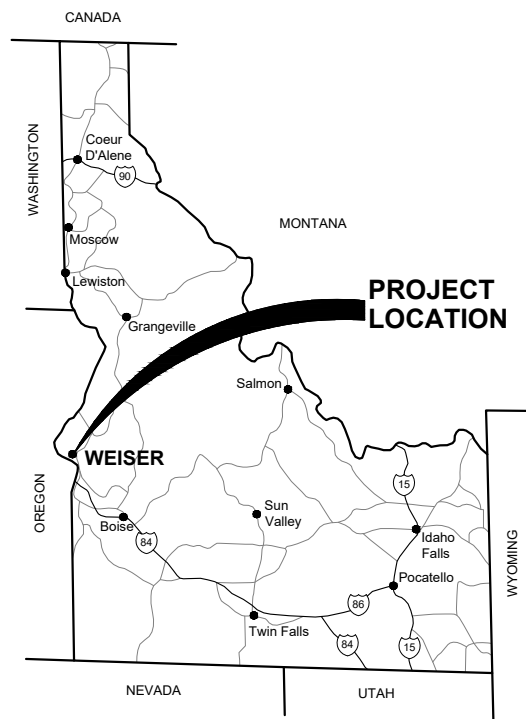


APEX LAND GROUP, LLC SUNDANCE POINTE SUBDIVISION PHASE 1A/1B DRAWINGS OF RECORD

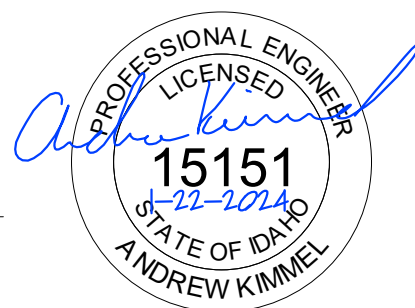


PLANS PREPARED FOR:

CRAIG SMITH AND MIKE SMITH
APEX LAND GROUP, LLC

APPROVED BY:

ANDREW KIMMEL, P.E.
GREAT WEST ENGINEERING



QA/QC BY:

GREG DYE, P.E.
GREAT WEST ENGINEERING

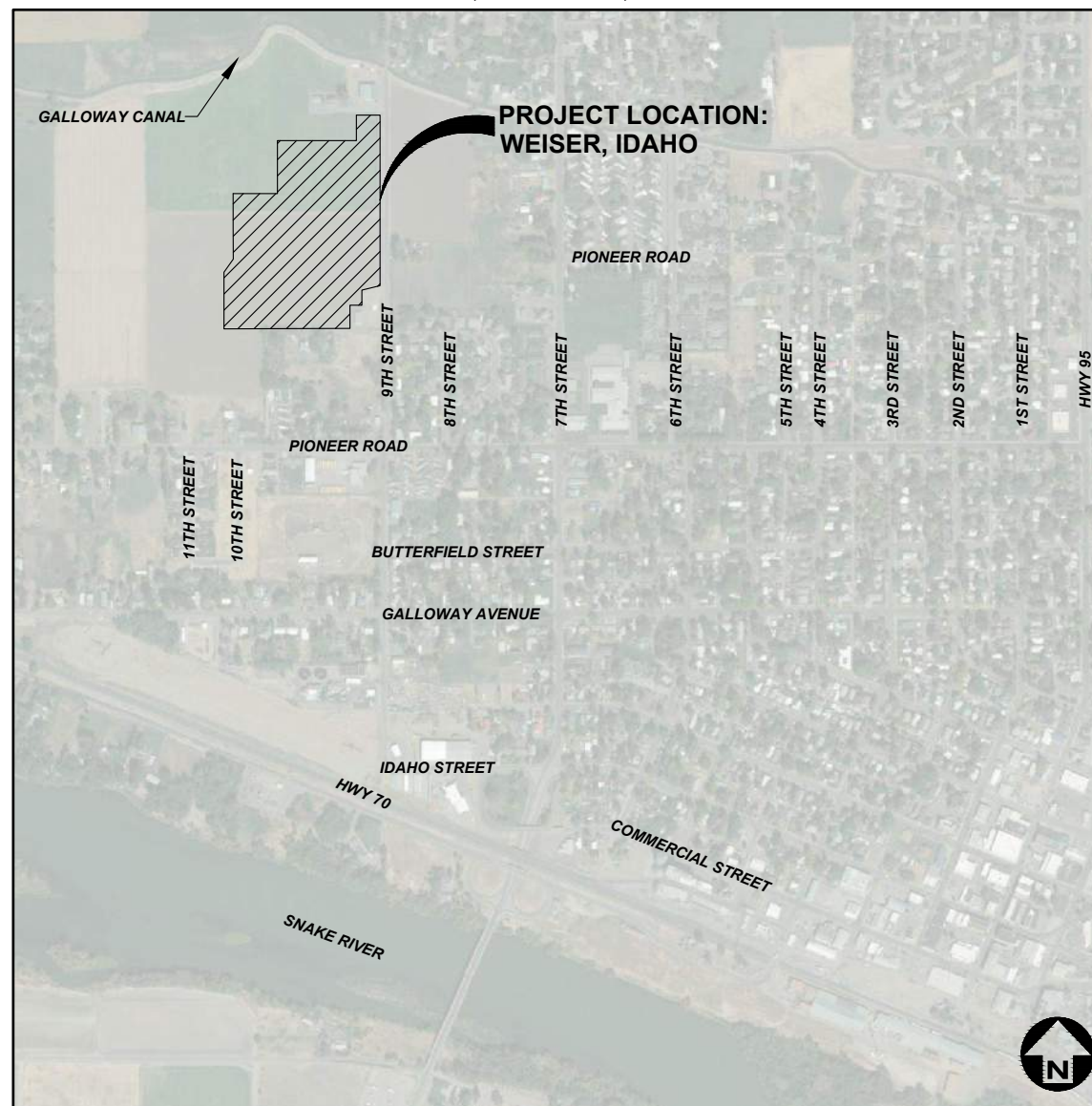
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
Angus C. Roeper
ANGUS ROEPER, PE

PLANS PREPARED BY:

ANGUS ROEPER
EVAN ANDERSON



SECTION 30, TOWNSHIP 11, AND RANGE 5



NOT TO SCALE

SHEET 1	COVER
SHEET 2	LEGEND AND ABBREVIATIONS
SHEET 3	GENERAL NOTES
SHEET 4	PHASE PLAN
SHEET 5	DEMO PLAN
SHEET 6	MASTER UTILITY SHEET
SHEET 7	ALIGNMENT A SEWER STA 10+00 TO 13+50
SHEET 8	ALIGNMENT B SEWER STA 11+00 TO 15+00
SHEET 9	ALIGNMENT B SEWER STA 15+00 TO 19+00
SHEET 10	ALIGNMENT B SEWER STA 19+00 TO 19+92
SHEET 11	ALIGNMENT C SEWER STA 10+00 TO 14+00
SHEET 12	ALIGNMENT C SEWER STA 14+00 TO 18+00
SHEET 13	ALIGNMENT E SEWER STA 10+00 TO 14+00
SHEET 14	ALIGNMENT E SEWER STA 14+00 TO 18+00
SHEET 15	ALIGNMENT E SEWER STA 18+00 TO 20+00
SHEET 16	ALIGNMENT F SEWER STA 10+00 TO 14+00
SHEET 17	ALIGNMENT F SEWER STA 14+00 TO 18+00
SHEET 18	ALIGNMENT F SEWER STA 18+00 TO 20+15
SHEET 19	ALIGNMENT G SEWER STA 17+00 TO 21+00
SHEET 20	ALIGNMENT G SEWER STA 21+00 TO 22+11
SHEET 22	ALIGNMENT A WATER-ROAD STA 10+00 TO 13+50
SHEET 23	ALIGNMENT B WATER-ROAD STA 11+00 TO 15+00
SHEET 24	ALIGNMENT B WATER-ROAD STA 15+00 TO 19+00
SHEET 25	ALIGNMENT B WATER-ROAD STA 19+00 TO 19+92
SHEET 26	ALIGNMENT C WATER-ROAD STA 10+00 TO 14+00
SHEET 27	ALIGNMENT C WATER-ROAD STA 14+00 TO 18+00
SHEET 28	ALIGNMENT E WATER-ROAD STA 10+00 TO 14+00
SHEET 29	ALIGNMENT E WATER-ROAD STA 14+00 TO 18+00
SHEET 30	ALIGNMENT E WATER-ROAD STA 18+00 TO 20+00
SHEET 31	ALIGNMENT F WATER-ROAD STA 10+00 TO 14+00
SHEET 32	ALIGNMENT F WATER-ROAD STA 14+00 TO 18+00
SHEET 33	ALIGNMENT F WATER-ROAD STA 18+00 TO 21+00
SHEET 34	ALIGNMENT G WATER-ROAD STA 17+00 TO 21+00
SHEET 35	ALIGNMENT G WATER-ROAD STA 21+00 TO 22+11
SHEET 36	ALIGNMENT H WATER-ROAD STA 16+13 TO 17+86
SHEET 37	ALIGNMENT I WATER-ROAD STA 19+00 TO 23+00
SHEET 38	ALIGNMENT I WATER-ROAD STA 23+00 TO 27+50
SHEET 39	ALIGNMENT K WATER-ROAD STA 12+50 TO 15+00
SHEET 40	9TH STREET WATER-ROAD STA 10+00 TO 14+00
SHEET 41	9TH STREET WATER-ROAD STA 14+00 TO 18+00
SHEET 42	9TH STREET WATER-ROAD STA 18+00 TO 22+00
SHEET 43	9TH STREET WATER-ROAD STA 22+00 TO 23+50
SHEET 44	GENERAL DETAILS
SHEET 45	DRAINAGE BED DETAILS
SHEET 46	PRESSURE IRRIGATION PLAN
SHEET 47	RIP RAP DETAIL

NO.	REVISION DESCRIPTION	BY	DATE	SET NO.
1	CITY COMMENTS	AR	11-14-22	
2	CITY COMMENTS	AR	2-21-23	
3	PHASE 1A/1B SPLIT	AB	3-22-23	
				SHEET NO.
				1

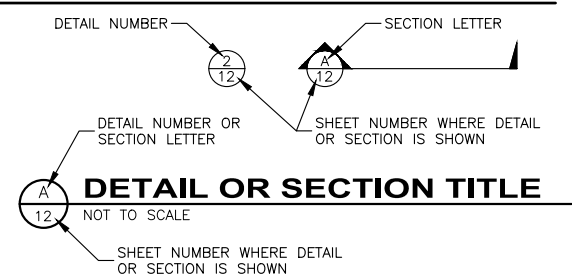
ABBREVIATIONS

⊙	AT	LPG	LIQUID PROPANE GAS
Δ	ANGLE OF DEFLECTION, DELTA ANGLE	LT	LEFT
<PT	ANGLE POINT	MAX	MAXIMUM
AB	ANCHOR BOLT	MD	MEASURE DOWN
ABDN	ABANDON	MFD	MANUFACTURED
AC	ASBESTOS CONCRETE	MFR	MANUFACTURE, MANUFACTURER
ADDN	ADDITIONAL	MH	MANHOLE
ADJ	ADJACENT	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MJ	MECHANICAL JOINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MOV	MOTOR OPERATED VALVE
APPROX	APPROXIMATE	MPWSS	MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS
APVD	APPROVED	N	NORTH
ARCH	ARCHITECTURE, ARCHITECTURAL	NE	NORTHEAST
ASPH	ASPHALT	NG	NATURAL GAS
AVE	AVENUE	NIC	NOT IN CONTRACT
AVG	AVERAGE	NO	NUMBER
BFV	BUTTERFLY VALVE	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	NW	NORTHWEST
BLVD	BOULEVARD	OC	ON CENTER
BM	BEAM, BENCHMARK	OD	OUTSIDE DIAMETER
BOT	BOTTOM	OF	OVERFLOW
BRG	BEARING	OH	OVERHEAD
BRKT	BRACKET	OHP	OVERHEAD POWER
BVC	BEGIN VERTICAL CURVE	OHT	OVERHEAD TELEPHONE
C-C	CENTER TO CENTER	OPNG	OPENING
CHAN	CHANNEL	PC	POINT OF CURVATURE
CHK	CHECK	PCC	POINT OF COMPOUND CURVATURE
CI	CAST IRON	PE	PLAIN END, POLYETHYLENE
CIPC	CAST-IN-PLACE CONCRETE	PERP	PERPENDICULAR
CIRC	CIRCULAR	PI	POINT OF INTERSECTION
CJ	CONSTRUCTION JOINT, CONTROL JOINT	PL	PROPERTY LINE
CL	CENTER LINE	PNL	PANEL
CLR	CLEAR, CLEARANCE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNITS	PRELIM	PRELIMINARY
CO	CLEANOUT	PREP	PREPARE, PREPARATION
COL	COLUMN	PROP	PROPERTY
CONC	CONCRETE	PRV	PRESSURE REDUCING VALVE
CONSTR	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUE, CONTINUED, CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CONTR	CONTRACTOR	PT	POINT, POINT OF TANGENCY
COORD	COORDINATE	PVC	POLYVINYL CHLORIDE
CP	CONTROL PANEL, CONTROL POINT	PVI	POINT OF VERTICAL INTERSECTION
CPLG	COUPLING	PVMT	PAVEMENT
CTR	CENTER	R, RAD	RADIUS
CTV	CABLE TELEVISION	RC	REINFORCED CONCRETE
CU	CUBIC, COPPER	RCP	REINFORCED CONCRETE PIPE
CF	CUBIC FEET	RD	ROAD
CULV	CULVERT	RDCR	REDUCER
CY	CUBIC YARD	REBAR	REINFORCEMENT BAR
DET	DETAIL	REF	REFERENCE
DI	DUCTILE IRON, DRAIN INLET	REINF	REINFORCE
DIA, ∅	DIAMETER	REQD	REQUIRED
DIAG	DIAGONAL	RR	RAILROAD
DIM	DIMENSION	RST	REINFORCING STEEL
DR	DRIVE	RT	RIGHT
DWG	DRAWING	R/W	RIGHT-OF-WAY
E	EAST	S	SOUTH, SANITARY SEWER
EA	EACH	SAN	SANITARY
EL, ELEV	ELEVATION	SCH	SCHEDULE
ELB	ELBOW	SD	STORM DRAIN
ELEC	ELECTRIC, ELECTRICAL	SDWK	SIDEWALK
ENCL	ENCLOSE	SE	SOUTHEAST
ENGR	ENGINEER	SECT	SECTION
EOP	EDGE OF PAVEMENT	SF	SQUARE FOOT
EQ	EQUAL, EQUALLY	SHT	SHEET
EQ SP	EQUALLY SPACED	SIM	SIMILAR
EQUIP	EQUIPMENT	SLP	SLOPE
EQUIV	EQUIVALENT	SPEC	SPECIFICATION
EVC	END VERTICAL CURVE	SQ	SQUARE
EW	EACH WAY	SSTL	STAINLESS STEEL
EXC	EXCAVATE	STA	STATION
EXP	EXPANSION	SS	SANITARY SEWER SERVICE
EXP JT	EXPANSION JOINT	STD	STANDARD
EXST	EXISTING	ST	STREET
FCV	FLOW CONTROL VALVE	STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURE
FDN	FOUNDATION	SW	SOUTHWEST
FES	FLARED END SECTION	SYM	SYMMETRICAL
FET	FLARED END TERMINAL	TB	THRUST BLOCK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISH GRADE	TBM	TEMPORARY BENCH MARK
FHYD	FIRE HYDRANT	TEL	TELEPHONE
FJ	FLANGE JOINT	TEMP	TEMPORARY
FL	FLOW LINE	THRU	THROUGH
FLEX	FLEXIBLE	TYP	TYPICAL
FM	FORCEMAIN	UG	UNDERGROUND
FT	FOOT, FEET	UGP	UNDERGROUND POWER
FO	FIBER OPTIC	UGT	UNDERGROUND TELEPHONE
FTG	FOOTING, FITTING	UTIL	UTILITY
G	NATURAL GAS	V	VALVE, VOLT
GA	GAGE, GAUGE	VB	VALVE BOX
GAL	GALLON	VERT	VERTICAL
GALV	GALVANIZED	VOL	VOLUME
GND	GROUND	W	WEST, WATER
GVL	GRAVEL	WTR	WATER
HB	HOSE BIB	WD	WOOD
HDPE	HIGH DENSITY POLYETHYLENE	W/	WITH
HOR, HORIZ	HORIZONTAL	W/O	WITHOUT
Hwy	HIGHWAY	WL	WETLAND
HYD	HYDRANT	WM	WIRE MESH, WATER METER
ID	INSIDE DIAMETER	WS	WATERSTOP, WATER SURFACE, WATER SERVICE
IE	INVERT ELEVATION	WT	WEIGHT
IN	INCH	WV	WATER VALVE
INV	INVERT	WWF	WELDED WIRE FABRIC
JB	JUNCTION BOX	WWM	WELDED WIRE MESH
JT	JOINT	XFMR	TRANSFORMER
K	RATE OF VERTICAL CURVATURE	X-ING	CROSSING
LBS	POUNDS	XS	CROSS SECTION
LF	LINEAR FEET	YD	YARD
LN	LANE		

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
---	---	MAJOR CONTOUR	⊙	⊙	STUMP
---	---	MINOR CONTOUR	⊙	⊙	SHRUB/BUSH
---	---	OVERHEAD TELEPHONE	☀	☀	TREE-CONIFER
---	---	UNDERGROUND TELEPHONE	☀	☀	TREE-DECIDUOUS
---	---	CABLE TELEVISION	☀	☀	TREE LINE
---	---	FIBER OPTIC	⊙	⊙	COMMUNICATION MANHOLE
---	---	NATURAL GAS	⊙	⊙	COMMUNICATION VAULT
---	---	OVERHEAD POWER	⊙	⊙	TELEPHONE RISER
---	---	UNDERGROUND POWER	⊙	⊙	CABLE TV RISER
>> 8" S >>	>> 8" S >>	8" SANITARY SEWER	⊙	⊙	NATURAL GAS METER
>> 10" S >>	>> 10" S >>	10" SANITARY SEWER	⊙	⊙	NATURAL GAS RISER
---	---	SANITARY SEWER SERVICE	⊙	⊙	NATURAL GAS VALVE
---	---	SANITARY SEWER FORCEMAIN	⊙	⊙	LIGHT POLE
---	---	STORM DRAIN	⊙	⊙	STREET LIGHT POLE
---	---	STORM CULVERT	⊙	⊙	POWER RISER
---	---	8" WATER	⊙	⊙	PAD MOUNTED TRANSFORMER
---	---	10" WATER	⊙	⊙	POWER VAULT
---	---	WATER SERVICE	⊙	⊙	UTILITY POLE
---	---	CHAINLINK FENCE	⊙	⊙	GUY WIRE
---	---	BARBED WIRE FENCE	⊙	⊙	SANITARY MANHOLE
---	---	WOOD FENCE	⊙	⊙	SANITARY CLEANOUT
---	---	PAVED ROAD	⊙	⊙	SANITARY LAMPHOLE
---	---	GRAVEL ROAD	⊙	⊙	STORM MANHOLE
---	---	PROPERTY/LOT LINE	⊙	⊙	STORM ROUND INLET
---	---	PROPERTY EASEMENT	⊙	⊙	STORM SQUARE INLET
---	---	PROPERTY SETBACK	⊙	⊙	STORM CATCH BASIN
---	---	RIGHT-OF-WAY	⊙	⊙	11.25' ELBOW
---	---	CITY LIMIT/DISTRICT BOUNDARY	⊙	⊙	22.50' ELBOW
---	---	RAILROAD	⊙	⊙	45' ELBOW
---	---	DITCH	⊙	⊙	90' ELBOW
---	---	WATER EDGE	⊙	⊙	TEE
---	---	WETLAND	⊙	⊙	CROSS
---	---	BUILDING	⊙	⊙	CAP
---	---	BENCHMARK	⊙	⊙	FIRE HYDRANT
---	---	CONTROL POINT	⊙	⊙	GATE VALVE
---	---	PROPERTY PIN	⊙	⊙	REDUCER
---	---	BORING	⊙	⊙	WATER METER
---	---	MONITORING WELL	⊙	⊙	WELL
---	---	TEST PIT	⊙	⊙	CURB STOP
---	---	BOLLARD	⊙	⊙	FROST FREE HYDRANT
---	---	MAIL BOX	⊙	⊙	SAMPLE PORT
---	---	SIGN	⊙	⊙	
---	---	BLOCK #	⊙	⊙	
---	---	LOT #	⊙	⊙	

GENERAL DESIGN DESIGNATIONS:



I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

NO.	1	2	3	4	5
REVISION DESCRIPTION	CITY COMMENTS	CITY COMMENTS	PHASE 1A/1B SPLIT		
BY	AR	AR	AB		
DATE	11-14-22	2-21-23	3-22-23		
PROJECT: 4-20135	DESIGNED: ARIEA	DRAWN: ARIEA	CHECKED: JS	APPROVED: AJK	DATE: MARCH 22, 2023
APEX LAND GROUP, LLC SUNDANCE POINTE SUBDIVISION PHASE 1A/1B LEGEND AND ABBREVIATIONS					
SHEET NO.					
2					
OF 45					

GENERAL NOTES:

- THE ENGINEER REQUIRES INSPECTION REPORTS AND TEST RESULTS TO APPROVE OR DISAPPROVE ANY OF THE MATERIALS THAT ARE TO BE USED IN THE CONSTRUCTION OF THE IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REQUEST AND SCHEDULE ALL REQUIRED SURVEYING, INSPECTIONS AND TESTS, A 48 HOUR MINIMUM NOTICE REQUIRED.
- APPROXIMATE LOCATIONS OF KNOWN EXISTING UNDERGROUND UTILITIES ARE SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY, DETERMINE EXACT LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES, AND SHALL REPAIR DAMAGES IN ACCORDANCE WITH UTILITY OWNER'S REQUIREMENTS AT NO ADDITIONAL COST TO THE PROJECT OWNER. CALL UTILITY PROTECTION SERVICES OF IDAHO (DIGLINE) AT 811.
- ALL BORROW AND FILL MATERIALS SHALL BE APPROVED BEFORE PLACEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL LAND SURVEY MONUMENTS, MONUMENTS DESTROYED OR DISTURBED BY THE CONTRACTOR WILL BE REPLACED BY A LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND THE CITY OF WEISER STANDARDS. THE MORE STRINGENT OF ANY OF THESE STANDARDS SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES TO ENSURE THE SAFETY OF THE PUBLIC DURING ALL CONSTRUCTION PERIODS AND THROUGHOUT THE CONSTRUCTION ZONES.
- ALL CONTRACTORS, SUBCONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF WORK.
- CONTRACTORS SHALL NOTIFY THE APPROPRIATE AGENCY WHEN MATERIALS ARE ON SITE OR WHEN INSPECTION OF THE WORK IS REQUIRED. NO WORK MAY BEGIN ON ANY PROJECT WITHOUT TWENTY FOUR (24) HOUR PRIOR NOTICE.
- ALL MATERIAL FURNISHED ON, OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES. AT THE REQUEST OF THE APPROVING AGENCY OR THE DESIGN ENGINEER, CONTRACTORS SHALL FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE SPECIFICATION REQUIREMENTS.
- WORK SUBJECT TO APPROVAL BY ANY GOVERNMENTAL AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE; (B) PLACING OF AGGREGATE BASE; (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING.
- INSPECTION, APPROVAL AND FINAL ACCEPTANCE OF ALL CONSTRUCTION SHALL BE BY THE PUBLIC WORKS DEPARTMENT, AND THEIR DECISION SHALL BE FINAL. SUCH INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL (ESCP) AND THE SPILL PREVENTION AND CONTROL STANDARD BMP'S. CONTRACTOR SHALL PROVIDE TO ENGINEER AND THE CITY OF WEISER PRIOR TO WORK.
- ANY DEVIATION FROM THE APPROVED PLANS MUST HAVE THE APPLICABLE AGENCY APPROVAL IN WRITING PRIOR TO CONSTRUCTION.
- SURFACE RESTORATIONS REQUIRED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND CITY OF WEISER STANDARDS.
- EXISTING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES OR RETURNED TO THE SAME OR BETTER PRE-CONSTRUCTION CONDITION.
- STREETLIGHT POLES AND COBRA TYPE FIXTURES TO BE IN ACCORDANCE WITH ISPCW SD-1116 AND INSTALLED IN ACCORDANCE WITH ISPCW SD-1117. STREETLIGHT POLES SHALL HAVE LED LIGHTING FIXTURES IN ACCORDANCE WITH WEISER CITY CODE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WEISER STANDARDS AND SPECIFICATIONS, AND THE CURRENT ISPCW. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THESE STANDARDS.
- PRESSURE IRRIGATION DISTRIBUTION SYSTEM SHALL HAVE A MINIMUM OF THREE FOOT OF COVER TO THE TOP OF THE PIPE.

POTABLE WATER NOTES:

- A BLUE 12-GAUGE SINGLE STRAND COPPER PIPELINE LOCATION WIRE SHALL BE INSTALLED ON ALL MAINLINES AND SERVICE LINES PER ISPCW. ALL CONNECTIONS SHALL BE WITH DRI-SPLICE WITH 15' CONNECTION LEADS AT EACH VALVE, FIRE HYDRANT, AIR VALVE LOCATIONS AND METER PIT IF APPLICABLE. MARKER TAPE SHALL ALSO BE INSTALLED BETWEEN 12" AND 24" BELOW THE SURFACE. THE TAPE SHALL READ "CAUTION BURIED WATER MAIN BELOW" AND BE 2" WIDE.
- ALL WATER MAINS AND SERVICE LINES SHALL BE BURIED A MINIMUM OF 48-INCHES PER ISPCW.
- HYDROSTATIC PRESSURE TESTING OF THE NEW WATER MAINS SHALL BE PERFORMED IN THE PRESENCE OF THE ENGINEER AND CITY OF WEISER INSPECTOR. CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TESTING. ALL PIPES SHALL BE TESTED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ISPCW. THE CONTRACTOR SHALL SUCCESSFULLY COMPLETE THE PRESSURE TESTING OF EACH NEW WATER MAIN PRIOR TO THE DISINFECTION OF THE NEW WATER MAIN, THE CONNECTION OF THE NEW WATER MAIN TO SERVICE LINES AND THE FINAL GRADING AND PAVING OF THE TRENCH.
- ALL MATERIALS HAVING POTABLE WATER CONTACT SURFACES MUST BE ANSI/NSF STANDARD 61 CERTIFIED AND ALL CHEMICALS USED DURING INSTALLATION AND OPERATION OF POTABLE SYSTEMS, INCLUDING CHLORINE AND LUBRICATION OILS MUST BE ANSI/NSF STANDARD 60 CERTIFIED.
- CONSTRUCTION OF THE WATER SYSTEM SHALL CONFORM TO THE STANDARDS IN THE "IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08)" AS WELL AS THE STANDARDS AND SPECIFICATIONS REFERRED TO IN GENERAL CONSTRUCTION NOTE NO. 1.
- THE HORIZONTAL SEPARATION OF POTABLE WATER MAINS AND NON-POTABLE WATER MAINS (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16). ISPCW STANDARD DRAWING SD 407. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH THE POTABLE WATER MAIN BELOW THE NON-POTABLE WATER MAIN, THE CROSSING SHALL BE SUPPORTED IN ACCORDANCE WITH SECTION 542.07.B OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
- THE HORIZONTAL SEPARATION OF NON-POTABLE SERVICES AND POTABLE WATER SERVICES OR POTABLE WATER MAINS SHALL BE A MINIMUM OF SIX (6) FEET. WHERE IT IS NECESSARY FOR A POTABLE WATER MAIN AND NON-POTABLE WATER MAIN TO CROSS WITH LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION, THE CROSSING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 542.07 OF THE IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA 58.01.08) AND SECTION 430.02 OF THE WASTEWATER RULES (IDAPA 58.01.16).
- WATER VALVE COVERS SHALL BE RAISED BY THE CONTRACTOR TO FINISHED GRADE PRIOR TO THE PLACEMENT OF PLANT MIX PAVEMENT.
- ALL DISINFECTION AND TESTING SHALL BE IN ACCORDANCE WITH THE ISPCW SPECIFICATIONS SECTION 401.3.9 AND IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS (IDAPA), SECTION 58.01.08.548.
- WATER CONSTRUCTION WILL MEET SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION AND CITY OF WEISER STANDARD DETAILS.
 - 11.1 WATER SERVICE CONNECTION - ISPCW-SD-401
 - 11.2 THRUST BLOCKS - ISPCW-SD-403
 - 11.3 FIRE HYDRANT DETAIL - ISPCW-SD-404
 - 11.4 VALVE BOX & LID DETAIL - ISPCW-SD-406
 - 11.5 WATER MAIN CROSSINGS - ISPCW-SD-407

SANITARY SEWER NOTES:

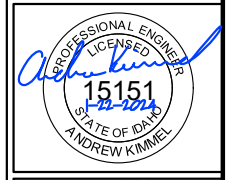
- A 12-GAUGE SINGLE STRAND COPPER PIPELINE LOCATION WIRE SHALL BE INSTALLED ON ALL MAINLINES. ALL CONNECTIONS SHALL BE WITH DRI-SPLICE WITH 15' CONNECTION LEADS AT THE MANHOLE IF APPLICABLE. MARKER TAPE SHALL ALSO BE INSTALLED BETWEEN 12" AND 24" BELOW THE SURFACE. THE TAPE SHALL READ "CAUTION BURIED SEWER MAIN BELOW" AND BE 2" WIDE. LOCATE WIRE SHALL RUN OUTSIDE THE MANHOLE TO THE TOP OF CONE THEN UNDER THE LID ASSEMBLY.
- ALL SEWER PIPE SHALL PVC SDR 35, OR AS OTHERWISE INDICATED ON THE PLANS.
- PRIOR TO FINAL ACCEPTANCE, AFTER UTILITIES ARE IN, AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND CITY OF WEISER INSPECTOR A MINIMUM OF 48 HOURS PRIOR TO TESTING. ALL MANHOLES SHALL BE WITNESSED BY THE CITY OF WEISER INSPECTOR AND BE TESTED IN ACCORDANCE WITH THE ISPCW'S.
- THE CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF EACH MANHOLE TO ASSURE THAT THE RIM ELEVATIONS MATCH FINAL STREET GRADES. THE MAXIMUM HEIGHT OF THE GRADE RINGS SHALL BE SUCH THAT THE FINISH GRADE ELEVATION OF THE MANHOLE FRAME AND COVER SHALL NOT BE MORE THAN TWELVE INCHES (12") ABOVE THE TOP OF MANHOLE CONE.
- SEWER CONSTRUCTION WILL MEET SPECIFIC DETAILS AND REQUIREMENTS OF THE FOLLOWING IDAHO STANDARDS AND THE CITY OF WEISER STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION STANDARD DRAWINGS.
 - 4.1 STANDARD MANHOLE - TYPE A, DRAWING NO. ISPCW SD-501A, SD-501
 - 4.2 MANHOLE COVER & FRAME, DRAWING NO. ISPCW SD-507
 - 4.3 MANHOLE COLLAR DETAIL, DRAWING NO. ISPCW SD-508
 - 4.4 STANDARD SEWER SERVICE LINE, DRAWING NO. ISPCW SD-511

PRESSURE IRRIGATION NOTES:

- A 12-GAUGE SINGLE STRAND COPPER PIPELINE LOCATION WIRE SHALL BE INSTALLED ON ALL MAINLINES AND SERVICE LINES PER ISPCW. ALL CONNECTIONS SHALL BE WITH DRI-SPLICE WITH 15' CONNECTION LEADS AT EACH VALVE, FIRE HYDRANT, AIR VALVE LOCATIONS AND METER PIT IF APPLICABLE. MARKER TAPE SHALL ALSO BE INSTALLED BETWEEN 12" AND 24" BELOW THE SURFACE. THE TAPE SHALL READ "CAUTION BURIED IRRIGATION MAIN BELOW" AND BE 2" WIDE.

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: ARIEA
DRAWN: ARIEA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 GENERAL NOTES

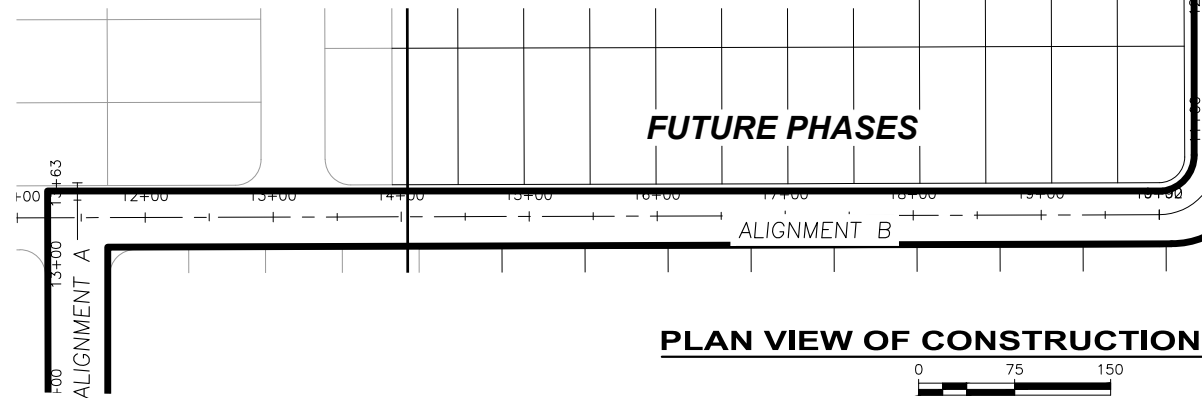
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C Roeper
 ANGUS ROEPER, PE

SHEET NO.
3
OF 47

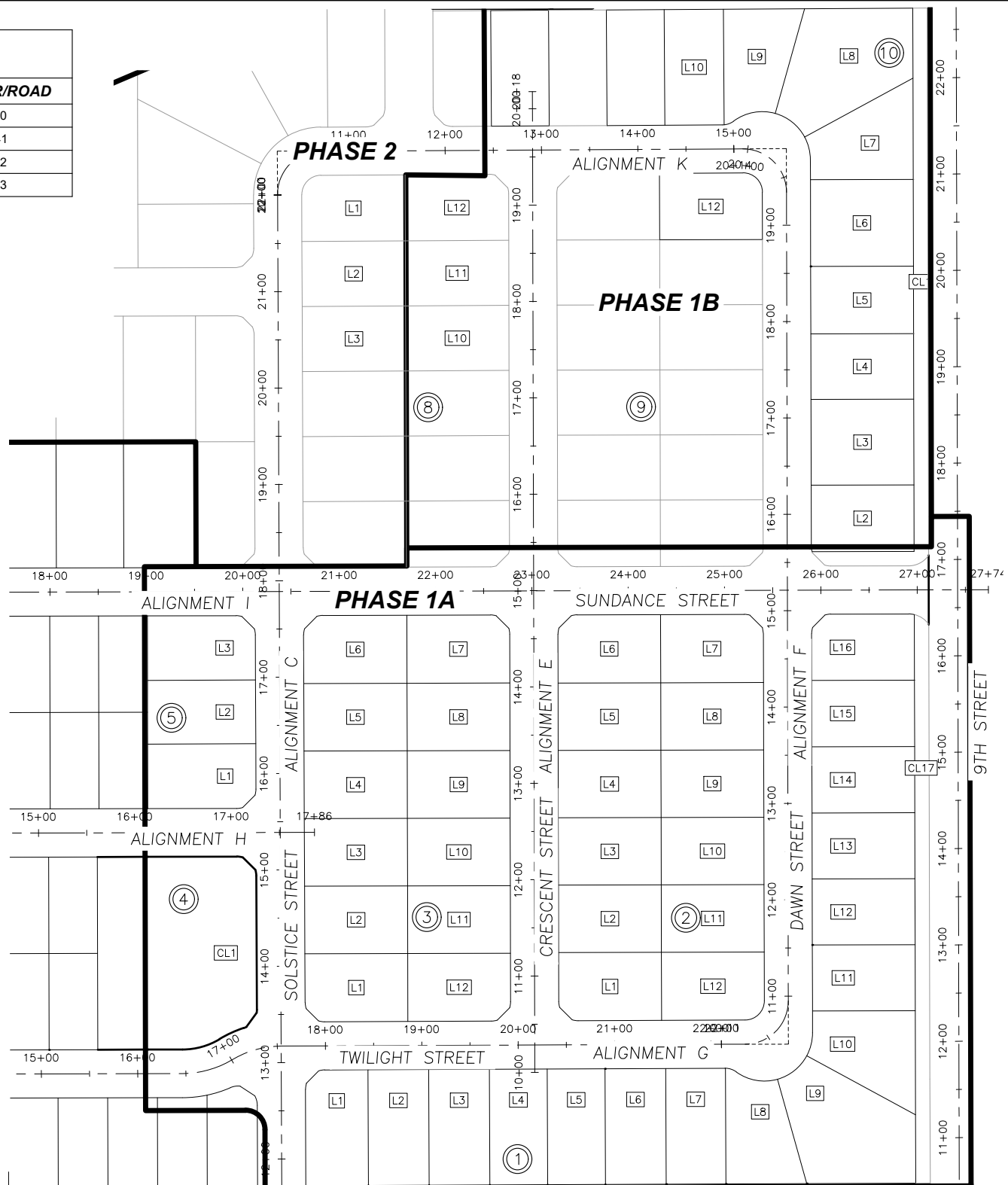
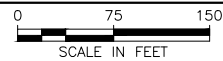
Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135-Sheets\Phase 1\4-20135 -- 04 Phase Plan.dwg

ALIGNMENT A			9TH STREET		
STA	SEWER	WATER/ROAD	STA	SEWER	WATER/ROAD
10+00 TO 13+50	7	22	10+00 TO 14+00	NA	40
ALIGNMENT B			14+00 TO 18+00	NA	41
STA	SEWER	WATER/ROAD	18+00 TO 22+00	NA	42
11+00 TO 15+00	8	23	22+00 TO 23+00	NA	43
15+00 TO 19+00	9	24			
19+00 TO 19+92	10	25			
ALIGNMENT C					
STA	SEWER	WATER/ROAD			
10+00 TO 14+00	11	26			
14+00 TO 18+00	12	27			
ALIGNMENT E					
STA	SEWER	WATER/ROAD			
10+00 TO 14+00	13	28			
14+00 TO 18+00	14	29			
18+00 TO 20+00	15	30			
ALIGNMENT F					
STA	SEWER	WATER/ROAD			
10+00 TO 14+00	16	31			
14+00 TO 18+00	17	32			
18+00 TO 20+15	18	33			
ALIGNMENT G					
STA	SEWER	WATER/ROAD			
17+00 TO 21+00	19	34			
21+00 TO 22+11	20	35			
ALIGNMENT H					
STA	SEWER	WATER/ROAD			
16+13+17+86	NA	36			
ALIGNMENT I					
STA	SEWER	WATER/ROAD			
19+00 TO 23+00	NA	37			
23+00 TO 27+50	NA	38			
ALIGNMENT K					
STA	SEWER	WATER/ROAD			
12+50 TO 15+00	21	39			



FUTURE PHASES

PLAN VIEW OF CONSTRUCTION PHASING



PROJECT: 4-20135	DESIGNED: AREA	DRAWN: AREA	CHECKED: JS	APPROVED: AJK	DATE: MARCH 22, 2023
REVISION NO.	REVISION DESCRIPTION	BY	DATE		
1	CITY COMMENTS	AR	11-14-22		
2	CITY COMMENTS	AR	2-21-23		
3	PHASE 1A/1B SPLIT	AB	3-22-23		

GreatWest
ENGINEERING
3050 N. LAKEHARBOR LANE SUITE 201
BOISE, ID 83703
(208)676-6646

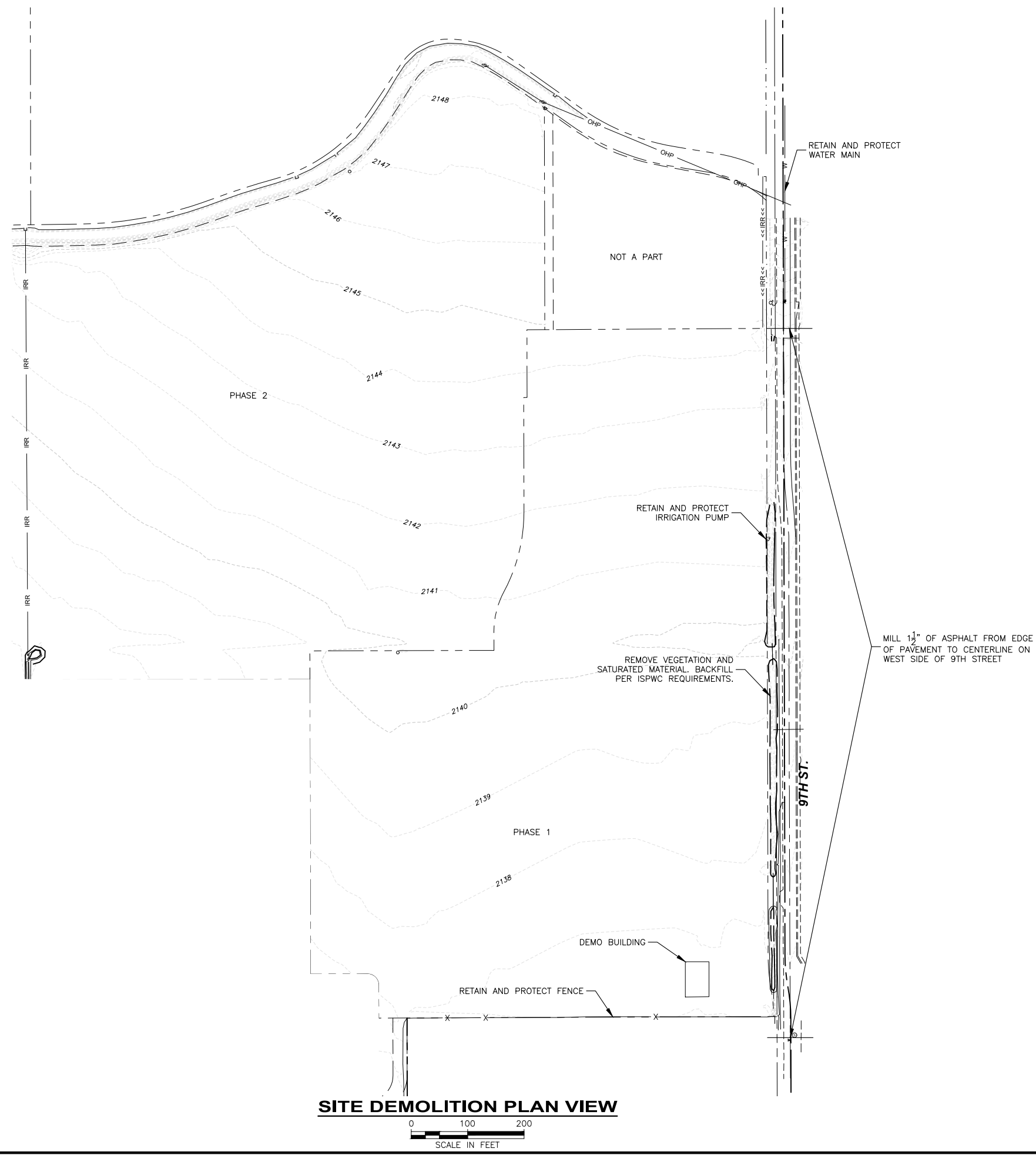
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
PHASE PLAN

SHEET NO.
4
OF 47

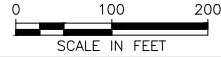
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 05 Demo Plan.dwg



SITE DEMOLITION PLAN VIEW

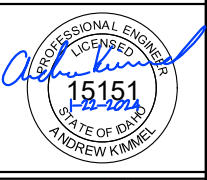


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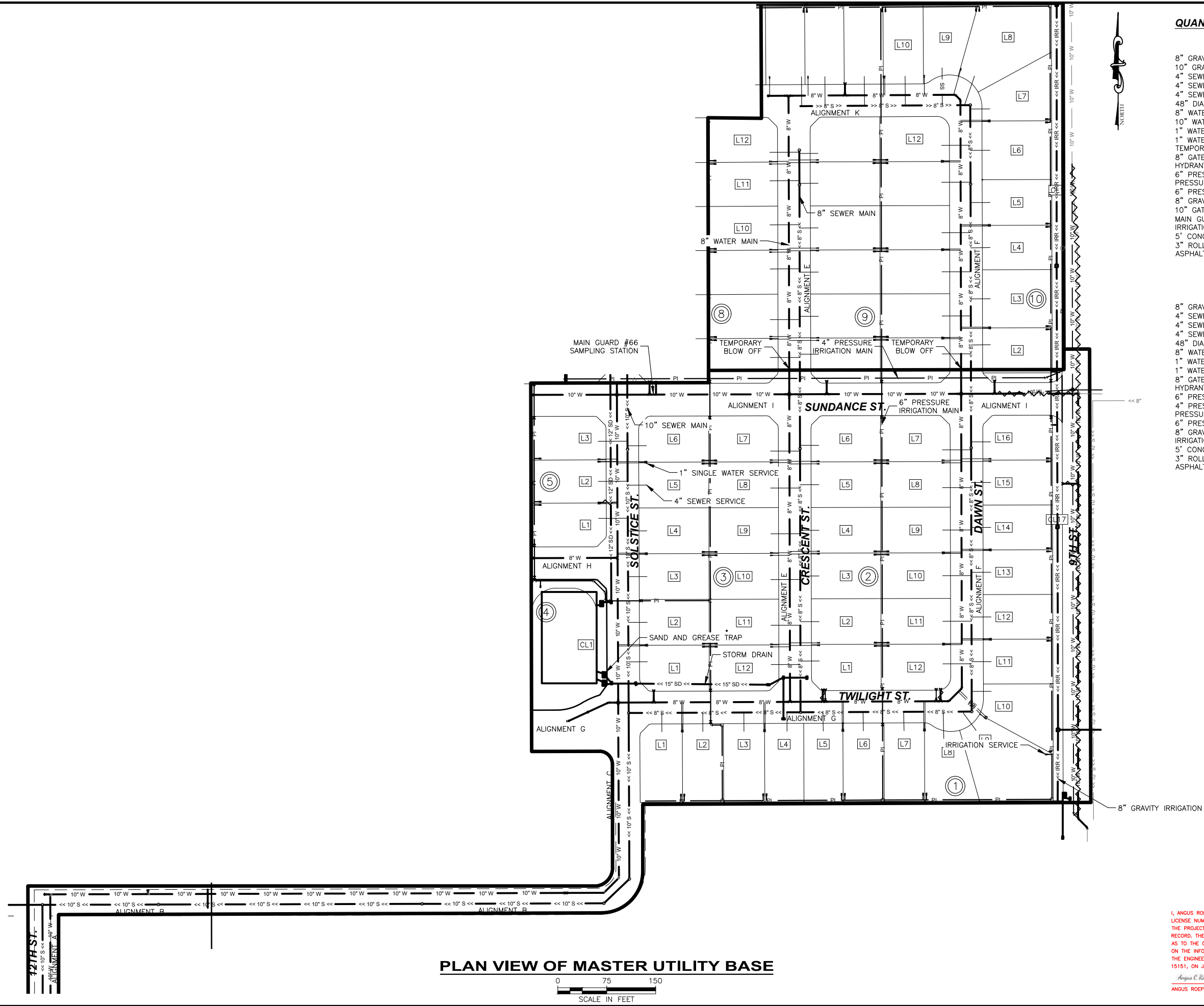
Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



**APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
DEMO PLAN**



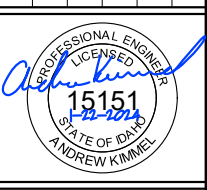
QUANTITIES

PHASE 1A		
8" GRAVITY SEWER	1,507	LF
10" GRAVITY SEWER	1,806	LF
4" SEWER SERVICE LINE	824	LF
4" SEWER SERVICE LINE (WATER CLASS)	783	LF
4" SEWER SERVICE CONNECTION	43	EA
48" DIAMETER MANHOLE	11	EA
8" WATER MAIN	1,680	LF
10" WATER MAIN	3,304	LF
1" WATER SERVICE CONNECTION	43	EA
1" WATER SERVICE	1,601	LF
TEMPORARY BLOWOFF	3	EA
8" GATE VALVE	11	EA
HYDRANT ASSEMBLY	7	EA
6" PRESSURE IRRIGATION	3,211	LF
PRESSURE IRRIGATION SERVICE	45	EA
6" PRESSURE IRRIGATION GATE VALVE	16	EA
8" GRAVITY IRRIGATION	1,217	LF
10" GATE VALVE	5	EA
MAIN GUARD #66 SAMPLING STATION	1	EA
IRRIGATION CATCH BASIN	2	EA
5' CONCRETE SIDEWALK	32,089	SF
3" ROLLED CURB	5,558	LF
ASPHALT ROAD	149,032	SF

PHASE 1B		
8" GRAVITY SEWER	1,038	LF
4" SEWER SERVICE LINE	636	LF
4" SEWER SERVICE LINE (WATER CLASS)	436	LF
4" SEWER SERVICE CONNECTION	30	EA
48" DIAMETER MANHOLE	5	EA
8" WATER MAIN	1,162	LF
1" WATER SERVICE CONNECTION	30	EA
1" WATER SERVICE	990	LF
8" GATE VALVE	3	EA
HYDRANT ASSEMBLY	1	EA
6" PRESSURE IRRIGATION	1,939	LF
4" PRESSURE IRRIGATION	939	LF
PRESSURE IRRIGATION SERVICE	31	EA
6" PRESSURE IRRIGATION GATE VALVE	2	EA
8" GRAVITY IRRIGATION	623	LF
IRRIGATION CATCH BASIN	3	EA
5' CONCRETE SIDEWALK	10,784	SF
3" ROLLED CURB	2,155	LF
ASPHALT ROAD	38,960	SF

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

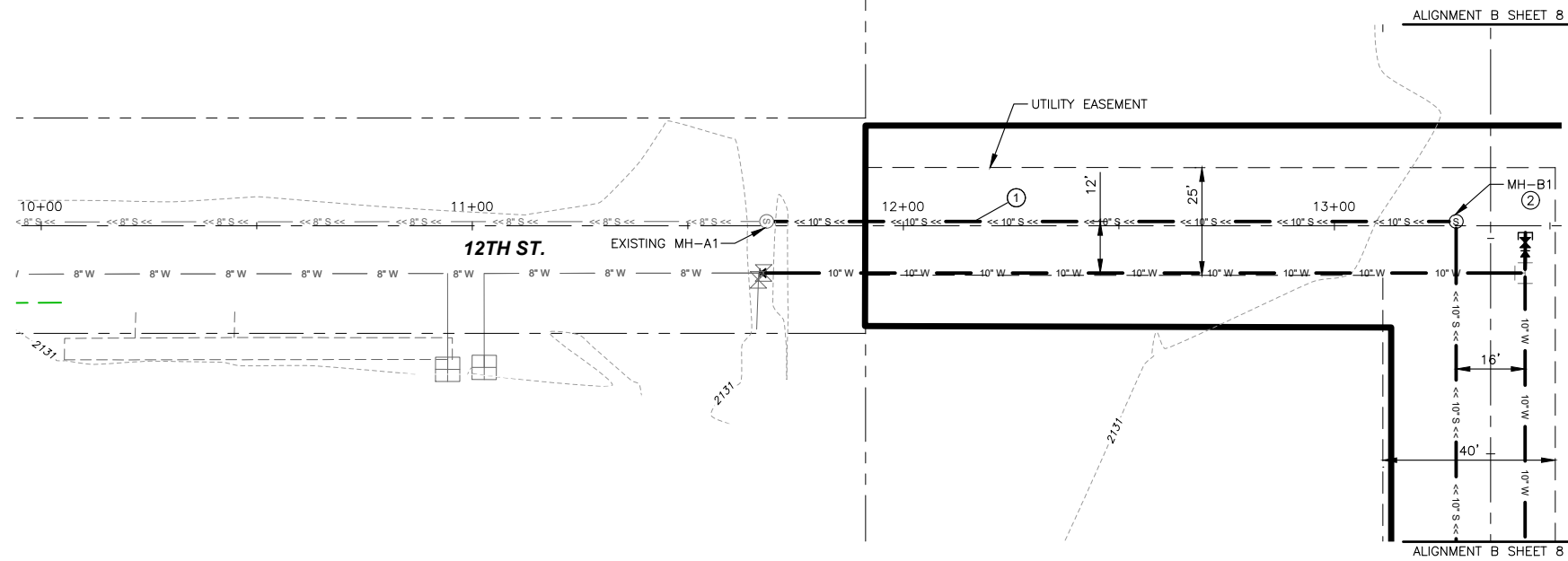


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
MASTER UTILITY SHEET

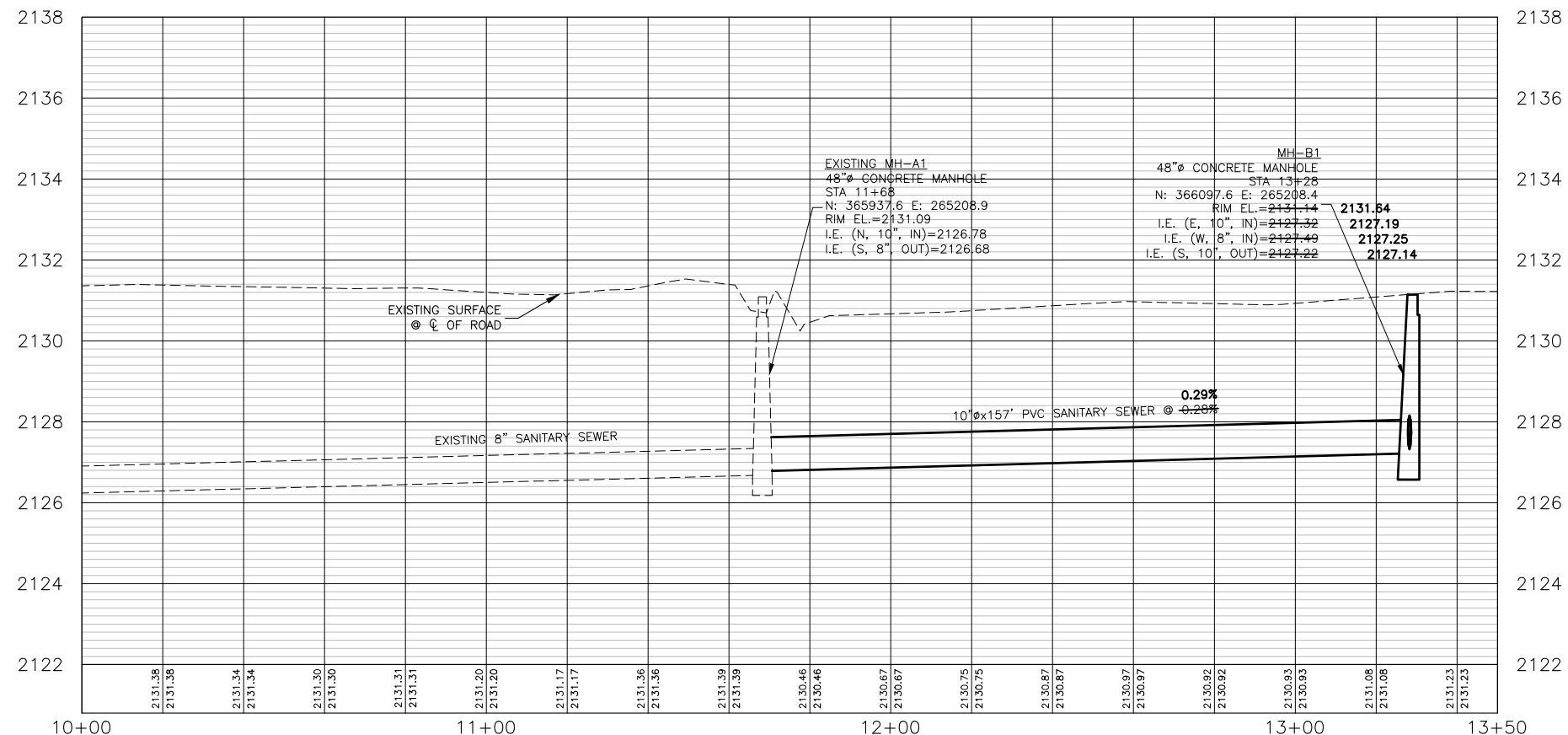
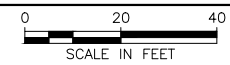
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
 ANGUS ROEPER, PE

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 07 Alignment A Sewer STA 10+00 to 13+50.dwg

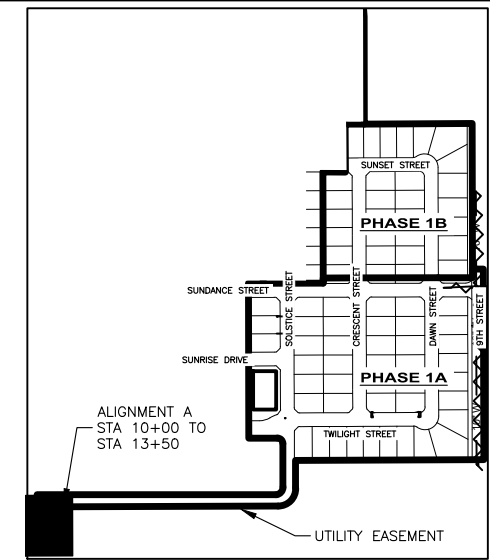


PLAN VIEW OF ALIGNMENT A SEWER STA 10+00 TO 13+50



PROFILE VIEW OF ALIGNMENT A - STA. 10+00 TO STA. 13+50

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT A STA. 13+36 =
ALIGNMENT B STA. 11+47

QUANTITIES PHASE 1A:

① 10" SDR 35 PVC SEWER PIPE	157 LF
② 48" CONCRETE MANHOLE	1 EA

NOTES:

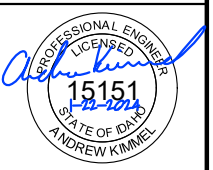
1. WATER/ROAD ALIGNMENT SEE SHEET 22
2. 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

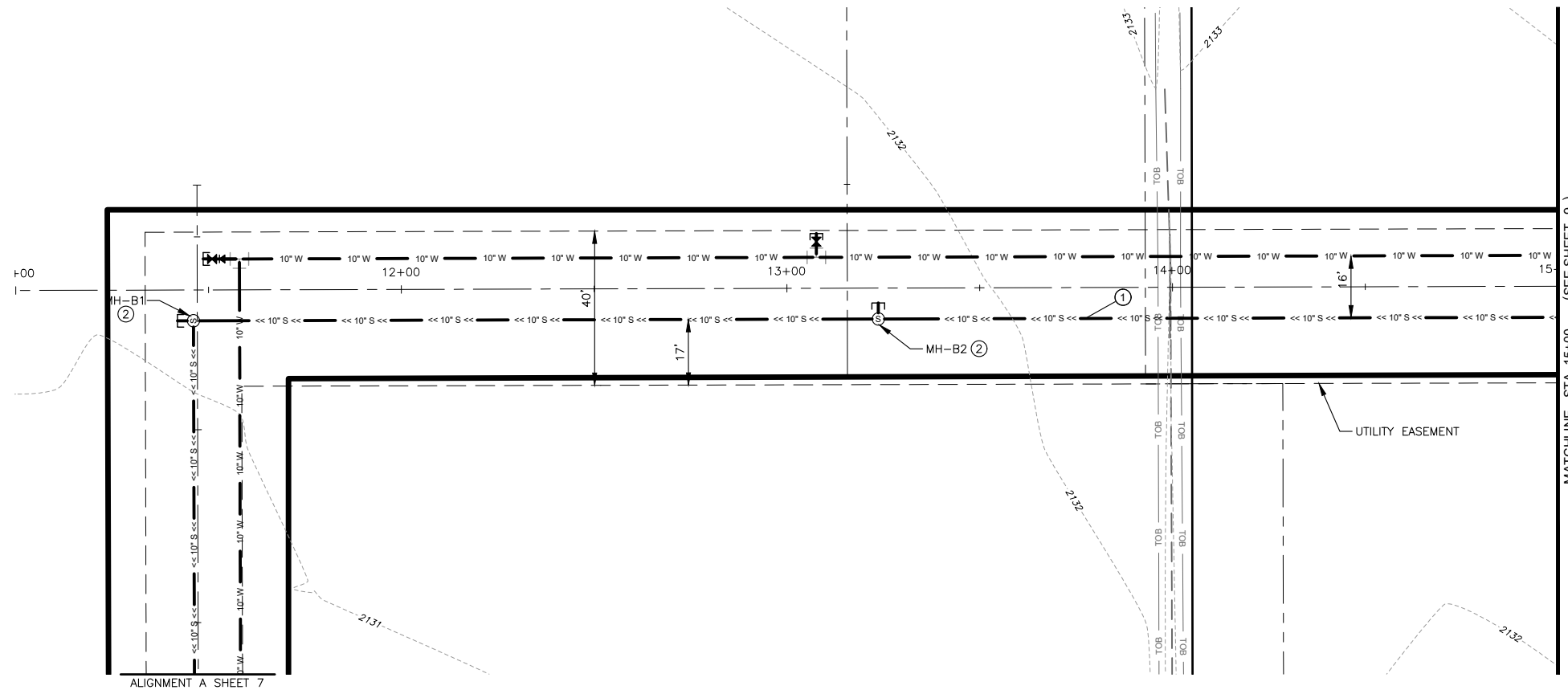
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

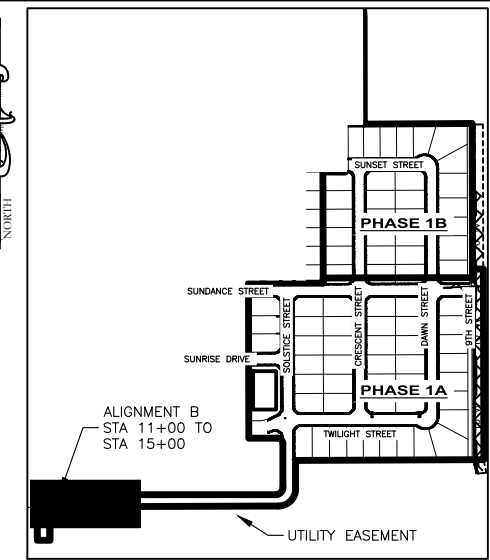
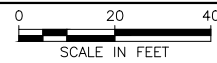


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT A SEWER STA 10+00 TO 13+50

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 08 Alignment B Sewer STA 11+00 to 15+00.dwg



PLAN VIEW OF ALIGNMENT B SEWER STA 11+00 TO 15+00



SITE KEY

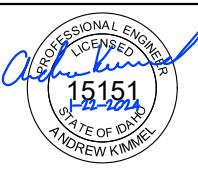
STATION EQUATION:

ALIGNMENT A STA. 13+36 =
ALIGNMENT B STA. 11+47

ALIGNMENT B STA. 13+16 =
ALIGNMENT M STA. 10+12

QUANTITIES PHASE 1A:

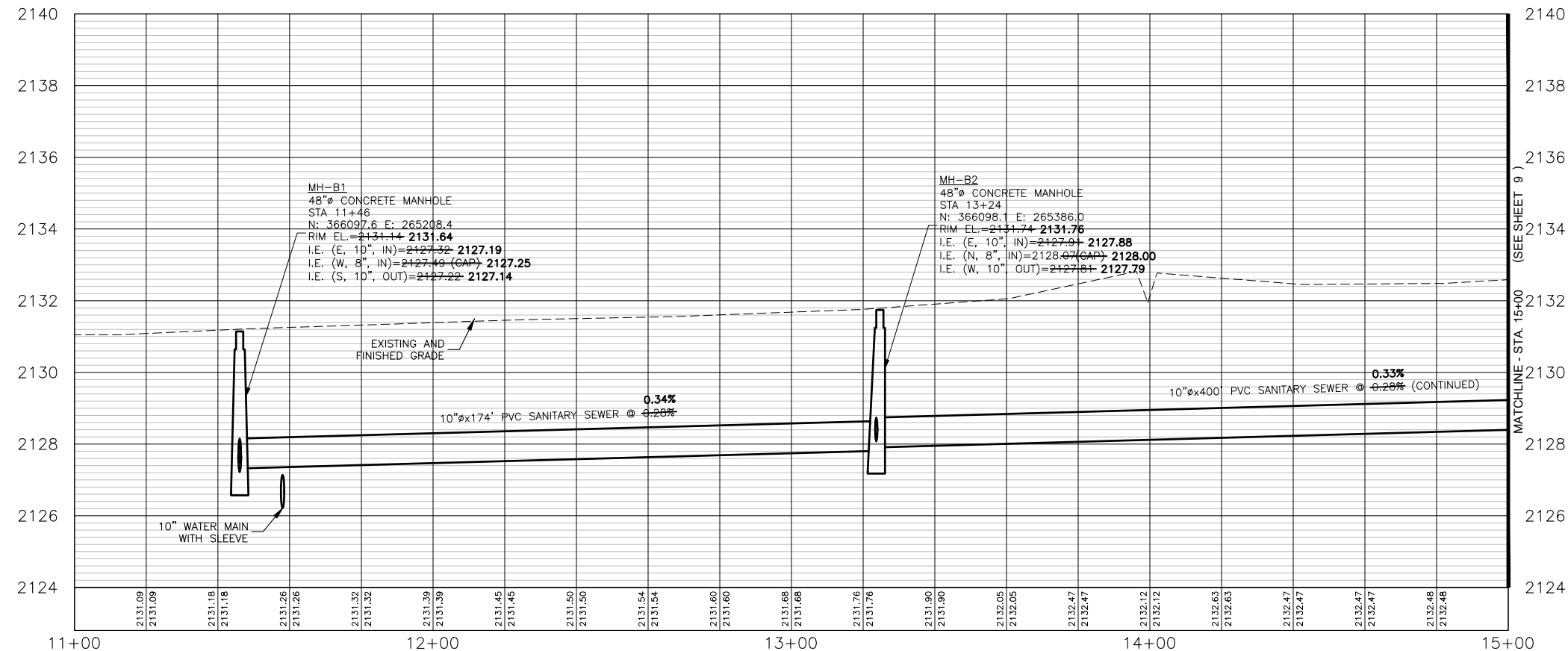
- ① 10" SDR 35 PVC SEWER PIPE 347 LF
- ② 48" CONCRETE MANHOLE 2 EA



APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B

ALIGNMENT B SEWER STA 11+00 TO 15+00

SHEET NO.
8
OF 47



PROFILE VIEW OF ALIGNMENT B - STA. 11+00 TO STA. 15+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

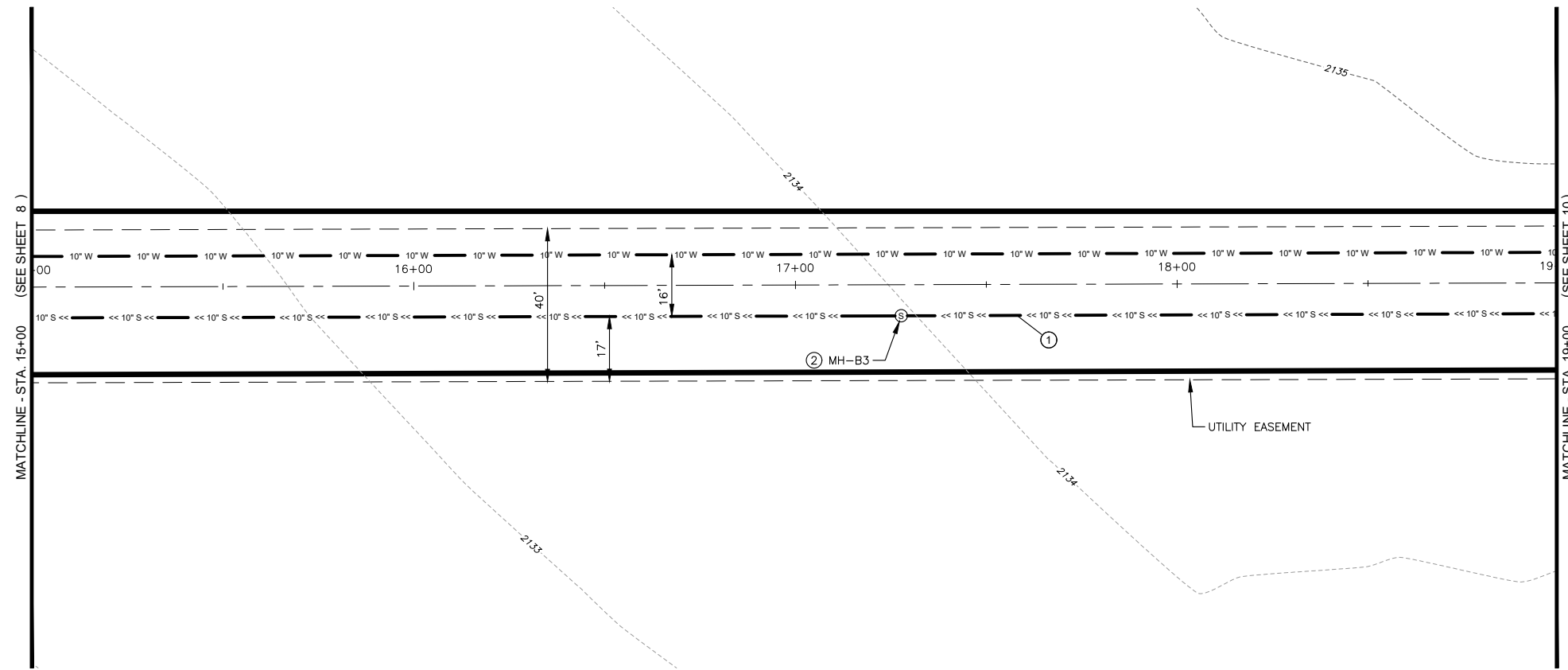
NOTES:

1. WATER/ROAD ALIGNMENT SEE SHEET 23
2. 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION

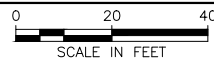
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

Y:\Shared\Boise Projects\4--20135--Chandler Property Subdivision\CADD 4--20135\Sheets\Phase 1\4--20135 -- 09 Alignment B Sewer STA 15+00 to 19+00.dwg



PLAN VIEW OF ALIGNMENT B SEWER STA 15+00 TO 19+00



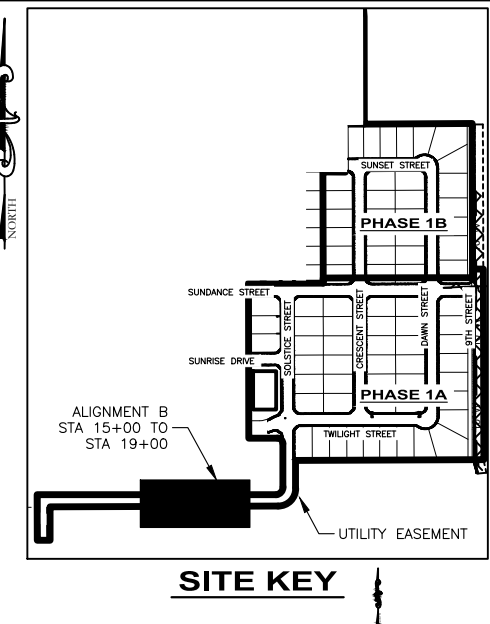
- QUANTITIES PHASE 1A:**
- ① 10" SDR 35 PVC SEWER PIPE 396 LF
 - ② 48" CONCRETE MANHOLE 1 EA

NOTES:

1. WATER/ROAD ALIGNMENT SEE SHEET 24
2. 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION

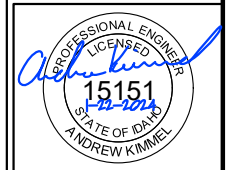
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Angus C. Roeper
ANGUS ROEPER, PE

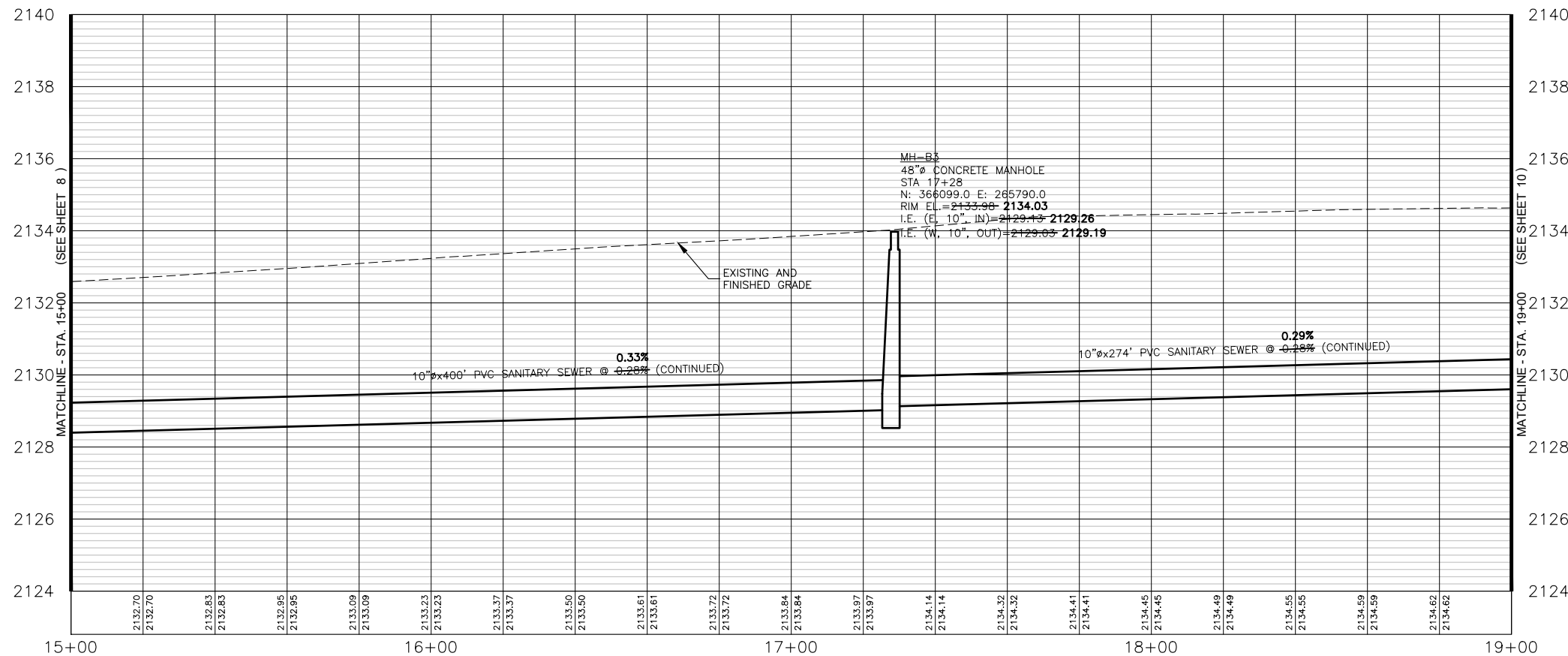


NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



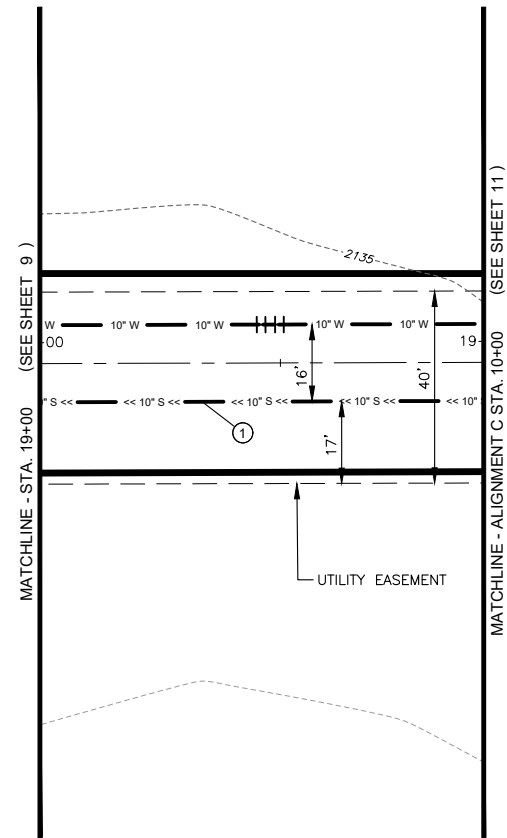
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT B SEWER STA 15+00 TO 19+00



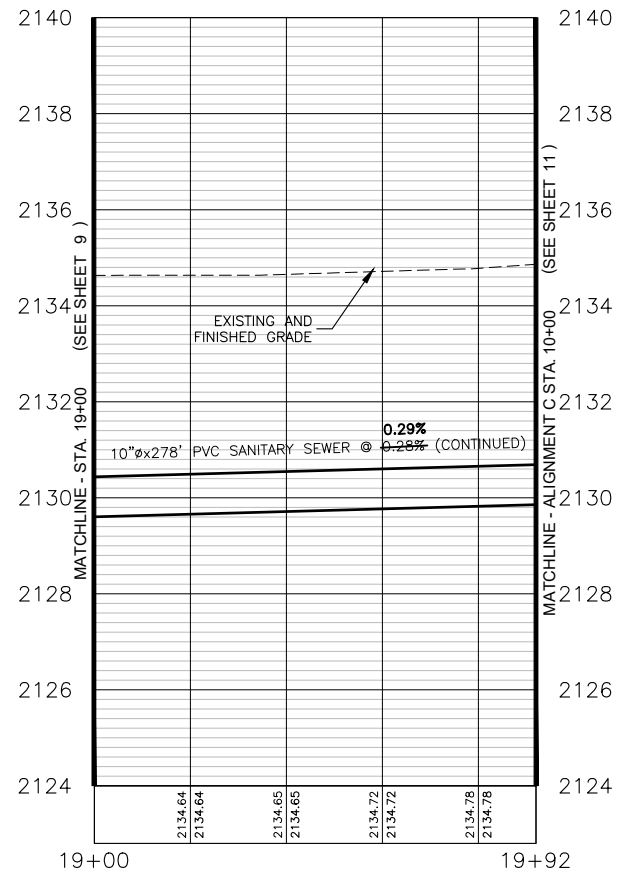
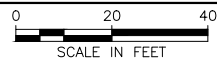
PROFILE VIEW OF ALIGNMENT B - STA. 15+00 TO STA. 19+00

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 10 Alignment B Sewer STA 19+00 to 19+92.dwg

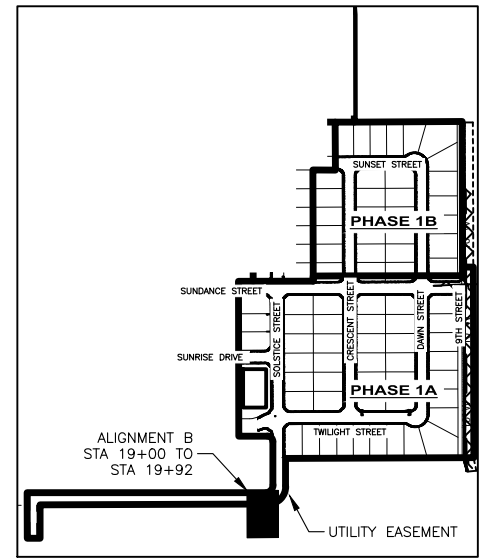


PLAN VIEW OF ALIGNMENT B SEWER STA 19+00 TO 19+92



PROFILE VIEW OF ALIGNMENT B - STA. 19+00 TO STA. 19+92

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:

ALIGNMENT B STA. 19+92 =
ALIGNMENT C STA. 10+00

QUANTITIES PHASE 1A:

- ① 10" SDR 35 PVC SEWER PIPE 92 LF

NOTES:

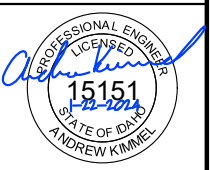
1. WATER/ROAD ALIGNMENT SEE SHEET 25
2. 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C Roepers
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



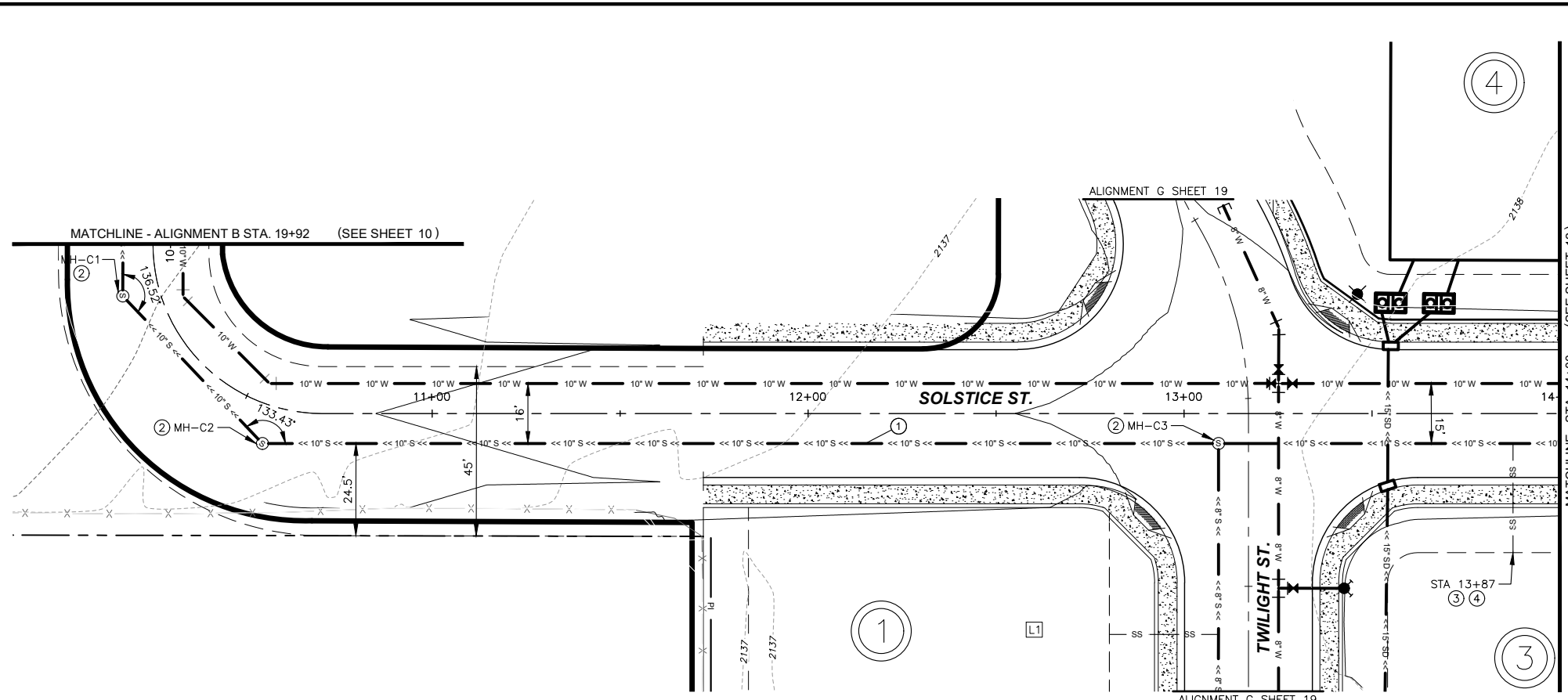
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT B SEWER STA 19+00 TO 19+92

SHEET NO.

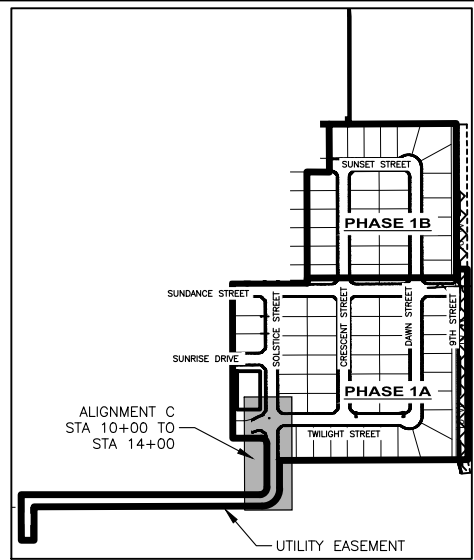
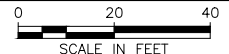
10

OF 47

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 11 Alignment C Sewer STA 10+00 to 14+00.dwg



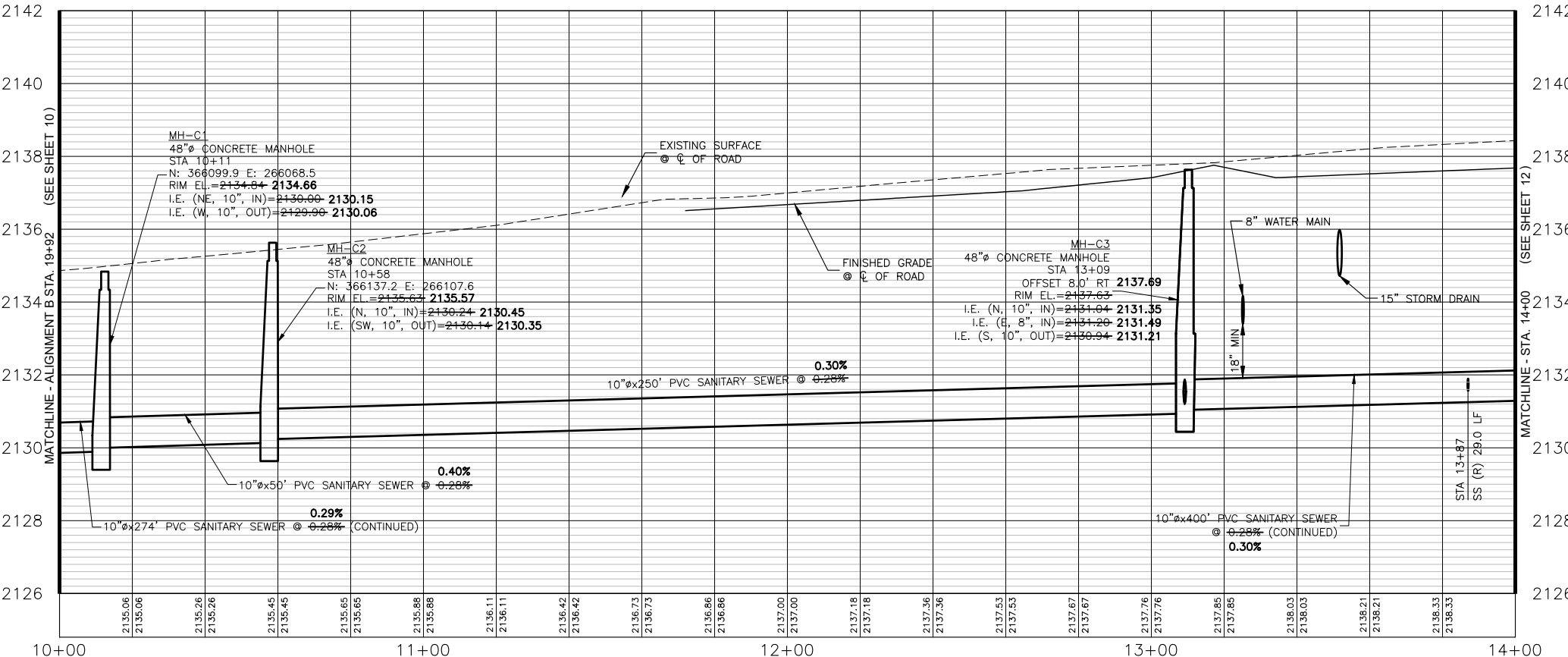
PLAN VIEW OF ALIGNMENT C SEWER STA 10+00 TO 14+00



SITE KEY

STATION EQUATION:
 ALIGNMENT C STA. 13+16 =
 ALIGNMENT G STA. 17+54
 ALIGNMENT B STA. 19+92 =
 ALIGNMENT C STA. 10+00

- QUANTITIES PHASE 1A:**
- ① 10" SDR 35 PVC SEWER PIPE 397 LF
 - ② 48" CONCRETE MANHOLE 3 EA
 - ③ SEWER SERVICE CONNECTIONS 1 EA
 - ④ 4" SEWER SERVICE PIPE 29 LF



PROFILE VIEW OF ALIGNMENT C - STA. 10+00 TO STA. 14+00

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

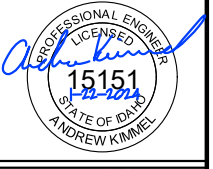
- NOTES:**
1. WATER/ROAD ALIGNMENT SEE SHEET 26
 2. 45' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
 ANGUS ROEPER, PE

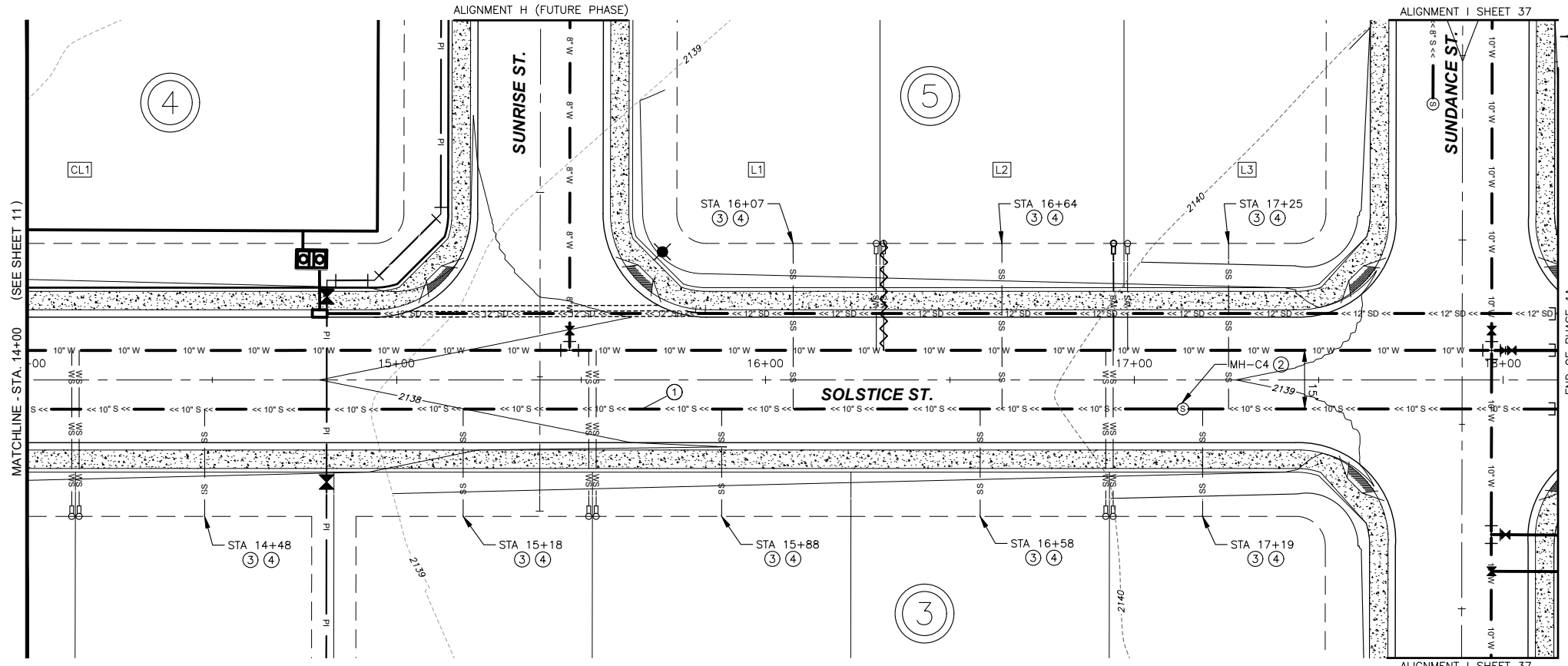
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
 DESIGNED: AREA
 DRAWN: AREA
 CHECKED: JS
 APPROVED: AJK
 DATE: MARCH 22, 2023

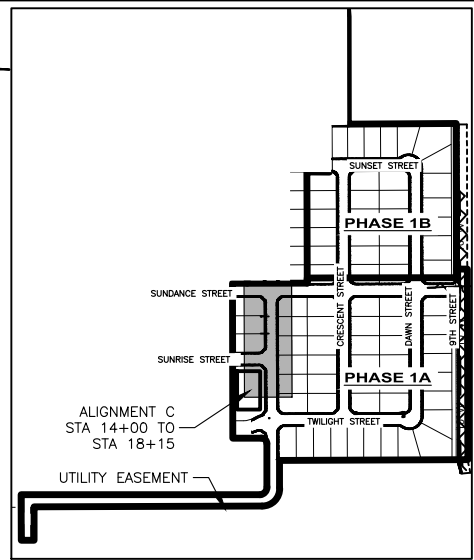
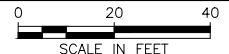


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT C SEWER STA 10+00 TO 14+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 12 Alignment C Sewer STA 14+00 to 18+00.dwg



PLAN VIEW OF ALIGNMENT C SEWER STA 14+00 TO 18+00

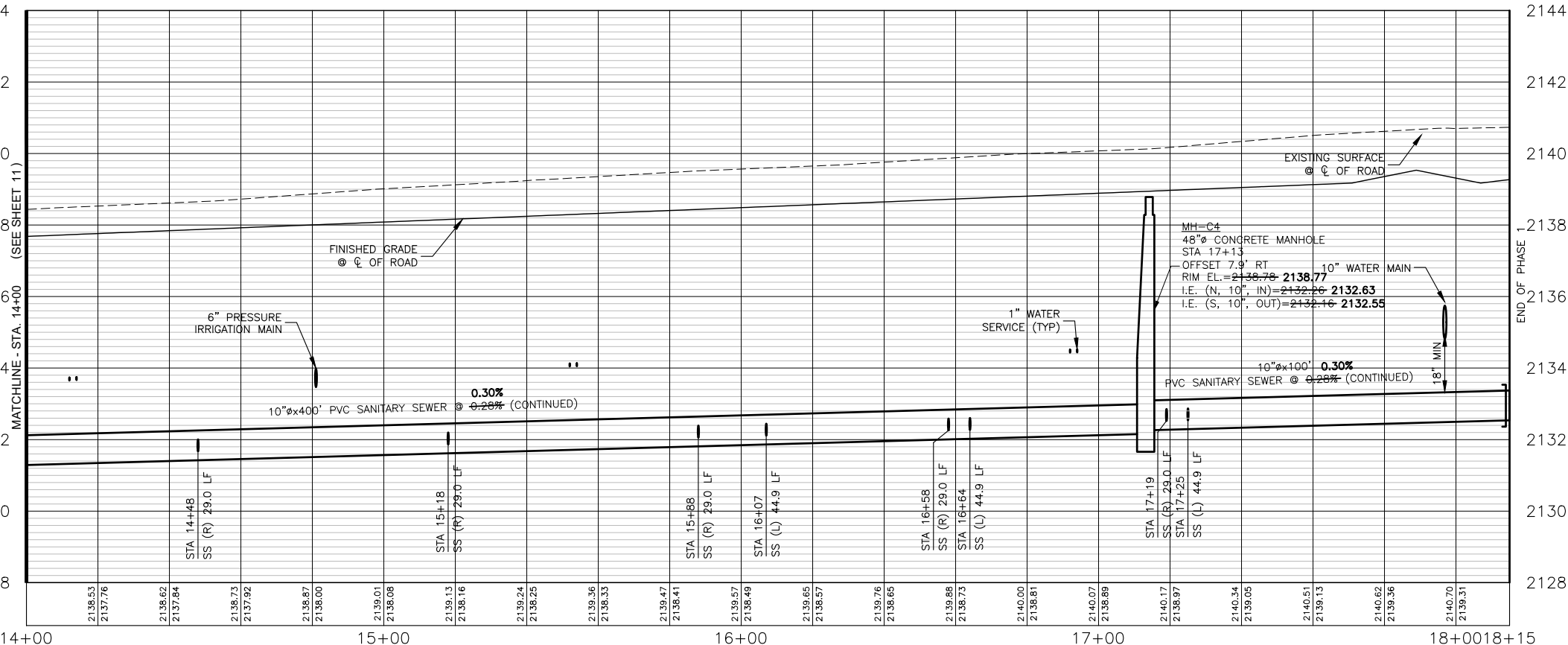


SITE KEY

STATION EQUATION:
 ALIGNMENT C STA. 15+39 =
 ALIGNMENT H STA. 17+45
 ALIGNMENT C STA. 17+89 =
 ALIGNMENT I STA. 20+38

QUANTITIES PHASE 1A:

① 10" SDR 35 PVC SEWER PIPE	411 LF
② 48" CONCRETE MANHOLE	1 EA
③ SEWER SERVICE CONNECTIONS	8 EA
④ 4" SEWER SERVICE PIPE	280 LF



PROFILE VIEW OF ALIGNMENT C - STA. 14+00 TO STA. 18+15

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

NOTES:

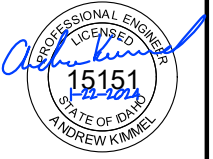
1. WATER/ROAD ALIGNMENT SEE SHEET 27
2. THERE IS NO SEWER ON ALIGNMENT I

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
 ANGUS ROEPER, PE

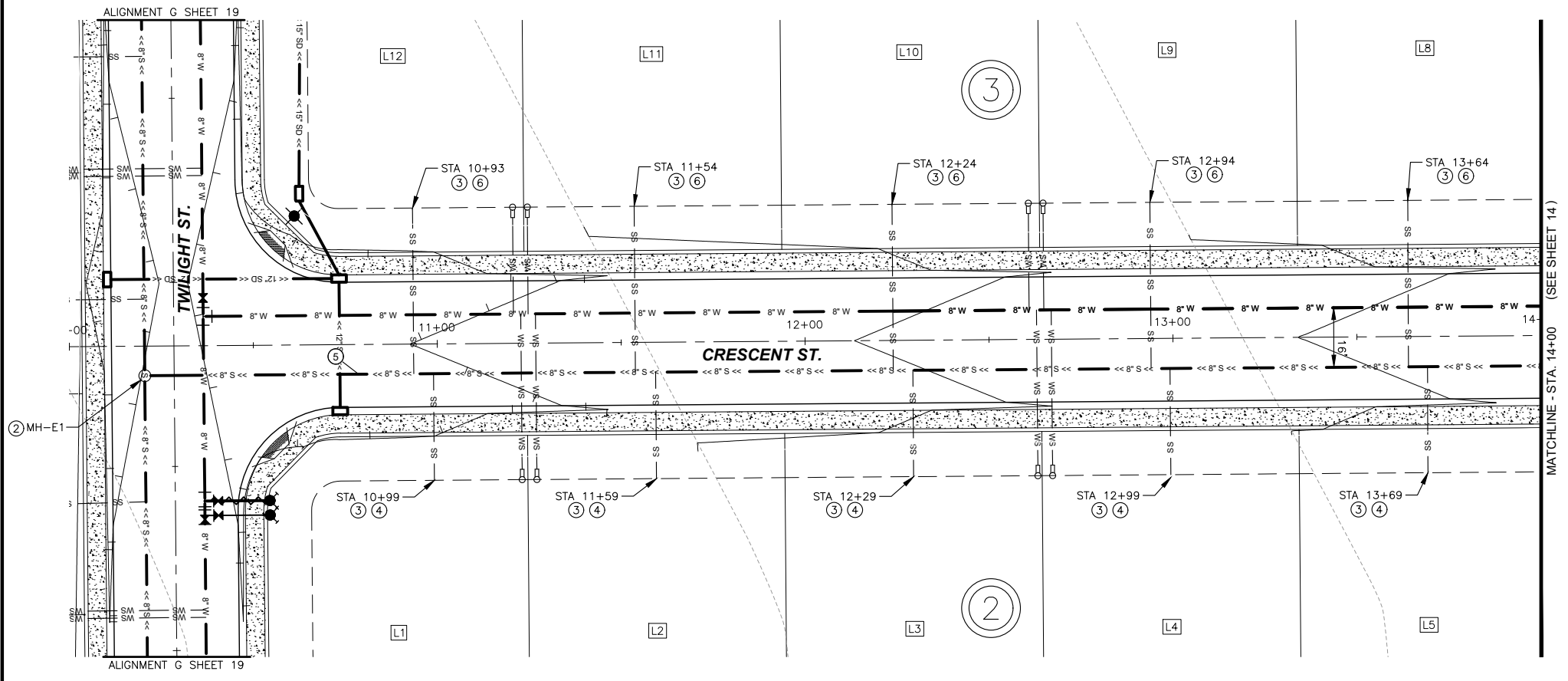
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

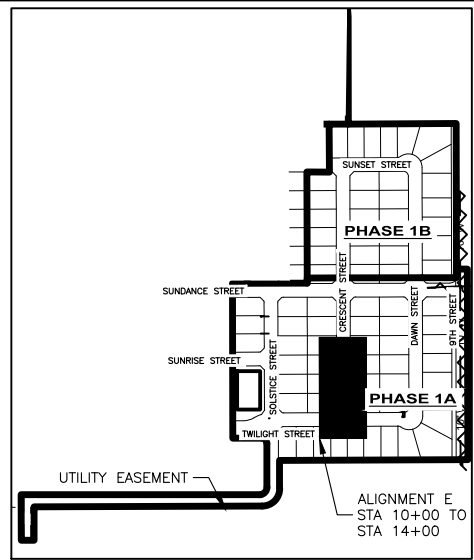


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT C SEWER STA 14+00 TO 18+00

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PLAN VIEW OF ALIGNMENT E SEWER STA 10+00 TO 14+00



SITE KEY

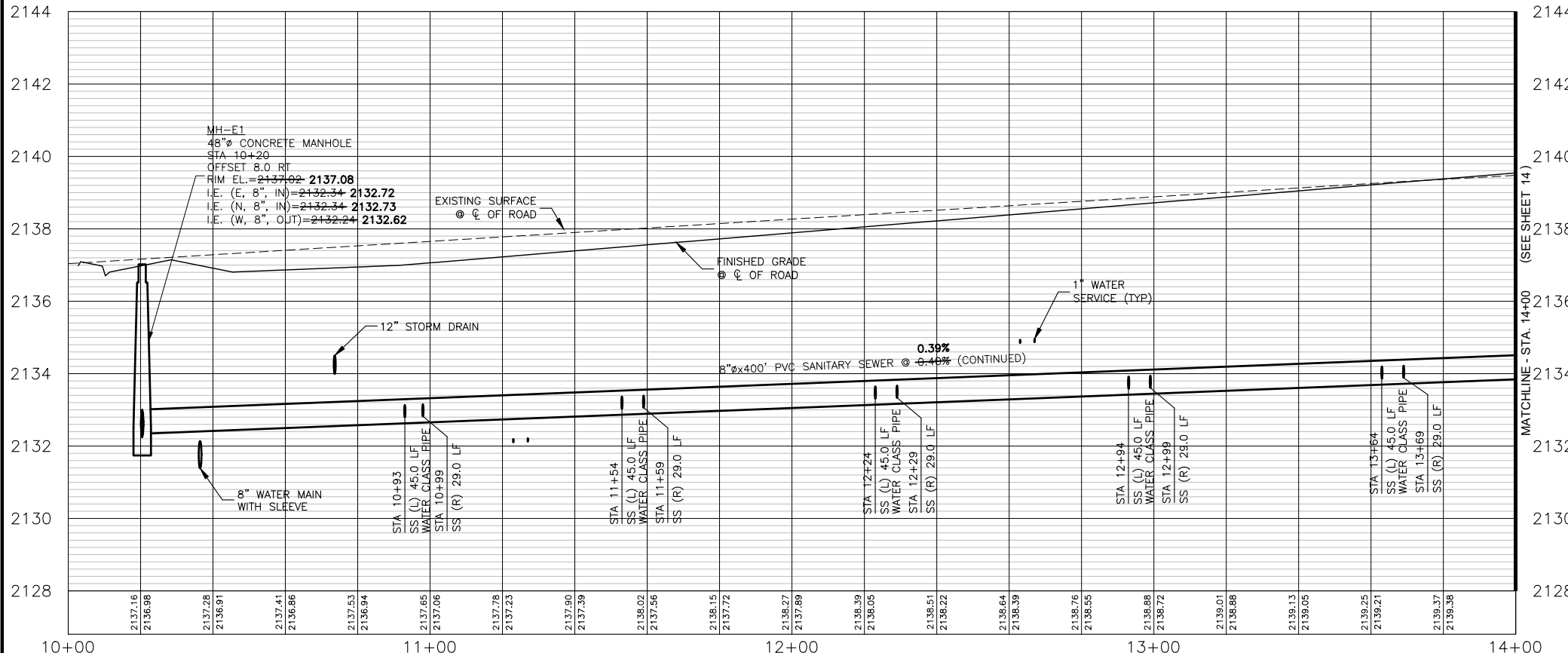
STATION EQUATION:
ALIGNMENT E STA. 10+28 =
ALIGNMENT G STA. 20+18

QUANTITIES PHASE 1A:

- ② 48" CONCRETE MANHOLE 1 EA
- ③ SEWER SERVICE CONNECTIONS 10 EA
- ④ 4" SEWER SERVICE PIPE 145 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 377 LF
- ⑥ 4" SEWER SERVICE PIPE (WATER CLASS) 225 LF

NOTES:

1. WATER/ROAD ALIGNMENT SEE SHEET 28



PROFILE VIEW OF ALIGNMENT E - STA. 10+00 TO STA. 14+00

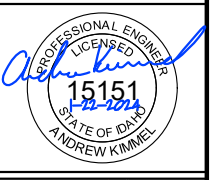
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

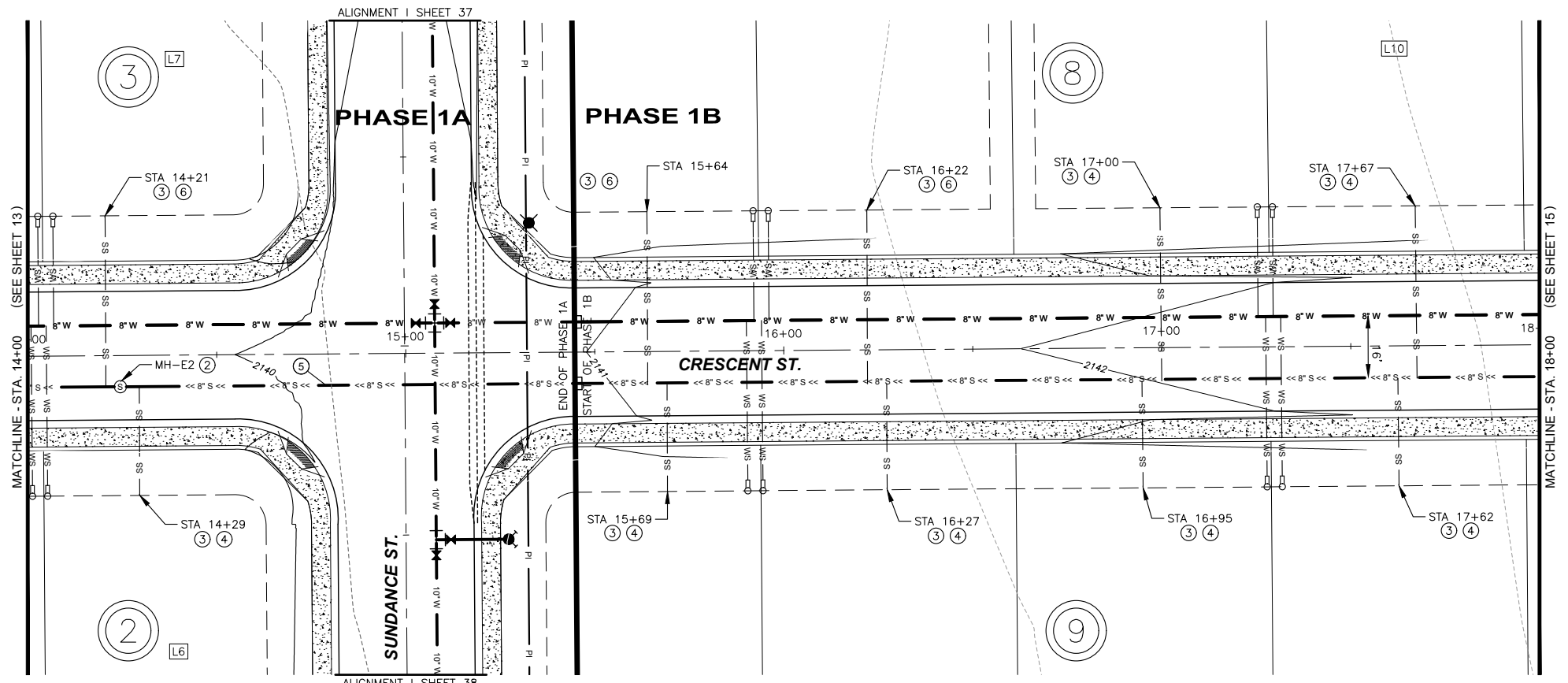
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

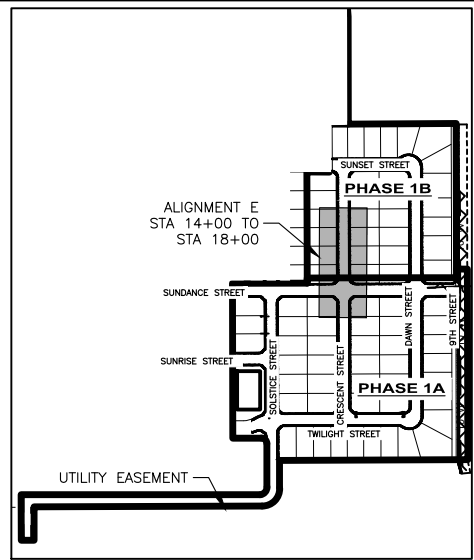
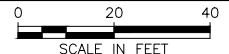


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT E SEWER STA 10+00 TO 14+00

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PLAN VIEW OF ALIGNMENT E SEWER STA 14+00 TO 18+00



SITE KEY

STATION EQUATION:
ALIGNMENT E STA. 14+99 =
ALIGNMENT I STA. 23+01

QUANTITIES PHASE 1A:

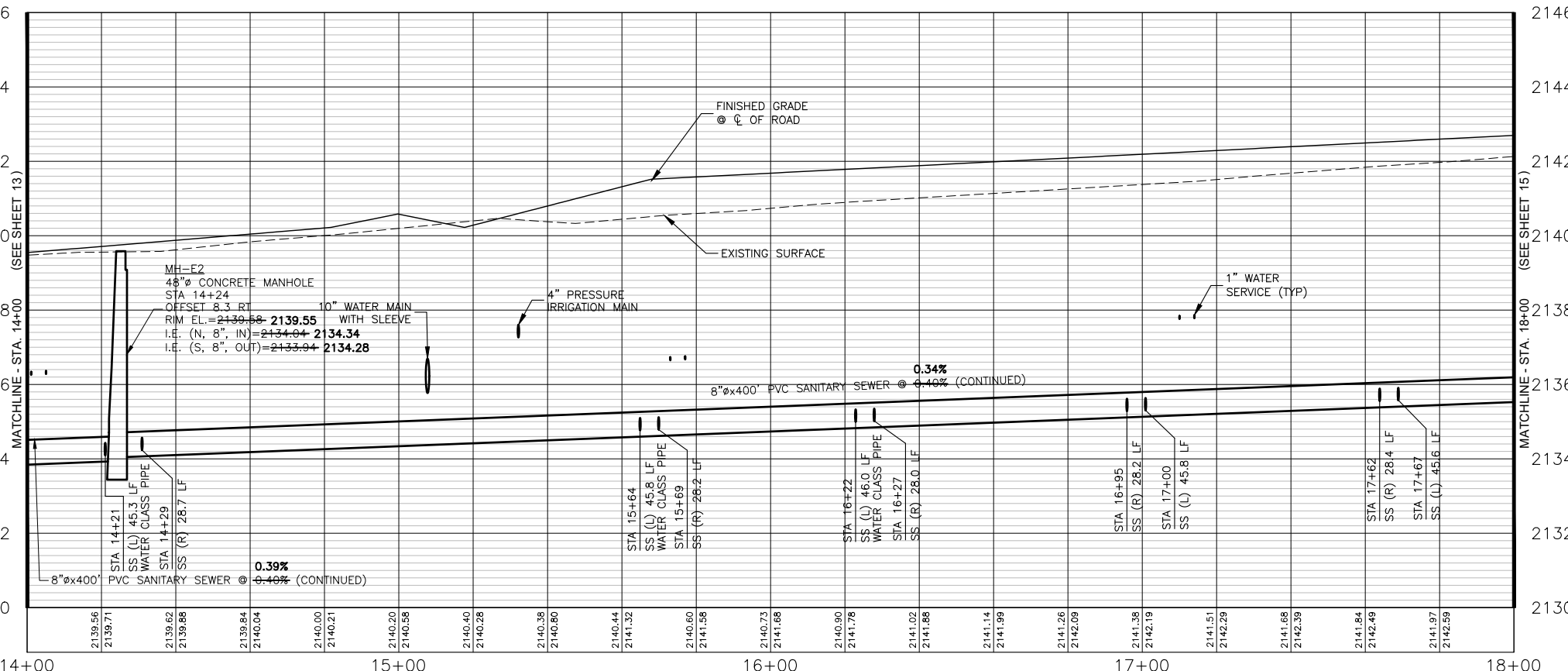
- ② 48" CONCRETE MANHOLE 1 EA
- ③ SEWER SERVICE CONNECTIONS 2 EA
- ④ 4" SEWER SERVICE PIPE 28 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 143 LF
- ⑥ 4" SEWER SERVICE PIPE (WATER CLASS) 46 LF

QUANTITIES PHASE 1B:

- ③ SEWER SERVICE CONNECTIONS 8 EA
- ④ 4" SEWER SERVICE PIPE 204 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 253 LF
- ⑥ 4" SEWER SERVICE PIPE (WATER CLASS) 92 LF

NOTES:

1. WATER/ROAD ALIGNMENT SEE SHEET 29
2. THERE IS NO SEWER ON ALIGNMENT I

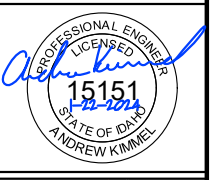


PROFILE VIEW OF ALIGNMENT E - STA. 14+00 TO STA. 18+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

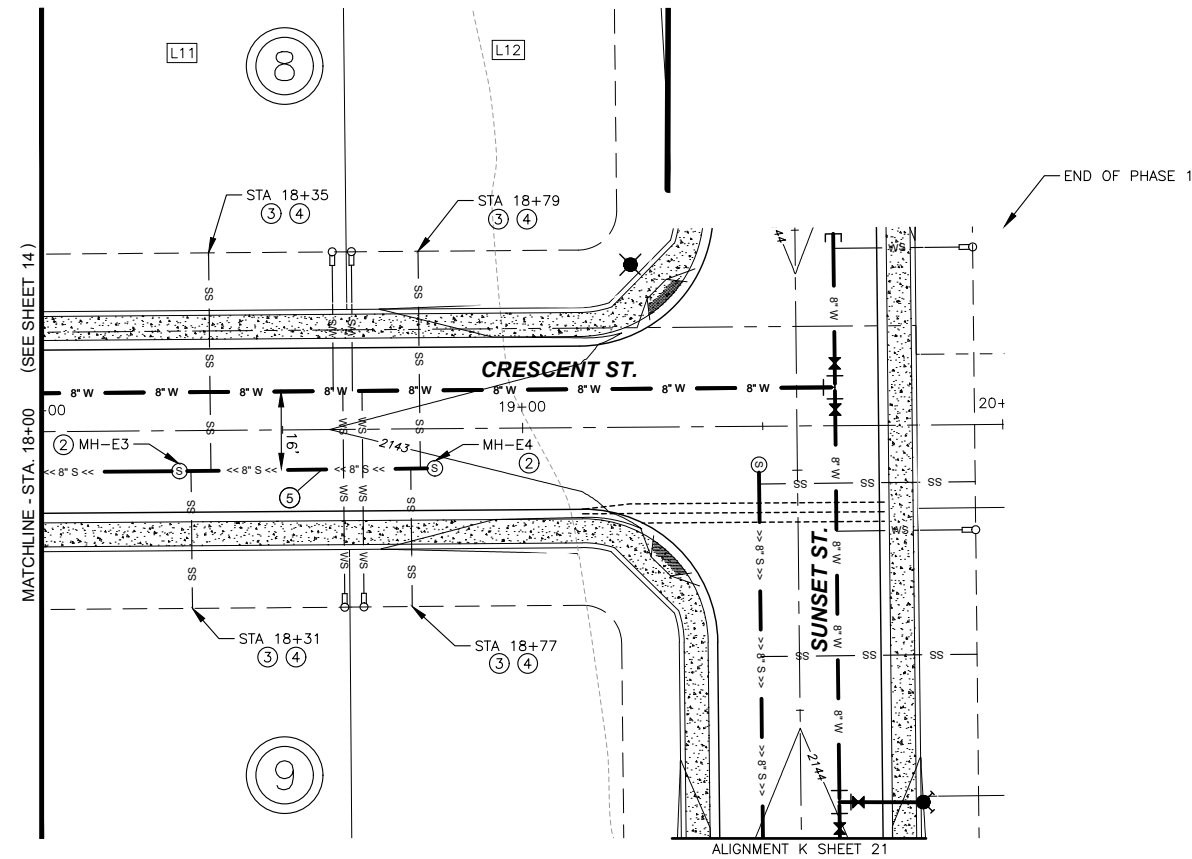
PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



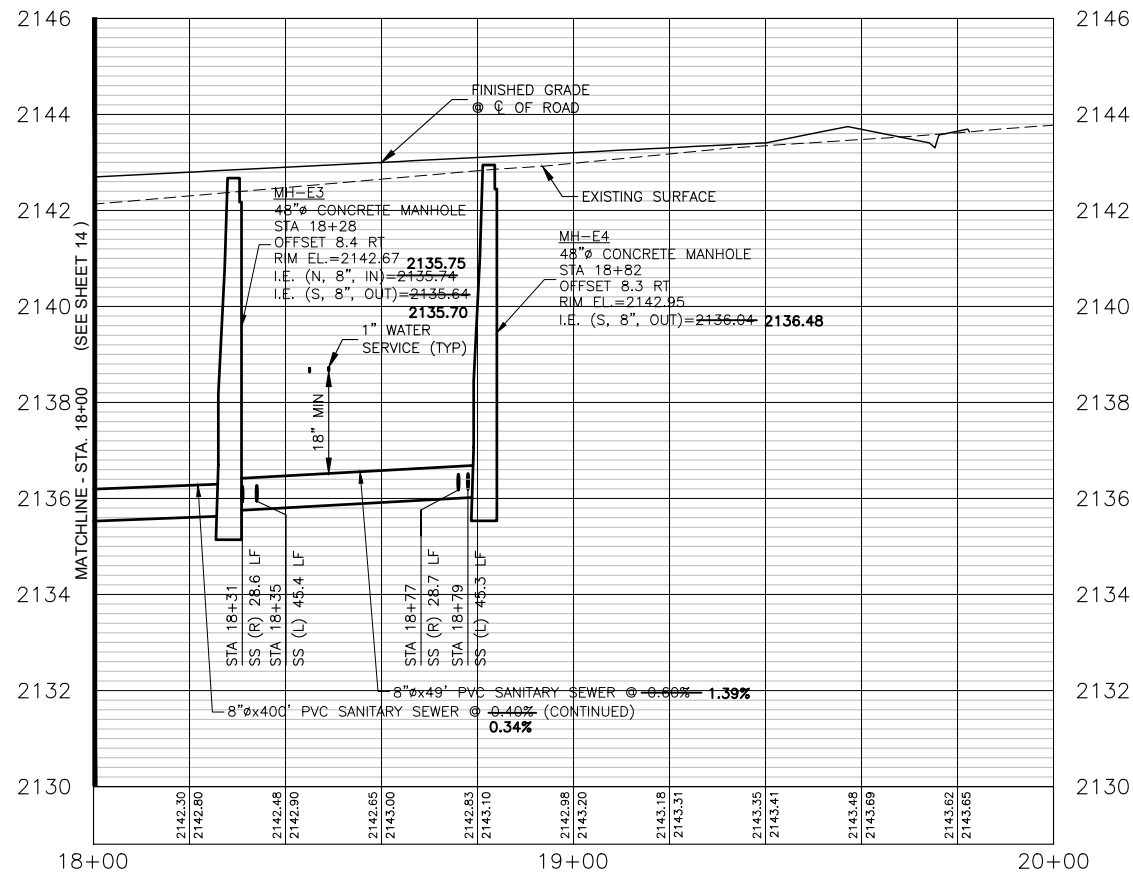
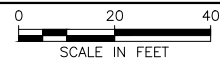
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT E SEWER STA 14+00 TO 18+00

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
ANGUS ROEPER, PE

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 15 Alignment E Sewer STA 18+00 to 20+00.dwg

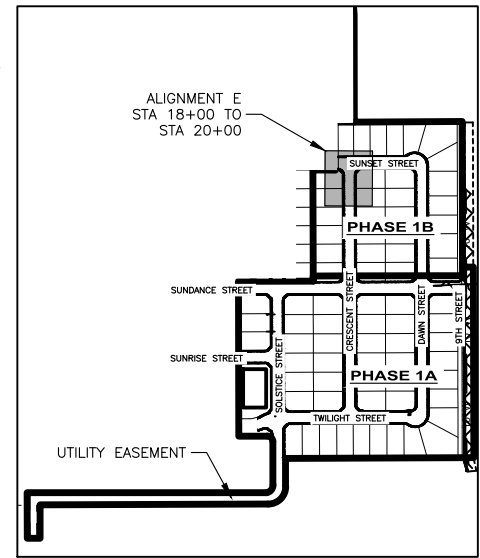


PLAN VIEW OF ALIGNMENT E SEWER STA 18+00 TO 20+00



PROFILE VIEW OF ALIGNMENT E - STA. 18+00 TO STA. 20+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT E STA. 19+58 =
ALIGNMENT K STA. 12+91

QUANTITIES PHASE 1B:

- ② 48" CONCRETE MANHOLE 2 EA
- ③ SEWER SERVICE CONNECTIONS 4 EA
- ④ 4" SEWER SERVICE PIPE 147 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 58 LF

NOTES:

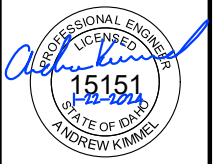
1. WATER/ROAD ALIGNMENT SEE SHEET 30

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



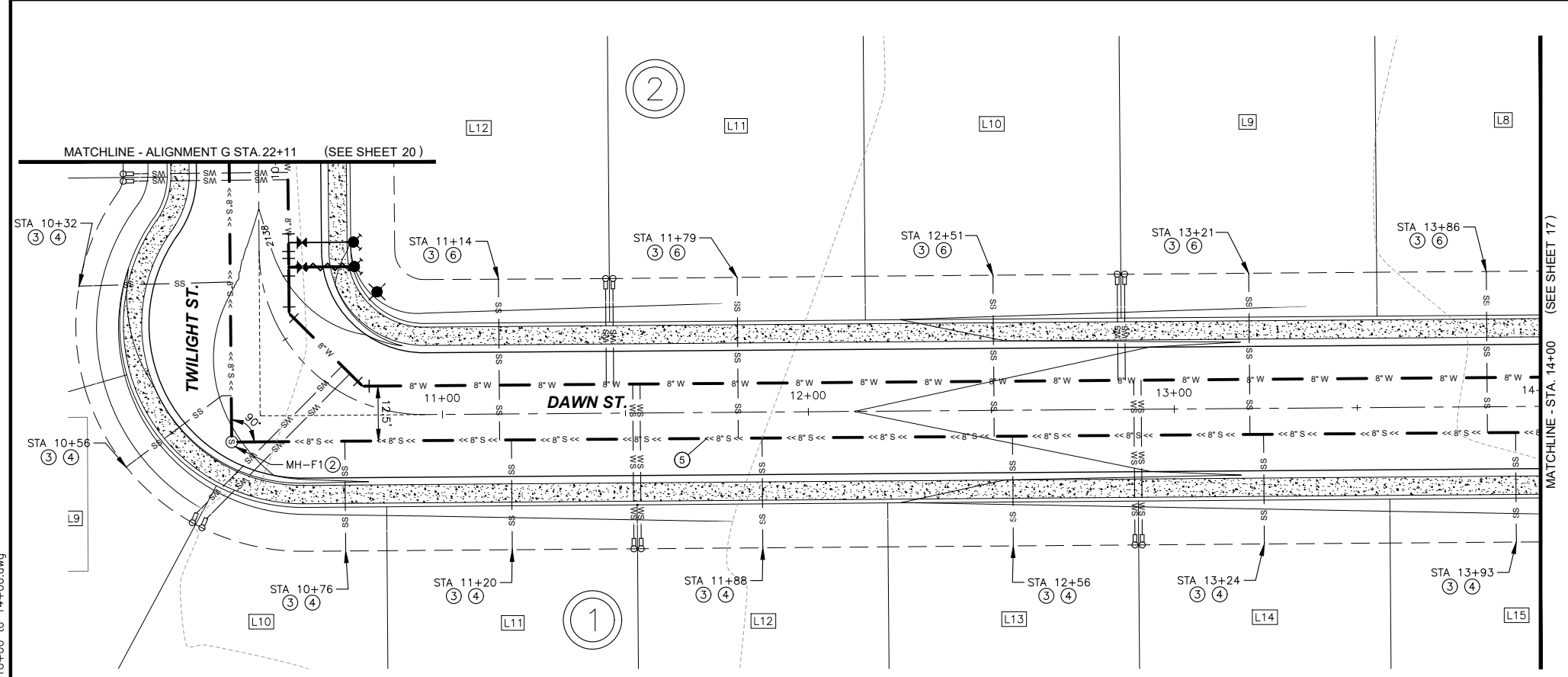
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT E SEWER STA 18+00 TO 20+00

SHEET NO.

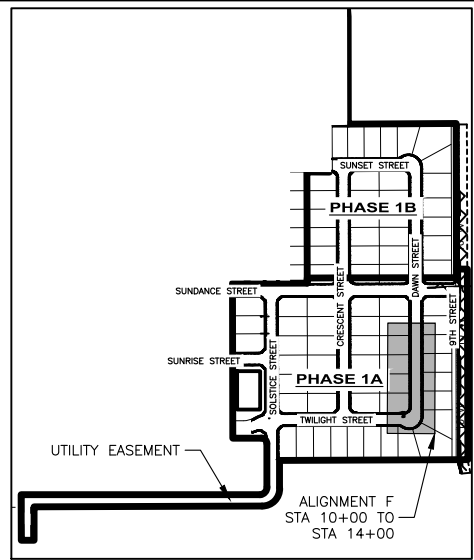
15

OF 47

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 - 16 Alignment F Sewer STA 10+00 to 14+00.dwg



PLAN VIEW OF ALIGNMENT F SEWER STA 10+00 TO 14+00

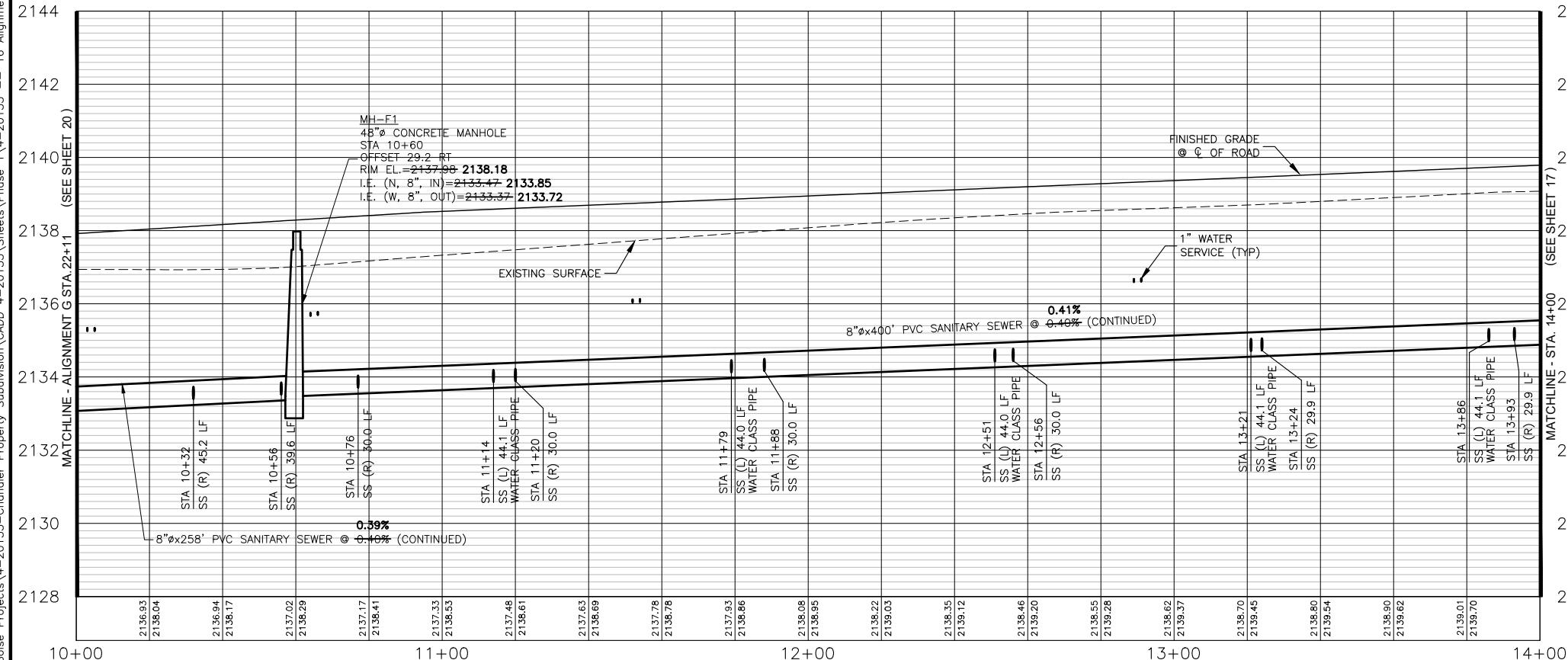


SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 10+00 =
ALIGNMENT G STA. 22+11

QUANTITIES PHASE 1A:

② 48" CONCRETE MANHOLE	1 EA
③ SEWER SERVICE CONNECTIONS	13 EA
④ 4" SEWER SERVICE PIPE	265 LF
⑤ 8" SDR 35 PVC SEWER PIPE	431 LF
⑥ 4" SEWER SERVICE PIPE (WATER CLASS)	220 LF



PROFILE VIEW OF ALIGNMENT F - STA. 10+00 TO STA. 14+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NOTES:

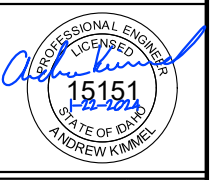
1. WATER/ROAD ALIGNMENT SEE SHEET 31

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS C ROEPER
ANGUS ROEPER, PE

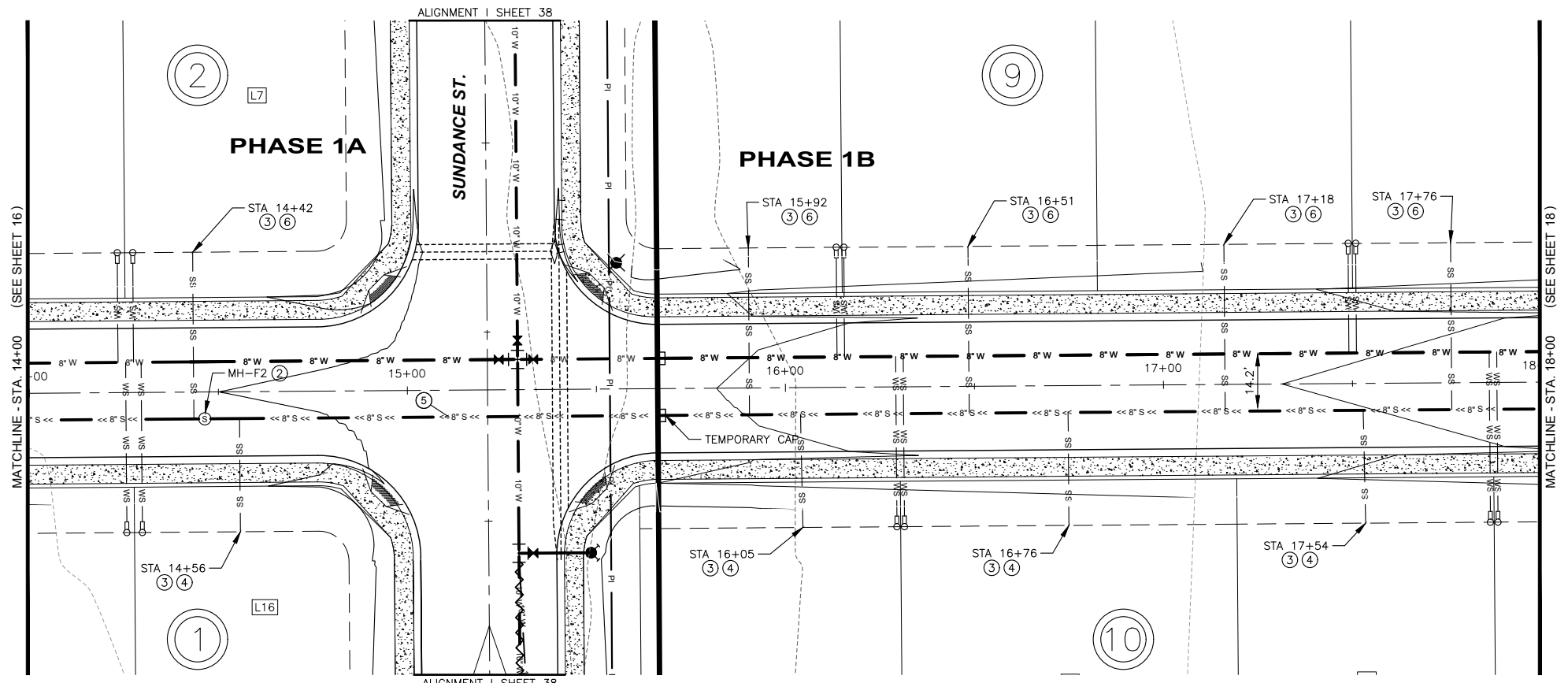
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

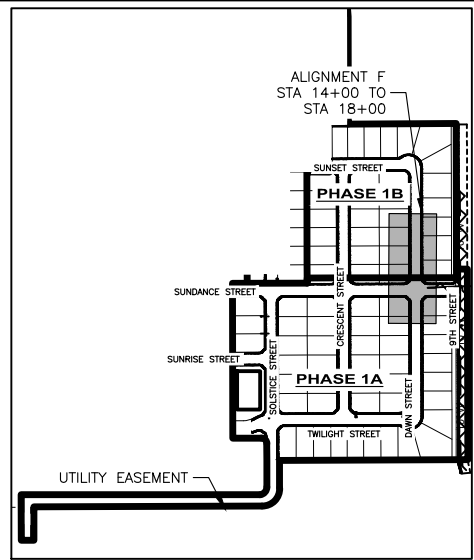
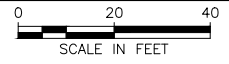


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT F SEWER STA 10+00 TO 14+00

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PLAN VIEW OF ALIGNMENT F SEWER STA 14+00 TO 18+00



SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 15+20 =
ALIGNMENT I STA. 25+65

QUANTITIES PHASE 1A:

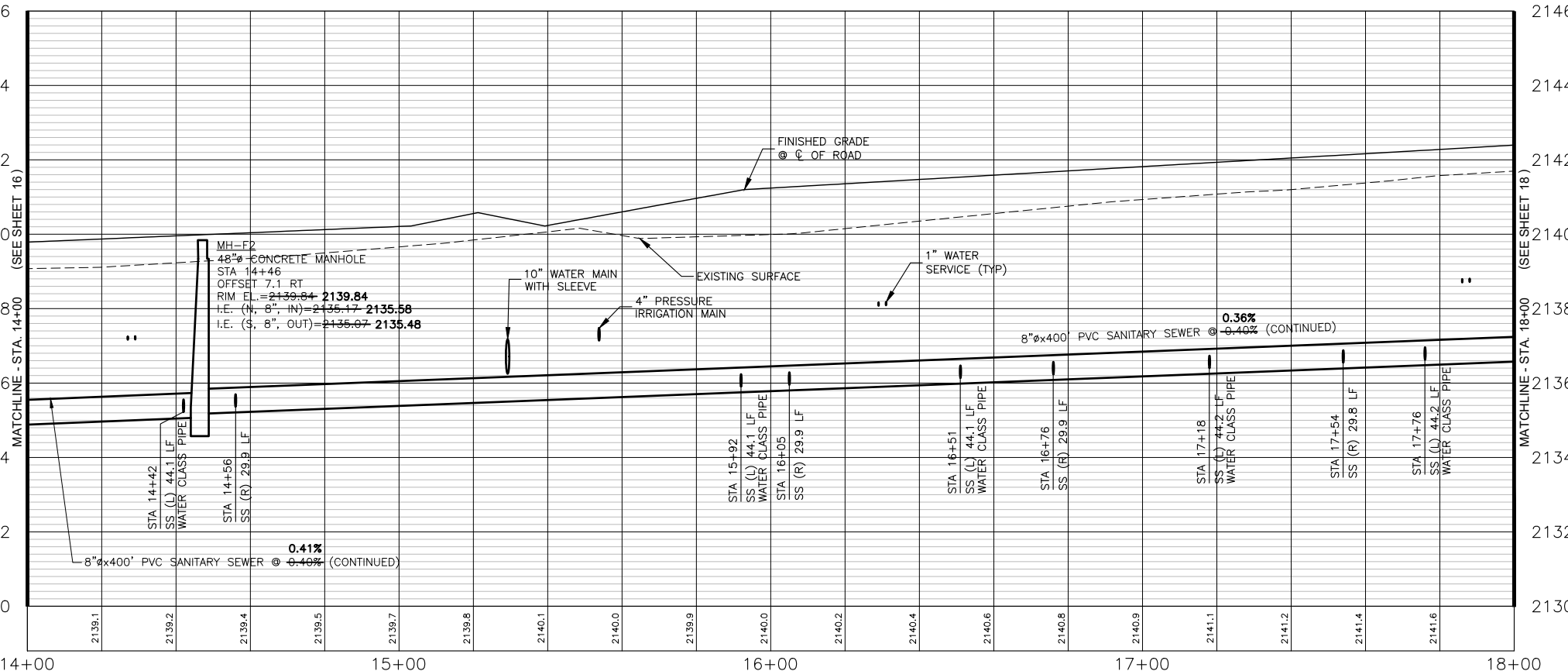
- ② 48" CONCRETE MANHOLE 1 EA
- ③ SEWER SERVICE CONNECTIONS 2 EA
- ④ 4" SEWER SERVICE PIPE 29 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 163 LF
- ⑥ 4" SEWER SERVICE PIPE (WATER CLASS) 45 LF

QUANTITIES PHASE 1B:

- ③ SEWER SERVICE CONNECTIONS 7 EA
- ④ 4" SEWER SERVICE PIPE 90 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 233 LF
- ⑥ 4" SEWER SERVICE PIPE (WATER CLASS) 176 LF

NOTES:

1. WATER/ROAD ALIGNMENT SEE SHEET 32
2. THERE IS NO SEWER ON ALIGNMENT I



PROFILE VIEW OF ALIGNMENT F - STA. 14+00 TO STA. 18+00

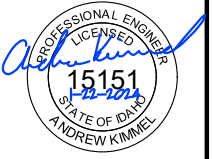
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

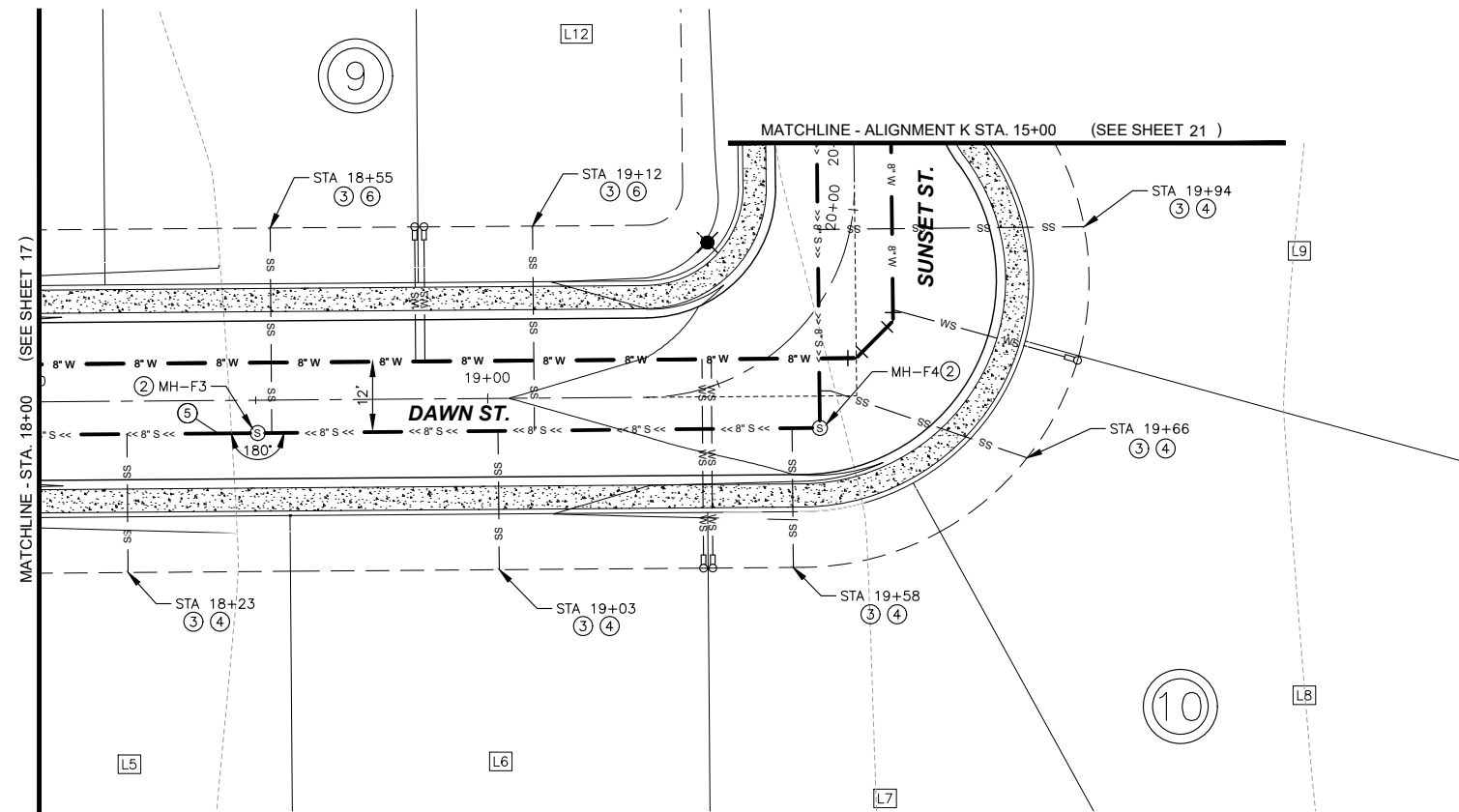
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

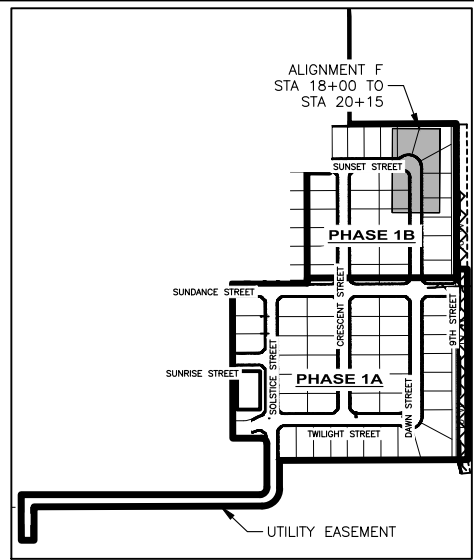
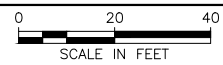


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT F SEWER STA 14+00 TO 18+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 18 Alignment F Sewer STA 18+00 to 20+15.dwg



PLAN VIEW OF ALIGNMENT F SEWER STA 18+00 TO 20+15

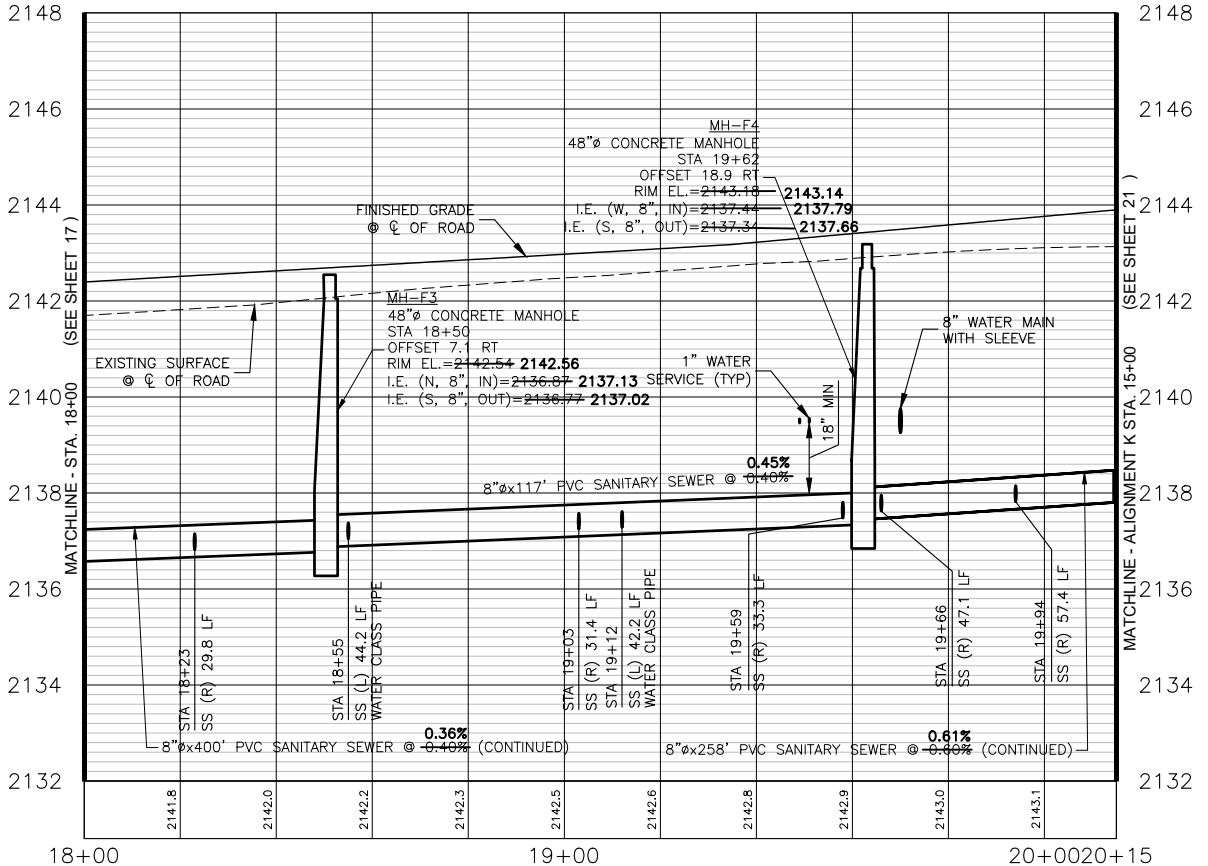


SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 20+15 =
ALIGNMENT K STA. 15+00

QUANTITIES PHASE 1B:

② 48" CONCRETE MANHOLE	2 EA
③ SEWER SERVICE CONNECTIONS	7 EA
④ 4" SEWER SERVICE PIPE	181 LF
⑤ 8" SDR 35 PVC SEWER PIPE	166 LF
⑥ 4" SEWER SERVICE PIPE (WATER CLASS)	86 LF



PROFILE VIEW OF ALIGNMENT F - STA. 18+00 TO STA. 20+15

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NOTES:

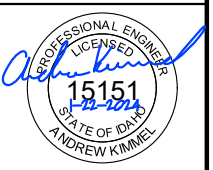
1. WATER/ROAD ALIGNMENT SEE SHEET 33

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

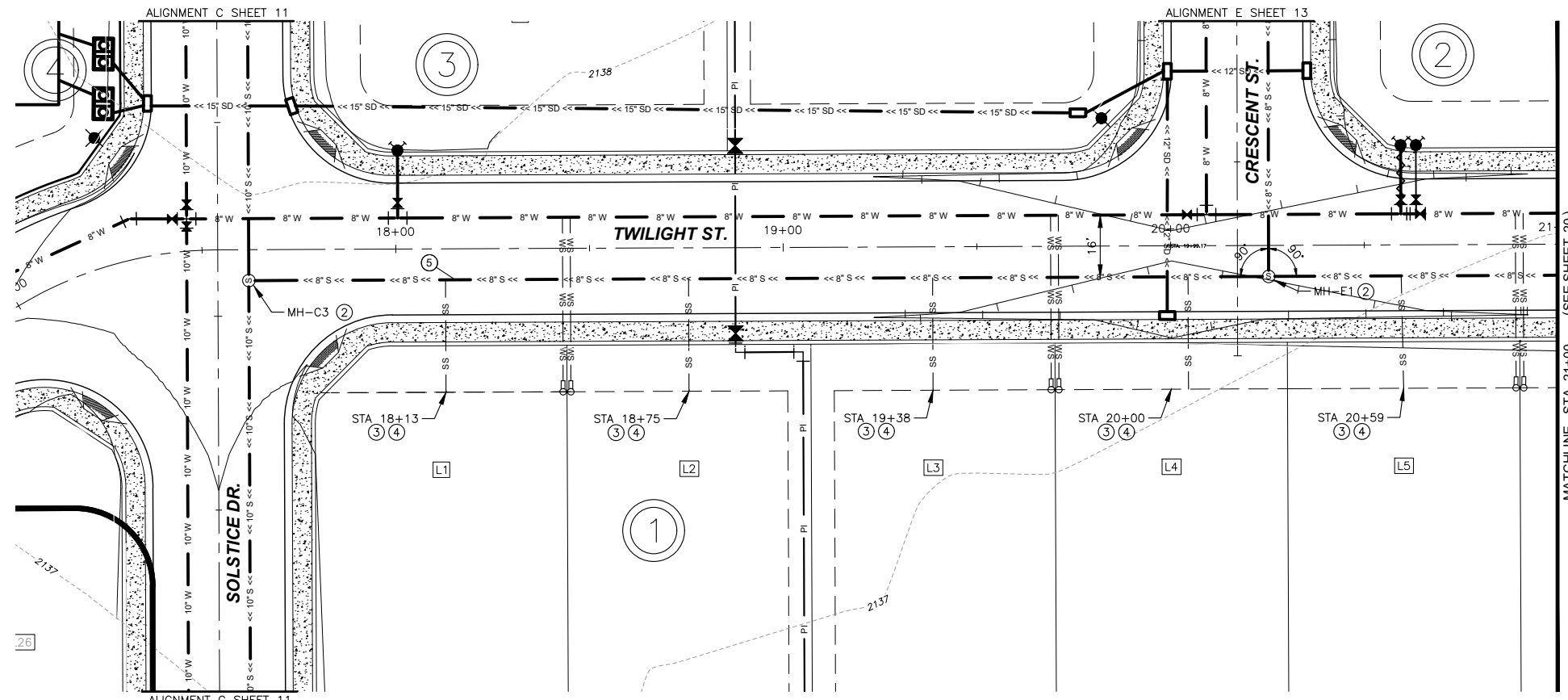
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

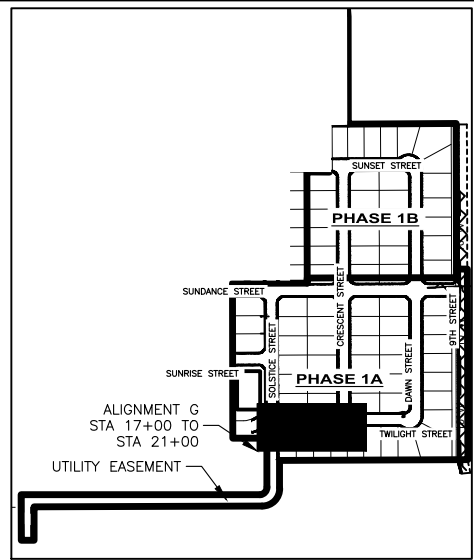
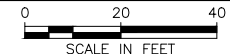


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT F SEWER STA 18+00 TO 20+15

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 19 Alignment G Sewer STA 17+00 to 21+00.dwg



PLAN VIEW OF ALIGNMENT G SEWER STA 17+00 TO 21+00



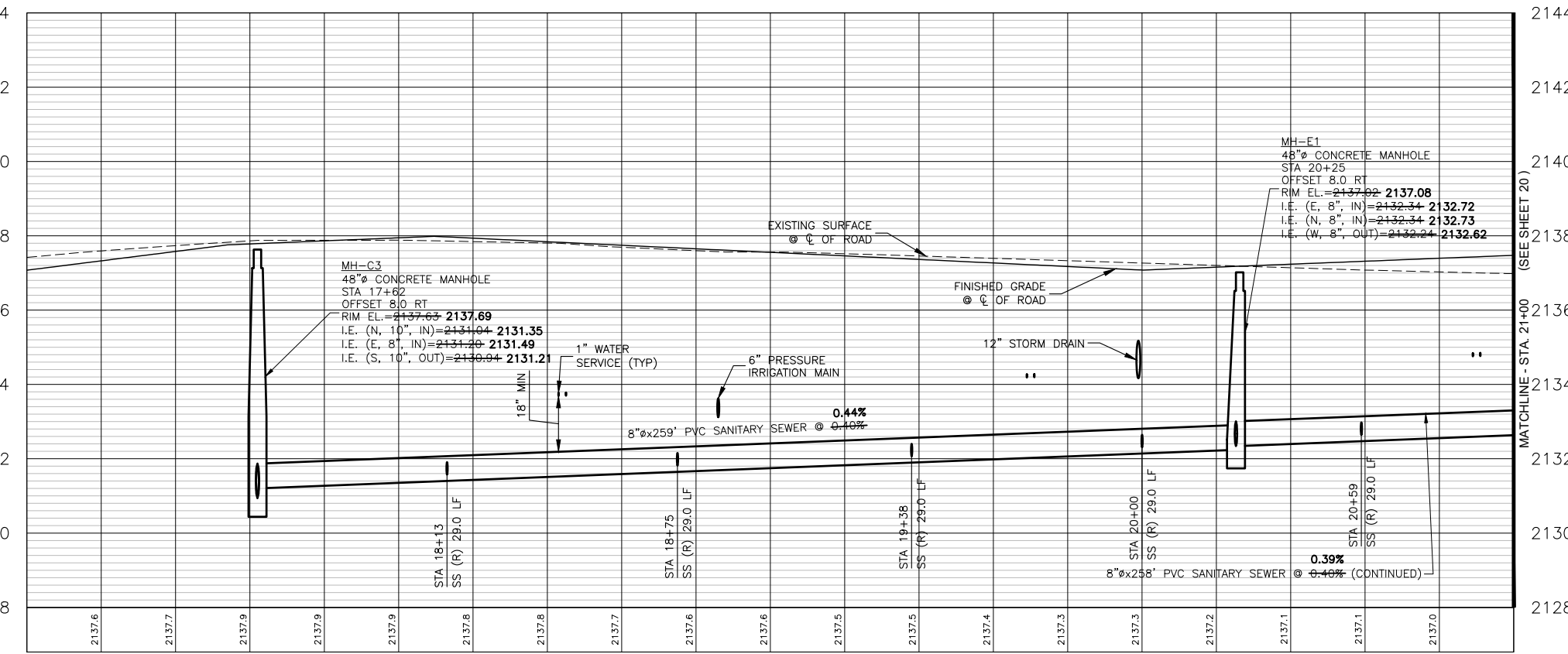
SITE KEY

STATION EQUATION:
 ALIGNMENT C STA. 13+17 =
 ALIGNMENT G STA. 17+54
 ALIGNMENT E STA. 10+28 =
 ALIGNMENT G STA. 20+17

QUANTITIES PHASE 1A:

② 48" CONCRETE MANHOLE	2 EA
③ SEWER SERVICE CONNECTIONS	5 EA
④ 4" SEWER SERVICE PIPE	145 LF
⑤ 8" SDR 35 PVC SEWER PIPE	331 LF

NOTES:
 1. WATER/ROAD ALIGNMENT SEE SHEET 34



PROFILE VIEW OF ALIGNMENT G - STA. 17+00 TO STA. 21+00

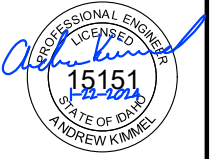
HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS C ROEPER
 ANGUS ROEPER, PE

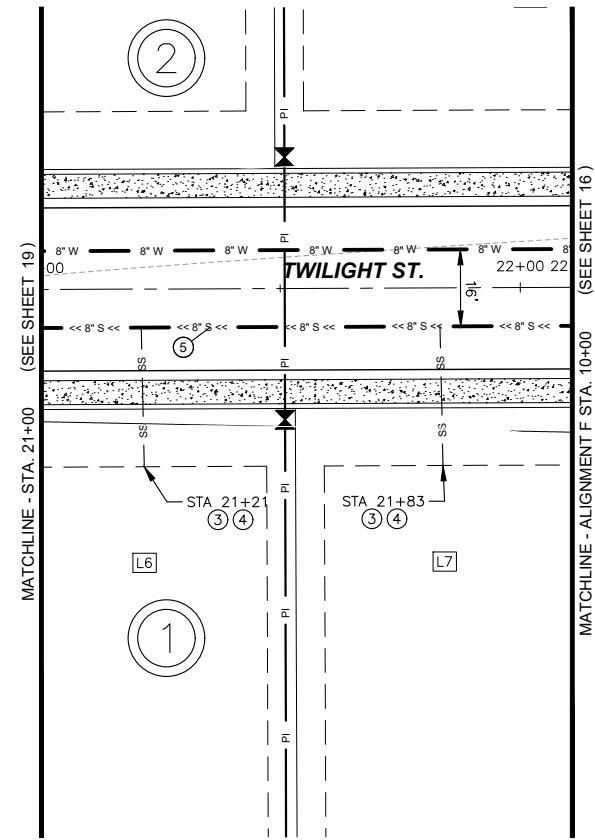
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

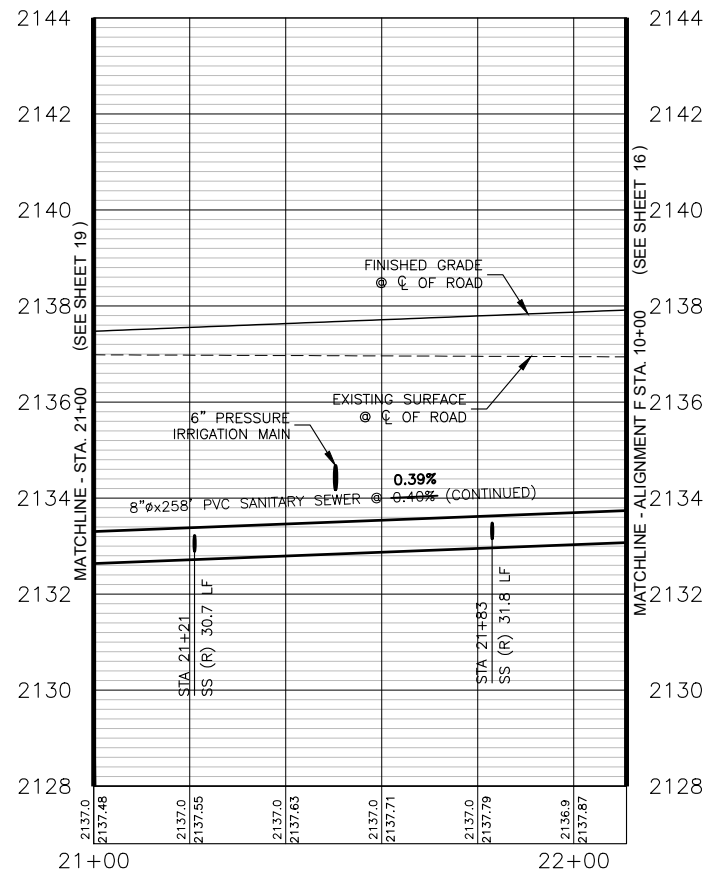
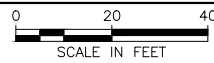


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION PHASE
1A/1B
 ALIGNMENT G SEWER STA 17+00 TO 21+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 20 Alignment G Sewer STA 21+00 to 22+11.dwg

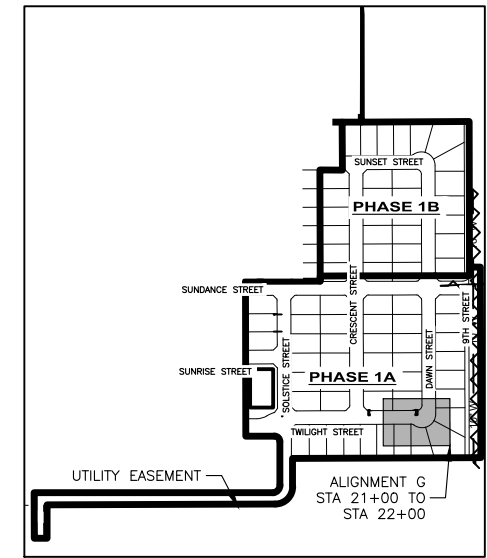


PLAN VIEW OF ALIGNMENT G SEWER STA 21+00 TO 22+11



PROFILE VIEW OF ALIGNMENT G - STA. 21+00 TO STA. 22+11

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT G STA. 22+11 =
ALIGNMENT F STA. 10+00

QUANTITIES PHASE 1A:

- ③ SEWER SERVICE CONNECTIONS 2 EA
- ④ 4" SEWER SERVICE PIPE 63 LF
- ⑤ 8" SDR 35 PVC SEWER PIPE 111 LF

NOTES:

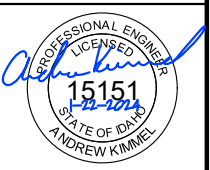
1. WATER/ROAD ALIGNMENT SEE SHEET 35

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



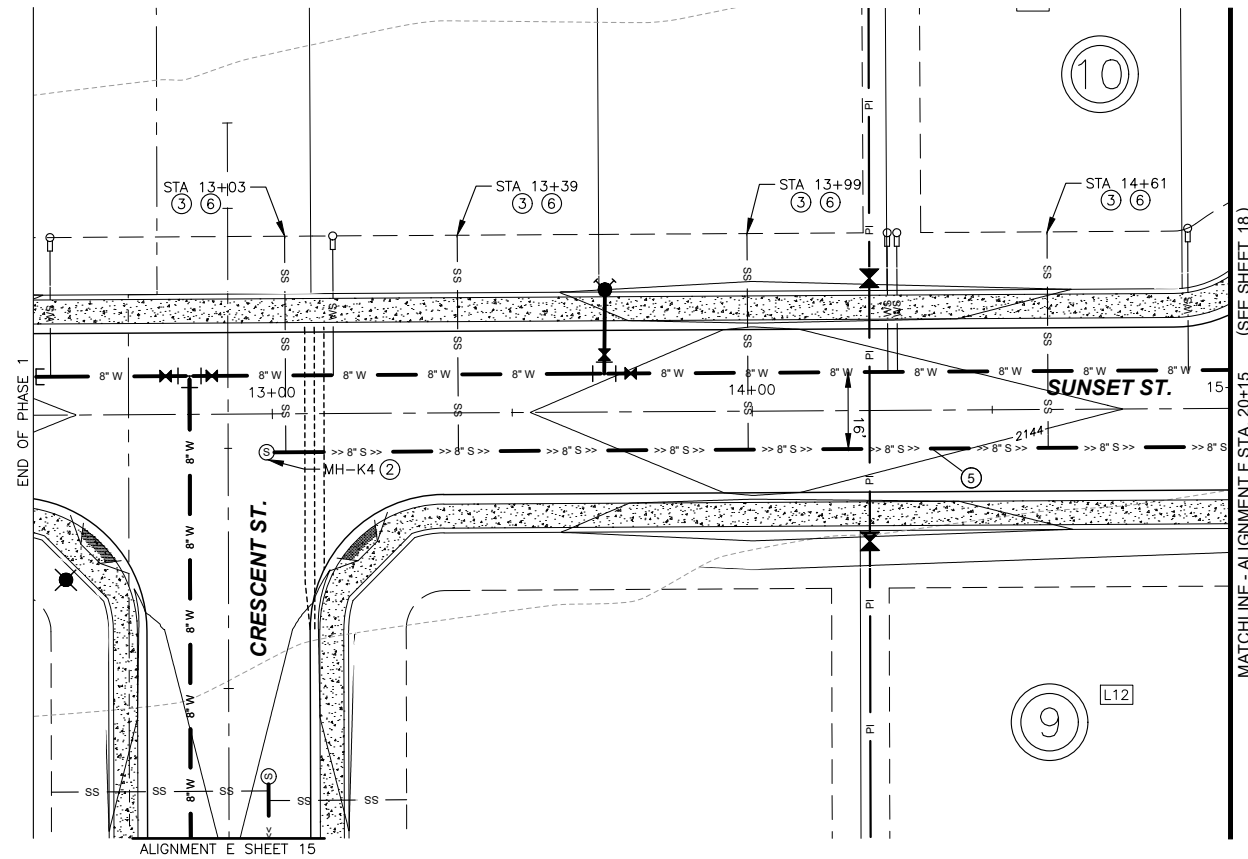
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT G SEWER STA 21+00 TO 22+11

SHEET NO.

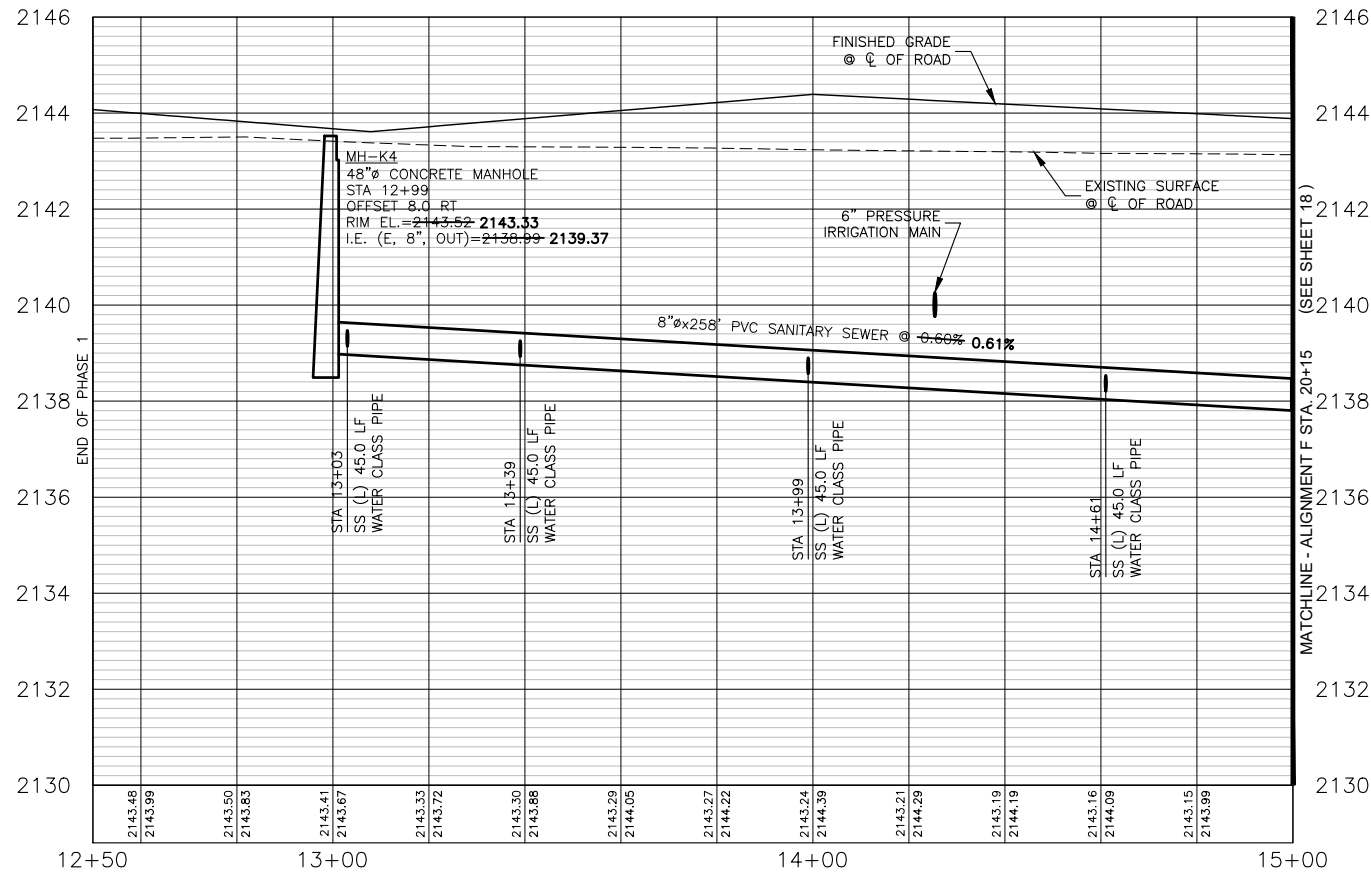
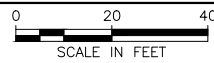
20

OF 47

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 21 Alignment K Sewer STA 12+50 to 15+00.dwg

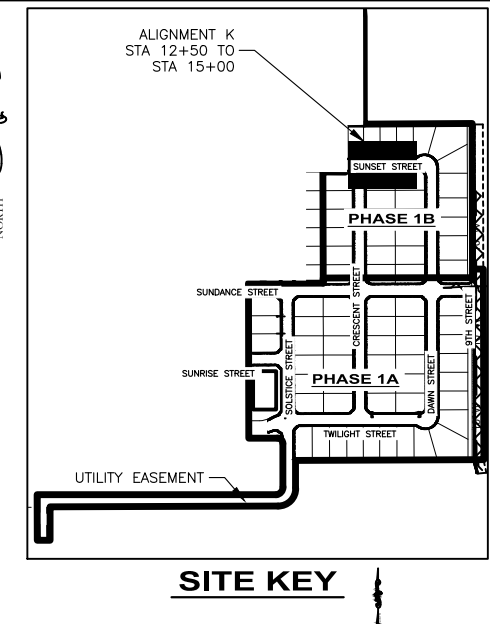


PLAN VIEW OF ALIGNMENT K SEWER STA 12+50 TO 15+00



PROFILE VIEW OF ALIGNMENT K - STA. 12+50 TO STA. 15+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



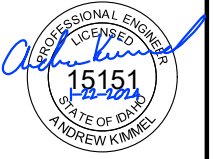
- QUANTITIES PHASE 1B:**
- ② 48" CONCRETE MANHOLE 1 EA
 - ③ SEWER SERVICE CONNECTIONS 4 EA
 - ⑤ 8" SDR 35 PVC SEWER PIPE 199 LF
 - ⑥ 4" SEWER SERVICE PIPE (WATER CLASS PIPE) 180 LF

NOTES:
1. WATER/ROAD ALIGNMENT SEE SHEET 39

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
Angus C. Roeper
ANGUS ROEPER, PE

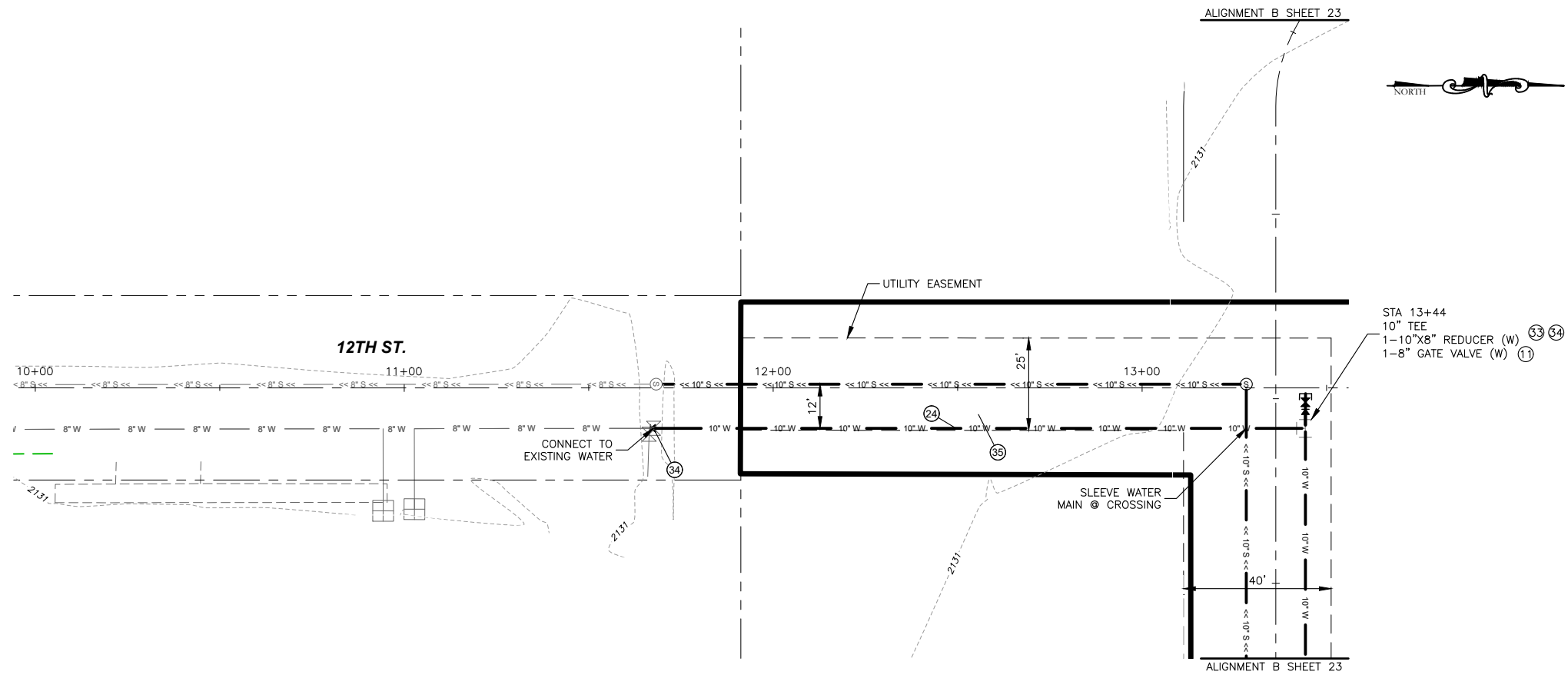
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

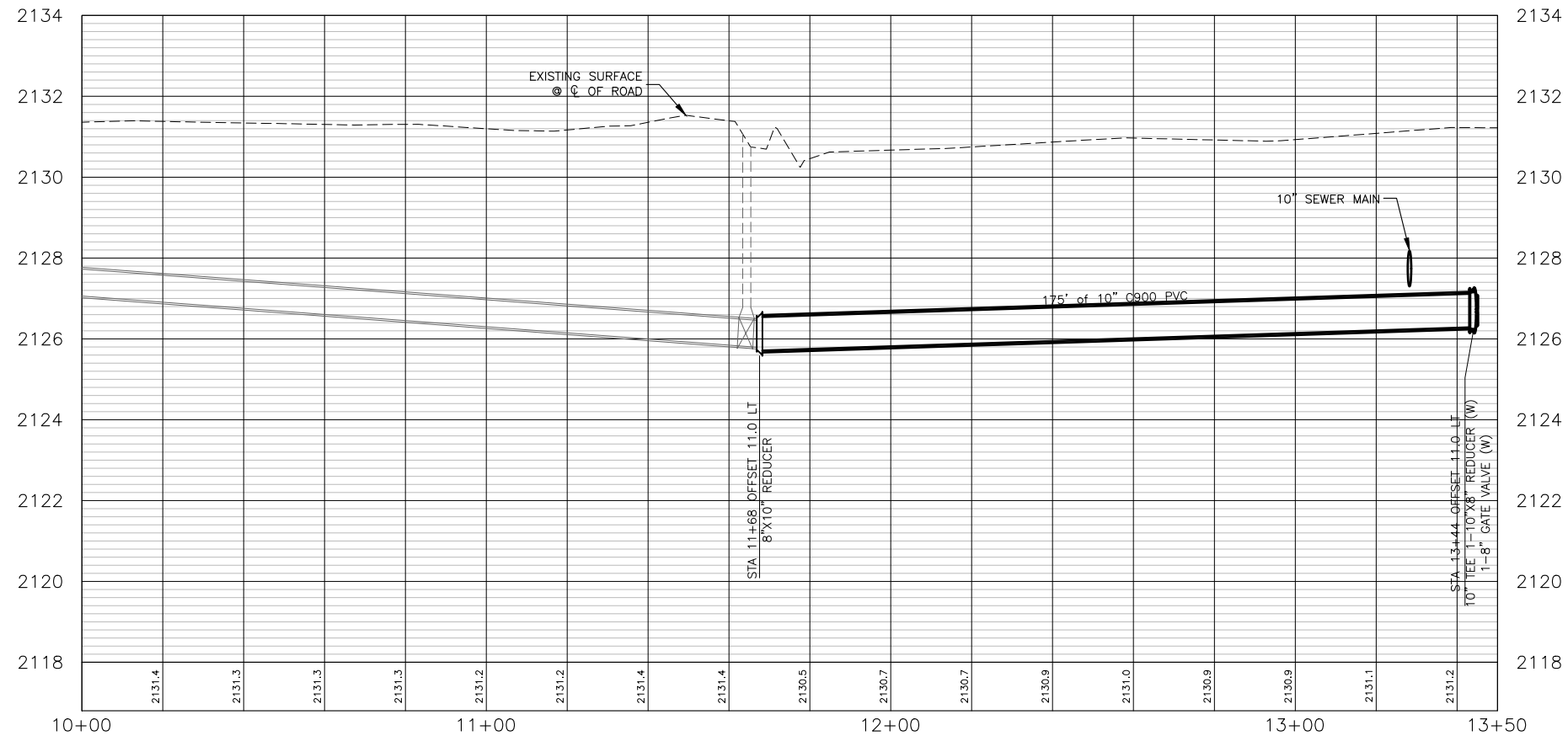
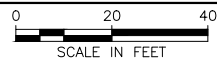


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT K SEWER STA 12+50 TO 15+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 22 Alignment A Water-Road STA 10+00 to 13+50.dwg

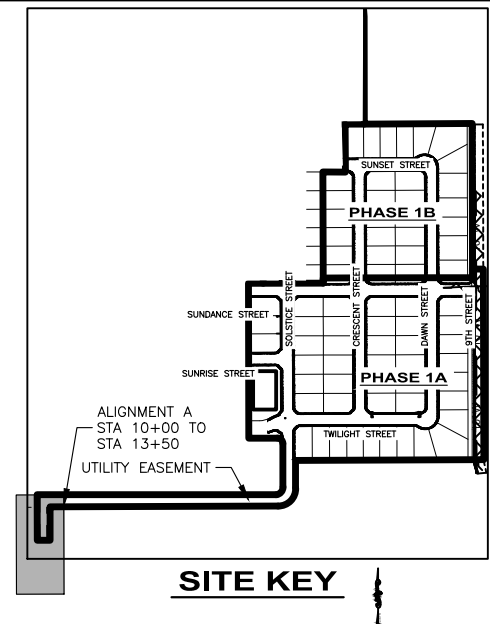


PLAN VIEW OF ALIGNMENT A WATER/ROAD STA 10+00 TO 13+50



PROFILE VIEW OF ALIGNMENT A - STA. 10+00 TO STA. 13+50

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT A STA. 13+36 =
ALIGNMENT B STA. 11+47

QUANTITIES PHASE 1A:

① 8" GATE VALVE	1 EA
② 10" C900 WATER LINE	175 LF
③ 10" TEE	1 EA
④ 8"X10" REDUCER	1 EA
⑤ ALL WEATHER SURFACE	4,000 SF

NOTES:

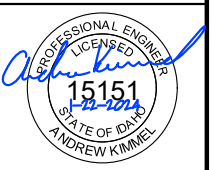
- SEWER ALIGNMENT SEE SHEET 7
- 25' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION.
- ALL WEATHER SURFACE TO MATCH EXISTING GRADE OF ROAD.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Rooper
ANGUS ROEPER, PE

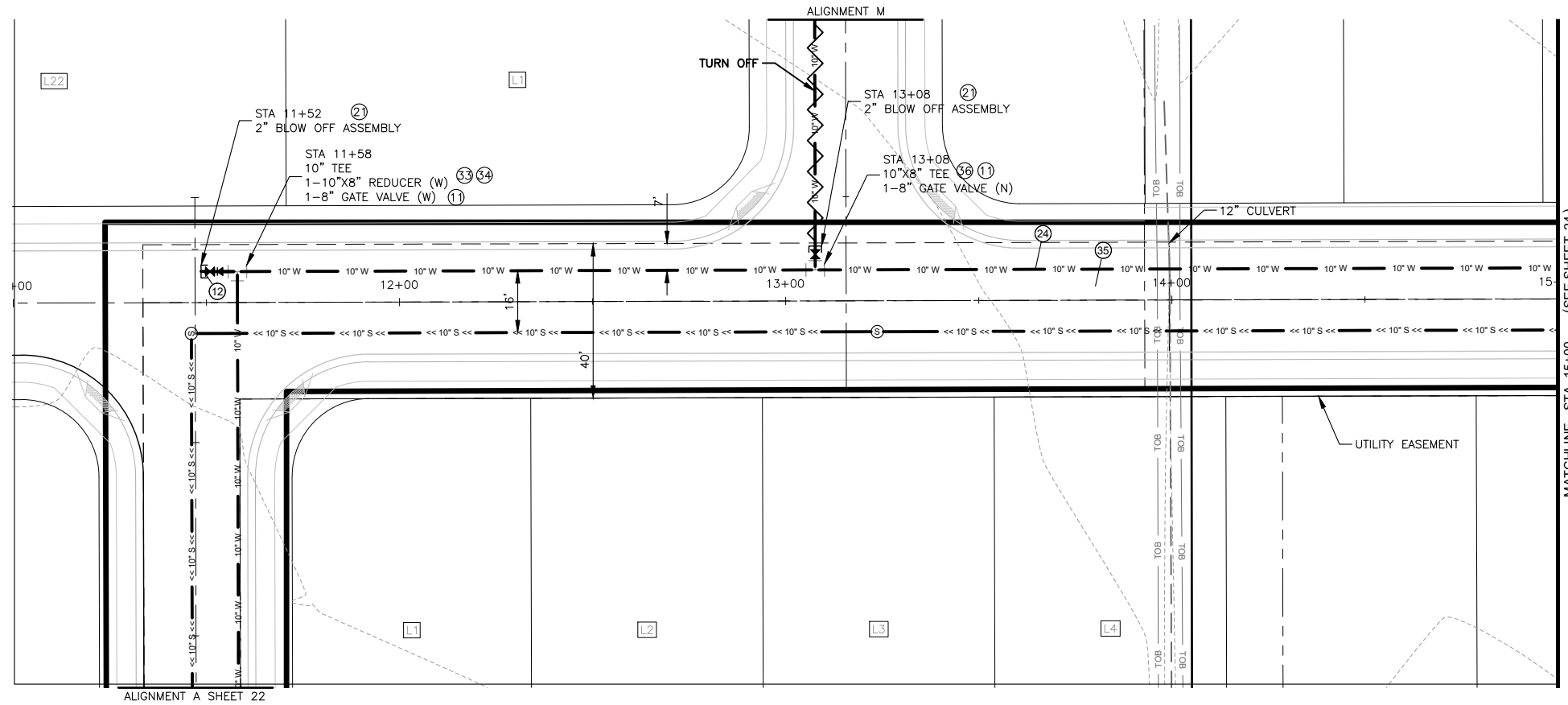
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: ARIEA
DRAWN: ARIEA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

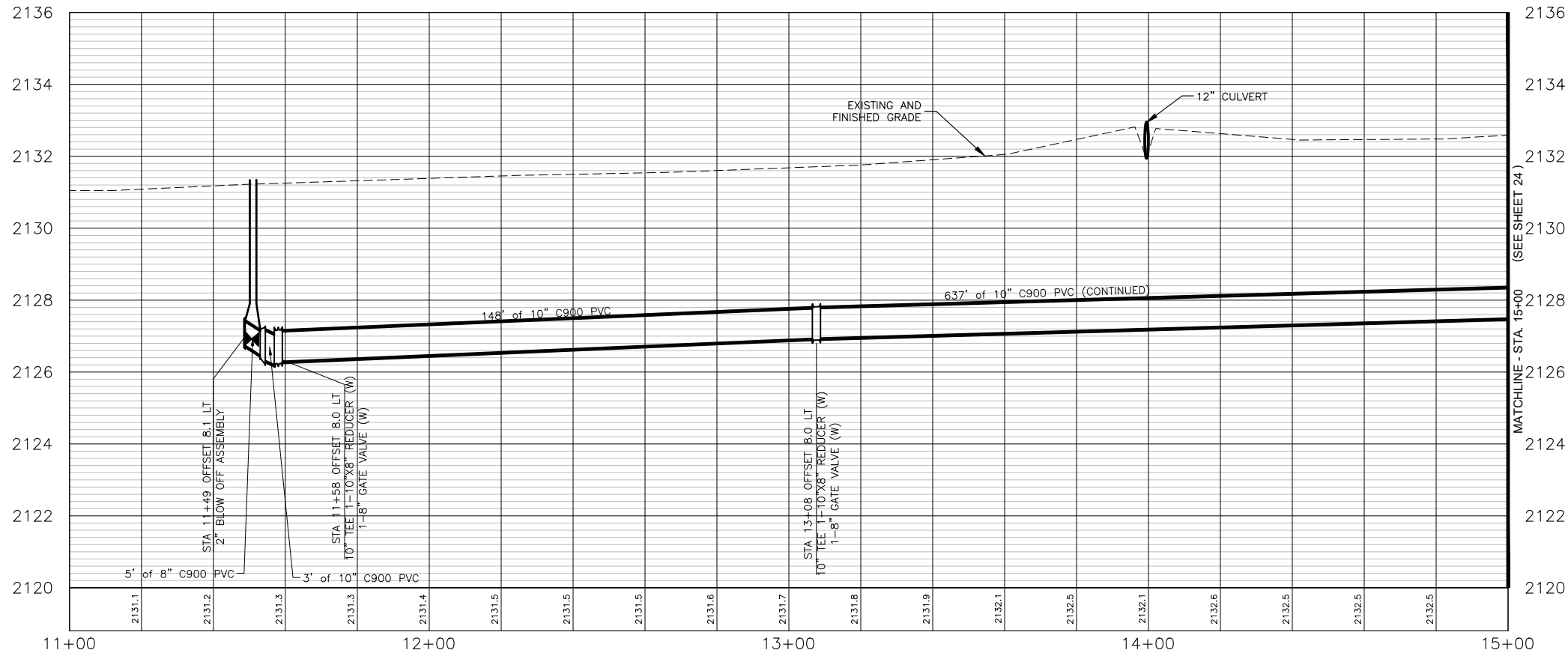
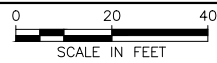


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT A WATER-ROAD STA 10+00 TO 13+50

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 23 Alignment B Water-Road STA 11+00 to 15+00.dwg

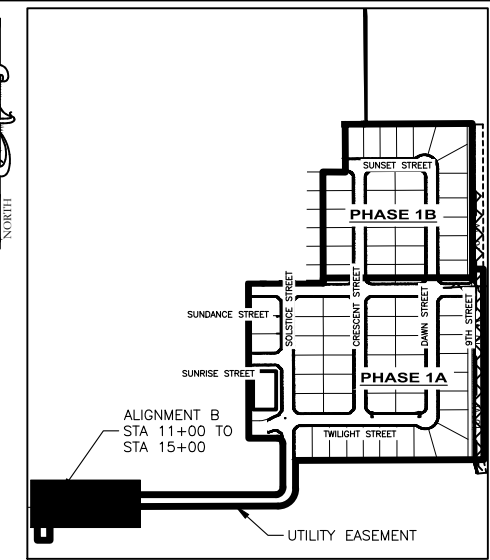


PLAN VIEW OF ALIGNMENT B WATER/ROAD STA 11+00 TO 15+00



PROFILE VIEW OF ALIGNMENT B - STA. 11+00 TO STA. 15+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:

ALIGNMENT A STA. 13+36 =
ALIGNMENT B STA. 11+47
ALIGNMENT B STA. 13+16 =
ALIGNMENT M STA. 10+12

QUANTITIES PHASE 1A:

① 8" GATE VALVE	2 EA
② 8" C900 WATER LINE	5 LF
③ 2" BLOW OFF ASSEMBLY	2 EA
④ 10" C900 WATER LINE	246 LF
⑤ 10" TEE	1 EA
⑥ 10"x8" REDUCER	1 EA
⑦ ALL WEATHER SURFACE	14,648 SF
⑧ 10"x8" TEE	1 EA

NOTES:

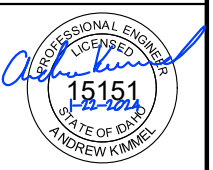
- SEWER ALIGNMENT SEE SHEET 8
- 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION
- ALL WEATHER SURFACE TO MATCH EXISTING GRADE OF ROAD.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

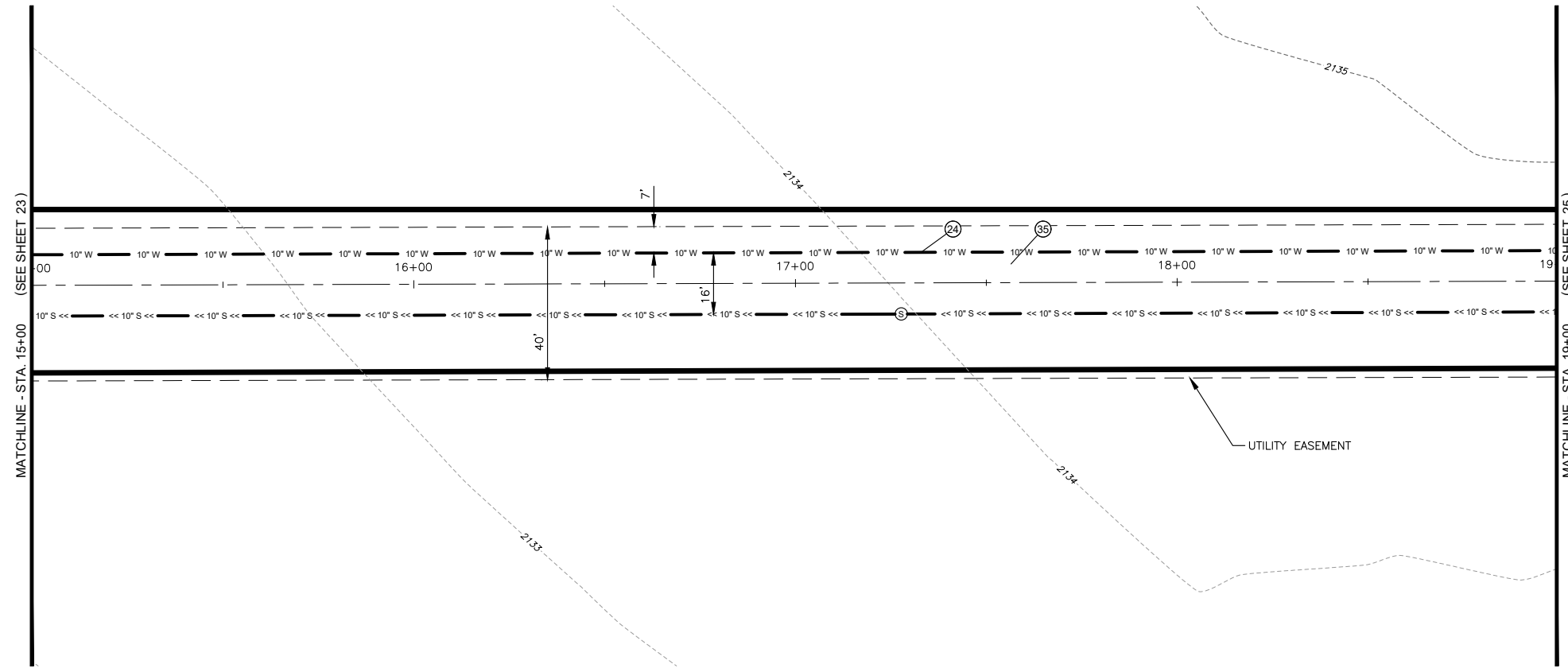
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1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

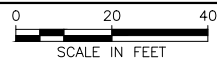


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT B WATER-ROAD STA 11+00 TO 15+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 24 Alignment B Water-Road STA 15+00 to 19+00.dwg

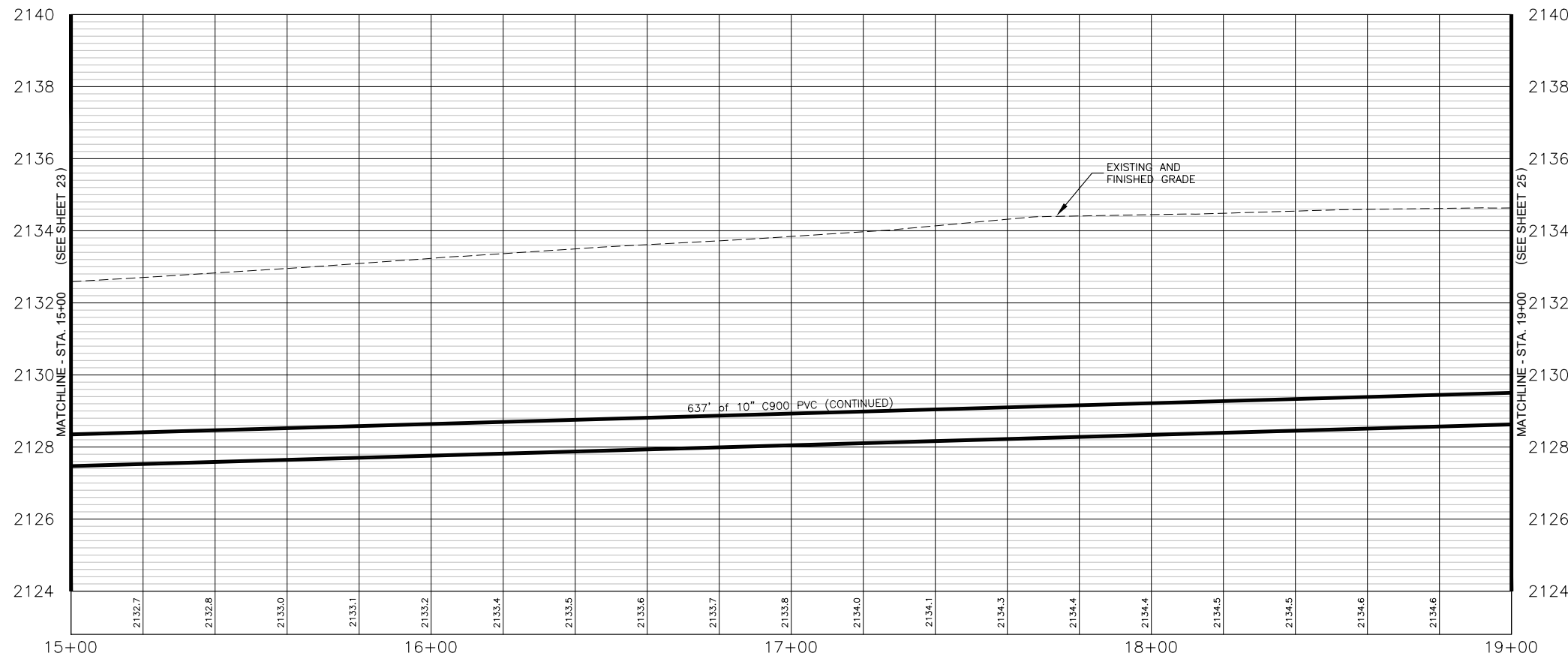


PLAN VIEW OF ALIGNMENT B WATER/ROAD STA 15+00 TO 19+00



QUANTITIES PHASE 1A:

②4 10" C900 WATER LINE	400 LF
③5 ALL WEATHER SURFACE	15,984 SF



PROFILE VIEW OF ALIGNMENT B - STA. 15+00 TO STA. 19+00

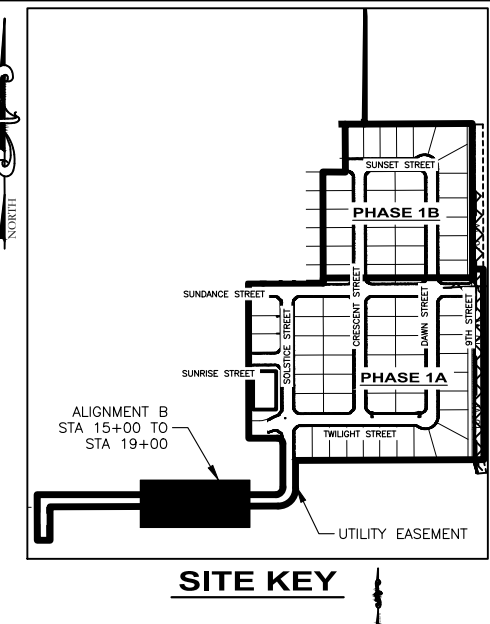
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NOTES:

- SEWER ALIGNMENT SEE SHEET 9
- 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION
- ALL WEATHER SURFACE TO MATCH EXISTING GRADE OF ROAD.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

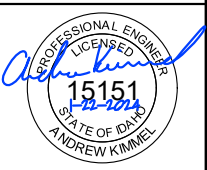
Angus C. Roeper
ANGUS ROEPER, PE



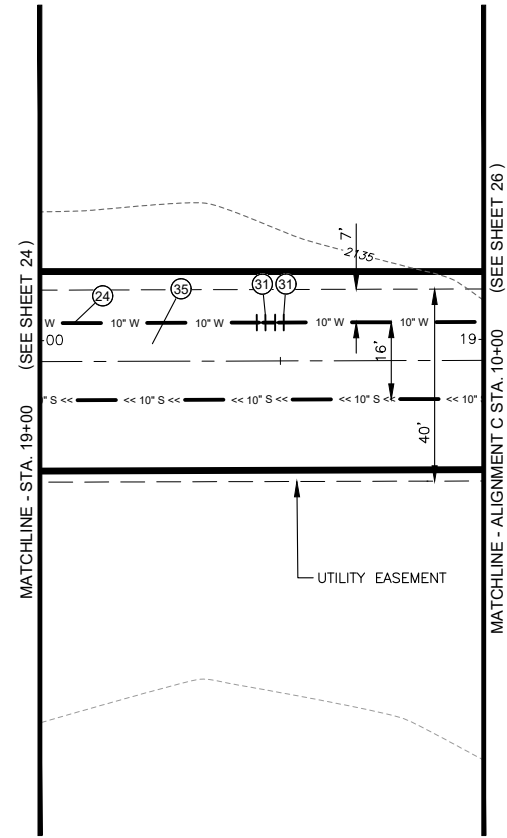
SITE KEY

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

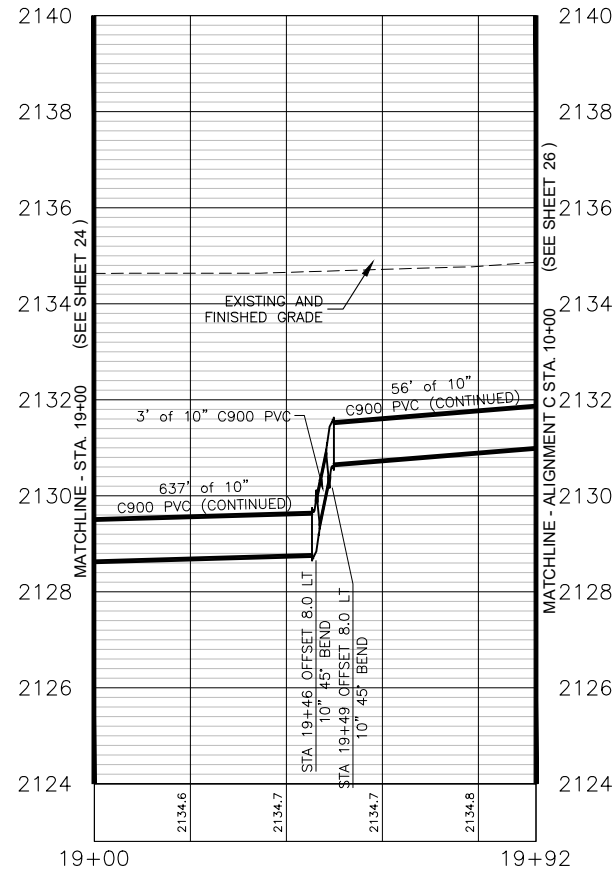
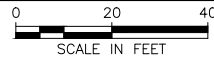
PROJECT:	4-20135
DESIGNED:	AREA
DRAWN:	AREA
CHECKED:	JS
APPROVED:	AJK
DATE:	MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT B WATER-ROAD STA 15+00 TO 19+00

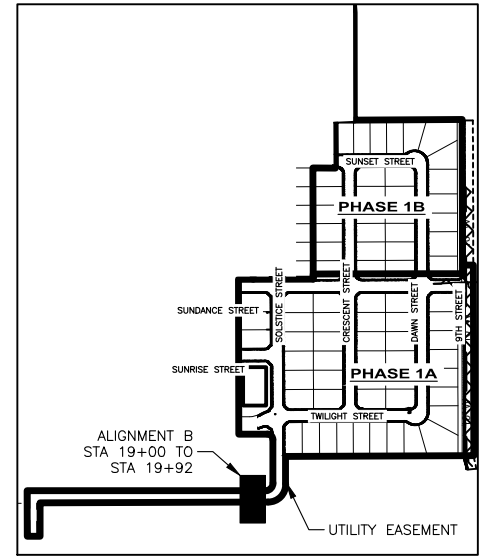


PLAN VIEW OF ALIGNMENT B WATER/ROAD STA 19+00 TO 19+92



PROFILE VIEW OF ALIGNMENT B - STA. 19+00 TO STA. 19+92

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT B STA. 19+92 =
ALIGNMENT C STA. 10+00

QUANTITIES PHASE 1A:

②4	10" C900 WATER LINE	92 LF
③1	10" 45° BEND	2 EA
③5	ALL WEATHER SURFACE	2,493 SF

NOTES:

- SEWER ALIGNMENT SEE SHEET 10
- 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION.
- ALL WEATHER SURFACE TO MATCH EXISTING GRADE OF ROAD.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C Roepers
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



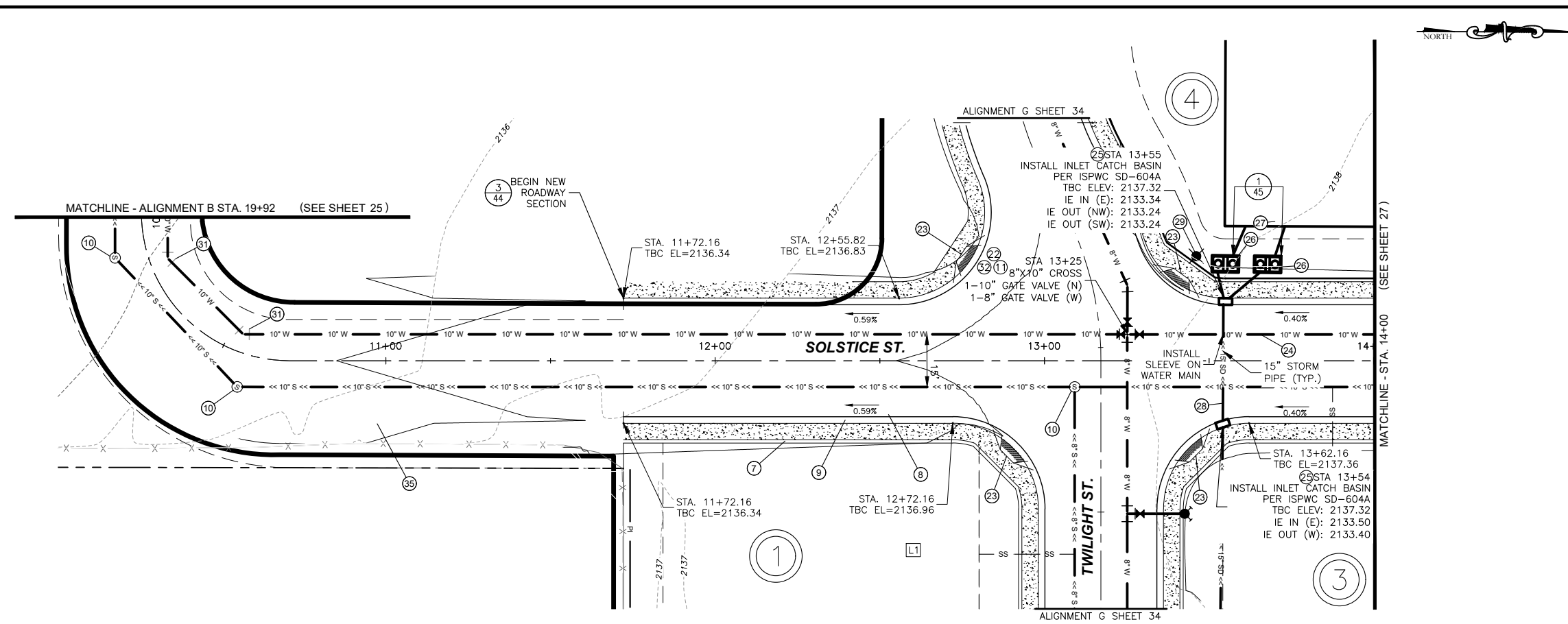
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT B WATER-ROAD STA 19+00 TO 19+92

SHEET NO.

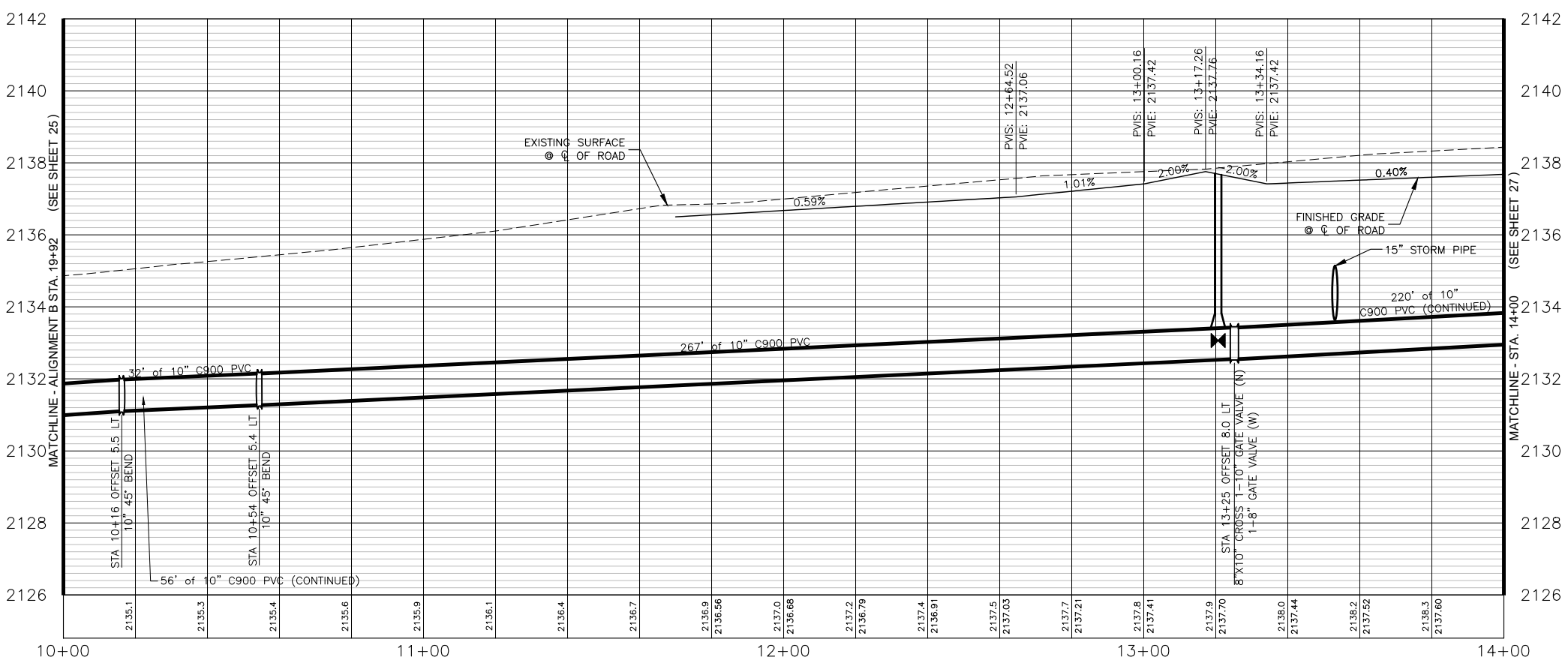
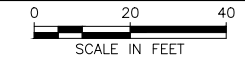
25

OF 47

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 26 Alignment C Water-Road STA 10+00 to 14+00.dwg

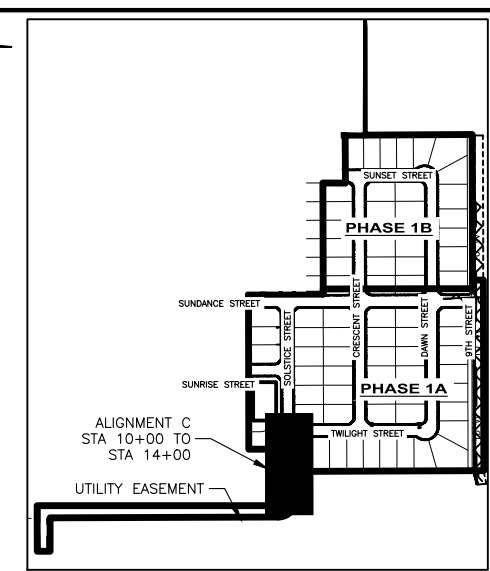


PLAN VIEW OF ALIGNMENT C WATER/ROAD STA 10+00 TO 14+00



PROFILE VIEW OF ALIGNMENT C - STA. 10+00 TO STA. 14+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT C STA. 13+16 =
ALIGNMENT G STA. 17+54

QUANTITIES PHASE 1A:

⑦ 5' CONCRETE SIDEWALK PER ISPWC SD-701	1,333 SF
⑧ 34' WIDE LOCAL STREET SECTION PER DETAIL	7,788 SF
⑨ 3" ROLLED CURB AND GUTTER PER ISPWC SD-702	266 LF
⑩ CONCRETE COLLAR	2 EA
⑪ 8" GATE VALVE	1 EA
⑫ 8"X10" CROSS	1 EA
⑬ PEDESTRIAN RAMP	4 EA
⑭ 10" C900 WATER LINE	384 LF
⑮ CATCH BASIN	2 EA
⑯ SAND AND GREASE TRAP	2 EA
⑰ 12" SDR 35 STORM PIPE	46 LF
⑱ 15" SDR 35 STORM PIPE	82 LF
⑲ STREET LIGHT	1 EA
⑳ 10" 45" BEND	2 EA
㉑ 10" GATE VALVE	1 EA
㉒ ALL WEATHER SURFACE	8,173 SF

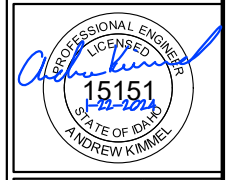
- NOTES:**
- SEWER ALIGNMENT SEE SHEET 11
 - 40' EASEMENT SHALL HAVE ALL WEATHER SURFACE INSTALLED AFTER CONSTRUCTION.
 - ALL WEATHER SURFACE TO MATCH EXISTING GRADE OF ROAD.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

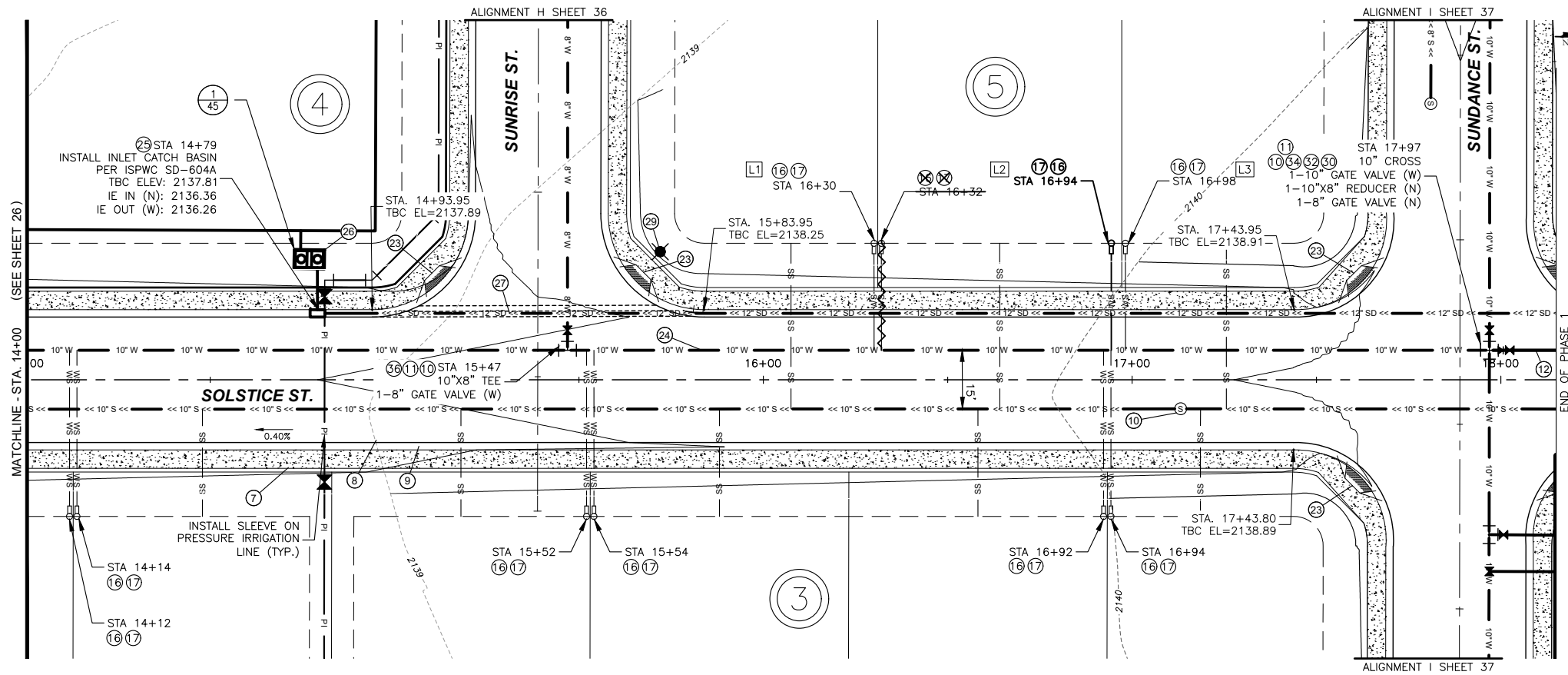
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

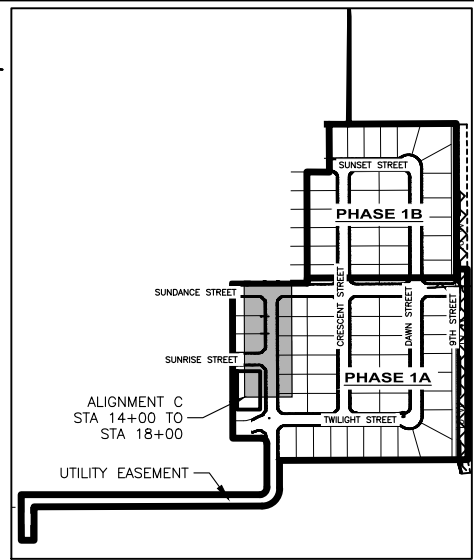
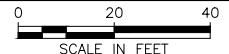


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT C WATER-ROAD STA 10+00 TO 14+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 27 Alignment C Water-Road STA 14+00 to 18+00.dwg



PLAN VIEW OF ALIGNMENT C WATER/ROAD STA 14+00 TO 18+00



SITE KEY

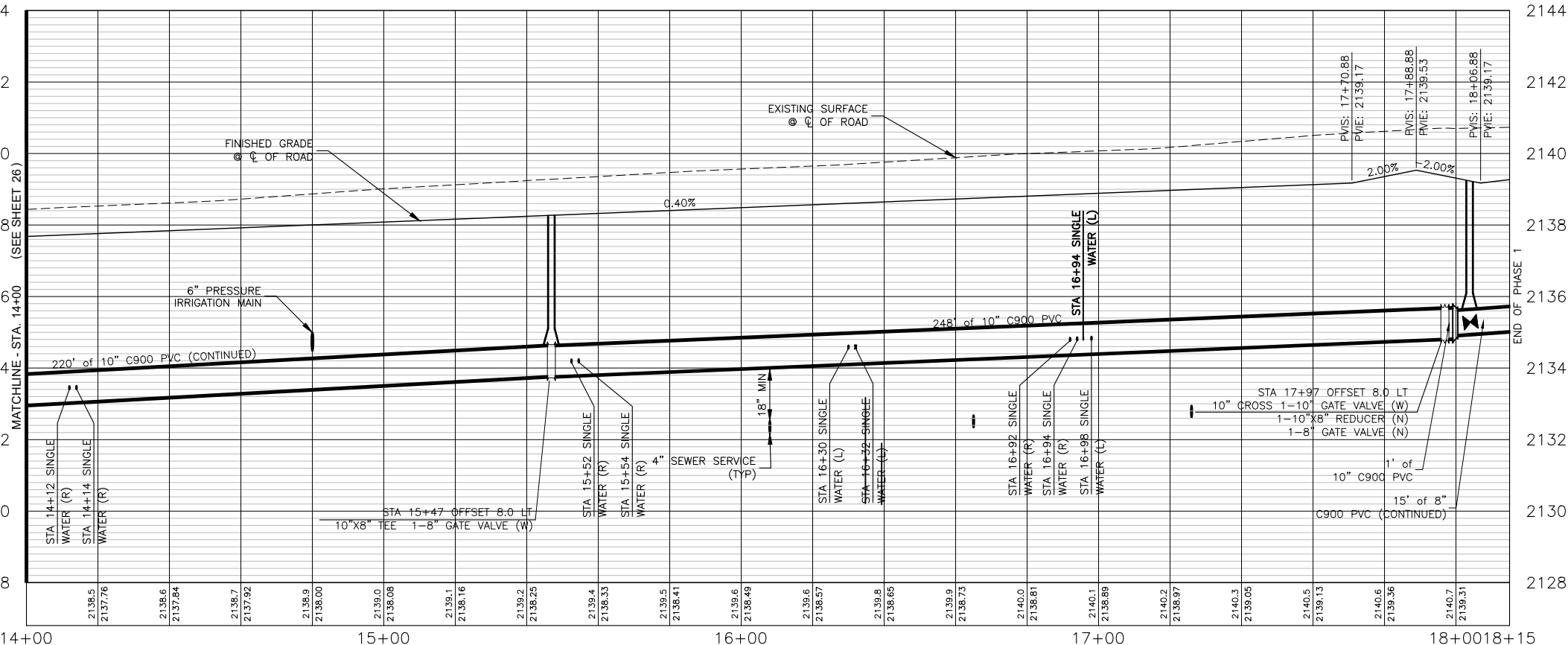
STATION EQUATION:
 ALIGNMENT C STA. 15+39 =
 ALIGNMENT H STA. 17+45
 ALIGNMENT C STA. 17+89 =
 ALIGNMENT I STA. 20+38

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,988 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	14,110 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	598 LF
⑩	CONCRETE COLLAR	4 EA
⑪	8" GATE VALVE	2 EA
⑫	8" C900 WATER LINE	17 LF
⑬	WATER SERVICE CONNECTION	9 EA
⑭	1" WATER SERVICE LINE	331 LF
⑮	PEDESTRIAN RAMP	4 EA
⑯	10" C900 WATER LINE	380 LF
⑰	CATCH BASIN	1 EA
⑱	SAND AND GREASE TRAP	1 EA
⑲	12" SDR 35 STORM PIPE	355 LF
⑳	STREET LIGHT	1 EA
㉑	10" GATE VALVE	1 EA
㉒	10" CROSS	1 EA
㉓	10"x8" REDUCER	1 EA
㉔	10"x8" TEE	1 EA

NOTES:

- SEWER ALIGNMENT SEE SHEET 12



PROFILE VIEW OF ALIGNMENT C - STA. 14+00 TO STA. 18+15

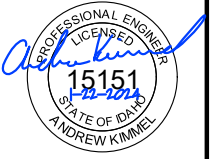
HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS ROEPER, PE

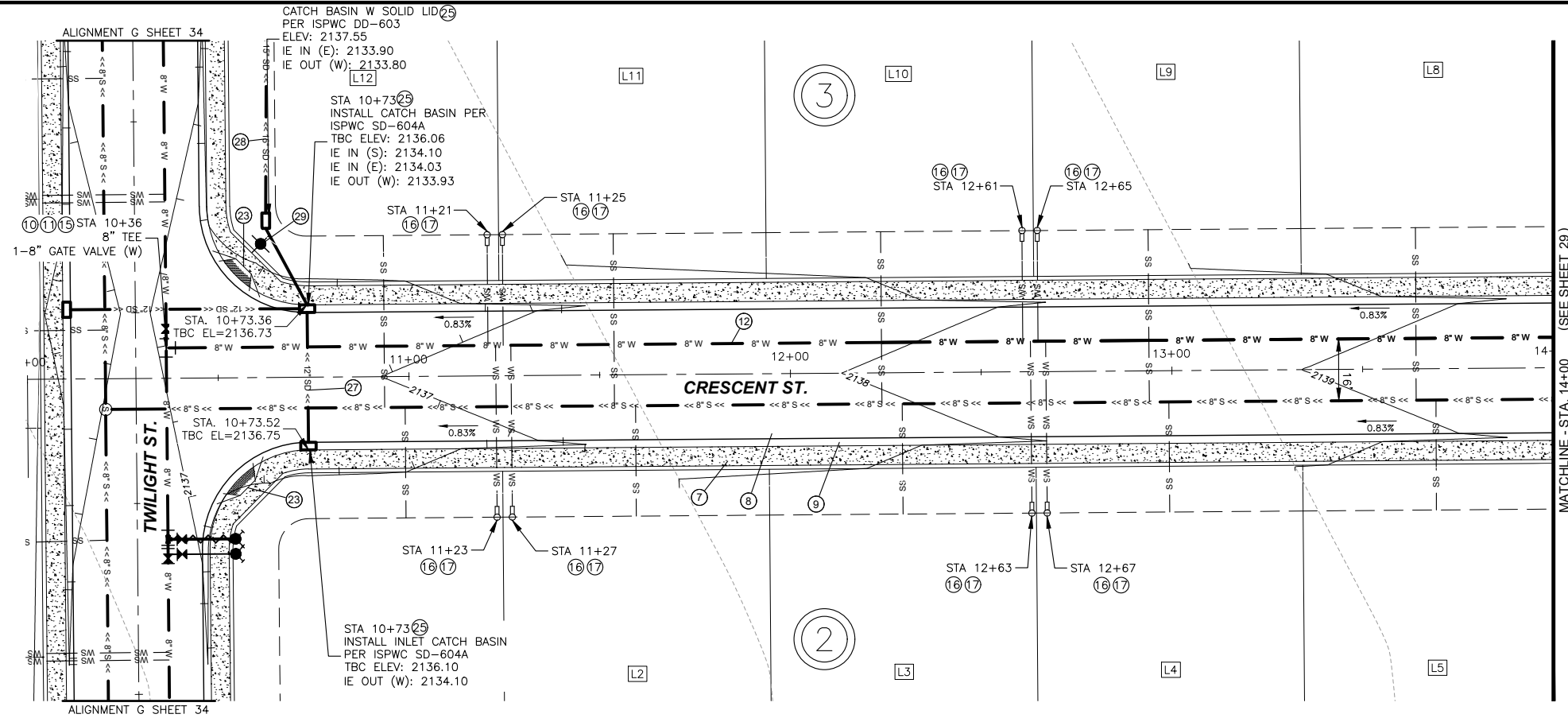
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

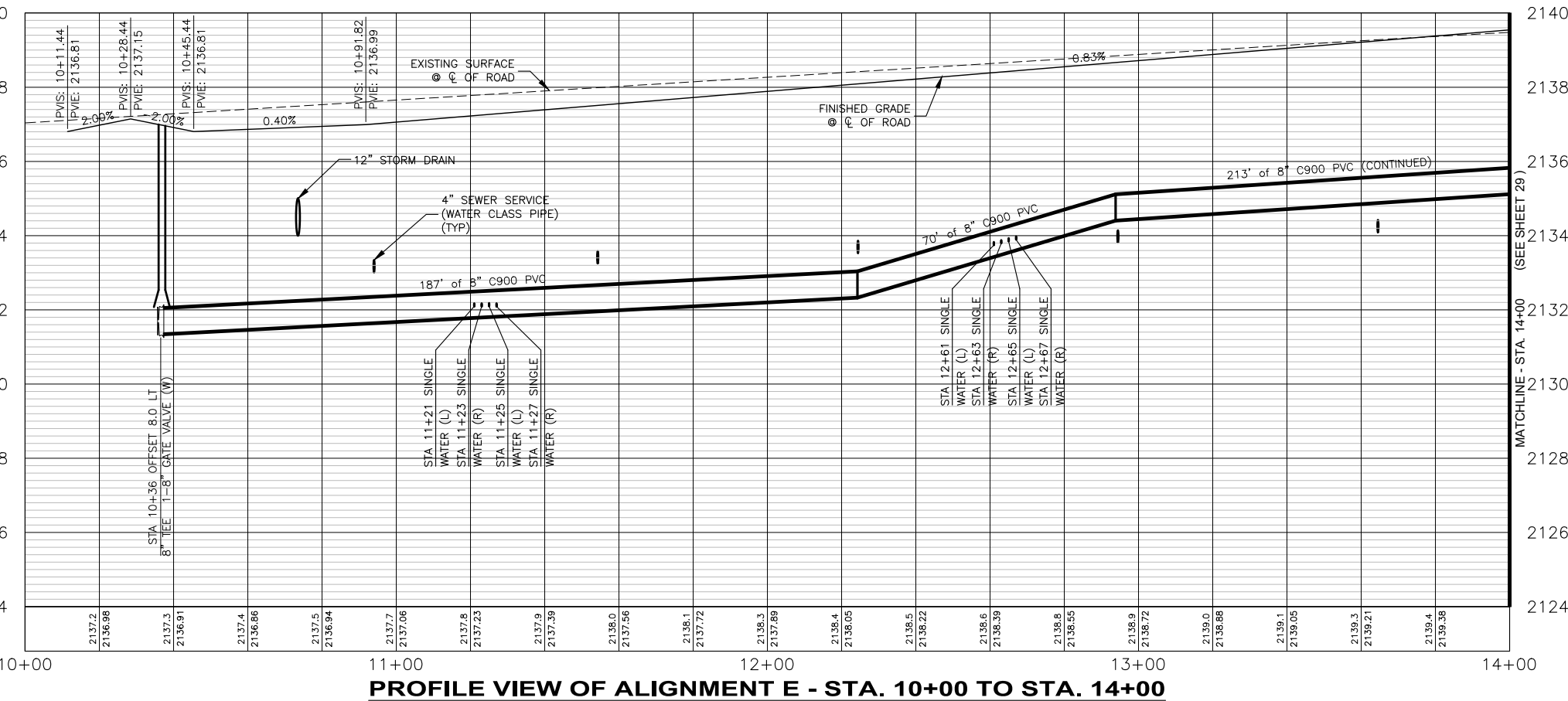
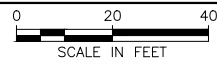


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT C WATER-ROAD STA 14+00 TO 18+00

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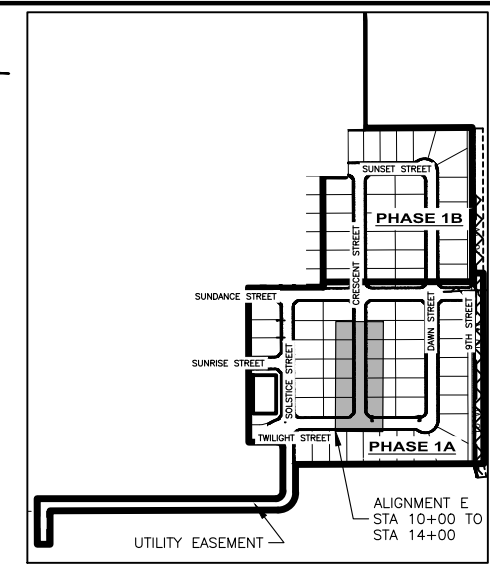


PLAN VIEW OF ALIGNMENT E WATER/ROAD STA 10+00 TO 14+00



PROFILE VIEW OF ALIGNMENT E - STA. 10+00 TO STA. 14+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT E STA. 10+29 =
ALIGNMENT G STA. 20+18

QUANTITIES PHASE 1A:

⑦ 5' CONCRETE SIDEWALK PER ISPWC SD-701	3,626 SF
⑧ 34' WIDE LOCAL STREET SECTION PER DETAIL	12,391 SF
⑨ 3" ROLLED CURB AND GUTTER PER ISPWC SD-702	741 LF
⑩ CONCRETE COLLAR	1 EA
⑪ 8" GATE VALVE	1 EA
⑫ 8" C900 WATER LINE	362 LF
⑮ 8" TEE	1 EA
⑯ WATER SERVICE CONNECTION	8 EA
⑰ 1" WATER SERVICE LINE	274 LF
⑲ PEDESTRIAN RAMP	2 EA
⑳ 15" SDR 35 STORM PIPE	72 LF
㉑ STREET LIGHT	1 EA

NOTES:

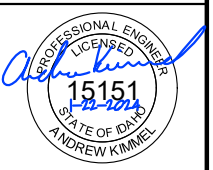
- SEWER ALIGNMENT SEE SHEET 13

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS C ROEPER
ANGUS ROEPER, PE

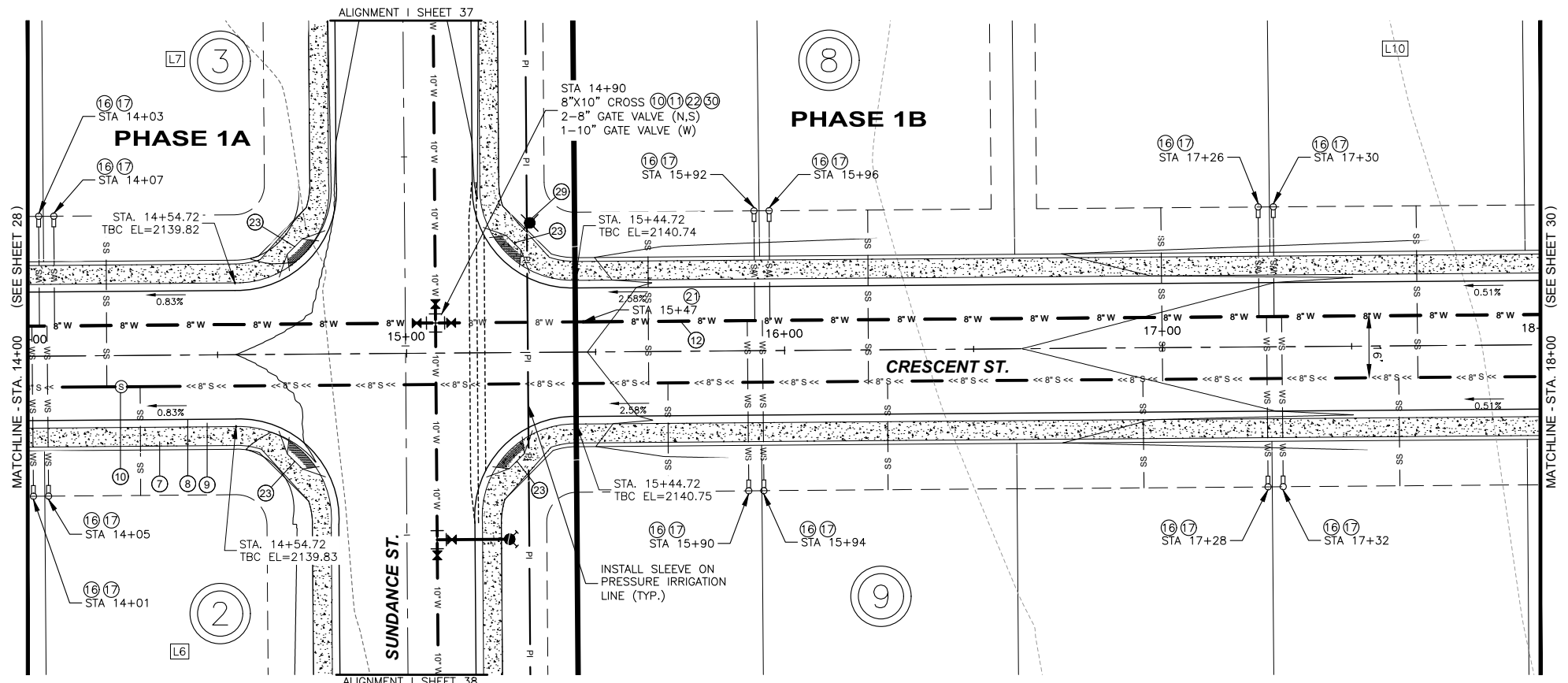
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

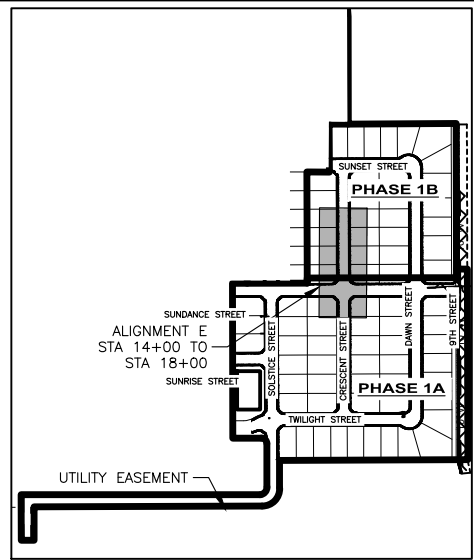


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT E WATER-ROAD STA 10+00 TO 14+00

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PLAN VIEW OF ALIGNMENT E WATER/ROAD STA 14+00 TO 18+00



SITE KEY

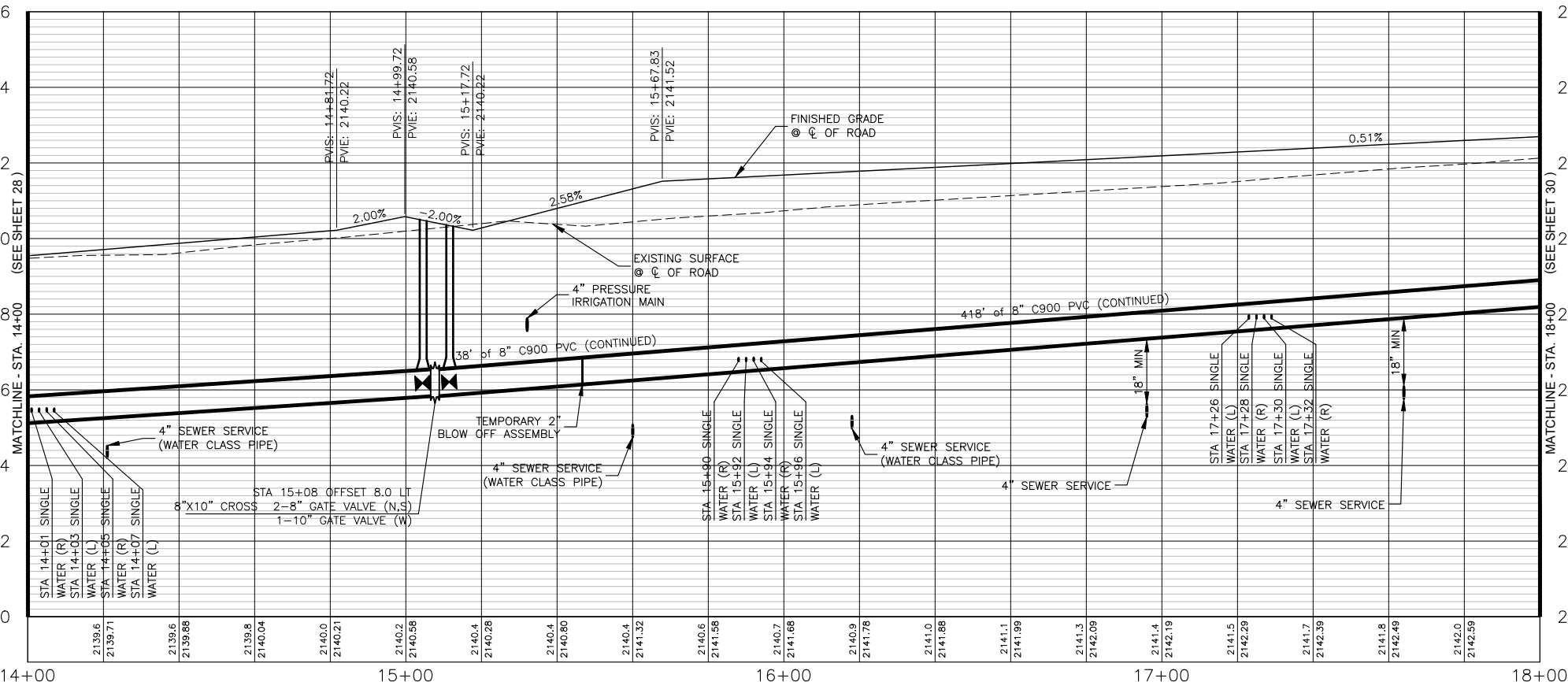
STATION EQUATION:
ALIGNMENT E STA. 14+99 =
ALIGNMENT I STA. 23+01

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	548 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	4,922 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	110 LF
⑩	CONCRETE COLLAR	2 EA
⑪	8" GATE VALVE	2 EA
⑫	8" C900 WATER LINE	144 LF
⑬	WATER SERVICE CONNECTION	4 EA
⑭	1" WATER SERVICE LINE	138 LF
⑮	2" BLOW OFF ASSEMBLY	1 EA
⑯	8"X10" CROSS	1 EA
⑰	PEDESTRIAN RAMP	4 EA
⑱	STREET LIGHT	1 EA
⑲	10" GATE VALVE	1 EA

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,552 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	8,678 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	510 LF
⑫	8" C900 WATER LINE	255 LF
⑬	WATER SERVICE CONNECTION	8 EA
⑭	1" WATER SERVICE LINE	272 LF



PROFILE VIEW OF ALIGNMENT E - STA. 14+00 TO STA. 18+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NOTES:

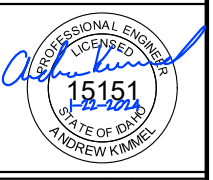
- SEWER ALIGNMENT SEE SHEET 14

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS C ROEPER
ANGUS ROEPER, PE

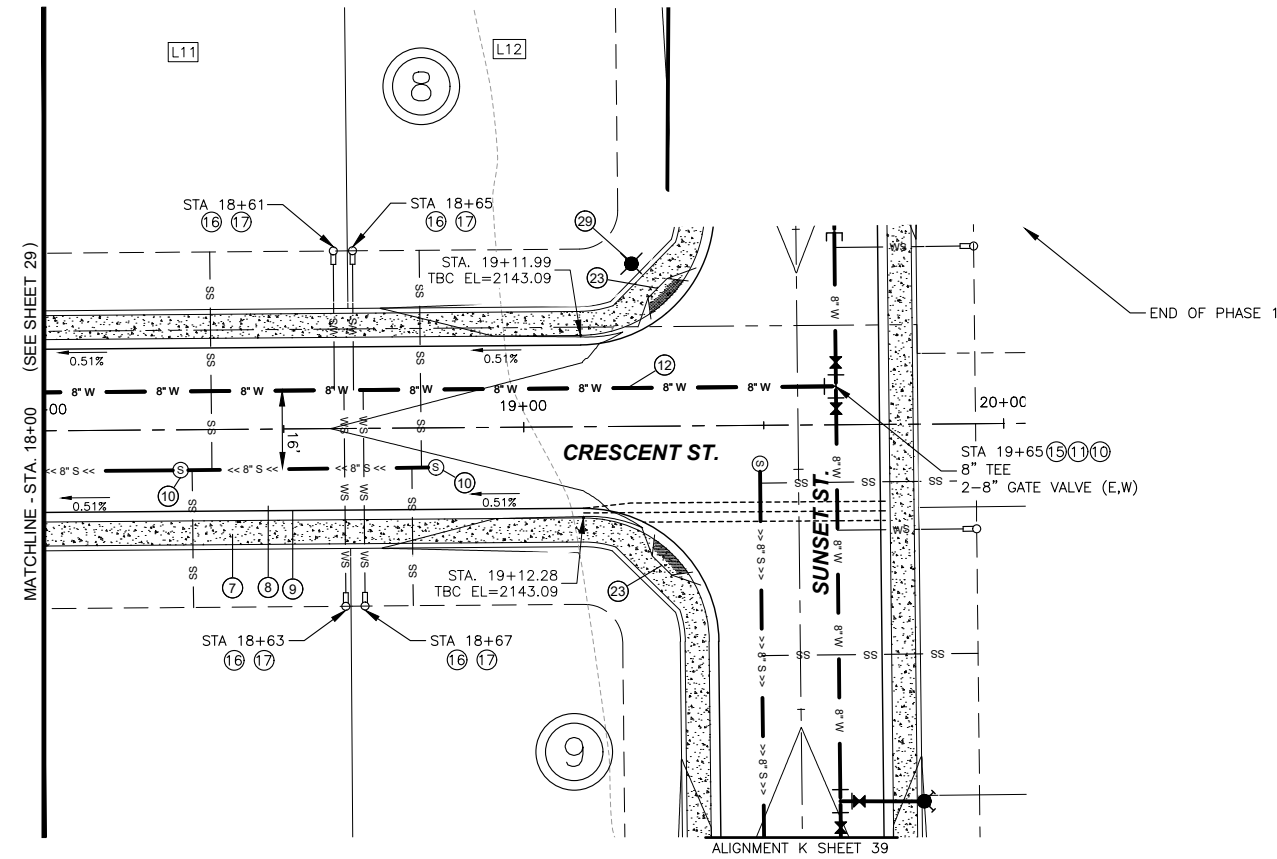
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT:	4-20135
DESIGNED:	AREA
DRAWN:	AREA
CHECKED:	JS
APPROVED:	AJK
DATE:	MARCH 22, 2023

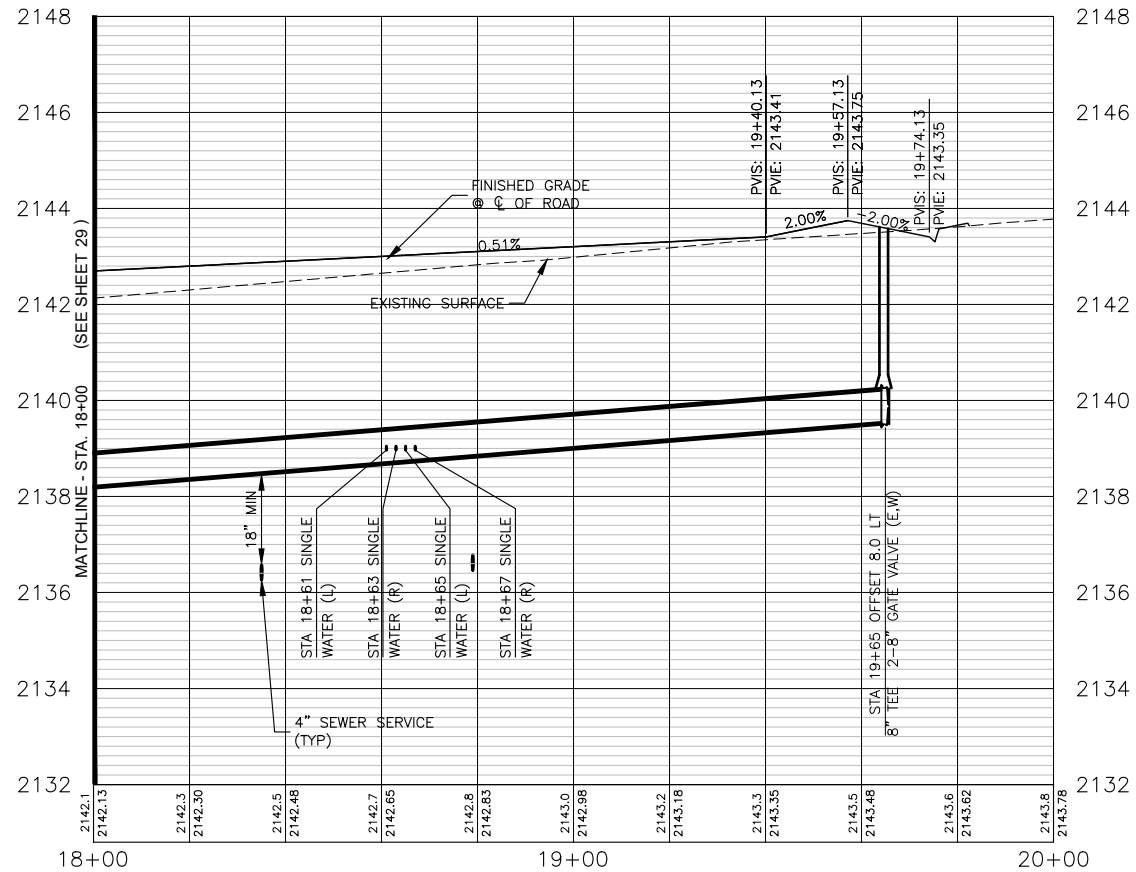
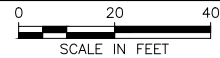


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION PHASE 1A/1B
ALIGNMENT E WATER-ROAD STA 14+00 TO 18+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 30 Alignment E Water-Road STA 18+00 to 20+00.dwg

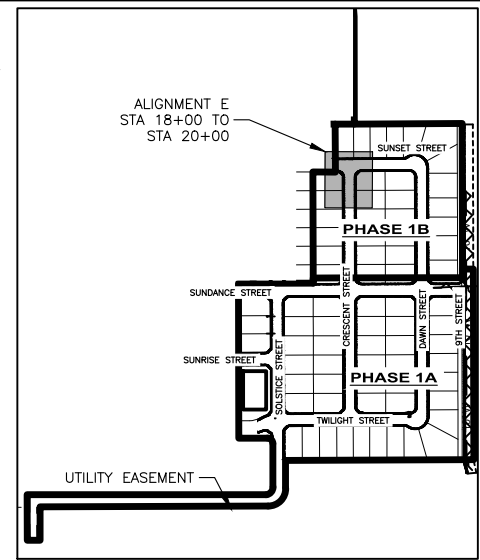


PLAN VIEW OF ALIGNMENT E WATER/ROAD STA 18+00 TO 20+00



PROFILE VIEW OF ALIGNMENT E - STA. 18+00 TO STA. 20+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT E STA. 19+57 =
ALIGNMENT K STA. 12+91

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	1,461 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	5,087 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	308 LF
⑩	CONCRETE COLLAR	3 EA
⑪	8" GATE VALVE	2 EA
⑫	8" C900 WATER LINE	146 LF
⑮	8" TEE	1 EA
⑯	WATER SERVICE CONNECTION	4 EA
⑰	1" WATER SERVICE LINE	137 LF
⑲	PEDESTRIAN RAMP	2 EA
⑳	STREET LIGHT	1 EA

NOTES:

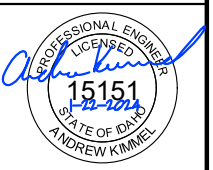
- SEWER ALIGNMENT SEE SHEET 15

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

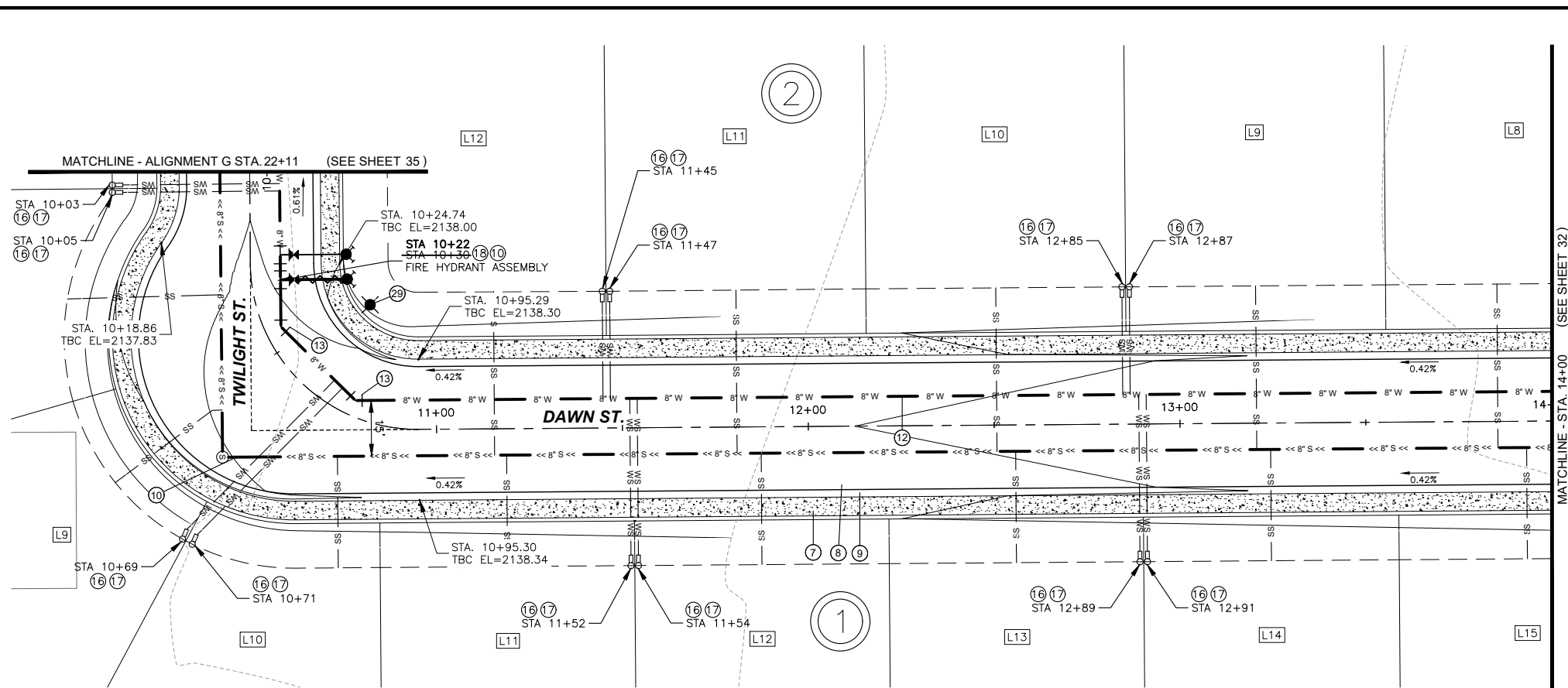
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT:	4-20135
DESIGNED:	AREA
DRAWN:	AREA
CHECKED:	JS
APPROVED:	AJK
DATE:	MARCH 22, 2023

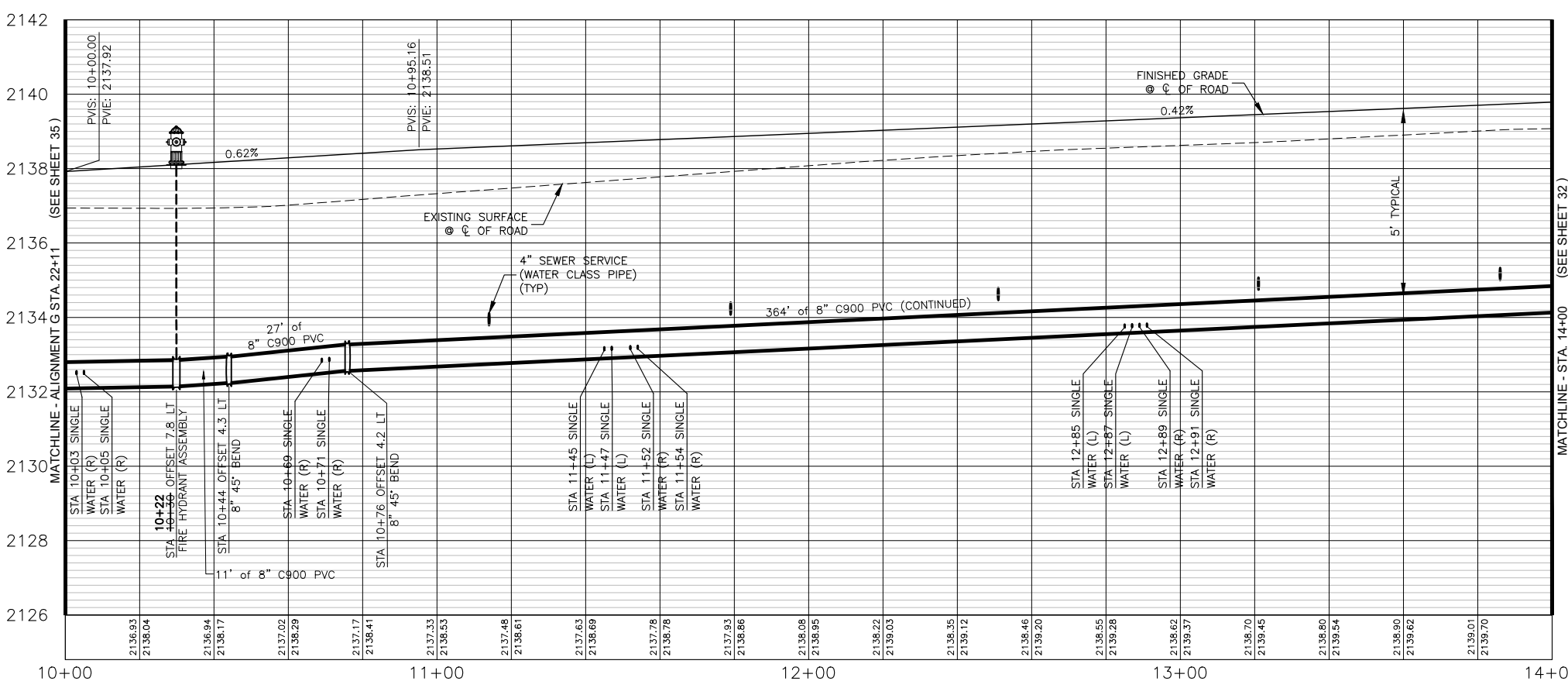


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT E WATER-ROAD STA 18+00 TO 20+00

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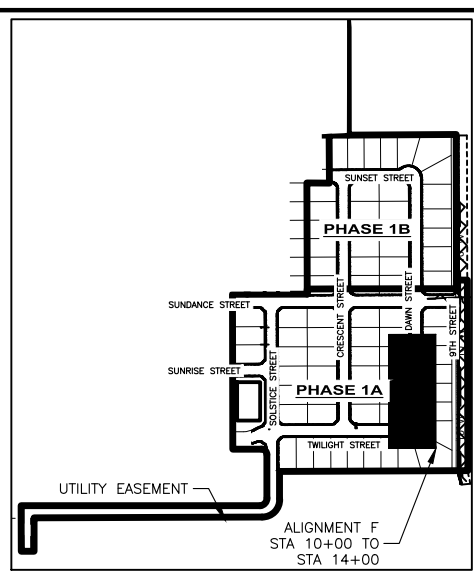
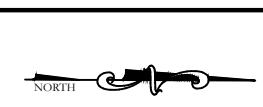


PLAN VIEW OF ALIGNMENT F WATER/ROAD STA 10+00 TO 14+00



PROFILE VIEW OF ALIGNMENT F - STA. 10+00 TO STA. 14+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 10+00 =
ALIGNMENT G STA. 22+11

QUANTITIES PHASE 1A:

⑦ 5' CONCRETE SIDEWALK PER ISPWC SD-701	4,124 SF
⑧ 34' WIDE LOCAL STREET SECTION PER DETAIL	14,899 SF
⑨ 3" ROLLED CURB AND GUTTER PER ISPWC SD-702	825 LF
⑩ CONCRETE COLLAR	2 EA
⑫ 8" C900 WATER LINE	393 LF
⑬ 8" 45° BEND	2 EA
⑮ WATER SERVICE CONNECTION	12 EA
⑰ 1" WATER SERVICE LINE	470 LF
⑱ FIRE HYDRANT ASSEMBLY	1 EA
⑳ STREET LIGHT	1 EA

NOTES:

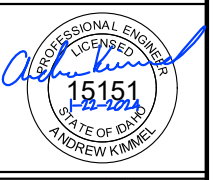
- SEWER ALIGNMENT SEE SHEET 16
- WATER MAIN TO BE INSTALLED AT 5' BURY DEPTH, TO ACCOMMODATE SEWER SERVICE CROSSINGS FROM STA 10+00 TO STA 14+00

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS C ROEPER
ANGUS ROEPER, PE

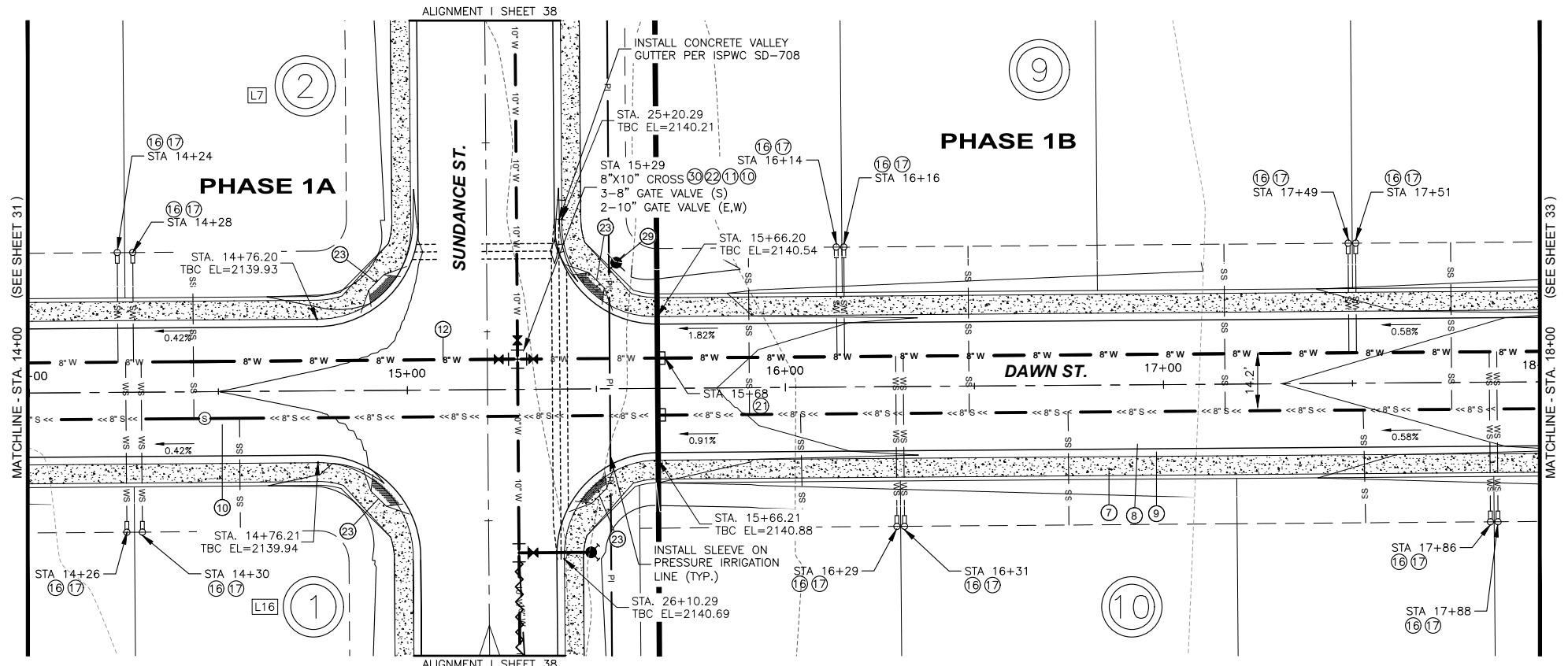
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

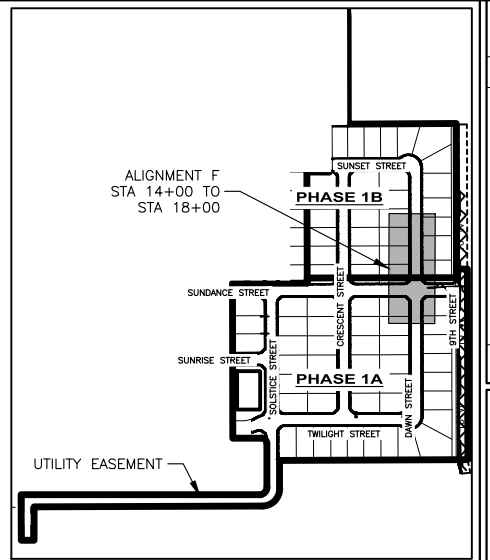


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT F WATER-ROAD STA 10+00 TO 14+00

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PLAN VIEW OF ALIGNMENT F WATER/ROAD STA 14+00 TO 18+00



SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 15+21 =
ALIGNMENT I STA. 25+65

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	766 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	5,666 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	153 LF
⑩	CONCRETE COLLAR	2 EA
⑪	8" GATE VALVE	2 EA
⑫	8" C900 WATER LINE	168 LF
⑬	WATER SERVICE CONNECTION	4 EA
⑭	1" WATER SERVICE LINE	410 LF
⑮	2" BLOW OFF ASSEMBLY	1 EA
⑯	8"x10" CROSS	1 EA
⑰	PEDESTRIAN RAMPS	4 EA
⑱	STREET LIGHT	1 EA
⑲	10" GATE VALVE	1 EA

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,334 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	7,934 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	467 LF
⑩	8" GATE VALVE	2 EA
⑫	8" C900 WATER LINE	232 LF
⑬	WATER SERVICE CONNECTION	8 EA
⑭	1" WATER SERVICE LINE	273 LF

NOTES:

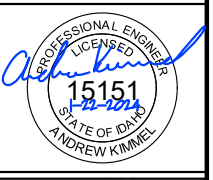
- SEWER ALIGNMENT SEE SHEET 17

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

ANGUS ROEPER, PE

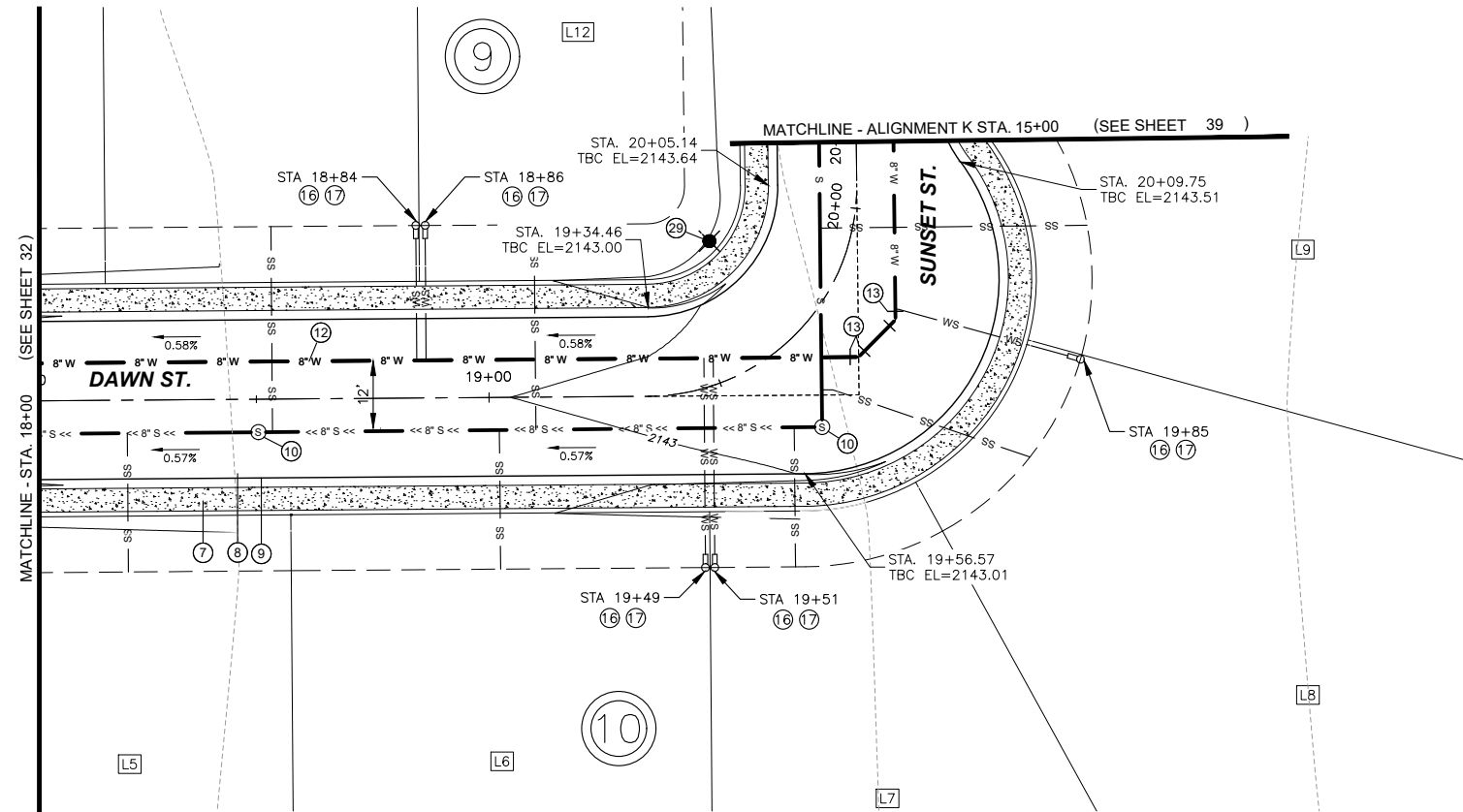
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023

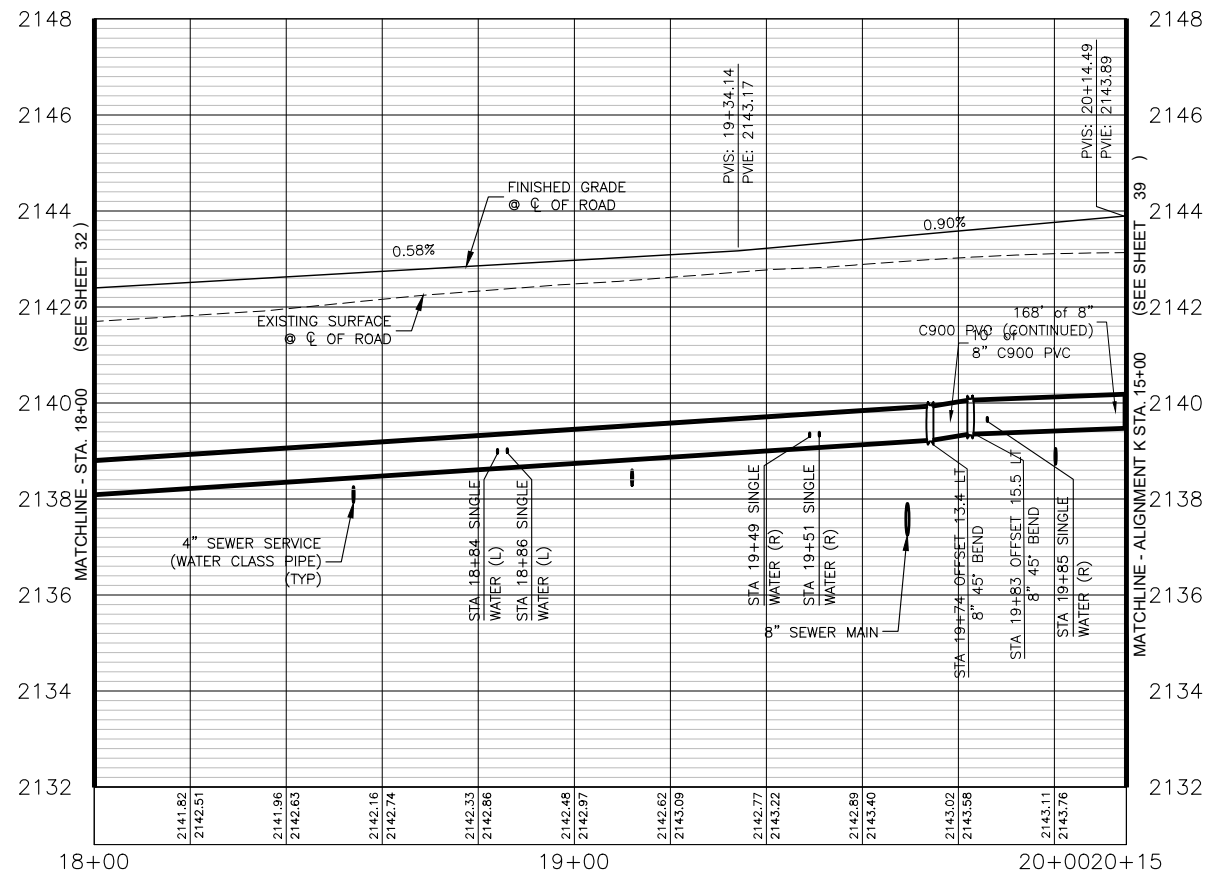
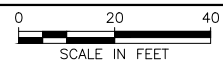


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT F WATER-ROAD STA 14+00 TO 18+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 33 Alignment F Water-Road STA 18+00 to 21+00.dwg

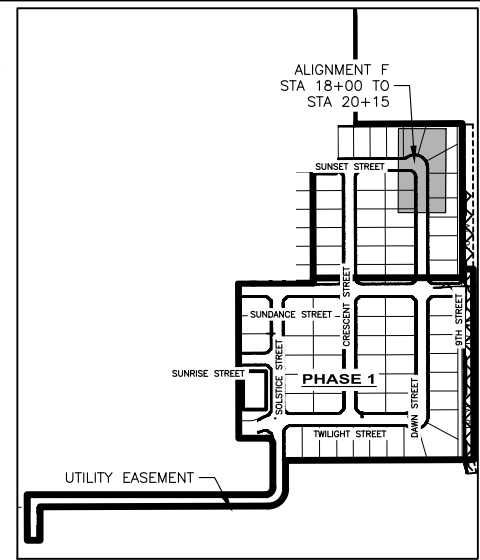


PLAN VIEW OF ALIGNMENT F WATER/ROAD STA 18+00 TO 20+15



PROFILE VIEW OF ALIGNMENT F - STA. 18+00 TO STA. 20+15

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 20+15 =
ALIGNMENT K STA. 15+00

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,265 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	8,585 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	453 LF
⑩	CONCRETE COLLAR	2 EA
⑫	8" C900 WATER LINE	219 LF
⑬	8" 45° BEND	2 EA
⑯	WATER SERVICE CONNECTION	5 EA
⑰	1" WATER SERVICE LINE	178 LF
⑲	STREET LIGHT	1 EA

NOTES:

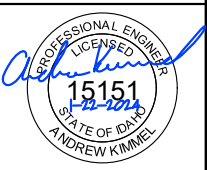
- SEWER ALIGNMENT SEE SHEET 18

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

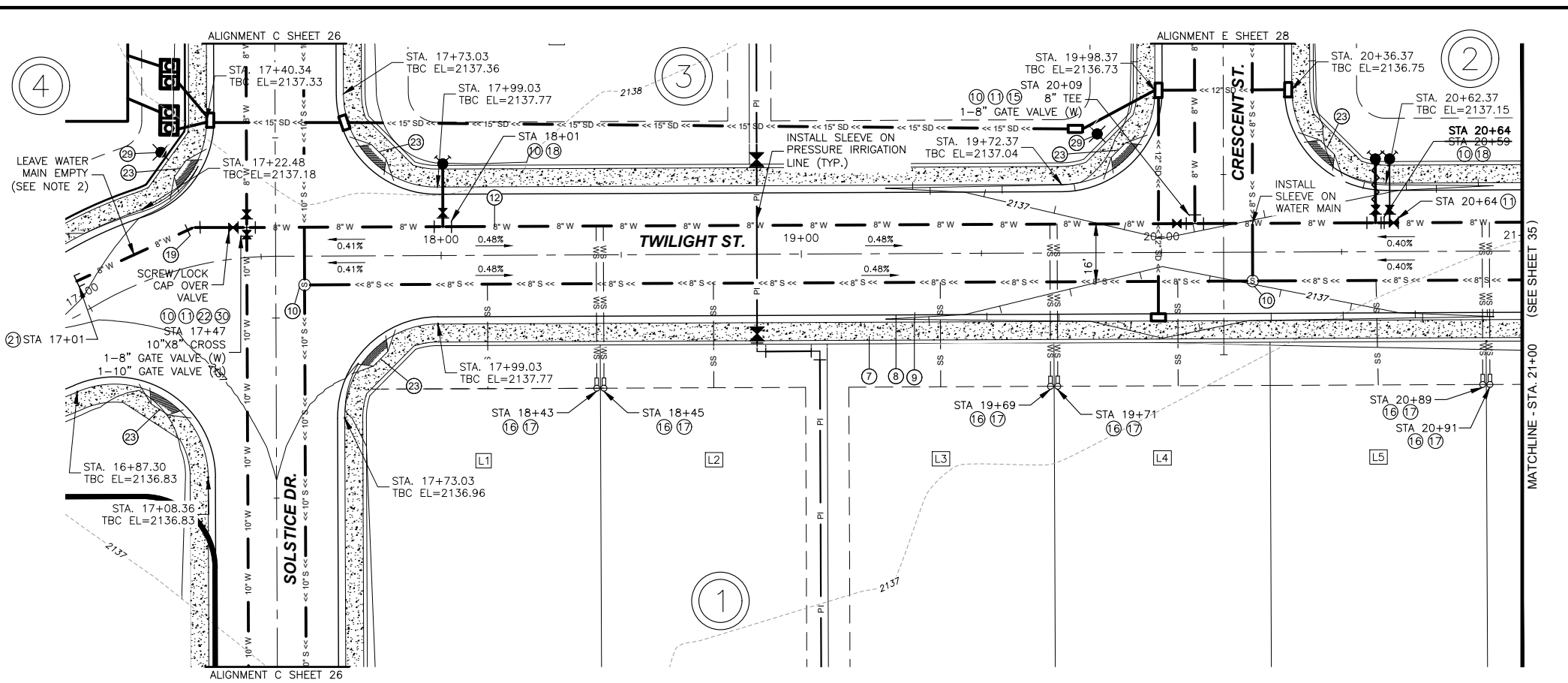
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT:	4-20135
DESIGNED:	AREA
DRAWN:	AREA
CHECKED:	JS
APPROVED:	AJK
DATE:	MARCH 22, 2023

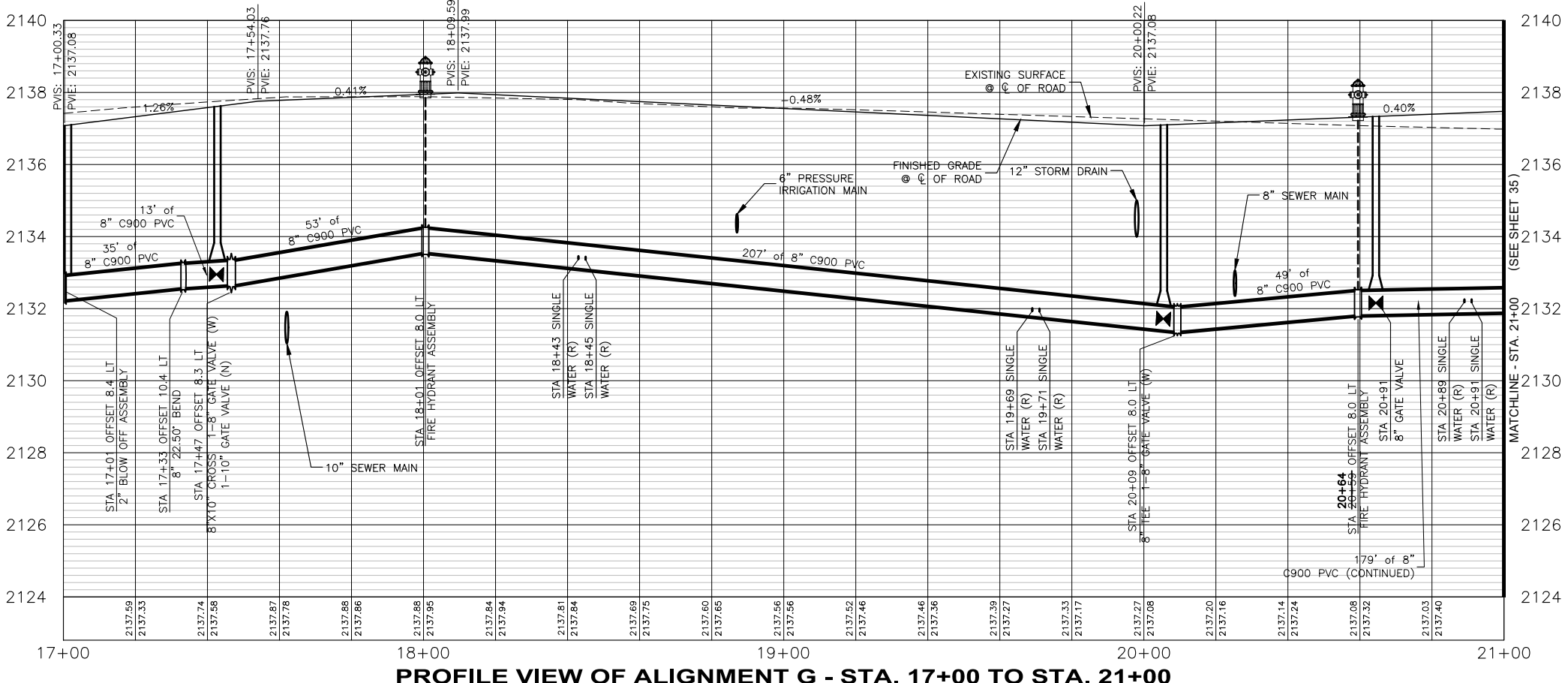
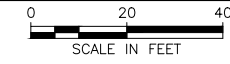


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT F WATER-ROAD STA 18+00 TO 21+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 - 34 Alignment G Water-Road STA 17+00 to 21+00.dwg

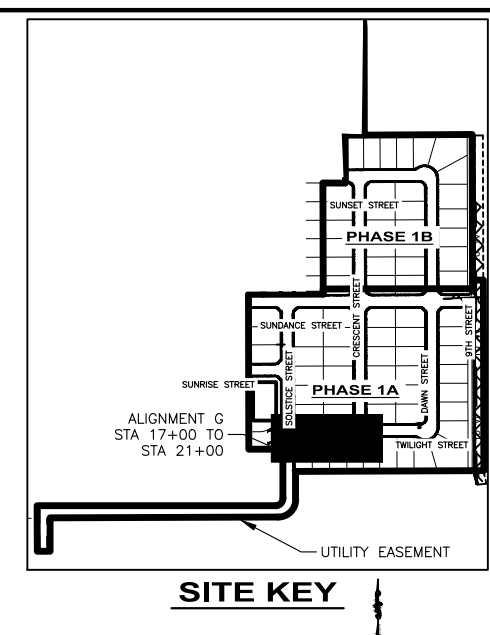


PLAN VIEW OF ALIGNMENT G WATER/ROAD STA 17+00 TO 21+00



PROFILE VIEW OF ALIGNMENT G - STA. 17+00 TO STA. 21+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

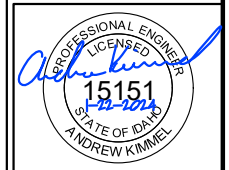
QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	3,582 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	14,106 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	710 LF
⑩	CONCRETE COLLAR	6 EA
⑪	8" GATE VALVE	4 EA
⑫	8" C900 WATER LINE	420 LF
⑬	8" TEE	1 EA
⑭	WATER SERVICE CONNECTION	6 EA
⑮	1" WATER SERVICE LINE	252 LF
⑯	FIRE HYDRANT ASSEMBLY	2 EA
⑰	8" 22.5" BEND	1 EA
⑱	2" BLOW OFF ASSEMBLY	1 EA
⑲	10'X8" CROSS	1 EA
⑳	PEDESTRIAN RAMP	6 EA
㉑	STREET LIGHT	2 EA
㉒	10" GATE VALVE	1 EA

NOTES:

- SEWER ALIGNMENT SEE SHEET 19
- DO NOT FILL WATER MAIN WITH WATER. PIPE TO BE AIR TEST FROM STA 17+00 TO 17+47

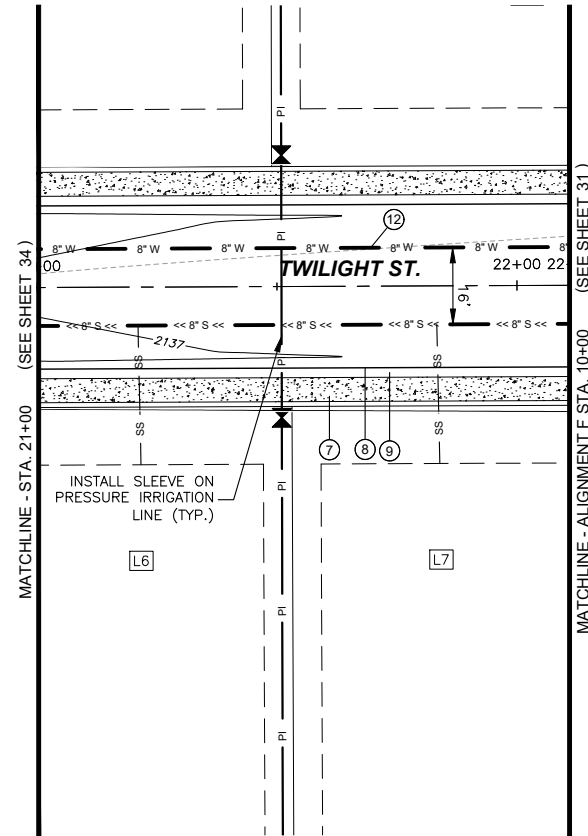
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23



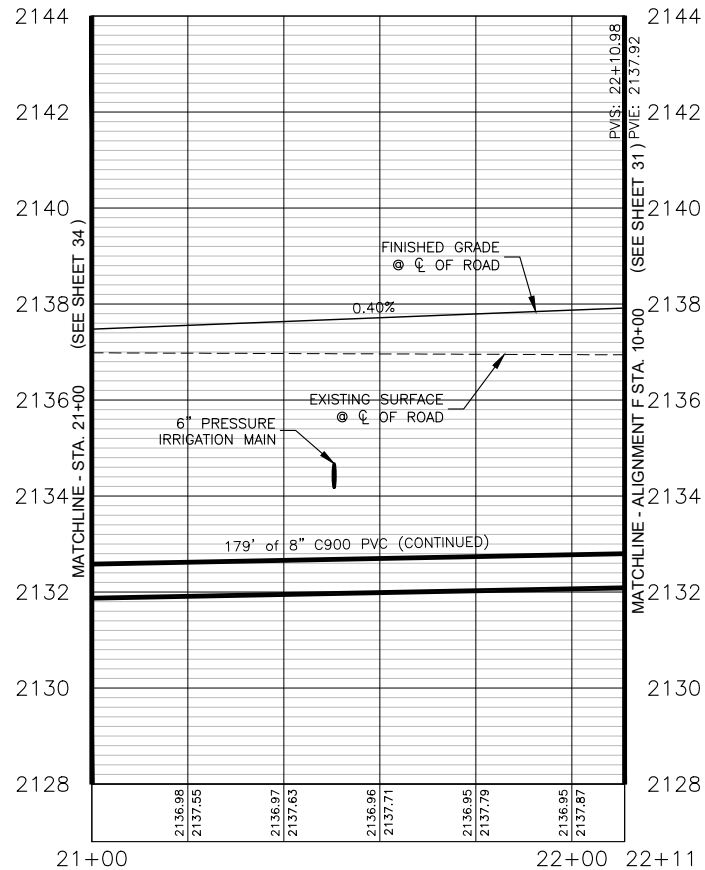
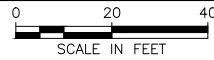
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT G WATER-ROAD STA 17+00 TO 21+00

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

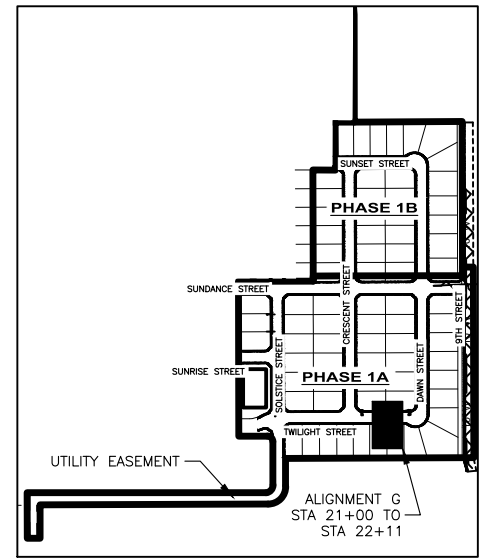


PLAN VIEW OF ALIGNMENT G WATER/ROAD STA 21+00 TO 22+11



PROFILE VIEW OF ALIGNMENT G - STA. 21+00 TO STA. 22+11

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT F STA. 10+00 =
ALIGNMENT G STA. 22+11

QUANTITIES PHASE 1A:

⑦ 5' CONCRETE SIDEWALK PER ISPWC SD-701	1,109 SF
⑧ 34' WIDE LOCAL STREET SECTION PER DETAIL	3,772 SF
⑨ 3" ROLLED CURB AND GUTTER PER ISPWC SD-702	222 LF
⑫ 8" C900 WATER LINE	111 LF

NOTES:

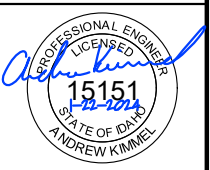
- SEWER ALIGNMENT SEE SHEET 20

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

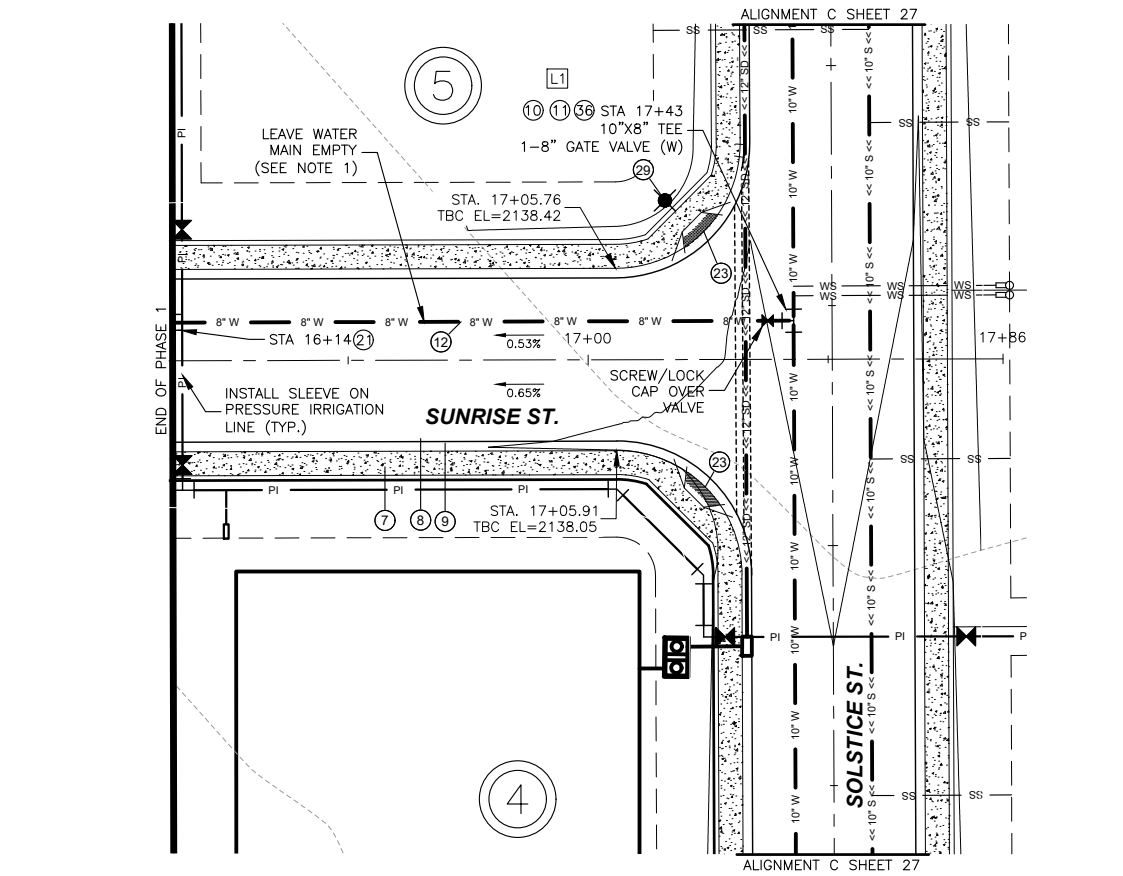
Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

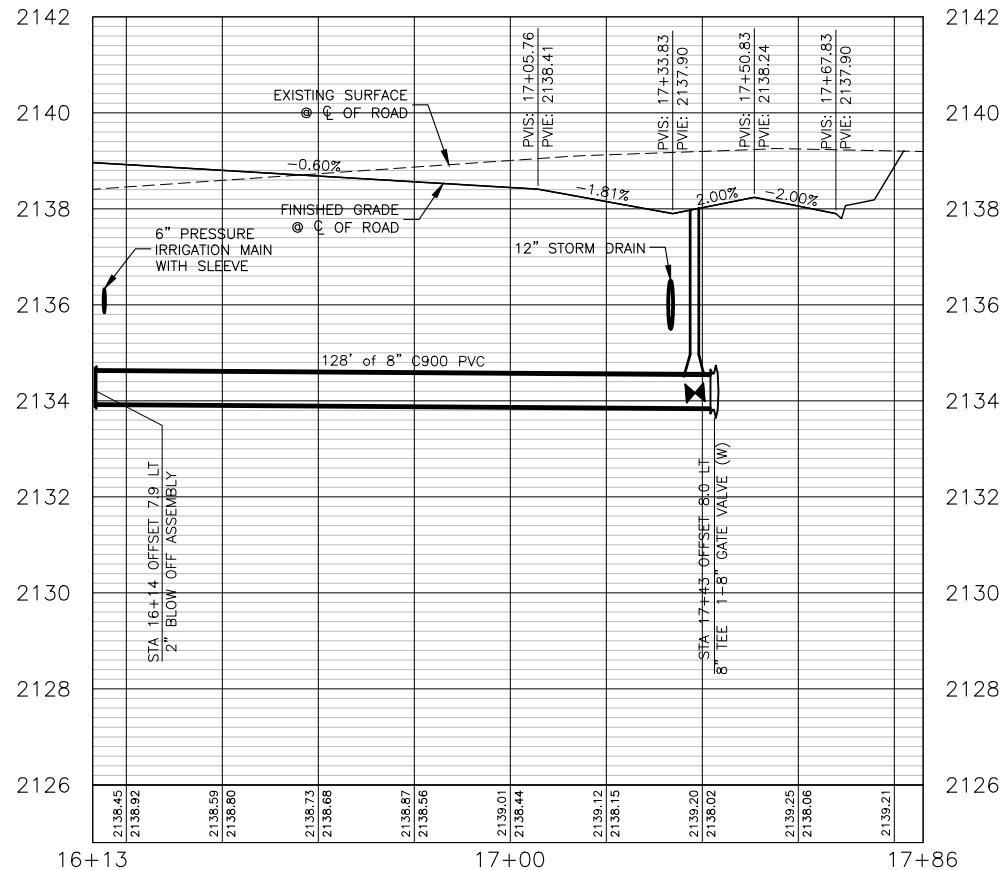
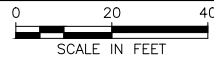
PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT G WATER-ROAD STA 21+00 TO 22+11

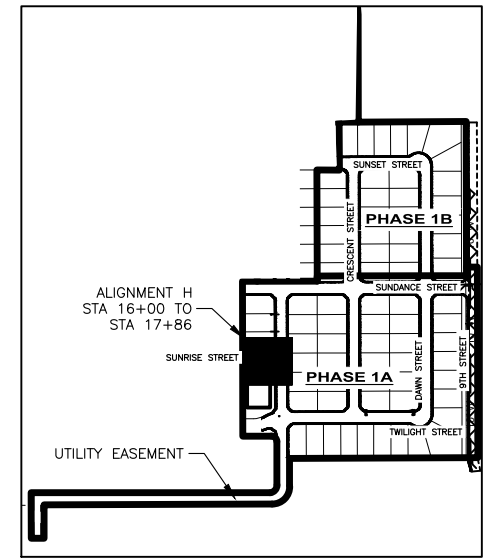


PLAN VIEW OF ALIGNMENT H WATER/ROAD STA 16+13 TO 17+86



PROFILE VIEW OF ALIGNMENT H - STA. 16+13 TO STA. 17+86

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
ALIGNMENT C STA. 17+89 =
ALIGNMENT I STA. 20+38

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	1,284 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	4,430 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	273 LF
⑩	CONCRETE COLLAR	1 EA
⑪	8" GATE VALVE	1 EA
⑫	8" C900 WATER LINE	129 LF
⑬	2" BLOW OFF ASSEMBLY	1 EA
⑭	PEDESTRIAN RAMP	2 EA
⑮	STREET LIGHT	1 EA
⑯	10"X8" TEE	1 EA

NOTES:

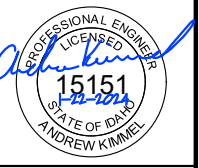
- DO NOT FILL WATER MAIN WITH WATER. PIPE TO BE AIR TESTED FROM STA 16+13 TO 17+43

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



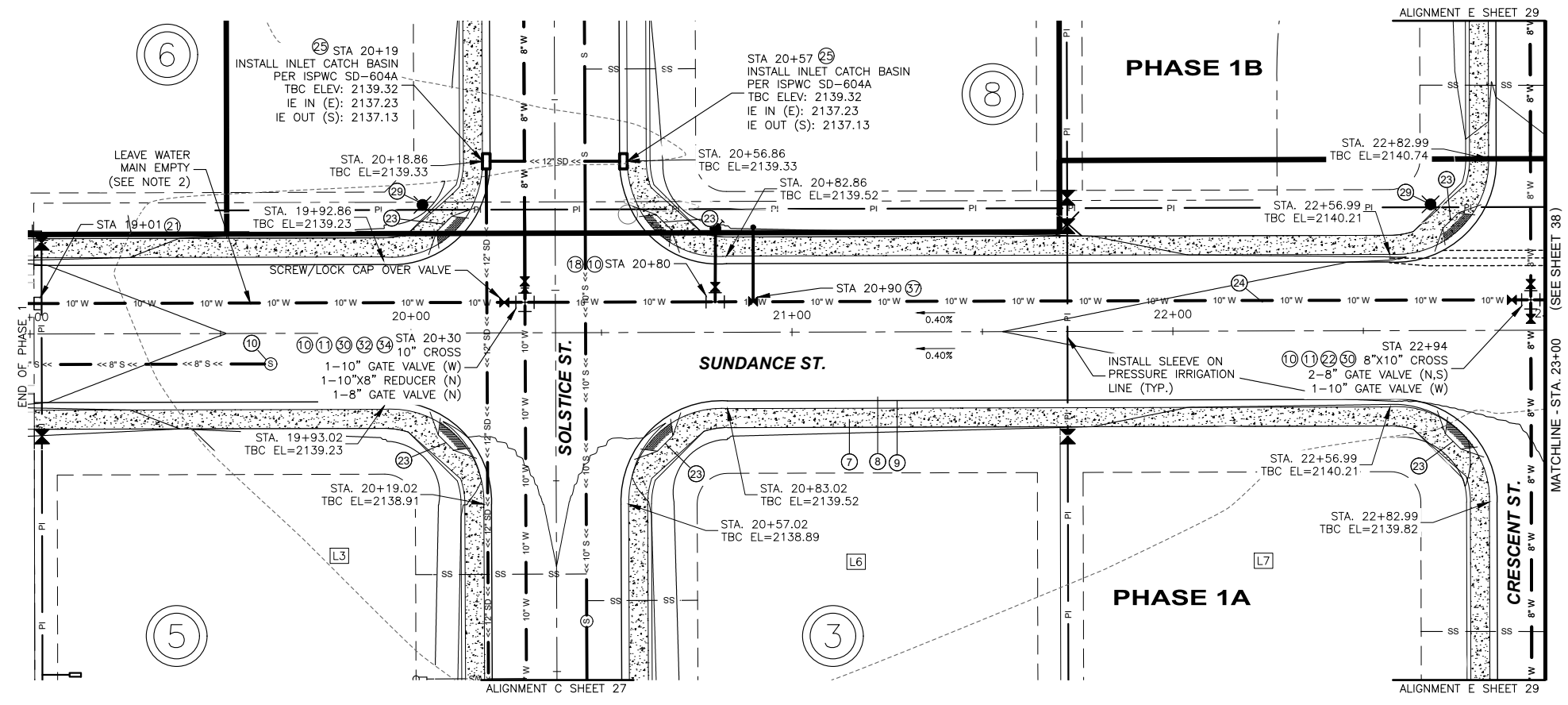
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT H WATER-ROAD STA 16+13 TO 17+86

SHEET NO.

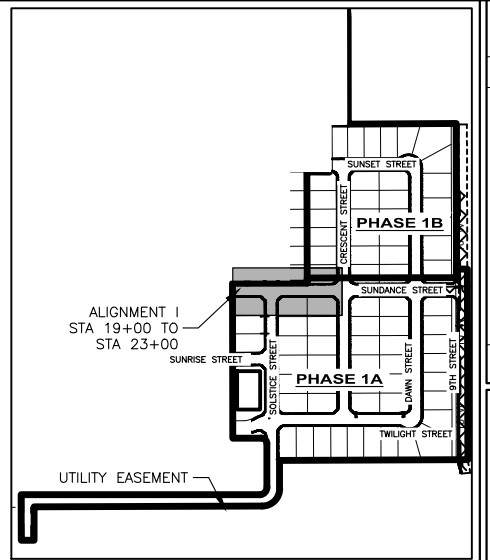
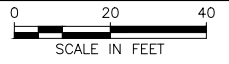
36

OF 47

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 37 Alignment I Water-Road STA 19+00 to 23+00.dwg



PLAN VIEW OF ALIGNMENT I WATER/ROAD STA 19+00 TO 23+00



SITE KEY

STATION EQUATION:
ALIGNMENT C STA. 17+89 =
ALIGNMENT I STA. 20+38

QUANTITIES PHASE 1A:

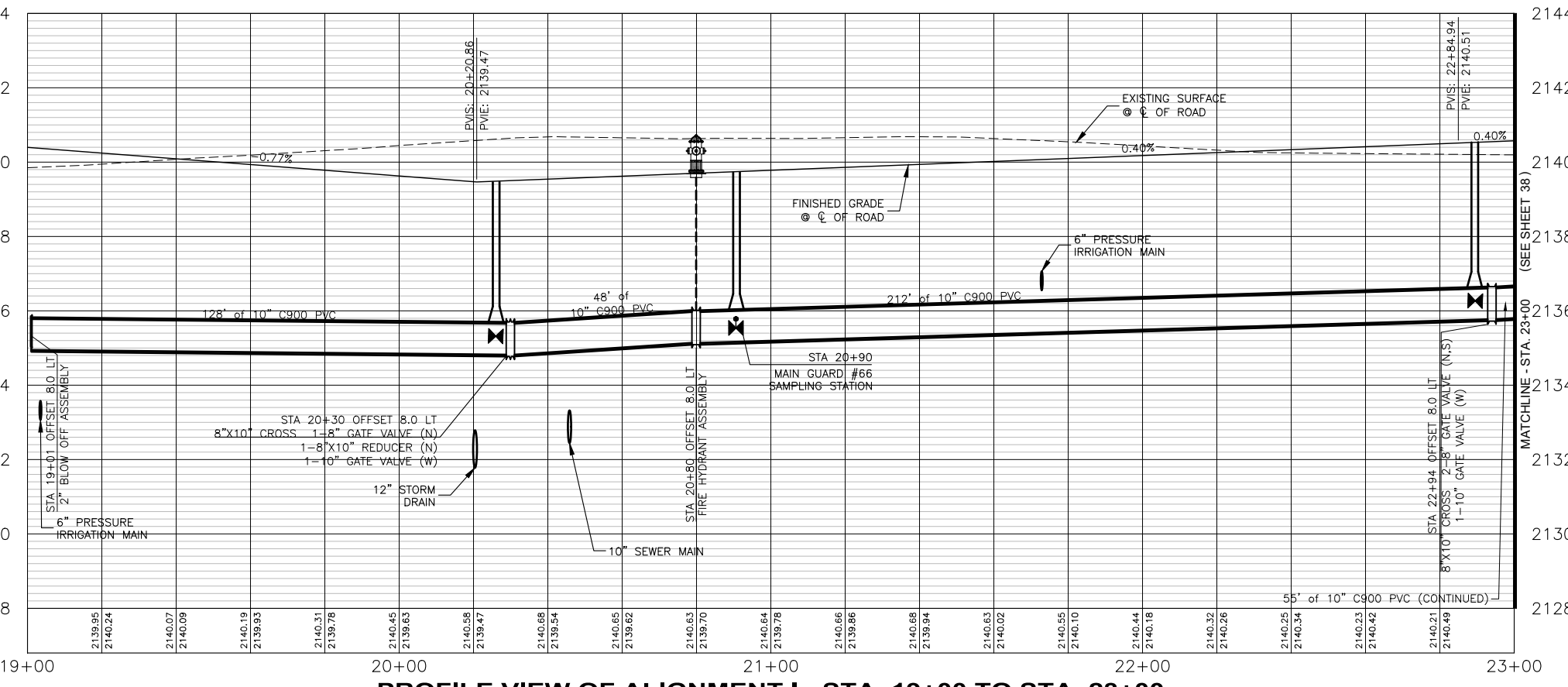
⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	3,371 SF
⑧	36' WIDE LOCAL STREET SECTION PER DETAIL	12,928 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	717 LF
⑩	CONCRETE COLLAR	3 EA
⑪	8" GATE VALVE	3 EA
⑫	FIRE HYDRANT ASSEMBLY	2 EA
⑬	2" BLOW OFF ASSEMBLY	1 EA
⑭	8"x10" CROSS	1 EA
⑮	PEDESTRIAN RAMP	6 EA
⑯	10" C900 WATER LINE	400 LF
⑰	CATCH BASIN	2 EA
⑱	12" SDR 35 STORM PIPE	171 LF
⑲	STREET LIGHT	2 EA
⑳	10" GATE VALVE	2 EA
㉑	10" CROSS	1 EA
㉒	MAIN GUARD #66 SAMPLING STATION	1 EA

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	181 SF
⑧	36' WIDE LOCAL STREET SECTION PER DETAIL	469 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	36 LF

- NOTES:**
- CATCH BASINS AT STA 20+18.86 SHALL BE INSTALLED DURING PHASE 1.
 - DO NOT FILL WATER MAIN WITH WATER. PIPE TO BE AIR TESTED FROM STA 19+01 TO 20+30.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.



PROFILE VIEW OF ALIGNMENT I - STA. 19+00 TO STA. 23+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135	DESIGNED: AREA	DRAWN: AREA	CHECKED: JS	APPROVED: AJK
DATE: MARCH 22, 2023				

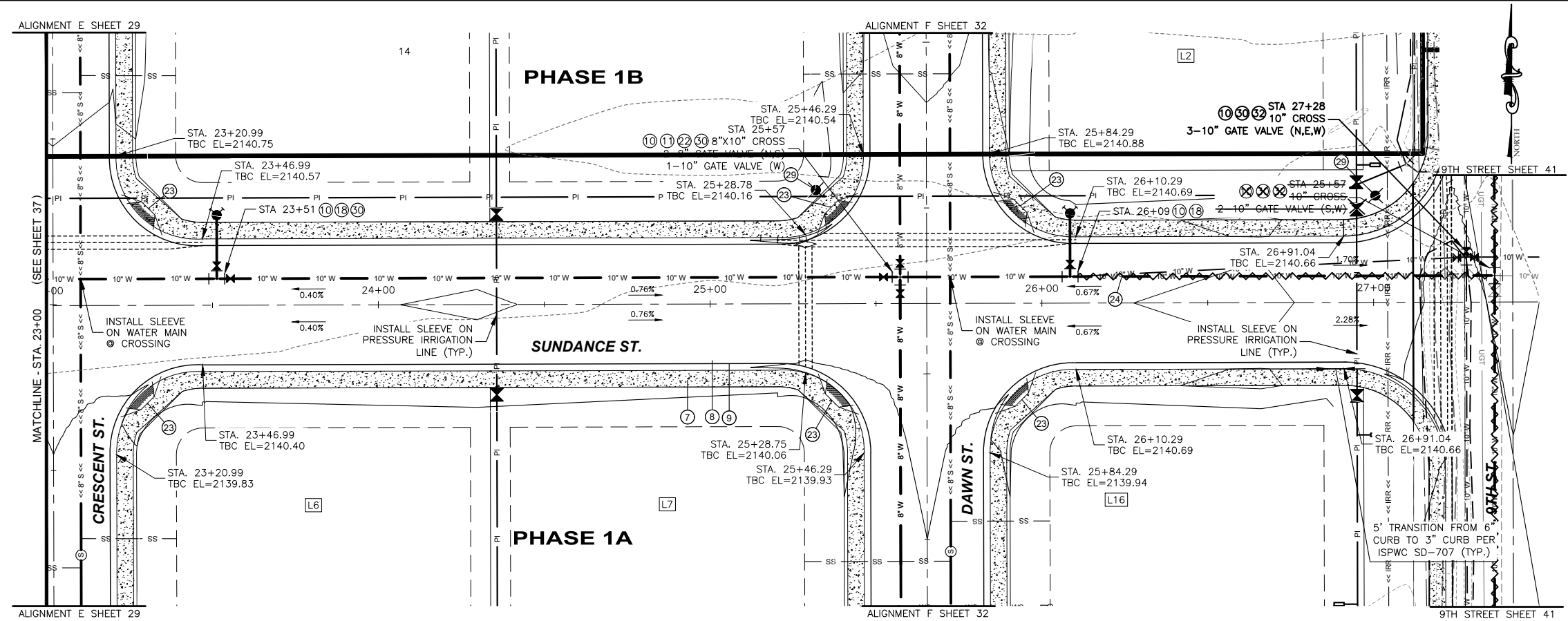
Andrew Kimmel
LICENSED PROFESSIONAL ENGINEER
15151
STATE OF IDAHO
ANDREW KIMMEL

Great West
ENGINEERING
3050 N. LAKEHARBOR LANE SUITE 201
(208)676-6646

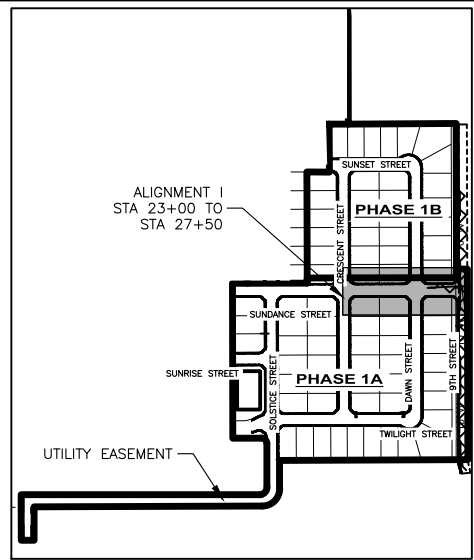
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT I WATER-ROAD STA 19+00 TO 23+00

SHEET NO.	37
OF 47	

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 38 Alignment I Water-Road STA 23+00 to 27+50.dwg



PLAN VIEW OF ALIGNMENT I WATER/ROAD STA 23+00 TO 27+50



SITE KEY

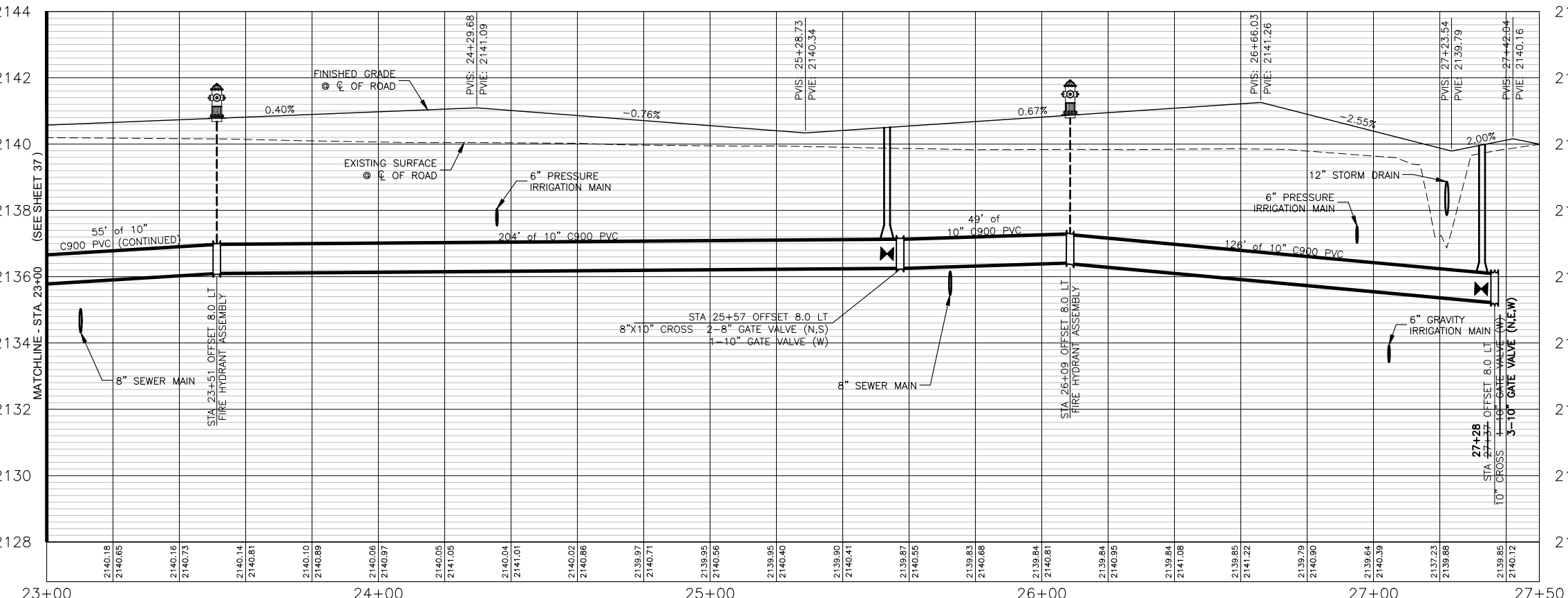
STATION EQUATION:
 ALIGNMENT E STA. 14+99 =
 ALIGNMENT I STA. 23+01
 ALIGNMENT F STA. 15+20 =
 ALIGNMENT I STA. 25+65

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	3,558 SF
⑧	36" WIDE LOCAL STREET SECTION PER DETAIL	12,726 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	763 LF
⑩	CONCRETE COLLAR	4 EA
⑪	8" GATE VALVE	2 EA
⑫	FIRE HYDRANT ASSEMBLY	2 EA
⑬	8"x10" CROSS	1 EA
⑭	PEDESTRIAN RAMP	6 EA
⑮	10" C900 WATER LINE	438 LF
⑯	STREET LIGHT	2 EA
⑰	10" GATE VALVE	2 EA
⑱	10" 45" BEND	8 EA
⑲	10" CROSS	1 EA

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	554 SF
⑧	36" WIDE LOCAL STREET SECTION PER DETAIL	1,954 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	110 LF

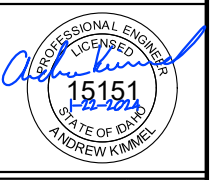


PROFILE VIEW OF ALIGNMENT I - STA. 23+00 TO STA. 27+50

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 4'

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
 DESIGNED: AREA
 DRAWN: AREA
 CHECKED: JS
 APPROVED: AJK
 DATE: MARCH 22, 2023



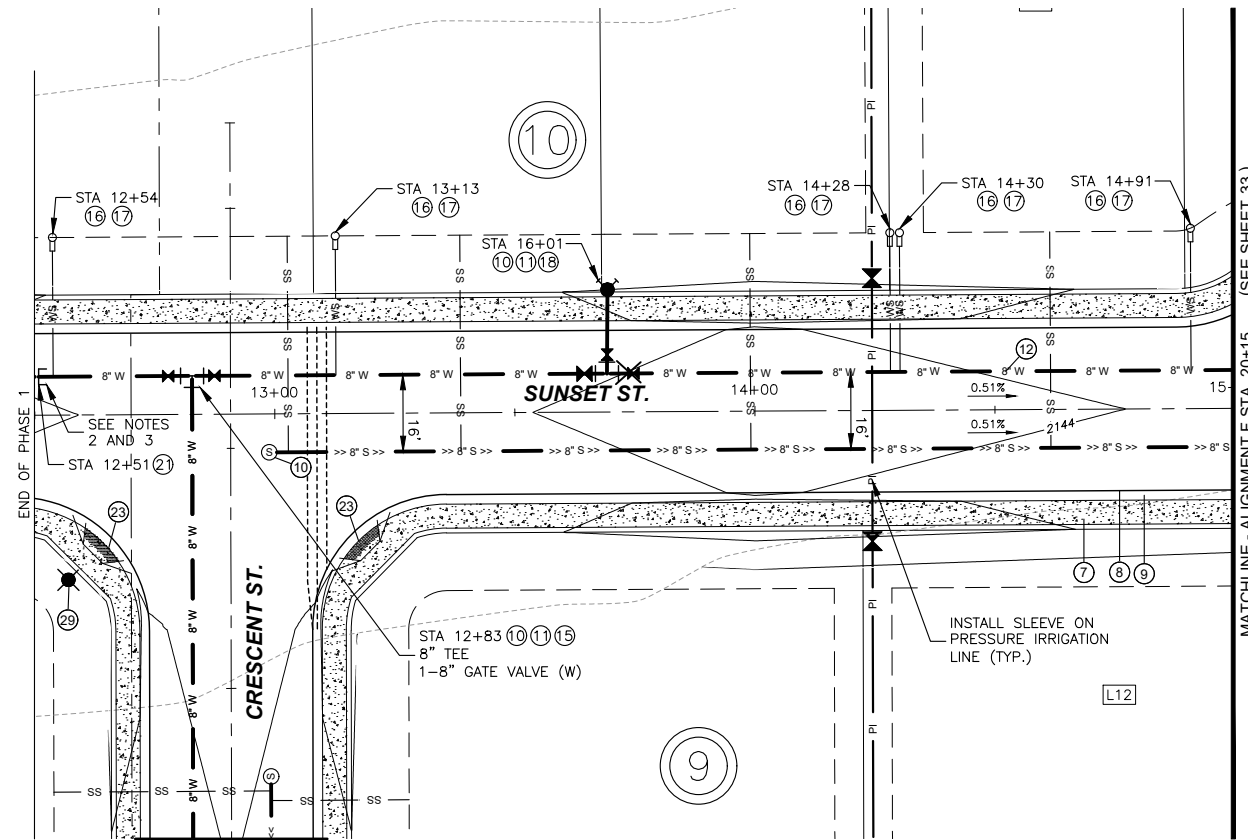
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 ALIGNMENT I WATER-ROAD STA 23+00 TO 27+50

SHEET NO.
38
 OF 47

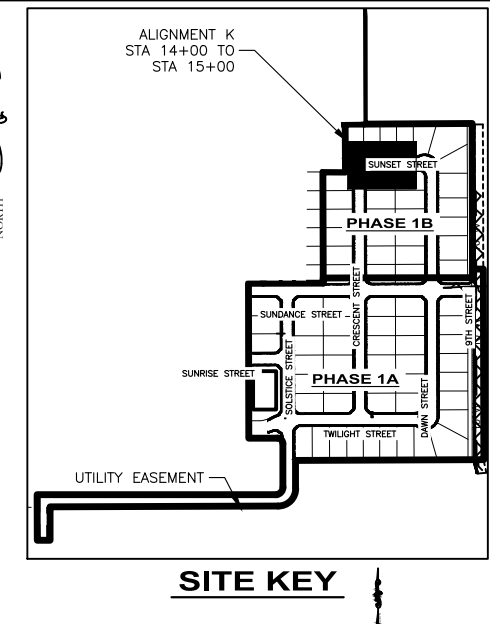
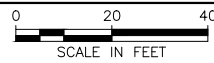
I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAIL IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
 ANGUS ROEPER, PE

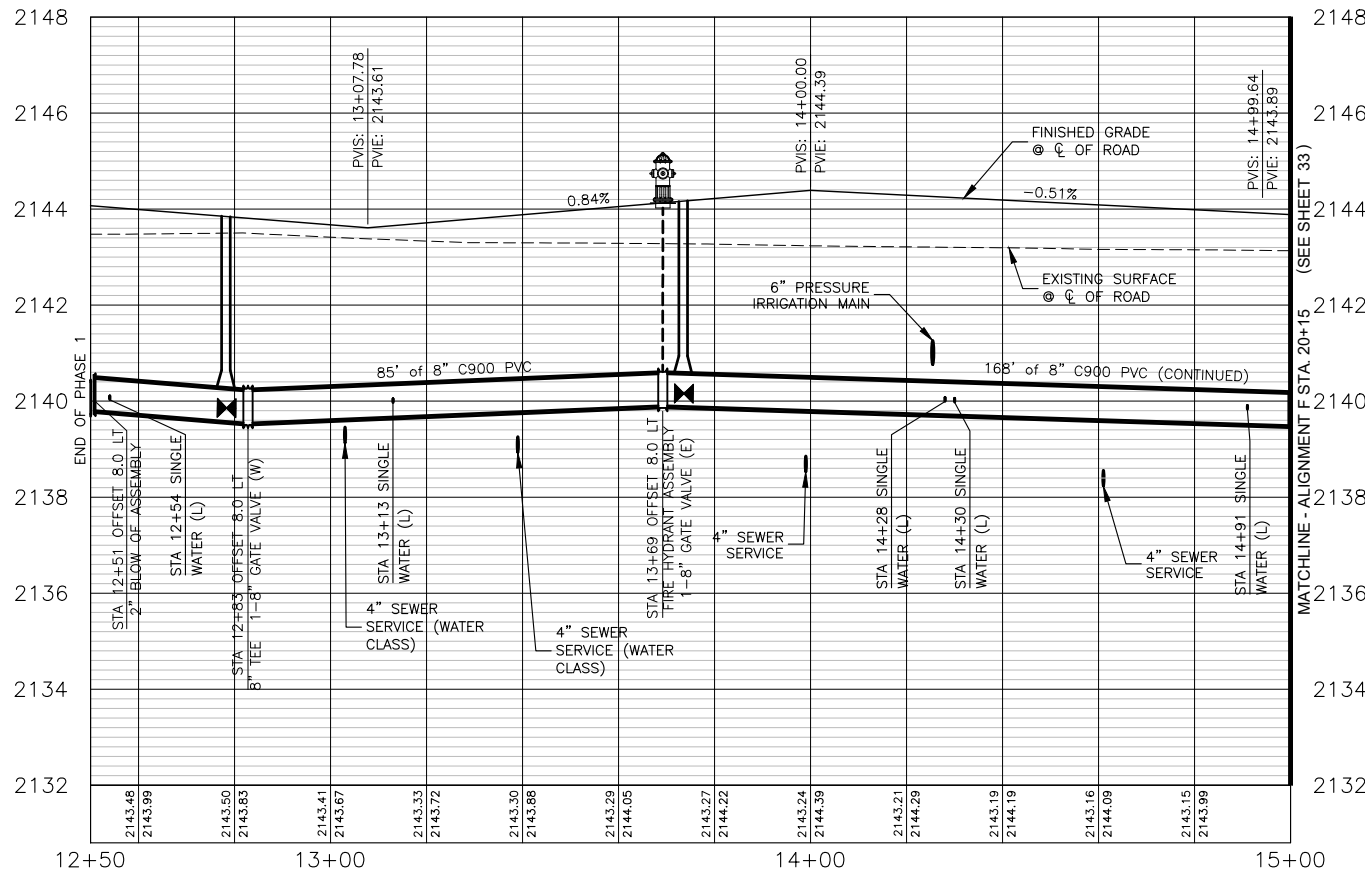
Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 39 Alignment K Water-Road STA 12+50 to 15+00.dwg



PLAN VIEW OF ALIGNMENT K WATER/ROAD STA 14+00 TO 15+00



SITE KEY



PROFILE VIEW OF ALIGNMENT K - STA. 12+50 TO STA. 15+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,071 SF
⑧	34' WIDE LOCAL STREET SECTION PER DETAIL	8,517 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	414 LF
⑩	CONCRETE COLLAR	1 EA
⑪	8" GATE VALVE	3 EA
⑫	8" C900 WATER LINE	100 LF
⑬	8" TEE	1 EA
⑭	WATER SERVICE CONNECTION	2 EA
⑮	1" WATER SERVICE LINE	52 LF
⑯	FIRE HYDRANT ASSEMBLY	1 EA
⑰	2" BLOW OFF ASSEMBLY	1 EA
⑱	PEDESTRIAN RAMP	2 EA
⑳	STREET LIGHT	1 EA

NOTES:

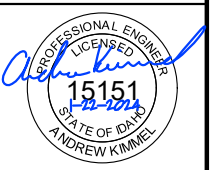
- SEWER ALIGNMENT SEE SHEET 21
- WATERLINE SHALL BE CONSTRUCTED TO STA 12+50 DURING PHASE 1.
- THE BLIND FLANGE AND 2" BLOWOFF WILL BE REMOVED DURING PHASE 2 AT STA 12+50.

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

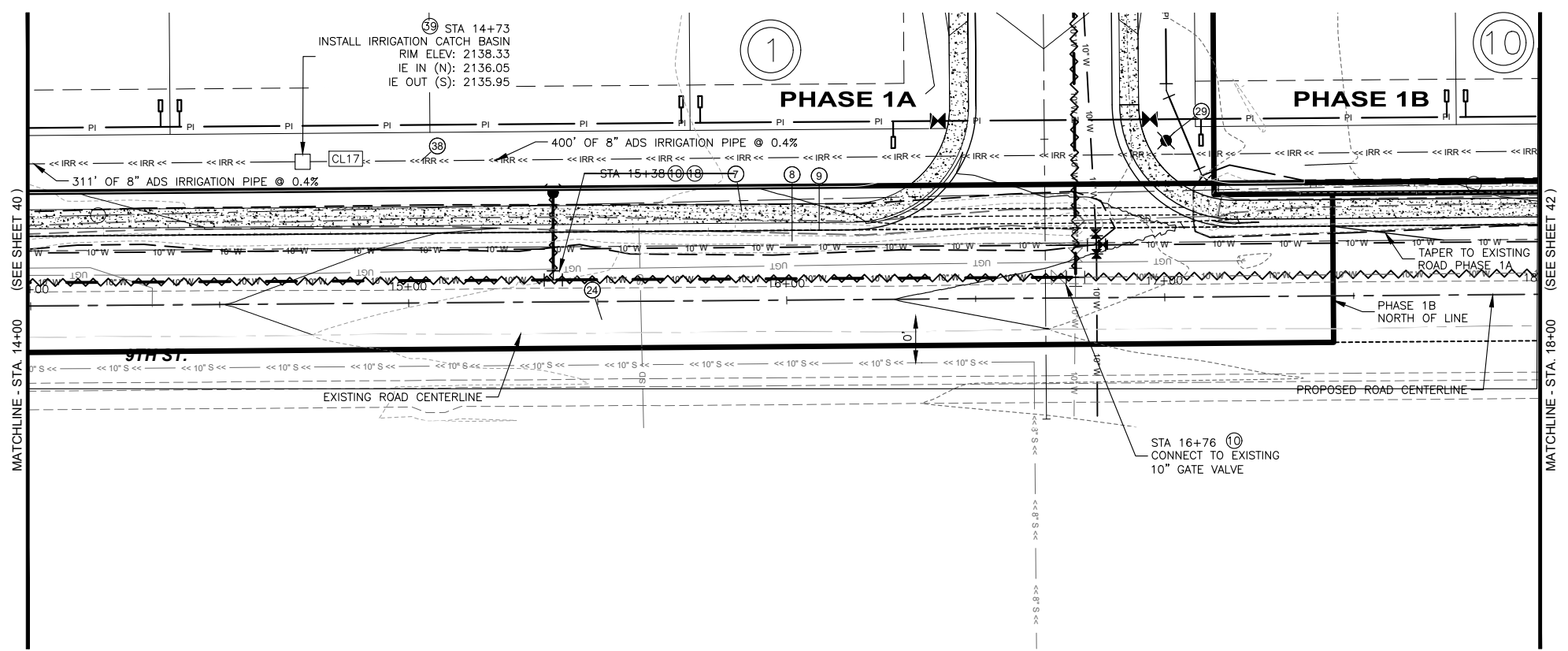
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT:	4-20135
DESIGNED:	AREA
DRAWN:	AREA
CHECKED:	JS
APPROVED:	AJK
DATE:	MARCH 22, 2023

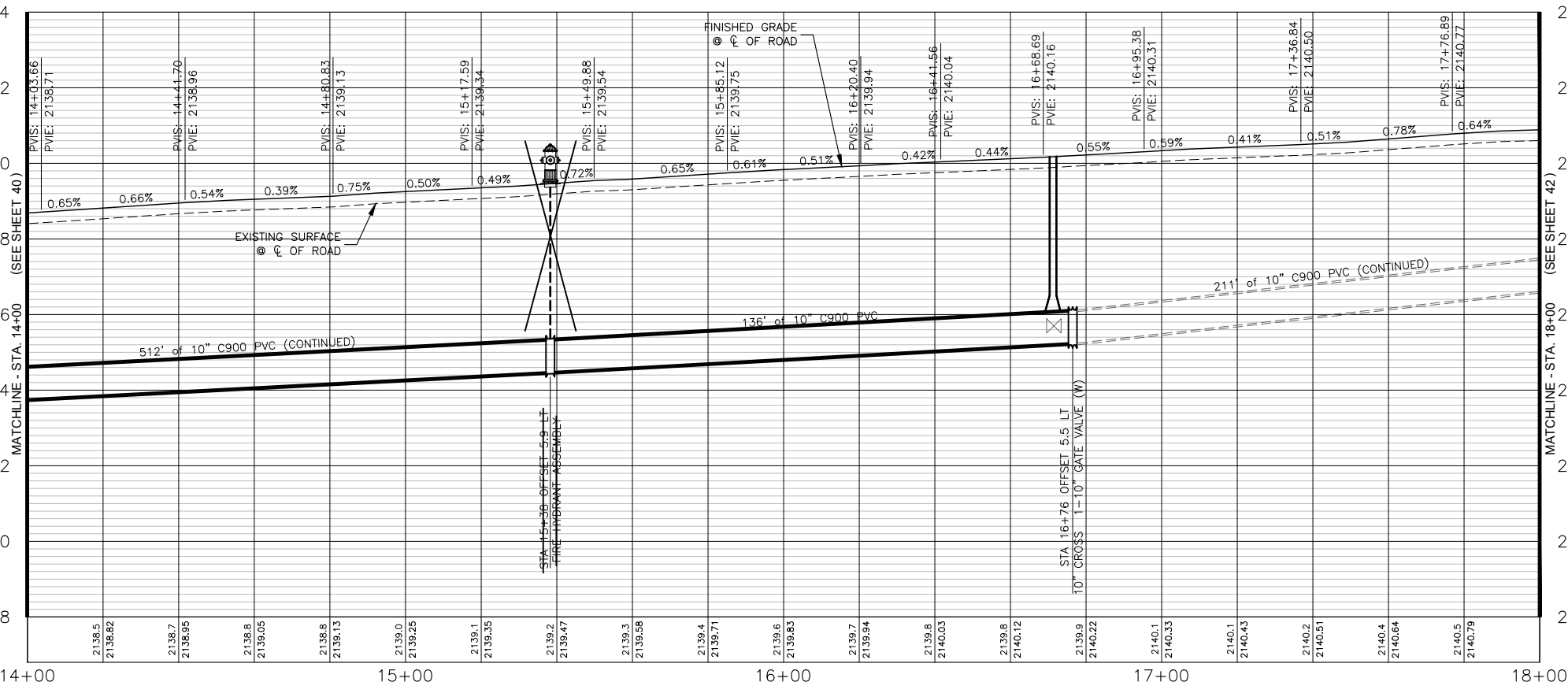


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
ALIGNMENT K WATER-ROAD STA 12+50 TO 15+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 41 9th Street Water-Road STA 14+00 to 18+00.dwg

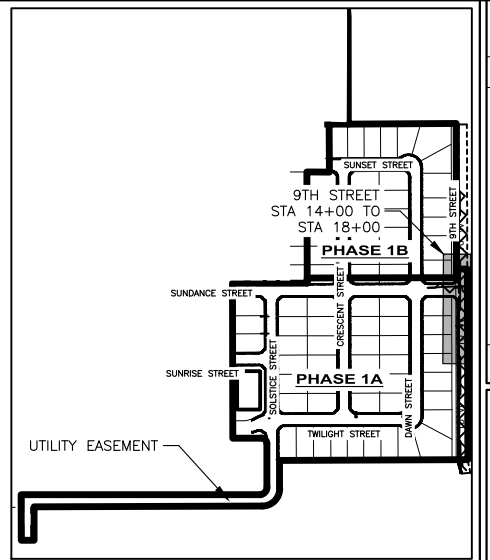


PLAN VIEW OF 9TH STREET WATER/ROAD STA 14+00 TO 18+00



PROFILE VIEW OF 9TH STREET - STA. 14+00 TO STA. 18+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

STATION EQUATION:
9TH STREET STA. 16+68 =
ALIGNMENT I STA. 27+43

QUANTITIES PHASE 1A:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	1,224 SF
⑧	37" WIDE LOCAL STREET SECTION PER DETAIL	8,900 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	245 LF
⑩	CONCRETE COLLAR	2 EA
⑱	FIRE HYDRANT ASSEMBLY	1 EA
⑳	10" C900 WATER LINE	276 LF
㉑	STREET LIGHT	1 EA
㉒	8" ADS IRRIGATION PIPE	396 LF
㉓	IRRIGATION CATCH BASIN	1 EA

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	271 SF
⑧	37" WIDE LOCAL STREET SECTION PER DETAIL	1,000 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	54 LF

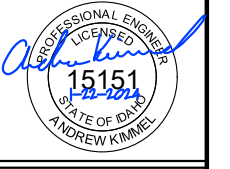
NOTES:

- SEWER ALIGNMENT SEE SHEET 17

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

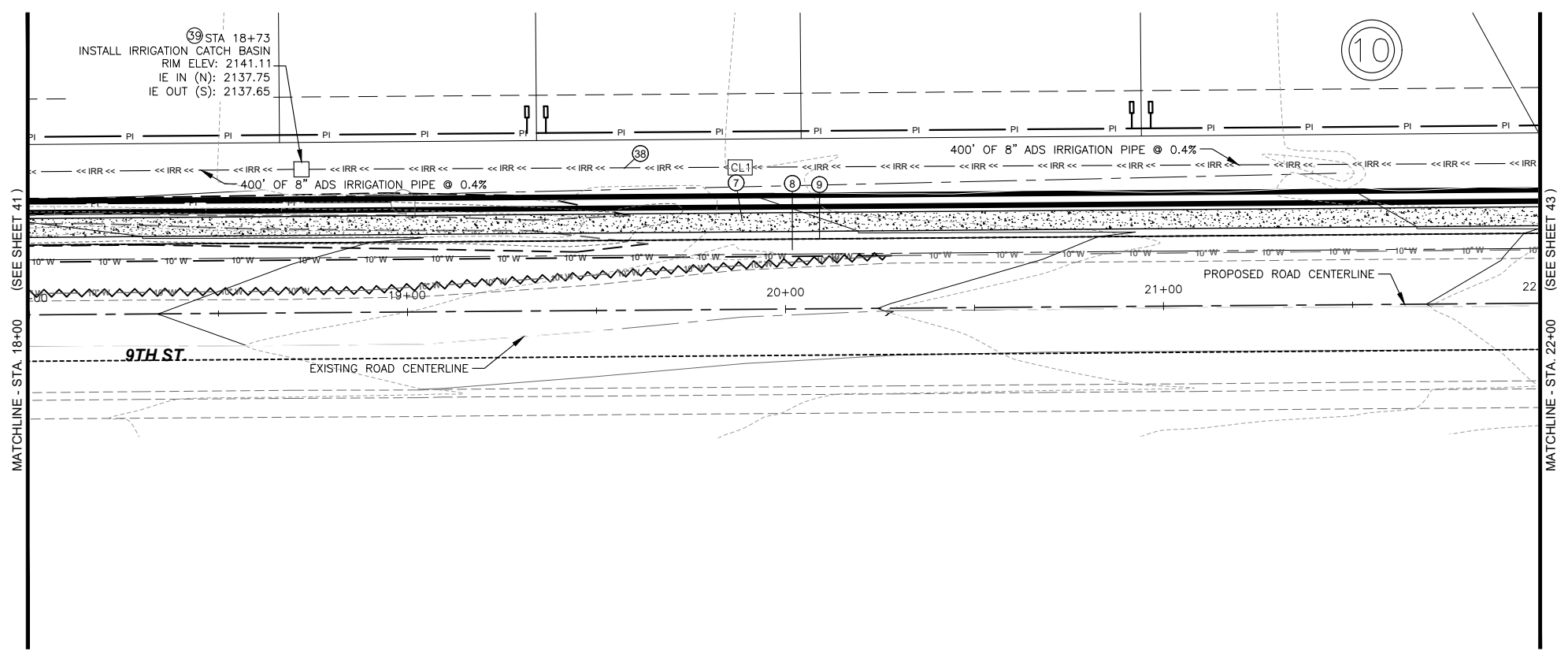
ANGUS C ROEPER
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

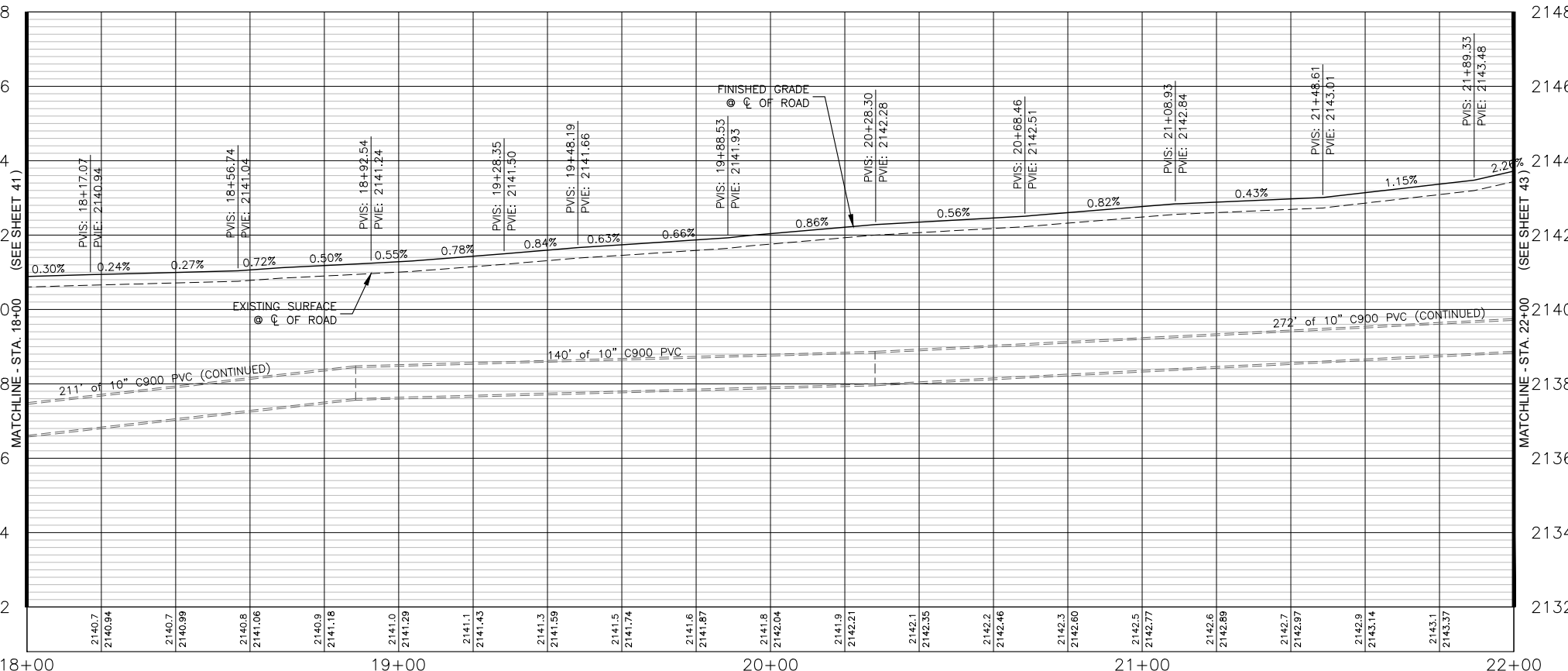


APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
9TH STREET WATER-ROAD STA 14+00 TO 18+00

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 42 9th Street Water-Road STA 18+00 to 22+00.dwg

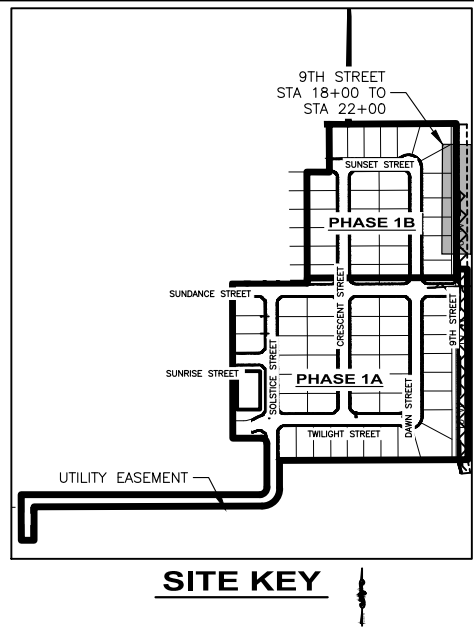


PLAN VIEW OF 9TH STREET WATER/ROAD STA 18+00 TO 22+00



PROFILE VIEW OF 9TH STREET - STA. 18+00 TO STA. 22+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

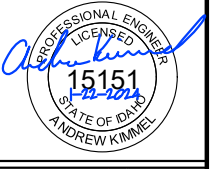


SITE KEY

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	2,000 SF
⑧	3' WIDE LOCAL STREET SECTION PER DETAIL	12,287 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	400 LF
③⑧	8" ADS IRRIGATION PIPE	396 LF
③⑨	IRRIGATION CATCH BASIN	1 EA

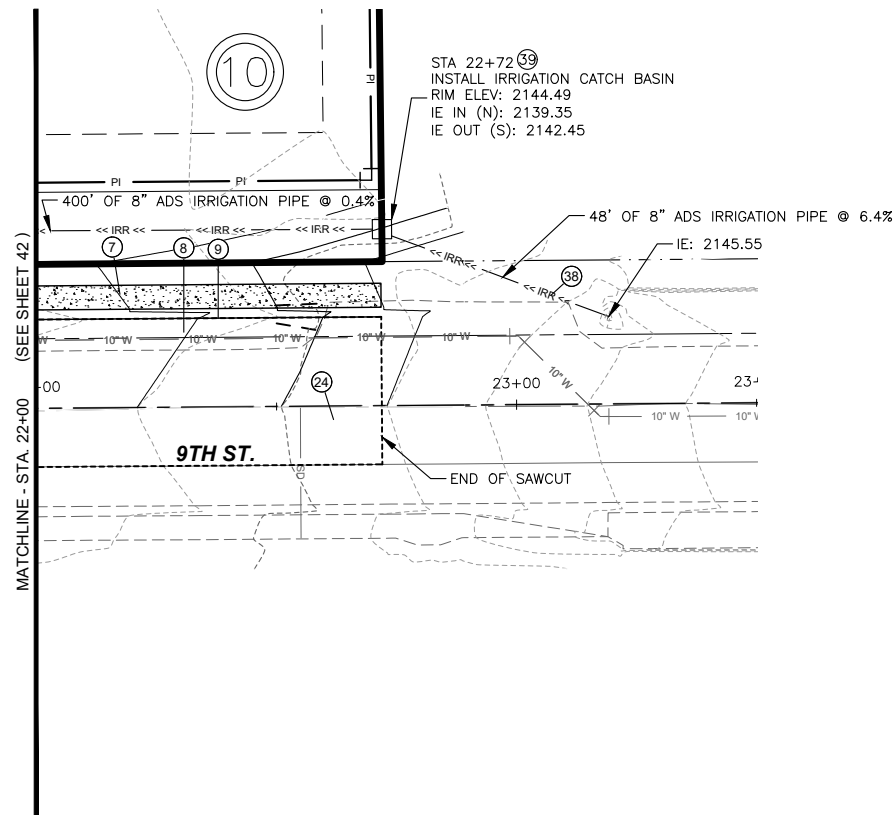
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23



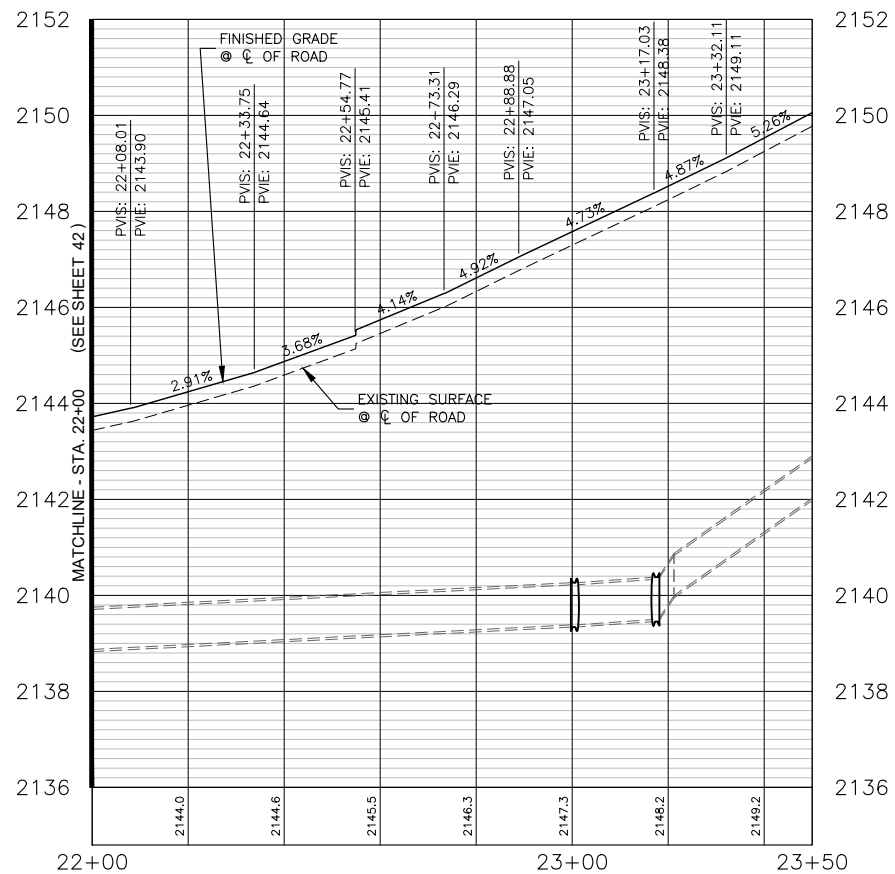
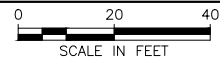
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
9TH STREET WATER-ROAD STA 18+00 TO 22+00

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
Angus C. Roepers
ANGUS ROEPER, PE

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 43 9th Street Water-Road STA 22+00 to 23+00.dwg

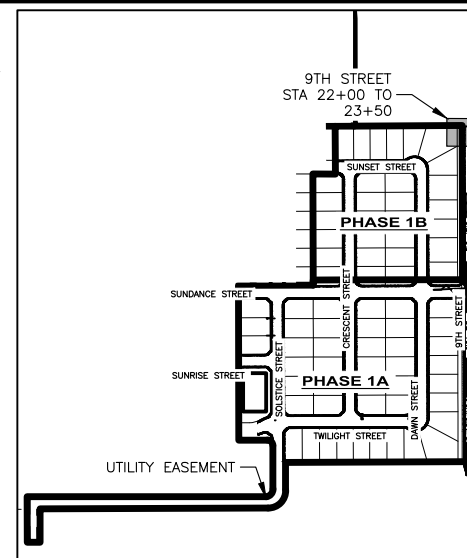


PLAN VIEW OF 9TH STREET WATER/ROAD STA 22+00 TO 23+50



PROFILE VIEW OF 9TH STREET - STA. 22+00 TO STA. 23+50

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



SITE KEY

QUANTITIES PHASE 1B:

⑦	5' CONCRETE SIDEWALK PER ISPWC SD-701	360 SF
⑧	3" WIDE LOCAL STREET SECTION PER DETAIL	2,210 SF
⑨	3" ROLLED CURB AND GUTTER PER ISPWC SD-702	72 LF
③⑧	8" ADS IRRIGATION PIPE	118 LF
③⑨	IRRIGATION CATCH BASIN	1 EA

NOTES:

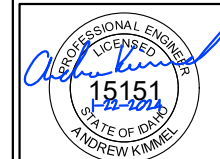
- SEWER ALIGNMENT SEE SHEET 17

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

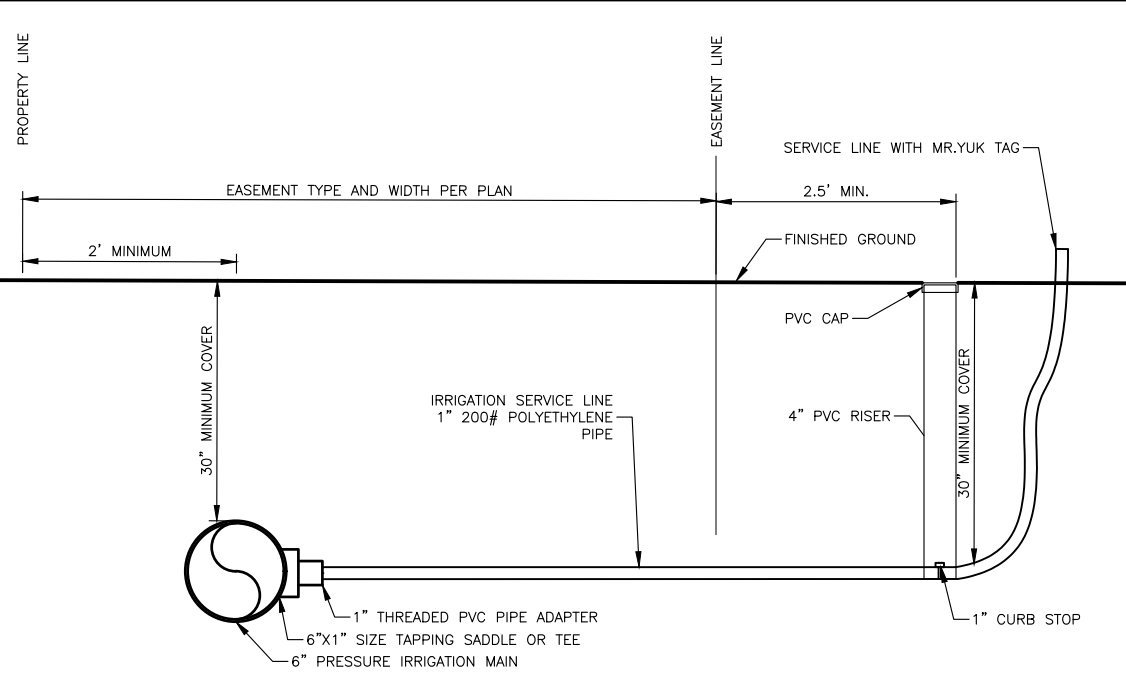
NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
9TH STREET WATER-ROAD STA 22+00 TO 23+50

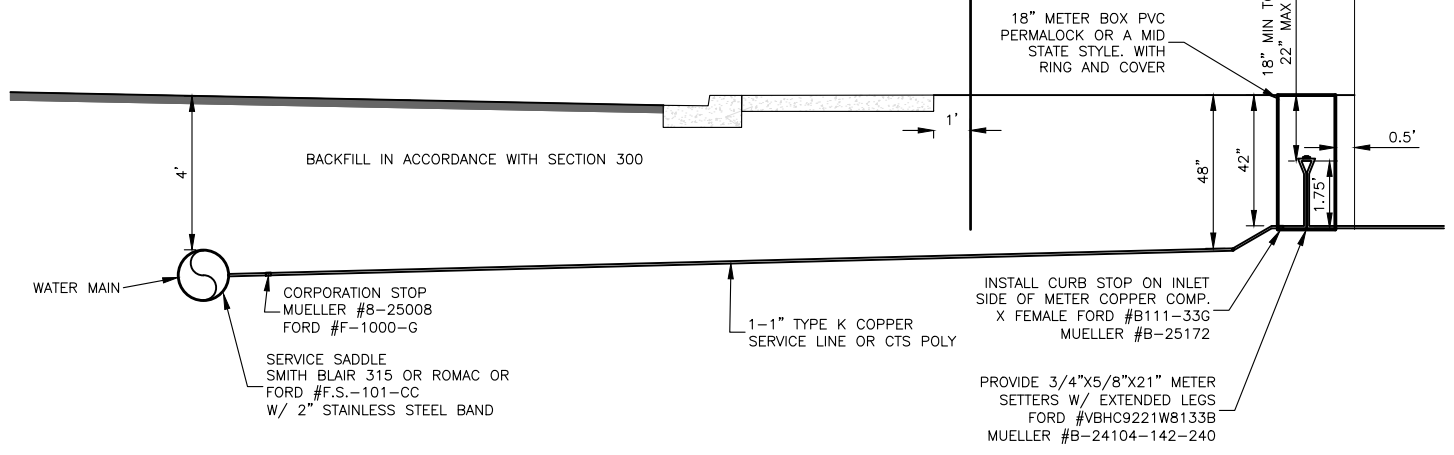
SHEET NO.
43
OF 47



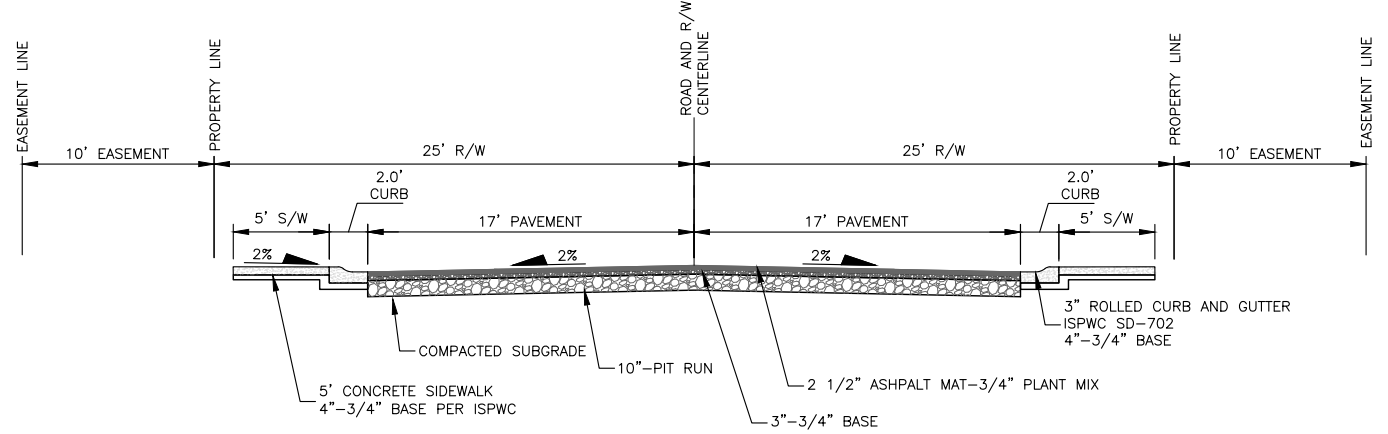
1 PRESSURE IRRIGATION SERVICE LINE
1"=2'

NOTES:

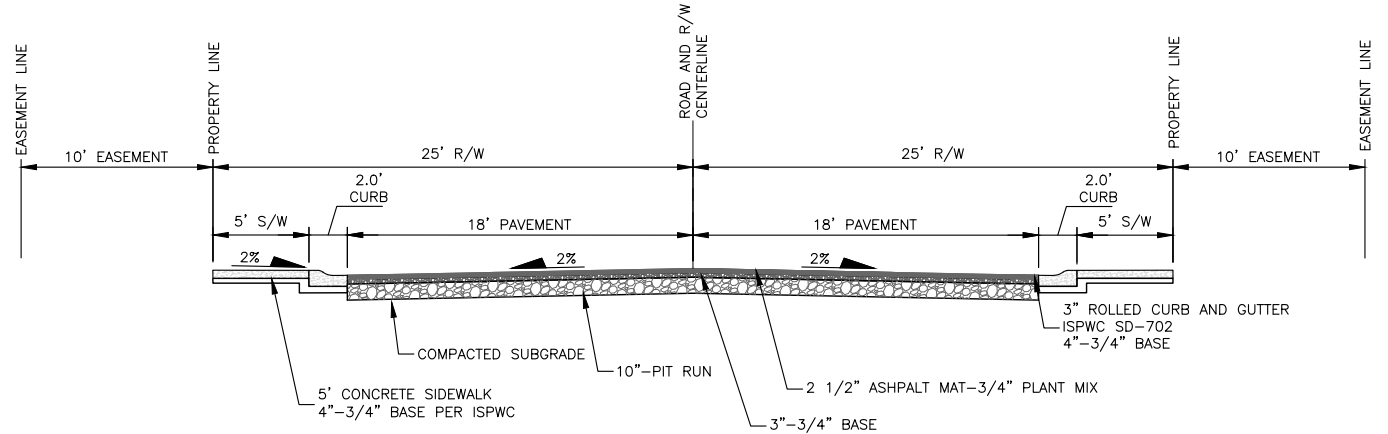
- METER TO BE INSTALLED BY CITY
- USE 1-1" CTS SERVICE LINE WITH A CURB STOP AND METER SETTER SET IN 1-18" METER BOX TO SERVE ONE LOT. ALSO ACCEPTABLE TO USE A PREFABRICATED METER BOX PER CITY OF WEISER STANDARDS.
- WATER SERVICES SHALL BE CONSTRUCTED PER ISPWC SD-401



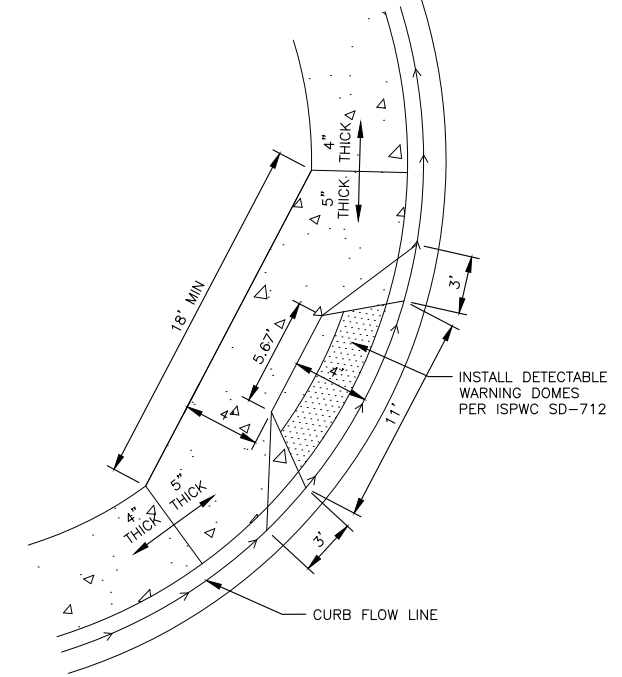
2 SINGLE LOT WATER SERVICE
1'=5'



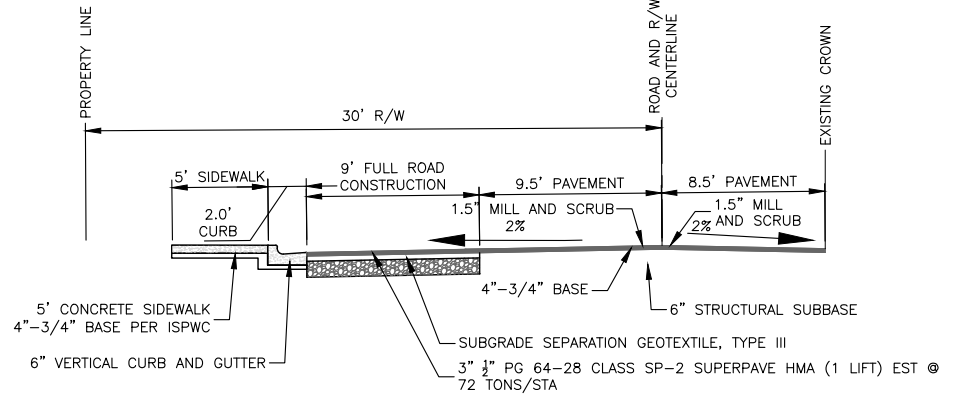
3 TYPICAL STREET SECTION (ALL STREETS)
NOT TO SCALE



4 TYPICAL STREET SECTION (SUNDANCE STREET)
NOT TO SCALE



5 ROLLED CURB PEDESTRIAN RAMP DETAIL
NOT TO SCALE



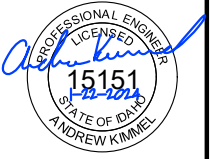
6 80' ROW STREET SECTION (9TH STREETS)
NOT TO SCALE

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

Angus C. Roeper
ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

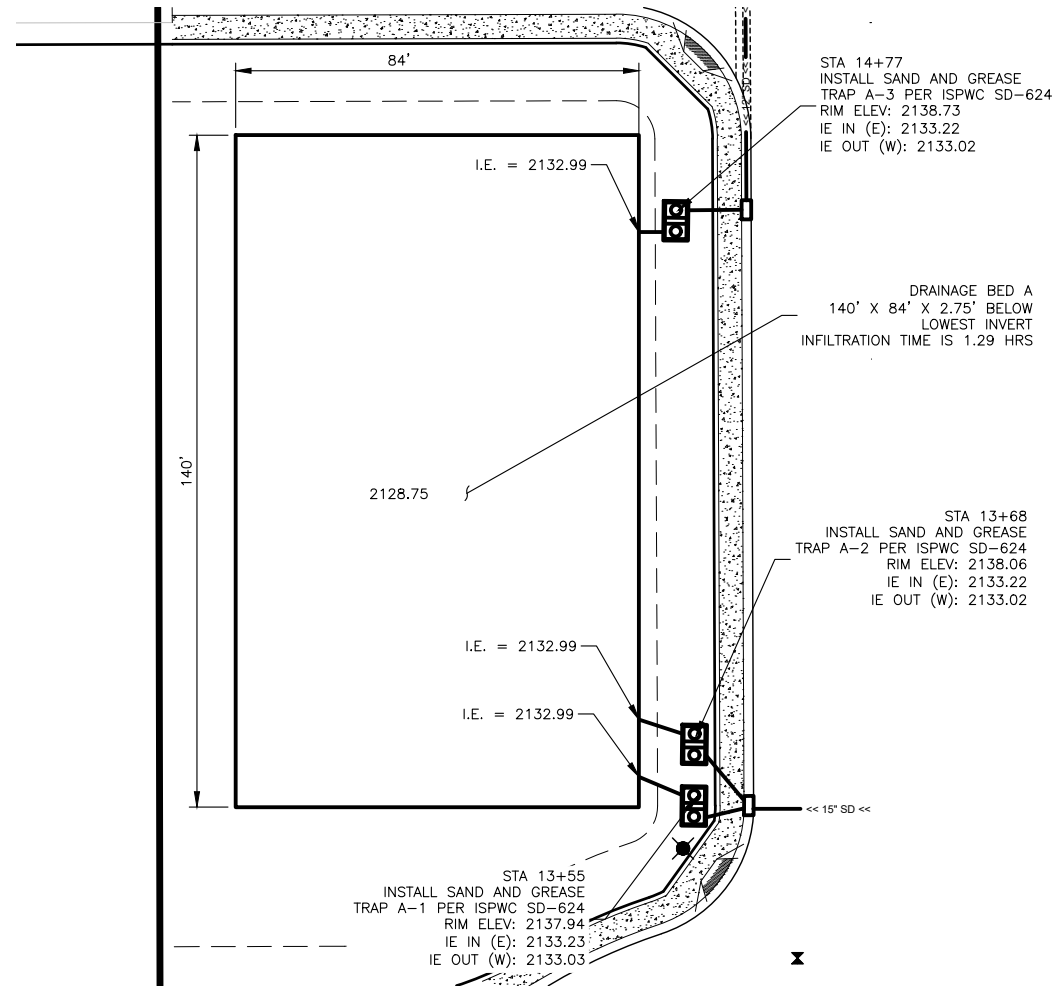
PROJECT: 4-20135
DESIGNED: ARIEA
DRAWN: ARIEA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE
SUBDIVISION PHASE 1A/1B
GENERAL DETAILS

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 - 44 General Details.dwg

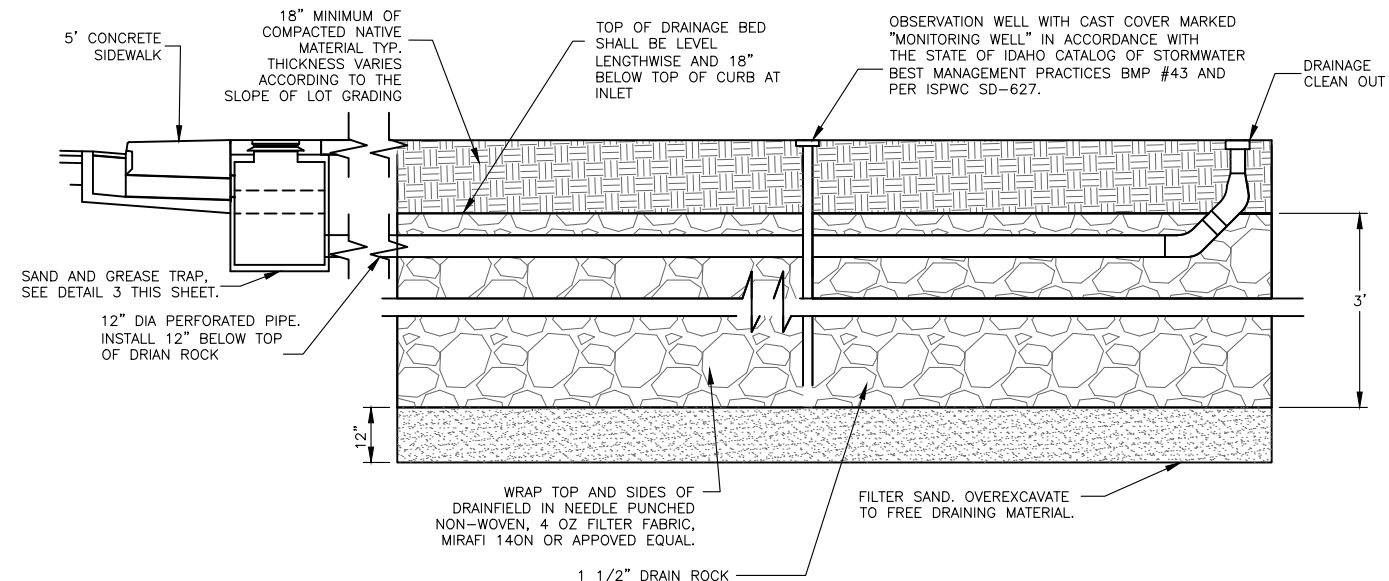
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1
45
DRAINAGE BASIN A PLAN VIEW

BASIN	INV IN EL	BOTTOM BAFFLE EL	TOP BAFFLE EL	INV OUT EL	PLAN VIEW THROAT DIMENSIONS (LENGTH X WIDTH)	THROAT VELOCITY (FPS)
A-1 1000 GALLON	2133.32	2133.22	2132.72	2133.02	50" X 20"	0.40
A-2 1000 GALLON	2133.31	2133.21	2132.71	2133.02	50" X 20"	0.40
A-3 1500 GALLON	2133.32	2133.22	2132.72	2133.02	61.5" X 22"	0.48
9TH 1000 GALLON	2134.70	2134.60	2134.10	2134.50	50" X 20"	0.27

3
45
SAND AND GREASE TRAP INFORMATION



2
45
DRAINAGE BASIN A SECTION VIEW

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.

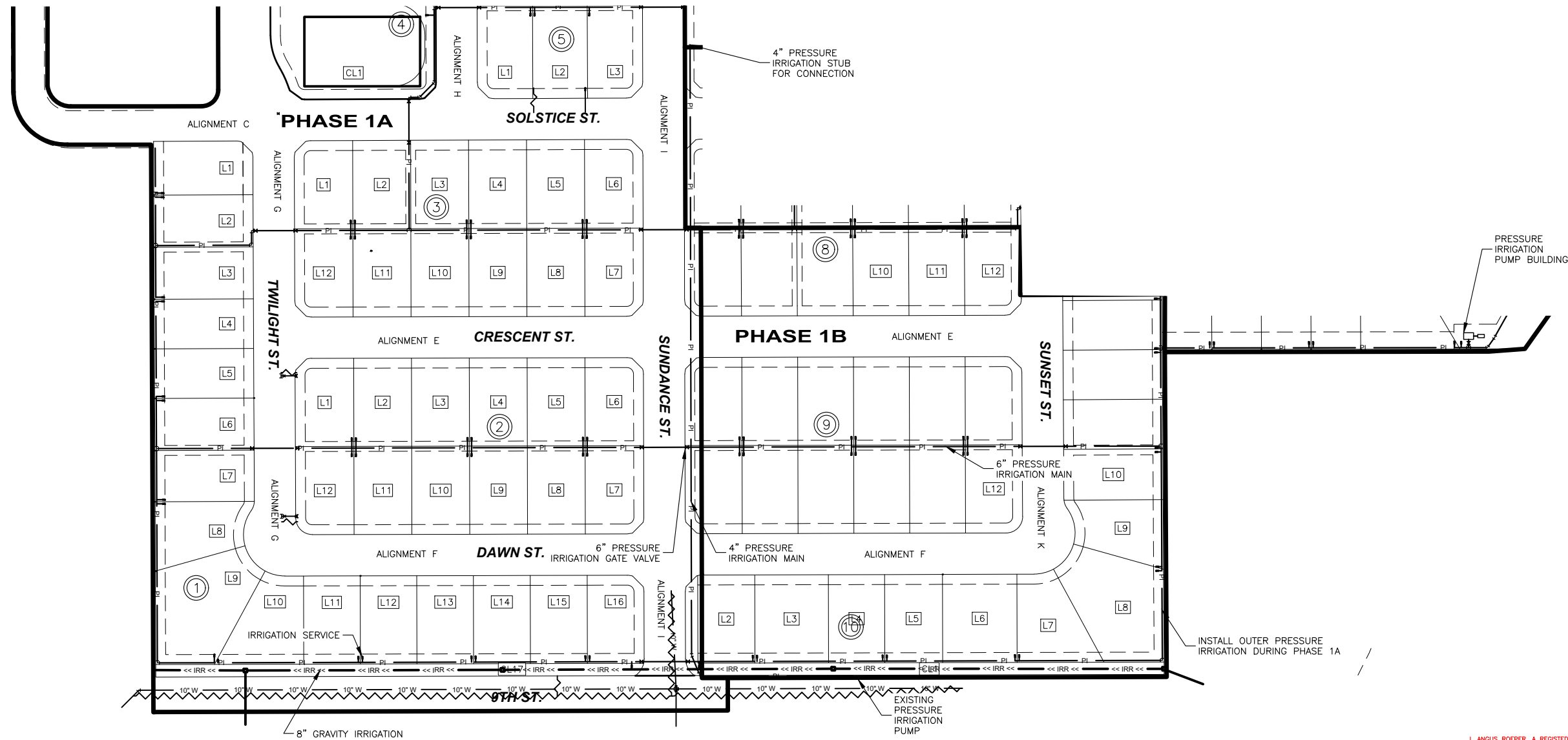
Angus C. Roeper
ANGUS ROEPER, PE

PROJECT: 4-20135	DESIGNED: AREA	DRAWN: AREA	CHECKED: JS	APPROVED: AJK	DATE: MARCH 22, 2023
APEX LAND GROUP, LLC SUNDANCE POINTE SUBDIVISION PHASE 1A/1B DRAINAGE BED DETAILS					
SHEET NO. 45 OF 47					

Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 46 Pressure Irrigation Plan.dwg

QUANTITIES

PHASE 1A		
6" PRESSURE IRRIGATION	4,089	LF
4" PRESSURE IRRIGATION	939	LF
PRESSURE IRRIGATION SERVICE	44	EA
6" PRESSURE IRRIGATION GATE VALVE	16	EA
8" GRAVITY IRRIGATION	1,217	LF
IRRIGATION CATCH BASIN	4	EA
IRRIGATION PUMP STATION	1	EA
PHASE 1B		
6" PRESSURE IRRIGATION	968	LF
PRESSURE IRRIGATION SERVICE	43	EA
6" PRESSURE IRRIGATION GATE VALVE	2	EA

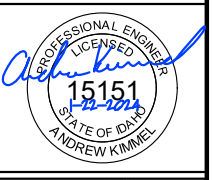


PLAN VIEW OF IRRIGATION BASE
 0 75 150
 SCALE IN FEET

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
 Angus C Roeper
 ANGUS ROEPER, PE

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

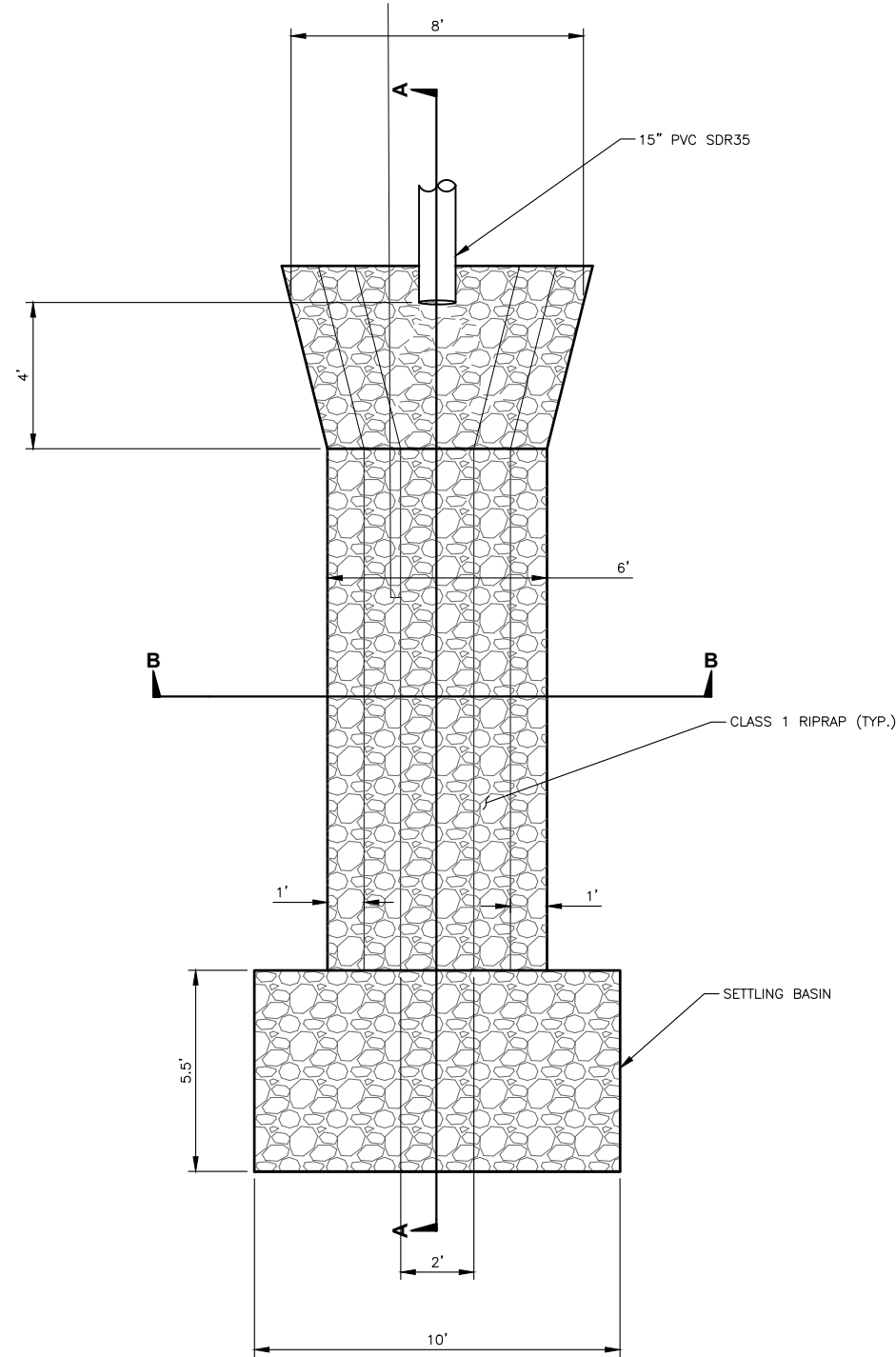
PROJECT: 4-20135
DESIGNED: AREA
DRAWN: AREA
CHECKED: JS
APPROVED: AJK
DATE: MARCH 22, 2023



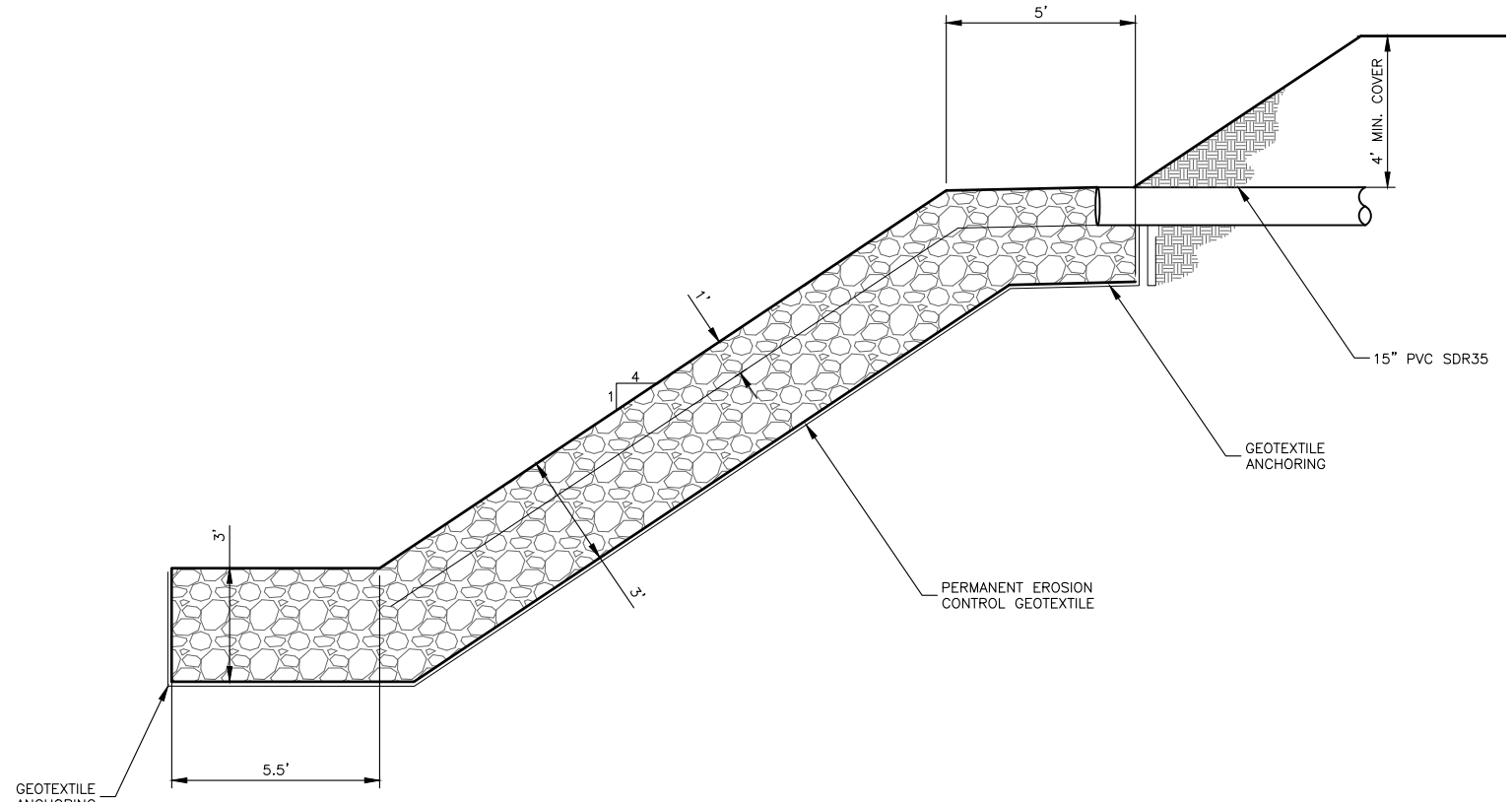
APEX LAND GROUP, LLC
SUNDANCE POINTE SUBDIVISION
PHASE 1A/1B
 PRESSURE IRRIGATION PLAN

SHEET NO.
46
 OF 47

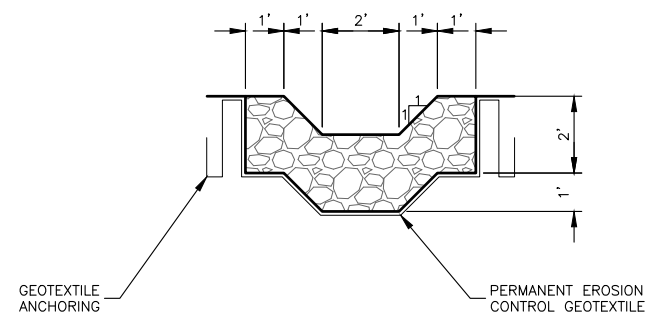
Y:\Shared\Boise Projects\4-20135-Chandler Property Subdivision\CADD 4-20135\Sheets\Phase 1\4-20135 -- 47 Rip Rap Detail.dwg



1
47 **STORM DRAIN OUTFALL DRAINAGE CHUTE PLAN VIEW**
SCALE 1:5



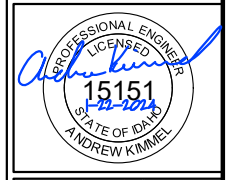
SECTION A-A



SECTION B-B

NO.	REVISION DESCRIPTION	BY	DATE
1	CITY COMMENTS	AR	11-14-22
2	CITY COMMENTS	AR	2-21-23
3	PHASE 1A/1B SPLIT	AB	3-22-23

PROJECT: 4-20135
 DESIGNED: AREA
 DRAWN: AREA
 CHECKED: JS
 APPROVED: AJK
 DATE: MARCH 22, 2023



APEX LAND GROUP, LLC
SUNDANCE POINTE
SUBDIVISION PHASE 1A/1B
 RIP RAP DETAIL

SHEET NO.
47
 OF 47

I, ANGUS ROEPER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF IDAHO, LICENSE NUMBER 23184, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE THAT THE PROJECT WAS COMPLETED TO THE DIMENSION DETAILED IN THE DRAWINGS OF RECORD. THE DRAWINGS OF RECORD ARE NOT A CERTIFIED ENGINEERED DOCUMENT AS TO THE ORIGINAL PLANS AND SPECIFICATIONS BUT ONLY THE REVISIONS BASED ON THE INFORMATION PROVIDED BY THE CONTRACTOR AND VERIFIED BY A SURVEY. THE ENGINEERED PLANS WERE COMPLETED BY ANDREW KIMMEL, LICENSE NUMBER 15151, ON JANUARY 22ND 2024.
 Angus C. Roeper
 ANGUS ROEPER, PE