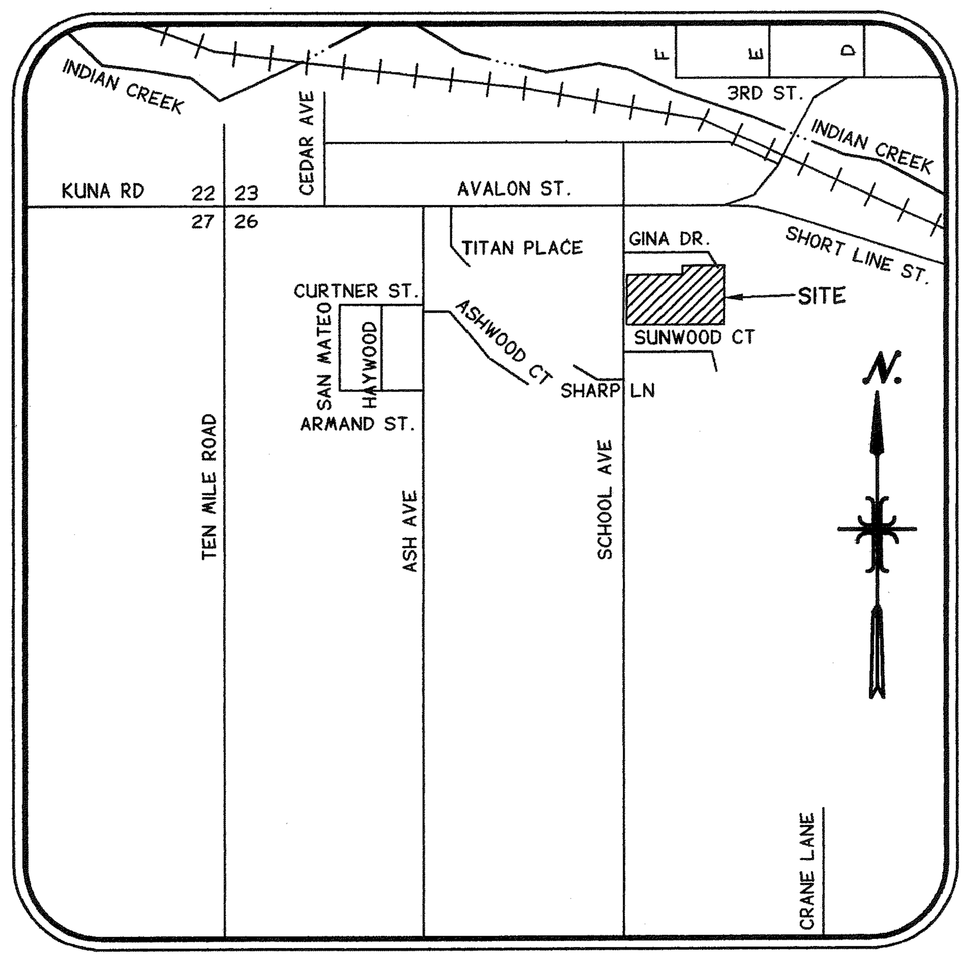
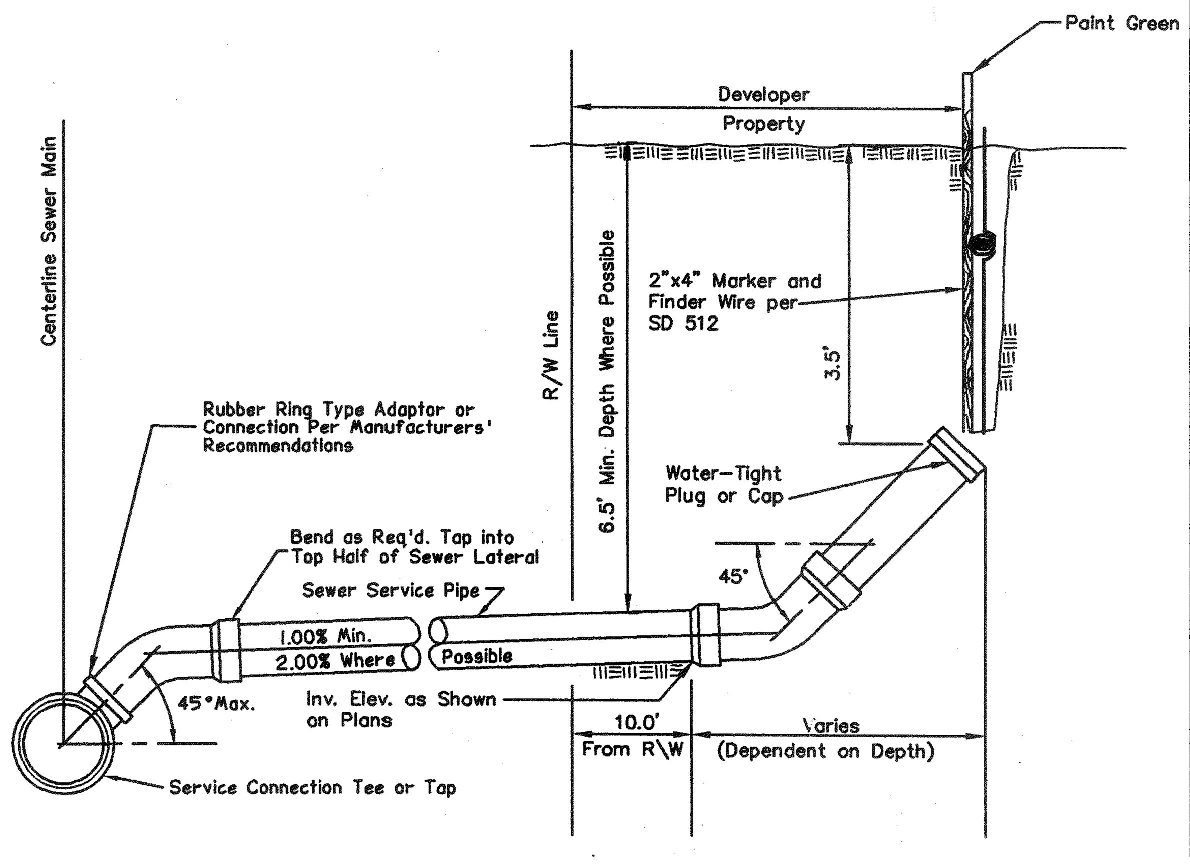
CONSTRUCTION PLANS FOR BRECKENBURY SUBDIVISION

A PORTION OF LOT 23 OF THE KUNA ORCHARD TRACTS, LYING IN THE NW 1/4, SECTION 26, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

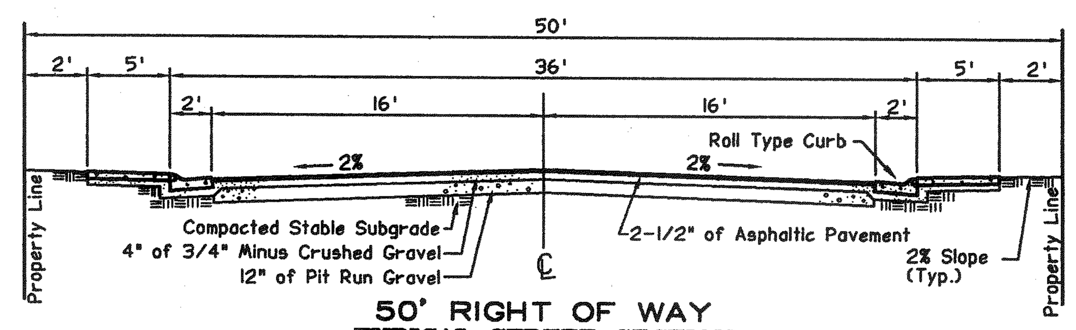
2000



VICINITY MAP
SCALE: 1" = 1000'



SEWER SERVICE AND MARKER



50' RIGHT OF WAY
TYPICAL STREET SECTION

GENERAL NOTES

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

2. ALL LOT DIMENSIONS AND EASEMENTS SHALL BE TAKEN FROM THE PLAT OF THE SUBDIVISION.

3. ALL WATER, SEWER AND SERVICE LINES SHALL BE INSTALLED PRIOR TO CURB, GUTTER AND SIDEWALK CONSTRUCTION.

4. RETAIN AND PROTECT ALL IRRIGATION AND DRAINAGE PIPE CROSSINGS. IF NECESSARY, THE PIPE WILL BE REPLACED BY THE CONTRACTOR.

5. RETAIN AND PROTECT ALL WATER METER VAULTS. IF THE VAULTS ARE DISTURBED, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE WATER COMPANY FOR REPLACEMENT.

6. RETAIN AND PROTECT EXISTING CURB, GUTTER AND SIDEWALK. IF REMOVAL IS NECESSARY, REPLACEMENT SHALL BE INCIDENTAL TO THE PROJECT.

7. CONTRACTOR SHALL REPAVE TO EXISTING GRADES ANY EXISTING PAVED STREETS DISTURBED BY CONSTRUCTION.

STREETS

1. ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED TO THE LATEST EDITION OF THE I.S.P.W.C. AS MODIFIED BY THE ADA COUNTY HIGHWAY DISTRICT SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE A.C.H.D.

2. CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT NOT LESS THAN SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION. NO CONSTRUCTION SHALL BEGIN BEFORE THE PRECONSTRUCTION MEETING, WHICH THE CONTRACTOR IS REQUIRED TO ATTEND, PER THE "CONSTRUCTION QUALITY ASSURANCE MANUAL."

3. ALL WORK WILL BE INSPECTED BY THE ADA COUNTY HIGHWAY DISTRICT IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL".

4. STANDARD DRAWINGS LISTED FOR STREET CONSTRUCTION REFER TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.).
VERTICAL CURB SHALL BE CONSTRUCTED PER SD-701.
ROLL CURB SHALL BE CONSTRUCTED PER SD-702.
DRIVEWAYS SHALL BE CONSTRUCTED PER SD-710.
SIDEWALKS SHALL BE CONSTRUCTED PER SD-714.
PEDESTRIAN RAMPS SHALL BE CONSTRUCTED PER SD-712C.
VALLEY GUTTER SHALL BE CONSTRUCTED PER SD-708.
INLET CATCH BASIN PER SD-603, TYPE III.
DROP INLETS PER SD-602, TYPE II.

LEGEND

Symbol	Description	Symbol	Description
—x——x——x—	EXISTING FENCE LINE	— — — —	BOUNDARY LINE
—— S ——	EXIST. SANITARY SEWER LINE	—— – ——	CENTER LINE
—— W ——	EXIST. WATER LINE	—— SS ——	CONST. 8" SANITARY SEWER LINE
—— P ——	EXIST. OVERHEAD POWER LINES	—— W ——	CONST. 8" WATER LINE
- - - - - -	EDGE OF GRAVEL	—— SD ——	CONST. DRAINAGE PIPE
//////////	EXISTING BUILDING	—— PI ——	CONST. PRESSURE IRRIGATION LINE
	EXIST. CONCRETE		CONSTRUCT ROLL TYPE CURB & GUTTER w/ 4' WIDE SIDEWALK
◎	EXIST. MANHOLE	15+25.00 70.15 TRC	PROPOSED ELEVATION (TOP OF CURB/STATION)
	EXIST. POWER POLE		
←	EXIST. GUY ANCHOR		
PM	EXIST. POWER METER	STA: 22+00 LEN: 27' WC INV: 67.7	SEWER SERVICE (STATION @ MAIN, INV @ END, LENGTH, SIZE WC DENOTES USE OF WATERCLASS PIPE)
●	EXIST. TELEPHONE RISER		
⊕	EXIST. WATER VALVE		CONST. IRRIGATION SERVICE
			CONST. SINGLE WATER SERVICE
TB	TOP OF BANK		
GS	GROUND SHOT		CONST. FIRE HYDRANT
TOE	TOE OF SLOPE		CONST. LIGHT POLE
EP	EDGE OF PAVEMENT	⊕	CONST. GATE VALVE
GB	GRADE BREAK	▷	CONST. IRRIGATION AIR RELEASE
ET	END TRANSITION CURB	▲	CONST. WATER BLOW OFF
BT	BEGIN TRANSITION CURB		CONST. TYPE III TERMINUS BARRICADE
		MB	CONST. DOUBLE MAILBOX CLUSTER
		3-MB	CONST. TRIPLE MAILBOX CLUSTER
			CONST. DROP INLET PER ISPWC
			CONST. SAND & GREASE TRAP
		◎MW	CONST. MONITOR WELL

GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR WATER AND SEWER CONSTRUCTION

1. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNIFORM PLUMBING CODE, AND LAWS OF THE STATE OF IDAHO.

2. ALL SEWER PIPE AND FITTINGS SHALL BE POLY-VINYL-CHLORIDE (PVC) CONFORMING TO THE PROVISIONS OF ASTM D-3034, SDR-35 FOR SIZES 4- INCH THROUGH 15-INCH; ASTM F-679, SDR 35, T-1 WALL FOR SIZES 18- INCH THROUGH 27-INCH; OR ASTM F-794 T-46 FOR SIZES 18" THROUGH 36".

3. ALL INSTALLED SEWER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 501 & 502 OF THE ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. THE TESTING MUST BE OBSERVED BY A REPRESENTATIVE OF THE CITY. DEFLECTION TESTS AND/OR TELEVISION INSPECTION MAY BE REQUIRED AT THE OPTION OF THE CITY.

4. ALL WATER MAINS SHALL BE POLY-VINYL-CHLORIDE (PVC) CONFORMING TO THE PROVISIONS OF AWWA C-900, CLASS 150, SDR 18, OR CLASS 150 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-104 AND AWWA C-151. ALL FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON CONFORMING TO AWWA C-110. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. MINIMUM BURIAL DEPTH FOR ALL WATER MAINS SHALL BE 4-FEET FROM FINISH GRADE TO THE TOP OF PIPE.

5. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT-SEATED GATE VALVES CONFORMING TO AWWA C-509. ALL WATER VALVES SHALL BE FURNISHED WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER.

6. ALL FIRE HYDRANTS SHALL BE DRY BARREL FIRE HYDRANTS CONFORMING TO AWWA C-502. HYDRANTS SHALL HAVE A 5-FOOT SETTING; MINIMUM 5-1/4 INCH VALVE OPENING; 150 PSI WORKING PRESSURE; ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE; AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN LEFT (COUNTER-CLOCKWISE). THE HYDRANT SHALL BE EQUIPPED WITH A BREAKABLE TRAFFIC FLANGE; A DRAIN THAT AUTOMATICALLY OPENS WHEN THE HYDRANT IS CLOSED; AND A 6-INCH FLANGED CONNECTION. THE HYDRANT SHALL BE EQUIPPED WITH A 6-INCH FLANGED BY MECHANICAL JOINT RESILIENT-SEAT GATE VALVE WITH CAST IRON VALVE BOX ATTACHED DIRECTLY TO THE MAIN LINE TEE. HYDRANTS SHALL BE INSTALLED SUCH THAT THE BREAKABLE TRAFFIC FLANGE IS SET 2- INCHES MINIMUM, 6-INCHES MAXIMUM ABOVE THE BACK OF SIDEWALK OR FINISH GRADE AS APPLICABLE. FIRE HYDRANTS SHALL BE A CLOW MEDALLION HYDRANT, WATEROUS PACER 100 HYDRANT, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. HYDRANT SPACING SHALL BE 450'.

7. INDIVIDUAL WATER SERVICES SHALL BE INSTALLED FOR EACH CONNECTION. THE WATER SERVICE SHALL CONSIST OF A PIPE SADDLE WITH 1-INCH CORPORATION STOP; 1-INCH CLASS 200, SDR 7.3 POLYETHYLENE PIPE CONFORMING TO AWWA C-901; 18-INCH TALL 5/8"X3/4" COPPER METER SETTER WITH LOCKABLE SHUTOFF VALVE; AND 18-INCH DIAMETER BY 30-INCH TALL METER BOX WITH CAST IRON FRAME AND COVER APPROVED BY THE CITY. WATER METERS SHALL BE FURNISHED AND INSTALLED BY THE CITY.

MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE FOOT. THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH GRADE. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE. DUAL SERVICES OFF ONE SERVICE LINE WILL NOT BE ALLOWED.

8. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401 OF THE ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. THE TESTING MUST BE OBSERVED BY A REPRESENTATIVE OF THE CITY. ALL INSTALLED WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 401, OF THE ISPWC SPECIFICATIONS AND SATISFACTORILY PASS A BACTERIOLOGICAL TEST CONDUCTED BY THE CITY PRIOR TO BEING PUT INTO SERVICE.

9. ALL PIPE, MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I BEDDING. IN AREAS OF ROCK EXCAVATION BEDDING SHALL BE 6-INCHES BELOW THE PIPE.

10. THE SEPARATION REQUIREMENTS AS OUTLINED IN SECTION 405, SEPARATIONS OF WATER MAINS AND SEWERS, OF THE ISPWC SPECIFICATIONS SHALL APPLY TO BOTH MAINLINES AND SERVICE LINES. WHERE SEWER MAINS AND SERVICES DO NOT CONFORM TO THE SEPARATION REQUIREMENTS WATER CLASS PIPE IS REQUIRED.

11. IN AREAS WHERE ROCK EXCAVATION IS REQUIRED ALL BLASTING FOR OTHER UTILITIES SHALL OCCUR PRIOR TO INSTALLATION OF ANY SEWER MAINS, WATER MAINS OR SERVICE LINE CROSSINGS.

12. THE DEVELOPER SHALL SUBMIT A COPY OF THE DESIGN APPROVAL LETTER FROM THE IDAHO DEPARTMENT OF HEALTH AND WELFARE PRIOR TO BEGINNING CONSTRUCTION.

13. THE DEVELOPER IS REQUIRED TO RETAIN A QUALIFIED REGISTERED ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL FURNISH THE CITY A WRITTEN CERTIFICATION THAT THE PROJECT WAS COMPLETE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TEST, PRESSURE TEST, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.

14. ANY MODIFICATIONS DURING CONSTRUCTION MUST BE APPROVED IN WRITING BY THE CITY.

15. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED THE DEVELOPER SHALL REQUEST A FINAL ACCEPTANCE INSPECTION BY THE CITY. THE FINAL ACCEPTANCE INSPECTION SHALL OCCUR AFTER ALL OTHER UTILITIES ARE INSTALLED. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL CONSIST OF LAMPING ALL SEWER MAINS, VISUALLY INSPECTING EACH MANHOLE, WITNESSING A FINAL SEWER AIR TEST AND WATER PRESSURE TEST CONDUCTED BY THE DEVELOPER.

16. THE DEVELOPER SHALL FURNISH THE CITY ONE REPRODUCIBLE SET OF MYLAR RECORD DRAWINGS AND TWO SETS OF BLUELINE PRINTS WITHIN 30 DAYS OF FINAL ACCEPTANCE. RECORD DRAWINGS SHALL SPECIFICALLY SHOW SERVICE TEES BY STATION, AND LOCATION (HORIZONTAL AND VERTICAL) OF SERVICE LINE ENDS.

17. THE CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK THAT DOES NOT CONFORM THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.

18. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY.

GENERAL DESIGN AND CONSTRUCTION REQUIREMENTS FOR PRESSURE IRRIGATION FACILITIES

1. ALL NEW DEVELOPMENT WITHIN THE CITY OF KUNA SHALL INSTALL SEPARATE IRRIGATION SYSTEMS CONSISTING OF IRRIGATION MAINS AND INDIVIDUAL SERVICE CONNECTIONS TO EACH LOT. THESE SYSTEMS SHALL BE CONNECTED TO THE MUNICIPAL WATER SYSTEM ON AN INTERIM BASIS UNTIL THE CITY WIDE PRESSURE IRRIGATION SYSTEM IS COMPLETED. WHERE POSSIBLE, CONNECTION TO THE MUNICIPAL WATER SYSTEM SHALL BE THROUGH A SINGLE METERED CONNECTION EQUIPPED WITH A REDUCED PRESSURE BACKFLOW PREVENTION DEVICE. IF MULTIPLE CONNECTIONS ARE REQUIRED TO PROVIDE SERVICE, EACH SHALL BE METERED AND EQUIPPED WITH A REDUCED BACKFLOW PREVENTION DEVICE.

2. ALL WATER RIGHTS SHALL REMAIN WITH THE LAND AND BE DEDICATED FOR USE BY THE CITY PRESSURE IRRIGATION SYSTEM. THE DEVELOPER SHALL FURNISH THE CITY A LETTER ADDRESSED TO THE BOISE KUNA IRRIGATION DISTRICT REQUESTING THAT IRRIGATION RIGHTS BE TRANSFERRED TO THE CITY OF KUNA ALONG WITH THE FINAL PLAT APPLICATION.

3. DISTRIBUTION MAINS MUST BE LOOPED, EXCEPT FOR END LATERALS WHICH SERVICE 10 HOMES OR LESS.

4. A MINIMUM OF TWO MAIN LINE CONNECTIONS SHALL BE PROVIDED FOR ALL SUBDIVISIONS OVER 20 LOTS. MINIMUM MAIN LINE SIZE AT THE CONNECTION SHALL BE 4 INCH. (ONE CONNECTION IS ALLOWABLE ON AN INTERIM BASIS TO THE MUNICIPAL WATER SYSTEM.)

5. IRRIGATION MAINS MUST BE DESIGNED TO PROVIDE 15 GPM AT THE LAST SERVICE BASED UPON A 1 INCH RISER, AND MAIN LINE PRESSURE OF 60 PSI (FUTURE SYSTEM) AT THE CONNECTION POINT TO THE CITY SUPPLY.

6. THE CITY WILL SUPPLY IRRIGATION WATER AT A LATER DATE. THE FUTURE SUPPLY SYSTEM WILL BE DESIGNED USING A MAXIMUM LOT SIZE OF 10,000 SQUARE FEET, NORMAL OPERATING RANGE OF 50 TO 70 PSI, 7.5 GALLONS PER MINUTE PER LOT PEAK HOUR DEMAND, AND ALTERNATE DAY USE (15 GPM DELIVERY RATE TO LOT PEAK HOUR DEMAND). FLOW RATES FOR LOTS GREATER THAN 10,000 SQUARE FEET SHALL BE PROPORTIONALLY INCREASED BASED UPON ACTUAL LOT SIZE. (INTERIM PRESSURE WILL BE AS PROVIDED BY THE CITY WATER SYSTEM AND WILL VARY PER LOCATION.)

7. FUTURE SUPPLY MAINS WILL BE INSTALLED IN THE 10 FOOT UTILITY EASEMENT LOCATED ADJACENT TO SUBDIVISION BOUNDARIES AND RIGHT OF WAY. TWELVE INCH PVC CASINGS SHALL BE INSTALLED UNDER EACH DRIVE, AND NEW ROADWAYS WHERE FUTURE MAINS WILL BE REQUIRED.

8. EACH DEVELOPMENT, WHICH IS ADJACENT TO A SOURCE (CANAL OR DITCH) SHALL PROVIDE A SITE WITH PERMANENT ACCESS SUITABLE FOR CONSTRUCTION OF AN IRRIGATION PUMP STATION. THE SITE MAY BE INCORPORATED INTO COMMON AREAS OR LANDSCAPE AREAS.

9. LOT SERVICE REQUIREMENTS SHALL BE AS FOLLOWS:

LOT SIZE	IRRIGATION RISERS
0 TO 10,000	ONE 1"
10,000 TO 14,000	ONE 1"
14,000 TO 21,000	TWO 1" OR ONE 1 1/2"
21,000 TO 28,000	THREE 1" OR ONE 1" AND ONE 1 1/2"
28,000 AND OVER	TO BE DETERMINED BY CITY ENGINEER

10. PRESSURE IRRIGATION MAIN LINE PIPING SHALL BE CONSTRUCTED OF POLY VINYL CHLORIDE (PVC), 200 PSI, SDR 21, CONFORMING TO ASTM D2241, FOR PIPES 3" AND LARGER, AND SCHEDULE 40, CONFORMING TO ASTM D2466 FOR PIPES 2.5" AND SMALLER. ALL JOINTS ON PIPE 3" AND LARGER RUBBER GASKETED. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION OF THE VALVE BOX AND ALONG THE INSIDE OF THE UPPER PORTION. MINIMUM BURIAL DEPTH FOR ALL IRRIGATION MAINS SHALL BE 2'-6" FROM FINISH GRADE TO THE TOP OF PIPE IF THE PIPE IS FREE DRAINING EXCEPT WITHIN ROADWAYS. UNDER ROADWAYS OR IN AREAS WHERE THE PIPE IS NOT FREE DRAINING, A MINIMUM OF 3'-6" OF COVER SHALL BE REQUIRED FROM FINISH GRADE.

ALL PIPE SHALL BE CLEARLY MARKED WITH TYPE, CLASS AND/OR THICKNESS AS APPLICABLE. LETTERING SHALL BE LEGIBLE AND PERMANENT UNDER NORMAL CONDITIONS OR HANDLING AND STORAGE.

11. ALL FITTINGS SHALL BE CAST IRON, DUCTILE IRON, PVC, BRASS OR STAINLESS STEEL, AND SHALL HAVE A MINIMUM PRESSURE RATING EQUAL TO OR GREATER THAN THE MAIN LINE PRESSURE RATING. ALL FITTINGS 4 INCHES AND LARGER SHALL BE DUCTILE IRON WITH FLANGED OR MECHANICAL JOINTS.

12. VALVES FOR SIZES UP TO 3 INCH SHALL BE RISING STEM, SOLID DOUBLE WEDGE DISC, SCREW BONNET, WITH HAND WHEELS. THE VALVE BODY, BONNET, DISC AND STEM SHALL BE BRONZE. VALVE BOXES FOR SIZES UP TO 3 INCH SHALL BE 4 INCH DIAMETER PVC OR ABS PIPE WITH A FEMALE ADAPTER, AND THREADED PLUG WITH SQUARE NUT. VALVES 3 INCH AND LARGER SHALL BE RESILIENT WEDGE VALVES CONFORMING TO THE REQUIREMENTS OF AWWA C509, WITH MECHANICAL OR FLANGED JOINTS AND 2 INCH SQUARE OPERATING NUT. VALVE BOXES FOR VALVES 3 INCH AND LARGER SHALL BE A STANDARD CAST IRON 5 1/4 INCH DIAMETER ADJUSTABLE VALVE BOX.

13. ALL IRRIGATION PIPE SHALL BE INSTALLED WITH FINDER TAPE. TAPE SHALL BE 2 INCHES WIDE, METALLIC RED OR PURPLE 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 INCHES BELOW THE SURFACE AND 18 INCHES ABOVE THE TOP OF THE PIPE.

14. ALL IRRIGATION SYSTEM CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNIFORM PLUMBING CODE, AND LAWS OF THE STATE OF IDAHO.

15. INDIVIDUAL IRRIGATION SERVICES SHALL BE INSTALLED FOR EACH LOT AS OUTLINED ABOVE. THE IRRIGATION SERVICE SHALL CONFORM TO THE ATTACHED CITY OF KUNA STANDARD DRAWING IRRIG 01 OR IRRIG 02. EACH SERVICE SHALL BE EQUIPPED WITH A METAL OR PLASTIC TAG WITH "NON-POTABLE WATER DO NOT DRINK".

16. ALL IRRIGATION MAINS SHALL BE DESIGNED TO FREELY DRAIN AT THE END OF THE IRRIGATION SEASON. THE DRAIN SYSTEM SHALL BE MANUALLY OPERATED DRAINAGE FACILITIES AS DETAILED IN THE ATTACHED CITY OF KUNA STANDARD DRAWING IRRIG 03.

17. ALL INSTALLED IRRIGATION SYSTEMS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 901 OF THE ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. MINIMUM TEST PRESSURE SHALL BE 90 PSI. TEST WATER SHALL BE POTABLE WATER FROM THE MUNICIPAL WATER SYSTEM. THE TESTING MUST BE OBSERVED BY A REPRESENTATIVE OF THE CITY. UPON SUCCESSFULLY PASSING THE FINAL PRESSURE TEST THE IRRIGATION SYSTEM SHALL BE DRAINED.

18. ALL PIPE, MAINS AND SERVICES, SHALL BE BEDDED WITH TYPE I BEDDING. IN AREAS OF ROCK EXCAVATION BEDDING SHALL BE 6 INCHES BELOW THE PIPE.

19. IN AREAS WHERE ROCK EXCAVATION IS REQUIRED, ALL BLASTING FOR OTHER UTILITIES SHALL OCCUR PRIOR TO INSTALLATION OF ANY IRRIGATION FACILITIES.

20. THE DEVELOPER SHALL SUBMIT COMPLETE PLANS AND SPECIFICATIONS TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

21. THE DEVELOPER IS REQUIRED TO RETAIN A QUALIFIED REGISTERED ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL FURNISH THE CITY A WRITTEN CERTIFICATION THAT THE PROJECT WAS COMPLETE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL PRESSURE TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.

22. THREE COMPLETE SETS OF CONSTRUCTION PLANS SHALL BE FURNISHED TO THE CITY PRIOR TO BEGINNING CONSTRUCTION. ANY MODIFICATIONS DURING CONSTRUCTION MUST BE APPROVED IN WRITING BY THE CITY.

23. WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED, THE DEVELOPER SHALL REQUEST A FINAL ACCEPTANCE INSPECTION BY THE CITY. THE FINAL ACCEPTANCE INSPECTION SHALL OCCUR AFTER ALL OTHER UTILITIES ARE INSTALLED. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL CONSIST OF WITNESSING A FINAL PRESSURE TEST CONDUCTED BY THE DEVELOPER.

24. THE DEVELOPER SHALL FURNISH THE CITY ONE REPRODUCIBLE SET OF MYLAR RECORD DRAWINGS AND TWO SETS OF BLUELINE PRINTS WITHIN 30 DAYS OF FINAL ACCEPTANCE.

25. THE CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK THAT DOES NOT CONFORM WITH THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.

26. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY.

27. THE DEVELOPER SHALL NOTIFY ALL LOT PURCHASERS THAT THERE IS A SEPARATE IRRIGATION SYSTEM THAT IS PRESENTLY CONNECTED TO THE MUNICIPAL WATER SYSTEM THROUGH A MASTER CONNECTION. THIS MASTER CONNECTION WILL BE ELIMINATED IN THE FUTURE AND IRRIGATION WATER WILL BE A COMBINATION OF DITCH AND WELL WATER. THERE MUST BE NO INTERCONNECTION BETWEEN THE PRESSURE IRRIGATION SYSTEM AND HOUSE PLUMBING. OUTSIDE HOUSE FAUCETS MUST BE CONNECTED TO THE MUNICIPAL POTABLE WATER SYSTEM THROUGH THE HOUSE SERVICE CONNECTION.

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3. PLATEAU VILLAGE WAY
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5. STORM DRAIN IN SITE

THE FOLLOWING AGENCIES HAVE NOT APPROVED THESE PLANS FOR CONSTRUCTION UNLESS THE BOX AT THEIR NAME HAS BEEN CHECKED OFF AND DATED.

	ADA COUNTY HIGHWAY DISTRICT
	CITY OF KUNA - SANITARY SEWER
	BOISE PROJECT BOARD OF CONTROL - RAMSEY LATERAL
	IDAHO DIVISION OF ENVIRONMENTAL QUALITY
	BOISE KUNA IRRIGATION DISTRICT
	CITY OF KUNA - WATER

THE CONTRACTOR IS REQUIRED TO VERIFY WITH THE ENGINEER THAT HE IS USING THE CURRENT PLANS PRIOR TO BEGINNING CONSTRUCTION.

REGISTERED PROFESSIONAL LAND SURVEYOR 2624 STATE OF IDAHO DENNIS B. FLETCHER

TEALEY'S LAND SURVEYING
2501 BOGUS BASIN ROAD, BOISE, IDAHO 83702
208-385-0636
tealeys@rmci.net

AS-BUILT PLANS FOR BRECKENBURY SUBDIVISION
LYING IN THE NE 1/4, SECTION 26, T.2N., R.1W., B.M. KUNA, ADA COUNTY, IDAHO

DESIGN:	DRAFT:	CHECK:	SCALE:	DATE:	PROJECT NO.:
	jdd	dbf	AS SHOWN	JULY, 2000	826-2