EMERGENT

Account Name	Mountain Home Fire Department	Quote Number	00000122
Company Address	US	Created Date	6/5/2025
		Expiration Date	6/22/2025

Company Info

Billing Address	220 S. 2nd E.P.O. Box 10 Mountain Home, ID 83647 Elmore
Phone	(870) 425-2611

Products/Services

Product	Line Item Description	Sales Price	Quantity	Total Price
Emergent Discount	WFCA Discount Applied: 5% OFF the Total Annual Subscription Fee	-$15.00	1.00	-$15.00
Emergent Essential Ops SaaS	Fee Type: Yearly Recurring; Subscription Term: June 23, 2025 through June 22, 2026 (the renewal date). Includes: Fleet, Tactical Board & Checklists	$1.00	200.00	$200.00
Emergent Inspection SaaS	Fee Type: Yearly Recurring; Subscription Term: June 23, 2025 through June 22, 2026 (the renewal date). Includes: Inspections	$0.50	200.00	$100.00

Subtotal	$285.00
Grand Total	$285.00

Approver First and Last Name

Signature

Approver's Title

Terms and Conditions

By signing this Quote below, you agree that Emergent Health Care Solutions is authorized to invoice you for the Solution, Integrated Services, and Professional Services as set forth in the above Quote. This Quote is hereby incorporated into the Emergent Services Agreement ("Agreement") If this is an initial Quote, the Agreement must be executed before we can grant you your initial access to the Solution. Capitalized terms not otherwise defined here have the meanings defined in the Agreement. Some of the products/services listed above may have a specific subscription term identified above. For purposes of clarification, the General Terms & Conditions set forth in the Agreement will apply during the entirety of the subscription term identified above and any renewals. 100% of recurring Solution fees will be invoiced upon Agreement execution

city of Mountain Home
P.O. Box 10 • Mountain Home, ID 83647
www.mountain-home.us

July 17, 2025

RE: Silverstone Stormwater Ponds

City Council Meeting: July 22, 2025

Mayor and City Council members,

City staff has received a formal request from Hubble Homes asking the City to take ownership and long-term maintenance responsibility for stormwater ponds within one of their developments. This request comes after final plat approval, despite the final plat clearly reflecting ownership of the stormwater lots as retained by Hubble. Provided are email correspondence with Mr. Benton a representative of Hubble Homes.

To support their request, Hubble Homes has submitted construction drawings approved by the City Engineer on March 6, 2013, which show the stormwater ponds and associated drainage infrastructure. These materials indicate that City staff previously reviewed and approved the proposed drainage system. However, ownership was not designated to the city on the recorded plat an omission Hubble Homes has characterized as inadvertent.

City staff believe this is a matter for City Council discussion, as accepting ownership of the stormwater ponds would result in a continual expense to the city. Ongoing maintenance is necessary to ensure the storm drainage system remains clean and in compliance with City code, which would require a long-term commitment of resources from a city department.

Respectfully,

Tiffany Belt
City Clerk

T (208) 587-2104
tbelt@mountain-home.us

Outlook

RE: Silverstone Stormwater pond

From Benton Wickersham
Date Thu 7/17/2025 10:01 AM
To Tiffany Belt <tbelt@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>
Cc Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>

Thank you Tiffany. I will wait to hear back.

Hubble Homes, LLC

hubblehomes.com
map
Facebook
Instagram
Houzz
YouTube

Benton Wickersham
Land Development Project Manager

From: Tiffany Belt <tbelt@mountain-home.us>
Sent: Thursday, July 17, 2025 8:57 AM
To: Benton Wickersham < Christopher Curtis <ccurtis@mountain-home.us>
Cc: Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: Re: Silverstone Stormwater pond

Good morning, Mr. Benton,

Thank you for the additional information. City staff will share the materials you provided, including the approved construction drawings, with the City Council during their regularly scheduled meeting on July 22nd. Any decisions related to this matter will ultimately need to be made by the City Council.

Staff will follow up with you if this item is added to the agenda or if any further clarification is needed.

Mountain Home

Tiffany Belt
City Clerk/ HRO

City of Mountain Home
160 South 3rd East

Mountain Home, Idaho 83647

O: 208.587.2104

www.mountain-home.us

From: Benton Wickersham
Sent: Friday, July 11, 2025 11:56 AM
To: Christopher Curtis <ccurtis@mountain-home.us>
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: RE: Silverstone Stormwater pond

All,

I understand that the plat does not specifically call out this lot as a Storm Pond lot. This was an erroneous omission on the final plat. Please see the attached construction drawings with the stamp of approval from the City of Mtn Home Engineer Wayne Shepherd dated 3/6/13. These approved plans are evidence that a member of City Staff reviewed these plans showing the lot as a storm drain lot (and all the associated pipe work to get the drainage to that point) and approved it to be built that way.

This was approved more than 10 years ago, but I think we can all reasonably agree that a for-profit company such as Hubble Homes would not voluntarily give up a buildable lot unless it was required to do so.

Chris- If you could return my call to discuss this I would appreciate it. If the Staff determines this to be something that warrants a city council agenda item, please let me know and I will work to make arrangements.

Hubble Homes, LLC

Benton Wickersham

Land Development Project Manager

hubblehomes.com
map
Facebook

e

Instagram
Houzz
YouTube

o

p

From: Christopher Curtis <ccurtis@mountain-home.us>
Sent: Wednesday, June 25, 2025 3:25 PM
To: Benton Wickersham <
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: Silverstone Stormwater pond

Benton,

I am writing to follow up on your call regarding the stormwater retention pond in Silverstone North. I have consulted with the City Planner, the head of our Parks Department, and the City Clerk, and we all agree that the City does not want to take ownership of the property. It would provide no benefit and would only add additional maintenance costs for the City. This decision has been made by City Staff; however, you may still bring your concerns to the City Council if you wish.

The City, as a courtesy, went out today and sprayed the weeds on the property.

Respectfully,

Chris Curtis

Public Works Director

City of Mountain Home

1150 South Main Street

Mountain Home, ID 83647

T 208.587-2108

C 208-571-2868

www.mountain-home.us

Outlook

Re: Silverstone Stormwater pond

From Benton Wickersham ·
Date Wed 7/2/2025 10:04 AM
To Brenda Ellis <bellis@mountain-home.us>; Christopher Curtis <ccurtis@mountain-home.us>
Cc Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>

1 attachment (3 KB)
Outlook-CMH-Logo-C;

Hi Brenda,

The clerical error I mentioned in my previous email was the erroneous omission of a note calling this out as a storm water lot to be owned and maintained by the City.

As to when it was designated to become a stormwater lot, it was approved by the City that way in the civil construction plans before we broke ground on the phase.

I would propose we make an addendum to the recorded plat that adds in the correct note concerning this lot and then QC deed the lot to the city as we did with the other storm drain lot in this phase.

Let me know what you think, I appreciate your time. Just want to get this right.

Benton Wickersham
Land Development Project Manager

From: Brenda Ellis <bellis@mountain-home.us>
Sent: Wednesday, July 2, 2025 9:39:45 AM
To: Benton Wickersham Christopher Curtis <ccurtis@mountain-home.us>
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>
Subject: Re: Silverstone Stormwater pond

Good day, Benton,

Do you have any documentation showing when this lot became a stormwater lot? It is not indicated as one on the final recorded plat.

Mountain Home

Brenda Ellis

City Planner, Development Services

City of Mountain Home
160 S. 3rd East
Mountain Home, Idaho 83647

P (208) 580-2091
F (208) 587-2171
www.mountain-home.us

From: Benton Wickersham
Sent: Wednesday, July 2, 2025 8:12 AM
To: Christopher Curtis <ccurtis@mountain-home.us>
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: RE: Silverstone Stormwater pond

Good Morning,

Following up on this. Has there been any further consideration on the matter?

Thanks,

Hubble Homes, LLC

hubblehomes.com
map
Facebook
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Benton Wickersham
Land Development Project Manager

e
o
p

From: Benton Wickersham
Sent: Wednesday, June 25, 2025 4:44 PM
To: Christopher Curtis <ccurtis@mountain-home.us>
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: RE: Silverstone Stormwater pond

Chris,

Thanks for getting back to me on this. I can understand the City's lack of motivation given your listed reasoning. That being said, I think there are some important factors to consider here as far as the practicality of that decision.

This community does not have an HOA to which we could QC deed this lot and its associated maintenance. Is it the intention of City Staff to have Hubble Homes maintain this lot in perpetuity? What would the plan be in the event that Hubble Homes ceased to operate?

The City of Mountain Home took over ownership of all other storm drain facilities in this development. It was a simple and not uncommon clerical error that kept this lot from belonging to the City upon recording of the plat. These construction drawings were reviewed and approved with the understanding that this lot would be owned and maintained by the City.

Overall, I see this becoming a situation where the City is constantly fielding angry homeowner calls and subsequently chasing Hubble Homes around to take care of their weeds year after year. In my opinion, costs associated with that scenario outweigh the cost to have a City crew stop by to maintain this lot as they pass by on their way to maintain the same type of facility one block away. The latter being more sustainable and in the best interest of the community members.

Is City Staff willing to reconsider this decision?

Hubble Homes, LLC

hubblehomes.com
map
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Houzz
YouTube

Benton Wickersham
Land Development Project Manager

From: Christopher Curtis <ccurtis@mountain-home.us>
Sent: Wednesday, June 25, 2025 3:25 PM
To: Benton Wickersham
Cc: Tiffany Belt <tbelt@mountain-home.us>; Miguel Pedroza <mpedroza@mountain-home.us>; Brenda Ellis <bellis@mountain-home.us>
Subject: Silverstone Stormwater pond

Benton,

I am writing to follow up on your call regarding the stormwater retention pond in Silverstone North. I have consulted with the City Planner, the head of our Parks Department, and the City Clerk, and we all agree that the City does not want to take ownership of the property. It would provide no benefit and would only add additional maintenance costs for the City. This decision has been made by City Staff; however, you may still bring your concerns to the City Council if you wish.

The City, as a courtesy, went out today and sprayed the weeds on the property.

Respectfully,

Mountain Home

Chris Curtis
Public Works Director

City of Mountain Home
1150 South Main Street
Mountain Home, ID 83647

T 208.587-2108
C 208-571-2868

www.mountain-home.us

SANITARY SEWER NOTES:

1. The locations of the existing underground utilities are shown in an approximate location 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 occur by his failure to exactly locate and preserve any and all underground utilities.
2. All water and sewer service lines shall be installed complete, and approved by the City of Mountain Home (Street Superintendent) prior to street improvements.
3. Sanitary sewer manhole cones shall be set to specified elevations by the sewer contractor when working outside areas to be paved. All remaining manhole materials necessary to construct manhole to finished grade shall be furnished by the sewer contractor for placement at finished grade by the street contractor. Sewer manholes and appurtenances shall be constructed per ISPWC Division 500.
4. All 8" sewers shall conform to ASTM D 3034, SDR 35 PVC specifications.
5. Where it is necessary for sewer (sanitary sewer, storm drain, and irrigation) and water to cross each other and the sewer line is less than 18" above or below the water main, the sewer line shall be materials conforming to water main standards for a distance of 10' on both sides of water line, in accordance with Section 58.01.08 of the Idaho Rules for Public Drinking Water Systems. At any point where the non-potable watermain crosses above the water main, the non-potable water main shall be supported to prevent settling. One full length of both water main and sewer line shall be centered over the crossing point so that both joints will be as far from the sewer as possible. In lieu of constructing or reconstructing the sewer to conform to water main standards the water line or sewer line or both may be encased with a sleeving material acceptable to DEQ for a distance of 10' on both sides of the crossing.
6. Sewer service lines shall be constructed at the stations as shown on the plans. Said service lines shall extend 10' beyond the right-of-way. Mark and construct service lines in accordance with the ISPWC Std. SD-511 and SD-512.
7. All sewer service lines shall be constructed at a minimum grade of 2%, unless approved otherwise by the City Engineer and the plumbing inspector.
8. Miscellaneous small structures such as fences, mailboxes, signs, irrigation and drainage facilities and utility poles, lines and appurtenances when necessary to remove or disturb, shall be replaced or reconstructed to equal or better than their condition prior to disturbance.
9. Any and all septic tanks that may be located within the area of construction shall be abandoned in accordance with Central District Health Department requirements. Any and all wells shall be abandoned from domestic use in accordance with City of Mtn. Home requirements and the Idaho Dept. of Water Resources
10. Where PVC pipe is passed through a concrete wall, the rubber gasket shall be placed on the outside wall of the pipe and centered in the concrete wall.
11. The horizontal separation of all potable water lines and non-potable lines shall be a minimum of ten (10) feet between the outsides of the pipe.
12. Prior to final acceptance, after all utilities are in and prior to paving, an air test shall be conducted. The contractor shall contact the City of Mt. Home a minimum of 24 hours prior to testing. All manholes shall be tested in accordance with the ISPWC.
13. The sewer main shall be tested for deflection in accordance with the I.S.P.W.C. All sewer lines shall be televised with a closed circuit television camera accordance with ISPWC. No standing water shall be present.
14. Sewer pipe with cover of greater than 3 feet, shall be bell and spigot, Polyvinyl Chloride (PVC), SDR 35, ASTM D 3034, or ASTM F-679 as set forth by the I.S.P.W.C. Sewer pipe with less than 3 feet of cover shall be PVC SDR 26, ASTM D 3034. A rubber ring is to be installed where the pipe is in contact with the manhole base and/or its channel, in order to insure a watertight seal.

WATER DISTRIBUTION NOTES:

1. All water distribution mains shall be constructed with Class 150 PVC pipe, conforming with A.W.W.A. C-900. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in accordance with the manufacturer's recommendations as approved by the Engineer. All work and materials must conform to current requirements of the City of Mountain Home Water System.
2. All water mains shall be disinfected according to the I.S.P.W.C. Lastest Edition. This shall include bacteriological testing at the Contractor's expense. One (1) test is required for each dead end line, and tests on the main shall be taken as directed by the Water Works Supervisor. A copy of the bacteriological test results shall be received and approved by the Water Works Supervisor prior to the new system being opened to the existing City system. All mains shall be leak tested, flushed and sanitized before connection to the municipal system. The water system shall conform with the standards set forth in "The Idaho Drinking Water Systems" prepared by the Division of Environmental Quality.
3. Water service lines shall be constructed as shown on the plans. Said service lines shall extend 10' beyond the right-of-way line. Water service lines shall be Type K copper.
4. All water mains shall have a minimum cover of 4 feet. After installation of the water mains, the trenches shall be compacted per ISPWC Section 306.
5. All tees, plugs, caps and bends of 11-1/4 and greater and at other locations where unbalanced forces exist, shall be secured and anchored by suitable thrust blocking as shown in the City of Mountain Home Standard Specifications and ISPWC Latest Edition.
6. All valves shall be resilient wedge, gate valves with "O" ring seals and two-inch operating nuts, and shall meet A.W.W.A. Standards. All valve boxes shall be cast iron.
7. All construction shall be in accordance with the Standard Specifications of the City of Mountain Home and ISPWC Latest Edition.
8. A #12 single-strand insulated copper tracing wire shall extend from the end of each water service line to the finished grade surface directly above and stapled to a 2"x4". A similar locating method may be used.
9. All fire hydrants shall be 6" Mueller with oil reservoir, operating nut and bronze fittings or approved equal. Set centerline of nut on steamer connection 18" above sidewalk. See I.S.P.W.C. Std. Dwg. No. SD-404 for installation details.
10. Contractor to lay a #12 direct burial wire alongside the main which shall wrap around the valve boxes.
11. Place all valves for the fire hydrants in the street, on the street side of the curb and gutter, next to the main line.
12. Subsurface stormwater disposal facilities (including infiltration beds and dry wells) shall be located at least 25 feet from water lines. This requirement does not apply to catch basins or sand and grease vaults.
13. Water Line to be tested per I.S.P.W.C. Division 400, Section 401-3.6 Pressure Testing.
14. Water Meters shall be NSF Approved as per IDAPA 58.01.08.550.02. All water meters shall be purchased from the City of Mountain Home.
15. All Fire Hydrant steamer connections are to face the roadway. Contractor shall open all valves to Fire Hydrants for testing and must verify they remain open when construction is complete.

811 Know what's below. Call before you dig.

STORM DRAIN NOTES:

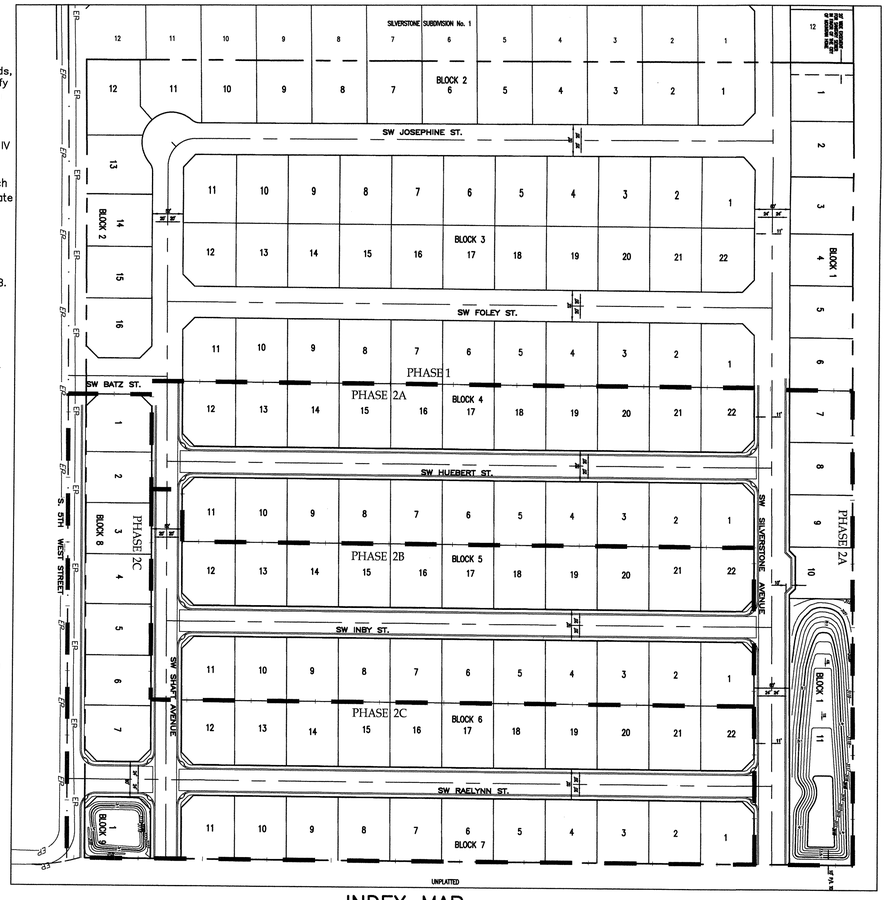
1. All storm drain manholes shall have a 1-foot sump below the lowest pipe invert. The inside diameter of all storm drain manholes shall be 48-inches unless otherwise specified in the profiles.
2. All storm pipe shall be HDPE or PVC SDR 35 unless C900 is specified in shallow cover situations.
3. Prior to backfilling infiltration areas within all storm water ponds, contractor shall contact JJ Howard Engineers to test and certify the design infiltration rate of 4 inches/hour. If infiltration area fails test, additional excavation/drilling will be required until desired rate is achieved.
4. Storm Drain Drop Inlets (DI's) shall be Inlet Catch Basin Type IV per ISPWC SD-604A.
5. Catch Basin Grates must be safe for bicycle traffic with 6-inch maximum opening length. High capacity Type 'L' vane style grate is recommended. Alternative styles may be considered with engineer and City approval.

STREET LIGHT NOTES:

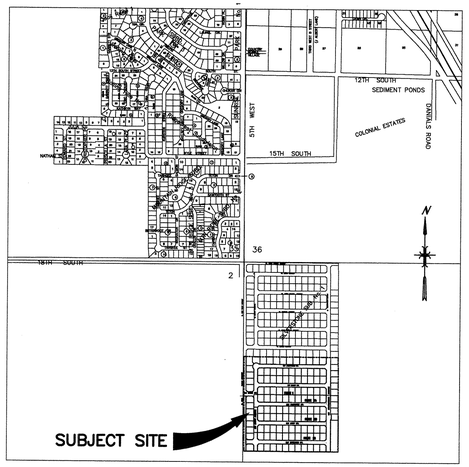
1. STREET LIGHTS SHALL BE 'SHOEBOX' TYPE WITH 150-WATT BULB.
2. MAST HEIGHT AND ARM LENGTH TO MATCH STREET LIGHTS ON SILVERSTONE SUBDIVISION NO. 1. CONTACT WIRT EDMONDS TO VERIFY.
3. ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STREET LIGHTS TO THE CITY OF MOUNTAIN HOME FOR APPROVAL PRIOR TO ORDERING.

GENERAL NOTES:

1. Work subject to approval by any political subdivision or J.J. Howard must be approved prior to (A) Placing of concrete, (B) Placing of aggregate base, (C) Placing of asphalt paving, (D) Backfilling trenches for pipe. Work done without such approval shall be at the Contractors risk. Such approval shall not relieve the Contractor from the responsibility of performing the work in an acceptable manner.
2. The Contractor shall remove all obstructions, both above ground and underground, as necessary for the construction of the proposed improvements.
3. Where the Engineer or his representative is to provide construction stakes, said firm will assume no responsibilty whatsoever, for improvements constructed there from, unless the following procedure is observed by the Contractor: (A) The Contractor shall, through the office of the Engineer or his representative, request construction stakes for any particular phase of the work at least 48 hours prior to the planned use of said stakes. No request for stakes received by a Subcontractor will be recognized unless a work authorization is received from the Contractor (B) Where construction stakes are intended for use in setting forms or string lines, the Contractor shall, upon completion of form setting, contact the office of the Engineer to request a form check. If the grade and alignment of the forms is not approved, certain corrections will be requested prior to permitting concrete to be placed. A representative of the Contractor must be present at the form or string line check. No authorization to place concrete will be given to a Sub-contractor.
4. Certain control points will be set by the Engineer or his representative which are critical to the construction staking of the project. These points will be designated at the pre-construction meeting between representatives of the Engineer and Contractor. The control points will be permanent monuments (rebar) set and clearly marked on the jobsite. The construction shall not disturb the control points in any manner. If it becomes necessary to remove said control points, the Contractor shall notify the Engineer 48 hours in advance of said removal to allow referencing said control points and their eventual replacement. If control points are removed or destroyed prior to said notification, the cost of replacement shall be made by the Owner to the Engineer.
5. Contractor shall be provided one set of construction stakes for each of the following items: Sanitary sewer lines, rough grading, manholes and service locations, water lines, fire hydrants, drainage lines and drop inlets, curb and gutter.
6. The Contractor shall maintain all existing drainage facilities within the construction site until the drainage improvements are in place and functioning.
7. Contractor is responsible for compliance with any currently applicable safety law 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. Contractor shall field verify location of all underground utilities prior to any digging.
9. All lot dimensions, easements and certain off-site easements are to be taken from the plat.
10. All construction and inspection shall be in accordance with the City of Mountain Home Detail Specifications and Standard Drawings and Latest Edition of the ISPWC specifications.
11. Unless otherwise specified, all curb and gutter shall be roll type in accordance with details shown on the plans.
12. Pedestrian ramps required on all corner radii as shown on the plans. Ramps to conform to American Disabilites Act Standards. See drawing numbers SD-715A thru SD-715D, latest edition ISPWC.
13. All underground utilities, including service lines across streets, shall be completed prior to street construction.
14. Contractor shall wheel-cut 1 foot minimum from existing edge of pavement and overlay asphalt where necessary to avoid ponding.
15. Sanitary sewer manhole cones shall be set to specified elevations by the sewer contractor. All remaining manhole materials necessary to construct manhole to finished grade in pavement areas shall be furnished by the pipe contractor for placement at finished grade by the street paving contractor. For manholes not within pavement areas, the manhole rings shall be set to finished grade by their respective contractors.
16. All the fill material required to establish the subgrade, for any proposed street section, shall be a pit run gravel approved by the City Engineer. A minimum of 6" of existing ground shall be removed to adequately clear all organic material prior to filling.
17. A Pre-Construction meeting is mandatory with City of Mountain Home Public Works Dept. prior to start of construction. No Pre-Construction meeting will be scheduled until final subdivision plans have been approved and stamped by the City Engineer/Public Works Director.
18. Record Drawings are required prior to final acceptance of improvements and the release of building permits.



INDEX MAP
1"= 120'



VICINITY MAP
NTS

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C.4 SW SHAFT AVENUE SEWER AND WATER – PLAN & PROFILE
C.5 SW FOLEY STREET SEWER AND WATER – PLAN & PROFILE
C.6 SW HUEBERT STREET SEWER AND WATER – PLAN & PROFILE
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LEGEND

- CENTER LINE STREET
- PROPERTY BOUNDARY
- 8"S — CONST. SANITARY SEWER AND MANHOLE
- 8"W — CONST. 8" WATER MAIN AND VALVE
- WATER SERVICE
- CONST. FIRE HYDRANT
- CONST. CONCRETE THRUST BLOCK
- CONST. BLOW-OFF
- STORM DRAIN FLOW
- EP — PROPOSED EDGE OF PAVEMENT
- CONST. VALLEY GUTTER
- CONST. DROP INLET
- 12"SD — CONST. STORM DRAIN AND MANHOLE
- PROPOSED STREET LIGHT
- EP — EXISTING EDGE OF PAVEMENT
- 1001 — EXISTING 1' CONTOUR LINE
- 1000 — EXISTING 5' CONTOUR LINE
- 8"SS — EXIST. SANITARY SEWER AND MANHOLE
- 8"W — EXIST. 8" WATER MAIN AND VALVE
- EXIST. FIRE HYDRANT
- EXIST. BLOW-OFF
- SD — EXIST. STORM DRAIN
- FL — FLOW LINE
- (3147.00) — EXISTING ELEVATION GRADE
- (0.38%) — EXISTING SLOPE PERCENT

NOTE TO CONTRACTORS

SOME CONSTRUCTION MATERIALS ARE STOCKPILED ON SITE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WHAT MATERIALS EXIST AND ARE USUABLE FOR CONSTRUCTION. ALL MATERIALS USED MUST BE ACCEPTABLE TO THE CITY OF MOUNTAIN HOME AND APPLICABLE AGENCIES.

GRADING AND BUILDING NOTES:

ALL LOTS SHALL COMPLY WITH FHA GRADING TYPE A OR B. DEVELOPER SHALL SET GRADES GENERALLY AS DESCRIBED BELOW TO AVOID STEEP SLOPES AND CROSS LOT DRAINAGE PATTERNS. VARIANCES MUST BE PRE-APPROVED BY THE CITY OF MOUNTAIN HOME BUILDING DEPARTMENT.

FINISH FLOORS = 1.5' ABOVE TOP OF CURB ELEVATION AT DRIVEWAY

PAD ELEVATIONS = 1.0' ABOVE TOP OF CURB ELEVATION AT DRIVEWAY

CONTACT INFO

WIRT EDMONDS
HUBBLE HOMES
701 ALLEN ST.
MERIDIAN, ID 83642
(208) 859-4034

WAYNE SHEPHERD, P.E.
PUBLIC WORKS DIRECTOR
CITY OF MOUNTAIN HOME
1150 S. MAIN ST.
MOUNAIN HOME, ID 83647
(208) 587-2108

J.J. HOWARD ENGINEERS
CIVIL ENGINEERS
5983 W. STATE. ST., STE. D
BOISE, ID 83703
(208) 846-8937

APPROVED FOR CONSTRUCTION CITY OF MOUNTAIN HOME
DATE 3-16-13

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LERARIS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

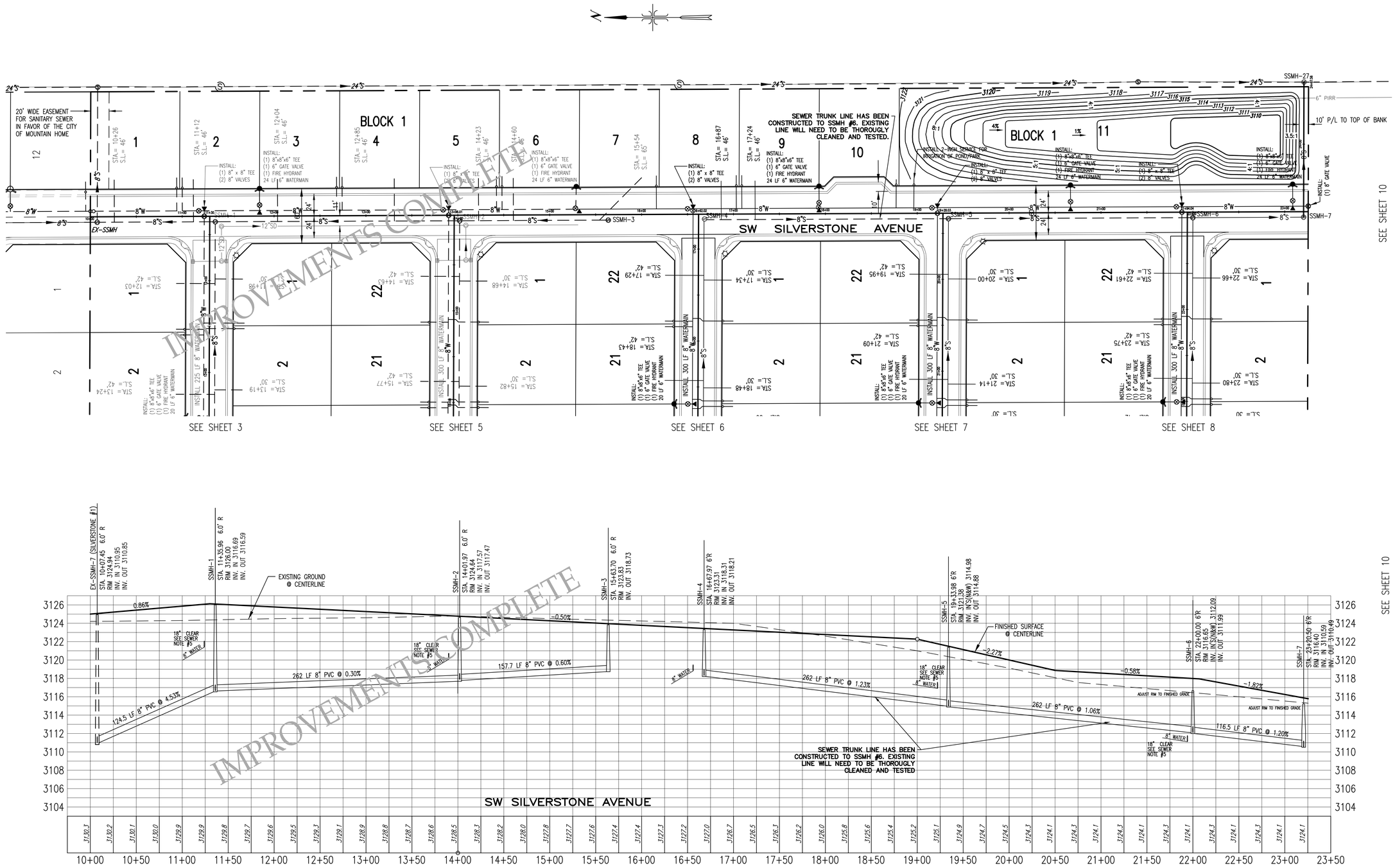
SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

COVER SHEET AND NOTES

C.1



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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER • LAND SURVEYOR
STATE OF IDAHO
2471
9/26/19
JAMES J. HOWARD

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

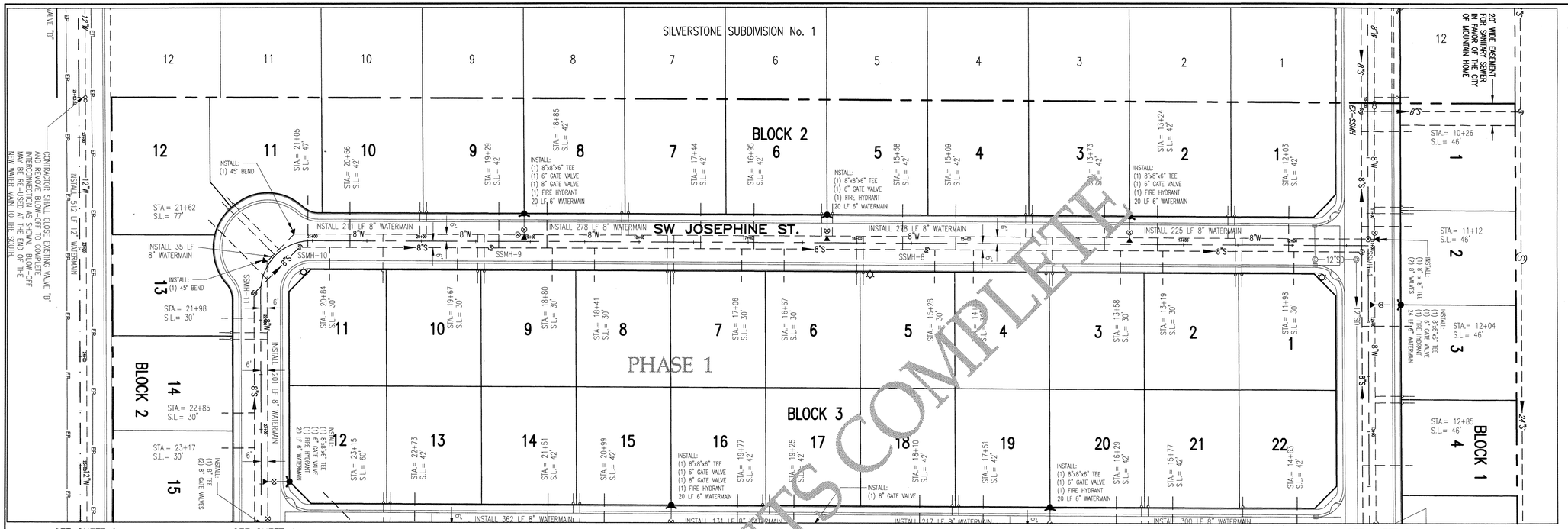
SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

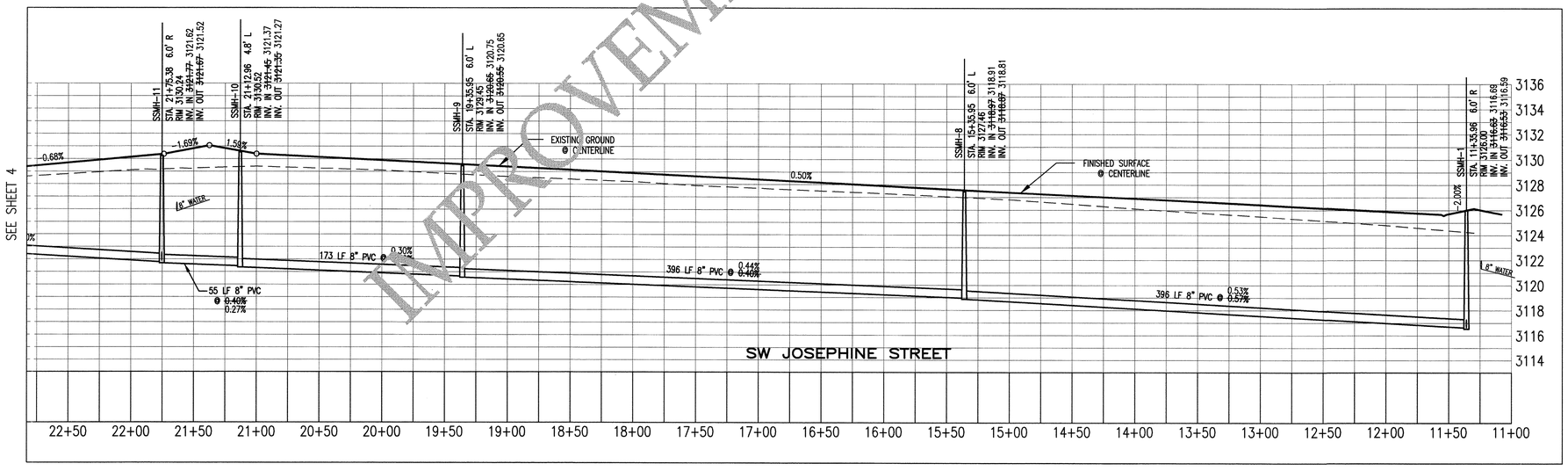
REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	9/25/19	CLS	REVISED STUB LOCATIONS AND PROFILE

PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.2





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LEBARIS

J.J. HOWARD
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SILVERSTONE SUBDIVISION NO. 2
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MOUNTAIN HOME, IDAHO

REVISIONS			
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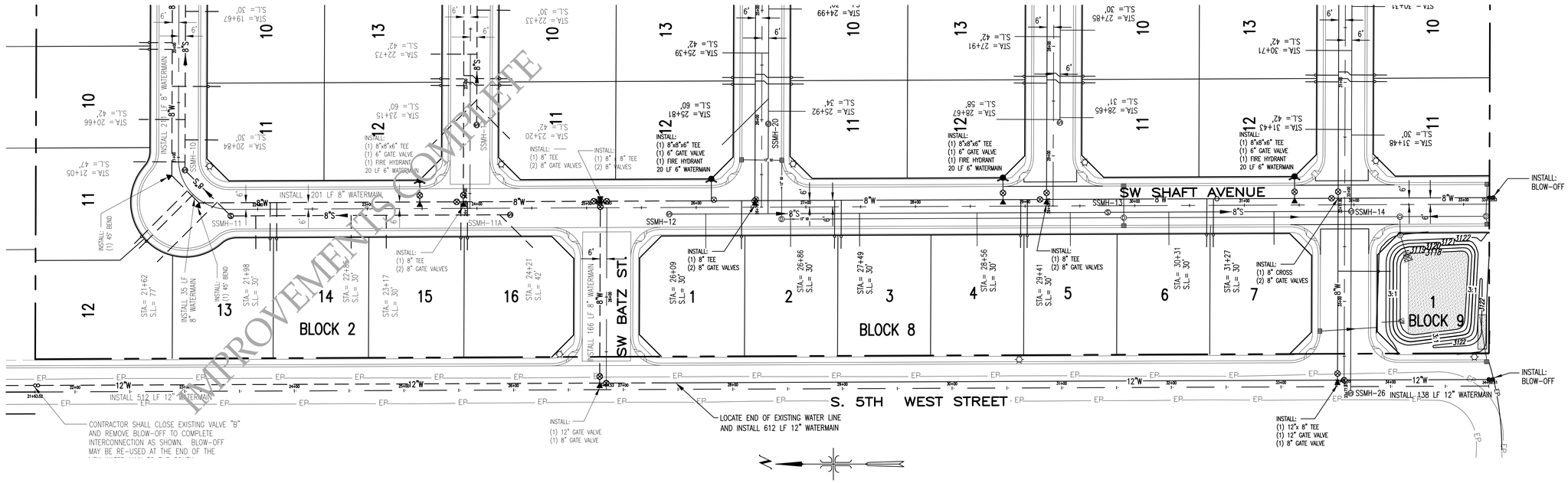
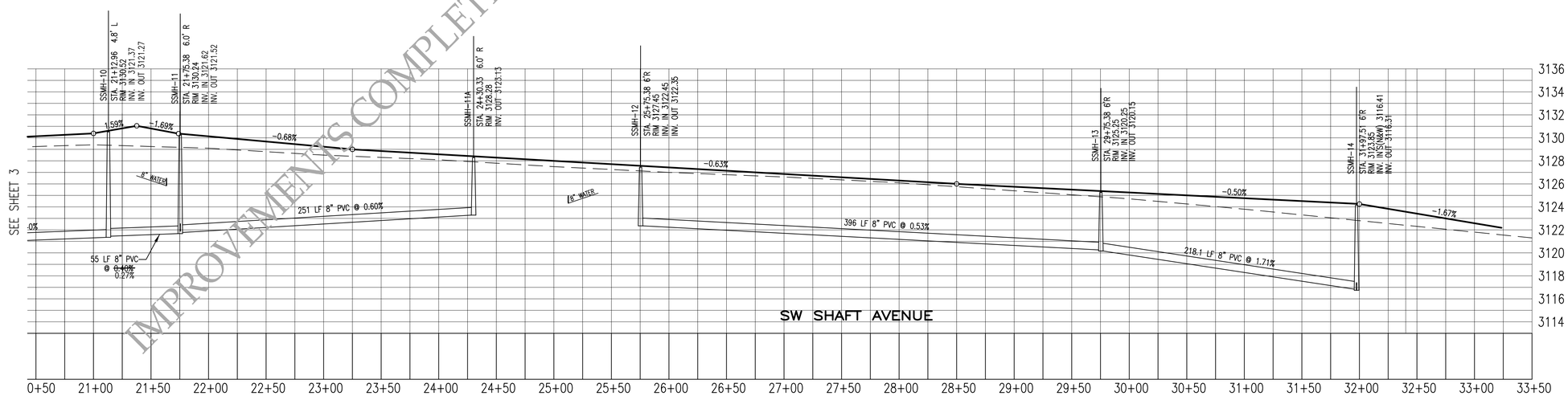
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.3





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER • LAND SURVEYOR
2471
9/26/19
STATE OF IDAHO
JAMES J. HOWARD

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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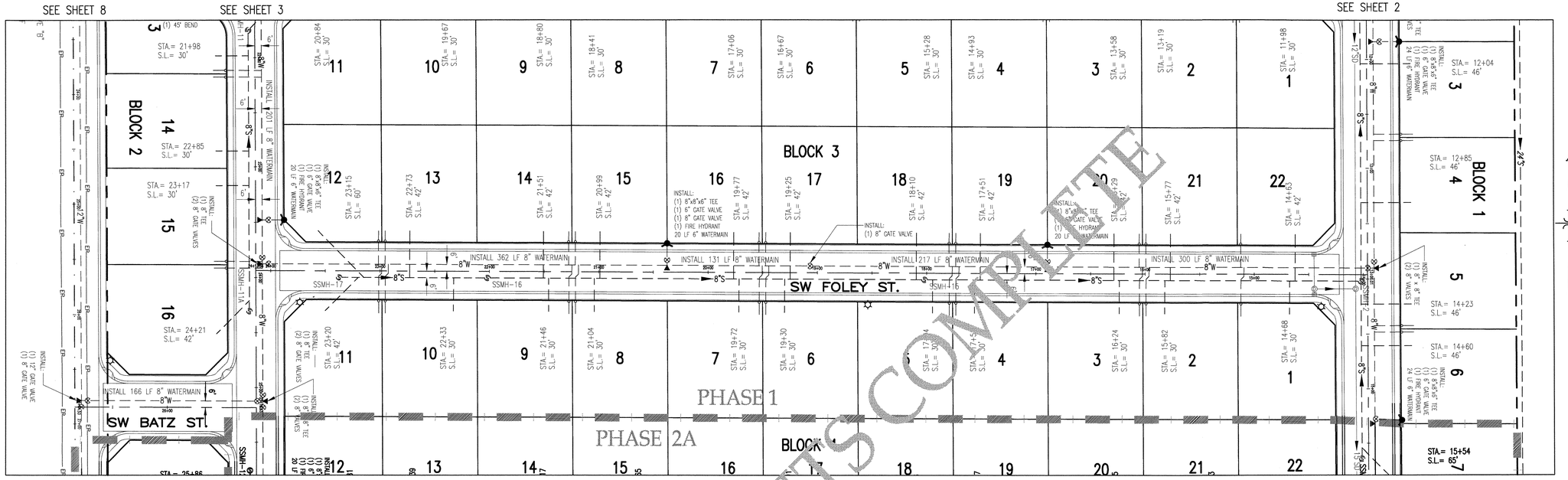
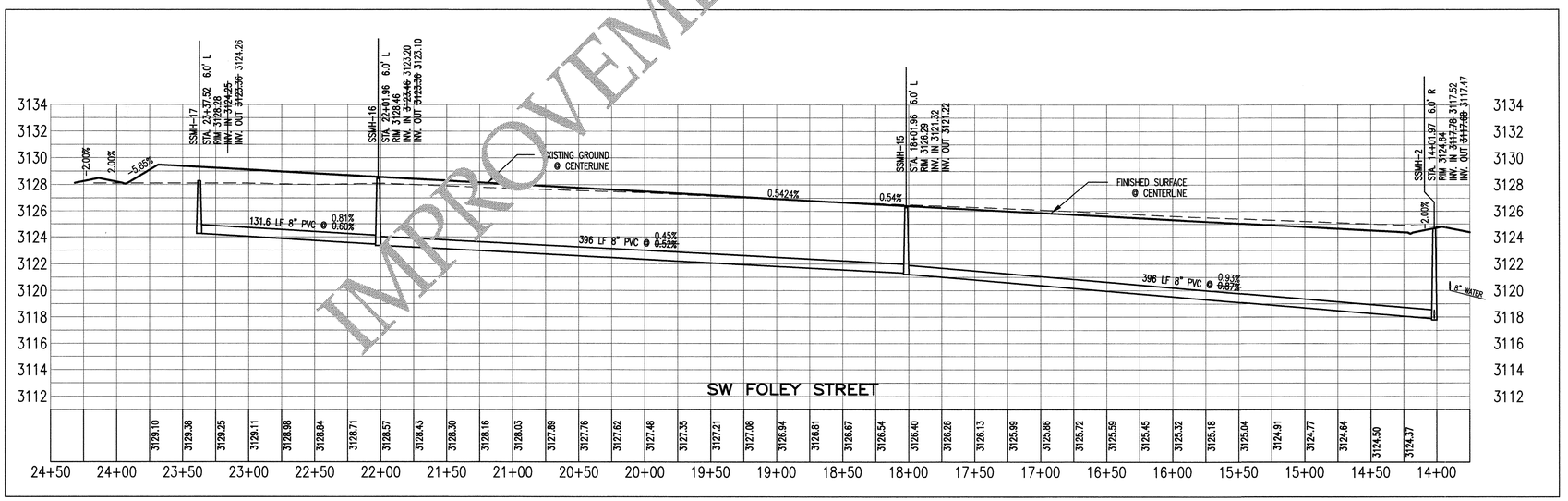
PROJECT NO.	DATE
130103	8/27/14

SCALE	DESIGNED	CHECKED
	JPL	EJH

SEWER AND WATER

C.4





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER JUSTIN P LERARIS 14490 2-26-13 STATE OF IDAHO

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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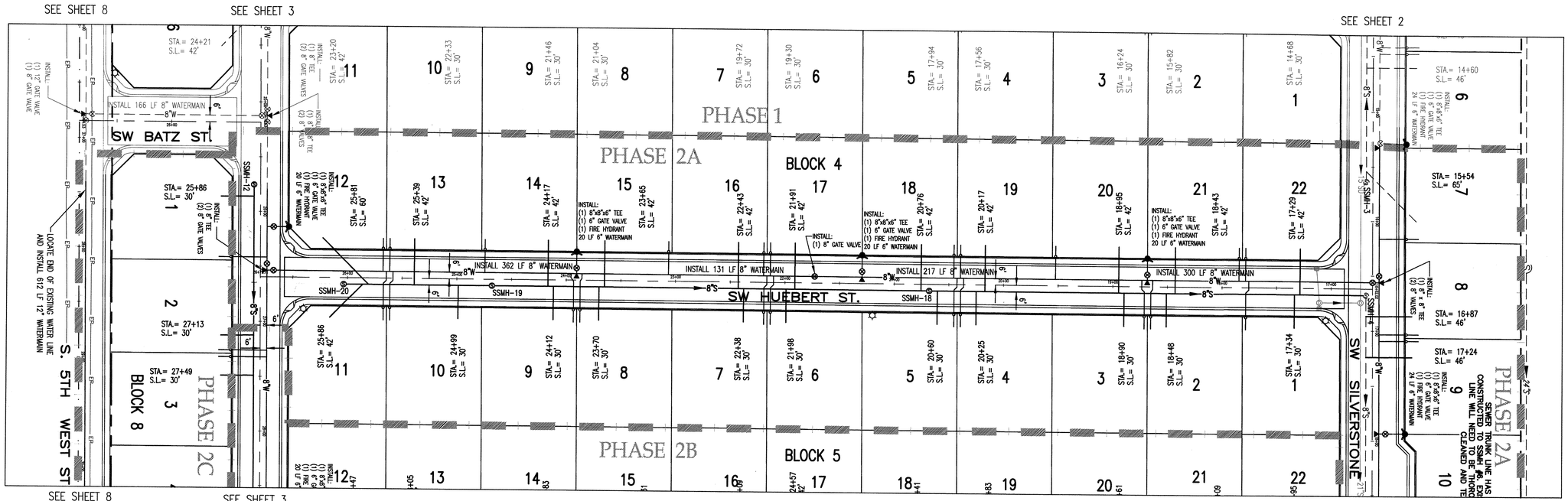
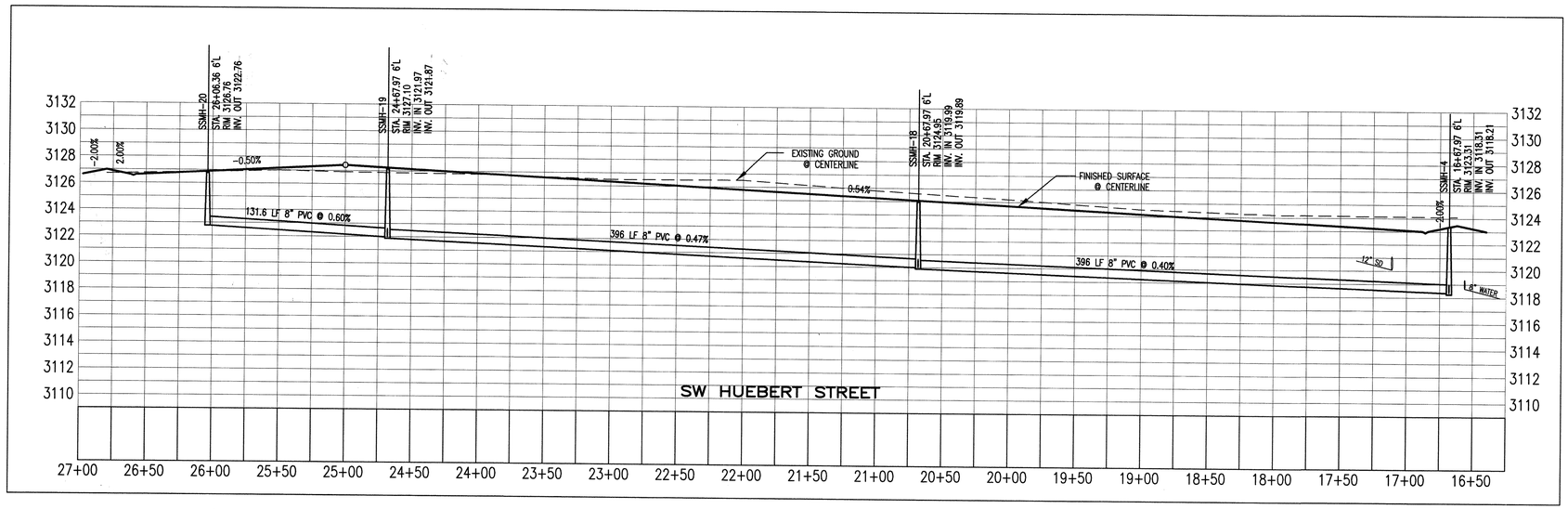
PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.5





Know what's below. Call before you dig.

50 25 0 50 100 150
HORIZ. SCALE IN FEET

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VERT. SCALE IN FEET

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J.J. HOWARD
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5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-9337

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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PROJECT NO.	DATE
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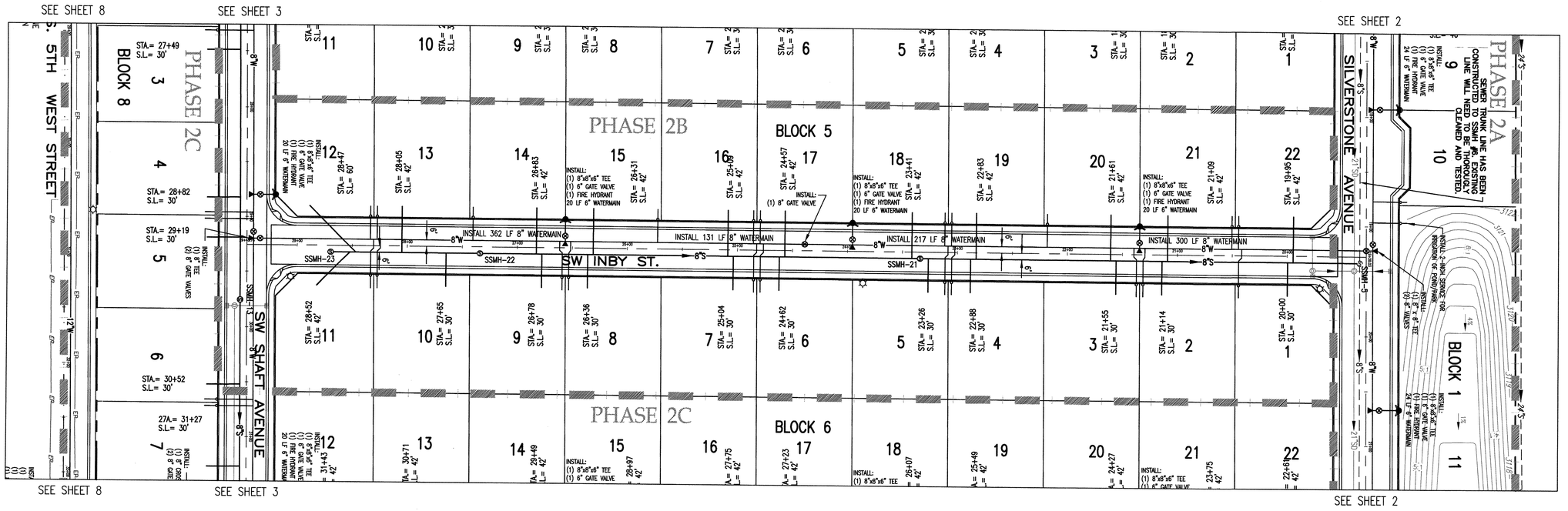
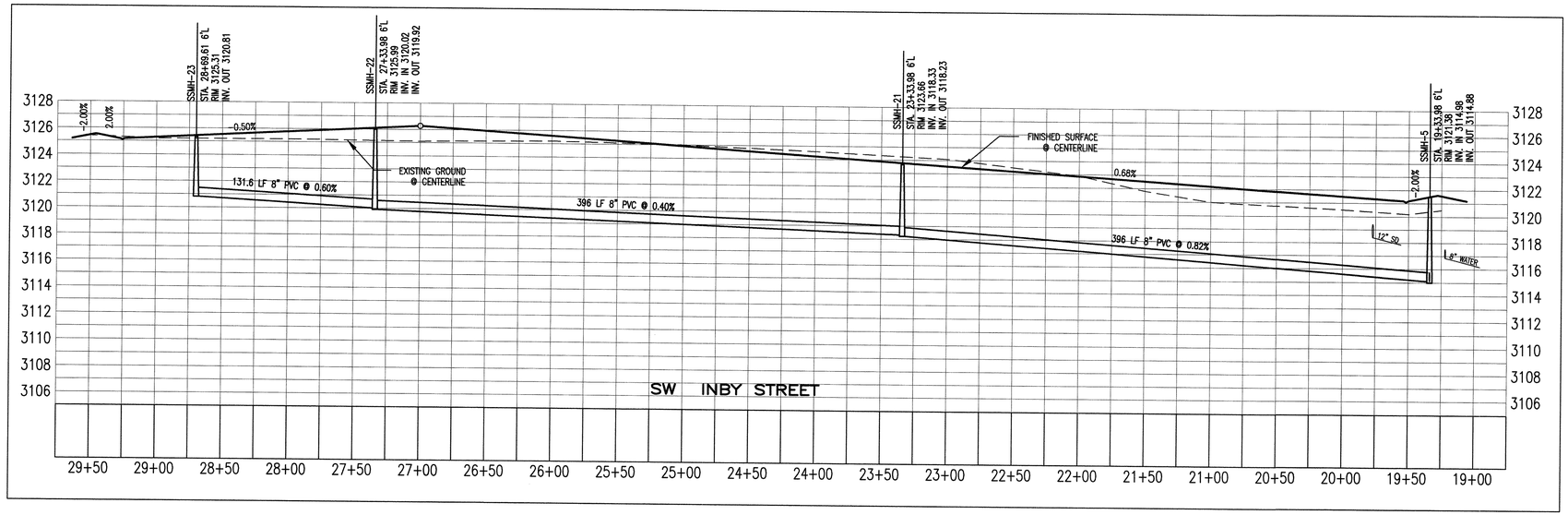
	JPL / EJH

SEWER AND WATER

C.6





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50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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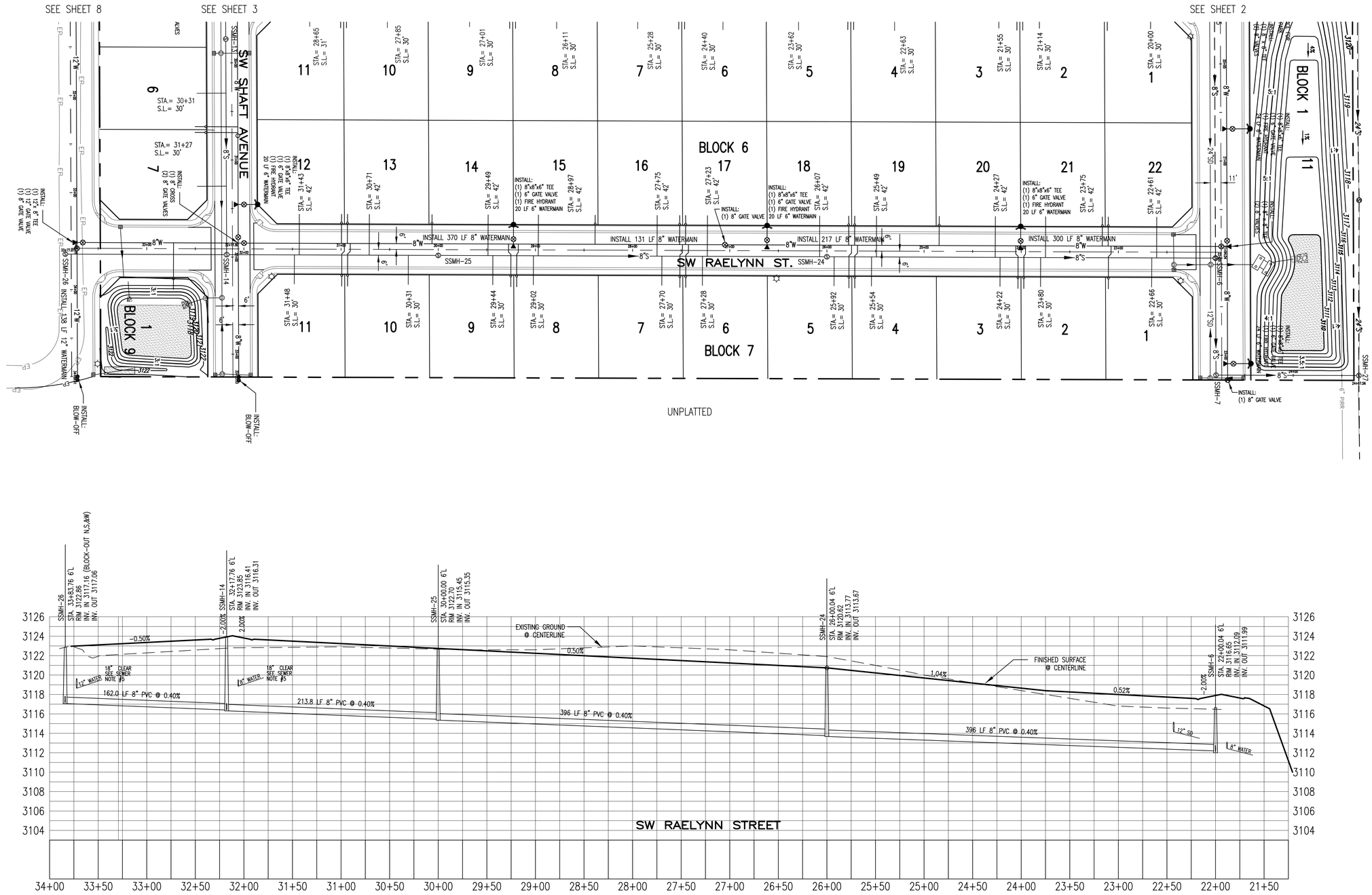
	JPL / EJH

SEWER AND WATER

C.7



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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER * LAND SURVEYOR
REGISTERED
2471
9/26/19
STATE OF IDAHO
JAMES J. HOWARD

J.J. HOWARD
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5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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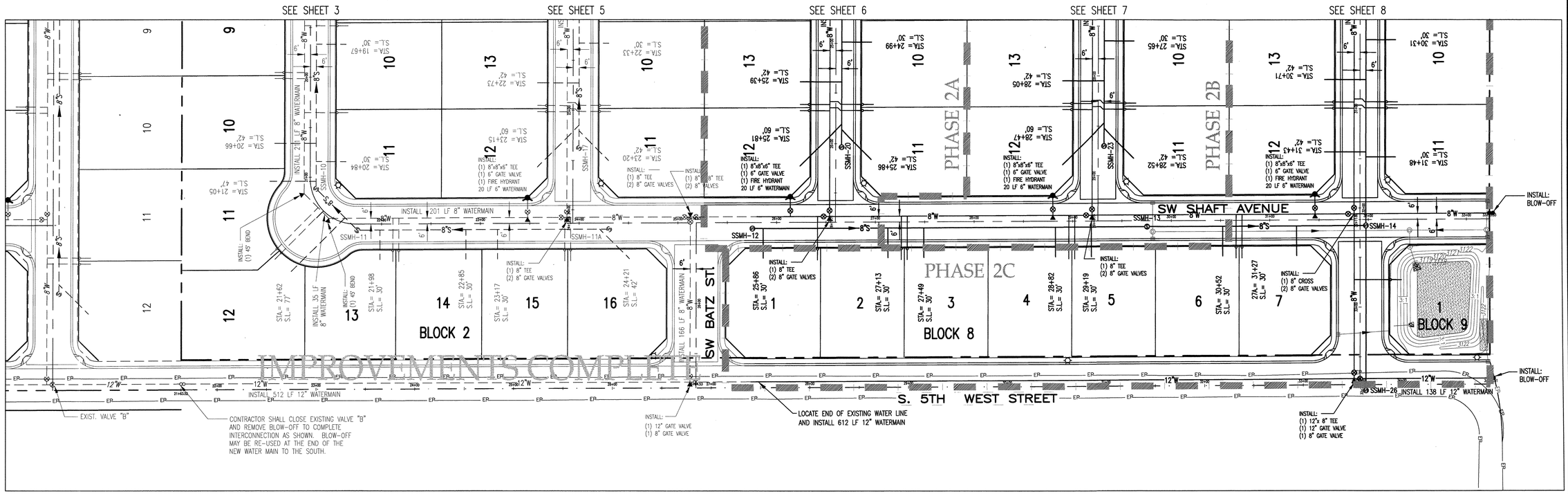
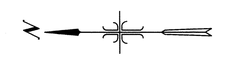
	JPL / EJH

SEWER AND WATER

C.8





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CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St. Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

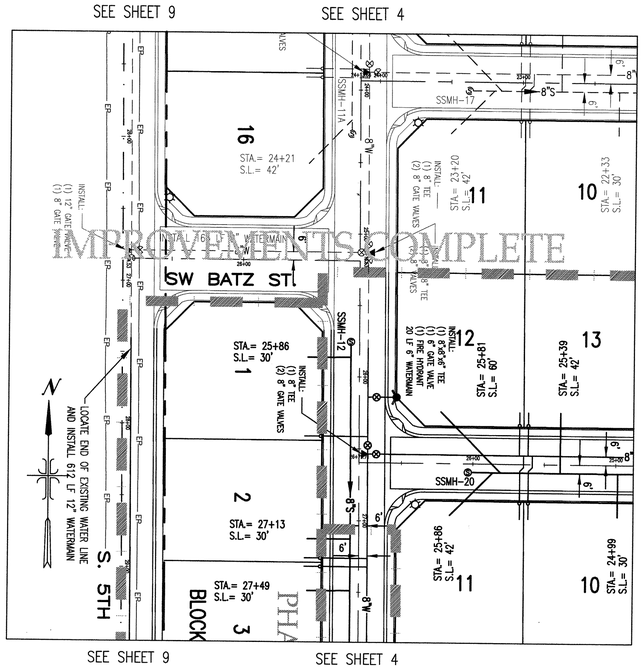
REVISIONS

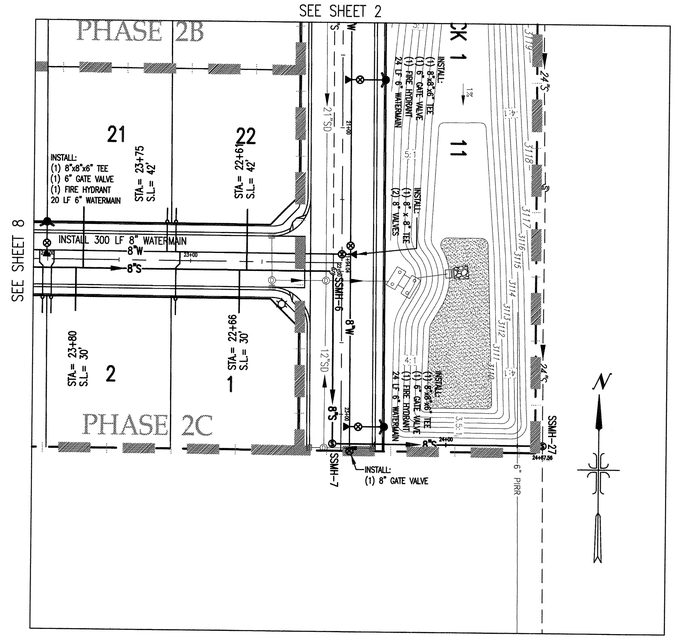
NO.	DATE	BY	DESCRIPTION

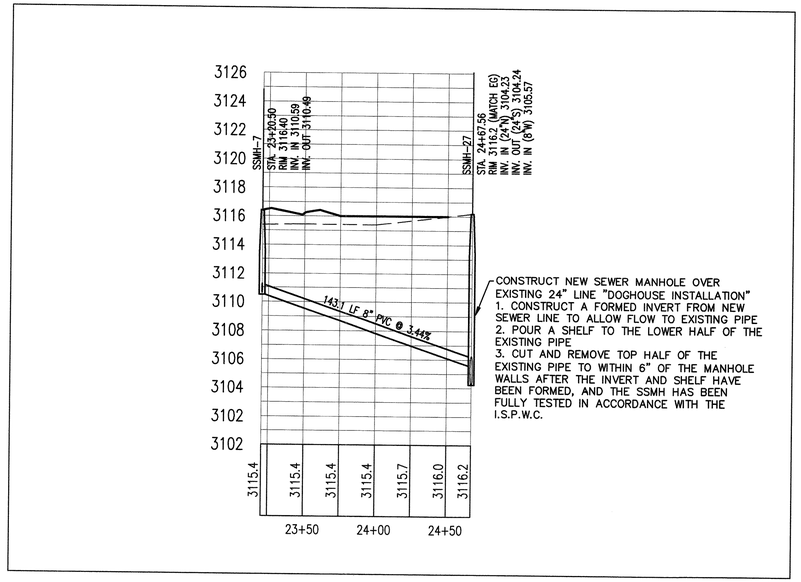
PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.9







Know what's below. Call before you dig.

50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

PROFESSIONAL ENGINEER
LICENSED
14490
2-26-13
STATE OF IDAHO
JUSTIN P LERAHS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5963 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS			
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	JPL / EJH

SEWER AND WATER

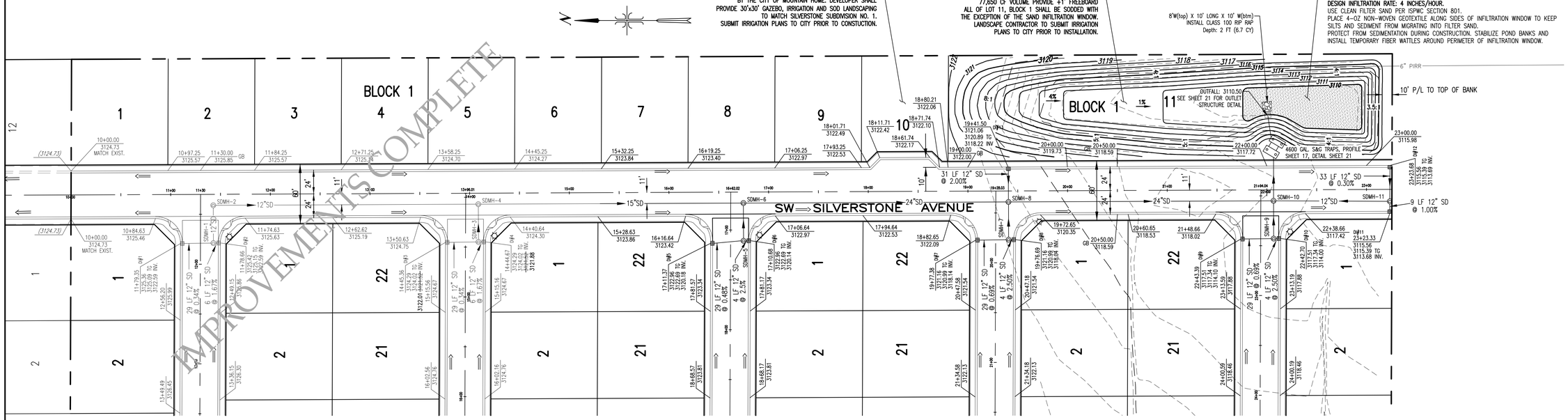
C.10

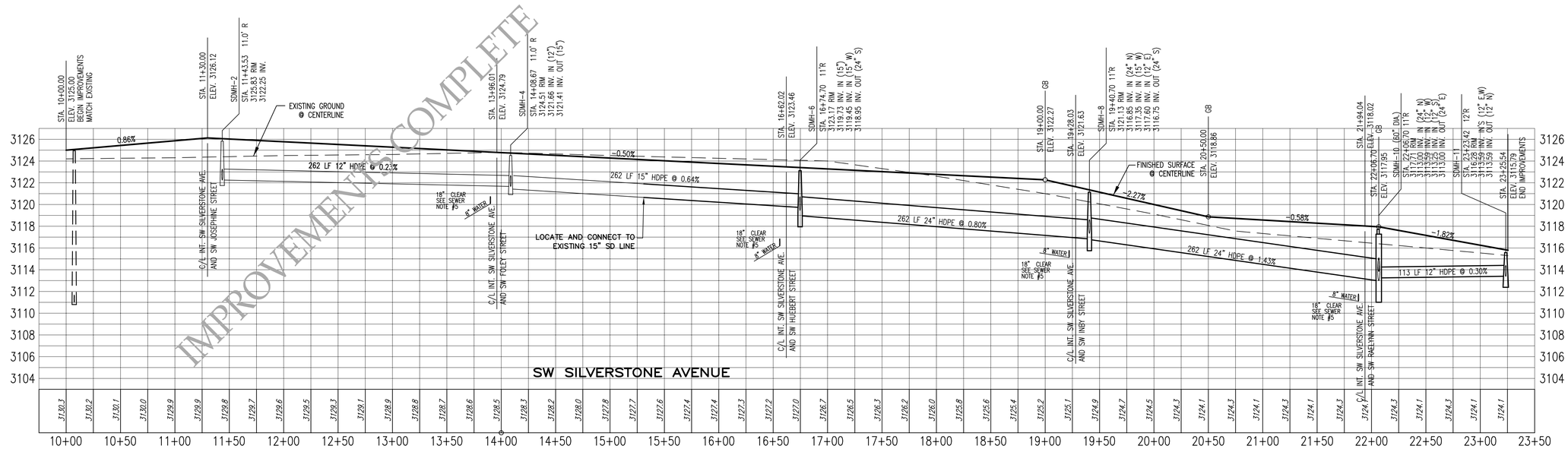
LOT 10, BLOCK 1 IS A COMMON AREA TO BE MAINTAINED BY THE CITY OF MOUNTAIN HOME. DEVELOPER SHALL PROVIDE 30'x30' GAZEBO, IRRIGATION AND SOD LANDSCAPING TO MATCH SILVERSTONE SUBDIVISION NO. 1. SUBMIT IRRIGATION PLANS TO CITY PRIOR TO CONSTUCTION.

STORM WATER POND 'A'
77,650 CF VOLUME PROVIDE +1' FREEBOARD
ALL OF LOT 11, BLOCK 1 SHALL BE SODDED WITH THE EXCEPTION OF THE SAND INFILTRATION WINDOW. LANDSCAPE CONTRACTOR TO SUBMIT IRRIGATION PLANS TO CITY PRIOR TO INSTALLATION.

8'W(top) X 10' LONG X 10' W(btm)
INSTALL CLASS 100 RIP RAP
Depth: 2 FT (6.7 CY)

4,471 SF SAND INFILTRATION WINDOW. 3-FT AVERAGE DEPTH (497 CY FILTER SAND)
EXCAVATE TO FREE DRAINING MATERIAL OR BEDROCK. EXCAVATE ALL ROCK TO AT LEAST ELEV: 3109 WITHIN INFILTRATION WINDOW.
CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING.
DESIGN INFILTRATION RATE: 4 INCHES/HOUR.
USE CLEAN FILTER SAND PER ISPWC SECTION 801.
PLACE 4-OZ NON-WOVEN GEOTEXTILE ALONG SIDES OF INFILTRATION WINDOW TO KEEP SILTS AND SEDIMENT FROM MIGRATING INTO FILTER SAND.
PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. STABILIZE POND BANKS AND INSTALL TEMPORARY FIBER WATTLES AROUND PERIMETER OF INFILTRATION WINDOW.





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER · LICENSED · STATE OF IDAHO · JAMES J. HOWARD · 2471 · 9/25/19

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS

MOUNTAIN HOME, IDAHO

REVISIONS

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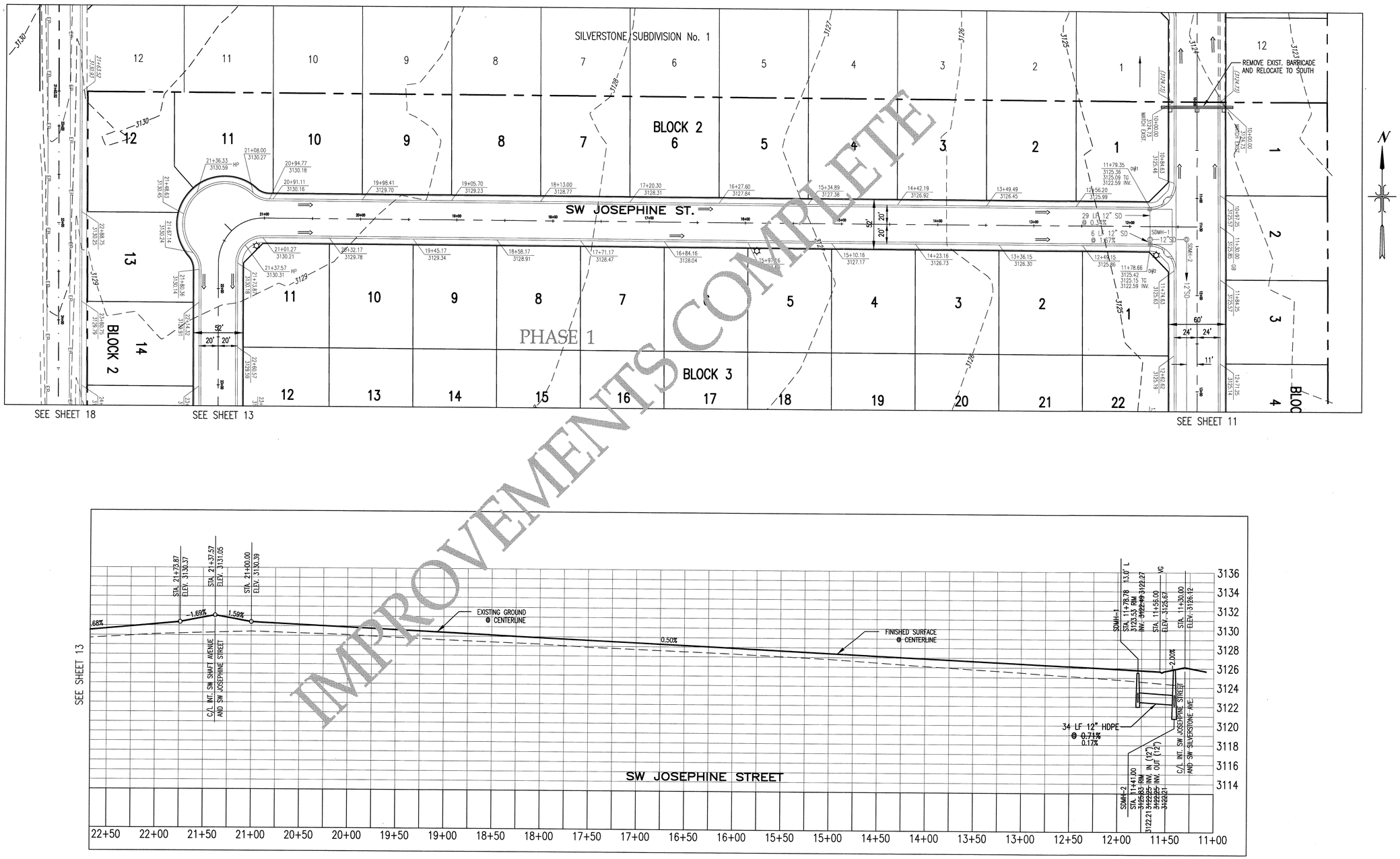
1	9/25/19	GLS	REVISED ROAD GRADING

PROJECT NO.	DATE
130103	8/27/14

SCALE	DESIGNED	CHECKED
	JPL	EJH

STREET AND STORMWATER

C.11



IMPROVEMENTS COMPLETE

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VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LERMAS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-9337

SILVERSTONE SUBDIVISION NO. 2
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MOUNTAIN HOME, IDAHO

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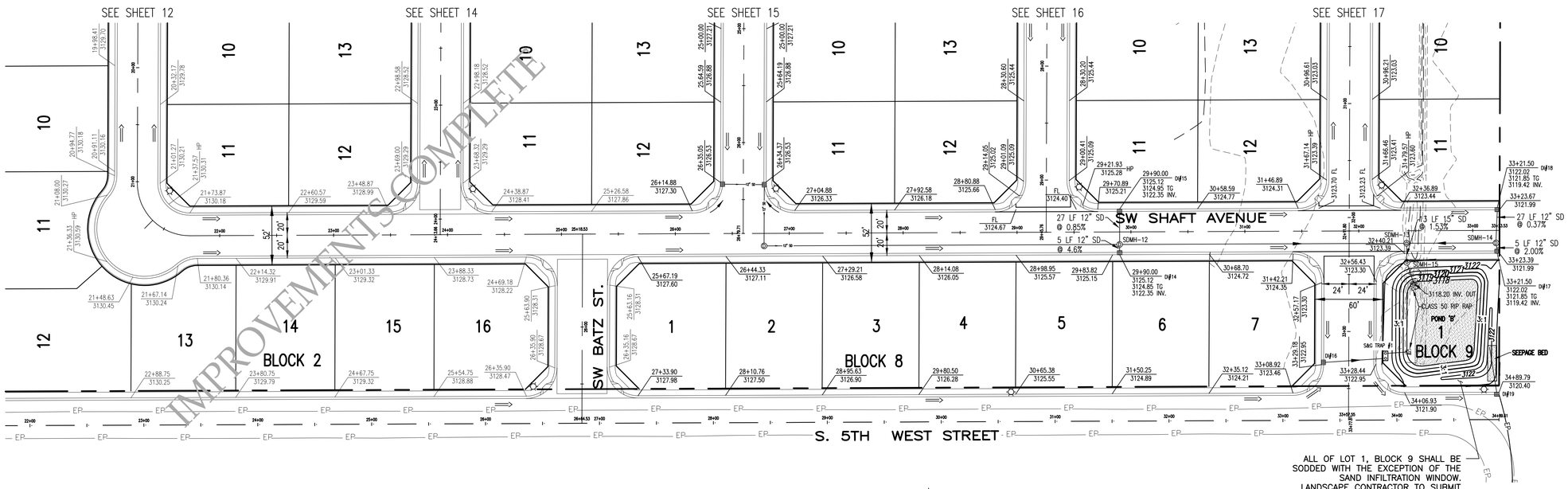
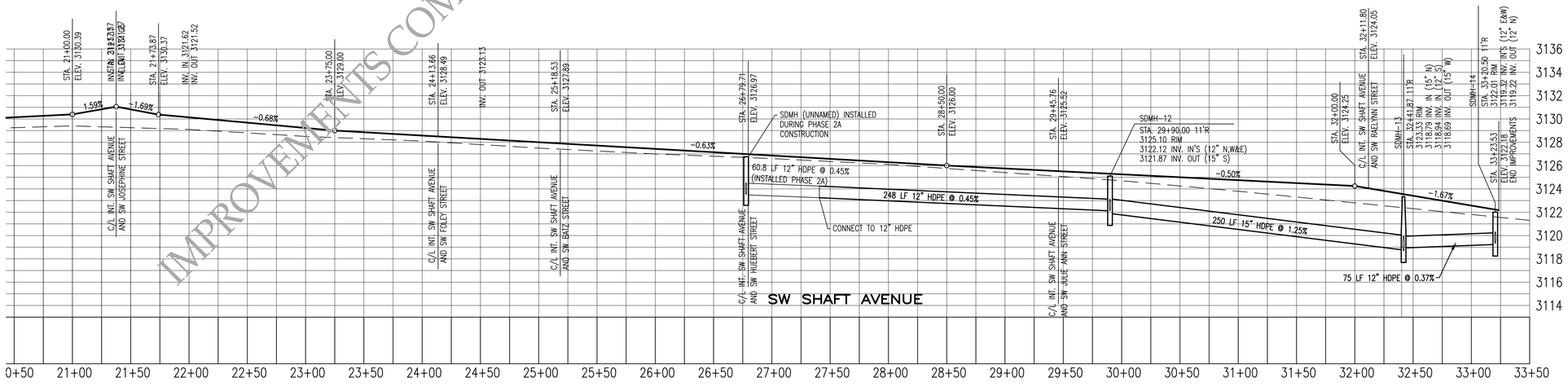
	JPL / EJH

STREET AND STORMWATER

C.12





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

SDMH-15
60" DIA. W/ 4-FT SUMP PER ISPWC SD-613A
INSTALL NYOPLAST SNOUT 30R, OIL/WATER SKIMMER AT OUTLET
32+42.07, 28'R
3123.3± RIM
3118.49 INV. IN (15" E)
3118.40 INV. OUT (15" W)
INSTALL 17 LF SD @ 1.18% TO POND 'B'
CLASS 50 RIP RAP AT OUTFALL
5'W(top) X 8'L X 8'W(btm)
DEPTH: 1.5 FT (2.9 CY)

DI #16
33+27.13
3122.96
3122.79 TG
3120.12 INV.
INSTALL 53 LF 12" SD @ 1.00% TO S&G TRAP #1

S&G TRAP #1
1000 GAL. OLDCASTLE PRECAST ITEM #1240700
33+21.22, 32.2'L
3123.0± RIM
3119.59 INV. IN (12" N)
3119.49 LOWER BAFFLE
3119.24 INV. OUT (12" S)
INSTALL 17 LF 12" SD @ 2.00% TO POND 'B'
CLASS 50 RIP RAP AT OUTFALL
3'W(top) X 5'L X 5'W(btm)
DEPTH: 1.5 FT (1.1 CY)

DI #19
34+87.70
3120.44
3120.27 TG
3118.27 INV
INSTALL 10 LF 12" SD TO SEEPAGE BED @ 0.5%

SEEPAGE BED
a. 31.25'L X 8'W X 3.1'D (DRAIN ROCK DIMENSIONS)
b. 2" TO 4" UNIFORM CLEAN DRAIN ROCK (28.7 CY)
COVER DRAIN ROCK WITH 4-OZ NON-WOVEN GEOFABRIC (TOP & SIDES ONLY)
c. 3-FT CLEAN FILTER SAND PER ISPWC SECTION 801 (27.8 CY)
d. EXCAVATE TO FREE DRAINING MATERIAL AND CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING. DESIGN INFILTRATION RATE: 4 INCHES/HOUR.
e. INSTALL 30 LF 12" PERFORATED HDPE PIPE @ S=0.5%. CAP END.
f. CONNECT SOLID 12" SD PIPE TO PERFORATED PIPE WITH WATER TIGHT BAND
3120.00 TOP OF DRAIN ROCK
3116.90 BOTTOM OF DRAIN ROCK
3113.90 BOTTOM OF SAND

STORM WATER POND 'B'
19,000 CF VOLUME PROVIDE +0.5' FREEBOARD
3:1 MAX SIDE SLOPES
3,840 SF SAND INFILTRATION WINDOW, 3-FT AVERAGE DEPTH (427 CY)

1. EXCAVATE TO FREE DRAINING MATERIAL OR BEDROCK. EXCAVATE ALL ROCK TO AT LEAST ELEV: 3117 WITHIN INFILTRATION WINDOW.

2. CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING. DESIGN INFILTRATION RATE: 4 INCHES/HOUR.

3. USE CLEAN FILTER SAND PER ISPWC SECTION 801.

4. PLACE 4-OZ NON-WOVEN GEOTEXTILE ALONG SIDES OF INFILTRATION WINDOW TO KEEP SILTS AND SEDIMENT FROM MIGRATING INTO FILTER SAND.

5. PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. STABALIZE POND BANKS AND INSTALL TEMPORARY FIBER WATTLES AROUND PERIMETER OF INFILTRATION WINDOW

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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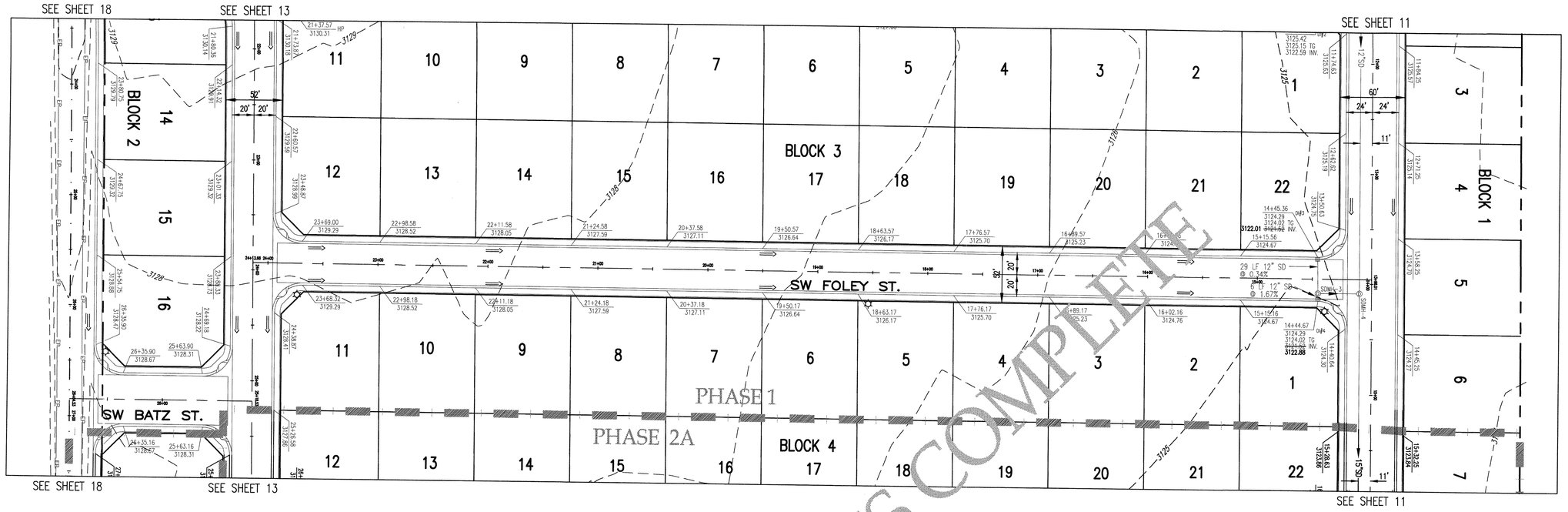
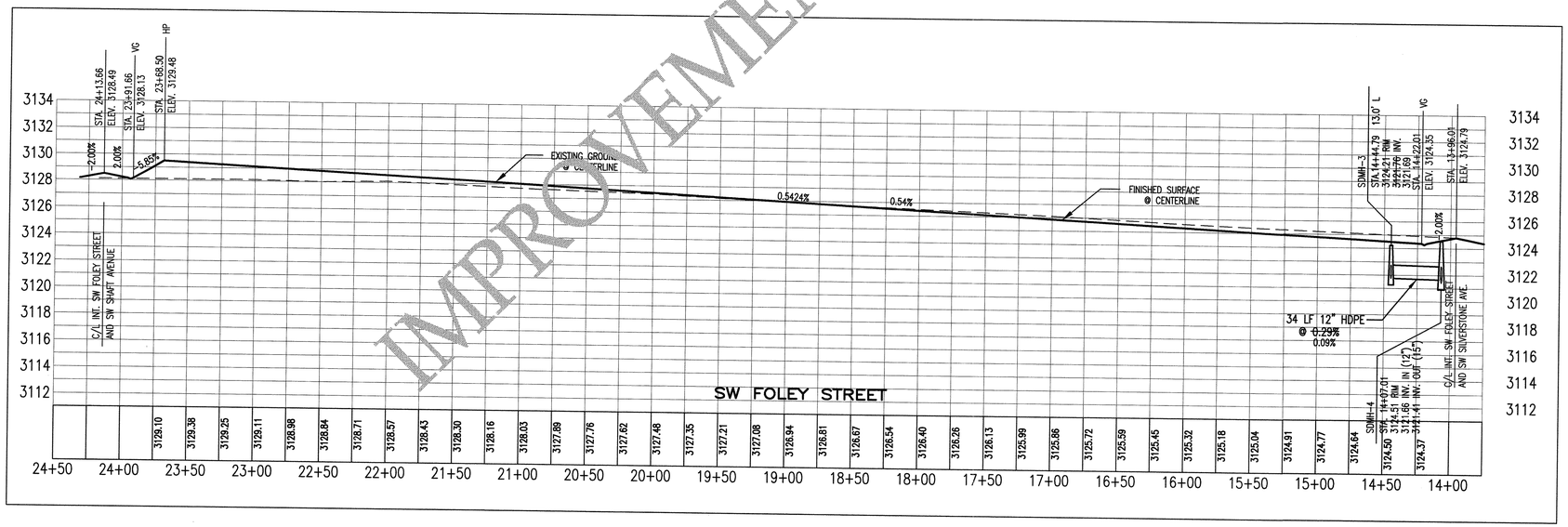
PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
1"=50'	JPL / EJH

PROFESSIONAL ENGINEER * LAND SURVEYOR
2471
9/26/19
STATE OF IDAHO
JAMES J. HOWARD

STREET AND STORMWATER

C.13





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET

VERT. SCALE IN FEET

J.J. HOWARD
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Boise, ID 83703 (208) 846-9837

SILVERSTONE SUBDIVISION NO. 2
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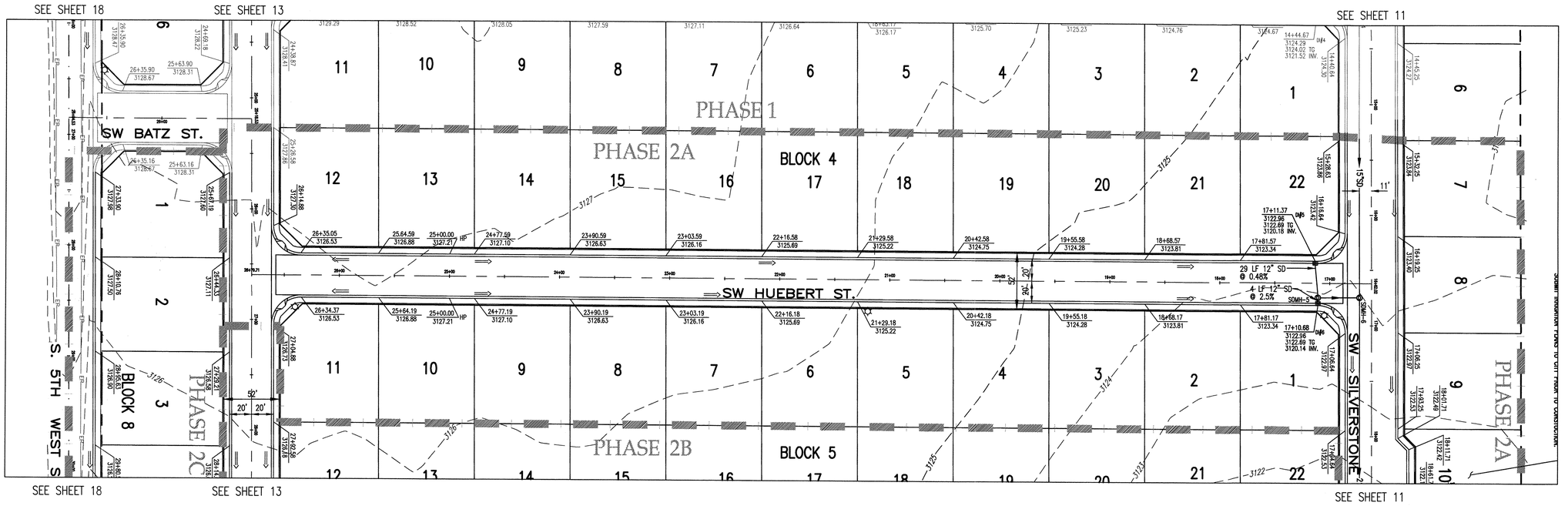
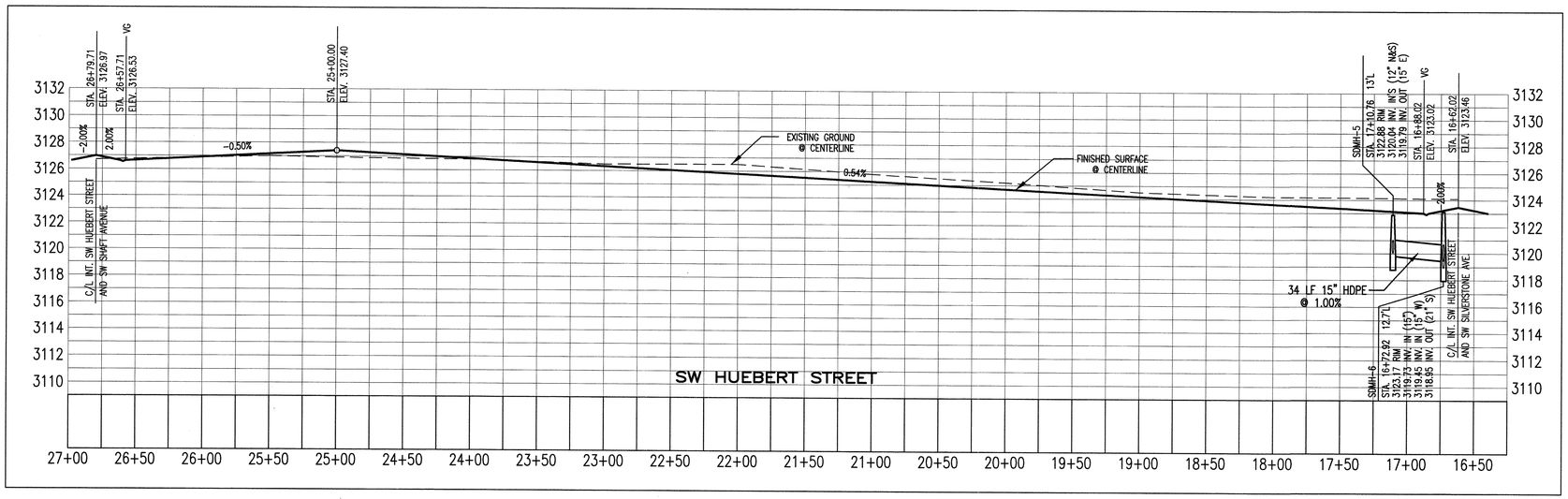
STREET AND STORMWATER

C.14

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P. LERARIS





50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

Know what's below. Call before you dig.

PROFESSIONAL ENGINEER
JUSTIN P LERAAS
14490
2-26-13
STATE OF IDAHO

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5963 W. State St., Ste. D.
Boise, ID 83703 (208) 846-8837

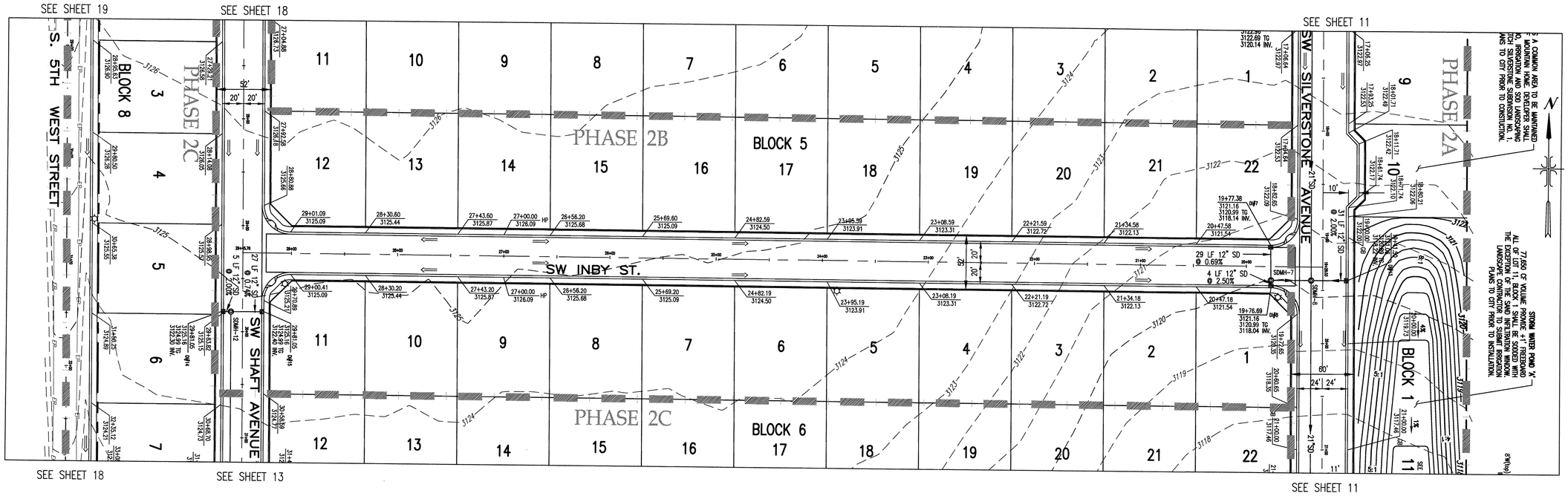
SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

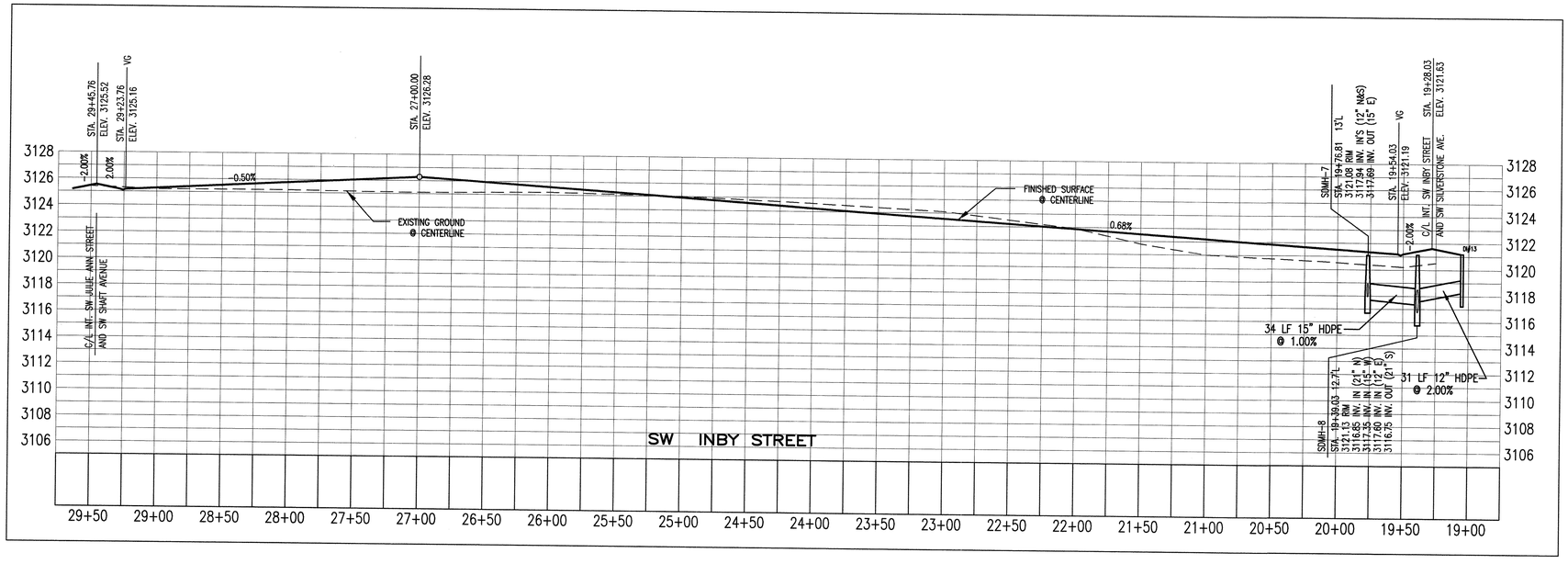
REVISIONS			
NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

STREET AND STORMWATER

C.15





Know what's below. Call before you dig.

50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LERARIS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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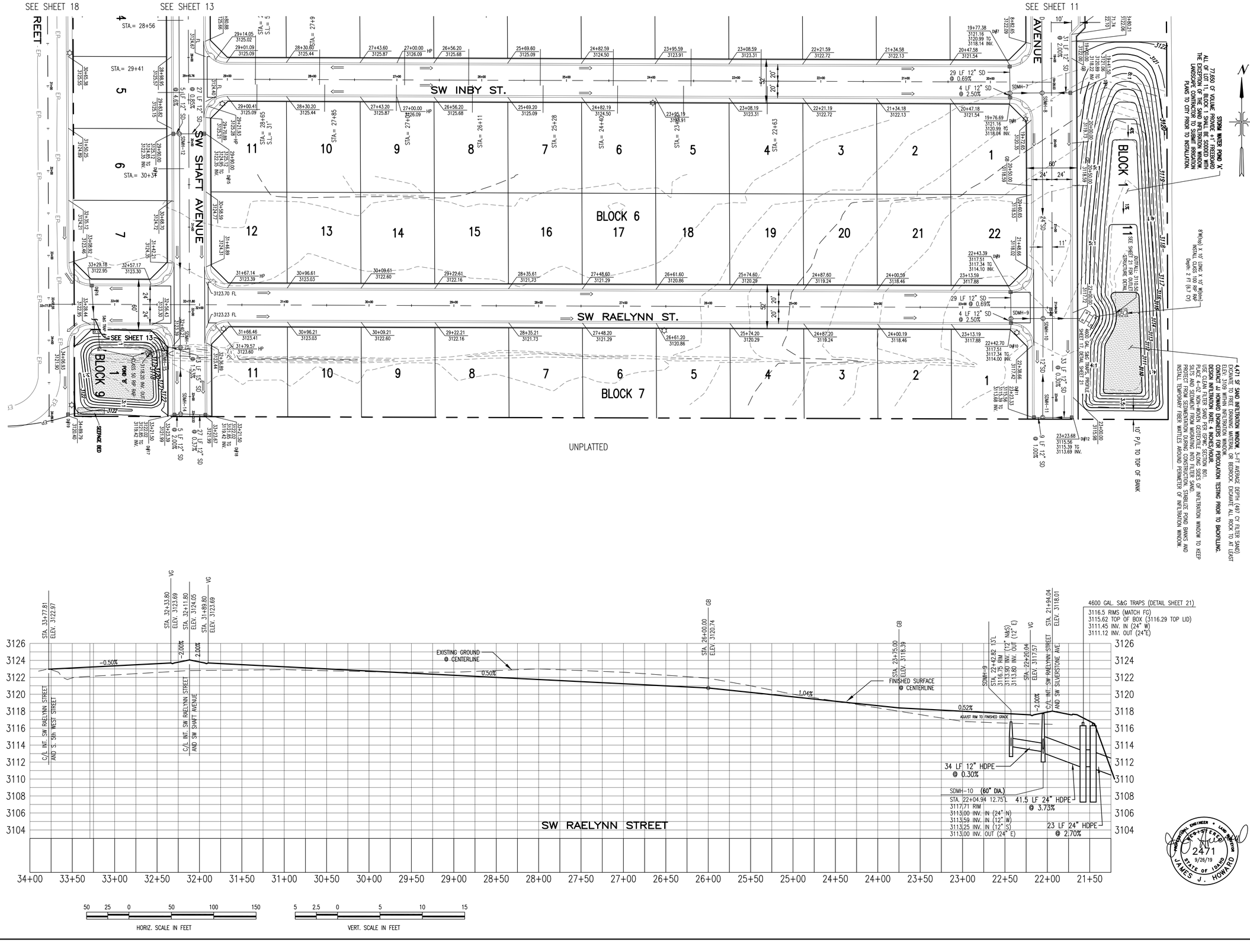
	JPL / EJH

STREET AND STORMWATER

C.16



50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

\\Innovnas\Shared\Blocks\JPL\1111.jpg

PROFESSIONAL ENGINEER • LAND SURVEYOR
REGISTERED
2471
9/26/19
STATE OF IDAHO
JAMES J. HOWARD

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

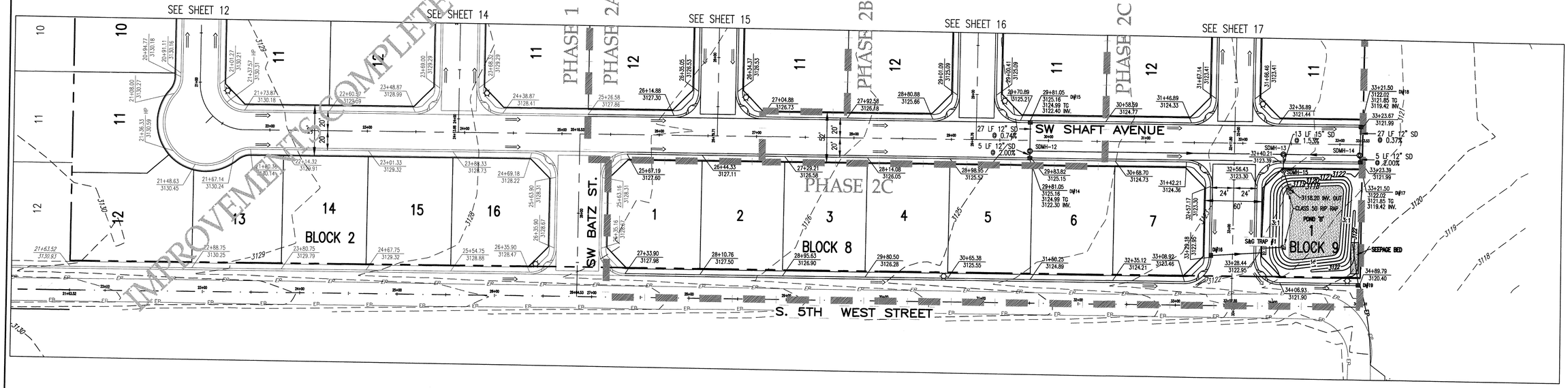
REVISIONS

NO.	DATE	BY	DESCRIPTION
1	9/25/19	CLS	REVISED ROAD GRADING

PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
	JPL / EJH

STREET AND STORMWATER

C.17


SEE SHEET 12
SEE SHEET 14
SEE SHEET 15
SEE SHEET 16
SEE SHEET 17
PHASE 1
PHASE 2A
PHASE 2B
PHASE 2C
SW SHAFT AVENUE
SW BATZ ST.
S. 5TH WEST STREET
BLOCK 2
BLOCK 8
BLOCK 9
POND 'B'
SEEPAGE BED
SAND TRAP #1
CLASS 50 RIP RAP
27 LF 12" SD @ 0.74%
5 LF 12" SD @ 2.00%
13 LF 15" SD @ 1.53%
27 LF 12" SD @ 0.37%
5 LF 12" SD @ 2.00%
SDMH-12
SDMH-13
SDMH-14
SDMH-15
DMH14
DMH15
DMH16
DMH17
DMH18
DMH19
3118.20 INV. OUT
3122.30 INV.
3123.39
3121.99
3122.02
3121.65 TC
3119.42 INV.
3120.40
3121.90
3122.95
3123.30
3125.15
3124.99 TC
3124.77
3124.33
3124.36
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3124.73
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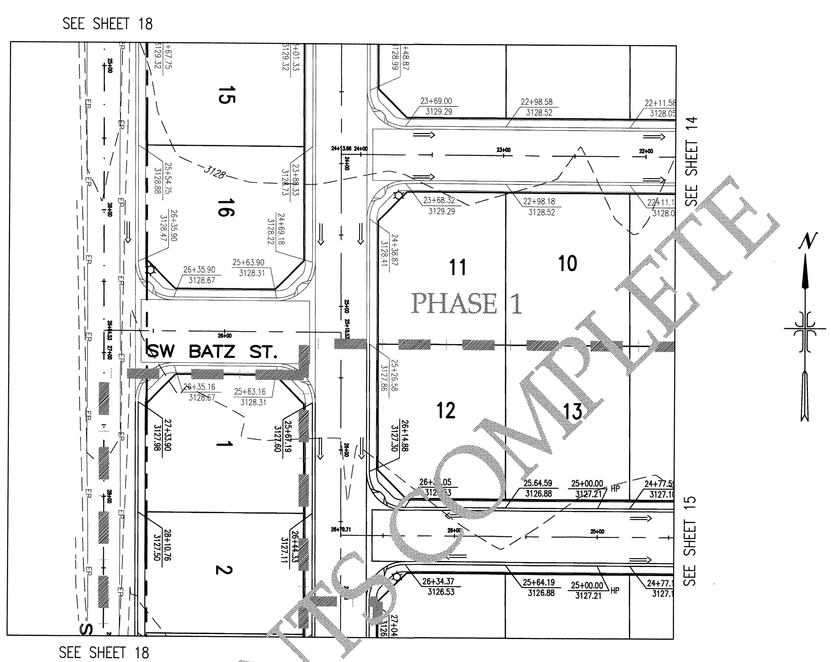

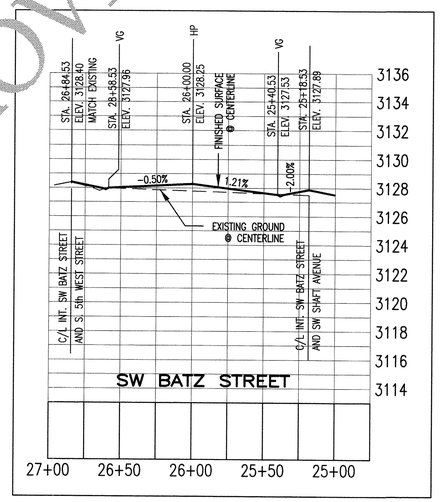

IMPROVEMENTS COMPLETE

Know what's below. Call before you dig.

HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER — REGISTERED — 14490 — 2-26-13 — STATE OF IDAHO — JUSTIN P LERANDS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 946-8837

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
130103	2/26/13
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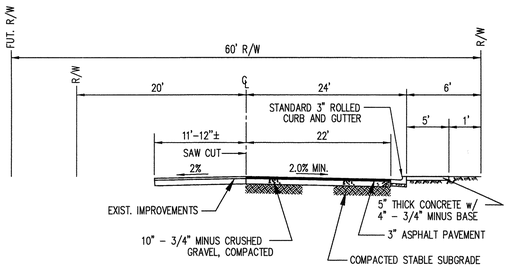
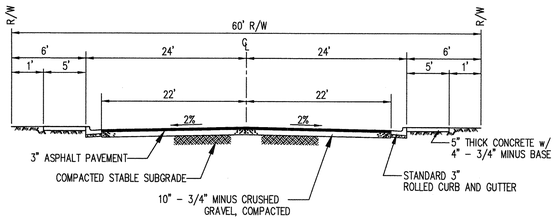
	JPL / EJH

STREET AND STORMWATER

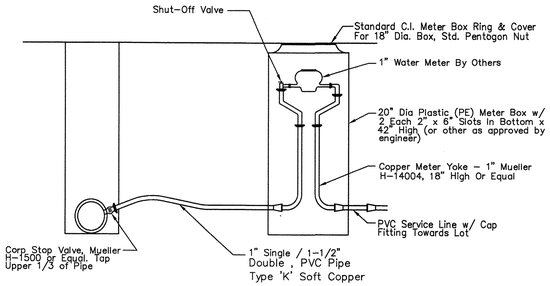
C.19



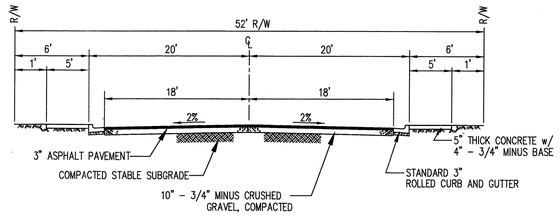
TYPICAL STREET SECTION
60' RIGHT OF WAY
(SOUTH 5th WEST STREET)



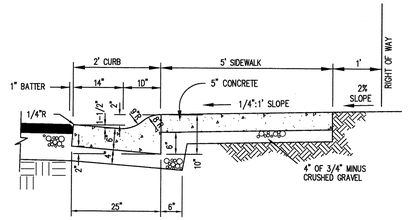
TYPICAL STREET SECTION
60' RIGHT OF WAY
(SW SILVERSTONE AVENUE)
(SW BATZ STREET)



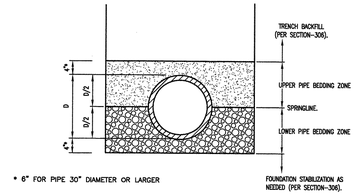
STANDARD WATER SERVICE INSTALLATION



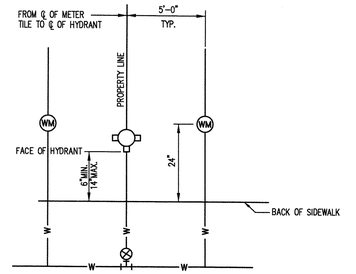
TYPICAL STREET SECTION
52' RIGHT OF WAY
(INTERIOR STREETS)



TYPICAL ROLLED CURB AND GUTTER
AND SIDEWALK DETAIL

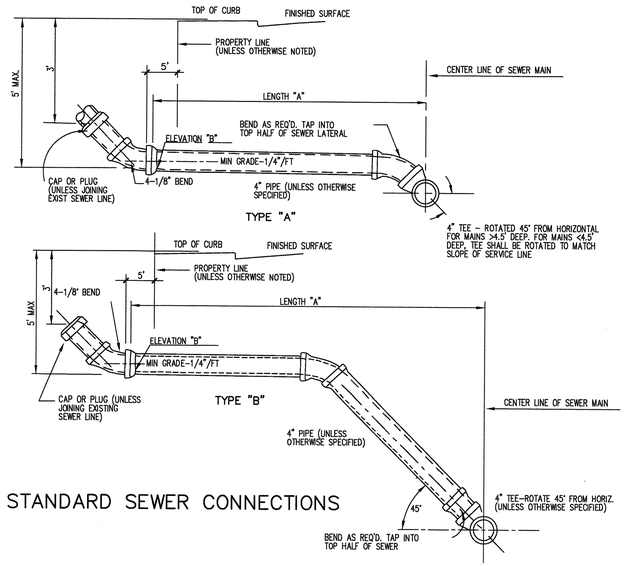


TYPICAL PIPE BEDDING SECTION

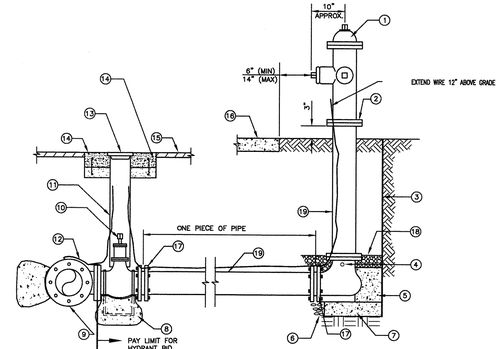


FIRE HYDRANT & WATER SERVICE
INSTALLED – SAME LOT

CLEAN OUT DETAILS



STANDARD SEWER CONNECTIONS



FIRE HYDRANT DETAIL
NTS

NOTES:

(A) HYDRANTS THAT ARE TO BE RELOCATED AS CALLED FOR ON THE PLAN VIEW SHALL BE REINSTALLED IN ACCORDANCE WITH THIS DETAIL. LOCATION TO BE SET IN ACCORDANCE WITH LOCAL STANDARDS OR AS DIRECTED BY THE ENGINEER.

(B) ALL AUXILIARY VALVES TO BE LOCATED AT THE TEE ON THE WATER MAIN AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER. WHERE EXISTING FITTINGS ARE NOT COMPATIBLE WITH NEW MAIN CONSTRUCTION, USE SUITABLE ADAPTERS OR NEW FITTINGS UPON APPROVAL BY THE ENGINEER.

(C) ALL ANCHORS AND BLOCKING TO BEAR AGAINST UNDISTURBED SOIL.

(D) IF WATER SERVICE TO HYDRANT IS TO COMMENCE PRIOR TO SETTING OF CONCRETE THRUST BLOCKING, USE A COMBINATION OF CONCRETE AND UNI-FLANGE SERIES 1300 JOINT RESTRAINT.

(E) PLACE LOCATOR WIRE DIRECTLY ABOVE PIPE. SECURE FINDER WIRE UNDER (MJ) BOLT. EXTEND FINDER WIRE INSIDE OF RISER TO (1) FOOT ABOVE FINISH GRADE, THEN SECURE TO SAME (MJ) BOLT AT MAIN. AVOID CROSS-OVER OF WIRES IN RISER.

(F) INSTALLATION MUST MEET THE MINIMUM REQUIREMENTS OF SD-404.

LEGEND

1. FIRE HYDRANT (PAINT IN ACCORDANCE WITH LOCAL STANDARDS).
2. BREAK AWAY BOLTS.
3. END OF TRENCH, EDGE OF RIGHT-OF-WAY.
4. DRAIN – KEEP CLEAR.
5. CAST IN PLACE CONCRETE THRUST BLOCK (4 SQ. FT. OF THRUST BLOCK REQUIRED) (SEE NOTE D).
6. 1' DRAIN ROCK EXTENDS 12" HORIZONTALLY FROM EACH SIDE OF CONCRETE BASE AND THRUST BLOCK AND VERTICALLY TO 2" ABOVE HYDRANT DRAIN WALL.
7. PRECAST CONCRETE BLOCK 1' X 1' X 6" THICK.
8. VALVE SUPPORT (PRECAST OR CAST IN PLACE).
9. TEE (MJ X MI X FLANGE) WITH THRUST BLOCK.
10. 6" C.I. AUXILIARY VALVE (MJ X FLANGE).
11. CAST IRON VALVE BOX.
12. NO. 12 AWG. COPPER WIRE FINDER. SEE SD-514 FOR SPLICING (SEE NOTE E).
13. 5 1/4" LOCKING LID (TYLER NO. 6855).
14. 24"ø X 6' CONCRETE COLLAR WITH (2) #4 REBAR HOOPS.
15. FINISHED GRADE.
16. SIDEWALK.
17. MECHANICAL CONNECTION.
18. COVER DRAIN ROCK WITH FILTER FABRIC.
19. 6" DIAMETER AWWA C-900 PIPE.

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LERARIS

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Boise, ID 83703 (208) 846-8537

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS			
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130103	2/26/13
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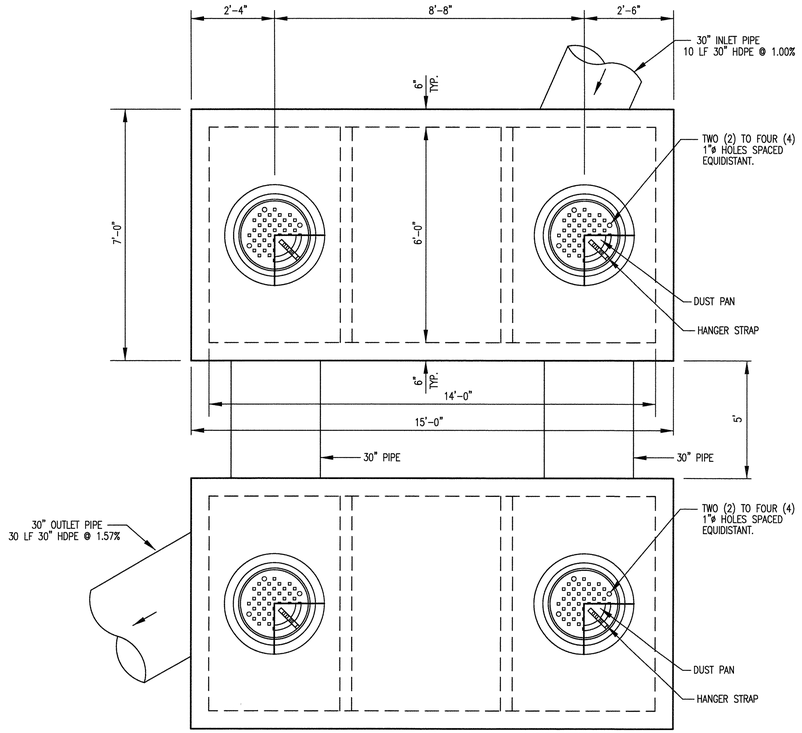
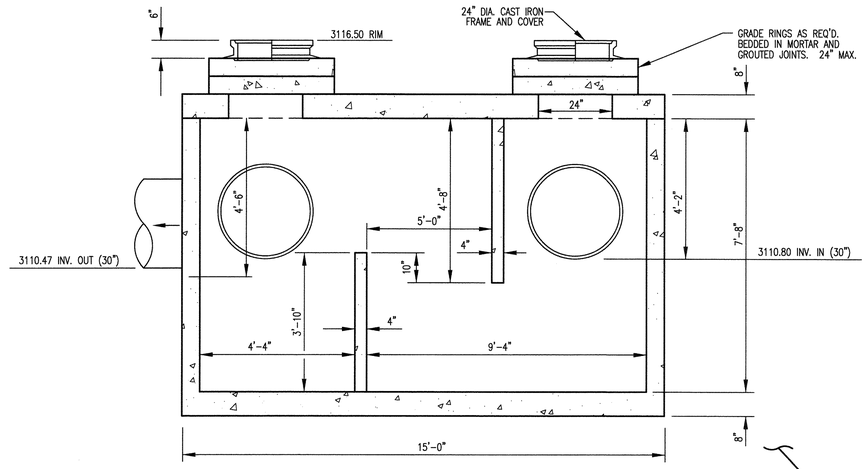
	JPL / EJH

DETAILS

C.20



PLAN VIEW



SECTION VIEW

NOTES:

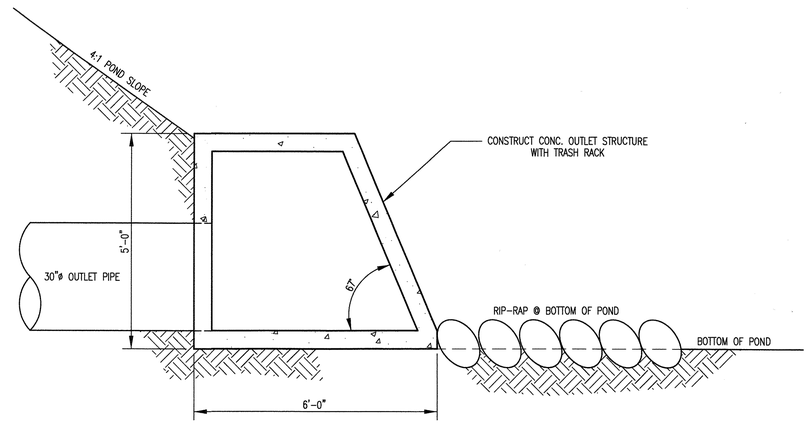
1. CONTRACTOR SHALL PROVIDE ENGINEER WITH SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. SEE PLAN AND PROFILE SHEETS FOR PIPE SIZES, ELEVATIONS AND ORIENTATIONS.

NOTE TO CONTRACTORS

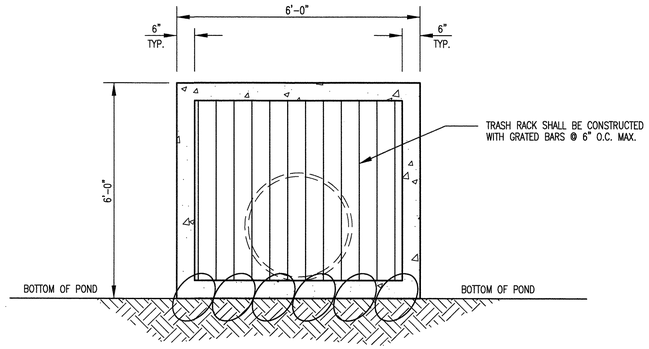
BOTH SAND AND GREASE TRAPS ARE STOCKPILED ON SITE WITH LIDS, BAFFLES & 36" KNOCKOUTS PER DETAIL SHOWN. RIMS AND RISERS WERE NOT FOUND AND MAY NEED TO BE ORDERED.

SAND AND GREASE TRAP
4600 GALLON (30 CFS) SAND AND GREASE TRAP DETAIL

TRAFFIC RATED (HS-25)
(2 REQUIRED)



SECTION VIEW



FRONT VIEW

OUTLET STRUCTURE DETAIL

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8537

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

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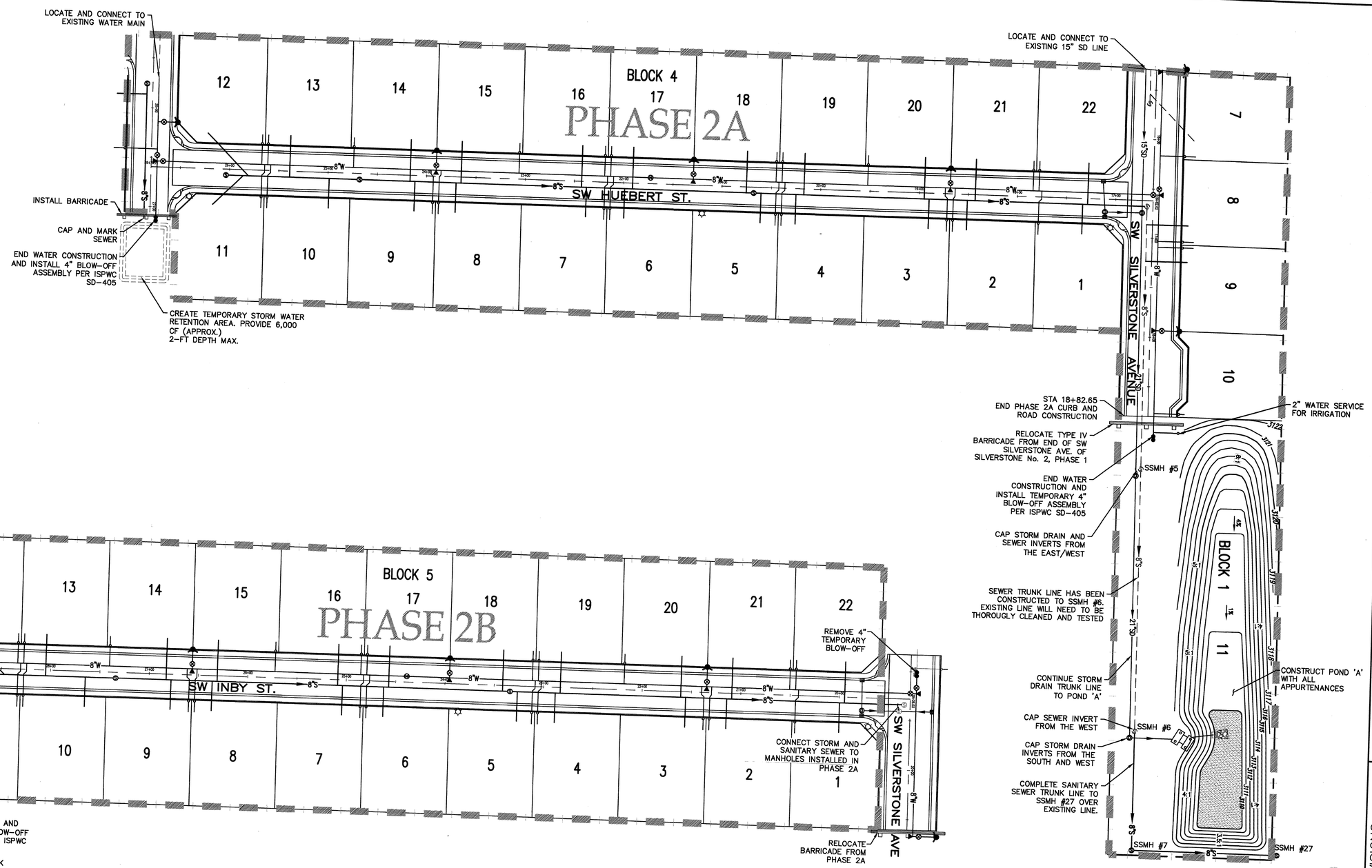
	JPL / EJH

DETAILS

C.21

PROFESSIONAL ENGINEER LICENSED 14490 2-26-13 STATE OF IDAHO JUSTIN P LERAAS



Know what's below. Call before you dig.

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CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2 PHASE 2 REVISIONS

MOUNTAIN HOME, IDAHO

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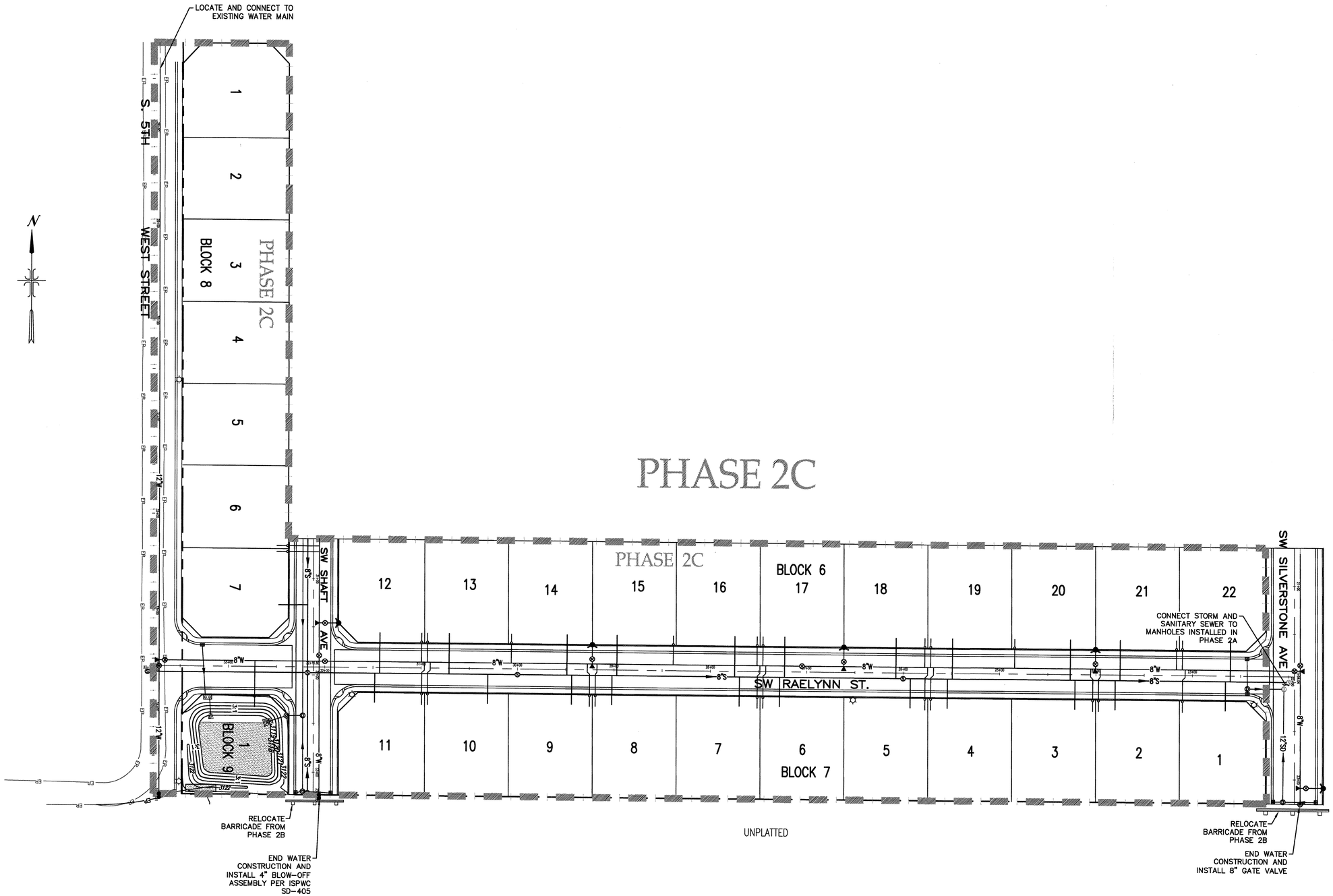
	JPL / EJH

PHASE NOTES

PROFESSIONAL ENGINEER — LICENSED — 14490 — 2-26-13 — STATE OF IDAHO — JUSTIN P LEHARIS

C.22

PHASE 2C



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50 25 0 50 100 150
HORIZ. SCALE IN FEET

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VERT. SCALE IN FEET

PROFESSIONAL ENGINEER
JUSTIN P LERARIS
14490
2-26-13
STATE OF IDAHO

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-0837

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

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	JPL / EJH

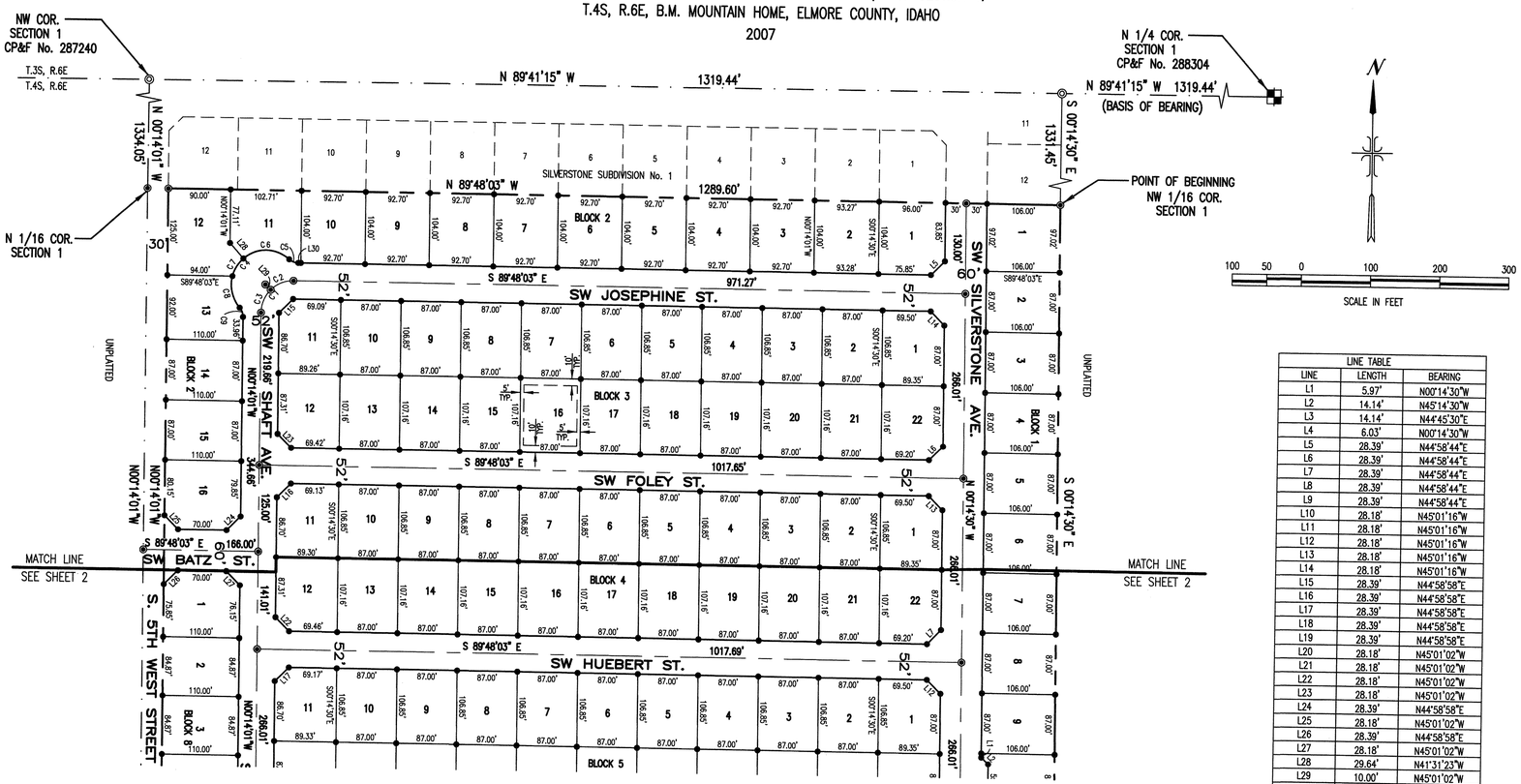
PHASE NOTES

C.23

PLAT SHOWING

SILVERSTONE SUBDIVISION No. 2

A PARCEL OF LAND BEING THE SW 1/4 OF THE NW 1/4 OF SECTION 1,
T.4S, R.6E, B.M. MOUNTAIN HOME, ELMORE COUNTY, IDAHO
2007



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.97'	N00°14'30"W
L2	14.14'	N45°14'30"W
L3	14.14'	N44°45'30"E
L4	6.03'	N00°14'30"W
L5	28.39'	N44°58'44"E
L6	28.39'	N44°58'44"E
L7	28.39'	N44°58'44"E
L8	28.39'	N44°58'44"E
L9	28.39'	N44°58'44"E
L10	28.18'	N45°01'16"W
L11	28.18'	N45°01'16"W
L12	28.18'	N45°01'16"W
L13	28.18'	N45°01'16"W
L14	28.18'	N45°01'16"W
L15	28.39'	N44°58'58"E
L16	28.39'	N44°58'58"E
L17	28.39'	N44°58'58"E
L18	28.39'	N44°58'58"E
L19	28.39'	N44°58'58"E
L20	28.18'	N45°01'02"W
L21	28.18'	N45°01'02"W
L22	28.18'	N45°01'02"W
L23	28.18'	N45°01'02"W
L24	28.39'	N44°58'58"E
L25	28.18'	N45°01'02"W
L26	28.39'	N44°58'58"E
L27	28.18'	N45°01'02"W
L28	29.64'	N41°31'23"W
L29	10.00'	N45°01'02"W
L30	3.66'	N89°48'03"W
L31	28.39'	N44°58'58"E
L32	28.18'	N45°01'02"W
L33	28.39'	N44°58'58"E
L34	28.18'	N45°01'02"W

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/ CAP
- SET 1/2" X 24" IRON PIN W/ CAP

NOTES

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A 10-FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
2. UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE FIVE (5) FEET ADJACENT TO ANY LOT LINE WHICH IS NOT ADJACENT TO A PUBLIC STREET.
3. REAR LOT LINES HAVE A 10-FOOT WIDE PERMANENT PUBLIC UTILITIES AND LOT DRAINAGE EASEMENT.
4. BUILDING SETBACKS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT FOR THE CITY OF MOUNTAIN HOME.
5. DEVELOPER TO COMPLY WITH IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
6. LOT 11, BLOCK 1 IS A STORM DRAIN LOT TO BE OWNED AND MAINTAINED BY THE CITY OF MOUNTAIN HOME.
7. LOT 10, BLOCK 1 AS A COMMON RECREATION LOT TO BE OWNED AND MAINTAINED BY THE CITY OF MOUNTAIN HOME.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	72.60'	46.00'	90°25'59"	46.35'	65.30'	S44°58'58"W
C2	36.30'	46.00'	45°12'59"	19.16'	35.37'	S67°35'28"W
C3	36.30'	46.00'	45°12'59"	19.16'	35.37'	S22°22'28"W
C4	151.08'	50.00'	173°07'25"	832.23'	99.82'	S44°58'58"W
C5	14.43'	20.00'	41°20'43"	7.55'	14.12'	S69°07'41"E
C6	72.49'	50.00'	83°04'04"	44.29'	66.31'	N89°59'21"W
C7	30.47'	50.00'	34°54'55"	15.72'	30.00'	S31°01'10"W
C8	48.12'	50.00'	55°08'27"	26.11'	46.28'	S14°00'31"E
C9	14.43'	20.00'	41°20'43"	7.55'	14.12'	N20°54'23"W

DEVELOPER:
A & A DEVELOPMENT, INC.
4635 BUCKBOARD AVENUE
BOISE, IDAHO 83713

PROFESSIONAL ENGINEER • LAND SURVEYOR
REGISTERED
2471
STATE OF IDAHO
JAMES J. HOWARD

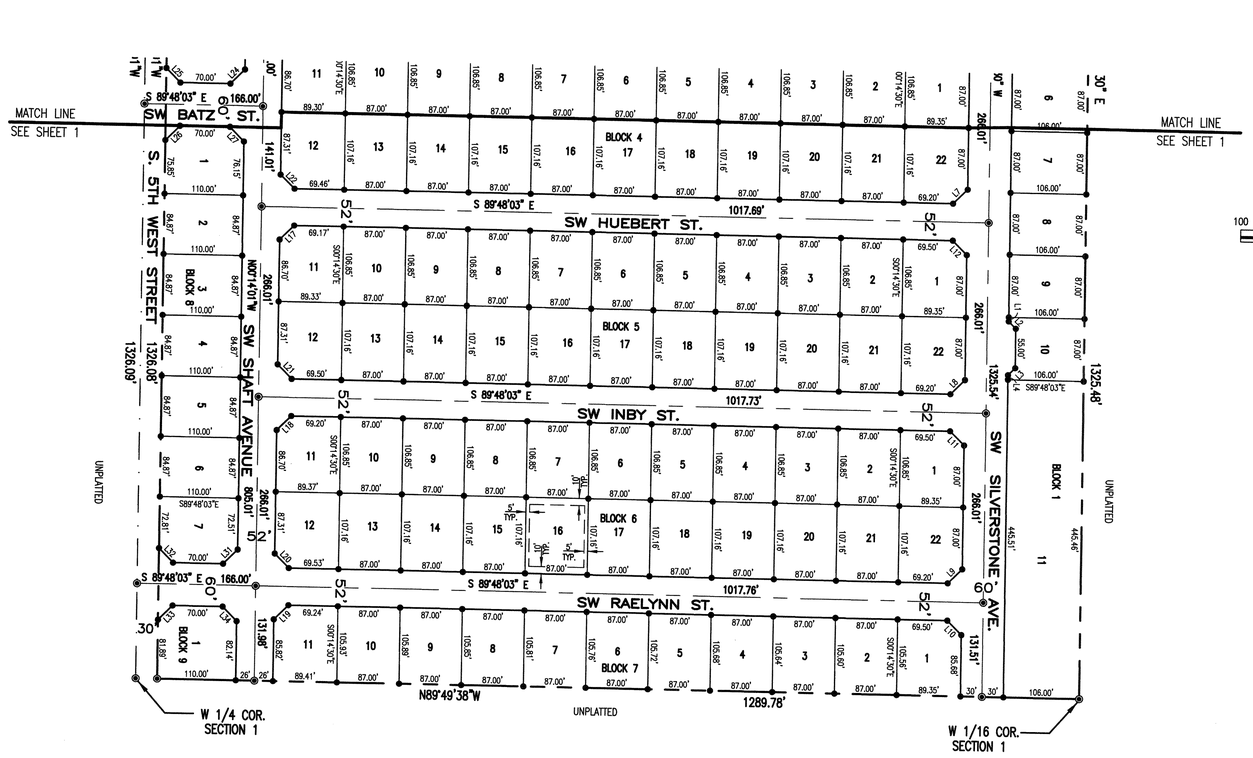
J.J. HOWARD ENGINEERING
3746 N. PLANTATION RIVER DR.
BOISE, ID 83703
(208) 846-8937

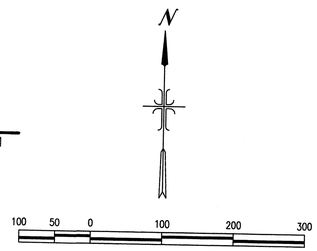
PLAT SHOWING

SILVERSTONE SUBDIVISION No. 2

A PARCEL OF LAND BEING THE SW 1/4 OF THE NW 1/4, SECTION 1, T.4S, R.6E, B.M. MOUNTAIN HOME, ELMORE COUNTY, IDAHO

2007





LINE TABLE		
LINE	LENGTH	BEARING
L1	5.97'	N00°14'30"W
L2	14.14'	N45°14'30"W
L3	14.14'	N44°45'30"E
L4	6.03'	N00°14'30"W
L5	28.39'	N44°58'44"E
L6	28.39'	N44°58'44"E
L7	28.39'	N44°58'44"E
L8	28.39'	N44°58'44"E
L9	28.39'	N44°58'44"E
L10	28.18'	N45°01'16"W
L11	28.18'	N45°01'16"W
L12	28.18'	N45°01'16"W
L13	28.18'	N45°01'16"W
L14	28.18'	N45°01'16"W
L15	28.39'	N44°58'58"E
L16	28.39'	N44°58'58"E
L17	28.39'	N44°58'58"E
L18	28.39'	N44°58'58"E
L19	28.39'	N44°58'58"E
L20	28.18'	N45°01'02"W
L21	28.18'	N45°01'02"W
L22	28.18'	N45°01'02"W
L23	28.18'	N45°01'02"W
L24	28.39'	N44°58'58"E
L25	28.18'	N45°01'02"W
L26	28.39'	N44°58'58"E
L27	28.18'	N45°01'02"W
L28	29.64'	N41°31'23"W
L29	10.00'	N45°01'02"W
L30	3.66'	N89°48'03"W
L31	28.39'	N44°58'58"E
L32	28.18'	N45°01'02"W
L33	28.39'	N44°58'58"E
L34	28.18'	N45°01'02"W

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/ CAP
- SET 1/2" X 24" IRON PIN W/ CAP

PROFESSIONAL ENGINEER • LAND SURVEYOR REGISTERED 2471 STATE OF IDAHO JAMES J. HOWARD

J.J. HOWARD ENGINEERING
3746 N. PLANTATION RIVER DRIVE
BOISE, ID 83703
(208) 846-8937

DEVELOPER:

A & A DEVELOPMENT, INC.
4635 BUCKBOARD AVENUE
BOISE, IDAHO 83713

SANITARY SEWER NOTES:

1. The locations of the existing underground utilities are shown in an approximate location 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 occur by his failure to exactly locate and preserve any and all underground utilities.
2. All water and sewer service lines shall be installed complete, and approved by the City of Mountain Home (Street Superintendent) prior to street improvements.
3. Sanitary sewer manhole cones shall be set to specified elevations by the sewer contractor when working outside areas to be paved. All remaining manhole materials necessary to construct manhole to finished grade shall be furnished by the sewer contractor for placement at finished grade by the street contractor. Sewer manholes and appurtenances shall be constructed per ISPWC Division 500.
4. All 8" sewers shall conform to ASTM D 3034, SDR 35 PVC specifications.
5. Where it is necessary for sewer (sanitary sewer, storm drain, and irrigation) and water to cross each other and the sewer line is less than 18" above or below the water main, the sewer line shall be materials conforming to water main standards for a distance of 10' on both sides of water line in accordance with Section 58.01.08 of the Idaho Rules for Public Drinking Water Systems. At any point where the non-potable watermain crosses above the water main, the non-potable water main shall be supported to prevent settling. One full length of both water main and sewer line shall be centered over the crossing point so that both joints will be as far from the sewer as possible. In lieu of constructing or reconstructing the sewer to conform to water main standards the water line or sewer line or both may be encased with a sleeving material acceptable to DEQ for a distance of 10' on both sides of the crossing.
6. Sewer service lines shall be constructed at the stations as shown on the plans. Said service lines shall extend 10' beyond the right-of-way. Mark and construct service lines in accordance with the ISPWC Std. SD-511 and SD-512.
7. All sewer service lines shall be constructed at a minimum grade of 2%, unless approved otherwise by the City Engineer and the plumbing inspector.
8. Miscellaneous small structures such as fences, mailboxes, signs, irrigation and drainage facilities and utility poles, lines and appurtenances when necessary to remove or disturb, shall be replaced or reconstructed to equal or better than their condition prior to disturbance.
9. Any and all septic tanks that may be located within the area of construction shall be abandoned in accordance with Central District Health Department requirements. Any and all wells shall be abandoned from domestic use in accordance with City of Mtn. Home requirements and the Idaho Dept. of Water Resources
10. Where PVC pipe is passed through a concrete wall, the rubber. gasket shall be placed on the outside wall of the pipe and centered in the concrete wall.
11. The horizontal separation of all potable water lines and non-potable lines shall be a minimum of ten (10) feet between the outsides of the pipe.
12. Prior to final acceptance, after all utilities are in and prior to paving, an air test shall be conducted. The contractor shall contact the City of Mt. Home a minimum of 24 hours prior to testing. All manholes shall be tested in accordance with the ISPWC.
13. The sewer main shall be tested for deflection in accordance with the I.S.P.W.C. All sewer lines shall be televised with a closed circuit television camera accordance with ISPWC. No standing water shall be present.
14. Sewer pipe with cover of greater than 3 feet, shall be bell and spigot, Polyvinyl Chloride (PVC), SDR 35, ASTM D 3034, or ASTM F-679 as set forth by the I.S.P.W.C. Sewer pipe with less than 3 feet of cover shall be PVC SDR 26, ASTM D 3034. A rubber ring is to be installed where the pipe is in contact with the manhole base and/or its channel, in order to insure a watertight seal.

WATER DISTRIBUTION NOTES:

1. All water distribution mains shall be constructed with Class 150 PVC pipe, conforming with A.W.W.A. C-900. The pipe shall be installed in a workmanlike manner by persons properly qualified to perform said work and shall be in accordance with the manufacturer's recommendgtions as approved by the Engineer. All work and materials must conform to current requirements of the City of Mountain Home Water System.
2. All water mains shall be disinfected according to the I.S.P.W.C. Lastest Edition. This shall include bacteriological testing at the Contractor's expense. One (1) test is required for each dead end line, and tests on the main shall be taken as directed by the Water Works Supervisor. A copy of the bacteriological test results shall be received and approved by the Water Works Supervisor prior to the new system being opened to the existing City system. All mains shall be leak tested, flushed and sanitized before connection to the municipal system. The water system shall conform with the standards set forth in "The Idaho Drinking Water Systems" prepared by the Division of Environmental Quality.
3. Water service lines shall be constructed as shown on the plans. Said service lines shall extend 10' beyond the right-of-way line. Water service lines shall be type K copper.
4. All water mains shall have a minimum cover of 4 feet. After installation of the water mains, the trenches shall be compacted per ISPWC Section 306.
5. All tees, plugs, caps and bends of 11-1/4 and greater and at other locations where unbalanced forces exist, shall be secured and anchored by suitable thrust blocking as shown in the City of Mountain Home Standard Specifications and ISPWC Latest Edition.
6. All valves shall be resilient wedge, gate valves with "O" ring seals and two-inch operating nuts, and shall meet A.W.W.A. Standards. All valve boxes shall be cast iron.
7. All construction shall be in accordance with the Standard Specifications of the City of Mountain Home and ISPWC Latest Edition.
8. A #12 single-strand insulated copper tracing wire shall extend from the end of each water service line to the finished grade surface directly above and stapled to a 2"x4". A similar locating method may be used.
9. All fire hydrants shall be 6" Mueller with oil reservoir, operating nut and bronze fittings or approved equal. Set centerline of nut on steamer connection 18" above sidewalk. See I.S.P.W.C. Std. Dwg. No. SD-404 for installation details.
10. Contractor to lay a #12 direct burial wire alongside the main which shall wrap around the valve boxes.
11. Place all valves for the fire hydrants in the street, on the street side of the curb and gutter, next to the main line.
12. Subsurface stormwater disposal facilities (including infiltration beds and dry wells) shall be located at least 25 feet from water lines. This requirement does not apply to catch basins or sand and grease vaults.
13. Water Line to be tested per I.S.P.W.C. Division 400, Section 401-3.6 Pressure Testing.
14. Water Meters shall be NSF Approved as per IDAPA 58.01.08.550.02. All water meters shall be purchased from the City of Mountain Home.
15. All Fire Hydrant steamer connections are to face the roadway. Contractor shall open all valves to Fire Hydrants for testing and must verify they remain open when construction is complete.

811 Know what's below. Call before you dig.

STORM DRAIN NOTES:

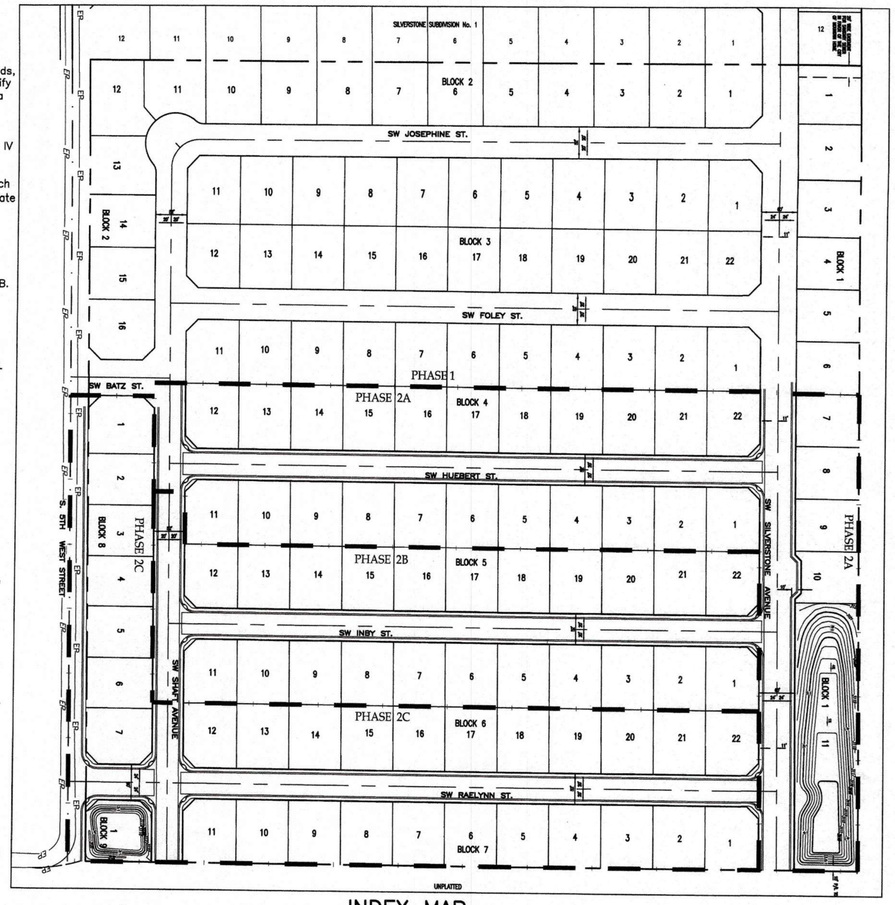
1. All storm drain manholes shall have a 1-foot sump below the lowest pipe invert. The inside diameter of all storm drain manholes shall be 48-inches unless otherwise specified in the profiles.
2. All storm pipe shall be HDPE or PVC SDR 35 unless C900 is specified in shallow cover situations.
3. Prior to backfilling infiltration areas within all storm water ponds, contractor shall contact JJ Howard Engineers to test and certify the design infiltration rate of 4 inches/hour. If infiltration area fails test, additional excavation/drilling will be required until desired rate is achieved.
4. Storm Drain Drop Inlets (DI's) shall be Inlet Catch Basin Type IV per ISPWC SD-604A.
5. Catch Basin Grates must be safe for bicycle traffic with 6-inch maximum opening length. High capacity Type 'L' vane style grate is recommended. Alternative styles may be considered with engineer and City approval.

STREET LIGHT NOTES:

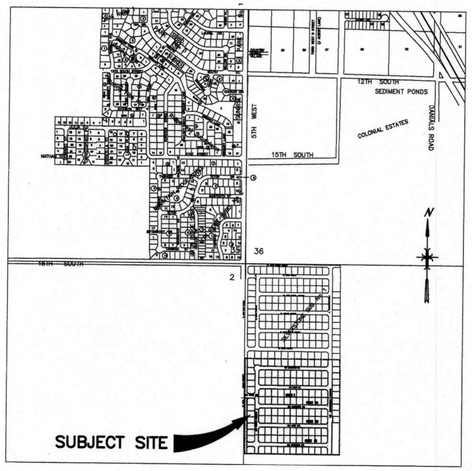
1. STREET LIGHTS SHALL BE 'SHOEBOX' TYPE WITH 150-WATT BULB.
2. MAST HEIGHT AND ARM LENGTH TO MATCH STREET LIGHTS ON SILVERSTONE SUBDIVISION NO. 1. CONTACT WIRT EDMONDS TO VERIFY.
3. ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STREET LIGHTS TO THE CITY OF MOUNTAIN HOME FOR APPROVAL PRIOR TO ORDERING.

GENERAL NOTES:

1. Work subject to approval by any political subdivision or J.J. Howard must be approved prior to (A) Placing of concrete, (B) Placing of aggregate base, (C) Placing of asphalt paving, (D) Backfilling trenches for pipe. Work done without such approval shall be at the Contractors risk. Such approval shall not relieve the Contractor from the responsibility of performing the work in an acceptable manner.
2. The Contractor shall remove all obstructions, both above ground and underground, as necessary for the construction of the proposed improvements.
3. Where the Engineer or his representative is to provide construction stakes, said firm will assume no responsibilty whatsoever, for improvements constructed there from, unless the following procedure is observed by the Contractor: (A) The Contractor shall, through the office of the Engineer or his representative, request construction stakes for any particular phase of the work at least 48 hours prior to the planned use of said stakes. No request for stakes received by a Subcontractor will be recognized unless a work authorization is received from the Contractor (B) Where construction stakes are intended for use in setting forms or string lines, the Contractor shall, upon completion of form setting, contact the office of the Engineer to request a form check. If the grade and alignment of the forms is not approved, certain corrections will be requested prior to permitting concrete to be placed. A representative of the Contractor must be present at the form or string line check. No authorization to place concrete will be given to a Sub-contractor.
4. Certain control points will be set by the Engineer or his representative which are critical to the construction staking of the project. These points will be designated at the pre-construction meeting between representatives of the Engineer and Contractor. The control points will be permanent monuments (rebar) set and clearly marked on the jobsite. The construction shall not disturb the control points in any manner. If it becomes necessary to remove said control points, the Contractor shall notify the Engineer 48 hours in advance of said removal to allow referencing said control points and their eventual replacement. If control points are removed or destroyed prior to said notification, the cost of replacement shall be made by the Owner to the Engineer.
5. Contractor shall be provided one set of construction stakes for each of the following items: Sanitary sewer lines, rough grading, manholes and service locations, water lines, fire hydrants, drainage lines and drop inlets, curb and gutter.
6. The Contractor shall maintain all existing drainage facilities within the construction site until the drainage improvements are in place and functioning.
7. Contractor is responsible for compliance with any currently applicable safety law 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. Contractor shall field verify location of all underground utilities prior to any digging.
9. All lot dimensions, easements and certain off-site easements are to be taken from the plat.
10. All construction and inspection shall be in accordance with the City of Mountain Home Detail Specifications and Standard Drawings and Latest Edition of the ISPWC specifications.
11. Unless otherwise specified, all curb and gutter shall be roll type in accordance with details shown on the plans.
12. Pedestrian ramps required on all corner radii as shown on the plans. Ramps to conform to American Disabilites Act Standards. See drawing numbers SD-715A thru SD-715D, latest edition ISPWC.
13. All underground utilities, including service lines across streets, shall be completed prior to street construction.
14. Contractor shall wheel-cut 1 foot minimum from existing edge of pavement and overlay asphalt where necessary to avoid ponding.
15. Sanitary sewer manhole cones shall be set to specified elevations by the sewer contractor. All remaining manhole materials necessary to construct manhole to finished grade in pavement areas shall be furnished by the pipe contractor for placement at finished grade by the street paving contractor. For manholes not within pavement areas, the manhole rings shall be set to finished grade by their respective contractors.
16. All the fill material required to establish the subgrade, for any proposed street section, shall be a pit run gravel approved by the City Engineer. A minimum of 6" of existing ground shall be removed to adequately clear all organic material prior to filling.
17. A Pre-Construction meeting is mandatory with City of Mountain Home Public Works Dept. prior to start of construction. No Pre-Construction meeting will be scheduled until final subdivision plans have been approved and stamped by the City Engineer/Public Works Director.
18. Record Drawings are required prior to final acceptance of improvements and the release of building permits.



INDEX MAP
1"= 120'



VICINITY MAP
NTS

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C.4 SW SHAFT AVENUE SEWER AND WATER - PLAN & PROFILE
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LEGEND

- CENTER LINE STREET
- PROPERTY BOUNDARY
- 8"S — CONST. SANITARY SEWER AND MANHOLE
- 8"W — CONST. 8" WATER MAIN AND VALVE
- WATER SERVICE
- CONST. FIRE HYDRANT
- CONST. CONCRETE THRUST BLOCK
- CONST. BLOW-OFF
- STORM DRAIN FLOW
- EP — PROPOSED EDGE OF PAVEMENT
- CONST. VALLEY GUTTER
- CONST. DROP INLET
- 12"SD — CONST. STORM DRAIN AND MANHOLE
- PROPOSED STREET LIGHT
- EP — EXISTING EDGE OF PAVEMENT
- 1001 — EXISTING 1' CONTOUR LINE
- 1000 — EXISTING 5' CONTOUR LINE
- 8"SS — EXIST. SANITARY SEWER AND MANHOLE
- 8"W — EXIST. 8" WATER MAIN AND VALVE
- EXIST. FIRE HYDRANT
- EXIST. BLOW-OFF
- SD — EXIST. STORM DRAIN
- FL — FLOW LINE
- (3147.00) — EXISTING ELEVATION GRADE
- (0.38%) — EXISTING SLOPE PERCENT

NOTE TO CONTRACTORS

SOME CONSTRUCTION MATERIALS ARE STOCKPILED ON SITE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING WHAT MATERIALS EXIST AND ARE USUABLE FOR CONSTRUCTION. ALL MATERIALS USED MUST BE ACCEPTABLE TO THE CITY OF MOUNTAIN HOME AND APPLICABLE AGENCIES.

GRADING AND BUILDING NOTES:

ALL LOTS SHALL COMPLY WITH FHA GRADING TYPE A OR B. DEVELOPER SHALL SET GRADES GENERALLY AS DESCRIBED BELOW TO AVOID STEEP SLOPES AND CROSS LOT DRAINAGE PATTERNS. VARIANCES MUST BE PRE-APPROVED BY THE CITY OF MOUNTAIN HOME BUILDING DEPARTMENT.

FINISH FLOORS = 1.5' ABOVE TOP OF CURB ELEVATION AT DRIVEWAY

PAD ELEVATIONS = 1.0' ABOVE TOP OF CURB ELEVATION AT DRIVEWAY

CONTACT INFO

WIRT EDMONDS
HUBBLE HOMES
701 ALLEN ST.
MERIDIAN, ID 83642
(208) 859-4034

WAYNE SHEPHERD, P.E.
PUBLIC WORKS DIRECTOR
CITY OF MOUNTAIN HOME
1150 S. MAIN ST.
MOUNAIN HOME, ID 83647
(208) 587-2108

J.J. HOWARD ENGINEERS
CIVIL ENGINEER
5983 W. STATE. ST., STE. D
BOISE, ID 83703
(208) 846-8937

APPROVED FOR CONSTRUCTION CITY OF MOUNTAIN HOME
DATE 3-16-13

PROFESSIONAL ENGINEER — LICENSED — 14490 — 2-26-13 — STATE OF IDAHO — JUSTIN P LERAS

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

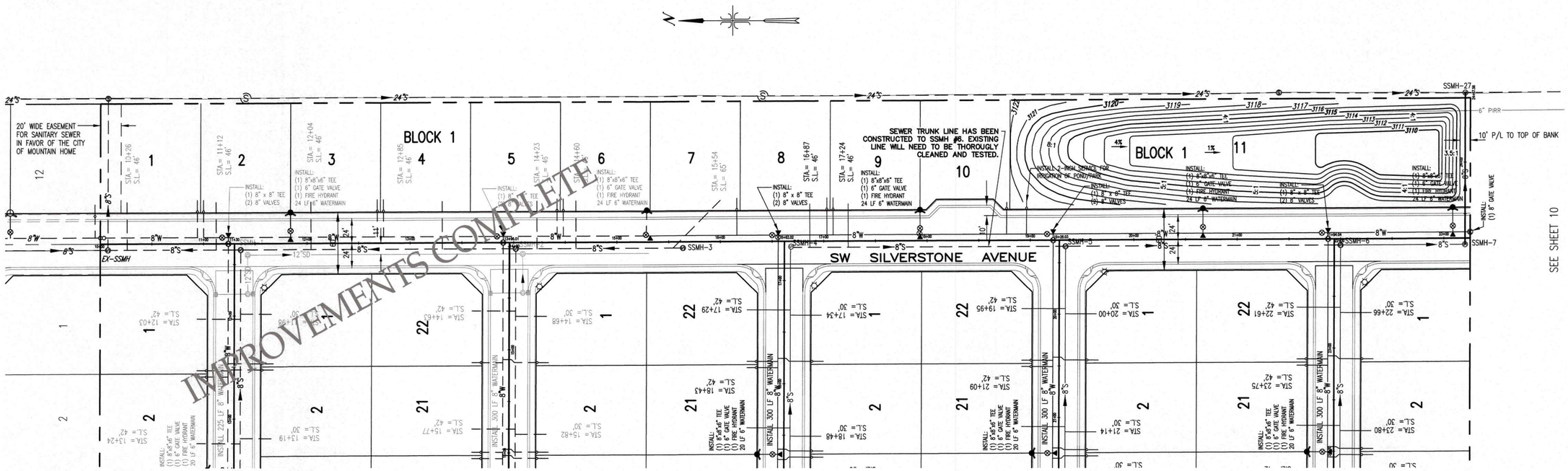
REVISIONS

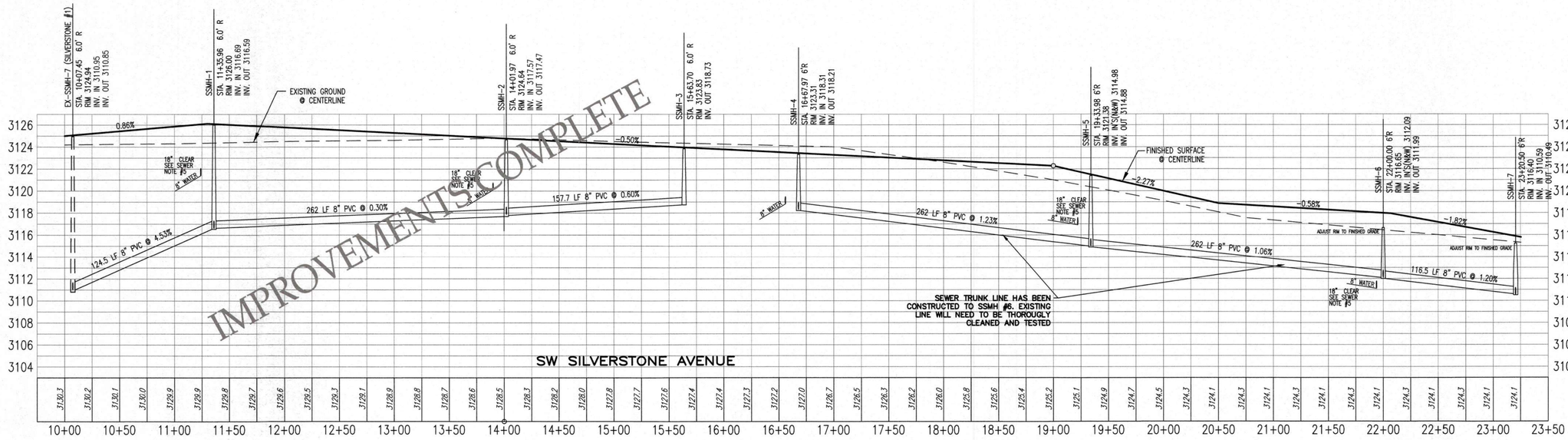
NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

COVER SHEET AND NOTES

C.1





HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER · LICENSED IN IDAHO · 2471 · 9/26/19 · STATE OF IDAHO · JAMES J. HOWARD

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-6937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	9/25/19	CLS	REVISED STUB LOCATIONS AND PROFILE

PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.2

SILVERSTONE SUBDIVISION No. 1

SW JOSEPHINE ST.

BLOCK 2

BLOCK 3

BLOCK 1

PHASE 1

INSTALL 231 LF 8" WATERMAIN

INSTALL 278 LF 8" WATERMAIN

INSTALL 228 LF 8" WATERMAIN

INSTALL 225 LF 8" WATERMAIN

INSTALL 362 LF 8" WATERMAIN

INSTALL 131 LF 8" WATERMAIN

INSTALL 217 LF 8" WATERMAIN

INSTALL 300 LF 8" WATERMAIN

INSTALL 35 LF 8" WATERMAIN

INSTALL 201 LF 8" WATERMAIN

INSTALL: (1) 45° BEND

INSTALL: (1) 8"x8"x6" TEE (1) 6" GATE VALVE (1) 8" GATE VALVES (1) FIRE HYDRANT 20 LF 6" WATERMAIN

INSTALL: (1) 8"x8"x6" TEE (1) 6" GATE VALVE (1) FIRE HYDRANT 20 LF 6" WATERMAIN

INSTALL: (1) 8" GATE VALVE

INSTALL: (2) 8" GATE VALVES

20' WIDE EASEMENT FOR SANITARY SEWER IN FAVOR OF THE CITY OF MOUNTAIN HOME

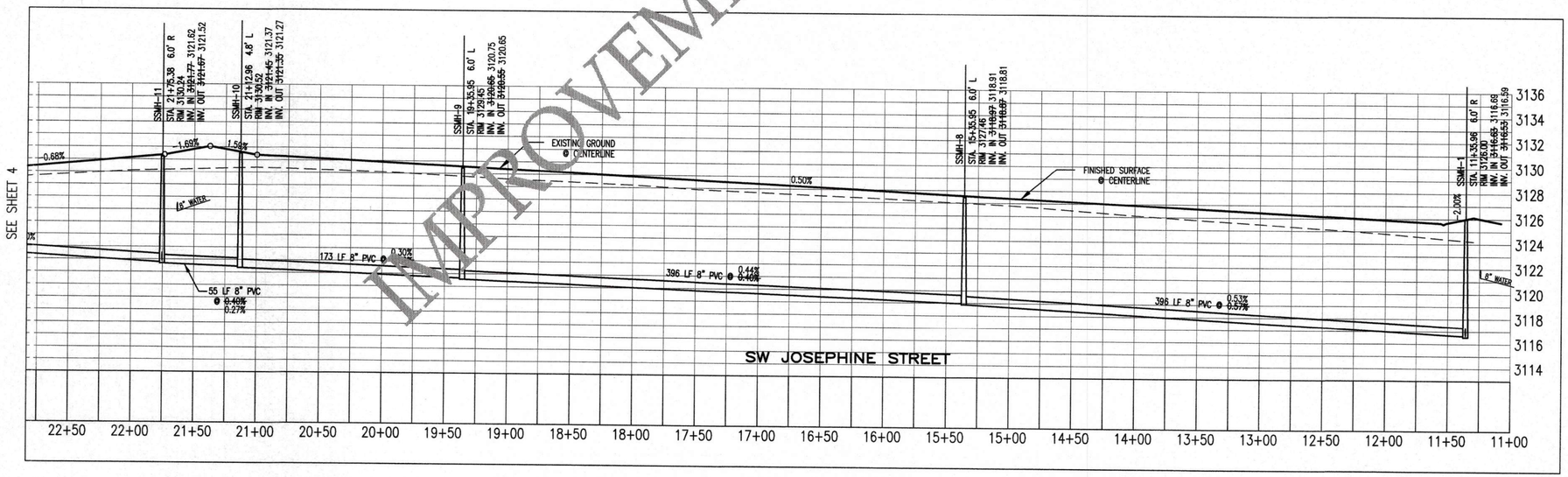
CONTRACTOR SHALL CLOSE EXISTING VALVE "B" AND REMOVE BLOW-OFF TO COMPLETE INTERCONNECTION AS SHOWN. BLOW-OFF MAY BE REUSED TO FLUSH NEW WATER MAIN TO THE SOUTH

SEE SHEET 9

SEE SHEET 4

SEE SHEET 2

N



SEE SHEET 4

IMPROVEMENTS COMPLETE

Know what's below. Call before you dig.

HORIZ. SCALE IN FEET 50 25 0 50 100 150

VERT. SCALE IN FEET 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER JUSTIN P LERAS 14490 2-26-13 STATE OF IDAHO

J.J. HOWARD
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5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS

MOUNTAIN HOME, IDAHO

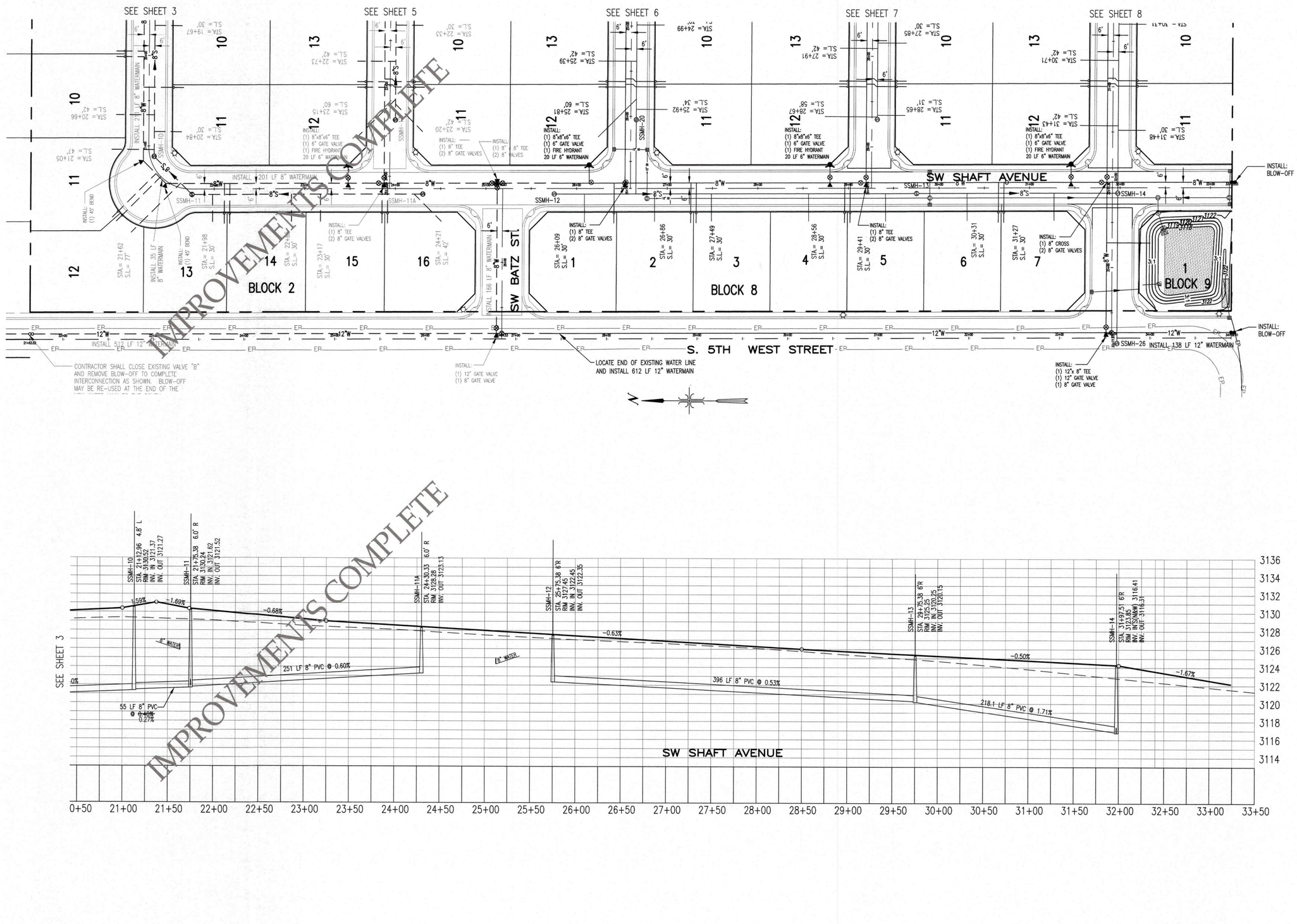
REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT NO.	DATE
130103	2/26/13
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.3



IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER · LAND SURVEYOR · 2471 · 9/26/19 · STATE OF IDAHO · JAMES J. HOWARD

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS

MOUNTAIN HOME, IDAHO

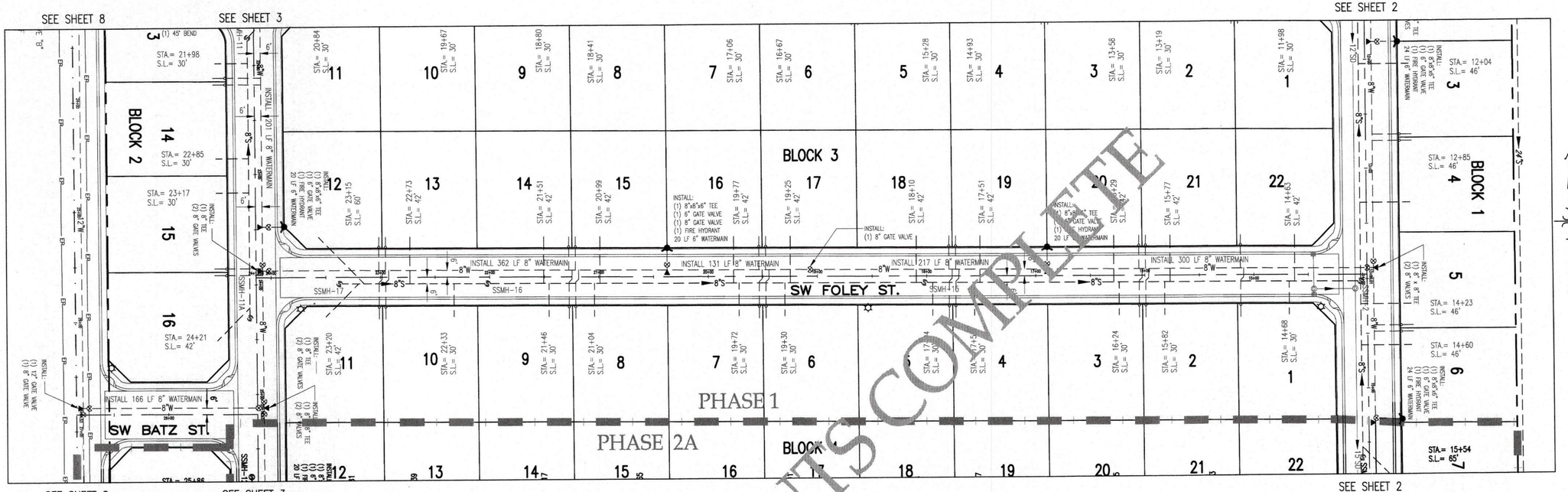
REVISIONS

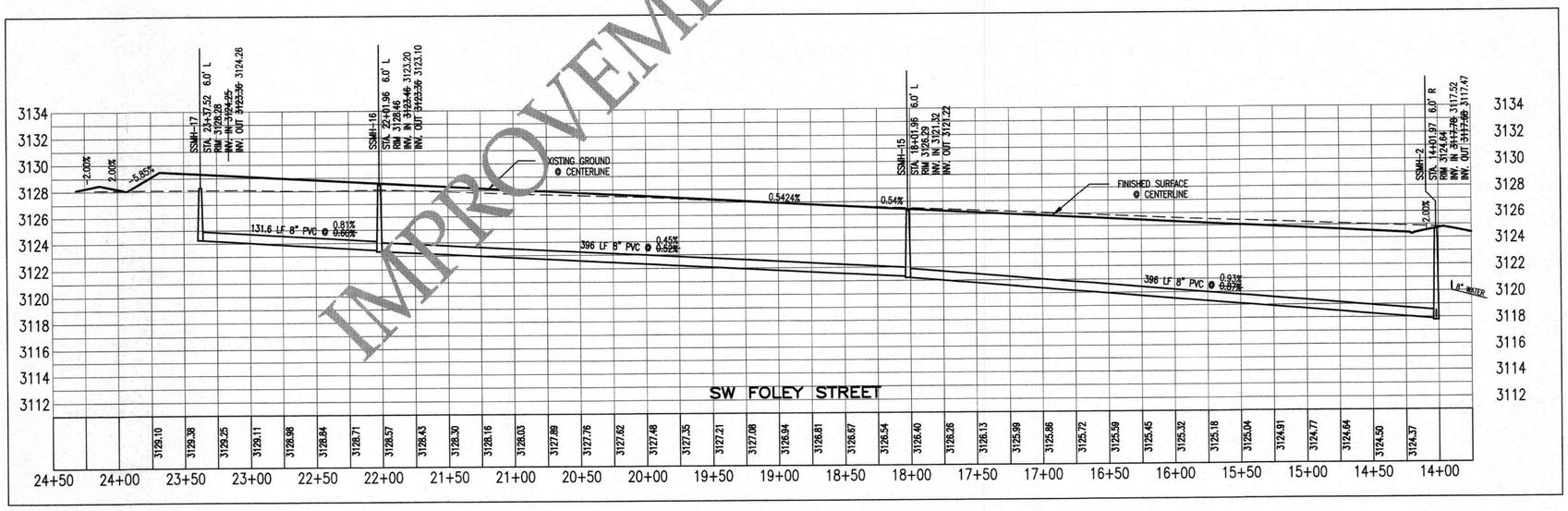
NO.	DATE	BY	DESCRIPTION
1	9/25/19	CLS	REVISED STUB LOCATIONS AND PROFILE

PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
	JPL / EJH

SEWER AND WATER

C.4





IMPROVEMENTS COMPLETE

Know what's below. Call before you dig.

HORIZ. SCALE IN FEET

VERT. SCALE IN FEET

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SILVERSTONE SUBDIVISION NO. 2
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MOUNTAIN HOME, IDAHO

REVISIONS			
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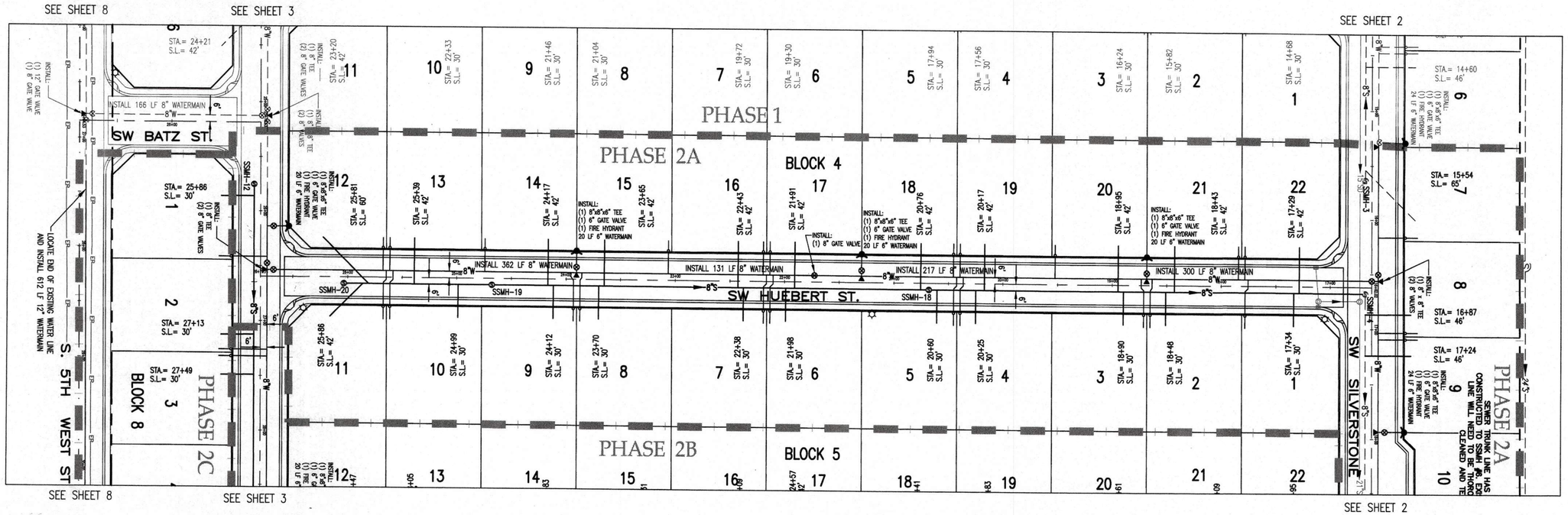
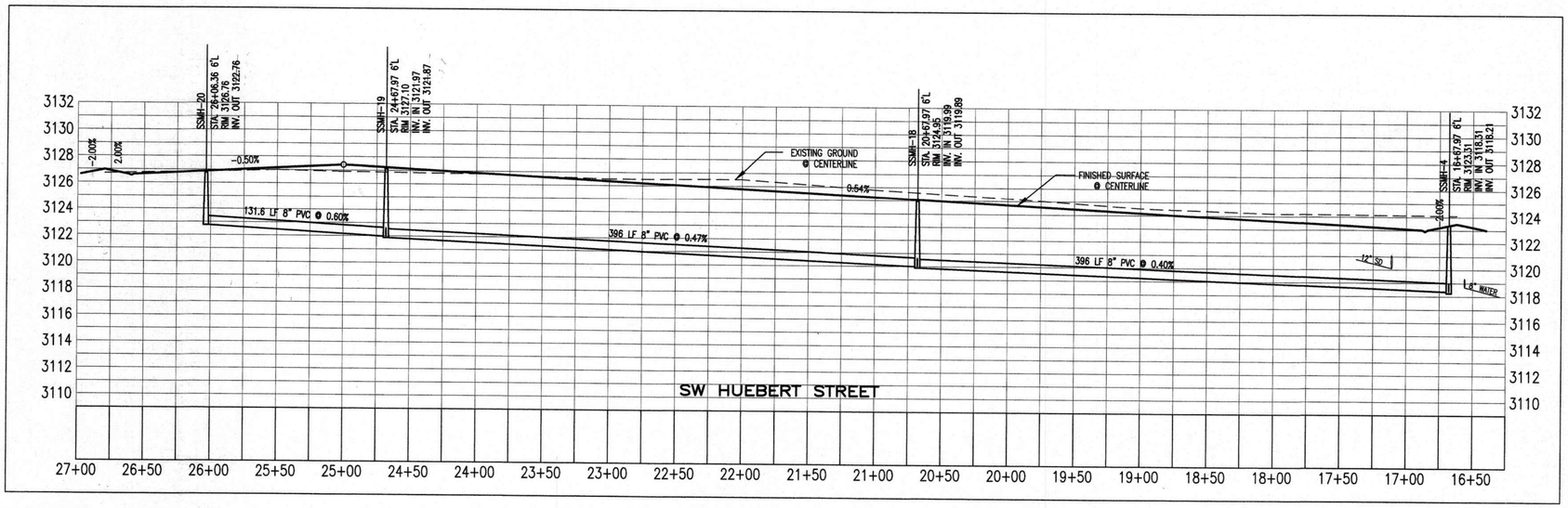
	JPL / EJH

SEWER AND WATER

C.5





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50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

PROFESSIONAL ENGINEER
14490
2-26-13
STATE OF IDAHO
JUSTIN P LERARIS

J.J. HOWARD
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REVISIONS

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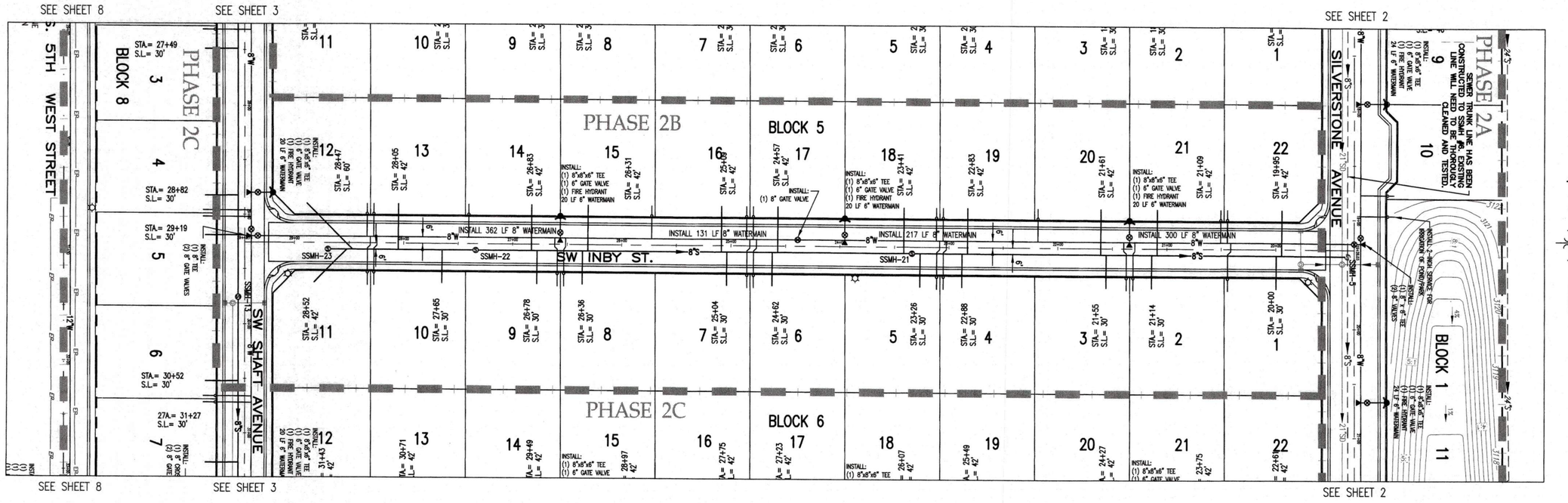
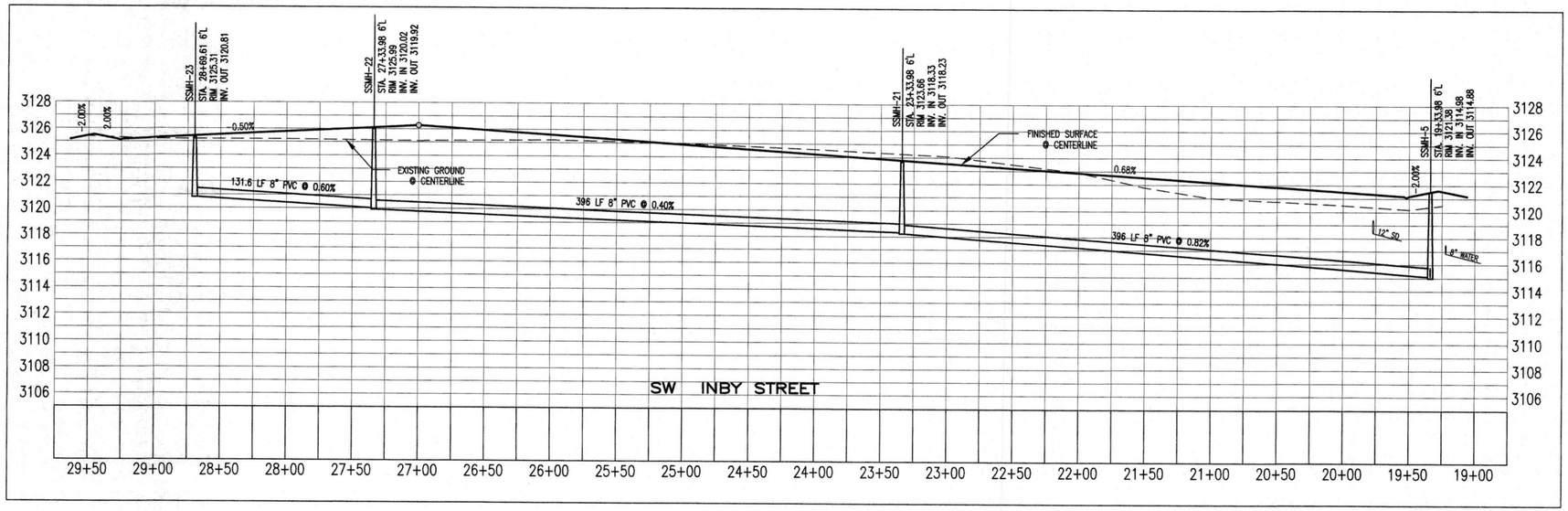
	JPL / EJH

SEWER AND WATER

C.6





Know what's below. Call before you dig.

HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

PROFESSIONAL ENGINEER — IDAHO — 14490 — 2-26-13 — STATE OF IDAHO — JUSTIN P LERAAS

J.J. HOWARD
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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

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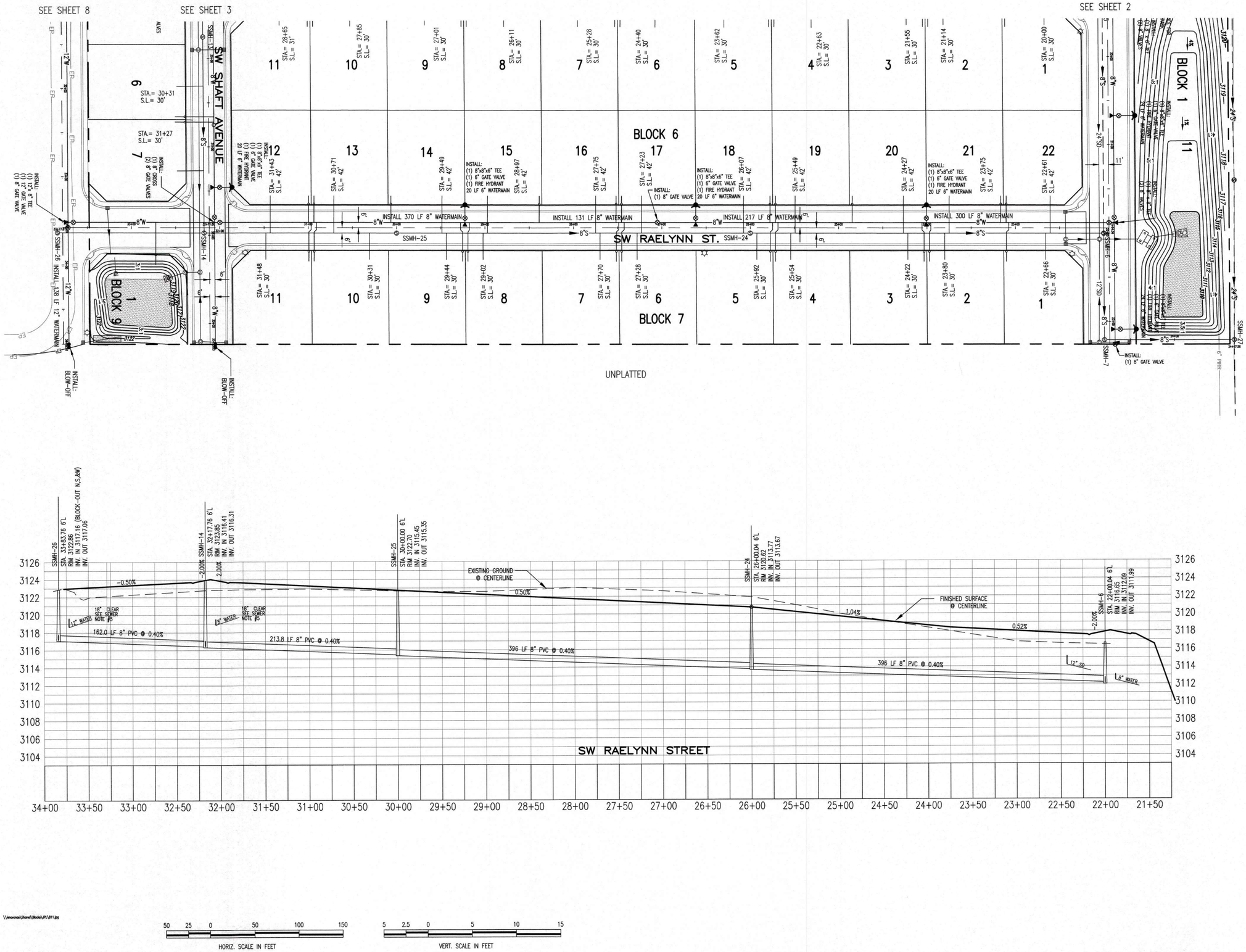
	JPL / EJH

SEWER AND WATER

C.7



50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

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2471
9/26/19
STATE OF IDAHO
JAMES J. HOWARD

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SILVERSTONE SUBDIVISION NO. 2
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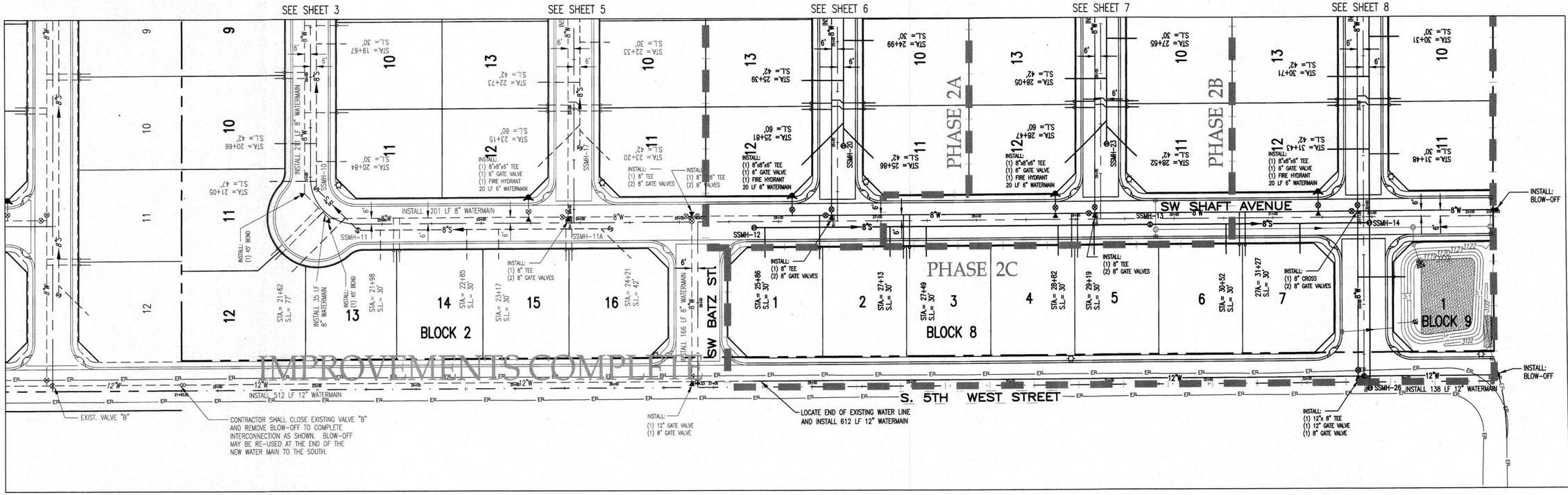
	JPL / EJH

SEWER AND WATER

C.8



Know what's **below.** **Call** before you dig.

50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

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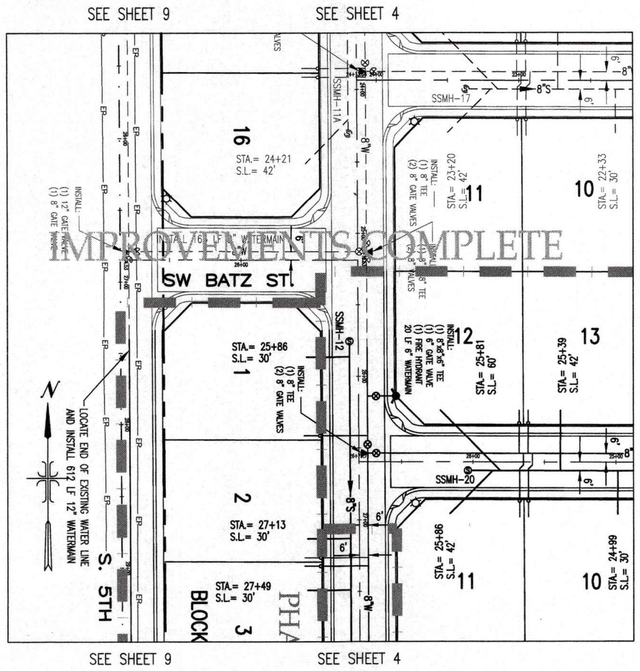
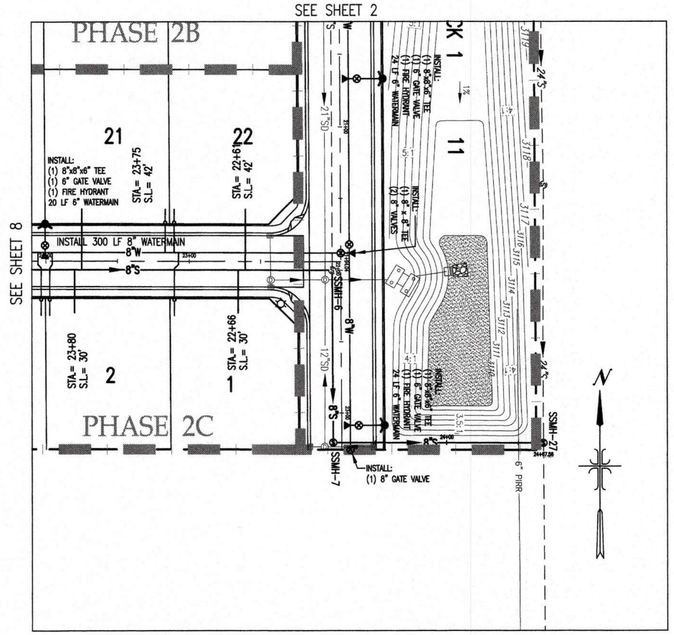
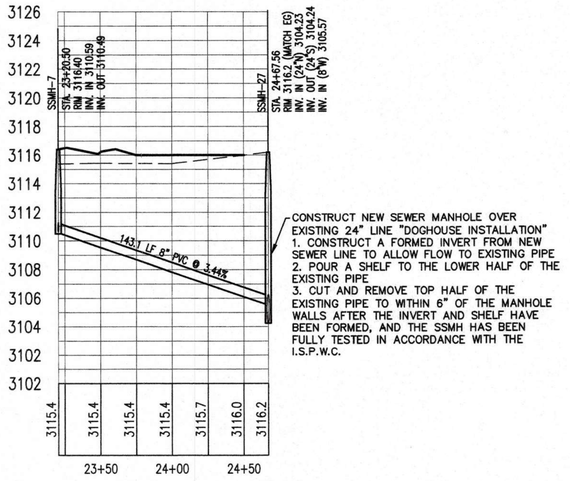
	JPL / EJH

SEWER AND WATER

C.9







Know what's below. Call before you dig.

50 25 0 50 100 150
HORIZ. SCALE IN FEET

5 2.5 0 5 10 15
VERT. SCALE IN FEET

PROFESSIONAL ENGINEER
REGISTERED
14490
2-26-13
STATE OF IDAHO
JUSTIN P LERAND

J.J. HOWARD
CIVIL ENGINEERING / LAND SURVEYING
5983 W. State St., Ste. D
Boise, ID 83703 (208) 846-8937

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

REVISIONS

NO.	DATE	BY	DESCRIPTION

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	JPL / EJH

SEWER AND WATER

C.10

LOT 10, BLOCK 1 IS A COMMON AREA TO BE MAINTAINED BY THE CITY OF MOUNTAIN HOME. DEVELOPER SHALL PROVIDE 30'x30' GAZEBO, IRRIGATION AND SOD LANDSCAPING TO MATCH SILVERSTONE SUBDIVISION NO. 1. SUBMIT IRRIGATION PLANS TO CITY PRIOR TO CONSTUCTION.

STORM WATER POND 'A'
77,650 OF VOLUME. PROVIDE +1' FREEBOARD ALL OF LOT 11, BLOCK 1 SHALL BE SODDED WITH THE EXCEPTION OF THE SAND INFILTRATION WINDOW. LANDSCAPE CONTRACTOR TO SUBMIT IRRIGATION PLANS TO CITY PRIOR TO INSTALLATION.

4,471 SF SAND INFILTRATION WINDOW, 3-FT AVERAGE DEPTH (497 CY FILTER SAND)
EXCAVATE TO FREE DRAINING MATERIAL OR BEDROCK. EXCAVATE ALL ROCK TO AT LEAST ELEV. 3109 WITHIN INFILTRATION WINDOW.
CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING.
DESIGN INFILTRATION RATE: 4 INCHES/HOUR.
USE CLEAN FILTER SAND PER ISPWC SECTION 801.
PLACE 4-OZ NON-WOVEN GEOTEXTILE ALONG SIDES OF INFILTRATION WINDOW TO KEEP SILTS AND SEDIMENT FROM MIGRATING INTO FILTER SAND.
PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. STABILIZE POND BANKS AND INSTALL TEMPORARY FIBER WATTLES AROUND PERIMETER OF INFILTRATION WINDOW.

8'W(top) X 10' LONG X 10' W(btm)
INSTALL CLASS 100 RIP RAP
Depth: 2 FT (6.7 CY)

BLOCK 1

SW SILVERSTONE AVENUE

SEE SHEET 12 | SEE SHEET 14 | SEE SHEET 15 | SEE SHEET 16 | SEE SHEET 17

IMPROVEMENTS COMPLETE

SW SILVERSTONE AVENUE

262 LF 12" HDPE @ 0.23%
262 LF 15" HDPE @ 0.64%
262 LF 24" HDPE @ 0.80%
262 LF 24" HDPE @ 1.43%
113 LF 12" HDPE @ 0.30%
-0.50%
0.86%
-2.27%
-0.58%
-1.82%
LOCATE AND CONNECT TO EXISTING 15" SD LINE
EXISTING GROUND @ CENTERLINE
FINISHED SURFACE @ CENTERLINE

HORIZ. SCALE IN FEET: 50 25 0 50 100 150
VERT. SCALE IN FEET: 5 2.5 0 5 10 15

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SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

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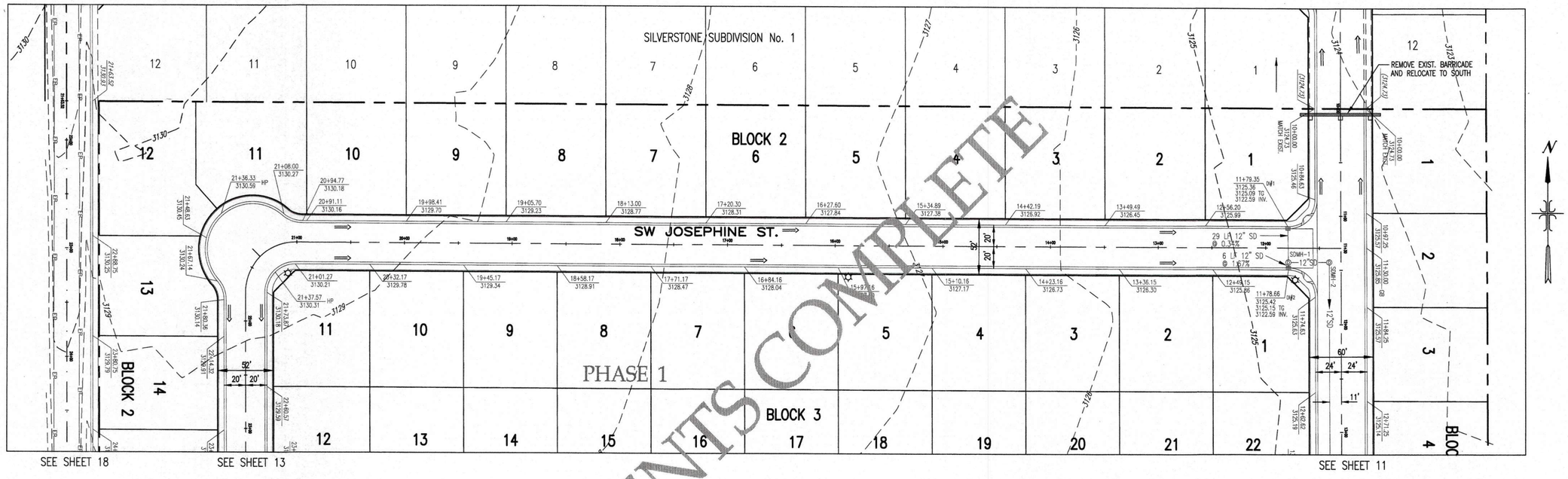
1	9/25/19	CLS	REVISED ROAD GRADING

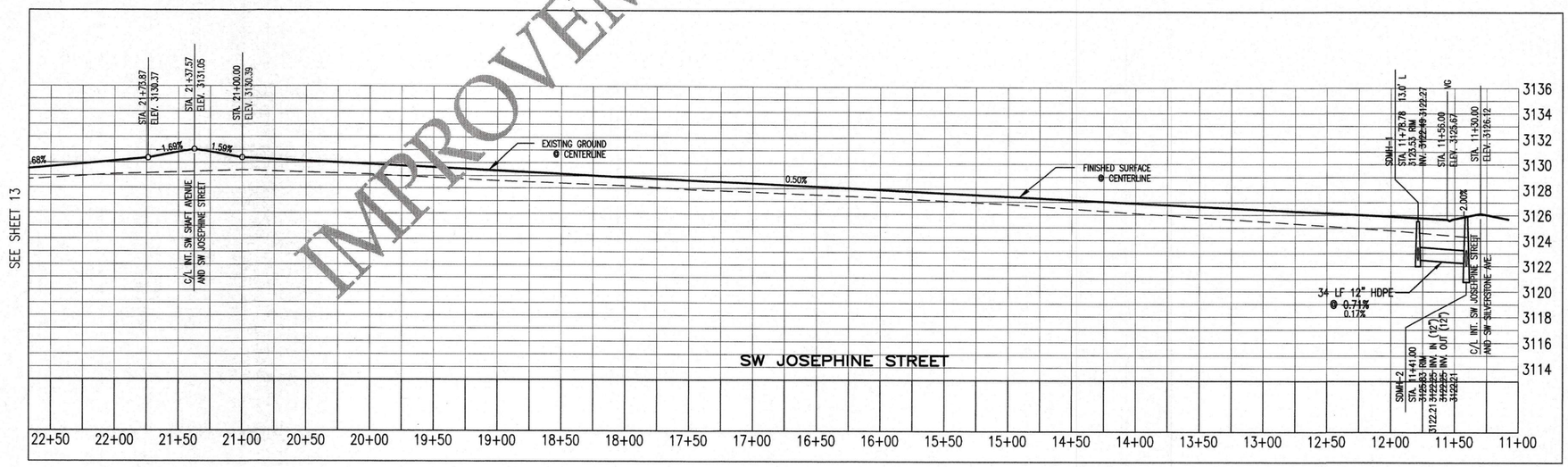
PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
	JPL / EJH

STREET AND STORMWATER

C.11



IMPROVEMENTS COMPLETE



Know what's below. Call before you dig.

HORIZ. SCALE IN FEET

VERT. SCALE IN FEET

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SILVERSTONE SUBDIVISION NO. 2
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MOUNTAIN HOME, IDAHO

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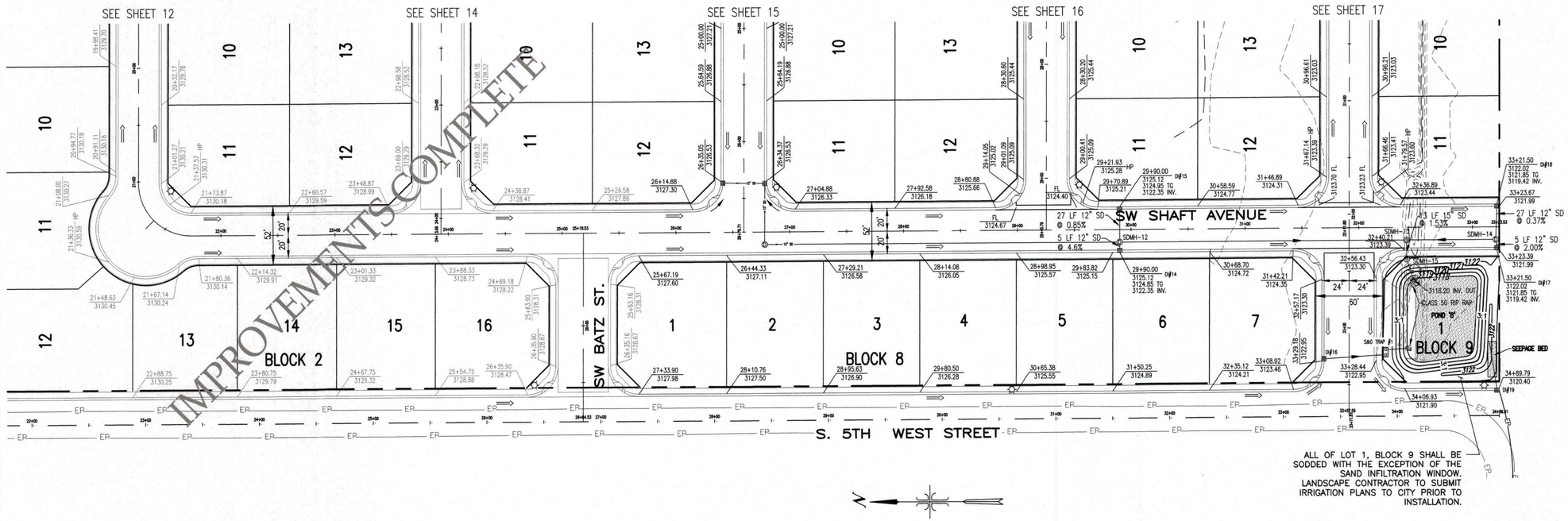
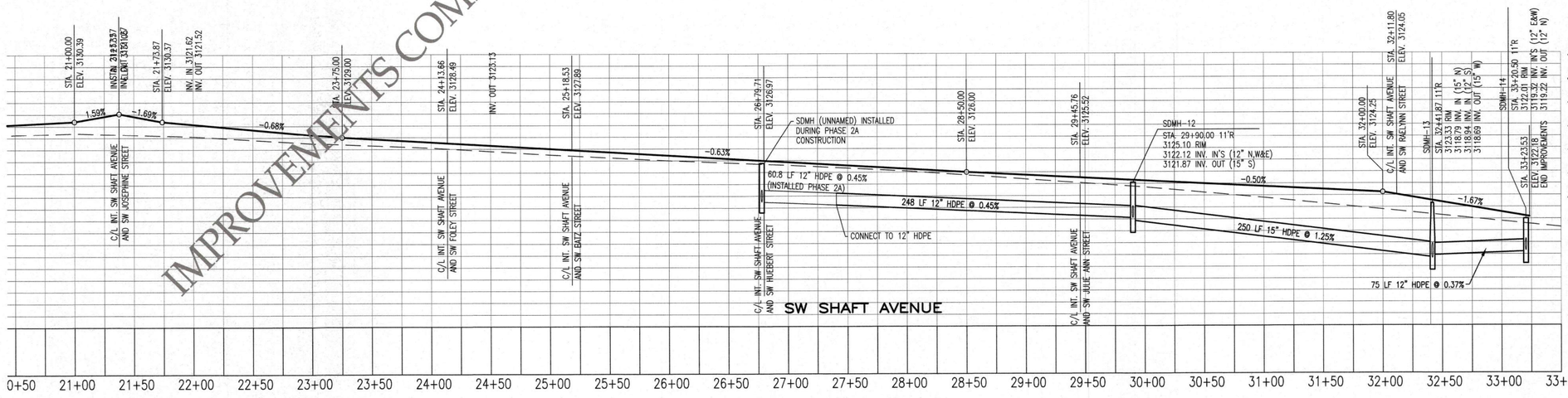
	JPL / EJH

STREET AND STORMWATER

C.12





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HORIZ. SCALE IN FEET: 50 25 0 50 100 150

VERT. SCALE IN FEET: 5 2.5 0 5 10 15

SDMH-15
60" DIA. W/ 4-FT SUMP PER ISPWC SD-613A
INSTALL NYOPLAST SNOUT 30R, OIL/WATER SKIMMER AT OUTLET
32+42.07, 28'R
3123.3± RIM
3118.49 INV. IN (15" E)
3118.40 INV. OUT (15" W)
INSTALL 17 LF SD @ 1.18% TO POND 'B'
CLASS 50 RIP RAP AT OUTFALL
5'W(top) X 8'L X 8'W(btm)
DEPTH: 1.5 FT (2.9 CY)

DI #16
33+27.13
3122.96
3122.79 TG
3120.12 INV.
INSTALL 53 LF 12" SD @ 1.00% TO S&G TRAP #1

S&G TRAP #1
1000 GAL. OLDCASTLE PRECAST ITEM #1240700
33+21.22, 32.2'L
3123.0± RIM
3119.59 INV. IN (12" N)
3119.49 LOWER BAFFLE
3119.24 INV. OUT (12" S)
INSTALL 17 LF 12" SD @ 2.00% TO POND 'B'
CLASS 50 RIP RAP AT OUTFALL
3'W(top) X 5'L X 5'W(btm)
DEPTH: 1.5 FT (1.1 CY)

DI #19
34+87.70
3120.44
3120.27 TG
3118.27 INV
INSTALL 10 LF 12" SD TO SEEPAGE BED @ 0.5%

SEEPAGE BED
a. 31.25'L X 8'W X 3.1'D (DRAIN ROCK DIMENSIONS)
b. 2" TO 4" UNIFORM CLEAN DRAIN ROCK (28.7 CY) COVER DRAIN ROCK WITH 4-OZ NON-WOVEN GEOFABRIC (TOP & SIDES ONLY)
c. 3-FT CLEAN FILTER SAND PER ISPWC SECTION 801 (27.8 CY)
d. EXCAVATE TO FREE DRAINING MATERIAL AND CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING. DESIGN INFILTRATION RATE: 4 INCHES/HOUR.
e. INSTALL 30 LF 12" PERFORATED HDPE PIPE @ S=0.5% CAP END.
f. CONNECT SOLID 12" SD PIPE TO PERFORATED PIPE WITH WATER TIGHT BAND
3120.00 TOP OF DRAIN ROCK
3116.90 BOTTOM OF DRAIN ROCK
3113.90 BOTTOM OF SAND

STORM WATER POND 'B'
19,000 CF VOLUME PROVIDE +0.5' FREEBOARD
3:1 MAX SIDE SLOPES
3,840 SF SAND INFILTRATION WINDOW, 3-FT AVERAGE DEPTH (427 CY)

1. EXCAVATE TO FREE DRAINING MATERIAL OR BEDROCK. EXCAVATE ALL ROCK TO AT LEAST ELEV: 3117 WITHIN INFILTRATION WINDOW.

2. CONTACT JJ HOWARD ENGINEERS FOR PERCOLATION TESTING PRIOR TO BACKFILLING. DESIGN INFILTRATION RATE: 4 INCHES/HOUR.

3. USE CLEAN FILTER SAND PER ISPWC SECTION 801.

4. PLACE 4-OZ NON-WOVEN GEOTEXTILE ALONG SIDES OF INFILTRATION WINDOW TO KEEP SILTS AND SEDIMENT FROM MIGRATING INTO FILTER SAND.

5. PROTECT FROM SEDIMENTATION DURING CONSTRUCTION. STABALIZE POND BANKS AND INSTALL TEMPORARY FIBER WATTLES AROUND PERIMETER OF INFILTRATION WINDOW

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Boise, ID 83703 (208) 846-8537

SILVERSTONE SUBDIVISION NO. 2
PHASE 2 REVISIONS
MOUNTAIN HOME, IDAHO

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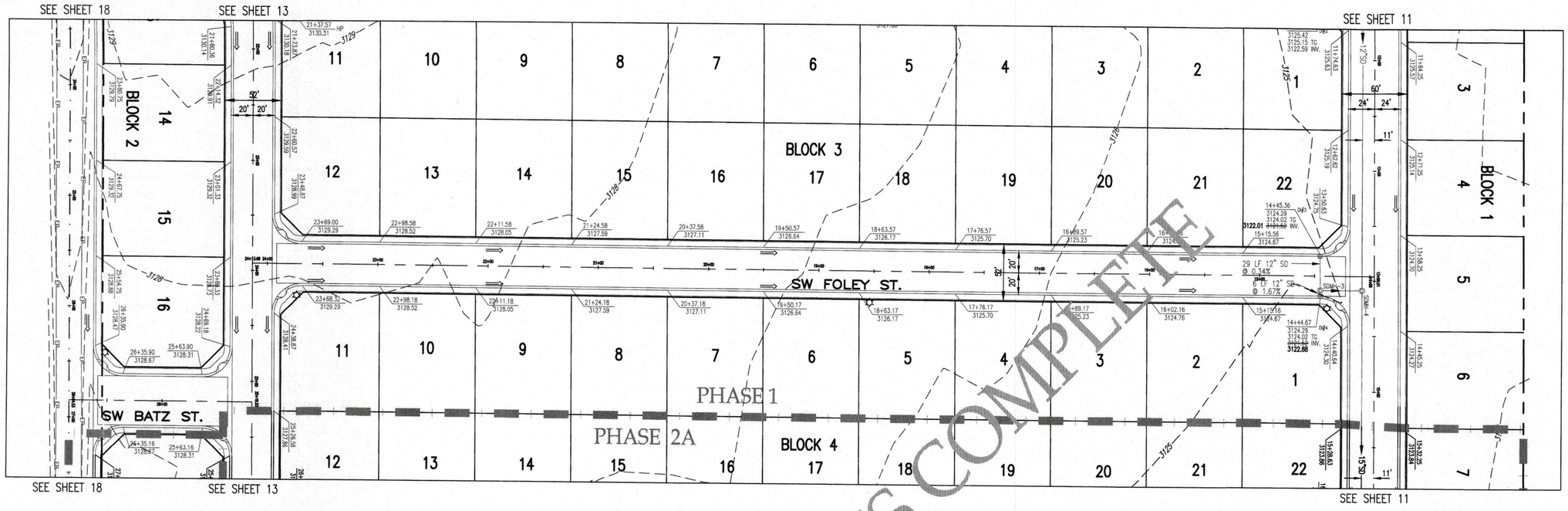
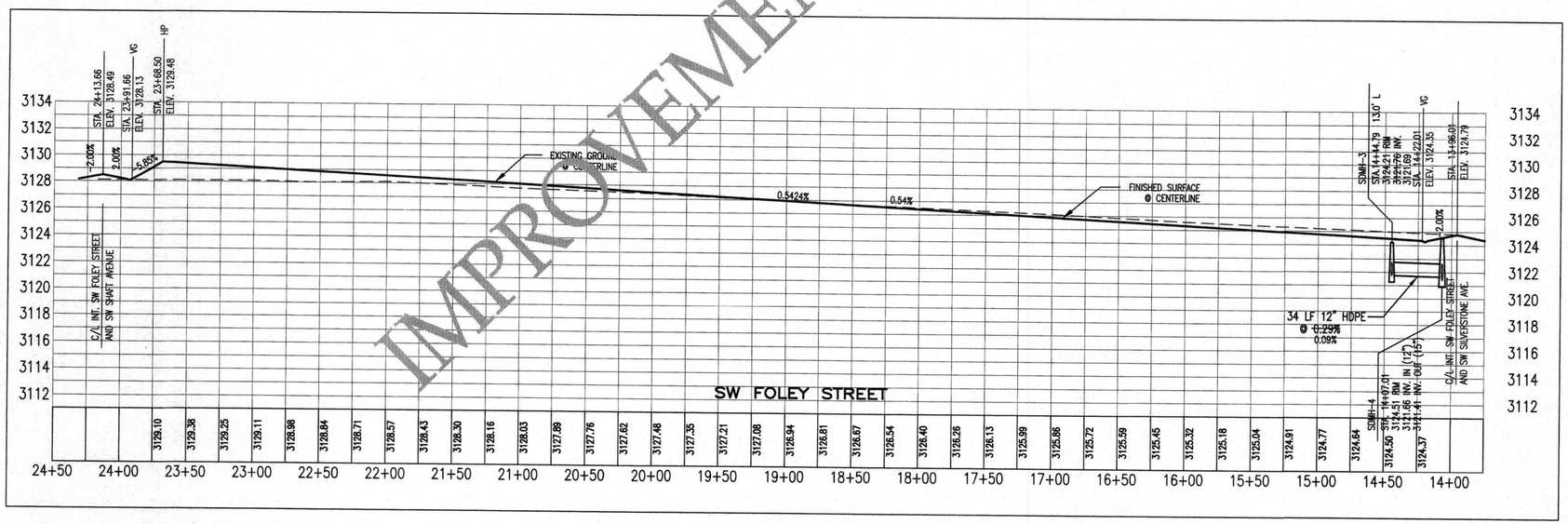
PROJECT NO.	DATE
130103	8/27/14
SCALE	DESIGNED / CHECKED
1"=50'	JPL / EJH

STREET AND STORMWATER

C.13

IMPROVEMENTS COMPLETE





IMPROVEMENTS COMPLETE

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HORIZ. SCALE IN FEET

VERT. SCALE IN FEET

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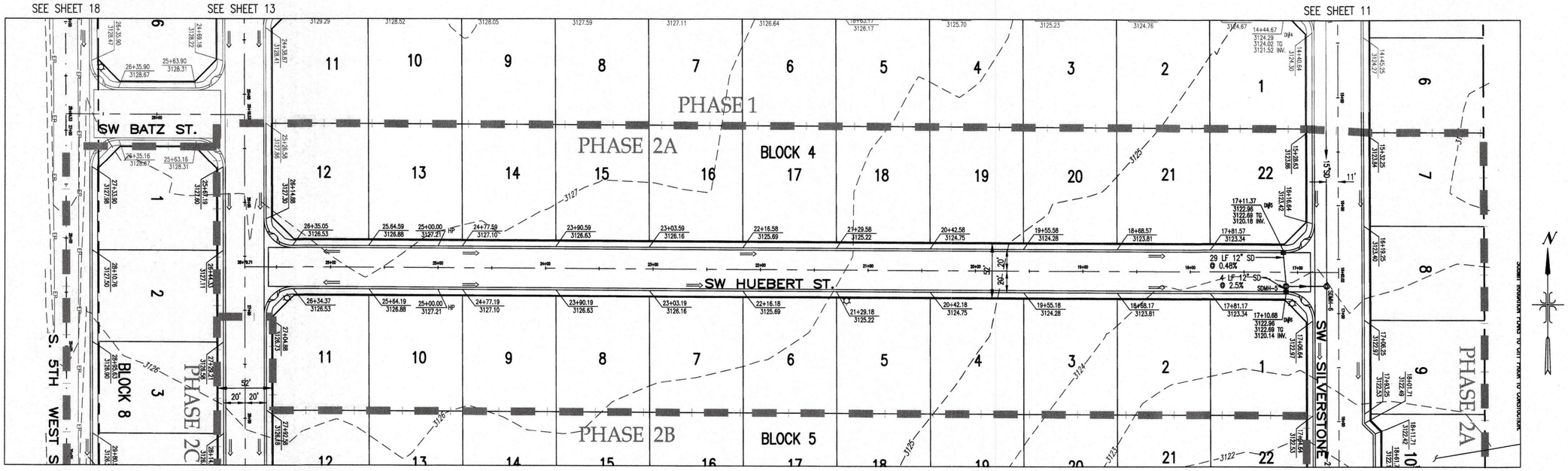
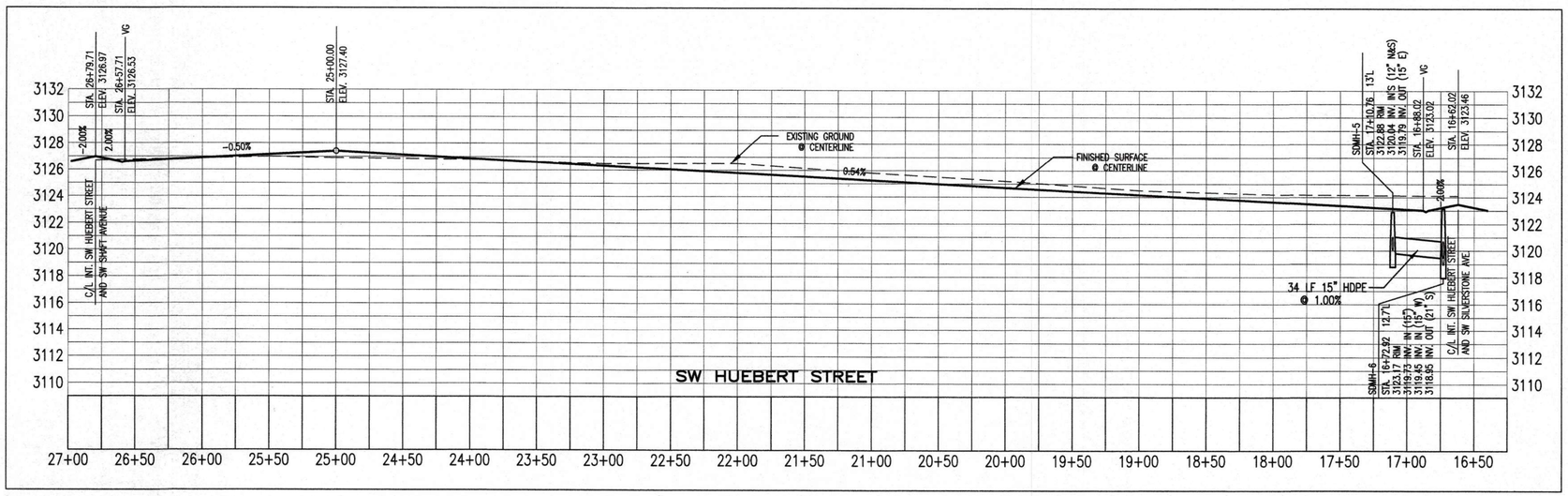
STREET AND STORMWATER

C.14





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VERT. SCALE IN FEET: 5 2.5 0 5 10 15

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STREET AND STORMWATER

C.15