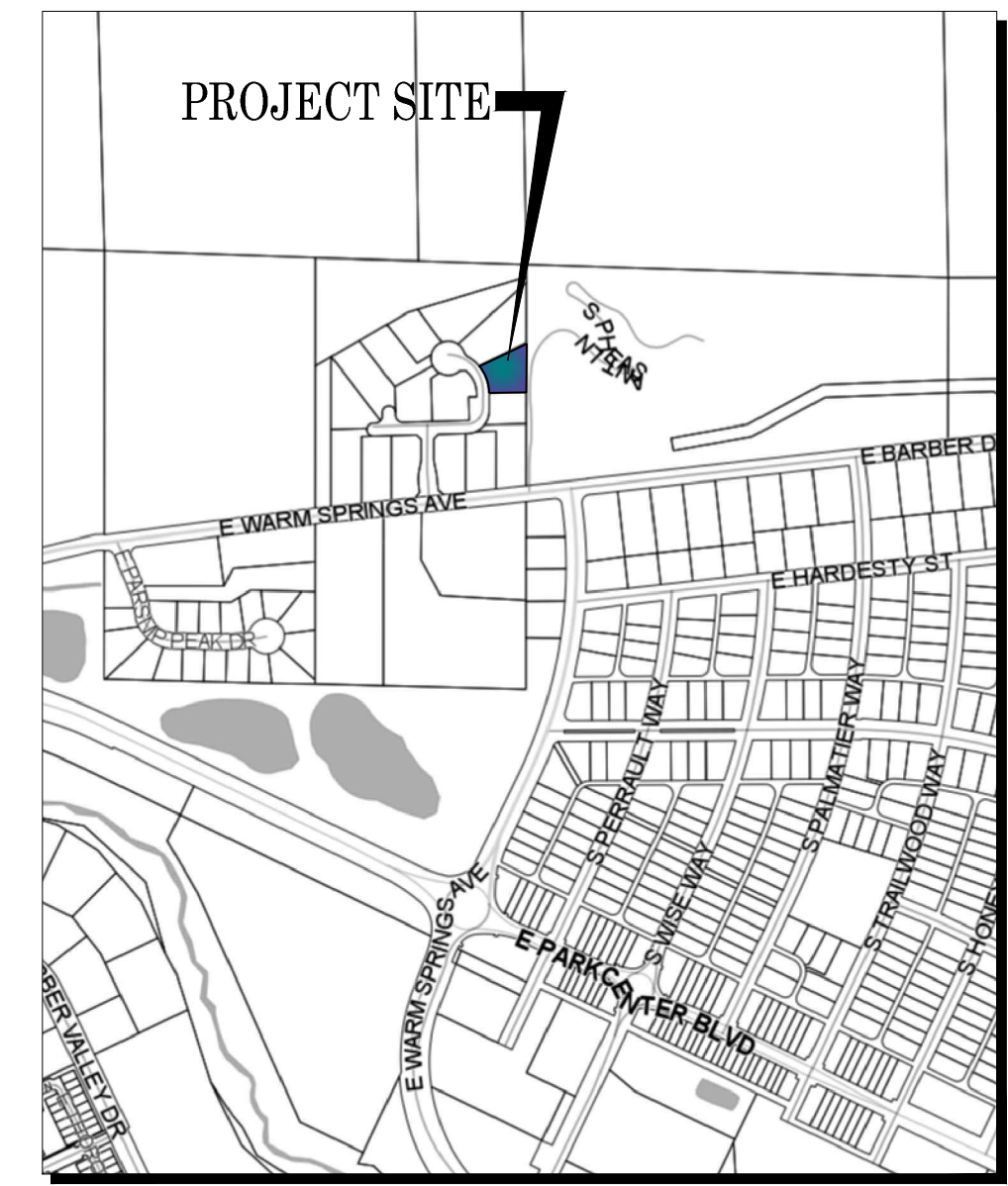
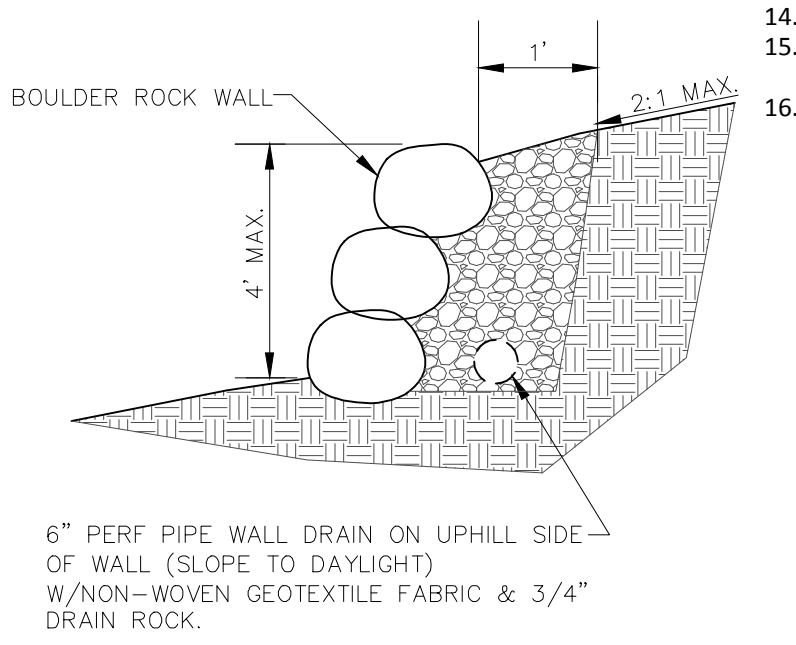
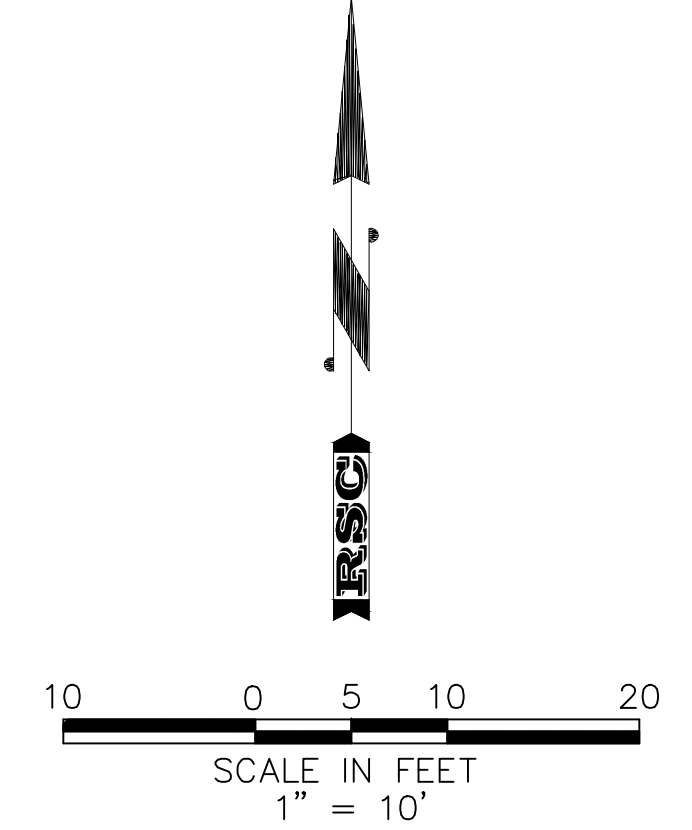
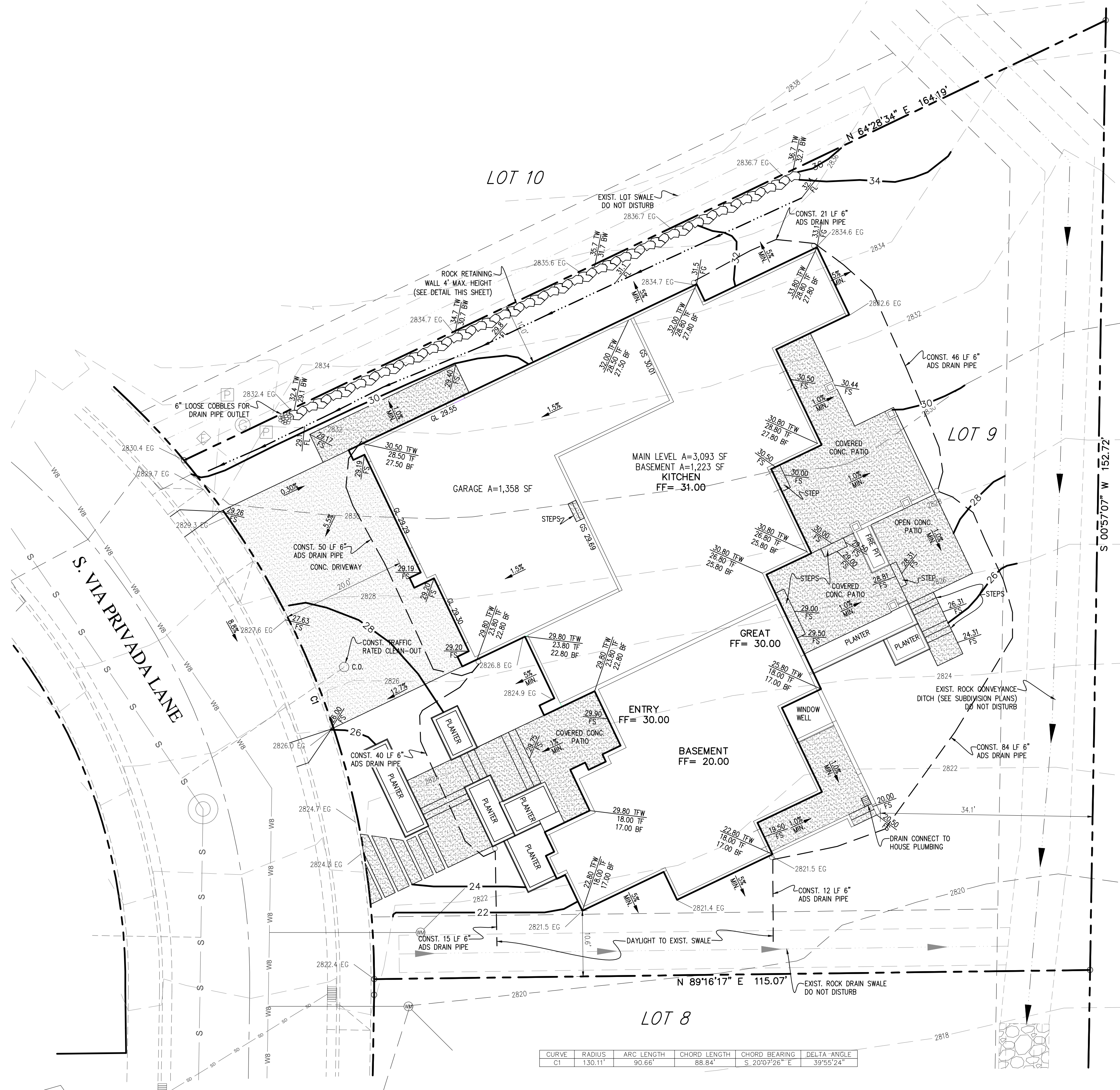


# DEVELOPMENT PLANS FOR BRUNO BUILT HOMES

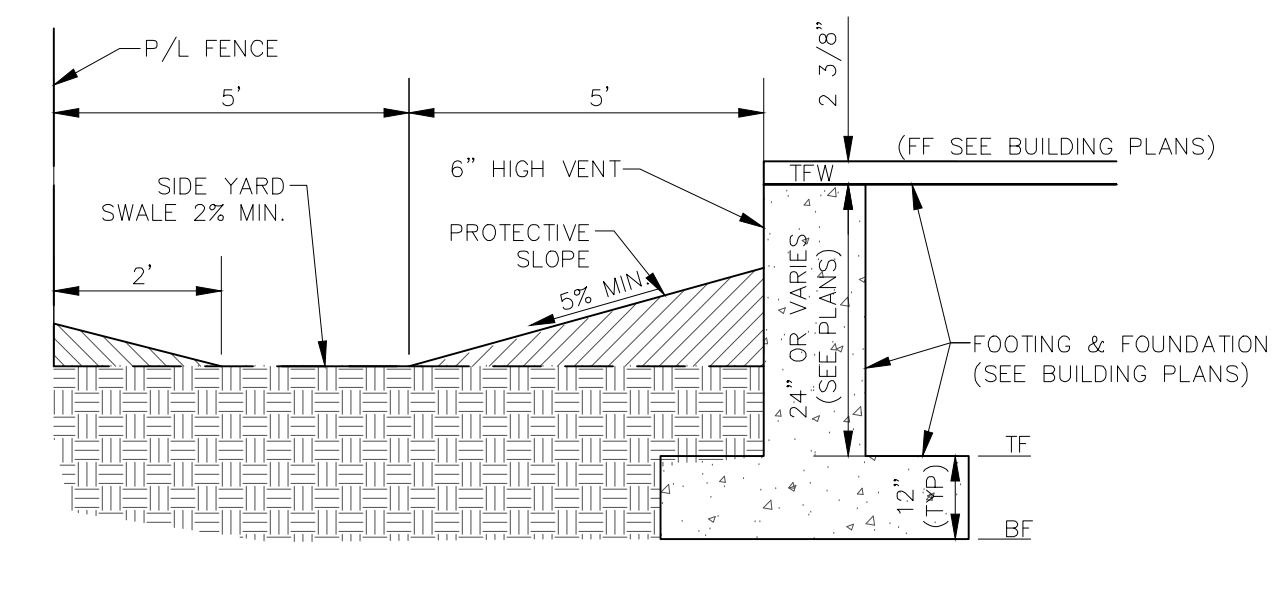
A PARCEL OF LAND LOCATED WITHIN THE NW 1/4 OF THE SE 1/4 OF SECTION 19,  
T.3N., R.3E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO  
2017



VICINITY MAP  
1" = 600'



TYPICAL ROCK RETAINING WALL  
-NTS-



TYPICAL SIDE YARD SECTION  
-NTS-

**NOTES:**

1. THIS GRADING PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND GEOTECHNICAL ENGINEERING REPORT. BUILDER SHALL NOTIFY THE ENGINEER AND DESIGN TEAM OF ANY DISCREPANCIES DISCOVERED.
2. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE ENGINEER SHALL BE USED.
3. SEE ARCHITECTURAL DRAWINGS FOR BUILDING AND SITE DIMENSIONS.
4. SEE STRUCTURAL DRAWINGS FOR FOOTING AND WALL DETAILS AND SPECIFICATIONS.
5. SEE FINAL PLAT FOR LOT DIMENSIONS AND EASEMENTS.
6. CONTRACTOR SHALL ADHERE TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY MTI FILE# B1612958 DATED 10-4-16.
7. ALL MATERIALS AND WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), UNLESS OTHERWISE NOTED.
8. IF THE EXISTING GRADES OR CONDITIONS DIFFER FROM WHAT IS SHOWN ON THE APPROVED GRADING PLAN, THE CONTRACTOR SHALL NOTIFY THE SITE DESIGN ENGINEER.
9. ALL PROPOSED ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
10. FINAL FINISHED FLOOR AND CONCRETE ELEVATIONS WILL BE DETERMINED BY THE STRUCTURAL ENGINEER AND/OR ARCHITECT. IF FINAL ELEVATIONS CHANGE OR VARY SIGNIFICANTLY FROM THIS PLAN, THE SITE CIVIL ENGINEER SHALL BE NOTIFIED.
11. SUBGRADE SHALL BE INSPECTED BY THE PROJECT ENGINEER RESPONSIBLE FOR GEOTECHNICAL ASPECTS OF THE PROJECT PRIOR TO CONSTRUCTION OF FOOTINGS OR SLABS.
12. FINAL GRADING SHALL BE INSPECTED BY THE SITE CIVIL ENGINEER. PRIOR TO OCCUPANCY, THE SITE CIVIL ENGINEER SHALL EVALUATE ALL GRADING ACTIVITIES FOR COMPLIANCE WITH APPROVED PLANS. A SUMMARY LETTER OF THIS GRADING EVALUATION AND COMPLIANCE DETERMINATION SHALL BE SENT TO THE PSDS. ANY REVISIONS TO THE APPROVED GRADING PLAN MUST BE APPROVED BY BOTH THE SITE CIVIL ENGINEER AND THE PSDS. IF THE GRADING DIFFERS FROM WHAT WAS ORIGINALLY APPROVED, A REVISED GRADING PLAN SHALL BE SUBMITTED AND APPROVED BEFORE ANY MODIFIED GRADING IS UNDERTAKEN.
13. FOR FROST PROTECTION, THE BOTTOM OF EXTERNAL FOOTINGS SHOULD BE AT LEAST 24 INCHES BELOW FINISHED GRADES.
14. GRADES SHOULD BE GREATER THAN 5% FOR A DISTANCE OF 10 FEET AWAY FROM EXTERIOR WALLS.
15. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR THE FIELD LOCATION AND PROTECTION OF EXISTING STRUCTURES AND FACILITIES. CALL BEFORE YOU DIG: DIGLINE, INC. (800)342-1585.
16. ALL PROPERTY AND LAND CORNER MONUMENTS SHALL BE SAVED AND PROTECTED IN ACCORDANCE WITH IDAHO CODE 55-1613 AND 54-1234.

**GENERAL LEGEND**

- LOT LINE
- PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT
- DOWNSPOUT LOCATIONS (7 TOTAL)
- SIDE YARD SWALE
- 6" ADS DRAIN PIPE FROM DOWNSPOUTS CLEAN-OUT
- C.O. LOT NUMBER
- ELEVATION
- TYC TOP BACK VERTICAL CURB
- GS GARAGE SLAB
- EG EXIST. GROUND
- FS FINISHED SURFACE (CONCRETE)
- FG FINISHED GROUND
- FL FLOWLINE
- FF FINISHED FLOOR
- TW TOP OF FOUNDATION WALL
- TF TOP OF FOOTING
- BF BOTTOM OF FOOTING
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LP LOW POINT
- P/L P/L
- SW TOP OF SIDEWALK
- 2.0% SLOPE IN PERCENT
- 56 FINISHED GROUND CONTOUR
- 2830--- EXISTING GROUND CONTOUR
- EXISTING STORM DRAIN INLET
- EXISTING WATER METER
- EXISTING UTILITY BOXES
- PROPERTY PIN
- EXISTING YARD DRAINAGE SWALE
- EXISTING VERTICAL CURB & GUTTER
- S EXISTING SANITARY SEWER
- EXISTING WATER

**CONTRACTORS NOTES:**

- \* 1. FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION.
2. PROTECTIVE FINISHED SLOPE FROM BUILDING A MINIMUM OF 5% FOR 10' MINIMUM (SEE DETAIL THIS SHEET)
3. DOWNSPOUT DRAINAGE TO BE COLLECTED VIA PIPES & TIED INTO SUBDIVISION DRAINAGE SYSTEM.
4. FILL MATERIAL TO BE STRUCTURAL. (SEE GEOTECHNICAL REPORT FOR SPECIFICATIONS).

**HOME OWNERS**  
JEFF & LESLIE WRIGHT  
PRIVADA, LLC  
P.O. BOX 5086  
BOISE, ID. 83646  
(208) 866-8388

**HOME BUILDER**  
ROBERT BRUNO  
BRUNO BUILT HOMES, INC.  
947 E. WINDING CREEK DR.  
EAGLE, ID. 83616  
(208) 938-2357

**ARCHITECT**  
DARIN MILES  
JDE  
1900 N. LAKES PLACE, SUITE 100  
MERIDIAN, ID 83646  
(208) 939-1045

**CIVIL ENGINEER**  
JIM E. COSLETT, P.E.  
ROCK SOLID CIVIL LLC.  
270 N. 27TH STREET, SUITE 100  
BOISE, ID 83702  
(208) 342-3277

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.11'	90.66'	88.84'	S. 20°07'26" E	39°55'24"

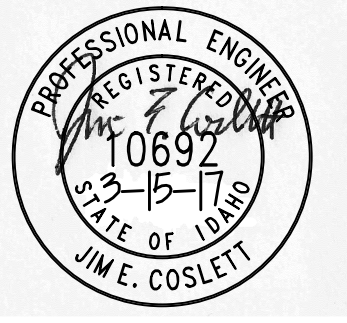
Revisions	Description	Date
1		
2		
3		
4		

**ROCK SOLID CIVIL**  
Civil Engineering and Land Development Consulting  
270 North 27th Street, Suite 100  
Boise, ID 83702  
Phone: 208.342.3277  
www.rocksolidcivil.com

REUSE OF DRAWINGS  
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PRIVADA ESTATES LOT 9 BLOCK 1  
 2372 S. VIA PRIVADA LANE  
 LOT GRADING & DRAINAGE PLAN

Project Name: PRIVADA ESTATES LOT 9 BLOCK 1  
Sheet Name: 2372 S. VIA PRIVADA LANE



Project No. RSC-1649

Drawn By: RLC

Date: March 15, 2017

Sheet No.