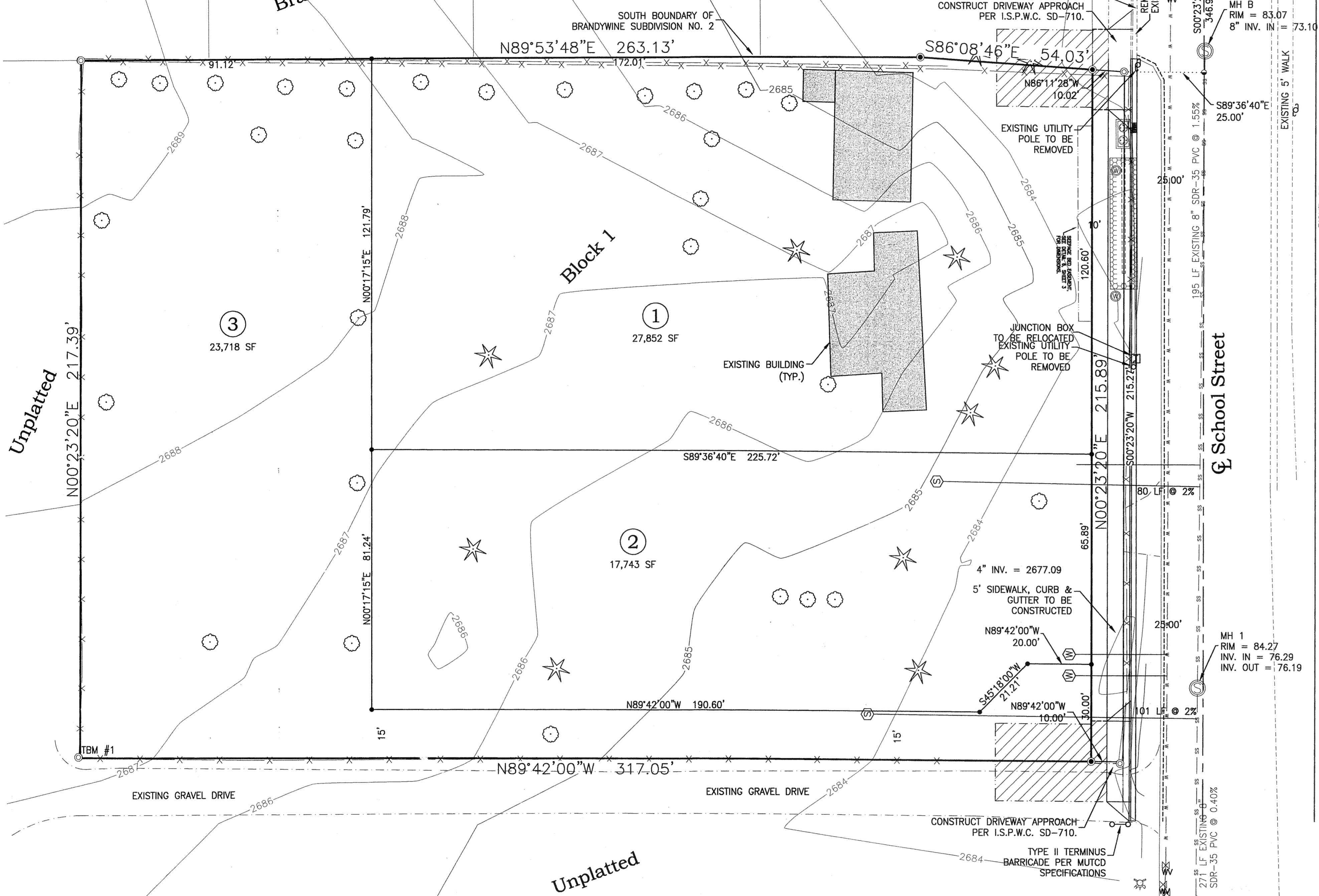


Brandywine Subdivision No. 2



Legend

- SURVEYED BOUNDARY LINE
- LOT LINE
- - - - - EXISTING FENCE
- - - - - EXISTING CURB, GUTTER, & 7' SIDEWALK
- ==== NEW CURB, GUTTER, & 5' SIDEWALK
- NEW WATER SERVICE
- NEW SEWER SERVICE
- - - - - EXISTING DRIVEWAY
- - - - - SEEPAGE BED EASEMENT
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- SET 1/2"x24" REBAR LABELED B&A LS 4116
- SET 5/8"x30" REBAR LABELED B&A LS 4116
- FOUND METAL CAP
- CALCULATED POINT NOT SET
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING TREES
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- INSTALL MONITOR WELL

General Note

1. WATER AND SEWER SERVICES SHOWN HEREON EXIST AND ARE SHOWN FOR REFERENCE PURPOSES ONLY.

Road And Storm Sewer Construction Notes

1. ALL MATERIALS, APPURTENANCES AND CONSTRUCTION SHALL CONFORM WITH THE 2003 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.). NO MODIFICATIONS TO ANY PLANS OR SPECIFICATIONS UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE ADA COUNTY HIGHWAY DISTRICT.
2. CONTRACTOR (S) SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT A PLACE AND TIME TO BE DETERMINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR (S) SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OF ANY OF THE IMPROVEMENTS SHOWN HEREON.
4. CONTRACTOR (S) SHALL HAVE ALL BURIED UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION.
5. CONSTRUCTION INSPECTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE DEVELOPERS AGENT.
6. THE STREET CONTRACTOR SHALL SET SEWER MANHOLE COVERS, FRAMES AND GRADE RINGS TO FINISH GRADE AND PLACE CONCRETE COLLARS AFTER ASPHALT PAVEMENT HAS BEEN COMPLETED. COLLARS SHALL COMPLY WITH I.S.P.W.C. STANDARD DRAWING NO. SD-508.
7. PIPE BEDDING NOTE: ALL PIPE SHALL BE BEDDED WITH TYPE 1 BEDDING IN ACCORDANCE WITH ISPW.C.
8. CATCH BASINS SHALL BE SD-601 OR EQUIVALENT.
9. SEDIMENT TANKS SHALL BE 1000 GALLON PRE CAST BOISE VAULT, LAR-KEN OR EQUAL WITH TRAFFIC RATED LID, AND SKIMMING BAFFLES. PER ACHD SD-625.
10. CONTRACTOR SHALL VERIFY CONSTRUCTION STAKES WITH THE PROJECT BENCHMARK AND CONSTRUCTION PLANS PRIOR TO CONSTRUCTING THE IMPROVEMENTS REFERENCED BY THESE CONSTRUCTION PLANS.
11. THE CONCRETE CONTRACTOR SHALL CALL B&A ENGINEERS, INC. AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE FOR A STRING LINE INSPECTION. THIS INSPECTION BY B&A ENGINEERS, INC. DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF COMPLYING WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
12. ALL UTILITY SERVICE TRENCH CUTS MADE IN THE RIGHT-OF-WAY SHALL BE REPAIRED PER ISPW.C SD-303 "TYPE P" SURFACE REPAIR.
13. TEST HOLES WERE INVESTIGATED BY MTI APRIL 8, 2005. REFER TO MTI REPORT DATED APRIL 11, 2005 FOR GROUNDWATER DETERMINATION.
14. ASPHALT TRENCH REPAIR SHALL BE PER I.S.P.W.C. SD-303 TYPE "P" SURFACE REPAIR.
15. SHOULD POWER POLE RELOCATION BE NECESSARY, THE POWER POLE SHALL BE CONSTRUCTED OUT-SIDE THE RIGHT-OF-WAY.

Final Plat Notes

1. THE OWNER SHALL COMPLY WITH THE REQUIREMENTS OF IDAHO CODE §31-3805 CONCERNING IRRIGATION WATER.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS.
4. VEHICULAR ACCESS TO SCHOOL STREET IS RESTRICTED FOR LOTS OTHER THAN SPECIFICALLY ALLOWED WITH THIS APPLICATION.
5. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
6. LOT 1, BLOCK 1 IS SERVED TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NUMBER 104068411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

RECORD CONSTRUCTION DRAWING

Date: December, 2005
By: D.A. Crawford

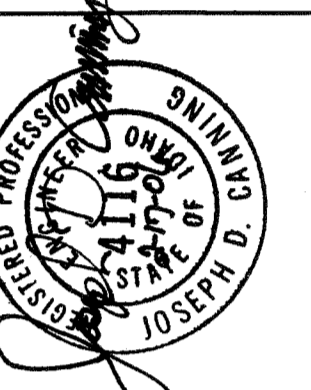
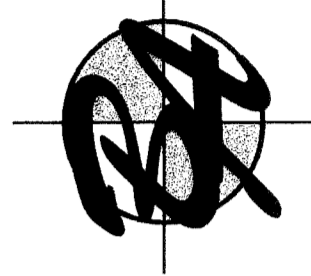
These record drawings have been prepared by B & A Engineers Inc., based on information collected during construction, after construction, and provided by others. Deviations may exist between the information shown hereon, and the actual improvements.

Project Benchmark

○ TBM #1 5/8" IRON REBAR, LS 4347, ELEVATION = 2687.35
LOCATED AT THE SOUTHWEST BOUNDARY CORNER

REVISION "A"
7-14-05 JLN
PER ACHD COMMENTS DATED JULY 5, 2005

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



Jimmy Dean Acres Subdivision
A PARCEL OF LAND SITUATE IN THE SOUTH HALF OF LOT 24, KUNA ORCHARD TRACTS, AND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Construction, Site Composite Plan, & Final Plat

DATE:	JUNE 1, 2005
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	J.L. NEEDS
CHECKED BY:	J.D. CANNING
FILE:	RJ01\dwg\Const Plans.dwg

SHEET NO.:

