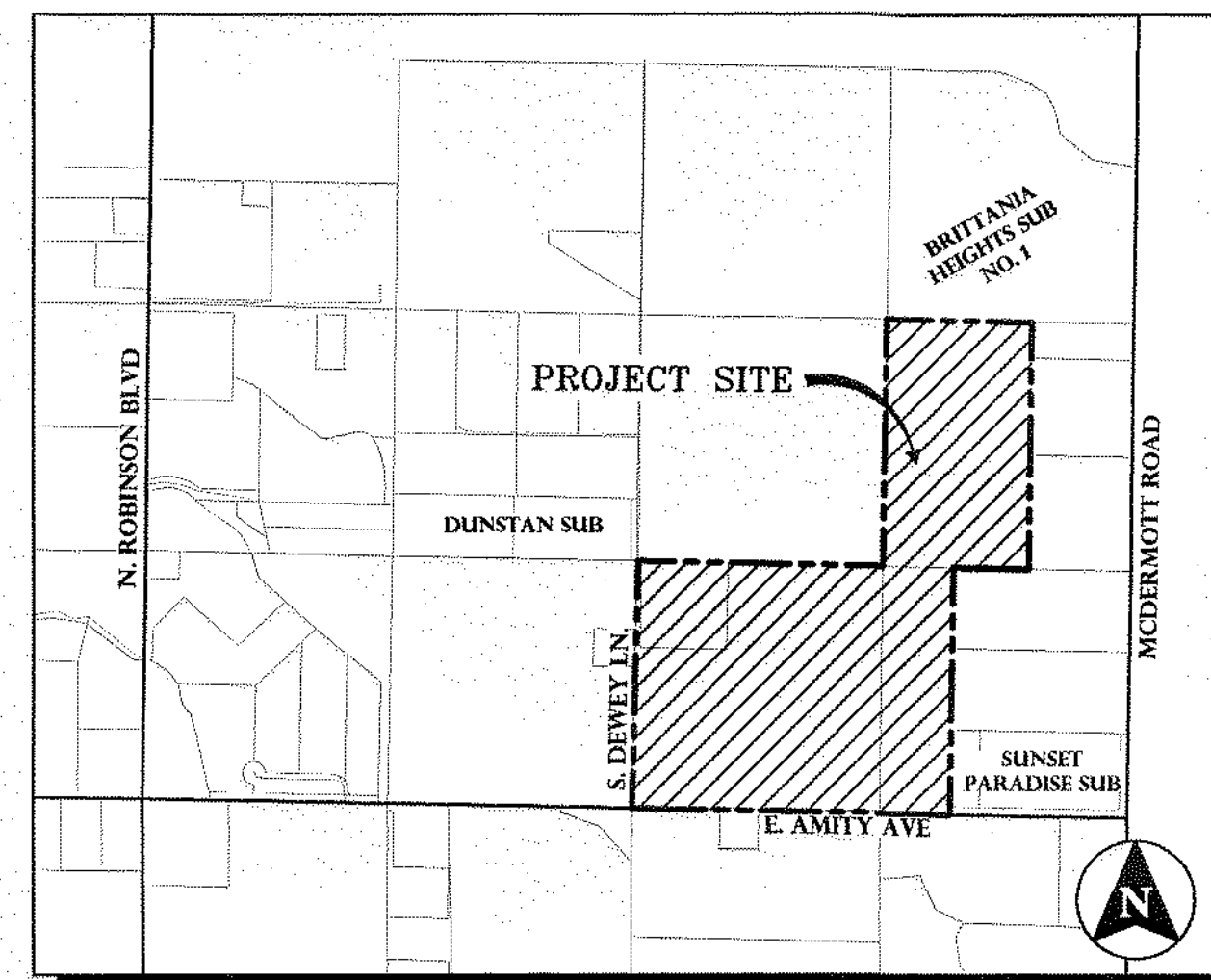
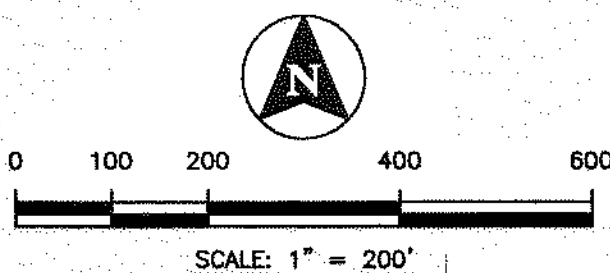


PRELIMINARY PLAT FOR BRITANNIA HEIGHTS SUBDIVISION NO. 2

A PORTION OF THE SE 1/4 OF SECTION 29
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2016



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

1. COVER SHEET
2. LOT DIMENSIONS
3. LOT DIMENSIONS (CONTINUED)
4. NATURAL FEATURES
5. NATURAL FEATURES (CONTINUED)
6. MASTER SITE PLAN
7. MASTER SITE PLAN (CONTINUED)
8. IRRIGATION PLAN
9. IRRIGATION PLAN (CONTINUED)
10. DRAINAGE & GRADING PLAN
11. DRAINAGE & GRADING PLAN (CONTINUED)

NOTES:

1. COMMON LOTS 1 AND 12 BLOCK 1, LOT 9 BLOCK 2, LOT 21 BLOCK 3, LOT 17 BLOCK 4, LOTS 7 AND 17 BLOCK 5, LOT 33 BLOCK 6, AND LOT 21 AND LOT 31 BLOCK 7 ARE TO BE OWNED AND MAINTAINED BY THE BRITANNIA HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION.
2. LOT 1 BLOCK 8 IS A COMMON LOT CONTAINING PRIVATE INTERNAL STREETS. STREET MAINTENANCE AND REPAIR SHALL BE THE RESPONSIBILITY OF THE BRITANNIA HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION.
3. THE PUMP STATION FOR BRITANNIA HEIGHTS SUBDIVISION NO. 1 HAS BEEN SIZED TO SERVE THIS SUBDIVISION. EACH RESIDENTIAL AND COMMON LOT WILL HAVE A SERVICE FOR PRESSURE IRRIGATION. THE PUMP STATION IS CURRENTLY PRIVATELY OWNED, WITH THE INTENT FOR NMD TO TAKE OVER AND OWN AND MAINTAIN.
4. STREET DRAINAGE WILL BE ROUTED TO PRIVATE ROADSIDE SWALES TO BE OWNED AND MAINTAINED BY THE BRITANNIA HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
6. DIRECT LOT ACCESS TO E. AMITY AVENUE AND S. DEWEY LANE IS PROHIBITED.
7. A PORTION OF LOTS 7 AND 8 BLOCK 1 AND LOTS 8 AND 9 BLOCK 3 ARE RESERVED FOR FUTURE STUB STREETS.
8. LOT 18 BLOCK 4, LOT 18 BLOCK 5, LOT 34 BLOCK 6, AND LOT 33 BLOCK 7 ARE RESERVED FOR FUTURE RIGHT-OF-WAY.
9. WATER SERVICE PROVIDED BY CITY OF NAMPA WATER.
10. SEWER TREATMENT WILL BE PROVIDED BY A COMMUNITY SEWER SYSTEM AND STORAGE/EVAPORATION LAGOON LOCATED IN LOT 7 BLOCK 5.
11. THE SITE IS 76.17 ACRES.
12. PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENTS WILL BE AS FOLLOWS:
 - 12.1. TEN FEET (10') WIDE ADJACENT TO THE SUBDIVISION BOUNDARY AND TO THE PUBLIC RIGHT OF WAY AND PRIVATE STREETS.
 - 12.2. FIVE FEET (5') ON EACH SIDE OF INTERIOR LOT LINES FOR INDIVIDUAL PROPERTY DRAINAGE.

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CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
DIAL: 811

NOTE:
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DEVELOPER

JEFF HESS
BRITANNIA HEIGHTS LLC
855 BROAD STREET, SUITE 300
BOISE, ID 83702
208-376-8522

ACREAGE SUMMARY

TOTAL = 76.17 AC
BUILDABLE LOTS = 57.26 AC
COMMON LOTS = 8.42 AC
STREET RIGHT-OF-WAY = 10.49 AC

LOT SUMMARY

RESIDENTIAL BUILDABLE LOTS = 157
COMMON LOTS = 5
RIGHT-OF-WAY = 2.1 DU/AC
DENSITY = 2.1 DU/AC

CURRENT ZONING

R1 (SINGLE FAMILY RESIDENTIAL)

ROADWAY JURISDICTION

NAMPA HIGHWAY DISTRICT (AMITY AND DEWEY)
PRIVATE (INTERNAL STREETS)

SEWER PROVIDER

COMMUNITY SEWER

WATER PROVIDER

CITY OF NAMPA

FIRE DISTRICT

NAMPA FIRE DISTRICT

DEVELOPER/OWNER/APPLICANT

BRITANNIA HEIGHTS LLC
855 BROAD STREET SUITE 300
BOISE, ID 83702

ENGINEER/PLANNER

T-O ENGINEERS
JOHN G. CARPENTER, P.E.
ABBEY STOVER, E.I.
332 N. BROADMORE WAY
NAMPA, ID 83687
(208) 442-6300

SURVEYOR

T-O ENGINEERS
FRITZ BROWNELL, P.L.S.
332 N. BROADMORE WAY
NAMPA, ID 83687
(208) 442-6300

LEGEND

- SUBDIVISION BOUNDARY
- - - ROAD RIGHT-OF-WAY
- - - PROPOSED PROPERTY LINE
- - - PROPOSED PHASE LINE
- - - PROPOSED ROAD CENTERLINE
- - - EXISTING PROPERTY LINE
- - - TOP OF BANK
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- W(8")- PROPOSED WATER LINE
- SS(8")- PROPOSED SEWER LINE
- PI(4")- PROPOSED PRESSURE IRRIGATION LINE
- GIRR- PROPOSED GRAVITY IRRIGATION LINE
- PS(4")- PROPOSED PRESSURE SEWER LINE
- - - CHANNEL FLOW DIRECTION
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- 1 BLOCK NUMBER
- 1 LOT NUMBER
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND PK AS NOTED
- ⊕ SET ALUMINUM CAP MONUMENT AS NOTED
- △ CALCULATED POINT NOTHING SET OR FOUND
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED IRRIGATION MANHOLE
- ⊙ PROPOSED IRRIGATION BOX

DUNSTAN SUBDIVISION
BK. 28 PG. 37

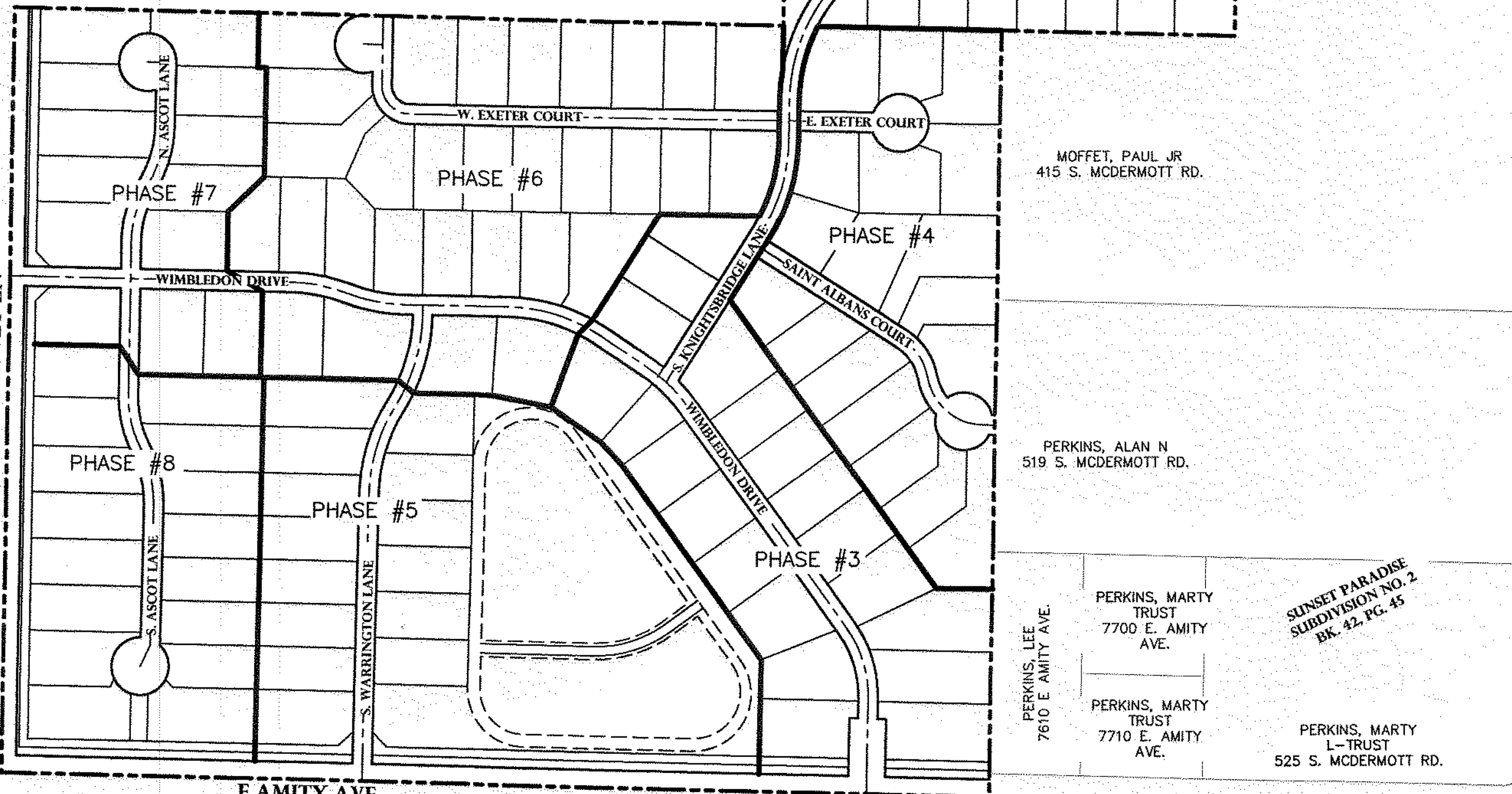
DUNSTAN, RUSSELL S
319 S. DEWEY LANE

KALMUSDAL, GLENN R.
6904 E. AMITY RD.

KALMUSDAL, MARSHALL
517 S. DEWEY LANE

KALMUSDAL, GLENN R.
6904 E. AMITY RD.

KORTAN, THOMAS J
7209 E. AMITY RD.



ELTON HILL
302 S. DEWEY LANE

CALDWELL, DANIEL
217 S. MCDERMOTT RD.

MOFFET, PAUL JR
415 S. MCDERMOTT RD.

PERKINS, ALAN N
519 S. MCDERMOTT RD.

PERKINS, MARTY TRUST
7700 E. AMITY AVE.

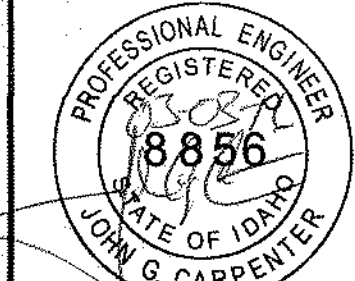
PERKINS, MARTY TRUST
7710 E. AMITY AVE.

PERKINS, MARTY L-TRUST
525 S. MCDERMOTT RD.

PERKINS, LEE
7610 E. AMITY AVE.

KANGAS, DENNIS
AMITY RD.

KORTAN, THOMAS J
7209 E. AMITY RD.



FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
130069-C-IRM	C. GRAHAM	ABBEY STOVER	J. CARPENTER	J. CARPENTER

DATE	REVISIONS
03/03/2016	1. CANYON COUNTY COMMENTS

NO.	REVISIONS
1.	CANYON COUNTY COMMENTS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300
FAX: (208) 468-0844
BOISE, IDAHO
COREY R. ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
COVER SHEET

DATE: March 3, 2016
PROJECT: 130069

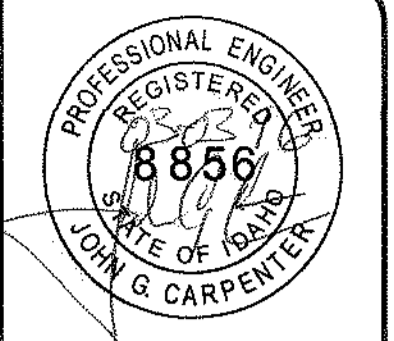
SHEET 1 OF 11

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DUNSTAN, RUSSELL S
319 S. DEWEY LANE

ELTON HILL
302 S. DEWEY LANE

MATCHLINE - SEE SHEET 3



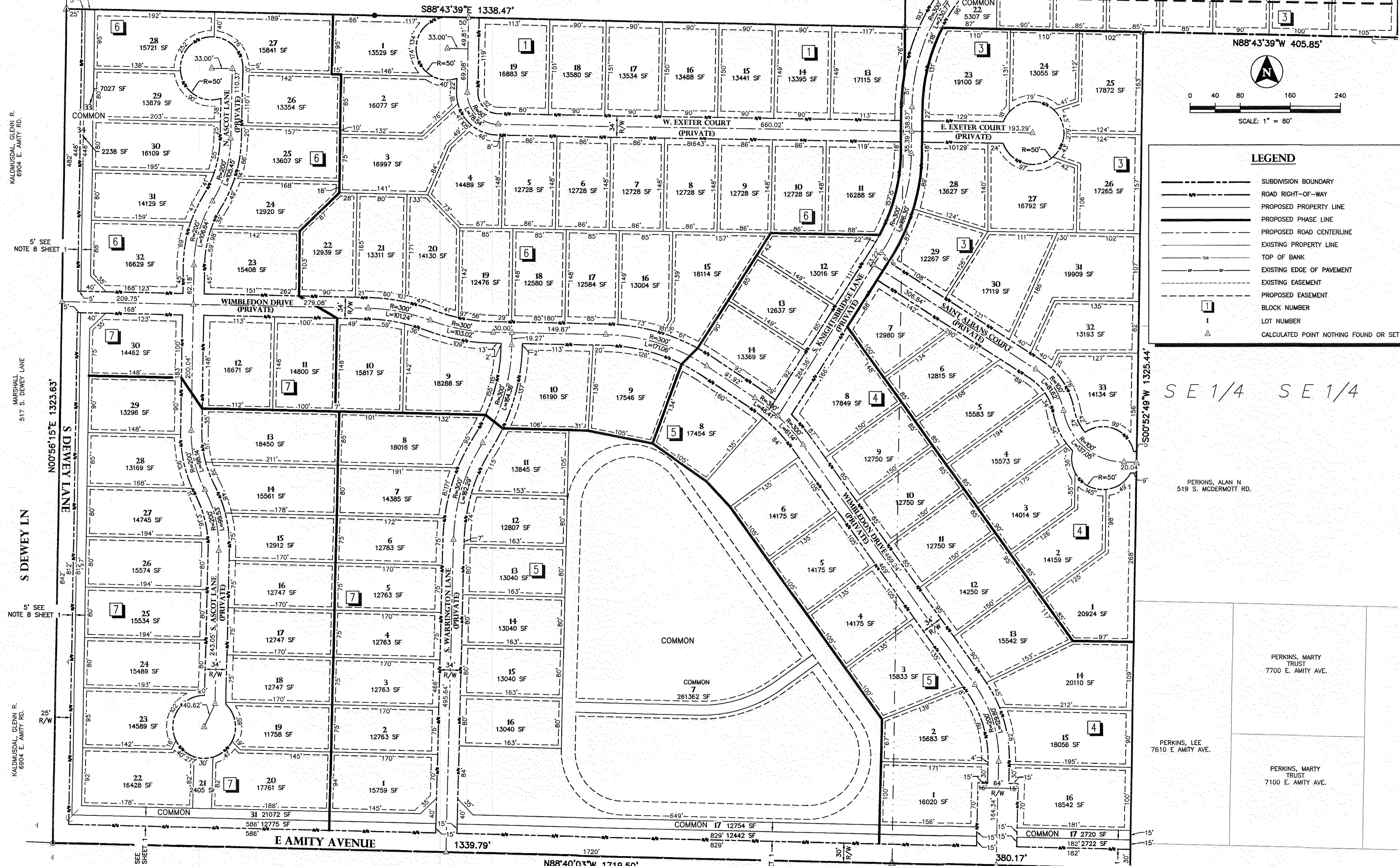
REVISIONS	NO.	DATE	DESCRIPTION
	1	03/03/2016	CANYON COUNTY COMMENTS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83857-5723
PHONE: (208) 442-6300
OFFICES ALSO IN:
BOISE, IDAHO
COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANIA HEIGHTS SUBDIVISION NO. 2
LOT DIMENSIONS

DATE: March 3, 2016
PROJECT: 130069

SHEET 2 OF 11



LEGEND

- SUBDIVISION BOUNDARY
- - - PROPOSED PROPERTY LINE
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTERLINE
- EXISTING PROPERTY LINE
- TOP OF BANK
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- 1 BLOCK NUMBER
- 2 LOT NUMBER
- △ CALCULATED POINT NOTHING FOUND OR SET

SE 1/4 SE 1/4

PERKINS, ALAN N
519 S. McDERMOTT RD.

PERKINS, MARTY
TRUST
7700 E. AMITY AVE.

PERKINS, LEE
7610 E. AMITY AVE.

PERKINS, MARTY
TRUST
7100 E. AMITY AVE.

KORTAN, THOMAS J
7209 E. AMITY RD.

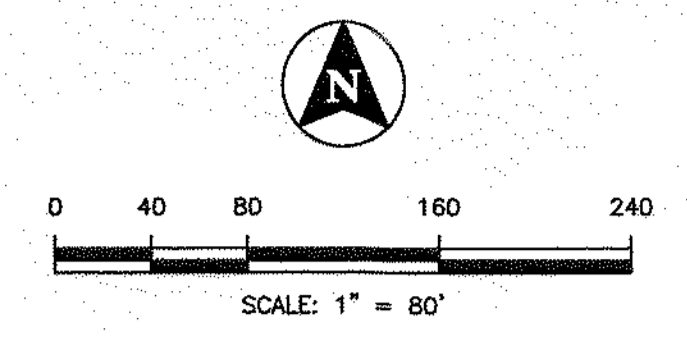
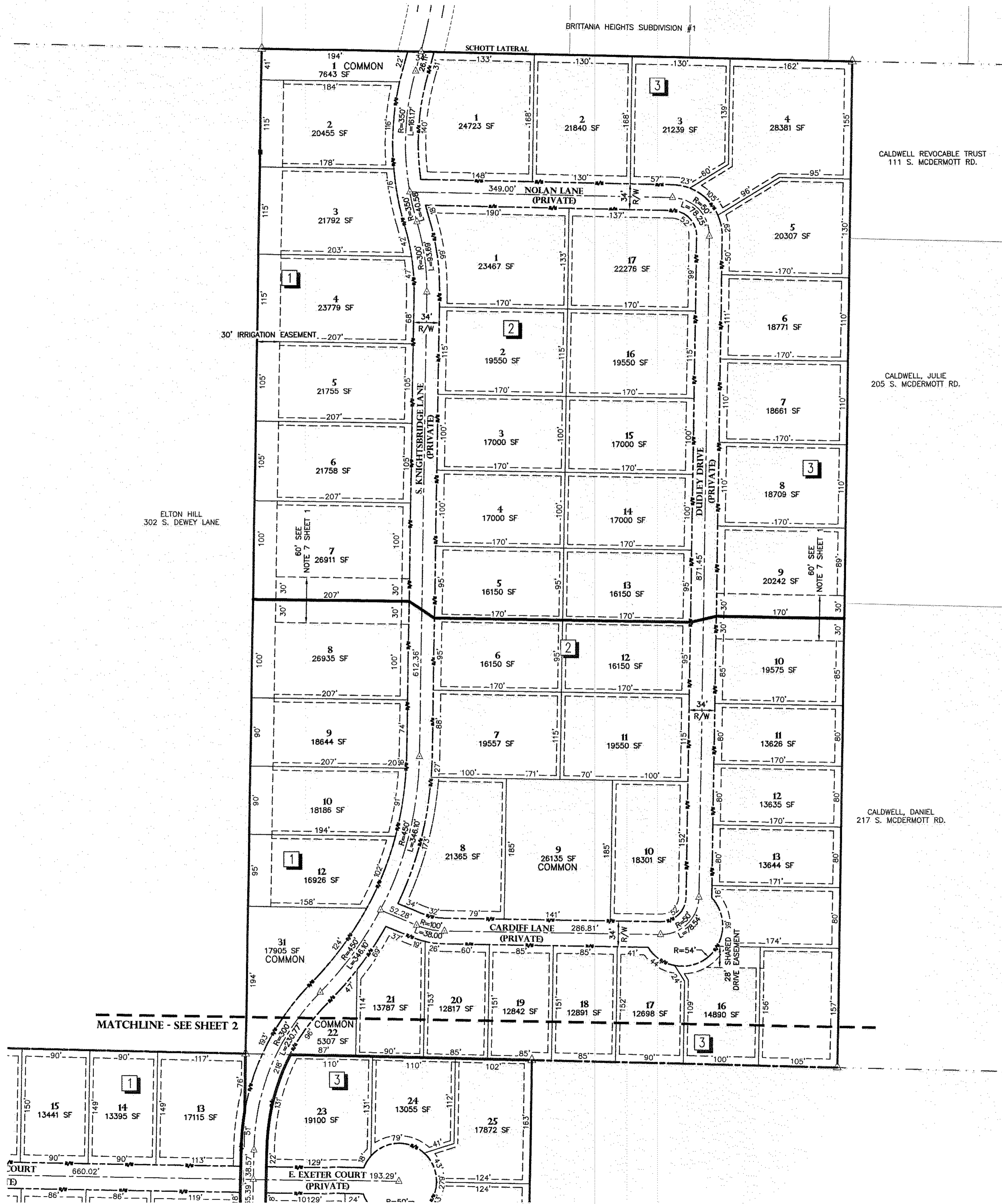
KORTAN, THOMAS J
7209 E. AMITY RD.

KANGAS, DENNIS
AMITY RD.

15' SEE
NOTE B SHEET

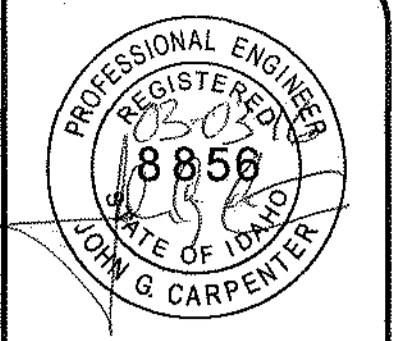
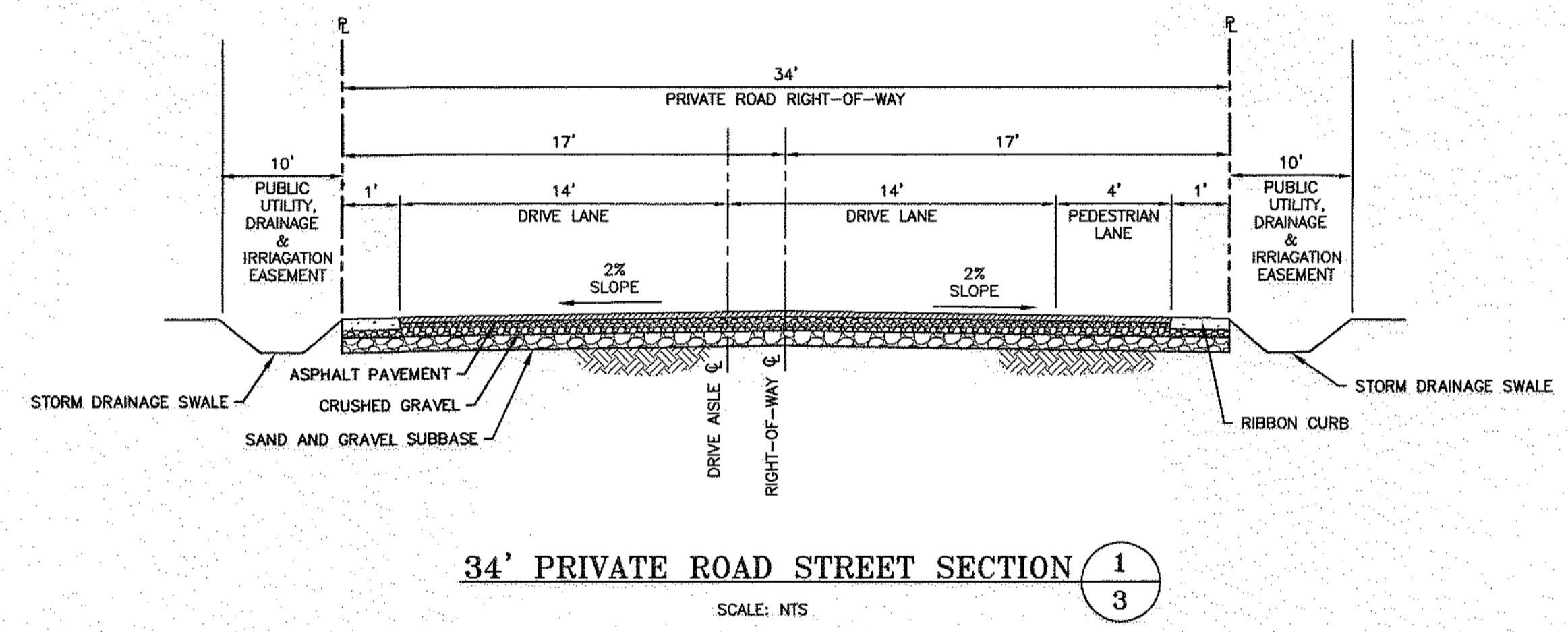
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LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTERLINE
- EXISTING PROPERTY LINE
- TOP OF BANK
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- BLOCK NUMBER
- LOT NUMBER
- CALCULATED POINT NOTHING FOUND OR SET



FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
130089-C.R.V.	C. GRAHAM	ABBEY STOVER	J. CARPENTER	J. CARPENTER

DATE	REVISIONS
03/03/2016	CANYON COUNTY COMMENTS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300
FAX: (208) 466-0844
BOISE, IDAHO
COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
LOT DIMENSIONS (CONT.)

TOPOGRAPHIC MAPPING FOR BRITANNIA HEIGHTS SUBDIVISION NO. 2

A PORTION OF THE SE 1/4 OF SECTION 29
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2016

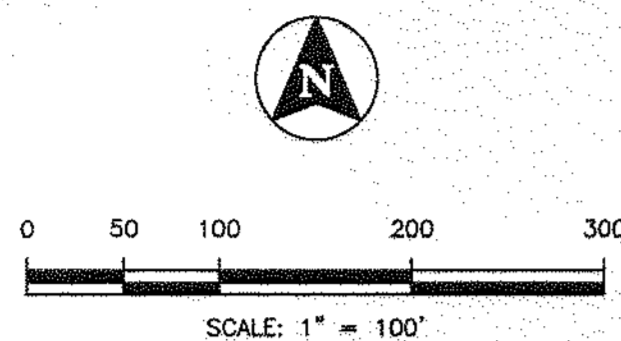
NOTES

1. TOPOGRAPHIC MAPPING SHOWN HEREON WAS COMPLETED BY USING A COMBINATION OF DATA FROM A TOPOGRAPHIC SURVEY DONE BY MUNGER ENGINEERING IN JANUARY 2008 AND A FIELD SURVEY DONE BY T-O-ENGINEERS IN MAY 2015.
2. UNDERGROUND UTILITIES WERE MAPPED APPROXIMATELY BY USING ABOVE GROUND OBSERVABLE EVIDENCE.
3. THE BOUNDARY SHOWN HEREON IS BASED ON DATA OF RECORD.



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VERTICAL DATUM

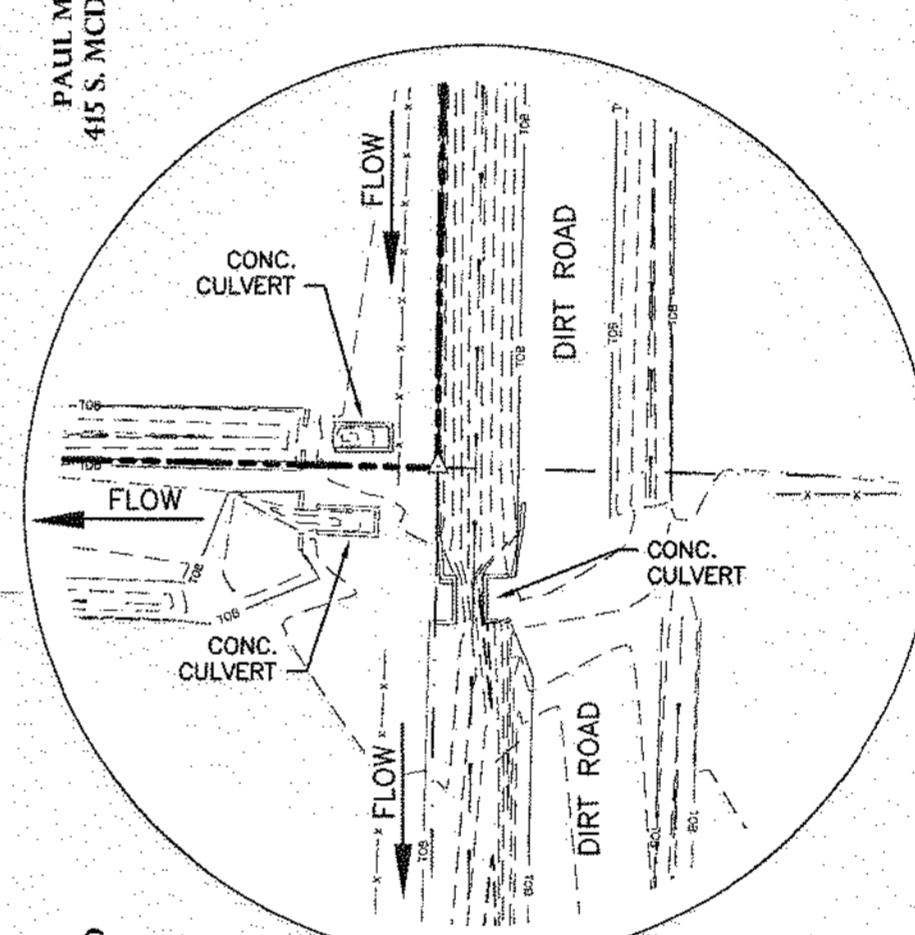
ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). PROJECT BENCHMARK IS THE BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO. NAVD ELEVATION = 2593.21'

CONTOUR INTERVAL

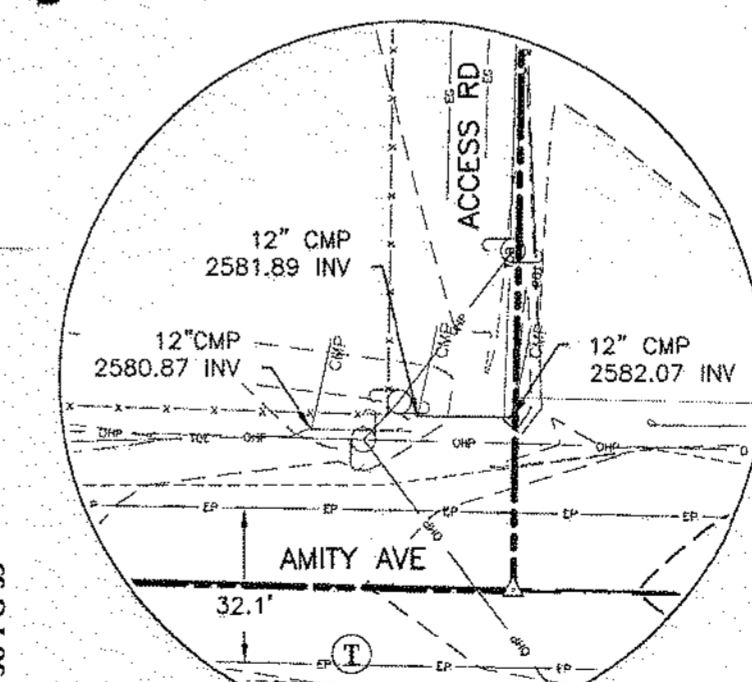
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

LEGEND

- PARCEL BOUNDARY
- ROAD RIGHT-OF-WAY (PERSCRPTIVE USE)
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVITY IRRIGATION LINE
- EXISTING FENCE
- EXISTING DRAINAGE FLOW PATH
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING CORRUGATED METAL PIPE
- EXISTING TREE
- EXISTING GUYLINE
- EXISTING LIGHT POLE
- EXISTING STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WELL OR STANDPIPE
- EXISTING GRAVITY IRRIGATION BOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIBER OPTIC
- EXISTING POLYVINYL CHLORIDE PIPE
- EXISTING BLACK CORRUGATED PIPE
- EXISTING POWER
- EXISTING GAS
- EXISTING STREET SIGN
- EXISTING IRRIGATION VALVE
- EXISTING CABLE TV
- FOUND 5/8" IRON PIN
- CALCULATED POINT
- FOUND BRASS MONUMENT
- FOUND 1/2" IRON PIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

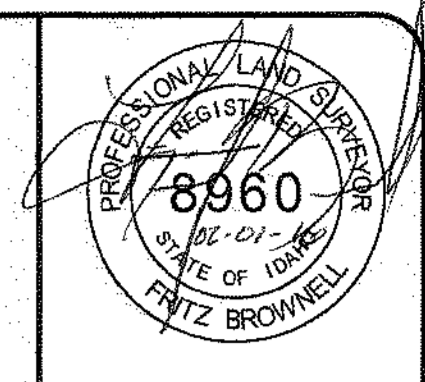
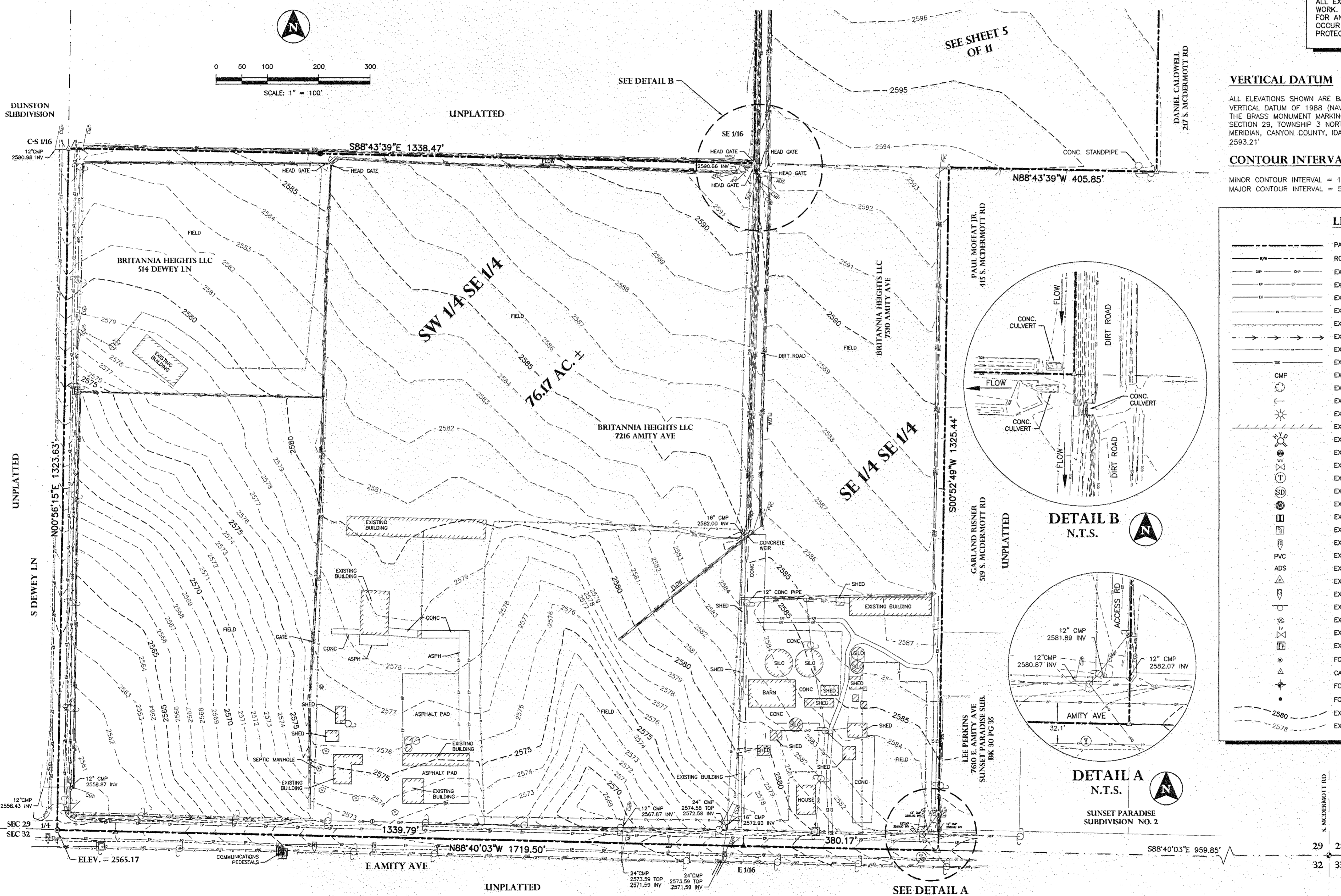


DETAIL B
N.T.S.



DETAIL A
N.T.S.

SUNSET PARADISE
SUBDIVISION NO. 2



FILE NAME	DESIGNED	DRAWN	IRON WRIGHT CHECKED	F.B.	F.B.
DATE					
REVISIONS					
NO.					

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 BROADMORE WAY, SUITE 101
NANPA, IDAHO 83887
PHONE: (208) 442-6300
FAX: (208) 465-0844
OFFICES ALSO IN: COEUR D'ALENE, IDAHO
NANPA, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION
 TOPOGRAPHIC MAPPING
 PROJECT BENCHMARK ELEV. = 2593.21
 DATE: February 1, 2016
 PROJECT: 130068
 SHEET 4 OF 11

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NOTES

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2. UNDERGROUND UTILITIES WERE MAPPED APPROXIMATELY BY USING ABOVE GROUND OBSERVABLE EVIDENCE.
3. THE BOUNDARY SHOWN HEREON IS BASED ON DATA OF RECORD.

VERTICAL DATUM

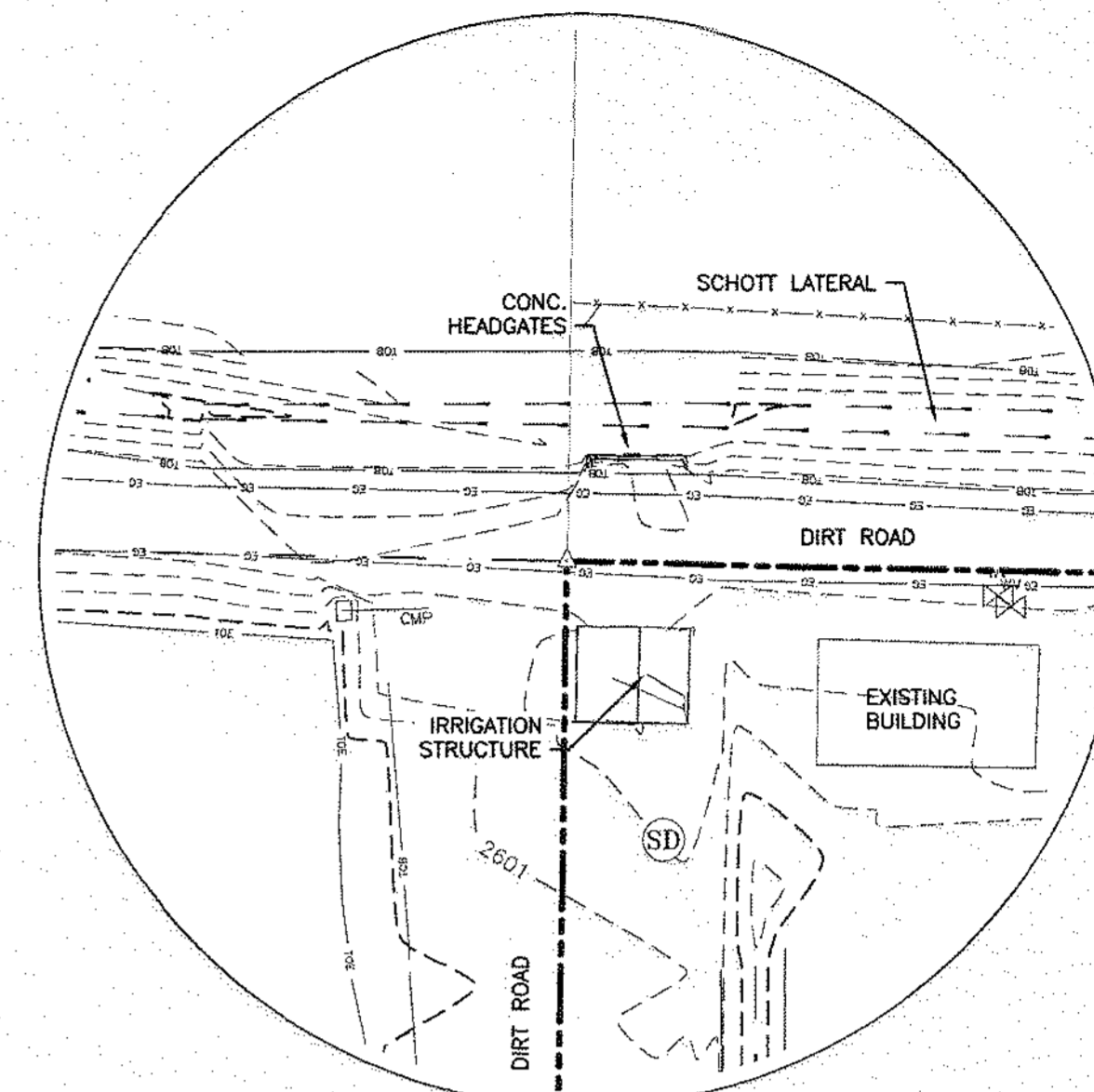
ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). PROJECT BENCHMARK IS THE BRASS MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO. NAVD ELEVATION = 2593.21'

CONTOUR INTERVAL

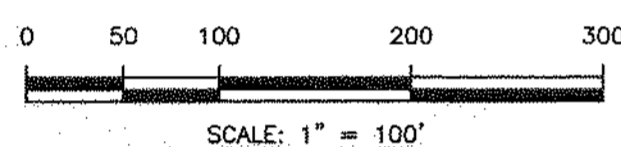
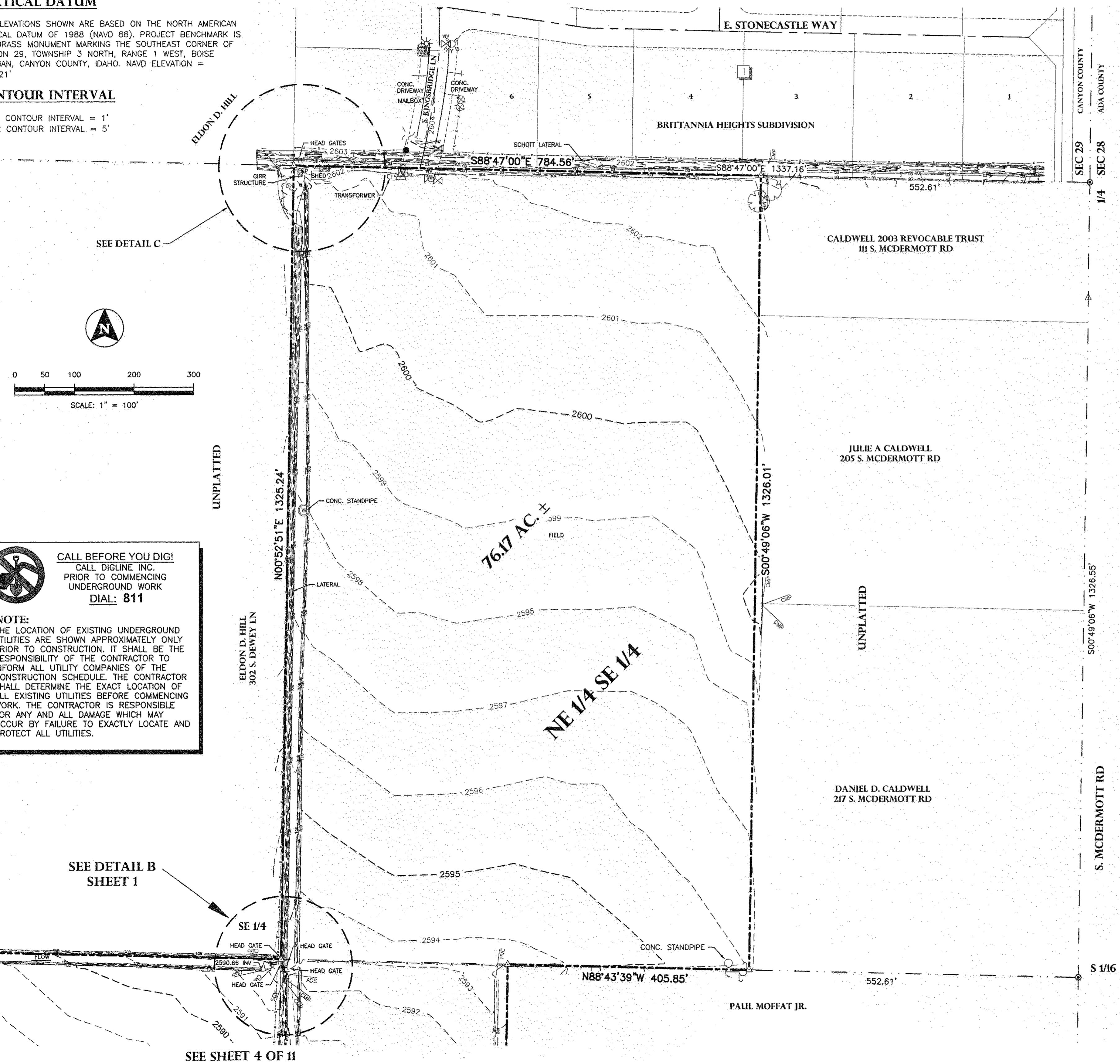
MINOR CONTOUR INTERVAL = 1'
MAJOR CONTOUR INTERVAL = 5'

TOPOGRAPHIC MAPPING FOR BRITANNIA HEIGHTS LLC

A PORTION OF THE SE 1/4 OF SECTION 29
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2016



DETAIL C
N.T.S.



SCALE: 1" = 100'

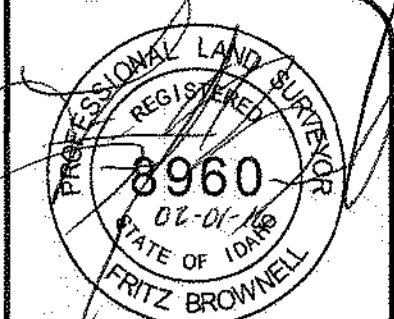


CALL BEFORE YOU DIG!
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DIAL: 811

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LEGEND

- PARCEL BOUNDARY
- ROAD RIGHT-OF-WAY (PERSCRPTIVE USE)
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING GRAVITY IRRIGATION LINE
- EXISTING FENCE
- EXISTING DRAINAGE FLOW PATH
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING CORRUGATED METAL PIPE
- EXISTING TREE
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- EXISTING WATER VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING WELL OR STANDPIPE
- EXISTING GRAVITY IRRIGATION BOX
- EXISTING TELEPHONE PEDISTAL
- EXISTING FIBER OPTIC
- EXISTING POLYVINYL CHLORIDE PIPE
- EXISTING BLACK CORRUGATED PIPE
- EXISTING POWER
- EXISTING GAS
- EXISTING STREET SIGN
- EXISTING FENCE POST
- EXISTING IRRIGATION VALVE
- EXISTING CABLE TV
- FOUND 5/8" IRON PIN
- CALCULATED POINT
- FOUND BRASS MONUMENT
- FOUND 1/2" IRON PIN
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



FILE NAME	DESIGNED	DRAWN	IRON WRIGHT CHECKED	F.B. APPROVED	F.B.

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY, SUITE 101
NAMPA, IDAHO 83687
PHONE: (208) 442-6300
FAX: (208) 466-0944
COEUR & ALENE, IDAHO
NAMPA, IDAHO
OFFICES ALSO IN:

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION
TOPOGRAPHIC MAPPING (CONT.)

DATE: February 1, 2016
PROJECT: 130089

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DUNSTAN, RUSSELL S
319 S. DEWEY LANE

ELTON HILL
302 S. DEWEY LANE

MATCHLINE - SEE SHEET 7

KALMUSDAL, GLENN R.
8904 E. AMITY RD.

MARSHALL
517 S. DEWEY LANE

S DEWEY LANE

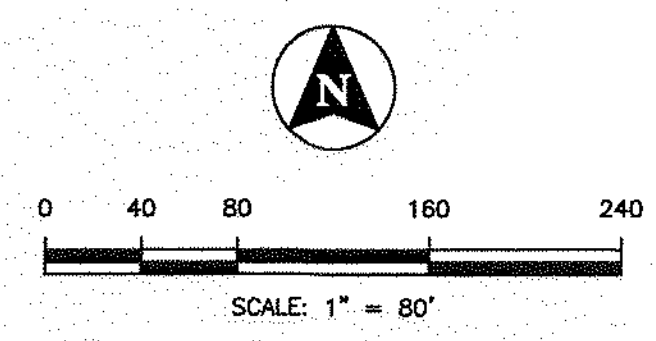
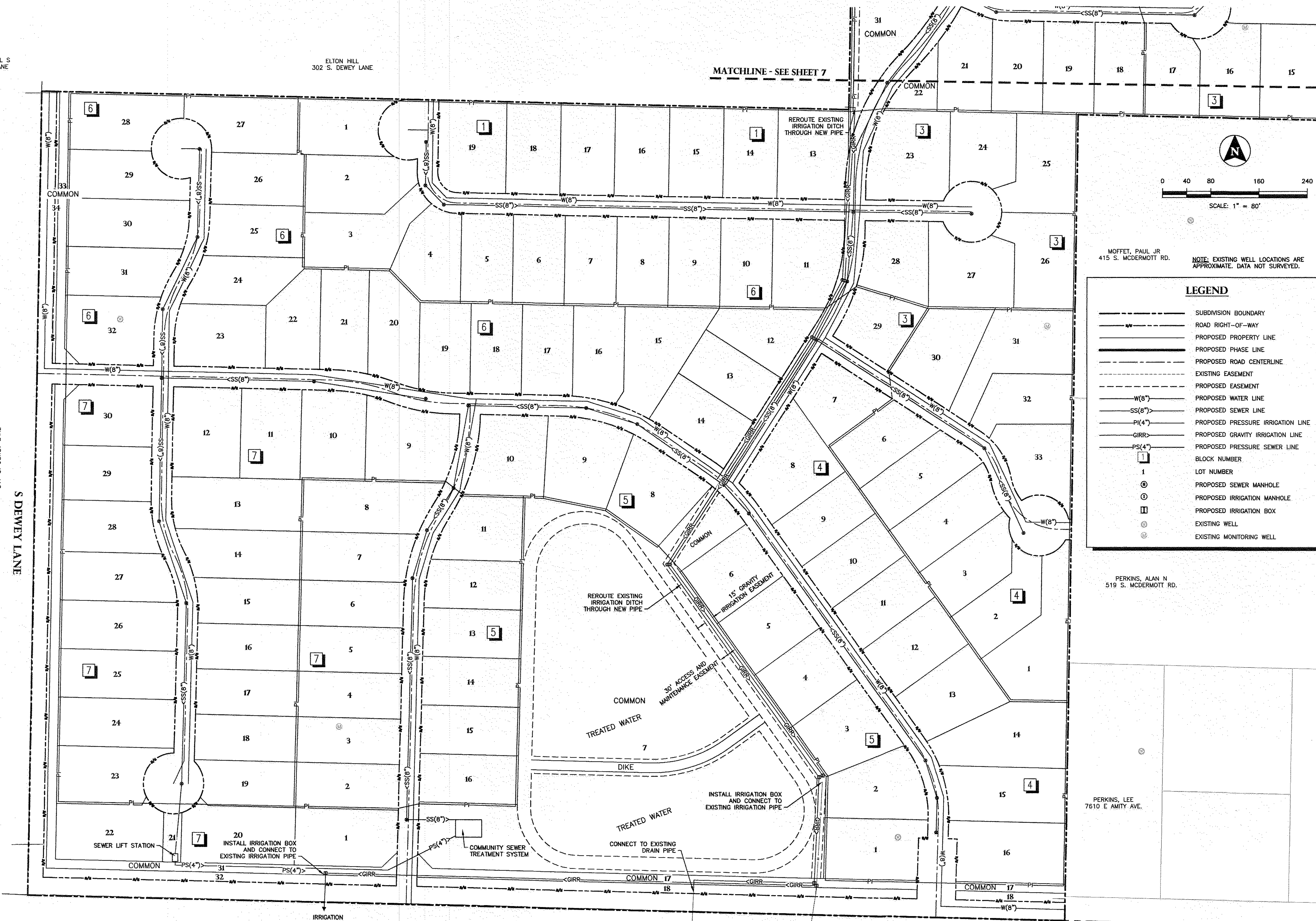
KALMUSDAL, GLENN R.
8904 E. AMITY RD.

KORTAN, THOMAS J
7209 E. AMITY RD.

E AMITY AVENUE

KORTAN, THOMAS J
7209 E. AMITY RD.

KANGAS, DENNIS
AMITY RD.



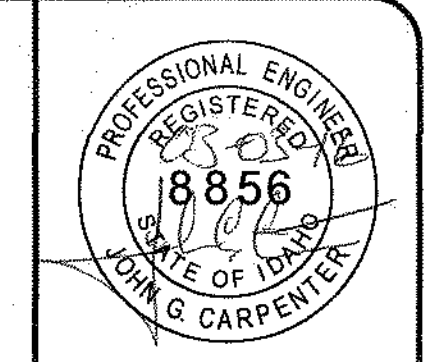
MOFFET, PAUL JR
415 S. McDERMOTT RD.
NOTE: EXISTING WELL LOCATIONS ARE APPROXIMATE. DATA NOT SURVEYED.

LEGEND

- SUBDIVISION BOUNDARY
- - - ROAD RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- W(8") PROPOSED WATER LINE
- SS(8") PROPOSED SEWER LINE
- P(4") PROPOSED PRESSURE IRRIGATION LINE
- GIRR PROPOSED GRAVITY IRRIGATION LINE
- PS(4") PROPOSED PRESSURE SEWER LINE
- 1 BLOCK NUMBER
- 1 LOT NUMBER
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED IRRIGATION MANHOLE
- ⊙ PROPOSED IRRIGATION BOX
- ⊙ EXISTING WELL
- ⊙ EXISTING MONITORING WELL

PERKINS, ALAN N
519 S. McDERMOTT RD.

PERKINS, LEE
7610 E. AMITY AVE.



REVISIONS	DATE	BY	DESCRIPTION
1.	03/03/2016	C. GRAHAM	CANYON COUNTY COMMENTS

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAPPA, IDAHO 83687-5123
PHONE: (208) 442-6300
FAX: (208) 466-0944
BOISE, IDAHO OFFICES ALSO IN:
COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
MASTER SITE PLAN

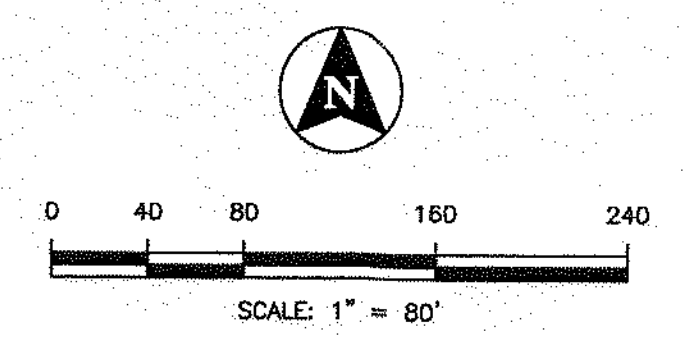
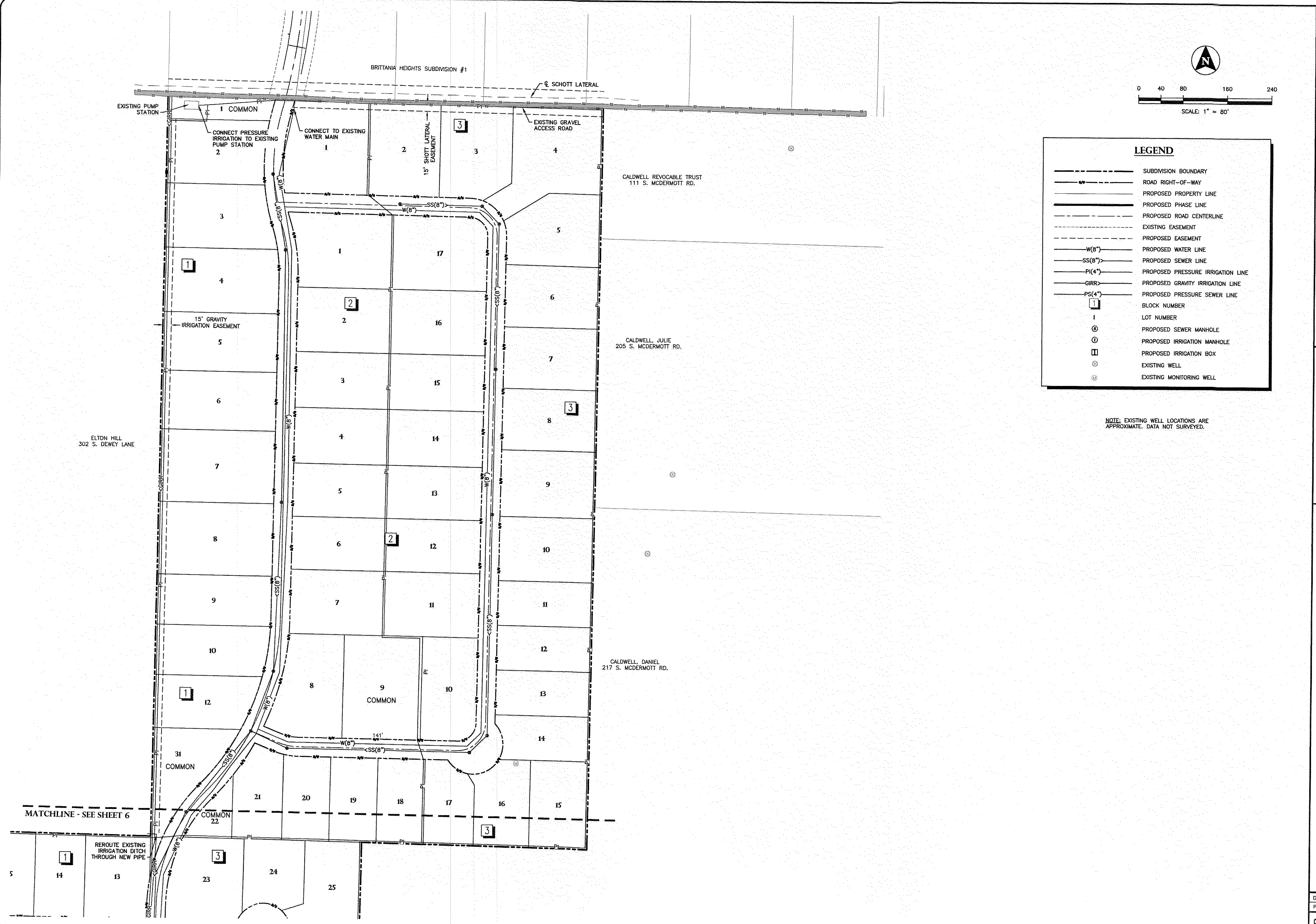
DATE: March 3, 2016
PROJECT: 130069

SHEET 6 OF 11

L:\130069\CADD\DWG\PRELIMINARY PLAT\130069-2-PROPOSED CONDITIONS.DWG, 3/3/2016

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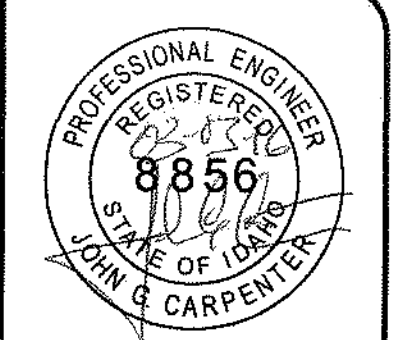
L:\13009\ACAD\DWG\PRELIMINARY PLAT\13009-PREPROCESSED CONDITIONS.DWG, 3/2/2016



LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED PHASE LINE
- PROPOSED ROAD CENTERLINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED GRAVITY IRRIGATION LINE
- PROPOSED PRESSURE SEWER LINE
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED SEWER MANHOLE
- PROPOSED IRRIGATION MANHOLE
- PROPOSED IRRIGATION BOX
- EXISTING WELL
- EXISTING MONITORING WELL

NOTE: EXISTING WELL LOCATIONS ARE APPROXIMATE. DATA NOT SURVEYED.



E-FILE NAME	DATE	REVISIONS	CANYON COUNTY COMMENTS	NO.	NO.
13009P-CBM <td>03/03/2016 <td></td> <td></td> <td>1</td> <td></td> </td>	03/03/2016 <td></td> <td></td> <td>1</td> <td></td>			1	

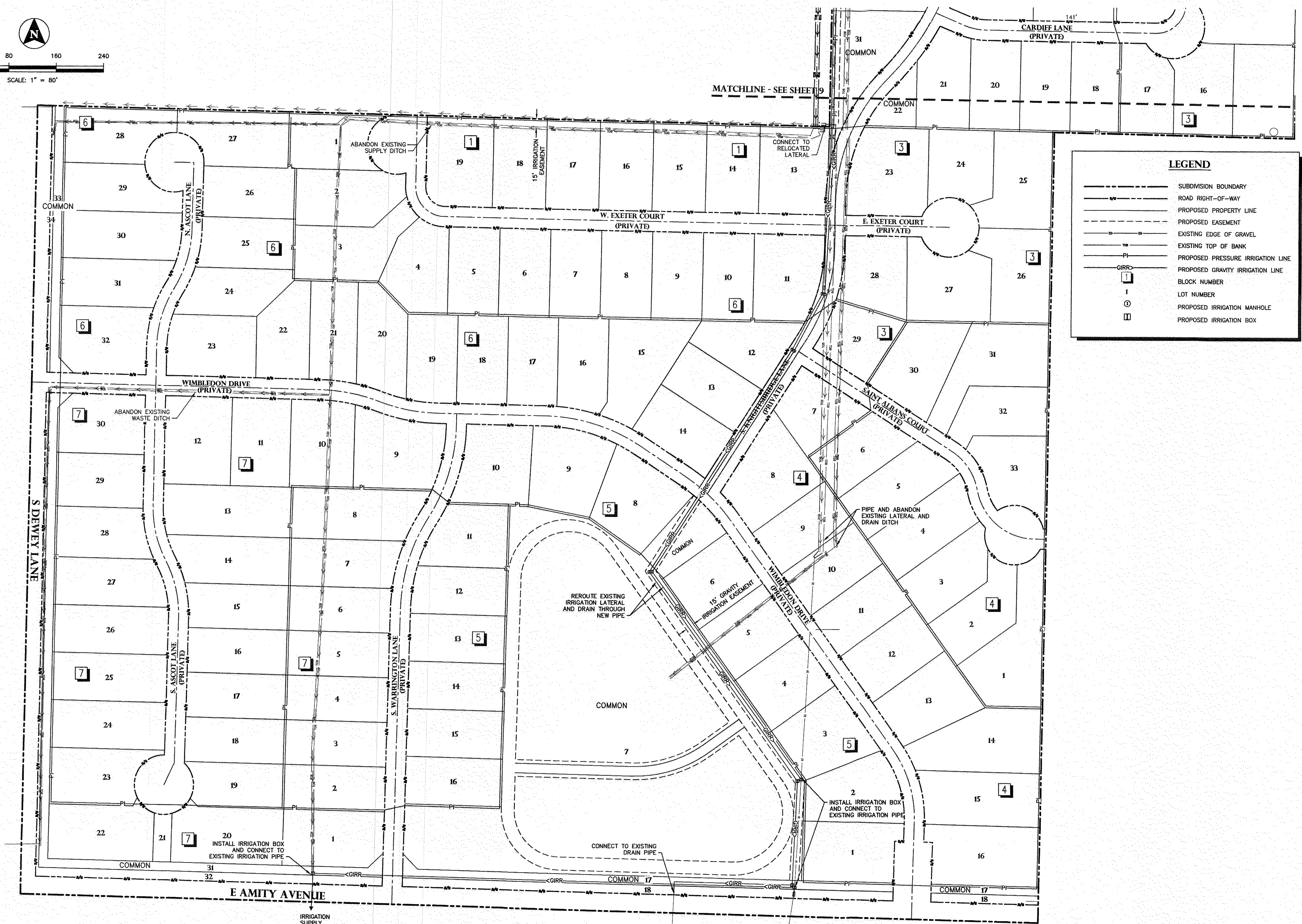
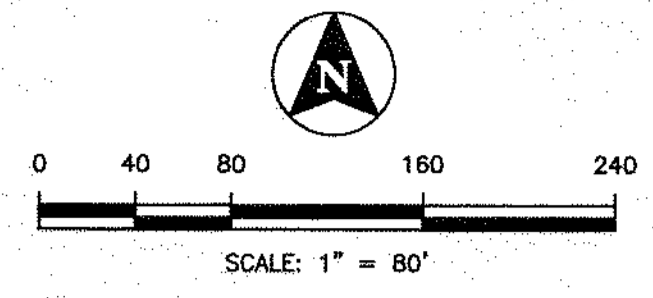
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMOORE WAY
NAMPÁ, IDAHO 83687-5123
PHONE: (208) 442-8300 FAX: (208) 486-0944
BOISE, IDAHO
COEUR D'ALENE, IDAHO
OFFICES ALSO IN:

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
MASTER SITE PLAN (CONT.)

DATE: March 3, 2016
PROJECT: 130099

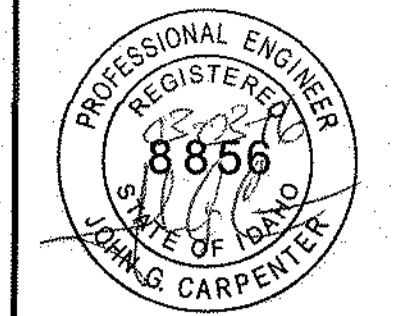
130069-C-BM PRELIMINARY PLAT 130069-C-IR-16

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LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK
- PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED GRAVITY IRRIGATION LINE
- BLOCK NUMBER
- LOT NUMBER
- PROPOSED IRRIGATION MANHOLE
- PROPOSED IRRIGATION BOX



E-FILE NAME	DATE	REVISIONS
130069-C-BM	03/03/2016	
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

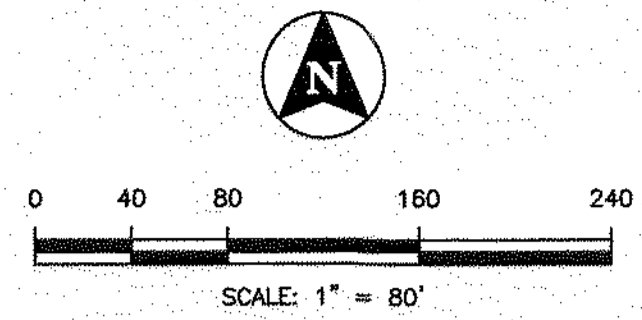
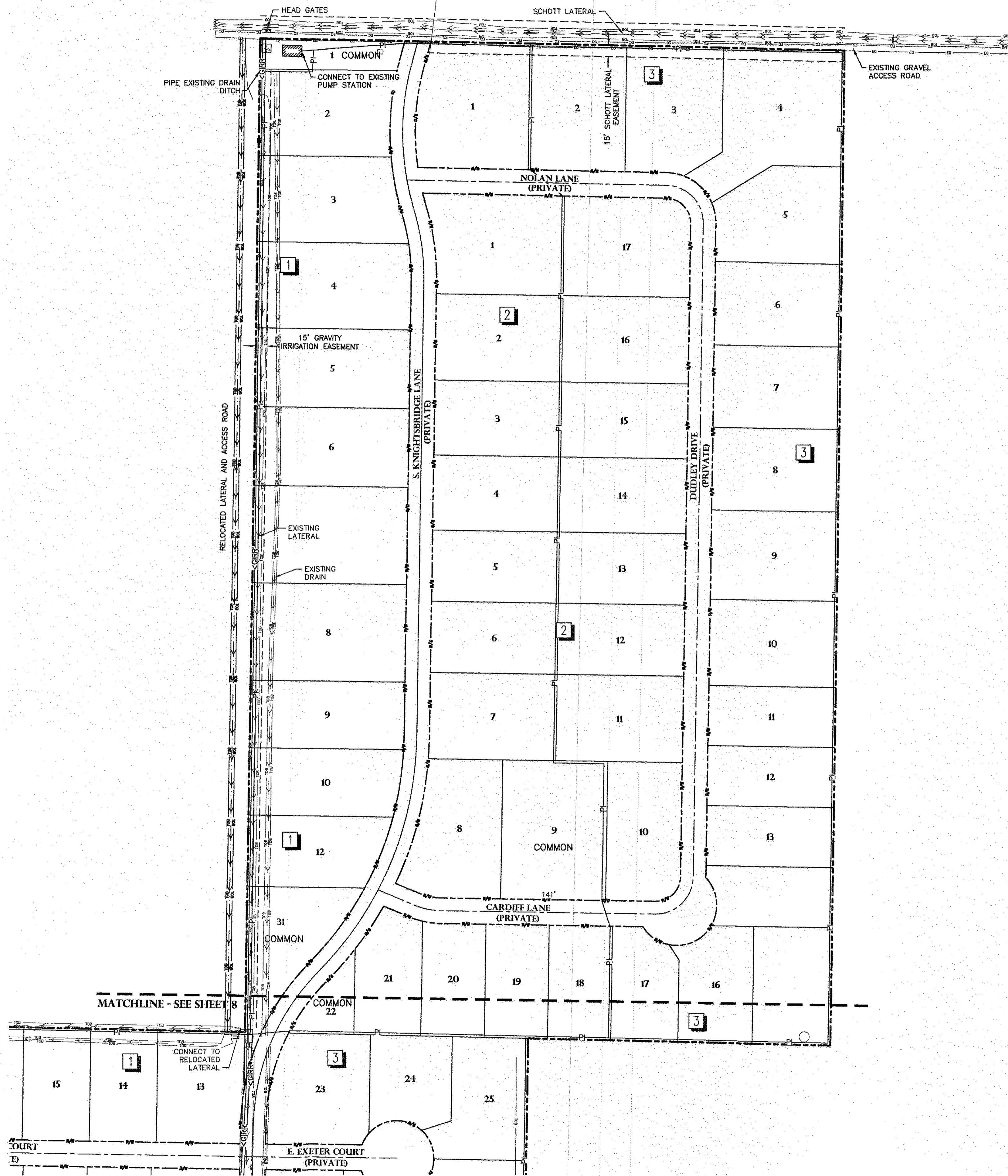
T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPYA, IDAHO 83687-5123
PHONE: (208) 442-6300 FAX: (208) 466-0844
OFFICES ALSO IN: BOISE, IDAHO; COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANIA HEIGHTS SUBDIVISION NO. 2
IRRIGATION PLAN

DATE: March 3, 2016
PROJECT: 130069

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L:\1008\ACAD\DWG\PRELIMINARY\PLAT\13008-C-IRRDWG_032016

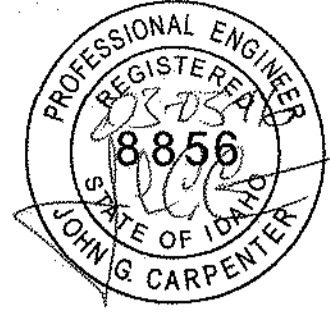


NOTES

1. PRESSURE IRRIGATION WILL BE PROVIDED TO INDIVIDUAL LOTS BY AN EXISTING PUMP STATION LOCATED IN LOT 1 BLOCK 1.

LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK
- PROPOSED PRESSURE IRRIGATION LINE
- GIRR --- PROPOSED GRAVITY IRRIGATION LINE
- 1 BLOCK NUMBER
- 1 LOT NUMBER
- ⊙ PROPOSED IRRIGATION MANHOLE
- PROPOSED IRRIGATION BOX



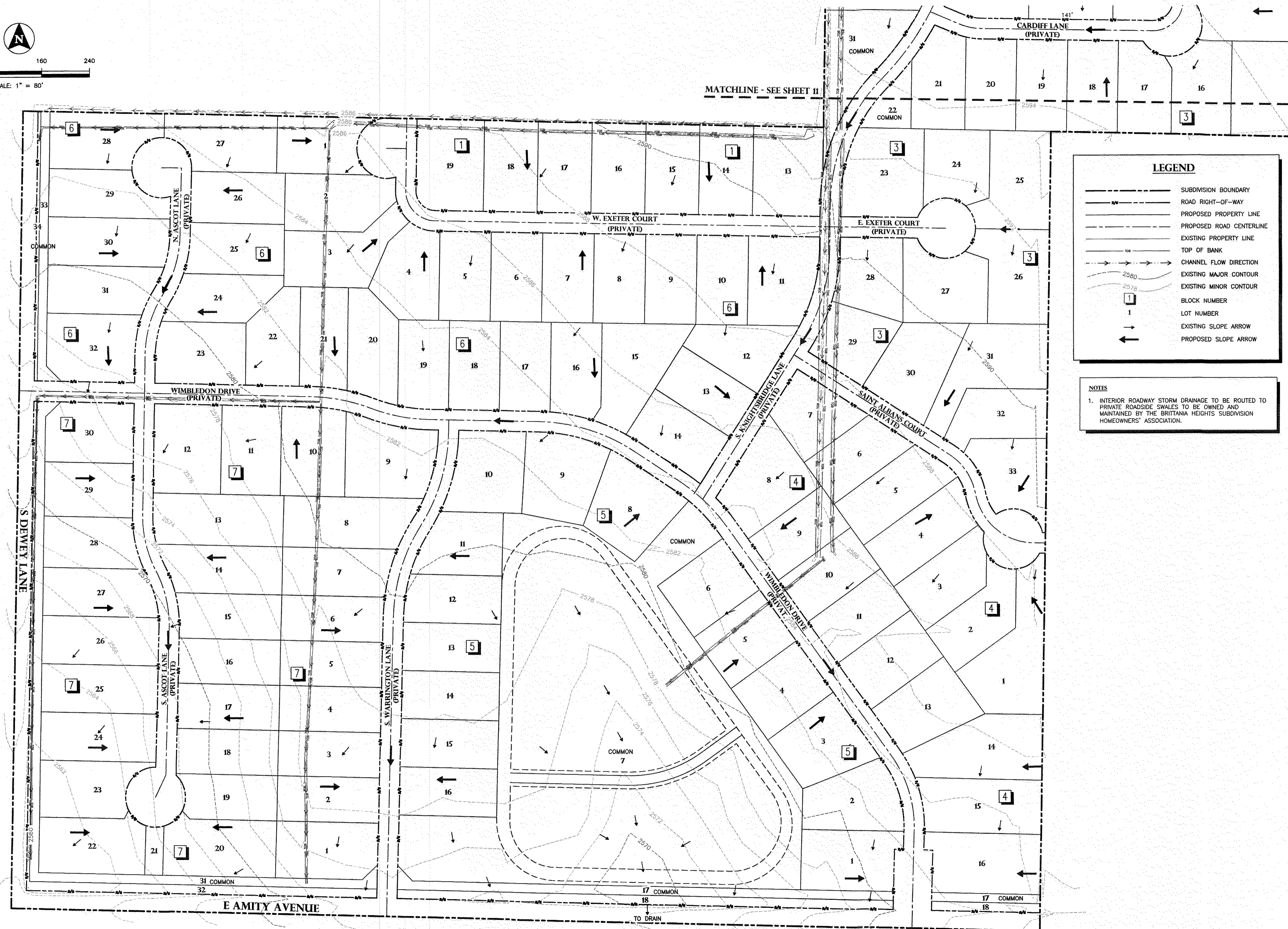
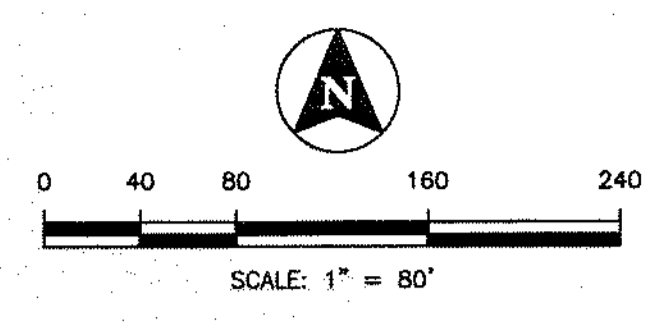
E-FILE NAME	DATE	REVISIONS
13008-C-BM	03/03/2016	DESIGNED
		C. GRAMM
		DRAWN
		ABBEY STOVER
		CHECKED
		J. CARPENTIER
		APPROVED
		J. CARPENTIER

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 Nampa, IDAHO 83857-5123
 PHONE: (208) 442-6900 FAX: (208) 466-0844
 OFFICES ALSO IN: BOISE, IDAHO
 COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANIA HEIGHTS SUBDIVISION NO. 2
 IRRIGATION (CONT.)

L:\130069\CADD\DWG\DRN\BRITL\BRITL\130069-C-DRAINAGE.DWG, 3/2/2016

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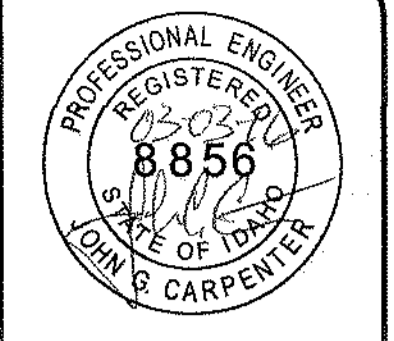


LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- EXISTING PROPERTY LINE
- TOP OF BANK
- CHANNEL FLOW DIRECTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BLOCK NUMBER
- LOT NUMBER
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

- INTERIOR ROADWAY STORM DRAINAGE TO BE ROUTED TO PRIVATE ROADSIDE SWALES TO BE OWNED AND MAINTAINED BY THE BRITANNIA HEIGHTS SUBDIVISION HOMEOWNERS' ASSOCIATION.



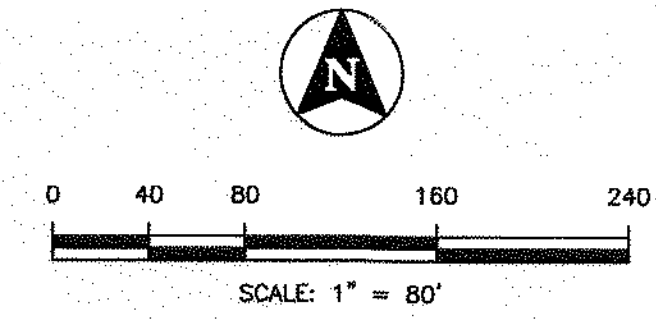
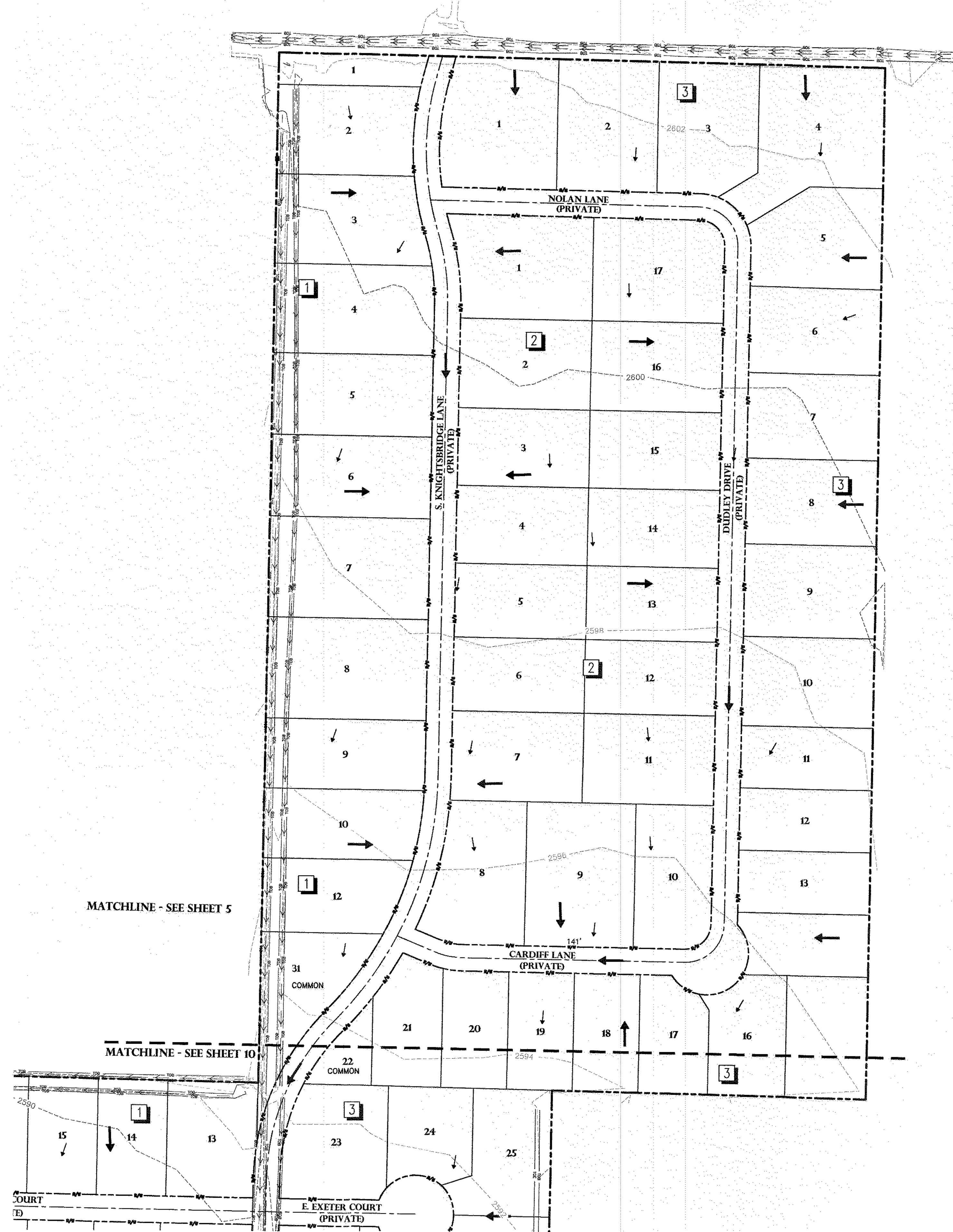
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130069-C-BM <td>03/03/2016 <td></td> </td>	03/03/2016 <td></td>	
DESIGNED		
DRAWN		
CHECKED		
APPROVED		

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CONSULTING ENGINEERS, SURVEYORS & PLANNERS
332 N. BROADMORE WAY
NAMPYA, IDAHO 83887-5123
PHONE: (208) 442-6300
FAX: (208) 488-0844
BOISE, IDAHO
COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
DRAINAGE

L:\19069\DRAWINGS\PRELIMINARY\PLAT\DRS-C-DRAINAGE.DWG 13/2016

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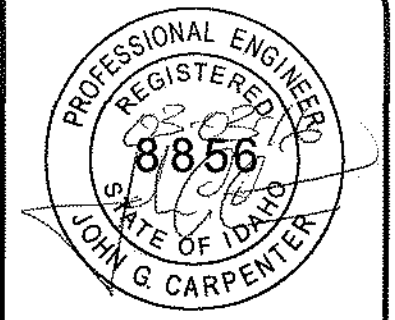


LEGEND

- SUBDIVISION BOUNDARY
- ROAD RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- EXISTING PROPERTY LINE
- TOP OF BANK
- CHANNEL FLOW DIRECTION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- BLOCK NUMBER
- LOT NUMBER
- EXISTING SLOPE ARROW
- PROPOSED SLOPE ARROW

NOTES

- INTERIOR ROADWAY STORM DRAINAGE TO BE ROUTED TO PRIVATE ROADSIDE SWALES TO BE OWNED AND MAINTAINED BY THE BRITANNIA HEIGHTS SUBDIVISION HOMEOWNERS' ASSOCIATION.



E-FILE NAME	DESIGNED	DATE	REVISIONS
T30069-C-BM	C. GRAHAM	03/03/2016	
	DRAWN		
	CHECKED		
	APPROVED		

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 332 N. BROADMORE WAY
 NAINIPA, IDAHO 83657-5123
 PHONE: (208) 442-6300
 FAX: (208) 468-0844
 BOISE, IDAHO
 COEUR D'ALENE, IDAHO

PRELIMINARY PLAT DRAWINGS FOR:
BRITANNIA HEIGHTS SUBDIVISION NO. 2
 DRAINAGE (CONT.)

DATE: March 3, 2016
 PROJECT: 130069