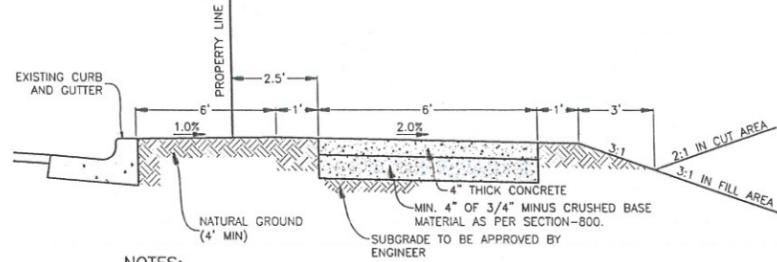


LEGEND

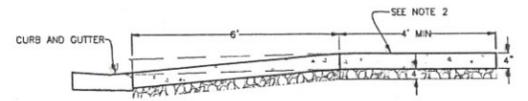
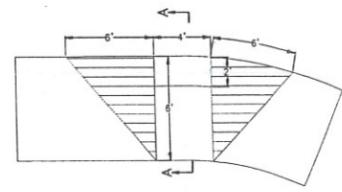
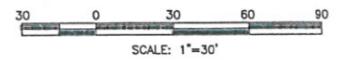
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊙	EXISTING SEWER MANHOLE
— —	EXISTING SEWER MAIN
— —	EXISTING GAS LINE
— —	EXISTING POWER POLE
⊕	EXISTING TELEPHONE RISER
— —	EXISTING FIBER OPTIC
---	PROPOSED SIDEWALK
4.0%	DIRECTION OF SLOPE
—CB—	PROPOSED GRADE BREAK
---	EXISTING CONTOUR (1' INTERVAL)
---	TOP CONCRETE
TC	TOP CONCRETE
⊕	PROPOSED DRYWELL

- GENERAL NOTES:**
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY DIGLINE (1-800-342-1585) AND THE SUN VALLEY WATER & SEWER DISTRICT (1-208-822-7610) AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE CONSTRUCTION OF ALL ITEMS HEREON. DUST CONTROL SHALL BE CONTINUOUS DURING CONSTRUCTION, 24 HOURS PER DAY 7 DAYS PER WEEK. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PROGRAM AT ALL TIMES UNTIL PERMANENT EROSION CONTROL IS ESTABLISHED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES AS REQUIRED DURING CONSTRUCTION AND OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCING CONSTRUCTION.
 - ALL ROADWAY CONSTRUCTION SHALL COMPLY WITH THE CITY OF SUN VALLEY AND THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW).
 - ALL STORM WATER IMPROVEMENTS SHALL COMPLY WITH THE CITY OF SUN VALLEY AND THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW).
 - EXCAVATED MATERIAL UNSUITABLE FOR USE AS ROADWAY STRUCTURAL FILL, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, SHALL BE DISPOSED OF OFFSITE AT A LOCATION APPROVED BY THE OWNER.
 - ALL STORM WATER BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED PRIOR TO CONSTRUCTION (SEE STORM WATER POLLUTION PREVENTION PLAN - SWPPP)
 - ALL DRYWELLS SHALL BE EXCAVATED TO FREE-DRAINING SAND AND GRAVEL.
 - ALL STORM DRAIN PIPE SHALL BE ADS N12 HP STORM DRAIN PIPE.
 - ALL STRUCTURAL FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
 - DRYWELLS SIZED BASED ON 100 YEAR-1 HOUR STORM EVENT.

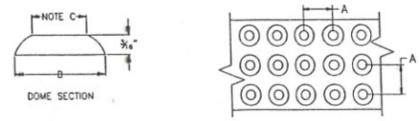


- NOTES:**
- LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.
 - BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.
 - SLOPE OF SIDEWALK NOT TO EXCEED 1/4" PER FOOT (0.02 FT/FT) UNLESS OTHERWISE SPECIFIED BY THE OWNER.
 - SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING.
 - 1/2-INCH TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS, PLACE 1/2-INCH EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.
 - MATERIALS AND CONSTRUCTION ACCORDING TO DIVISION 700 AND AS FOLLOWS:
- | | |
|------------------------|-----------------------|
| RESIDENTIAL | 4' MIN. |
| COLLECTOR AND ARTERIAL | 5' MIN. |
| BUSINESS DISTRICT | AS SPECIFIED BY OWNER |
- ③ SIDEWALK WITH BOULEVARD STRIP AND 3" ROLLED CURB HAS A THICKNESS OF 5-INCHES.

1 CONCRETE SIDEWALK DETAIL
SCALE: NONE



SECTION A-A



DOME SPACING		
	MIN.	MAX.
A	1 5/8"	2 3/8"
B	7/8"	1 7/16"

- NOTES:**
- 24" x 48" CAST IN PLACE TRUNCATED DOME DETECTABLE WARNING INSERT INSTALLED AT TIME OF CONCRETE POUR.
MANUFACTURER: ARMOR-TILE OR APPROVED EQUAL MEETING ADA STANDARDS
 - LANDING SHALL HAVE ABSOLUTE MINIMUM DIMENSIONS OF 4' x 4' AND ABSOLUTE MAXIMUM SLOPES OF 2% IN ALL DIRECTIONS.

2 PEDESTRIAN RAMP DETAIL
SCALE: NONE

PRELIMINARY
NOT FOR
CONSTRUCTION

RECEIVED
MAR 25 2014
CITY OF SUN VALLEY
COMMUNITY DEVELOPMENT DEPT.

REVISIONS

No.	DESCRIPTION	DATE	BY
A	ISSUED FOR REVIEW		

BENCHMARK ASSOCIATES, P.A.
PREPARED BY:
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 100 BELL DRIVE
KETCHUM, IDAHO 83340
(208) 726-9512
FAX 726-9514
WEB: WWW.BMA5B.COM
MAIL: WWW.BMA5B.COM

LANE MEADOWS PRELIMINARY
HWY-75 SIDEWALK GRADING PLAN
T4N, R18E, SEC 19, B.M.,
BLAINE COUNTY, IDAHO
PREPARED FOR:
STRIDER GROUP LLC

DRAWN BY: CMM
DESIGNED BY: JPG
CHECKED BY: SB
DATE: 03/25/14
PROJECT NO.: 13181

SHEET NUMBER
C-8

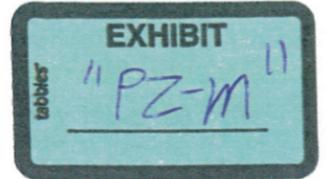


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LOTS | LOT SIZES



6'-0" Proposed
Sidewalk

17'-0" ITD
Easement

80'-0"
Berm Easement

Lot 1
43,130 sq.ft.
0.99 acres

Lot 2
24,450 sq.ft.
0.56 acres

Lot 3
21,320 sq.ft.
0.49 acres

Lot 4
20,830 sq.ft.
0.48 acres

PARCEL B
20,535 sq.ft.
0.47 acres

Lot 10
42,430 sq.ft.
0.97 acres

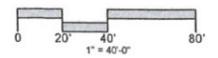
Lot 5
20,020 sq.ft.
0.45 acres

Lot 9
20,000 sq.ft.
0.45 acres

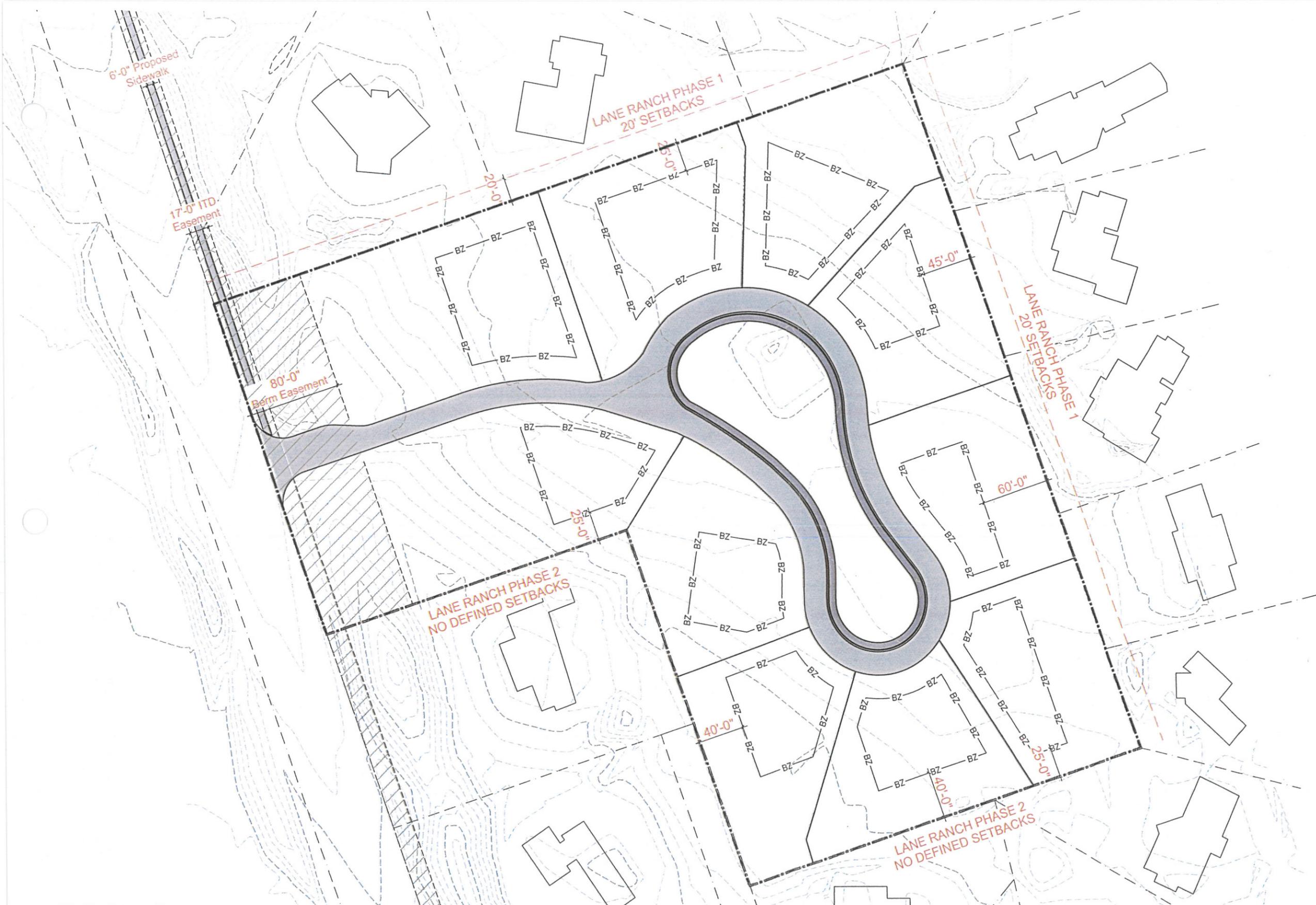
Lot 6
20,540 sq.ft.
0.46 acres
22' MAX HEIGHT LIMIT

Lot 8
20,180 sq.ft.
0.46 acres

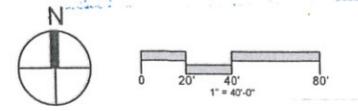
Lot 7
20,060 sq.ft.
0.45 acres
22' MAX HEIGHT LIMIT



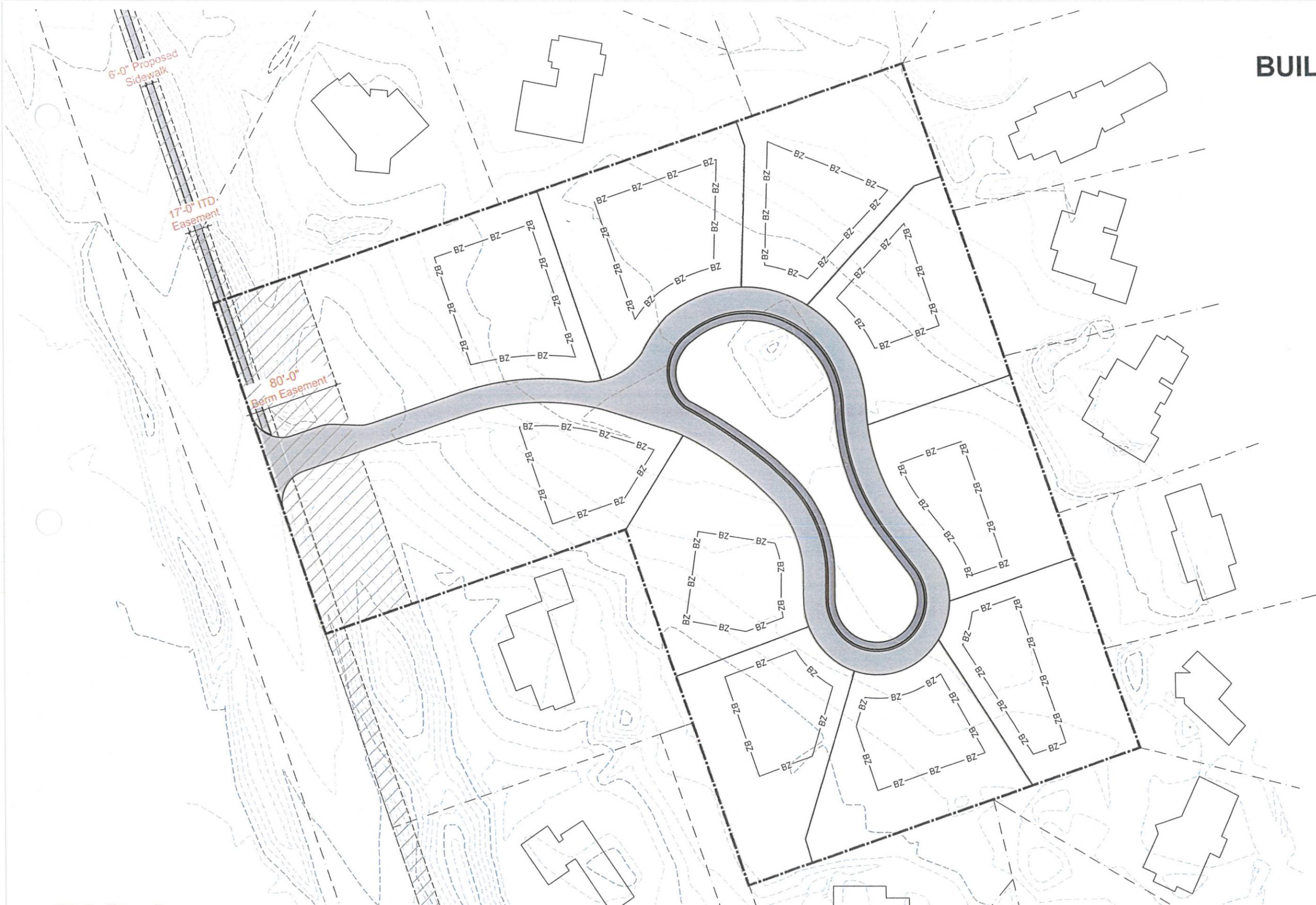
SETBACKS



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BUILDING ZONES



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