

TITLE SHEET AND NOTES

Plot Date: 11/21/01

SUNBIRD VILLAGE SUBDIVISION No. 2

A RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 15 OF AVALON ORCHARDS TRACTS SUBDIVISION AND THAT PORTION OF VACATED EAST JACKPOT STREET SITUATED WITHIN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 24, T.2 N., R.1 W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO 2001

STREET NOTES

- 1. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE 2000 EDITION OF THE I.S.P.W.C. AND THE A.C.H.D. SUPPLEMENTAL SPECIFICATIONS. THERE WILL BE NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS AND THE I.S.P.W.C. UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT NOT LESS THAN SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION. NO CONSTRUCTION SHALL BEGIN BEFORE PRECONSTRUCTION MEETING, WHICH THE CONTRACTOR IS REQUIRED TO ATTEND, AS PER "CONSTRUCTION QUALITY ASSURANCE MANUAL."
3. STANDARD SEWER AND STORM DRAIN MANHOLES, CONES AND STRUCTURES SHALL BE SET TO SPECIFIED ELEVATION BY THEIR RESPECTIVE CONTRACTORS. ALL REMAINING MANHOLE MATERIALS, EXCEPT CONCRETE COLLARS, NECESSARY TO CONSTRUCT MANHOLE TO FINISHED GRADE IN PAVEMENT AREAS SHALL BE FURNISHED BY THE PIPE CONTRACTORS FOR PLACEMENT AT FINISHED GRADE BY STREET CONTRACTOR. FOR MANHOLES NOT WITHIN PAVEMENT AREAS, THE MANHOLE RINGS SHALL BE SET TO FINISHED GRADE BY THEIR RESPECTIVE CONTRACTORS. ALL MATERIALS FOR CONCRETE COLLARS AROUND SANITARY SEWER AND STORM DRAIN MANHOLE RINGS SHALL BE SUPPLIED AND CONSTRUCTED TO FINISHED GRADE BY STREET CONTRACTOR IN ACCORDANCE WITH A.C.H.D. SPECIFICATIONS.
4. CONTRACTOR SHALL CONSTRUCT 3-1/2" OF ASPHALT PAVEMENT THICKNESS AT JOINT LOCATIONS FOR ALL PAVEMENT MATCHES.
5. ALL REINFORCED CONCRETE PIPE SHALL CONFORM TO A.S.T.M. C-76 SPECIFICATIONS FOR THE CLASS OF PIPE INDICATED, AND SHALL BE INSTALLED WATERTIGHT.
6. ALL WORK WILL BE INSPECTED BY THE ADA COUNTY HIGHWAY DISTRICT IN ACCORDANCE WITH THE LATEST EDITION OF THE "CONSTRUCTION QUALITY ASSURANCE MANUAL."
7. IRRIGATION AND STORM DRAIN PIPE IN STREETS SHALL UTILIZE TYPE I BEDDING MATERIAL, PLACED IN 6" LAYERS AS PER A.C.H.D. TYPICAL TRENCH DETAIL, DRAWING NO. SD-301.
8. ALL P.V.C. STORM DRAIN PIPE SHALL CONFORM TO A.S.T.M. 3034, SDR 35.

SEWER AND WATER NOTES

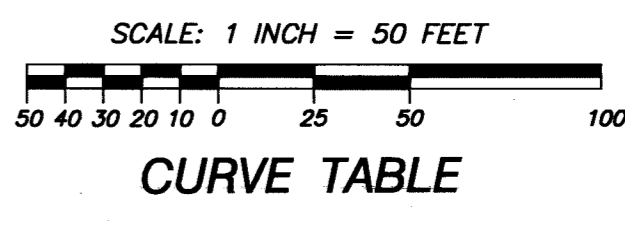
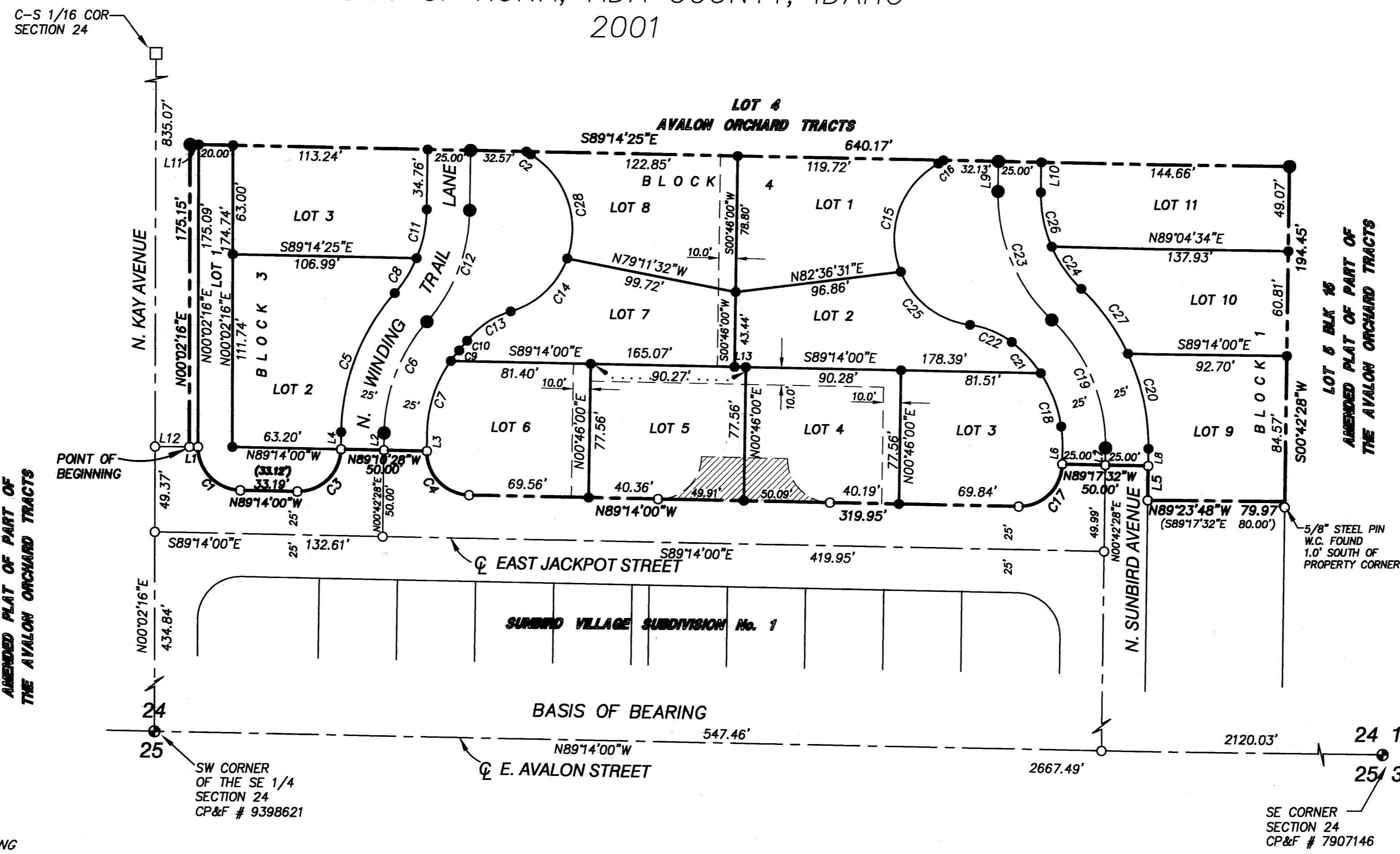
- 1. ALL WATER AND SEWER CONSTRUCTION ASSOCIATED WITH THIS SUBDIVISION SHALL CONFORM TO THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNIFORM PLUMBING CODE, AND LAWS OF THE STATE OF IDAHO.
2. ALL SEWER PIPE AND FITTINGS SHALL BE POLY-VINYL-CHLORIDE (PVC) CONFORMING TO SECTION 500, SANITARY SEWERS, OF THE ISPWC SPECIFICATIONS.(ASTM D-3034, SDR-35)
3. ALL INSTALLED SEWER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTIONS 501 AND 502 OF THE 2000 ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. THE TESTING MUST BE OBSERVED BY A REPRESENTATIVE OF THE CITY. DEFLECTION TESTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEN STATES STANDARDS. 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 No. 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 BOXES AND ALONG THE INSIDE OF THE UPPER PORTION. MINIMUM BURIAL DEPTH FOR ALL WATER MAINS SHALL BE 4 FEET FROM FINISHED GRADE TO TOP OF THE PIPE.
5. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401 OF THE 2000 ISPWC SPECIFICATIONS FOLLOWING INSTALLATION OF ALL UTILITIES AND 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 2000 ISPWC SPECIFICATIONS AND SATISFACTORILY PASS A BACTERIOLOGICAL TEST PRIOR TO BEING PUT INTO SERVICE.
6. 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.
7. SEPARATION REQUIREMENTS FOR WATER MAINS AND SEWER MAINS SHALL BE AS REQUIRED IN SECTION 405 OF THE 2000 ISPWC SPECIFICATIONS. THE HORIZONTAL SEPARATION OF THE WATER MAIN FROM ANY SEWER MAIN SHALL BE A MINIMUM TEN (10) FEET. WHEREVER IT IS NECESSARY FOR WATER AND SEWER TO CROSS EACH OTHER AND THE SEWER LINE IS LESS THAN 18 INCHES BELOW OR ABOVE THE WATER MAIN, THE SEWER LINE SHALL BE A P.V.C. PRESSURE PIPE CONFORMING TO AWWA C-900 SPECIFICATIONS OR ASTM D2241, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND SEWER LINE SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE.
8. 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.
9. THE DEVELOPER SHALL SUBMIT A COPY OF THE DESIGN APPROVAL LETTER FROM THE IDAHO DEPARTMENT OF HEALTH AND WELFARE PRIOR TO BEGINNING CONSTRUCTION.
10. 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.
11. ANY MODIFICATIONS DURING CONSTRUCTION MUST BE APPROVED IN WRITING BY THE CITY.
12. 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, USUALLY INSPECTING EACH MANHOLE, WITNESSING A FINAL SEWER AIR TEST AND WATER PRESSURE TEST CONDUCTED BY THE DEVELOPER.

SEWER AND WATER NOTES

- 13. 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 TESTS BY STATION, AND LOCATION (HORIZONTAL AND VERTICAL) OF SERVICE LINE ENDS.
14. THE CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK THAT DOES NOT CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
15. THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY.
16. MANHOLES OVER FOUR FEET DEEP SHALL BE FURNISHED WITH STEPS AND ECCENTRIC CONES.
17. 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" x 3/4" COPPER METER SETTER WITH LOCKABLE SHUTOFF VALVE; AND 18" DIA. x 20" 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 (1) FOOT. THE CENTERLINE OF THE METER SETTING SHALL BE LOCATED 18 INCHES BELOW FINISHED GRADE. METERS SHALL BE PLACED 18 INCHES INSIDE THE PROPERTY LINE AND 18 INCHES AWAY FROM THE SIDE LOT LINE. DUAL SERVICES OFF OF ONE SERVICE LINE ARE NOT PERMITTED.
18. ALL MAIN LINE WATER VALVES SHALL BE RESILIENT SEALED GATE VALVES CONFORMING TO AWWA C-509. ALL WATER VALVES SHALL BE FURNISHED WITH A STANDARD CAST IRON 5-1/4 INCH DIA. ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER.
19. 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 DIA. NATIONAL STANDARD PUMPER NOZZLES; AND TWO 2-1/2 INCH DIA. 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 BOX ATTACHED DIRECTLY TO THE MAIN LINE. HYDRANTS SHALL BE INSTALLED SUCH THAT THE BREAKABLE TRAFFIC FLANGE IS SET 2 INCHES MINIMUM - 6 INCHES MAXIMUM ABOVE THE BACK OF SIDEWALK, OR FINISHED GRADE, AS APPLICABLE. MAXIMUM SPACING OF FIRE HYDRANTS SHALL BE 450 FEET.

GENERAL NOTES

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. 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 UNDERGROUND 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, COMPLETE, 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 REPAIR TO EXISTING GRADES, ANY EXISTING PAVE STREETS THAT MAY BE DISTURBED BY CONSTRUCTION.
8. CONTRACTOR SHALL OBTAIN CONSTRUCTION PERMIT FROM ADA COUNTY HIGHWAY DISTRICT 24 HOURS BEFORE COMMENCING CONSTRUCTION. NO CONSTRUCTION SHALL BEGIN BEFORE PRECONSTRUCTION MEETING AS PER "CONSTRUCTION QUALITY ASSURANCE MANUAL", WHICH THE CONTRACTOR IS REQUIRED TO ATTEND.



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, CHORD BEARING. Includes 28 curve entries with their respective geometric data.

LINE TABLE with columns: LINE, COURSE, DISTANCE. Lists 13 line segments with their bearings and distances.

ENGBRITSON LAND SURVEYS, INC. 2251 S. SUMAC STREET BOISE, IDAHO 83706 PHONE (208) 859-6032 FAX (208) 383-0892

TITLE SHEET AND NOTES SUNBIRD VILLAGE SUBDIVISION No. 2 A RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 15 OF AVALON ORCHARDS TRACTS SUBDIVISION AND THAT PORTION OF VACATED E. JACKPOT ST., SITUATED WITHIN A PORTION OF THE SW 1/4 SE 1/4 SECTION 24, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO ENGINEER ROBERT F. WALKER, REG./P.L.S. 5710 N. RANDOLPH DRIVE BOISE, IDAHO 83720 (208) 841-1598

ASBUILT DRAWING

Professional Engineer and Land Surveyor Seal for Robert F. Walker, State of Idaho, No. 2375.

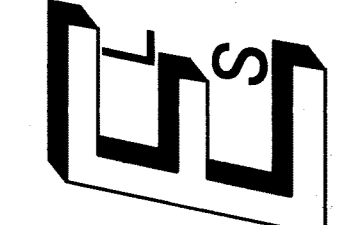
REVISIONS table with columns: ITEM, DESCRIPTION, DATE. Shows two revisions related to updated due dates.

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DETAILS SUNBIRD VILLAGE No. 2 SUBDIVISION

Plot Date: 9/21/01

ENGEBRITSON LAND SURVEYS, INC.
2951 S. SUMAC STREET
BOISE, IDAHO 83706
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**DETAILS
SUNBIRD VILLAGE SUBDIVISION No. 2**

A RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 15 OF AVALON ORCHARDS TRACTS SUBDIVISION AND THAT PORTION OF VACATED E. JACKPOT ST., SITUATED WITHIN A PORTION OF THE SW 1/4 SE 1/4 SECTION 24, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO

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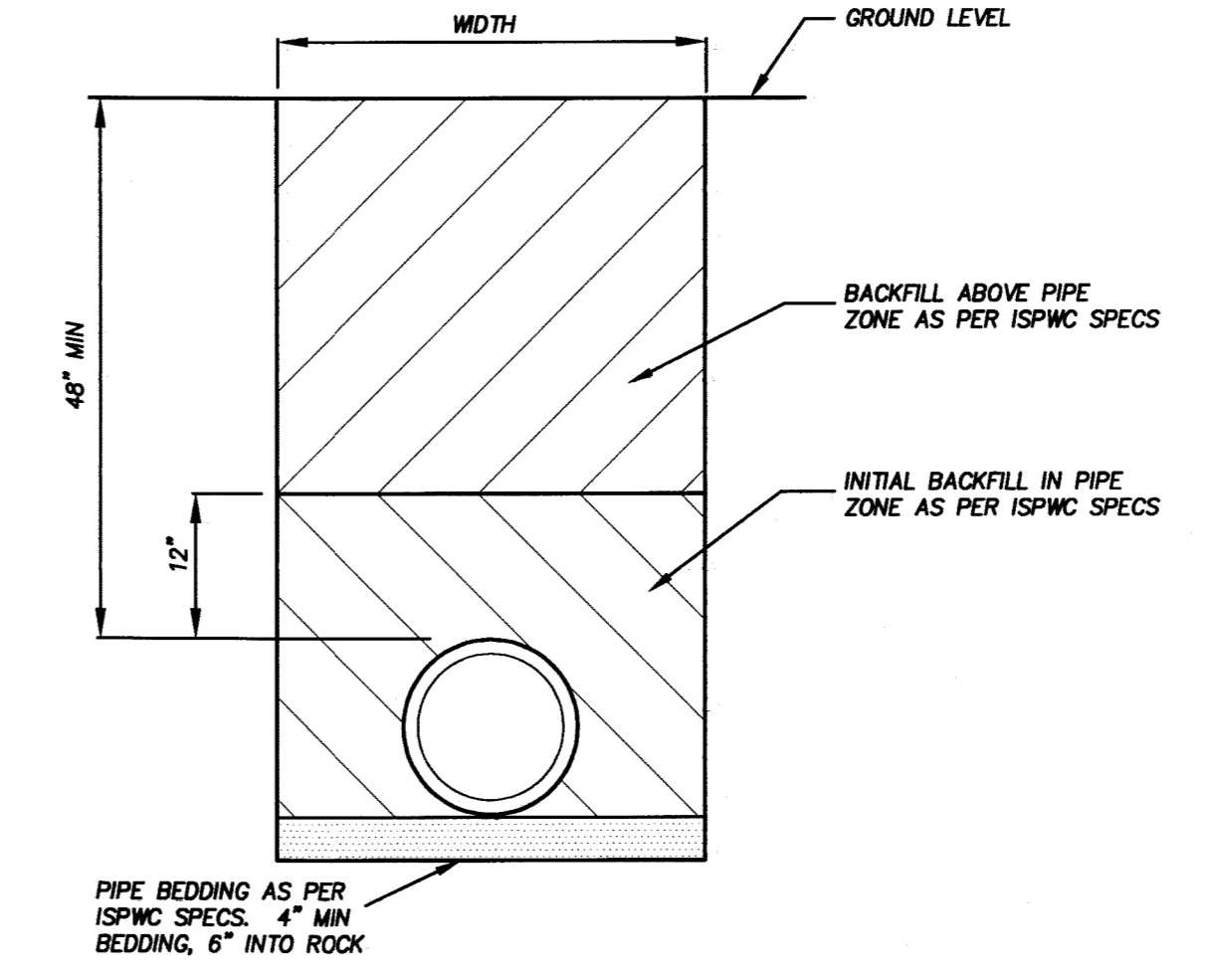
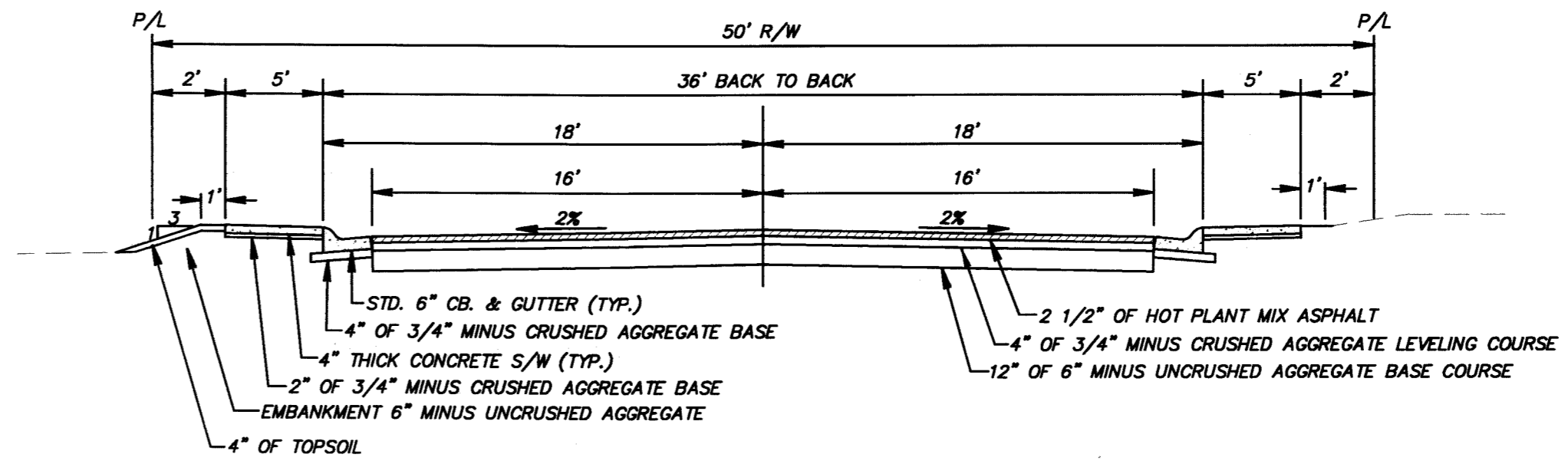
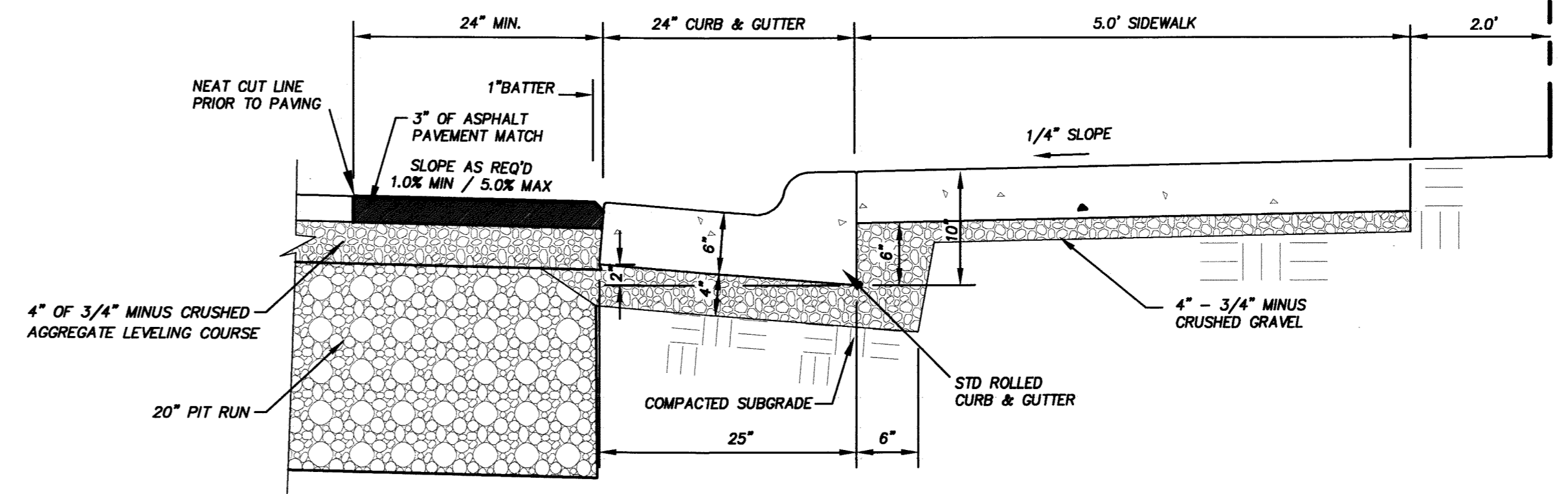
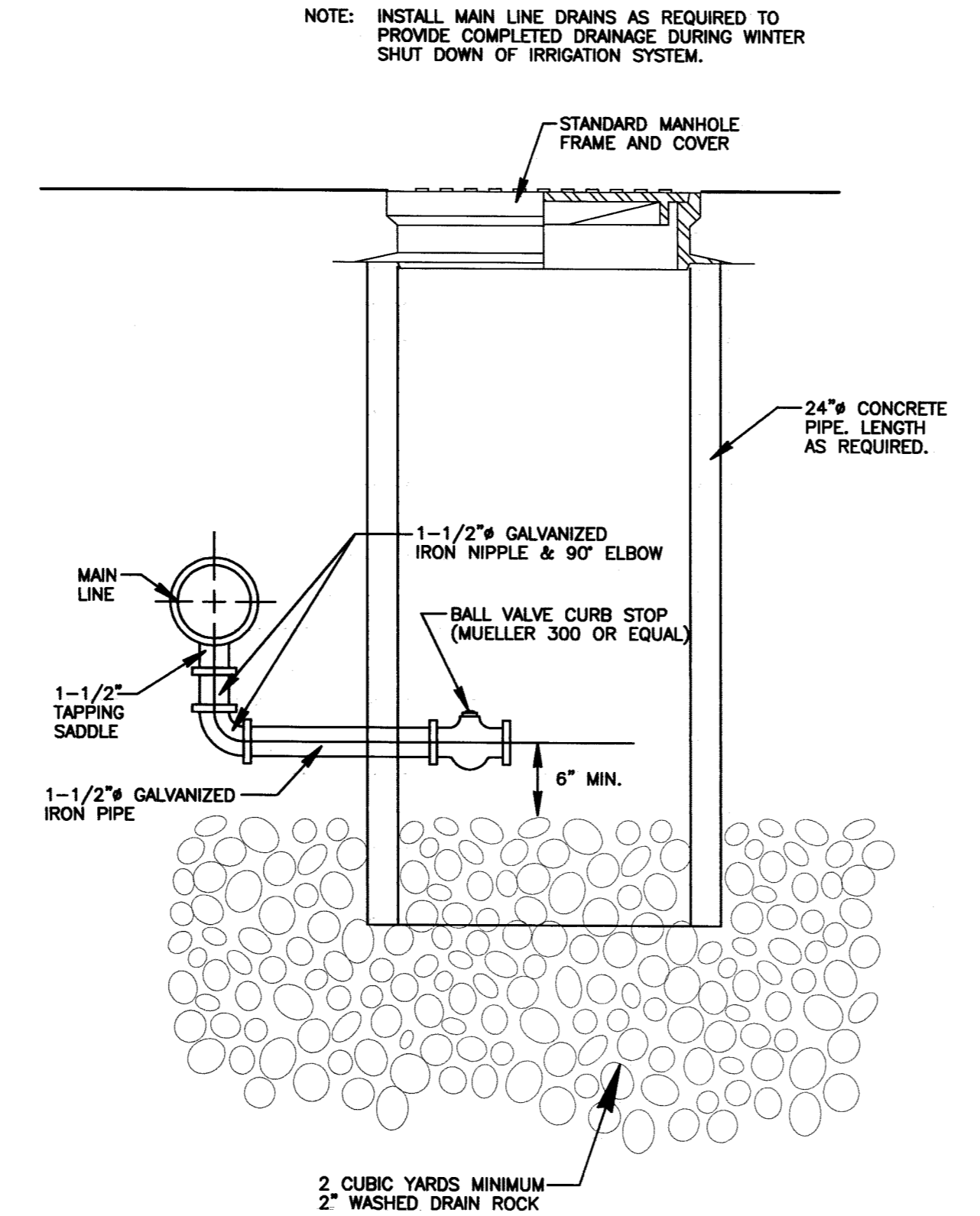
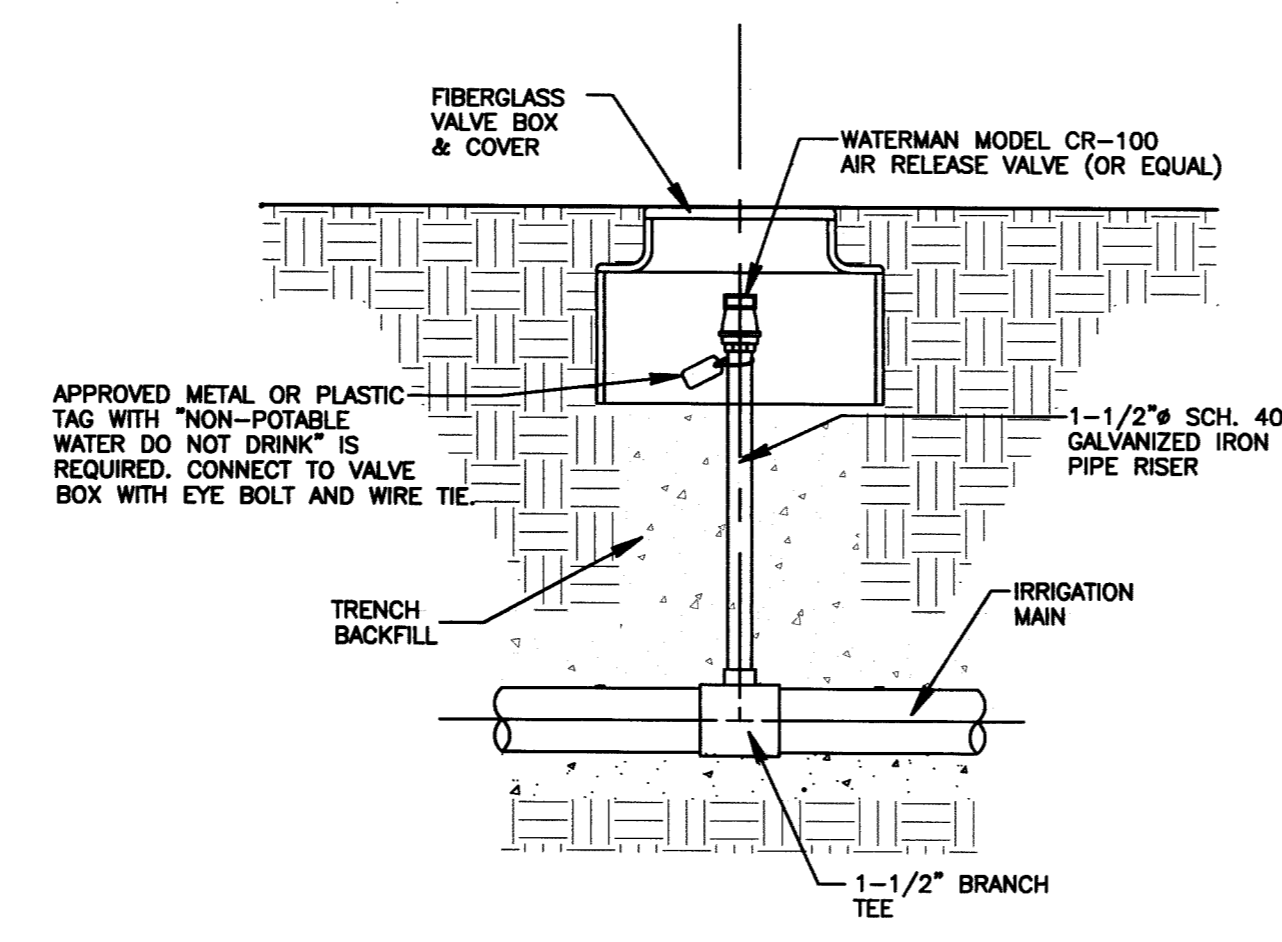
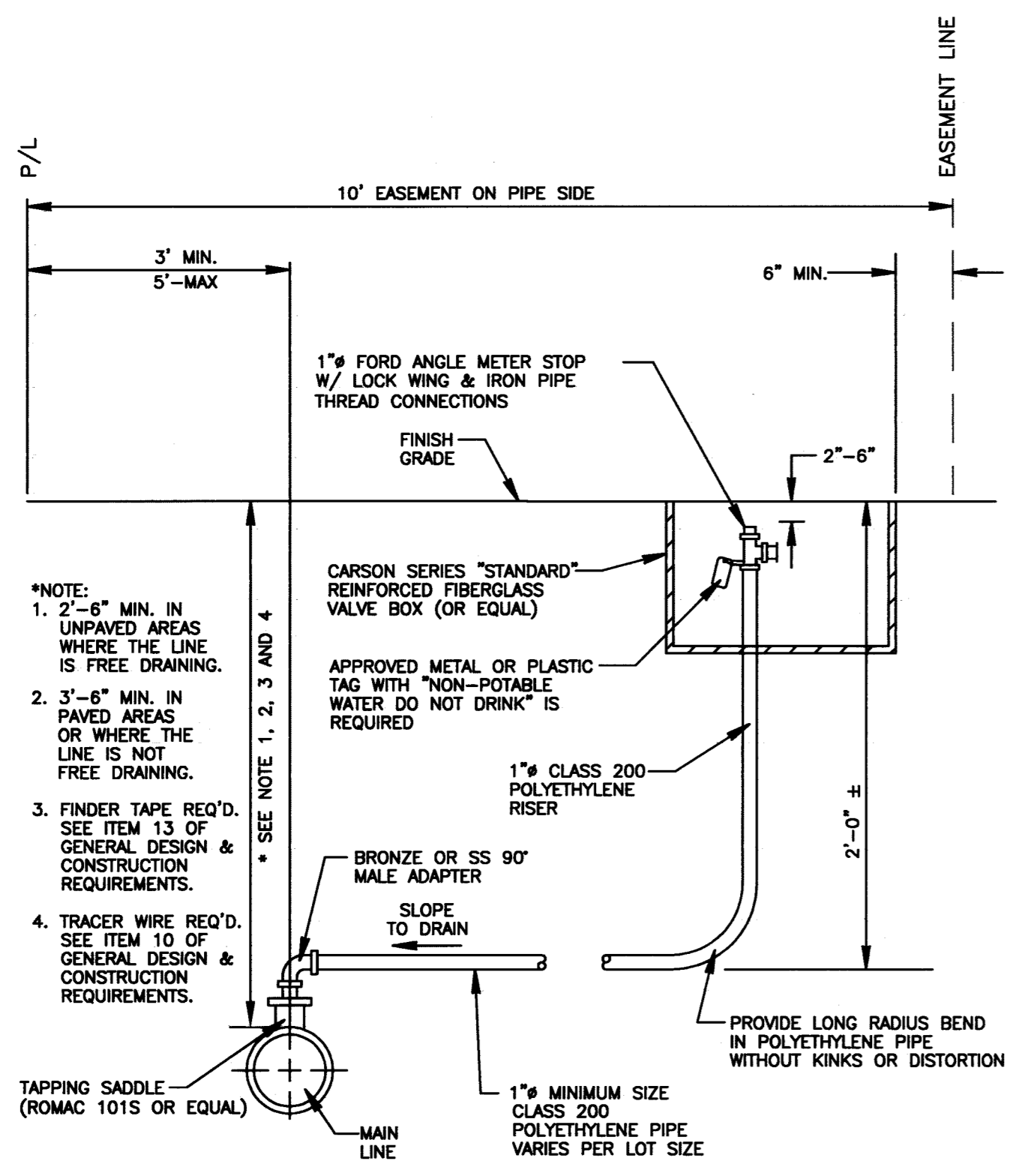
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ASBUILT DRAWING



REVISIONS		
ITEM DESCRIPTION DATE		
A	UPDATED DUE TO ACHD COMMENTS	9/13/01

DRAWING DIRECTORY
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ALL TRENCH EXCAVATION AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). THE CONTRACTOR SHALL BECOME FAMILIAR WITH THOSE REQUIREMENTS, AND SHALL BE RESPONSIBLE FOR FULL COMPLIANCE.