GARDEN CITY STANDARD CONSTRUCTION NOTES:

1. COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE EPA REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO PREPARE, FILE AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH EPA. EPA MUST OFFICIALLY ACCEPT THE NOI PRIOR TO BEGINNING ANY SITE DISTURBANCE ACTIVITIES. THE SWPPP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE RP IS REQUIRED TO PREPARE AND SUBMIT A NOTICE OF TERMINATION OF THE SWPPP WITH EPA.

-OR, FOR SITES UNDER ONE ACRE-

2. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GARDEN CITY'S APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE ESCP REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO COMPLY WITH THE CITY OF GARDEN CITY'S ORDINANCE FOR CONTROL FOR EROSION FROM THIS CONSTRUCTION SITE. THE ESCP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE ESCP IS TERMINATED.

3. ALL CONSTRUCTION, MATERIALS, APPURTENANCES AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS.

4. THE CONTRACTOR, ALL APPLICABLE SUB-CONTRACTORS, DEVELOPER/OWNER, UTILITY COMPANY REPRESENTATIVES, A GARDEN CITY DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND AN ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVE SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

5. THE CONTRACTOR 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 LOCATED WITHIN PUBLIC RIGHT-OF-WAY.

6. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE PROJECT ENGINEER, THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS. INSPECTION BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS WILL BE FOR DEPARTMENT PURPOSES ONLY TO SPOT CHECK WORK COMPLIANCE WITH THE CITY'S REQUIREMENTS. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.

7. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. ANY DEVIATIONS, OMISSIONS OR ERRORS SHALL BE PRESENTED TO THE PROJECT ENGINEER FOR RESOLUTION. ANY CHANGES TO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO IMPLEMENTATION OF THE CHANGE. SAID CHANGE MAY ALSO NEED TO BE SUBMITTED TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL.

8. THE CONTRACTOR SHALL CONTACT DIGLINE (811) AND OTHER APPROPRIATE UTILITY PROVIDERS FOR UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

9. ANY WATERS CREATED BY DEWATERING SHALL NOT BE PERMITTED TO DIRECTLY DISCHARGE TO ANY EXISTING SURFACE WATER FACILITY. PRIOR TO DISCHARGING TO WATERS OF THE STATE OF IDAHO, THE CONTRACTOR SHALL SECURE A SHORT-TERM ACTIVITY EXEMPTION FROM THE APPLICABLE REGIONAL OFFICE OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

10. HORIZONTAL AND VERTICAL SEPARATION OF POTABLE AND NON-POTABLE PIPELINES SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 405 AND ISPWC DRAWING NO. 407.

GARDEN CITY STANDARD CONSTRUCTION: SANITARY SEWER NOTES

11. ALL SEWER PIPE AND FITTINGS WITH COVER GREATER THAN 3 FEET, SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS 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-INCH THROUGH 36-INCH. THE MINIMUM COVER FOR ALL PVC SEWER LINES SHALL BE 3 FEET. SEWER PIPE AND FITTINGS WITH COVER LESS THAN 3 FEET SHALL BE DUCTILE IRON (DI) CONFORMING TO ANSI A-21.51 OR AWWA C-151, MINIMUM CLASS 50.

12. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE PER THE ISPWC WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPWC DRAWINGS SD-501, SD-505, SD-507, SD-508, SD-509. MANHOLES SHALL NOT HAVE STEPS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THAT NO MORE THAN 12-INCHES OF GRADE RINGS ARE NECESSARY TO ADJUST THE MANHOLE TO FINAL GRADE. GRADE RINGS, RING AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. MANHOLE CONES SHALL BE ECCENTRIC FOR ALL MANHOLES 4 FEET AND DEEPER. THE VERTICAL WALL OF THE CONE SHALL BE PLACED UPSTREAM AND ROTATED 45°. CONCENTRIC CONES SHALL BE USED FOR MANHOLES LESS THAN 4 FEET DEEP.

13. MANUFACTURED COMPRESSION BOOTS SHALL BE USED IN MANHOLES WHERE PIPELINES ENTER AND LEAVE THE MANHOLE.

14. SEWER SERVICE LINES SHALL BE ISPWC TYPE "A" OR "B" AND CONSTRUCTED AND MARKED PER ISPWC DRAWING SD-511A. SERVICES SHALL NOT BE DEEPER THAN 5 FEET AT THE PROPERTY LINE, UNLESS SPECIFICALLY APPROVED BY THE CITY. SERVICES SHALL EXTEND HORIZONTALLY 10 FEET BEYOND THE PROPERTY LINE. SERVICE LINES SHALL INCLUDE AN INSPECTION CLEANOUT PLACED DIRECTLY ADJACENT TO AND INSIDE PUBLIC STREET RIGHT-OF-WAY OR THE SEWER EASEMENT LINE. THE CLEANOUT SHALL CONFORM TO SD-506A & SD-506B (BOLT DOWN COVER OPTION) WITH THE RISER BEING THE SAME SIZE AS THE SERVICE LINE.

15. SERVICE LINE CONNECTIONS TO NEW MAINLINES SHALL USE A FULL SERVICE TEE. SERVICE LINE CONNECTIONS TO EXISTING MAINLINES THAT ARE CONCRETE OR A CONCRETE DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT ARE NOT CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERTA-TEE OR A PRIOR APPROVED EQUAL.

16. ALL SEWER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT 3/4-INCH MAXIMUM CRUSHED GRAVEL CHIPS. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.

17. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE TRENCH BOTTOM AT ALL TIMES DURING CONSTRUCTION. GROUNDWATER SHALL NOT BE PERMITTED TO ENTER THE PIPELINE SYSTEM DURING CONSTRUCTION. AS SOON AS POSSIBLE THE CONTRACTOR SHALL INSTALL A REMOVABLE WATERTIGHT PLUG IN THE NEW PIPELINE AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.

18. SEWERS SHALL BE CLEANED AND TESTED AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING. MATERIAL CLEANED FROM THE CONSTRUCTION SHALL NOT BE PERMITTED TO DISCHARGE TO THE DOWNSTREAM RECEIVING PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. MAINLINE PIPELINE TESTING SHALL INCLUDE AIR PRESSURE, DEFLECTION AND CLOSED CIRCUIT TELEVISION (CCTV) VISUAL INSPECTION. SERVICE LINE TESTING SHALL INCLUDE AIR PRESSURE AND CLOSED CIRCUIT TELEVISION (CCTV). THE CCTV REPORT SHALL BE IN THE FORM OF A VHS VIDEOTAPE OR DVD AND A WRITTEN LOG. MANHOLES SHALL BE VACUUM OR HYDROSTATICALLY TESTED FOR LEAKAGE. THE SEWER SYSTEM SHALL NOT ACCEPT ANY FLOWS UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.

19. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

GARDEN CITY STANDARD CONSTRUCTION: WATERLINE NOTES

20. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF AWWA C-900, CLASS 235, DR-18. ALL FITTINGS SHALL BE MECHANICAL JOINT OR FLANGED DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF 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 WILL NOT BE EXTENDED UP IN TO OR ALONG VALVE BOXES, BUT SHALL CONTINUE ALONG THE MAINLINE, UNINTERRUPTED. MINIMUM BURIAL DEPTHS FOR WATER MAINS SHALL BE 4 FEET FROM FINISH GRADE TO THE TOP OF THE PIPE.

21. INDIVIDUAL OR DUAL WATER SERVICE CONNECTIONS 1-INCH OR SMALLER SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE GARDEN CITY STANDARD DRAWING. SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED.

22. INDIVIDUAL WATER SERVICE CONNECTIONS LARGER THAN 1-INCH SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE ISPWC SD-402. SERVICE PIPELINES SHALL BE A MINIMUM 2-INCH, UNLESS OTHERWISE NOTED.

23. WATER VALVES SHALL BE RESILIENT-SEAT GATE VALVES CONFORMING TO AWWA C-509 OR AWWA C-515. ALL WATER VALVES SHALL BE INSTALLED WITH A STANDARD 5-1/4 INCH DIAMETER, TWO PIECE ADJUSTABLE CAST IRON VALVE BOX, TYLER/UNION SERIES 6855, OR EQUAL. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER.

24. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 AND ISPWC DRAWING SD-404. THE PUMPER NOZZLE OUTLET SHALL BE EQUIPPED WITH A "STORZ" ADAPTER.

25. ALL WATER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR WATER MAINS AND 3/8-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR SERVICE LINES. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.

26. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401.3.6 OF THE ISPWC FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO BE SURE THAT THE SERVICE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. ALL INSTALLED WATER LINES SHALL BE FLUSHED, DISINFECTED AND TESTED FOR BACTERIA IN ACCORDANCE WITH SECTION 401.3.9 OF THE ISPWC. THE WATER SYSTEM SHALL NOT BE OPENED TO THE CITY SYSTEM UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.

27. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

GARDEN CITY STANDARD CONSTRUCTION: DRAINAGE NOTES

28. ALL INSPECTIONS SHALL REQUIRE A 24-HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION TIME. CALL THE INSPECTION HOT LINE AT 208-472-2920.

29. PRIOR TO ANY EARTHWORK A 24-HOUR NOTICE TO BEGIN CONSTRUCTION IS REQUIRED. CALL INSPECTION HOT LINE AT 208-472-2920.

30. DRAINAGE INSPECTIONS SHALL BE CONDUCTED AT ANY GIVEN TIME OR UPON REQUEST, DURING CONSTRUCTION, VERIFYING COMPLIANCE WITH THE CITY REQUIREMENTS AND CONSTRUCTION ACTIVITIES ARE FOLLOWED AS PER THE APPROVED PLANS.

31. ALL DRAINAGE CONSTRUCTION OBSERVATIONS MUST BE PERFORMED BY THE APPLICANT'S DESIGN ENGINEER. A) SUBMIT TO THE GARDEN CITY ENVIRONMENTAL DIVISION THE FOLLOWING DOCUMENTATION PRIOR SIGNATURE OF THE CITY ON A FINAL SUBDIVISION PLAT OR PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST: I) THE DESIGN ENGINEER'S DRAINAGE CONSTRUCTION OBSERVATION REPORTS.
   ii) A SIGNED, WRITTEN STATEMENT FROM THE DESIGN ENGINEER THAT ALL DRAINAGE STRUCTURES AND APPURTENANCES WERE CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS.

32. THE DRAINAGE SYSTEM AND ANY FILTER FABRIC SHALL NOT BE COVERED PRIOR TO INSPECTION. CALL THE INSPECTION HOT LINE AT 208-472-2920.

33. THE SIZE AND LOCATION OF THE DRAINAGE SYSTEM SHALL CORRESPOND WITH THE APPROVED DRAINAGE SYSTEM PLAN AND SHALL BE INSPECTED.

34. FINAL INSPECTION OF THE STORM DRAINAGE SYSTEM SHALL BE CONDUCTED FOLLOWING THE PAVING AND FINAL LANDSCAPING.

35. ALL DRAINAGE CONVEYANCE ACCESS POINTS SHALL BE STENCILED OR MARKED WITH IDENTIFYING STATEMENT FOR THE PUBLIC "DO NOT DUMP – SYSTEM DRAINS TO GROUNDWATER" OR "RIVER", WHICHEVER IS RELEVANT TO THE SYSTEM DISPOSAL DESIGN.

36. TRAFFIC RATED MANHOLE LIDS SHALL BE USED.

37. ALL PARKING LOT GRADES SHALL BE AT LEAST 1% FOR ASPHALTIC-CONCRETE AND 0.4% FOR CONCRETE.

GARDEN CITY STANDARD CONSTRUCTION NOTES: ROADWAY CONSTRUCTION NOTES

38. MANHOLE GRADE RINGS, CAST IRON RINGS AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE SEWER GRADE RINGS, CAST IRON RINGS, COVERS AND CONCRETE COLLARS TO FINISH GRADE. WATER VALVE BOXES AND COVERS SHALL BE PROVIDED BY THE WATER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE WATER VALVE BOXES COVERS AND CONCRETE COLLARS TO FINISH GRADE.

GENERAL

1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), THE REQUIREMENTS OF THE ADA COUNTY HIGHWAY DISTRICT (ACHD) AND/OR THE REQUIREMENTS OF THE IDAHO TRANSPORTATION DEPARTMENT (ITD). THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
2. ALL CONTRACTORS, SUBCONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF WORK.
3. CONTRACTORS SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE OR INSPECTION OF THE WORK IS REQUIRED. NO WORK MAY BEGIN ON ANY PROJECT WITHOUT TWENTY FOUR (24) HOUR PRIOR NOTICE.
4. ALL MATERIAL FURNISHED ON, OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES. AT THE REQUEST OF THE APPROVING AGENCY OR THE DESIGN ENGINEER, CONTRACTORS SHALL FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE SPECIFICATION REQUIREMENTS SET FORTH IN GENERAL CONSTRUCTION NOTE NO. 1.
5. WORK SUBJECT TO APPROVAL BY ANY GOVERNMENTAL 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.
6. ANY DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS MUST HAVE THE APPLICABLE AGENCY APPROVAL IN WRITING PRIOR TO CONSTRUCTION.
7. PRIOR TO BEGINNING INSTALLATION OF STREET LIGHTS, THE ELECTRICAL CONTRACTOR SHALL OBTAIN AN ELECTRICAL PERMIT FROM THE BUILDING DIVISION OF GARDEN CITY. ANY DEVIATION IN STREET LIGHT LOCATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN WRITING FROM GARDEN CITY.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
9. 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.
10. 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. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ACHD AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
12. LOCATE SUBSURFACE STORM WATER DISPOSAL FACILITIES (INCLUDING INFILTRATION BEDS AND DRYWELLS) AT LEAST 25 FEET FROM WATER MAINS. THIS REQUIREMENT DOES NOT APPLY TO CATCH BASINS OR SAND AND GREASE VAULTS.
13. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A COPY OF THE APPROVED CONSTRUCTION PLANS ON WHICH IS RECORDED THE ACTUAL LOCATIONS OF THE CONSTRUCTED PIPE LINE AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS TO THE DESIGN ENGINEER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS.
14. TAKE ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS FROM THE PLAT OF **RIVERPLACE TOWNHOMES SUBDIVISION** ONLY.

ROADWAY

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE ISPWC AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.

2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.

3. INSPECTION OF WORK WITHIN THE RIGHT-OF-WAYS SHALL BE BY THE ADA COUNTY HIGHWAY DISTRICT AND THE OWNER'S ENGINEER.

4. ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS.

5. 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.

6. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.

7. 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.

8. ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY ADA COUNTY HIGHWAY DISTRICT.

9. ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.

10. ALL WATER METERS ARE TO BE LOCATED OUTSIDE THE ROAD RIGHT-OF-WAY. ALL FIRE HYDRANTS ARE TO BE LOCATED WITHIN THE ROAD RIGHT-OF-WAY. THERE MUST BE AT LEAST A ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.

11. OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY THE FIELD INSPECTOR.

12. ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH SECTION 306 OF THE LATEST EDITION OF I.S.P.W.C AND THE ADA COUNTY HIGHWAY DISTRICT SUPPLEMENTAL STANDARD SPECIFICATIONS.

13. ROADWAY CONSTRUCTION WILL MEET SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS: (LATEST EDITION)

14. CONTACT ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF WORK FOR INSPECTIONS. CONTACT ACHD INSPECTION SERVICES AT 208-387-6284.

15. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION SERVICES FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.

PAVEMENT WIDENING OR PAVEMENT REPAIR FROM UTILITY WORK

1. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS; OF ACHD POLICY MANUAL.
2. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
3. IF THE CUMULATIVE DAMAGED PAVEMENT EXCEEDS 50% OF THE TOTAL ROAD SURFACE THE CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
4. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
5. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
6. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.

ACHD STANDARD REQUIREMENTS

1. THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED INSUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT, DESCRIPTION, WERE APPROVED FOR THE PROJECT: **NONE.**

PRESSURE IRRIGATION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.).
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 550.06.h.v. CONSTRUCTION SHALL BE IN CONFORMANCE WITH ISPWC SD-407, NON-POTABLE WATER LINE SEPARATION.
3. ALL PIPE SHALL BE MINIMUM CLASS 120 PSI OR APPROVED EQUAL AND SERVICES SHALL BE MINIMUM 1-1/4" DR 9.0 POLYETHYLENE OR EQUIVALENT PIPE. PIPE SHALL BE PLACED MINIMUM OF 30 INCHES DEEP AND SLOPED TO DRAIN TO LOCATIONS SHOWN ON THE PLANS. TRENCHES SHALL BE WATER SETTLED OR COMPACTED.
4. DIRECT TAPPING OF MAIN IS NOT ALLOWED; TEES OR SADDLES REQUIRED.
5. THRUST BLOCKS OF JOINT RESTRAINTS SHALL BE INSTALLED WHERE UNEQUAL FORCES EXIST. THRUST BLOCKS SHALL BE INSTALLED PER SECTION SD-403 OF THE I.S.P.W.C..
6. IDENTIFICATION TAPE: ALL IRRIGATION MAINLINES SHALL BE MARKED WITH WARNING TAPE AS PER THE I.S.P.W.C. THE TAPE SHALL BE BURIED 6 INCHES BELOW THE SURFACE TO 18 INCHES ABOVE THE TO OF THE PIPE.
7. ALL IRRIGATION RISERS AND FAUCETS SHALL BE IDENTIFIED WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER" OR "NON-POTABLE WATER" OR EQUIVALENT.
8. NO IRRIGATION SYSTEM SHALL BE CROSS CONNECTED IN A MANNER TO ANY PUBLIC WATER SYSTEM UNLESS THE PROVISIONS FOR CROSS CONNECTION PROTECTION AS REFERENCED IN ECC9-4-1-9c.1a ARE INCORPORATED IN THE DESIGN.
9. ALL PRESSURE IRRIGATION SHALL BE INSPECTED BY THE ENGINEER OF RECORD.

- VICINITY MAP -
N.T.S.

- SHEET INDEX -

SURVEYOR
IDAHO SURVEY GROUP
GREG CARTER P.L.S.
1450 E. WATERTOWER
MERIDIAN, ID 83642
208-846-8570

ENGINEER
CK-ENGINEERING
CHAD KINKELA
1300 E. STATE ST
SUITE 102
EAGLE, ID 83616
208-639-1992

OWNER
NORTHERN LAND HOLDINGS, LLC
JIM MERKLE
2150 N. CANTER PLACE
EAGLE, ID 83616
208-996-4084

LANDSCAPE ARCHITECT
SOUTH BECK & BAIRD
JAY GIBBONS
2002 S. VISTA AVE
BOISE, ID 83705
208-342-2999

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY ____________________ DATE __________
ADA COUNTY HIGHWAY DISTRICT

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, IDAHO

STANDARD NOTES
VICINITY MAP
SHEET INDEX

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 100-ADAMS-COVER.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

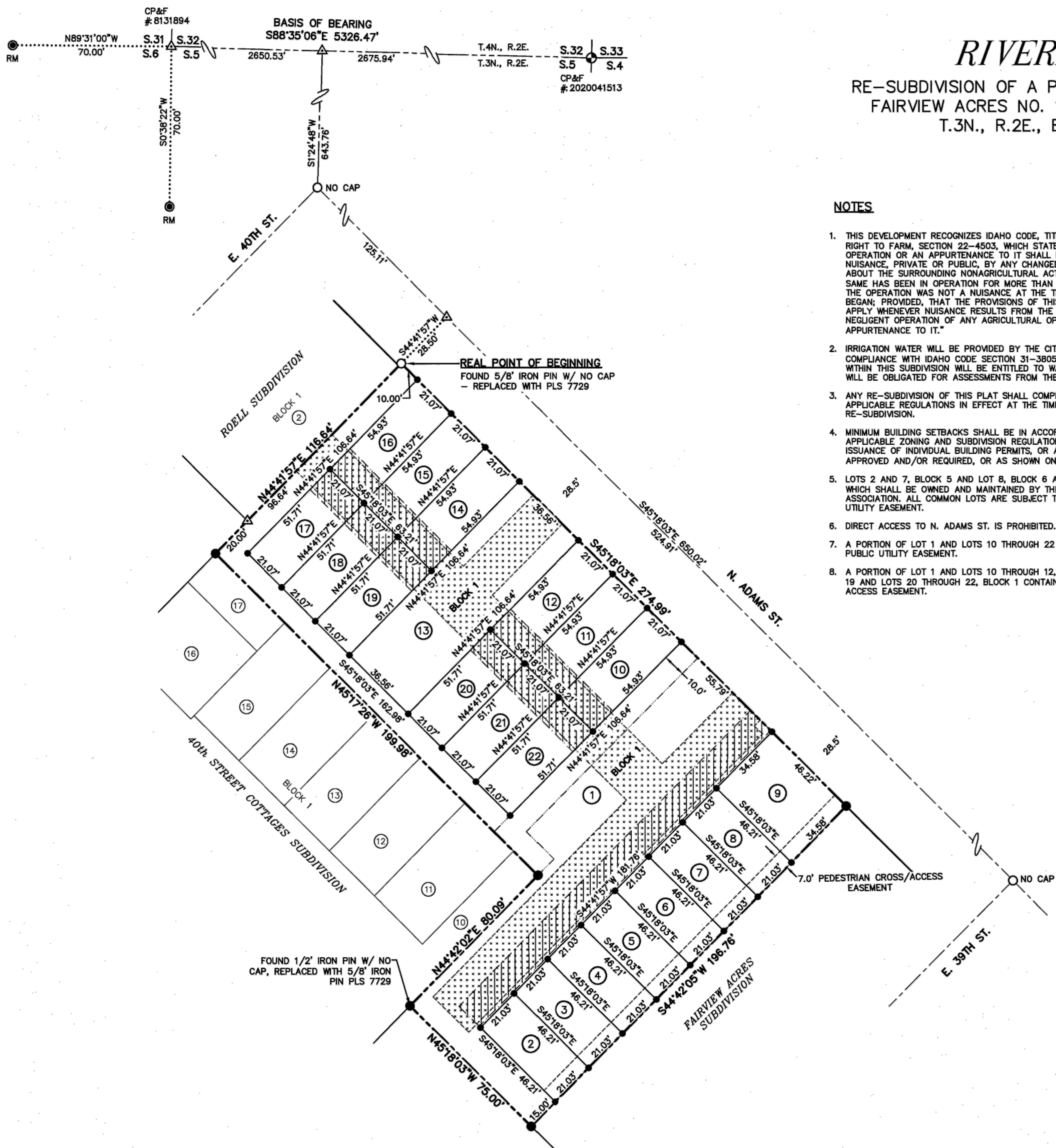
PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C1.0

PLAT SHOWING

RIVERPLACE SUBDIVISION

RE–SUBDIVISION OF A PORTION OF LOTS 16, 17, 18 AND 19, BLOCK 7 OF FAIRVIEW ACRES NO. 1, LOCATED IN THE GOV'T LOT 2 OF SECTION 5, T.3N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO 2021



NOTES

1. 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."
2. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF BOISE IN COMPLIANCE WITH IDAHO CODE SECTION 31–3805 (1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF BOISE.
3. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE–SUBDIVISION.
4. 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.
5. LOTS 2 AND 7, BLOCK 5 AND LOT 8, BLOCK 6 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
6. DIRECT ACCESS TO N. ADAMS ST. IS PROHIBITED.
7. A PORTION OF LOT 1 AND LOTS 10 THROUGH 22 BLOCK 1 CONTAINS A PUBLIC UTILITY EASEMENT.
8. A PORTION OF LOT 1 AND LOTS 10 THROUGH 12, LOTS 14 THROUGH 19 AND LOTS 20 THROUGH 22, BLOCK 1 CONTAINS A DRIVEWAY/CROSS ACCESS EASEMENT.

LEGEND

- FOUND 5/8" IRON PIN NO CAP PLACED PLASTIC CAP PLS 7729
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- CALCULATED POINT
- 1 LOT NO.
- RM REFERENCE MONUMENT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT–OF–WAY LINE
- CENTERLINE
- TIE LINE
- PEDESTRIAN CROSS/ACCESS EASEMENT
- UTILITIES EASEMENT
- DRIVEWAY CROSS/ACCESS EASEMENT
- COMMUNITY ACCESS PATHWAY EASEMENT

N

SCALE: 1" = 30'

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RE–SUBDIVIDE A PORTION OF LOTS 16, 17, 18, AND 19, BLOCK 7 OF FAIRVIEW ACRES NO.1. THE PROPERTY IS ADJACENT TO ROELL SUBDIVISION AND 40th STREET COTTAGES SUBDIVISION. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 8428. MONUMENTATION FOUND PER THE PLAT AND RECORD OF SURVEYS OF THE PROPERTY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE SURVEYS AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK PAGE

JOB NO. 20–393
SHEET 1 OF 3

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

P:\3945 Adams St Topo 20–393\dwg\Plat\RIVERPLACE TOWNHOMES_20–393_PLAT.dwg 7/7/2021 10:31:23 AM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

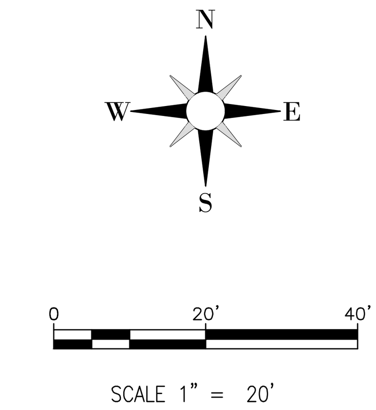
RIVERPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208–639–1992

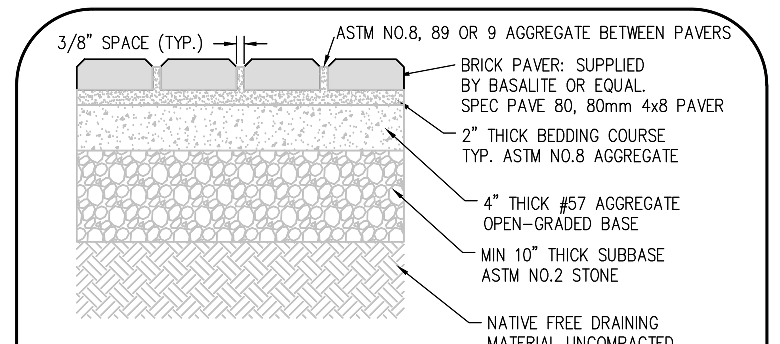
DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 200–ADAMS–PLAT.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

SHEET
C2.0



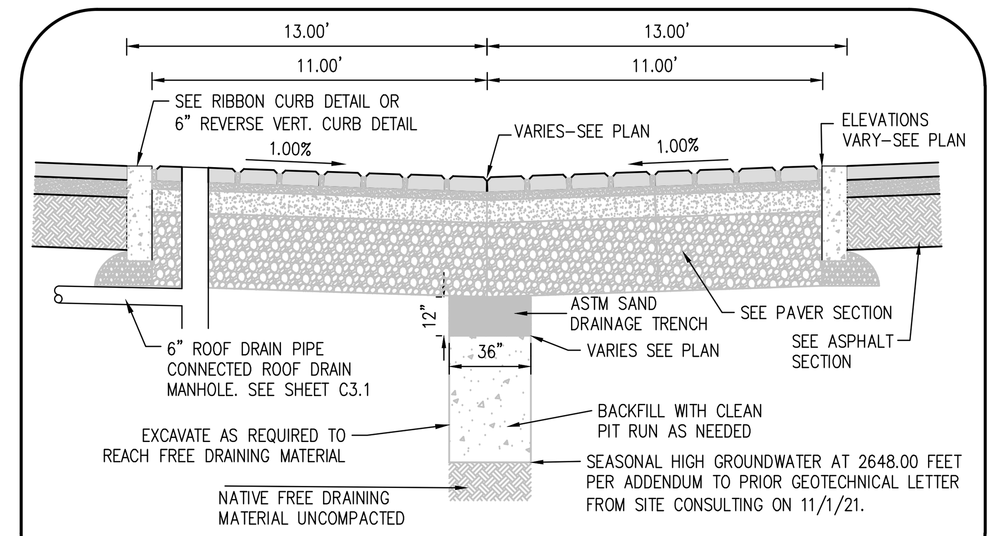
KEYNOTES

1. DRAINAGE TRENCH UNDER PAVERS. SEE PAVER AND DRAINAGE TRENCH DETAIL ON THIS SHEET.
2. INSTALL GROUNDWATER OBSERVATION WELL PER I.S.P.W.C. STANDARD DRAWING SD-727.
3. SLOPE CONCRETE RIBBON CURB FROM GARAGE TO PAVERS @ 5%. SEE RIBBON CURB DETAIL ON SHEET C3.2.
4. INSTALL 18" RIBBON CURB. SEE RIBBON CURB DETAIL ON SHEET C3.2.
5. INSTALL 4 6"x1' STEPS, AND 1 4"x1' STEPS AT A SLOPE OF 1% AWAY FROM BUILDING.
6. INSTALL 4 6"x1' STEPS AT A SLOPE OF 1% AWAY FROM BUILDING.
7. INSTALL 3 6"x1' STEPS, AND 2 4"x1' STEPS AT A SLOPE OF 1% AWAY FROM BUILDING.
8. INSTALL 5 6"x1' STEPS, AT A SLOPE OF 1% AWAY FROM BUILDING.



PAVER SECTION

-NTS-



PAVERS AND DRAINAGE TRENCH

-NTS-

PAVER NOTES

1. BRICK PAVING CONTRACTOR TO PROVIDE P.I.C.P. CERTIFICATION TO THE ENGINEER OF RECORD PRIOR TO THE PRE-CONSTRUCTIONS MEETING. ENGINEER OF RECORD WILL FORWARD THE P.I.C.P. CERTIFICATION TO GARDEN CITY BEFORE ANY CONSTRUCTION OF THE PAVERS BEGINS.
2. BRICK PAVERS WILL BE INSTALLED BEFORE ANY VERTICAL CONSTRUCTION. PROJECT MANAGER WILL BRIEFED ALL SUB-CONCTRACOTRS TO KEEP BRICK PAVERS CLEAR OF ANY CONSTRUCTION DEBRIS, SAW DUST AND LANDSCAPE MATERIALS.
3. AFTER ALL VERTICAL CONSTRUCTION OF THIS SITE IS COMPLETE, THE BRICK PAVERS WILL BE VACUUMED AND NEW NO. 8 AGGREGATE WILL BE INSTALLED BETWEEN THE BRICK PAVERS.
4. AFTER FINAL CLEANING OF THE BRICK PAVERS THE CERTIFIED P.I.C.P. CONTRACTOR SHALL INSPECT BRICK PAVERS AND PROVIDE WRITTEN APPROVAL THAT THE SYSTEM WAS INSTALLED AND WILL FUNCTION OF SUBSTANTIAL COMPLIANCE WITH THE APPROVED FOR CONSTRUCTION PLANS.

Plans Are Accepted For Public Street Construction

By stamping and signing the improvement plans, the Registered Engineer ensures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District does not relieve the Registered Engineer of these responsibilities.

BY ______________________ DATE ______________

ADA COUNTY HIGHWAY DISTRICT

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

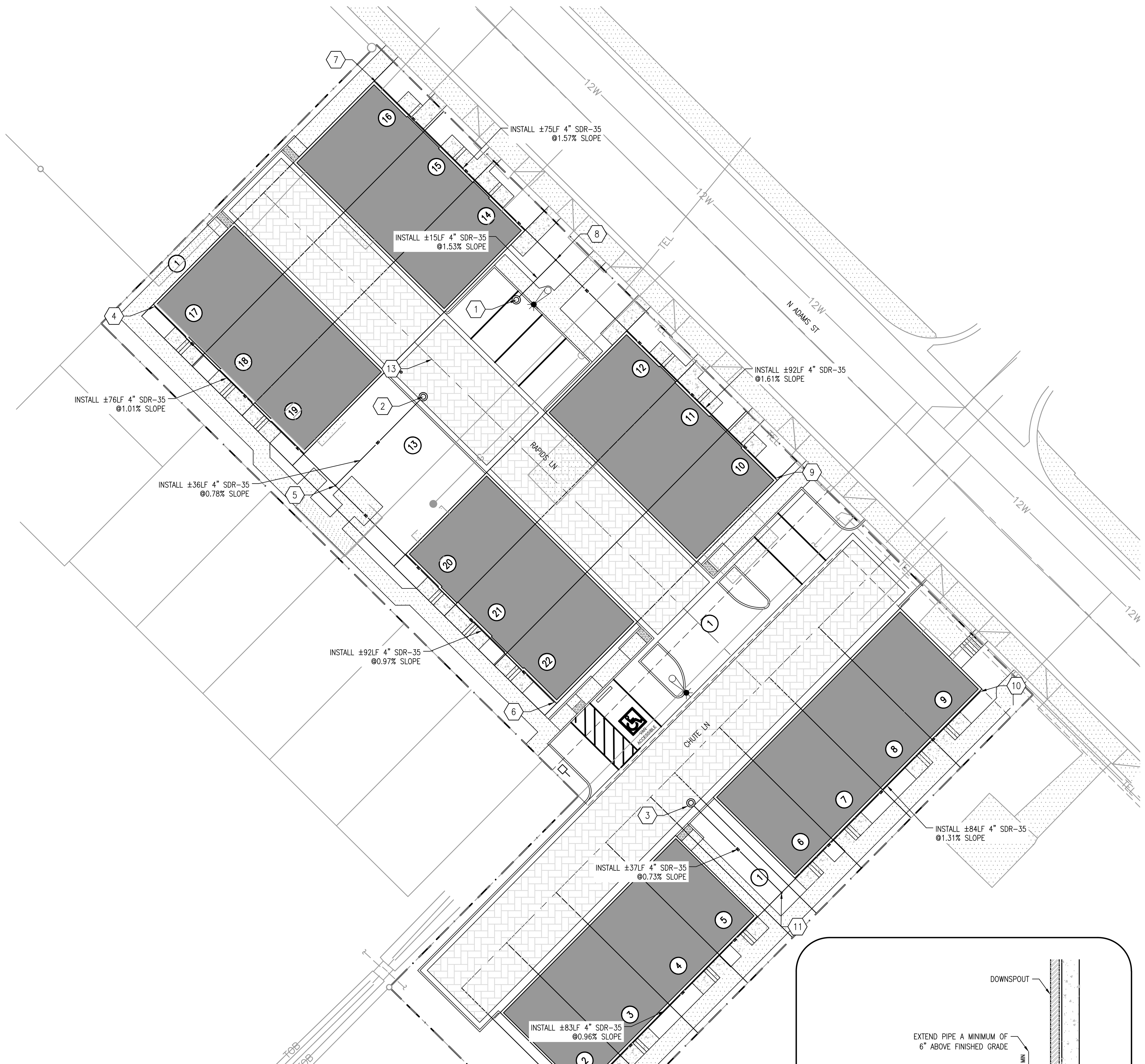
GRADING PLAN

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 300-ADAMS-ST_GRAD.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C3.0



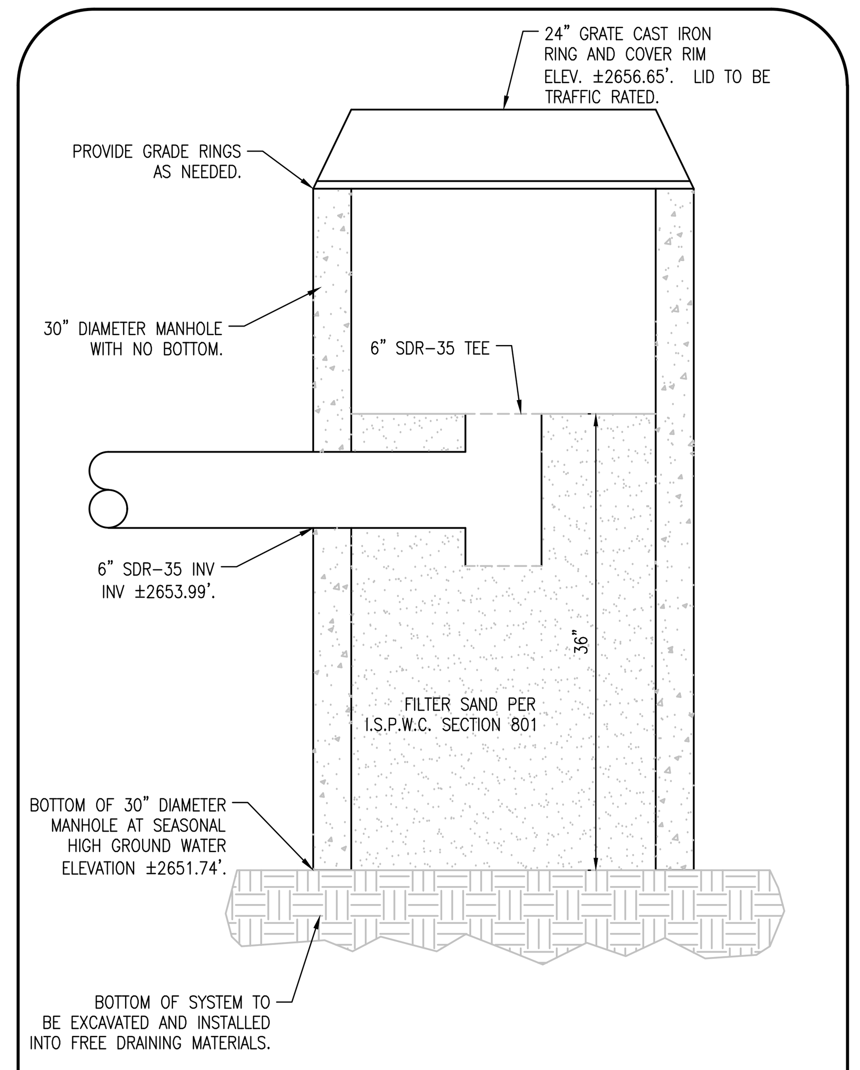
N
W E
S

0 20' 40'

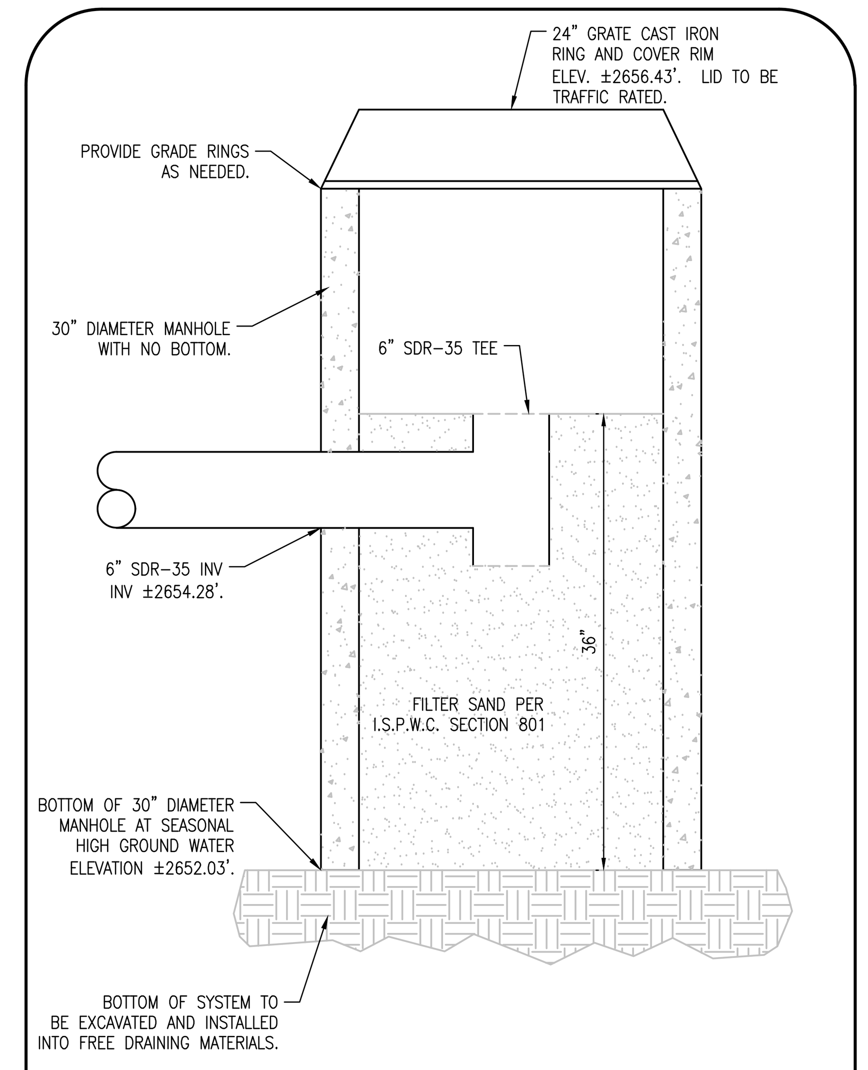
SCALE 1" = 20'

KEYNOTES

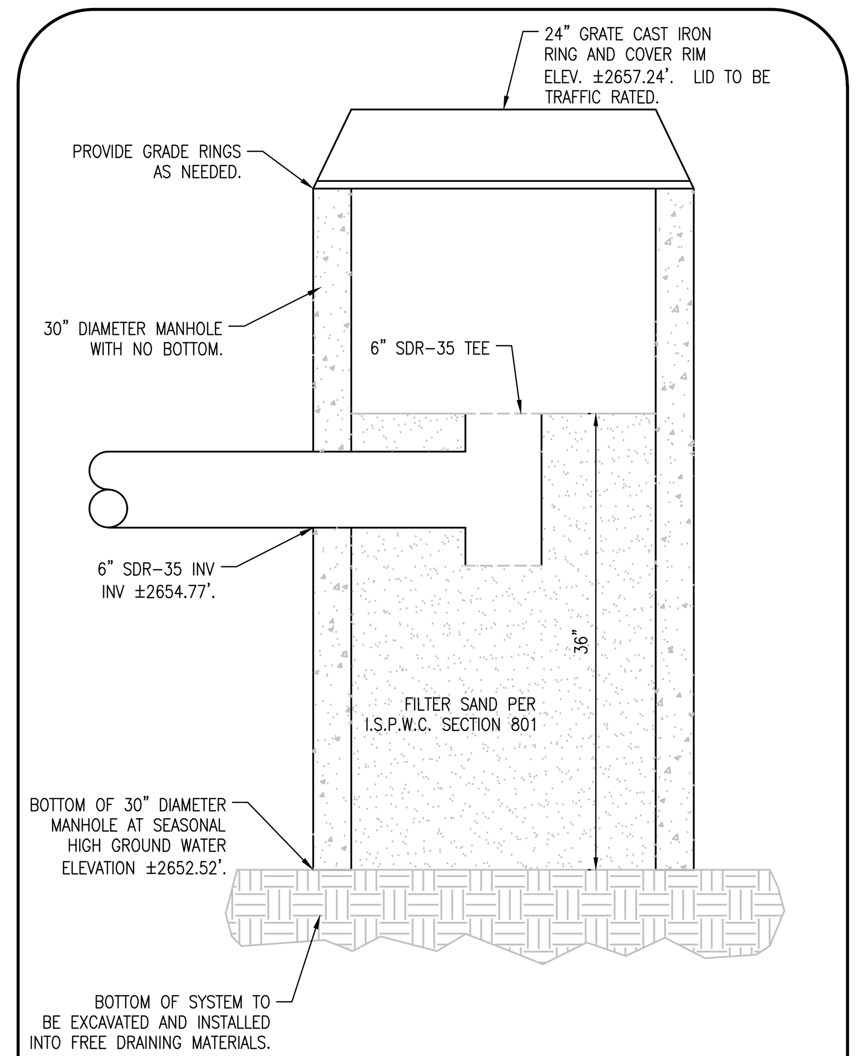
1. INSTALL ROOF DRAIN DISCHARGE MANHOLE #1. SEE DETAIL THIS SHEET.
2. INSTALL ROOF DRAIN DISCHARGE MANHOLE #2. SEE DETAIL THIS SHEET.
3. INSTALL ROOF DRAIN DISCHARGE MANHOLE #3. SEE DETAIL THIS SHEET.
4. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2655.33'.
5. INSTALL CLEAN OUT TO GRADE. INV 4" SDR-35 ±2654.56'.
6. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2655.45'.
7. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2655.40'.
8. INSTALL CLEAN OUT TO GRADE. INV 4" SDR-35 ±2654.22'.
9. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2655.70'.
10. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2656.14'.
11. INSTALL CLEAN OUT TO GRADE. INV 4" SDR-35 ±2655.04'.
12. CAP AND MARK 4" SDR-35 TO SURFACE. INV ±2655.84'.
13. INSTALL GROUNDWATER OBSERVATION MONITORING WELL PER I.S.P.W.C. SD-627.



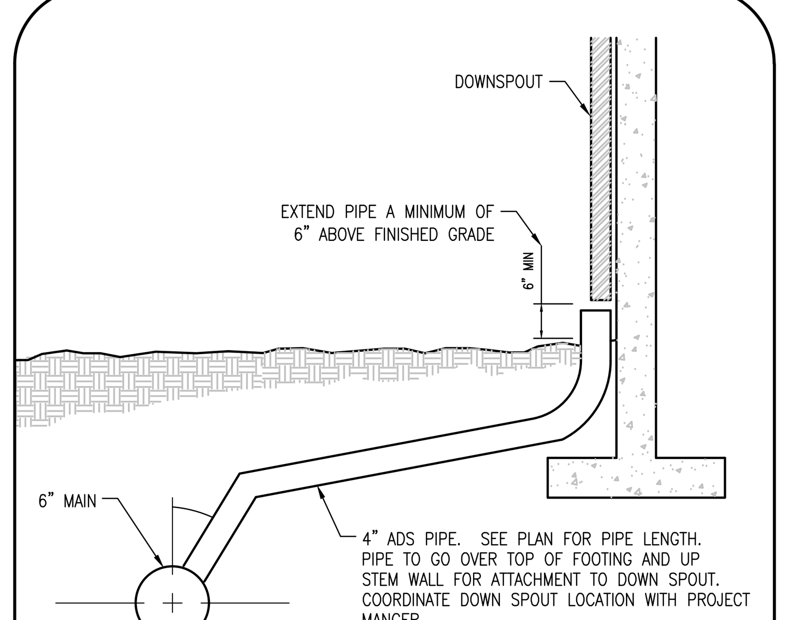
ROOF DRAIN DISCHARGE MANHOLE #1
-NTS-



ROOF DRAIN DISCHARGE MANHOLE #2
-NTS-



ROOF DRAIN DISCHARGE MANHOLE #3
-NTS-



ROOF DRAIN DETAIL
-NTS-

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

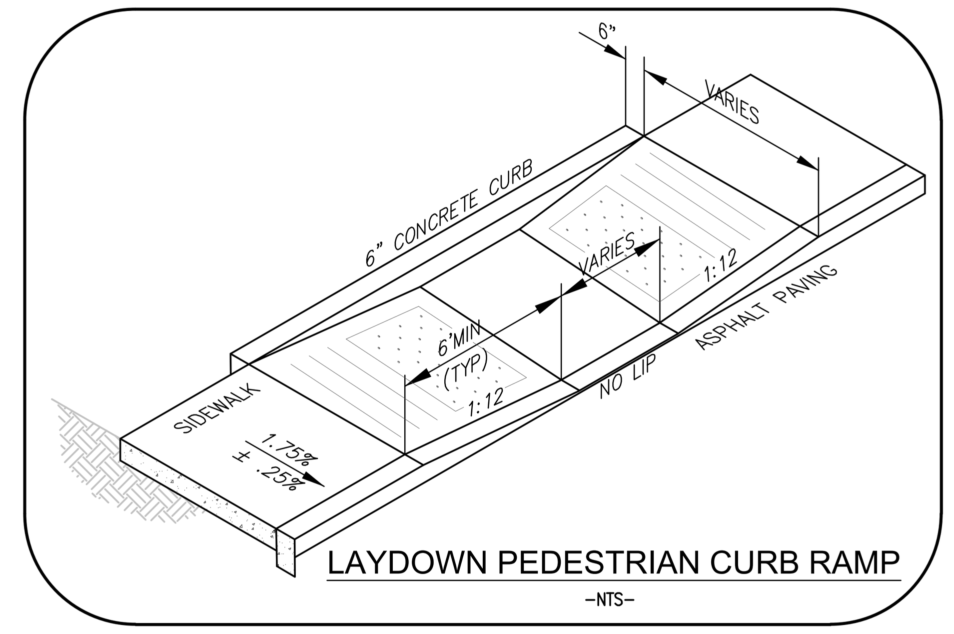
ROOF DRAIN PLAN

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 300-ADAMS-ST_GRAD.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

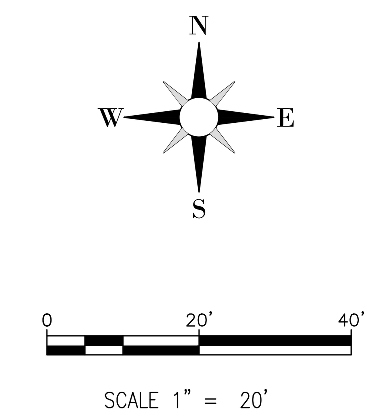
PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C3.1



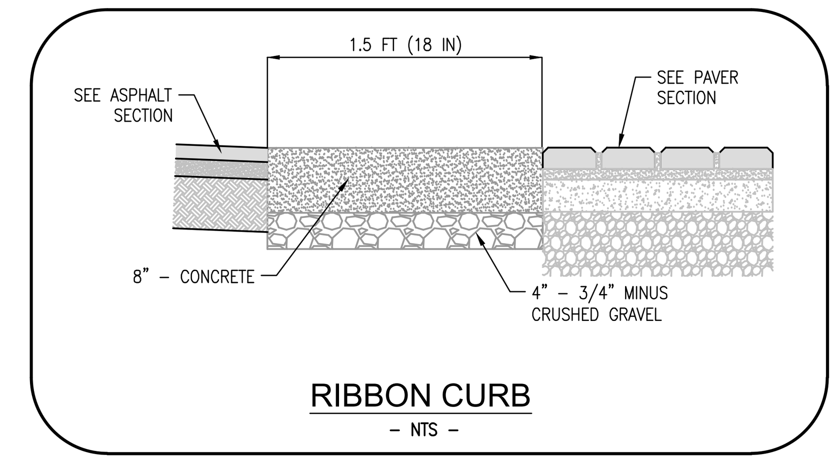
LAYDOWN PEDESTRIAN CURB RAMP

-NTS-



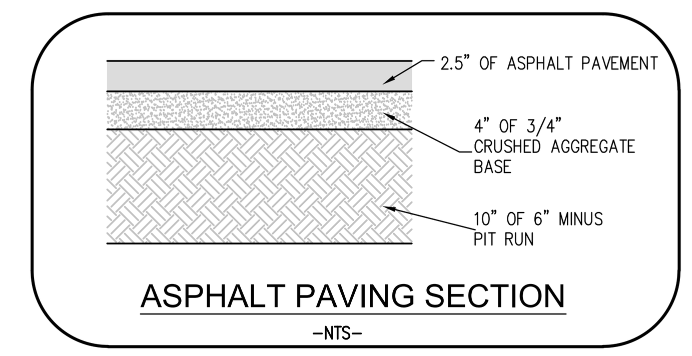
KEYNOTES

1. INSTALL LAYDOWN PEDESTRIAN CURB RAMP. SEE DETAIL THIS SHEET.
2. INSTALL 6" VERTICAL CURB PER ACHD STANDARD DRAWING SD-701 AT EXISTING ADAMS ST. DRIVEWAY ENTERANCES.
3. REMOVE EXISTING SIDEWALK AND INSTALL 5' SIDEWALK PER ISPWC STANDARD DRAWING SD-709 ALONG THE FRONTAGE WHERE VERTICAL CURB WAS INSTALLED.
4. INSTALL 6" REVERSE PAN VERTICAL CURB PER ISPWC STANDARD DRAWING SD-701R.
5. BRICK PAVERS. SEE SECTION ON SHEET C3.0.
6. INSTALL ASPHALT PAVEMENT. SEE SECTION THIS SHEET.
7. INSTALL 6" VERTICAL CURB PER ACHD STANDARD DRAWING SD-701A.
8. SITE LIGHTING. COORDINATE WITH PROJECT MANAGER.
9. INSTALL 5' SIDEWALK PER ISPWC STANDARD DRAWING SD-709.
10. INSTALL CURB TERMINUS PER ISPWC STANDARD DRAWING SD-707.



RIBBON CURB

- NTS -



ASPHALT PAVING SECTION

-NTS-

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

HORIZONTAL CONTROL AND SITE DETAILS

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 300-ADAMS-ST_GRAD.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C3.2

NOTES

1.) CONTRACTOR IS RESPONSIBLE FOR MEETING THE GARDEN CITY SPECIFICATION FOR CORRECT LOCATION/PLACEMENT OF FIRE HYDRANTS AND WATER METERS. LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR EXACT LOCATIONS OF METERS OR FIRE HYDRANTS.

2.) ALL 8" WATER PIPE SHALL BE DUCTILE IRON PIPE.

NOTE

NOTE FOR WATER INSPECTION:
AT ALL VALVES, TEES, ELBOWS, REDUCERS, PLUGS AND ALL OTHER LOCATIONS THAT UNBALANCED FORCES EXIST REQUIRE THRUST BLOCKS PER ISPWC STANDARD DRAWING SD-403

N
W E
S

0 20' 40'

SCALE 1" = 20'

WATER METER LEGEND

1" DOUBLE METER SERVICE.
(PER GARDEN CITY STANDARD DRAWING GC-W-100)

1" SINGLE METER SERVICE.
(PER GARDEN CITY STANDARD DRAWING GC-W-100)

NOTE:
1. GARDEN CITY REQUIRES THAT ALL WATER METERS AND WATERWORKS BRASS BE ANSI/NSF 61 CERTIFIED AND MEET EPA NO LEAD REQUIREMENTS.
2. ALL MIDSECTION WATER LINES NEED 5' OF COVER ALL OTHER WATER LINES NEED 4' OF COVER.

SEWER LEGEND

S	NEW 8" SEWER MAIN
SS	EXISTING 8" SEWER MAIN
	NEW 4" SEWER SERVICE
	48" DIAMETER SEWER MANHOLE
	EXISTING 48" DIAMETER SEWER MANHOLE
STA: 6+82 43.0' L INV. 27.48	4" SEWER SERVICE LABEL STA: = SEWER MAIN STATIONING 43.0' L OR R = LENGTH OF 4" SERVICE LEFT OR RIGHT OF MAIN LINE. INV 27.48 = 4" SEWER SERVICE DEPTH TO THE BUILDING. SERVICE LINES HAVE A MINIMUM 2% GRADE TO THE BUILDING.

WATER KEYNOTES

1 SEE SHEET C4.2 FOR WATER CONNECTION TO 12" MAIN.

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERVIEWPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

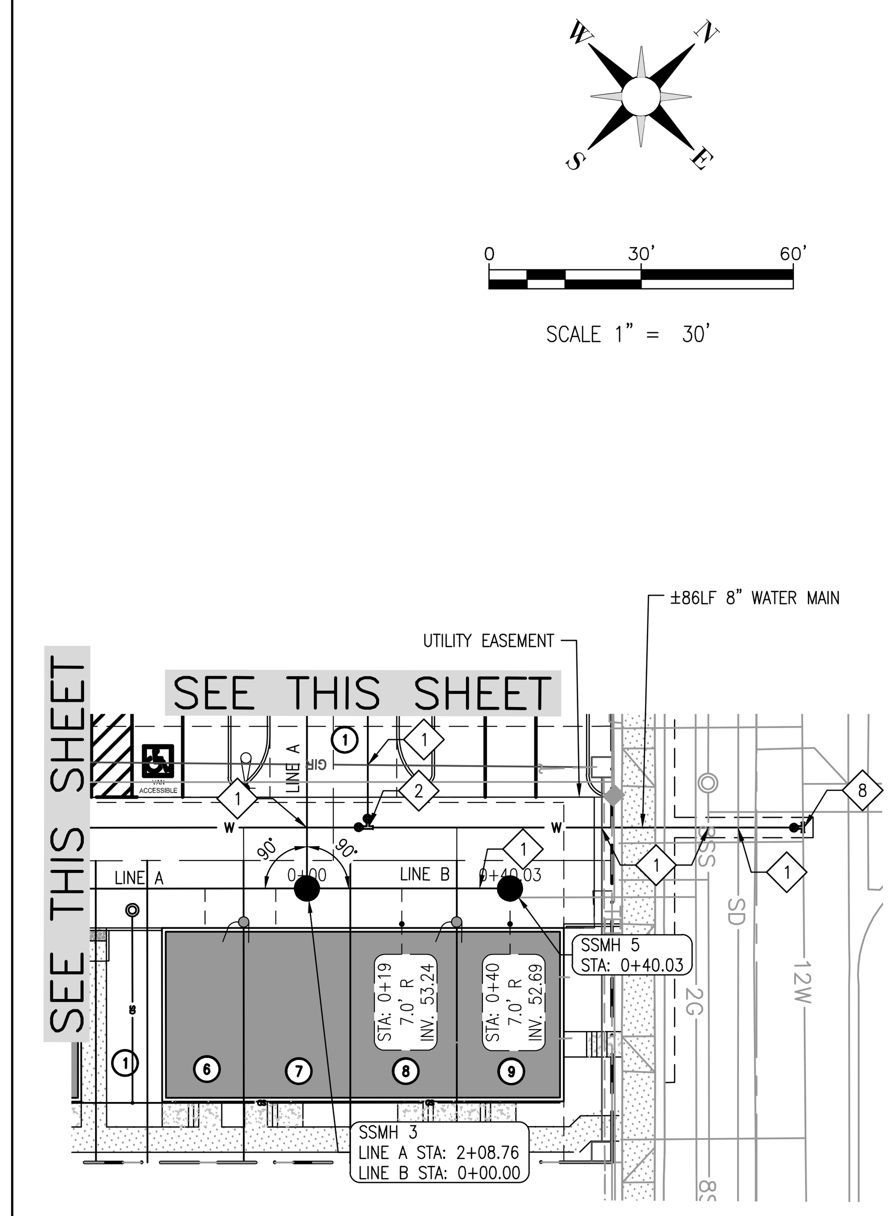
MASTER UTILITY

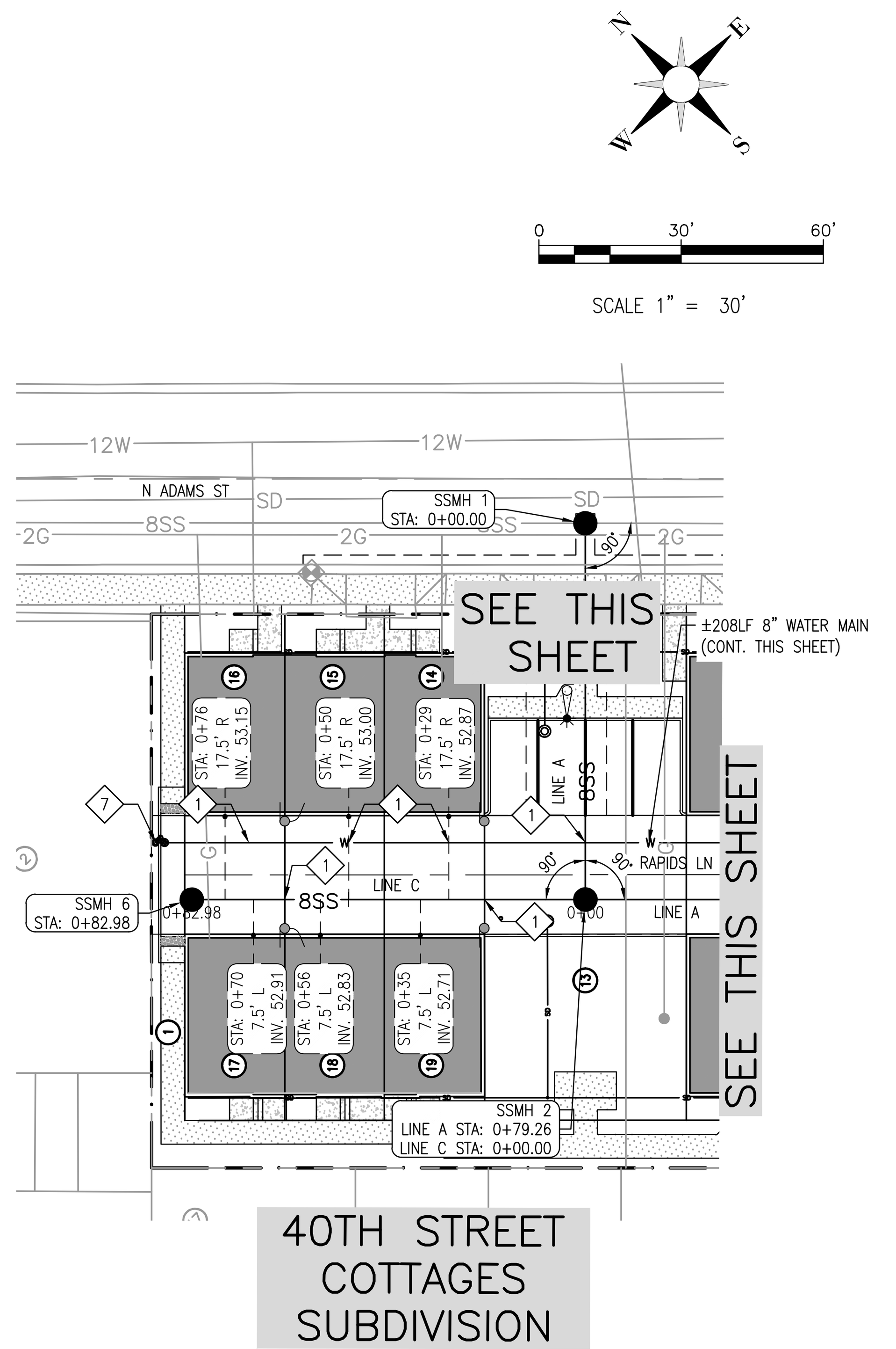
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 400-ADAMS-UT.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C4.0

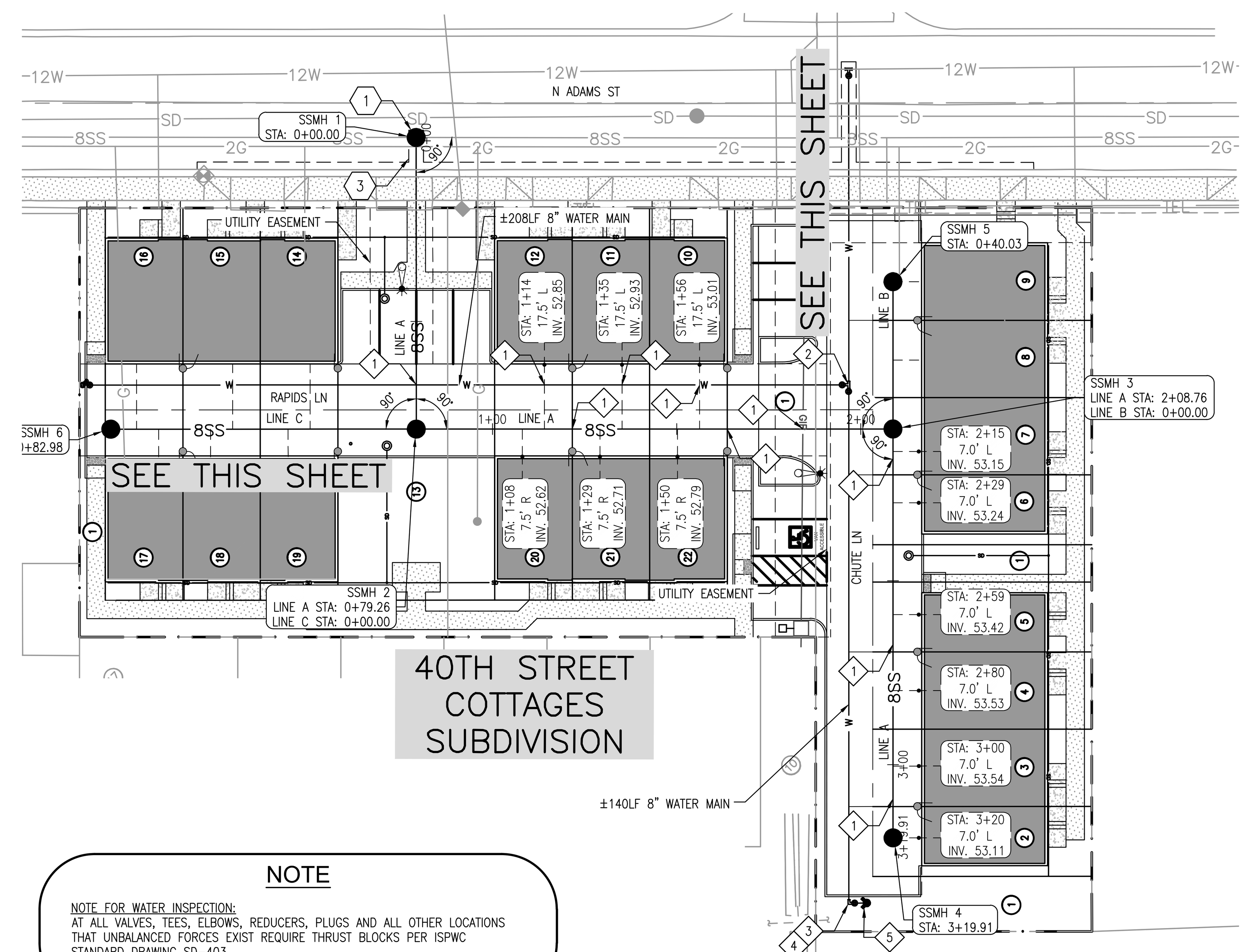




NOTES

1.) CONTRACTOR IS RESPONSIBLE FOR MEETING THE GARDEN CITY SPECIFICATION FOR CORRECT LOCATION/PLACEMENT OF FIRE HYDRANTS AND WATER METERS. LOCATIONS SHOWN ON PLAN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR EXACT LOCATIONS OF METERS OR FIRE HYDRANTS.

2.) ALL 8" WATER PIPE SHALL BE DUCTILE IRON PIPE.



NOTE

NOTE FOR WATER INSPECTION:
AT ALL VALVES, TEES, ELBOWS, REDUCERS, PLUGS AND ALL OTHER LOCATIONS THAT UNBALANCED FORCES EXIST REQUIRE THRUST BLOCKS PER ISPWC STANDARD DRAWING SD-403

WATER METER LEGEND

1" DOUBLE METER SERVICE.
(PER GARDEN CITY STANDARD DRAWING GC-W-100)

1" SINGLE METER SERVICE.
(PER GARDEN CITY STANDARD DRAWING GC-W-100)

NOTE:
1. GARDEN CITY REQUIRES THAT ALL WATER METERS AND WATERWORKS BRASS BE ANSI/NSF 61 CERTIFIED AND MEET EPA NO LEAD REQUIREMENTS.
2. ALL MIDSECTION WATER LINES NEED 5' OF COVER ALL OTHER WATER LINES NEED 4' OF COVER.

WATER KEYNOTES

1. POTABLE/NONPOTABLE PIPE CROSSING.
2. INSTALL 8" TEE (ALL FLG)
   2-8" GATE VALVES (FLGxMJ)
   1-8" FLGxMJ ADAPTER
3. INSTALL:
   1-8" 90° ELBOW (MJxFLG)
   1-8"x6" REDUCER (FLGxMJ)
   1-6" GATE VALVE (FLGxMJ)
   ± 6LF OF 6" WATER MAIN TO THE FIRE HYDRANT.
4. FIRE HYDRANT TO HAVE JOINT RESTRAINTS BACK TO THE 90° ELBOW.
5. FIRE HYDRANT ASSEMBLY PER ISPWC STANDARD DRAWING SD-404.
6. CONTRACTOR TO DIP 8" WATER MAIN BELOW 8" SEWER MAIN AND MAINTAIN 18" SEPARATION.
7. INSTALL 2" BLOW OFF ASSEMBLY PER GARDEN CITY.
8. HOT TAP EXISTING 12" MAIN. COORDINATE HOT TAP WITH GARDEN CITY PUBLIC WORKS. INSTALL:
   1-12"X8" STAINLESS STEEL HOT TAPPING SADDLE.
   1-8" GATE VALVE.

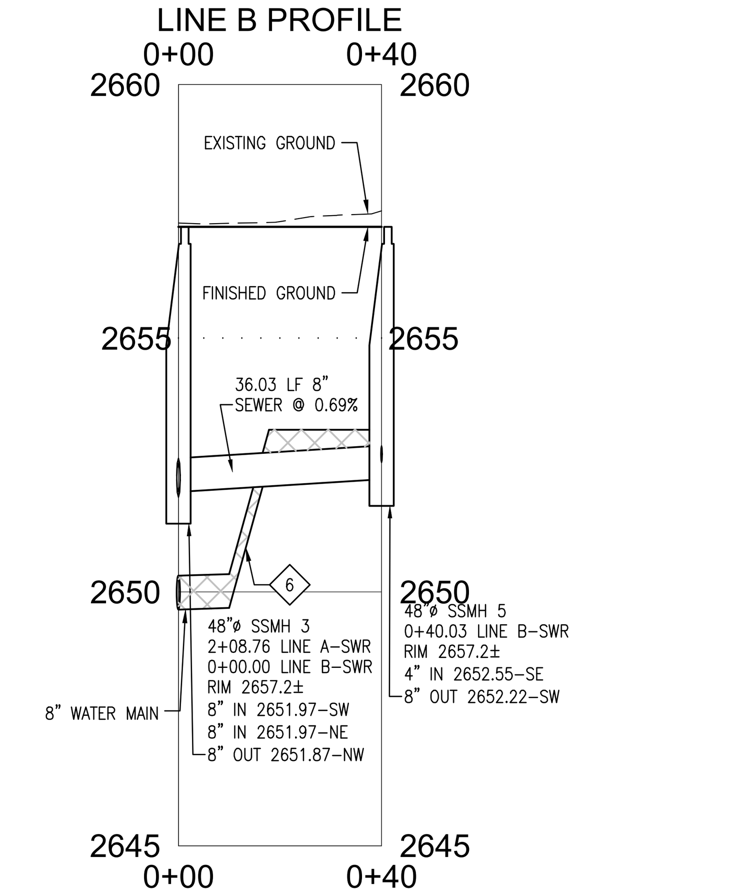
SEWER KEYNOTES

1. INSTALL NEW 48" MANHOLE TO CONNECT TO EXISTING 8" SEWER MAIN. CALCULATED NEW 8" INVERT IN AT 2650.93'. CONTRACTOR TO FIELD VERIFY LINE AND GRADE. IF DISCREPANCIES OCCUR CONTACT ENGINEER OF RECORD.
2. SEWER SERVICE DOES NOT MEET SEPARATION REQUIREMENTS, USE 4" C-900 FOR SEWER SERVICE.
2. SAWCUT AS REQUIRED FOR CONNECTION TO EXISTING 8 INCH SEWER MAIN AND INSTALLATION OF NEW SSMH1. REPAIR PER ISPWC STANDARD DRAWINGS SD-301, SD-303, AND SD-806.

SEWER LEGEND

s	NEW 8" SEWER MAIN
ss	EXISTING 8" SEWER MAIN
— — —	NEW 4" SEWER SERVICE
●	48" DIAMETER SEWER MANHOLE
◎	EXISTING 48" DIAMETER SEWER MANHOLE
STA: 6+82 43.0' L INV. 27.48	4" SEWER SERVICE LABEL STA: = SEWER MAIN STATIONING 43.0' L OR R = LENGTH OF 4" SERVICE LEFT OR RIGHT OF MAIN LINE. INV 27.48 = 4" SEWER SERVICE DEPTH TO THE BUILDING. SERVICE LINES HAVE A MINIMUM 2% GRADE TO THE BUILDING.

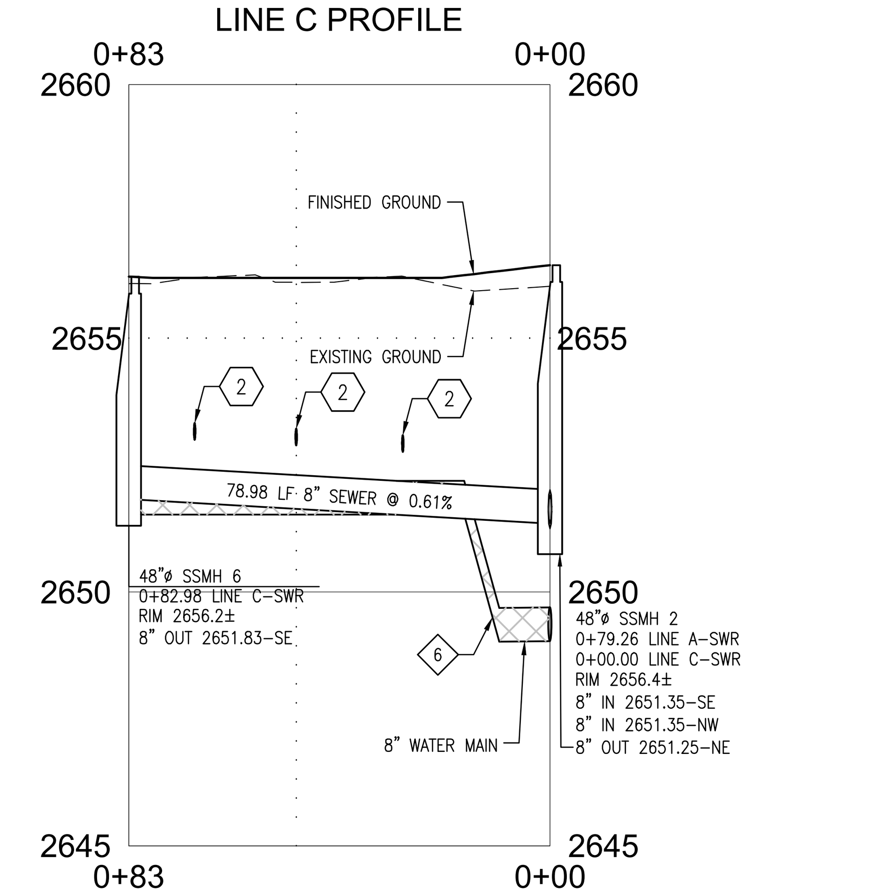
LINE B PROFILE



NOTE:
1.) ALL SEWER PIPE LENGTHS ARE FROM FACE OF MANHOLE TO FACE OF MANHOLE.
2.) SEWER MANHOLES TO BE CONCENTRIC AND ARE TO BE INSTALLED WITH NO SUMPS.

VERTICAL SCALE
SCALE 1" = 3'

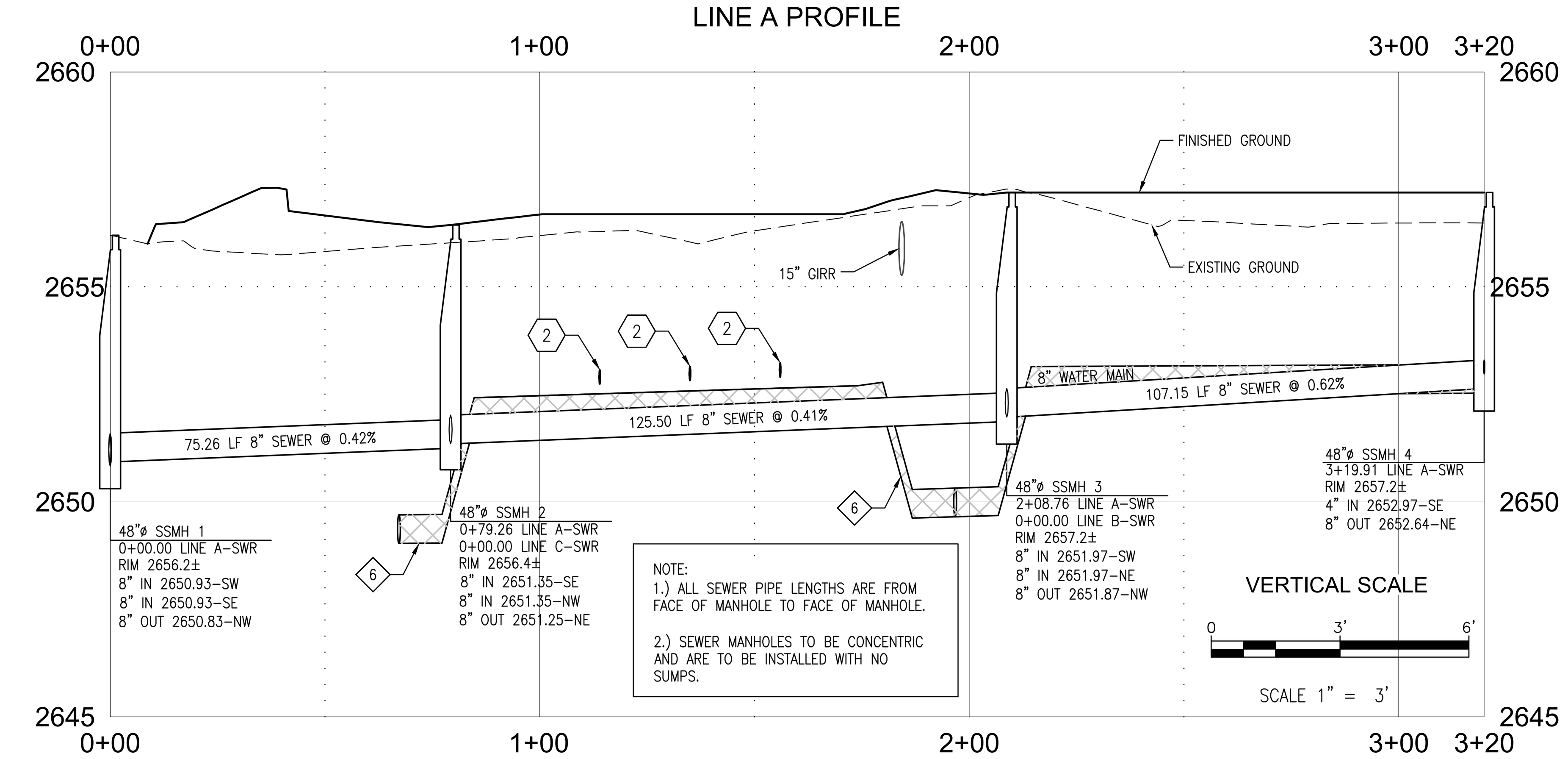
LINE C PROFILE



NOTE:
1.) ALL SEWER PIPE LENGTHS ARE FROM FACE OF MANHOLE TO FACE OF MANHOLE.
2.) SEWER MANHOLES TO BE CONCENTRIC AND ARE TO BE INSTALLED WITH NO SUMPS.

VERTICAL SCALE
SCALE 1" = 3'

LINE A PROFILE



NOTE:
1.) ALL SEWER PIPE LENGTHS ARE FROM FACE OF MANHOLE TO FACE OF MANHOLE.
2.) SEWER MANHOLES TO BE CONCENTRIC AND ARE TO BE INSTALLED WITH NO SUMPS.

VERTICAL SCALE
SCALE 1" = 3'

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

RIVERVIEWPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

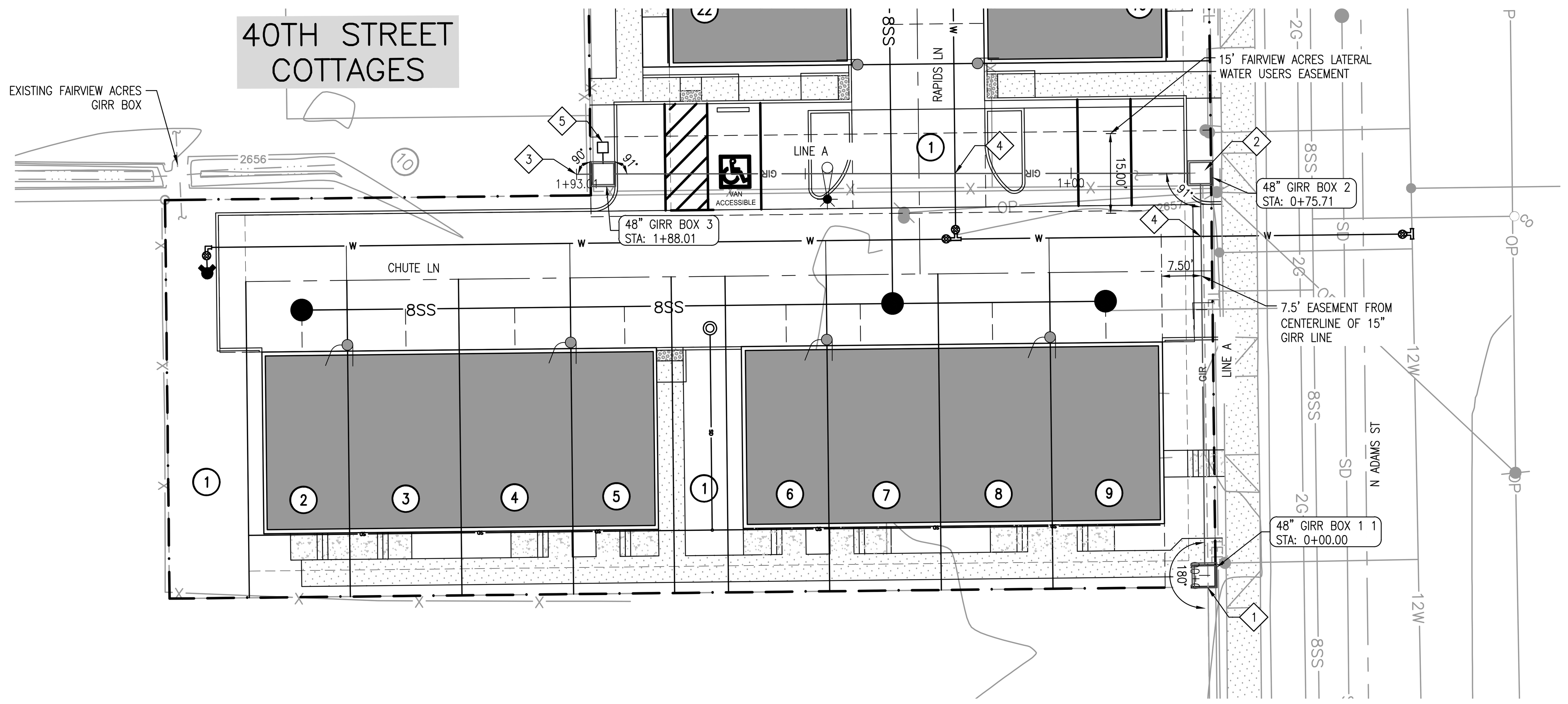
LINE A, B, AND C
PLAN AND PROFILE

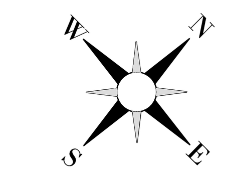
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 10/20/21
FILE: 400-ADAMS-UT.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C4.1





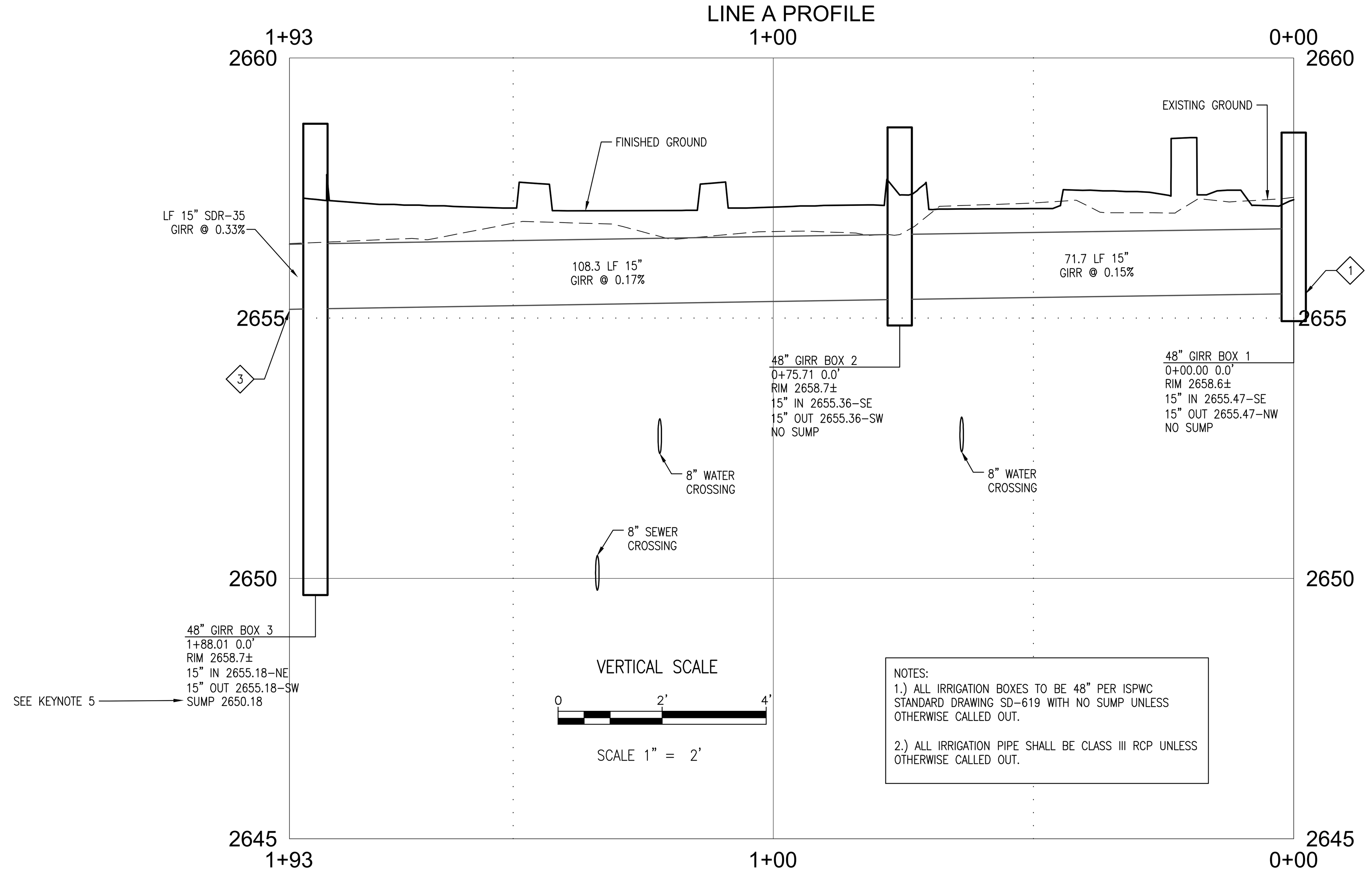
SCALE 1" = 20'

GRAVITY IRRIGATION KEYNOTES

1. CONNECT TO EXISTING 15" GIRR LINE. CALCULATED INVERT IN = 2655.47'. IF DISCREPANCIES OCCUR, CONTRACTOR TO CONTACT ENGINEER OR RECORD FOR REDESIGN.
2. REMOVE EXISTING GIRR BOX AND INSTALL GIRR BOX 2.
3. 15" INVERT OUT TO EXISTING GIRR DITCH = 2655.17'.
4. POTABLE/NON-POTABLE PIPE CROSSING. (SEE SHEET C4.1 FOR ALL POTABLE/NON-POTABLE CROSSING CALL OUTS.)
5. PI PUMP LOCATION. PUMP TO BE SUPPLIED BY OWNER. (48" GIRR BOX #3 HAS A 5' SUMP FOR PI PUMP.)

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

LINE A PROFILE



VERTICAL SCALE

SCALE 1" = 2'

NOTES:
1.) ALL IRRIGATION BOXES TO BE 48" PER ISPWC STANDARD DRAWING SD-619 WITH NO SUMP UNLESS OTHERWISE CALLED OUT.

2.) ALL IRRIGATION PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE CALLED OUT.

REVISIONS:

RIVERVIEWPLACE TOWNHOMES SUBDIVISION
GARDEN CITY, ID

GRAVITY IRRIGATION
LINE A
PLAN AND PROFILE

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF
CHECKED BY: CSK
DATE: 11/2/21
FILE: 500-ADAMS-IRR.DWG
DIR: D:\JIM MERKLE\ADAMS STREET APARTMENTS\CK DWG

PROFESSIONAL ENGINEER
REGISTERED
9412
11/16/21
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C5.0