

BANBURY MEADOWS
A HOFF-PHILLIPS DEVELOPMENT

LEGEND

REAR OF LOT
BOUNDARY LINE
LOT OR RIGHT OF WAY LINE
CENTER LINE

UTILITY EASEMENT

LAND CORNER

LOT NUMBER

BLOCK NUMBER

3"PIRR PRESSURE IRRIGATION
3"PIRR PRESSURE IRRIGATION
WITH PVC SLEEVE
4"PERF PERFORATED GROUND WATER DRAIN PIPE
WITH PVC SLEEVE
4"PERF PERFORATED GROUND WATER DRAIN PIPE
WITH PVC SLEEVE
S SINGLE IRRIGATION SERVICE RISER
D DOUBLE IRRIGATION SERVICE RISER

WETLANDS

300 LOTS
2 HRS/DAY/LOT FOR 12 HRS
= 6 SETS
V = 300/6 X 15 GPM
= 750 GPM

A TOTAL OF 10 - 80 GPM PUMPS WILL
BE REQUIRED FOR THE TOTAL SYSTEM.

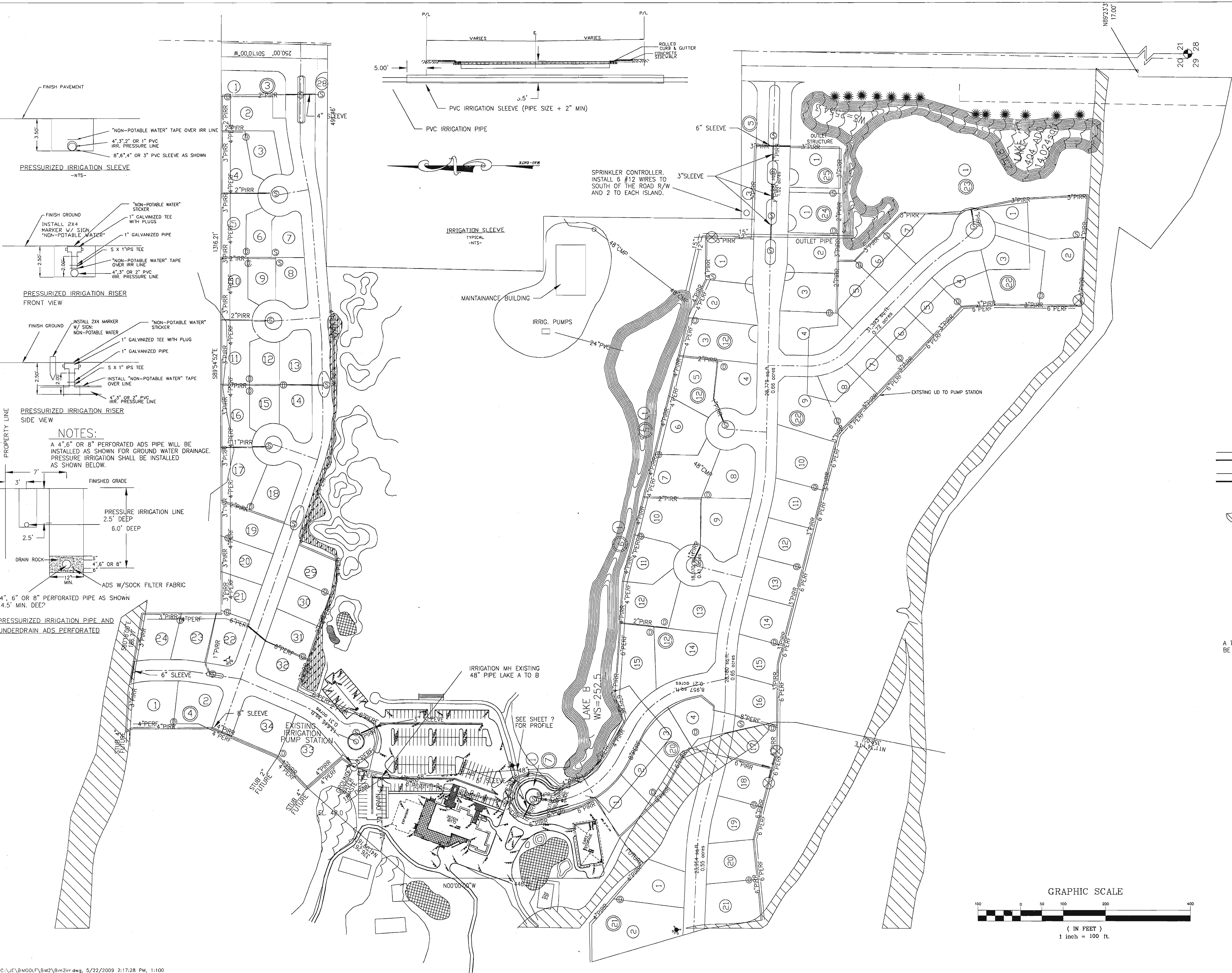
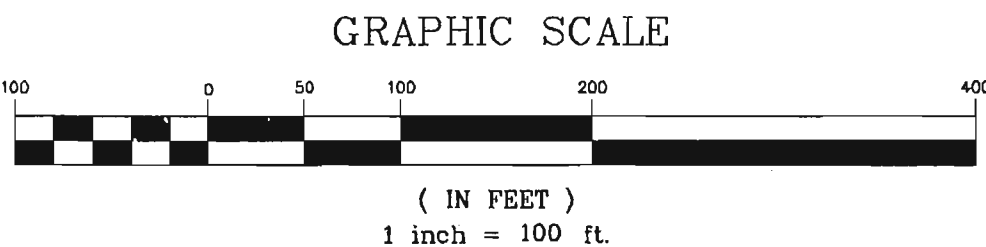
BANBURY MEADOWS SUB. # 1 & 2

PRESSURE IRRIGATION,
GROUND WATER DRAINAGE
AND DRAINAGE BASIN - AREAS

JOHNSON
ENGINEERING

9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563

SCALE: 1" = 100'
DATE: 4/17/98
DESIGNED BY: R.B.J.
SHEET: 12 OF 15
DWG. NAME: 3\GOLF\BM2IRR
INDEX NO:



NOTES:
A 4" 6" OR 8" PERFORATED ADS PIPE WILL BE
INSTALLED AS SHOWN FOR GROUND WATER DRAINAGE.
PRESSURE IRRIGATION SHALL BE INSTALLED
AS SHOWN BELOW.

FINISHED GRADE
PRESSURE IRRIGATION LINE
2.5' DEEP
6.0' DEEP

DRAIN ROCK
4" 6" OR 8" ADS W/ SOCK FILTER FABRIC
4.5' MIN. DEEP

PRESSURIZED IRRIGATION PIPE AND
UNDERDRAIN ADS PERFORATED

FINISH PAVEMENT
"NON-POTABLE WATER" TAPE OVER IRR LINE
4" 3" 2" OR 1" PVC IRR. PRESSURE LINE
8" 6" 4" OR 3" PVC SLEEVE AS SHOWN

PRESSURIZED IRRIGATION SLEEVE
-NTS-

FINISH GROUND
INSTALL 2X4 MARKER W/ SIGN
"NON-POTABLE WATER"
"NON-POTABLE WATER" TAPE OVER IRR LINE
1" GALVANIZED TEE WITH PLUGS
1" GALVANIZED PIPE
5 X 1" IPS TEE
4" 3" OR 2" PVC IRR. PRESSURE LINE

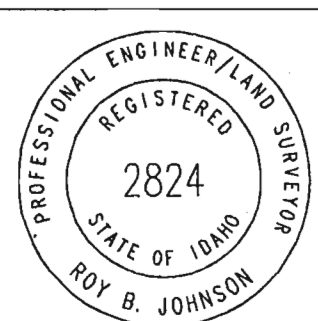
PRESSURIZED IRRIGATION RISER
FRONT VIEW

FINISH GROUND
INSTALL 2X4 MARKER W/ SIGN
"NON-POTABLE WATER"
"NON-POTABLE WATER" TAPE OVER IRR LINE
1" GALVANIZED TEE WITH PLUG
1" GALVANIZED PIPE
5 X 1" IPS TEE
4" 3" OR 2" PVC IRR. PRESSURE LINE

PRESSURIZED IRRIGATION RISER
SIDE VIEW

A HOFF-PHILLIPS DEVELOPMENT

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BE REQUIRED FOR THE TOTAL SYSTEM.



PRESSURE IRRIGATION,
GROUND WATER DRAINAGE
AND DRAINAGE BASIN - AREAS

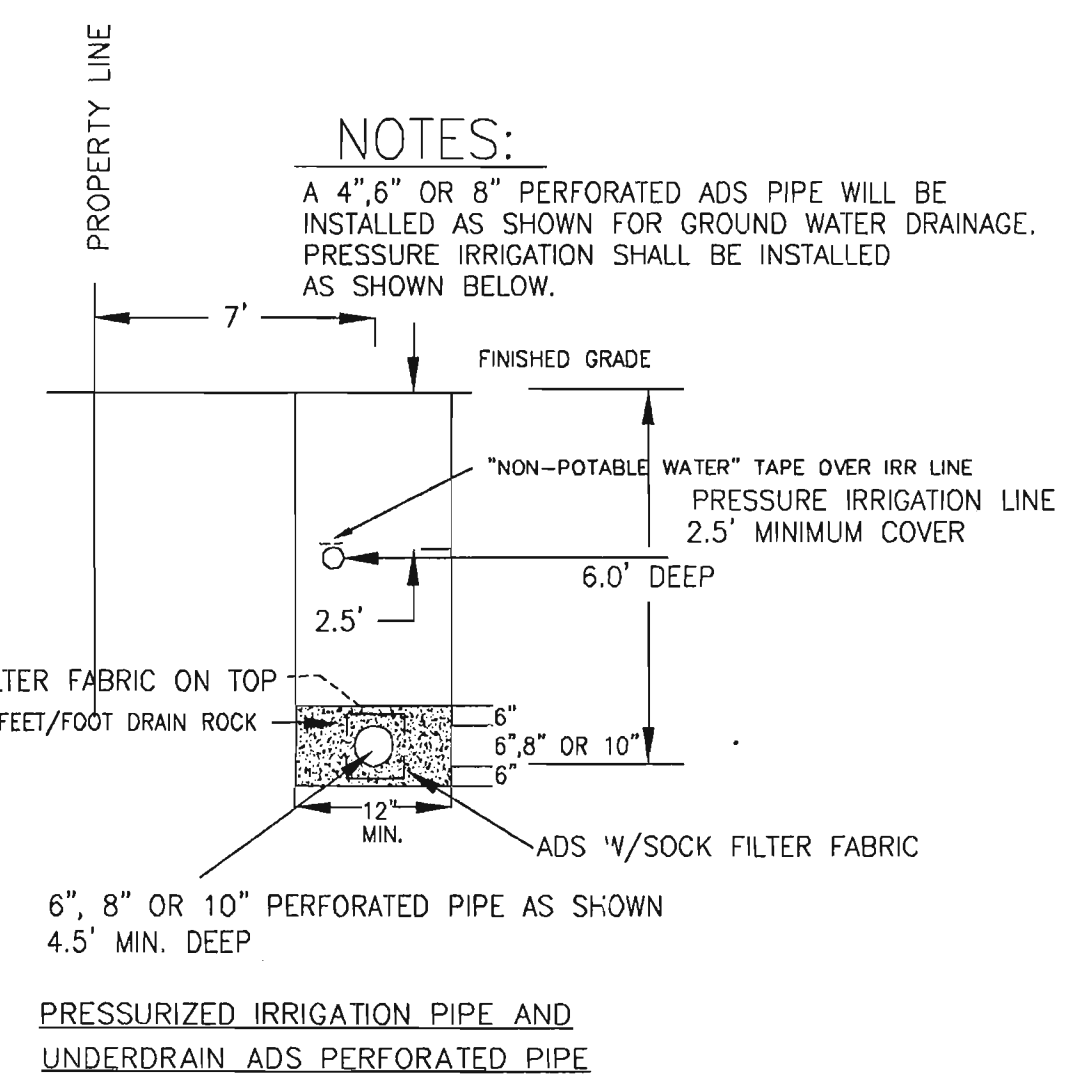
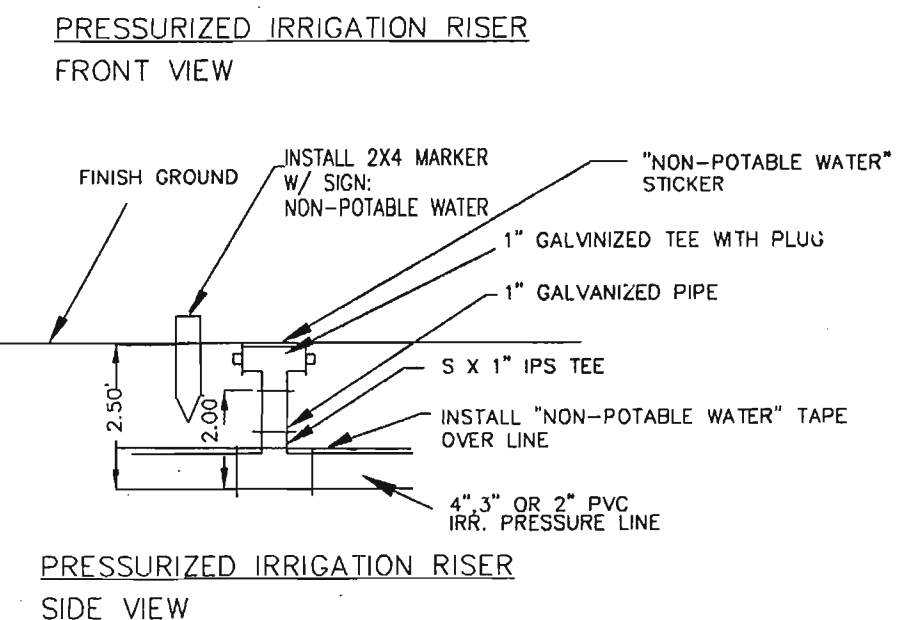
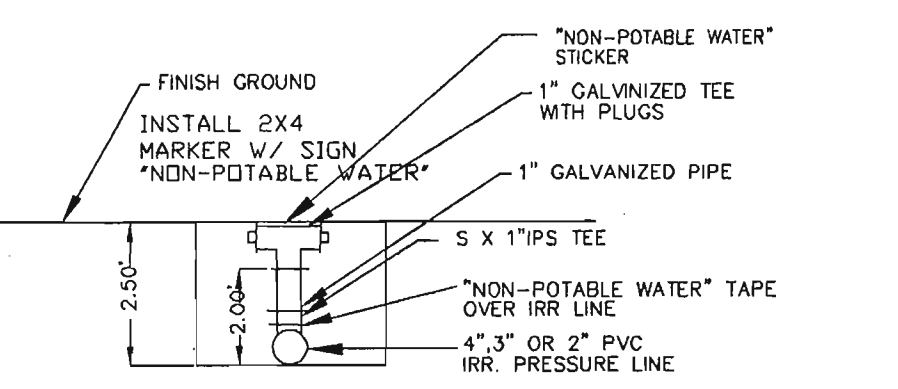
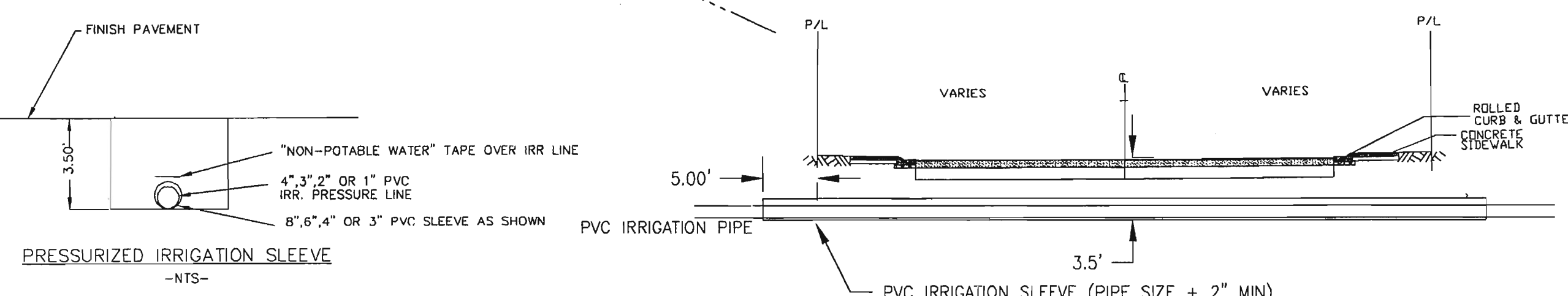
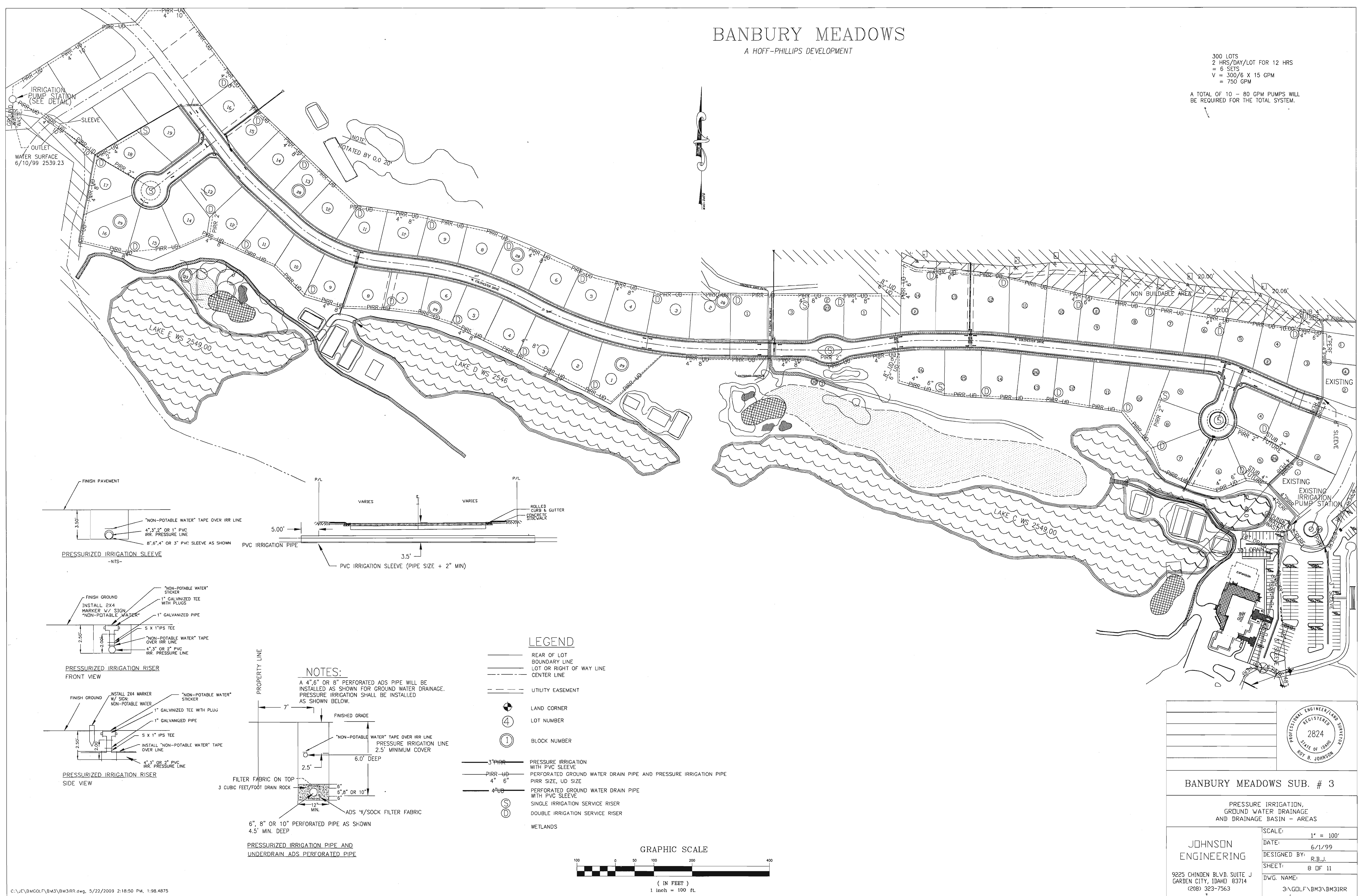
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BANBURY MEADOWS

A HOFF-PHILLIPS DEVELOPMENT

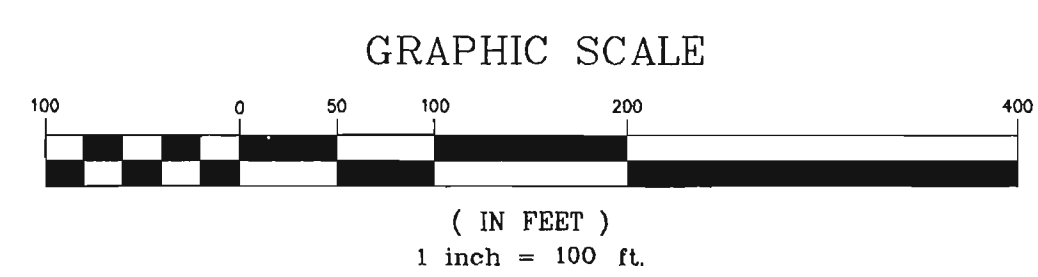
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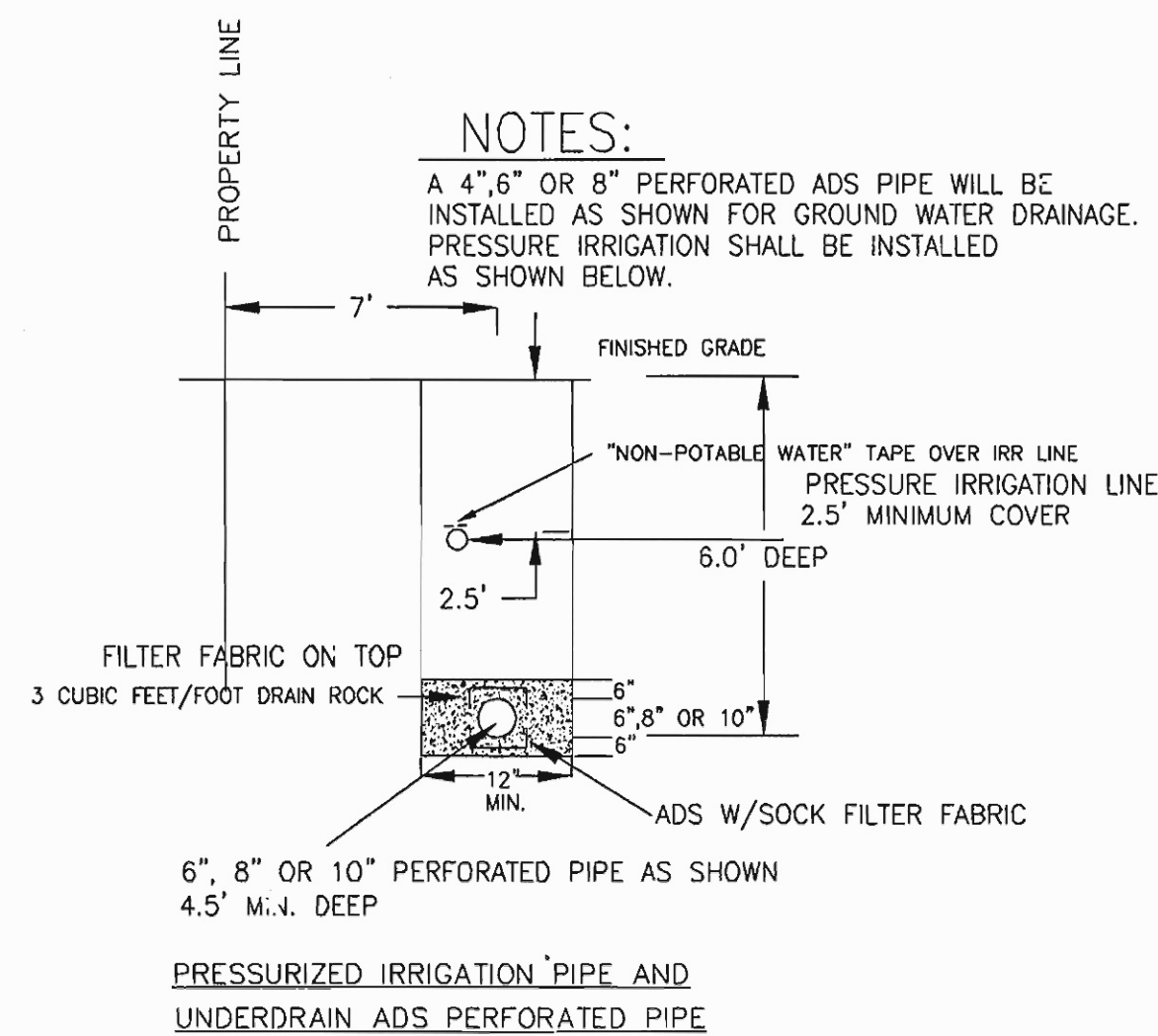
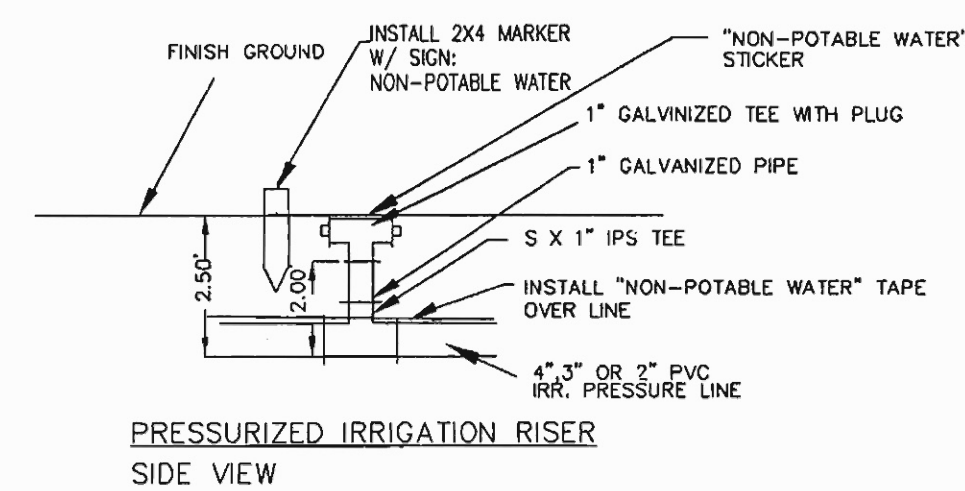
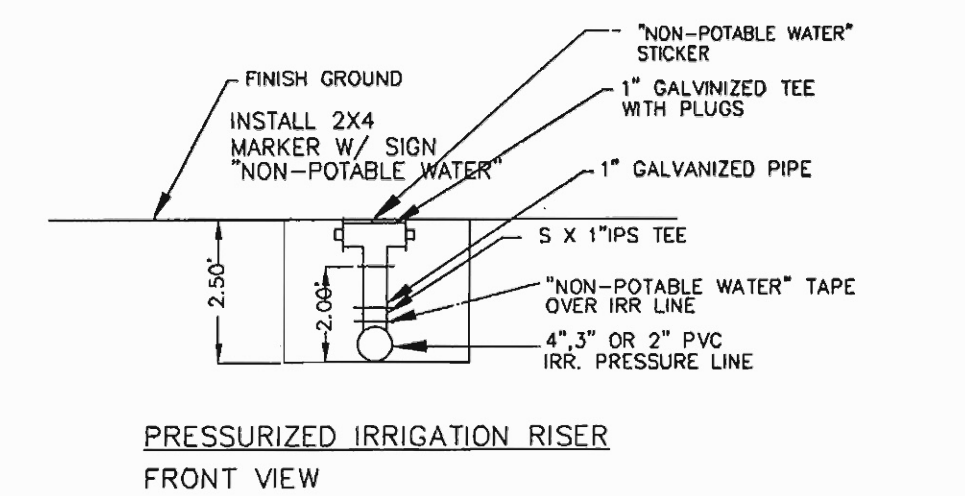
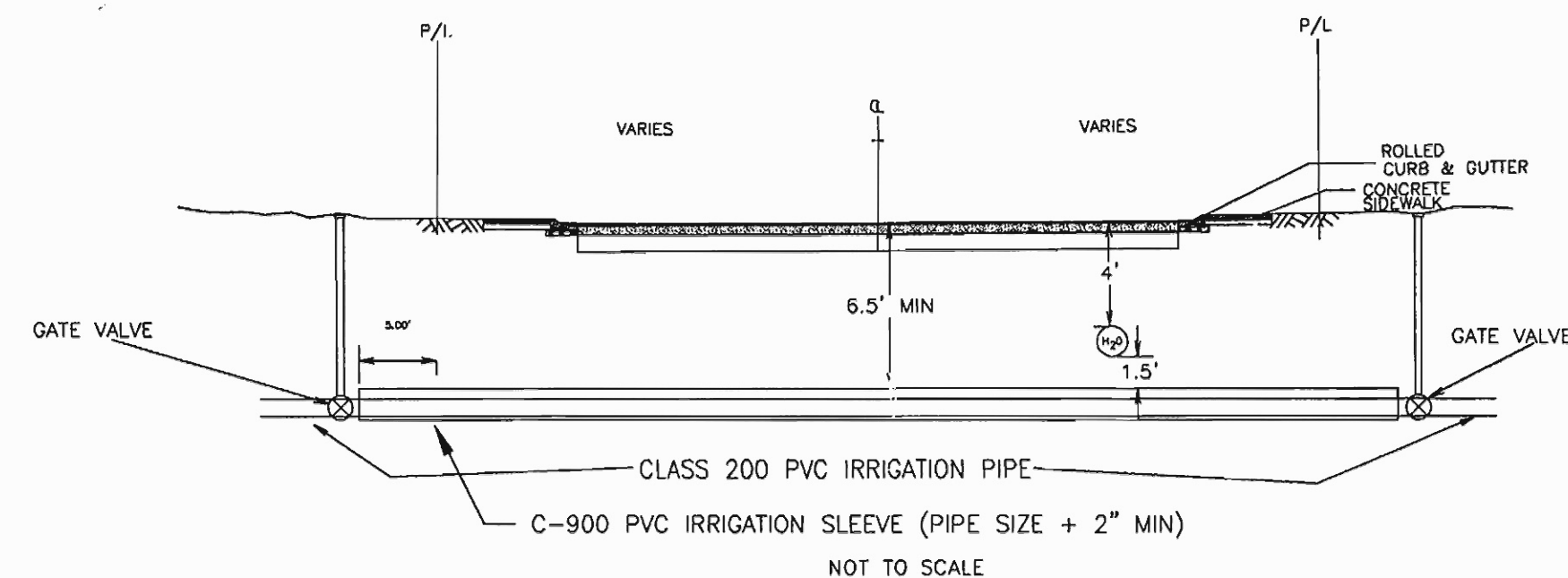
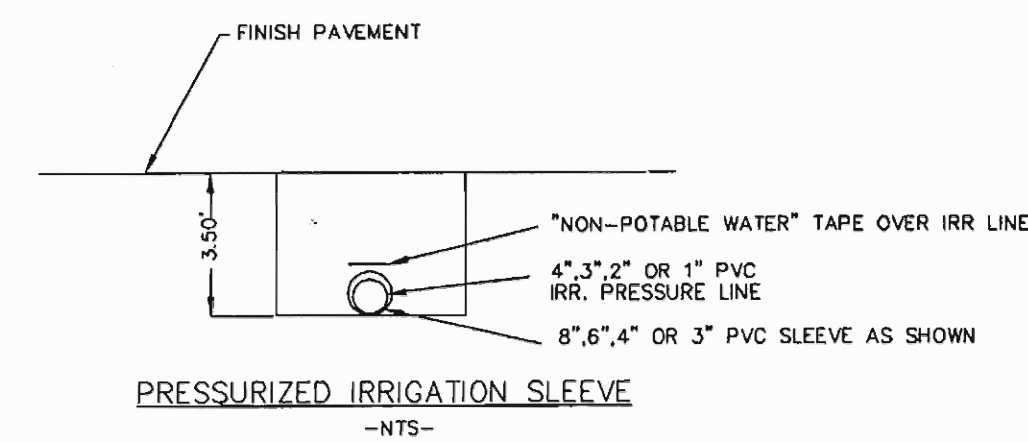
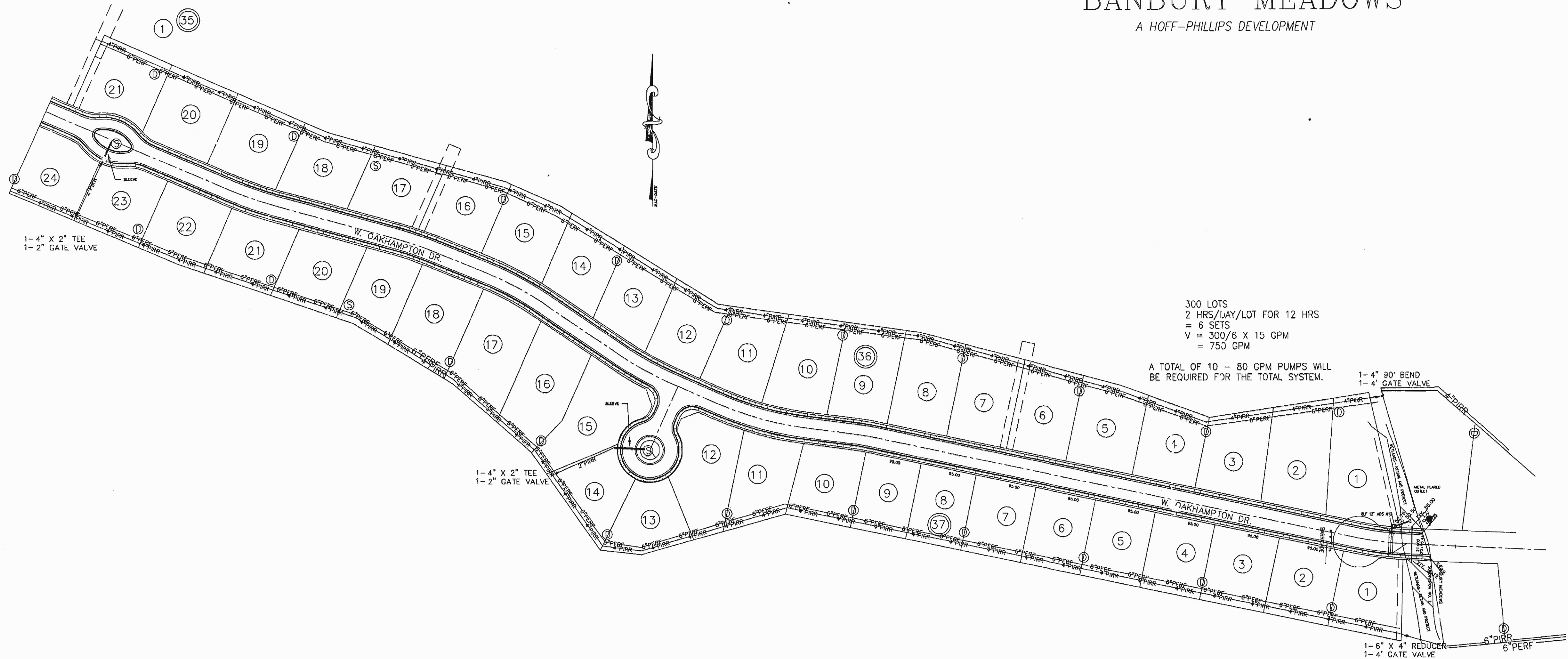
LEGEND

- REAR OF LOT
- BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- UTILITY EASEMENT
- LAND CORNER
- LOT NUMBER
- BLOCK NUMBER
- 3"PIRR - PRESSURE IRRIGATION WITH PVC SLEEVE
- PIRR-UD - PERFORATED GROUND WATER DRAIN PIPE AND PRESSURE IRRIGATION PIPE
- 4" 6" - PIRR SIZE, UD SIZE
- 4"UD - PERFORATED GROUND WATER DRAIN PIPE WITH PVC SLEEVE
- S - SINGLE IRRIGATION SERVICE RISER
- D - DOUBLE IRRIGATION SERVICE RISER
- WETLANDS



<p>PROFESSIONAL ENGINEER/LAND SURVEYOR REGISTERED 2824 STATE OF IDAHO ROY B. JOHNSON</p>	
<p>BANBURY MEADOWS SUB. # 3</p>	
<p>PRESSURE IRRIGATION, GROUND WATER DRAINAGE AND DRAINAGE BASIN - AREAS</p>	
<p>JOHNSON ENGINEERING</p> <p>9225 CHINDEN BLVD. SUITE J GARDEN CITY, IDAHO 83714 (208) 323-7563</p>	<p>SCALE: 1" = 100'</p> <p>DATE: 6/1/99</p> <p>DESIGNED BY: R.B.J.</p> <p>SHEET: 8 OF 11</p> <p>DWG. NAME: 3\GOLF\BM3\BM3IRR</p>

BANBURY MEADOWS
A HOFF-PHILLIPS DEVELOPMENT

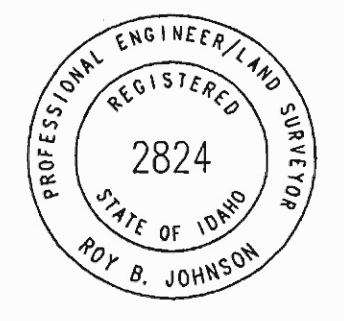
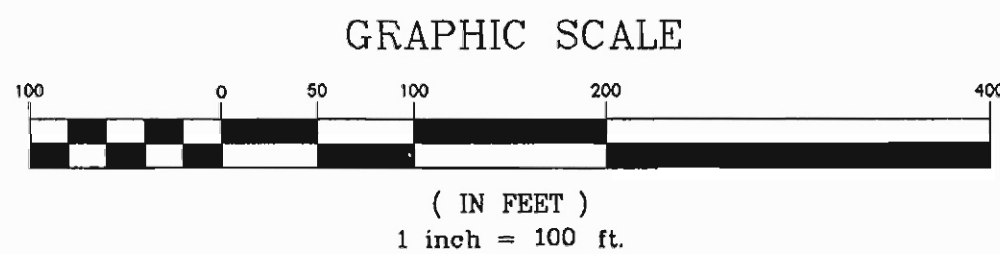


NOTES:

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LEGEND

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- LOT OR RIGHT OF WAY LINE
- CENTER LINE
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- LAND CORNER
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- BLOCK NUMBER
- 3" PIR
- PIRR-UD
- 4" 6"
- 4" UD
- PERFORATED GROUND WATER DRAIN PIPE AND PRESSURE IRRIGATION PIPE
PIRR SIZE, UD SIZE
- PERFORATED GROUND WATER DRAIN PIPE
WITH PVC SLEEVE
- SINGLE IRRIGATION SERVICE RISER
- DOUBLE IRRIGATION SERVICE RISER
- WETLANDS



BANBURY MEADOWS SUB. # 4

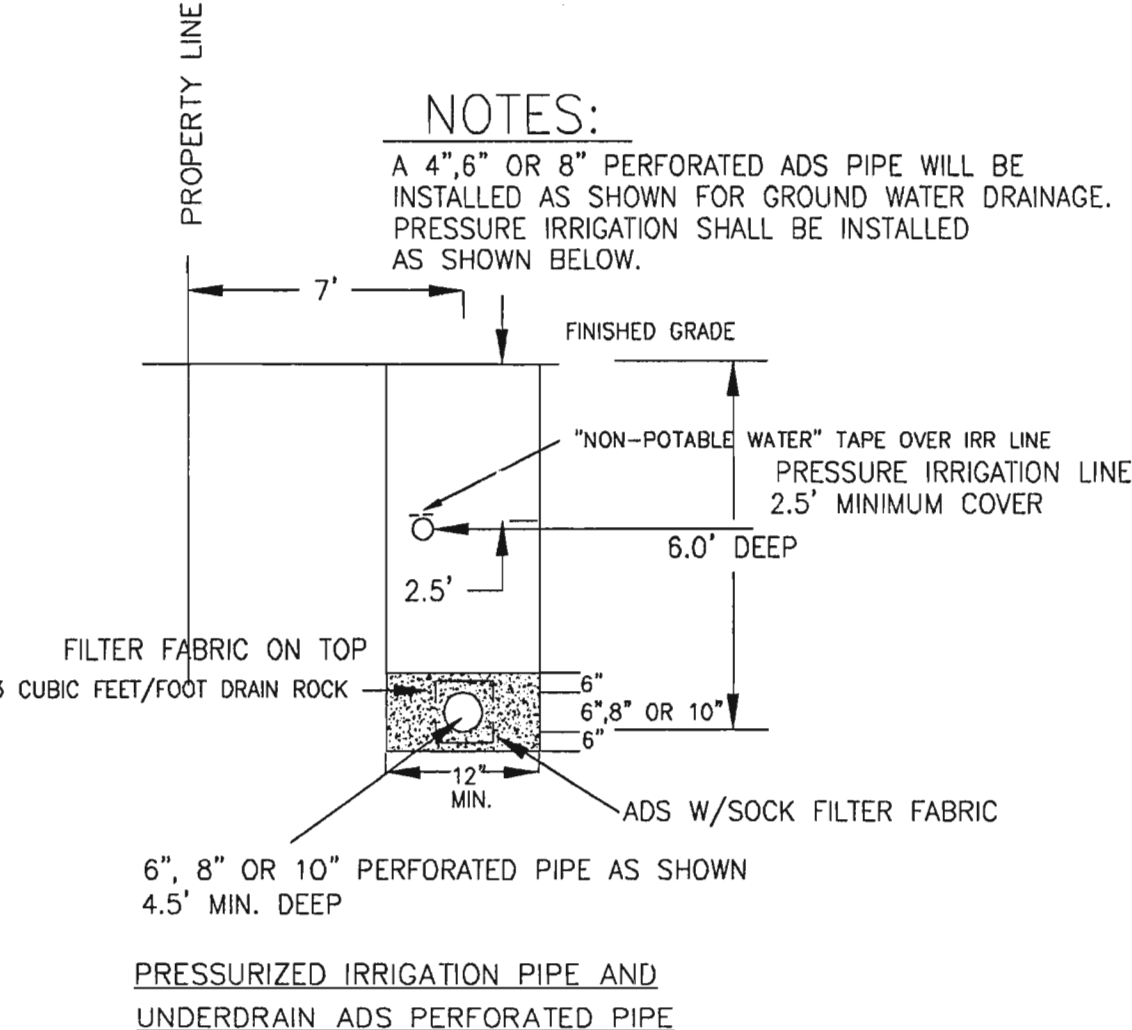
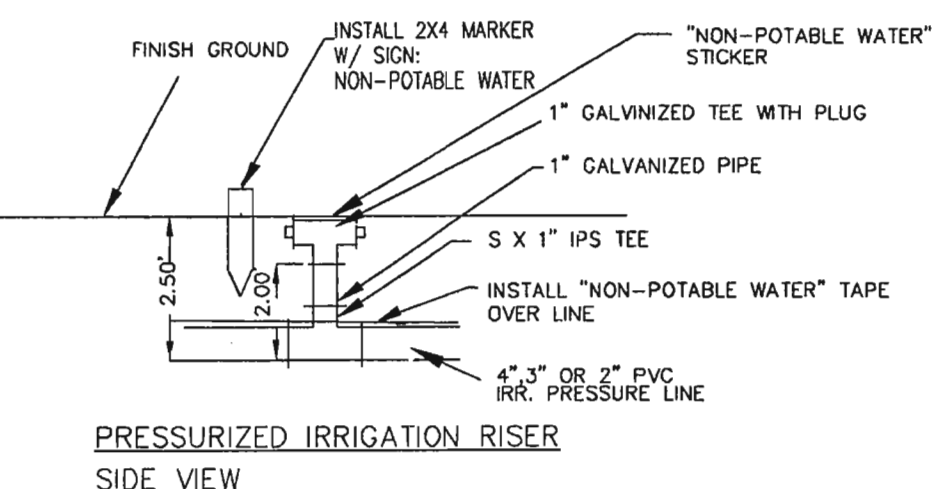
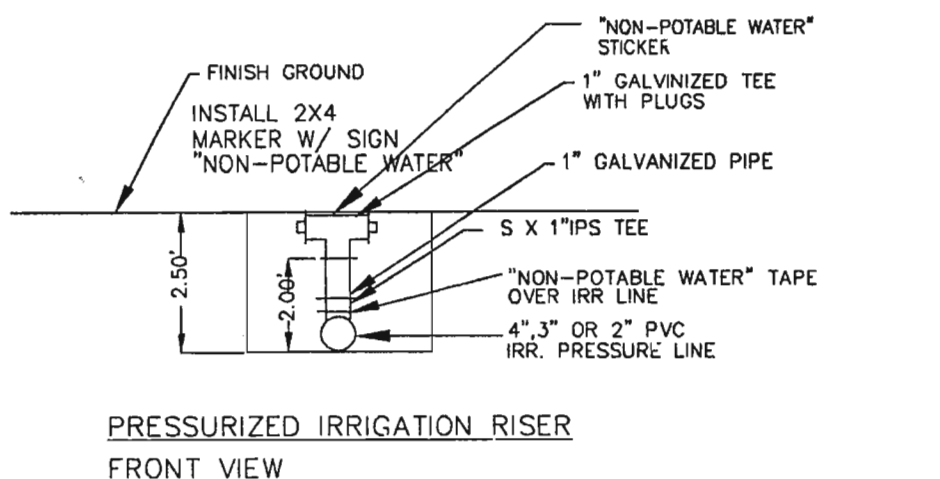
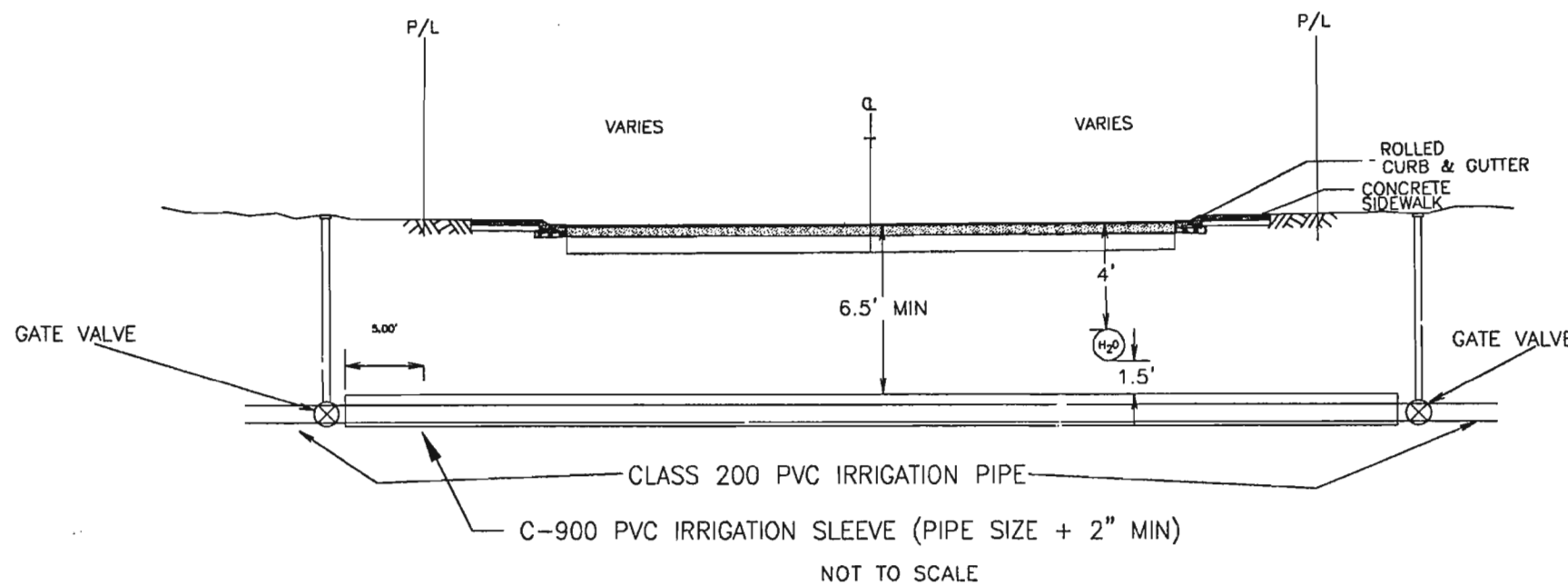
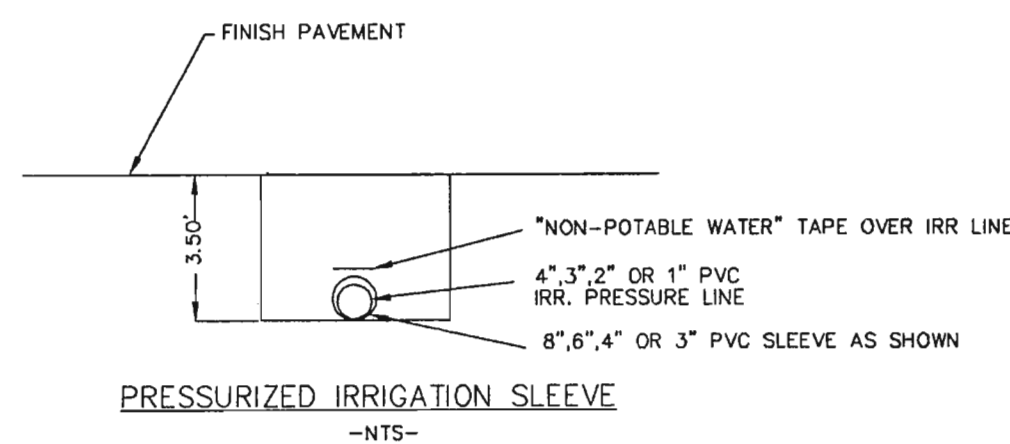
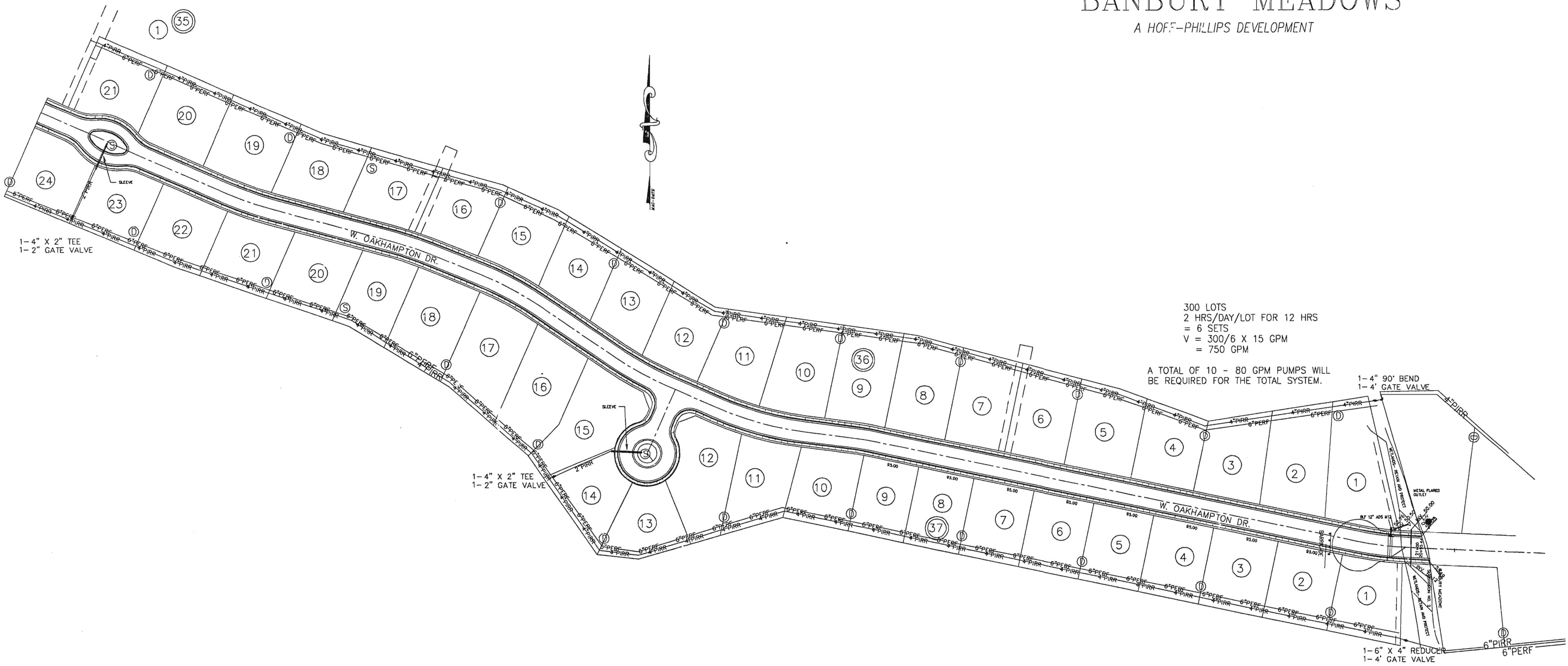
PRESSURE IRRIGATION,
GROUND WATER DRAINAGE
AND DRAINAGE BASIN - AREAS

JOHNSON
ENGINEERING

9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563

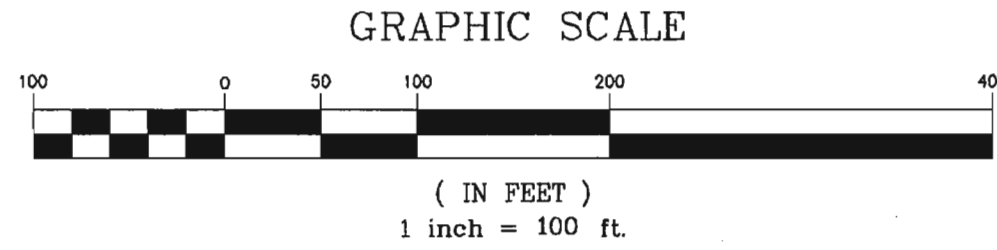
SCALE: 1" = 100'
DATE: 12/10/99
DESIGNED BY: R.B.J.
SHEET: 8 OF 11
DWG. NAME: 3:\GOLF\BM4\BM4IRR

BANBURY MEADOWS
A HOFF-PHILLIPS DEVELOPMENT



LEGEND

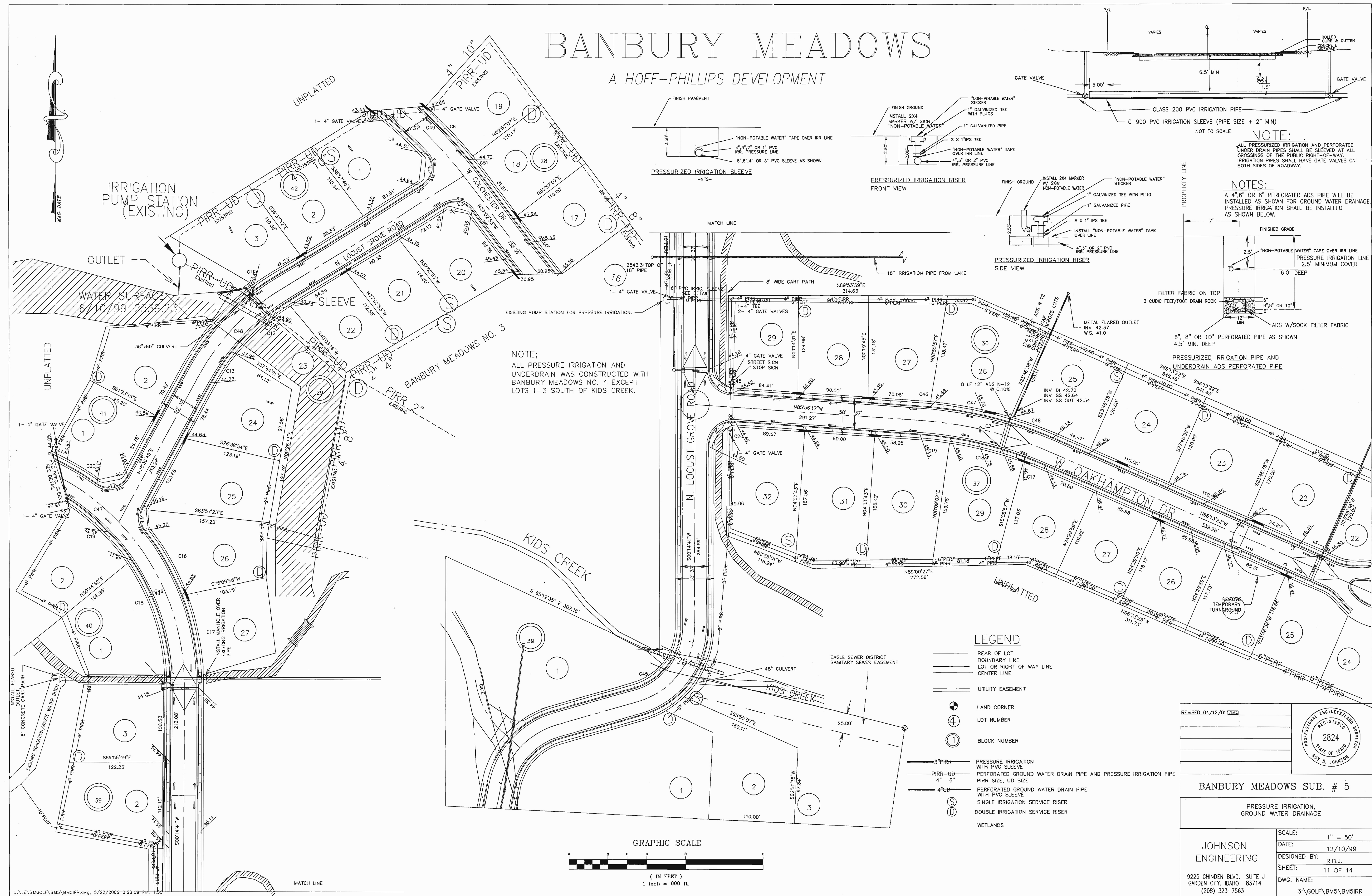
- REAR OF LOT
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- LOT NUMBER
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- 4" 6" - PIRR SIZE, UD SIZE
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- S - SINGLE IRRIGATION SERVICE RISER
- D - DOUBLE IRRIGATION SERVICE RISER
- WETLANDS



BANBURY MEADOWS SUB. # 4	
PRESSURE IRRIGATION, GROUND WATER DRAINAGE AND DRAINAGE BASIN - AREAS	
JOHNSON ENGINEERING	SCALE: 1" = 100'
9225 CHINDEN BLVD. SUITE J GARDEN CITY, IDAHO 83714 (208) 323-7563	DATE: 12/10/99
	DESIGNED BY: R.B.J.
	SHEET: 8 OF 11
	DWG. NAME: 3:\GOLF\BM4\BM4IRR

BANBURY MEADOWS

A HOFF-PHILLIPS DEVELOPMENT



REVISED 04/12/01	REGISTERED ENGINEER/LAND SURVEYOR
	2824
	STATE OF IDAHO
	ROY B. JOHNSON

BANBURY MEADOWS SUB. # 5

PRESSURE IRRIGATION,
GROUND WATER DRAINAGE

JOHNSON
ENGINEERING

9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563

SCALE: 1" = 50'
DATE: 12/10/99
DESIGNED BY: R.B.J.
SHEET: 11 OF 14
DWG. NAME: 3:\GOLF\BMS\BM5IRR

BANBURY MEADOWS NO. 6

A HOFF-PHILLIPS DEVELOPMENT

LEGEND

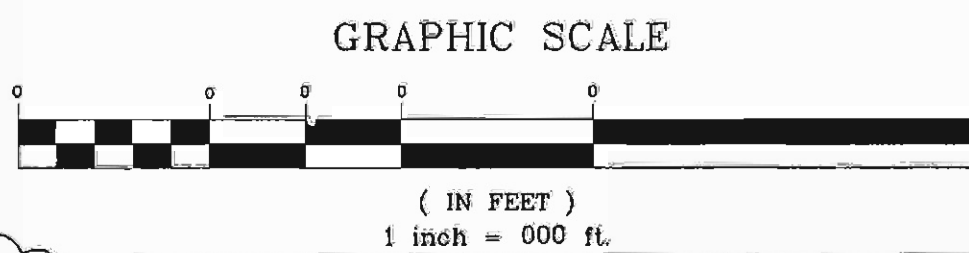
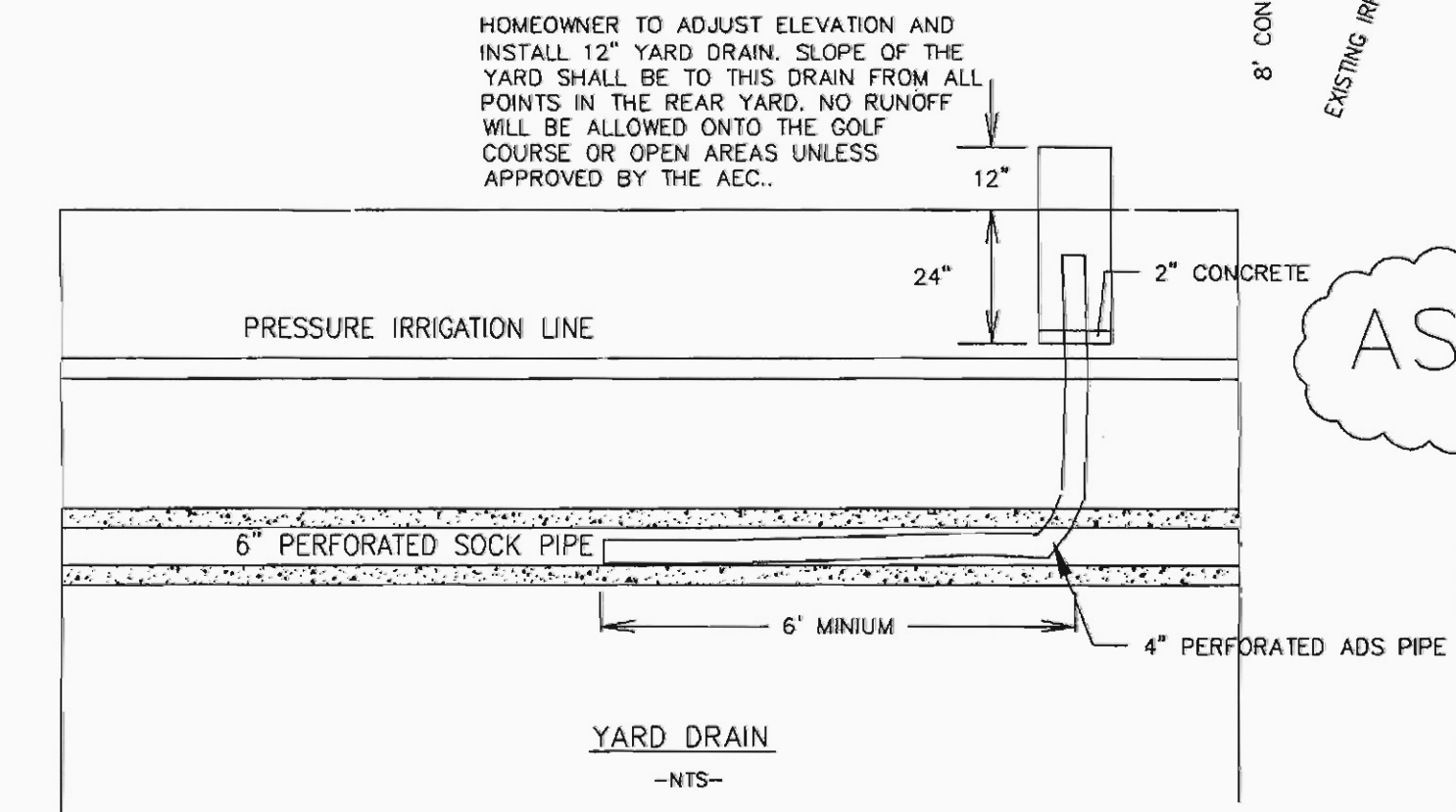
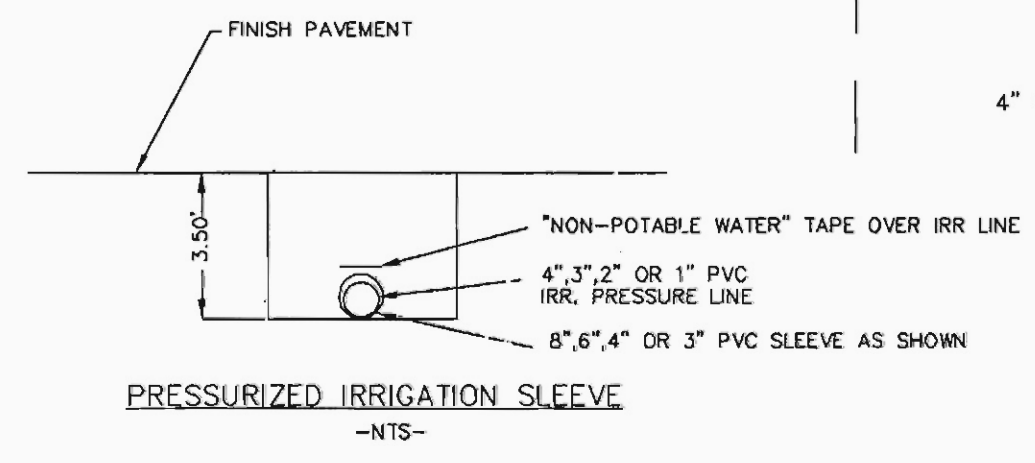
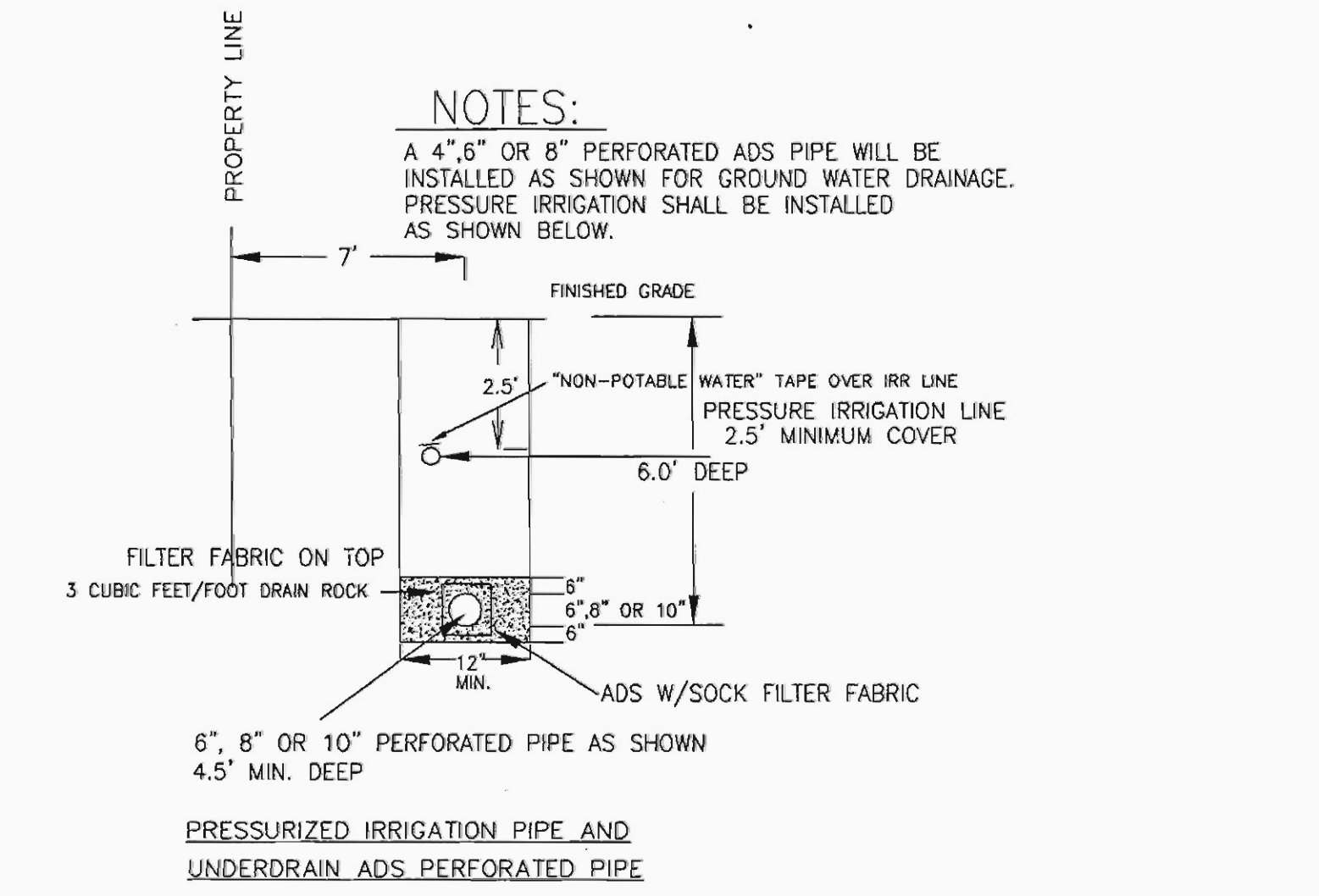
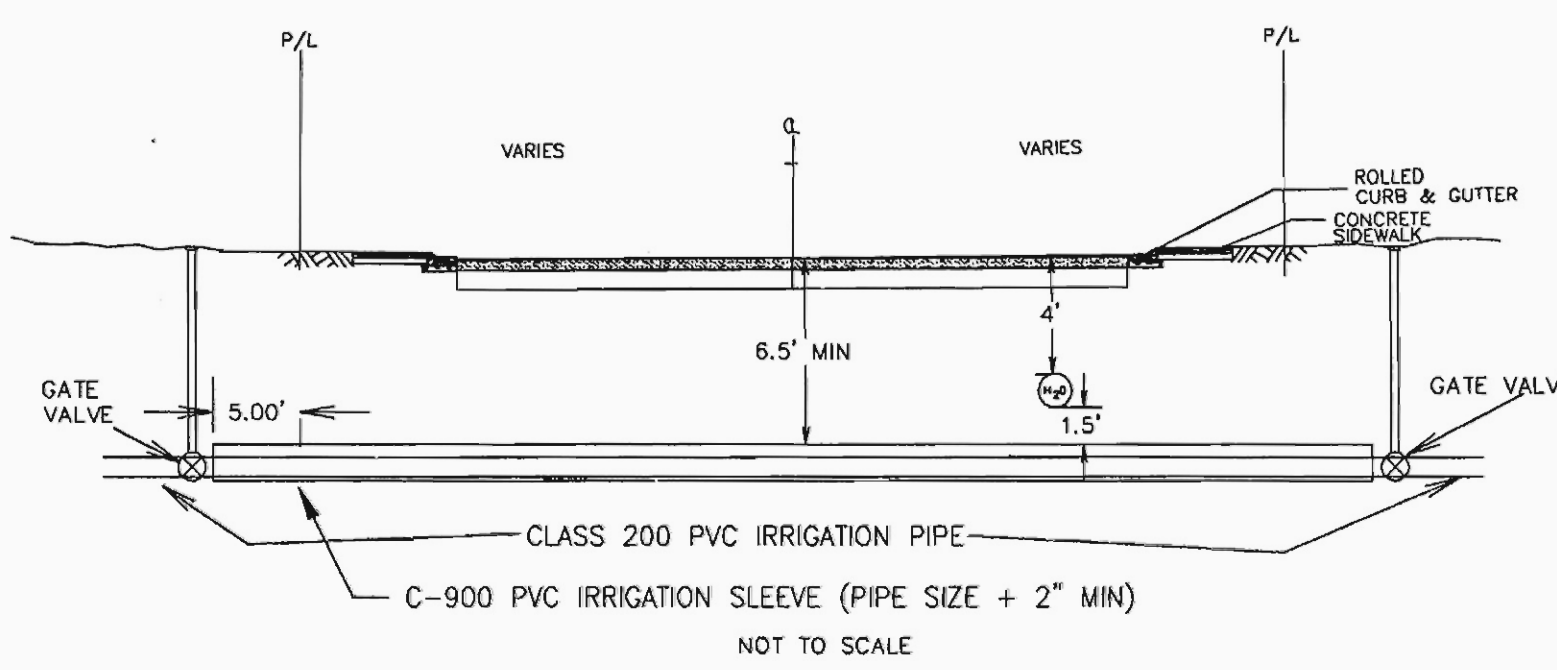
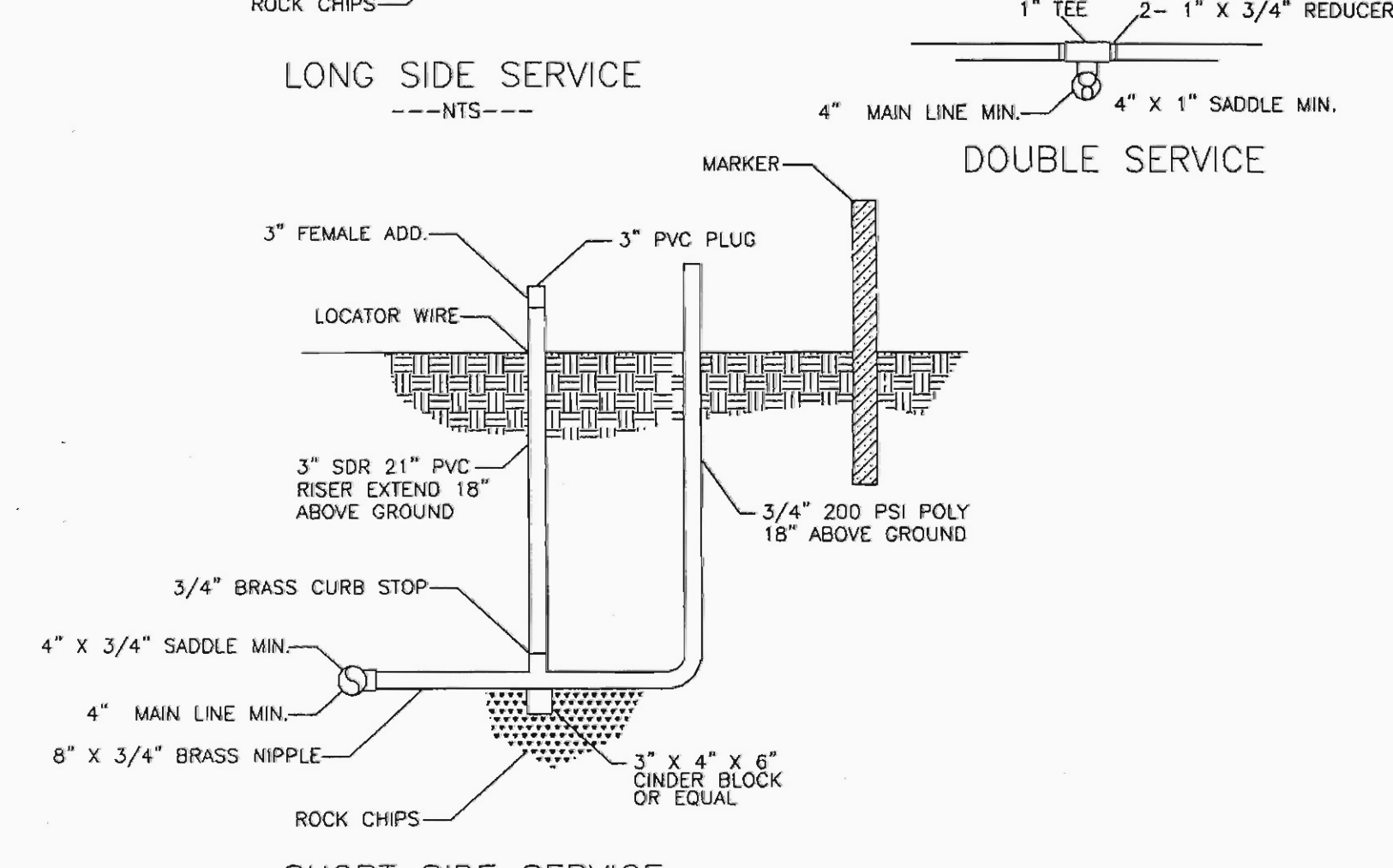
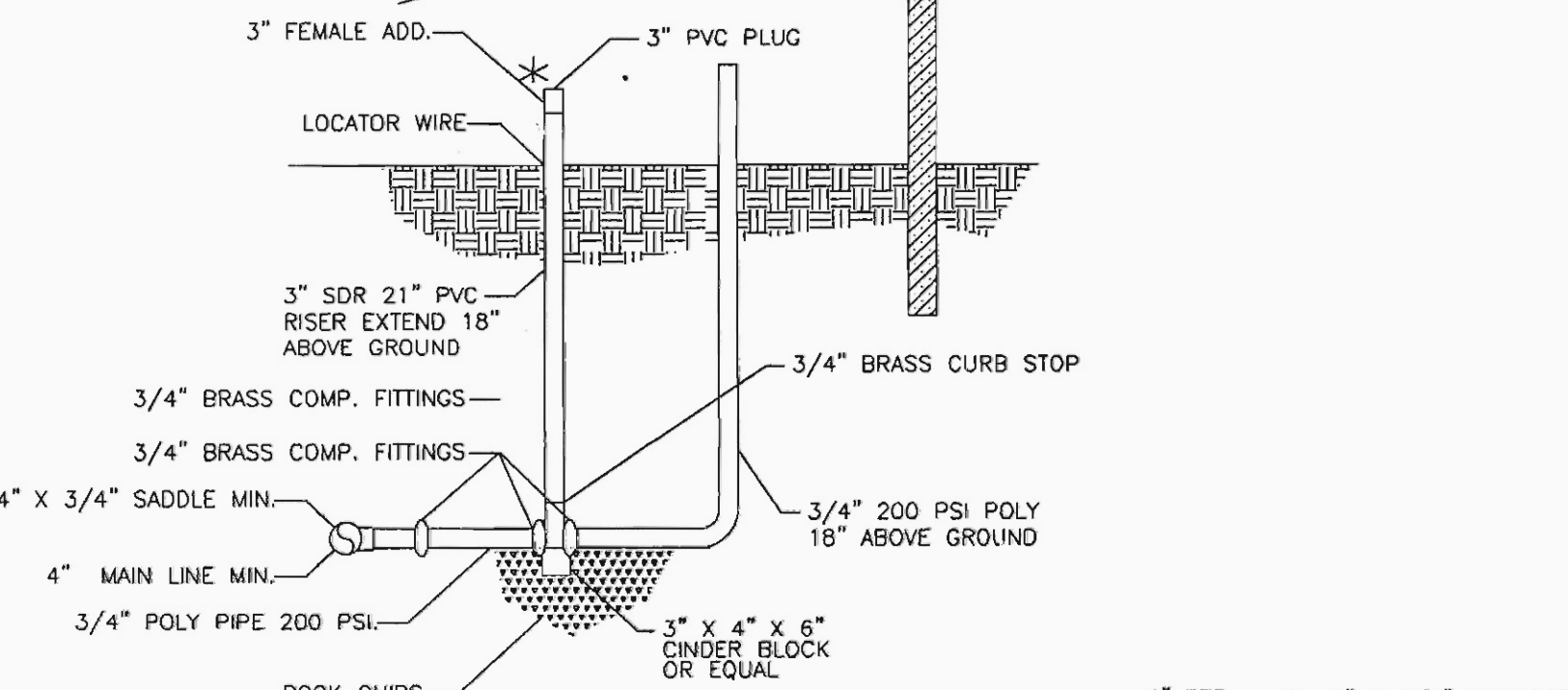
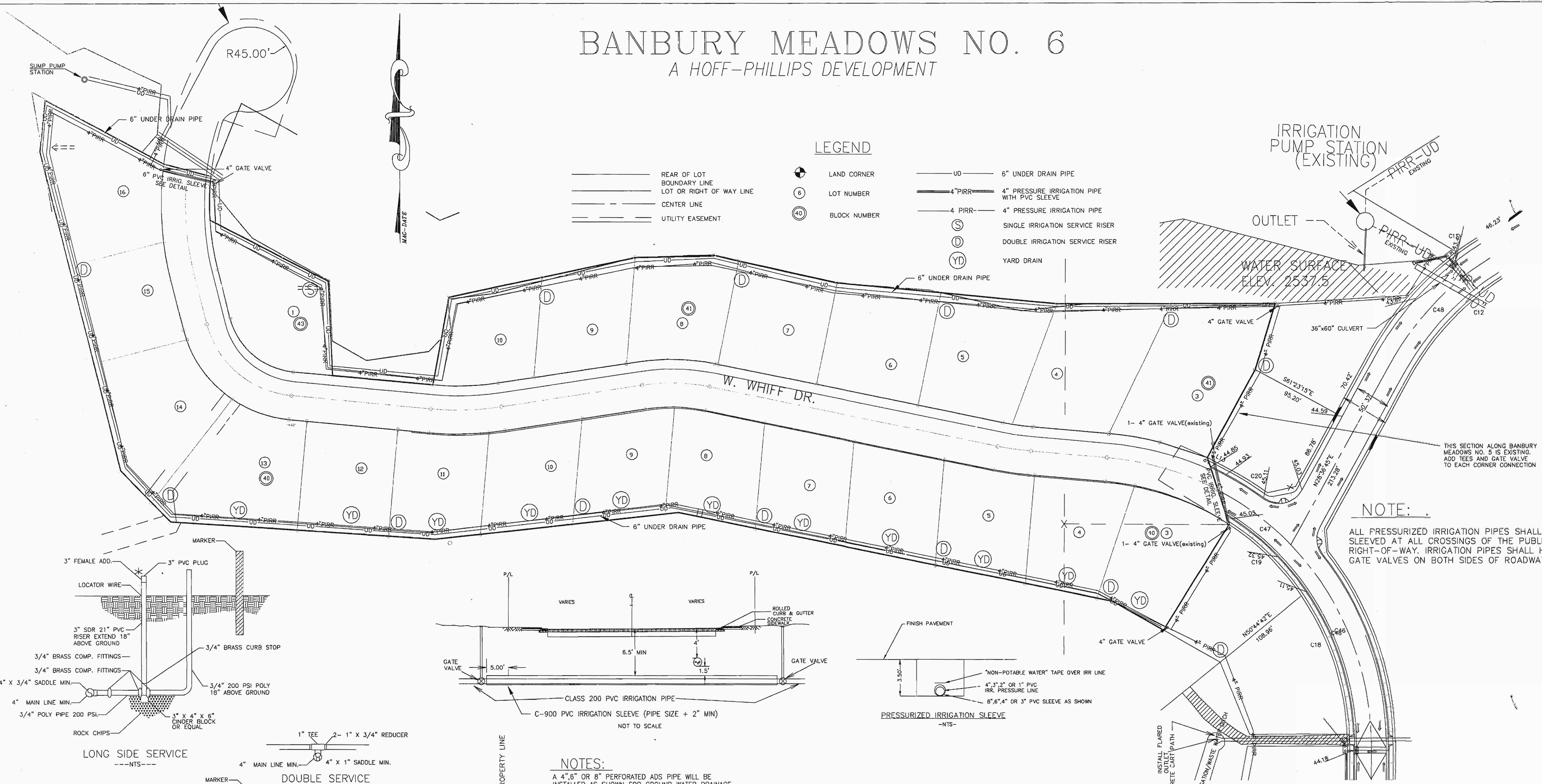
- | | | |
|------------------------------|-----------------|---|
| --- REAR OF LOT | ● LAND CORNER | --- UD --- 6" UNDER DRAIN PIPE |
| --- BOUNDARY LINE | ⑥ LOT NUMBER | --- 4" PIRR --- 4" PRESSURE IRRIGATION PIPE WITH PVC SLEEVE |
| --- LOT OR RIGHT OF WAY LINE | ④⑩ BLOCK NUMBER | --- 4" PIRR --- 4" PRESSURE IRRIGATION PIPE SINGLE IRRIGATION SERVICE RISER |
| --- CENTER LINE | | ⑤ DOUBLE IRRIGATION SERVICE RISER |
| --- UTILITY EASEMENT | | ⑥ YD YARD DRAIN |

IRRIGATION PUMP STATION (EXISTING)

WATER SURFACE ELEV. 2537.5

NOTE:

ALL PRESSURIZED IRRIGATION PIPES SHALL BE SLEEVED AT ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY. IRRIGATION PIPES SHALL HAVE GATE VALVES ON BOTH SIDES OF ROADWAY.



AS BUILT

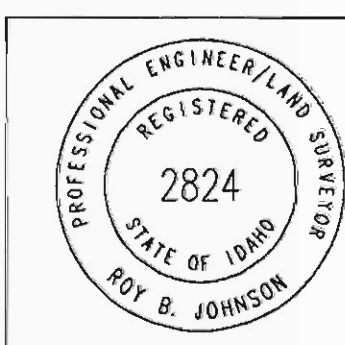
BANBURY MEADOWS SUB. # 6

PRESSURE IRRIGATION, GROUND WATER DRAINAGE

JOHNSON ENGINEERING

9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563

SCALE: 1" = 50'
DATE: 5/18/04
DESIGNED BY: R.B.J.
SHEET: 9 OF 12
DWG. NAME: DES:\GOLF\BM6\BM6 IRR



BANBURY MEADOWS NO. 6

A HOFF-PHILLIPS DEVELOPMENT

LEGEND

- | | | |
|------------------------------|-----------------|---|
| --- REAR OF LOT | ● LAND CORNER | --- UD --- 6" UNDER DRAIN PIPE |
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| --- CENTER LINE | | ① SINGLE IRRIGATION SERVICE RISER |
| --- UTILITY EASEMENT | | ② DOUBLE IRRIGATION SERVICE RISER |
| | | ③ YARD DRAIN |

IRRIGATION PUMP STATION (EXISTING)

OUTLET

WATER SURFACE ELEV. 2537.5

NOTE:

ALL PRESSURIZED IRRIGATION PIPES SHALL BE SLEEVED AT ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY. IRRIGATION PIPES SHALL HAVE GATE VALVES ON BOTH SIDES OF ROADWAY.

GRAPHIC SCALE

(IN FEET)
1 inch = 500 ft.

BANBURY MEADOWS SUB. # 6

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GROUND WATER DRAINAGE

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SCALE: 1" = 50'

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DES:\GOLF\BM6\BM6 IRR

PROFESSIONAL ENGINEER/LAND SURVEYOR
REGISTERED
STATE OF IDAHO
2824
ROY B. JOHNSON

AS BUILT

PRESSURE IRRIGATION LINE

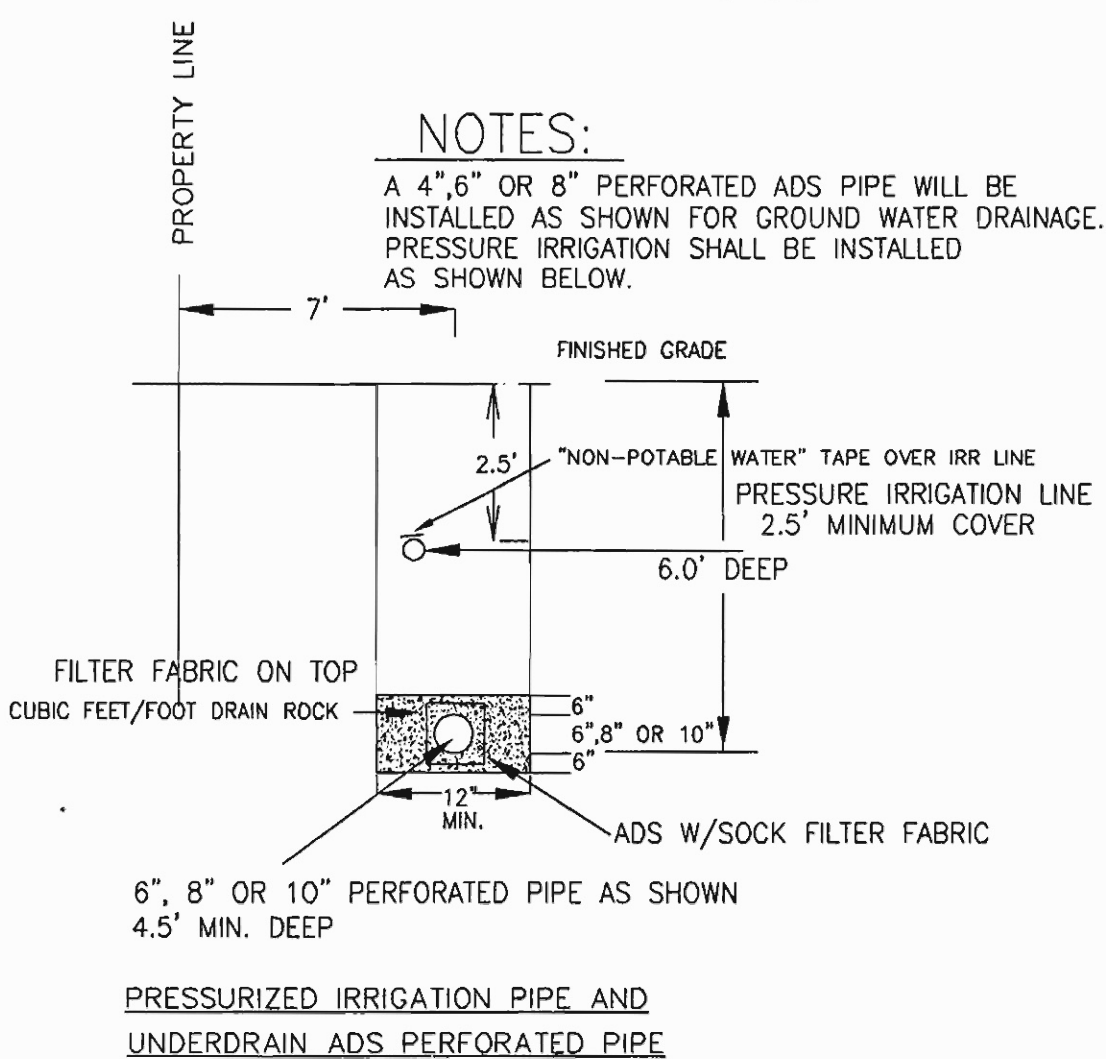
6" PERFORATED SOCK PIPE

YARD DRAIN

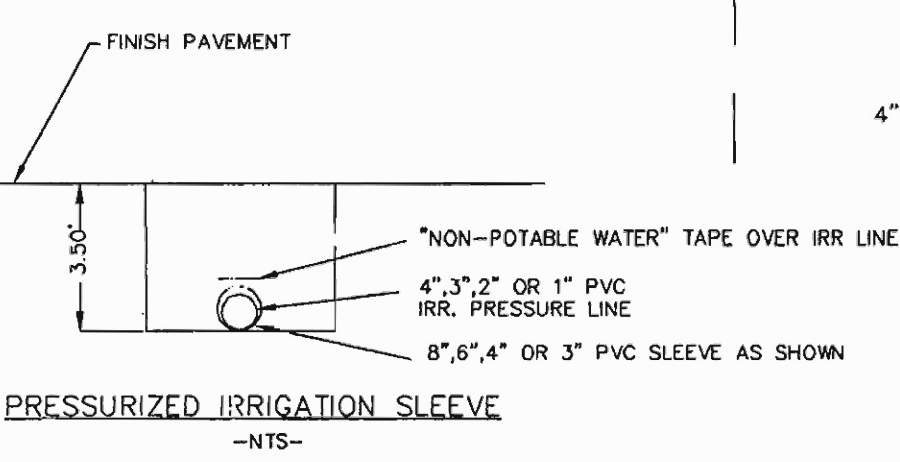
---NTS---

NOTES:

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PRESSURIZED IRRIGATION PIPE AND
UNDERDRAIN ADS PERFORATED PIPE



PRESSURIZED IRRIGATION SLEEVE
---NTS---

HOMEOWNER TO ADJUST ELEVATION AND
INSTALL 12" YARD DRAIN. SLOPE OF THE
YARD SHALL BE TO THIS DRAIN FROM ALL
POINTS IN THE REAR YARD. NO RUNOFF
WILL BE ALLOWED ONTO THE GOLF
COURSE OR OPEN AREAS UNLESS
APPROVED BY THE AEC.

6" PERFORATED SOCK PIPE

YARD DRAIN

---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

YARD DRAIN

---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

YARD DRAIN

---NTS---

PRESSURE IRRIGATION LINE

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---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

YARD DRAIN

---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

YARD DRAIN

---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

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---NTS---

PRESSURE IRRIGATION LINE

6" PERFORATED SOCK PIPE

YARD DRAIN

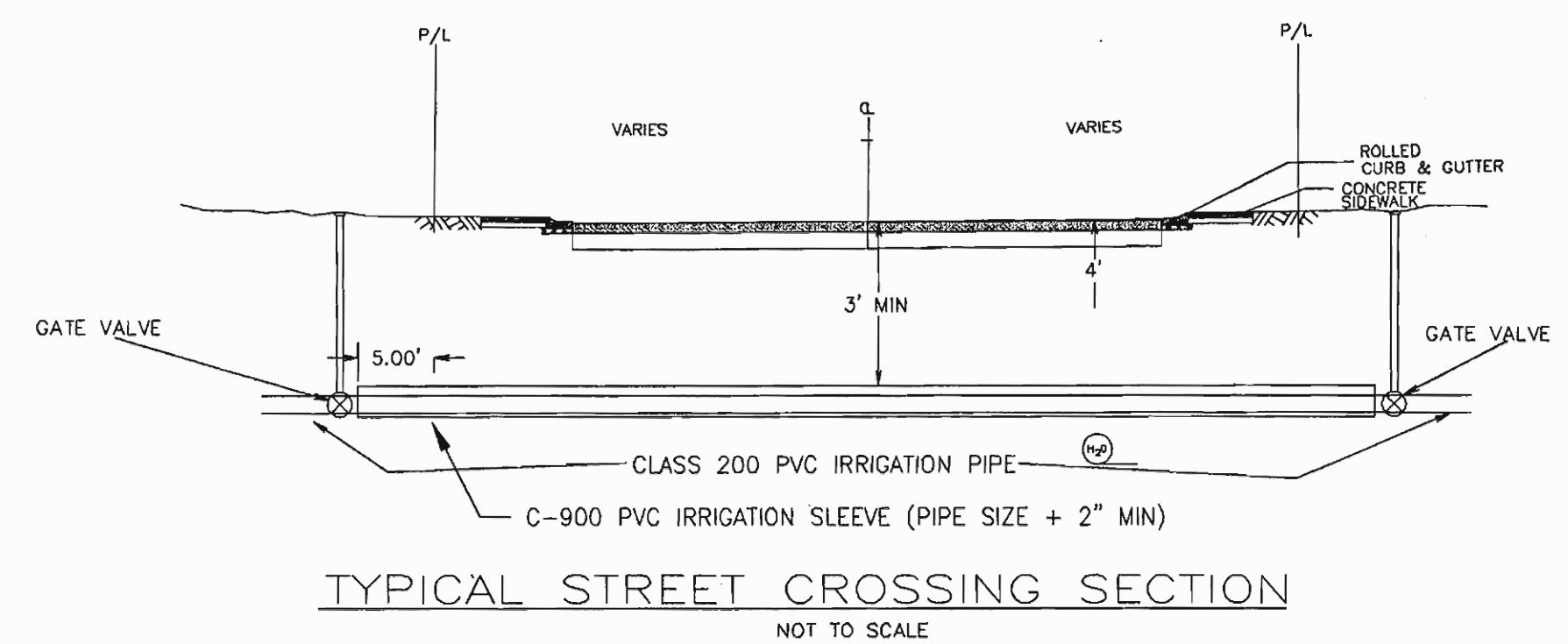
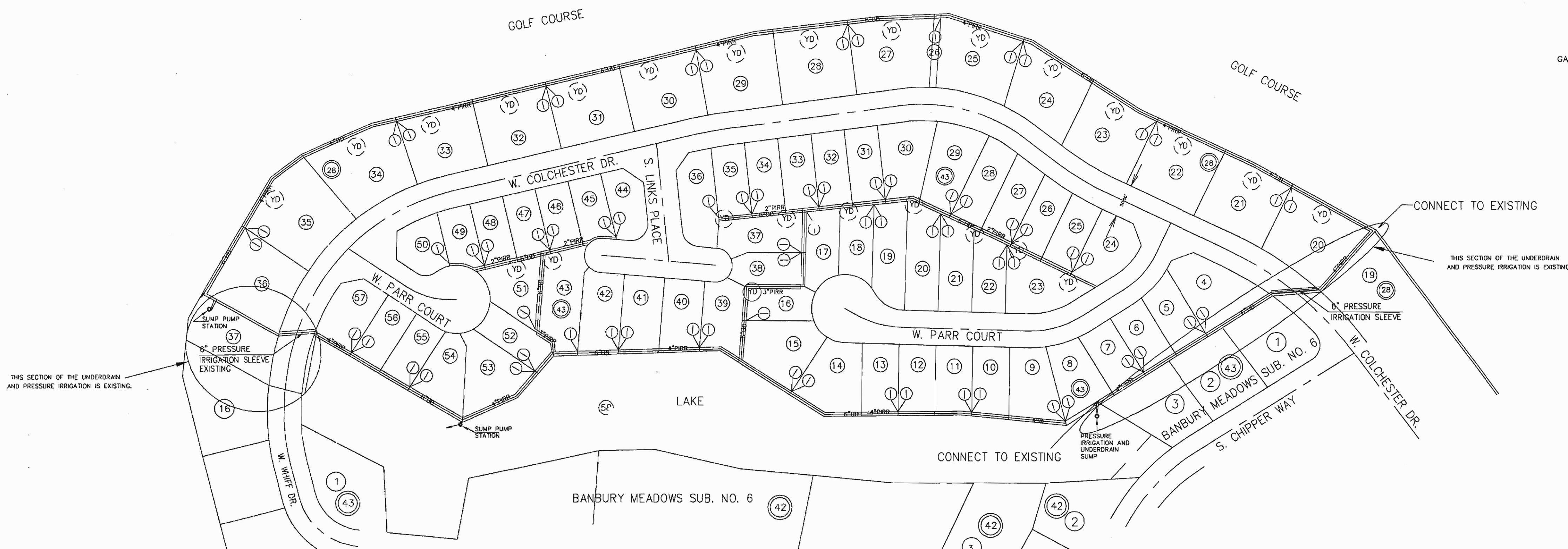
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PRESSURE IRRIGATION LINE

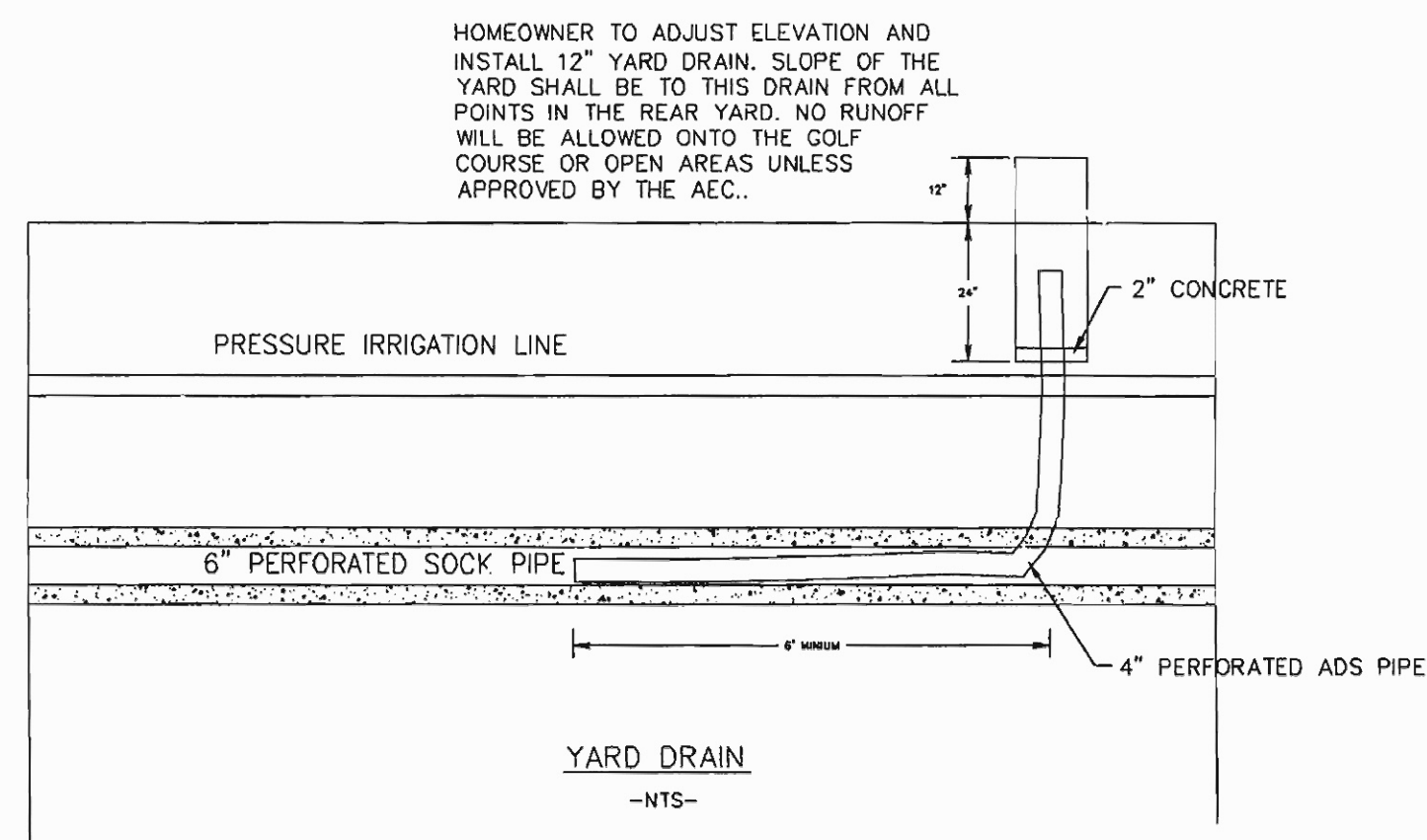
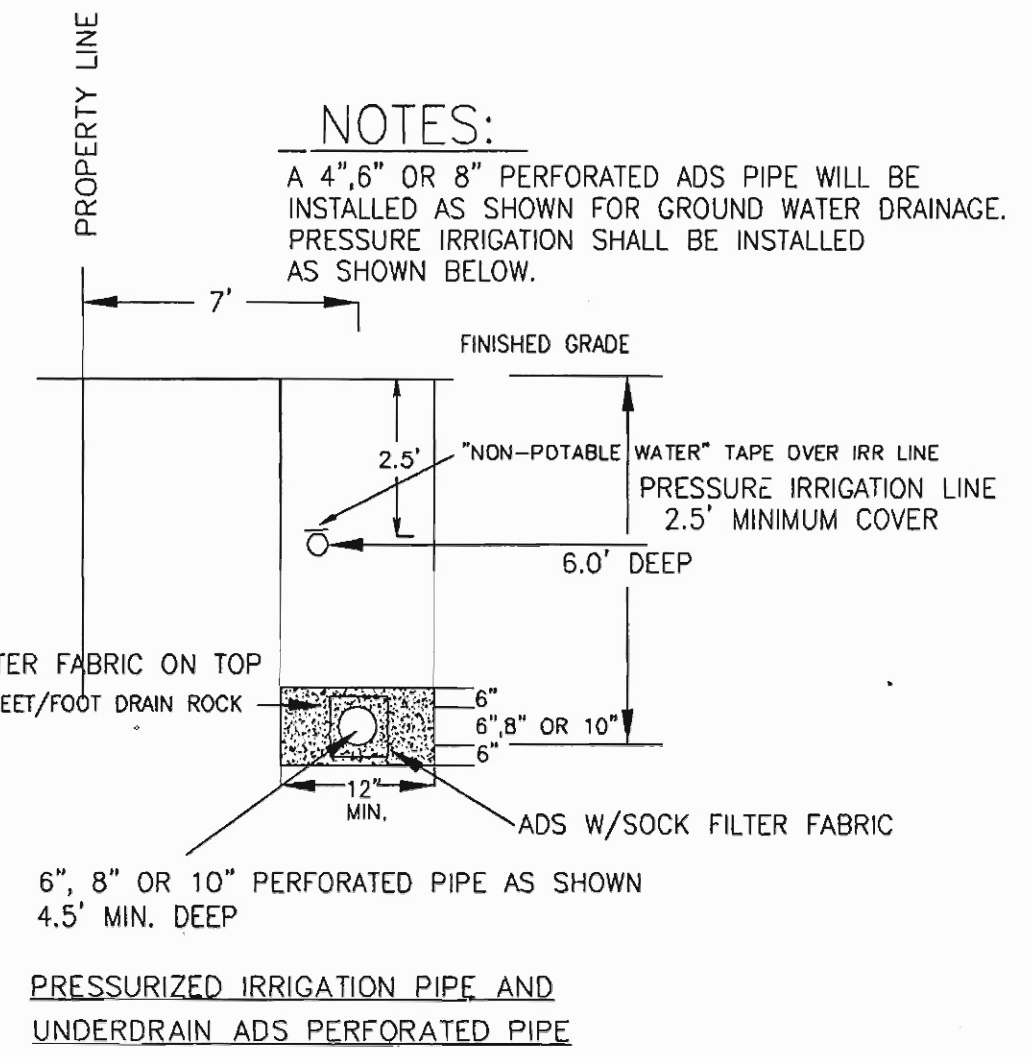
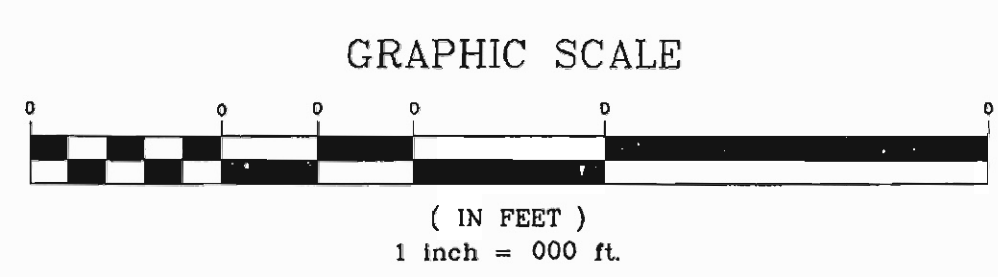
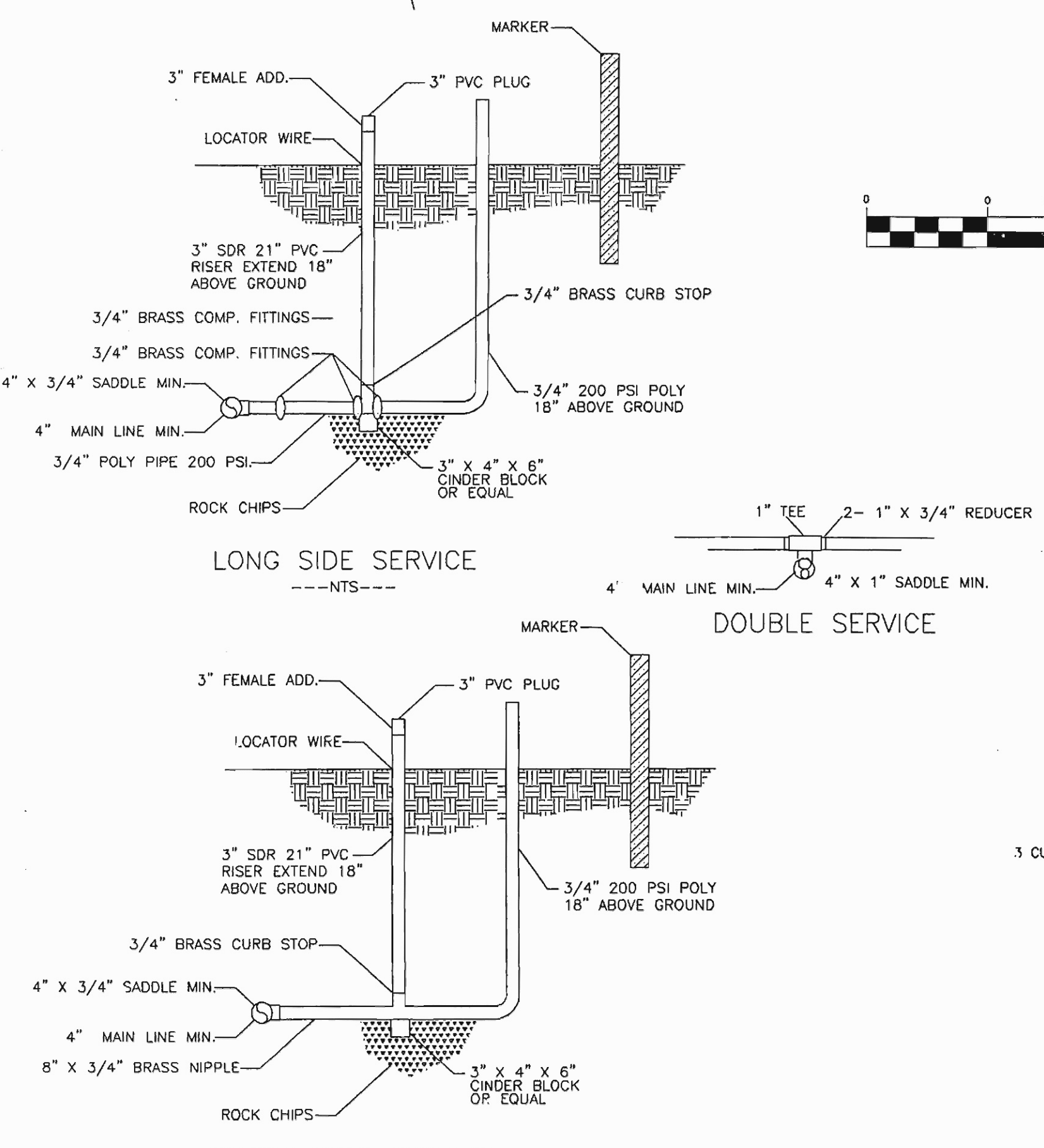
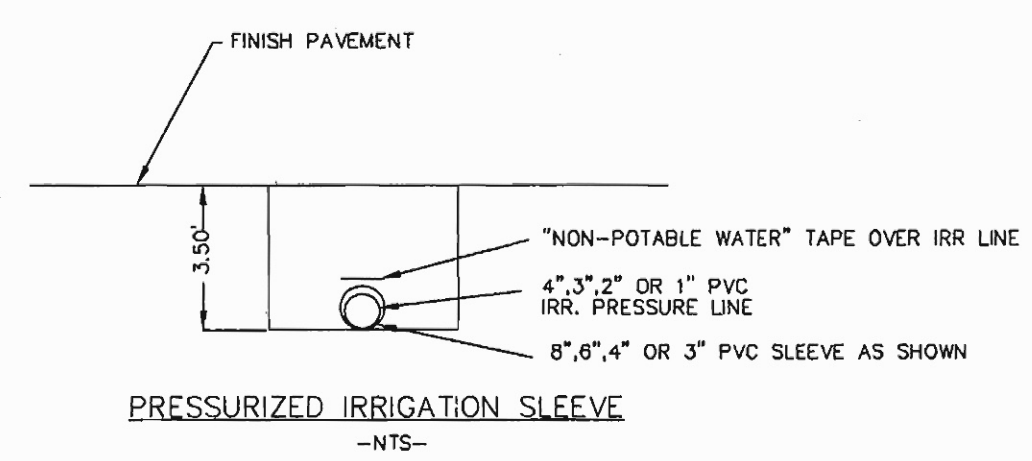
6" PERFORATED SOCK PIPE

<

BANBURY MEADOWS NO. 7
A HOFF-PHILLIPS DEVELOPMENT



NOTE:
ALL PRESSURIZED IRRIGATION PIPE SHALL BE SLEEVED AT ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY. IRRIGATION PIPES SHALL HAVE GATE VALVES ON BOTH SIDES OF ROADWAY.



AS BUILT

- LEGEND**
- LAND CORNER
 - LOT NUMBER
 - BLOCK NUMBER
 - REAR OF LOT BOUNDARY LINE
 - LOT OR RIGHT OF WAY LINE
 - CENTER LINE
 - UTILITY EASEMENT
 - 6" UD 6" UNDER DRAIN PIPE
 - 4" PIRR 4" PRESSURE IRRIGATION PIPE WITH C-900 SLEEVE
 - 4" PIRR 4" PRESSURE IRRIGATION PIPE
 - SINGLE IRRIGATION SERVICE RISER
 - DOUBLE IRRIGATION SERVICE RISER
 - YARD DRAIN
 - GATE VALVE

REVISED	3/02/05
SCALE: 1" = 100'	DATE: 11/15/04
DESIGNED BY: [Signature]	DATE: 11/15/04
C:\BMCOLF\BM7\BM 7 PIRR.DWG	

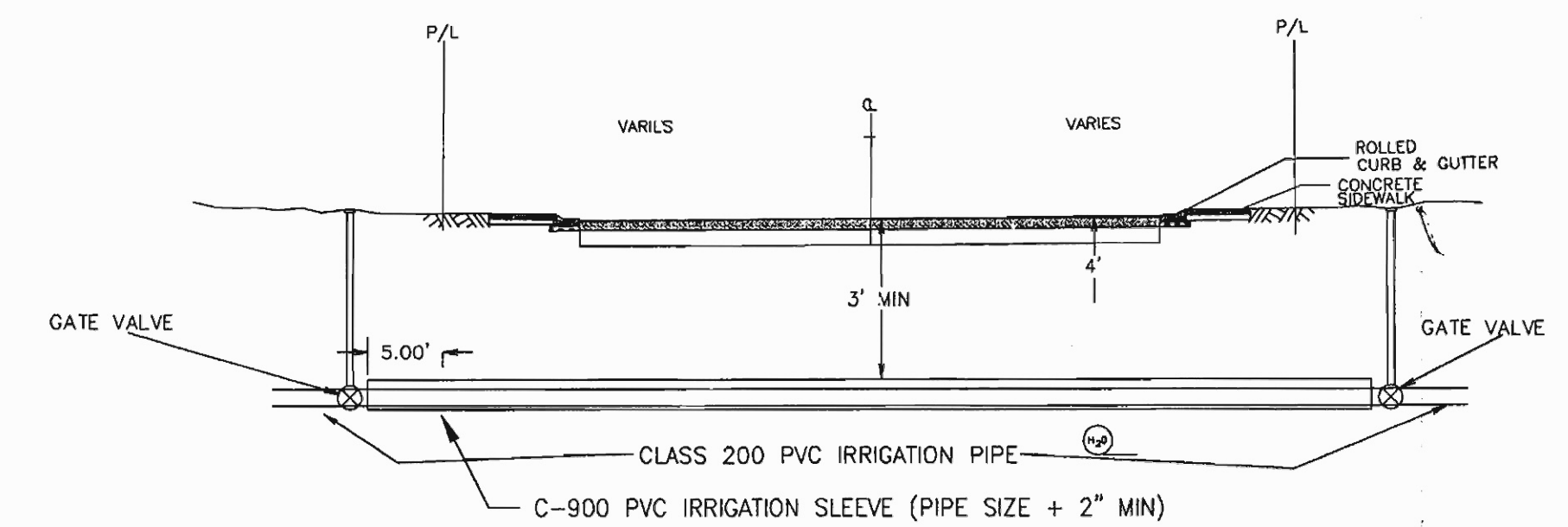
JOHNSON ENGINEERING
9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563
(208) 323-9004 FAX
royjohnson1031@mybluelight.com

BANBURY MEADOWS SUBDIVISION NO. 7

PRESSURE IRRIGATION GROUND WATER DRAINAGE

SHEET 15 OF 21

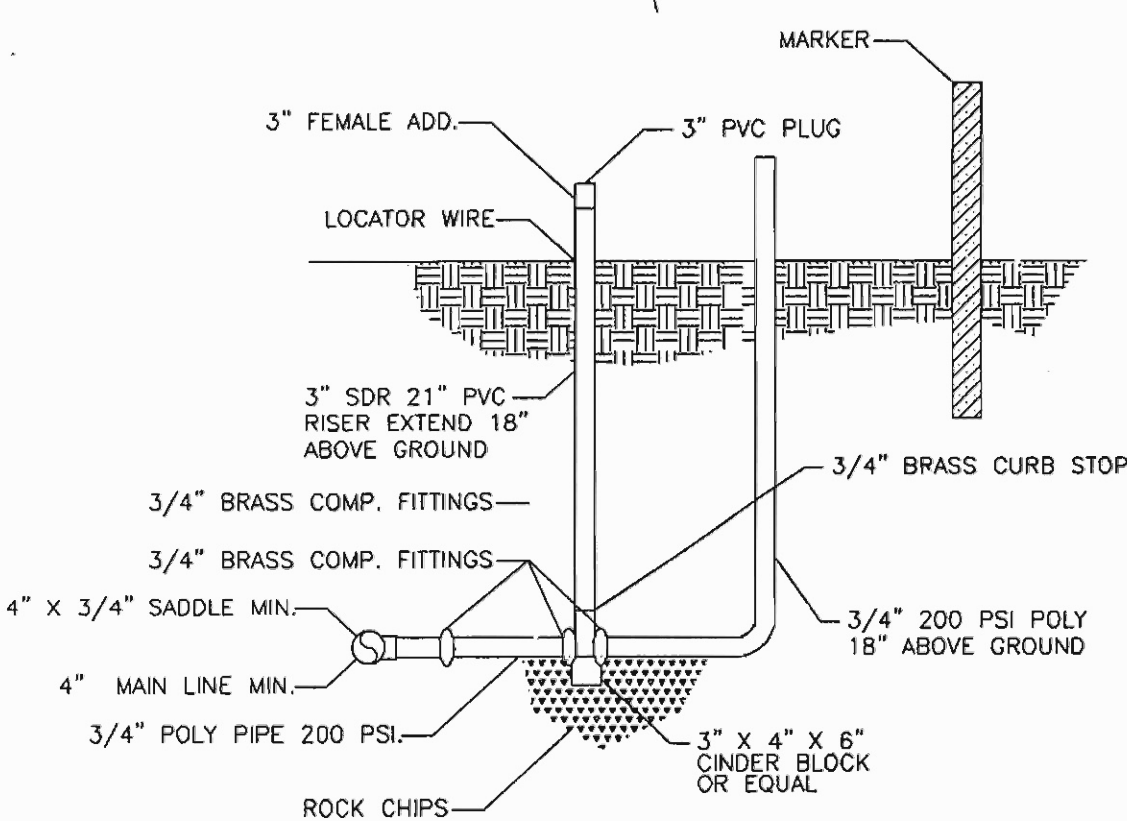
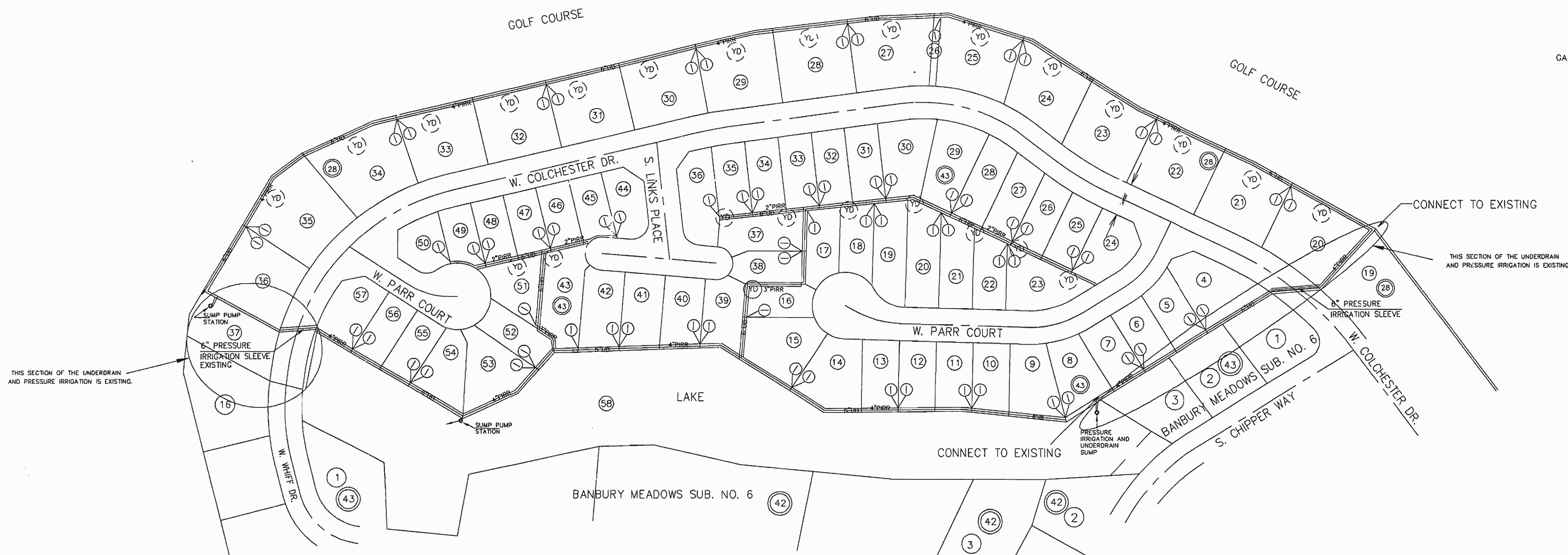
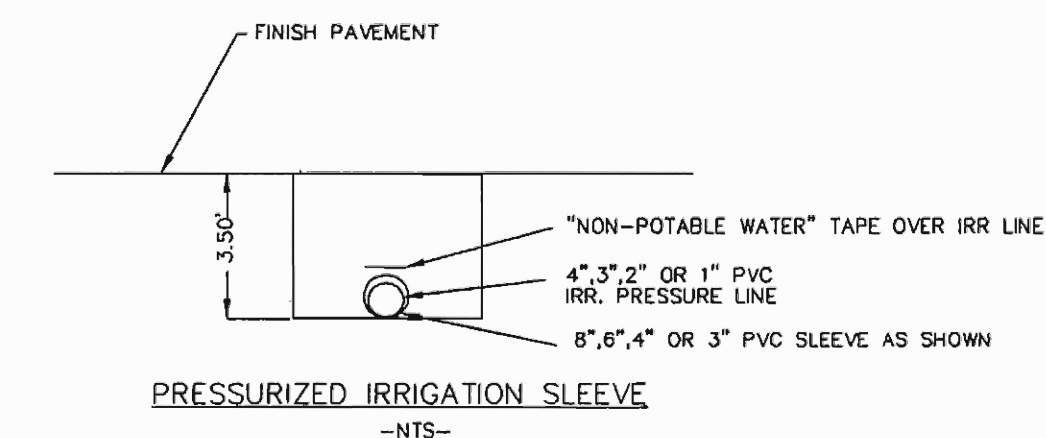
BANBURY MEADOWS NO. 7
A HOFF-PHILLIPS DEVELOPMENT



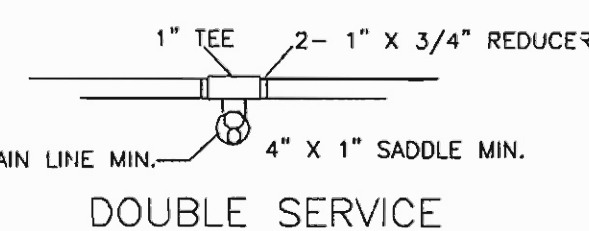
TYPICAL STREET CROSSING SECTION
NOT TO SCALE

NOTE:

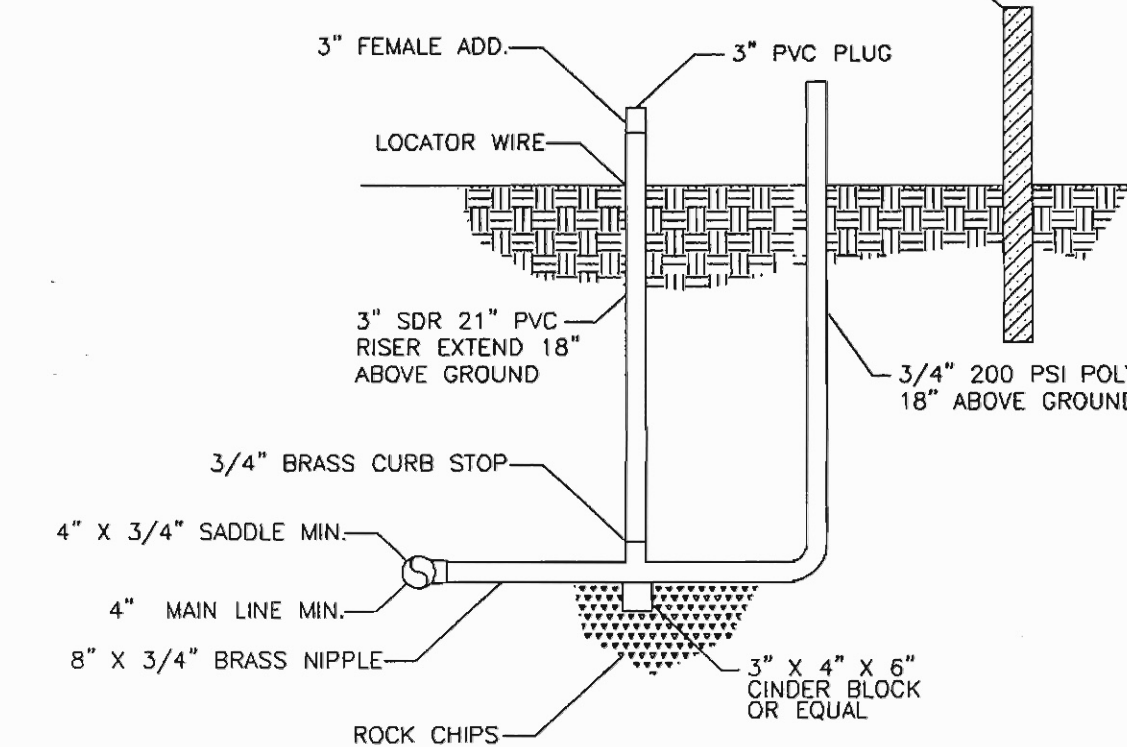
ALL PRESSURIZED IRRIGATION PIPE SHALL BE SLEEVED AT ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY. IRRIGATION PIPES SHALL HAVE GATE VALVES ON BOTH SIDES OF ROADWAY.



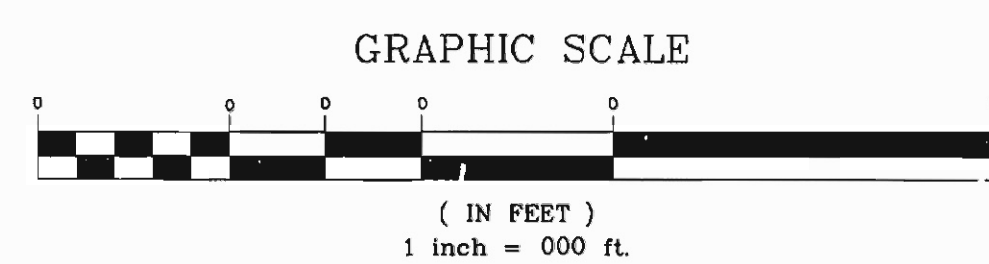
LONG SIDE SERVICE



DOUBLE SERVICE



SHORT SIDE SERVICE



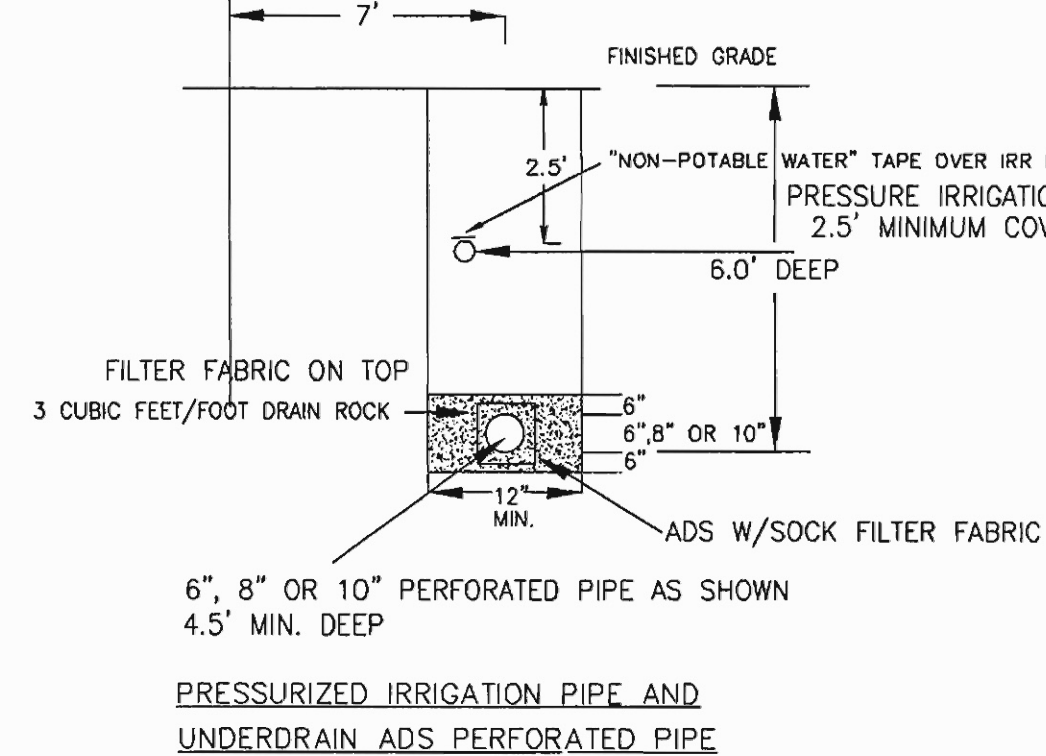
GRAPHIC SCALE

(IN FEET)
1 inch = 000 ft

PROPERTY LINE

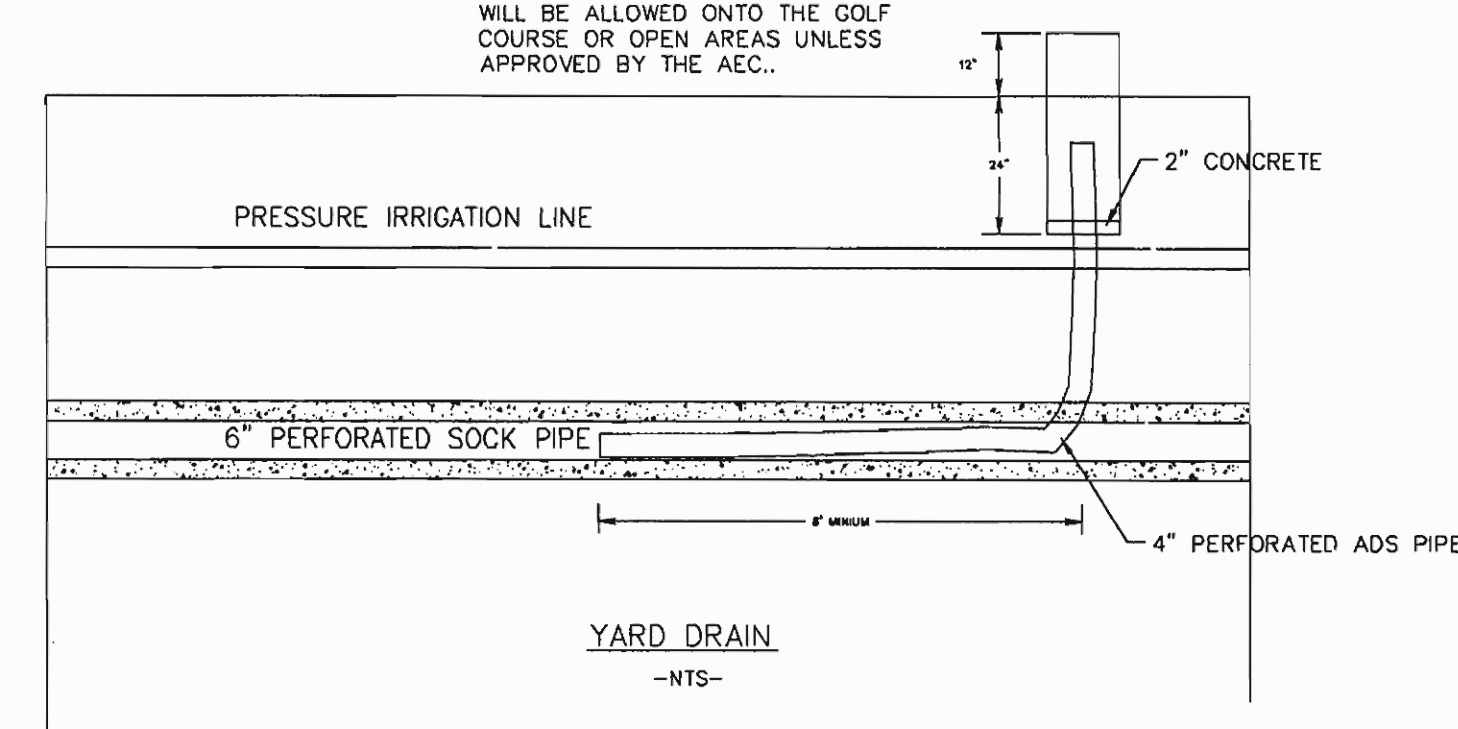
NOTES:

A 4", 6" OR 8" PERFORATED ADS PIPE WILL BE
INSTALLED AS SHOWN FOR GROUND WATER DRAINAGE.
PRESSURE IRRIGATION SHALL BE INSTALLED
AS SHOWN BELOW.



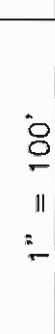
PRESSURIZED IRRIGATION PIPE AND
UNDERDRAIN ADS PERFORATED PIPE

HOMEOWNER TO ADJUST ELEVATION AND
INSTALL 12" YARD DRAIN. SLOPE OF THE
YARD SHALL BE TO THIS DRAIN FROM ALL
POINTS IN THE REAR YARD. NO RUNOFF
WILL BE ALLOWED ONTO THE GOLF
COURSE OR OPEN AREAS UNLESS
APPROVED BY THE AEC..

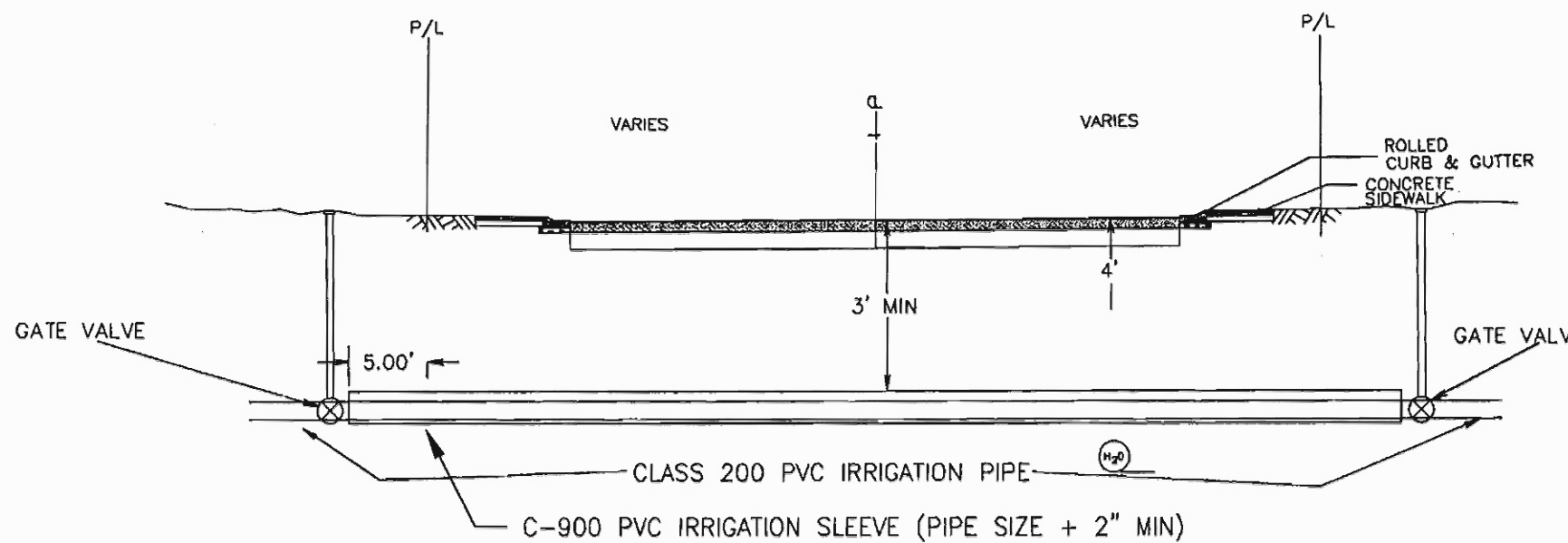
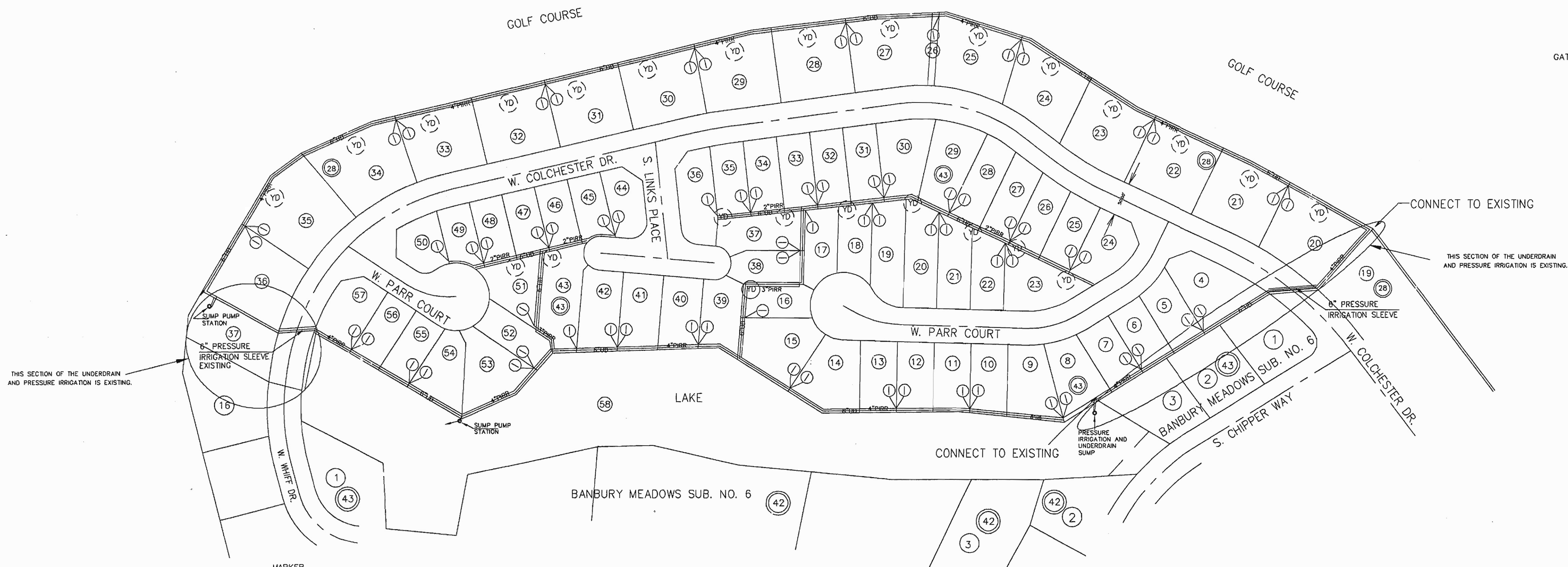


YARD DRAIN

AS BUILT

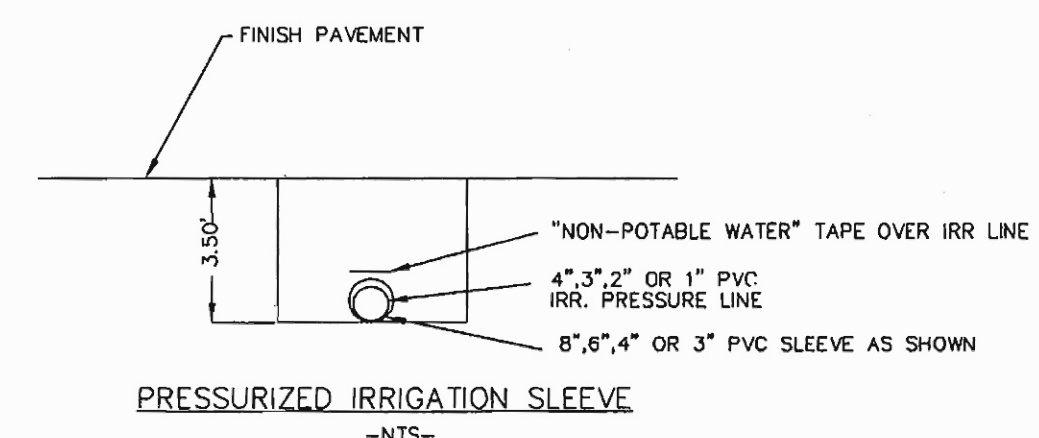
SHEET 15 OF 21	<p>BANBURY MEADOWS SUBDIVISION NO. 7</p> <p>JOHNSON ENGINEERING</p> <p>9225 CHIMNEY BLVD., SUITE J GARDEN GROVE, CA 92714 (714) 323-7563 (714) 323-7563 FAX royjohnson1031@mybluelight.com</p>		<p>SCALE: 1" = 100'</p> <p>DATE: 11/15/04</p> <p>DESIGNED BY: <u>000000</u></p>	<p>REVISED</p> <p>3/02/05</p>
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BANBURY MEADOWS NO. 7
A HOFF-PHILLIPS DEVELOPMENT

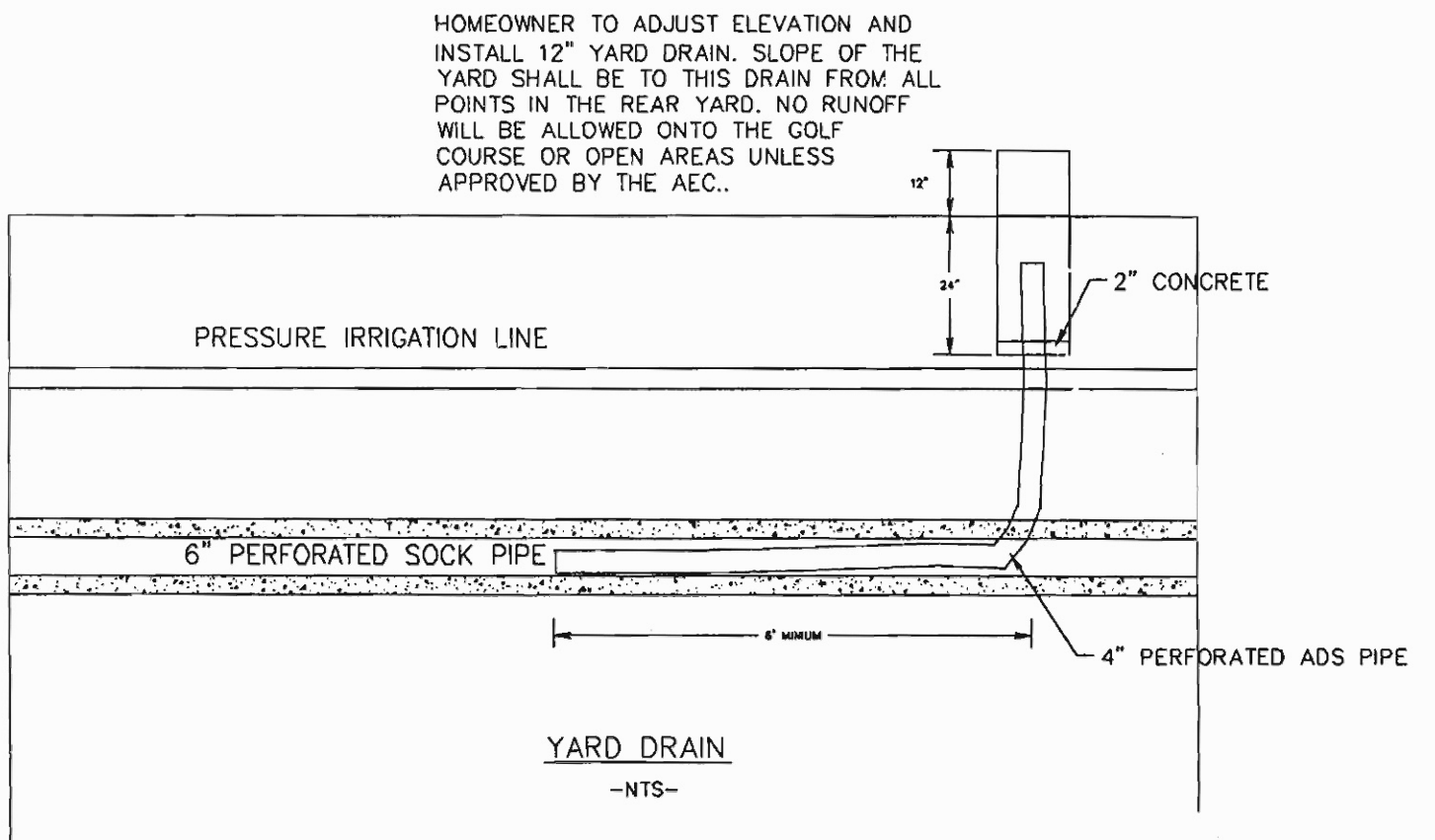
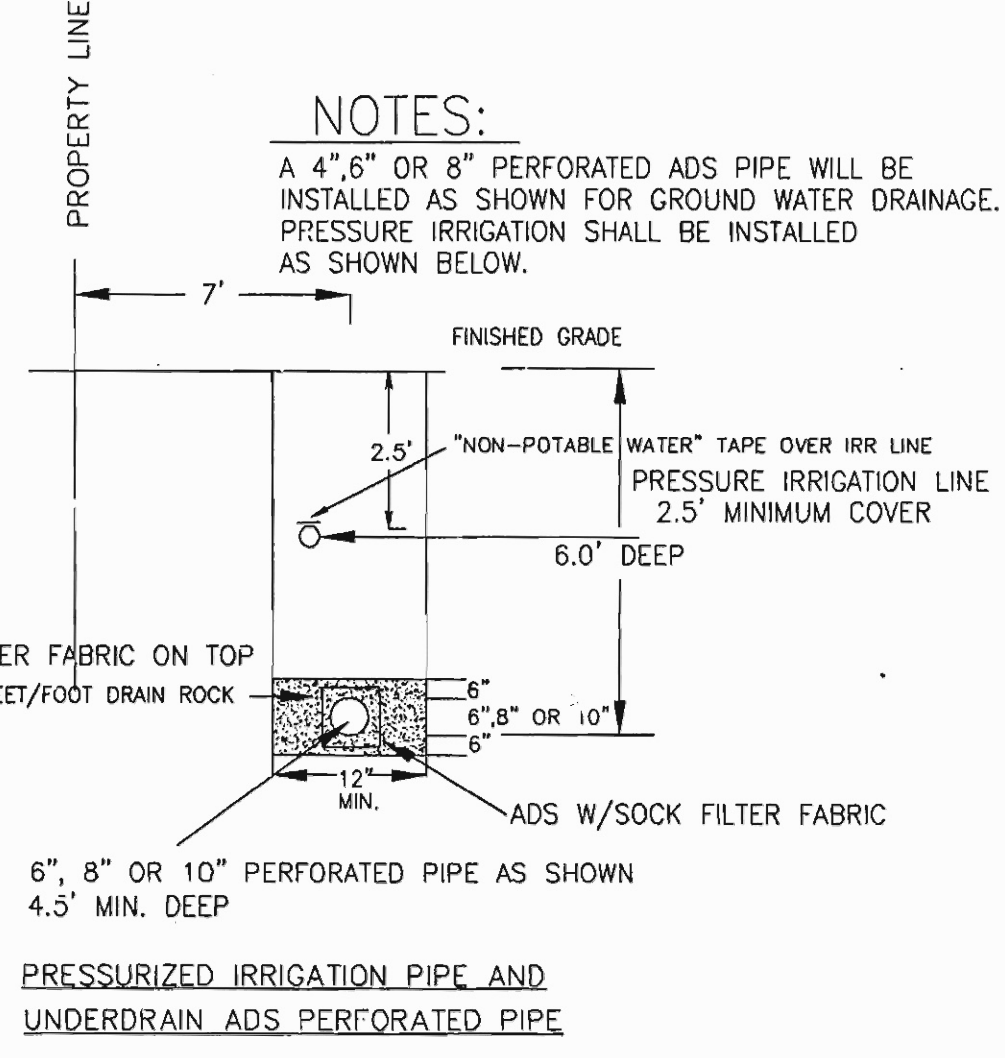
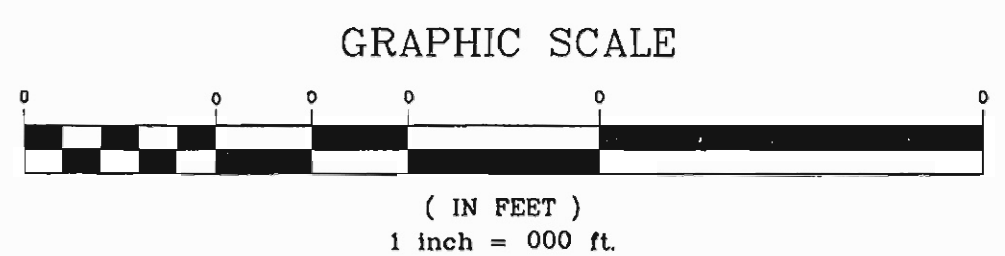
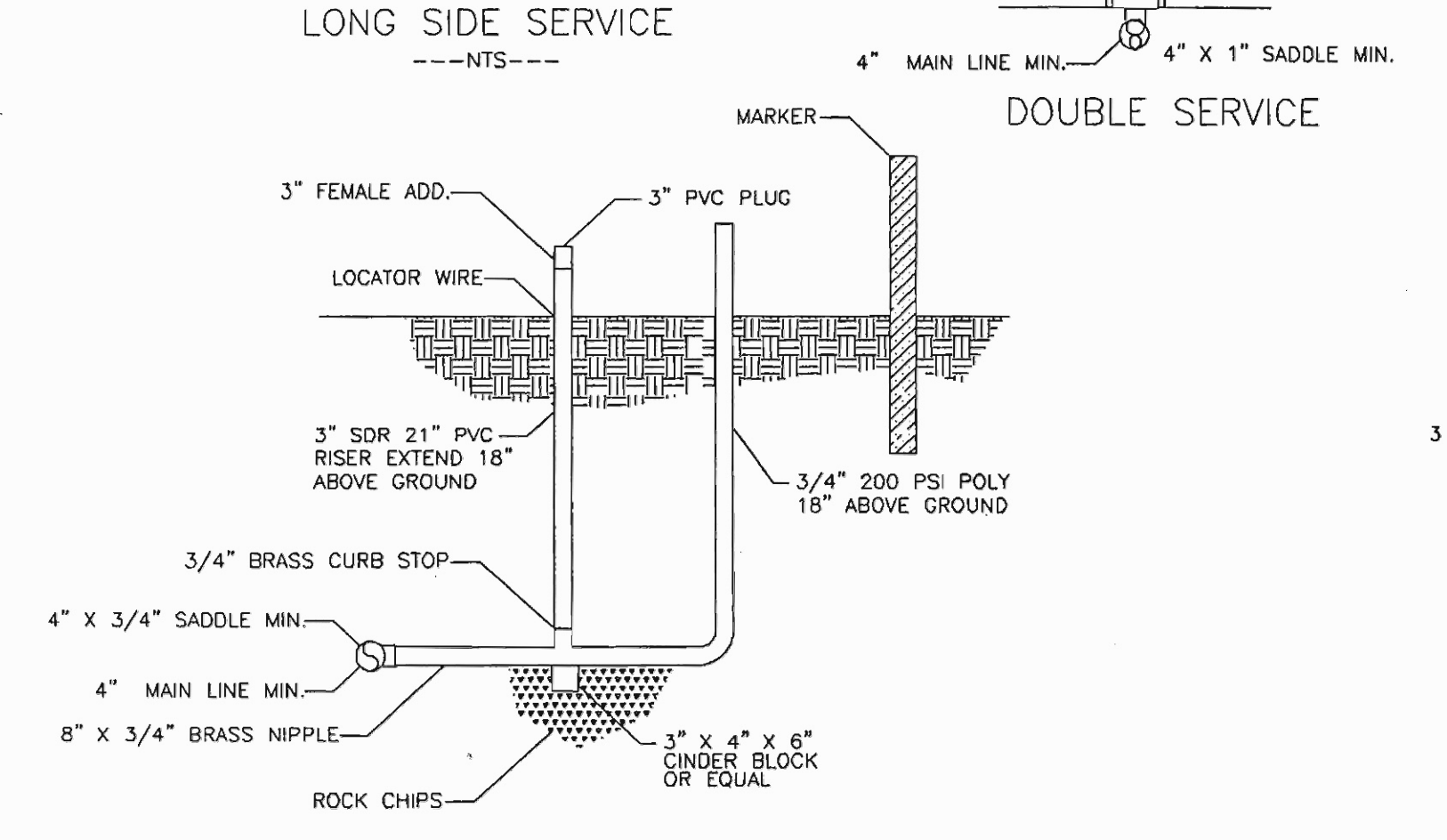
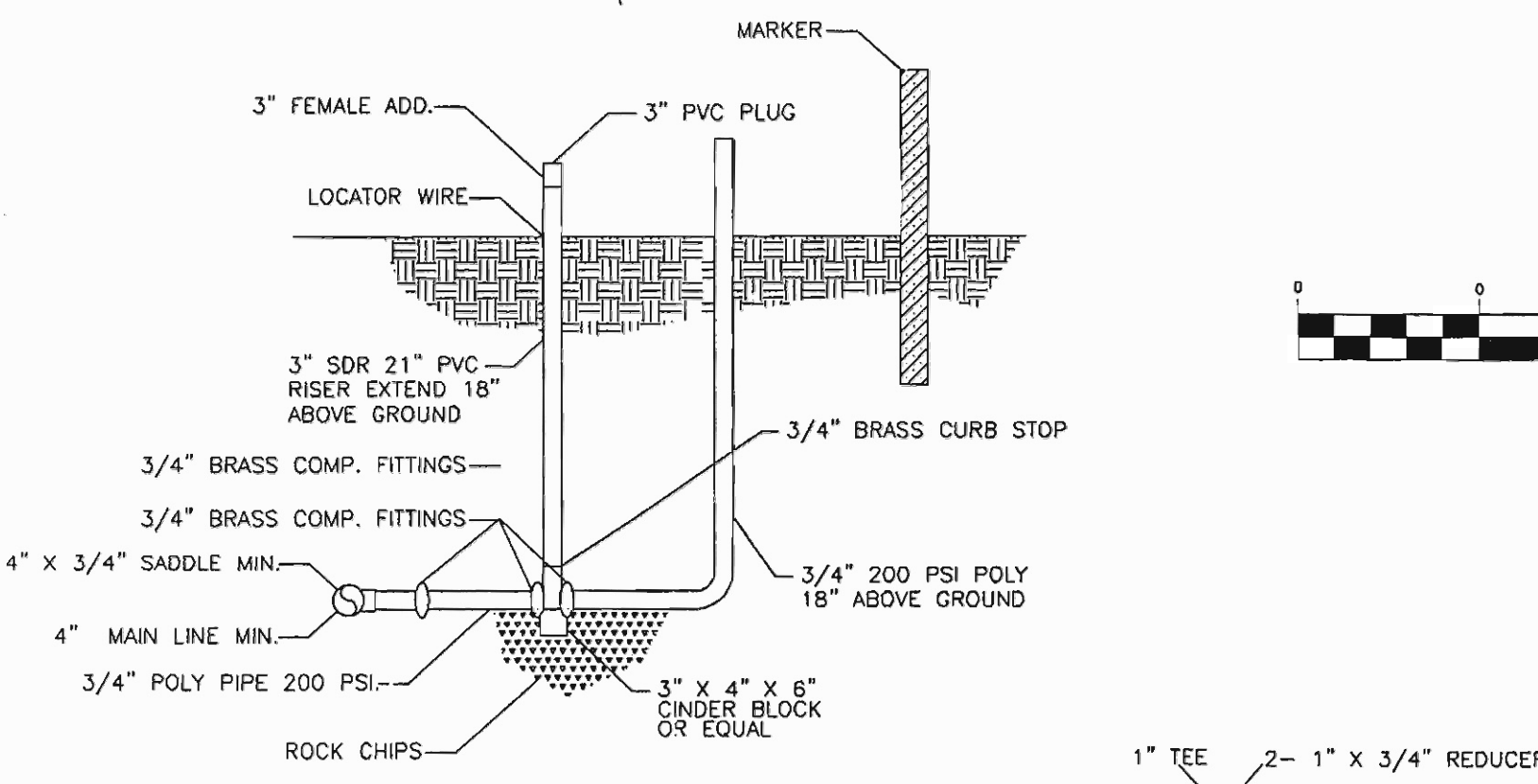


TYPICAL STREET CROSSING SECTION
NOT TO SCALE

NOTE:
ALL PRESSURIZED IRRIGATION PIPE SHALL BE SLEEVED AT ALL CROSSINGS OF THE PUBLIC RIGHT-OF-WAY. IRRIGATION PIPES SHALL HAVE GATE VALVES ON BOTH SIDES OF ROADWAY.



PRESSURIZED IRRIGATION SLEEVE
-NTS-



LEGEND

- LAND CORNER
- LOT NUMBER
- BLOCK NUMBER
- REAR OF LOT BOUNDARY LINE
- LOT OR RIGHT OF WAY LINE
- CENTER LINE
- UTILITY EASEMENT
- 6" UD 6" UNDER DRAIN PIPE
- 4" PIRR 4" PRESSURE IRRIGATION PIPE WITH C-900 SLEEVE
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- DOUBLE IRRIGATION SERVICE RISER
- YARD DRAIN
- GATE VALVE

SCALE: 1" = 100'	REVISED 3/02/05
DATE: 11/15/04	DESIGNED BY: [Signature]
JOHNSON ENGINEERING 2824 9225 CHINDEN BLVD. SUITE J GARDEN CITY, IDAHO 83714 (208) 323-7563 (208) 323-9004 FAX royjohnson1031@mybluelight.com	
BANBURY MEADOWS SUBDIVISION NO. 7 PRESSURE IRRIGATION GROUND WATER DRAINAGE	
SHEET 15 OF 21	

AS BUILT

BANBURY MEADOWS
A HOFF-PHILLIPS DEVELOPMENT

LEGEND

REAR OF LOT
BOUNDARY LINE
LOT OR RIGHT OF WAY LINE
CENTER LINE

UTILITY EASEMENT

LAND CORNER

LOT NUMBER

BLOCK NUMBER

3"PIRR PRESSURE IRRIGATION
3"PIRR PRESSURE IRRIGATION
WITH PVC SLEEVE
4"PERF PERFORATED GROUND WATER DRAIN PIPE
4"PERF PERFORATED GROUND WATER DRAIN PIPE
WITH PVC SLEEVE
S SINGLE IRRIGATION SERVICE RISER
D DOUBLE IRRIGATION SERVICE RISER
WETLANDS

300 LOTS
2 HRS/DAY/LOT FOR 12 HRS
= 6 SETS
V = 300/6 X 15 GPM
= 750 GPM

A TOTAL OF 10 - 80 GPM PUMPS WILL
BE REQUIRED FOR THE TOTAL SYSTEM.

BANBURY MEADOWS SUB. # 1 & 2

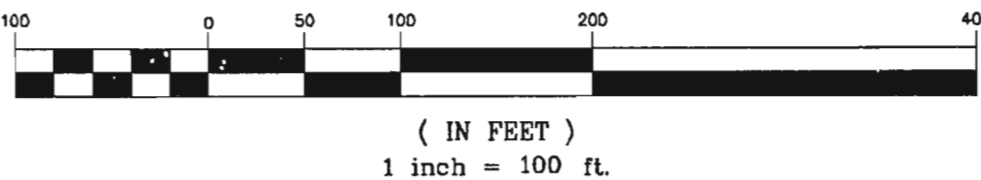
PRESSURE IRRIGATION,
GROUND WATER DRAINAGE
AND DRAINAGE BASIN - AREAS

JOHNSON
ENGINEERING

9225 CHINDEN BLVD. SUITE J
GARDEN CITY, IDAHO 83714
(208) 323-7563

SCALE: 1" = 100'
DATE: 4/17/98
DESIGNED BY: R.B.J.
SHEET: 12 OF 15
DWG. NAME: 3\GOLF\BM2IRR
INDEX NO.:

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.