

**Design Narrative  
for the  
Preliminary Plat of  
KOVA Subdivision**

The proposed subdivision location is legally described as the SW ¼ of Section 30, Township 57 North, Range 2 West, Boise Meridian, Dover, Idaho. This narrative is provided to supplement the attached Civil Engineering Plans as provided by Clearwater Engineering.

**STORMWATER**

Stormwater runoff calculations were not required for this project since there are no changes to the existing roadways or addition of any impervious surface outside of the proposed pedestrian path. The asphalt pedestrian path is located on private land within a dedicated City easement; therefore, calculations are not required for this impervious surface. The existing roadside swale on the north side of Railroad Avenue will be graded to drain to the existing roadside cross culverts and capture any additional runoff from the proposed asphalt path. The pathway is to be maintained by the City but will be constructed by the individual lot owners at the time of development. At that time, the remainder of the stormwater management will be determined per the respective building permit requirements. The plans show the landscape swale and drain requirements that are to be installed by the property owners at the time of development. These components shall be sized to meet the stormwater requirements set forth by the respective building permits for each lot at the time of development.

An existing 18” culvert that drains a portion of the runoff between the two railroad “berms” will be removed and replaced with two 18” pipes and a catch basin that reroutes the flows to the property lines of Lot 10. The outfall location and elevation for the downstream pipe will match that of the existing culvert. A 10’ maintenance easement for the City of Dover will be attached to this new stormwater system as this is off site runoff flowing across the lot.

**UTILITIES**

Water and sewer services are provided by the City of Dover. Attached plan sheets provide locations for property owners to connect to both services following City requirements. Lot #11 will have a 10’ wide sewer easement for maintenance by the City of Dover.

Lots #4 and 13 will have 10’ wide utility easements for the existing telephone lines crossing as indicated on the plans.