

**Preliminary Plat for
HENRY'S FORK SUBDIVISION**
Located In
A Portion of
SW⁴ & SE⁴, Section 25
Township 9 South, Range 14 East
Boise Meridian
Twin Falls County, Idaho
2026

EHM Engineers, Inc.
BUILDING THE FUTURE ON A FOUNDATION OF EXCELLENCE
Engineers / Surveyors / Planners
621 North College Road, Suite 100 Twin Falls, Idaho 83301
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Design Data:

PARCEL NUMBER:	RPB72510256601 RPB72510256400 RPB9514E235030	SEWER:	CITY SEWER
OWNER/DEVELOPER:	JTMSSC, LLC c/o JARED HUNT 1160 EASTLAND DR. W TWIN FALLS, ID. 83301 jared@jtkhomes.com	WATER:	CITY WATER
ENGINEER:	EHM ENGINEERS, INC. 621 N. COLLEGE RD., SUITE 100 TWIN FALLS, ID. 83301 (208) 734-4888	IRRIGATION:	PRIVATE PRESSURE IRRIGATION
EXISTING ZONE:	R-P, R-1, R-4	STREETS:	ARTERIAL: SAWTOOTH AVE. COLLECTOR: OLD FARM RD. LOCAL: ALL OTHER
PROPOSED ZONE:	R-P	SETBACKS:	PER ZONING REQUIREMENTS
EXISTING USE:	AGRICULTURAL	EASEMENTS:	15' UTILITY EASEMENT ALONG ALL ROADWAY FRONTS. ALL OTHER EASEMENTS ARE LABELED.
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	UTILITIES:	UNDERGROUND POWER, TELEPHONE, GAS, & CABLE TELEVISION
DEVELOPMENT AREA:	37.23 ACRES	BENCHMARK:	
VARIANCE:	NONE		

DRAINAGE CALCULATIONS

NOTES:
DRAINAGE RUNOFF COEFFICIENTS (C):
Impervious Areas = 0.95
Landscape Areas = 0.25
Pre-Development = -0.35 (Residential Only)

FORMULA:
V = CIA
C = Volume in CF
C = Drainage Runoff Coefficient
i = Design Storm Rainfall in ft.
A = Drainage Area in sf

Dry Well Net Area = VOIDS 40%
Design Storm = 25yr. 24hr.
Design Storm Rainfall = 1.6in/12 = 0.133 ft.
Development Area = 1,621,522 sf (128 Lots)

RESIDENTIAL LOT < 12,000 sf
42% Impervious 58% Landscape
Weighted Coefficient = (0.95x42%) + (0.25x58%) - 0.35 = 0.194
1,198,790 sf x 0.133 ft. x 0.194 = 30,931 cf

LOCAL 50' RIGHT OF WAY
94% Impervious 3% Landscape
Weighted Coefficient = (0.95x94%) + (0.25x6%) - 0.35 = 0.558
310,112 sf x 0.133 ft. x 0.558 = 23,015 cf

ARTERIAL 80' & COLLECTOR 60' RIGHT OF WAY
78% Impervious 22% Landscape
Weighted Coefficient = (0.95x78%) + (0.25x22%) - 0.35 = 0.446
112,620 sf x 0.133 ft. x 0.446 = 6,680 cf

TOTAL RETENTION REQUIRED = 60,626 cf

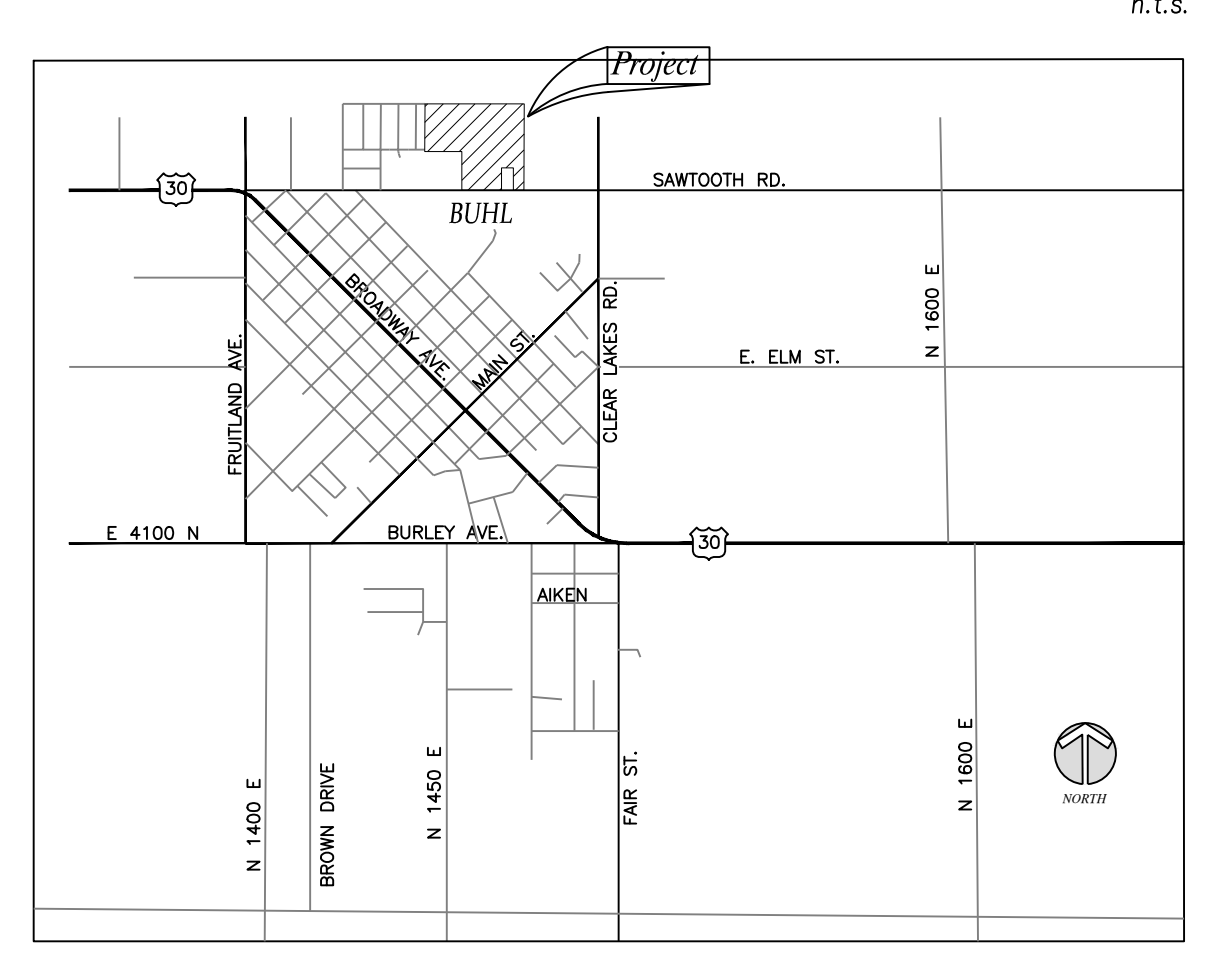
Topographic Legend:

	PROPOSED	EXISTING
IRRIGATION VALVE	⊙	⊗
IRRIGATION SERVICE	⊙	⊗
IRRIGATION AIR INJECTION	⊙	⊗
IRRIGATION BLOW-OFF	⊙	⊗
SEWER MANHOLE	⊙	⊗
FIRE HYDRANT	⊙	⊗
WATER VALVE	⊙	⊗
WATER METER SINGLE/BANK	⊙	⊗
POWER POLE	⊙	⊗
TELEPHONE RISER	⊙	⊗
STREET LIGHT	⊙	⊗
SANITARY SEWER LINE	—S—	—SS—
STORM DRAIN LINE	—SD—	—SD—
WATER LINE	—W—	—W—
GRAVITY IRRIGATION LINE	—G—	—G—
PRESSURE IRRIGATION LINE	—P—	—P—
TELEPHONE LINE	—T—	—T—
FENCELINE	—X—	—X—
EDGE OF ASPHALT	—E—	—E—
VERTICAL CURB AND GUTTER	—V—	—V—
ROLLED CURB AND GUTTER	—R—	—R—
CONCRETE SIDEWALK	—C—	—C—
BUILDING FOOTPRINT	—B—	—B—
EXISTING GROUND CONTOUR	—G—	—G—

Boundary Legend:

SURVEY BOUNDARY LINE	—S—
SECTION LINE	—SE—
SUBDIVISIONAL SECTION LINE	—SS—
PROPOSED EASEMENT LINE	—PE—
ADJACENT PROPERTY LINE	—AP—
CENTERLINE OF STREET	—CS—
PLATTED LOT LINE	—PL—

Vicinity Sketch:



PRELIMINARY PLAT
for
HENRY'S FORK SUBDIVISION

REVISIONS
DATE 2/19/2026
BY DTT COMMENTS

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

STAMP

PRELIMINARY

APPROVED	D. Thibault
DESIGN	M. Lee
DRAWN	M. Lee
DATE	8/20/2025
SCALE	AS SHOWN
DWG. NO.	C 311-23 PPLAT 1
SHEET	

PPLAT