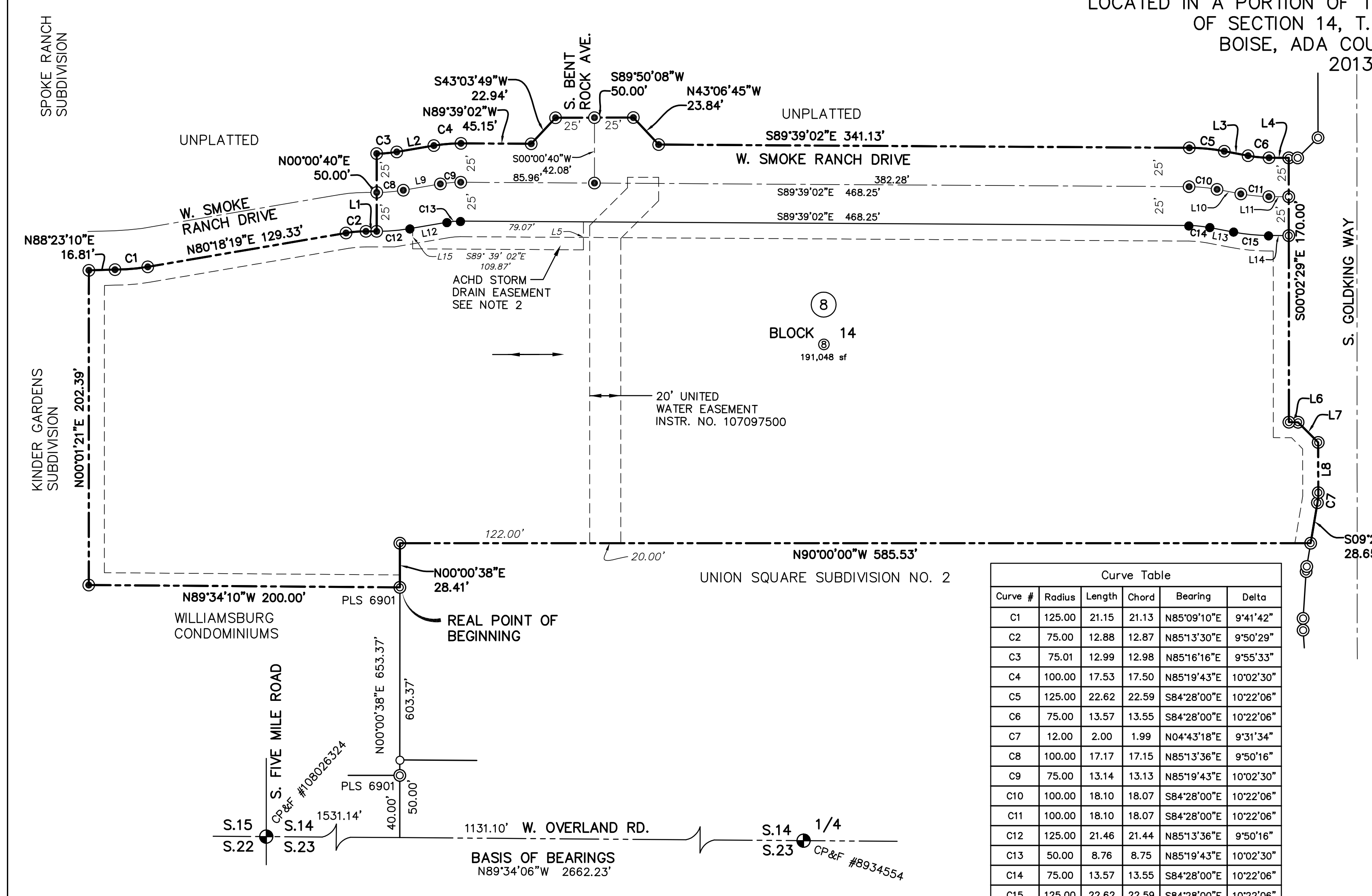


PLAT SHOWING
UNION SQUARE SUBDIVISION NO. 3
 LOCATED IN A PORTION OF THE SE1/4 OF THE SW1/4
 OF SECTION 14, T.3N., R.1E., B.M.,
 BOISE, ADA COUNTY, IDAHO
 2013



LEGEND

- Subdivision Boundary
- - - Section Line
- - - Easement line. See Note 1 or as noted
- - - Existing Easement line per Union Square Subdivision No. 1 or as noted
- Street Centerline
- Lot Line
- Found Aluminum cap
- Found 1/2" Iron Pin, PLS 4431 replaced with 5/8"x24" iron pin with Plastic Cap, PLS 7729
- Found 1/2" Iron Pin, PLS 4431 or as noted
- Found 5/8" Iron Pin, 4431
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- ▨ ACHD Storm Drain Easement (See Note 2)
- ⑦ Lot Number

50 0 25 50 100
 SCALE IN FEET

Curve Table

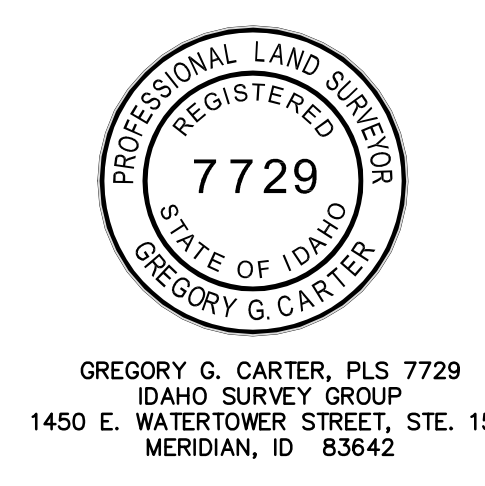
Curve #	Radius	Length	Chord	Bearing	Delta
C1	125.00	21.15	21.13	N85°09'10"E	9°41'42"
C2	75.00	12.88	12.87	N85°13'30"E	9°50'29"
C3	75.01	12.99	12.98	N85°16'16"E	9°55'33"
C4	100.00	17.53	17.50	N85°19'43"E	10°02'30"
C5	125.00	22.62	22.59	S84°28'00"E	10°22'06"
C6	75.00	13.57	13.55	S84°28'00"E	10°22'06"
C7	12.00	2.00	1.99	N04°43'18"E	9°31'34"
C8	100.00	17.17	17.15	N85°13'36"E	9°50'16"
C9	75.00	13.14	13.13	N85°19'43"E	10°02'30"
C10	100.00	18.10	18.07	S84°28'00"E	10°22'06"
C11	100.00	18.10	18.07	S84°28'00"E	10°22'06"
C12	125.00	21.46	21.44	N85°13'36"E	9°50'16"
C13	50.00	8.76	8.75	N85°19'43"E	10°02'30"
C14	75.00	13.57	13.55	S84°28'00"E	10°22'06"
C15	125.00	22.62	22.59	S84°28'00"E	10°22'06"

Line Table

Line #	Direction	Length
L1	S89°51'16"E	6.85
L2	N80°18'28"E	24.15
L3	S79°16'57"E	15.56
L4	S89°39'02"E	12.67
L5	N00°00'37"E	18.00
L6	S89°39'02"E	5.91
L7	S44°50'46"E	18.32
L8	S00°02'29"E	34.56
L9	N80°18'28"E	24.15
L10	S79°16'57"E	15.56
L11	S89°39'02"E	12.84
L12	N80°18'28"E	24.15
L13	S79°16'57"E	15.56
L14	S89°39'02"E	13.01
L15	S00°20'58"W	13.34

- NOTES:**
- 1) A ten (10) foot wide permanent public utilities, property drainage, irrigation and Boise City street light easement is hereby designated along all lot lines common to a Public Right-of-Way. An irrigation, public utilities and property drainage easement is hereby designated along interior lot lines where shown and dimensioned.
 - 2) A portion of Lot 8 Block 14, is servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain master perpetual storm water drainage easement recorded on May 8, 2009 as Instrument No. 109053259 official records of Ada County, and incorporated herein by this reference as if set forth in full (the "master easement"). The master easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The master easement is for the operation and maintenance of the storm water drainage system.
 - 3) The development of this property shall be in compliance with the Boise City Zoning Ordinance or as specifically approved by CUP12-00064.
 - 4) Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
 - 5) Irrigation water will be provided by Nampa Meridian Irrigation District in compliance with Idaho Code Section 31-3805(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from Nampa Meridian Irrigation District. See Nampa Meridian License Agreement Instr. No. 108096084.

- 6) This subdivision is located within the Airport Influence Area A, which is affected by average sound levels in the 60-65 DNL, and/or aircraft traffic patterns below 1,000 feet. All new residential development is subject to an avigation easement and required to meet the sound attenuation standards of a minimum noise level reduction (NLR) of 25db.
- 7) This subdivision is subject to an Avigation Easement as described in Inst. No. 107058607.



Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LANE TEL: 208-938-0013
 BOISE, ID 83714 www.baileyengineers.com

SHEET 1 OF 3

Plans Are Accepted For Public Street Construction

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

BY: _____ DATE: _____
 ADA COUNTY HIGHWAY DISTRICT

TOTAL # LOTS: 1

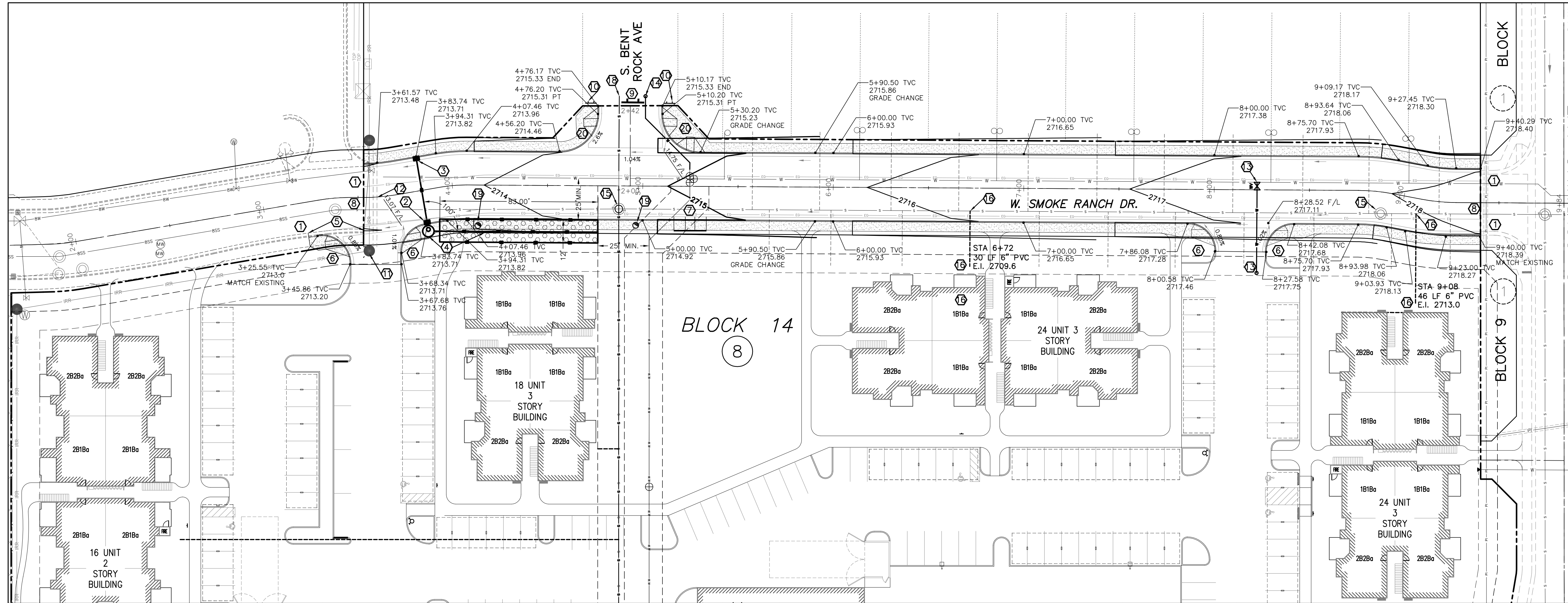
NO.	DATE	DESCRIPTION

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2013-025 DATE: 02-18-2013

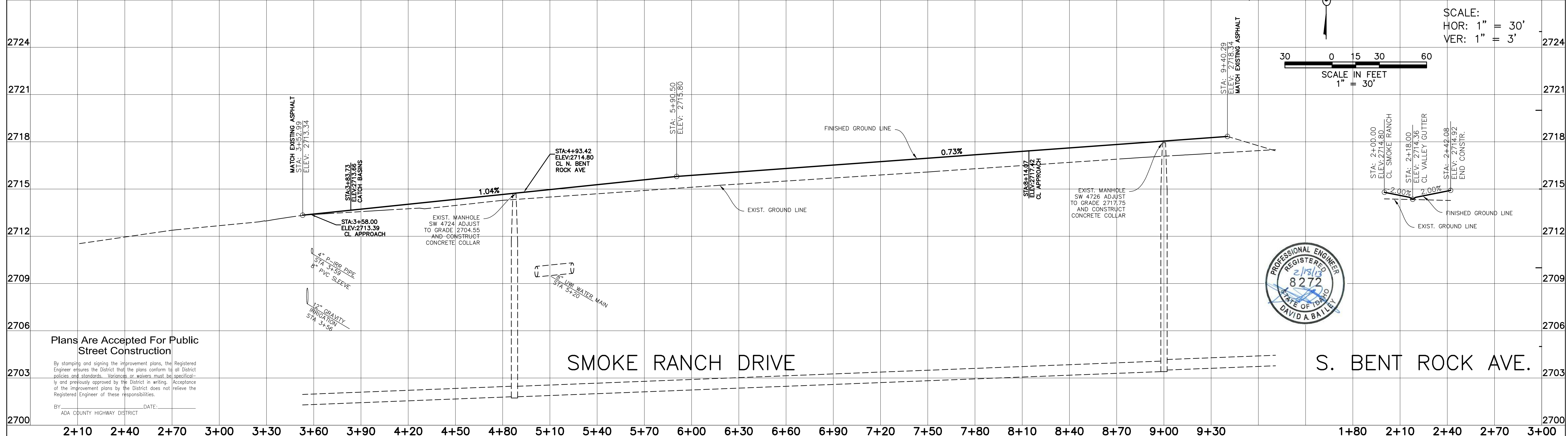
UNION SQUARE SUBDIVISION NO. 3
 HEARTLAND HOMES LLC

SHEET 2a

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LANE TEL: 208-938-0013
 BOISE, ID 83714 dbailey@baileyengineers.com



- KEYNOTES**
- 1 MATCH EXIST. CURB FIELD VERIFY PRIOR TO CONSTRUCTION. SAWCUT EXIST. ASPHALT (2' MINIMUM) AS REQUIRED TO MAINTAIN SMOOTH TRANSITION
 - 2 CB #1 - 2710.51 INV. 32 LF. 12" C-900 @ 0.50% W/1' SUMP PER ACHD SD-604A (QP=1.17cfs)
 - 3 CB #2 - 2710.67 INV. W/1' SUMP PER ACHD SD-604A (QP=1.32 cfs)
 - 4 SKIMMER AND SEEPAGE BED NO.1 (PER ACHD SD BIMP04) (SEE DETAIL SHEET 4) (V100 = 4129ft³)
 - 5 REMOVE 30± LF CURB GUTTER AND SIDEWALK. DISPOSE OF OFFSITE ASPHALT CUTBACK 2' MINIMUM.
 - 6 CONST. PEDESTRIAN RAMP PER I.S.P.W.C. SD-712C.
 - NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK - ACHD WILL NOT ALLOW ANY TOLERANCE FROM THIS REQUIREMENT.
 - 7 CONST. MIDBLOCK PEDESTRIAN RAMP PER ISPCW SD 712G
 - 8 REMOVE ROAD TERMINUS BARRICADE AND DISPOSE OF OFF SITE.
 - 9 CONST. ROADWAY TERMINUS BARRICADES PER ISPCW SD-1132. TYPE III BARRICADE WITH "THIS ROAD WILL BE EXTENDED IN THE FUTURE" SIGN.
 - 10 CONST. SIDEWALK TERMINUS BARRICADES PER ISPCW SD-1132. TYPE II BARRICADES MUST INCLUDE KICK PLATE FOR CANE DETECTION.
 - 11 PROTECT EXISTING IRRIGATION MANHOLE AND PIPING. ADJUST MANHOLE TO FINAL GRADE - PROVIDE CONE AND TRAFFIC RATED LID MARKED "IRRIGATION". CONSTRUCT CONCRETE COLLAR PER ISPCW SD-616.
 - 12 CONSTRUCT 52 LF 8" C-900 FOR PRESSURE IRRIGATION SLEEVE. SLEEVE MAY HAVE BEEN INSTALLED IN 2006. - IF LOCATED REPORT LOCATION AND ELEVATION TO ENGINEER AND PROTECT IN PLACE.
 - 13 CONSTRUCT 60 LF 8" PVC WATER MAIN AND BLOWOFF. ALL WORK SUBJECT TO UNITED WATER APPROVAL AND INSPECTION. SEE UNITED WATER IDAHO PLAN.
 - 14 CONSTRUCT 48 LF 8" PVC WATER MAIN AND BLOWOFF. ALL WORK SUBJECT TO UNITED WATER APPROVAL AND INSPECTION. SEE UNITED WATER IDAHO PLAN.
 - 15 EXISTING SEWER MANHOLE ADJUST TO GRADE AND CONSTRUCT CONCRETE COLLAR PER ISPCW SECTION 502 AND SD 508.
 - 16 CONSTRUCT 6" SEWER SERVICES - ALL WORK SUBJECT TO BOISE CITY APPROVAL AND INSPECTION.
 - 17 EXISTING SEWER MANHOLE ADJUST TO GRADE AND CONSTRUCT CONCRETE COLLAR PER ISPCW SECTION 502 AND SD 508.
 - 18 CONSTRUCT 40 LF 8" PVC SEWER MAIN - CAP AND MARK TO SURFACE. MATCH EXISTING GRADE AND ALIGNMENT ~ 0.40%.
 - 19 CONSTRUCT MONITOR WELL SEE DETAIL SHEET 4
 - 20 CONST. PEDESTRIAN RAMP PER I.S.P.W.C. SD-712A.
 - NOTE: ADA STANDARDS REQUIRE THAT CROSS SLOPES SHALL NOT EXCEED 2% ON ANY PEDESTRIAN RAMP OR SIDEWALK - ACHD WILL NOT ALLOW ANY TOLERANCE FROM THIS REQUIREMENT.



Plans Are Accepted For Public Street Construction

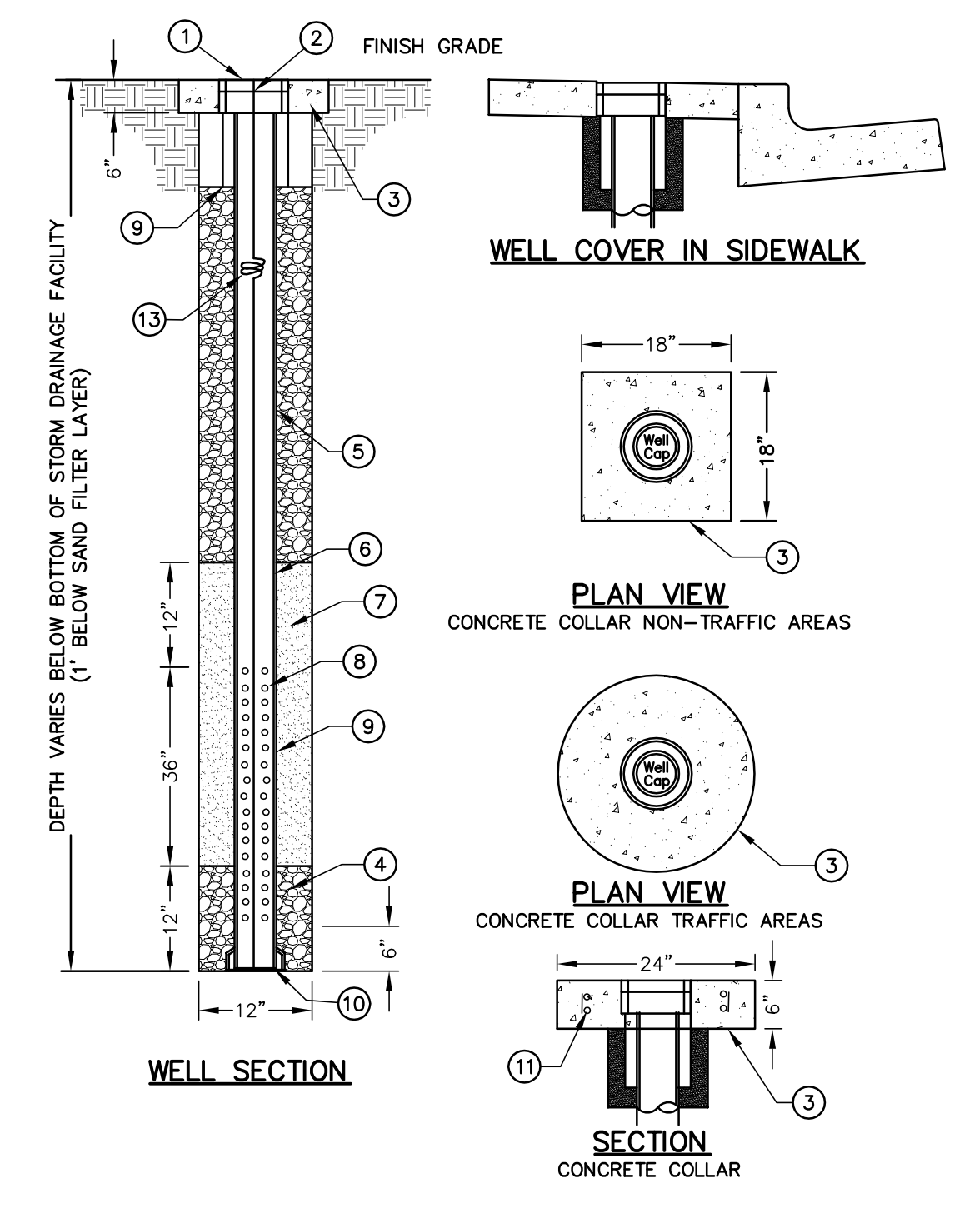
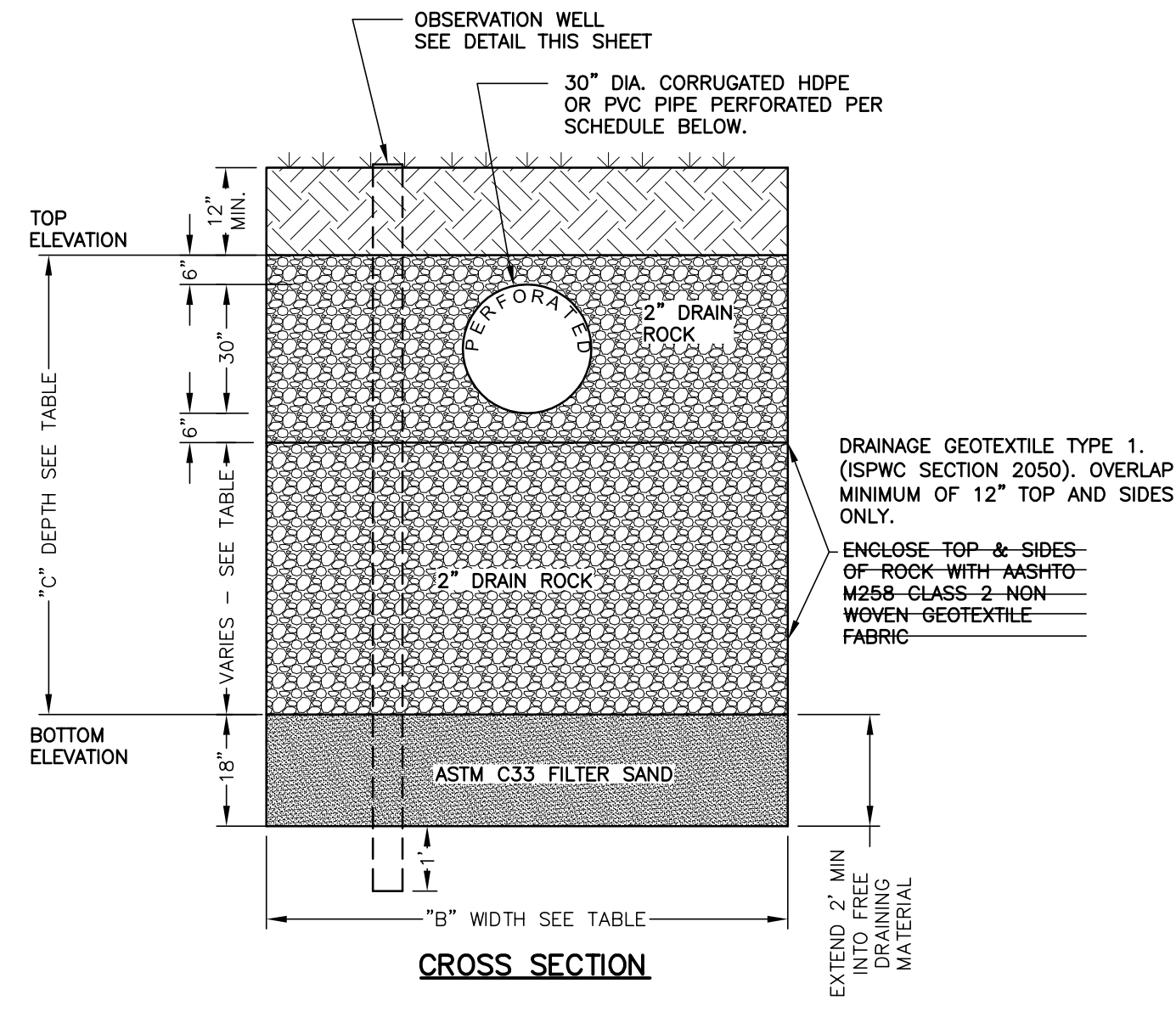
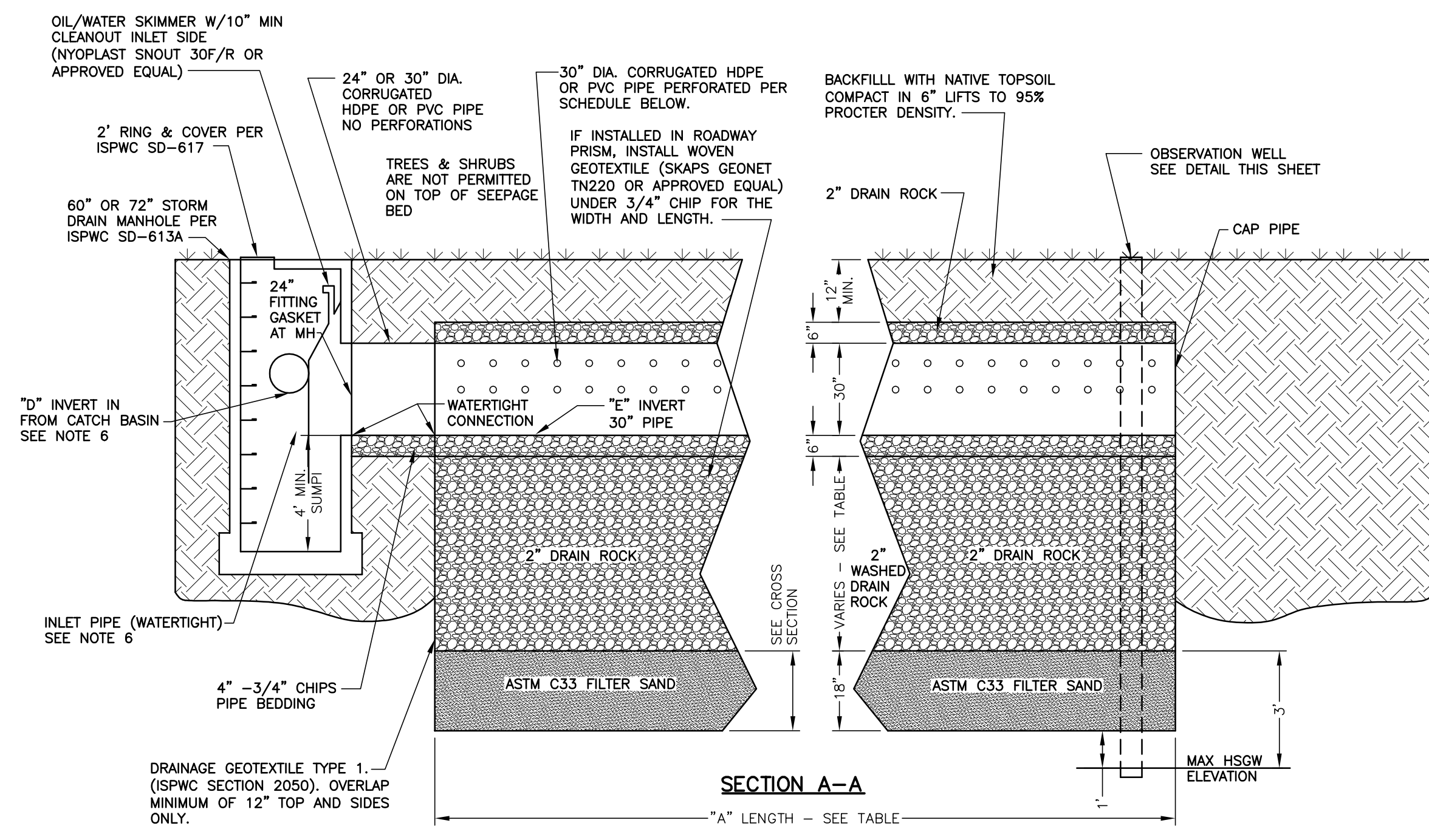
By stamping and signing the improvement plans, the Registered Engineer assures the District that the plans conform to all District policies and standards. Variances or waivers must be specifically and previously approved by the District in writing. Acceptance of the improvement plans by the District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

BY _____ DATE: _____
ADA COUNTY HIGHWAY DISTRICT

NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD
4242 N. BROOKSIDE LANE BOISE ID 83714 (208) 938-0013

DRAWN BY: DAB CHECKED BY: DAVID A. BAILEY P.E. [PROJECT NO. C2012-025] [DATE: 02-18-2013]
STREET PLAN AND PROFILE
UNION SQUARE SUBDIVISION NO. 3
HEARTLAND HOMES LLC
SHEET 3



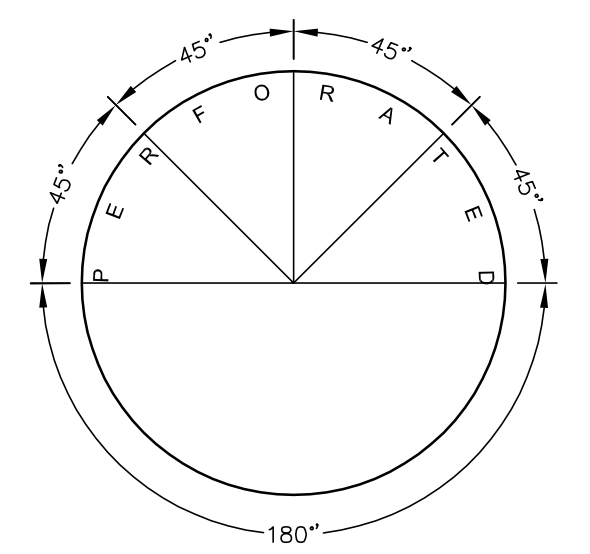
- GENERAL NOTES**
- CONTACT DESIGN ENGINEER IF GROUNDWATER IS ENCOUNTERED FOR SEEPAGE BED RESIZING.
 - ALL VAULTS, MANHOLES & SAND AND GREASE TRAPS MUST BE HS25 OR GREATER LOAD RATED.
 - CONTRACTOR SHALL INSTALL CHAMBERS PER MANUFACTURERS INSTRUCTIONS.
 - ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM, UNLESS OTHERWISE DIRECTED PER MANUFACTURER.
 - 2" DRAIN ROCK MAY BE OMITTED WHERE HIGH GROUND WATER EXISTS.
 - INVERT ELEVATION OF INLET PIPE TO SKIMMER MH >= ELEVATION OF LOWEST PERFORATIONS IN THE 30" ISOLATOR.

UNDERGROUND STORMWATER CHAMBER
NOT TO SCALE

TABLE OF DIMENSIONS

DESCRIPTION	"A" LENGTH	"B" WIDTH	"C" DEPTH	INVERT IN FROM CB	"D" INVERT IN FROM CB	"E" 30" PIPE INVERT	"TOP ELEV" SEEPAGE BED	"BOTTOM ELEV" SEEPAGE BED	GROUNDWATER ENCOUNTERED AT DEPTH
SEEPAGE TRENCH #1	83'	12'	10'	CB#1 12"	2710.51	2708.50	2711.50	2701.50	2693.50

BOTTOM OF ROAD SECTION ~ 2712.0



30" PIPE PERFORATIONS

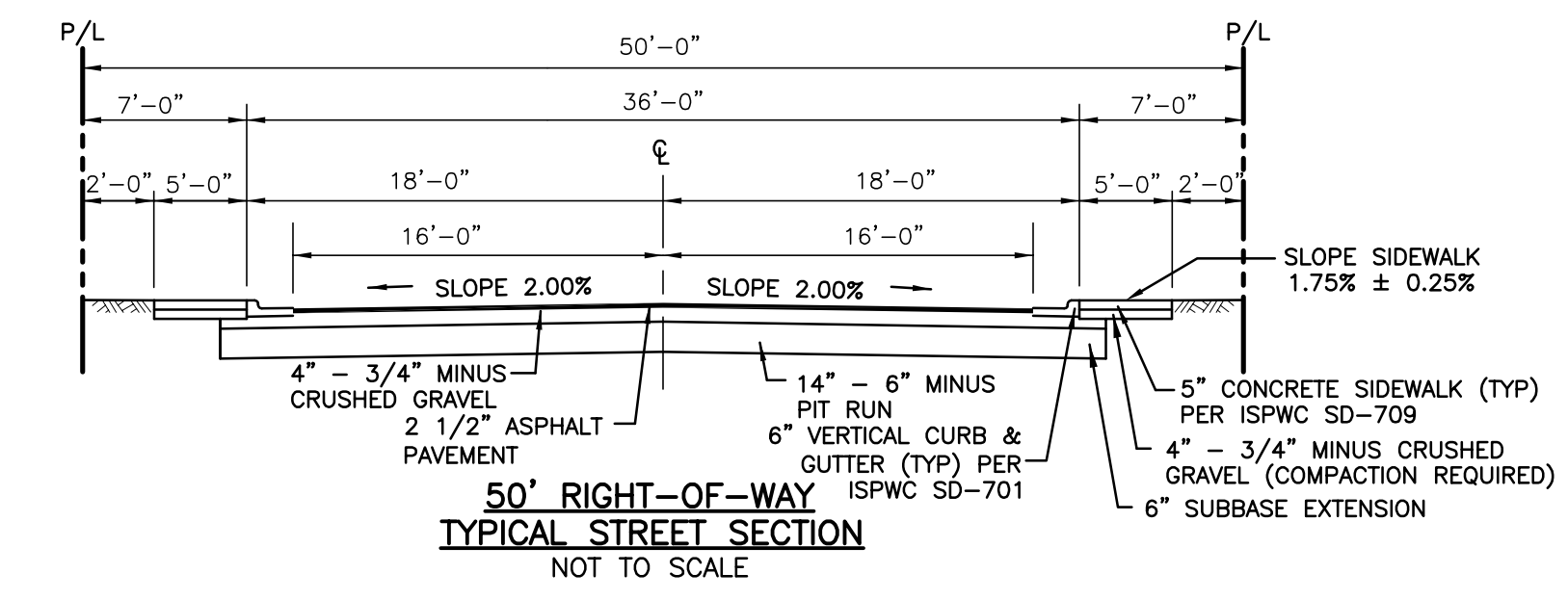
- LEGEND:**
- WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL COVER AND CANISTER.
 - PVC CAP, GASKETED (WATERTIGHT).
 - CONCRETE (COLLAR), CLASS 3000 (ISPC SECTION 703).
 - 3/4" MINUS CRUSHED AGGREGATE FOR BASE (ISPC SECTION 802) OR MATERIAL REQUIRED FOR STORM DRAINAGE FACILITY (I.E. 1.5" TO 2" DRAIN ROCK, FILTER SAND).
 - PVC PIPE, 4" DIAMETER ASTM D-3034 SDR 35 FOR DRILLED WELLS. PVC PIPE, 6" DIAMETER ASTM D-3034 SDR 35 FOR WELLS DUG & BACKFILLED (INSIDE SEEPAGE BEDS FOR EXAMPLE).
 - 2 - STAINLESS STEEL HOSE CLAMPS AT 3" SPACING. SECURE GEOTEXTILE IN PLACE.
 - FILTER SAND (ISPC SECTION 801).
 - PERFORATED PCV PIPE, ASTM D-3035 SDR 35 WITH 6 - 3/8" DIA. HOLES AT 3" ON CENTER.
 - DRAINAGE GEOTEXTILE, TYPE 1 (ISPC SECTION 2060).
 - PVC CAP, SOLVENT WELDED OR GASKETED (WATERTIGHT).
 - (2) #4 REBAR HOOPS WITH #4 VERTICALS.
 - NO. 12 AWG. GALVANIZED FINDER WIRE.
 - THREE 6" DIAMETER COILS.

- A. WELLS ARE FOR OBSERVATION OF GROUNDWATER LEVEL NEAR STORM DRAINAGE FACILITIES.
B. LOCATION OF GROUNDWATER OBSERVATION WELLS SHALL BE APPROVED BY ENGINEER.

MONITOR WELL LOCATIONS

TRENCH #1	WELL #	NORTH	EAST	DIST. ALONG TRENCH
#1	#1	N 7532.21	E 7180.56	20' INTO TRENCH
	#2	N 7263.34	E 7532.30	20' PAST TRENCH

- NOTE:**
- DRAINAGE CONTRACTOR SHALL INSTALL 2" SCH 80 WATER CLASS PIPE CONDUITS THROUGH THE SEEPAGE TRENCHES FOR WATER LINES, UNDERGROUND POWER LINES, GAS LINES AND TELEPHONE LINES. SEWER SERVICES SHALL BE PLACED IN 6" DIA. SCH 80 WATER CLASS PIPE THROUGH SEEPAGE TRENCHES. THE PRECISE LOCATION, DEPTH AND SIZE SHALL BE DETERMINED BY THE ENGINEER.
 - GROUNDWATER WAS ENCOUNTERED IN TEST EXCAVATIONS ON THIS SITE. IF GROUNDWATER IS ENCOUNTERED HIGHER THAN INDICATED ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR REDESIGN OF SEEPAGE TRENCHES TO PROVIDE 3" MINIMUM CLEARANCE BETWEEN GROUNDWATER AND THE BOTTOM OF THE TRENCH. UNTIMELY NOTIFICATION OF THE ENGINEER MAY RESULT IN ADDITIONAL COSTS TO THE CONTRACTOR. REFER TO GEOTECHNICAL REPORT PREPARED BY M.T.I. DATED JUNE 6, 2005.
 - ALL MONITOR WELLS SHALL HAVE A CONCRETE APRON POURED AROUND THE CAP.



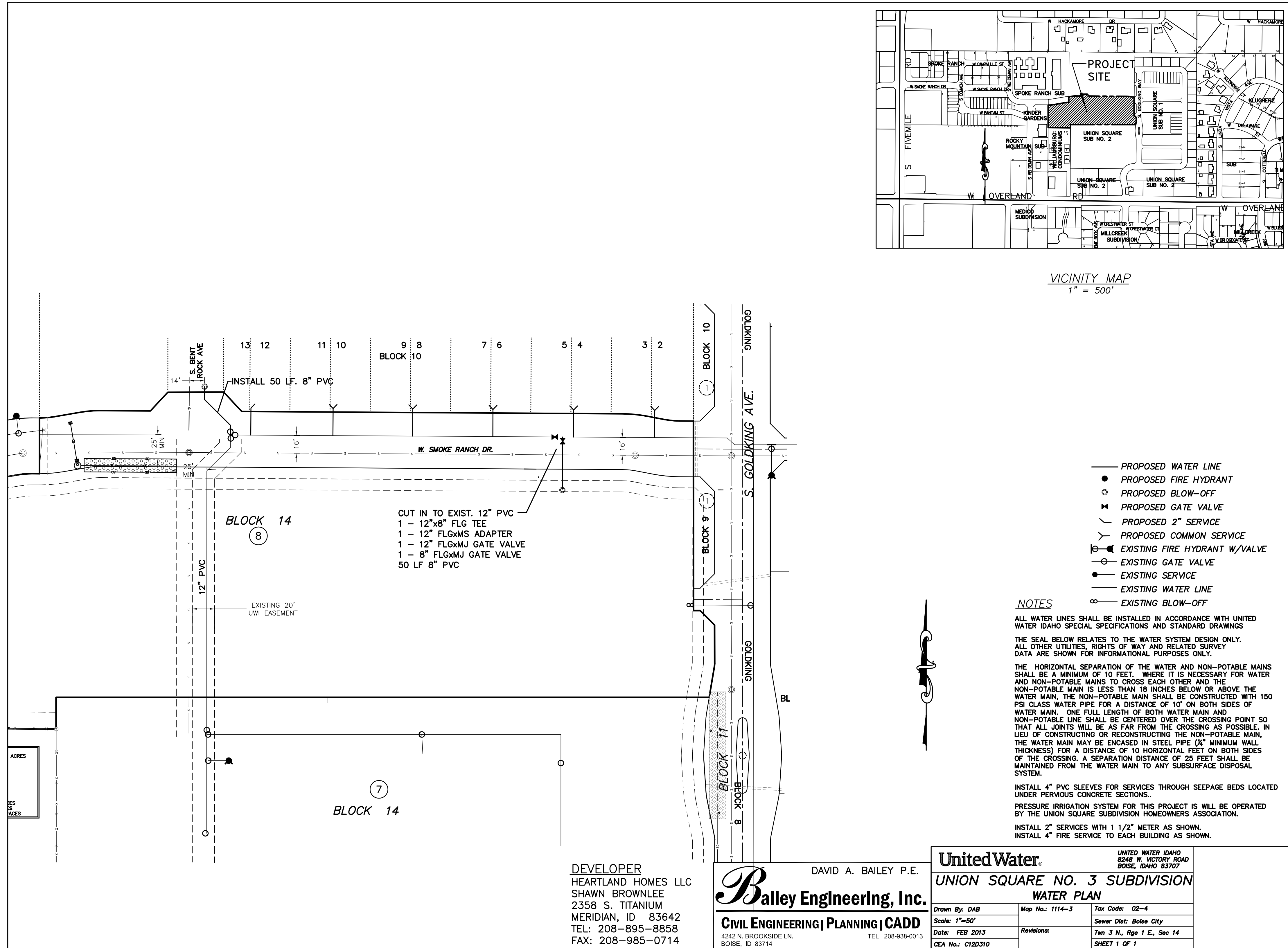
Plans Are Accepted For Public Street Construction

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

BY _____ DATE: _____
ADA COUNTY HIGHWAY DISTRICT



REVISED	NO. DATE DESCRIPTION		<p>CIVIL ENGINEERING PLANNING CADD 4242 N. BROOKSIDE LANE BOISE, ID 83714 TEL: 208-938-0013 dbailey@baileyengineers.com</p>
DRAWN BY: DAB		CHECKED BY: DAVID A. BAILEY P.E.	PROJECT: C2012-025 DATE: 02-18-2013
STREET AND DRAINAGE DETAILS			SHEET 4
UNION SQUARE SUBDIVISION NO. 3			
HEARTLAND HOMES LLC			



- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED BLOW-OFF
- ✚ PROPOSED GATE VALVE
- PROPOSED 2" SERVICE
- PROPOSED COMMON SERVICE
- EXISTING FIRE HYDRANT W/VALVE
- EXISTING GATE VALVE
- EXISTING SERVICE
- EXISTING WATER LINE
- EXISTING BLOW-OFF

NOTES

ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH UNITED WATER IDAHO SPECIAL SPECIFICATIONS AND STANDARD DRAWINGS

ALL OTHER UTILITIES, RIGHTS OF WAY AND RELATED SURVEY DATA ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

THE SEAL BELOW RELATES TO THE WATER SYSTEM DESIGN ONLY.

THE HORIZONTAL SEPARATION OF THE WATER AND NON-POTABLE MAINS SHALL BE A MINIMUM OF 10 FEET. WHERE IT IS NECESSARY FOR WATER AND NON-POTABLE MAINS TO CROSS EACH OTHER, AND THE NON-POTABLE MAIN IS LESS THAN 18 INCHES BELOW OR ABOVE THE WATER MAIN, THE NON-POTABLE MAIN SHALL BE CONSTRUCTED WITH 150 PSI CLASS WATER PIPE FOR A DISTANCE OF 10' ON BOTH SIDES OF WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND NON-POTABLE LINE SHALL BE CENTERED OVER THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. IN LIEU OF CONSTRUCTING OR RECONSTRUCTING THE NON-POTABLE MAIN, THE WATER MAIN MAY BE ENCASED IN STEEL PIPE (1/2" MINIMUM WALL THICKNESS) FOR A DISTANCE OF 10 HORIZONTAL FEET ON BOTH SIDES OF THE CROSSING. A SEPARATION DISTANCE OF 20 FEET SHALL BE MAINTAINED FROM THE WATER MAIN TO ANY SUBSURFACE DISPOSAL SYSTEM.

INSTALL 4" PVC SLEEVES FOR SERVICES THROUGH SEEPAGE BEDS LOCATED UNDER PERVIOUS CONCRETE SECTIONS.

PRESSURE IRRIGATION SYSTEM FOR THIS PROJECT IS WILL BE OPERATED BY THE UNION SQUARE SUBDIVISION HOMEOWNERS ASSOCIATION.

INSTALL 2" SERVICES WITH 1 1/2" METER AS SHOWN.

INSTALL 4" FIRE SERVICE TO EACH BUILDING AS SHOWN.

DEVELOPER
HEARTLAND HOMES LLC
SHAWN BROWNLEE
2358 S. TITANIUM
MERIDIAN, ID 83642
TEL: 208-895-8858
FAX: 208-985-0714

DAVID A. BAILEY P.E.
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN. BOISE, ID 83714
TEL: 208-938-0013

UnitedWater.		UNITED WATER IDAHO 8242 N. VICTORY ROAD BOISE, IDAHO 83707	
UNION SQUARE NO. 3 SUBDIVISION WATER PLAN			
Drawn By: DAB	Map No.: 1114-3	Tax Code: 02-4	
Scale: 1"=50'	Date: FEB 2013	Revisions:	Sewer Dist: Boise City
CEA No.: C120310			Plan 3 N., Page 1 E., Sec 14 SHEET 1 OF 1

NOTE:
THIS SHEET IS INCLUDED IN THE PLAN SET FOR CONVENIENCE ONLY - ALL APPROVALS AND CONSTRUCTION SHALL REFER TO THE OFFICIAL UNITED WATER IDAHO APPROVED PLAN



Plans Are Accepted For Public Street Construction

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

BY _____ DATE: _____
ADA COUNTY HIGHWAY DISTRICT

REVISED NO. DATE DESCRIPTION	
Bailey Engineering, Inc.	
CIVIL ENGINEERING PLANNING CADD	
4242 N. BROOKSIDE LANE TEL: 208-938-0013 BOISE, ID 83714 dbailey@baileyengineers.com	
DRAWN BY: DAB	CHECKED BY: DAVID A. BAILEY P.E.
PROJECT: C2012-023	DATE: 18-13
UNION SQUARE SUBDIVISION NO. 3	
HEARTLAND HOMES LLC	
SHEET 5	