



**STREAMSIDE SUBDIVISION**  
**PRESSURE IRRIGATION SYSTEM**  
**RULES, REGULATIONS AND INFORMATION GUIDE**

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## **Streamside Subdivision Pressure Irrigation System Summary**

The Streamside Pressure Irrigation System will deliver non-potable (non-drinkable) water to Owners for irrigation of their landscaped areas on their Building Lots, and will deliver non - potable water to the Streamside Homeowners Association, Inc. ("Association"), for irrigation of the Streamside Common Areas ("System"). Pursuant to the terms of the Amended and Restated Declaration of Covenants, Conditions and Restrictions For Streamside Subdivision, recorded in the records of Ada County, Idaho on July 16, 1998, as instrument number 98068340, and any amendments thereto ("Declaration"), each Owner shall comply with the rules and regulations of System operation which are set forth in this Streamside Subdivision Pressure Irrigation System Rules, Regulations, and Information Guide ("Guide"). All capitalized terms not otherwise defined herein shall have the same meaning as in the Declaration.

**Non-potable Water:** The System delivers non-potable water, which is **not** suitable for drinking. Owners are required to mark their individual sprinkler systems with tags or signs that say "Danger - Unsafe Water, Do Not Drink". In the interest of public health and safety, Owners are prohibited from connecting their sprinkler systems in any way to the potable water supply provided by Raintree Mutual Water Co. or United Water of Idaho without prior approval by the Association and provisions are for adequate backflow prevention.

**Ownership and Operation of System:** The Grantor will transfer the System to the Association, and the Association will operate and maintain it for the benefit of the Owners. As discussed more thoroughly below, the Association may contract with a management group to provide general System operation and maintenance services ("System Operator").

**Water Availability:** Irrigation water will be available no sooner than April 1 and no later than November 1 of each year. The annual start-up and shut-down dates for the System shall be determined by the Association, at its sole discretion, taking into account such factors as weather and irrigation water availability. At a minimum, water will be supplied to the Owner's sprinkler system every other day for four (4) hours. Refer to the Streamside Subdivision Alternative Day Irrigation System Schedule and corresponding Building Lot Figure, attached as Exhibit "A" for the four (4) hour time block assigned to each Building Lot. The Irrigation System Schedule may be amended to provide a more efficient means of distribution and/or application of the non-potable water for purposes of irrigating by the Owners and the Association.

**Water Application Rate:** Subject to water availability and the Association's and System Operator's discretion to determine the amount of irrigation water to be supplied to Building Lots and Common Areas, each Owner can apply a maximum of .66 inches of water to each and every section of his or her lawn and landscape areas every other day. Accordingly, each Owner's sprinkler system must be designed to apply no more than 0.66 inches of water in four (4) hours every other day. The 0.66-inch application rate satisfies the water requirement of turf grass during the hottest part of the summer and allows for 80% application efficiency.

**Delivery Rate:** The Owner's sprinkler system must carry no more than 3.4 gallons per minute for every 1,000 square feet of yard area.

**Delivery Pressure:** Irrigation water supplied to Owners will be delivered at approximately 50 to 70 pounds per square inch of pressure, depending on Building Lot location and service line size.

**Timer Adjustment:** Owners will use their sprinkler system timers to adjust the amount of water applied to specific areas of their Building Lot throughout the growing season.

**Owner Systems In General:** See the attached Owner Connection Instructions, attached as Exhibit "B", and made a part hereof, for required Owner sprinkler system equipment.

**Maintenance Access:** Pursuant to the Declaration, the System Operator shall have access to the components and equipment of the System located on Owner Building Lots. The attached Irrigation System Schedule illustrates the location of the System components. Owners are advised not to install valuable landscape features within 10 feet of the System components, as the System Operator may have to excavate to repair System components. The Association, System Operator or Grantor shall not be liable for any damage or other loss to any landscape features or other Improvements on an Owner's Building Lot which is located

within 10 feet of the System components, during any maintenance, repair or replacement of the System or any of its components.

Damage to Streamside System Components: The Owner is financially responsible for damage to any component of the System located on their Building Lot, other than damage resulting from the negligence of the Association and its employees or agents.

Wasteful Irrigation: The Owner is responsible for monitoring their sprinkler system to detect and eliminate wasting of water. This Guide provides tips on water conservation.

**Streamside Subdivision  
Pressure Irrigation System  
Rules, Regulations and Information Guide**

**1. COMPLIANCE WITH GUIDE**

Pursuant to Sections 5.5.1.4 and 5.5.2.7 of the Declaration, the Association has the ability to make, promulgate and adopt such Association Rules, as the Association deems advisable. Pursuant to a unanimous vote of the Association's Board of Directors effective on the 25th day of September 1998, this Guide and the rules and regulations contained herein were adopted by the Association's Board of Directors as rules and regulations governing the construction, reconstruction, operation, maintenance and repair of the System. These rules and regulations shall have the same force and effect as the terms, covenants, conditions and restrictions contained within the Declaration.

**2. GUIDE AS A PART OF DESIGN GUIDELINES**

Pursuant to Section 10.3.2 of the Declaration, the Architectural Committee as part of its Design Guidelines has approved this Guide and the Association's Board of Directors has approved such use by the Architectural Committee. All Owners shall have their individual irrigation system pre-approved by the Architectural Committee prior to the commencement of any construction or installation of the same.

**3. MANDATORY USE OF SYSTEM**

Every Owner shall utilize the System for irrigation of the landscaping contained within their Building Lots, except as herein provided, and the Association will utilize the System for irrigation of all Streamside Common Area to the extent of water availability. Subject to the "Spot Watering" provision contained within Section 8 herein, no Owner shall utilize any other method of irrigation for the landscaping contained upon their Building Lots without receiving the prior approval of the Association, including without limitation, use of any potable water supplied by Raintree Mutual Water Co. or United Water of Idaho.

**4. TRANSFER OF THE SYSTEM AND WATER RIGHTS ASSOCIATED THEREWITH**

As contemplated in the Declaration, the Grantor will transfer the System to the Association, which will operate and maintain the System for the benefit of the Streamside Homeowners. Pursuant to Section 12.3 of the Declaration, the Grantor has reserved, for the benefit of the Association, a maintenance easement over all Building Lots, as that term is defined in the Declaration, for the purpose of maintaining the System. The Association may utilize this easement for the operation, maintenance, repair, replacement and reconstruction of any portion of the System, which it has the duty to operate, maintain, repair, replace or reconstruct pursuant to Section 5.5.2.1 of the Declaration. This operation and maintenance duty does not include the operation and maintenance of an Owner's individual system. Each individual Owner shall be responsible for his or her individual system other than that segment of the System on the Owner's property, which is owned, operated and maintained by the Association.

The Grantor shall transfer that portion of the water rights appurtenant to the Property deemed necessary by the Grantor to the Association pursuant to Section 4.23 of the Declaration. The water associated with these water rights shall be utilized for the System.

**5. ASSESSMENTS**

Pursuant to Sections 3.25 and 5.5.1.1 of the Declaration, the cost of the System operation, including, without limitation, the cost associated with transferring any and all water rights, maintenance, repair, replacement and reconstruction of the System shall be assessed to the Owners as Regular Assessments. These Regular Assessments shall be assessed in the same fashion as Regular Assessments are calculated and assessed in the Declaration.

**6. WATER SOURCE**

The System pumps non-potable water from on-site ponds with the Boise River Basin as it's source. The

System provides Owners with a source of irrigation water that is less expensive than that supplied by Raintree Mutual Water Co. or United Water of Idaho. The System also makes use of water rights that were historically used to irrigate the Streamside property. Use of these water rights reduces demand on the high quality underground supplies tapped by Raintree Mutual Water Co. or United Water of Idaho. The System, and associated water rights, has been designated to provide sufficient water to satisfy the irrigation demands of Streamside. However, the success of the System depends on its properly sequenced operation. Each Owner shall comply with this Guide and the rules and regulations contained herein so that the System can deliver adequate water to all users.

## **7. NOTIFICATION OF NON-POTABLE WATER**

**Non-potable Water:** The System delivers non-potable water for irrigation purposes only. The water is not suitable for drinking. Casual contact with the water is also discouraged as accidental ingestion may result.

The water is non-potable as it has not been treated to remove bacteria, viruses, sediment and other impurities that naturally occur in groundwater and river water. Removal of these impurities is not required for irrigation and would add significant cost to the System.

**Marking of Main System:** The System consists of underground pipes, valves, and the service point on Owner Building Lots. Valve boxes and service boxes that are exposed at the ground surface shall be marked with a tag that reads "Danger - Unsafe Water, Do Not Drink".

**Marking of Owner Systems:** Owners shall mark their individual sprinkler system at all components that are exposed at the ground surface such as valve boxes, above ground valve assemblies and timers, except sprinkler heads. The System Operator shall, upon request, provide information on how to obtain marking tags similar to those used on the Main System.

## **8. WATER AVAILABILITY**

**Irrigation Season Dates:** The System will provide water to Owner Building Lots no sooner than April 1 and no later than November 1. The System Operator will notify Owners of yearly start-up and shutdown dates, which will vary with the weather and water availability. The System will be turned off and all lines blown out each fall. Owners shall do the same to their individual systems. Owners should expect their sprinkler systems to temporarily discharge air during spring start-up.

**Irrigation Schedule:** The System provides irrigation water to Owners every other day through the use of automatic valves. The Irrigation System Schedule attached as Exhibit "A" lists the four (4) hour time block assigned to each Building Lot and the irrigation day which is coded as either "A" or "B". This Schedule coordinates the "A" and "B" irrigation days to calendar days. The four (4) hour time blocks are scheduled at night to minimize evaporation and increase the efficiency of water application. Streamside Common Areas will be irrigated during the daytime hours. The System is designed to irrigate up to fifteen (15) lots simultaneously at the rate of 20 gpm.

**Schedule Changes:** The System Operator may modify an Owner's irrigation schedule in the interest of improved System performance. Owners will be notified of any change in their delivery schedule. Owners may request irrigation schedule changes from the System Operator, which may grant or deny such requests in its sole discretion.

**Owner System Testing and Sod Establishment:** Irrigation water is available outside the Owner's scheduled four-hour time block for the purpose of testing the Owner's sprinkler system and establishing new sod. The System Operator may limit such use to a pre-arranged date, time and duration. The Owner will be responsible for all costs for System Operator to make any adjustments to the System for purposes of providing water outside the regular schedule.

**Spot Watering:** Use of the System is mandatory for any underground pressurized irrigation systems constructed by the Owners. If authorized by the Association, Owner's may connect their individual irrigation system to the potable water supplied by Raintree Mutual Water Co. or United Water of Idaho, provided that said connection complies with all regulatory requirements, including without limitation, provision for adequate backflow prevention. Irrigation water may be provided outside of the Owner's scheduled irrigation time for the purpose of incidental watering of dry spots. The Owner will be responsible for all costs for

System Operator to make any adjustments to the System for purposes of providing water outside the regular schedule. Dry spot watering may also be accomplished using a separate hose connection to the potable water supplied by Raintree Mutual Water Co. or United Water of Idaho.

**9. OWNER SYSTEMS**

Effective Water Requirement: Lawns in the Treasure Valley require approximately 0.25 inches of effectively applied water during the hottest day of the summer. The phrase "effectively applied water" refers to water than can be utilized by the roots of the lawn.

Sprinkler System Efficiency: No sprinkler systems are 100% efficient since they will experience losses due to evaporation, runoff and leakage. Successful operation of the System requires that Owner systems achieve an 80% application efficiency of the water delivered to the Building Lot. Incorporating 80% efficiency into the 0.25 inches peak day effective water requirement, results in a gross peak day application depth of 0.33 inches.

Gross Application Rate: Irrigation of lawns every other day requires application of twice the 0.33 inch peak day requirement for a total of 0.66 inches.

System Capacity: Owner sprinkler pipes are sized according to how much water they deliver to the sprinkler heads. The following Table lists the gallons per minute (gpm) that the main sprinkler pipes must carry to deliver the gross application rate of 0.17 inches per hour to achieve .66 inches within the four- (4) hour application period.

Table 1

Owner Sprinkler System Capacity

<u>Yard Size</u>	<u>Maximum Capacity</u> (Assumes 80% App. Efficiency)	<u>Maximum Capacity</u> (Assumes 100% App. Efficiency)
0.10 acre (4,400 square feet)	7.5 gpm	6 gpm
0.15 acre (6,500 square feet)	11.5 gpm	9 gpm
0.20 acre (8,700 square feet)	15 gpm	12 gpm
0.25 acre (11,000 square feet)	19 gpm	15 gpm
0.33 acre (15,000 square feet)	25 gpm	20 gpm
0.50 acre (22,000 square feet)	37.5 gpm	30 gpm

Delivery Pressure: The System will supply Owner systems at a pressure of approximately 50 to 70 pounds per square inch depending on elevation and service line size and total demand against the System at that time. Each Owner or their sprinkler installer should measure the available pressure at various flow rates to aid in designing the Owner's sprinkler system.

Timer Adjustment: Owner systems designated according to the above criteria will satisfy the water demand of sod during the hottest part of the summer. Subject to the maximum water applications specified in this Guide, Owners should adjust the length of their watering cycles to account for the seasonal change in water requirements.

General Sprinkler System Considerations: The Owner Connection Instructions attached as Exhibit "B" lists the required connection instructions for the Owner's individual sprinkler system. Owners are advised to install a screen or strainer in their system to supplement the filters built into the System. Owners are responsible for winterizing their sprinkler systems and shall install any valves necessary to isolate their individual system from the System.

**10. OTHER OWNER RESPONSIBILITIES**

Unauthorized Use: The Owners, their families, contractors, representatives or agents shall not access the System's service box equipment, access any System component or use irrigation water in an unauthorized manner. Such violations are subject to fine(s), discontinuation of service or any other non-inclusive remedy contained within the Declaration, at law or in equity, at the discretion of the Association's Board of Directors.

Damage to System Components: Pursuant to this Guide and Section 6.4 of the Declaration, an Owner is financially responsible for the cost of repairing any component of the System, or for damage to the property of others, when damage to such component, or damage to the property of others due to damage to such component, is caused by the Owner, any member of the Owner's family, representatives, agents, contractors or invitees. Any damage to the System must be reported immediately to the System Operator. The System Operator is the only person authorized to repair System components owned by the Association. Any and all damage to a Owner's individual sprinkler system not caused by the Association, their agents or representatives, shall be the sole responsibility of the Owner with no obligation or recourse whatsoever against the Association.

Cross-connection: Unless authorized by the Association, Owners are prohibited from connecting their sprinkler system to their potable water supply (provided by Raintree Mutual Water Co. or United Water of Idaho). In the interest of public health and safety, such connections must comply with all requirements of Raintree Mutual Water Co. or United Water of Idaho, Inc. and the Idaho Department of Health and Welfare, and provision for adequate backflow prevention.

Wasteful Irrigation: The Owner is responsible for eliminating wasted irrigation water. Eliminating waste results in healthier landscaping and keeps pumping costs under control. The following guidelines are offered to reduce wasted water.

- Adjust sprinkler run times to fit seasonal needs
- Use bubbler tubes and shrub heads for irrigating trees and bushes
- Irrigate trees and shrubs separately from grassed areas
- Reduce water application depth in shaded areas
- Reduce pressure where required to eliminate "misting" from spray heads
- Reduce water application rate on sloping ground
- Landscape with drought tolerant trees, shrubs and grasses

## **11. SYSTEM OPERATOR**

Maintenance Access: As previously stated, Section 12.3 of the Declaration grants the Association (and the System Operator as an agent of the Association) access across all Streamside Owner's Building Lots to the System service boxes and other System components for yearly start-up and shut-down and for all other operation, maintenance, repair, replacement or reconstruction purposes, including, without limitation, to curtail the unauthorized water use by any and all Owners. The System Operator will make a reasonable attempt to notify the Owner prior to entering their property. The System Operator will make a reasonable effort to restore ground cover to its condition existing prior to any maintenance, repair, replacement or reconstruction of the System. Owners shall not install any valuable landscaping such as trees or shrubs within 10 feet of System components. The Association, System Operator or Grantor shall not be liable for any damage or other loss to any and all landscape features or other Improvements on an Owner's Building Lot which is located within 10 feet of the System components which occurs during any maintenance, repair or replacement of the System or any of its components.

Maintenance Easement: System components that are on Owner Building Lots shall be situated approximately in the center of a 10-foot wide easement. The exception to this rule is where System components run along the property line of two adjacent Building Lots in which case the easement 5 feet wide on each Building Lot.

System Operator: Questions regarding the operation of the System should be directed to Hammack Management at (208) 342-7368.

## **12. PRESSURE IRRIGATION SYSTEM OPERATING HISTORY**

Each Owner understands and acknowledges that pressure irrigation systems are new to the Treasure Valley, and are an attempt to conserve water, while reducing the costs of irrigation water to residential consumers. The System has no operating history and pressure irrigation systems in the Treasure Valley have little to no operating history. This Guide is an attempt to educate the Owners and provide adequate rules and regulations for the effective operation and use of the System. Once the Association and System Operator gain a better working knowledge of the System, these rules and regulations may be amended or altered

to provide the most efficient means of operation and use of the System.

**13. WAIVER OF LIABILITY**

Each Owner hereby acknowledges that the System supplies non-potable water to the Owners' Building Lots, and the Streamside Common Areas. In addition, each Owner acknowledges that use of pressure irrigation systems are new to the Treasure Valley and are attempts to conserve water and reduce the cost of irrigation to the Owners and the Association. The Association does not represent or warrant that the System is foolproof and that it will always deliver the irrigation water necessary for the Building Lots and Streamside Common Areas. In addition, the System and the water rights associated with it are subject to administration by the Idaho Department of Water Resources, which is wholly outside the control of Grantor, the System Operator, and the Association. Owners, on behalf of themselves, their families, agents, representatives and invitees, hereby waive any and all claims they may have against the Association for any damage or loss caused by the ingestion of any System water by the Owners, their families, agents, representatives or invitees, or any damage or loss to the Owners' property caused by System failure.

**14. AMENDMENT**

This Guide, or any portion thereof, may be amended at any time by a majority vote of the Association's Board of Directors.



**EXHIBIT "A"**

**STREAMSIDE SUBDIVISION ALTERNATIVE DAY  
IRRIGATION SYSTEM SCHEDULE**

## Streamside Subdivision Alternate Day Irrigation Schedule

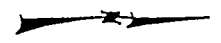
Note: See lot schedule code in the attached neighborhood Figure for "A" and "B" assignments.

March		April		May		June		July		August		September		October		November	
Day	Code	Day	Code	Day	Code	Day	Code	Day	Code	Day	Code	Day	Code	Day	Code	Day	Code
1	-	1	B	1	B	1	A	1	A	1	B	1	A	1	A	1	-
2	-	2	A	2	A	2	B	2	B	2	A	2	B	2	B	2	-
3	-	3	B	3	B	3	A	3	A	3	B	3	A	3	A	3	-
4	-	4	A	4	A	4	B	4	B	4	A	4	B	4	B	4	-
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6	-	6	A	6	A	6	B	6	B	6	A	6	B	6	B	6	-
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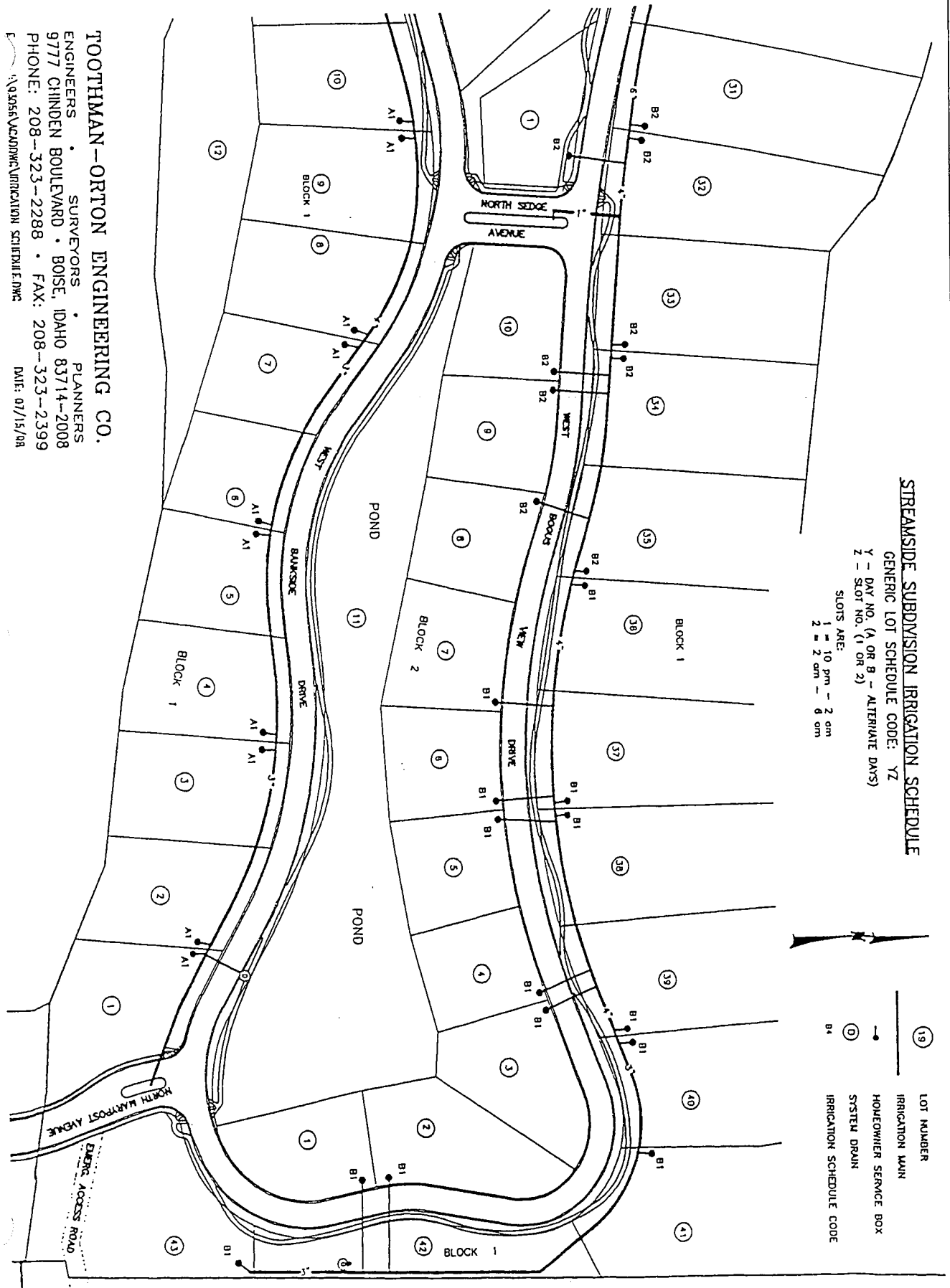
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### STREAMSIDE SUBDIVISION IRRIGATION SCHEDULE

GENERIC LOT SCHEDULE CODE: YZ  
 Y - DAY NO. (A OR B - ALTERNATE DAYS)  
 Z - SLOT NO. (1 OR 2)  
 SLOTS ARE:  
 1 = 10 pm - 2 am  
 2 = 2 am - 8 am



- (19) LOT NUMBER
- IRRIGATION MAIN
- HOMEOWNER SERVICE BOX
- SYSTEM DRAIN
- B4 IRRIGATION SCHEDULE CODE

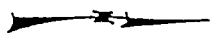


**TOOTHMAN-ORTON ENGINEERING CO.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 9777 CHINDEN BOULEVARD • BOISE, IDAHO 83714-2008  
 PHONE: 208-323-2288 • FAX: 208-323-2399  
 F:\93056\ACADDWG\IRRIGATION SCHEDULE.DWG DATE: 07/15/98

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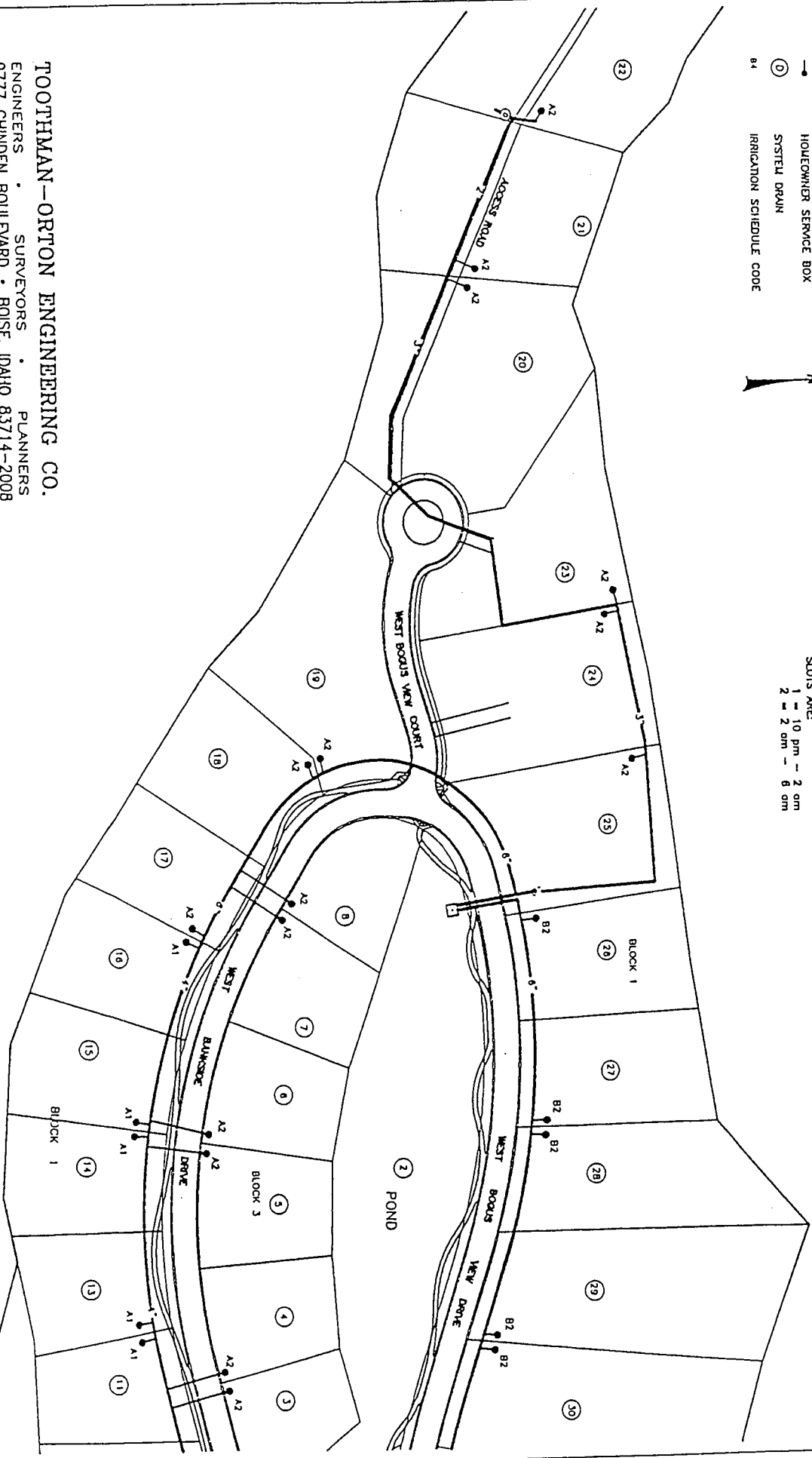
**LEGEND**

- ①9 LOT NUMBER
- IRRIGATION MAIN
- HOMEOWNER SERVICE BOX
- SYSTEM DRAIN
- B4 IRRIGATION SCHEDULE CODE



**STREAMSIDE SUBMISSION IRRIGATION SCHEDULE**

- GENERIC LOT SCHEDULE CODE: YZ
- Y - DAY NO. (A OR B - ALTERNATE DAYS)
- Z - SLOT NO. (1 OR 2)
- SLOTS ARE:
  - 1 - 10 pm - 2 am
  - 2 - 2 am - 6 am



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 PHONE: 208-323-2288 • FAX: 208-323-2399  
 E-FILE: I:\33056\ACADDWG\IRRIGATION SCHEDULE.DWG  
 DATE: 07/15/98

## **EXHIBIT "B"**

### **STREAMSIDE SUBDIVISION OWNER CONNECTION INSTRUCTIONS**

General: The Streamside Subdivision Pressure Irrigation System provides irrigation water to each lot within the subdivision on an alternating day schedule. The main line irrigation system, to be owned and maintained by the Streamside Homeowners Association, will pass through every lot of the subdivision. Off of this main line, will be an individual irrigation service to each lot. The irrigation service will include:

1. A one (1)- inch diameter minimum size service saddle
2. A one (1)- inch minimum diameter curb stop with surface riser and a minimum length service stub-out.

Each individual lot owner will be required to provide the following system components:


1. Irrigation distribution system capable of delivering irrigation water to the entire lot area proposed to receive irrigation water, over the designated watering period, based on an every other day irrigation schedule.
2. It is recommended, but not mandatory, that each individual irrigation system includes a screen, or strainer to supplement the main line screening system.
3. Install a one (1)-inch diameter riser pipe with ½ inch diameter galvanized steel female threaded connection within 5 feet of Owner supplied curb stop to allow air hose connection for winterizing private sprinkler system. Both riser pipes for the curb stop and winterizing riser can be located close enough for the individual lot owner to encase within an irrigation manifold.
4. Each individual irrigation system must include all pipe, screens, valves, wiring, controllers and sprinkler heads and winterizing connections necessary to provide a complete subsurface irrigation system covering the entire lot limits, proposed to receive irrigation water.

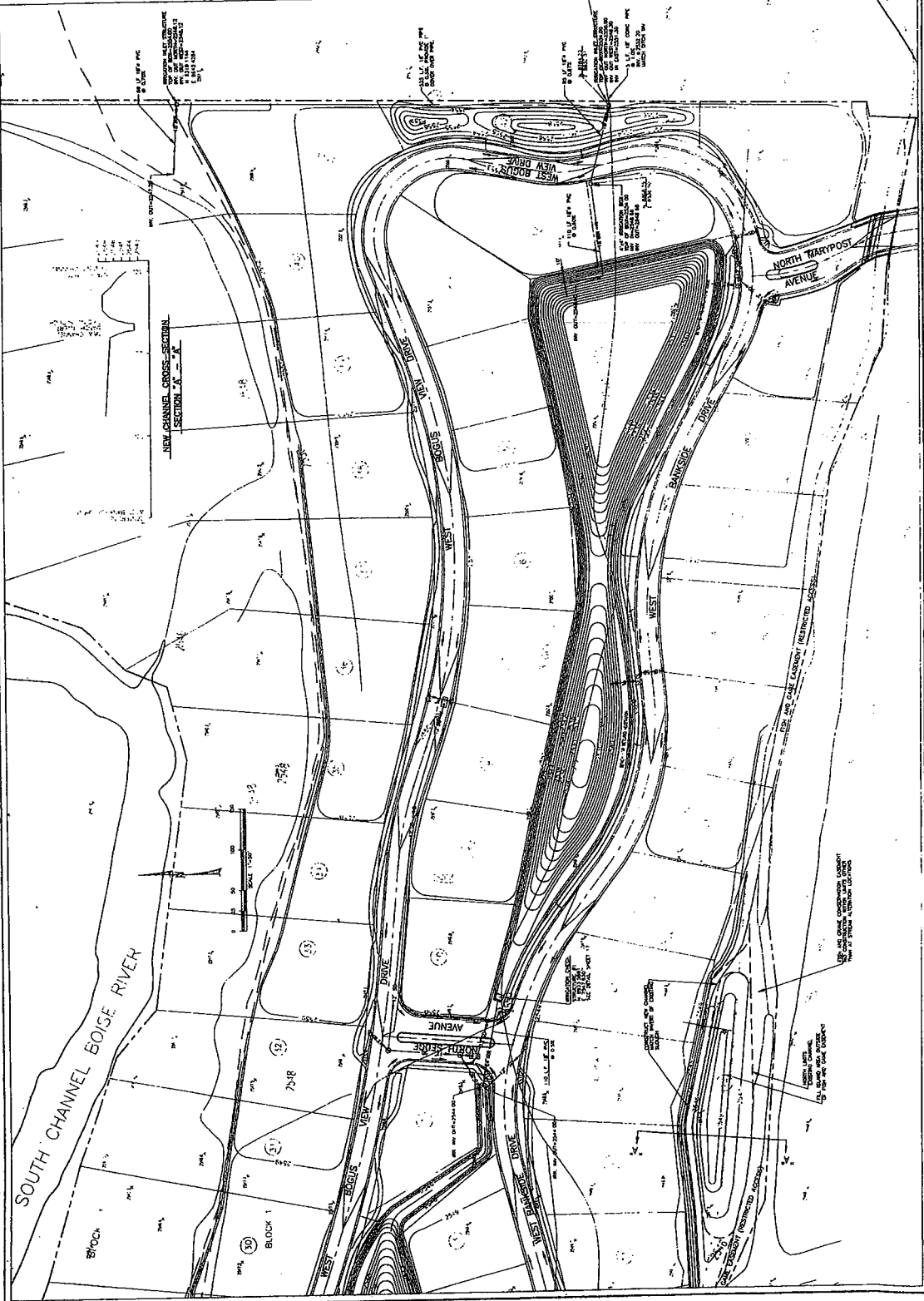
**EXHIBIT "C"**  
**STREAMSIDE SUBDIVISION**  
**SURFACE WATER RIGHTS**

AS OF AUGUST 1998 THE SURFACE  
WATER RIGHTS AGREEMENT IS  
AWAITING RETURN FROM THE  
STATE OF IDAHO. A COPY WILL BE  
PROVIDED TO YOU WHEN  
RECEIVED.





	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS										<p style="text-align: center;"><b>TOOTHMAN-ORTON ENGINEERING COMPANY</b> CONSULTING ENGINEERS, SURVEYORS AND PLANNERS 1100 N. 2ND AVENUE, SUITE 200 BOISE, IDAHO 83714-2008 PHONE (208) 333-3333 FAX (208) 333-3339</p>	<p style="text-align: center;"><b>STREAMSIDE SUBDIVISION</b> EAGLE, IDAHO SITE GRADING AND GRAVITY FLOW IRRIGATION PLAN SHEET 1 OF 2</p>
NO.	DATE	REVISIONS													



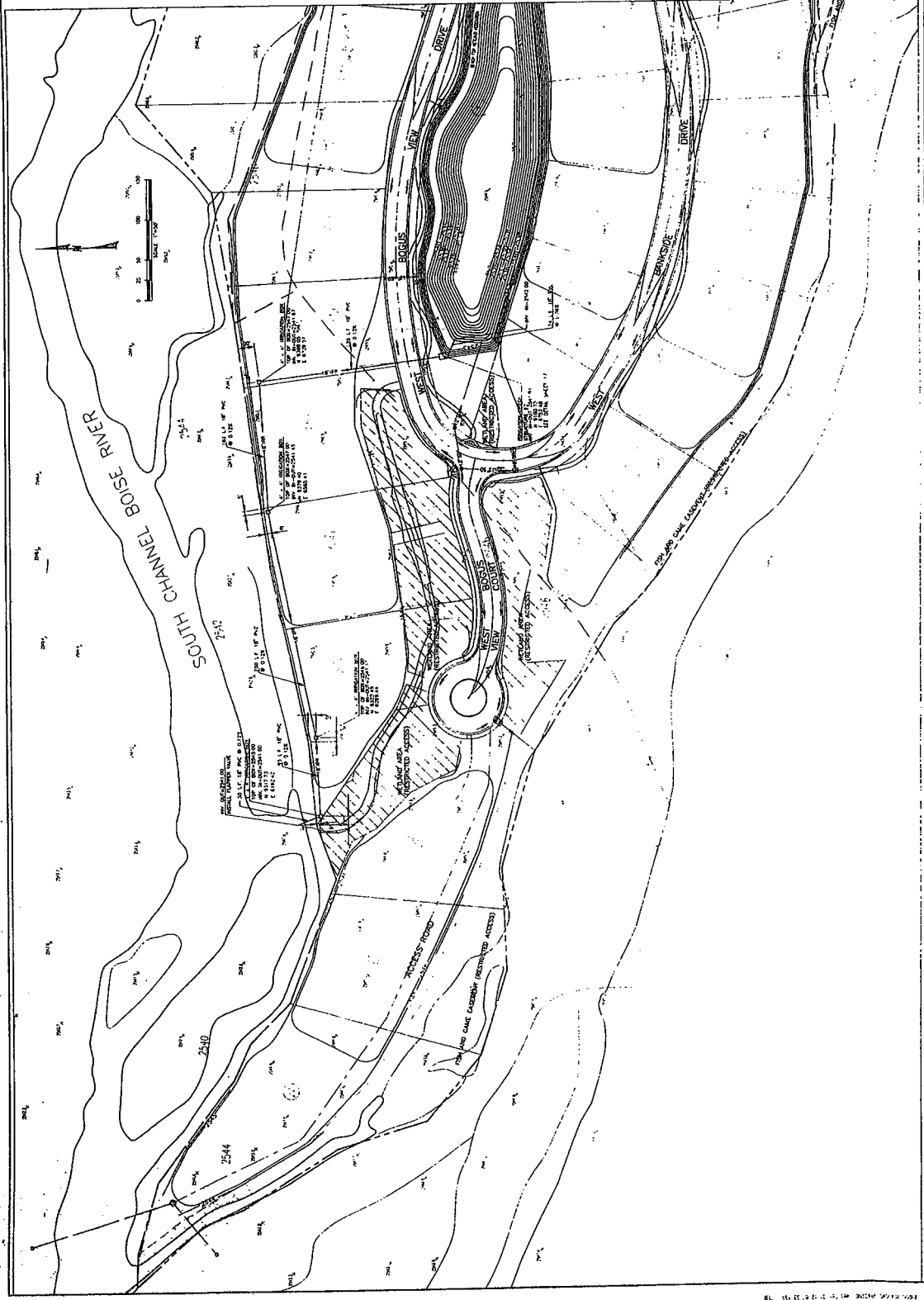
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

STREAMSIDE SUBDIVISION  
EAGLE, IDAHO  
SITE GRADING AND  
GRAVITY FLOW IRRIGATION PLAN  
SHEET 2 OF 2

TOTTMAN-ORTON ENGINEERING COMPANY  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
8277 CORDON ROAD  
BOISE, IDAHO 83714-3000  
PHONE (208) 333-2288  
FAX (208) 333-2888



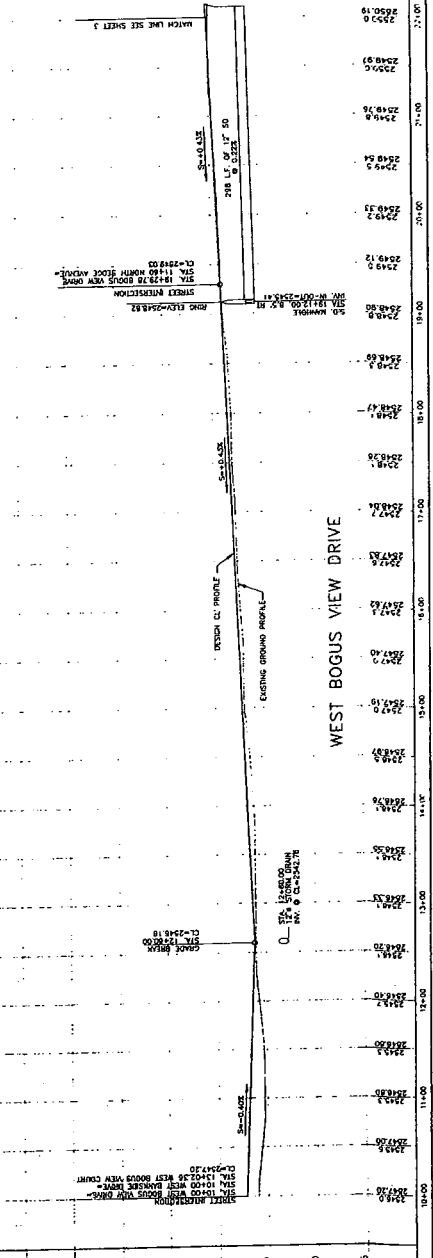
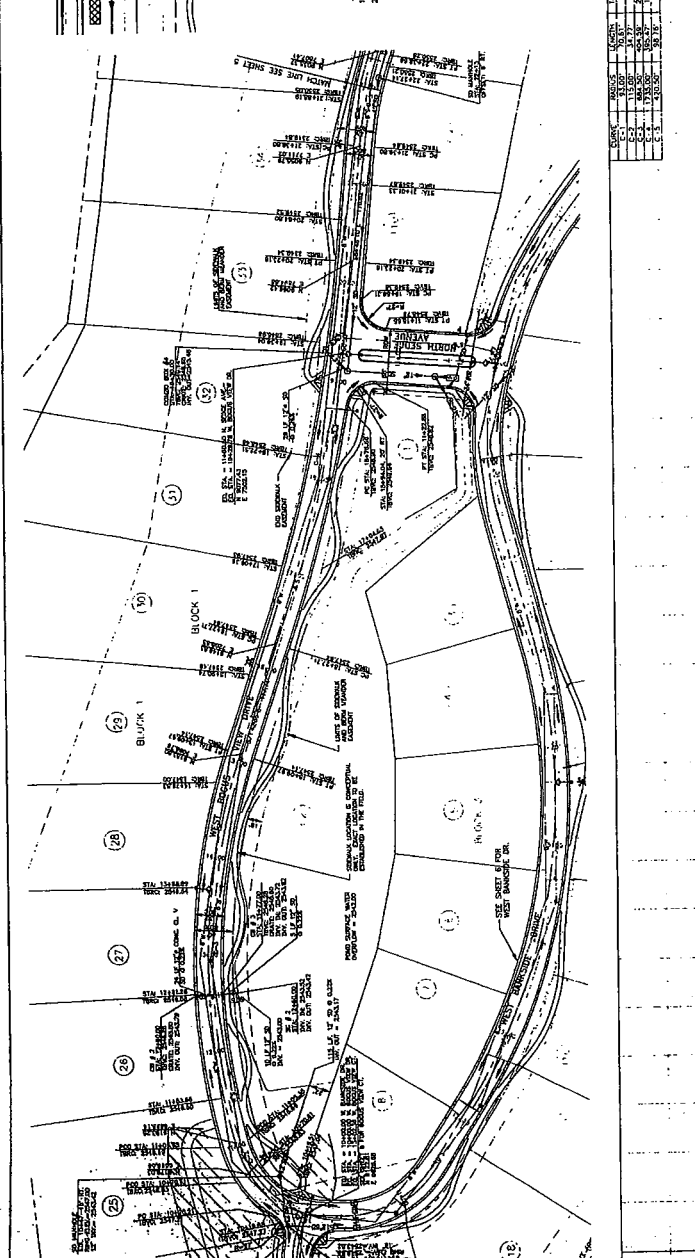
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1	ISSUED FOR PERMITS	12/1/72	...
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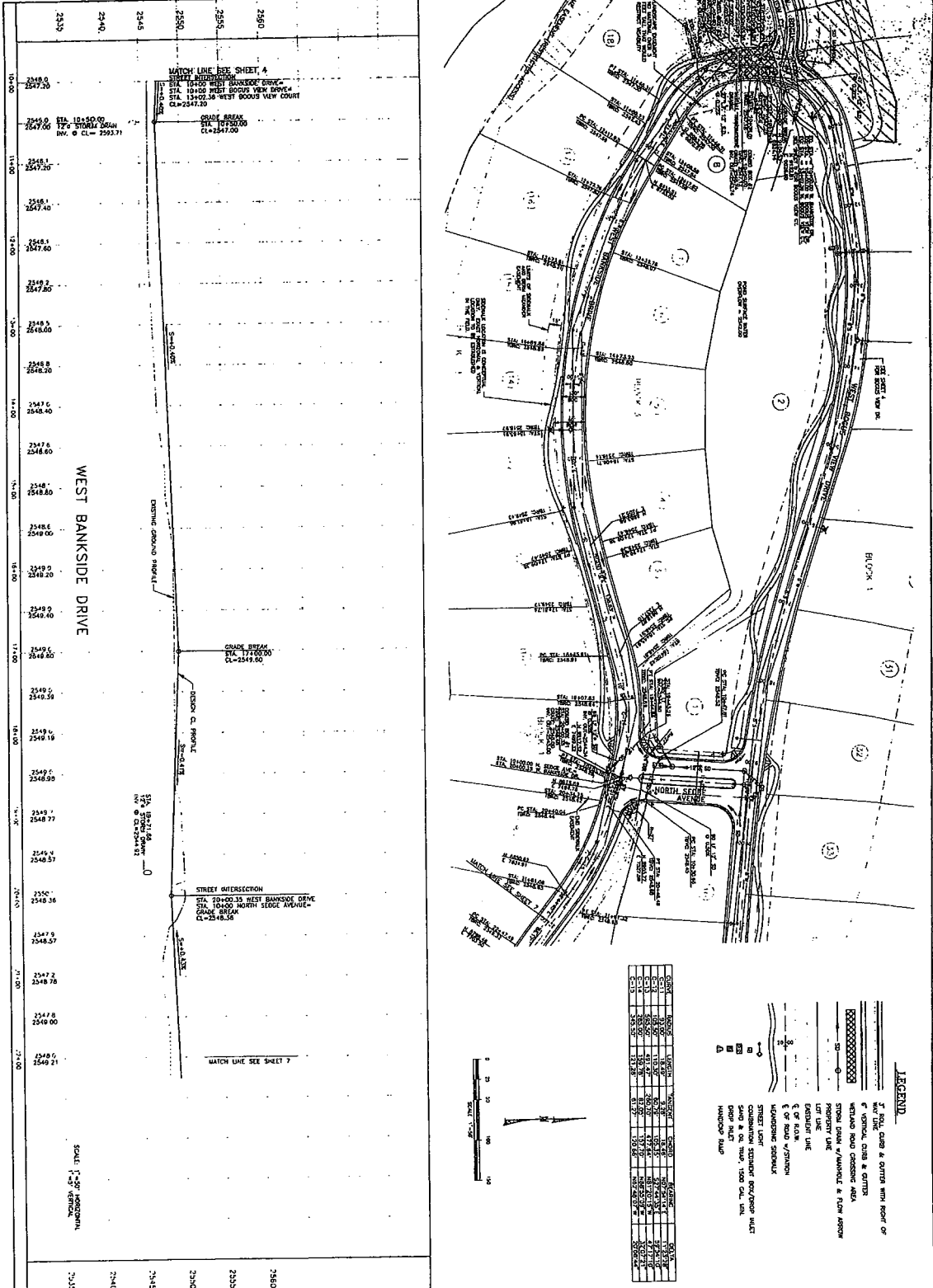
**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 2777 CASHMAN BOULEVARD  
 BOZEMAN, MONTANA 59717-2008  
 PHONE (406) 552-3288  
 FAX (406) 552-3288  
 MOBILE (406) 552-4843  
 E-MAIL: TOOTHMAN@T-ORTON.COM  
 MICHAELE.TOOTHMAN@T-ORTON.COM  
 500 DIXON LANE  
 R.F.O. BOX 42420  
 BOZEMAN, MONTANA 59717-4200  
 PHONE (406) 552-4242  
 FAX (406) 552-4242

NO.	DATE	DESCRIPTION
1	12/17/88	CONCEPT PLAN
2	12/17/88	PRELIMINARY PLAN
3	12/17/88	FINAL PLAN

**LEGEND**  
 1. ALL CURBS & CUTTERS WITH FRONT OF  
 ANY LANE  
 2. VERTICAL CURB & CUTTER  
 3. VERTICAL CURB & CUTTER  
 4. VERTICAL CURB & CUTTER  
 5. STORM DRAIN WITH MANHOLE & FLOW ARROW  
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**STREAMSIDE SUBDIVISION**  
**EAGLE, IDAHO**  
**WEST BANKSIDE DRIVE**  
**STREET PLAN & PROFILE SHEET**  
**STA. 10+00 TO STA. 22+00**

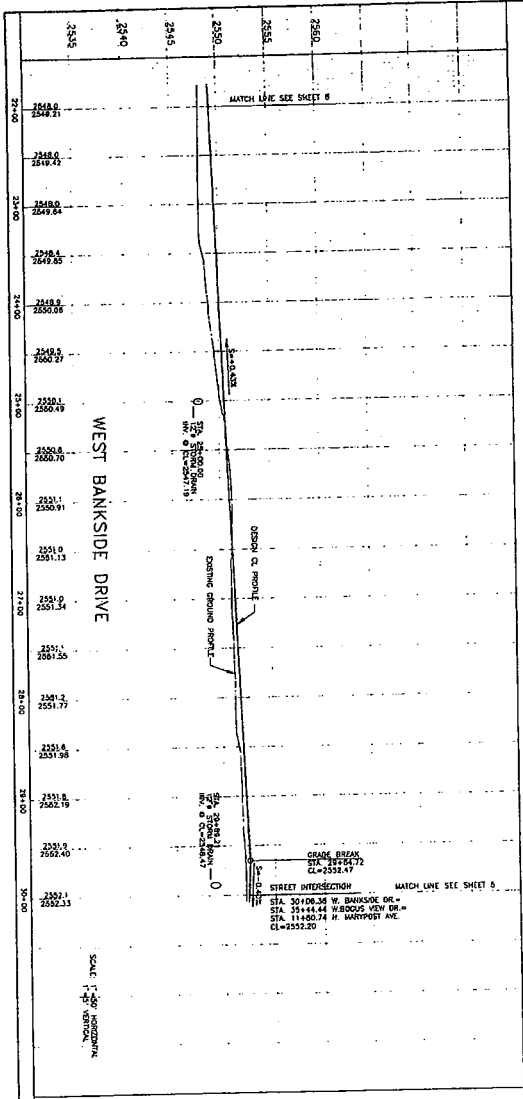
**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 300 DENVER LANE  
 MC CALL AIR TAHOE BUILDING  
 R.O. BOX 4240  
 BOONE, IDAHO 83406  
 (208) 344-3388  
 (208) 631-8843  
 FAX (208) 344-3399

**REVISIONS:**

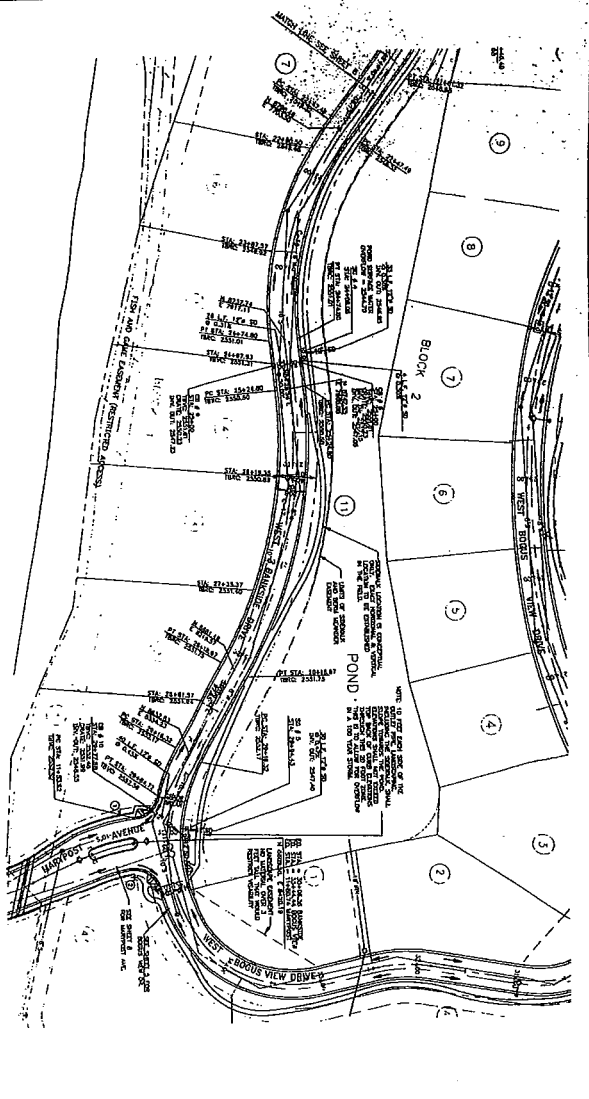
NO.	REVISION	DATE	BY	FILE NAME
1	DESIGNED PER A.C.H.D. 7/11/88 REVIEW	8/17/88	DESIGNED	
2	REVISED PER A.C.H.D. 5/1/78 REVIEW	5/1/88	DESIGNED	
3	REVISED PER REVIEW	12/23/99	DESIGNED	
4	REVISED PER REVIEW		DESIGNED	
5	REVISED PER REVIEW		DESIGNED	
6	REVISED PER REVIEW		DESIGNED	
7	REVISED PER REVIEW		DESIGNED	
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11	REVISED PER REVIEW		DESIGNED	
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14	REVISED PER REVIEW		DESIGNED	
15	REVISED PER REVIEW		DESIGNED	
16	REVISED PER REVIEW		DESIGNED	
17	REVISED PER REVIEW		DESIGNED	



**SHEET 6 OF 17**



STATION	ELEVATION
2345	2345.0
2346	2346.0
2347	2347.0
2348	2348.0
2349	2349.0
2350	2350.0
2351	2351.0
2352	2352.0
2353	2353.0
2354	2354.0
2355	2355.0
2356	2356.0
2357	2357.0
2358	2358.0
2359	2359.0
2360	2360.0



**LEGEND**

- of Road, Center & Center with right of way line
- of Vertical Curve & Center
- Wetland Road Crossing Area
- Street Right-of-Way/Adjacent & Flow Arrow
- Property Line
- Easement Line
- E of Right-of-Way
- E of Right-of-Way/Street
- Street Light Support Pole/Transformer Pole
- Sand & Gravel Pile 1500 Dia. Min.
- Drop Inlet
- Handicap Ramp

NO.	REVISION	DATE
1	REVISED PER A/E/D 2/14/88 REVIEW	02/17/88
2	REVISED PER REVIEW	02/22/88

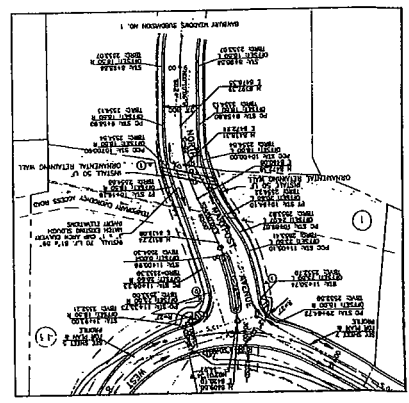
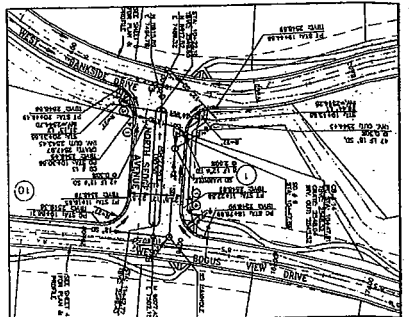
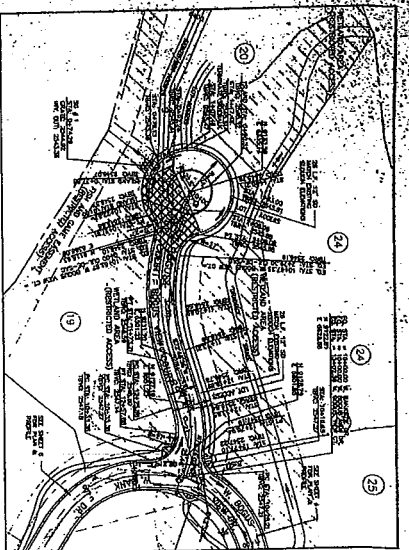
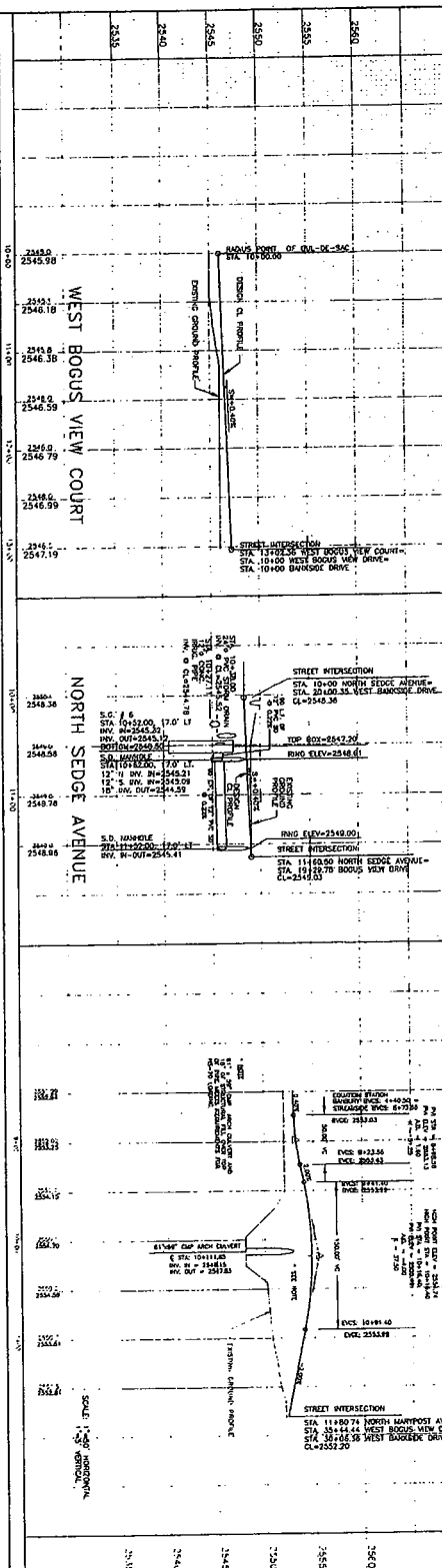
**STREAMSIDE SUBDIVISION**  
**EAGLE, IDAHO**  
**WEST BANKSIDE DRIVE**  
**STREET PLAN & PROFILE SHEET**  
**STA. 22+00 TO STA. 30+6.52**

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 8777 GORDON BOULEVARD  
 SUITE 200  
 BOISE, IDAHO 83714  
 (208) 333-2222  
 FAX (208) 333-2389

McCALL AIR TARD BUILDING  
 McCALL, IDAHO 83435  
 (208) 834-4824  
 FAX (208) 834-4831



**SHEET 7 OF 17**



NOTES:

1. THE STREAMS LOCATED AS SHOWN & CONSTRUCTED.
2. THE STREAMS LOCATED AS SHOWN & CONSTRUCTED.
3. TO BE ESTABLISHED IN THE FIELD DURING CONSTRUCTION.

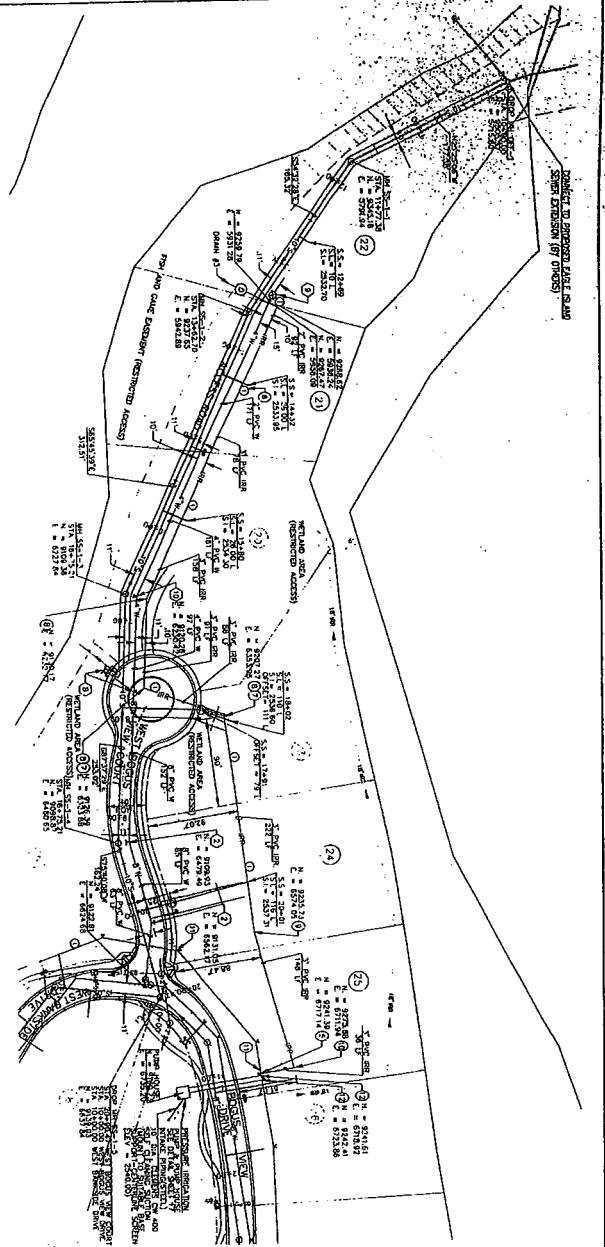
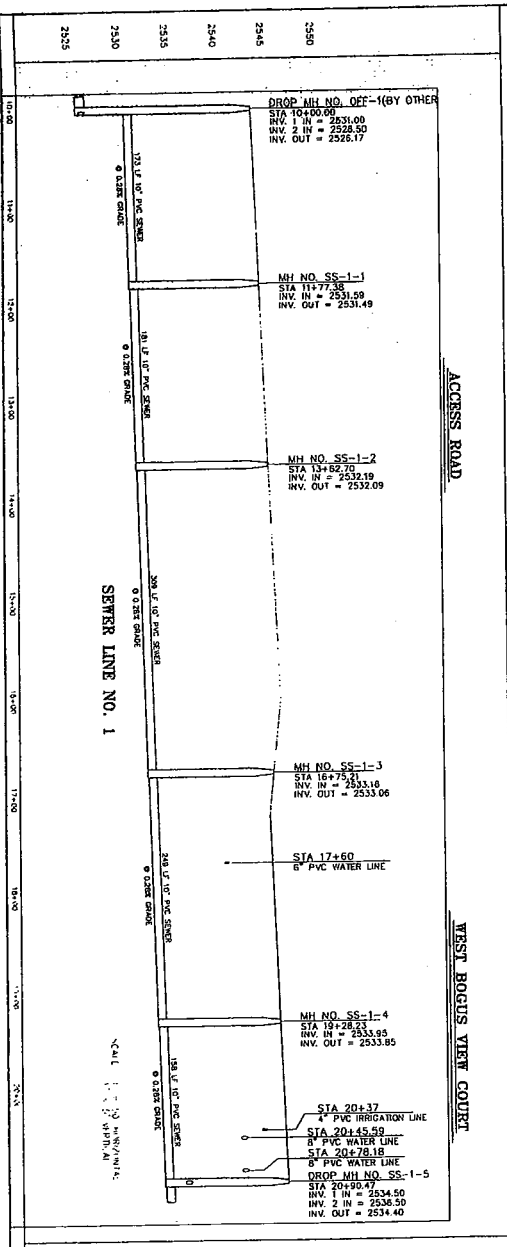
STATION	ELEVATION	STATION	ELEVATION
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11+00	2547.19	21+00	2546.36
12+00	2547.19	22+00	2546.36
13+00	2547.19	23+00	2546.36
14+00	2547.19	24+00	2546.36
15+00	2547.19	25+00	2546.36
16+00	2547.19	26+00	2546.36
17+00	2547.19	27+00	2546.36
18+00	2547.19	28+00	2546.36
19+00	2547.19	29+00	2546.36
20+00	2546.36	30+00	2548.41
21+00	2546.36	31+00	2548.41
22+00	2546.36	32+00	2548.41
23+00	2546.36	33+00	2548.41
24+00	2546.36	34+00	2548.41
25+00	2546.36	35+00	2548.41
26+00	2546.36	36+00	2548.41
27+00	2546.36	37+00	2548.41
28+00	2546.36	38+00	2548.41
29+00	2546.36	39+00	2548.41
30+00	2548.41	40+00	2552.50
31+00	2548.41	41+00	2552.50
32+00	2548.41	42+00	2552.50
33+00	2548.41	43+00	2552.50
34+00	2548.41	44+00	2552.50
35+00	2548.41	45+00	2552.50
36+00	2548.41	46+00	2552.50
37+00	2548.41	47+00	2552.50
38+00	2548.41	48+00	2552.50
39+00	2548.41	49+00	2552.50
40+00	2552.50	50+00	2552.50

**STREAMSIDE SUBDIVISION**  
**EAGLE, IDAHO**  
**SEDGE AVE., MARYPOST AVE., CONNECTOR**  
**STREET PLAN & PROFILE SHEET**

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 300 DOWNHILL LANE  
 MCGRAW HILL BUILDING  
 P.O. BOX 4240  
 MCGRAW HILL BUILDING  
 9777 CHENIERE BOULEVARD  
 HOUSTON, TEXAS 77056  
 (713) 313-2382  
 FAX (713) 313-2382

NO.	REVISIONS	DATE	BY
1	REVISED PER ACSD 2/14/88 REVIEW	2/17/88	DOUGLAS
2	REVISED PER ACSD 3/1/88 REVIEW	3/1/88	DOUGLAS
3	REVISED PER DESIGN	10/27/88	DOUGLAS
4	DOUGLAS CURVE AND WARDEN	11/20/88	DOUGLAS
	DOUGLAS PROFILE		





**LEGEND**

- OPEN BOX
- MANHOLE RISE
- ROLL CURB
- ▽ WELLS
- QUANTITY SIGN / MANHOLE & FLOW ARROW
- SEWER LINE
- WATER LINE
- IRRIGATION LINE
- 4" PVC IRRIGATION LINE
- 6" PVC WATER LINE
- 8" PVC WATER LINE
- 12" PVC WATER LINE
- 18" PVC WATER LINE
- 24" PVC WATER LINE
- 30" PVC WATER LINE
- 36" PVC WATER LINE
- 42" PVC WATER LINE
- 48" PVC WATER LINE
- 54" PVC WATER LINE
- 60" PVC WATER LINE
- 72" PVC WATER LINE
- 84" PVC WATER LINE
- 96" PVC WATER LINE
- 108" PVC WATER LINE
- 120" PVC WATER LINE
- 132" PVC WATER LINE
- 144" PVC WATER LINE
- 156" PVC WATER LINE
- 168" PVC WATER LINE
- 180" PVC WATER LINE
- 192" PVC WATER LINE
- 204" PVC WATER LINE
- 216" PVC WATER LINE
- 228" PVC WATER LINE
- 240" PVC WATER LINE
- 252" PVC WATER LINE
- 264" PVC WATER LINE
- 276" PVC WATER LINE
- 288" PVC WATER LINE
- 300" PVC WATER LINE

**WATER LINE FITTING SCHEDULE**

1. UNLESS NOTED OTHERWISE, ALL FITTINGS SHALL BE LISTED IN THIS SCHEDULE.
2. ALL UNIONS, COUPLERS, AND REDUCERS SHALL BE LISTED IN THIS SCHEDULE.
3. ALL FITTINGS SHALL BE LISTED IN THIS SCHEDULE.
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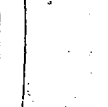
**IRRIGATION LINE FITTING SCHEDULE**

1. UNLESS NOTED OTHERWISE, ALL FITTINGS SHALL BE LISTED IN THIS SCHEDULE.
2. ALL UNIONS, COUPLERS, AND REDUCERS SHALL BE LISTED IN THIS SCHEDULE.
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**STREAMSIDE SUBDIVISION**  
**EAGLE, IDAHO**  
**SEWER, WATER & IRRIGATION PLAN/PROFILE**  
**OFF-SITE MANHOLE TO W. BOGUS VIEW CT.**  
**STA. 10+00 TO STA. 20+97.47**

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 8777 GARDEN BOULEVARD  
 SUITE 200  
 BOISE, IDAHO 83725  
 TEL (208) 333-2200  
 FAX (208) 333-2209

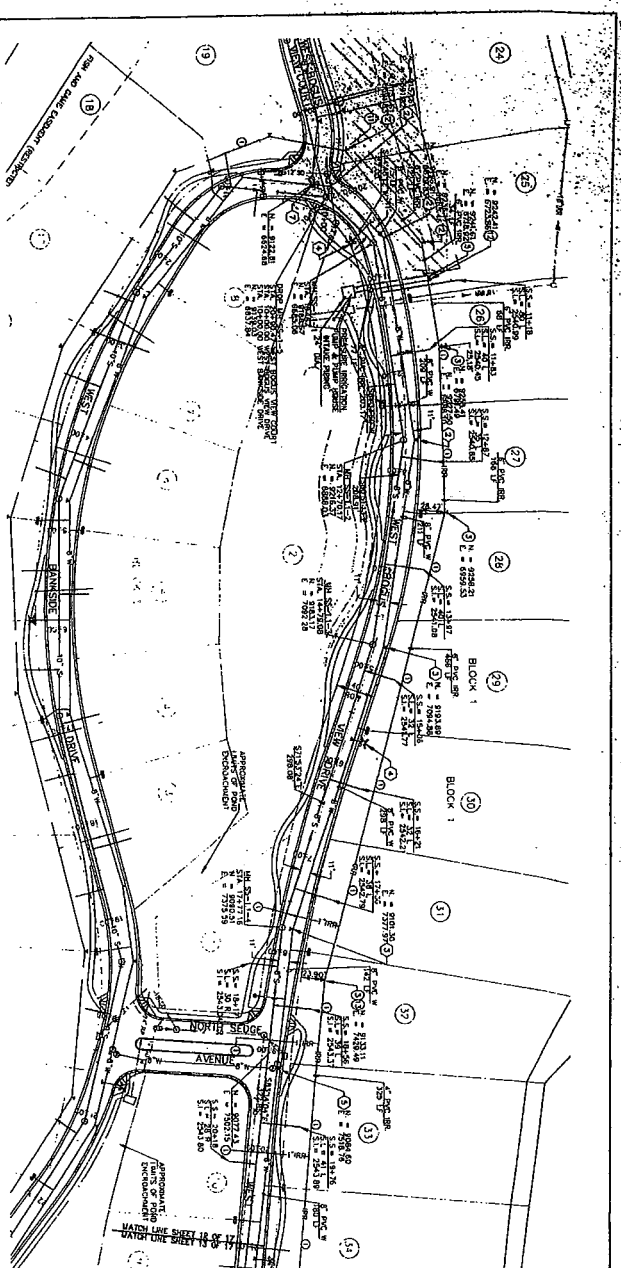
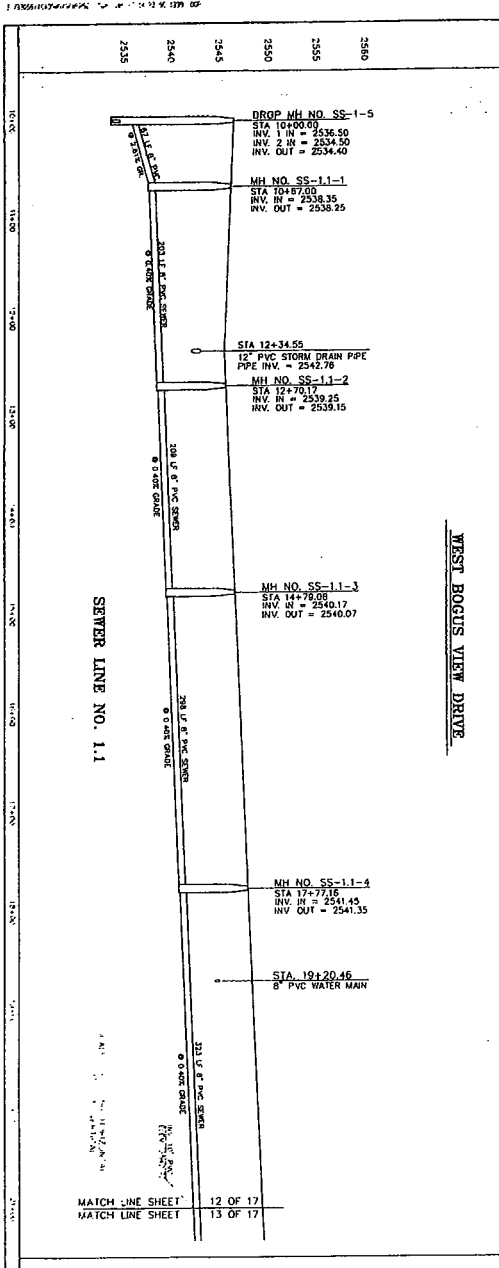
NO.	DATE	BY	CHECKED	APPROVED
1	1/20/06	J. BOGUS	J. BOGUS	J. BOGUS
2	02/22/06	J. BOGUS	J. BOGUS	J. BOGUS











**WEST BOGUS VIEW DRIVE**

**SEWER LINE NO. 1.1**

**WATER LINE FITTING SCHEDULE**

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**IRRIGATION LINE FITTING SCHEDULE**

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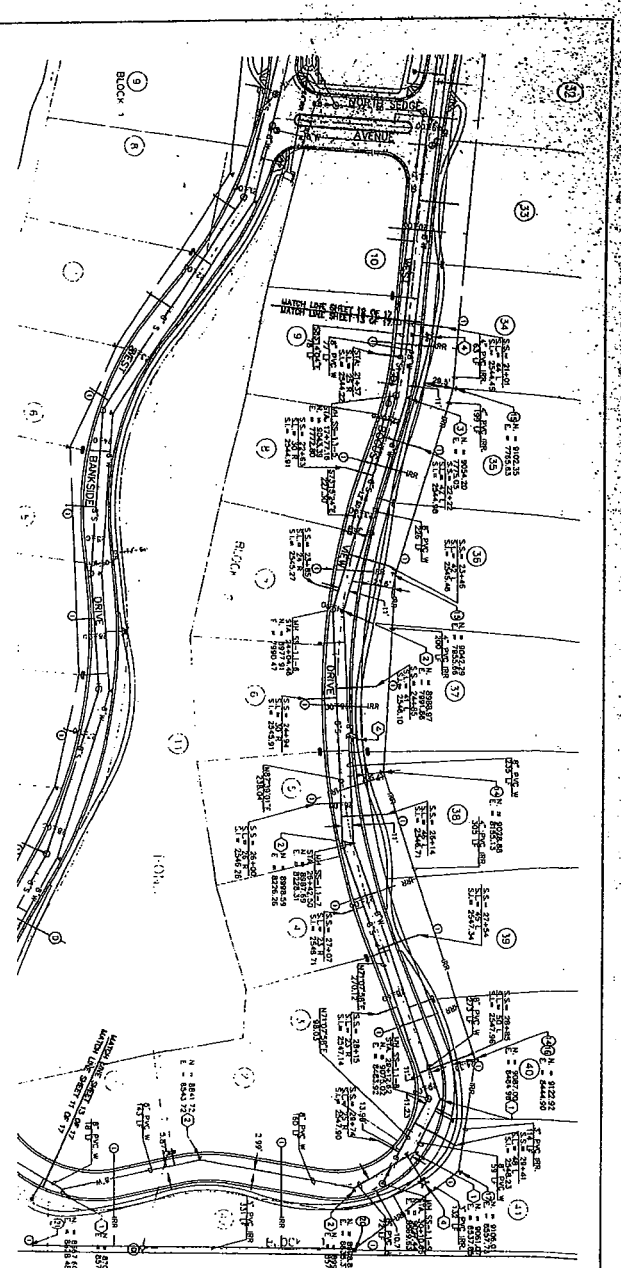
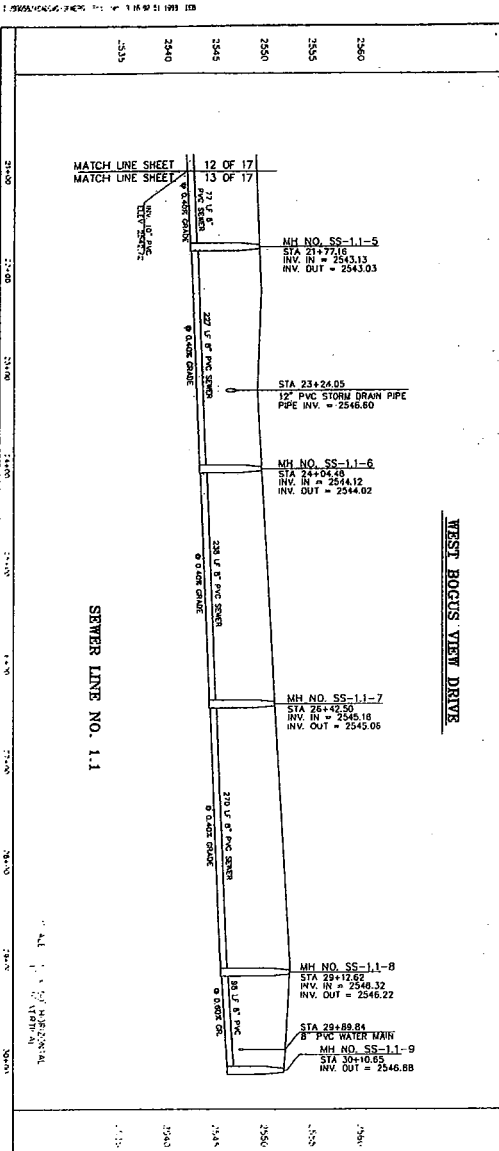
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**STREAMSIDE SUBDIVISION**  
**EAGLE, IDAHO**  
**SEWER, WATER & IRRIGATION PLAN/PROFILE**  
**WEST BOGUS VIEW DRIVE**  
**STA. 10+00 TO STA. 21+00**

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 9777 GARDEN BOULEVARD  
 SUITE 200  
 BOISE, IDAHO 83725  
 (208) 333-2288  
 FAX (208) 333-2289

NO.	REVISIONS	DATE	BY
1	REVISED PER REVIEW	10/23/21	[Signature]

PROJECT NO. 21-00000  
 SHEET NO. 12 OF 17  
 DATE: 10/23/21  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]



**WEST BOGUS VIEW DRIVE**

**SEWER LINE NO. 1.1**

**WATER LINE FITTING SCHEDULE**

- 1. METAL F.F. END WITH THREAT BLOCK
- 2. METAL F.F. END WITH THREAT BLOCK
- 3. METAL F.F. END WITH THREAT BLOCK
- 4. METAL F.F. END WITH THREAT BLOCK
- 5. METAL F.F. END WITH THREAT BLOCK
- 6. METAL F.F. END WITH THREAT BLOCK
- 7. METAL F.F. END WITH THREAT BLOCK
- 8. METAL F.F. END WITH THREAT BLOCK
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- 11. METAL F.F. END WITH THREAT BLOCK
- 12. METAL F.F. END WITH THREAT BLOCK
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- 15. METAL F.F. END WITH THREAT BLOCK
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- 17. METAL F.F. END WITH THREAT BLOCK
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- 19. METAL F.F. END WITH THREAT BLOCK
- 20. METAL F.F. END WITH THREAT BLOCK

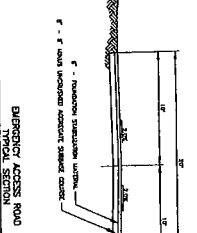
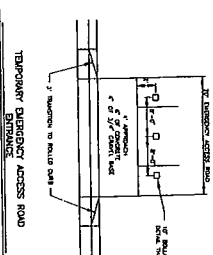
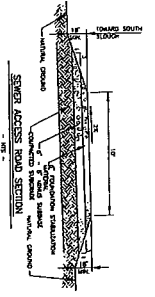
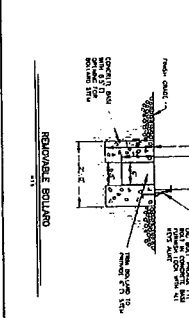
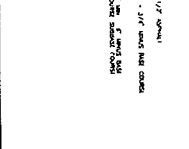
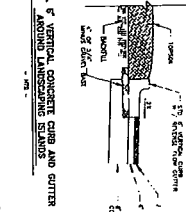
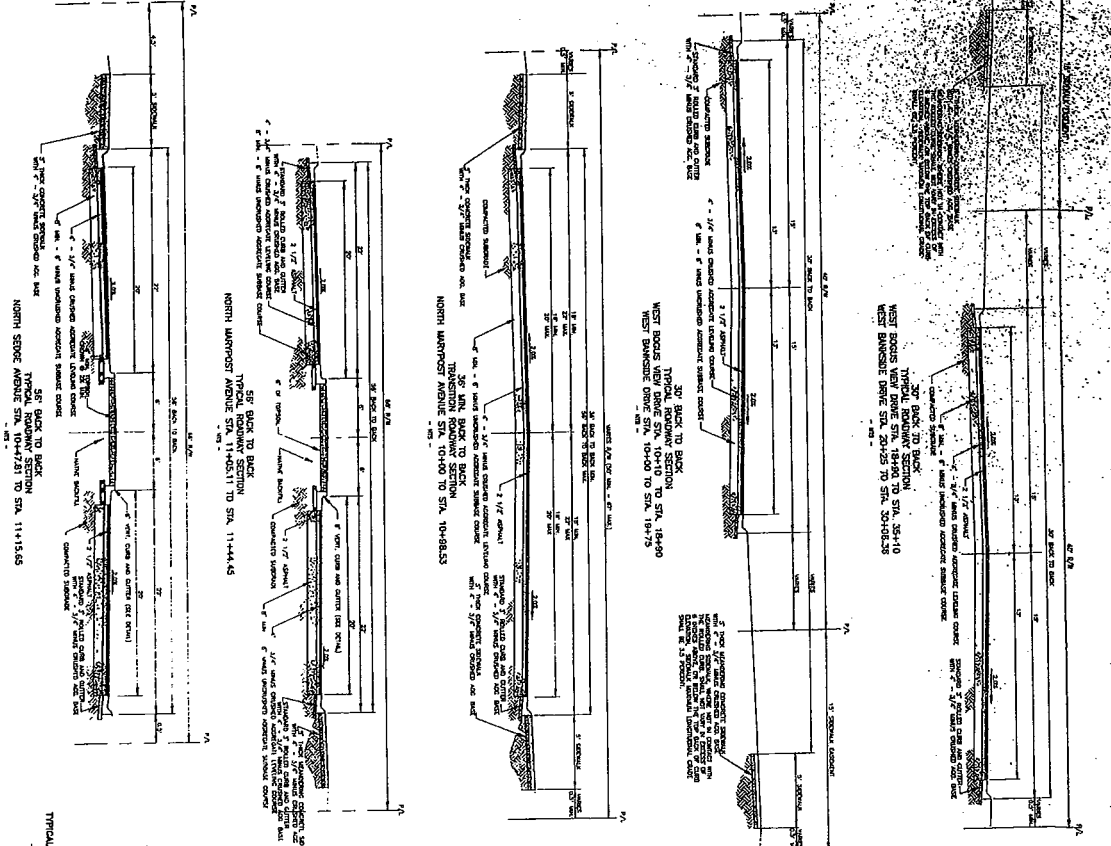
**IRRIGATION LINE FITTING SCHEDULE**

- 1. METAL F.F. END WITH THREAT BLOCK
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- 4. METAL F.F. END WITH THREAT BLOCK
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- 15. METAL F.F. END WITH THREAT BLOCK
- 16. METAL F.F. END WITH THREAT BLOCK
- 17. METAL F.F. END WITH THREAT BLOCK
- 18. METAL F.F. END WITH THREAT BLOCK
- 19. METAL F.F. END WITH THREAT BLOCK
- 20. METAL F.F. END WITH THREAT BLOCK

**LEGEND**

- 1. 12" PVC STORM DRAIN PIPE
- 2. 12" PVC STORM DRAIN PIPE
- 3. 12" PVC STORM DRAIN PIPE
- 4. 12" PVC STORM DRAIN PIPE
- 5. 12" PVC STORM DRAIN PIPE
- 6. 12" PVC STORM DRAIN PIPE
- 7. 12" PVC STORM DRAIN PIPE
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- 18. 12" PVC STORM DRAIN PIPE
- 19. 12" PVC STORM DRAIN PIPE
- 20. 12" PVC STORM DRAIN PIPE

<p><b>STREAMSIDE SUBDIVISION</b> EAGLE, IDAHO <b>SEWER, WATER &amp; IRRIGATION PLAN/PROFILE</b> WEST BOGUS VIEW DRIVE STA. 21+00 TO STA. 29+88.44</p>	<p><b>TOOTHMAN-ORTON ENGINEERING COMPANY</b> CONSULTING ENGINEERS, SURVEYORS AND PLANNERS 300 DENVER ROAD EAGLE, IDAHO 83625 PHONE (208) 833-1233 FAX (208) 833-1234</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/25/01</td> <td>REVISED PER REVIEW</td> </tr> <tr> <td>2</td> <td>11/28/01</td> <td>BASED ON THE LATEST LAND RECORD</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/25/01	REVISED PER REVIEW	2	11/28/01	BASED ON THE LATEST LAND RECORD	
NO.	DATE	DESCRIPTION										
1	10/25/01	REVISED PER REVIEW										
2	11/28/01	BASED ON THE LATEST LAND RECORD										



**STREAMSIDE SUBDIVISION**  
EAGLE, IDAHO

**STREET SECTION DETAIL SHEET**

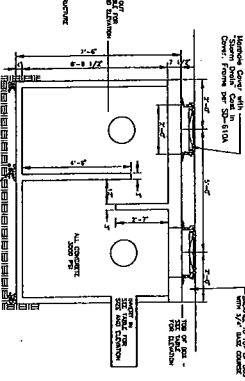
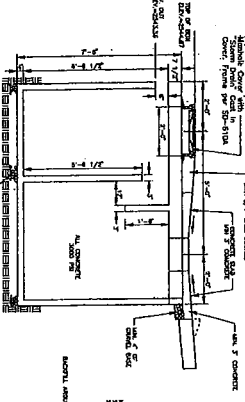
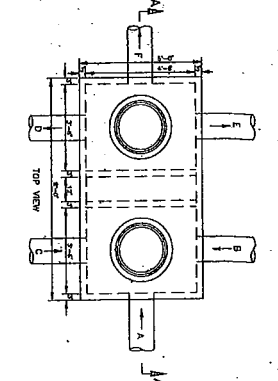
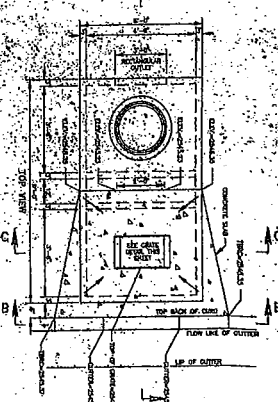
**TOOTHMAN-ORTON ENGINEERING COMPANY**  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

8777 CHODEN BOULEVARD  
BOISE, IDAHO 83724  
PHONE (208) 333-2286  
FAX (208) 333-2588

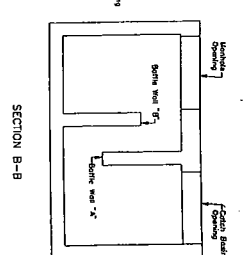
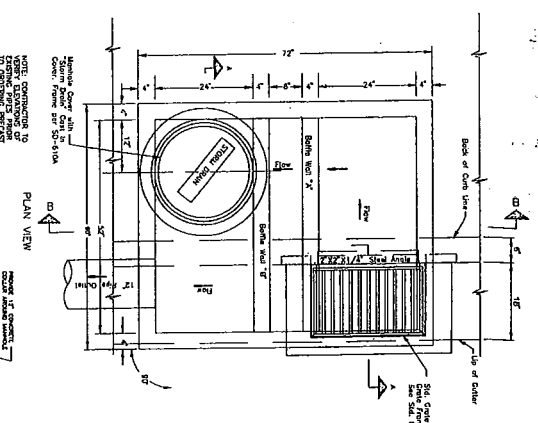
MCALL OFFICE BUILDING  
MCALL, IDAHO 83633  
PHONE (208) 333-2286  
FAX (208) 333-4551

NO.	REVISIONS	DATE	BY	CHECKED
1	REVISED FOR ADOPT 2/1/83 RIVER COMMAST	1/11/83	J. W. HALL	DESIGNED
2	REVISED FOR REVIEW	1/11/83	J. W. HALL	DRAWN
				CHECKED
				APPROVED

SCALE: 1" = 4'

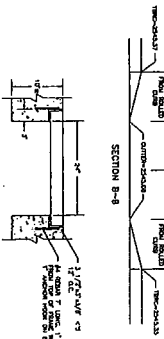


TYPICAL  
1500 GAL. SAND & OIL TRAP

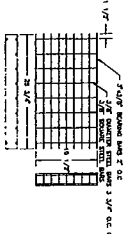
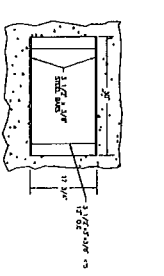


**COMBINATION CATCH BASIN  
SEDIMENT BOX NOTES.**

1. Design Load: ASCE 7-10, 2.5 kips/sq ft.
2. All dimensions shown are minimum dimensions.
3. All dimensions shown are maximum dimensions.
4. All dimensions shown are approximate dimensions.
5. All dimensions shown are approximate dimensions.
6. All dimensions shown are approximate dimensions.
7. All dimensions shown are approximate dimensions.



W. BOGUS VIEW CT.  
1500 GAL. SEDIMENT BOX

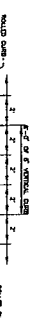


FRAME & GRATE DETAIL

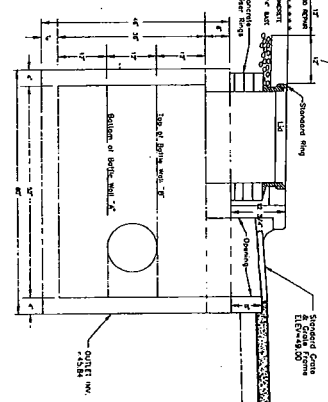
TABLE FOR  
1500 GAL. SAND & OIL TRAPS

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2	1500 GAL. SAND & OIL TRAP	1	EA.	2	1500 GAL. SAND & OIL TRAP	1	EA.
3	1500 GAL. SAND & OIL TRAP	1	EA.	3	1500 GAL. SAND & OIL TRAP	1	EA.
4	1500 GAL. SAND & OIL TRAP	1	EA.	4	1500 GAL. SAND & OIL TRAP	1	EA.
5	1500 GAL. SAND & OIL TRAP	1	EA.	5	1500 GAL. SAND & OIL TRAP	1	EA.
6	1500 GAL. SAND & OIL TRAP	1	EA.	6	1500 GAL. SAND & OIL TRAP	1	EA.

TABLE FOR  
1500 GAL. SAND & OIL TRAPS



3" ROLL CURB TO 6" VERTICAL CURB  
TRANSITION @ CATCH BASIN INSTALLATION



COMBINATION CATCH BASIN  
SEDIMENT BOX

**STREAMSIDE SUBDIVISION - EAGLE, IDAHO**

**STORM DRAIN DETAIL SHEET**

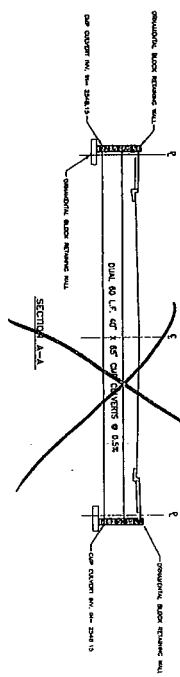
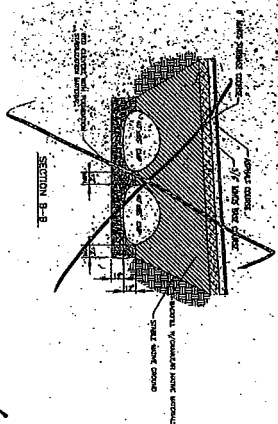
**TOOTHMAN-ORTON ENGINEERING COMPANY**  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
9777 CHERRY BLOSSOM BLVD  
BOISE, IDAHO 83725  
PHONE (208) 333-1100  
FAX (208) 333-1101

REVISIONS

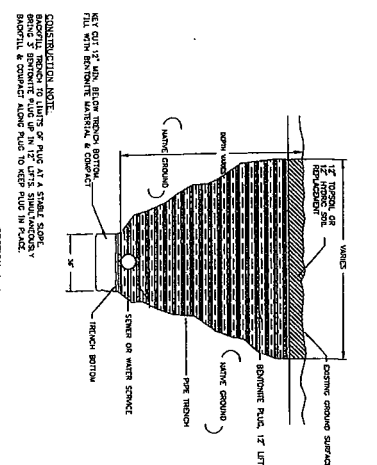
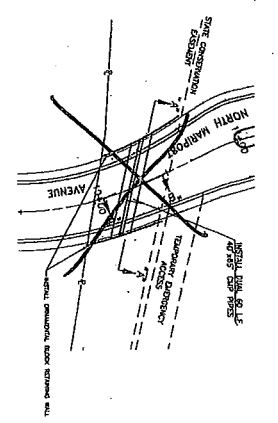
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SCALE: AS SHOWN

SHEET 15 OF 17

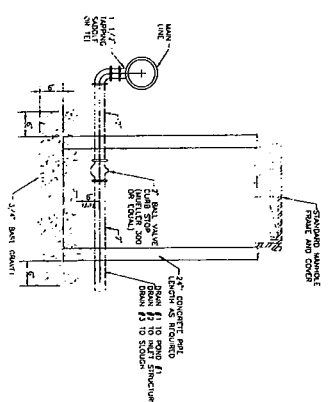


SOUTH SLOUGH CULVERT INSTALLATION DETAIL

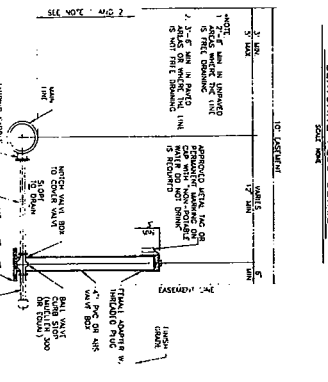


PIPE PILE DETAIL

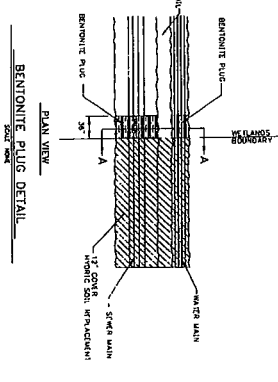
CONSTRUCTION NOTE:  
 ABOUT 1/2" MIN. FILL ON TOP OF PIPE.  
 ABOUT 1/2" MIN. FILL ON BOTTOM OF PIPE.  
 FILL WITH BENTONITE MATERIAL & COMPACT.



IRRIGATION MAIN LINE DRAIN DETAIL



TYPICAL IRRIGATION SERVICE DETAIL



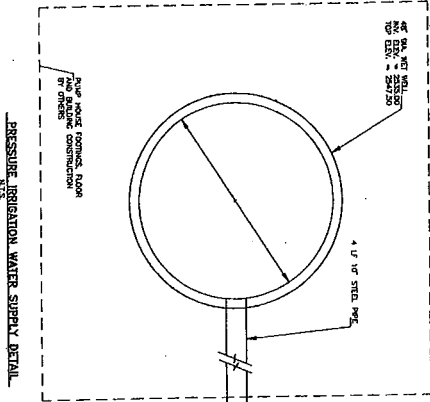
BENTONITE PILE DETAIL

**STREAMSIDE SUBDIVISION**  
 EAGLE, IDAHO  
**IRRIGATION & SOUTH SLOUGH**  
 DETAIL SHEET

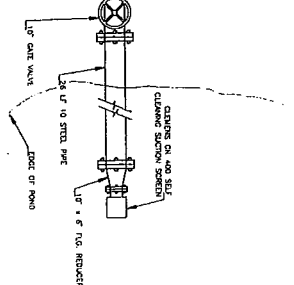
**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
 6777 CENTER BOULEVARD  
 BOISE, IDAHO 83714-2006  
 (208) 333-1333  
 (208) 333-1334  
 FAX (208) 334-1331

REVISIONS		DATE	
NO.	DESCRIPTION	DATE	BY
1	ADDED IAD TO VALUE BOX	1/10/18	DESIGNED
			DRAWN
			CHECKED
			APPROVED

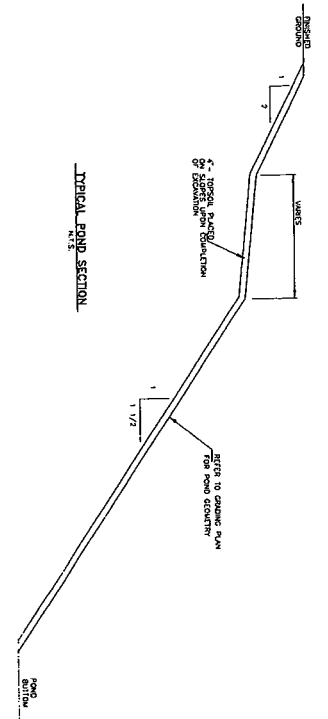




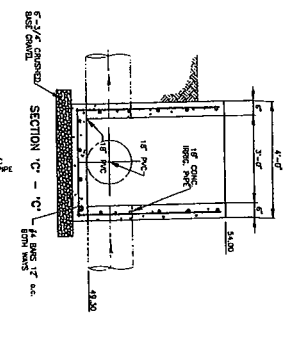
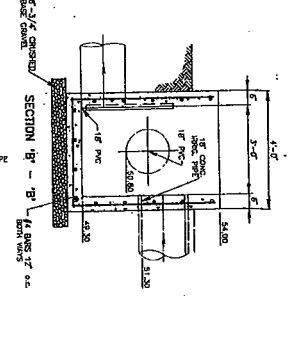
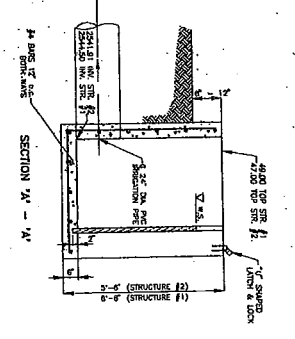
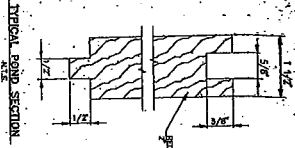
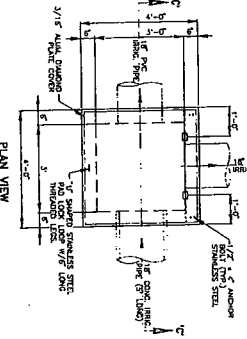
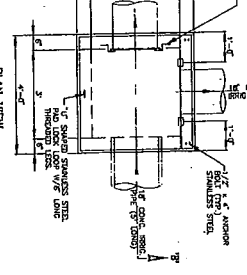
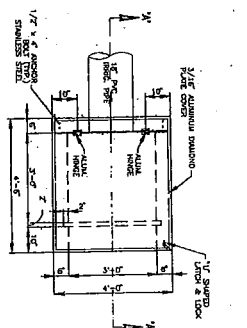
PRESSURE IRRIGATION WATER SUPPLY DETAIL  
N.T.S.



IRRIGATION CHECK STRUCTURES # 1 & 2  
N.T.S.



TYPICAL POND SECTION  
N.T.S.



STREAMSIDE SUBDIVISION  
EAGLE, IDAHO  
IRRIGATION DETAIL SHEET  
SHEET 17 OF 17

TOOTHMAN-ORTON ENGINEERING COMPANY  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
5777 CHANDLER BOULEVARD  
BOISE, IDAHO 83714-2006  
PHONE (208) 333-5555  
FAX (208) 333-5555

NO.	DESCRIPTION	DATE

