



PRE-APPLICATION MEETING REQUEST

Permit info: DSRFY2019-11

Application Date: 4/19/19 MK

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

The objectives of the design review process is to involve the City in 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.

The checklist and required materials are due fifteen (15) business days prior to the Design Committee meeting. **Late submissions will not be accepted under any circumstances.**

APPLICANT INFORMATION

Name: Sean Connor **Phone:** 208-939-4041

Email: sean@thelandgroupinc.com **Firm:** The Land Group

Proposed Site Address:
3858 N Reed Street, Boise ID

Date of Requested Meeting:
4/23/2019

DESIGN INFORMATION

Proposed Use:
City Park and Recreational Area

Surrounding Uses:
ACHD materials yard, Residential, The Boise Greenbelt

Zoning: **Comprehensive Plan Designation**
R-3 Proposed and existing green space/ or park

Is the property located in the 100 year flood plain?

YES NO

List the locations of any potential wildlife habitat areas on the property:

The Boise River and surrounding riverbanks

List the locations of bus stops and pedestrian pathways within ¼ mile of the property:

Adams & 38 SWC, Adams & 40 SWC

List any easements and locations of water, sewer and irrigation:

See attached maps for locations of water, Sewer and irrigation.

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|--|
| <input type="checkbox"/> Site Plan Including Surrounding Development
<input type="checkbox"/> Elevations | <input type="checkbox"/> Landscaping Plan
<input type="checkbox"/> Vicinity Map |
|---|--|



April 19, 2019

Jenah Thornborrow
Director of Development Services
6015 N. Glenwood Street
Garden City, ID 83714

RE: Heron Park Redevelopment Project – Phase 2 | 3858 N. Reed St, Garden City, ID

Dear Jenah,

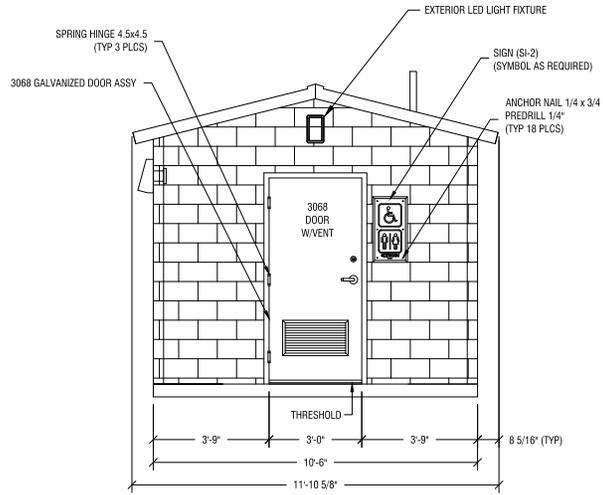
The proposed development will consist of the renovation of an existing park including removal of existing asphalt, concrete building slab and stairs, installation of picnic shelter, a new 158 square foot restroom building, and new landscaping. Total disturbed area is approximately 0.69 ac. The site is located on the south bank of the Boise River at 3858 N. Reed St, in Garden City, Ada County, Idaho. The site latitude and longitude are: 43.6316° N, 116.2396° W. The following construction activities are proposed for this project:

- Grubbing and clearing.
 - Excavation
 - Off-haul of unsuitable soils, concrete and asphalt spoils
- Grading
 - Excavation
 - Off-haul of unsuitable soils
 - Import and placement of gravel base at structures and topsoil material
- Place base materials, and concrete work
 - Install and compacted engineered fill
 - Concrete placing work
 - Place topsoil
- Install irrigation and landscaping
 - Trench and install irrigation system
 - Install landscape material
 - Remove all temporary BMP's

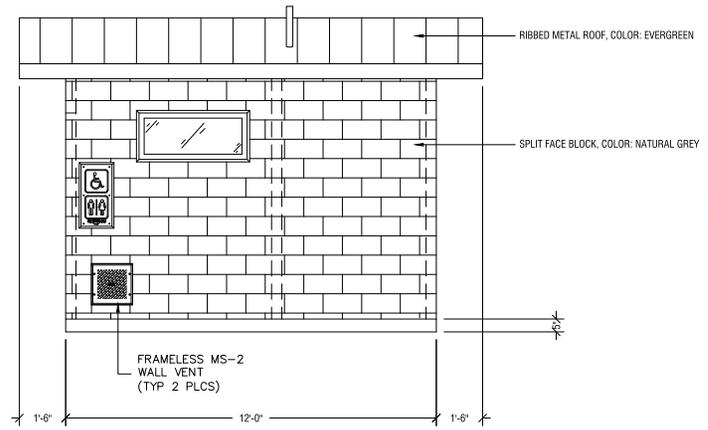
Thank you in advance for your consideration and support. We look forward to working with Garden City staff to plan a quality project of which we can all be proud of.

Sincerely

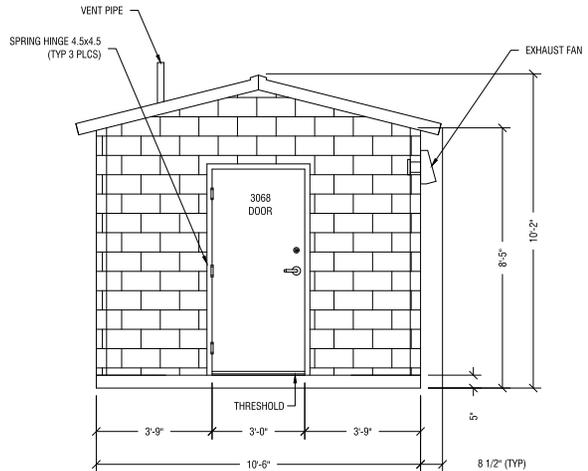
Becky Yzaguirre
Planning Project Coordinator



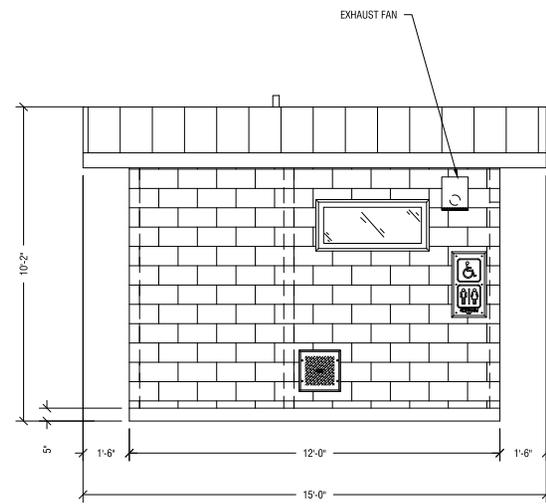
LEFT END ELEVATION



RIGHT END ELEVATION



BACK ELEVATION



LEFT END ELEVATION

**HERON PARK - PHASE 2
Redevelopment Project**

3858 N. REED ST.
Garden City, Idaho 83714

Revisions:

1.	



Project No.: 19079
Date of Issuance: 4/22/2019
Project Milestone: Phase 2

CXT Building
Exterior Elevations

**FOR
REFERENCE
ONLY**

A1.00

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**HERON PARK - PHASE 2
Redevelopment Project**

3858 N. REED ST.
Garden City, Idaho 83714

Revisions:

1.	



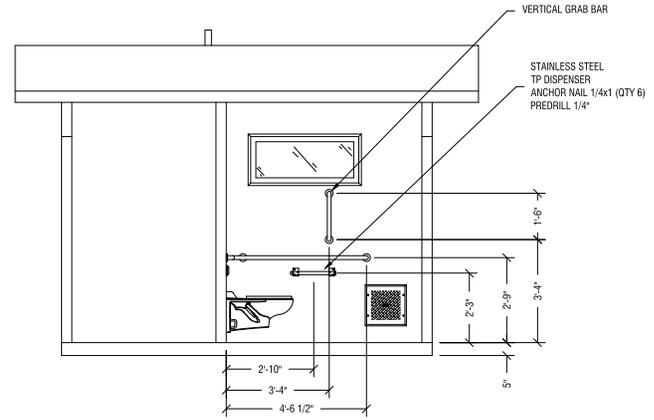
CONSTRUCTION

Project No.: 1907
Date of Issuance: 4/22/2019
Project Milestone: Phase 2

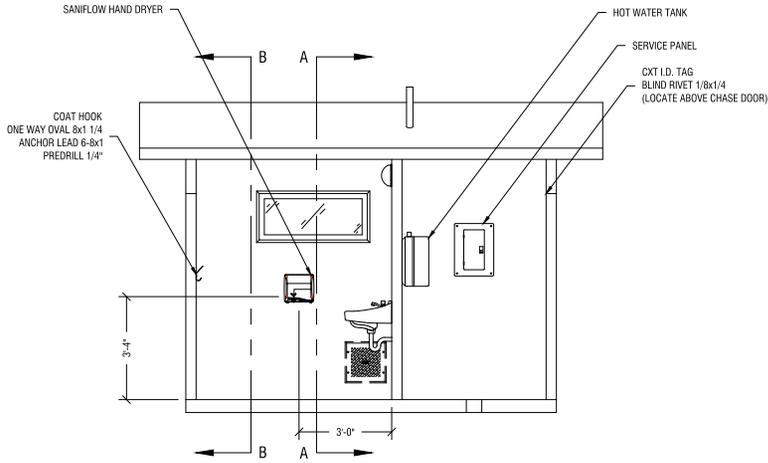
CXT Building
Interior Elevations

A1.01

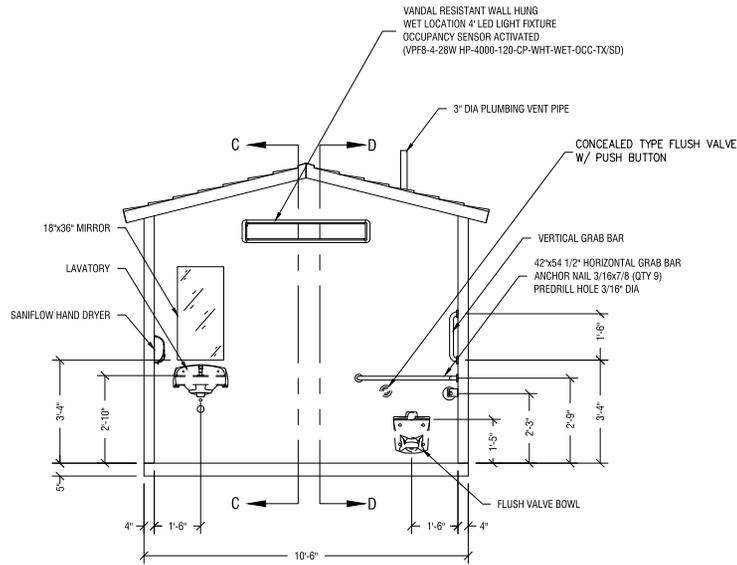
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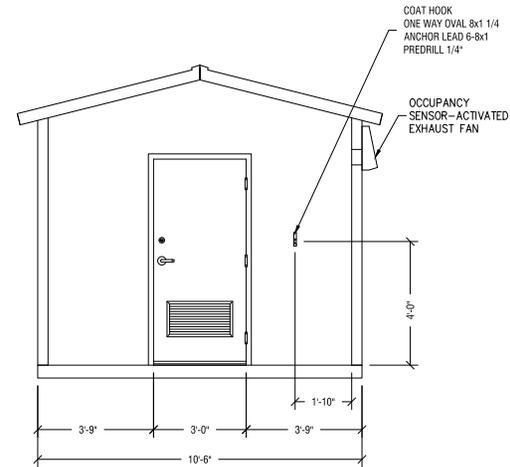
SECTION D - D



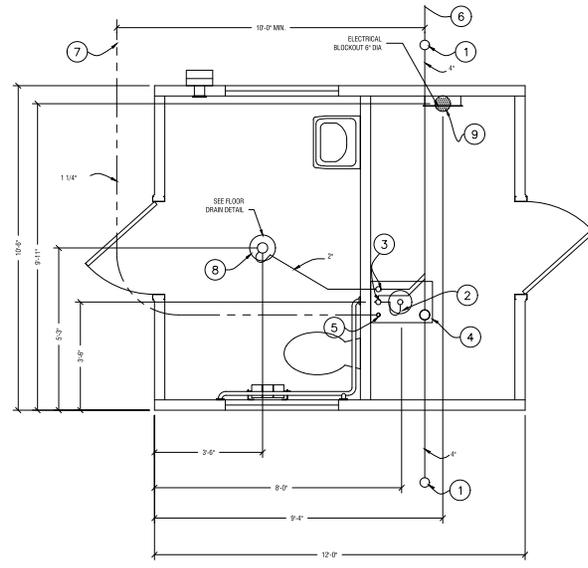
SECTION C - C



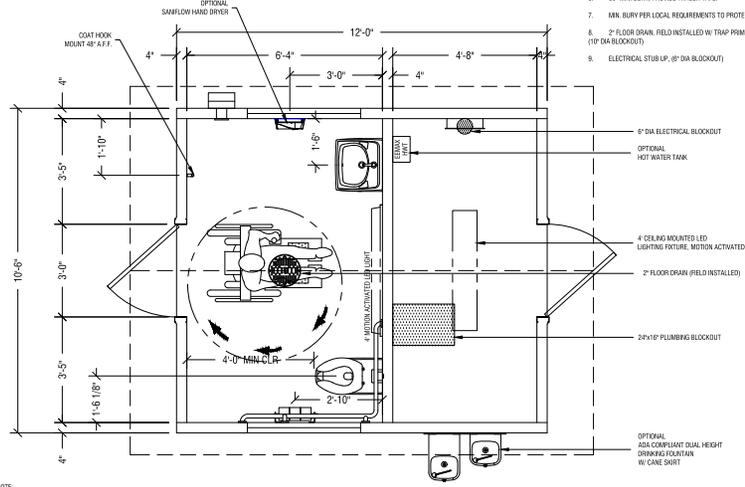
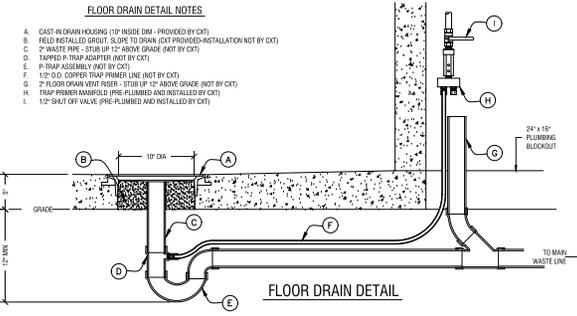
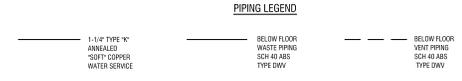
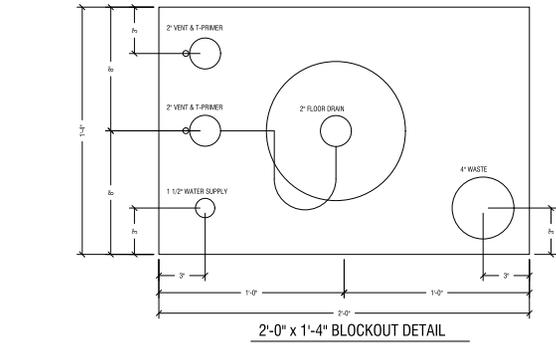
SECTION A - A



SECTION B - B



- BELOW FLOOR PIPING - KEY NOTES**
- 4" CLEAN OUT TO GRADE.
 - 2" FLOOR DRAIN, FIELD INSTALLED W/ TRAP PRIMER SYSTEM IF OPTION IS ACCEPTED. INSTALL AS SHOWN W/ VENT & WASTE PIPE. (24x19" BLOCKOUT)
 - 2" VENT EXTENDED 12" ABOVE FINISHED FLOOR LEVEL. (1 FOR EA FLOOR DRAIN IF FLOOR DRAIN OPTION ACCEPTED) PROVIDE TEST PLUG. (24x19" BLOCKOUT)
 - 4" WASTE PIPE EXTENDED 12" ABOVE FINISHED FLOOR LEVEL, PROVIDE TEST PLUG. (24x19" BLOCKOUT)
 - 1-1/2" TYPE-K ANNEALED SOFT COPPER WATER SERVICE EXTENDED 12" ABOVE TEST CAP AT END. (24x19" BLOCKOUT)
 - 30" MIN. BURY, PROVIDE TRACER TAPE.
 - MIN. BURY PER LOCAL REQUIREMENTS TO PROTECT AGAINST FREEZING AND DAMAGE.
 - 2" FLOOR DRAIN, FIELD INSTALLED W/ TRAP PRIMER SYSTEM IF OPTION IS ACCEPTED. INSTALL AS SHOWN W/ VENT & WASTE PIPE. (10" DIA. BLOCKOUT)
 - ELECTRICAL STUB UP, (8" DIA. BLOCKOUT)



FLOOR PLAN

NOTE:
ELECTRICAL AND PLUMBING COMPONENTS ARE SHOWN FOR GENERAL ARRANGEMENT ONLY. SEE SHEETS 02-116 THRU 02-119 FOR COMPLETE SYSTEM DESCRIPTIONS.

ALL PIPING INDICATED ON THIS SHEET IS NOT BY CXT

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Revisions

1.	



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**CXT Building
Building Floor Plan**

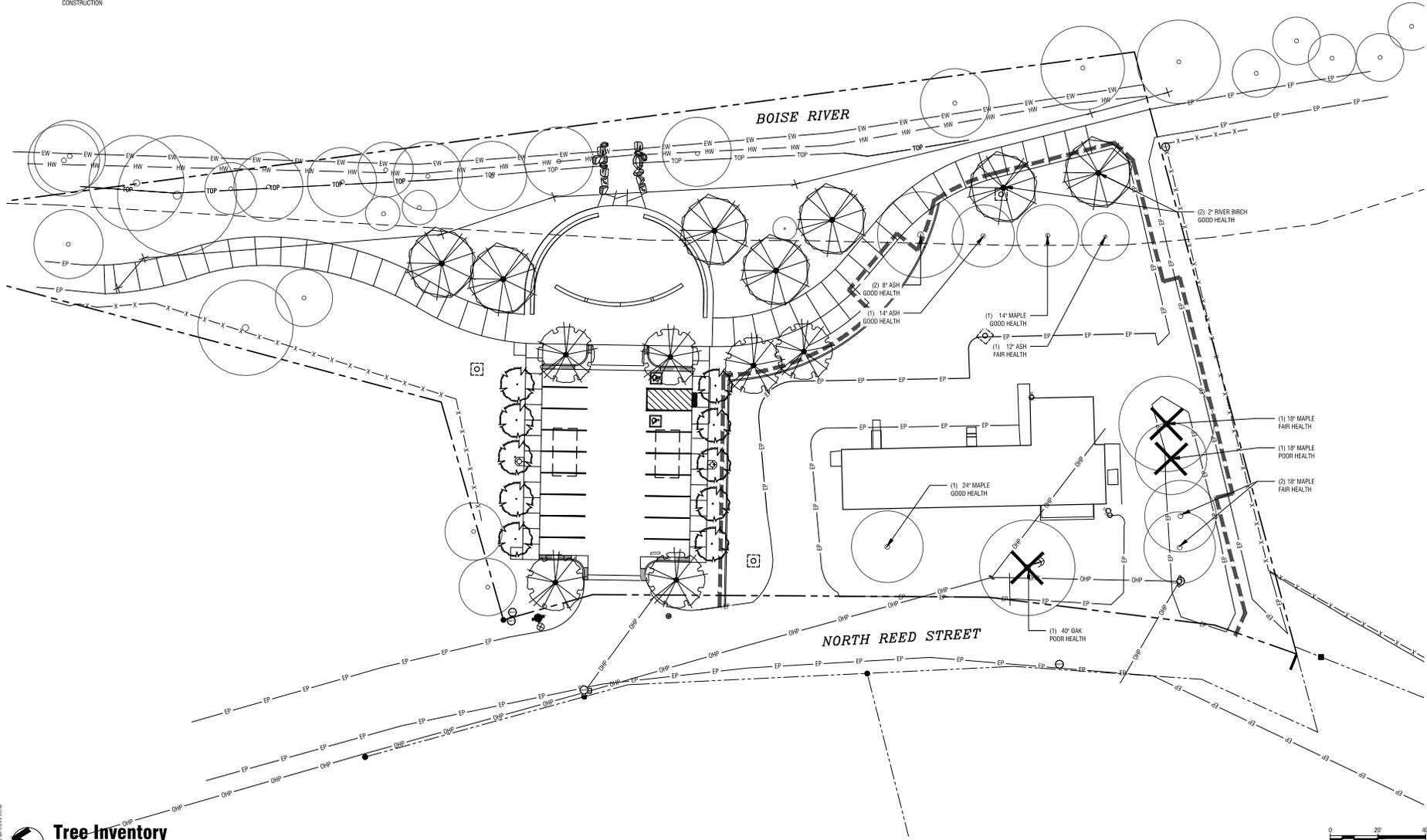
A1.02





Sheet Notes

- A. ALL TREE DIMENSIONS ARE APPROXIMATION.
- B. CONTRACTOR SHALL VERIFY TREE LOCATION PRIOR TO CONSTRUCTION.



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Tree Inventory

L1.10



THE LAND GROUP
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 GARDEN CITY, IDAHO 83714
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