DEVELOPMENT SERVICES DEPARTMENT

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To: Mayor and City Council
From: Jenah Thornborrow, Development Services Director
Subject: **PUBLIC HEARING SUBFY2017**-4 – Garden Phoenix Staff Report
Requested Date for Council Meeting Action: September 11, 2017

Public Hearing Required

Request: The applicant, Breckon Land Design represented by Ben Semple, is requesting the City Council's review and decision of a Preliminary Plat and a Planned Unit Development application for Garden Phoenix Subdivision.

Planning and Zoning and Design Review Committee Recommendation: Approval with Conditions

Analysis: The Planning and Zoning Commission and Design Review Committee are both boards that make formal recommendations to the City Council on subdivision applications. On August 16, 2017 the Planning and Zoning Commission recommended approval with conditions. The Garden City Design Review Committee reviewed the plans on May 22nd, 2017, June 5th, 2017 and July 3rd, 2017. The Design Review Committee also recommended approval with conditions. Neither committee noted any concern of the subdivision as conditioned. Both committees have found the project to be in compliance with Garden City Code. An in depth analysis of code and the Garden City Comprehensive Plan as it pertains to this project is included in the attached *Planning and Zoning Commission and Design Review Committee Staff Reports*. A draft decision document incorporating both of the Design Review Committee and Planning and Zoning Commission's recommendation has been provided.

Proposal Overview:
The proposed Garden Phoenix Subdivision consists of 8 lots for single-family dwelling units and 1 common lot. The proposed subdivision is located on the south side of Adams between 43rd and 44th Streets on a 0.68 acres vacant parcel zoned R-3 Medium Density Residential in the Mixed Use Commercial designation of the Comprehensive Plan. The lot is assigned Ada County Parcel No. R2734500898 and does not have an address of record. The project is not in the FEMA 2003 FIRM floodplain designation; however, it is in the floodplain per the current Flood Insurance Study. The immediately surrounding uses are all residential.

General Design
The proposed density of the development is equivalent to 11.76 dwelling units per acre. The dwelling units proposed are of a modern industrial style and include 3 twin homes and 2

cottages, satisfying the Planned Unit Development criteria for a mix of housing types. All the units abut a common area. Instead of fronting the unit adjacent to Adams onto Adams, the applicant has proposed artwork, windows within the unit, and landscaping to orient the subdivision towards the street.

Open Space
The subdivision proposes a common lot to act as the driveway, drainage, as well as usable open space. The drive way utilizes pavers, landscaping, benches, and artwork to minimize the presence of the drive aisle and feel like a common courtyard. The common area accounts for 41% of the total site area. As required under the PUD provisions, every unit abuts common open space.

Access
All units will access Adams Street from a common drive. There is one curb cut proposed onto Adams Street.

Landscaping
Landscaping provided is designed to reduce water usage through the implementation of drip irrigation systems and the reduction in turf grass areas, “open space” accounts for 41% of the total site area, and pervious pavers are provided aid in storm water drainage.

Sidewalk
There is existing sidewalk along Adams Street. An internal sidewalk will be provided.

Parking
The twin homes each have a two-car tandem garage. The cottages have a one car garage and one outdoor space each. Four (4) additional spaces provided for guest parking as required by code.

Refuse
Each dwelling unit will have its own services.

Mail
Each dwelling unit will have its own services.

Below are images the proposed structures and the site layout/ landscaping.

Rendering A of Proposed Elevations

Rendering B of Proposed Elevations

Rendering of Site Layout and Landscaping

New Easements
The proposal includes three new easements:
- A permanent utility, drainage, and irrigation easement designated as follows, unless otherwise dimensioned: 10' wide centered on all interior lot lines, 10' wide along all exterior lot lines.
- Lot 3 is a shared driveway which shall be granted the Garden Phoenix Homeowners Association.
- 4' permanent slope easement.

Planned Unit Development Exceptions Requested
The applicant has requested a planned unit development to accommodate a reduction in side setbacks requested as well as an allowance for more than four units to utilize a common drive.

The required and requested setbacks are noted in the table below.

Additional Site Data	Proposed	Required
Dwelling Units Per Acre	11.76 du/acre	14du/acre in TOD or neighborhood commercial nodes
Front Setback	Lots 1/2: 14', Lots 4-9: 5'7"	5'/20'*
Rear Setback	Lots 1/2: 10', Lots 4-9: 10'	15'
Interior setback	Lot 1: 0', Lot 2: 0/12'; Lots 4-9: 0'/5'	0/5'
Street Side setback	Lot 1: 20'	5'

Agency Comments:

Comments from Other Departments, Agencies and Committees

Below is a brief summary of the comments received by other agencies and departments. Full comments are included in the record documents.

Garden City Engineer:

- Design comments on: grading, stormwater and drainage, erosion, irrigation facilities, waste water and water facilities must meet standards
- Title report, and preliminary plat require updates.
- Approval of other entities required

Waste Water Division:

Garden City Water and Sewer had no concerns with the project.

ACHD:

- Close driveway on Adams
- Reconstruct the driveway on Adams
- Correct any deficiencies or replace deteriorated facilities

Idaho Transportation Department

The Idaho Transportation Department had no objections regarding the proposal.

North Ada County Fire and Rescue:

The North Ada County Fire and Rescue Road provided the following comments:

- Parking shall be restricted on one side of roads less than 32' and on both sides if less than 26' in width.
- Fire hydrants capable of producing the required fire flows shall be located so that no part of a structure is more than 600-feet from a hydrant.

Central District Health Department:

General comments requesting approval from water, sewer, and DEQ to be provided.

Department of Environmental Quality:

The agency provided general comments relating to air quality, wastewater and recycled water, drinking water, surface water, hazardous waste and ground water contamination.

Impact on City Resources: No negative impact noted.

Policy Issue: No impact noted.

Public Comment:
At both the Design Review Committee and Planning and Zoning Commission meetings McKallie Tapp testified noting concerns of privacy.

Public Notice: A public hearing notices for the proposed application were published on July 31, 2017, and on July 3, 2017, notice was mailed to all property owners within a 300-foot radius of the said property in compliance with the public notice requirements of Section 8-6A-7 of the Garden City Municipal Code. The applicant provided an affidavit that the property was posted on premise in accordance with Garden City Code.

Attachments:

- Draft Findings of Fact, Conclusions of Law and Decision
- Planning and Zoning Commission Staff Report
- Planning and Zoning Commission's recommendation
- Design Review Committee Staff Report
- Design Review Committee 's recommendation
- Agency Comments
- Application Materials including: plat, site map, narrative, elevations, and landscape plan
- Written Public Comment (none provided)

Record Documents by reference that are a part of this record and available for review on the Garden City Website (gardencityidaho.org at the Event Calendar for pertinent date):

- May 22nd, 2017, June 5th, 2017 and July 3rd, 2017 Design Review Committee record materials not included in the attachment (such as previous renderings, previous staff reports, etc.)
- August 16th, 2017 Planning and Zoning Commission record materials
- Legal and noticing documents, minutes, agendas, title report, deed, will serve and fire flow are available at the August 16th, 2017 Planning and Zoning Commission Event

BEFORE THE DESIGN REVIEW COMMITTEE
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:	)	SUBFY2017-4
	)	
Garden Phoenix	)	FINDINGS OF FACT
4375 N. Adams St.	)	CONCLUSIONS OF LAW,
Garden City, Ada County, Idaho	)	AND DECISION
_____	)	

THIS MATTER, came before the Garden City Design Review Committee on July 3rd, 2017. The Design Review Committee reviewed the application and materials submitted. Based on the evidence presented, the Committee makes the following Findings of Fact, Conclusions of Law and Recommendation:

FINDINGS OF FACT

1. The applicant is Breckon Land Design represented by Ben Semple.

2. The location of the project is 4375 N. Adams St., Garden City, ID 83714. Assigned Ada County Parcel #: R2734500898

3. The subject property is .667 acres.

4. The application is for a Preliminary Plat with a Planned Unit Development subdivision.

5. The project is located in the Mixed Use Commercial designation of the Comprehensive Plan.

6. The project is in the R-3 Medium Density Residential Zoning District.

7. The following section of the Garden City Development Code apply to this proposal:
    a. Design Review Title 8-Chapter 4, Articles A and B;
    b. Parking Title 8-Chapter 4, Article D;
    c. Sidewalks: Title 8-Chapter 4, Article E;
    d. Sustainable Development Provisions Title 8-Chapter 4, Article G;
    e. Landscaping: Title 8-Chapter 4, Article I;
    f. Open Space: Title 8-Chapter 4, Article L;
    g. Planned Unit Development Title 8-Chapter 6, Article B;
    h. Storm Drainage and Erosion Control Title 4-Chapter 14;

i. Public Water and Sewer Systems Title 6;
j. Utilities: Title 8-Chapter 4, Article A.

8. The record contains:
   a. Application Materials;
   b. Minutes;
   c. Staff report.

9. The application was received April 24th, 2017.

10. The applicant met with the Design Review Committee on May 22nd, 2017 and the application was continued.

11. The applicant met again with the Design Review Committee on June 5th, 2017 and the application was continued to bring the application in compliance with Garden City Development Code.

12. On July 3rd, 2017 the Design Review Committee approved the application SUBFY2017-4 subject to the Conditions of Approval listed herein.

13. The following plans submitted were approved:
   a. Landscape Plan submitted May 30th, 2017;
   b. Building Design including Tandem Parking submitted May 30th, 2017;
   c. Garden Phoenix Color Plan submitted June 12th, 2017;
   d. Garden Phoenix Entry Node submitted June 12th, 2017.

14. In consideration of a preliminary subdivision or combined preliminary, the Design Review Committee shall make the following findings:

GCC 8-5B-5 SUBDIVISION PROCESS: REQUIRED FINDINGS			
Compliant			
Yes	No	N/A	City Standards and Conclusion
X			The subdivision is in conformance with the comprehensive plan.
			Garden Phoenix is in conformance with the Garden City Comprehensive Plan.
X			The subdivision is in conformance with all applicable provisions of this title.
			Garden Phoenix is in conformance with the requirements of Garden City Code as conditioned herein.
X			Public services are available or can be made available; and are adequate to accommodate the proposed development.
			Services are available to serve the site and the proposed development.

X			The subdivision is in conformance with scheduled public improvements in accord with the city's capital improvement program.
			Currently the City does not have a capital improvements program.
X			There is public financial capability of supporting services for the proposed development.
			Existing services are capable of serving the site and the proposed development.
X			The development will not be detrimental to the public health, safety or general welfare.
			The development is planned for residential use similar to the established uses in the surrounding area. It is not anticipated that any uses or activities will be detrimental to the surrounding properties upon completion of the site work.
X			The development preserves significant natural, scenic or historic features.
			No natural, scenic, or historic features of major importance are known to exist on the site.

CONCLUSIONS OF LAW

The Design Review Committee reviewed the application with regard to Garden City Code, Title 8, and based on the conditions required herein, concludes the application satisfies the required findings under GCC 8-5B-5.

DECISION

WHEREFORE, based upon the foregoing Findings of Fact, Conclusions of Law and Decision, the Garden City Design Review Committee hereby recommends approval of SUBFY2017-4 for a Preliminary Plat with a Planned Unit Development for a 9-Lot (8-buildable, 1-common) subdivision to be located at North Adams Street Garden City, ID 83714, Parcel #: R2734500898 and subject to the following conditions:

Site Specific Requirements:

1. This approval is for a residential subdivision encompassing 9 lots – 8 designated for residential use and 1 designated for common area.

2. The applicant shall comply with all requirements of the Planning and Zoning Commissioner.

3. Fence located in front setback shall not be more than 3'6" and the Design Review Committee encourages that the applicant keep the interior fence less than 4'6".

4. RECOMMENDATION: As of the date of this writing, the Federal Emergency Management Agency has issued Draft Digital Federal Insurance Rate Maps (DFIRM) which proposes to delineate the subject properties to be within the 100-year Floodplain. The applicant should consider that any new structures must have the top of the lowest floor at or above BFE (as defined by adopted FIRM) pursuant to current Garden City Code. Stricter standards may be required in the future for building permit approval.

General Requirements:

1. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

2. Final approval is subject to the approval of other reviewing agencies. Any more restrictive standards adopted and made applicable by any Transportation Authority, Fire Authority or other Federal, State or Local regulatory agencies shall prevail. This approval shall not annul any portion of Garden City Code or other applicable regulation unless specifically noted.

3. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape Maintenance Provisions 8-4I-9; and Standards for Transportation and Connectivity Provisions identified in 8-4E.

4. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.

5. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.

6. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.

7. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.

8. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.

9. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.

10. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.

11. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.

12. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.

13. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.

14. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.

15. The landscape installation shall stabilize all soil and slopes.

16. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.

17. Demonstrate compliance with 8-4G-1 prior to certificate of occupancies.

18. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained prior to a Certificate of Occupancy.

19. Property Maintenance Standards shall be maintained as required by Garden City Code 8-4K.

20. The property owner is responsible for the maintenance of all landscaping and screening devices required.

21. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.

22. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.

23. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.

24. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.

25. Final decisions are subject to a 28-day right to judicial review. A takings analysis pursuant to Idaho Code may be requested on final decisions.

26. Occupying the site (dwelling units) prior to Certificate of Occupancy is a criminal offense.

8-7-17

Verification of Design Review Committee Approval of this Document Date

BEFORE THE PLANNING AND ZONING COMMISSION
GARDEN CITY, ADA COUNTY, IDAHO

In the Matter of:	)	SUBFY2017-4
	)	
Garden Phoenix Subdivision	)	FINDINGS OF FACT
N. Adams St.	)	CONCLUSIONS OF LAW,
Garden City, Ada County, Idaho	)	AND DECISION
	)	

THIS MATTER, came before the Garden City Planning and Zoning Commission for consideration on August 16, 2017. The Planning and Zoning Commission reviewed the application and materials submitted and considered public testimony. Based on the evidence presented, the Commission makes the following Findings of Fact, Conclusions of Law and Recommendation:

FINDINGS OF FACT

1. The applicant is Breckon Land Design represented by Ben Semple.

2. The location of the project is N. Adams Street, Garden City, ID 83714. Assigned Ada County Parcel #: R2734500898.

3. The subject property is 0.677 acres.

4. The application is for a Preliminary Plat with a Planned Unit Development subdivision.

5. The project is located in the Mixed Use Commercial designation and Transit Oriented Development Node buffer of the Comprehensive Plan.

6. The project is in the R-3 Medium Density Residential Zoning District.

7. The following section of the Garden City Development Code apply to this proposal:
    a. Design Review Title 8-Chapter 4, Articles A and B;
    b. Parking Title 8-Chapter 4, Article D;
    c. Sidewalks: Title 8-Chapter 4, Article E;
    d. Sustainable Development Provisions Title 8-Chapter 4, Article G;
    e. Landscaping: Title 8-Chapter 4, Article I;
    f. Open Space: Title 8-Chapter 4, Article L;
    g. Planned Unit Development Title 8-Chapter 6, Article B;
    h. Storm Drainage and Erosion Control Title 4-Chapter 14;

i. Public Water and Sewer Systems Title 6;
j. Utilities: Title 8-Chapter 4, Article A.

8. A copy of the application and plans were transmitted to interested and affected public agencies and written comments were received from:
   a. Garden City Engineer;
   b. City's Sewer/Waste Water Division;
   c. Idaho Transportation Department;
   d. North Ada County Fire and Rescue;
   e. Central District Health Department;
   f. Department of Environmental Quality.

9. The record contains:
   a. Neighborhood meeting materials;
   b. Application Materials;
   c. Agency Referral Notice;
   d. Agency Comments;
   e. Property Owner Notices;
   f. Legal Advertisements in Idaho Statesman for hearings;
   g. Affidavit of property posting;
   h. Staff report;
   i. Planning and Zoning Commission Hearing Sign Up Sheet.

10. The application was received June 8, 2017.

11. The applicant was scheduled for a Commission Public Hearing on August 16th, 2017.

12. The Commission Public Hearing was held within sixty (60) days of receipt of the application.

13. A public hearing notice for the proposed application was published on July 31, 2017, and on July 3, 2017, notice was mailed to all property owners within a 300-foot radius of the said property in compliance with the public notice requirements of Section 8-6A-7 of the Garden City Municipal Code.

14. The applicant provided an affidavit that the property was posted on premise in accordance with Garden City Code.

15. During the Planning and Zoning Commission Hearing on August 16th, 2017. Staff JenahThornborrow presented the application. Applicant, Ben Semple represented the application. McKallie Tapp testified noting concerns of privacy. The application was approved unanimously.

16. Application for SUBFY2017-4 was approved with the Conditions of Approval listed herein.

17. In consideration of a preliminary subdivision or combined preliminary and final subdivision, the Planning and Zoning Commission shall make the following findings:

GCC 8-5B-5 SUBDIVISION PROCESS: REQUIRED FINDINGS			
Compliant			
Yes	No	N/A	City Standards and Conclusions
X			The subdivision is in conformance with the Comprehensive Plan.
			Garden Phoenix is in conformance with the Garden City Comprehensive Plan.
X			The subdivision is in conformance with all applicable provisions of the Development Code.
			Garden Phoenix is in conformance with the requirements of Garden City Code as conditioned herein.
X			Public services are available or can be made available; and are adequate to accommodate the proposed development.
			Services are available to serve the site and the proposed development.
X			The subdivision is in conformance with scheduled public improvements in accord with the City's capital improvement program.
			Currently the City does not have a capital improvements program.
X			There is public financial capability of supporting services for the proposed development.
			Existing services are capable of serving the site and the proposed development.
X			The development will not be detrimental the public health, safety, or general welfare.
			The development is planned for residential use similar to the established uses in the surrounding area. It is not anticipated that any uses or activities will be detrimental to the surrounding properties upon completion of the site work.
X			The development preserves significant natural, scenic, or historic features.
			No natural, scenic, or historic features of major importance are known to exist on the site.

GCC 8-6B-7 PLANNED UNIT DEVELOPMENT: REQUIRED FINDINGS	
Compliant	

Yes	No	N/A	City Standards and Conclusion
X			The applicant has demonstrated that the proposed development can be initiated within two (2) years of the date of approval.
			Approval of this application is conditioned that the development shall be initiated within two years of the date of approval.
X			Each individual unit of the development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained; the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which would not be achieved under standard district regulations.
			The proposed development and each structure can successfully exist independently of the surrounding area and will not be detrimental to the neighborhood.
X			The streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network outside the PUD.
			With this development, the surrounding streets will be minimally affected. ACHD did not require a traffic study.
X			Any proposed commercial development can be justified at the locations proposed.
			No commercial development is proposed.
X			Any exception from standard district requirements is warranted by the design and other amenities incorporated in the final development plan, in accordance with the PUD and the adopted policy of the Council.
			The applicant has requested that more than (4) units be allowed on a common drive. Additionally, the applicant has requested reduced setbacks.
X			The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.
			The proposal is compatible with the surrounding uses and vision.
X			The PUD is in general conformance with the comprehensive plan.

5. All internal sidewalks, common driveways with curbing, hardscaping, and stormwater facilities shall be constructed in substantial compliance with the plans approved by the Design Review Committee.

6. Lot 3 shall be a private drive which shall be maintained by the Garden Phoenix Homeowners Association.

7. A permanent utility, drainage, and irrigation easement designated as follows, unless otherwise dimensioned: 10' wide centered on all interior lot lines, 10' wide along all exterior lot lines.

8. Provide a note on the final plat to read, "Minimum building setback lines shall be in accordance with the following":
    a. Lot 1:
        i. Front Setback: 14'
        ii. Rear Setback: 10'
        iii. Interior Side Setback: 0'
        iv. Side Adjacent to Adams: 20'

    b. Lot 2:
        i. Front Setback: 14'
        ii. Rear Setback: 10'
        iii. Interior Side Setback: 0' / 12' (from Lot 1)

    c. Lots 4, 5, 6, 7, 8, 9:
        i. Front Setback: 5' 7" (from back of sidewalk to garage)
        ii. Rear Setback: 10'
        iii. Interior Side Setback: 0'/ 5'

9. Pedestrian scale yard lights are encouraged to be installed in the front yard setback of each dwelling.

10. The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing any permits or signing the final plat.

11. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

12. RECOMMENDATION: As of the date of this writing, the Federal Emergency Management Agency has issued Draft Digital Federal Insurance Rate Maps (DFIRM) which proposes to delineate the subject properties to be within the 100-year Floodplain. The applicant should consider that any new structures must have the top of the lowest floor at or above BFE (as defined by adopted FIRM) pursuant

to current Garden City Code. Stricter standards may be required in the future for building permit approval.

General Requirements:

1. The applicant shall comply with all requirements of the reviewing agencies.

2. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not. This shall include but not be limited to 8-4A General Provisions of Design and Development Regulations; 8-4I-3 and Landscape maintenance provisions 8-4I-9; and standards for transportation and connectivity provisions identified in 8-4E.

3. All utilities on the site, including telephone, cable television, and electrical systems shall be underground and in compliance with Garden City Code 8-4A-8.

4. Required easements must either be on the plat or provided in a recordable document that includes a legal description and illustration.

5. Property maintenance standards shall be maintained as required by Garden City Code.

6. The property owner is responsible for the maintenance of all landscaping and screening devices required.

7. Driveway openings in curbs shall comply with the requirements of the Transportation Authority. The driveway shall be straight or provide a 28-foot inside and 48-foot outside turning radius.

8. Plant materials which exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced.

9. Where landscaping might impact motorist or pedestrian sight distance, shrubs shall be maintained below three feet (3') in height and trees shall be pruned so that the lowest branches will be at least seven feet (7') above the ground level.

10. A three foot (3') clearance zone shall be maintained around the circumference of fire hydrants.

11. Retain and protect existing trees, vegetation, and native soils and integrate these features into the overall landscape plan.

12. Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, with mulch used under and around the plants. Use of mulch, organic or rock as the only ground cover in required planting areas is prohibited.

13. If trees are staked, the stakes shall be removed within twelve (12) months to prevent damage to the tree.

14. All planting areas that border driveways, parking lots, and other vehicle use areas shall be protected by curbing, wheel stops, or other approved protective devices.

15. Trees shall be planted at least three feet (3') from curbs, sidewalks, driveways and other hard surfaces to buffer from stress caused by vehicle overhang and compacted soils, or planted with sufficient space to provide for the full maturity of the particular tree species.

16. All other plant material, except sod or ground cover, shall be set back a minimum of one foot (1') from any curb edge to protect from vehicle overhang and mechanical damage.

17. The landscape installation shall stabilize all soil and slopes.

18. All required landscaping shall be provided with an automatically controlled irrigation system in conformance with the best management practices for automatic irrigation systems.

19. Demonstrate compliance with 8-4G-1 prior to signing of the plat.

20. The approval is specific to the application provided and reviewed.

21. This approval is for this application only. Additional permits, licenses and approvals may be necessary. All other applicable permits must be obtained.

22. Property maintenance standards shall be maintained as required by Garden City Code 8-4K.

23. The property owner is responsible for the maintenance of all landscaping and screening devices required.

24. System Installation Required: Each and every lot within the subdivision shall have underground pressurized irrigation water. The pressurized irrigation system shall be constructed and installed at the same time as the domestic water lines, but shall not necessarily be in the same trenches.

25. Cross-Connections: All cross-connections between the domestic water lines and the irrigation water lines shall be in accord with the City's adopted standards, specifications and ordinances.

26. Utility easements that are unobstructed by permanent structures shall be provided along front lot lines, rear lot lines, and side lot lines when deemed necessary by

the City Engineer. Total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.

27. Unobstructed easements, including but not limited to, drainage, water, and sewer easements shall be provided as required by the City.

28. Materials submitted after the decision shall not be considered part of the record for this decision. If additional materials or information is submitted after the decision the application may be remanded to the decision making body during which time the decision shall be stayed provided that there is no immediate threat to life or safety.

29. Any changes in the design, construction, operation or use shall be brought to the immediate attention of the Planning Official for determination if the changes are in substantial conformance with the City's action. Any modification to approved plans shall require submittal and approval of these modifications prior to construction. Final approval is based on substantial conformance with the plans reviewed and approved.

30. Any substantial changes to the design shall be reviewed by the Design Review Committee for compliance with Garden City Code 8-4. Any other changes that are not in substantial conformance with the approval shall be remanded to the decision-making body.

31. No subdivision plat required shall be recorded by the Ada County Recorder until such subdivision plat has received final approval by the Council. No public board, agency, Commission, official or other authority shall proceed with the construction of or authorize the construction of any of the public improvements required by this Title until final plat has received the approval by the Council.

32. The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing any permits or signing the final plat.

33. In the event that an applicant and/or owner cannot complete the non-life, safety and health improvements, within the time specified in the final subdivision approval or prior to occupancy, the City may require a surety agreement in accordance Garden City Code. Unless financial guarantees of improvement completion has been accomplished, no approval of the final subdivision or recording thereof shall be permitted unless the applicant provides satisfactory proof that all required public improvements and facilities have been fully and satisfactorily constructed and installed. Approval of a preliminary subdivision shall become null and void if the applicant fails to record a final subdivision within one (1) year of the approval of the preliminary subdivision. Development shall commence within two (2) years of

approval. If the timetable is not met and the applicant does not receive a time extension, the application will expire and become null and void.

34. This application shall be considered a commencement of this use; all previous uses at this location shall be considered abandoned.

Chairman, Planning and Zoning Commission

17 Aug 2017
Date

CITY OF GARDEN CITY

6015 Glenwood Street □Garden City, Idaho 83714
Phone (208)472-2921 □Fax (208)472-2926

File Number: DSRFY2017-18
For: Residential Units
Location: 4375 N. Adams St., Garden City, Idaho
Applicant: Ben Semple

Garden City Design Review Committee
Staff Contact: Stephanie Russell

City of Garden City

Design Review Staff Report

Background: Ben Semple is requesting approval of new residential. The proposal is for a Planned Unit Development which will encompass three twin homes and two cottages. The site is located near the intersection of 44th and Adams Street., zoned R-3 and located in the Mixed-Use Commercial designation of the Comprehensive Plan. The applicant is proposing a Planned Unit Development.

The Design Review Committee met with the applicant on May 22nd for a formal application meeting. At that meeting the elevations were approved. However, the application was continued because the following were not in compliance with Development Code:

1. Parking;
2. The unit on Adams did not address the street; and
3. Open space and units abutting open space.

The Design Review Committee met again with the applicant on June 5th, 2017. The Committee was satisfied with parking. However, they continued the application due to concern with the development addressing Adams Street. The Design Review Committee made the following suggestions and/or requests:

1. Establish entry points through the use of a plaza;
2. Possibility of lowering fence height; and
3. Class I tree will be taken out of landscape plan and Class II or Class III trees will be planted instead.

Attachments:

1. Site Plan
2. Landscape Plan
3. Vicinity Map
4. Elevations

Purpose: The design review process is intended to involve the city at the earliest possible time in the development and design of a project and to work with the applicant in an iterative process of review and design. The review process is intended to be flexible and tailored to the needs of the project and the applicant.

Analysis: Staff has conducted a preliminary analysis on behalf of the Design Review Committee. Because the Committee ultimately interprets Development Code and determines whether a proposal is compliant, the following comments by staff are

intended solely to assist the Committee in reviewing the application. Staff's interpretation of Development Code and whether an application is compliant is *not* binding on the Committee.

STANDARDS FOR REVIEW	
City Code	**City Standards/*Staff Comments***
GCC 8-4: "General Provisions"	Fences and Walls; Outdoor Lighting; and Outdoor Service and Equipment Areas.
	Fence located in front lower than 3.6'?
GCC 8-4B: "Design Provisions for Residential Structures"	Building Design; and Garage and Carport.
	The applicant has provided a picture that depicts an entry point into the development. Do the changes satisfy street presence on Adams?
GCC 8-4D: "Parking and Off Street Loading Provisions"	Design and Layout of Parking Areas; and Bicycle Parking Spaces.
	Parking previously approved.
GCC 8-4E: "Transportation and Connectivity Provisions"	Clear Vision Triangle; Street Access; Driveways; and Private Street Standards.
	The Design Review Committee previously reviewed and determined plan was compliant.
GCC 8-4I: "Landscaping and Tree Protection Provisions"	General Landscaping Requirements; and Parking Lot Landscaping Provisions.
	(1) Class II or Class III tree shall be planted in the corresponding setback for every increment of 50'.
GCC 8-4L: "Open Space Provisions"	Minimum requirement – a minimum of 10% of the gross site area shall be in common open space.
	The Design Review Committee previously reviewed for compliance and determined the proposed plan provided the required amount of open space.

GCC 8-6B-7: Planned Unit Development	Open Space – every property development under the PUD approach should be designed to abut upon common open space; and Minimum Size – 14,500 SF for residential development.
	The Design Review Committee determined all units abut common open space.

Committee Options:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

Required Findings: Design Review approval may be granted by the Committee only if the applicant demonstrates that:

1. The project conforms to all applicable standards and criteria as set forth in Title 8, Chapter 4.

CITY OF GARDEN CITY

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208/472-2900 ▪ Fax 208/472-2996

File No.: SUBFY2017-4
For: Garden Phoenix Subdivision
Location: N. Adams Street, Garden City, Idaho
Applicant: Ben Semple

Garden City Planning and Zoning Commission
Staff Contact: Stephanie Russell

City of Garden City

Planning and Zoning Commission Staff Report

RECOMMENDATION: **APPROVAL**

PROJECT DESCRIPTION:

1. The applicant is Breckon Land Design represented by Ben Semple.

2. The location of the project is N. Adams Street, Garden City, Id, 83714. Assigned Ada County Parcel No. R2734500898.

3. This is an application for a Subdivision/Planned Unit Development for 6 single-family attached dwelling units and 2 cottages. The proposal consists of 9 lots – 8 residential and 1 common. The proposed density of the development is equivalent to 11.76 dwelling units per acre. Additionally, the proposed common area is.3 acres.

4. Easements:
    a. A permanent utility, drainage, and irrigation easement designated as follows, unless otherwise dimensioned: 10' wide centered on all interior lot lines, 10' wide along all exterior lot lines.

    b. Lot 3 is a shared driveway which shall be maintained by the Garden Phoenix Homeowners Association.

    c. 4' permanent slope easement.

EXISTING CONDITIONS:

1. The proposed subdivision is to be located on a vacant parcel.

2. The site is 0.677 acres.

3. The site is zoned R-3 Medium Density Residential Zoning District.

4. The site is in the Mixed Use Commercial designation and Transit Oriented Development Node buffer of the Comprehensive Plan.

5. The project is not in the Floodplain.

6. Surrounding uses include residential uses.

7. No existing uses.

8. Garden City has no easements on record.

STANDARDS FOR REVIEW:

1. **8-5A-4 General Standards:**
    a. All subdivisions, and all improvements and facilities constructed as part of a subdivision, shall comply with the provisions set forth in this Chapter; and with the minimum development standards set forth in other provisions of the GCC as follows.

Table 8-5A-1	
STANDARDS AND CODE SECTION PROVISIONS	
Standards	**Staff Analysis of Compliance**
Design Review Title 8-Chapter 4, Articles A. and B.	Compliant
Parking Title 8-Chapter 4, Article D.	Compliant
Sidewalks Title 8-Chapter 4, Article E.	Compliant
Sustainable Development Provisions Title 8-Chapter 4, Article G.	Compliant
Landscaping Title 8-Chapter 4, Article I.	Compliant Per Conditions
Open Space Provisions Title 8-Chapter 4, Article L.	Compliant
Planned Unit Development Title 8-Chapter 6, Article B.	Compliant
Storm Drainage and Erosion Control Title 4-Chapter 14	Compliant
Public Water and Sewer Systems Title 6	Compliant
Utilities Title 8-Chapter 4, Article A.	Compliant
Comprehensive Plan Analysis	Compliant
Comments from Other Departments and Agencies	Compliant Per Conditions

STAFF ANALYSIS:

1. **8-2B Base Zoning District Provisions: *Compliant***
    a. Single-family homes are a permitted use in the R-3 zoning district.

	Comp Plan Designation	**Zoning District**	**Land Use**
Existing	Mixed Use Comm.	R-3	None
Proposed	Mixed Use Comm.	R-3	Single-Family Dwelling
North of Site	Mixed Use Comm.	R-3	Single-Family Residential
South of Site	Mixed Use Res.	R-3	Single-Family Residential
East of Site	Mixed Use Comm.	R-3	Single Family Residential
West of Site	Mixed Use Comm.	R-3	Single Family Residential

Additional Site Data	Proposed	Required
Dwelling Units Per Acre	11.76 du/acre	14du/acre in TOD or neighborhood commercial nodes
Front Setback	Lots 1/2: 14', Lots 4-9: 5'7"	5'/20'*
Rear Setback	Lots 1/2: 10', Lots 4-9: 10'	15'
Interior setback	Lot 1: 0', Lot 2: 0/12'; Lots 4-9: 0'/5'	0/5'
Street Side setback	Lot 1: 20'	5'

2. **8-4A: Design Provisions General Provisions**: ***Compliant Per Conditions***
    a. This Article governs fences and walls, outdoor lighting, outdoor service areas, self-service uses, storm water systems, utilities and waterways. Any outdoor service areas shall be screened and/or incorporated into the overall building design. Construction of the subdivision and any improvement on site shall be required to conform with the applicable provisions of this Article including but not limited to design of any fences or walls, outdoor lighting, stormwater systems and undergrounding of utilities.

    b. The Design Review Committee approved application with the condition that the fence located in front setback is not more than 3'6".

3. **8-4B: Design Provisions for Residential Structures**: ***Compliant***
    a. The dwelling units proposed include 3 twin homes and 2 cottages. All the units abut common area to encourage interaction and create a sense of community. The units are a combination of 2 footprints.

    b. The Design Review Committee approved elevations, building design, and tandem garages.

4. **8-4D: Parking and Off Street Loading Provisions: *Compliant***
    a. The twin homes each have a two-car tandem garage. The cottages have a one car garage as required per Development Code. As for guest parking, total of 4 spaces provided.

5. **8-4E-1: Transportation and Connectivity Provisions**: ***Compliant***
    a. All developments are required to have access to a public street. Each lot has access to Adams via private drives. Additionally, the lots have pedestrian access.

    b. The applicant has proposed the installation of a sidewalk that provides connectivity within the development. Existing sidewalk on Adams.

6. **8-4G: Sustainable Development Provisions**: ***Compliant***
    a. Each unit satisfies the minimum points required under sustainable development provisions. Landscaping provided is designed to reduce

water usage through the implementation of drip irrigation systems and the reduction in turf grass areas, “open space” accounts for 41% of the total site area, and pervious pavers are provided aid in storm water drainage.

7. **8-4I: Landscaping and Tree Protection Provisions: *Compliant***
    a. The Design Review Committee reviewed the landscape plan and found it compliant with City Code.

8. **8-4L: Open Space Provisions: *Compliant***
    a. Of the 9 lots, 1 is designated as a common lot. Common area accounts for 41% of the total site area. As required under the PUD provisions, every unit abuts common open space.

9. **8-6B-7: Planned Unit Development: *Compliant***
    a. The intent of a PUD is to provide for well-planned developments which conform to the objectives of City Code, but may deviate in certain respects from the zoning map and the district regulations. However, it is not the intent that this process is used solely for the purpose of deviation – the following objectives must be achieved:
        i. Provide a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements;

        ii. Create a more useful pattern of open space and recreation areas; and, if permitted as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services;

        iii. Establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;

        iv. Use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets;

        v. Develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan.

    b. The PUD will allow the developer to create single family attached dwellings as well as cottages on separate platted lots with specific setbacks, easements, a private drive, and other design considerations.

c. Every unit abuts common open space.

d. The project does not consist of more than 10 dwelling units, the twin homes and cottages are clustered, and no more than 8 units are located in an contiguous group.

e. The lot size exceeds 14,500sf.

10. **Comprehensive Plan/ Long Range Planning**: ***Compliant***
    a. The proposed use is located in the Residential Medium Density designation of the Comprehensive Plan. The intent of this designation is to create an area for detached and attached dwelling units including duplexes and townhouses.

    b. With a mix of cottages and twin homes, this project coincides with the intent of the Mixed Use Commercial designation. Additionally, the units are compatible with the existing single family uses.

COMMENTS FROM OTHER DEPARTMENTS, AGENCIES AND COMMITTEES:

1. As noted above, Agency comments have been received under SUBFY2017-4 and are appropriate for this application. The agencies had an opportunity to comment on the subject application and their comments are provided below.

2. **The Design Review Committee:**
    a. The Committee reviewed the application for compliance with Development Code. The Design Review Committee determined the application was compliant and subsequently approved the application on July 3rd.

3. **Garden City Engineer:**
    a. General comments received.

4. **City's Sewer/Waste Water Division:**
    a. Garden City Water and Sewer had no concerns with the project overview.

5. **ACHD:**
    a. No comment.

6. **Idaho Transportation Department**
    a. General comments received.

7. **North Ada County Fire and Rescue:**
    a. Plans to be submitted for review.

8. **Central District Health Department:**
    a. Plans to be submitted for review.

9. **Department of Environmental Quality:**

a. General comments received.

10. **Public Comments**:
    a. No comments from the public have been received to date.

Project/File: **Garden Phoenix Subdivision/ GCPP17-0003/ SUBFY2017-4**
The applicant is requesting approval for a planned unit development for Garden Phoenix Subdivision. The proposed subdivision consists of 8 residential lots on 0.68 acres located near the intersection of 44th Street and N. Adams Street in Garden City, Idaho.

Lead Agency: Garden City

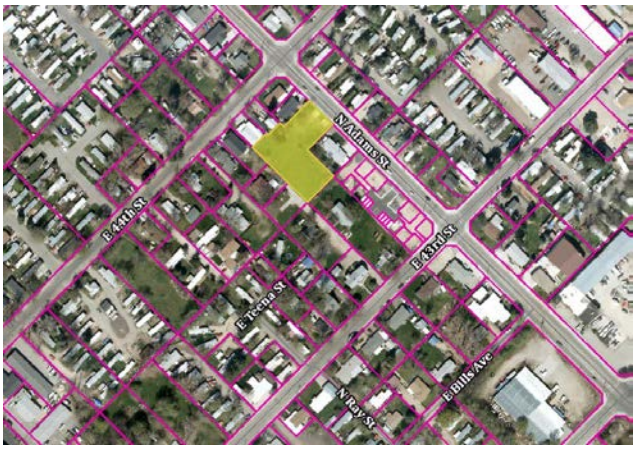
Site address: N. Adams Street

Staff Approval: July 26, 2017

Applicant: Ben Semple
Breckon Land Design
6661 N. Glenwood Street
Garden City, ID 83714

Owner: Briant Burke
967 Parkcenter Blvd, Ste 205
Boise, ID 83706

Staff Contact: Dawn Battles
Phone: 387-6218
E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval for a planned unit development for Garden Phoenix Subdivision. The proposed subdivision consists of 9 lots total with 8 of them as buildable residential lots. The subdivision will consist of 3 twin homes, 2 cottages, landscaping and amenities on 0.68 acres. The site is located near the intersection of 44th Street and N. Adams Street in Garden City, Idaho. The site is zoned Medium Density Residential (R-3) and is consistent with the Garden City comprehensive plan.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential	R-3
South	Medium Density Residential	R-3
East	Medium Density Residential	R-3
West	Medium Density Residential	R-3

3. **Site History:** ACHD has not previously reviewed this site for a development application. .

4. **Transit:** Transit services are available to serve this site. The nearest bus stop is located on the corner of Adams Street and 44th Street.

5. **New Center Lane Miles:** The proposed development includes no new centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

- The intersection of SH 20/26 (Chinden Boulevard) and Veterans Memorial Parkway/Curtis Road is scheduled in the IFYWP to be widened to 8-lanes on the north leg, and replace/modify the signal in 2020.
- 43rd Street Bridge #1434 is scheduled in the IFYWP to be replaced in 2021.
- 44th Street Bridge #1433 is scheduled in the IFYWP to be replaced in 2021.
- The intersection of SH 20/26 (Chinden Boulevard) and Veterans Memorial Parkway/Curtis Road is listed in the CIP to be widened to 8-lanes on the north leg, and replace/modify the signal in 2020.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 54 vehicle trips per day; 5 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Veterans Memorial Parkway	00-feet	Minor Arterial	1,014	Better than "E"	Better than "E"
Adams Street	92-feet	Collector	256	Better than "E"	Better than "E"

* Acceptable level of service for a four-lane minor arterial is "E" (1,540 VPH).
* Acceptable level of service for a three-lane collector is "D" (530 VPH).

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Veterans Memorial Parkway north of Chinden Boulevard was 25,686 on August 5, 2014.
- The average daily traffic count for Adams Street west of Veterans Memorial Parkway was 5,835 on September 4, 2014.

C. Findings for Consideration

1. Adams Street

a. **Existing Conditions:** Adams Street is improved with 3-travel lanes, vertical curb, gutter, and 7-foot wide sidewalk abutting the site. There is 55-feet of right-of-way for Adams Street (26-feet from centerline).

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

Adams Street ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Adams Street is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within 55-feet of right-of-way.

c. **Applicant Proposal:** The applicant is not proposing any improvements to Adams Street abutting the site.

d. **Staff Comments/Recommendations:** Adams Street is fully improved with 3-travel lanes, curb, gutter, and 7-foot wide attached sidewalk abutting the site. Therefore, no additional right-of-way or street improvements are required as part of this application.

2. Driveways

2.1 Adams Street

a. **Existing Conditions:** There are two existing driveways from the site onto Adams Street located 170-feet and 234-feet southeast of 44th Street (measured centerline-to-centerline). The southeasterly driveway is shared with the property owner to the southeast.

b. **Policy:**

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway located 170-feet southeast of 44th Street. The applicant is proposing to construct a new driveway located 207-feet southeast of 44th Street (measured centerline-to-centerline) adjacent to the existing shared driveway. The applicant is proposing a landscape buffer along the east property line, which will prohibit the continued use of the existing shared driveway.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Successive Driveway policy; however, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that there is not adequate frontage along Adams Street to meet policy.

The applicant should close the existing driveway located 170-feet southeast of 44th Street with vertical curb, gutter, and 7-foot wide attached sidewalk.

The applicant should reconstruct the driveway located 207-feet southeast of 44th Street as a curb return type driveway with 15-foot radii and a maximum width of 30-feet. The applicant

should submit a plan to ACHD with a design for the reconstructed driveway and how it will still accommodate the existing driveway for the property to the southeast.

The applicant should correct any deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

3. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

4. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

5. Other Access

Adams Street is classified as collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Close the existing driveway on Adams Street located 170-feet southeast of 44th Street with vertical curb, gutter, and 7-foot wide attached sidewalk.

2. Reconstruct the driveway on Adams Street located 207-feet southeast of 44th Street as a curb return type driveway with 15-foot radii not to exceed a maximum width of 30-feet. Pave the driveway its full width and at least 30-feet into the site.

3. Submit a plan to ACHD with a design for the reconstructed driveway at the east property line and how it will accommodate the existing driveway.

4. Correct any deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

5. Payment of impacts fees are due prior to issuance of a building permit.

6. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

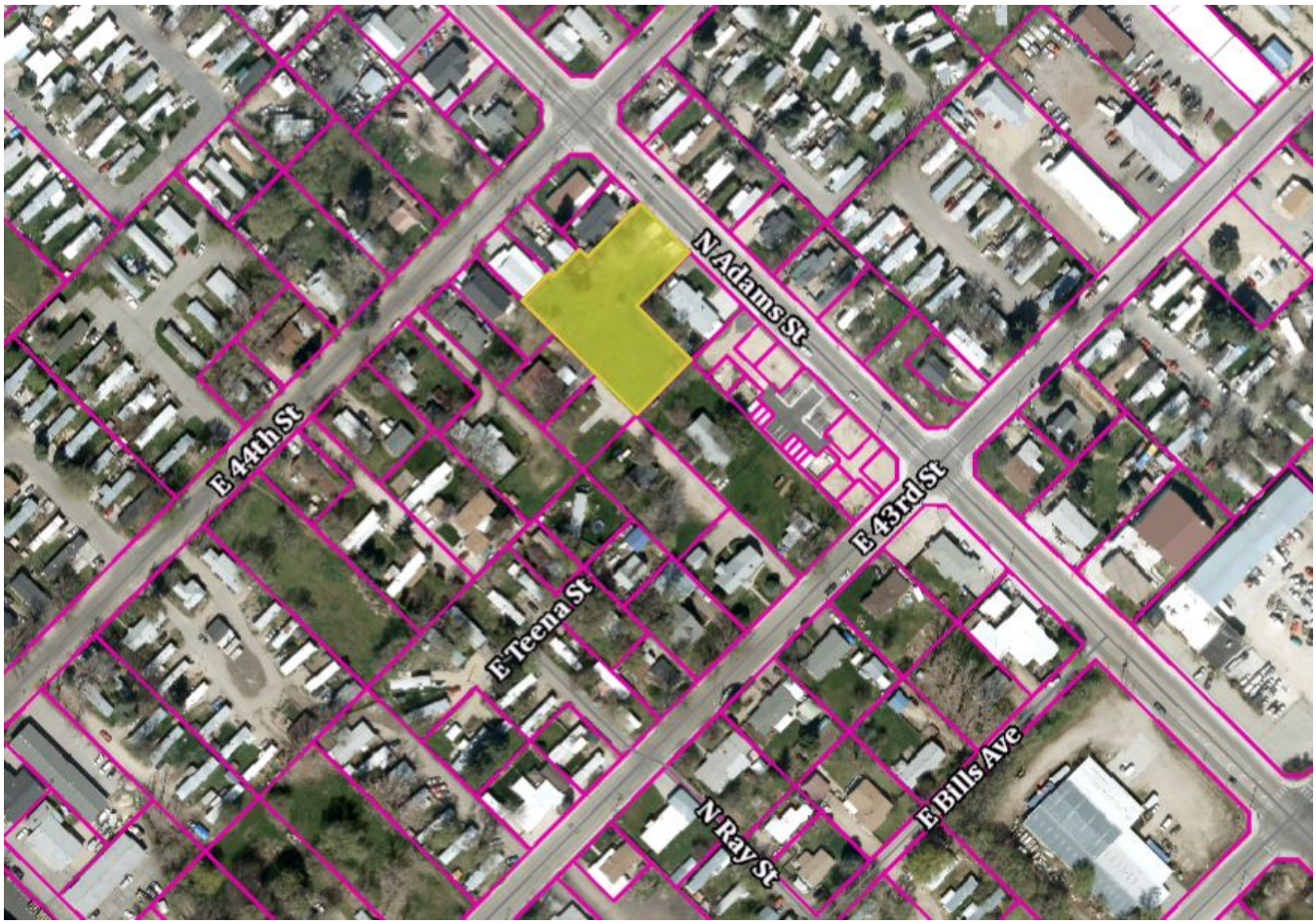
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

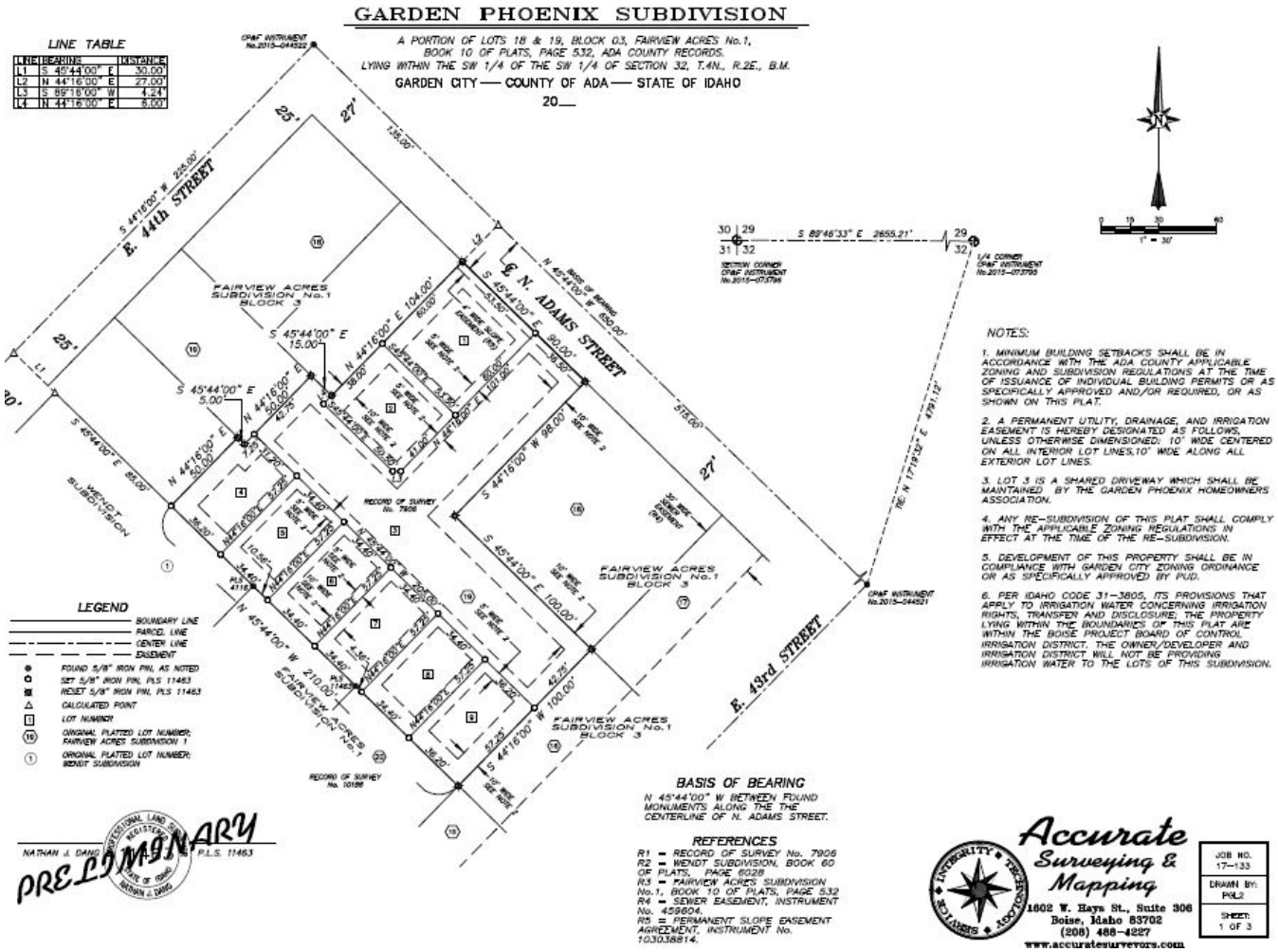
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN


GARDEN PHOENIX SUBDIVISION
A PORTION OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1, BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.
GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO
20__
LINE TABLE
L1 S 45°44'00" E 30.00'
L2 N 44°16'00" E 27.00'
L3 S 89°16'00" W 4.24'
L4 N 44°16'00" E 8.00'
E. 44th STREET
E. N. ADAMS STREET
E. 43rd STREET
FAIRVIEW ACRES SUBDIVISION No.1 BLOCK 3
WENDT SUBDIVISION
S 89°48'33" E 2655.21'
NOTES:
1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ADA COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. A PERMANENT UTILITY, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED: 10' WIDE CENTERED ON ALL INTERIOR LOT LINES,10' WIDE ALONG ALL EXTERIOR LOT LINES.
3. LOT 3 IS A SHARED DRIVEWAY WHICH SHALL BE MAINTAINED BY THE GARDEN PHOENIX HOMEOWNERS ASSOCIATION.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH GARDEN CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY PUD.
6. PER IDAHO CODE 31-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE, THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT ARE WITHIN THE BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT. THE OWNER/DEVELOPER AND IRRIGATION DISTRICT WILL NOT BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.
LEGEND
BOUNDARY LINE
PARCEL LINE
CENTER LINE
EASEMENT
FOUND 5/8" IRON PIN, AS NOTED
SET 5/8" IRON PIN, PLS 11463
REset 5/8" IRON PIN, PLS 11463
CALCULATED POINT
LOT NUMBER
ORIGINAL PLATTED LOT NUMBER; FAIRVIEW ACRES SUBDIVISION 1
ORIGINAL PLATTED LOT NUMBER; WENDT SUBDIVISION
BASIS OF BEARING
N 45°44'00" W BETWEEN FOUND MONUMENTS ALONG THE THE CENTERLINE OF N. ADAMS STREET.
REFERENCES
R1 = RECORD OF SURVEY No. 7906
R2 = WENDT SUBDIVISION, BOOK 60 OF PLATS, PAGE 6028
R3 = FAIRVIEW ACRES SUBDIVISION No.1, BOOK 10 OF PLATS, PAGE 532
R4 = SEWER EASEMENT, INSTRUMENT No. 459604.
R5 = PERMANENT SLOPE EASEMENT AGREEMENT, INSTRUMENT No. 103038814.
PRELIMINARY
NATHAN J. DANG P.L.S. 11463
Accurate Surveying & Mapping
1602 W. Hays St., Suite 306
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com
JOB NO. 17-133
DRAWN BY: PGL2
SHEET: 1 OF 3

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☒ Garden City
- ☐ Kuna
- ☐ Meridian
- ☐ Star

Rezone # SUBF4 2017-4

Conditional Use #

Preliminary / Final / Short Plat

Garden Phoenix

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ waste flow characteristics
- ☐ bedrock from original grade
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ community sewage system
- ☐ community water well
- ☐ interim sewage
- ☒ central water
- ☐ individual sewage
- ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ community sewage system
- ☐ community water
- ☐ sewage dry lines
- ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ swimming pools or spas
- ☐ child care center
- ☐ beverage establishment
- ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

☐ 14. _____

Reviewed By: Ron Bailey

Date: 7/11/17

Review Sheet

15726-001EH1111

From: planning
To: planning; Ken Couch; Colin Schmidt; Kevin Wallis; Lisa Leiby; Lindsey Pettyjohn; Susanna Smith; Troy Vaughn; Abe Blount; Chas Heaton; City Council; Charles Wadams; Frank Walker; Joe Canning_Work; Jenah Thornborrow; Pam Beaumont; Rick Allen; Tom Patterson; adam.straubinger@idpr.idaho.gov; Alicia Martin; bob_kibler@fws.gov; bpietras@idl.idaho.gov; Bryce@sawtoothlaw.com; bujak.charissa@epa.gov; Carla.bernardi@cableone.biz; clittle@achdidaho.org; cmiller@compassidaho.org; criddle@cityofboise.org; dfisher@republicservices.com; dgordon@cityofboise.org; dsperfma@adaweb.net; exline.eric@westada.org; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; jim.morrison@itd.idaho.gov; jpoe@cityofboise.org; kmoeller@idahostatesman.com; lanette.daw@boiseschools.org; lbadigia@cdhd.idaho.gov; lisaharm@msn.com; mack@settlersirrigation.org; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; nadine.curtis@idpr.idaho.gov; newdrycreek@hotmail.com; parks4fun4u@aol.com; Projectmgr@boiseriver.org; pvc1953@aol.com; rjohnson@cityofboise.org; rolson@republicservices.com; rphillips@idahopower.com; Shelley@nacfire.org; syarrington@achdidaho.org; thomas.bassista@idfg.idaho.gov; wbsdmb@qwestoffice.net
Subject: Garden City Agency Notice
Date: Thursday, July 06, 2017 4:39:25 PM

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 P.M. WEDNESDAY, AUGUST 16, 2017, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2017-4: Breckon Land Design is requesting a Preliminary Planned Unit Development approval for Garden Phoenix Subdivision. The proposed development consists of 9-lots (8 buildable and 1 common). The property is 0.677 acres with frontage on Adams St. The project location is N. Adams St. (R2734500898), is zoned R-3 and in the Mixed Use Commercial and Transit Oriented Development Node buffer of the Comprehensive Plan Land Use Designation.

THE FOLLOWING ITEM, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 16, 2017, WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT 6:00 P.M. MONDAY, SEPTEMBER 11, 2017, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2017-4: Breckon Land Design is requesting a Preliminary Planned Unit Development approval for Garden Phoenix Subdivision. The proposed development consists of 9-lots (8 buildable and 1 common). The property is 0.677 acres with frontage on Adams St. The project location is N. Adams St. (R2734500898), is zoned R-3 and in the Mixed Use Commercial and Transit Oriented Development Node buffer of the Comprehensive Plan Land Use Designation.

Application materials can be found at
http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=A6812FD2-B3E5-4982-9D09-A191835FA84F&Type=B_EV

NOTE: Please send comments to Garden City Development Services by August 1, 2017. If you do not respond by this date it will be considered “No Comment”. It is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions’ response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions. Please address your comments to the applicant as well as Development Services Department planning@gardencityidaho.org<mailto:planning@gardencityidaho.org> or Development Services Department, 6015 Glenwood, Garden City, Idaho 83714

Garden City Development Services

Planning

City of Garden City
p: 208-472-2921
f: 208-472-2926
a: 6015 Glenwood Street, Garden City, ID 83714
w: www.gardencityidaho.org<http://www.gardencityidaho.org/>

STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street•Boise, ID 83706-2239•(208) 373-0550

DEQ Response to Request for Environmental Comment

Date:	*July 21, 2017*
Agency Requesting Comments:	*Garden City*
Date Request Received:	*July 7, 2017*
Applicant/Description:	*Breckon Land Design/Preliminary Planned Unit Development Approval for Garden Phoenix Subd.*

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at http://www.deq.idaho.gov/ieg/.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. Air Quality

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

  For questions, contact David Luft, Air Quality Manager, at 373-0550.

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. Wastewater and Recycled Water

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*

- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*

- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

  For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.

3. <u>Drinking Water</u>

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*

- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

  All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at http://www.deq.idaho.gov/water-quality/drinking-water.aspx). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*

- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*

- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*

- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

  For questions, contact Todd Crutcher, Engineering Manager at 373-0550.

4. <u>Surface Water</u>

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:* *http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm*

- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

  For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.

5. <u>Hazardous Waste And Ground Water Contamination</u>

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's <u>Solid Waste Management Regulations and Standards</u>, <u>Rules and Regulations for Hazardous Waste</u>, and <u>Rules and Regulations for the Prevention of Air Pollution.</u>*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. <u>Additional Notes</u>

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.

Sincerely,

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK98
File # 2326

B & A Engineers, Inc.
Consulting Engineers & Land Surveyors
5505 West Franklin Road. Boise, ID 83705
Telephone 208+343+3381 Facsimile 208+342+5792

To: **Garden City Building**

Copy: **Jenah Thornborrow**
Colin Schmidt
Kegan Garcia
Kevin Wallis
Troy Vaughn
Chas Heaton
Olesya Durfey

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
Facsimile: 208.342.5792

Date: 19 July 2017

Subject: **Garden Phoenix Subdivision**
Tax Parcel No. R2734500898
Adams Street Between 43rd and 44th Streets
SUBFY2017-4
Planning & Zoning Comments

Pages: 5

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application proposes to construct an eight unit subdivision. Access to the units is proposed via a private access drive.

General comments regarding the project are provided below. Since specific details of all infrastructure components are not provided with the application, our comments may be considered an overview. After full construction plans and reports have been provided, a full review will occur.

Title Report
Schedule B – Section II includes items 18 (Instrument #450595) and 19 that are easements that have been granted to the Bench Sewer District (now under the umbrella of Boise City) and the Ada County Highway District. We see the Bench Sewer easement on the preliminary plat (it does not appear to impact the property). We do not see the ACHD easement shown.

Erosion and Sediment Control
Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

North Ada County Fire and Rescue District
Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed what is available in the area, the project may be required to upgrade existing facilities or modify building construction to comply with flow requirements. Should additional fire hydrants be required, a public city water main will need to be extended to the hydrant.

Water and Sewer Connections
Preliminary plan-profiles have been prepared by the applicant to depict approximate planned public extensions.

Sanitary sewer is proposed to be extended from a new 8-inch main (replacing an existing 6-inch line) in Adams Street, and then brought into the new subdivision. The applicant's engineer will need to coordinate the design of the replaced line in Adams with staff within Garden City Public Works to assure any existing services connected to the line will be reconnected and the entire service line to the user's property line is reconstructed.

Potable and fire protection water will be connected to existing lines in Adams Street and extended into the project.

Should the applicant desire that Garden City perform a QLPE review of construction plans, they should notify the city of their desire. Should such review be requested, the applicant's engineer must complete, stamp and provide all applicable IDEQ checklists. The applicant will be responsible to pay for the city's QLPE review.

For water and sewer connections to city water and sewer within the project, specifics of those connections will have to be reviewed and approved by the city's Public Works Department. The applicant is responsible to verify that sanitary sewer service and adequate depth of said service is available.

We note the use of permeable pavers in the storm water design. If the pavers receive run-on from adjoining surfaces, the paver is considered a storm water facility that must meet separation requirements for the water line. A ten foot horizontal separation to PVC water mains will be required. If the water main is ductile iron, no separation will be required.

Ada County Highway District
Approval of the project by the Ada County Highway District will be required.

Proposed FEMA Maps
Please be aware that FEMA is currently completing a study of the Boise River and will be issuing new FIRM maps. Although these are only working maps at this time, many new areas within Garden City may be included in the floodplain. What the final maps will depict is impossible to predict at this point in time, but impact to the proposed project is probable. The city cannot regulate to "possible" scenarios, but can suggest care be taken as long term costs to the residents could result. We suggest the applicant review the working maps to consider the possible impact to the project.

Depending on the possible impact of the maps and the response to them by the applicant, the city may require the developer to enter into a notice agreement with the city acknowledging the possible impact of FEMA maps on future home buyers.

Grading and Drainage
The city will require submittal, review and approval of a site specific grading and drainage plan, storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by a qualified professional engineer licensed in Idaho. Compliance with the storm water ordinance and policies of the city will be required. A site geotechnical report prepared by a qualified design professional licensed in Idaho will be required for the design of the on-site storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must also provide a design infiltration rate for the storm water system. The storm water design must provide for at least 3 feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

A preliminary storm water design report has been provided with the application. We have some initial comments on its content:

- A minor item, but on page 2 in the section titled "Pre-Development Drainage Basin and Design Point Analysis", the word "detained" should be "retained".
- On page 2 in the section titled "Post Development Drainage Basin Analysis", the three basin areas do not match the basin map or the calculations
- Are there any off-site upstream areas that drain to the property?
- The structural section design for the pavers (the geotech report included a design for flexible pavement, but not for the pavers)
- Calculations for run-on ratios

We note the preliminary design submittal includes the use of permeable pavers within the internal access drives. As the pavers appear to be accepting run-on drainage from adjoining improvements, the criteria within the 2015 edition of the Boise City "StormWater Management – A Design Manual" must be adhered to.

With the use of permeable pavers over the proposed water and sewer facilities in the access drives, the city will not be responsible for the ownership, operation and maintenance of the sewer service lines. And the city will not be responsible for repair to the paver areas should the city have to perform maintenance on the lines under the pavers and destroys the paver sections as a result of the maintenance . A discussion with the applicant should occur on this issue.

The applicant should note that the city is not apt to approve run-on ratios higher than those in the manual for the paver selected. Issues have been noted with higher run-on ratios. The project's HOA will eventually be responsible for long-term maintenance.

A full review of the storm water system for the development will not occur until all necessary information is provided for a complete review.

Storm Water System Maintenance
The city requires that the landowner enter into an agreement with the city that will be recorded on mandatory maintenance of the site's storm water system. This agreement must be completed prior to construction plan approval.

Irrigation Facilities
The city's development ordinance requires the installation of a pressurized irrigation system utilizing surface irrigation water if it is available. Please provide information on this requirement. The application letter indicates the irrigation water will be provided by the city's potable water. This is acceptable only if surface water is not available or as a back-up for off-season use.

Relocation of any existing gravity irrigation facilities, if any, will require the approval of the entity in control of the facility. Said relocation may also require compliance with the Army Corps of Engineers 404 permitting process.

Preliminary Plat
The city is incorrect in the heading under the preliminary plat at the top of the page.

The utility providers for water and sewer are incorrect in the table in the upper right hand side of the plat.

The sanitary sewer line in Adams is shown as connected to the sewer line that runs parallel with the southeasterly boundary of the subdivision. We expect that is not the case – the line not in Adams is probably the West Boise Sewer District line. This should be verified during final construction plan preparation.

Final Plat
On sheet 1 of 3, the side yard easements do not appear to match the ones shown on the preliminary plat and will not allow connected units. Please advise.

On sheet 1 of 3, please provide a Garden City water and sanitary sewer easement over all of Lot 3 and a five foot easement adjoining Lot 3.

On sheet 1 of 3 in note 1, the reference to Ada County should be Garden City.

On sheet 1 of 3 in note 6, the reference to the Boise Project Board of Control is probably incorrect.

On sheet 2 of 3 in the Certificate of Owners, the water provider is Garden City, not Suez.

Preliminary Construction Plans
A minor item, but “continuatoin” is misspelled on two of the sheets.

More review will occur upon submittal of complete plans. Please be sure to utilize the latest standard city construction notes.

Preliminary Grading Plan
Please provide information on where the roofs of the buildings will drain to and how the roof storm water will be retained on-site.

Please provide enough existing perimeter ground elevations to assure that proposed grading does not adversely impact any neighboring lands. There appears to be elevations on the sheet we have, but the resolution of the information is not legible.

We have no other comments regarding this request at this time.

Kegan Garcia

From: Troy Vaughn
Sent: Monday, July 10, 2017 10:37 AM
To: Jenah Thornborrow; building; Kegan Garcia
Subject: RE: Garden City Agency Notice

There are no concerns at this time with Garden City Sewer.
Thanks,

From: planning
Sent: Thursday, July 06, 2017 4:39 PM
To: planning; Ken Couch; Colin Schmidt; Kevin Wallis; Lisa Leiby; Lindsey Pettyjohn; Susanna Smith; Troy Vaughn; Abe Blount; Chas Heaton; City Council; Charles Wadams; Frank Walker; Joe Canning_Work; Jenah Thornborrow; Pam Beaumont; Rick Allen; Tom Patterson; adam.straubinger@idpr.idaho.gov; Alicia.martin@deq.idaho.gov; bob_kibler@fws.gov; bpietras@idl.idaho.gov; Bryce@sawtoothlaw.com; bujak.charissa@epa.gov; Carla.bernardi@cableone.biz; clittle@achdidaho.org; cmiller@compassidaho.org; criddle@cityofboise.org; dfisher@republicservices.com; dgordon@cityofboise.org; dsperfma@adaweb.net; exline.eric@westada.org; greg.j.martinez@usace.army.mil; idprospect@aol.com; jamie.huff@dhs.gov; jim.morrison@itd.idaho.gov; jpoe@cityofboise.org; kmoeller@idahostatesman.com; lanette.daw@boiseschools.org; lbadigia@cdhd.idaho.gov; lisaharm@msn.com; mack@settlersirrigation.org; mark.wasdahl@itd.idaho.gov; mark@pioneerirrigation.com; mreno@cdhd.idaho.gov; msinglet@intgas.com; nadine.curtis@idpr.idaho.gov; newdrycreek@hotmail.com; parks4fun4u@aol.com; Projectmgr@boiseriver.org; pvc1953@aol.com; rjohnson@cityofboise.org; rolson@republicservices.com; rphillips@idahopower.com; Shelley@nacfire.org; syarrington@achdidaho.org; thomas.bassista@idfg.idaho.gov; wbsdmb@qwestoffice.net
Subject: Garden City Agency Notice

PURSUANT TO ESTABLISHED PROCEDURE, NOTICE IS HEREBY GIVEN THAT THE GARDEN CITY PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30 P.M. WEDNESDAY, AUGUST 16, 2017, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2017-4: Breckon Land Design is requesting a Preliminary Planned Unit Development approval for Garden Phoenix Subdivision. The proposed development consists of 9-lots (8 buildable and 1 common). The property is 0.677 acres with frontage on Adams St. The project location is N. Adams St. (R2734500898), is zoned R-3 and in the Mixed Use Commercial and Transit Oriented Development Node buffer of the Comprehensive Plan Land Use Designation.

THE FOLLOWING ITEM, IN ADDITION TO BEING HEARD AT THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 16, 2017, WILL BE HEARD AT A PUBLIC HEARING BEFORE THE GARDEN CITY COUNCIL AT 6:00 P.M. MONDAY, SEPTEMBER 11, 2017, AT GARDEN CITY HALL, 6015 GLENWOOD STREET, GARDEN CITY, IDAHO TO CONSIDER A REQUEST FOR:

SUBFY2017-4: Breckon Land Design is requesting a Preliminary Planned Unit Development approval for Garden Phoenix Subdivision. The proposed development consists of 9-lots (8 buildable and 1 common). The property is 0.677 acres with frontage on Adams St. The project location is N. Adams St. (R2734500898), is zoned R-3 and in the Mixed Use Commercial and Transit Oriented Development Node buffer of the Comprehensive Plan Land Use Designation.

Application materials can be found at

http://www.gardencityidaho.org/index.asp?SEC=435AAA7D-EB0F-4395-AA73-B9091191194B&DE=A6812FD2-B3E5-4982-9D09-A191835FA84F&Type=B_EV

NOTE: Please send comments to Garden City Development Services by **August 1, 2017.** If you do not respond by this date it will be considered "No Comment". It is the responsibility of those interested and/or affected jurisdictions to schedule their own applicable meeting. In some cases, Garden City's applications are processed before other jurisdictions' response, and the conditions of approval state that the approval is subject to statutory requirements of affected other jurisdictions. Please address your comments to the applicant as well as Development Services Department planning@gardencityidaho.org or Development Services Department, 6015 Glenwood, Garden City, Idaho 83714

Garden City Development Services
Planning

City of Garden City
p: 208-472-2921
f: 208-472-2926
a: 6015 Glenwood Street, Garden City, ID 83714
w: www.gardencityidaho.org

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

August 1, 2017

Garden City Development Services Division
6015 Glenwood Street
Garden City, ID 83714

VIA EMAIL

RE: SUPFY2017-04 GARDEN PHOENIX SUBDIVISION

The Idaho Transportation Department (ITD) has reviewed the referenced preliminary plat hearing notice from Ben Sample for Breckon Land Design for the construction of the 9 lot Garden Phoenix Subdivision located at 4375 North Adams Street, north of US-20/26 (Chinden Boulevard) milepost 46.10. ITD has the following comments:

1. The project does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact the ITD District 3 Traffic Section at 334-8300 for more information.
4. ITD does not object to the proposed construction of 9 lot subdivision on this parcel.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Michael G. Irvan
Commissioner

Margaret Dimmick
Commissioner

Jeff Ramey
Commissioner

NORTH ADA COUNTY
Fire & Rescue District

Shelley Young
Sr. Administrative Assistant

August 2, 2017

Garden City Development Services - Planning

Re: Garden Phoenix Subdivision; SUBFY2017-7
4375 N. Adams Street

This is a request for a subdivision with 8 residential lots and 1 common lot.

North Ada County Fire and Rescue has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by NACFR Rules.

Comments:

1. For streets having a width less than 32 feet, exclusive of shoulders, parking shall be restricted on one side; for streets having a width less than 26 feet, exclusive of shoulders, parking shall be restricted on both sides. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
2. Fire hydrants capable of producing the required fire flows shall be located so that no part of a structure is more than 600-feet from a hydrant. Additional fire hydrants within the development are required. (IFC 507.3, IFC B105.2)

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Regards,

5800 Glenwood • Garden City, Idaho 83714 • (208) 375-0906

Ron Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department

Breckon Land Design Inc.
Post Office Box 44465
Boise, Idaho 83711
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture ● Civil Engineering ● Graphic Communication ● Erosion Control ● Irrigation Design ● Land Planning

April 17, 2017

Garden City Development Services
6015 Glenwood St.
Garden City, ID 83714
(208) 472-2921
planning@gardencityidaho.org

RE: Garden Phoenix Planned Unit Development Compliance Statement
Project Address: N. Adams St., Garden City, ID

To whom it may concern:

Per city code, 8-6B-7 Planned Unit Development.

The applicant is proposing to develop this site in conformance with the rules and regulations of the Planned Unit Development code.

If you have any further questions or comments, please contact me at 208-376-5153 or bsemple@breckonld.com.

Sincerely,
Breckon Land Design, Inc.

Ben Semple, PLA
Project Manager

Cc: File, Briant Burke, Lisa Dabel, Pivot North Architecture

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Landscape Architecture ● Civil Engineering ● Graphic Communication ● Erosion Control ● Irrigation Design ● Land Planning

April 17, 2017

Garden City Development Services
6015 Glenwood St.
Garden City, ID 83714
(208) 472-2921
planning@gardencityidaho.org

RE: Garden Phoenix Planned Unit Development Design Review Application
Project Address: N. Adams St., Garden City, ID

The Design Review application before you is for an 8 unit Planned Unit Development located near the intersection of 44th St. and N. Adams St., Garden City, ID 83714. This PUD will contain 3 twin homes, 2 cottages, and associated landscaping and amenities. The development will occur on a currently vacant site.

This development is intended to increase the livability of this developing area of Garden City, and Garden City as a whole. This is achieved through the use of innovative architectural and site design, as well as the efficient use of space, in housing and open/common space. Areas for community outdoor space are achieved through the development of a postal "pavilion" type area, community garden area, and passive outdoor spaces. The integration of storm water retention and treatment into the landscape will help to improve the quality of water that enters the river system and groundwater in the area. Opportunities for alternative methods of transportation (i.e. bike, public transportation, walking) will be accommodated by the installation of on-site bicycle parking, and the proximity to existing public transportation routes and commercial/retail/business centers.

Access to the site will be off of N. Adams St. via a shared driveway that meets the design criteria of the fire department, as well as current building code requirements. Utilities will be brought into the site for all units to be serviced by public/municipal utilities (power, water, sewer, gas, etc). Landscape irrigation will be provided by a connection to potable water, which will be separately metered. Landscaping will also be designed to reduce water usage through the implementation of drip irrigation systems, and the reduction in turf grass areas. Plant species and variety will encourage the development of habitat, and enhance the overall aesthetics and livability of the development.

If you have any further questions or comments, please contact me at 208-376-5153 or bsemple@breckonld.com.

Sincerely,
Breckon Land Design, Inc.

Ben Semple, PLA
Project Manager

Cc: File, Briant Burke, Lisa Dabel, Pivot North Architecture

PRELIMINARY HYDROLOGY REPORT
for
GARDEN PHOENIX SUBDIVISION

Address:
N. Adams St.
Garden City, Idaho

PREPARED BY:

Breckon Land Design, Inc.
6661 N Glenwood Street
Garden City, Idaho 83714
p: (208) 376-5153
f: (208) 376-6528

STATE OF IDAHO
JON F. BRECKON
LA-16636
6/8/17
LICENSED LANDSCAPE ARCHITECT

Project No. 17050
June 8, 2017

PURPOSE

The purpose of this report is to confirm that the on-site storm water management system design for the Garden Phoenix Subdivision is adequate for the specified design storms per the Garden City and Idaho Department of Environmental Quality standards.

SITE DESCRIPTION

The subject property is located on N Adams Street, lying in Section 32, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho. The limits of construction are approximately 0.68 acres, as shown on the attached drainage basin map and the construction documents. See Appendix A for the post development drainage basin map and a copy of the stormwater construction plans.

Currently, the site is gently sloping and runoff from the study area collects drainage is conveyed to the northwest at an average slope of 0.4% and remains on-site. Stormwater drainage is achieved by percolation through surficial soils.

Proposed improvements consist of residential buildings, associated structures, utility and roadway improvements servicing the subdivision. Stormwater in the right-of-way will be captured by existing improvements, as described in the post development analysis. All stormwater within the limits of construction will be contained on site to the extent possible with the addition of the proposed improvements and on-lot retention of water completed during the building construction.

Soil properties and infiltration rates were obtained from the Geotechnical Engineering Report for Garden Phoenix Subdivision, by Materials Testing & Inspection, dated January, 2017. See Appendix D for a copy of the report.

DESIGN CRITERIA

The system is designed to accommodate the 100-year design storm using infiltration designs in accordance with recommendations given in section 3.2.G Permeable Pavers of the City of Boise Stormwater Design Manual, September 2015.

The storm water peak runoff flows and volumes are calculated using the Rational Method with a weighted post development runoff coefficient calculated for each drainage area and duration equal to the calculated time of concentration. The rainfall intensity used was taken from the Boise Area Intensity-Duration-Frequency Curve for the City of Boise in the Stormwater Management Design Manual, September 2015 for the 2, 5, 10, 50, & 100-year design storms. See Appendix B for a copy of this curve.

PEAK FLOW ANALYSIS OUTLINE

The proposed storm drainage conveyance facilities are sized to provide the necessary capacity to convey the design storm, as required. The following steps were taken to design the storm conveyance facilities.

1. Calculate the individual drainage basin areas (A), the Runoff Coefficient (C) and Time of Concentration (Tc) values for the developed basins. Combine basins, as appropriate, to determine flow at specific Design Points.
2. Determine the peak flow for each basin and Design Point using the Rational Equation (Q=CIA), utilizing the Rainfall Intensity (I) from the appropriate Intensity-Duration-Frequency curves based on the Tc value.
3. Verify capacity of the inlets, storm drain lines, sand and grease traps and other storm water conveyance facilities to accommodate the peak flows.

PEAK FLOW ANALYSIS RESULTS

The proposed storm drainage conveyance system has been sized to accommodate the 100-year peak flow rates. All facilities have been verified to adequately pass the peak flow and convey the stormwater to a facility for disposal by infiltration. See Appendix C for detailed calculations.

DESIGN STORM RETENTION VOLUME ANALYSIS OUTLINE

The proposed storm drainage retention facilities are sized to provide the necessary capacity to store the 100-year storm event, to provide for initial settlement of sediments in the runoff and dispose by infiltration within the required time frame. The following steps were taken to design the storm drain facility.

1. Calculate the individual drainage basin areas (A) and estimate the Runoff Coefficient (C) for the developed basins. Combine basins, as appropriate, to determine volume at specific Design Points.
2. Determine the Rainfall Intensity (I) from the appropriate Intensity-Duration-Frequency curves based on the design storm event and storm duration (T) of one hour.
3. Size the drainage swale per the Modified Rational Method to accommodate the required volume using the following equation V= C*I*T*A, providing for freeboard and sedimentation.
4. Verify capacity of facilities for design volume and maximum drain time.

100 YEAR RETENTION RESULTS

The proposed drainage facilities have been designed to adequately retain and dispose of the 100-year design storm event. See Appendix C for detailed calculations.

PRE- DEVELOPMENT DRAINAGE BASIN AND DESIGN POINT ANALYSIS

A Pre-development analysis was not performed to demonstrate pre-development site conditions, as all drainage is proposed to be detained on-site. As the design intent is to retain the stormwater discharge from the project on-site, the off-site discharge will be reduced significantly with the proposed improvements.

POST DEVELOPMENT DRAINAGE BASIN ANALYSIS

For the Post-development analysis, the drainage patterns for the proposed site have been divided into three (3) basin areas as shown in Appendix A. The selected runoff coefficients are a composite of impervious surfaces (C=0.95) and single family residential lots (C=0.40). Each basin denotes an area of the project that drains to a specific point. See Appendix C for detailed calculations.

Basin 1 covers approximately 0.15 acres consisting of mostly impervious surfaces and lot drainage.
Stormwater runoff from Basin 1 includes sheet flow draining to a proposed permeable paver infiltration bed.

Basin 2 covers approximately 0.16 acres consisting of mostly impervious surfaces and lot drainage.
Stormwater runoff from Basin 2 includes sheet flow draining to a proposed permeable paver infiltration bed.

Basins 3 covers approximately 0.17 acres consisting of mostly impervious surfaces and lot drainage.
Stormwater runoff from Basins 3 includes sheet flow draining to a proposed permeable paver infiltration bed.

See Appendix C for sizing calculations.

Appendix A

Drainage Basin Map

Site Grading Plan

3.2.G Permeable Interlocking Concrete Pavers (PICP)

Permeable Interlocking Concrete Pavements (PICP) provide an alternative to conventional pavement systems (concrete and asphalt) that permit stormwater to infiltrate through crushed rock particles between precast concrete pavers for temporary storage, infiltration into subsurface soils and/or discharge to another location once stormwater passes through the pavement structure.

PICP consist of high strength concrete blocks separated by gaps or joints between blocks. The joints (typically 5% to 15% of the paver surface) are filled with permeable material that serves as the surficial infiltrative surface for this type of system. Stormwater retention or detention storage and infiltration surfaces are located below the blocks.

Material Specifications

Concrete Block Pavers

Pavers shall conform to ASTM C-936 and shall be designed to allow joint spaces between blocks of 5% to 15 % of the total pavement surface.

Subgrade

PICP subgrade shall be tested and approved by a qualified Geotechnical Engineer. Properties and conditions to be evaluated include but are not limited to:

a. soil classification as per ASTM D-2487

b. soil subgrade strength

c. infiltration rate (permeability testing as per ASTM D-3385 or other test method approved by geotechnical engineer)

d. compaction or scarification of subgrade (if required)

Aggregates

- PICP aggregate shall be crushed with 90% fractured faces and a minimum Los Angelos Abrasion factor of less than 40 per ASTM C-131 and C-535.
- Gap aggregate shall conform to ASTM sizes No. 8, 89 or 9 stone.
- Open graded bedding course (2" maximum thickness) shall conform to ASTM No. 8 stone.
- Open graded base reservoir (4" minimum thickness) shall conform to ASTM No. 57 stone (1 - 1.5" crushed stone).
- Open graded sub-base reservoir shall conform to ASTM No. 2, 3, or 4 stone (2 -3").

Design Criteria

General

- Use of PICP is not appropriate for use where hazardous materials may be stored or spilled.
- For design purposes, PICP surface area is 100% permeable. Design infiltration rate is ten inches per hour per square foot of paver area.
- Minimum vertical separation distance between bottom of sub-base reservoir and seasonal high groundwater level is two feet. Geotechnical engineer shall provide opinion on seasonal high groundwater elevation.
- PICP surfaces shall be set back a minimum of 10' from building foundations unless lesser setbacks are allowed recommended by the foundation engineer.

- PICP should not be used if located next to ground slopes in excess of 20% without a vegetative buffer between the slope and PICP surface).
- PICP pavement section design shall be provided by a qualified geotechnical or civil engineer.
- Permeability of subgrade soils shall be determined by a qualified geotechnical engineer. Recommended subgrade infiltration rate is 50% of percolation rate determined by the geotechnical engineer.
- PICP section design will be governed by the deepest section required for either structural performance or stormwater capacity.
- Structural design method shall be in conformance to the AASHTO flexible Pavement design method or ASCE Standard 58-10 / *Structural Design of Interlocking Concrete Pavement for Municipal Streets and Roadways.*
- For design purposes, PICP Pollutant removal rate for total suspended solids (TSS) is 80% in systems that use offsite discharges.
- In some instances, a sand filter may be required below the PICP section. Situations where a sand filter is required will be made on a case by case basis depending on site conditions and or intended property use.
- Void ratio for base aggregates is 0.4 (40% void space). **For design purposes, only the base and sub-base courses can be used for storage volume calculations.**
- Aggregate depth shall be determined based on the assumption that no infiltration occurs during the first hour of the design storm.
- For the design storm event, the maximum subgrade surface drainage time shall not exceed 48 hours.
- The designer shall consider manufacturer requirements, product standards, and industry guidelines to ensure lasting effectiveness of PICP systems.
- The surface of the permeable pavement shall have a slope of less than or equal to 6% (except where Americans with Disability (ADA) requirements apply). The surface of the soil subgrade shall have a slope of less than or equal to 0.5%. Terraces and baffles may be installed to achieve flat subgrades under sloping pavement surfaces.
- Permeable pavement systems designed for infiltration shall treat the design storm. Permeable pavement systems designed for detention shall be designed to treat the water quality storm and provide safe conveyance for storms of larger magnitude. Offsite discharge requires acceptance by the stormwater receiving entity.
- Permeable pavement may be designed to receive runoff from adjacent built upon areas such as roofs and conventional pavement (if the soils under the permeable pavement have adequate capacity to infiltrate the additional runoff). The design shall provide storage for the entire runoff volume. In addition, there shall be a well-designed system to convey the runoff from the adjacent built upon areas to the permeable pavement. Maximum recommended run on ratios (from adjacent impermeable surfaces to PICP surfaces) are:

    5:1 for roof tops and sidewalks

    2:1 to 3:1 for parking lots and private streets

- Based upon site conditions and the size of the PICP facility, run-on rates smaller or larger than those listed above may be used by the design professional, if approved by the City.
- When rooftop, sidewalk, and parking areas are all directed to PICP, the maximum recommended run on ratio for all combined areas is 6:1.
- Runoff from adjoining pervious areas, such as grassed slopes and landscaping shall be prevented by grading the landscape away from the permeable pavement. Filter strips designed to remove or trap debris and sediment prior to discharge to permeable pavement may be allowed on a case-by-case basis.
- Runoff from impervious surfaces shall be discharged to the PICP surface by sheet flow
- Runoff from concentrated flow, such as roof drains, must be discharged onto the top of the PICP surface. If possible, run on flows shall be dispersed (sheet flow condition) prior to discharge to the PICP surface. Stormwater discharge directly into the PICP base materials is not permitted.
- Permeable pavement shall not be installed until the upslope and adjoining areas are stabilized. After installations, barriers shall be installed to prevent construction traffic from driving on the pavement.
- The soil subgrade for the permeable pavement shall be graded when dry. The aggregate base and permeable surface course shall be completed as quickly as possible to reduce risk of soil subgrade compaction.
- Permeable pavement may be placed on fill material as long as the material is at least as permeable as the in-situ soil after it is placed and prepared. Design shall be based upon the most restrictive soil. Fill materials shall be inspected and approved by a geotechnical engineer prior to and during material placement.
- An ASTM C-33 sand layer (minimum depth 1') is required below the structural section where subgrade infiltration rates exceed eight inches per hour.
- A minimum of one observation well shall be provided at the low point in the system unless the subgrade is terraced. In that case, there shall be one well for each terrace.
- Edge restraints shall be provided around the perimeter of permeable interlocking grid pavers as well as anywhere PICP is adjacent to conventional asphalt. Edge restraints shall consist of concrete curbing or a ribbon curb having a minimum width of one foot and a minimum depth of eight inches.
- PICP shall be maintained as specified in an approved Operation and Maintenance (O&M) Manual.

- PICP systems shall be installed by a contractor that has an Interlocking Concrete Pavement Institute (ICPI) Permeable Interlocking Concrete Paver

Installation (PICP) Certificate. Documentation of certified installers shall be provided prior to approval of the Drainage plan.

Installation Requirements

- Certified installer shall be onsite to oversee each installation crew during all PICP construction including subgrade preparation and base material installation.

Operation and Maintenance

If properly maintained, permeable interlocking concrete pavements can last for up to 40 years. Conversely, poorly maintained pavements may clog resulting in ponded water (or ice) on the pavement surface and potential runoff to adjoining properties. Therefore it is important to have a well-developed O&M plan for PICP.

General

- If surface water ponding occurs immediately after a storm (e.g. paver joints or openings severely loaded with sediment), test surface infiltration rate using ASTM C-1701 (see Appendix E for testing standard). Vacuum to remove surface sediment and soiled aggregate (typically ½" - 1" deep), refill joints with clean aggregate, sweep surface clean, and test infiltration rate again per ASTM C-1701 to achieve a minimum infiltration rate of 10 inches per hour.
- Based upon frequency of maintenance to restore infiltration performance of PICP surface, adjust vacuuming schedule as needed to remove sediment loading and any debris deposits from winter. Vacuuming of PICP surface may be required on a yearly or twice yearly basis depending upon site conditions.
- For winter maintenance, remove snow with standard plow/snow blowing equipment. Sand and de-icers are not to be applied to PICP or to adjoining impermeable areas that drain to the PICP surface. Monitor ice on surface. When needed for traction control, apply No. 8 aggregate when required.
- Permeable pavement signage shall be clearly and permanently posted to prevent the deposition and storage of particulate matter on the pavement surface and use of the pavement surface by inappropriate vehicles (except for single family residences, where signage is optional).

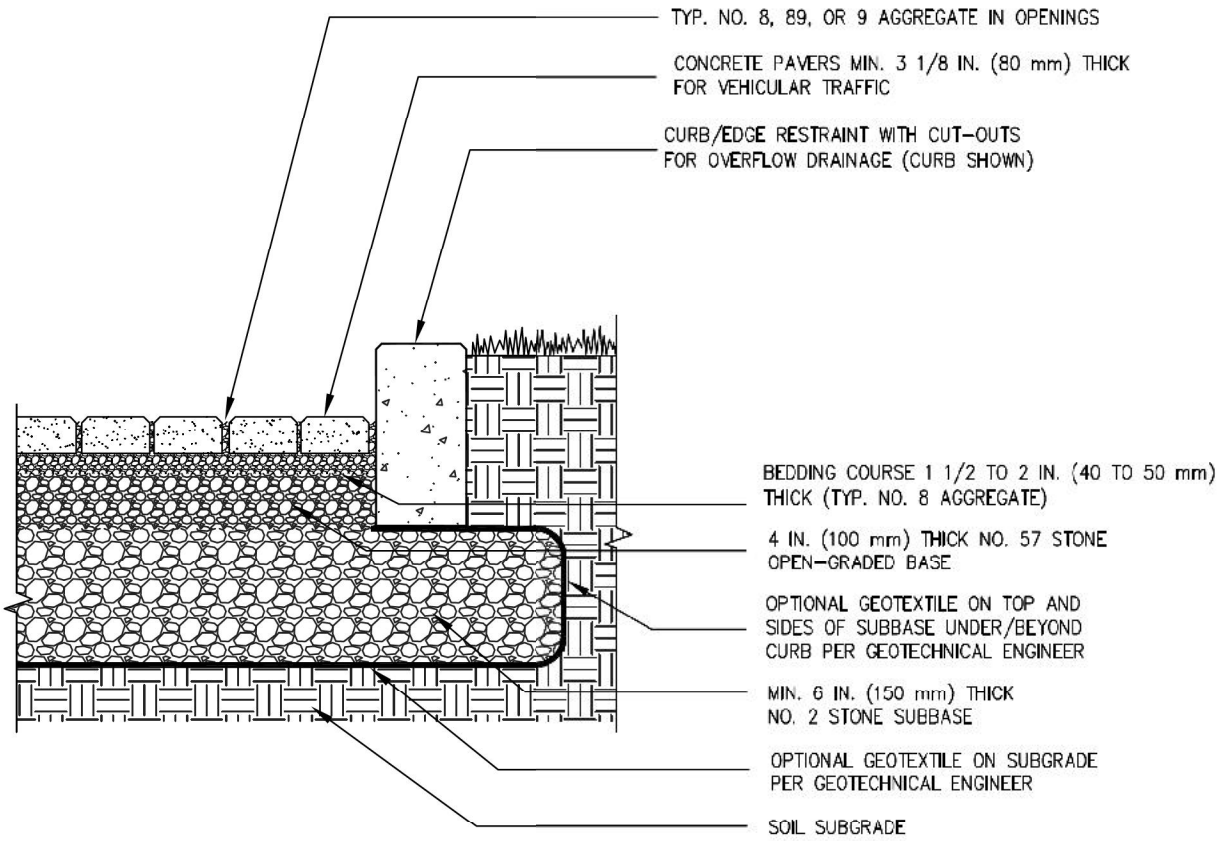
Annual Inspection

- Replenish aggregate in joints if more than ½" from chamfer bottoms on paver surfaces. Chamfer is the beveled edge around the top edge of the paver surface.
- Inspect vegetation around PICP perimeter for cover and soil stability, repair/replant as needed.
- Inspect and repair all paver surface deformations exceeding ½".
- Repair pavers offset by more than ¼" above/below adjacent units or curbs, inlets etc.
- Replace cracked paver units impairing surface structural integrity.
- If using under-drains, check drain outfalls for free flow of water and outflow from observation well after a major storm.

Maintenance and Repair Materials

Provide extra pavers for future maintenance and repair. Recommended paver supply is 2% to 5% of initial paver area.

Permeable Pavement with Full Exfiltration to Soil Subgrade



NOTES:

1. 2 3/8 IN. (60mm) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. SUBBASE THICKNESS DESIGN BY GEOTECHNICAL ENGINEER.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
4. CONSULT INTERLOCKING CONCRETE PAVEMENT INSTITUTE (WWW.ICPI.ORG) FOR PICP SYSTEMS WITH PARTIAL STORMWATER INFILTRATION WITH OFF-SITE DISCHARGE AND NO INFILTRATION WITH OFF-SITE DISCHARGE.
5. AGGREGATE AND STONE SIZES AS PER ASTM STANDARDS.

FIGURE 3.18 PERMEABLE INTERLOCKING CONCRETE PAVEMENTS (PICP)

Appendix B

Intensity-Duration-Frequency Curve

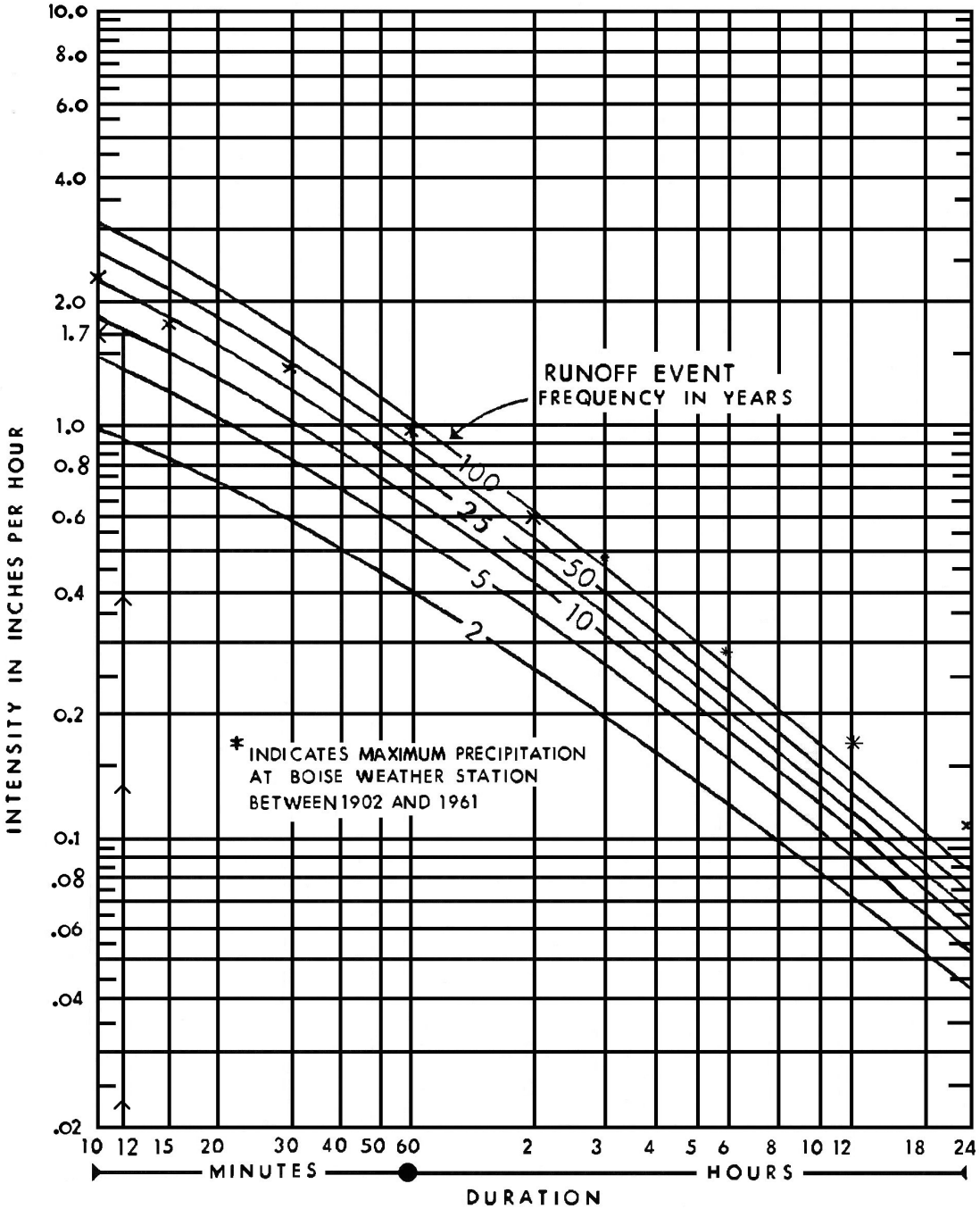


FIGURE D.1 RAINFALL INTENSITY, DURATION AND FREQUENCY RELATIONSHIP

Appendix C

Storm Water Calculations

Garden Phoenix Subdivision

DRAINAGE AREA #1

Area =	9,265	sf
Area =	0.21	acres
C =	0.65	

Infiltration Characteristics:

Infiltration Rate =		8	in per hr
Width	=	28	ft
Length	=	44	ft
A perc.	=	1232	sf
Q perc.	=	821.33	cf per hr
Q perc.	=	0.2281	cfs

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	Recovery Time
5	300	4.4	0.61	183	68	114	
10	600	3.2	0.44	266	137	129	
15	900	2.5	0.35	312	205	106	
20	1200	2.2	0.30	366	274	92	
30	1800	1.6	0.22	399	411	-12	
40	2400	1.4	0.19	465	548	-82	
50	3000	1.2	0.17	499	684	-186	
60	3600	1.1	0.15	548	821	-273	1 hour
120	7200	0.6	0.08	598	1,643	-1,044	2 hours
180	10800	0.45	0.06	673	2,464	-1,791	3 hours
240	14400	0.35	0.05	698	3,285	-2,587	4 hours
300	18000	0.3	0.04	748	4,107	-3,359	5 hours
360	21600	0.26	0.04	778	4,928	-4,150	6 hours
480	28800	0.22	0.03	877	6,571	-5,693	8 hours
600	36000	0.18	0.02	897	8,213	-7,316	10 hours
720	43200	0.14	0.02	838	9,856	-9,018	12 hours
1080	64800	0.12	0.02	1,077	14,784	-13,707	18 hours
1440	86400	0.085	0.01	1,017	19,712	-18,695	24 hours

Vs Max =	129	cf	Maximum Storage Required
V sb =	339	cf	Infiltration Bed Volume (38% Voids)
V sb 15% =	390.3474941	cf	Infiltration Bed Volume (x 15%)
Depth =	0.3	ft	Infiltration Bed Depth Required

Paver Infiltration Bed Size = **28** ft wide x **44** ft long x **0.3168** ft deep

Permeable Paver Infiltration Bed Recovery Time:

V s =	129	cf
Q perc =	821.33	cf per hr
Time Rec =	0.2	hours

Weighted Runoff Coefficient "C"

Runoff coefficients=	0.95	paved	(impervious)
	0.2	landscape	(pervious)

Impervious area =	5,572.00	sf	5293.4	sf
Pervious area =	3,693.00	sf	738.6	sf
Total Area =	9,265.00	sf	0.65	"C"

Garden Phoenix Subdivision

DRAINAGE AREA #2

Area =	9,843	sf
Area =	0.23	acres
C =	0.67	

Infiltration Characteristics:

Infiltration Rate =		8	in per hr
Width	=	19	ft
Length	=	55	ft
A perc.	=	1045	sf
Q perc.	=	696.67	cf per hr
Q perc.	=	0.1935	cfs

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	Recovery Time
5	300	4.4	0.66	199	58	141	
10	600	3.2	0.48	290	116	174	
15	900	2.5	0.38	340	174	165	
20	1200	2.2	0.33	398	232	166	
30	1800	1.6	0.24	435	348	86	
40	2400	1.4	0.21	507	464	43	
50	3000	1.2	0.18	543	581	-37	
60	3600	1.1	0.17	598	697	-99	1 hour
120	7200	0.6	0.09	652	1,393	-741	2 hours
180	10800	0.45	0.07	734	2,090	-1,356	3 hours
240	14400	0.35	0.05	761	2,787	-2,026	4 hours
300	18000	0.3	0.05	815	3,483	-2,668	5 hours
360	21600	0.26	0.04	848	4,180	-3,332	6 hours
480	28800	0.22	0.03	956	5,573	-4,617	8 hours
600	36000	0.18	0.03	978	6,967	-5,989	10 hours
720	43200	0.14	0.02	913	8,360	-7,447	12 hours
1080	64800	0.12	0.02	1,174	12,540	-11,366	18 hours
1440	86400	0.085	0.01	1,109	16,720	-15,611	24 hours

Vs Max =	174	cf	Maximum Storage Required
V sb =	457	cf	Infiltration Bed Volume (38% Voids)
V sb 15% =	525.6724421	cf	Infiltration Bed Volume (x 15%)
Depth =	0.5	ft	Infiltration Bed Depth Required

Paver Infiltration Bed Size = **19** ft wide x **55** ft long x **0.5030** ft deep

Permeable Paver Infiltration Bed Recovery Time:

V s =	174	cf
Q perc =	696.67	cf per hr
Time Rec =	0.2	hours

Weighted Runoff Coefficient "C"

Runoff coefficients=	0.95	paved	(impervious)
	0.2	landscape	(pervious)

Impervious area =	6,142.00	sf	5834.9	sf
Pervious area =	3,701.00	sf	740.2	sf
Total Area =	9,843.00	sf	0.67	"C"

Garden Phoenix Subdivision

DRAINAGE AREA #3

Area =	10,455	sf
Area =	0.24	acres
C =	0.65	

Infiltration Characteristics:

Infiltration Rate =		8	in per hr
Width	=	27	ft
Length	=	44	ft
A perc.	=	1188	sf
Q perc.	=	792.00	cf per hr
Q perc.	=	0.2200	cfs

STORAGE VOLUME REQUIRED (100 Year Storm):

Time (min.)	Time (sec.)	Intensity (inches/hr)	Q dev. (cfs)	V in (cf)	V out (cf)	V storage (cf)	Recovery Time
5	300	4.4	0.69	206	66	140	
10	600	3.2	0.50	300	132	168	
15	900	2.5	0.39	351	198	153	
20	1200	2.2	0.34	412	264	148	
30	1800	1.6	0.25	450	396	54	
40	2400	1.4	0.22	525	528	-3	
50	3000	1.2	0.19	562	660	-98	
60	3600	1.1	0.17	618	792	-174	1 hour
120	7200	0.6	0.09	675	1,584	-909	2 hours
180	10800	0.45	0.07	759	2,376	-1,617	3 hours
240	14400	0.35	0.05	787	3,168	-2,381	4 hours
300	18000	0.3	0.05	843	3,960	-3,117	5 hours
360	21600	0.26	0.04	877	4,752	-3,875	6 hours
480	28800	0.22	0.03	989	6,336	-5,347	8 hours
600	36000	0.18	0.03	1,012	7,920	-6,908	10 hours
720	43200	0.14	0.02	944	9,504	-8,560	12 hours
1080	64800	0.12	0.02	1,214	14,256	-13,042	18 hours
1440	86400	0.085	0.01	1,147	19,008	-17,861	24 hours

Vs Max =	168	cf	Maximum Storage Required
V sb =	442	cf	Infiltration Bed Volume (38% Voids)
V sb 15% =	507.8207916	cf	Infiltration Bed Volume (x 15%)
Depth =	0.4	ft	Infiltration Bed Depth Required

Paver Infiltration Bed Size = **27** ft wide x **44** ft long x **0.4275** ft deep

Permeable Paver Infiltration Bed Recovery Time:

V s =	168	cf
Q perc =	792.00	cf per hr
Time Rec =	0.2	hours

Weighted Runoff Coefficient "C"

Runoff coefficients=	0.95	paved	(impervious)	
	0.2	landscape	(pervious)	

Impervious area =	6,281.00	sf	5966.95	sf
Pervious area =	4,174.00	sf	834.8	sf
Total Area =	10,455.00	sf	0.65	"C"

Appendix D

Geotechnical Report

Geotechnical Engineering Report
of
Proposed Single-Family Cottages/Townhomes
4375 West Adams Street
Garden City, ID

Prepared for:

Dr. Briant Burke, MD, MS
976 Parkcenter Boulevard
Boise, ID 83706

MTI File Number B161676g

2791 S Victory View Way • Boise, ID 83709 • (208) 376-4748 • Fax (208) 322-6515
www.mti-id.com • mti@mti-id.com

Dr. Briant Burke, MD, MS
976 Parkcenter Boulevard
Boise, ID 83706
208-353-0158

Re: Geotechnical Engineering Report
Proposed Single-Family Cottages/Townhomes
4375 West Adams Street
Garden City, ID

Dear Dr. Burke, MD, MS:

In compliance with your instructions, MTI has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on 22 December 2016. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. MTI would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, MTI can provide materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these engineering services, we will meet with you at your convenience.

MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,
Materials Testing & Inspection, Inc.

Clint Wyllie, G.I.T.
Staff Geologist

Reviewed by: Monica Saculles, P.E.
Geotechnical Engineer

PROFESSIONAL ENGINEER LICENSED 14919 STATE OF IDAHO MONICA SACULLES
1-4-17

cc: Lisa Dabel, Coldwell Banker Tomlinson Group (PDF Copy)

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INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2012 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

Project Description

The proposed development is in the central portion of the City of Garden City, Ada County, ID, and occupies a portion of the SW¼SW¼ of Section 32, Township 4 North, Range 2 East, Boise Meridian. This project will consist of construction of 8 to 10 detached, single-family cottage/townhome structures, to be developed on 0.68 acre. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for light and heavy duty traffic loading of pavements for both access and parking. Retaining walls are not anticipated as part of the project. MTI has not been informed of the proposed grading plan.

Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Dr. Briant Burke, MD, MS to Monica Saculles of Materials Testing and Inspection, Inc. (MTI), on 16 December 2016. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Dr. Briant Burke and MTI. Our scope of services for the proposed development has been provided in our proposal dated 15 December 2016 and repeated below.

Purpose

The purpose of this Geotechnical Engineering Report is to determine various soil profile components and their engineering characteristics for use by either design engineers or architects in:

- Preparing or verifying suitability of foundation design and placement
- Preparing site drainage designs
- Indicating issues pertaining to earthwork construction
- Preparing light and heavy duty pavement section design requirements

Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

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Warranty and Limiting Conditions

MTI warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection, Inc. ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, MTI should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and MTI should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

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This report is also limited to information available at the time it was prepared. In the event additional information is provided to MTI following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, MTI can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

SITE DESCRIPTION

Site Access

Access to the site may be gained via Interstate 184 to the Curtis Road exit. Proceed north and northeast on Curtis Road approximately 1.0 miles where it becomes Veterans Memorial Parkway. Head northeast on Veterans Memorial Parkway 0.3 mile to its intersection with Adams Street. The site is located approximately 0.3 mile northwest of this intersection, on the southwest side of Adams Street. Presently the site exists as a vacant residential lot. The location is depicted on site map plates included in the **Appendix**.

Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Alluvium of Boise River" as mapped by Othberg and Stanford (1993). These Holocene (10,000 years ago to present) age deposits accumulated as the result of stream processes on low-lying river beds, flood plains and alluvial fans. Deposits are composed of sandy cobble gravel upstream grading to sandy pebble gravel downstream and typically contain no pedogenic clay. Gravel deposits underlie the flood plain of the Boise River to depths of 23-35 feet and overlie a surface cut by the river into earlier Tertiary basin-fill sediments.

General Site Characteristics

This proposed development consists of approximately 0.68 acre of relatively flat and level terrain. Throughout the majority of the site, surficial soils consist of silty sand sediments. Vegetation primarily consists of mature trees, bunchgrass, and other native grass varieties typical of arid to semi-arid environments.

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Based on review of historical aerial photographs, it appears that a structure was formerly present in the northwestern portion of the site. Fill materials should be expected in this area.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any stormwater drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site, but are currently located within Adams Street in the form of drop inlets.

Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-10. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

SOILS EXPLORATION

Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. MTI recommends that these logs **not** be used to estimate fill material quantities.

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Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found on the accompanying logs located in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

The materials encountered during exploration were quite typical for the geologic area mapped as Alluvium of Boise River. Surficial sediments were predominately silty sands. These sediments were most often brown to dark brown, dry to slightly moist, and medium dense to dense, with fine to medium-grained sand. Poorly graded sand with silt sediments were encountered beneath silty sands in test pits 1 and 3. These sediments were generally tan to brown, dry to slightly moist, and loose to medium dense, with fine-grained sand.

Poorly graded sand with gravel sediments were observed beneath silty sand sediments in test pit 2 and underlying poorly graded sand with silt sediments in test pits 1 and 3. These sediments were tan to brown, dry to saturated, and loose to medium dense, with fine to medium-grained sand and 8-inch-minus cobbles. Poorly graded gravel with sand sediments were observed at depth in test pit 2. These sediments were classified as tan to light brown, slightly moist to saturated, and medium dense, with fine to coarse-grained sand and fine to coarse gravel.

Test pit sidewalls were generally stable. However, sloughing of native granular sediments was observed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

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Groundwater

During this field investigation, groundwater was encountered in test pits at depths ranging from 8.0 to 8.8 feet bgs. Soil moistures in the test pits were generally dry to slightly moist within surficial soils. Within the poorly graded sands with silt and poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated.

In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River and to a lesser extent by residential and commercial irrigation activity. Maximum groundwater elevations likely occur during late spring to early summer runoff season. During previous investigations performed in June 2011, November 2015, and November 2016 within approximately ¼-mile to the east and southeast of the project site, groundwater was encountered within numerous test pits at depths ranging from 6.0 to 11.4 feet bgs. Furthermore, according to groundwater monitoring conducted by MTI within approximately ½-mile of the project site, groundwater was measured at depths ranging between 6.8 to 7.0 feet bgs.

For construction purposes, groundwater depth can be assumed to remain greater than 6 feet bgs throughout the year. Since this is an estimated depth and seasonal groundwater levels fluctuate, actual levels should be confirmed by periodic groundwater data collected from a piezometer installed in test pit 3. If desired, MTI is available to perform this monitoring.

Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, silty sand sediments typically display infiltration rates of 4 to 8 inches per hour. Poorly graded sand and gravel sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded sand with silt sediments or poorly graded sand with gravel sediments. Excavation depths of approximately 2.5 to 4.5 feet bgs should be anticipated to expose these poorly graded sand with silt/poorly graded sand with gravel sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

FOUNDATION, SLAB, AND PAVEMENT DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

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Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed.

Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, MTI recommends the following guidelines for the net allowable soil bearing capacity:

Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native silty sand sediments or compacted structural fill. Existing organics and fill materials (if encountered) must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 0.3 to 0.4 feet bgs should be anticipated to expose proper bearing soils in most areas.[2] However, in areas where the former structure was located (and any associated septic systems, etc.), or where trees are/were present, deeper excavation depths should be anticipated.	Not Required for Native Soil 95% for Structural Fill	2,000 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for MTI personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native silty sand (SM) sediments and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 349 pounds per square foot per foot (psf/ft) should be used for silty sand (SM) sediments. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2012 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, MTI recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade.

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Crawl Space Recommendations

All residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Bottom of crawl spaces must be elevated at least 2 feet above seasonal high groundwater elevation. MTI recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

Floor Slab-on-Grade

Fill materials should be anticipated on the site in areas where structures were formerly present. MTI recommends that these fill materials be excavated to a sufficient depth to expose competent, native soils or to a minimum depth of 1½ feet below finished subgrade. If fill materials remain after over-excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. MTI personnel must be present during excavation to identify these materials.

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat (drainage fill course) should be provided below slabs-on-grade. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. Upon request, MTI can provide further consultation regarding installation.

Recommended Pavement Sections

MTI has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 8 has been assumed for near-surface silty sand sediments on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

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Flexible Pavement Sections

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Calculation sheets provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement sections. MTI recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

AASHTO Flexible Pavement Specifications

Pavement Section Component[1]	Driveways and Parking No Truck Access	Driveways and Parking Truck Access
Asphaltic Concrete	2.5 Inches	3.0 Inches
Crushed Aggregate Base	4.0 Inches	4.0 Inches
Structural Subbase	6.0 Inches	6.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section	See **Pavement Subgrade Preparation** Section

[1]It will be required for MTI personnel to verify subgrade competency at the time of construction.

Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.

Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

Pavement Subgrade Preparation

Fill materials should be anticipated on the site in areas where structures were formerly present. MTI recommends that these fill materials be excavated to a sufficient depth to expose competent, native soils or to a minimum depth of 1½ feet below finished subgrade. If fill materials remain after over-excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698. MTI personnel must be present during excavation to identify these materials.

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Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by MTI personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. MTI anticipated that pavement areas will be subjected to moderate traffic. MTI does not anticipate pumping material to become evident during compaction, but subgrade clays and silts near and above optimum moisture contents may tend to pump. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

MTI recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, undisturbed, native silty sand sediments or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees, brush, and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees or structures are/were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by MTI personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability.

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If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

MTI should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.

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- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. MTI is available to provide recommendations and guidelines at your request.

Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. MTI is available to provide further guidance/assistance upon request.

Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. <u>However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited.</u> These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. <u>If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed.</u> Following placement, silty soils <u>must</u> be protected from degradation resulting from construction traffic or subsequent construction.

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Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

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Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse; however, sloughing of native granular sediments from test pit sidewalls was observed, particularly after penetration of the water table. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

Groundwater Control

Groundwater was encountered during the investigation but is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a treme. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, MTI should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

GENERAL COMMENTS

When plans and specifications are complete, or if significant changes are made in the character or location of the proposed structures, consultation with MTI should be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by MTI personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

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APPENDICES

ACRONYM LIST

AASHTO:	American Association of State Highway and Transportation Officials
ACHD:	Ada County Highway District
ACI	American Concrete Institute
ASCE	American Society of Civil Engineers
ASTM:	American Society for Testing and Materials
bgs:	below ground surface
CBR:	California Bearing Ratio
D:	natural dry unit weight, pcf
ESAL	Equivalent Single Axle Load
GS:	grab sample
IBC:	International Building Code
IDEQ	Idaho Department of Environmental Quality
ISPWC:	Idaho Standards for Public Works Construction
ITD:	Idaho Transportation Department
LL:	Liquid Limit
M:	water content
MSL:	mean sea level
N:	Standard "N" penetration: blows per foot, Standard Penetration Test
NP:	nonplastic
OSHA	Occupational Safety and Health Administration
PCCP:	Portland Cement Concrete Pavement
PERM:	vapor permeability
PI:	Plasticity Index
PID:	photoionization detector
PVC:	polyvinyl chloride
Qc:	cone penetrometer value, unconfined compressive strength, psi
Qp:	Penetrometer value, unconfined compressive strength, tsf
Qu:	Unconfined compressive strength, tsf
RMR	Rock Mass Rating
RQD	Rock Quality Designation
R-Value	Resistance Value
SPT:	Standard Penetration Test (140:pound hammer falling 30 in. on a 2:in. split spoon)
USCS:	Unified Soil Classification System
USDA:	United States Department of Agriculture
UST:	underground storage tank
V:	vane value, ultimate shearing strength, tsf

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GEOTECHNICAL GENERAL NOTES

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION			
Coarse-Grained Soils	**SPT Blow Counts (N)**	**Fine-Grained Soils**	**SPT Blow Counts (N)**
Very Loose:	< 4	Very Soft:	< 2
Loose:	4-10	Soft:	2-4
Medium Dense:	10-30	Medium Stiff:	4-8
Dense:	30-50	Stiff:	8-15
Very Dense:	>50	Very Stiff:	15-30
		Hard:	>30

Moisture Content	
Description	**Field Test**
Dry	Absence of moisture, dusty, dry to touch
Moist	Damp but not visible moisture
Wet	Visible free water, usually soil is below water table

Cementation	
Description	**Field Test**
Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or beaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

PARTICLE SIZE					
Boulders:	>12 in.	Coarse-Grained Sand:	5 to 0.6 mm	Silts:	0.075 to 0.005 mm
Cobbles:	12 to 3 in.	Medium-Grained Sand:	0.6 to 0.2 mm	Clays:	<0.005 mm
Gravel:	3 in. to 5 mm	Fine-Grained Sand:	0.2 to 0.075 mm		

UNIFIED SOIL CLASSIFICATION SYSTEM			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils <50% passes No.200 sieve	Gravel & Gravelly Soils <50% coarse fraction passes No.4 sieve	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils >50% coarse fraction passes No.4 sieve	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine Grained Soils >50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6363831 **Longitude:** -116.2502365
Depth to Water Table: 8.0 feet bgs **Total Depth:** 8.3 Feet bgs
Notes: Piezometer installed to 8.3 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-4.5	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.4 foot bgs.* *--Sand content increased with depth.*				
4.5-5.3	Poorly Graded Sand with Silt (SP-SM): *Tan to light brown, dry to slightly moist, loose to medium dense, with fine-grained sand.* *--1/2" tree roots noted from 4.5 to 5.5 feet bgs (approximately 10%).*				
5.3-8.3	Poorly Graded Sand with Gravel (SP): *Tan to light brown, slightly moist to saturated, loose to medium dense, with fine to medium-grained sand and 6-inch-minus cobbles.* *--Iron staining noted minimally throughout.*				

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6363081 **Longitude:** -116.2506934
Depth to Water Table: 8.8 feet bgs **Total Depth:** 9.0 Feet bgs

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.6	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.3 foot bgs.* *--Sand content increased with depth.*				
3.6-7.2	Poorly Graded Sand with Gravel (SP): *Tan to brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand and 8-inch-minus cobbles.* *--1/2" tree roots noted from 2.8 to 3.6 feet bgs (approximately 10%).* *--Iron staining noted minimally throughout.*				
7.2-9.0	Poorly Graded Gravel with Sand (GP): *Tan to light brown, slightly moist to saturated, medium dense, with medium to coarse-grained sand and fine to coarse gravel.*				

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6360893 **Longitude:** -116.2501907
Depth to Water Table: 8.0 feet bgs **Total Depth:** 8.2 Feet bgs

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.5	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.4 foot bgs.* *--Sand content increased with depth.*				
2.5-5.1	Poorly Graded Sand with Silt (SP-SM): *Tan to brown, dry to slightly moist, loose to medium dense, with fine-grained sand.* *--1/2" tree roots noted from 4.0 to 5.5 feet bgs (approximately 10%).* *--Iron staining noted minimally throughout.*	GS	3.5-4.0		A
5.1-8.2	Poorly Graded Sand with Gravel (SP): *Tan to light brown, slightly moist to saturated, loose to medium dense, with fine to medium-grained sand and 6-inch-minus cobbles.* *--Iron staining noted minimally throughout.*				

Lab Test ID	M	LL	PI	Sieve Analysis (% passing)				
-	%	-	-	#4	#10	#40	#100	#200
A	7.9	NP	NP	100	100	98	20	9.8

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AASHTO PAVEMENT THICKNESS DESIGN PROCEDURES

Pavement Section Design Location: Proposed Single Family Cottages-Townhomes, No Truck Access

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	8		**Subgrade Mr:**	12,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	60	2.0%	0.0008	426
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	32	2.0%	0.0122	3,462
2-Axle, 6-Tire Trucks:	7	2.0%	0.1890	11,733
Concrete Trucks:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs:	55,352
Actual Log (ESALs):	4.743
Trial SN:	1.91
Trial Log (ESALs):	4.753
Pavement Section Design SN:	2.21

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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AASHTO PAVEMENT THICKNESS DESIGN PROCEDURES

Pavement Section Design Location: Proposed Single Family Cottages-Townhomes, Truck Access

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	8		**Subgrade Mr:**	12,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	34	2.0%	0.0008	241
Buses:	2	2.0%	0.6806	12,072
Panel & Pickup Trucks:	35	2.0%	0.0122	3,787
2-Axle, 6-Tire Trucks:	25	2.0%	0.1890	41,904
Concrete Trucks:	2.0	2.0%	4.4800	79,462
Dump Trucks:	2	2.0%	3.6300	64,386
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs: 201,852

Actual Log (ESALs): 5.305

Trial SN: 2.37

Trial Log (ESALs): 5.308

Pavement Section Design SN: 2.42

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	3.00	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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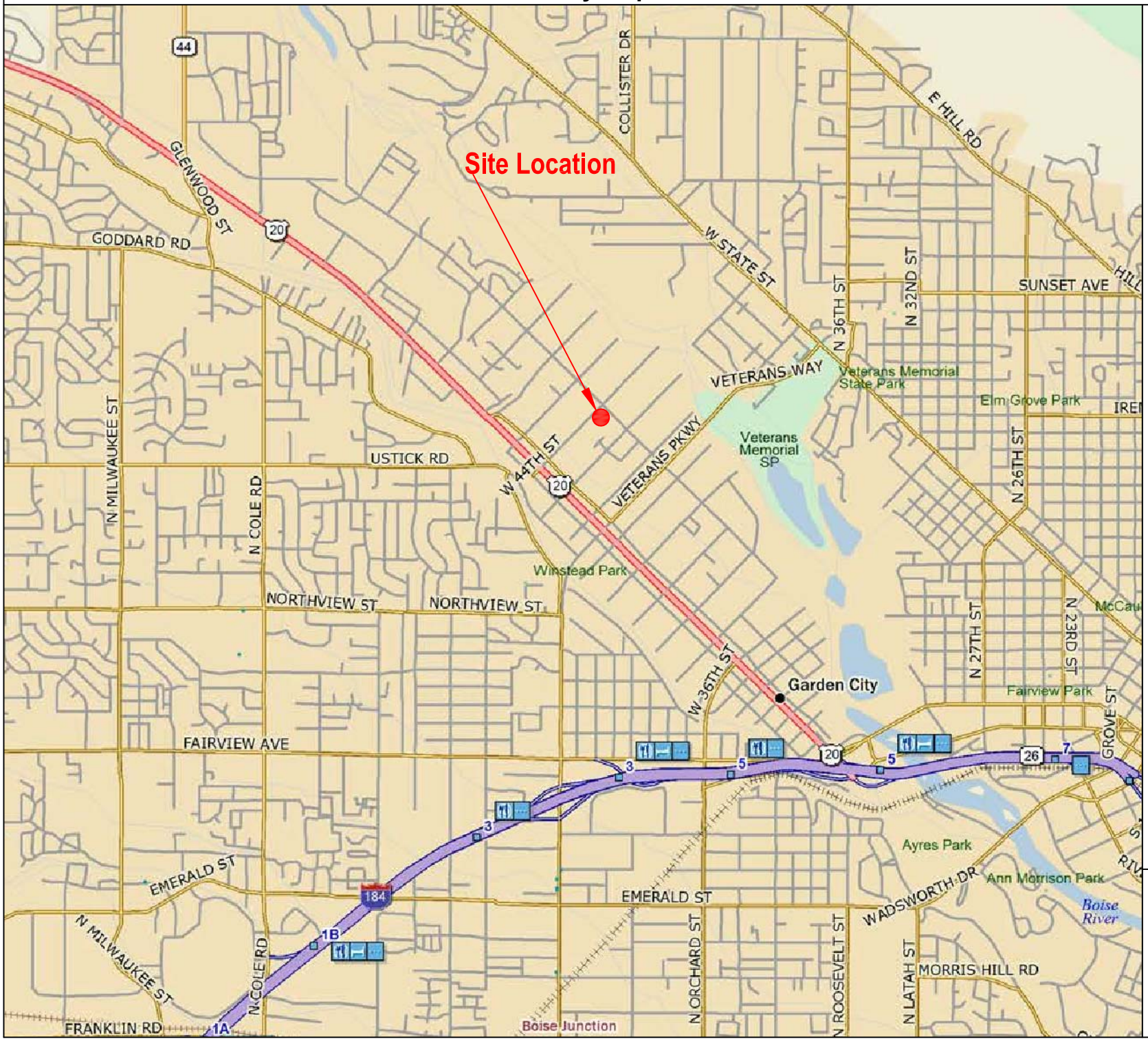
Vicinity Map

Plate 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

N

Proposed Single-Family Cottages-Townhomes
4375 West Adams Street
Garden City, ID

Modified from DeLorme by: CCW
30 December 2016
Drawing: B161676g

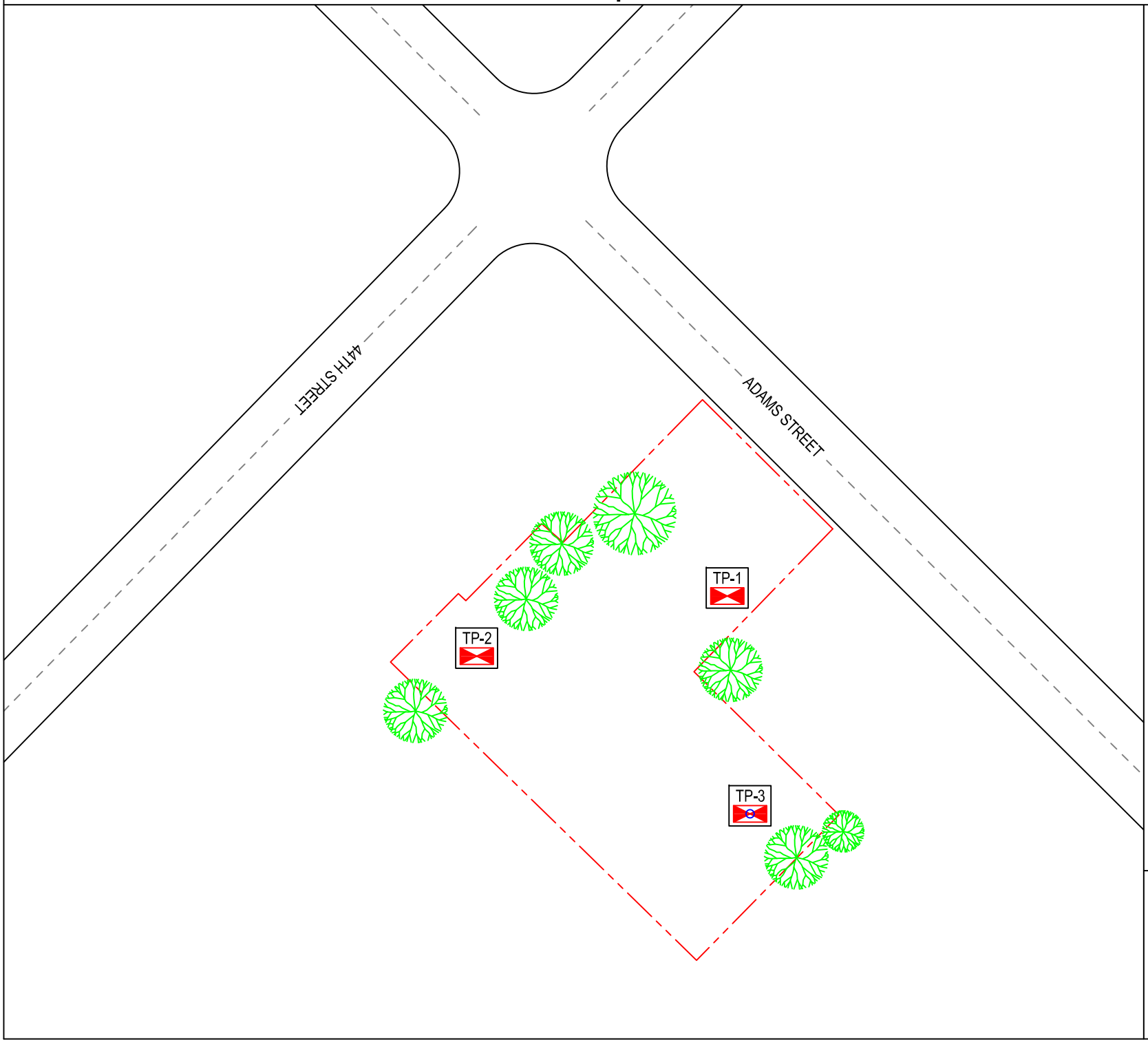
MATERIALS TESTING & INSPECTION

2791 S. Victory View Way
Boise, ID 83709-2835

Phone: 208 376-4748
Fax: 208 322-6515
E-mail: mti@mti-id.com

Site Map

Plate 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate MTI Test Pit Location

Approximate MTI Test Pit Location with Piezometer

Approximate Existing Tree Location

N

Proposed Single-Family Cottages-Townhomes
4375 West Adams Street
Garden City, ID

Drawn by: CCW
30 December 2016
Drawing: B161676g

MATERIALS TESTING & INSPECTION

2791 S. Victory View Way
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Geotechnical Engineering Report
of
Proposed Single-Family Cottages/Townhomes
4375 West Adams Street
Garden City, ID

Prepared for:

Dr. Briant Burke, MD, MS
976 Parkcenter Boulevard
Boise, ID 83706

MTI File Number B161676g

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Dr. Briant Burke, MD, MS
976 Parkcenter Boulevard
Boise, ID 83706
208-353-0158

Re: Geotechnical Engineering Report
Proposed Single-Family Cottages/Townhomes
4375 West Adams Street
Garden City, ID

Dear Dr. Burke, MD, MS:

In compliance with your instructions, MTI has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on 22 December 2016. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. MTI would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, MTI can provide materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these engineering services, we will meet with you at your convenience.

MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,
Materials Testing & Inspection, Inc.

Clint Wyllie, G.I.T.
Staff Geologist

Reviewed by: Monica Saculles, P.E.
Geotechnical Engineer

PROFESSIONAL ENGINEER LICENSED 14919 STATE OF IDAHO MONICA SACULLES
1-4-17

cc: Lisa Dabel, Coldwell Banker Tomlinson Group (PDF Copy)

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INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2012 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

Project Description

The proposed development is in the central portion of the City of Garden City, Ada County, ID, and occupies a portion of the SW¼SW¼ of Section 32, Township 4 North, Range 2 East, Boise Meridian. This project will consist of construction of 8 to 10 detached, single-family cottage/townhome structures, to be developed on 0.68 acre. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for light and heavy duty traffic loading of pavements for both access and parking. Retaining walls are not anticipated as part of the project. MTI has not been informed of the proposed grading plan.

Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Dr. Briant Burke, MD, MS to Monica Saculles of Materials Testing and Inspection, Inc. (MTI), on 16 December 2016. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Dr. Briant Burke and MTI. Our scope of services for the proposed development has been provided in our proposal dated 15 December 2016 and repeated below.

Purpose

The purpose of this Geotechnical Engineering Report is to determine various soil profile components and their engineering characteristics for use by either design engineers or architects in:

- Preparing or verifying suitability of foundation design and placement
- Preparing site drainage designs
- Indicating issues pertaining to earthwork construction
- Preparing light and heavy duty pavement section design requirements

Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

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Warranty and Limiting Conditions

MTI warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection, Inc. ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, MTI should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and MTI should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

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This report is also limited to information available at the time it was prepared. In the event additional information is provided to MTI following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, MTI can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

SITE DESCRIPTION

Site Access

Access to the site may be gained via Interstate 184 to the Curtis Road exit. Proceed north and northeast on Curtis Road approximately 1.0 miles where it becomes Veterans Memorial Parkway. Head northeast on Veterans Memorial Parkway 0.3 mile to its intersection with Adams Street. The site is located approximately 0.3 mile northwest of this intersection, on the southwest side of Adams Street. Presently the site exists as a vacant residential lot. The location is depicted on site map plates included in the **Appendix**.

Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Alluvium of Boise River" as mapped by Othberg and Stanford (1993). These Holocene (10,000 years ago to present) age deposits accumulated as the result of stream processes on low-lying river beds, flood plains and alluvial fans. Deposits are composed of sandy cobble gravel upstream grading to sandy pebble gravel downstream and typically contain no pedogenic clay. Gravel deposits underlie the flood plain of the Boise River to depths of 23-35 feet and overlie a surface cut by the river into earlier Tertiary basin-fill sediments.

General Site Characteristics

This proposed development consists of approximately 0.68 acre of relatively flat and level terrain. Throughout the majority of the site, surficial soils consist of silty sand sediments. Vegetation primarily consists of mature trees, bunchgrass, and other native grass varieties typical of arid to semi-arid environments.

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Based on review of historical aerial photographs, it appears that a structure was formerly present in the northwestern portion of the site. Fill materials should be expected in this area.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any stormwater drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site, but are currently located within Adams Street in the form of drop inlets.

Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-10. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

SOILS EXPLORATION

Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. MTI recommends that these logs **not** be used to estimate fill material quantities.

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Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found on the accompanying logs located in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

The materials encountered during exploration were quite typical for the geologic area mapped as Alluvium of Boise River. Surficial sediments were predominately silty sands. These sediments were most often brown to dark brown, dry to slightly moist, and medium dense to dense, with fine to medium-grained sand. Poorly graded sand with silt sediments were encountered beneath silty sands in test pits 1 and 3. These sediments were generally tan to brown, dry to slightly moist, and loose to medium dense, with fine-grained sand.

Poorly graded sand with gravel sediments were observed beneath silty sand sediments in test pit 2 and underlying poorly graded sand with silt sediments in test pits 1 and 3. These sediments were tan to brown, dry to saturated, and loose to medium dense, with fine to medium-grained sand and 8-inch-minus cobbles. Poorly graded gravel with sand sediments were observed at depth in test pit 2. These sediments were classified as tan to light brown, slightly moist to saturated, and medium dense, with fine to coarse-grained sand and fine to coarse gravel.

Test pit sidewalls were generally stable. However, sloughing of native granular sediments was observed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

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Groundwater

During this field investigation, groundwater was encountered in test pits at depths ranging from 8.0 to 8.8 feet bgs. Soil moistures in the test pits were generally dry to slightly moist within surficial soils. Within the poorly graded sands with silt and poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated.

In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River and to a lesser extent by residential and commercial irrigation activity. Maximum groundwater elevations likely occur during late spring to early summer runoff season. During previous investigations performed in June 2011, November 2015, and November 2016 within approximately ¼-mile to the east and southeast of the project site, groundwater was encountered within numerous test pits at depths ranging from 6.0 to 11.4 feet bgs. Furthermore, according to groundwater monitoring conducted by MTI within approximately ½-mile of the project site, groundwater was measured at depths ranging between 6.8 to 7.0 feet bgs.

For construction purposes, groundwater depth can be assumed to remain greater than 6 feet bgs throughout the year. Since this is an estimated depth and seasonal groundwater levels fluctuate, actual levels should be confirmed by periodic groundwater data collected from a piezometer installed in test pit 3. If desired, MTI is available to perform this monitoring.

Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, silty sand sediments typically display infiltration rates of 4 to 8 inches per hour. Poorly graded sand and gravel sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded sand with silt sediments or poorly graded sand with gravel sediments. Excavation depths of approximately 2.5 to 4.5 feet bgs should be anticipated to expose these poorly graded sand with silt/poorly graded sand with gravel sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

FOUNDATION, SLAB, AND PAVEMENT DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

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Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed.

Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, MTI recommends the following guidelines for the net allowable soil bearing capacity:

Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native silty sand sediments or compacted structural fill. Existing organics and fill materials (if encountered) must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 0.3 to 0.4 feet bgs should be anticipated to expose proper bearing soils in most areas.[2] However, in areas where the former structure was located (and any associated septic systems, etc.), or where trees are/were present, deeper excavation depths should be anticipated.	Not Required for Native Soil 95% for Structural Fill	2,000 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for MTI personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native silty sand (SM) sediments and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 349 pounds per square foot per foot (psf/ft) should be used for silty sand (SM) sediments. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2012 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, MTI recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade.

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Crawl Space Recommendations

All residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Bottom of crawl spaces must be elevated at least 2 feet above seasonal high groundwater elevation. MTI recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

Floor Slab-on-Grade

Fill materials should be anticipated on the site in areas where structures were formerly present. MTI recommends that these fill materials be excavated to a sufficient depth to expose competent, native soils or to a minimum depth of 1½ feet below finished subgrade. If fill materials remain after over-excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. MTI personnel must be present during excavation to identify these materials.

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat (drainage fill course) should be provided below slabs-on-grade. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. Upon request, MTI can provide further consultation regarding installation.

Recommended Pavement Sections

MTI has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 8 has been assumed for near-surface silty sand sediments on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

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Flexible Pavement Sections

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Calculation sheets provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement sections. MTI recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

AASHTO Flexible Pavement Specifications

Pavement Section Component[1]	Driveways and Parking No Truck Access	Driveways and Parking Truck Access
Asphaltic Concrete	2.5 Inches	3.0 Inches
Crushed Aggregate Base	4.0 Inches	4.0 Inches
Structural Subbase	6.0 Inches	6.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section	See **Pavement Subgrade Preparation** Section

[1]It will be required for MTI personnel to verify subgrade competency at the time of construction.

Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.

Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

Pavement Subgrade Preparation

Fill materials should be anticipated on the site in areas where structures were formerly present. MTI recommends that these fill materials be excavated to a sufficient depth to expose competent, native soils or to a minimum depth of 1½ feet below finished subgrade. If fill materials remain after over-excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698. MTI personnel must be present during excavation to identify these materials.

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Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by MTI personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. MTI anticipated that pavement areas will be subjected to moderate traffic. MTI does not anticipate pumping material to become evident during compaction, but subgrade clays and silts near and above optimum moisture contents may tend to pump. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

MTI recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, undisturbed, native silty sand sediments or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees, brush, and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees or structures are/were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by MTI personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability.

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If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

MTI should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.

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- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. MTI is available to provide recommendations and guidelines at your request.

Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. MTI is available to provide further guidance/assistance upon request.

Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. <u>However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited.</u> These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. <u>If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed.</u> Following placement, silty soils <u>must</u> be protected from degradation resulting from construction traffic or subsequent construction.

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Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

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Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse; however, sloughing of native granular sediments from test pit sidewalls was observed, particularly after penetration of the water table. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

Groundwater Control

Groundwater was encountered during the investigation but is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a treme. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, MTI should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

GENERAL COMMENTS

When plans and specifications are complete, or if significant changes are made in the character or location of the proposed structures, consultation with MTI should be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by MTI personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

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APPENDICES

ACRONYM LIST

AASHTO:	American Association of State Highway and Transportation Officials
ACHD:	Ada County Highway District
ACI	American Concrete Institute
ASCE	American Society of Civil Engineers
ASTM:	American Society for Testing and Materials
bgs:	below ground surface
CBR:	California Bearing Ratio
D:	natural dry unit weight, pcf
ESAL	Equivalent Single Axle Load
GS:	grab sample
IBC:	International Building Code
IDEQ	Idaho Department of Environmental Quality
ISPWC:	Idaho Standards for Public Works Construction
ITD:	Idaho Transportation Department
LL:	Liquid Limit
M:	water content
MSL:	mean sea level
N:	Standard "N" penetration: blows per foot, Standard Penetration Test
NP:	nonplastic
OSHA	Occupational Safety and Health Administration
PCCP:	Portland Cement Concrete Pavement
PERM:	vapor permeability
PI:	Plasticity Index
PID:	photoionization detector
PVC:	polyvinyl chloride
Qc:	cone penetrometer value, unconfined compressive strength, psi
Qp:	Penetrometer value, unconfined compressive strength, tsf
Qu:	Unconfined compressive strength, tsf
RMR	Rock Mass Rating
RQD	Rock Quality Designation
R-Value	Resistance Value
SPT:	Standard Penetration Test (140:pound hammer falling 30 in. on a 2:in. split spoon)
USCS:	Unified Soil Classification System
USDA:	United States Department of Agriculture
UST:	underground storage tank
V:	vane value, ultimate shearing strength, tsf

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GEOTECHNICAL GENERAL NOTES

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION			
Coarse-Grained Soils	**SPT Blow Counts (N)**	**Fine-Grained Soils**	**SPT Blow Counts (N)**
Very Loose:	< 4	Very Soft:	< 2
Loose:	4-10	Soft:	2-4
Medium Dense:	10-30	Medium Stiff:	4-8
Dense:	30-50	Stiff:	8-15
Very Dense:	>50	Very Stiff:	15-30
		Hard:	>30

Moisture Content	
Description	**Field Test**
Dry	Absence of moisture, dusty, dry to touch
Moist	Damp but not visible moisture
Wet	Visible free water, usually soil is below water table

Cementation	
Description	**Field Test**
Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or beaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

PARTICLE SIZE					
Boulders:	>12 in.	Coarse-Grained Sand:	5 to 0.6 mm	Silts:	0.075 to 0.005 mm
Cobbles:	12 to 3 in.	Medium-Grained Sand:	0.6 to 0.2 mm	Clays:	<0.005 mm
Gravel:	3 in. to 5 mm	Fine-Grained Sand:	0.2 to 0.075 mm		

UNIFIED SOIL CLASSIFICATION SYSTEM			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils <50% passes No.200 sieve	Gravel & Gravelly Soils <50% coarse fraction passes No.4 sieve	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils >50% coarse fraction passes No.4 sieve	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine Grained Soils >50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6363831 **Longitude:** -116.2502365
Depth to Water Table: 8.0 feet bgs **Total Depth:** 8.3 Feet bgs
Notes: Piezometer installed to 8.3 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-4.5	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.4 foot bgs.* *--Sand content increased with depth.*				
4.5-5.3	Poorly Graded Sand with Silt (SP-SM): *Tan to light brown, dry to slightly moist, loose to medium dense, with fine-grained sand.* *--1/2" tree roots noted from 4.5 to 5.5 feet bgs (approximately 10%).*				
5.3-8.3	Poorly Graded Sand with Gravel (SP): *Tan to light brown, slightly moist to saturated, loose to medium dense, with fine to medium-grained sand and 6-inch-minus cobbles.* *--Iron staining noted minimally throughout.*				

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6363081 **Longitude:** -116.2506934
Depth to Water Table: 8.8 feet bgs **Total Depth:** 9.0 Feet bgs

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.6	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.3 foot bgs.* *--Sand content increased with depth.*				
3.6-7.2	Poorly Graded Sand with Gravel (SP): *Tan to brown, dry to slightly moist, loose to medium dense, with fine to medium-grained sand and 8-inch-minus cobbles.* *--1/2" tree roots noted from 2.8 to 3.6 feet bgs (approximately 10%).* *--Iron staining noted minimally throughout.*				
7.2-9.0	Poorly Graded Gravel with Sand (GP): *Tan to light brown, slightly moist to saturated, medium dense, with medium to coarse-grained sand and fine to coarse gravel.*				

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3 **Date Advanced:** 22 Dec 2016 **Logged by:** Ethan Salove, E.I.T.
Excavated by: Struckman's Backhoe Service **Location:** See Site Map Plates
Latitude: 43.6360893 **Longitude:** -116.2501907
Depth to Water Table: 8.0 feet bgs **Total Depth:** 8.2 Feet bgs

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.5	Silty Sand (SM): *Brown to dark brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.* *--Organics to a depth of 0.4 foot bgs.* *--Sand content increased with depth.*				
2.5-5.1	Poorly Graded Sand with Silt (SP-SM): *Tan to brown, dry to slightly moist, loose to medium dense, with fine-grained sand.* *--1/2" tree roots noted from 4.0 to 5.5 feet bgs (approximately 10%).* *--Iron staining noted minimally throughout.*	GS	3.5-4.0		A
5.1-8.2	Poorly Graded Sand with Gravel (SP): *Tan to light brown, slightly moist to saturated, loose to medium dense, with fine to medium-grained sand and 6-inch-minus cobbles.* *--Iron staining noted minimally throughout.*				

Lab Test ID	M	LL	PI	Sieve Analysis (% passing)				
-	%	-	-	#4	#10	#40	#100	#200
A	7.9	NP	NP	100	100	98	20	9.8

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AASHTO PAVEMENT THICKNESS DESIGN PROCEDURES

Pavement Section Design Location: Proposed Single Family Cottages-Townhomes, No Truck Access

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	8		**Subgrade Mr:**	12,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	60	2.0%	0.0008	426
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	32	2.0%	0.0122	3,462
2-Axle, 6-Tire Trucks:	7	2.0%	0.1890	11,733
Concrete Trucks:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs:	55,352
Actual Log (ESALs):	4.743
Trial SN:	1.91
Trial Log (ESALs):	4.753
Pavement Section Design SN:	2.21

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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AASHTO PAVEMENT THICKNESS DESIGN PROCEDURES

Pavement Section Design Location: Proposed Single Family Cottages-Townhomes, Truck Access

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	8		**Subgrade Mr:**	12,000

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	34	2.0%	0.0008	241
Buses:	2	2.0%	0.6806	12,072
Panel & Pickup Trucks:	35	2.0%	0.0122	3,787
2-Axle, 6-Tire Trucks:	25	2.0%	0.1890	41,904
Concrete Trucks:	2.0	2.0%	4.4800	79,462
Dump Trucks:	2	2.0%	3.6300	64,386
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs: 201,852

Actual Log (ESALs): 5.305

Trial SN: 2.37

Trial Log (ESALs): 5.308

Pavement Section Design SN: 2.42

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	3.00	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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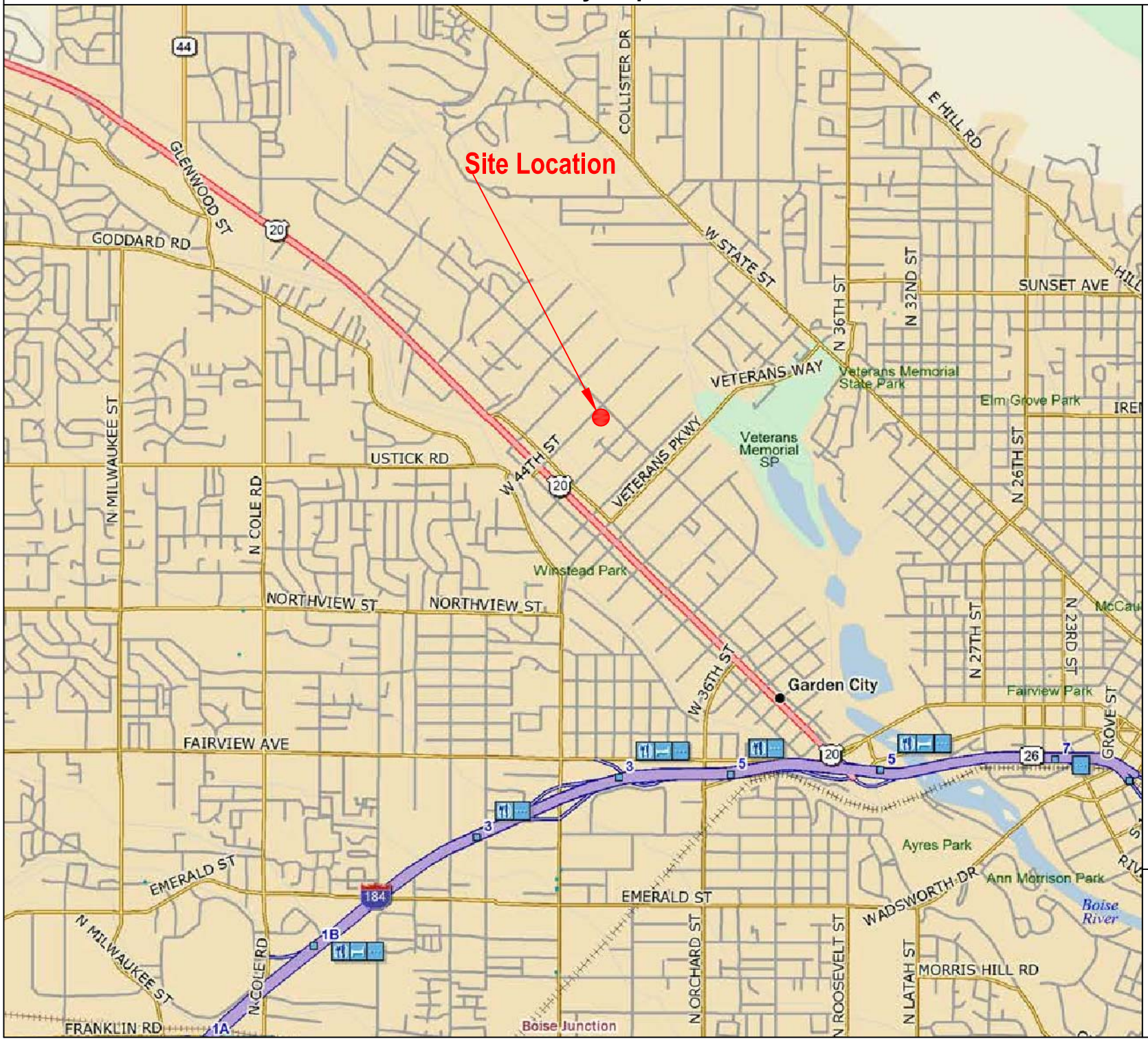
Vicinity Map

Plate 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

N

Proposed Single-Family Cottages-Townhomes
4375 West Adams Street
Garden City, ID

Modified from DeLorme by: CCW
30 December 2016
Drawing: B161676g

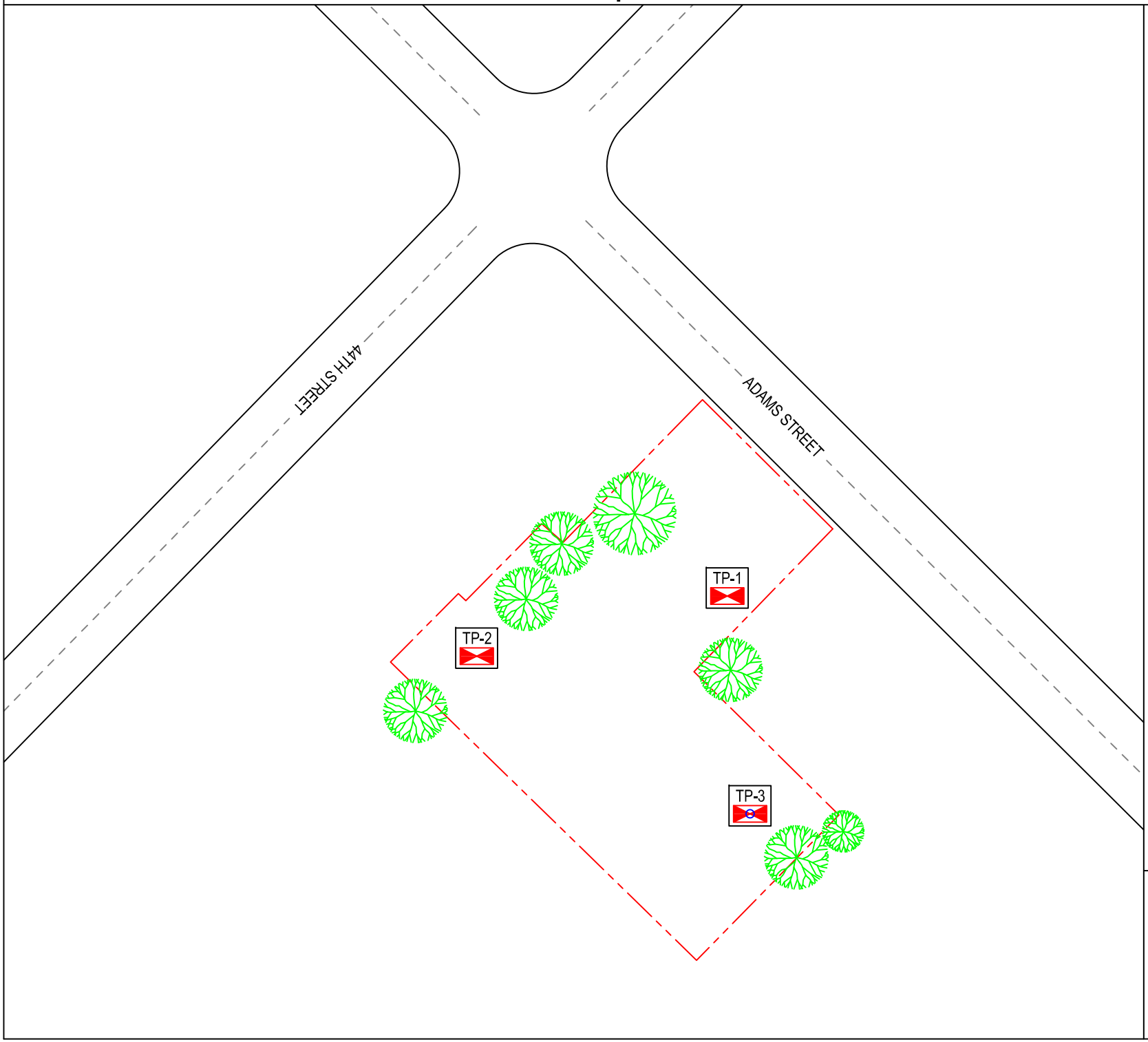
MATERIALS TESTING & INSPECTION

2791 S. Victory View Way
Boise, ID 83709-2835

Phone: 208 376-4748
Fax: 208 322-6515
E-mail: mti@mti-id.com

Site Map

Plate 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate MTI Test Pit Location

Approximate MTI Test Pit Location with Piezometer

Approximate Existing Tree Location

N

Proposed Single-Family Cottages-Townhomes
4375 West Adams Street
Garden City, ID

Drawn by: CCW
30 December 2016
Drawing: B161676g

MATERIALS TESTING & INSPECTION

2791 S. Victory View Way
Boise, ID 83709-2835

Phone: 208 376-4748
Fax: 208 322-6515
E-mail: mti@mti-id.com

[redacted]

DECLARATION OF

COVENANTS. CONDITIONS AND RESTRICTIONS

FOR

[redacted]

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR [redacted] is made effective as of the [redacted].

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ARTICLE I: RECITALS

1.1 Property Covered. The property subject to this Declaration of Covenants, Conditions and Restrictions for [redacted] ("Declaration") is the Property legally described in Exhibit A attached hereto and made a part hereof (the "Property"). Grantor may develop the Property in stages or phases. Grantor, in its sole discretion, may amend or supplement this Declaration to add additional Property.

1.2 Residential Development. [redacted] are residential developments which Grantor currently intends to develop into a single unique neighborhood. Certain portions of the Property may be developed for quality detached single-family residential homes. The Property may contain parcels of Common Area, including water, park, open space, and recreational and landscaping facilities. Any development plans or schemes for the Property in existence prior to or following the effective date of this Declaration are subject to change at any time by Grantor, and impose no obligation on Grantor as to how the Property is to be developed or improved. Specific restrictions for any additional property or phases of the Subdivision may be added by supplement or amendment in Grantor's sole discretion.

1.3 Purpose of Declaration. The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions and equitable servitudes (collectively "Restrictions") that will apply to the entire development and use of all portions of the Property. The Restrictions are designed to preserve the Property's value, desirability and attractiveness, to ensure a well integrated, high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor hereby declares that the Property, and each lot, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness of the Property. The terms, covenants, conditions, easements and restrictions set forth herein: shall run with the land constituting the Property, and with each estate therein, and shall be binding upon all persons having or acquiring any right, title or interest in the Property or any lot, parcel or portion thereof; shall inure to the benefit of every lot, parcel or portion of the Property and any interest therein; and shall inure to the benefit of and be binding upon Grantor, Grantor's successors in interest and each grantee or Owner and such grantee's or Owner's respective successors in interest, and may be enforced by Grantor, by any Owner or such Owner's successors in interest, or by the Association.

Notwithstanding the foregoing, no provision of this Declaration shall be construed as to prevent or limit Grantor's right to complete development of the Property and to construct

improvements thereon, nor Grantor's right to maintain model homes, construction, sales or leasing offices or similar facilities on any portion of the Property, including the Common Area or any public right-of-way, nor Grantor's right to post signs incidental to construction, sales or leasing.

ARTICLE III: DEFINITIONS

3.1 "Abandoned or Inoperable Vehicle" shall mean any vehicle which has not been driven under its own propulsion for a period of seven (7) days or longer.

3.2 "Subdivision" shall mean the Property.

3.3 "Common Area" shall mean all real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment and benefit of the entire Subdivision development and each Owner therein, which real property is legally described in Exhibit B attached hereto and made a part hereof. Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a plat, by granting or reserving it in a deed or other instrument, or by designating it pursuant to this Declaration or any Supplemental Declaration. Common Area may include easement and/or license rights.

3.4 "Architectural Committee" shall mean the committee created by the Grantor or an Association pursuant to Article XII hereof.

3.5 "Articles" shall mean the Articles of Incorporation of an Association or other organizational or charter documents of an Association.

3.6 "Assessments" shall mean those payments required of Owners, Association Members, including Regular, Special and Limited Assessments of any Association as further defined in this Declaration.

3.7 "Association" shall mean the Idaho nonprofit corporation, its successors and assigns, established by Grantor to exercise the powers and to carry out the duties set forth in this Declaration or any Supplemental Declaration. Grantor shall have the power, in its discretion, to name the Association the "[redacted] Homeowners' Association, Inc.", or any similar name which fairly reflects its purpose.

3.8 "Association Rules" shall mean those rules and regulations promulgated by the Association governing conduct upon and use of the Property under the jurisdiction or control of the Association, the imposition of fines and forfeitures for violation of Association Rules and regulations, and procedural matters for use in the conduct of business of the Association.

3.9 "Board" shall mean the Board of Directors or other governing board or individual, if applicable, of the Association.

3.10 "Building Lot" shall mean one or more lots within the Property as specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be

constructed. The term "Building Lot" shall include single-family residential lots, but shall not include the Common Area.

3.11 "Bylaws" shall mean the Bylaws of an Association.

3.12 "Declaration" shall mean this Declaration as it may be amended from time to time.

3.13 "Grantor" shall mean [redacted], or its successor in interest, or any person or entity to whom the rights under this Declaration are expressly transferred by [redacted], or its successor.

3.14 "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed or placed upon, under or in any portion of the Property, including but not limited to buildings, fences, streets, drives, driveways, sidewalks, bicycle paths, curbs, landscaping, wildlife habitat improvements, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, recreational facilities, and fixtures of any kind whatsoever.

3.15 "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Building Lot, directly attributable to the Owner, equal to the cost incurred by the Association for corrective action performed pursuant to the provisions of this Declaration or any Supplemental Declaration, including interest thereon as provided in this Declaration or a Supplemental Declaration.

3.16 "Member" shall mean each person or entity holding a membership in the Association.

3.17 "Owner" shall mean the person or other legal entity, including Grantor, holding fee simple interest of record to a Building Lot which is a part of the Property, and sellers under executory contracts of sale, but excluding those having such interest merely as security for the performance of an obligation.

3.18 "Person" shall mean any individual, partnership, corporation or other legal entity.

3.19 "Plat" shall mean any subdivision plat covering any portion of the Property as recorded at the office of the County Recorder, Ada County, Idaho, as the same may be amended by duly recorded amendments thereof.

3.20 "Property" shall mean those portions of the Property described on Exhibit A attached hereto and incorporated herein by this reference, including each lot, parcel and portion thereof and interest therein, including all water rights associated with or appurtenant to such property. Additional Property may be added in Grantor's sole discretion.

3.21 "Regular Assessment" shall mean the portion of the cost of maintaining, improving, repairing, managing and operating the Common Areas and all Improvements located thereon, and the other costs of an Association which is to be levied against the

Property of and paid by each Owner to the Association, pursuant to the terms hereof or the terms of this Declaration or a Supplemental Declaration.

3.22 "Special Assessment" shall mean the portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments which are authorized and to be paid by each Owner to the Association pursuant to the provisions of this Declaration or a Supplemental Declaration.

3.23 "Supplemental Declaration" shall mean any supplemental declaration including additional covenants, conditions and restrictions that might be adopted with respect to any portion of the Property.

3.24 "Waterway" shall mean any surface water amenity, including, without limitation,
any irrigation system, lake, pond, channel, slough, stream, or reservoir, natural or artificial, which is located on the Property.

ARTICLE IV: GENERAL AND SPECIFIC RESTRICTIONS

4.1 Structures – Generally. All structures are to be designed, constructed and used in such a manner as to promote compatibility between the types of use contemplated by this Declaration.

4.1.1 Use, Size and Height of Dwelling Structure. All Building Lots shall be used exclusively for purposes allowed on the final plat which includes said lot. Specific categories of restrictions with respect to the Subdivision are reflected on Exhibit C attached hereto. Additional restrictions for future phases may be added by amendment or supplement to these Restrictive Covenants in Grantor's sole future discretion. An Addendum will be recorded for each phase identifying which categories from Exhibit C will apply to each lot.

4.1.2 Architectural Committee Review. No Improvements which will be visible above ground or which will ultimately affect the visibility of any above ground Improvement shall be built, erected, placed or materially altered on or removed from the Property unless and until the building plans, specifications, and plot plan have been reviewed in advance by the Architectural Committee and the same have been approved in writing. The review and approval or disapproval may be based upon the following factors: design and style elements, mass and form, topography, setbacks, finished ground elevations, architectural symmetry, drainage, color, materials, physical or aesthetic impacts on other properties, including Common Areas, artistic conformity to the terrain and the other Improvements on the Property, and any and all other factors which the Architectural Committee, in its reasonable discretion, deem relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the Improvements. This Declaration is not intended to serve as authority for the Architectural Committee to control the interior layout or design of residential structures except to the extent incidentally necessitated by use, size and height restrictions.

4.1.3 Setbacks and Height. No residential or other structure shall be placed nearer to the Building Lot lines or built higher than permitted by the Plat in which the Building Lot is located, by any applicable zoning restriction, by any conditional use permit, or by a building envelope designated either by Grantor or the applicable Architectural Committee whichever is more restrictive.

4.1.4 Accessory Structures. Detached garages shall be allowed if in conformity with the provisions of this Declaration, and as approved by the applicable Architectural Committee. Garages and storage sheds shall be constructed of, and roofed with, the same materials, and with similar colors and design, as the residential structure on the applicable Building Lot. No playhouses, playground equipment, pools, pool slides, diving boards, hot tubs, spas, or similar items shall extend higher than five (5) feet above the finished graded surface of the Building Lot upon which such item(s) are located unless approved in advance.

4.1.5 Driveways. All access driveways shall have a wearing surface approved by the Architectural Committee consisting of concrete and shall be properly graded to assure proper drainage. No driveway shall be wider than the garage to which said driveway leads unless approved by the Architectural Committee.

4.1.6 Mailboxes. All mailboxes and stands will be of consistent design, material and coloration as specified by the Architectural Committee. All mail boxes shall be standard sized black galvanized steel rural mailboxes and to insure uniformity, shall be located at places designated by the Architectural Committee and/or the Postal Service.

4.1.7 Fencing. Street side fencing shall be installed on a Building Lot within sixty (60) days after occupancy permit, with wing fencing on interior lots, and wing fencing plus street side fencing on corner lots. Wing fencing shall be set back five (5) feet from each corner of the front of the residential structure, and **street side fencing shall be set back ten (10) feet from the sidewalk.** Subject to the foregoing, no fence, hedge or boundary wall situated anywhere upon a Building Lot shall have a height greater than six (6) feet, or other lesser height as the Architectural Committee may require, above the finished graded surface. Fencing using natural landscaping as a visual and/or privacy barrier is strongly encouraged and shall be allowed. "Invisible" fencing to control and contain dogs is strongly encouraged and shall be allowed. No fence shall be constructed of any material other than six (6) foot dog eared cedar fencing, nor finished in any finish other than Tahoe Brown Wood Kraft Exterior Stain by Kwal Paint or the equivalent, except as may be specifically approved in writing by the Architectural Committee prior to construction. Any and all fencing shall comply with the City of Kuna Building Codes.

4.1.8 Lighting. Exterior lighting, including flood lighting, shall be part of the architectural concept of the Improvements on a Building Lot. Fixtures, stands and all exposed accessories shall be harmonious with building design, and shall be as approved by Architectural Committee prior to installation. Lighting shall be restrained in design,

and excessive brightness shall be avoided. Lighting on the front of the house shall be installed with a photosensitive cell designed to switch on automatically at sunset and off at sunrise with a minimum bulb power of 60 watts.

4.1.9 Garages. Each dwelling unit shall have an attached or detached fully enclosed garage adequate for a minimum of two (2), and a maximum of five (5) standard size automobiles. No carports shall be allowed.

4.2 Antennae. No exterior radio antenna, television antenna, satellite dish antenna or other antenna of any type shall be erected or maintained on the Property unless it is located or screened in a manner acceptable to the applicable Architectural Committee.

4.3 Insurance Rates. Nothing shall be done or kept on any Building Lot which will increase the rate of insurance on any other portion of the Property without the approval of the Owner of such other portion, nor shall anything be done or kept on the Property or a Building Lot which would result in the cancellation of insurance on any property owned or managed by any such Association or which would be in violation of any law.

4.4 No Further Subdivision. No Building Lot may be further subdivided.

4.5 Signs. No sign of any kind shall be displayed to the public view without the approval of the Architectural Committee except: (i) such signs as may be used by Grantor in connection with the development of the Property and sale of Building Lots or new homes thereon; (ii) temporary signs naming the contractors, the architect, and the lending institution for a particular construction operation; (iii) such informational signs of customary and reasonable dimensions as prescribed by the Architectural Committee; and (iv) one (1) temporary sign of customary and reasonable dimensions not to exceed three (3) feet by two (2) feet as may be displayed by an Owner other than Grantor on or from a Building Lot advertising the residence for Sale. No visible for rent or lease signs allowed.

4.6 Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including Common Area or vacant Building Lots, and no odor shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants, or to any other property in the vicinity thereof or to its occupants. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or to other property in the vicinity or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Association), flashing lights or search lights, shall be located, used or placed on the Property without the prior written approval of the Association.

4.7 Exterior Maintenance; Owner's Obligations. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, or damages property or facilities

on or adjoining their Building Lot which would otherwise be the Associations' responsibility to maintain, the Board of the Association, upon fifteen (15) days prior written notice to the Owner of such property, shall have the right to correct such condition, and to enter upon such Owner's Building Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association, as the case may be, for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article IX of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefore, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments. Each Owner shall have the remedial rights set forth herein if the applicable Associations fail to exercise their rights within a reasonable time following written notice by such Owner.

4.8 Interior Maintenance; Owner's Obligations. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner shall permit any Improvement, including trees and landscaping, which is the responsibility of such Owner to maintain, to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, or damages property or facilities on or adjoining their Building Lot which would otherwise be the Associations' responsibility to maintain, the Board of the Association, upon fifteen (15) days prior written notice to the Owner of such property, shall have the right to correct such condition, and to enter upon such Owner's Building Lot for the purpose of doing so, and such Owner shall promptly reimburse the Association, as the case may be, for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article IX of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefore, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments. Each Owner shall have the remedial rights set forth herein if the applicable Associations fail to exercise their rights within a reasonable time following written notice by such Owner.

4.9 Grading and Drainage. A site plan indicating the proposed grading and drainage of a Lot must be approved by the Architectural Committee before any construction is initiated. Lot grading shall be kept to a minimum and Buildings are to be located for preservation of the existing grade(s). Builder is expressly responsible to ensure proper drainage and run off from said Building Lot.

4.10 No Hazardous Activities. No activities shall be conducted on the Property, and no Improvements constructed on any property which are or might be unsafe or hazardous to any person or property.

4.11 Unsightly Articles. No unsightly articles shall be permitted to remain on any Building Lot so as to be visible from any other portion of the Property. Without limiting the

generality of the foregoing, refuse, garbage and trash shall be kept at all times in such containers and in areas approved by the applicable Architectural Committee. No clothing or fabrics shall be hung, dried or aired in such a way as to be visible to other property, and no equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, plant waste, metals, bulk material, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any Building Lot except within an enclosed structure or as appropriately screened from view. No vacant residential structures shall be used for the storage of building materials.

4.12 No Temporary Structures. No house trailer, mobile home, tent (other than for short term individual use), shack or other temporary building, improvement or structure shall be placed upon any portion of the Property, except temporarily as may be required by construction activity undertaken on the Property.

4.13 No Unscreened Boats, Campers and Other Vehicles. No boats, trailers, campers, all-terrain vehicles, motorcycles, recreational vehicles, bicycles, dilapidated or unrepaired and unsightly vehicles or similar equipment shall be placed upon any portion of the Property (including, without limitation, streets, parking areas and driveways) unless the same are enclosed by a structure and/or fencing concealing them from view in a manner approved by the applicable Architectural Committee. To the extent possible, garage doors shall remain closed at all times.

4.14 Sewage Disposal Systems. No individual sewage disposal system shall be used on the Property. Each Owner shall connect the appropriate facilities on such Owner's Building Lot to the Kuna City Sewer System and pay all charges assessed therefore.

4.15 No Mining or Drilling. No portion of the Property shall be used for the purpose of mining, quarrying, drilling, boring or exploring for or removing water, oil, gas or other hydrocarbons, minerals, rocks, stones, sand, gravel or earth. This paragraph 4.15 shall not prohibit exploratory drilling or coring which is necessary to construct a residential structure or Improvements.

4.16 Energy Devices, Outside. No energy production devices, including but not limited to generators of any kind and solar energy devices, shall be constructed or maintained on any portion of the Property without the written approval of the applicable Architectural Committee, except for heat pumps shown in the plans approved by the Architectural Committee. This paragraph 4.16 shall not apply to passive solar energy systems incorporated into the approved design of a residential structure.

4.17 Vehicles. The use of all vehicles, including but not limited to trucks, automobiles, bicycles, motorcycles and snowmobiles, shall be subject to all Association Rules, which may prohibit or limit the use thereof within the Subdivision. No on-street parking shall be permitted except where expressly designated for parking use. Vehicles parked on a driveway shall not extend into any sidewalk or bike path or pedestrian path.

4.18 Animals/Pets. No animals, birds, insects, pigeons, poultry or livestock shall be kept on the Property unless the presence of such creatures does not constitute a nuisance. This paragraph 4.18 does not apply to the keeping of up to two (2) domesticated dogs, up to two (2)

domesticated cats, and other household pets which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in the Subdivision shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the premises of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment levied against such animal owner. The construction of dog runs or other pet enclosures shall be subject to applicable Architectural Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition. Dog runs or other pet enclosures shall be placed a minimum of ten (10) feet from the side and/or rear Building Lot line, shall not be placed in any front yard of a Building Lot, and shall be screened from view so as not to be visible from Common Area or an adjacent Building Lot.

4.19 Landscaping. The Owner of any Building Lot shall sod the front and the side yards and landscape such Building Lot in conformance with the landscape plan approved by the Association, and as approved by the applicable Architectural Committee, prior to occupancy, weather permitting. Prior to construction of Improvements, the Owner (or any Association to which such responsibility has been assigned) shall provide adequate irrigation and maintenance of existing trees and landscaping, shall control weeds, and maintain the Owner's (or Association's) property in a clean and safe condition free of debris or any hazardous condition. All trees located on common Building Lot lines shall be the joint responsibility of the adjoining Building Lot owners. All landscaped Common Areas shall be irrigated by an underground sprinkler system.

The Board and/or applicable Architectural Committee may adopt rules regulating landscaping permitted and required. In the event that any Owner shall fail to install and maintain landscaping in conformance with such rules or shall allow such Owner's landscaping to deteriorate to a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days' prior written notice to such Owner, shall have the right to correct such condition and to enter upon such Owner's property for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments as set forth in Article IX.

Following commencement of any construction of any Improvement, construction shall be diligently pursued and completed as soon as reasonably practical. All landscaping on a Building Lot, unless otherwise specified by the applicable Architectural Committee, shall be completed as soon as reasonably practical following completion of the residential structure on such Building Lot. The initial landscaping shall include, as a minimum, sod in the front and side yards, two (2) flowering trees of at least one and one-half inch (1 1/2") caliper or one (1) evergreen tree at least six feet (6') in height in the front yard, each with a three foot (3') diameter surrounding tree ring, and eight (8) one-gallon or larger shrubs in the front yard, and if a corner lot, two (2) additional one and one half inch (1 1/2") caliper trees installed on the street side of the residential structure with three foot (3') diameter surrounding tree ring. The use of berms and sculptured planting areas are encouraged. Back yard shall be sodded or seeded to grass within six (6) months of occupancy. The Supplemental Declarations for future phases may include more stringent landscaping requirements.

4.20 Exemption of Grantor. Nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to Common Area to utility companies, public agencies or others, or to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property so long as any Building Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing and maintaining on the Property such structures and displays as may be reasonably necessary for the conduct of Grantor's business of completing the work and disposing of the same by sales lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish and/or reserve on that Building Lot additional licenses, reservations and rights-of-way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model home complexes or real estate sales or leasing offices. Grantor need not seek or obtain Architectural Committee approval of any Improvement constructed or placed by Grantor on any portion of the Property owned by Grantor. The rights of Grantor hereunder may be assigned by Grantor to any successor in interest in connection with Grantor's interest in any portion of the Property, by an express written assignment recorded in the Office of the Ada County Recorder.

4.21 Commencement of Construction. Any Owner of a Building Lot shall, within a period of one (1) year following the date of purchase of a Building Lot from Grantor, commence the construction of a dwelling structure in compliance with the restrictions herein, and such construction shall be completed within six (6) months thereafter. The term "commence the construction" as used in this paragraph 4.21, shall require actual physical construction activities upon such dwelling structure upon such Building Lot.

4.22 Roofing Material. *See* Exhibit C.

4.23 Vehicles and Equipment. The use of all vehicles and equipment, including, without limitation, trucks, automobiles, bicycles, motorcycles, recreational vehicles, all-terrain vehicles, motor homes, motor coaches, campers, trailers, snowmobiles, aircraft, boats, snow removal equipment, garden maintenance equipment, and yard maintenance equipment shall be subject to the following: (1) all on-street parking shall be limited to those specific areas where on-street parking is not expressly prohibited by the governmental or quasi-governmental agencies with responsibility therefore; (2) vehicles shall not extend or otherwise be permitted on or into any sidewalk, bicycle path, pedestrian path, or Waterway unless such vehicle is engaged in an emergency procedure; (3) no motor homes, motor coaches, campers, trailers, snowmobiles, aircraft, boats, recreational vehicles, all-terrain vehicles, Abandoned or Inoperable Vehicles, Oversized Vehicles, dilapidated or unrepaired and unsightly vehicles or similar equipment such as snow removal equipment, garden maintenance equipment and all other unsightly equipment and machinery shall be placed upon any portion of the Property including, without limitation, streets, parking areas and driveways, unless the same are enclosed by a structure concealing them from view in a manner approved by the Architectural Committee; (4) to the extent possible, garage doors shall remain closed at all times; and (5) the use of any electronic, gas or other fuel

operated gardening, yard or snow removal equipment shall only be allowed from 8:00 a.m. to 8:00 p.m.

4.24 Waterway Easements. Grantor hereby reserves an easement for all Waterways and related pipes, pumps and other equipment over, across, under and through all Lots, Common Areas, and Restricted Areas to the extent reasonably required to maintain any Waterway system installed by Grantor on the Property, or pursuant to plans and specifications approved by the Architectural Committee. The Association shall have the right, but not the obligation, to maintain all Waterways to be maintained by a governmental or quasi-governmental authority, and to bill the applicable governmental or quasi-governmental authority for all such maintenance conducted by the Association. Any relocation of the water lines installed as a part of such system shall not be undertaken in any way which interrupts the flow of water through the system or damages the system in any other fashion. Grantor reserves the right to make any reconfiguration of any Waterway which it determines, in its discretion, to be necessary, expedient or desirable; provided, however, that nothing herein shall reserve unto Grantor the right to take any action which would disturb, encroach upon or endanger the foundation of any building, nor shall Grantor take any action which would materially alter any Waterway's proximity to improved property abutting such Waterway. Under no circumstances whatsoever shall the Waterways be used by any Owner, Member, tenants, invitees, and/or guests for recreational purposes including, without limitation, wading and/or swimming.

ARTICLE V: HOMEOWNERS' ASSOCIATION

5.1 Organization of Homeowners' Association. The Association shall be initially organized by Grantor as a nonprofit corporation under the provisions of the Idaho Code relating to nonprofit corporations and shall be charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. Neither the Articles nor the Bylaws shall be amended or otherwise changed or interpreted so as to be inconsistent with this Declaration.

5.2 Membership. Each Owner, by virtue of being an Owner and for so long as such ownership is maintained, shall be a Member of the Association and no Owner shall have more than one membership in the Association. Memberships in the Association shall be appurtenant to the Building Lot or other portion of the Property owned by such Owner. The memberships in the Association shall not be transferred, pledged, assigned or alienated in any way except upon the transfer of Owner's title and then only to the transferee of such title. Any attempt to make a prohibited membership transfer shall be void and will not be reflected on the books of the Association.

5.3 Voting. Voting in the Association shall be carried out by Members who shall cast the votes attributable to the Building Lots which they own, or attributable to the Building Lots owned by Grantor. The number of votes any Member may cast on any issue is determined by the number of Building Lots which the Member, including Grantor, owns. When more than one person holds an interest in any Building Lot, all such persons shall be Members but shall share the votes attributable to the Building Lot. For voting purposes, the Association shall have two (2) classes of Members as described below.

5.3.1 Class A Members. Owners other than Grantor shall be known as Class A Members. Each Class A Member shall be entitled to cast one (1) vote for each Building Lot owned by such Class A Member on the day of the vote.

5.3.2 Class B Members. The Grantor shall be known as the Class B Member, and shall be entitled to ten (10) votes for each Building Lot of which Grantor is the Owner. The Class B Member shall cease to be a voting Member in the Association on the earlier to occur of either of the following events: (a) when the Class B Member hold no votes, so long as the Property has been fully platted (including future additions to the Property in Grantor's discretion); or (b) ten (10) years after the date the Declaration is recorded in the official records of Ada County, Idaho.

Fractional votes shall not be allowed. In the event that joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint Owners of the Building Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Building Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary or contract purchaser of the Building Lot concerned, for the term of the lease, mortgage, deed of trust or contract. Any sale, transfer or conveyance of such Building Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the Owner, subject to any assignment of the right to vote to a lessee, mortgagee, or beneficiary as provided herein.

5.4 Board of Directors and Officers. The affairs of the Association shall be conducted and managed by a Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of the Association shall be elected in accordance with the provisions set forth in the Association Bylaws.

5.5 Power and Duties of the Association.

5.5.1 Powers. The Association shall have all the powers of a corporation organized under the nonprofit corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and this Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Common Area and the Association's other assets, including water rights when and if received from Grantor, and affairs and the performance of the other responsibilities herein assigned, including without limitation:

5.5.1.1 Assessments. The power to levy Assessments on any Owner or any portion of the Property and to force payment of such Assessments, all in accordance with the provisions of this Declaration.

5.5.1.2 Right of Enforcement. The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to restrain and enjoin any breach or threatened breach of this Declaration or the Articles or the Bylaws, including the Association Rules adopted pursuant to this Declaration, and to enforce by injunction or otherwise, all provisions hereof.

5.5.1.3 Delegation of Powers. The authority to delegate its power and duties to committees, officers, employees, or to any person, firm or corporation to act as manager, and to contract for the maintenance, repair, replacement and operation of the Common Area. Neither the Association nor the members of its Board shall be liable for any omission or improper exercise by the manager of any such duty or power so delegated.

5.5.1.4 Association Rules. The power to adopt, amend and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable. The Association may govern the use of the Common Areas by the Owners, their families, invitees, licensees, lessees or contract purchasers; provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. Upon such mailing or delivery, the Association Rules shall have the same force and effect as if they were set forth in and were a part of this Declaration. In the event of any conflict between such Association Rules and any other provisions of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency.

5.5.1.5 Emergency Powers. The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

5.5.1.6 Licenses, Easements and Rights-of-Way. The power to grant and convey to any third party such licenses, easements and rights-of-way in, on or under the Common Area as may be necessary or appropriate for the orderly maintenance, preservation and enjoyment of the Common Area, and for the

preservation of the health, safety, convenience and the welfare of the Owners, for the purpose of constructing, erecting, operating or maintaining:

5.5.1.6.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals-for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services; and

5.5.1.6.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities.

5.5.1.6.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose including, but not limited to, bicycle pathways.

The right to grant such licenses, easements and rights-of-way are hereby expressly reserved to the Association and may be granted at any time prior to twenty-one (21) years after the death of the issue of the individuals executing this Declaration on behalf of Grantor who are in being as of the date hereof.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of Common Area (other than Local Common Area), including the repair and replacement of property damaged or destroyed by casualty loss.

Specifically, the Association shall, at Grantor's sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

5.5.2.3 Maintenance of Berms, Retaining Walls and Fences. Maintain any berms, retaining walls, fences and/or water amenities within and abutting Common Area or any Waterway. Maintain any water amenities constructed by Grantor or Association located in an easement in, over and through Building Lots as shown on the Plat.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against Common Area or against the Subdivision, the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state or local taxes, including income or corporate taxes levied against the Association, in the event that the Association is denied the status of a tax exempt corporation.

5.5.2.5 Water and Other Utilities. Acquire, provide and/or pay for water, sewer, garbage disposal, refuse and rubbish collection, electrical, telephone and gas and other necessary services for Common Area, and to manage for the benefit of the Subdivision all water rights and rights to receive water held by the Association, whether such rights are evidenced by license, permit, claim, stock ownership or otherwise.

5.5.2.6 Insurance. Obtain insurance from reputable insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Board deems necessary or advisable, including, without limitation the following policies of insurance:

5.5.2.6.1 Fire insurance including those risks embraced by coverage of the type known as the broad form "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and fixtures located within Common Area.

5.5.2.6.2 Comprehensive public liability insurance insuring the Board, the Association, the Grantor and the individual grantees and agents and employees of each of the foregoing against any liability incident to the ownership and/or use of Common Area. Limits of liability of such coverage shall be as follows: Not less than One Million Dollars ($1,000,000) per person and One Million Dollars ($1,000,000) per occurrence with respect to personal injury or death, and One Million Dollars ($1,000,000) per occurrence with respect to property damage.

5.5.2.6.3 Full coverage directors' and officers' liability insurance with a limit of at least Two Hundred Fifty Thousand Dollars ($250,000).

5.5.2.6.4 Such other insurance, including motor vehicle insurance and Workmen's Compensation insurance, to the extent necessary to comply with all applicable laws and indemnity, faithful performance, fidelity and other bonds as the Board shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

5.5.2.6.5 The Association shall be deemed trustee of the interests of all Owners in connection with any insurance proceeds paid to the Association under such policies, and shall have full power to receive such Owner's interests in such proceeds and to deal therewith.

5.5.2.6.6 Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

5.5.2.7 Rule Making. Make, establish, promulgate, amend and repeal such Association Rules as the Board shall deem advisable.

5.5.2.8 Newsletter. If it so elects, prepare and distribute a newsletter on matters of general interest to Association Members, the cost of which shall be included in Regular Assessments.

5.5.2.9 Architectural Committee. Appoint and remove members of the Architectural Committee, subject to the provisions of this Declaration.

5.5.2.10 Enforcement of Restrictions and Rules. Perform such other acts, whether or not expressly authorized by this Declaration, as may be reasonably advisable or necessary to enforce any of the provisions of the Declaration, or of the Articles or Bylaws, including, without limitation, the recordation of any claim of lien with the Ada County Recorder, as more fully provided herein.

5.6 Personal Liability. No Member of the Board, or member of any committee of the Association, or any officer of the Association, or the Grantor, or the manager, if any, shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on the account of any act, omission, error or negligence of the Association, the Board, the manager, if any, or any other representative or employee of the

Association, the Grantor, or the Architectural Committee, or any other committee, or any officer of the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.7 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

5.7.1 A pro forma operating statement or budget, for each fiscal year shall be distributed not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable, identified by the Building Lot number and the name of the person or entity assigned.

5.7.2 Within thirty (30) days after the close of each fiscal year, the Association shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for its last fiscal year. Copies of the balance sheet and operating statement shall be distributed to each Member within ninety (90) days after the end of each fiscal year.

5.8 Meetings of Association. Each year the Association shall hold at least one meeting of the Members, according to the schedule for such meetings established by the Bylaws; provided, that such meeting shall occur no earlier than April 15 and no later than May 31 each year. Only Members shall be entitled to attend Association meetings, and all other persons may be excluded. Notice for all Association meetings, regular or special, shall be given by regular mail to all Members, and any person in possession of a Building Lot, not less than ten (10) days nor more than thirty (30) days before the meeting and shall set forth the place, date and hour of the meeting and the nature of the business to be conducted. All meetings shall be held within the Property or as close thereto as practical at a reasonable place selected by the Board. The presence at any meeting in person of the Class B Member where there is such a Member, and of the Class A Members representing Owners holding at least thirty percent (30%) of the total votes of all Class A Members, shall constitute a quorum. If any meeting cannot be held because a quorum is not present, the Members present may adjourn the meeting to a time not less than ten (10) days nor more than thirty (30) days from the time the original meeting was scheduled. A second meeting may be called as the result of such an adjournment, provided notice is given as provided above. At any such meeting properly called, the presence of any Member shall constitute a quorum.

ARTICLE VI: LIGHT MAINTENANCE OF STORM WATER FACILITIES

6.1. Operation and Maintenance. Operation and maintenance of the storm water facilities at the Subdivision shall be governed by the operation and maintenance Manual for Light Maintenance of Storm Drainage System in [redacted]

(the "Manual") , which Manual or manuals may **only** be modified at the direction of the Board of the Association, with written approval by ACHD.

6.2. ACHD Storm Water Drainage System. Portions of Lots 1, 7 and 8, Block 1; Lots [illegible], Block 3; Lots 1, 2 and 24, Block 4; Lots 8, 9, 10 and 11, Block 7; Lots 1, 2, 3, 4 and 5, Block 8; and Lots 8, 9 and 10, Block 10 Arbor Ridge Subdivision No. 1 according the official plat thereof and Lot 1, Block 1 and a portion of Lot 14, Block 3, Silverdale Subdivision according to the official plat thereof contain the Ada County Highway District ("ACHD") storm water drainage system. These Lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on June 1,2004 as Instrument No.104068411 official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

6.3. ACHD Right to Inspect and Maintain. ACHD shall have the right at all times to inspect the storm water drainage system, and perform any required maintenance and repairs.

6.4. ACHD Approval of Amendments. Any amendment of this Declaration, the covenants, conditions and restrictions contained herein, or the Manual having any direct impact or affect on the ACHD storm water drainage system shall be subject to prior review and approval by ACHD.

6.5. ACHD Assessment and Lien Rights. ACHD shall be entitled to levy assessments to the Association for the reasonable costs of all required maintenance and repairs to the storm water drainage system. ACHD shall be entitled to a continuing lien **all lots** for such unpaid assessments for maintenance and repair to the storm water drainage system.

6.6. Grading. The owner of any Building Lot within the Property in which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of Kuna City Code or by the Association, shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures, means or devices which are not the responsibility of the Ada county Highway District, or other public agency, and plantings and ground cover installed or completed thereon.

6.7. Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and the Ada County Highway District ("ACHD"). For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Property is completed by Grantor, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD, which may include drainage from Common Area over, any Building Lot in the Property.

ARTICLE VII: RIGHTS TO COMMON AREAS

7.1 Use of Common Area. Every Owner shall have a right to use each parcel of Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

7.1.1 The right of the Association to levy and increase Assessments;

7.1.2 The right of such Association to suspend the voting rights and rights to use of, or interest in, Common Area by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of the Association Rules; and

7.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be permitted by the Articles and Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

7.1.4 The right of such Association to prohibit the construction of structures or Improvements, Improvements on all Common Areas.

7.1.5 The right of such Association to prohibit structures, Improvements, including manicured lawns and nursery plants.

7.2 Designation of Common Area. Grantor shall designate and reserve Common Area in the Declaration, Supplemental Declarations and/or recorded Plats, deeds or other instruments and/or as otherwise provided herein.

7.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area, to the general public, and such delegation to the general public shall be for a fee set by Grantor or Association.

7.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.

ARTICLE VIII: PRESSURIZED IRRIGATION

[redacted] ice to all Lots in the Project. Lot Owners shall be required to pay an assessment based [redacted] Lot area to the City whether or not water is actually used. Lot Owners are prohibited from making any cross connection or tie in between the irrigation water system and their domestic water systems. WATER FROM THE IRRIGATION WATER SYSTEM IS NOT DRINKABLE; EACH LOT OWNER SHALL BE RESPONSIBLE TO ENSURE THAT IRRIGATION WATER WITHIN THE BOUNDARIES OF SUCH OWNER'S LOT IS NOT CONSUMED BY ANY PERSON OR USED FOR CULINARY PURPOSES.

8.2 No Private System. Lot Owners shall not construct any ditch, drain, well or water system upon any Lot or Common Area for domestic use or irrigation purposes.

ARTICLE IX: ASSESSMENTS

9.1 Covenant to Pay Assessments. By acceptance of a deed to any property in the Subdivision, each Owner of such property hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Regular, Special and Limited Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument.

9.1.1 Assessment Constitutes Lien. Such Assessments and charges together with interest, costs and reasonable attorneys' fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the property against which each such Assessment or charge is made.

9.1.2 Assessment is Personal Obligation. Each such Assessment, together with interest, costs and reasonably attorneys' fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for delinquent Assessments shall not pass to such Owner's successors in title unless expressly assumed by them but shall remain such Owner's personal obligation regardless of whether he remains an Owner.

9.1.3 Exempt Lots. The following Lots shall be exempt from the assessments created herein: (1) all property expressly dedicated to and accepted by a local public authority; (2) the Common Areas; (3) all Building Lots owned by Grantor, until title is transferred to another, or until occupancy, whichever first occurs; and (4) all other properties owned by Grantor or the Association.

9.2 Regular Assessments. All Owners are obligated to pay Regular Assessments to the treasurer of the Association on a schedule of payments established by the Board.

9.2.1 Purpose of Regular Assessments. The proceeds from Regular Assessments are to be used to pay for all costs and expenses incurred by the Association, including legal and attorneys fees and other professional fees, for the conduct of its

affairs, including without limitation the costs and expenses of construction, improvement, protection, maintenance, repair, management and operation of the Common Areas, including all Improvements located on such areas owned and/or managed and maintained by such Association, and an amount allocated to an adequate reserve fund to be used for repairs, replacement, maintenance and improvement of those elements of the Common Area, or other property of the Association that must be replaced and maintained on a regular basis (collectively "Expenses").

9.2.2 Maximum Regular Assessment. Until January 1 of the year following the conveyance of the first Building Lot to an Owner (other than a builder or Grantor), the maximum Regular Assessment shall be Two Hundred Twenty Five and no/100 Dollars ($225.00) per Building Lot per year, to be billed and paid monthly, quarterly, semi-annually, or annually, as determined at the discretion of the Board. From and after January 1 of the year following the conveyance of the first Building Lot to an Owner (other than a builder or Grantor), the maximum Regular Assessment may be increased each year not more than ten percent (10%) above the Regular Assessment for the previous year without a vote of three-fourths (3/4) of the votes of the Members, at a meeting duly called for this purpose. Without limiting the foregoing, the Board may fix the Regular Assessment at an amount not in excess of the maximum.

9.2.3 Amounts Paid by Owners. The Board can require, in its discretion or as provided in the Articles or Bylaws, payment of Regular Assessments in monthly, quarterly, semi-annual or annual installments. The Regular Assessment to be paid by any particular Owner, including Grantor, for any given fiscal year shall be computed as follows:

9.2.3.1 As to the Association's Regular Assessment, each Owner shall be assessed and shall pay an amount computed by multiplying the Association's total advance estimate of Expenses by the fraction produced by dividing the Building Lots attributable to the Owner by the total number of Building Lots in the Property.

9.3 Special Assessments.

9.3.1 Purpose and Procedure. In the event that the Board of the Association shall determine that its respective Regular Assessment for a given calendar year is or will be inadequate to meet the Expenses of such Association for any reason, including but not limited to costs of construction, reconstruction, unexpected repairs or replacement of capital improvements upon the Common Area, attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Board thereof shall determine the approximate amount necessary to defray such Expenses and levy a Special Assessment against the portions of the Property within its jurisdiction which shall be computed in the same manner as Regular Assessments. No Special Assessment shall be levied which exceeds twenty percent (20%) of the budgeted gross Expenses of such Association for that fiscal year, without the vote or written assent of the Owners representing a majority

of the votes of the Members of such Association. The Board shall, in its discretion, determine the schedule under which such Special Assessment will be paid.

9.3.2 Consistent Basis of Assessment. Every Special Assessment levied by and for the Association shall be levied and paid upon the same basis as that prescribed for the levying and payment of Regular Assessments for such Association.

9.4 Limited Assessments. Notwithstanding the above provisions with respect to Regular and Special Assessments, a Board may levy a Limited Assessment against a Member as a remedy to reimburse the Association for costs incurred in bringing the Member and/or such Member's Building Lot into compliance with the provisions of the governing instruments for Silverdale Subdivision.

9.5 Set-Up and Transfer Assessments. Upon the initial conveyance of each Building Lot, the Purchaser thereof shall pay a set-up assessment to the Association in the amount of $250.00. Upon each subsequent conveyance, the Purchaser thereof shall pay a transfer assessment to the Association in the amount of $50.00.

9.6 Uniform Rate of Assessment. Unless otherwise specifically provided herein, Regular and Special Assessments shall be fixed at a uniform rate per Building Lot for all Members of the Association.

9.7 Assessment Period. Unless otherwise provided in the Articles or Bylaws, the Assessment period shall commence on January 1 of each year and terminate December 31 of the year in which the Initiation Date occurs. The first Assessment shall be pro-rated according to the number of months remaining in the fiscal year and shall be payable in equal monthly installments.

9.8 Notice and Assessment Due Date. Ten (10) days prior written notice of Regular and Special Assessments shall be sent to the Owner of every Building Lot subject thereto, and to any person in possession of such Building Lot. The due dates for installment payment of Regular Assessments and Special Assessments shall be the first day of each month unless some other due date is established by the Board. Each monthly installment of the Regular Assessment or Special Assessment shall become delinquent if not paid within ten (10) days after the levy thereof. There shall accrue with each installment that is not paid within thirty (30) days after the due date shall accrue a late fee of $25.00. The Association may bring an action against the delinquent Owner and may foreclose the lien against such Owner's Building Lot as more fully provided herein. Each Owner is personally liable for Assessments, together with all interest, costs and attorneys' fees, and no Owner may exempt such Owner from such liability by a waiver of the use and enjoyment of the Common Areas, or by lease or abandonment of such Owner's Building Lot.

9.9 Estoppel Certificate. The Association, upon at least twenty (20) days prior written request, shall execute, acknowledge and deliver to the party making such request, a statement in writing stating whether or not, to the knowledge of the Association, a particular Building Lot Owner is in default under the provisions of this Declaration, and further stating the

dates to which any Assessments have been paid by the Owner. Any such certificate delivered pursuant to this paragraph 9.9 may be relied upon by any prospective purchaser or mortgagee of the Owner's Building Lot. Reliance on such Certificate may not extend to any default as to which the signor shall have had no actual knowledge.

9.10 Special Notice and Quorum Requirements. Notwithstanding anything to the contrary contained in either the Bylaws or the Articles, written notice of any meeting called for the purpose of levying a Special Assessment, or for the purpose of obtaining a membership vote in connection with an increase in the Regular Assessment, shall be sent to all Members of the Association not less than fifteen (15) days nor more than thirty (30) days before such meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of the total votes of the Association shall constitute a quorum. If such quorum is not present, subsequent meetings may be called subject to the same notice requirement, and the required quorum at the subsequent meetings shall be fifty percent (50%) of the quorum required at the preceding meeting. No such subsequent meeting shall be held more than thirty (30) days following the preceding meeting.

ARTICLE X: ENFORCEMENT OF ASSESSMENTS; LIENS

10.1 Right to Enforce. The Association has the right to collect and enforce its Assessments pursuant to the provisions hereof. Each Owner of a Building Lot, upon becoming an Owner of such Building Lot, shall be deemed to covenant and agree to pay each and every Assessment provided for in this Declaration and agrees to the enforcement of all Assessments in the manner herein specified. In the event an attorney or attorneys are employed for the collection of any Assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, each Owner agrees to pay reasonable attorney's fees in addition to any other relief or remedy obtained against such Owner. The Board or its authorized representative may enforce the obligations of the Owners to pay such Assessments by commencement and maintenance of a suit at law or in equity, or the Board may exercise the power of foreclosure and sale pursuant to paragraph 10.3 to enforce the liens created hereby. A suit to recover a money judgment for an unpaid Assessment shall be maintainable without foreclosing or waiving the lien hereinafter provided.

10.2 Assessment Liens.

10.2.1 Creation. There is hereby created a claim of lien with power of sale on each and every Building Lot to secure payment of any and all Assessments levied against such Building Lot pursuant to this Declaration together with interest thereon at the maximum rate permitted by law and all costs of collection which may be paid or incurred by the Association making the Assessment in connection therewith, including reasonable attorneys' fees. All sums assessed in accordance with the provisions of this Declaration shall constitute a lien on such respective Building Lots upon recordation of a claim of lien with the Ada County Recorder. Such lien shall be prior and superior to all other liens or claims created subsequent to the recordation of the notice of delinquency and claim of lien except for tax liens for real property taxes on any Building Lot and Assessments on any Building Lot in favor of any municipal or other governmental assessing body which, by law, would be superior thereto.

10.2.2 Claim of Lien. Upon default of any Owner in the payment of any Regular, Special or Limited Assessment issued hereunder, the Association may cause to be recorded in the office of the Ada County Recorder a claim of lien. The claim of lien shall state the amount of such delinquent sums and other authorized charges (including the cost of recording such notice), a sufficient description of the Building Lot(s) against which the same have been assessed, the name of the record Owner thereof, and any other information required by applicable law. Each delinquency shall constitute a separate basis for a notice and claim of lien, but any number of defaults may be included within a single notice and claim of lien. Upon payment to the Association of such delinquent sums and charges in connection therewith or other satisfaction thereof, the Association shall cause to be recorded a further notice stating the satisfaction of relief of such delinquent sums and charges. The Association may demand and receive the cost of preparing and recording such release before recording the same.

10.3 Method of Foreclosure. Such lien may be foreclosed by appropriate action in court or by sale by the Association establishing the Assessment, its attorney or other person authorized to make the sale. Such sale shall be conducted in accordance with the provisions of the Idaho Code applicable to the exercise of powers of sale permitted by law. The Board is hereby authorized to appoint its attorney, any officer or director of the Association, or any title company authorized to do business in Idaho as trustee for the purpose of conducting such power of sale or foreclosure.

10.4 Required Notice. Notwithstanding anything contained in this Declaration to the contrary, no action may be brought to foreclose the lien created by recordation of the notice of delinquency and claim of lien, whether judicially, by power of sale or otherwise, until the expiration of thirty (30) days after a copy of such claim of lien has been deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Building Lot(s) described in such notice of delinquency and claim of lien, and to the person in possession of such Building Lot(s), and a copy thereof is recorded by the Association in the Office of the Ada County Recorder.

10.5 Subordination to Certain Trust Deeds. The lien for the Assessments provided for herein in connection with a given Building Lot shall not be subordinate to the lien of any deed of trust or mortgage except the lien of a first deed of trust or first mortgage given and made in good faith and for value that is of record as an encumbrance against such Building Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in paragraph 10.6 with respect to a first mortgagee who acquires title to a Building Lot, the sale or transfer of any Building Lot shall not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of such sale or transfer, nor shall such sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

10.6 Rights of Mortgagees. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat the rights of the Beneficiary under any deed of trust upon a Building Lot made in good faith and for value, and

recorded prior to the recordation of such amendment, provided that after the foreclosure of any such deed of trust such Building Lot shall remain subject to this Declaration as amended.

ARTICLE XI: INSPECTION OF ASSOCIATION'S BOOKS AND RECORDS

11.1 Member's Right of Inspection. The membership register, books of account and minutes of meetings of the Board and committees of the Association shall be made available for inspection and copying by any Member of the Association or by such Member's duly appointed representatives, at any reasonable time and for a purpose reasonably related to such Member's interest as a Member at the office of the Association or at such other place as the Board of such Association shall prescribe. No Member or any other person shall copy the membership register for the purposes of solicitation of or direct mailing to any Member of the Association.

11.2 Rules Regarding Inspection of Books and Records. The Board shall establish reasonable rules with respect to:

11.2.1 Notice to be given to the custodians of the records by the persons desiring to make the inspection.

11.2.2 Hours and days of the week when such an inspection may be made.

11.2.3 Payment of the cost of reproducing copies of documents requested pursuant to this Article XI.

11.3 Director's Rights of Inspection. Every director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extracts and copies of documents.

ARTICLE XII: ARCHITECTURAL COMMITTEE

12.1 Creation. Within thirty (30) days of the date on which the Grantor first conveys a Building Lot to an Owner, Grantor shall appoint three (3) individuals to serve on the Architectural Committee ("Architectural Committee" or "AC"). Each member shall hold office until such time as such member has resigned or has been removed, or such member's successor has been appointed, as provided herein. A member of the Architectural Committee need not be an Owner. Members of the Architectural Committee may be removed by the person or entity appointing them at any time without cause.

12.2 Grantor's Right of Appointment. At any time, and from time to time, prior to ten (10) years after the recording date of this Declaration that Grantor is the Owner of any of the Property, Grantor shall have the exclusive right to appoint and remove all members of the Architectural Committee. At all other times, the Association Board shall have the right to appoint and remove all members of the Architectural Committee. If a vacancy on the Architectural Committee occurs and a permanent replacement has not yet been appointed,

Grantor or the Board, as the case may be, may appoint an acting member to serve for a specified temporary period not to exceed one (1) year.

12.3 Review of Proposed Construction. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with plans approved by the Architectural Co[redacted]he power to determine, by rule or other written designation consistent with this Declaration, which types of Improvements shall be submitted for Architectural Committee review and approval. The Architectural Committee shall have the power to hire an architect, licensed with the State of Idaho, to assist the Architectural Committee in its review of proposals or plans and specifications submitted to the Architectural Committee. The Architectural Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the habitat of the Common Areas, or appearance of the surrounding area of the Property as a whole, that the appearance of any structure affected thereby will be in harmony with the surrounding structures, and that the upkeep and maintenance thereof will not become a burden on the Association.

12.3.1 Conditions on Approval. The Architectural Committee may condition its approval of proposals or plans and specifications upon such changes therein as it deems appropriate, and/or upon the agreement of the Owner submitting the same ("Applicant") to grant appropriate easements to the Association for the maintenance thereof, and/or upon the agreement of the Applicant to reimburse the Association for the cost of maintenance, and may require submission of additional plans and specifications or other information before approving or disapproving material submitted.

12.3.2 Architectural Committee Rules and Fees. The Architectural Committee also may establish rules and/or guidelines setting forth procedures for and the required content of the applications and plans submitted for approval. Such rules may require a fee to accompany each application for approvals or additional factors which it will take into consideration in reviewing submissions. The Architectural Committee shall determine the amount of such fee in a reasonable manner. Such fees shall be used to defray the costs and expenses of the Architectural Committee, including the cost and expense of hiring an architect licensed by the State of Idaho, as provided above, or for such other purposes as established by the Board, and such fee shall be refundable to the extent not expended for the purposes herein stated. Such rules and guidelines may establish, without limitation, specific rules and regulations regarding design and style elements, landscaping and fences and other structures such as animal enclosures as well as special architectural guidelines applicable to Building Lots located adjacent to Common Area.

12.3.3 Detailed Plans. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, landscape plans, drainage plans, elevation drawings and

descriptions or samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications, the Architectural Committee may postpone review of any plan submitted for approval.

12.3.4 Architectural Committee Decisions. Decisions of the Architectural Committee and the reasons therefore shall be transmitted by the Architectural Committee to the Applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. Any materials submitted pursuant to this Article XII shall be deemed approved unless written disapproval by the Architectural Committee shall have been mailed to the Applicant within thirty (30) days after the date of filing said materials with the Architectural Committee.

12.4 Meetings of the Architectural Committee. The Architectural Committee shall meet from time to time as necessary to perform its duties hereunder. The Architectural Committee may from time to time by resolution unanimously adopted in writing, designate a Architectural Committee representative (who may but need not be one of its members) to take any action or perform any duties for and on behalf of the Architectural Committee, except the granting of variances pursuant to paragraph 12.9. In the absence of such designation, the vote of any two (2) members of the Architectural Committee, or the written consent of any two (2) members of the Architectural Committee taken without a meeting, shall constitute an act of the Architectural Committee.

12.5 No Waiver of Future Approvals. The approval of the Architectural Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Architectural Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent.

12.6 Compensation of Members. The members of the Architectural Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder and except as otherwise agreed by the Board.

12.7 Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

12.7.1 Upon the completion of any work for which approved plans are required under this Article XII, the Owner shall give written notice of completion to the Architectural Committee.

12.7.2 Within sixty (60) days thereafter, the Architectural Committee or its duly authorized representative may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner in writing of such non-compliance within such sixty (60) day

period, specifying the particular noncompliance, and shall require the Owner to remedy the same.

12.7.3 If upon the expiration of thirty (30) days from the date of such notification, or any longer time the Architectural Committee determines to be reasonable, the Owner shall have failed to remedy such noncompliance, the Architectural Committee shall notify the Board in writing of such failure. Upon notice and hearing, as provided in the Bylaws, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of the announcement of the Board ruling unless the Board specifies a longer time as reasonable. If the Owner does not comply with the Board ruling within such period, the Board, at its option, may either remove the non-complying improvement or remedy the noncompliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Limited Assessment against such Owner for reimbursement pursuant to this Declaration.

12.7.4 If for any reason the Architectural Committee fails to notify the Owner of any noncompliance within sixty (60) days after receipt of the written notice of completion from the Owner, the work shall be deemed to be in accordance with the approved plans.

12.8 Non-Liability of Architectural Committee Members. Neither the Architectural Committee nor any member thereof, nor its duly authorized Architectural Committee representative, shall be liable to the Association, or to any Owner or Grantee for any loss, damage or injury arising out of or in any way connected with the performance of the Architectural Committee's duties hereunder, unless due to the willful misconduct or bad faith of the Architectural Committee. The Architectural Committee shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and to the Property generally. The Architectural Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of building, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

12.9 Variances. The Architectural Committee may authorize variances from compliance with any of the architectural provisions of this Declaration, including restrictions upon height, size, floor area or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. However no variances will be granted for construction of structures or Improvements, including without limitation manicured lawns, in the Common Areas. Such variances must be evidenced in writing, must be signed by at least two (2) members of the

Architectural Committee, and shall become effective upon recordation in the office of the County Recorder of Ada County. If such variances are granted, no violation of the covenants, conditions or restrictions contained in this Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Building Lot and particular provision hereof covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting such Owner's use of the Building Lot, including but not limited to zoning ordinances or requirements imposed by any governmental or municipal authority.

ARTICLE XIII: EASEMENTS

13.1 Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Building Lot and such portion or portions of the Common Area adjacent thereto or as between adjacent Building Lots due to the unwillful placement or settling or shifting of the Improvements including but not limited to structures, walkways, bike paths, sidewalks and driveways constructed, reconstructed or altered thereon in accordance with the terms of this Declaration. Easements of encroachment shall be valid only so long as they exist, and the rights and obligations of Owners shall not be altered in any way because of encroachments, settling or shifting of the Improvements; provided, however, that in no event shall a valid easement for encroachment occur due to the willful act or acts of an Owner. In the event a structure on any Building Lot is partially or totally destroyed, and then repaired or rebuilt, the Owners of each Building Lot agree that minor encroachments over adjoining Building Lots that existed prior to the encroachment may be reconstructed pursuant to the easement granted by this paragraph 13.1.

13.2 Easements of Access. Grantor expressly reserves for the benefit of all the Property reciprocal easements of access, ingress and egress for all Owners to and from their respective Building Lots for installation and repair of utility services, for drainage of water over, across and upon adjacent Building Lots, and Common Areas, resulting from the normal use of adjoining Building Lots or Common Areas, and for necessary maintenance and repair of any Improvement including fencing, retaining walls, lighting facilities, mailboxes and sidewalk abutments, trees and landscaping. Such easements may be used by Grantor, and by all Owners, their guests, tenants and invitees, residing on or temporarily visiting the Property, for pedestrian walkways, vehicular access and such other purposes reasonably necessary for the use and enjoyment of a Building Lot or Common Area.

13.3 Drainage and Utility Easements. Notwithstanding anything expressly or impliedly contained herein to the contrary, this Declaration shall be subject to all easements heretofore or hereafter granted by Grantor for the installation and maintenance of utilities and drainage facilities that are required for the development of the Property. In addition, Grantor hereby reserves for the benefit of any Association the right to grant additional easements and rights-of-way over the Property and/or a Tract, as appropriate, to utility companies and public agencies as necessary or expedient for the proper development of the Property until close of escrow for the sale of the last Building Lot in the Property to a purchaser.

13.3.1 Improvement of Drainage and Utility Easement Areas. The Owners of Building Lots are hereby restricted and enjoined from constructing any Improvements upon any drainage or utility easement areas as shown on a Plat or otherwise designated in any recorded document which would interfere with or prevent the easement from being used for such purpose; provided, however that the Owner of such Building Lots and the Grantor, Association or designated entity with regard to the landscaping easement described in this Article XIII, shall be entitled to install and maintain landscaping on such easement areas, and also shall be entitled to build and maintain fencing on such easement areas subject to approval by the Association Architectural Committee, so long as the same would not interfere with or prevent the easement areas from being used for their intended purposes; provided, that any damage sustained to Improvements on the easement areas as a result of legitimate use of the easement area shall be the sole and exclusive obligation of the Owner of the Building Lot whose Improvements were so damaged.

13.4 Rights and Duties Concerning Utility Easements. The rights and duties of the Owners of the Building Lots within the Property with respect to utilities shall be governed by the following:

13.4.1 Wherever utility house connections are installed within the Property, which connections or any portions thereof lie in or upon Building Lots owned by an Owner other than the Owner of the Building Lot served by the connections, the Owner of the Building Lot served by the connections shall have the right, and is hereby granted an easement to the full extent necessary therefore, to enter upon any Building Lot or to have their agent enter upon any Building Lot within the Property in or upon which said connections or any portion thereof lie, to repair, replace and generally maintain the connections as and when it may be necessary.

13.4.2 Whenever utility house connections are installed within the Property, which connections serve more than one Building Lot, the Owner of each Building Lot served by the connections shall be entitled to full use and enjoyment of such portions of said connections as service such Owner's Building Lot.

13.5 Driveway Easements. Whenever a driveway is installed within the Property which in whole or in part lies upon a Building Lot owned by an Owner other than the Owner of the Building Lot served, or installed to serve more than one Building Lot, the Owner of each Building Lot served or to be served by such driveway shall be entitled to full use and enjoyment of such other Building Lot as required to service such Owner's Building Lot or to repair, replace or maintain such driveway.

13.6 Disputes as to Sharing of Costs. In the event of a dispute between Owners with respect to the repair or rebuilding of utility connections or driveways, or with respect to the sharing of the cost therefore, upon written request of one of such Owners addressed to the Association, the matter shall be submitted to the Board which shall decide the dispute and, if appropriate, make an appropriate Assessment against any or all of the Owners involved on behalf

of the prevailing Owner(s), which Assessment shall be collected and enforced in the manner provided by this Declaration for Limited Assessments.

13.7 General Landscape Easement. An easement is hereby reserved to the Association, its contractors and agents, to enter those portions of Building Lots, for the purpose of installing, maintaining, replacing and restoring exterior landscaping, and natural vegetation and habitat. Such landscaping activity shall include, by way of illustration and not of limitation, the mowing of lawns, irrigation, sprinkling, tree and shrub trimming and pruning, walkway improvement, seasonal planting and such other landscaping activities within the Property as such Association shall determine to be necessary from time to time.

13.8 Overhang Easement. There shall be an exclusive easement appurtenant to each Building Lot over the Common Areas for overhanging eaves, and for any projections from the buildings, which projections shall not extend beyond the eave line.

13.9 Maintenance and Use Easement Between Walls and Lot Lines. Whenever the wall of a structure, or a fence or retaining wall, constructed on a Building Lot under plans and specifications approved by the Architectural Committee is located within three (3) feet of the lot line of such Building Lot, the Owner of such Building Lot is hereby granted an easement over and on the adjoining Building Lot (not to exceed 3 feet from the Building Lot line) for purposes of maintaining and repairing such wall or fence and eaves or other overhangs, and the Owner of such adjoining Building Lot is hereby granted an easement for landscaping purposes over and on the area lying between the lot line and such structure or fence so long as such use does not cause damage to the structure of fence.

ARTICLE XIV: MISCELLANEOUS

14.1 Term. The easements created hereunder shall be perpetual, subject only to extinguishment by the holders of such easements as provided by law. The covenants, conditions, restrictions and equitable servitudes of this Declaration shall run until December 31, 2030, unless amended as herein provided. After December 31, 2030, such covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each, unless extinguished by a written instrument executed by Members holding at least three-fourths (3/4) of the voting power of the Association and such written instrument is recorded with the Ada County Recorder. Further provided that the Association shall not be dissolved without the prior written approval of the [redacted] Ada County Highway District, such consent not to be unreasonably withheld provided that a responsible successor organization shall agree to perform those maintenance responsibilities arising from applicable city and county governmental requirements.

14.2 Amendment.

14.2.1 By Grantor. Except as provided in paragraph 14.3 below, until the recordation of the first deed to a Building Lot in the Property, the provisions of this Declaration may be amended, modified, clarified, supplemented, added to (collectively, "amendment") or terminated by Grantor by recordation of a written instrument setting forth such amendment or termination. Any amendment affecting only a particular Tract

may be made by Grantor by an amendment to this Declaration at any time up to the recordation of the first deed to a Building Lot in such Tract.

14.2.2 By Owners. Except where a greater percentage is required by express provision in this Declaration, the provisions of this Declaration, other than this Article XIV, any amendment shall be by an instrument in writing signed and acknowledged by the president and secretary of the Association certifying and attesting that such amendment has been approved by the vote or written consent of Owners representing more than fifty percent (50%) of the votes in the Association, and such amendment shall be effective upon its recordation with the Ada County Recorder. Any amendment to this Article XIV shall require the vote or written consent of Members holding ninety-five percent (95%) of the voting power of the Association.

14.2.3 Effect of Amendment. Any amendment of this Declaration approved in the manner specified above shall be binding on and effective as to all Owners and their respective properties notwithstanding that such Owners may not have voted for or consented to such amendment. Such amendments may add to and increase the covenants, conditions, restrictions and easements applicable to the Property but shall not prohibit or unreasonably interfere with the allowed uses of such Owner's property which existed prior to the said amendment.

14.3 Mortgage Protection. Notwithstanding any other provision of this Declaration, no amendment of this Declaration shall operate to defeat or render invalid the rights of the beneficiary under any first deed of trust upon a Building Lot made in good faith and for value, and recorded prior to the recordation of such amendment, provided that after foreclosure of any such first deed of trust such Building Lot shall remain subject to this Declaration, as amended.

14.4 Notices. Any notices permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered seventy-two (72) hours after the same has been deposited in the United States mail, postage prepaid, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or to the residence of such person if no address has been given to the Association. Such address may be changed from time to time by notice in writing to the Association, as provided in this paragraph 14.4.

14.5 Enforcement and Non-Waiver.

14.5.1 Right of Enforcement. Except as otherwise provided herein, any Owner of any Building Lot shall have the right to enforce any or all of the provisions hereof against any property within the Property and Owners thereof.

14.5.2 Violations and Nuisances. The failure of any Owner of a Building Lot to comply with any provision hereof, or with any provision of the Articles or Bylaws of any Association, is hereby declared a nuisance and will give rise to a cause of action in the

Grantor, the Association or any Owner Building Lot(s) within the Property for recovery of damages or for negative or affirmative injunctive relief or both. However, any other provision to the contrary notwithstanding, only Grantor, the Association, the Board, or a duly authorized agent of any of them, may enforce by self-help any of the provisions hereof only if such self-help is preceded by reasonable notice to the Owner.

14.5.3 Violation of Law. Any violation of any state, municipal or local law, ordinance or regulation pertaining to the ownership, occupation or use of any property within the Property is hereby declared to be a violation of this Declaration and subject to any or all of the enforcement procedures set forth in this Declaration and any or all enforcement procedures in law and equity.

14.5.4 Remedies Cumulative. Each remedy provided herein is cumulative and not exclusive.

14.5.5 Non-Waiver. The failure to enforce any of the provisions herein at any time shall not constitute a waiver of the right to enforce any such provision.

14.6 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of the Property. This Declaration shall be construed and governed under the laws of the State of Idaho.

14.6.1 Restrictions Construed Together. All of the provisions hereof shall be liberally construed together to promote and effectuate the fundamental concepts of the development of the Property as set forth in the recitals of this Declaration.

14.6.2 Restrictions Severable. Notwithstanding the provisions of the foregoing paragraph 14.6.1, each of the provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity of any provision or portion thereof shall not affect the validity or enforceability of any other provision herein.

14.6.3 Singular Includes Plural. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular; and the masculine, feminine or neuter shall each including the masculine, feminine and neuter.

14.6.4 Captions. All captions and titles used in this Declaration are intended solely for convenience of reference and shall not affect that which is set forth in any of the provisions hereof.

14.7 Successors and Assigns. All references herein to Grantor, Owners, any Association or person shall be construed to include all successors, assigns, partners and authorized agents of such Grantor, Owners, Association or person.

14.8 City Park. Grantor shall dedicate [redacted] city's ownership and maintenance as a city park in accordance with the provisions of Section 3.1.5 of the Develo[redacted]11, 2006 as [redacted]cords of Ada County, Idaho.

ARTICLE XV: ANNEXATION

15.1 Time for Annexation; Land Subject to [redacted]es to itself and its successors and assigns the right to annex any other real property into Subdivision by recording a Notice of Annexation or Supplemental Declaration particularly describing the real property to be annexed and added to the Subdivision, pursuant to the provisions of this Article.

Upon the recording of a Notice of Annexation containing the provisions set forth in this Section (which Notice may be contained within a Supplemental Declaration affecting such property), except as may be provided for therein, the covenants, conditions and restrictions contained in this Declaration shall apply to the added land in the same manner as if it were originally covered by this Declaration and originally constituted a portion of the Property; and thereafter, the rights, privileges, duties and liabilities of the parties to this Declaration with respect to the added land shall be the same as with respect to the original land, and the rights, privileges, duties and liabilities of the Owners, lessees and occupants of Building Lots within the added land shall be the same as in the case of the original land. Notwithstanding the foregoing, any Supplemental Declaration may provide a special procedure for amendment of any specified provision thereof, e.g., by a specified vote of only the owners of Building Lots within the area subject thereto. Any provision of a Supplemental Declaration for which no special amendment procedure is provided shall be subject to amendment in the manner provided in this Declaration.

15.2. Procedure for Annexation: Any Notice of Annexation or Supplemental Declaration to be recorded hereunder shall contain the following information:

A. A reference to this Declaration, which reference shall state the date of recordation hereof and the Recorder's instrument number or the book and page of the official records of Ada County where this Declaration is recorded;

B. An exact legal description of the added land;

C. A statement that the provisions of this Declaration shall apply to the added land, except as set forth therein; and

D. A statement of the use restrictions applicable to the annexed property, which restrictions may be the same or different from those set forth in this Declaration.

City of Garden City
Public Hearing Notice
There will be a public hearing
on May 22 at 12:00 Noon at City Hall 6015 Glenwood
Purpose
Property Location
Application By
Design Review committee Meeting for proposed 8 home development
6017 Adams St. between 43rd and 44th
Garden Phoenix,LLC
Contact The City Planner at (208)472-2021 with any questions

City of Garden City
Public Hearing Notice
There will be a public hearing
on May 22 at 12:00 Noon at City Hall 6015 Glenwood
Purpose:
Property Location:
Application By:
Design Review committee Meeting for proposed 6 home development
4577 Adams St. between 43rd and 44th
Garrin Pheonix LLC
Contact The City Planner at 208-472-2921 with any questions

I, Lisa Dabel, certify that the public notice sign for the meeting on May 22nd, 2017 was posted on the property between 43rd and 44th on Adams Street. Installation of the sign was completed on May 17th, 2017.

Lisa Dabel 5-18-17

Lisa Dabel

notarized

State of Idaho, Ada County ss:

On this 18 day of May, 2017, before me Lissette Zarco, a Notary Public in and for said county and state, personally appeared Lisa Dabel; known or proven to me to be the person(s) who executed the foregoing instrument.

In witness wherefore, I have hereunto set my hand and affixed my official seal the day and year in the certificate first above written.

Notary Public Residing at: Ada County
Commission Expires: 03/06/2023

LISSETTE ZARCO
NOTARY
PUBLIC
STATE OF IDAHO

ALTA COMMITMENT FOR TITLE INSURANCE

Commitment Number:

34601602464

Issued By:

Fidelity National Title Insurance Company

FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate ninety (90) days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent

Attest:

Secretary

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ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Sumer Brenden Fidelity National Title Company 485 East Riverside Dr., Suite 200 Eagle, ID 83616 Phone: 208-982-3043 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: Sumer.Brenden@fnf.com	Escrow Officer: Cynthia Henscheid Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-2724 Fax: 866-671-3892 Main Phone: (208)377-3190 Email: Cynthia.Henscheid@fnf.com

SCHEDULE A

ORDER NO. 34601602464

Property Ref.: N. Adams Street, Garden City, ID 83714

1. Effective Date: December 12, 2016 at 07:30 AM
2. Policy or (Policies) to be issued:

   a. ALTA Owner's Policy 2006 Standard
   Proposed Insured: Briant Burke, MD, MS
   Policy Amount: $149,500.00
   Premium: $ 831.00
   Total: $ 831.00

3. The estate or interest in the land described or referred to in this Commitment is:

   Fee Simple

4. Title to the estate or interest in the land is at the Effective Date vested in:

   Danny W Utterbeck, an unmarried person and Timothy J. Willmorth, an unmarried person as joint tenants with right of survivorship

5. The land referred to in this Commitment is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): R2734500898

Lots 18 and 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho.

Excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at a point at the North corner of said Lot 18, being the corner of 44th Street and Adams Street, the Real Point of Beginning;
thence Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less, to a point on the Southwesterly
boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18;
thence in a Northeasterly direction and parallel to the Northwesterly boundary of Lot 18, a distance of 100 feet to a point; thence
Northwesterly along the Northeasterly boundary of Lot 18, a distance of 60 feet, more or less, to the Point of Beginning.

And excepting therefrom, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at the Southeasterly corner of Lot 18, Block 3, Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence in a
Northwesterly direction along the Northeasterly boundary of Lot 18, a distance of 100 feet; thence in a Southwesterly direction and perpendicular to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point; thence in a
Southeasterly direction parallel to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point on the Southeasterly boundary of
Lot 18; thence in a Northeasterly direction along the Southeasterly boundary of Lot 18, a distance of 100 feet, more or less to the Real Point of Beginning.

And excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at an iron pin marking the intersection of East 44th Street and Adams Streets in Garden City, Idaho; thence
South 45°44' East 25.00 feet along the centerline of Adams Street to a point; thence
South 44°16' West 125.00 feet along the Southeasterly boundary line of East 44th Street to a point which is the Northerly corner of said Lot 19 and which is the Real Point of Beginning; thence
South 45°44' East 95.00 feet along the Northeasterly boundary line of said Lot 19 to a point; thence
South 44°16' West 50.00 feet to a point; thence
North 45°44' West 95.00 feet to a point on the Southeasterly boundary line of East 44th Street; thence
North 44°16' East 50.00 feet along the Southeasterly boundary line of East 44th Street to the Real Point of Beginning.

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EXHIBIT "A"

Legal Description

And further excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Beginning at the most Westerly corner of Lot 19, Block 3 of Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence
Southeasterly along the Southwesterly line of said Lot 19, a distance of 90 feet; thence
Northeasterly and parallel to the Northwesterly line of said Lot 19, a distance of 50 feet; thence
Northwest and parallel to the Southwesterly line of said Lot 19, a distance of 90 feet to the Northwesterly line of said Lot 19; thence
Southwesterly along the Northwesterly line of said Lot 19, a distance of 50 feet to the Point of Beginning.

Also excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at a point on the North corner of said Lot 18 being the corner of 44th Street and Adams Street; thence
Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less to a point on the Southwesterly boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18, the
Real Point of Beginning; thence continuing along the Southwesterly boundary of Lot 18, a distance of 50 feet to a point; thence in a Northeasterly direction and parallel to the Northwesterly boundary of said Lot 18, a distance of 100 feet to a point; thence
Northwesterly along the Northeasterly boundary of Lot 18, a distance of 50 feet to a point; thence in a Southwesterly direction and parallel to the Southeasterly boundary of said Lot 18, a distance of 100 feet to the Real Point of Beginning.

Further excepting, a parcel of land for public right-of-way coincident with the Southwesterly right-of-way of Adams Street, said parcel being a portion of the Southwest quarter of the Southwest quarter of Section 32, Township 4 North, Range 2 East, Boise Meridian, Ada
County, Idaho, said parcel also being a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, and more particularly described as follows:
Commencing at a found iron monument representing the centerline intersection of Adams Street and East 44th Street; thence along the centerline of Adams Street South 45°44'00" East, 135.00 feet; thence leaving said centerline South 44°16'00" West 25.00 feet to a point on the Southwesterly right-of-way line of Adams Street, said point also being 25.00 feet right of Adams Street Project Centerline Station 96+49.60 and the Point of Beginning; thence continuing along said Southwesterly right-of-way
line of Adams Street South 45°44'00" East 89.99 feet; thence leaving said right-of-way line South 44°16'00" West 2.00 feet; thence
North 45°44'00" West 89.99 feet; thence
North 44°16'00" East 2.00 feet to the Southwesterly right-of-way line of Adams Street, the Point of Beginning.

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SCHEDULE B - SECTION I
REQUIREMENTS

1. Pay the full consideration to, or for the account of, the grantors or mortgagors.

2. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

3. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.

4. Instrument creating the estate or interest to be insured must be executed and filed for record, to-wit:

   a. A Warranty Deed executed by the vestee(s) herein vesting fee simple title in the purchasers.

5. Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
   a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
   b. an affidavit, signed by the vested owner and spouse which states
      i. that the land described herein is not their principal residence;
      ii. the land is not claimed as homestead property; and
      iii. their principal residence is

6. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B - SECTION I

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SCHEDULE B - SECTION II
EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

4. Any lien or right to a lien for services, labor or material not shown by the Public Records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.

6. (a)Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

   Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

   SPECIAL EXCEPTIONS

9. Water rights, claims or title to water, whether or not disclosed by the Public Records.

10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.

12. General taxes for the year 2016, which are a lien, of which the first half is paid and the second half is due and payable on or before June 20, 2017 and not delinquent until after said date.

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SCHEDULE B - SECTION II
EXCEPTIONS
(continued)

13. General taxes which may be assessed and extended on any "subsequent" or "occupancy" tax roll for the current year and any previous years with respect to improvements completed which may have escaped assessment on the regular tax roll.

14. Liens, levies and assessments of the CITY OF GARDEN CITY. No search has been made.

15. Liens and assessments of the FAIRVIEW ACRES WATER USERS ASSOCIATION, and the rights, powers and easements of said district as by law provided. No search has been made.

16. Liens and assessments of the THURMAN MILL DITCH COMPANY, and the rights, powers and easements of said district as by law provided. No search has been made.

17. Easements, reservations, restrictions and dedication, if any, as shown on the official plat of said subdivision

18. An easement for the purpose shown below and rights incidental thereto as set forth in a document.
Granted to: Bench Sewer District
Instrument No.: 450595

19. An easement for the purpose shown below and rights incidental thereto as set forth in a Permanent Slope Easement Agreement.
Granted to: Ada County Highway District
Purpose: Slope easement

20. Matters as disclosed by Record of Survey No. 7906
Recorded: May 17, 2007
Instrument No: 107071009, of Official Records.

END OF EXCEPTIONS

NOTES

Note A: NOTE: According to the records of the County Assessor's office,
Parcel No.: r2734500898
Code Area: 06
General Taxes for the year 2016, are $1,411.84

Note B: Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, are as follows:

Grantor: Timothy J Willmorth, an unmarried man
Grantee: Danny W Utterbeck, an unmarried person and Timothy J Willmorth, an unmarried person as joint tenants with right of survivorship
Recording Date: June 11, 2015
Recording No: 2015-051096

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SCHEDULE B - SECTION II
EXCEPTIONS
(continued)

Note C: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

Note D: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note E: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against Briant Burke, MD, MS. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

END OF NOTES

END OF SCHEDULE B - SECTION II

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org.*

END OF CONDITIONS

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NEIGHBORHOOD MEETING SIGN-IN SHEET

May 10, 2017

Garden Phoenix
Adams, Garden City

5:30/8:00 Jeintletcher
Garden City Public Library

Signature					
Barb Lawala	4353 adams				
Robin Robin Lawala	917 E 44th				

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2015-051096
06/11/2015 10:46 AM
$16.00

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 572129 MV/DG

ACCOMMODATION

QUITCLAIM DEED

For Value Received Timothy J. Willmorth, an unmarried man

do hereby convey, release, remise and forever quit claim unto Danny W. Utterbeck, an unmarried person and Timothy J. Willmorth, an unmarried person- as joint tenants with right of survivorship.

whose address is 2191 N. Trail Creek Ln., Eagle, Idaho 83616

the following described premises, to-wit: See Attached Exhibit "A", which by this reference is made a part of.

together with their appurtenances.

Dated: May 29, 2015

Timothy J. Willmorth

State of Idaho, County of Ada

On this 10th day of June in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy J. Willmorth known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Maria Van Der Aa

Residing at:
Commission Expires:

Maria Van Der Aa
Residing in: Eagle, Idaho
Commission Expires: 8/13/2016

Maria Van Der Aa
NOTARY PUBLIC
STATE OF IDAHO

Exhibit A

Lots 18 and 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho.

Excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:

Commencing at a point at the North corner of said Lot 18, being the corner of 44th Street and Adams Street, the Real Point of Beginning; thence
Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less, to a point on the Southwesterly boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18; thence in a
Northeasterly direction and parallel to the Northwesterly boundary of Lot 18, a distance of 100 feet to a point; thence
Northwesterly along the Northeasterly boundary of Lot 18, a distance of 60 feet, more or less, to the Point of Beginning.

And excepting therefrom, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:

Commencing at the Southeasterly corner of Lot 18, Block 3, Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence in a Northwesterly direction along the Northeasterly boundary of Lot 18, a distance of 100 feet; thence in a
Southwesterly direction and perpendicular to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point; thence in a Southeasterly direction parallel to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point on the Southeasterly boundary of Lot 18; thence in a
Northeasterly direction along the Southeasterly boundary of Lot 18, a distance of 100 feet, more or less to the Real Point of Beginning.

And excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:

Commencing at an iron pin marking the intersection of East 44th Street and Adams Streets in Garden City, Idaho; thence
South 45°44' East 25.00 feet along the centerline of Adams Street to a point; thence
South 44°16' West 125.00 feet along the Southeasterly boundary line of East 44th Street to a point which is the Northerly corner of said Lot 19 and which is the Real Point of Beginning; thence
South 45°44' East 95.00 feet along the Northeasterly boundary line of said Lot 19 to a point; thence
South 44°16' West 50.00 feet to a point; thence
North 45°44' West 95.00 feet to a point on the Southeasterly boundary line of East 44th Street; thence
North 44°16' East 50.00 feet along the Southeasterly boundary line of East 44th Street to the Real Point of Beginning.

And further excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:

Beginning at the most Westerly corner of Lot 19, Block 3 of Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence
Southeasterly along the Southwesterly line of said Lot 19, a distance of 90 feet; thence
Northeasterly and parallel to the Northwesterly line of said Lot 19, a distance of 50 feet; thence
Northwest and parallel to the Southwesterly line of said Lot 19, a distance of 90 feet to the Northwesterly line of said Lot 19; thence
Southwesterly along the Northwesterly line of said Lot 19, a distance of 50 feet to the Point of Beginning.

Also excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:

Commencing at a point on the North corner of said Lot 18 being the corner of 44th Street and Adams Street; thence
Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less to a point on the Southwesterly boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18, the Real Point of Beginning; thence continuing along the Southwesterly boundary of Lot 18, a distance of 50 feet to a point; thence in a

Northeasterly direction and parallel to the Northwesterly boundary of said Lot 18, a distance of 100 feet to a point; thence Northwesterly along the Northeasterly boundary of Lot 18, a distance of 50 feet to a point; thence in a Southwesterly direction and parallel to the Southeasterly boundary of said Lot 18, a distance of 100 feet to the Real Point of Beginning.

Further excepting, a parcel of land for public right-of-way coincident with the Southwesterly right-of-way of Adams Street, said parcel being a portion of the Southwest quarter of the Southwest quarter of Section 32, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, said parcel also being a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, and more particularly described as follows:

Commencing at a found iron monument representing the centerline intersection of Adams Street and East 44th Street; thence along the centerline of Adams Street
South 45°44'00" East, 135.00 feet; thence leaving said centerline
South 44°16'00" West 25.00 feet to a point on the Southwesterly right-of-way line of Adams Street, said point also being 25.00 feet right of Adams Street Project Centerline Station 96+49.60 and the Point of Beginning; thence continuing along said Southwesterly right-of-way line of Adams Street
South 45°44'00" East 89.99 feet; thence leaving said right-of-way line
South 44°16'00" West 2.00 feet; thence
North 45°44'00" West 89.99 feet; thence
North 44°16'00" East 2.00 feet to the Southwesterly right-of-way line of Adams Street, the Point of Beginning.

Land Description

Garden Phoenix Subdivision

A parcel of land being a portion of Lots 18 and 19, Block 3 of Fairview Acres Subdivision No.1 as recorded in Book 10 of Plats at Page 532, Records of Ada County, said parcel is located in the Southwest Quarter of the Southwest Quarter of Section 32, Township 4 North, Range 2 East of the Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch diameter iron rod at the center line intersection of E 44th Street and N Adams Street as perpetuated by document 9268713, Records of Ada County, from which the found 5/8th inch diameter iron rod at the center line intersection of E 43rd Street and N Adams Street as perpetuated by document 8539901, Records of Ada County, bears S 45° 44' 00" E a distance of 650.00 feet; thence S 45° 44' 00" E for a distance of 135.00 feet; thence S 44° 16' 00" W for a distance of 27.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12220 and the **REAL POINT OF BEGINNING**;

Thence S 45° 44' 00" E for a distance of 90.00 feet to a found 5/8th inch diameter iron rod labeled PLS 12220;

Thence S 44° 16' 00" W for a distance of 98.00 feet to a found 5/8th inch diameter iron rod labeled PLS 12220 to a point on the line common to said Lots 18 and 19;

Thence S 45° 44' 00" E along said line for a distance of 100.00 feet to a found 5/8th inch diameter iron rod labeled PLS 12220 at the corner common to Lots 16, 17, 18 and 19, Block 3;

Thence S 44° 16' 00" W along the line common to Lots 16 and 19, Block 3 for a distance of 100.00 feet to a found 5/8th inch diameter iron pin upon which a cap labeled PLS 11463 was set at the corner common to Lots 15, 16, 19 and 20, Block 3 of said Fairview Acres Subdivision No. 1;

Thence N 45° 44' 00" W along the line common to said Lots 19 and 20 and Lot 19 and Wendt Subdivision as recorded in Book 60 of Plats at Page 6028, Records of Ada County for a distance of 210.00 feet to a found 5/8th inch diameter iron pin labeled PLS 11463;

(CONTINUED ON NEXT PAGE)

1602 W. Hays St., Suite 306 ▪ Boise, ID 83702 ▪ Phone: 208-863-4198 ▪
www.accuratesurveyors.com

Thence N 44° 16' 00" E for a distance of 50.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12220;

Thence S 45° 44' 00" E for a distance of 5.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12220;

Thence N 44° 16' 00" E for a distance of 50.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12220 on the line common to said Lots 18 and 19;

Thence S 45° 44' 00" E along said line for a distance of 15.00 feet to a found 5/8th inch diameter iron pin labeled PLS 12220;

Thence N 44° 16' 00" E for a distance of 98.00 feet to the **REAL POINT OF BEGINNING.**

Parcel contains 0.679 acres, or 29,570 square feet, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.

PROFESSIONAL LAND SURVEYOR
REGISTERED
11463
4-21-17
STATE OF IDAHO
NATHAN J. DANG

1602 W. Hays St., Suite 306 ▪ Boise, ID 83702 ▪ Phone: 208-863-4198 ▪
www.accuratesurveyors.com

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 CHE FOWLER
FIDELITY NATIONAL TITLE - BOISE

2017-006078
01/20/2017 11:04 AM
$19.00

Fidelity National Title

Escrow No.: 34601602464-CH

WARRANTY DEED

FOR VALUE RECEIVED

Timothy J Willmorth, an unmarried person and Danny W Utterbeck, an unmarried person, as joint tenants with right of survivorship

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Briant Burke, MD, MS, a divorced man

GRANTEE(S), whose current address is: **967 E Parkcenter, Suite 205, Boise, ID 83706**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 20th day of January, 2017.

Timothy J Willmorth

Danny W Utterbeck

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 18th day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Timothy J Willmorth and Danny W Utterbeck known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/thet executed the same.

Signature: Kimberly Yelm
Name: Kimberly Yelm
Residing at: Meridian, ID
My Commission Expires: 10/15/2019

(SEAL)

KIMBERLY YELM
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): R2734500898

Lots 18 and 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho.

Excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at a point at the North corner of said Lot 18, being the corner of 44th Street and Adams Street, the Real Point of Beginning;
thence Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less, to a point on the Southwesterly
boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18;
thence in a Northeasterly direction and parallel to the Northwesterly boundary of Lot 18, a distance of 100 feet to a point; thence
Northwesterly along the Northeasterly boundary of Lot 18, a distance of 60 feet, more or less, to the Point of Beginning.

And excepting therefrom, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at the Southeasterly corner of Lot 18, Block 3, Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence in a
Northwesterly direction along the Northeasterly boundary of Lot 18, a distance of 100 feet; thence in a
Southwesterly direction and perpendicular to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point; thence in a
Southeasterly direction parallel to the Northeasterly boundary of Lot 18, a distance of 100 feet to a point on the Southeasterly boundary of
Lot 18; thence in a Northeasterly direction along the Southeasterly boundary of Lot 18, a distance of 100 feet, more or less to the Real Point of Beginning.

And excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at an iron pin marking the intersection of East 44th Street and Adams Streets in Garden City, Idaho; thence
South 45°44' East 25.00 feet along the centerline of Adams Street to a point; thence
South 44°16' West 125.00 feet along the Southeasterly boundary line of East 44th Street to a point which is the Northerly corner of said Lot 19 and which is the Real Point of Beginning; thence
South 45°44' East 95.00 feet along the Northeasterly boundary line of said Lot 19 to a point; thence
South 44°16' West 50.00 feet to a point; thence
North 45°44' West 95.00 feet to a point on the Southeasterly boundary line of East 44th Street; thence
North 44°16' East 50.00 feet along the Southeasterly boundary line of East 44th Street to the Real Point of Beginning.

And further excepting, a portion of Lot 19 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Beginning at the most Westerly corner of Lot 19, Block 3 of Fairview Acres Subdivision No. 1, the Real Point of Beginning; thence
Southeasterly along the Southwesterly line of said Lot 19, a distance of 90 feet; thence
Northeasterly and parallel to the Northwesterly line of said Lot 19, a distance of 50 feet; thence
Northwest and parallel to the Southwesterly line of said Lot 19, a distance of 90 feet to the Northwesterly line of said Lot 19; thence

EXHIBIT "A"

Legal Description

Southwesterly along the Northwesterly line of said Lot 19, a distance of 50 feet to the Point of Beginning.

Also excepting, a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, described as follows:
Commencing at a point on the North corner of said Lot 18 being the corner of 44th Street and Adams Street; thence
Southwesterly and along the Northwesterly boundary of Lot 18, a distance of 100 feet, more or less to a point on the Southwesterly boundary of Lot 18; thence
Southeasterly along the Southwesterly boundary of Lot 18, a distance of 60 feet to a point on the Southwesterly boundary of Lot 18, the
Real Point of Beginning; thence continuing along the Southwesterly boundary of Lot 18, a distance of 50 feet to a point; thence in a Northeasterly direction and parallel to the Northwesterly boundary of said Lot 18, a distance of 100 feet to a point; thence
Northwesterly along the Northeasterly boundary of Lot 18, a distance of 50 feet to a point; thence in a Southwesterly direction and parallel to the Southeasterly boundary of said Lot 18, a distance of 100 feet to the Real Point of Beginning.

Further excepting, a parcel of land for public right-of-way coincident with the Southwesterly right-of-way of Adams Street, said parcel being a portion of the Southwest quarter of the Southwest quarter of Section 32, Township 4 North, Range 2 East, Boise Meridian, Ada
County, Idaho, said parcel also being a portion of Lot 18 in Block 3 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page(s) 532, official records of Ada County, Idaho, and more particularly described as follows:
Commencing at a found iron monument representing the centerline intersection of Adams Street and East 44th Street; thence along the centerline of Adams Street South 45°44'00" East, 135.00 feet; thence leaving said centerline South 44°16'00" West 25.00 feet to a point on the Southwesterly right-of-way line of Adams Street, said point also being 25.00 feet right of Adams Street Project Centerline Station 96+49.60 and the Point of Beginning; thence continuing along said Southwesterly right-of-way
line of Adams Street South 45°44'00" East 89.99 feet; thence leaving said right-of-way line South 44°16'00" West 2.00 feet; thence
North 45°44'00" West 89.99 feet; thence
North 44°16'00" East 2.00 feet to the Southwesterly right-of-way line of Adams Street, the Point of Beginning.

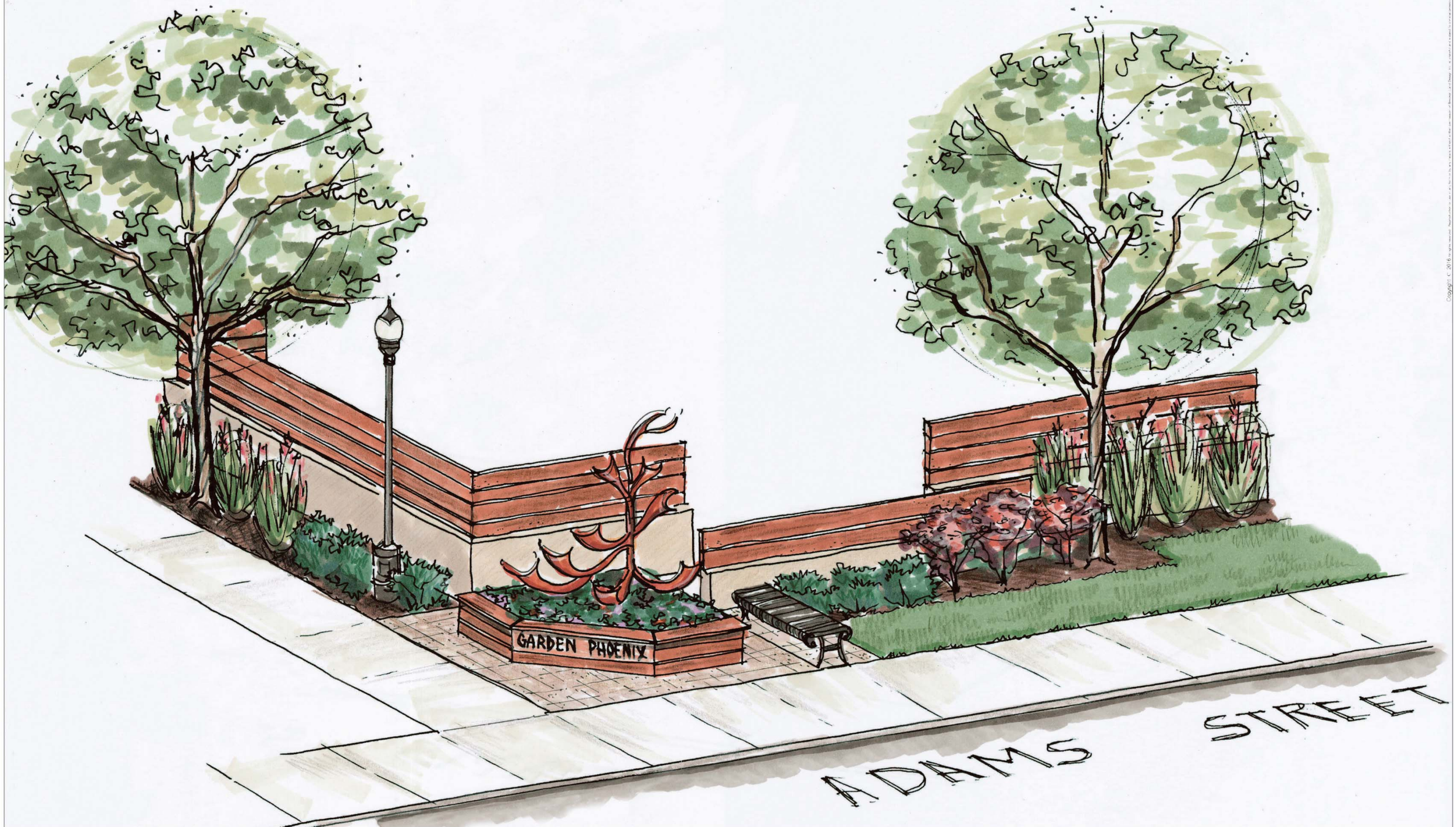
GARDEN PHOENIX

CALLOUT LEGEND

1. PERMEABLE PAVERS
2. BICYCLE PARKING
3. PEDESTRIAN SCALE STREET LIGHT
4. CLEAR VISION TRIANGLE
5. GUEST PARKING
6. CONCRETE DRIVEWAY
7. LIVING WALL/PUBLIC ART (BY OTHERS) TO FACE ADAMS ST.
8. BERM
9. PRIVATE PATIO
10. SCREEN WALL
11. PROPOSED FENCE WITH VEGETATION FOR SCREENING
12. PERIMETER FENCE
13. PROPOSED POSTAL AREA
14. RAISED PLANTER, MATERIAL TO BE APPROVED BY OWNER
15. ACCOMMODATIONS TO BE MADE FOR STORMWATER COLLECTION AND TREATMENT IN THIS APPROXIMATE LOCATION

Scale:
1" = 20'-0"

BRECKON landdesign



GARDEN PHOENIX

Entry Node Illustration

BRECKON landdesign

03.29.2017

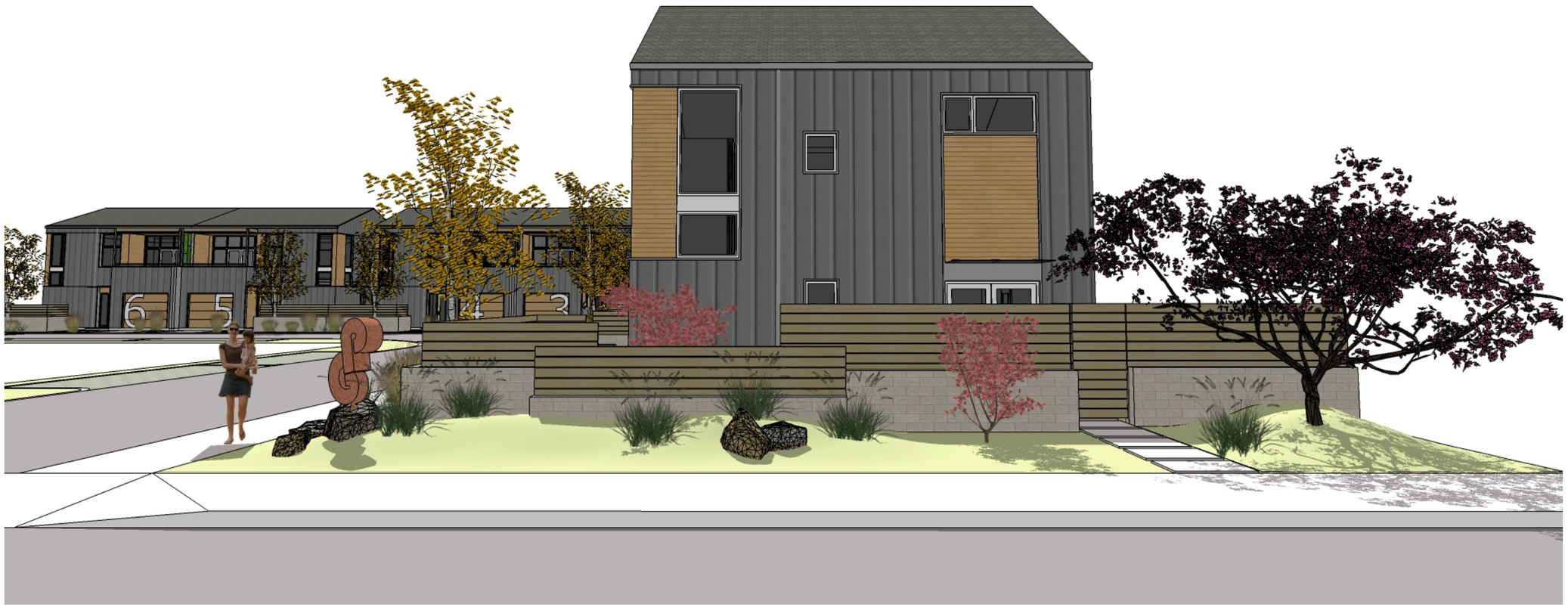
Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017



Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Tandem units

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Tandem Units

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

Tandem Front Detail

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

Tandem back elevation

PIVOT NORTH
architecture

ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
   A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
   B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
   A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
   B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
   A. LAWN AREAS: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
   B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ©ROUND-UP^ (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF ©ROUND-UP^ TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FRee.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

S:_projects\2017\17050 Garden Phoenix\CAD\Preliminary\DD\17050 land REVISIONS.dwg plotted by: Ben Semple on Tue, May 30, 2017 at 02:21 PM

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

PROPERTY LINE

CUT EDGE, SEE DETAIL

PROPOSED FENCE TO BE APPROVED BY OWNER

VISION TRIANGLE

QUANTITY
PLANT IDENTIFICATION KEY

PROPOSED BUILDING LOCATION

APPROVED MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL

TURF SOD OVER APPROVED TOPSOIL AS SPECIFIED

LANDSCAPE REQUIREMENTS

SITE

Requirements:
A MINIMUM OF FIVE PERCENT (5%) OF THE GROSS SITE AREA SHALL BE LANDSCAPED (EXCLUDING AREAS OF SETBACK OR PERIMETER LANDSCAPING).

A MINIMUM OF (1) CLASS II OR CLASS III TREE SHALL BE PLANTED IN THE FRONTAGE AND EVERY ADJACENT STREET SIDE.

AN ADDITIONAL CLASS I TREE SHALL BE PLANTED IN THE CORRESPONDING SETBACK FOR EVERY INCREMENT OF 50 LINEAR FEET OF FRONTAGE.

TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF (1) TREE PER (10) SHRUBS AND VICE VERSA.

CALLOUT LEGEND

1. PERMEABLE PAVERS
2. BICYCLE PARKING
3. PEDESTRIAN SCALE STREET LIGHT
4. CLEAR VISION TRIANGLE
5. GUEST PARKING
6. CONCRETE DRIVEWAY
7. LIVING WALL/PUBLIC ART (BY OTHERS) TO FACE ADAMS ST.
8. BERM
9. PRIVATE PATIO
10. SCREEN WALL
11. PROPOSED FENCE WITH VEGETATION FOR SCREENING
12. PERIMETER FENCE
13. PROPOSED POSTAL AREA
14. RAISED PLANTER, MATERIAL TO BE APPROVED BY OWNER
15. ACCOMMODATIONS TO BE MADE FOR STORMWATER COLLECTION AND TREATMENT IN THIS APPROXIMATE LOCATION

PROJECT INFORMATION

TOTAL SITE AREA/PARCEL SIZE: 29,620.8 S.F. (0.68 ACRES)

TOTAL LANDSCAPE AREA: 10,679 S.F. (35%)

TOTAL COMMON AREA/OPEN SPACE: 12,290 S.F. (41%)

TOTAL TURF AREA: 1,609 S.F. (15% OF TOTAL LANDSCAPE AREA)

TOTAL PLANTER BED AREA: 9,070 S.F. (85% OF TOTAL LANDSCAPE AREA)

IMPERVIOUS SURFACE: 8,293 S.F. (28%)

BUILDING ENVELOPE: 8,219 S.F. (28%)

TOTAL LINEAR FEET OF STREET FRONTAGE: 90 L.F.

BICYCLE PARKING: 2 BICYCLE RACKS, ACCOMMODATES 10 BICYCLES

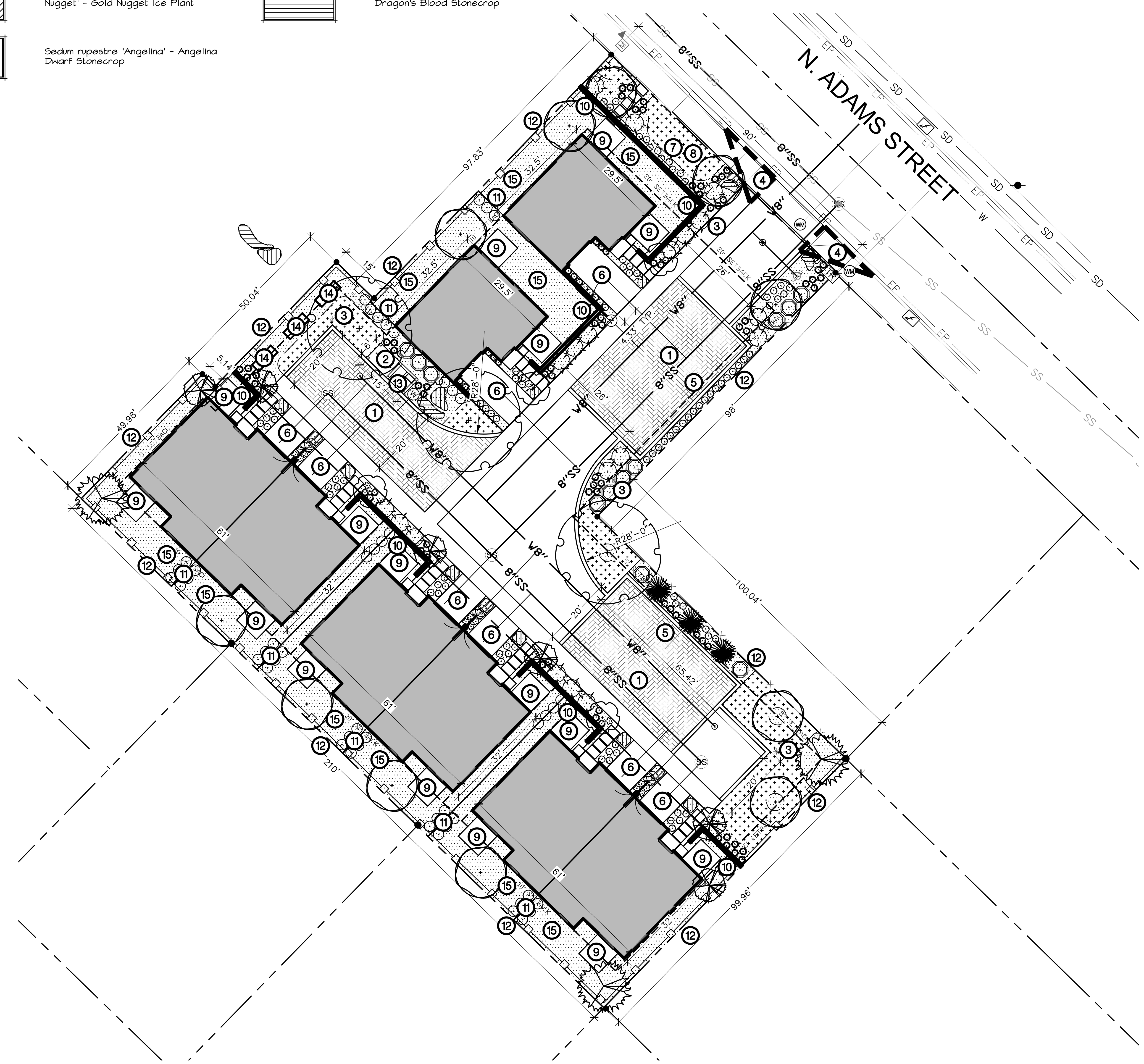
PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
4	AR	Acer rubrum 'Bowhall'	Bowhall Maple	2" CAL. B&B	40'H x 15'W
11	CC	Carpinus carolina	Native Flame Hornbeam	2" CAL. B&B	30'H x 20'W
3	QP	Quercus palustris	Pin Oak	2" CAL. B&B	70'H x 60'W
CONIFEROUS TREES					
3	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	7'-8' HGT	30'H x 15'W
3	PN	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	7'-8' HGT	25'H x 7'W
ORNAMENTAL TREES					
6	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL. B&B	20'H x 15'W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
33	BG	Boutelova gracilis	Blue Grama	#1	2'H x 2'W
53	FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	#1	2'H x 2'W
19	HOP	Hesperaloe parviflora	Red Yucca	#5	4'H x 5'W
22	HV	Heuchera villosa 'Citronelle'	Citronelle Coral Bells	#1	1'H x 1'W
69	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	#1	2'H x 2'W
12	RA	Ribes aureum	Golden Alpine Currant	#5	5'H x 5'W
GROUNDCOVERS					
21	DC	Delosperma congestum 'Gold Nugget'	Gold Nugget Ice Plant	#1, 18" O.C.	0.5'H x 1'W
67	SR	Sedum rupestre 'Angelina'	Angelina Dwarf Stonecrop	#1, 18" O.C.	0.5'H x 3'W
46	SS	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	#1, 18" O.C.	0.5'H x 2'W
VINE					
49	AK	Actinidia kolomikta	Variegated Kiwi Vine	#1	20'H x 10'W

Delosperma congestum 'Gold Nugget' - Gold Nugget Ice Plant

Sedum spurium 'Dragon's Blood' - Dragon's Blood Stonecrop

Sedum rupestre 'Angelina' - Angelina Dwarf Stonecrop



LANDSCAPE PLAN

SCALE: 1"= 20'-0"

STATE OF IDAHO
JON FRITZ BRECKON
LA-16536
LICENSED LANDSCAPE ARCHITECT

- Civil Engineering
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LANDSCAPE PLAN

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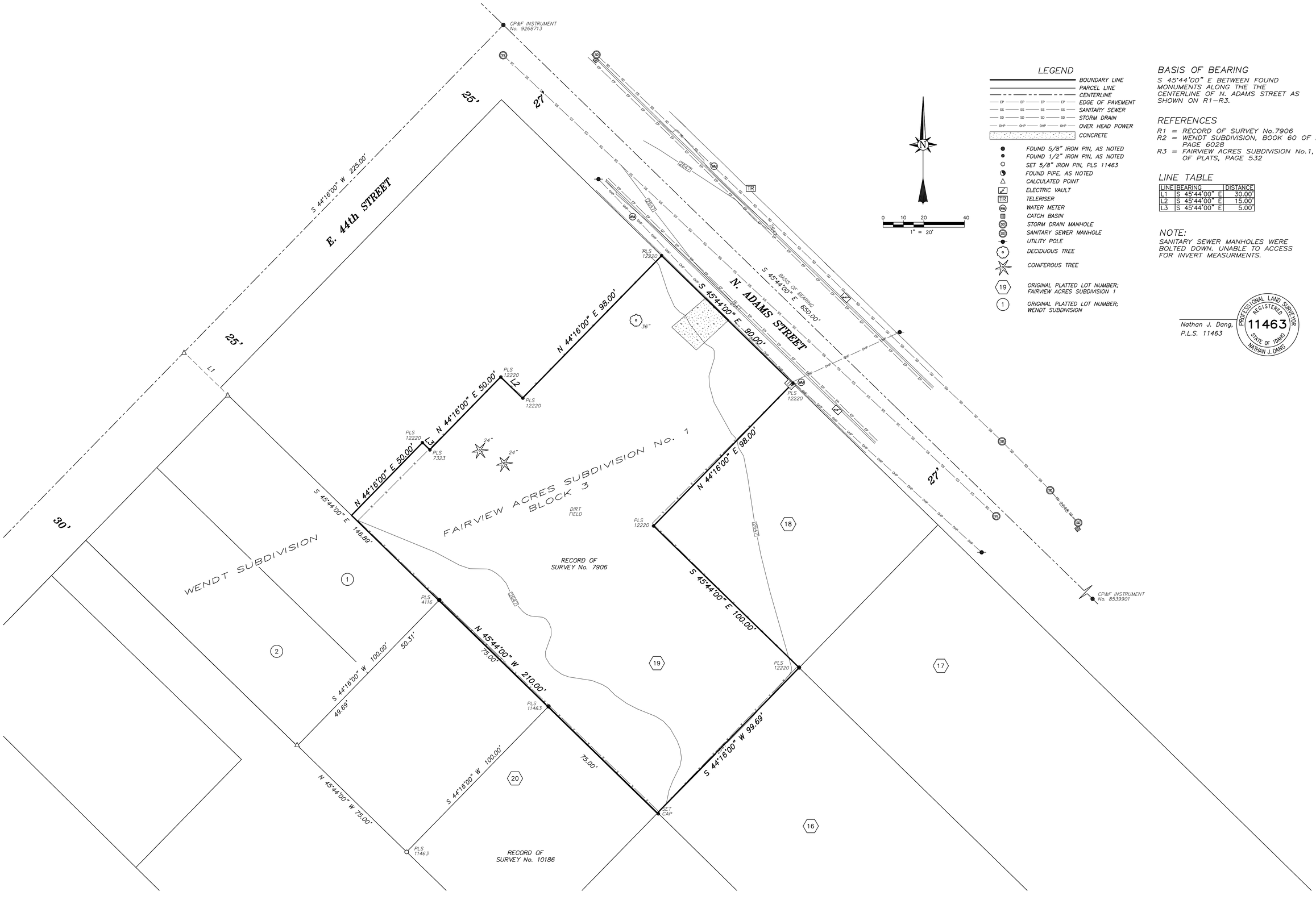
REVISIONS		
No.	Date	Description

PROJECT NO.: 17050
DRAWN BY: LP, BSS, KMW
CHECKED BY: JB, MSD
DATE: 05/18/17

SHEET NUMBER
L3.1

75% CONSTRUCTION DOCUMENT



LEGEND

- BOUNDARY LINE
- PARCEL LINE
- CENTERLINE
- EDGE OF PAVEMENT
- SANITARY SEWER
- STORM DRAIN
- OVER HEAD POWER
- CONCRETE
- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- FOUND PIPE, AS NOTED
- CALCULATED POINT
- ELECTRIC VAULT
- TELERISER
- WATER METER
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- ORIGINAL PLATTED LOT NUMBER; FAIRVIEW ACRES SUBDIVISION 1
- ORIGINAL PLATTED LOT NUMBER; WENDT SUBDIVISION

0 10 20 40
1" = 20'

BASIS OF BEARING

S 45°44'00" E BETWEEN FOUND MONUMENTS ALONG THE THE CENTERLINE OF N. ADAMS STREET AS SHOWN ON R1–R3.

REFERENCES

R1 = RECORD OF SURVEY No.7906
R2 = WENDT SUBDIVISION, BOOK 60 OF PLATS, PAGE 6028
R3 = FAIRVIEW ACRES SUBDIVISION No.1, BOOK 10 OF PLATS, PAGE 532

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°44'00" E	30.00'
L2	S 45°44'00" E	15.00'
L3	S 45°44'00" E	5.00'

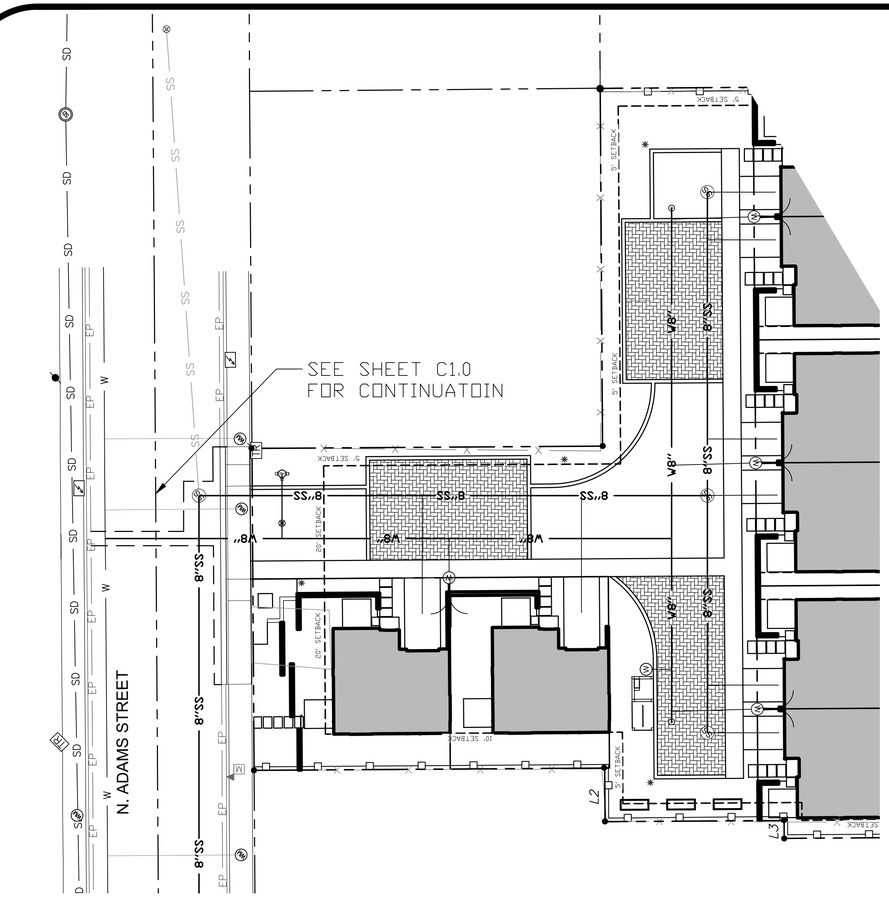
NOTE:

SANITARY SEWER MANHOLES WERE BOLTED DOWN. UNABLE TO ACCESS FOR INVERT MEASURMENTS.

Nathan J. Dang,
P.L.S. 11463

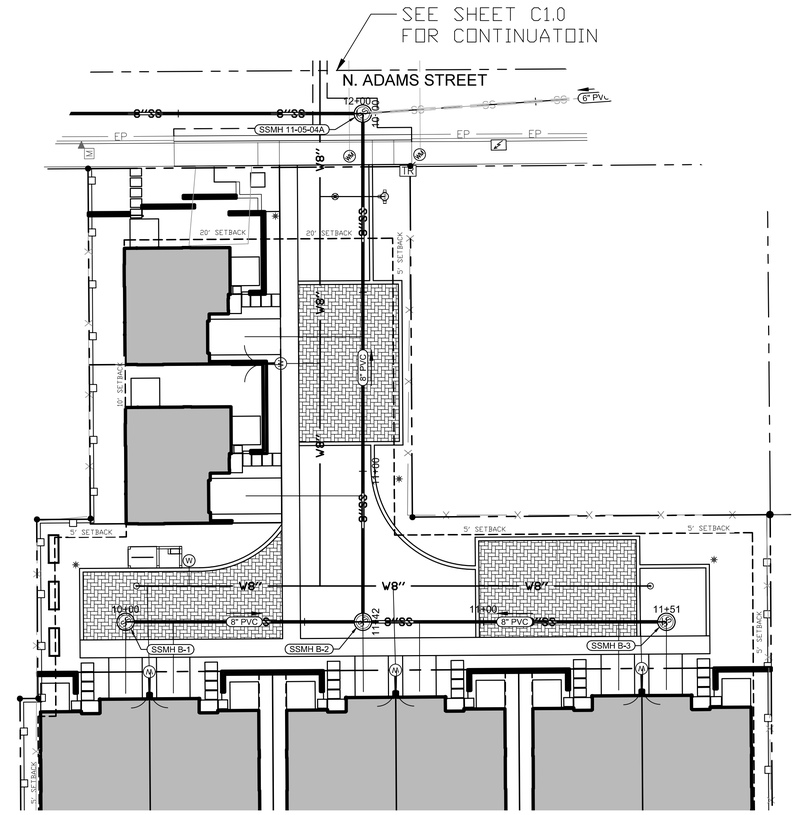
PROFESSIONAL LAND SURVEYOR REGISTERED 11463 STATE OF IDAHO NATHAN J. DANG

ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING



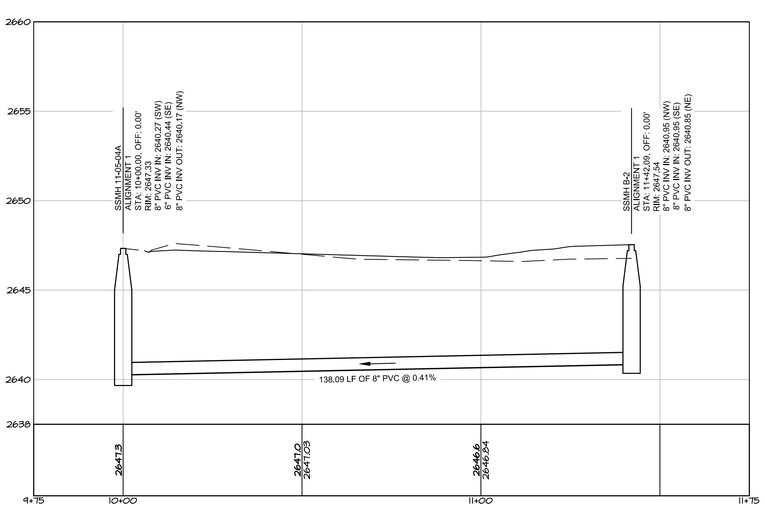
SANITARY SEWER LINE 1 PLAN

SCALE: 1"= 20'-0"



SANITARY SEWER LINE 2 PLAN

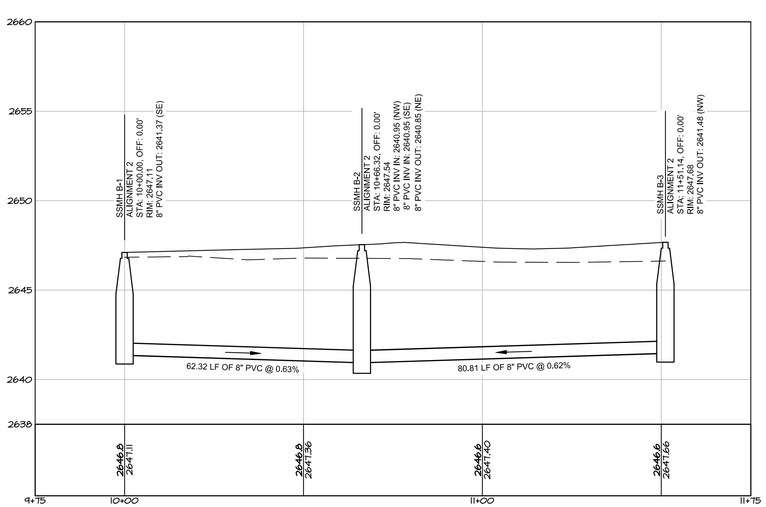
SCALE: 1"= 20'-0"



SANITARY SEWER LINE 1 PROFILE

SCALE: 1"= 20'-0"

VERTICAL SCALE: 1"= 4'-0"



SANITARY SEWER LINE 2 PROFILE

SCALE: 1"= 20'-0"

VERTICAL SCALE: 1"= 4'-0"

UTILITY LEGEND

- RIGHT-OF-WAY LINE
- EXISTING FENCE
- EX-SS — EXISTING SANITARY SEWER MAIN
- W6" — 6" DOMESTIC WATER MAIN
- W1" — 1.5" DOMESTIC WATER SERVICE
- 4"SS — 4" SANITARY SEWER SERVICE
- 8"SS — 8" SANITARY SEWER MAIN
- SS — SANITARY SEWER MANHOLE
- DOMESTIC WATER VALVE
- W — DOMESTIC WATER METER
- B — DOMESTIC WATER BLOWOFF

PROFESSIONAL ENGINEER REGISTERED 11994 06-07-17 STATE OF IDAHO MATTHEW S. DERR

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Reason: Preliminary - Not for Construction
Date: 2017.06.07 14:15:22 -06'00'

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REVISIONS

No.	Date	Description

PROJECT NO.: 17050

DRAWN BY: LP, BS, KMW

CHECKED BY: JB, MSD

DATE: 06/07/17

SHEET NUMBER

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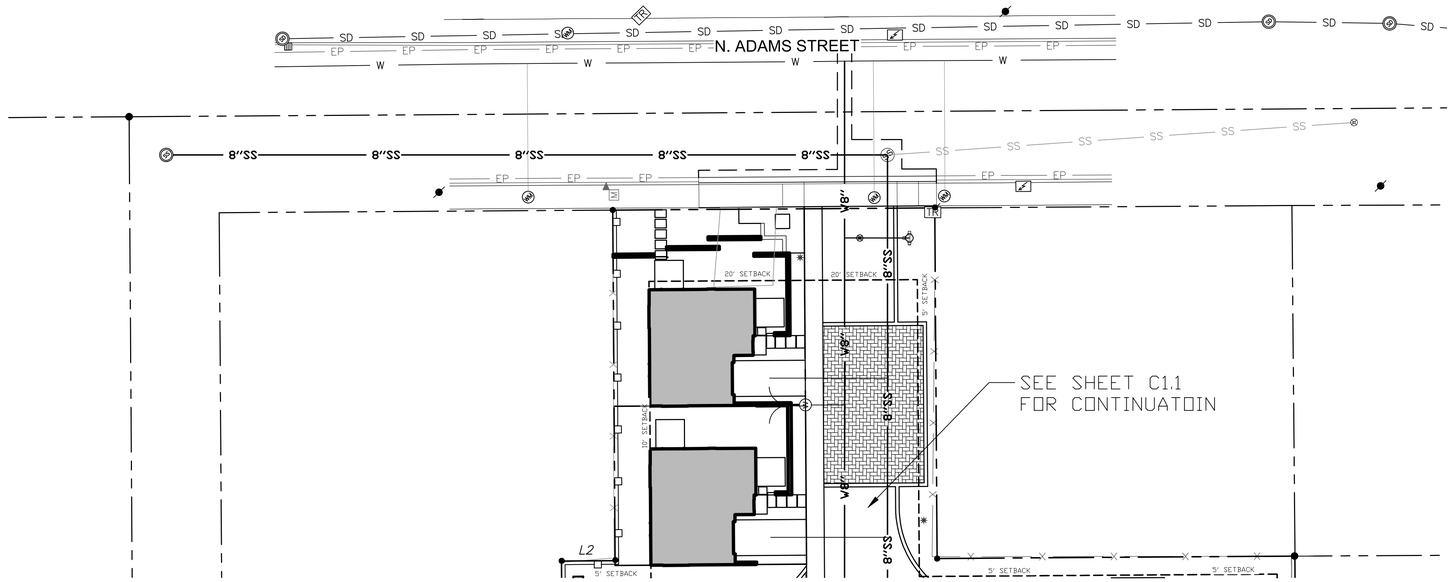
ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING

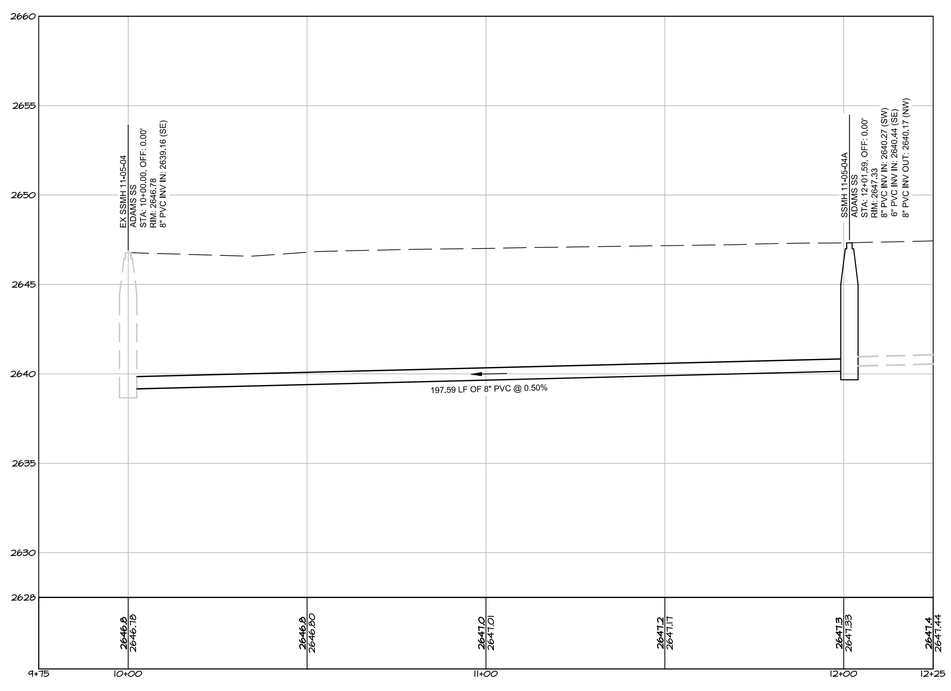
UTILITY LEGEND

- RIGHT-OF-WAY LINE
- EXISTING FENCE
- EXISTING SANITARY SEWER MAIN
- 6" DOMESTIC WATER MAIN
- 1.5" DOMESTIC WATER SERVICE
- 4"SS 4" SANITARY SEWER SERVICE
- 8"SS 8" SANITARY SEWER MAIN
- SANITARY SEWER MANHOLE
- DOMESTIC WATER VALVE
- DOMESTIC WATER METER
- DOMESTIC WATER BLOWOFF



SANITARY SEWER PIPE BURST LINE

SCALE: 1"= 20'-0"



SANITARY SEWER PIPE BURST LINE PROFILE

SCALE: 1"= 20'-0" VERTICAL SCALE: 1"= 4'-0"

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REVISIONS

No.	Date	Description

PROJECT NO.: 17050
DRAWN BY: LP, BS, KMW
CHECKED BY: JB, MSD
DATE: 06/07/17

SHEET NUMBER
C1.1

GARDEN PHOENIX
4375 N. ADAMS ST.
GARDEN CITY, IDAHO
PRELIMINARY ENGINEERING

PLANNED UNIT DEVELOPMENT

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ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
   A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
   B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
   A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
   B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.H.D. SIDEWALK.
18. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TOPSOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
   A. LAWN AREAS: 9 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
   B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
7. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
8. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ©ROUND-UP^ (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF ©ROUND-UP^ TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FRee.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

S:_projects\2017\17050 Garden Phoenix\CAD\Sheets\17050 Landscape.dwg plotted by: Ben Semple on Thu, June 08, 2017 at 05:04 PM

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

PROPERTY LINE

CUT EDGE, SEE DETAIL

PROPOSED FENCE TO BE APPROVED BY OWNER

VISION TRIANGLE

QUANTITY
PLANT IDENTIFICATION KEY

PROPOSED BUILDING LOCATION

APPROVED MULCH OVER DEWITT PRO 5 WEED FABRIC AND APPROVED TOPSOIL

TURF SOD OVER APPROVED TOPSOIL AS SPECIFIED

LANDSCAPE REQUIREMENTS

SITE

Requirements:

A MINIMUM OF FIVE PERCENT (5%) OF THE GROSS SITE AREA SHALL BE LANDSCAPED (EXCLUDING AREAS OF SETBACK OR PERIMETER LANDSCAPING).

A MINIMUM OF (1) CLASS II OR CLASS III TREE SHALL BE PLANTED IN THE FRONTAGE AND EVERY ADJACENT STREET SIDE.

AN ADDITIONAL CLASS I TREE SHALL BE PLANTED IN THE CORRESPONDING SETBACK FOR EVERY INCREMENT OF 50 LINEAR FEET OF FRONTAGE.

TREES MAY BE SUBSTITUTED FOR UP TO ONE-HALF OF THE REQUIRED SHRUBS AT A RATE OF (1) TREE PER (10) SHRUBS AND VICE VERSA.

CALLOUT LEGEND

1. PERMEABLE PAVERS
2. BICYCLE PARKING
3. PEDESTRIAN SCALE STREET LIGHT
4. CLEAR VISION TRIANGLE
5. GUEST PARKING
6. CONCRETE DRIVEWAY
7. LIVING WALL/PUBLIC ART (BY OTHERS) TO FACE ADAMS ST.
8. BERM
9. PRIVATE PATIO
10. SCREEN WALL
11. PROPOSED FENCE WITH VEGETATION FOR SCREENING
12. PERIMETER FENCE
13. PROPOSED POSTAL AREA
14. RAISED PLANTER, MATERIAL TO BE APPROVED BY OWNER
15. ACCOMMODATIONS TO BE MADE FOR STORMWATER COLLECTION AND TREATMENT IN THIS APPROXIMATE LOCATION

PROJECT INFORMATION

TOTAL SITE AREA/PARCEL SIZE: 29,620.8 S.F. (0.68 ACRES)

TOTAL LANDSCAPE AREA: 10,679 S.F. (35%)

TOTAL COMMON AREA/OPEN SPACE: 12,290 S.F. (41%)

TOTAL TURF AREA: 1,609 S.F. (15% OF TOTAL LANDSCAPE AREA)

TOTAL PLANTER BED AREA: 9,070 S.F. (85% OF TOTAL LANDSCAPE AREA)

IMPERVIOUS SURFACE: 8,293 S.F. (28%)

BUILDING ENVELOPE: 8,219 S.F. (28%)

TOTAL LINEAR FEET OF STREET FRONTAGE: 90 L.F.

BICYCLE PARKING: 2 BICYCLE RACKS, ACCOMMODATES 10 BICYCLES

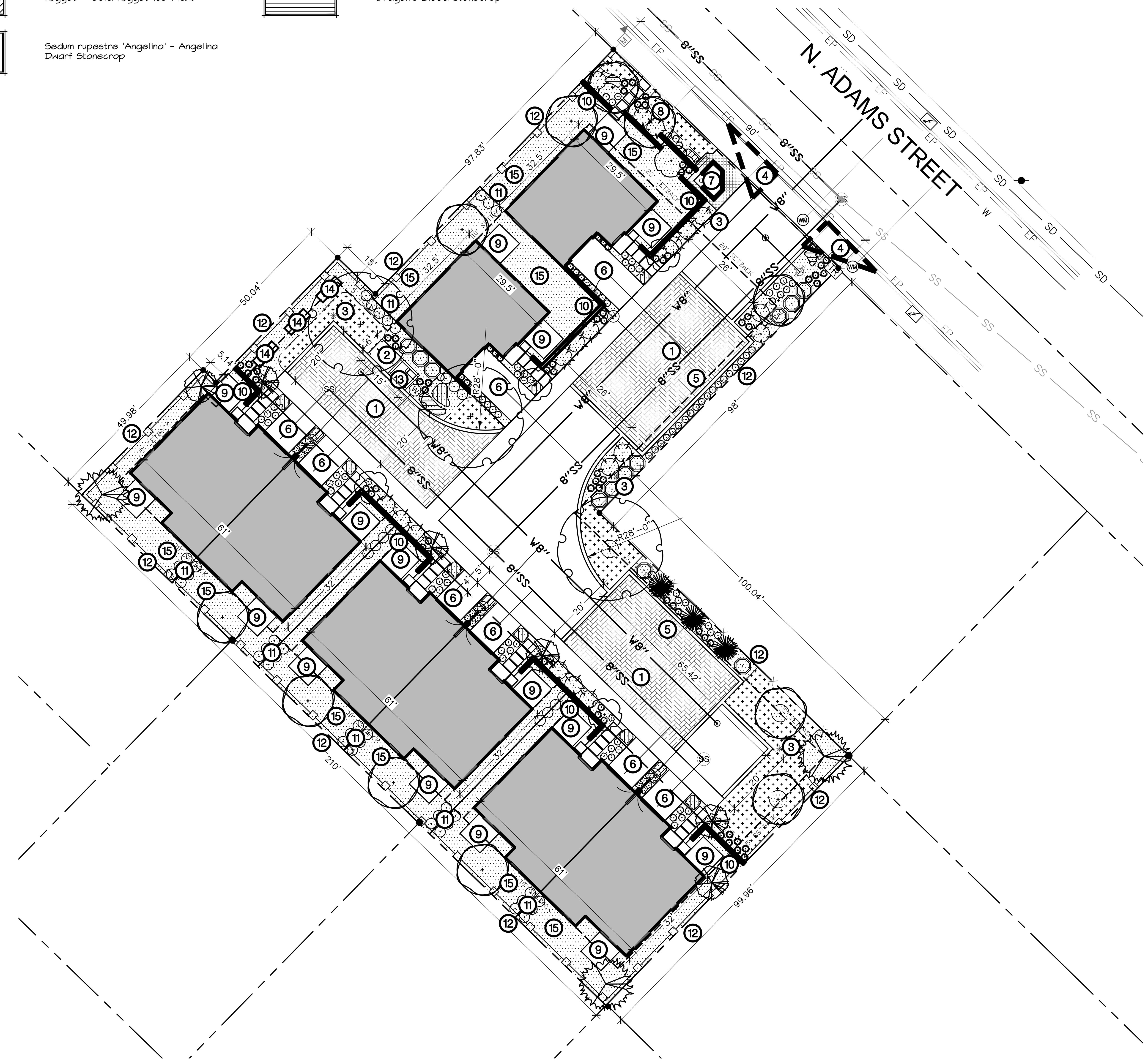
PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
4	AR	Acer rubrum 'Bowhall'	Bowhall Maple	2" CAL. B&B	40'H x 15'W
11	CC	Carpinus carolina	Native Flame Hornbeam	2" CAL. B&B	30'H x 20'W
3	QP	Quercus palustris	Pin Oak	2" CAL. B&B	70'H x 60'W
CONIFEROUS TREES					
3	PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	7'-8' HGT	30'H x 15'W
3	PN	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian Black Pine	7'-8' HGT	25'H x 7'W
ORNAMENTAL TREES					
6	AG	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL. B&B	20'H x 15'W
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
33	BG	Boutelova gracilis	Blue Grama	#1	2'H x 2'W
53	FI	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Blue Fescue	#1	2'H x 2'W
19	HOP	Hesperaloe parviflora	Red Yucca	#5	4'H x 5'W
22	HV	Heuchera villosa 'Citronelle'	Citronelle Coral Bells	#1	1'H x 1'W
69	HP	Heuchera x 'Plum Pudding'	Plum Pudding Coral Bells	#1	2'H x 2'W
12	RA	Ribes aureum	Golden Alpine Currant	#5	5'H x 5'W
GROUNDCOVERS					
21	DC	Delosperma congestum 'Gold Nugget'	Gold Nugget Ice Plant	#1, 18" O.C.	0.5'H x 1'W
67	SR	Sedum rupestre 'Angelina'	Angelina Dwarf Stonecrop	#1, 18" O.C.	0.5'H x 3'W
46	SS	Sedum spurium 'Dragon's Blood'	Dragon's Blood Stonecrop	#1, 18" O.C.	0.5'H x 2'W
VINE					
49	AK	Actinidia kolomikta	Variegated Kiwi Vine	#1	20'H x 10'W

Delosperma congestum 'Gold Nugget' - Gold Nugget Ice Plant

Sedum spurium 'Dragon's Blood' - Dragon's Blood Stonecrop

Sedum rupestre 'Angelina' - Angelina Dwarf Stonecrop



LANDSCAPE PLAN

SCALE: 1"= 20'-0"

LA-16536
6/8/17

- Civil Engineering
- Landscape Architecture
- Erosion & Sediment Control
- Graphic Communication
- Irrigation Design
- Land Planning

www.breckonlanddesign.com
Fax: 208-376-6528
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Garden City, Idaho 83714

BRECKON landdesign

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GARDEN PHOENIX
GARDEN CITY, IDAHO
SITE IMPROVEMENT PLANS
LANDSCAPE PLAN

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

No.	Date	Description

PROJECT NO.: 17050

DRAWN BY: LP, BSS, KMW

CHECKED BY: JB, MSD

DATE: 06/07/17

SHEET NUMBER

L3.1

PLANNED UNIT DEVELOPMENT

LIGHTING LEGEND

1 InVUE EPIC SERIES, CLASSIC MEDIUM, HIGH PRESSURE SODIUM LAMP, FLAT GLASS LENS, SLOT MID SECTION, BELL SHADE, BLACK FINISH, BISHOP SINGLE POLE MOUNT ARM, SHERIDAN STYLE BASE.

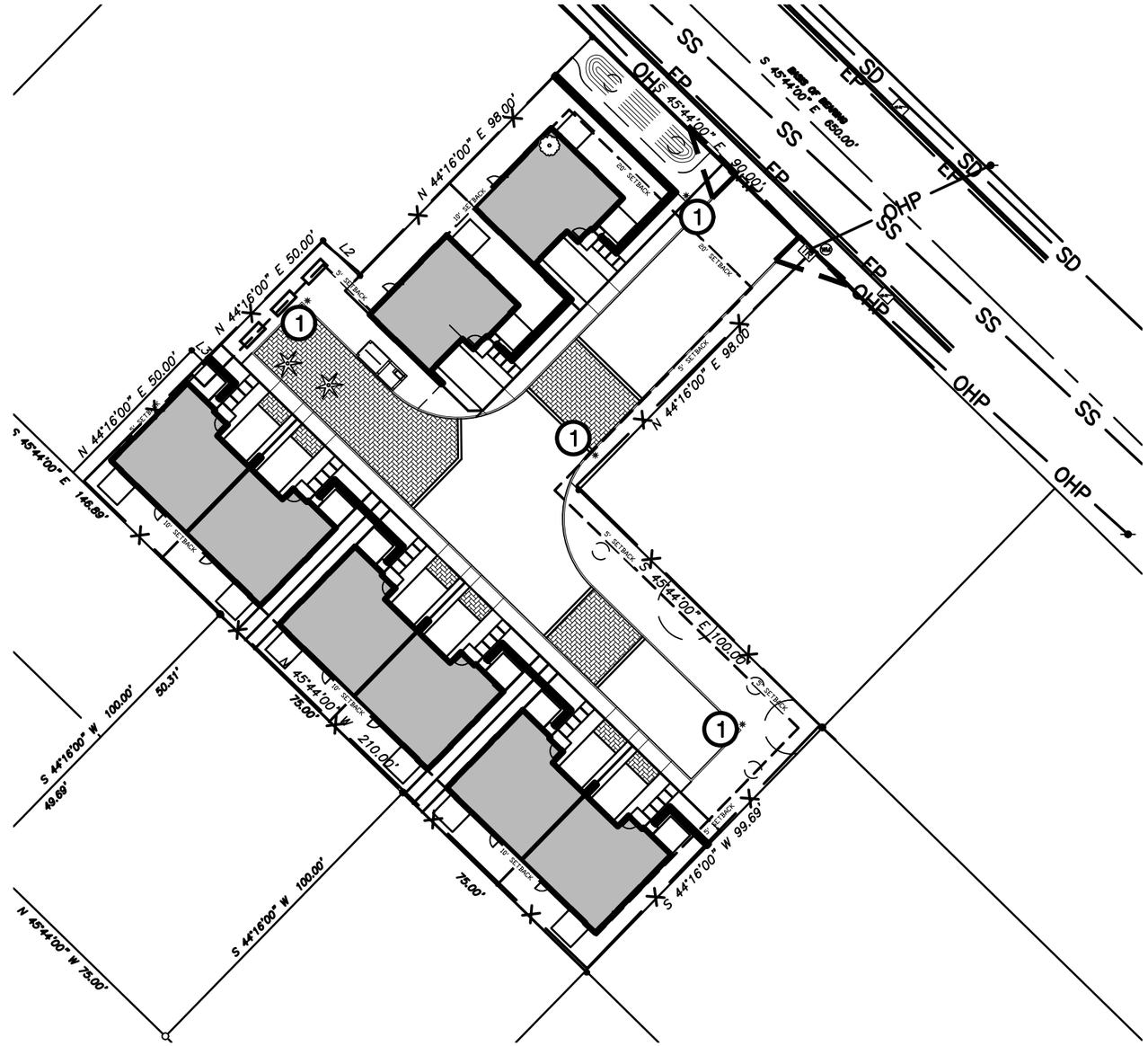
LIGHTING INFORMATION

InVUE EPIC SERIES

HIGH PRESSURE SODIUM LAMP: HIGH EFFICIENCY (EMM/EMC 50,70,100, 150W OR EML/ECL 150, 250, 400W)

BISHOP SINGLE POLE MOUNT ARM: VA6105, VA6154, VA6005 OR VA6054

SHERIDAN STYLE BASE: SHR-8'-0"-8"-1-RS-4-BK



PRELIMINARY LIGHTING PLAN

40 0 40 80 120

SCALE: 1"= 40'-0"

Scale: 1"=40'-0"

04-17-17

17050

L2.1

LIGHTING PLAN

GARDEN PHOENIX
4375 ADAMS STREET
GARDEN CITY, ID 83714

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Graphic Communication
• Irrigation Design
• Land Planning
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landdesign
BRECKON

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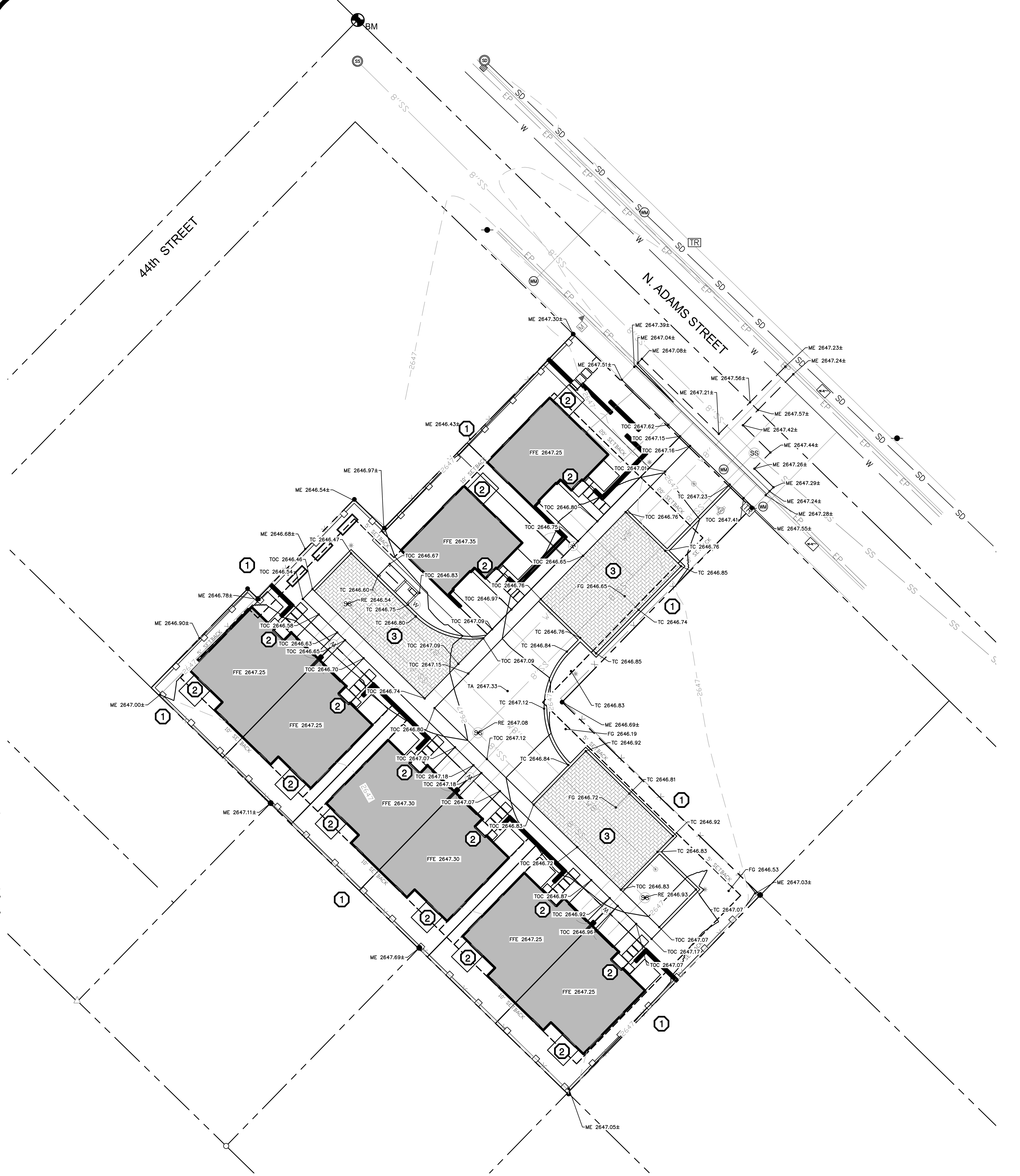
ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING



PRELIMINARY GRADING PLAN

SCALE: 1"= 20'-0"

GRADING LEGEND

- 2695 — PROPOSED CONTOUR
- 2695 — EXISTING CONTOUR
- TC 1132.76 / BC 1132.26 — SPOT ELEVATION (NOTE * INDICATES OTHER THAN 6" STD. CURB HEIGHT
- 2.55% — FLOW DIRECTION AND GRADIENT
- INTEGRAL CURB/WALK LOCATION
- VERTICAL CURB LOCATION
- CURB AND GUTTER LOCATION
- SCORE JOINT (TYPICAL)
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
- NEW CONCRETE FLATWORK
- FFE — FINISHED FLOOR ELEVATION
- RE — RIM ELEVATION
- ME — MATCH EXISTING ELEVATION
- FG — FINISH GRADE ELEVATION
- TA — TOP OF ASPHALT ELEVATION
- TOC — TOP OF CONCRETE ELEVATION
- HP — HIGH POINT OF FINISH GRADE
- LP — LOW POINT OF FINISH GRADE
- TC — TOP OF RIBBON CURB
- BM — BENCHMARK

GRADING CALLOUTS

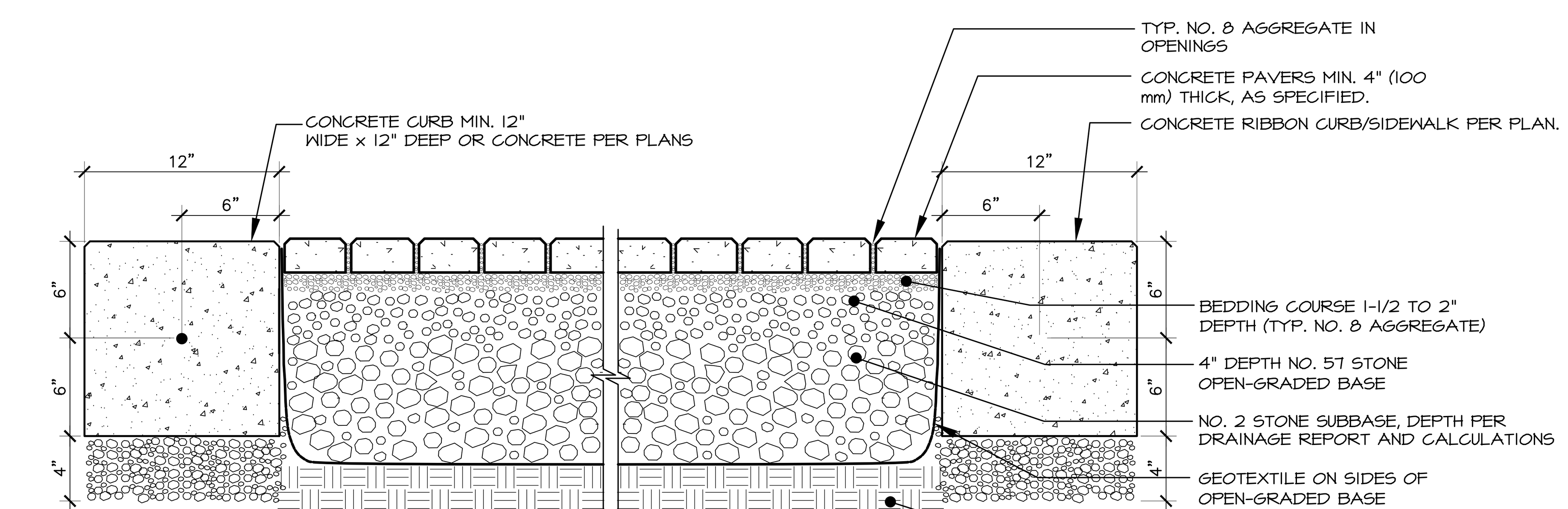
1. PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADES.
2. SLOPE ALL SURFACES ADJACENT TO DOORWAYS A MAXIMUM OF 2.0% AND NO LESS THAN 1.0% FOR A MINIMUM DISTANCE OF 5 FEET FROM BUILDING TO COMPLY WITH ADA REGULATIONS.
3. PERMEABLE PAVER SECTION FOR STORM WATER DISPOSAL. SEE STORM WATER REPORT DATED 6/8/17 FOR SIZING.

GRADING NOTES

1. BASIS OF BEARING (NAVD 88): THE REFERENCE BENCHMARK FOR THIS SURVEY IS THE CORS NETWORK. POSITIONS WERE COMPUTED USING THE FOLLOWING CORS STATIONS:
   CONFIRMATION OF ON-SITE BENCHMARKS: ANY BENCHMARK OR CONTROL POINT MUST BE CHECKED WITH A SECOND ON-SITE BENCHMARK/CONTROL POINT PRIOR TO USE. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
2. BENCHMARK: FOUND 5/8" IRON PIN AT THE INTERSECTION OF 44TH STREET AND ADAMS STREET. VERIFY WITH EXISTING CONDITIONS. N: 6126.97, E: 8436.64. VERTICAL DATUM = 2646.87'.
3. CONTOUR INTERVAL EQUALS ONE FOOT (1'-0").
4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN AND NOTIFY THE DESIGN PROFESSIONAL WHEN ELEVATIONS DO NOT MATCH PLANS.
5. ALL TEST PITS LOCATED BENEATH STRUCTURES OR UNDER PAVEMENT AREAS, SHALL BE RE-EXCAVATED, BACKFILLED AND COMPACTED WITH APPROVED STRUCTURAL FILL, AS SPECIFIED.
6. COORDINATE ALL EARTHWORK OPERATIONS WITH MECHANICAL, AND ELECTRICAL ENGINEERING SHEETS.
7. GRADES SHOWN ARE FINISH GRADES.
8. ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
10. PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES, CURB CUTS, DRAINAGE SWALES, AND DRAIN INLETS.
11. ALL SLOPES SHALL BE GRADED AS NOTED PER PLAN.
12. ALL SLOPES SHALL BE GRADED TO A MAXIMUM OF 5:1 UNLESS OTHERWISE NOTED.
13. CONTOURS ARE TO CONVEY GENERAL GRADING CONCEPT. SPOT ELEVATIONS LABELED SLOPES TAKE PRECEDENCE.
14. ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM OF ONE PERCENT (1%) CROSS SLOPE UNLESS OTHERWISE NOTED.
15. THE BOTTOM BASIN LEVEL OF ALL DRAINAGE SWALES SHALL BE FLAT AND SMOOTH UNLESS NOTED OTHERWISE.
16. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN PROFESSIONAL AND THE APPROVING AGENCIES.
17. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
18. REFER TO DEMOLITION PLAN FOR SITE WORK PHASING, ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.
19. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.

CONSTRUCTION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF GARDEN CITY PUBLIC WORKS DEPARTMENT, THE ADA COUNTY HIGHWAY DISTRICT, 2012 INTERNATIONAL PLUMBING CODE, AND/OR THE ISPWC (LATEST EDITION).
2. IF REQUIRED A PRE PRECONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT. THE CONTRACTOR SHALL NOTIFY GARDEN CITY WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK AGAIN.
3. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ONSITE SHALL BE DISPOSED OF OFFSITE.
4. SURVEY CONTROL POINTS CRITICAL FOR CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT ESTABLISHED SURVEY CONTROL POINTS.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL RELATED IMPROVEMENTS ARE COMPLETE AND FINAL STABILIZATION STABILIZATION HAS OCCURRED.
6. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLY WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
7. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM ALL GOVERNMENT/LOCAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
8. ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
9. THE CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EXCAVATION. 1-800-342-1585.
10. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND IMPROVEMENTS. ANY DAMAGE TO EXISTING FACILITIES OR IMPROVEMENTS RESULTING FROM THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. IF THE OWNER/CONTRACTOR ELECTS TO IMPORT FILL MATERIALS, WASTE SOIL SHALL BE HAULED TO AN OFFSITE DISPOSAL SITE FURNISHED BY THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE OF IDAHO.
14. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE FOLLOWING PRIOR TO CONSTRUCTION:
    A. 6" MINUS UNCRUSHED AGGREGATE BASE COURSE FOR PAVEMENT SECTION.
    B. 3/4" MINUS CRUSHED AGGREGATE BASE COURSE FOR PAVEMENT SECTION.
    C. ASPHALT PAVEMENT MIX DESIGN FOR PAVEMENT SECTION.
    D. CONCRETE PAVEMENT MIX DESIGN FOR PAVEMENT SECTION.
    E. CATCH BASIN INLETS
    F. STORM DRAIN PIPING
    G. FILTER FABRIC
    H. 2" WASHED DRAIN ROCK AND ASTM C-33 FILTER SAND USED IN SEEPAGE BED
    I. SUBGRADE COMPACTION TEST PROCEDURE
    J. BASE COMPACTION TEST PROCEDURE
15. PROVIDE SUBGRADE AND BASE COURSE COMPACTION TEST RESULTS (DURING CONSTRUCTION) TO BRECKON LAND DESIGN. COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D1557, 95%.
16. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL COORDINATE AND ACCOMMODATE OTHER CONTRACTORS, OPERATIONS OF THE OWNER, AND LOCAL AGENCIES.
17. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF STORM DRAIN NOTE #2 AT THE REQUEST OF THE APPROVING AGENCY AND/OR THE DESIGNER.
18. THE CONTRACTOR SHALL DETERMINE THE WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO
    K. BACKFILLING TRENCHES FOR PIPE;
    L. PLACING OF AGGREGATE BASE;
    M. PLACING OF CONCRETE;
    N. PLACING OF ASPHALT PAVING.
    WORK DONE WITHOUT SUCH APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
19. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
20. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, A COPY OF THE APPROVED CONSTRUCTION PLANS ON WHICH IS RECORDED THE ACTUAL LOCATIONS OF THE PROPOSED IMPROVEMENTS AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS TO THE DESIGNER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL OF THE IMPROVEMENTS.
21. THE DESIGN PROFESSIONAL SHALL SUBMIT RECORD DRAWINGS TO THE PUBLIC WORKS DEPARTMENT AS PRESCRIBED BEFORE FINAL APPROVAL IS GIVEN TO THE PROJECT.
22. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS, CONTACT ACHD CONSTRUCTION SERVICES FOR COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS, AT 387-6280.
23. CONSTRUCT ALL PAVEMENT PATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE DETAIL 4 ON L2.5. USE WHICHEVER PAVEMENT SECTION IS GREATER.



CONCRETE ACCENT STRIP NOTES:

1. SCORE JOINTS AS SHOWN ON PLAN 5'-0" O.C. MAXIMUM.
2. EXPANSION JOINTS @ 15' O.C. MAXIMUM.
3. PROVIDE EXPANSION JOINTS AT THE INTERSECTION OF STRAIGHT CURB & RADII.
4. EXPANSION JOINTS SHALL BE PREFORMED JOINT FILLER OF 3/8" THICKNESS.
5. SCORE JOINTS SHALL BE MINIMUM 1/8" WIDE, 1-1/2" DEEP, AND ROUNDED CORNERS.

1 PERMEABLE PAVERS WITH FULL EXFILTRATION

NOT TO SCALE

STATE OF IDAHO — JON FRITZ BRECKON — LA-16536 — 6/8/17 — LICENSED LANDSCAPE ARCHITECT

BRECKON landdesign
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GARDEN PHOENIX
GARDEN CITY, IDAHO
SITE IMPROVEMENT PLANS
PRELIMINARY GRADING PLAN

Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

No.	Date	Description

PROJECT NO.: 17050
DRAWN BY: LP, BS, KMW
CHECKED BY: JB, MSD
DATE: 06/07/17

SHEET NUMBER
L2.1

PLANNED UNIT DEVELOPMENT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF "THE CLIENT" NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

S:_projects\2017\17050 Garden Phoenix\CAD\Preliminary\PUD\17050 Preliminary Grading.dwg plotted by: Ben Semple on Thu, June 08, 2017 at 02:36 PM

ORIGINAL SURVEY ON FILE AT XXX

PUD PLAN

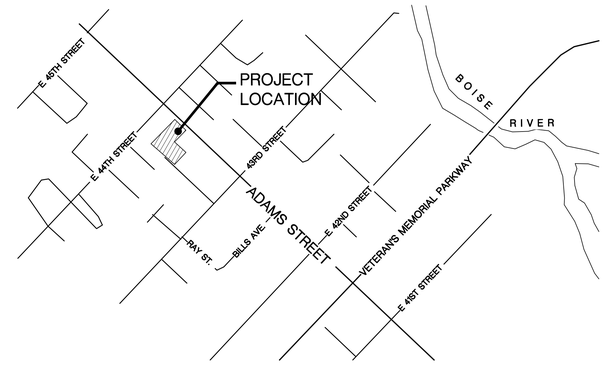
GARDEN PHOENIX SUBDIVISION

A PARCEL OF LAND BEING A PORTION OF LOTS 18 AND 19, BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION NO. 1, LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T 4N, R 2E, OF THE BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO.

SITE PLAN

20 0 20 40 60

SCALE: 1"= 20'-0"



VICINITY MAP

NOT TO SCALE

CALLOUT LEGEND

1. PERMEABLE PAVERS
2. BICYCLE PARKING
3. PEDESTRIAN SCALE STREET LIGHT
4. CLEAR VISION TRIANGLE, TYPICAL, BOTH SIDES
5. EXISTING TREE TO BE REMOVED, FIELD VERIFY SIZE AND TYPE.
6. CONCRETE DRIVEWAY
7. LIVING WALL (BY OTHERS) TO FACE ADAMS ST.
8. BERM
9. PRIVATE PATIO
10. SCREEN WALL
11. PROPOSED FENCE WITH VEGETATION FOR SCREENING
12. PERIMETER FENCE
13. PROPOSED POSTAL AREA
14. RAISED PLANTER, MATERIAL TO BE APPROVED BY OWNER
15. ACCOMMODATIONS TO BE MADE FOR STORMWATER COLLECTION AND TREATMENT IN THIS APPROXIMATE LOCATION
16. EXISTING CONCRETE TO BE REMOVED

DEVELOPMENT FEATURES

TOTAL ACRES = 0.68 ACRES
TOTAL LOTS = 9
BUILDABLE LOTS = 8
SINGLE FAMILY RESIDENTIAL = 2 UNITS
DUPLEXES ('TWIN' HOMES) = 6 UNITS/ 6 LOTS
COMMON LOTS (ACREAGE)..... 1 LOT / 0.3 ACRES
DENSITY DU/ACRE..... 11.76
EXISTING ZONING.....R-14

BENCHMARK

TBM #1 SHOWN ON PLAN IN THE MIDDLE OF THE PROPERTY
1/2" REBAR ELEVATION: 2676.26

CONSULTANTS

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BRECKON LAND DESIGN, INC.
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LAND SURVEYOR
ACCURATE SURVEY AND MAPPING
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BOISE, IDAHO 83705
PHONE: 208-342-7957
FAX: 208-342-7437

CIVIL ENGINEER
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ARCHITECT
PIVOT NORTH ARCHITECTURE
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BOISE, IDAHO 83702
PHONE: 208-640-3108
EMAIL: john@pivotnorthdesign.com

STRUCTURAL ENGINEER
JOHNSON DESIGN & ENGINEERING, PLLC
ATTN: TIM JOHNSON
1900 N. LAKES PLACE #100
MERIDIAN, IDAHO 83646
PHONE: 208-938-1045
EMAIL: tim@jde-idaho.com

UTILITY AUTHORITIES

UTILITY	REPRESENTATIVES	PHONE
GAS	INTERMOUNTAIN GAS	377-6863
ELECTRICITY	IDAHO POWER	388-6320
TELEPHONE	QWEST	385-2144
CABLE	CABLE ONE	472-8409
WATER	GARDEN CITY PUBLIC WORKS	472-2430
SEWER	GARDEN CITY PUBLIC WORKS	472-2430

PRELIMINARY NOT FOR CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Land Development Consultants
• Graphic Communication
• Water Resources
• Land Planning
www.breckonlanddesign.com
Fax: 208-376-6528
Phone: 208-376-5153
6661 North Glenwood Street
Garden City, Idaho 83714
landdesign BRECKON

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GARDEN PHOENIX
4375 N. ADAMS ST.
GARDEN CITY, ID 83714
PUD PLAN

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

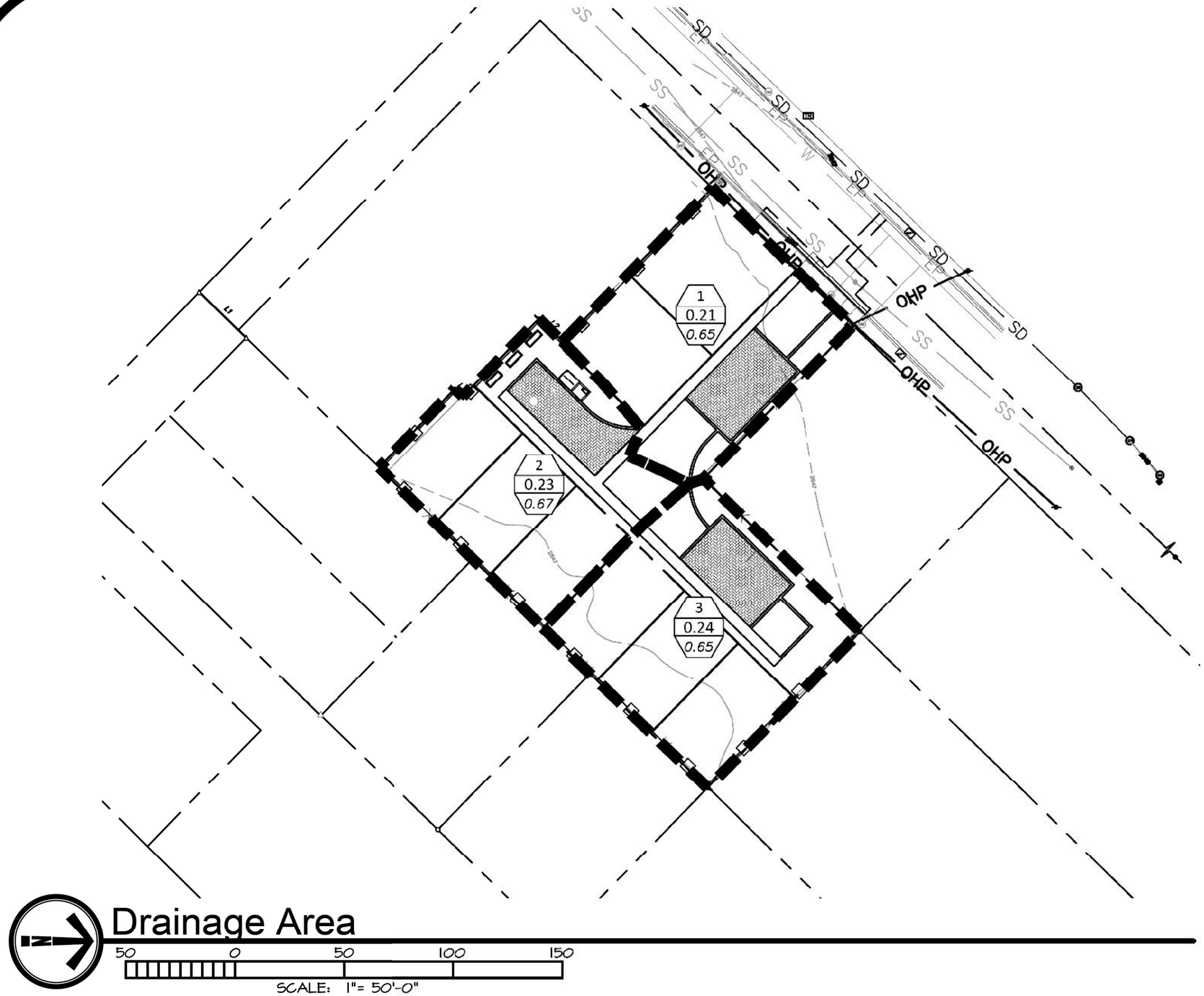
REVISIONS

No.	Date	Description

PROJECT NO.: 17050
DRAWN BY: KMW
CHECKED BY: BS
DATE: 05/08/2017

SHEET NUMBER

S:_projects\2017\17050 Garden Phoenix\CAD\Preliminary\PUD\17050 PUD plan.dwg plotted by: Ben Semple on Thu, June 08, 2017 at 02:13 PM



LEGEND

XX
0.00
0.00

BASIN DESIGNATION
AREA IN ACRES
COMPOSITE "C" VALUE

Scale: 1"=50-0'

6-8-17

17050

D1.0

Garden Phoenix Subdivision
Drainge Exhibit
Post-Development Areas

landdesign
BRECKON
• Civil Engineering
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Fax: 208-376-6528
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6661 North Glenwood Street
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S:_projects\2017\17050 Garden Phoenix\CAD\Exhibits\Drainage Exhibit.dwg plotted by: Ben Semple on Thu, June 08, 2017 at 10:13 AM

ORIGINAL SURVEY ON FILE AT ACCURATE SURVEYING AND MAPPING

PRELIMINARY GRADING PLAN

SCALE: 1"= 20'-0"

GRADING LEGEND

2695	PROPOSED CONTOUR
2695	EXISTING CONTOUR
TC 1132.76 / BC 1132.26	SPOT ELEVATION (NOTE * INDICATES OTHER THAN 6" STD CURB HEIGHT
2.00%	FLOW DIRECTION AND GRADIENT
	INTEGRAL CURB/WALK LOCATION
	VERTICAL CURB LOCATION
	CURB AND GUTTER LOCATION
	SCORE JOINT (TYPICAL)
	EXPANSION JOINT (TYPICAL)
	ACCESSIBLE RAMP LOCATION WITH DETECTABLE WARNING SURFACE
	NEW CONCRETE FLATWORK
FFE	FINISHED FLOOR ELEVATION
RE	RIM ELEVATION
ME	MATCH EXISTING ELEVATION
FG	FINISH GRADE ELEVATION
TA	TOP OF ASPHALT ELEVATION
TOC	TOP OF CONCRETE ELEVATION
HP	HIGH POINT OF FINISH GRADE
LP	LOW POINT OF FINISH GRADE
C	TOP OF RIBBON CURB
BM	BENCHMARK

GRADING CALLOUTS

1. PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADES.
2. SLOPE ALL SURFACES ADJACENT TO DOORWAYS A MAXIMUM OF 2.0% AND NO LESS THAN 1.0% FOR A MINIMUM DISTANCE OF 5 FEET FROM BUILDING TO COMPLY WITH ADA REGULATIONS
3. PERMEABLE PAVER SECTION FOR STORM WATER DISPOSAL. SEE STORM WATER REPORT DATED 6/8/17 FOR SIZING

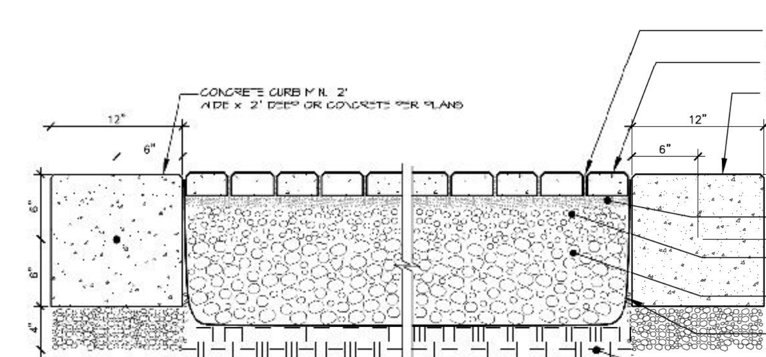
GRADING NOTES

1. BASIS OF BEARING (NAVD 88): THE REFERENCE BENCHMARK FOR THIS SURVEY IS THE CORS NETWORK. POSITIONS WERE COMPUTED USING THE FOLLOWING CORS STATIONS:
   CONFIRMATION OF ON-SITE BENCHMARKS: ANY BENCHMARK OR CONTROL POINT MUST BE CHECKED WITH A SECOND ON-SITE BENCHMARK/CONTROL POINT PRIOR TO USE. REFER TO SURVEY FOR ADDITIONAL INFORMATION.
2. BENCHMARK: FOUND ⅝" IRON PIN AT THE INTERSECTION OF 44TH STREET AND ADAMS STREET. VERIFY WITH EXISTING CONDITIONS. N 6 26.97, E 8486.64. VERTICAL DATUM = 2646.87.
3. CONTOUR INTERVAL EQUALS ONE FOOT (1'-0")
4. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN AND NOTIFY THE DESIGN PROFESSIONAL WHEN ELEVATIONS DO NOT MATCH PLANS.
5. ALL TEST PITS LOCATED BENEATH STRUCTURES OR UNDER PAVEMENT AREAS, SHALL BE RE-EXCAVATED, BACKFILLED AND COMPACTED WITH APPROVED STRUCTURAL FILL, AS SPECIFIED.
6. COORDINATE ALL EARTHWORK OPERATIONS WITH MECHANICAL AND ELECTRICAL ENGINEERING SHEETS.
7. GRADES SHOWN ARE FINISH GRADES.
8. ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
10. PROVIDE POSITIVE DRAINAGE TO DRAINAGE STRUCTURES, CURB CUTS, DRAINAGE SWALES, AND DRAIN INLETS
11. ALL SLOPES SHALL BE GRADED AS NOTED PER PLAN.
12. ALL SLOPES SHALL BE GRADED TO A MAXIMUM OF 5:1 UNLESS OTHERWISE NOTED
13. CONTOURS ARE TO CONVEY GENERAL GRADING CONCEPT. SPOT ELEVATIONS LABELED SLOPES TAKE PRECEDENCE.
14. ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM OF ONE PERCENT (1%) CROSS SLOPE UNLESS OTHERWISE NOTED.
15. THE BOTTOM BASIN LEVEL OF ALL DRAINAGE SWALES SHALL BE FLAT AND SMOOTH UNLESS NOTED OTHERWISE.
16. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN PROFESSIONAL AND THE APPROVING AGENCIES
17. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS.
18. REFER TO DEMOLITION PLAN FOR SITE WORK PHASING, ALTERNATES, AND COORDINATION WITH WORK BY OTHERS.
19. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE DESIGN PROFESSIONAL.

CONSTRUCTION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF GARDEN CITY PUBLIC WORKS DEPARTMENT, THE ADA COUNTY HIGHWAY DISTRICT, 2012 INTERNATIONAL PLUMBING CODE, AND/OR THE ISPWC (LATEST EDITION).
2. IF REQUIRED A PRE PRECONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHOULD BE PRESENT. THE CONTRACTOR SHALL NOTIFY GARDEN CITY WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK AGAIN.
3. CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ONSITE SHALL BE DISPOSED OF OFFSITE.
4. SURVEY CONTROL POINTS CRITICAL FOR CONSTRUCTION OF THE PROJECT ARE TO BE LOCATED WITHIN THE LIMITS OF WORK. THE CONTRACTOR SHALL TAKE PRECAUTION TO PROTECT ESTABLISHED SURVEY CONTROL POINTS.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL RELATED IMPROVEMENTS ARE COMPLETE AND FINAL STABILIZATION STABILIZATION HAS OCCURRED.
6. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLY WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
7. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM ALL GOVERNMENT/LOCAL AGENCIES PRIOR TO STARTING CONSTRUCTION.
8. ANY CHANGE FROM THE PLANS SHALL BE APPROVED BY THE DESIGN PROFESSIONAL.
9. THE CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EXCAVATION. 1-800-342-1585.
10. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND IMPROVEMENTS. ANY DAMAGE TO EXISTING FACILITIES OR IMPROVEMENTS RESULTING FROM THE CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
12. IF THE OWNER/CONTRACTOR ELECTS TO IMPORT FILL MATERIALS, WASTE SOIL SHALL BE HAULED TO AN OFFSITE DISPOSAL SITE FURNISHED BY THE CONTRACTOR.
13. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. STAKING SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR WITHIN THE STATE OF IDAHO.
14. CONTRACTOR SHALL PROVIDE SUBMITTALS FOR THE FOLLOWING PRIOR TO CONSTRUCTION:
    - A. 6" MINUS UNCRUSHED AGGREGATE BASE COURSE FOR PAVEMENT SECTION.
    - B. 3/4" MINUS CRUSHED AGGREGATE BASE COURSE FOR PAVEMENT SECTION.
    - C. ASPHALT PAVEMENT MIX DESIGN FOR PAVEMENT SECTION.
    - D. CONCRETE PAVEMENT MIX DESIGN FOR PAVEMENT SECTION.
    - E. CATCH BASIN INLETS
    - F. STORM DRAIN PIPING
    - G. FILTER FABRIC
    - H. 2" WASHED DRAIN ROCK AND ASTM C-33 FILTER SAND USED IN SEEPAGE BED
    - I. SUBGRADE COMPACTION TEST PROCEDURE
    - J. BASE COMPACTION TEST PROCEDURE
15. PROVIDE SUBGRADE AND BASE COURSE COMPACTION TEST RESULTS (DURING CONSTRUCTION) TO BRECKON LAND DESIGN. COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ASTM D1557, 95%.
16. DURING THE COURSE OF THE WORK, THE CONTRACTOR SHALL COORDINATE AND ACCOMMODATE OTHER CONTRACTORS, OPERATIONS OF THE OWNER, AND LOCAL AGENCIES.
17. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF STORM DRAIN NOTE #2 AT THE REQUEST OF THE APPROVING AGENCY AND/OR THE DESIGNER.
18. THE CONTRACTOR SHALL DETERMINE THE WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO
    - K. BACKFILLING TRENCHES FOR PIPE;
    - L. PLACING OF AGGREGATE BASE;
    - M. PLACING OF CONCRETE;
    - N. PLACING OF ASPHALT PAVING.

    WORK DONE WITHOUT SUCH APPROVAL DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
19. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
20. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, A COPY OF THE APPROVED CONSTRUCTION PLANS ON WHICH IS RECORDED THE ACTUAL LOCATIONS OF THE PROPOSED IMPROVEMENTS AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE LOCATIONS TO THE DESIGNER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL OF THE IMPROVEMENTS.
21. THE DESIGN PROFESSIONAL SHALL SUBMIT RECORD DRAWINGS TO THE PUBLIC WORKS DEPARTMENT AS PRESCRIBED BEFORE FINAL APPROVAL IS GIVEN TO THE PROJECT.
22. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS, CONTACT ACHD CONSTRUCTION SERVICES FOR COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS, AT 387-6280.
23. CONSTRUCT ALL PAVEMENT PATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE DETAIL 4 ON L2.5. USE WHICHEVER PAVEMENT SECTION IS GREATER.



CONCRETE ACCENT STRIP NOTES:

1. SCORE JOINTS AS SHOWN ON PLAN 5'-0" O.C. MAXIMUM.
2. EXPANSION JOINTS @ 5' O.C. MAXIMUM.
3. PROVIDE EXPANSION JOINTS AT THE INTERSECTION OF STRAIGHT CURB & RADII.
4. EXPANSION JOINTS SHALL BE PREFORMED JOINT FILLER OF 3/8" THICKNESS.
5. SCORE JOINTS SHALL BE MINIMUM 1/8" WIDE, 1-1/2" DEEP, AND ROUNDED CORNERS.

1 PERMEABLE PAVERS WITH FULL EXFILTRATION

NOT TO SCALE

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — JON FRITZ BRECKON — LA-16536 — 6/8/17

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GARDEN PHOENIX
GARDEN CITY, IDAHO
SITE IMPROVEMENT PLANS
PRELIMINARY GRADING PLAN

811 Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

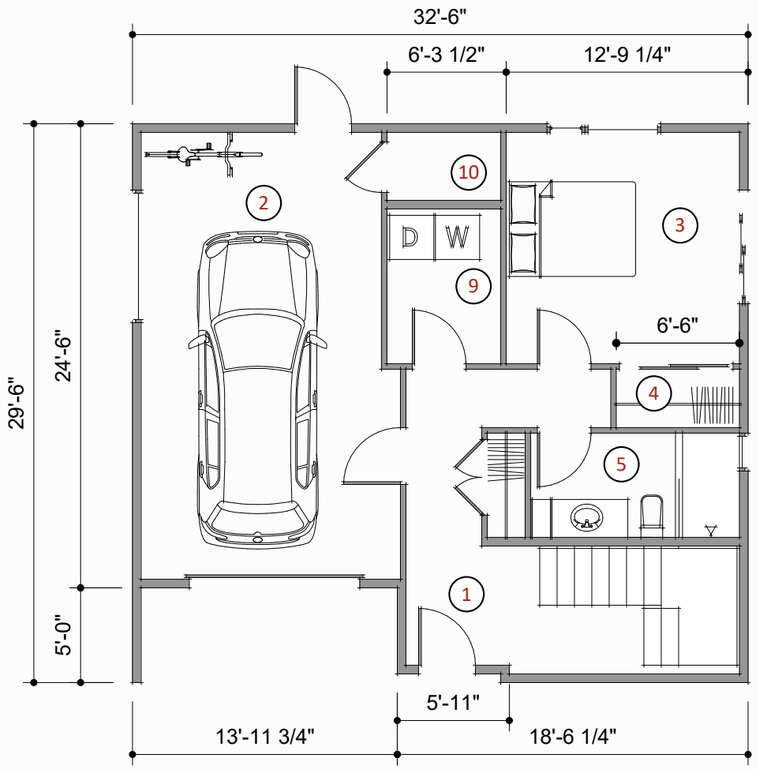
REVISIONS

No.	Date	Description

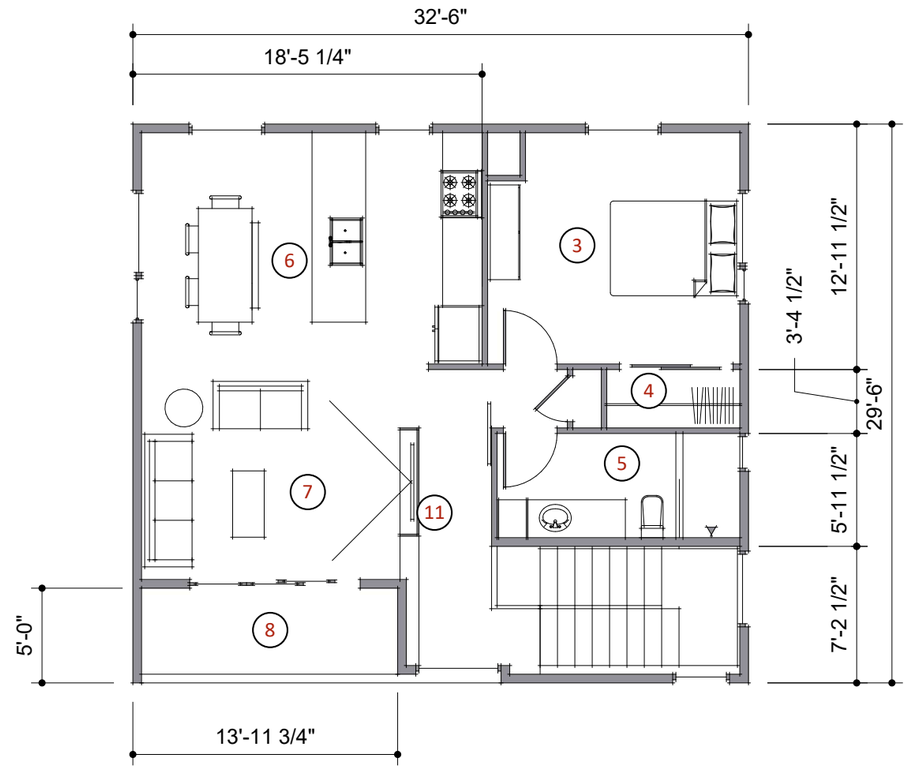
PROJECT NO.: 17050
DRAWN BY: LP, BS, KMW
CHECKED BY: JB, MSD
DATE: 06/07/17
SHEET NUMBER L2.1

PLANNED UNIT DEVELOPMENT

03.29.2017



GROUND FLOOR PLAN



UPPER FLOOR PLAN

keynotes:

1. entry
2. garage/toys
3. bedroom
4. closet
5. bathroom
6. kitchen / dining
7. living
8. upper patio
9. laundry
10. mechanical
11. built-in entertainment wall/shelving *(option)*

*Square Footages are Gross not Net

Ground Floor Living:	559 sf
Upper Floor Living:	806 sf
Total Living:	**1,365 sf**
Garage/Storage:	330 sf
Upper patio:	70 sf
Grand Total:	**1,765 sf**

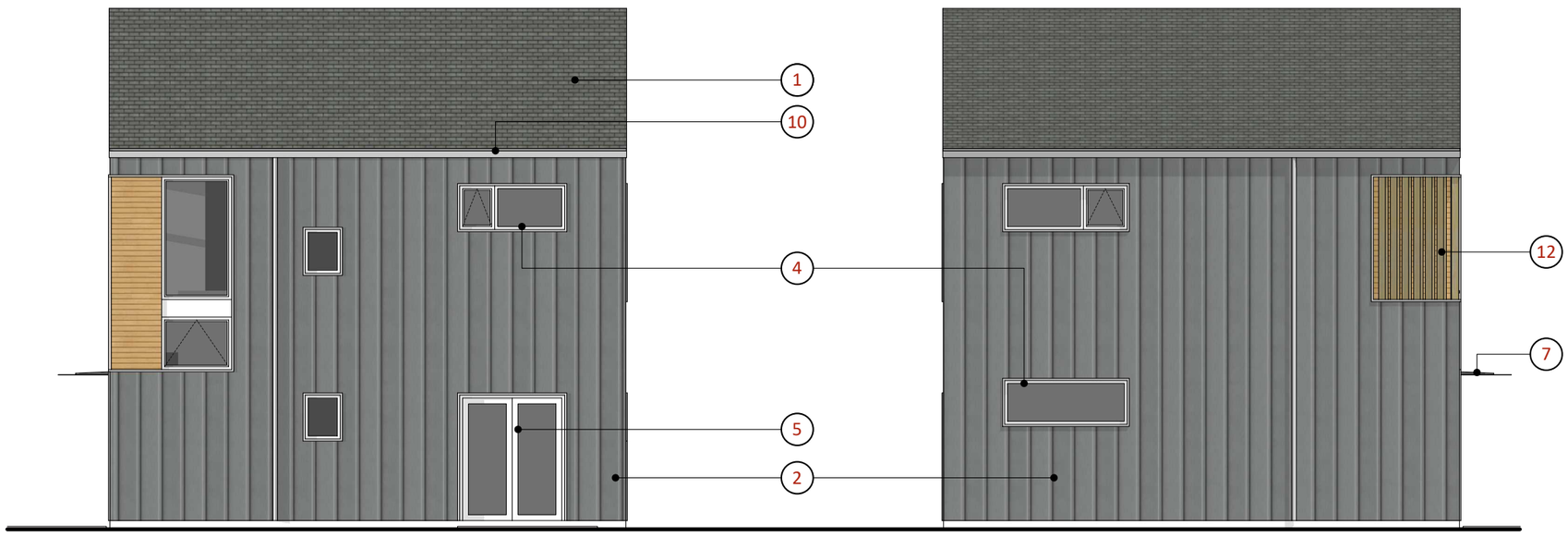
Garden Phoenix

Cottage floor plans

Scale: 1/8"= 1'-0"

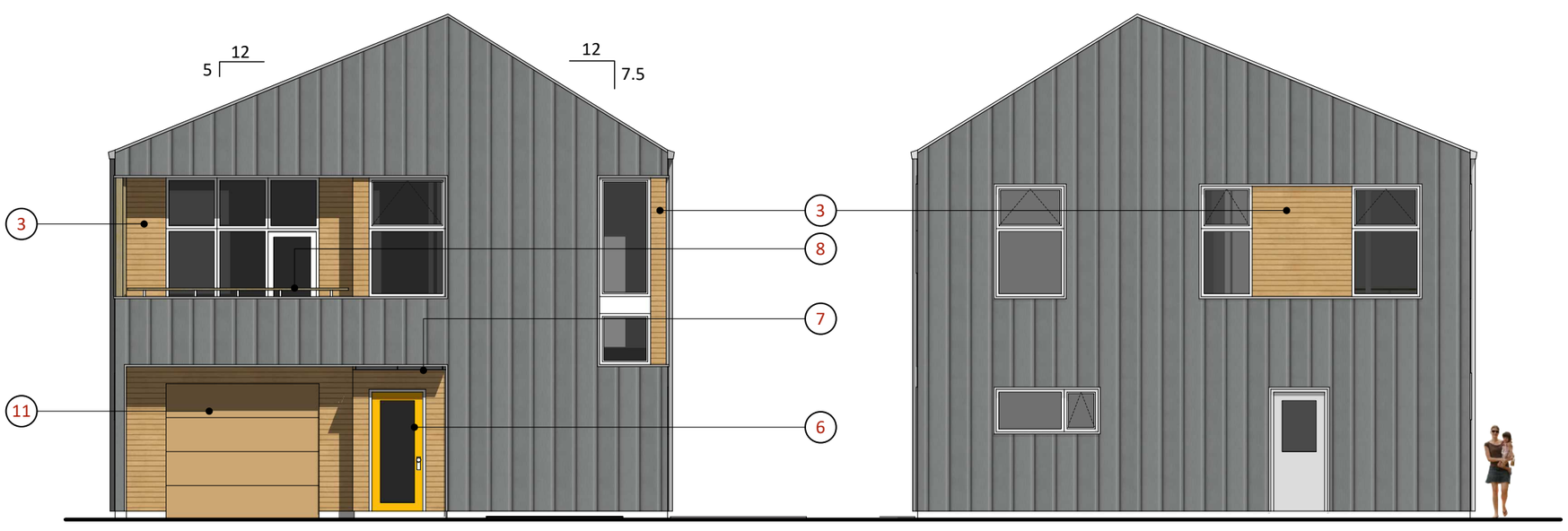
PIVOT NORTH
architecture

03.29.2017



NORTH ELEVATION

SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

keynotes:

1. asphalt shingle roofing
2. board and batten/board on board rain screen siding
3. clear sealed horizontal ship lap cedar siding
4. premium low-E vinyl casement/awning windows *(Pella)*
5. premium low-E vinyl sliding patio door *(Pella)*
6. full light fiberglass/steel entry door *(Pella Vibrancy Collection)*
7. custom steel entry canopy
8. wood /steel pipe guardrail
9. bent steel plate sun shade
10. flat fascia gutter w/ round mtl. DS
11. steel flush garage door w/ super graphic unit number
12. clear sealed vertical 2x cedar visual/sun screen

Garden Phoenix

Cottage Elevations

Scale: 1/8"= 1'-0"

PIVOT NORTH
architecture

GARDEN PHOENIX SUBDIVISION

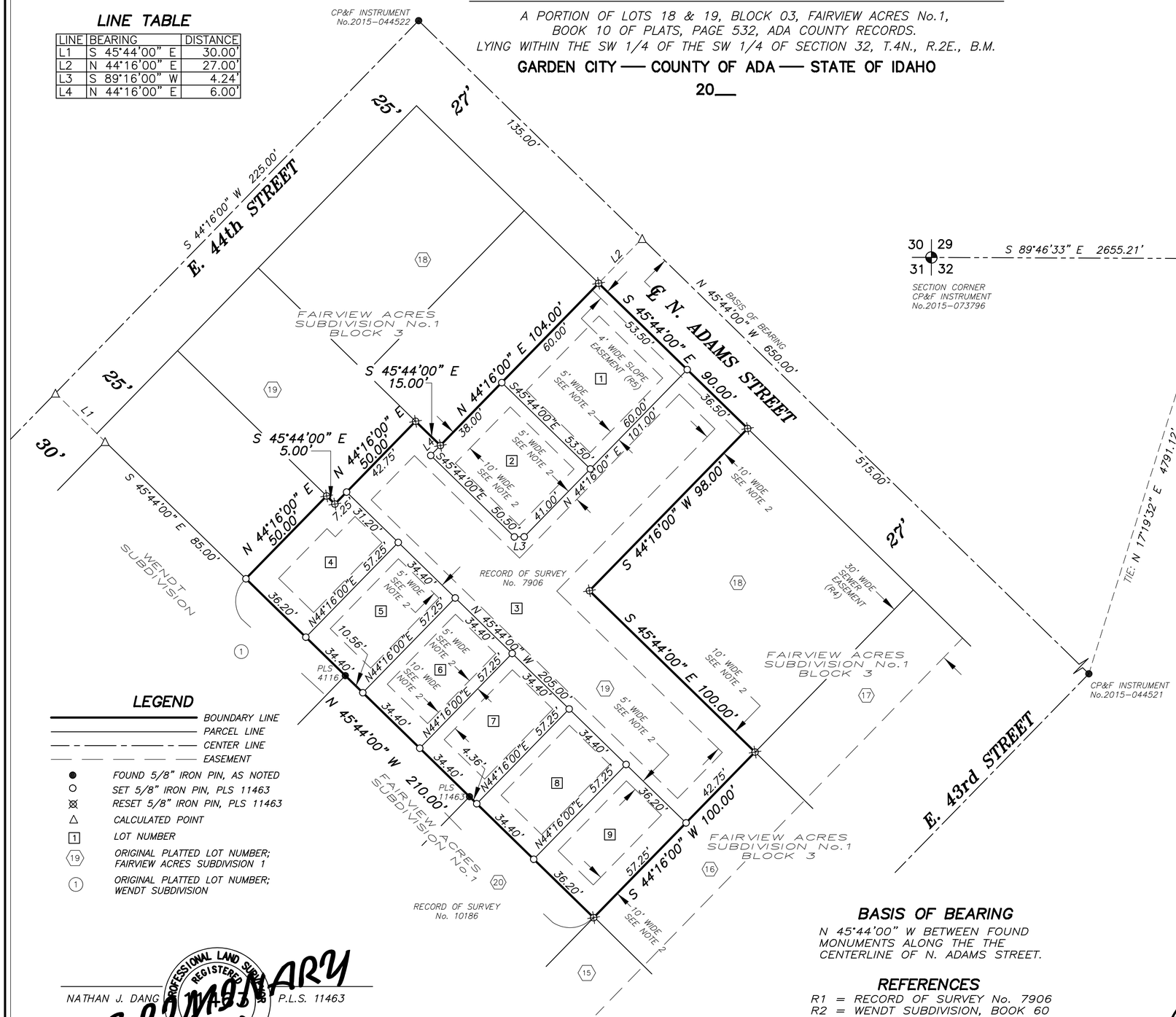
A PORTION OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1,
BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.

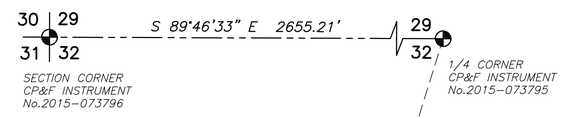
GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO

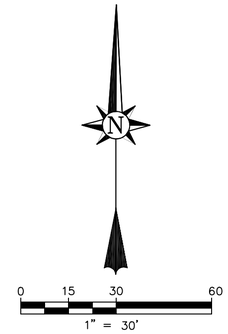
20__

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°44'00" E	30.00'
L2	N 44°16'00" E	27.00'
L3	S 89°16'00" W	4.24'
L4	N 44°16'00" E	6.00'







LEGEND

- BOUNDARY LINE
- PARCEL LINE
- CENTER LINE
- EASEMENT
- FOUND 5/8" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- RESET 5/8" IRON PIN, PLS 11463
- CALCULATED POINT
- LOT NUMBER
- ORIGINAL PLATTED LOT NUMBER; FAIRVIEW ACRES SUBDIVISION 1
- ORIGINAL PLATTED LOT NUMBER; WENDT SUBDIVISION

NOTES:

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ADA COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.

2. A PERMANENT UTILITY, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED: 10' WIDE CENTERED ON ALL INTERIOR LOT LINES,10' WIDE ALONG ALL EXTERIOR LOT LINES.

3. LOT 3 IS A SHARED DRIVEWAY WHICH SHALL BE MAINTAINED BY THE GARDEN PHOENIX HOMEOWNERS ASSOCIATION.

4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

5. DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH GARDEN CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY PUD.

6. PER IDAHO CODE 31-3805, ITS PROVISIONS THAT APPLY TO IRRIGATION WATER CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT ARE WITHIN THE BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT. THE OWNER/DEVELOPER AND IRRIGATION DISTRICT WILL NOT BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION.

BASIS OF BEARING

N 45°44'00" W BETWEEN FOUND MONUMENTS ALONG THE THE CENTERLINE OF N. ADAMS STREET.

REFERENCES

R1 = RECORD OF SURVEY No. 7906
R2 = WENDT SUBDIVISION, BOOK 60 OF PLATS, PAGE 6028
R3 = FAIRVIEW ACRES SUBDIVISION No.1, BOOK 10 OF PLATS, PAGE 532
R4 = SEWER EASEMENT, INSTRUMENT No. 459604.
R5 = PERMANENT SLOPE EASEMENT AGREEMENT, INSTRUMENT No. 103038814.

PRELIMINARY

NATHAN J. DANG P.L.S. 11463

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO NATHAN J. DANG

Accurate Surveying & Mapping
INTEGRITY TECHNOLOGY SERVICE
1602 W. Hays St., Suite 306
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

JOB NO. 17-133
DRAWN BY: PGL2
SHEET: 1 OF 3

GARDEN PHOENIX SUBDIVISION

A PORTION OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1,
BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.

GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT BRIANT BURKE, IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS BRIANT BURKE'S INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

Land Description:

A parcel of land being a portion of Lots 18 and 19, Block 3 of Fairview Acres Subdivision No.1 as recorded in Book 10 of Plats at Page 532, Records of Ada County, said parcel is located in the Southwest Quarter of the Southwest Quarter of Section 32, Township 4 North, Range 2 East of the Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the found 5/8th inch diameter iron pin at the center line intersection of E 44th Street and N Adams Street as perpetuated by document 9268713, Records of Ada County, from which the found 5/8th inch diameter iron pin at the center line intersection of E 43rd Street and N Adams Street as perpetuated by document 8539901, Records of Ada County, bears S 45° 44' 00" E a distance of 650.00 feet; thence S 45° 44' 00" E for a distance of 135.00 feet; thence S 44° 16' 00" W for a distance of 27.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 and the REAL POINT OF BEGINNING;

Thence S 45° 44' 00" E for a distance of 90.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;
Thence S 44° 16' 00" W for a distance of 98.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 to a point on the line common to said Lots 18 and 19;
Thence S 45° 44' 00" E along said line for a distance of 100.00 feet to a fset 5/8th inch diameter iron pin labeled PLS 11463 at the corner common to Lots 16, 17, 18 and 19, Block 3;
Thence S 44° 16' 00" W along the line common to Lots 16 and 19, Block 3 for a distance of 100.00 feet to a found 5/8th inch diameter iron pin upon which a cap labeled PLS 11463 was set at the corner common to Lots 15, 16, 19 and 20, Block 3 of said Fairview Acres Subdivision No. 1;
Thence N 45° 44' 00" W along the line common to said Lots 19 and 20 and Lot 19 and Wendt Subdivision as recorded in Book 60 of Plats at Page 6028, Records of Ada County for a distance of 210.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;
Thence N 44° 16' 00" E for a distance of 50.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;
Thence S 45° 44' 00" E for a distance of 5.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;
Thence N 44° 16' 00" E for a distance of 50.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463 on the line common to said Lots 18 and 19;
Thence S 45° 44' 00" E along said line for a distance of 15.00 feet to a set 5/8th inch diameter iron pin labeled PLS 11463;
Thence N 44° 16' 00" E for a distance of 98.00 feet to the REAL POINT OF BEGINNING.

Parcel contains 0.679 acres, or 29,570 square feet, more or less.

SUBJECT TO: Any easements or reservations of record or in use on or across the above-described parcel of land.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER FROM SUEZ WATER IDAHO, AND SUEZ WATER IDAHO HAS AGREED IN WRITING TO SERVE ALL LOTS.

BRIANT BURKE; OWNER _____ DATE

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS _____ DAY OF _____ ,IN THE YEAR 201 , BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED BRIANT BURKE, KNOWN OR IDENTIFIED TO BE THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____

RESIDING IN _____

CERTIFICATE OF SURVEYOR

I, NATHAN J. DANG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF THE POINTS PLATTED HEREON, AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS, AND IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

NATHAN J. DANG — PROFESSIONAL LAND SURVEYOR REGISTERED 11463 STATE OF IDAHO NATHAN J. DANG — P.L.S. 11463

Accurate Surveying & Mapping
INTEGRITY * TECHNOLOGY * SERVICE
1602 W. Hays St., Suite 306
Boise, Idaho 83702
(208) 863-4198
www.accuratesurveyors.com

JOB NO. 17-133
DRAWN BY: PGL2
SHEET: 2 OF 3

GARDEN PHOENIX SUBDIVISION

A PORTION OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1,
BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.
GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO

CERTIFICATE OF ADA COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR DATE

CERTIFICATE OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, SECTION 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE–IMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISSAPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50–1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA COUNTY TREASURER DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND CERTIFY THAT IT IS IN ACCORDANCE RELATING TO GARDEN CITY SUBDIVISION PLATS.

CITY ENGINEER DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD THE _____ DAY OF _____ 20__, THIS PLAT WAS ACCEPTED AND APPROVED.

CITY CLERK, DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20__.

ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT No. _____

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF ACCURATE SURVEYING AND MAPPING AT _____ MINUTES PAST_____O'CLOCK__ M., THIS ____ DAY OF_____ 20__, AND WAS DULY RECORDED IN BOOK_____ OF PLATS AT PAGE _____ , THROUGH _____ .

BY DEPUTY EX–OFFICIO RECORDER

FEE$ _____

NATHAN J. DANG P.L.S. 11463

PROFESSIONAL LAND SURVEYOR REGISTERED 11463 STATE OF IDAHO NATHAN J. DANG

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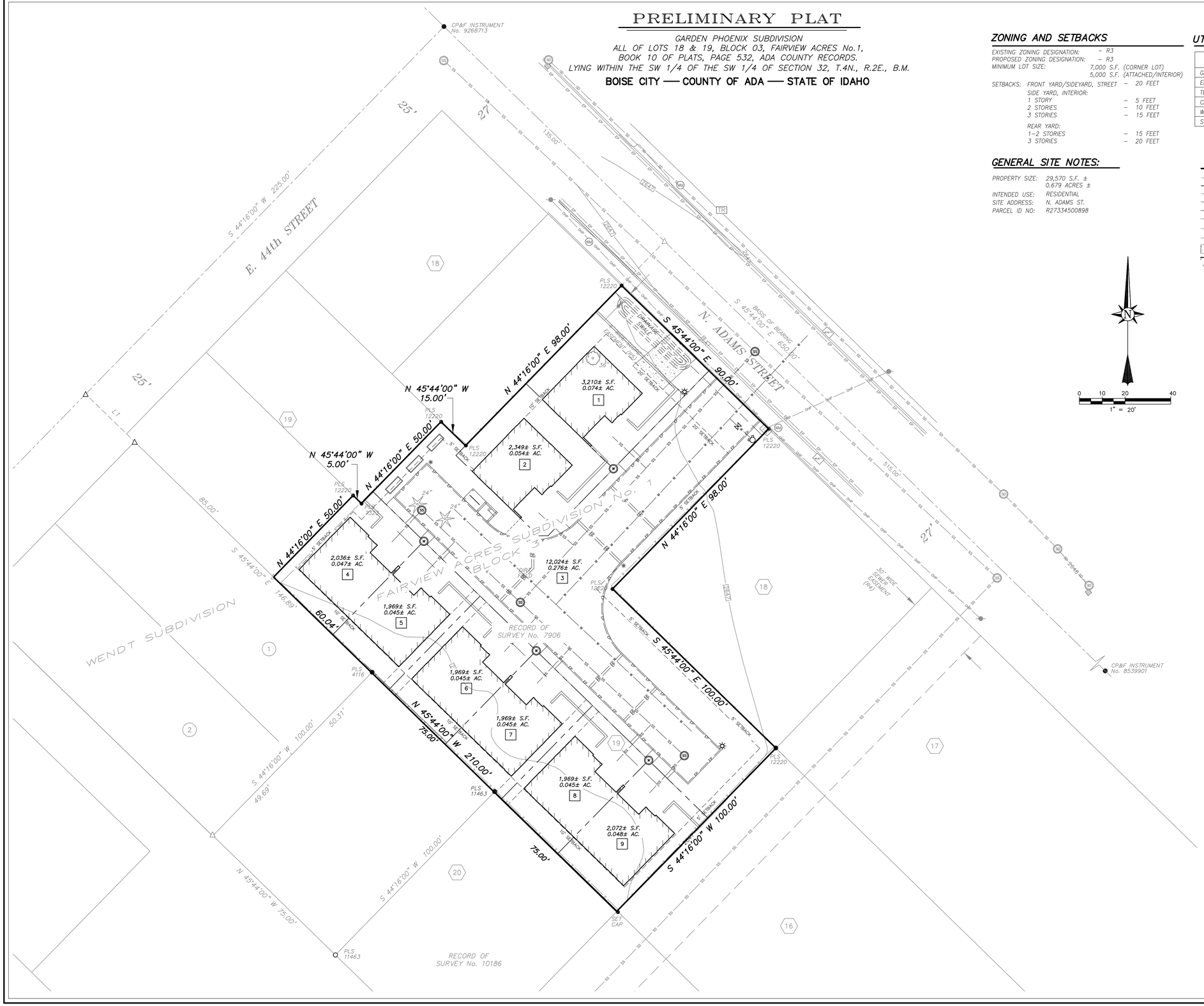
JOB NO. 17–133
DRAWN BY: PGL2
SHEET: 3 OF 3

PRELIMINARY PLAT

GARDEN PHOENIX SUBDIVISION
ALL OF LOTS 18 & 19, BLOCK 03, FAIRVIEW ACRES No.1,
BOOK 10 OF PLATS, PAGE 532, ADA COUNTY RECORDS.
LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.

BOISE CITY — COUNTY OF ADA — STATE OF IDAHO



ZONING AND SETBACKS

EXISTING ZONING DESIGNATION:	– R3	
PROPOSED ZONING DESIGNATION:	– R3	
MINIMUM LOT SIZE:	7,000 S.F.	(CORNER LOT)
	5,000 S.F.	(ATTACHED/INTERIOR)
SETBACKS: FRONT YARD/SIDEYARD, STREET	– 20 FEET	
SIDE YARD, INTERIOR:		
1 STORY	– 5 FEET	
2 STORIES	– 10 FEET	
3 STORIES	– 15 FEET	
REAR YARD:		
1–2 STORIES	– 15 FEET	
3 STORIES	– 20 FEET	

GENERAL SITE NOTES:

PROPERTY SIZE:	29,570 S.F. ±
	0.679 ACRES ±
INTENDED USE:	RESIDENTIAL
SITE ADDRESS:	N. ADAMS ST.
PARCEL ID NO:	R27334500898

UTILITY PROVIDERS

UTILITY	REPRESENTATIVES		PHONE
GAS	INTERMOUNTAIN GAS	GREG WERNER	377–6802
ELECTRICITY	IDAHO POWER	DAVE BOOTS	388–2069
TELEPHONE	CENTURYLINK	JANET SANCHOTENA	385–2344
CABLE	CABLE ONE	CELYNDA ROACH	472–8305
WATER	UNITED WATER	JOHN LEE	362–7329
SEWER	BOISE CITY PUBLIC WORKS	MIKE SHEPPARD	384–3920

LEGEND

- BOUNDARY LINE
- PARCEL LINE
- PROPOSED PARCEL LINE
- CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SANITARY SEWER
- SANITARY SEWER
- STORM DRAIN
- OVER HEAD POWER
- CONCRETE
- PROPOSED BUILDING
- FOUND 5/8" IRON PIN, AS NOTED
- FOUND 1/2" IRON PIN, AS NOTED
- SET 5/8" IRON PIN, PLS 11463
- CALCULATED POINT
- ELECTRIC VAULT
- TELERISER
- WATER METER
- CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- 19 ORIGINAL PLATTED LOT NUMBER; FAIRVIEW ACRES SUBDIVISION 1
- 1 ORIGINAL PLATTED LOT NUMBER; WENDT SUBDIVISION
- PROPOSED LIGHT
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- 1 PROPOSED LOT NUMBER

N

0 10 20 40
1" = 20'

OWNER/DEVELOPER

BRIANT BURKE
967 E. PARKCENTER BLVD.
STE. No. 205
BOISE, IDAHO 83706

APPLICANT

BRIANT BURKE
967 E. PARKCENTER BLVD.
STE. No. 205
BOISE, IDAHO 83706

SURVEYOR

NATHAN J. DANG
ACCURATE SURVEYING
AND MAPPING, P.C.
1602 W HAYS ST. SUITE 306
BOISE, ID 83702
208–863–4198

BASIS OF BEARING

S 45°44'00" E BETWEEN FOUND MONUMENTS ALONG THE THE CENTERLINE OF N. ADAMS STREET AS SHOWN ON R1–R3.

REFERENCES

R1 = RECORD OF SURVEY No. 7906
R2 = WENDT SUBDIVISION, BOOK 60 OF PLATS, PAGE 6028
R3 = FAIRVIEW ACRES SUBDIVISION No.1, BOOK 10 OF PLATS, PAGE 532
R4 = SEWER EASEMENT, INSTRUMENT No. 459604.
R5 = PERMANENT SLOPE EASEMENT AGREEMENT, INSTRUMENT No. 103038814.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°44'00" E	30.00'

NOTE:

SANITARY SEWER MANHOLES WERE BOLTED DOWN. UNABLE TO ACCESS FOR INVERT MEASURMENTS.

Nathan J. Dang,
P.L.S. 11463

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JOB NO. 17–133
DRAWN BY: PGL2
SHEET: 1 OF 1

03.29.2017

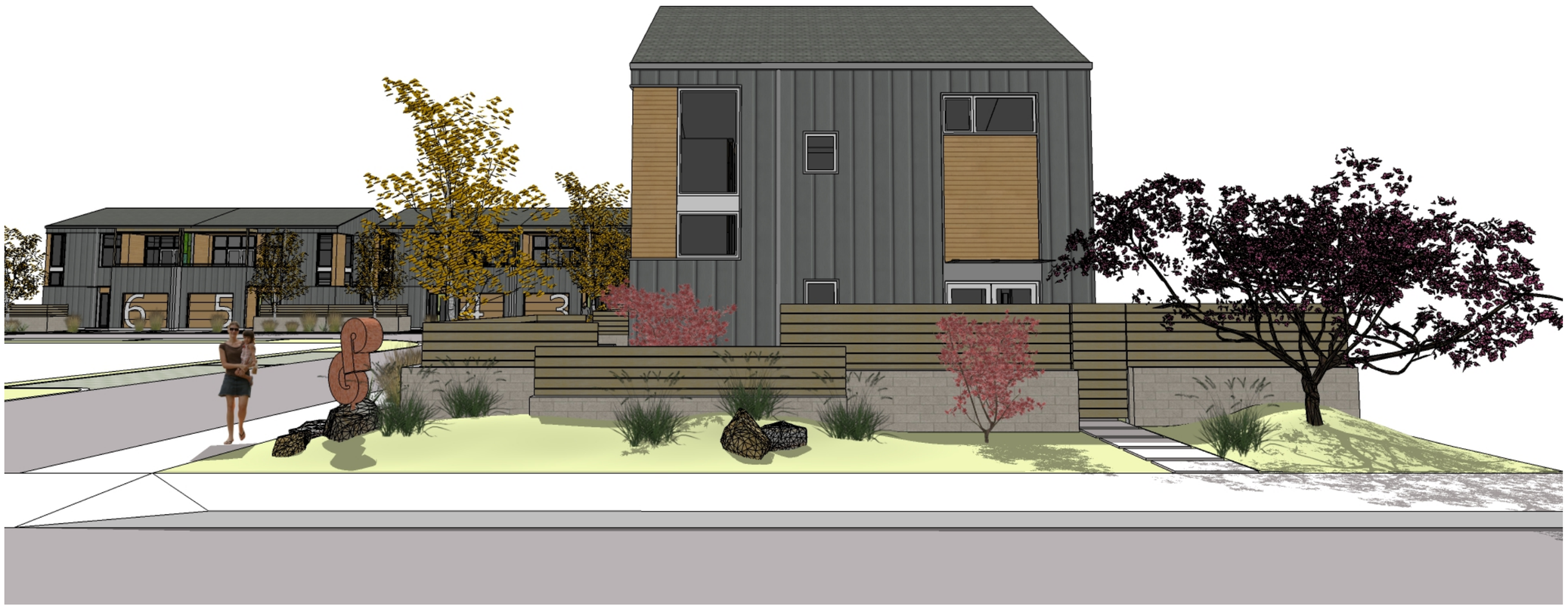
Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017



Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Cottage from Adams

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Tandem units

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

View of Tandem Units

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

Tandem Front Detail

PIVOT NORTH
architecture

03.29.2017

Garden Phoenix

Perspective view

Tandem back elevation

PIVOT NORTH
architecture