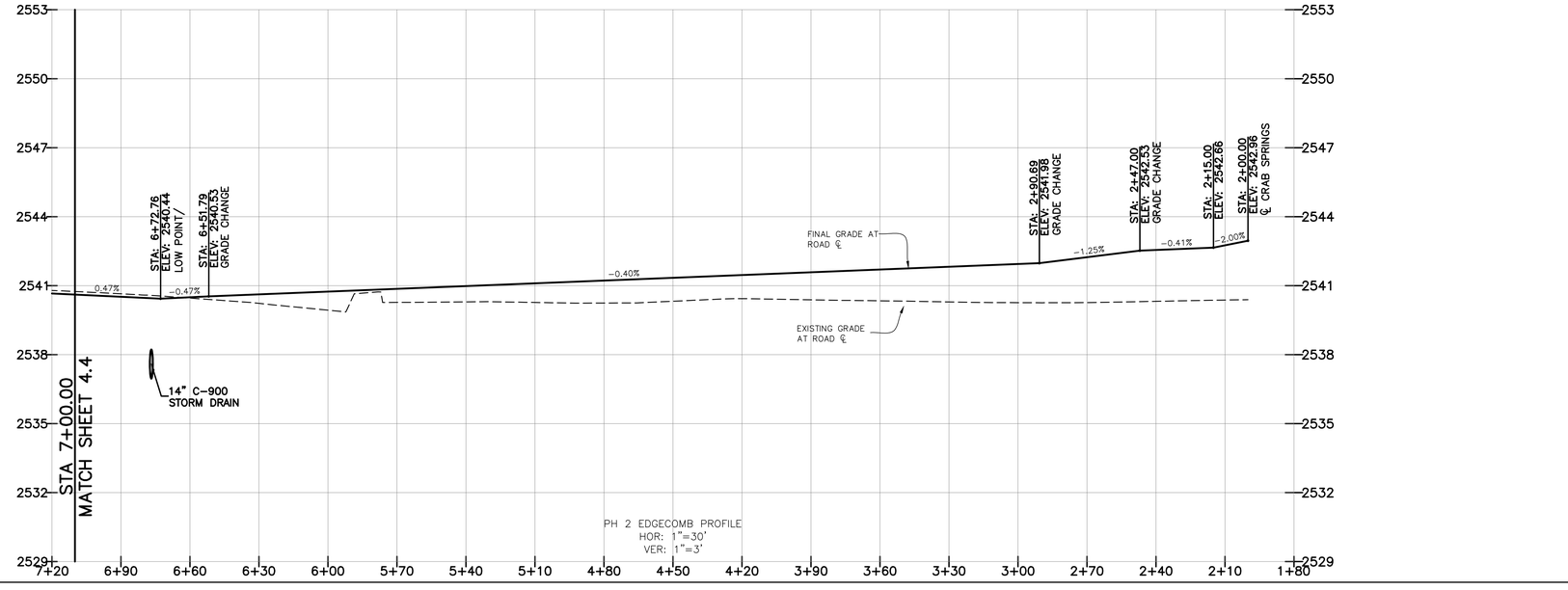

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER
LICENSED
06/19/2025
20218
STATE OF IDAHO
JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
KSC/JCM

REVISED
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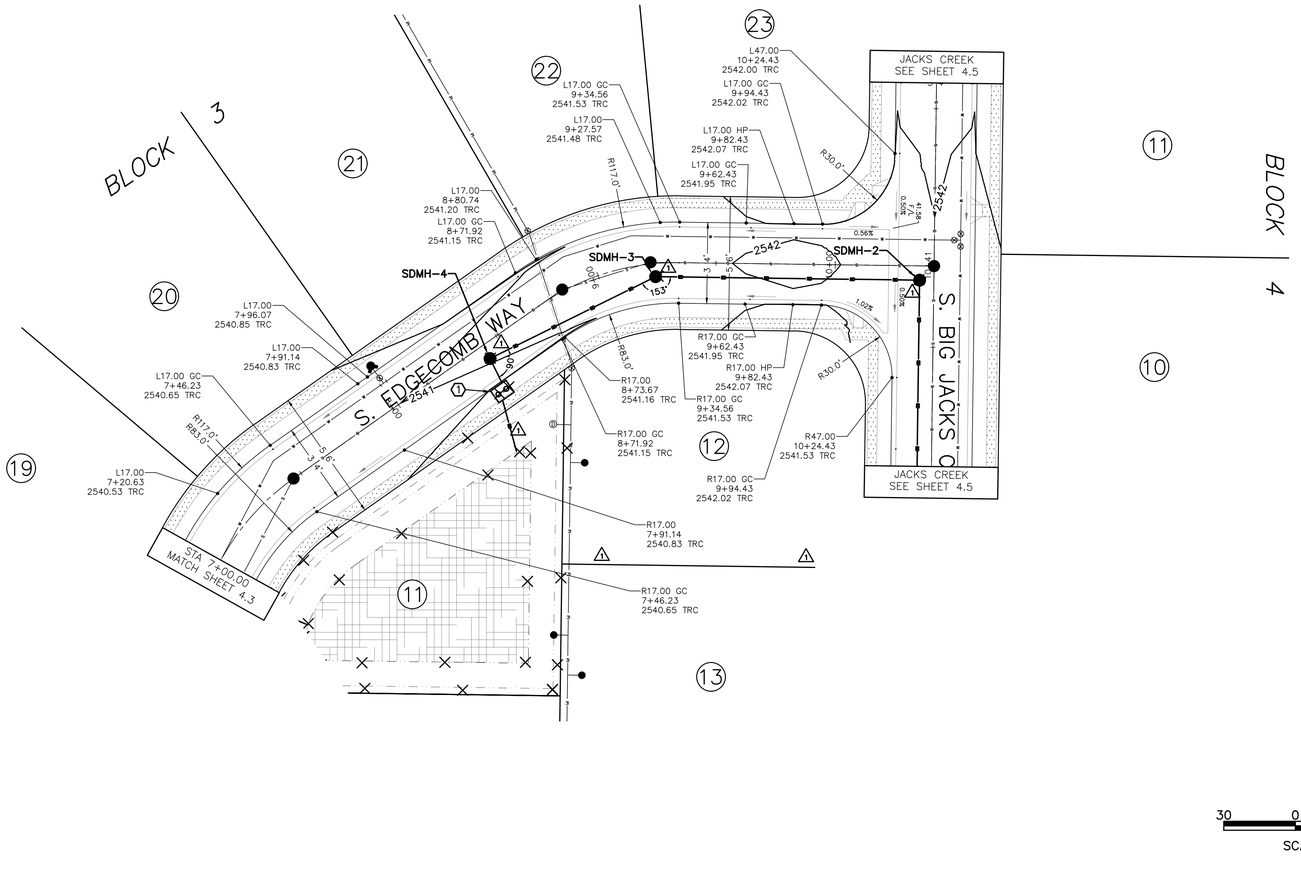
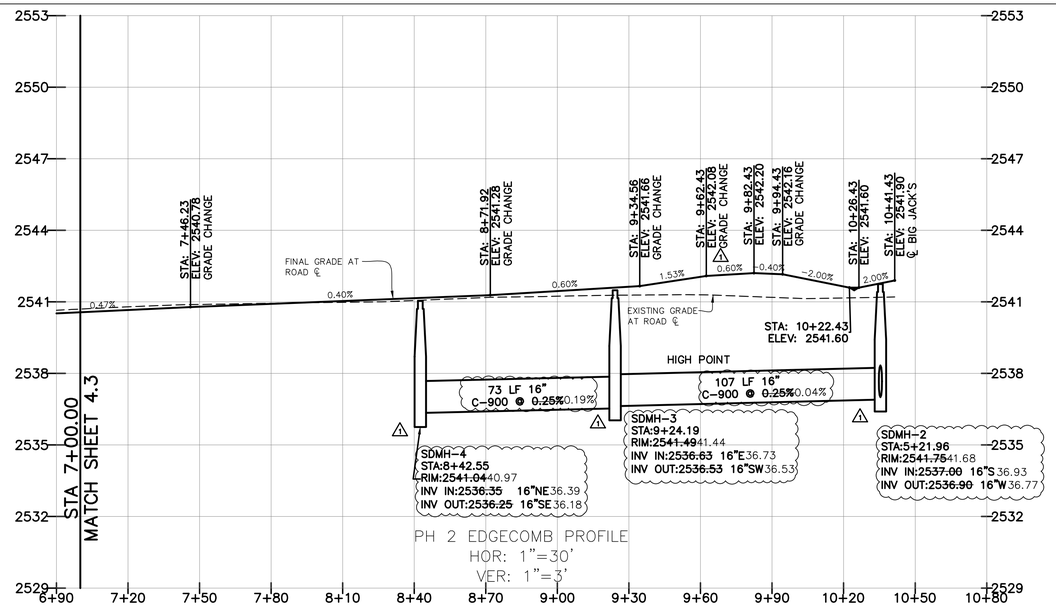
1 12-21-2022 CITY OF NAMPA & NHD1

ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

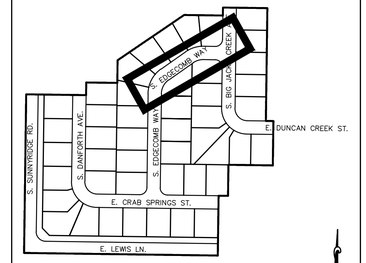
DATE:
10-10-2022
PROJECT:
C2019-029
SHEET
4.3





KEYNOTES

⚠1 SG TRAP #5B – SEE DETAIL SHEET 4.8.



INDEX MAP
1"=300'

30 0 15 30 60
SCALE IN FEET
1"=30'

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
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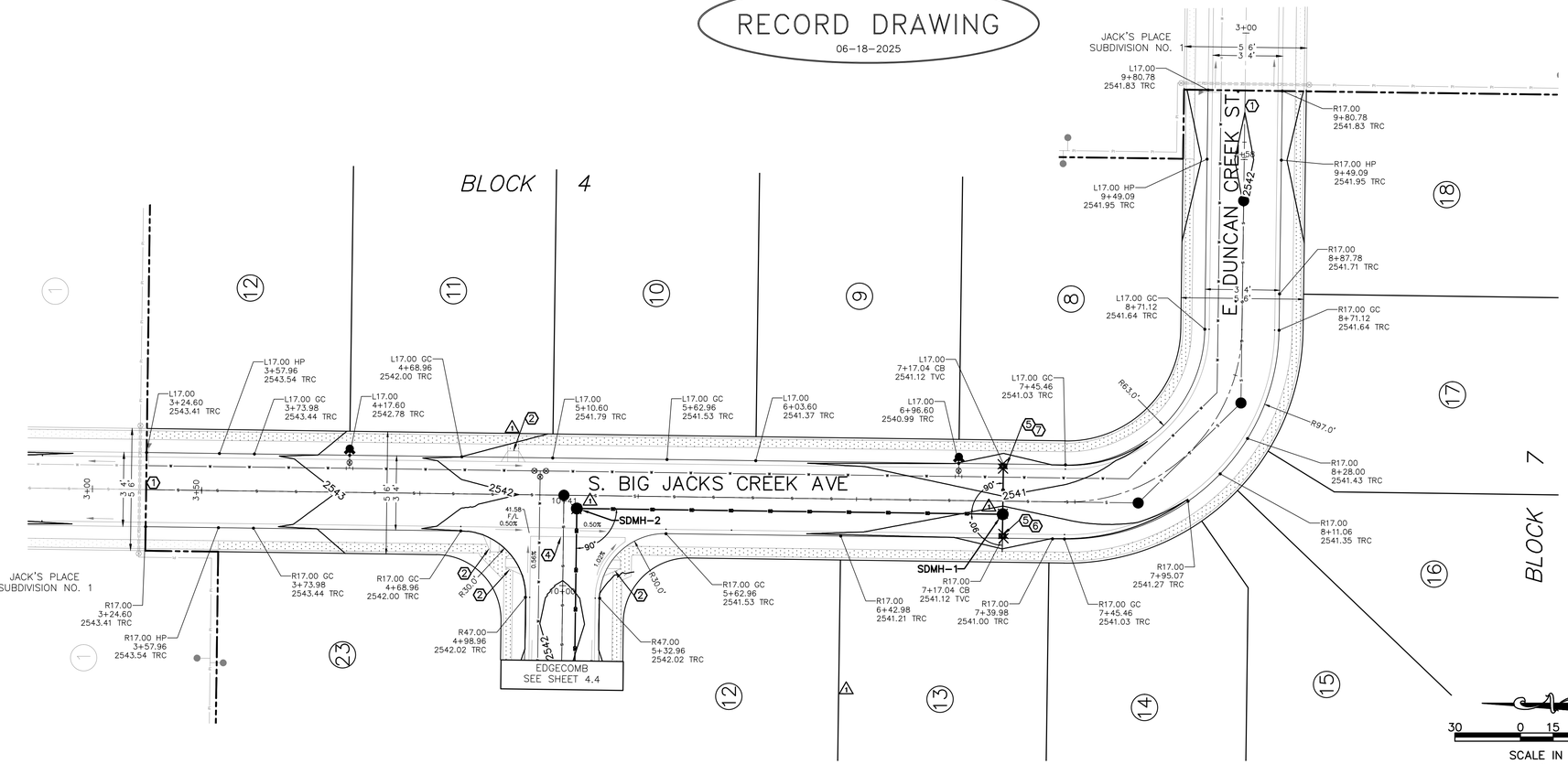
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.4

RECORD DRAWING
06-18-2025

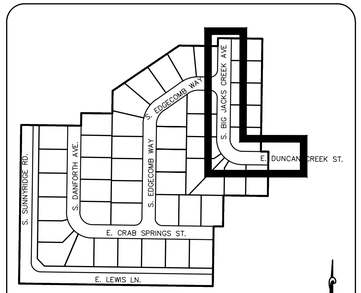


KEYNOTES

1. SAWCUT EXIST. ASPHALT AS REQUIRED (2' MIN) TO PROVIDE SMOOTH TRANSITION TO EXISTING (1%-4% CROSS-SLOPE)
2. CONSTRUCT PEDESTRIAN RAMP FOR ROLLED CURB. SEE DETAIL SHEET 4.8.

   NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK. NO TOLERANCE FROM THIS REQUIREMENT WILL BE ACCEPTED.

   NOTE: ALL PEDESTRIAN RAMPS MUST HAVE DETECTABLE WARNING PER ISPWC SD-712 AND CITY OF NAMPA SECTION 706.
3. NOT USED.
4. CONSTRUCT VALLEY GUTTER PER ISPWC SD-708.
5. CONSTRUCT TRANSITION TO VERTICAL CURB AT CATCH BASIN PER N-716
6. CB#5B-W-INV @ ~~2537.91~~ 37.81 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 7 LF 12" C-900 @ ~~0.53%~~ 0.00% TO SDMH #1. (QP_{100}=2.26 cfs, QP_{25}=1.95 cfs)
7. CB#5B-E-INV @ ~~2537.91~~ 37.86 PER ISPWC SD-604 TYPE IV W/ 1' SUMP. CONST. 19 LF 12" C-900 @ ~~0.53%~~ 0.26% TO SDMH #1. (QP_{100}=1.80 cfs, QP_{25}=1.55 cfs)
8. NOT USED.
9. NOT USED.



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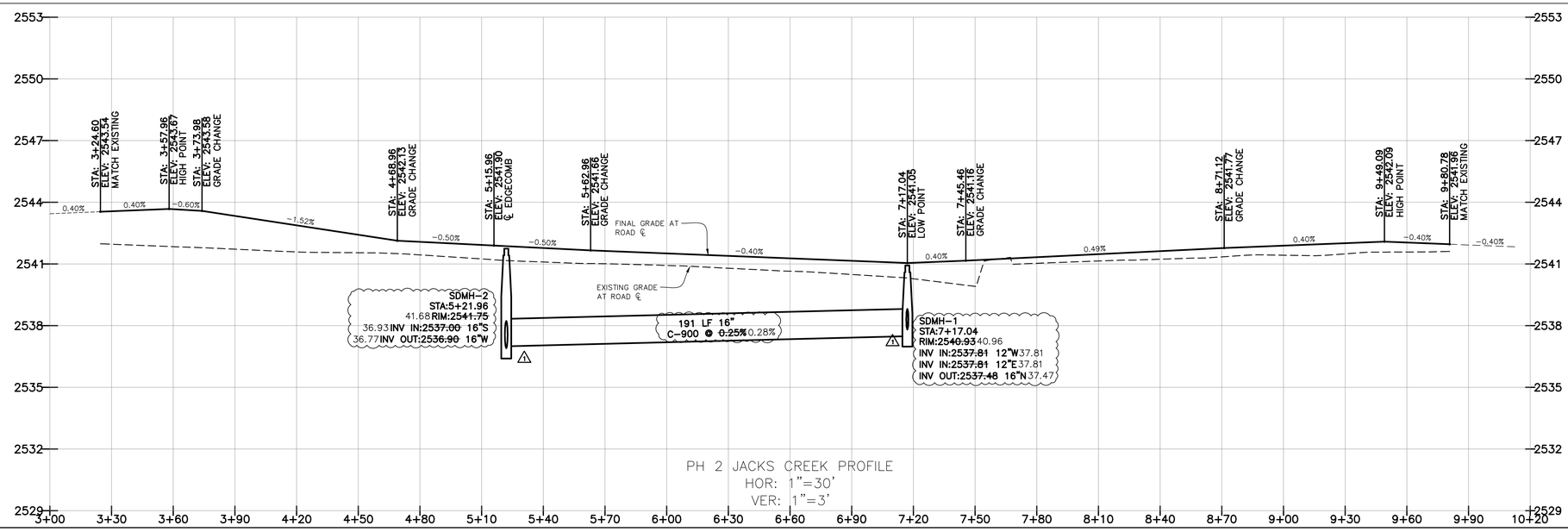

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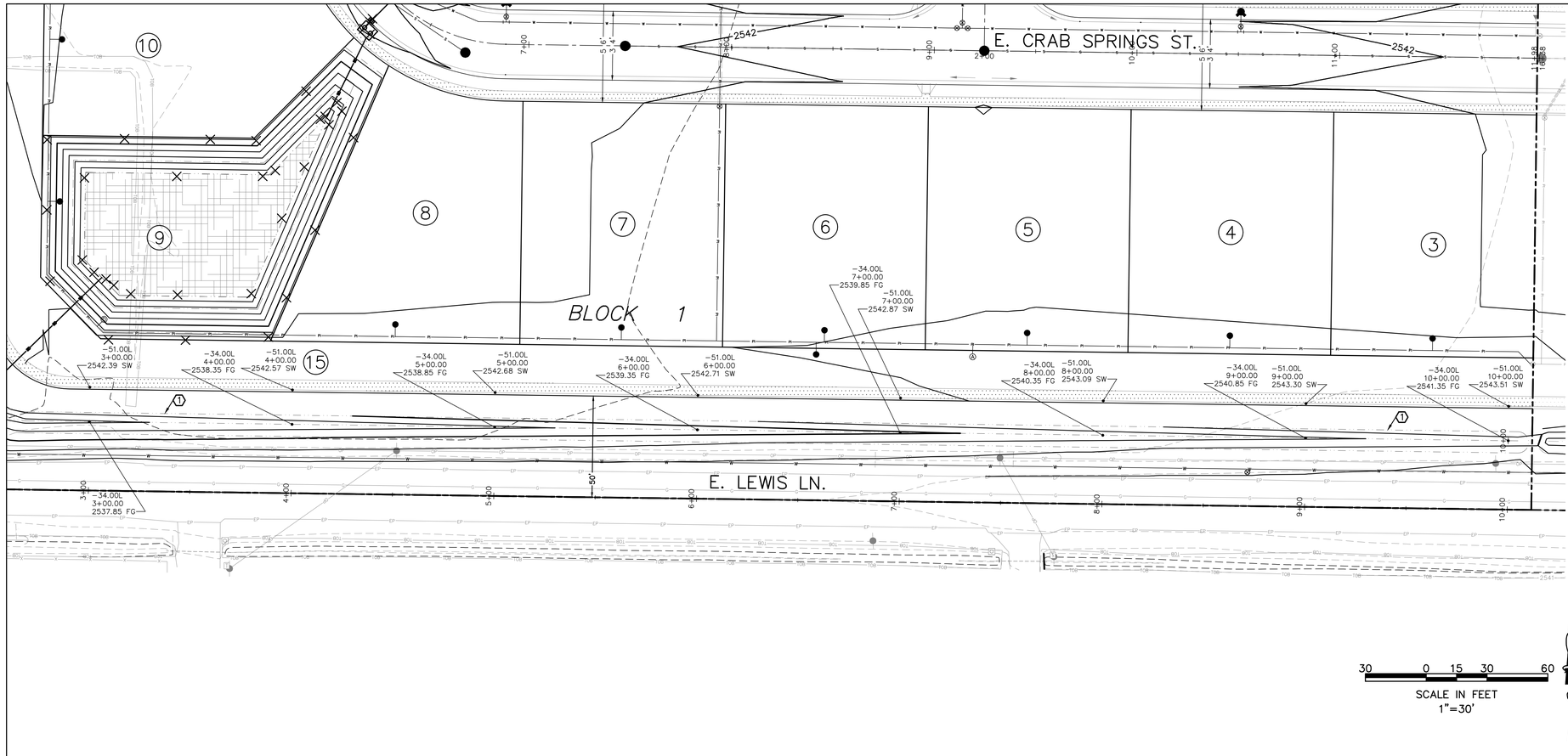
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHDT

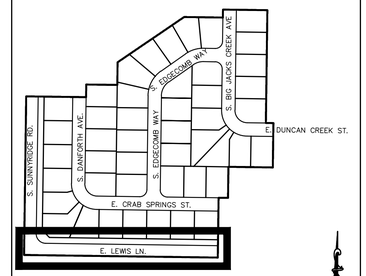
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.5



KEYNOTES

1. LEWIS CONVEYANCE SWALE (Q_{P100}=1.65 cfs, Q_{P25}=1.39 cfs)



INDEX MAP
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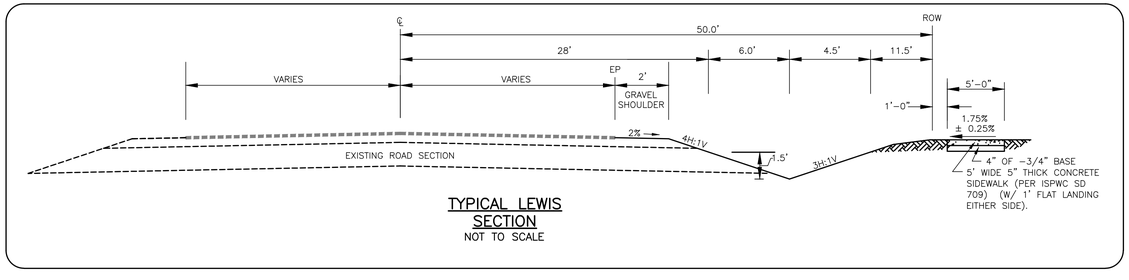
SCALE IN FEET
1"=30'



TYPICAL LEWIS SECTION
NOT TO SCALE

RECORD DRAWING
06-18-2025

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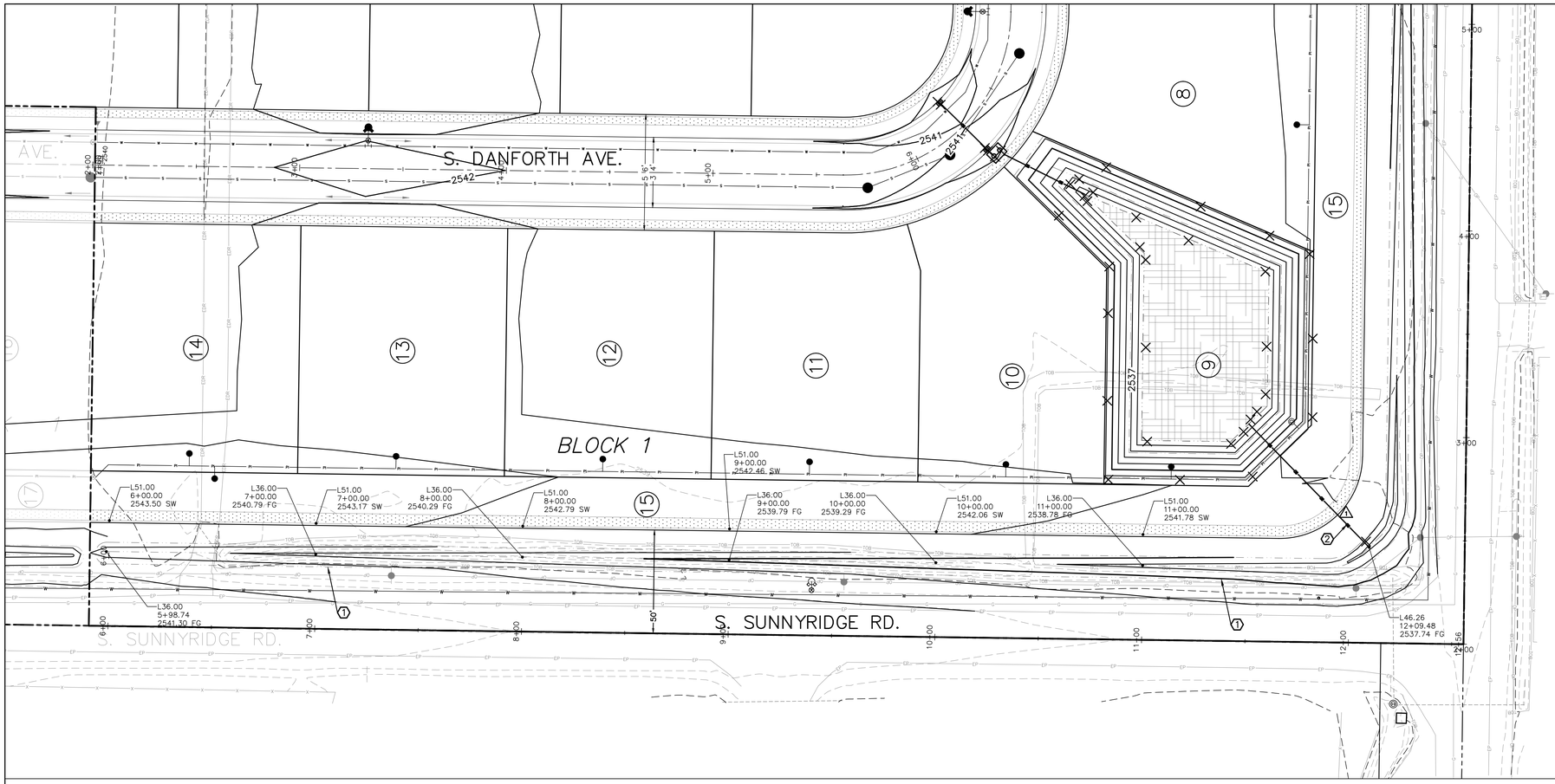
PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION

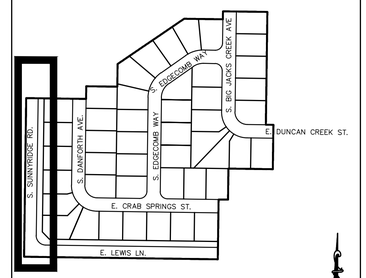
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.6



KEYNOTES

1. SUNNY RIDGE CONVEYANCE SWALE (QP=1.37 cfs, QP=1.15 cfs)
2. CONST. 83 LF 24" CORRUGATED ALUMINUM PIPE SHOULDER DRAINAGE CULVERT ~~@1.59%~~ AS SHOWN W/ APRON EITHER1.76% SIDE. CULVERT MUST MEET ALL SPECIFICATIONS LISTED IN ACCHD SECTION 3070.020.
   INV SW: ~~2537.60~~37.56
   INV NE (@ POND): ~~2536.28~~36.10



INDEX MAP
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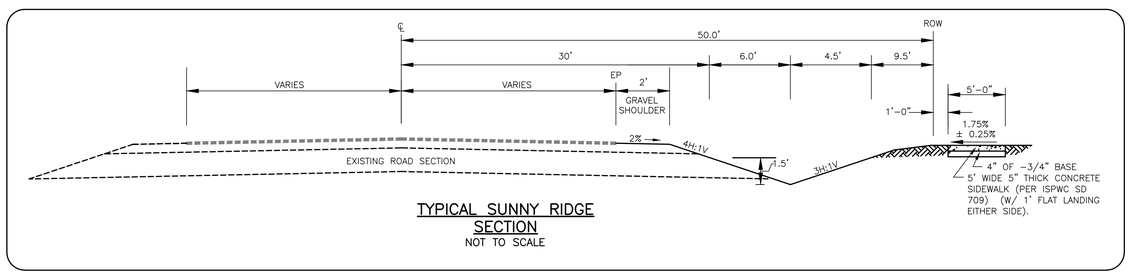
SCALE IN FEET
1"=30'



TYPICAL SUNNY RIDGE SECTION
NOT TO SCALE

RECORD DRAWING
06-18-2025

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CHECKED BY: DAVID A. BAILEY P.E.
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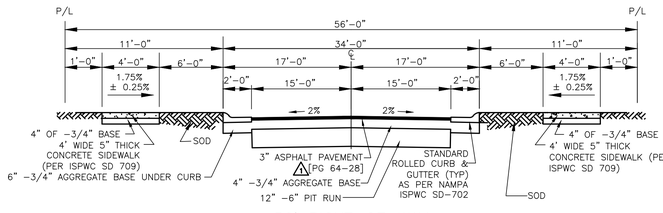
REVISED

NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1
3	11-13-2024	NHD1

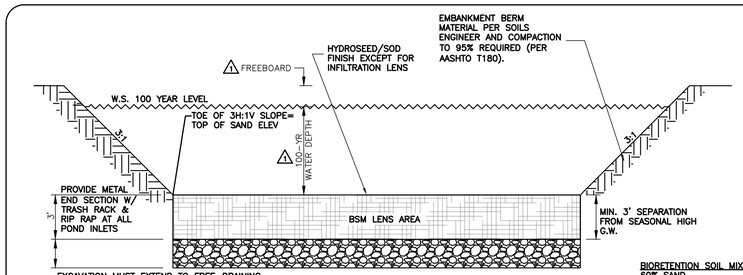
ROADWAY PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 4.7



56' RIGHT-OF-WAY TYPICAL STREET SECTION

NOT TO SCALE



DRAINAGE POND TYPICAL SECTION

-NTS-

NOTE:

1. GROUNDWATER WAS NOT ENCOUNTERED TO DEPTHS OF APPROX 15' ACROSS THE SITE. NO GROUNDWATER SHALL BE PRESENT WITHIN 3' BSM LENS SECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN IF GROUNDWATER IS ENCOUNTERED HIGHER THAN ANTICIPATED. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL REPORT BY SITE CONSULTING, LLC, DATED MARCH 12, 2020.

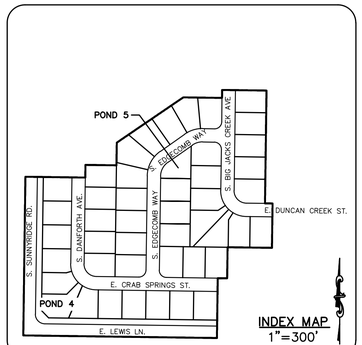
2. CONTRACTOR TO HAVE PERCOLATION TEST PERFORMED BY SOILS ENGINEER AFTER PONDS ARE FULLY EXCAVATED. IF THE PERCOLATION IS LESS THAN SPECIFIED BY THE SOILS REPORT AND ENGINEER (2 IN/HR), CONTRACTOR MAY NEED TO BLAST OR BORE TO CREATE CONDUIT FOR DRAINAGE TO OCCUR OR REDESIGN THE SYSTEM TO ACHIEVE THE REQUIRED INFILTRATION.

3. EXCAVATION OF PONDS IS TO OCCUR WITH A QUALIFIED GEOTECHNICAL ENGINEER AND/OR PROJECT ENGINEER ON-SITE.

BIORETENTION SOIL MIX SPECIFICATIONS
60% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST

BIORETENTION SOIL MIX SPECIFICATIONS
60% SAND
20% SANDY LOAM (SILT, SAND, CLAY)
20% COMPOST

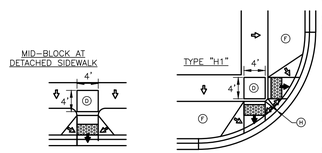
NOTE: BSM MUST BE IN CONFORMANCE WITH ACHD SECTION 8200, APPENDIX F.



INDEX MAP
1"=300'

PEDESTRIAN RAMP FOR ROLLED CURB

NOT TO SCALE



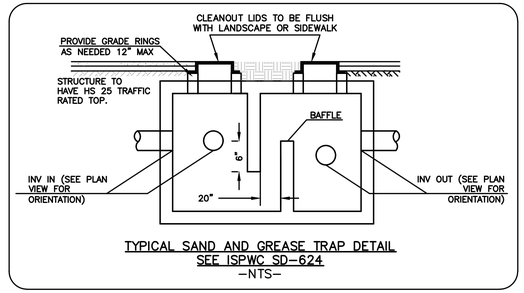
NOTES
- (A) RAMPS FOR CORNERS W/ MIN 15' RADIUS AND UTILIZING ROLLED CURB
- (B) RAMPS ARE CONTAINED WITHIN THE CURB RADIUS
- (C) RAMP DIMENSIONS
  - CURB TYPE= STANDARD 3" ROLLED CURB PER ISPWC SD-702
  - THROAT DEPTH= 4' FROM FACE OF CURB
  - THROAT WIDTH= 4' MIN
  - WING= 3' TRAVERSABLE
  - WING= 1.5' NON TRAVERSABLE
- (D) RAMPS REQUIRE A MINIMUM 4'x4' LANDING IN SIDEWALK @ 1.5% +/- 0.5% (2% MAX SLOPE)
- (E) RAMPS SHALL NOT EXCEED 12:1 (8.3%) SLOPE TRAVERSABLE WINGS SHALL NOT EXCEED 10:1 (10%) SLOPE
- (F) NON TRAVERSABLE AREA- PATTERNED CONCRETE\LANDSCAPED AREA
- (G) NOT USED.
- (H) CURB IS NOT REQUIRED TO BE FULL HEIGHT
- (I) TRUNCATED DOMES TO BE BRICK RED IN COLOR.

LEGEND
- 1.5%±0.5% (2% MAX SLOPE)
- 7.3%±1.0% (8.3% MAX SLOPE)
- 9%±1.0% (10% MAX SLOPE)

SAND & GREASE TRAP ELEVATIONS					TREATED STORMWATER PIPING TO POND	
SG TRAP	SG TRAP SIZE (GAL)	INV IN ELEV	TOP OF BAFFLE ELEV	INV OUT ELEV [TREATED]	PIPE LENGTH/SIZE/SLOPE	INV @ POND
#4	1500 GAL	~~2535.88~~ (15")NA	~~2535.78~~35.71	~~2535.53~~ (15")NA	43 LF 15" SDR-35 @ ~~0.54%~~NA	~~2535.29~~35.24
#5A-N	1000 GAL	~~2536.90~~ (14")36.89	~~2536.80~~37.05	~~2536.55~~ (15")36.65	22 LF 15" SDR-35 @ ~~0.91%~~2.23%	~~2536.35~~36.16
#5A-S	1000 GAL	~~2537.25~~ (12")37.35	~~2537.15~~36.74	~~2536.90~~ (12")36.95	22 LF 12" SDR-35 @ ~~2.27%~~2.41%	~~2536.40~~36.42
#5B	1500 GAL	~~2536.20~~ (16")NA	~~2536.10~~36.16	~~2535.85~~ (15")NA	22 LF 15" SDR-35 @ ~~0.45%~~NA	~~2535.75~~35.76

NA = NOT ACCESSIBLE

POND TABLE							
POND	100-YR RUNOFF VOL. (cu ft)	CAPACITY (cu ft)	INFIL. LENS AREA (sq ft)	BOTTOM ELEV/ TOP OF SAND ELEV	100-YR HIGH WATER ELEV	TOP OF BANK ELEV	MAX WATER DEPTH (FT)
#4	12,886	13,969	5,784	2535.25	2537.25	2541.25	2.00'
#5	23,012	26,121	5,499	2535.75	2539.25	2540.25	3.50'

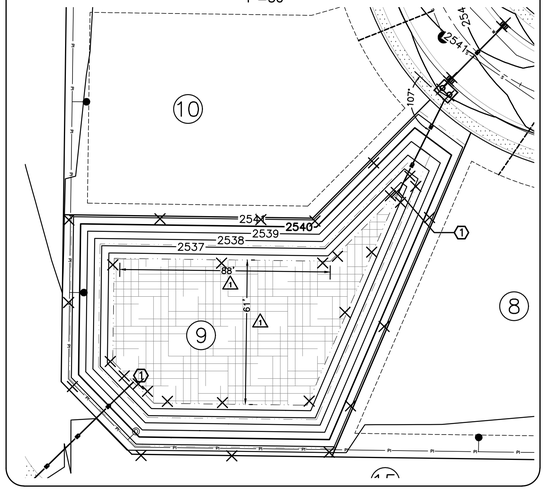


TYPICAL SAND AND GREASE TRAP DETAIL SEE ISPWC SD-624

-NTS-

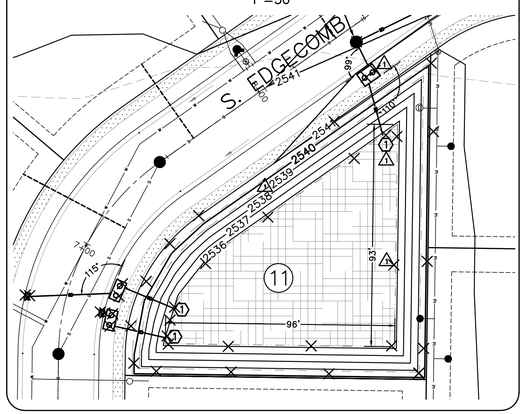
POND 4 PLAN VIEW

1"=30'



POND 5 PLAN VIEW

1"=30'



KEYNOTES
1. PROVIDE METAL END SECTION WITH TRASH RACK & RIP RAP AT OUTFALL.

30 0 15 30 60

SCALE IN FEET
1"=30'

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.

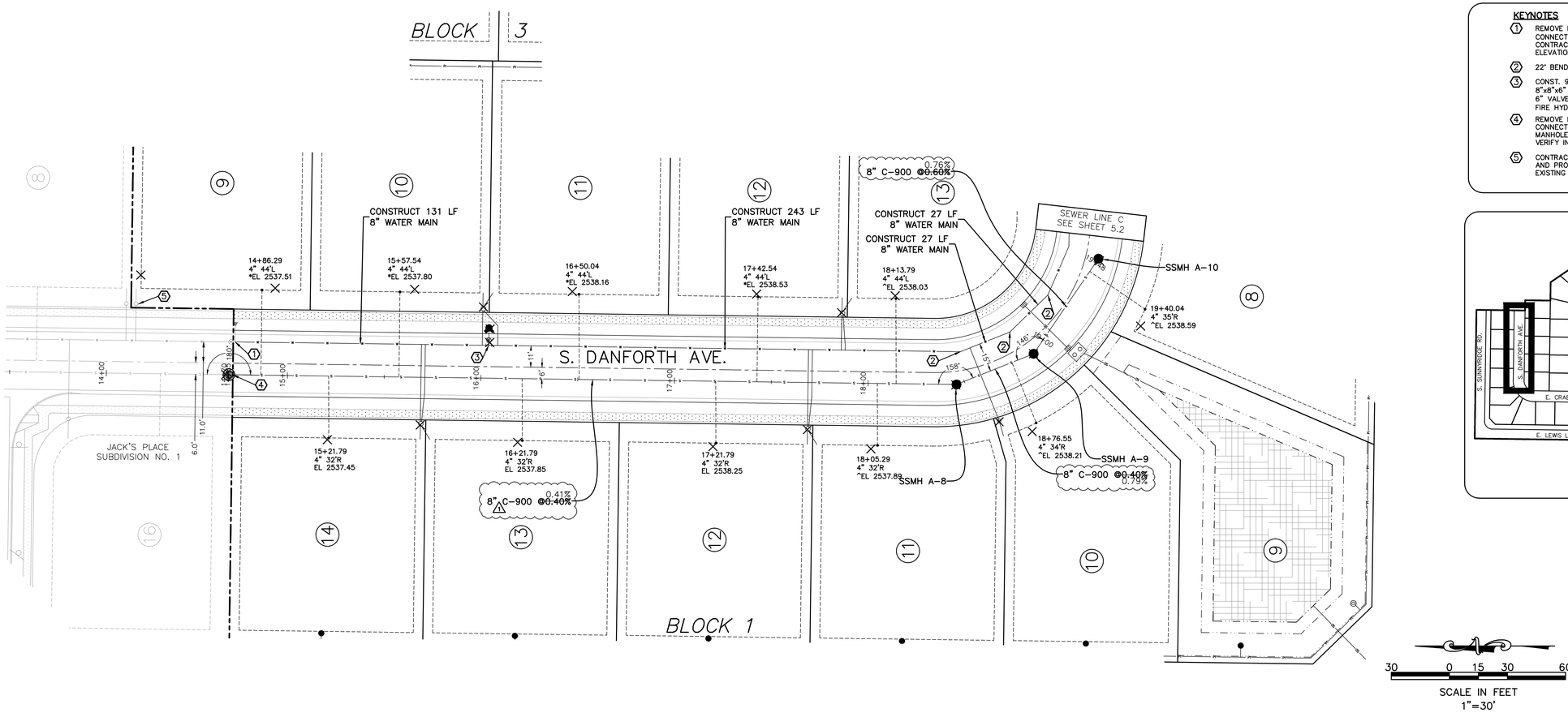
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

STREET & DRAINAGE DETAILS
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

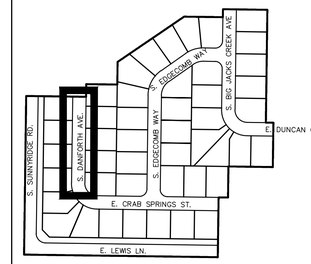
DATE: 10-10-2022
PROJECT: C2019-029

SHEET 4.8

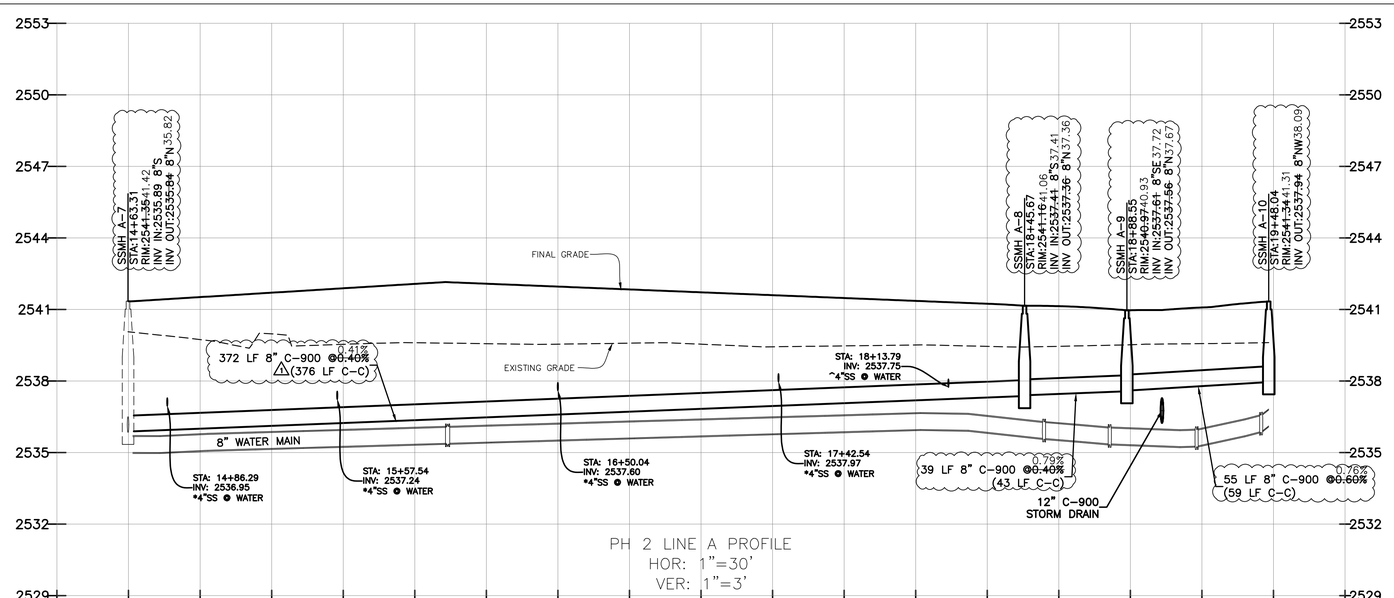


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER MAIN. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 22° BEND (MJ)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING WATER SERVICE.



INDEX MAP
1"=300'



PH 2 LINE A PROFILE
HOR: 1"=30'
VER: 1"=3'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

*SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE 9.

^SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING. TYPE 'C' SERVICE PER ISPWC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE.

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-501 W/ CONCENTRIC CONES ONLY. NO STEPS ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

ALL SEWER SERVICES ARE TO BE 4" DIA, PER N-511A, CONSTRUCTED AT 2.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

BENCH MARKS TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

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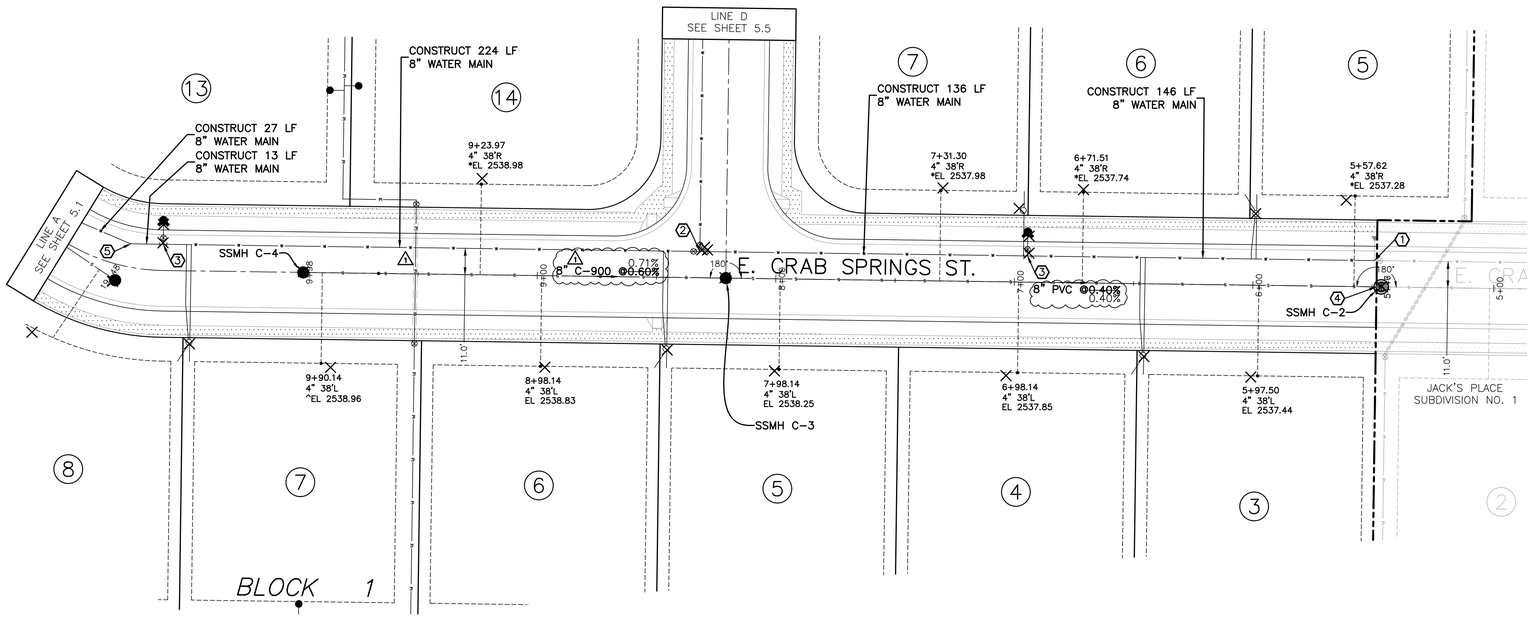
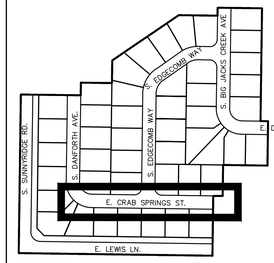
SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029
SHEET 5.1

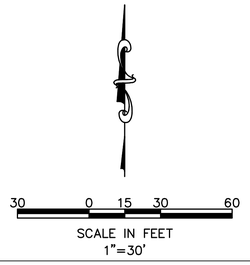


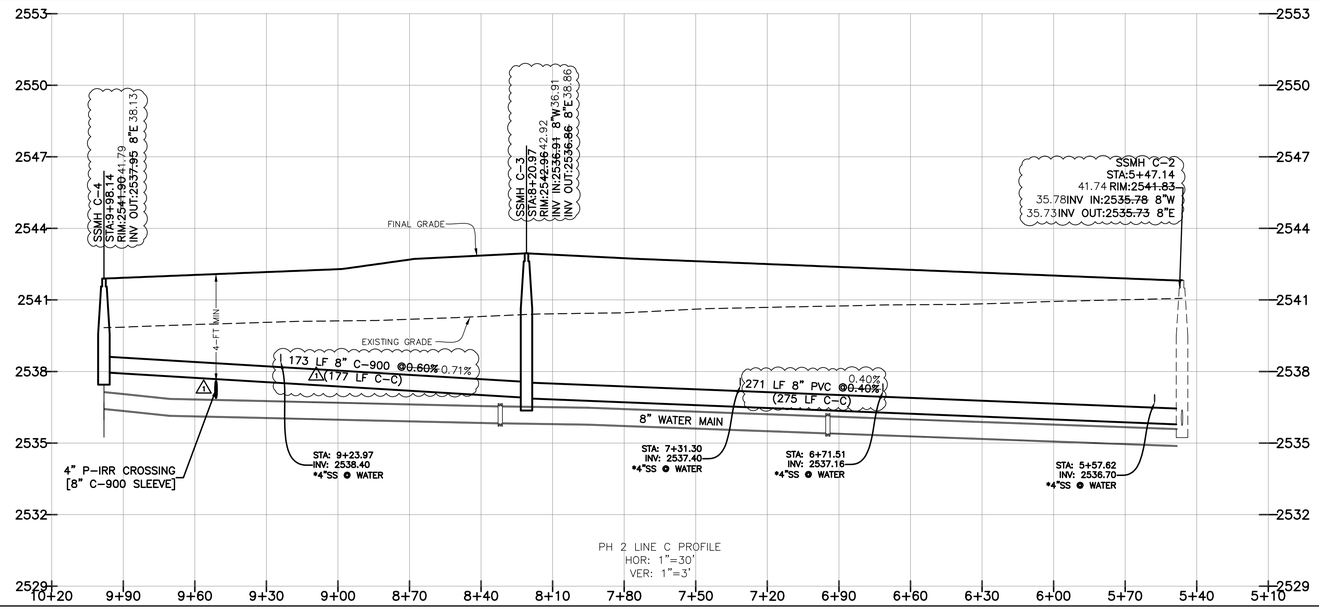
KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 8"x8"x8" TEE (FLG)
   3- 8" VALVES (MJxFLG)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. REMOVE EXISTING BLOCK-OUT AND CONNECT TO EXISTING SEWER MANHOLE. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION.
5. 22° BEND (MJ)



INDEX MAP
1"=300'





PH 2 LINE C PROFILE
HOR: 1"=30'
VER: 1"=3'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

*SEWER SERVICE MUST BE CONSTRUCTED W/ CLASS 200 (SDR-21) PIPE. SEE SEWER NOTE **9**.

^SEWER SERVICE TO BE CONSTRUCTED W/ C-900 PIPING. TYPE 'C' SERVICE PER ISPWC SD-511, CONSTRUCTED AT 1.00% MINIMUM SLOPE.

NOTE:
ALL SEWER MANHOLES ARE TO BE 48" INNER DIAMETER, CONSTRUCTED PER ISPWC SD-501 W/ CONCENTRIC CONES ONLY. NO STEPS ALLOWED.

THE SLOPE AND LENGTH OF SEWER MAIN IS CALCULATED FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

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BENCH MARKS ■ TBM

TBM #1 – 2539.79 – EX 5/8 IRON PIN WITH RED CAP (SEE SHEET 3.1)

TBM #2 – 2542.26 – RIM EX. SEWER MANHOLE (SEE SHEET 3.1). LOCATED IN JACK'S PLACE PHASE 1

VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029
SHEET
5.2

RECORD DRAWING
06-18-2025

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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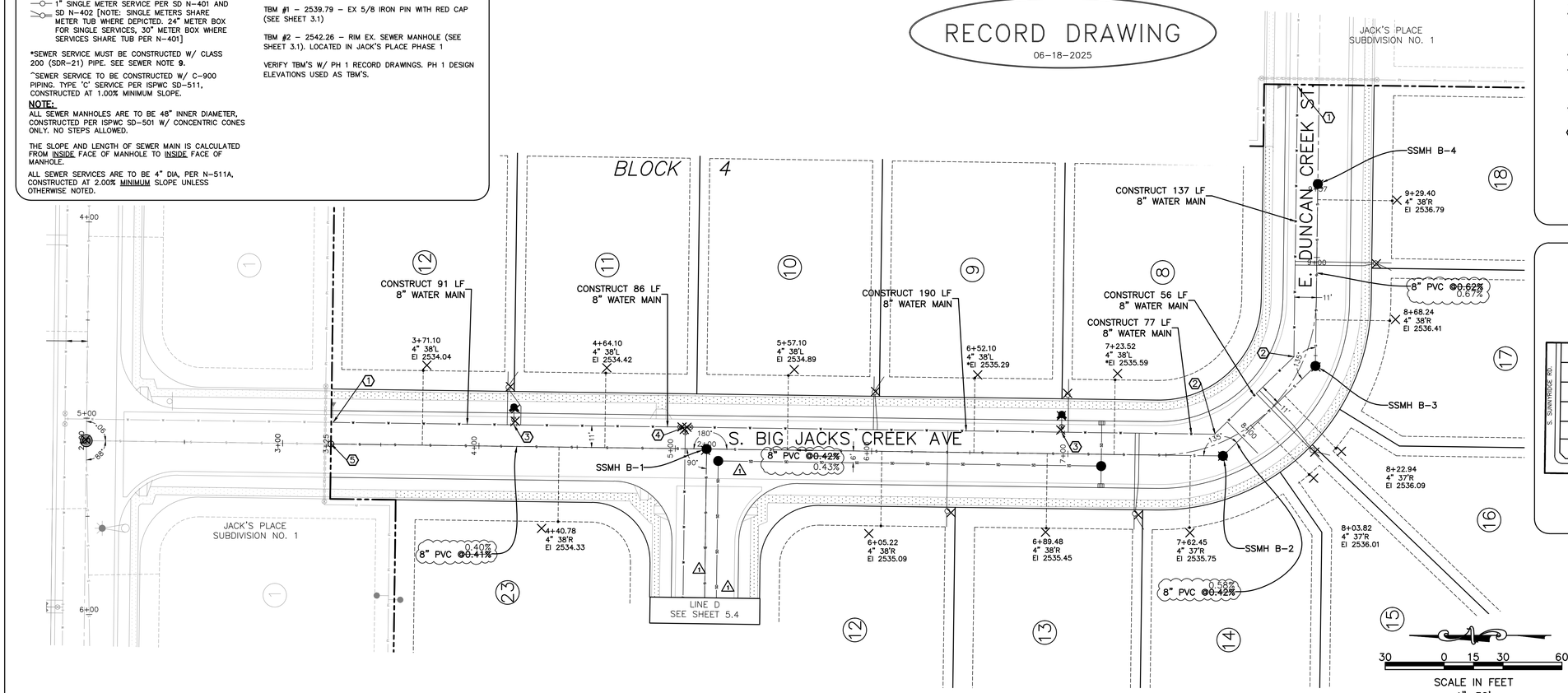
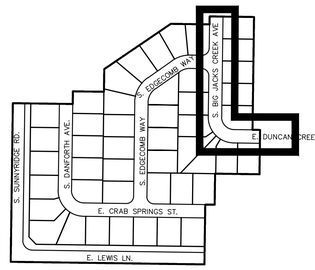
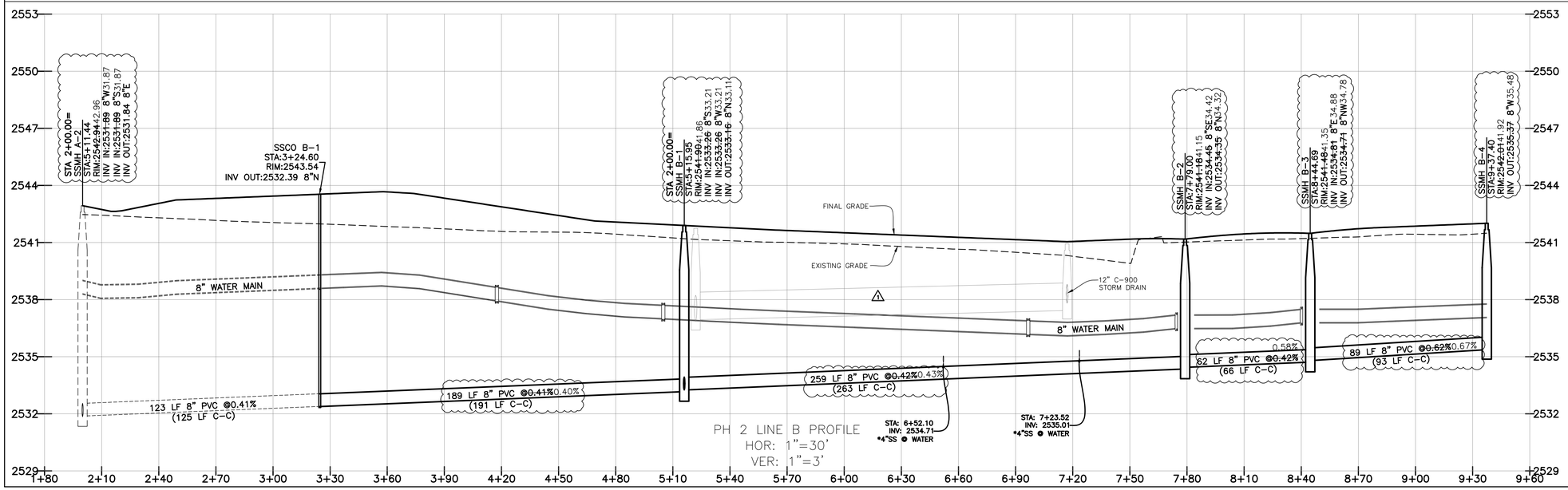


KEYNOTES

1. REMOVE EXISTING BLOW-OFF ASSEMBLY AND CONNECT TO EXISTING 8" WATER VALVE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING WATER MAIN.
2. 45° BEND (MJ)
3. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)
4. 8"x8"x8" TEE (FLG)
   3– 8" VALVES (MJxFLG)
5. REMOVE EXISTING CLEAN-OUT AND CONNECT TO EXISTING 8" SEWER LINE. CONTRACTOR TO FIELD-VERIFY LOCATION & ELEVATION OF EXISTING SEWER LINE.



INDEX MAP
1"=300'



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PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

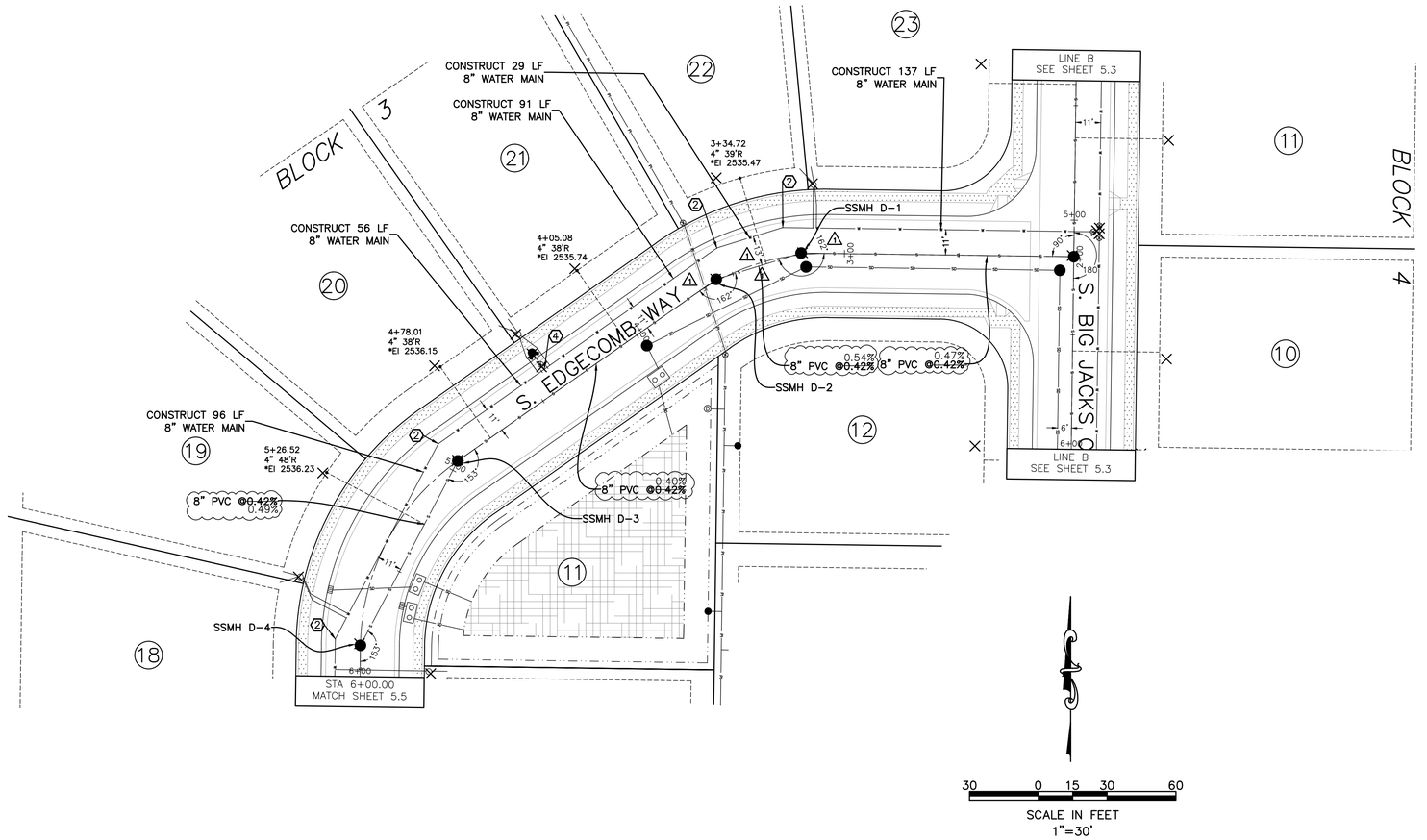
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: KSC/JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE: 10-10-2022
PROJECT: C2019-029

SHEET 5.3

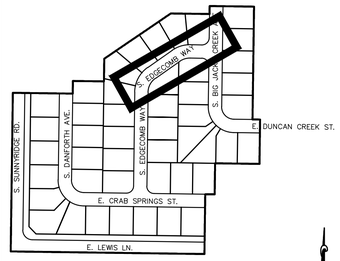


30 0 15 30 60

SCALE IN FEET
1"=30'

KEYNOTES

1. NOT USED.
2. 22-1/2" BEND (MJ)
3. NOT USED.
4. CONST. 9 LF. 6" WATER MAIN
   8"x8"x6" TEE (MJxMJxFLG)
   6" VALVE (MJxFLG)
   FIRE HYDRANT (SD N-404A)



INDEX MAP
1"=300'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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BENCH MARKS TBM

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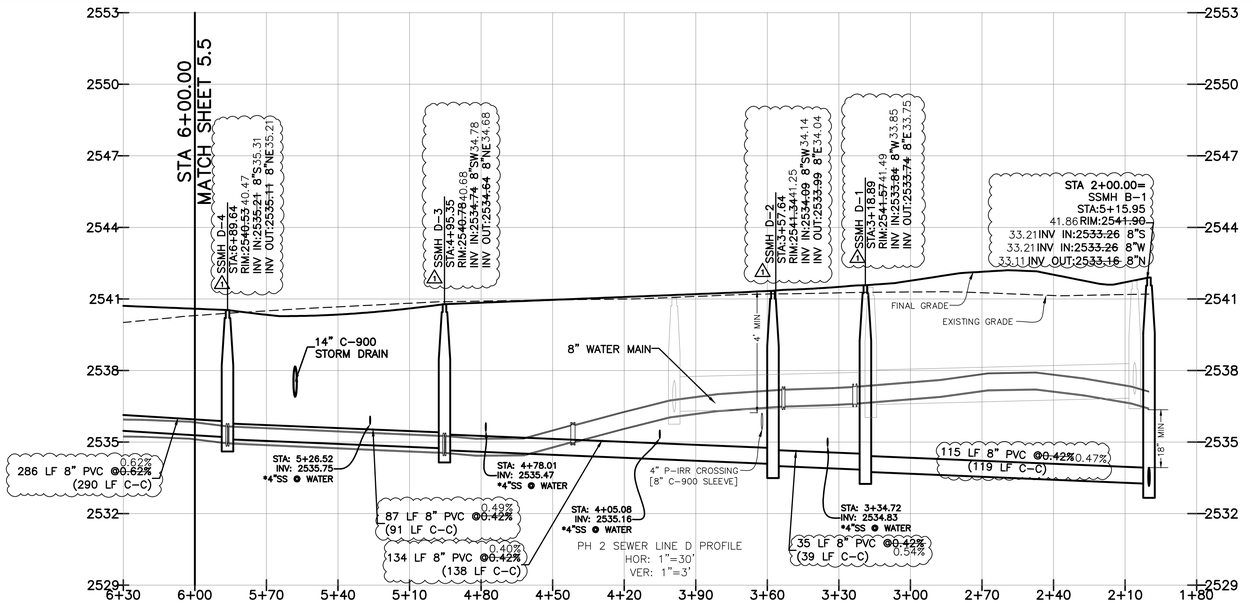
VERIFY TBM'S W/ PH 1 RECORD DRAWINGS. PH 1 DESIGN ELEVATIONS USED AS TBM'S.



PH 2 SEWER LINE D PROFILE
HOR: 1"=30'
VER: 1"=3'

RECORD DRAWING
06-18-2025

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SEWER AND WATER PLAN & PROFILE
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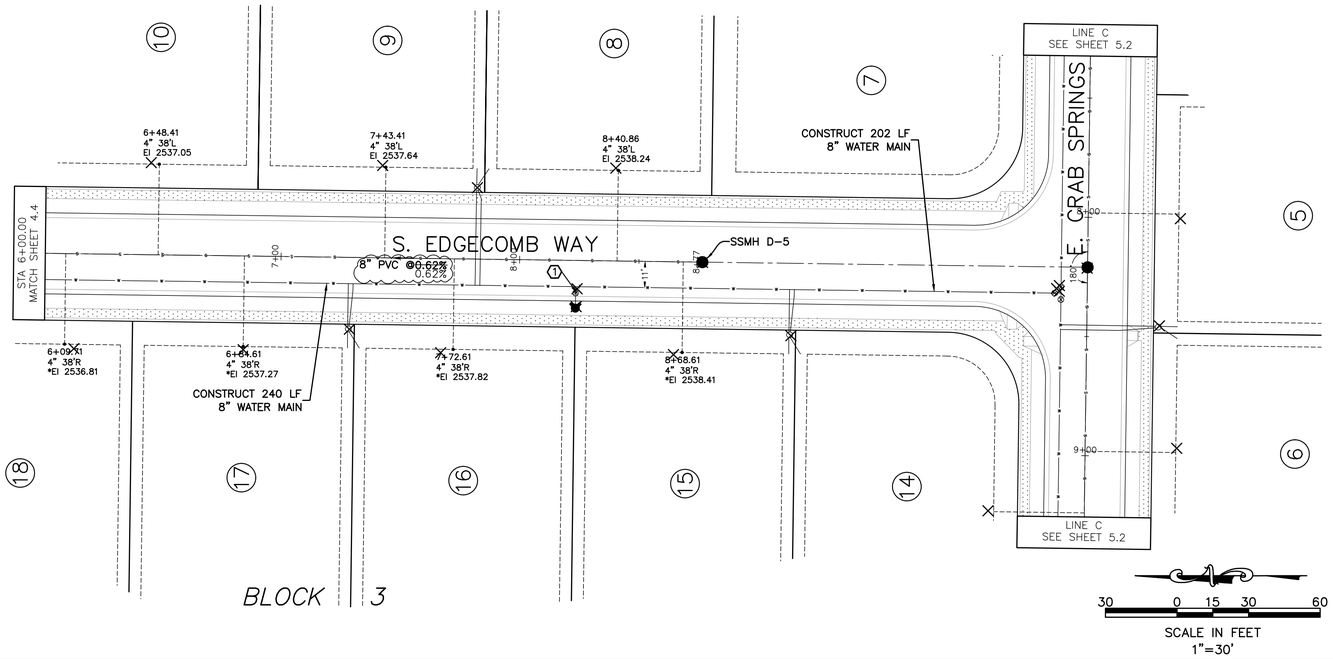
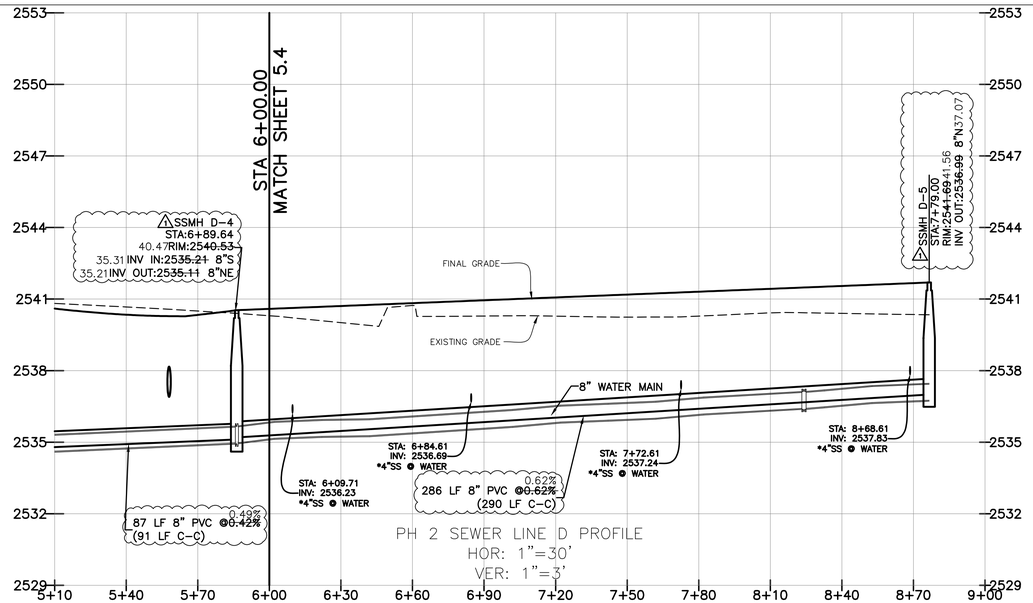
SHEET
5.4

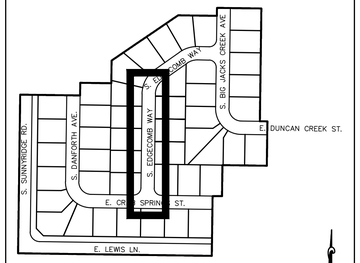




PH 2 SEWER LINE D PROFILE
HOR: 1"=30'
VER: 1"=3'

KEYNOTES

(1) CONST. 9 LF. 6" WATER MAIN
8"x8"x6" TEE (MJxMJxFLG)
6" VALVE (MJxFLG)
FIRE HYDRANT (SD N-404A)



INDEX MAP
1"=300'

WATER METER LEGEND

1" SINGLE METER SERVICE PER SD N-401 AND SD N-402 [NOTE: SINGLE METERS SHARE METER TUB WHERE DEPICTED. 24" METER BOX FOR SINGLE SERVICES, 30" METER BOX WHERE SERVICES SHARE TUB PER N-401]

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BENCH MARKS TBM

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RECORD DRAWING
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SEWER AND WATER PLAN & PROFILE
JACK'S PLACE SUBDIVISION NO. 2
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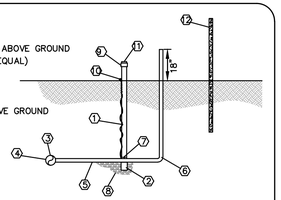
DATE:
10-10-2022
PROJECT:
C2019-029

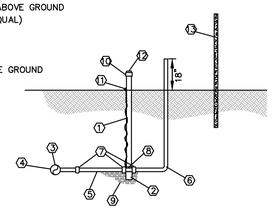
SHEET
5.5

①	3" SDR 21" PVC RISER EXTED 18" ABOVE GROUND
②	3" x 4" x 6" CINDER BLOCK (OR EQUAL)
③	4" x 3/4" SADDLE MINIMUM
④	4" MAIN LINE MINIMUM
⑤	8" x 3/4" BRASS NIPPLE
⑥	6" x 3/4" 200 PSI POLY 18" ABOVE GROUND
⑦	3/4" BRASS CURB STOP
⑧	ROCK CHIPS
⑨	3" FEMALE ADD.
⑩	LOCATOR WIRE
⑪	3" PVC PLUG
⑫	MARKER STEEL " T" POST



N.M.I.D "MODIFIED" TYPE A RISER SHORT SIDE SERVICE DETAIL
NOT TO SCALE

①	3" SDR 21" PVC RISER EXTED 18" ABOVE GROUND
②	3" x 4" x 6" CINDER BLOCK (OR EQUAL)
③	4" x 3/4" SADDLE MINIMUM
④	4" MAIN LINE MINIMUM
⑤	3/4" POLY PIPE 200 PSI
⑥	6" x 3/4" 200 PSI POLY 18" ABOVE GROUND
⑦	3/4" BASS COMP. COUPLINGS
⑧	3/4" BRASS CURB STOP
⑨	ROCK CHIPS
⑩	3" FEMALE ADD.
⑪	LOCATOR WIRE
⑫	3" PVC PLUG
⑬	MARKER STEEL "T" POST

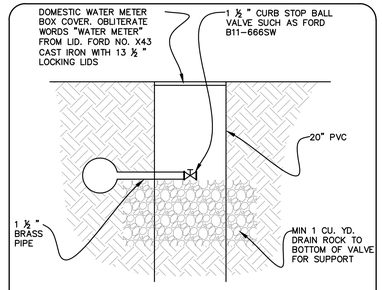


N.M.I.D "MODIFIED" TYPE A RISER LONG SIDE SERVICE DETAIL
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PI — CONST. PRESSURE IRRIGATION LINE WITH IRRIGATION RISER
- GATE VALVE W/RISER
- MAINLINE DRAIN
- AIR RELEASE VALVE
- INSTALL (2) 2" SCH 80 SLEEVES (AND/OR ADDITIONAL SLEEVES AS REQUESTED BY OWNER) AS SHOWN ON THIS SHEET

NOTE: END SEALS REQUIRED ON ALL PRESSURE IRRIGATION CASINGS PER ACCHD SECTION 3066.020.



DRAIN VALVE DETAIL
NOT TO SCALE

KEYNOTES

1. CONSTRUCT DRAIN VALVE PER DETAIL THIS SHEET.
2. CONSTRUCT AIR VENT PER DETAIL THIS SHEET.
3. CONTRACTOR TO FIELD VERIFY LOCATION AND PROPER, WORKING CONDITION OF EXISTING PRESSURE IRRIGATION SERVICE.

REISSUE ENTIRE SHEET
2-12-2025
PI LINE SHIFTED OUT OF LOT 15, BLOCK 1

AIR VENT STATION DETAIL
NOT TO SCALE

80 0 40 80 160
SCALE IN FEET
1"=80'

RECORD DRAWING
06-18-2025

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER LICENSED 06/19/2025 20218 STATE OF IDAHO JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED
NO. DATE DESCRIPTION
1 12-21-2022 CITY OF NAMPA & NHD1

PRESSURE IRRIGATION PLAN
JACK'S PLACE SUBDIVISION NO. 2
TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
6.1

LEGEND

- LED STREET LIGHT [AS SPECIFIED]
- SIGN POST W/ SIGN(S) [AS SPECIFIED]
- BOUNDARY LINE
- ROADWAY CENTER LINE
- ROADWAY RIGHT-OF-WAY
- LOT LINE
- (7) LOT NUMBER

KEYNOTES

1. STREET DESIGNATION SIGN.
2. 25' STREET LIGHT WITH 100-WATT EQUIVALENT LED LUMINAIRE.
3. NOT USED.
4. NOT USED.
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. NOT USED.
9. NOT USED.

NOTES

1. ALL SIGNAGE SHALL ADHERE TO SECTION 3090 OF THE NAMPA HIGHWAY DISTRICT 1 SPECIFICATIONS AND THE MUTCD.
2. STREET SIGNS SHALL BE REVIEWED BY NAMPA HIGHWAY DISTRICT PRIOR TO INSTALLATION.
3. STREET LIGHTS SHALL BE INSTALLED PER NAMPA STANDARD DRAWINGS N-1135A AND N-1135B WITH LED LUMINAIRES. COORDINATE LIGHT SPECIFICATIONS WITH NAMPA STREETS DIVISION.
4. NOT USED.

80 0 40 80 160

SCALE IN FEET
1"=80'

RECORD DRAWING
06-18-2025

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PROFESSIONAL ENGINEER
LICENSED
06/19/2025
20218
STATE OF IDAHO
JONAH B. DUNCAN

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
JCM

REVISED

NO.	DATE	DESCRIPTION
1	12-21-2022	CITY OF NAMPA & NHD1
2	07-30-2024	NHD1

STREETLIGHT & SIGNAGE PLAN

JACK'S PLACE SUBDIVSION NO. 2

TRILOGY DEVELOPMENT

DATE:
10-10-2022
PROJECT:
C2019-029

SHEET
6.2