



DESIGN REVIEW	
Permit info: <u>DSR74 2020-03</u>	
Application Date: <u>12/6/19</u>	Rec'd by: <u>ES</u>
FOR OFFICE USE ONLY	

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

APPLICANT	PROPERTY OWNER
Name: David Hale	Name: CS2, LLC
Company: Hale Development, Inc.	Company:
Address: 1603 W. Idaho Street	Address: 3363 E. Presidential Dr. Ste 200
City: Boise	City: Meridian
State: ID Zip: 83702	State: ID Zip: 83642
Tel.: 208.863.4002	Tel.: 208.629.0606
E-mail: david@haledevelopment.com	E-mail:

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: Not currently addressed. Vacant land directly behind/south of Fred Meyer at 5425 Chinden

Subdivision Name:	Lot:	Block:
Tax Parcel Number: S0536141980	Zoning: M	Total Acres: 7.74
Proposed Use: M Mixed Use	Floodplain: Yes No	X

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

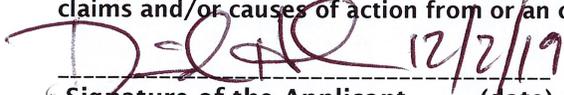


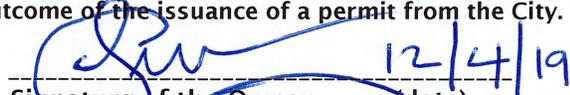
pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 12/2/19
Signature of the Applicant (date)

 12/4/19
Signature of the Owner (date)

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 checked="" type="checkbox"/> Compliance Statement and Statement of Intent | <input checked="" type="checkbox"/> Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> Neighborhood Map | <input checked="" type="checkbox"/> Sustainability Checklist <i>*if applicable</i> |
| <input checked="" type="checkbox"/> Site Plan | |
| <input checked="" type="checkbox"/> Landscape Plan | |
| <input checked="" type="checkbox"/> Schematic Drawing | |
| <input checked="" type="checkbox"/> Lighting Plan | |
| <input checked="" type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan <i>✓✓</i> | |
| <input checked="" type="checkbox"/> Will Serve Letter **If required, must submit a Fire Flow Request | |
| <input type="checkbox"/> Ada County Approved Addresses | |
| <input checked="" type="checkbox"/> Waiver Request of Application Materials | |



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application
- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN:

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art, exterior site furniture, exterior lighting, signage

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS):

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN:

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY:

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20').
- If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site

INFORMATION REQUIRED ON GRADING PLAN:

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surface
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION REQUIRED MASTER SIGN PLAN:

****Required for developments of two or more buildings:***

- Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

****Required if irrigation canal/irrigation ditch runs through property or along property lines:***

- Letter from company indicating approval

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- Statement must include a list of the application materials to be waived and an explanation for the request.



LAND DIVISION

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: David Hale, President, Hale Development, Inc **Address:** 1603 W. Idaho Street Boise 83702
Email: david@haledevelopment.com
Phone: 208.863.4002

OWNER

Name: CS2, LLC **Address:** 3363 E. Presidential Dr Ste 200 Meridian 83642
Email:
Phone: 208.629.0606

PROPERTY INFORMATION

Subdivision/Project Name: Mountain View Townhomes Subdivision

Site address:
 Not currently addressed. Vacant land behind/south of Fred Meyer at 5425 Chinden Blvd.

Description of Existing Use(s):
 Vacant land zoned M

Description of Surrounding Uses: Neighboring uses consist of commercial services (shopping, retail, restaurants) and residential uses both detached and attached housing.

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
 Combined Preliminary/Final Plat Final Plat Condominium

If final plat have there been any changes since the preliminary plat? Y/ N No

Number of residential lots 72 Number of commercial lots 0 Number of mixed use lots 0

Number of common lots 4 Square feet of common open space 72,745 sf

Are any improvements planned within the common open space area? If so, specify.

Bicycle parking, community garden, covered picnic areas and outdoor fitness equipment.

What public services and facilities are required for this development? Fire Protection _____ Police Protection Water Sewer _____ Drainage Streets _____ Schools

What housing types are proposed? MARK ALL THAT APPLY

Single Family Condos _____ Townhomes Live/Work _____

Manufactured/ Mobile Homes _____ N/A _____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. No

Is the project within the Floodplain? No

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

What is the effect of this site development on roadways and traffic conditions?

Initial review by ACHD indicates that no adverse impacts on roadways or traffic is anticipated. There is no ingress/egress proposed off Glenwood, which was a concern with the previously approved apartment project in 2014.

Are there new roads proposed/required?

No new public roads. Private streets and driveways are proposed.

Are there new ingress/egress being proposed?

Existing access off W. 53rd Street to be used for ingress and egress. Only private streets proposed interior of Subdivision.

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

Project exceeds minimum parking requirements with guest parking. Private streets are sized to be 25' in width with only one side of street available for parking. Because of the amount of driveway space taking up approaches to the townhomes, minimal street parking is anticipated.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

Vehicular access from the projects private streets/common drive aisles is provided to connect to the public street (w. 53rd). Pedestrian circulation is arranged via internal sidewalks, walways and pedestrian access to the commercial/retail property to the north.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

Pedestrian and bicycle access/pathways are provided to the property to the north, which also provides access to mass transit.

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

Neighborhood services currently exist (commercial/shopping/retail) to the north. Neighborhood residential properties exist to the south and west. This site provides for a logical transition from single family residential uses to commercial uses to the north.

What is the effect of this site development on the adequacy of storm and surface water facilities?

All storm facilities and surface runoff will be contained on site.

How will the design create a sense of place (usable open space, public art, visual focus points)?

The Mountain View Townhomes create a sense of place by offering a secluded project within commercial and residential corridors while providing ample open space, walkable access to shopping and transit, a dog park, community garden and outdoor fitness area catering to the future buyers and their intended active lifestyles.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

Existing site contours are designed to remain as natural as possible, thus reducing the site disruption and overall change in topography to a minimum. New ground cover, shrubs and trees will provide a buffer and help prevent erosion and dust.

What type of water will be used for landscaping? Irrigation - Non-Potable

Irrigation - Potable City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design? Shopping, retail, restaurants, recreation, mass transit, a community garden, bicycle parking and other urban amenities are found within close walking distance helping to promote an active and sustainable lifestyle.

APPLICATION INFORMATION REQUIRED

NOTE:

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

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- | | |
|---|---|
| <input type="checkbox"/> Planning Submittal Form | <input type="checkbox"/> Compliance Statement |
| <input type="checkbox"/> Preliminary Title Report | <input type="checkbox"/> Statement of Intent |
| <input type="checkbox"/> Legal Description | <input type="checkbox"/> Approved Sketch Plat |
| <input type="checkbox"/> Neighborhood Map | |
| <input type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots) | |
| <input type="checkbox"/> Subdivision Map | |
| <input type="checkbox"/> Site Plan | |
| <input type="checkbox"/> Landscape Plan | |
| <input type="checkbox"/> Schematic Drawings | |
| <input type="checkbox"/> Lighting Plan | |
| <input type="checkbox"/> Topographic Survey | |
| <input type="checkbox"/> Grading Plan | |
| <input type="checkbox"/> Soils Report | |
| <input type="checkbox"/> Hydrology Report | |
| <input type="checkbox"/> Engineering Drawings and Specifications | |
| <input type="checkbox"/> Natural Hazard and Resources Analysis | |
| <input type="checkbox"/> Dedications and Easements | |
| <input type="checkbox"/> Covenants and Deed Restrictions | |
| <input type="checkbox"/> Ability to Serve Letter | |
| <input type="checkbox"/> Neighborhood Meeting Verification | |
| <input type="checkbox"/> Affidavit of Legal Interest | |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing) | |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form | |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan | |
| <input type="checkbox"/> Waiver Request of Application Materials | |

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR PRELIMINARY TITLE REPORT (PLEASE CHECK):

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR SKETCH PLAT (PLEASE CHECK):

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location

- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
- Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures
- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or

mitigation of significant resources should be prepared by a qualified professional.

- For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage



11.05.19

Attn: Garden City Planning Department
Garden City City Hall
6015 N Glenwood St, Garden City, ID 83714

Re: Mountain View Townhomes
Garden City, 83714

Design Review Letter:

Near the corner of North Glenwood Street and Mountain View Drive is a vacant lot zoned M-U. The parcels to the south are single family residential and to the north is general commercial. The intended development for this property is three-story attached single family residential units designed to create a diverse transition from commercial to single family homes.

The buildings themselves will add to the visual interest and connectivity, both from vehicular and pedestrian viewpoints – eliminating an inactive parcel of land visible from adjacent properties. The various 2, 3 and 4-plex structures will include 2 bedroom / 2 bath dwelling units with 1 car ground floor garages. The facades will include projections and recesses – composed of stucco, cultured stone, and cementitious siding. The side elevations of these buildings have been adapted to allow for modular construction, with the hope of bringing this type of product to the market as affordable new homes

Internal driveways with sidewalks, guest parking, stairway, ramp, and greenscapes connect the site to 53rd street and the adjacent commercial businesses. The development aims to minimize sprawl and create a sense of community. We believe the greenscape along the southern border will create a nice transition from the single family homes above the property to the south. The interconnection to the single family homes is accomplished with a residential townhome look and feel.

It is our intent to vary building type features in addition to establishing the site as a destination with its large open space and views ensures the unique identity of



this community. We have addressed all four sides of the buildings to have similar design quality, and feel the appeal of the buildings are well within the guidelines criteria of the Garden City's Plan. However, we will address each item below as it might relate to these buildings:

- Architectural Character:
 - Facades - there are enhancements such as changes in plane with recessed entries, popouts, etc. We have varied the color and materials as well.
 - Primary Public Entrances - providing pronounced portions of the elevation to be the main entrances.
 - Roof Lines - wall undulations accomplishes variation allowing the building types to show different forms.
 - Pattern Variations - the differences in wall undulations, materials and colors creates a cohesive tapestry of natural elements.
 - Fenestration - numerous windows around the perimeter of the building allow natural light and connection to the outside.
- Mechanical – the mechanical equipment will be located in an enclosed closet and outside the patio on the ground floor, these items will be screened from the street and neighboring building views with fencing.
- Color and Materials – Uses a color palette influenced by nature to compliment the surrounding area. The materials are a mixture of cultured stone, siding, and stucco combined with a complementary colored asphalt shingle and metal roof. These materials allow variation in textures and colors which enhances the look / feel of homes placed in the Garden City area.
- Site Plan and Building Layout:
 - Building Location & Parking Areas – were placed to best utilize the site features and location of the canal, neighboring homes, and businesses.
 - Access – southeast portion of the property is being utilized as the main site access, with emergency access in the northwest portion.
 - Street Layout and Internal Circulation – carefully placed as pertains to the dwelling units and site access.



- Pedestrian Walkways and Facilities – a concrete sidewalk will be added along the central corridors to allow entrances to the units from guest parking.
- Cohesive Design:
 - This building is similar in style to other newer buildings in the adjacent neighborhoods. Connectivity is present through a unified drive and walkways through the area. Our project relates well to the overall character and intent of Garden City's design objectives and shall have a positive impact on the area by fulfilling needs. It is our goal to make this one of the leading places for people to live, as our great city continues to grow.



December 2, 2019

Re: Request to terminate the previously approved Development Agreement

Location: 7.78 acres of vacant land behind/south of Fred Meyer at 5425 Chinden

Parcel # S0536141980

To Whom It May Concern;

Back in October of 2006, the previous owner (Tim Mussell) of the above referenced property entered into a Development Agreement with Garden City specific to the "concept plan" that the Developer at the time was anticipating submitting in the future as a PUD or Subdivision. That Developer's project never came to fruition, yet the Development Agreement remains in place. Although said Development Agreement does reference residential townhomes, the project being submitted (Mountain View Townhomes PUD) is a higher and better use for the site and is more consistently in line with the objectives and goals as outlined in the updated Comprehensive Plan.

As part of the submittal for the 72-unit Mountain View Townhomes PUD and Subdivision, I respectfully request that the previous Development Agreement with the previous owner be terminated/vacated to allow for the new project to take its place. If a new and updated Development Agreement is to be put in place specific to the approval of the 72-unit Mountain View Townhomes PUD and Subdivision, we have no issues with having to enter into a new agreement.

Thank you,

David Hale, President

A handwritten signature in black ink, appearing to read 'D. Hale', written in a cursive style.

Hale Development, Inc.



December 2, 2019

Re: Mountain View Townhomes Subdivision Waiver Request for Application Materials

Location: 7.78 acres of vacant land behind/south of Fred Meyer at 5425 Chinden

Parcel # S0536141980

To Whom It May Concern;

Proposed is a 72-unit residential Planned Unit Development, Subdivision/Preliminary Plat for the Mountain View Townhomes located on 7.78 acres of vacant land directly behind/south of the Fred Meyer at 5425 Chinden. This letter is a waiver request for application materials pertaining to:

- Grading Plan**
- Hydrology Report**
- Natural Hazard and Resources Analysis**
- Dedications and Easements**
- Covenants and Deed Restrictions**
- Irrigation/Ditch Company Information Form**
- Subdivision entry/monument sign**

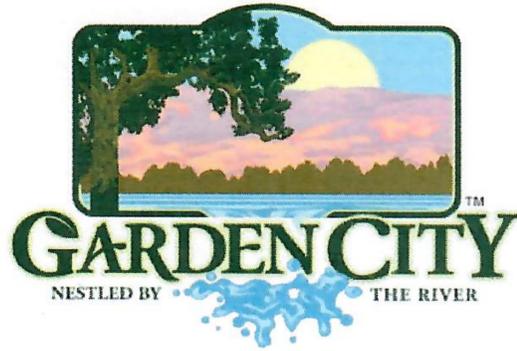
The above application materials will be provided after learning the outcome from Planning and Zoning Commissions approval or denial of the proposed project and prior to submittal of the Final Plat. It is typical to provide all these requested materials, but as a matter of practice, it is best to know the direction the City takes prior to engaging consultants/professionals to continue work in moving the project forward. Civil Engineering and subsequent related reports will be engaged once it is understood the City is accepting of the project and agrees to allow the project to move forward as proposed. Specifics to the CCR's, Dedications and Easements are to be finalized with legal counsel after approval of the PUD and prior to Final Plat submittal.

The Irrigation/Ditch Company Information has not been received from the two entities prior to submittal of the PUD application as it's my understanding that transmittal of the project takes place after formal submittal, but discussions have taken place with Mack Meyers (Settlers Canal) pertaining to the previously approved apartment project in the same location and this proposed PUD and including similar measures for wrought iron fencing and an access gate for maintenance. Furthermore, discussions indicate an allowed use of Thurman Mill for a pump station to service the irrigation needs of the project.

All of the above referenced application materials will be provided as required prior to submittal of the Final Plat and after it is understood what specific conditions of approval will pertain to the project.

Thank you,

David Hale, President
Hale Development, Inc.



CITY OF GARDEN CITY

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

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

November 27, 2019

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: Empty lot behind 5425 Chinden Fred Meyer Parcel:
S0536141980

Fire hydrant serving this address: 1084

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

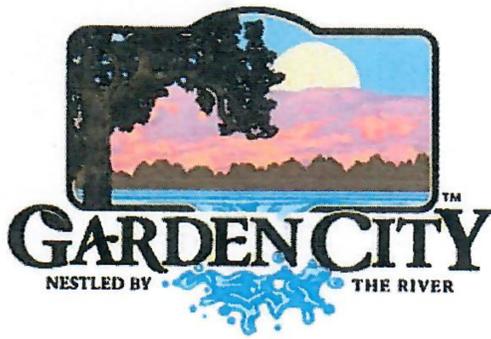
Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Garden City Public Works Water Division

cc:
Applicant
File



CITY OF GARDEN CITY

6015 Glenwood Street • Garden City, Idaho 83714

Phone 208/472-2900 • Fax 208/472-2996

30 November 2019

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

**Subject: Glenwood Immediately Northeast of Settlers Canal
Conditional Water and Sanitary Sewer Ability to Serve
Tax Parcel Number S0536141980
ATSFY2020-08 / FF2020-07**

This site had prior development proposals under Garden City files ATSFY2014-00139, PUD2014-00004 and PWU2014-00139.

I am a consultant (employed by B & A Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch (based upon the elevation of the ground at the fire hydrant) for two hours based upon a letter dated 27 November 2019 (fire hydrant 1084) from the Garden City Public Works Water Division. This fire hydrant is located in the Fred Meyer site behind the building. Existing terrain and slopes may make the use of this hydrant incapable of providing acceptable access.

Additionally we have noted that the plat of Metropolitan Subdivision created a utility easement that is 10 feet wide along the boundary line common to the Fred Meyer building and the proposed site. From construction plans the city has on file, the water line in this area is shown as 30 feet north of the property line. The city would probably claim a prescriptive easement for the existing water line, but there is concern that the easement could be used to extend service to another parcel of land. This issue must be researched to determine if the city water system may be connected to for extension to the subject property and is an easement now exists. City records for BLD2015-00109 and PWU2014-00128 at the Fred Meyer site should be researched regarding granting of an easement to the city. The author of this letter does not have access to city recorded easement records.

A water line is available in a portion of West 53rd Street. The applicant should review its location as the city will require connection to the line to assure a looped water distribution system.

Should access be allowed, considering the possible easement concerns with the Metropolitan Subdivision, the city water system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system or extensions to the city system. Should the District require more fire protection water than the current system is capable of providing; the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District will also require additional fire hydrants.

In addition, the ground elevation at the point of need may impact the delivery volume and pressure. System modeling of a proposed water distribution system for a project at this location will probably be necessary.

In 2014, the site was located in the West Boise Sewer District. We believe it was de-annexed from the District; but, since that project was not completed, we do not know if the de-annexation took place. If the property remains in the District, connection to the District's system must be coordinated with the District. If service is sought to be provided by Garden City, the land must be de-annexed from the West Boise Sewer District and service must be requested from the city. Said request to the city must be accompanied with an analysis of the feasibility of service from the city, including a proposed connection route and right to connect, connection point capacity and adequate elevation exists to successfully make the connection.

Any special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Any new water and sanitary sewer mainline extensions or service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant. Should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.



Sincerely,

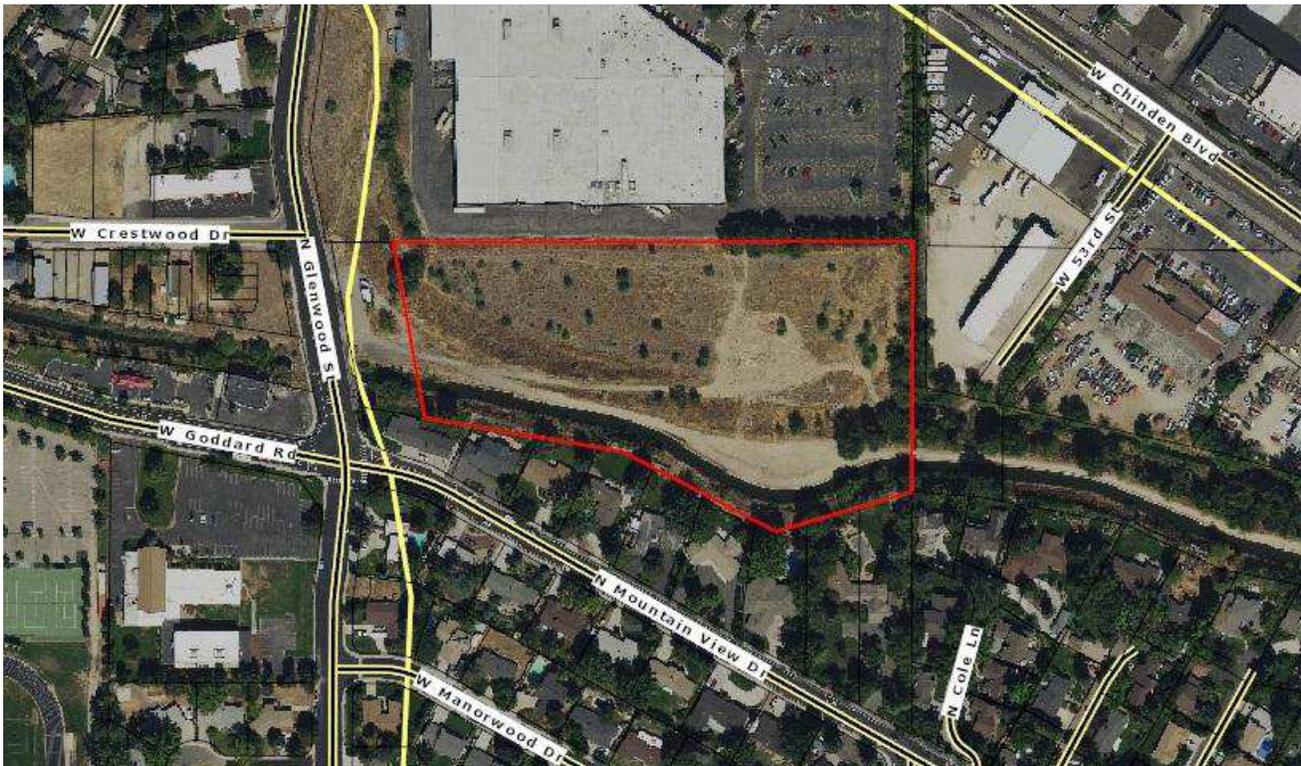
J. D. Canning, PE/PLS
B & A Engineers, Inc.
Garden City Engineer

cc. Mr. Colin Schmidt
Public Works Director
City of Garden City

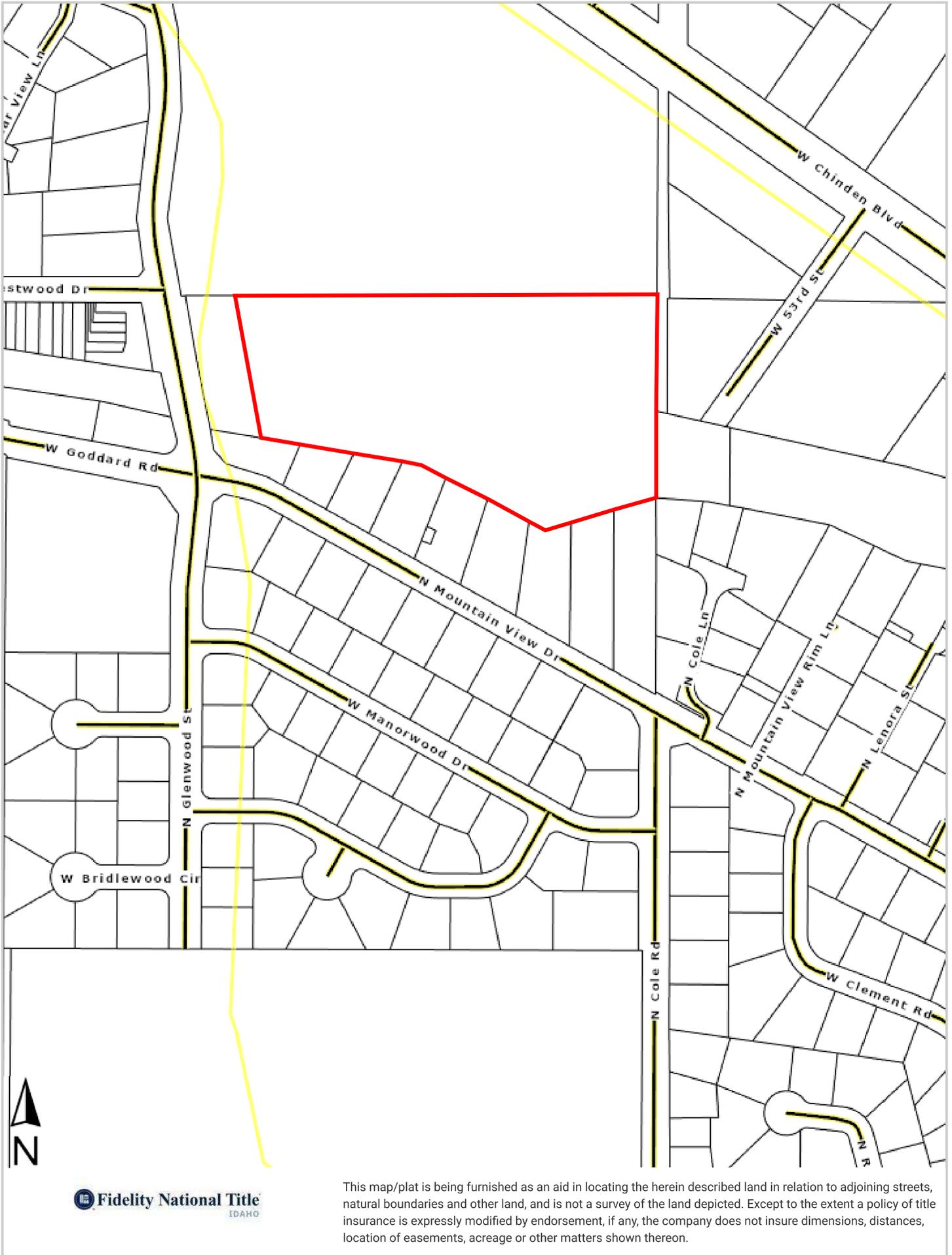
Mr. Chad Vaughn
Garden City Water Manger
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Parcel #	S0536141980	Owner	
Ref Parcel		Owner Address	
Site Address	N Glenwood St Garden City ID 83714	Market Total Value	
Lot Size	7.22 Acres (314,329 SqFt)	Assessed Total Value	\$0.00
Building Area		Year Built	
School District	Boise Independent Sch	Zoning	City of Garden City-M Mix Use
Bedrooms		Subdivision	4n 1e 36
Bathrooms		Land Use / Land Use Std	
Legal	PAR #1980 OF SE4NE4 SEC 36 4N 1E PAR B ROS #11772 IN TCA 06-8 #141952-S		



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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



neudesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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Mountain View Townhomes

Garden City, Idaho

PROFESSIONAL SEAL

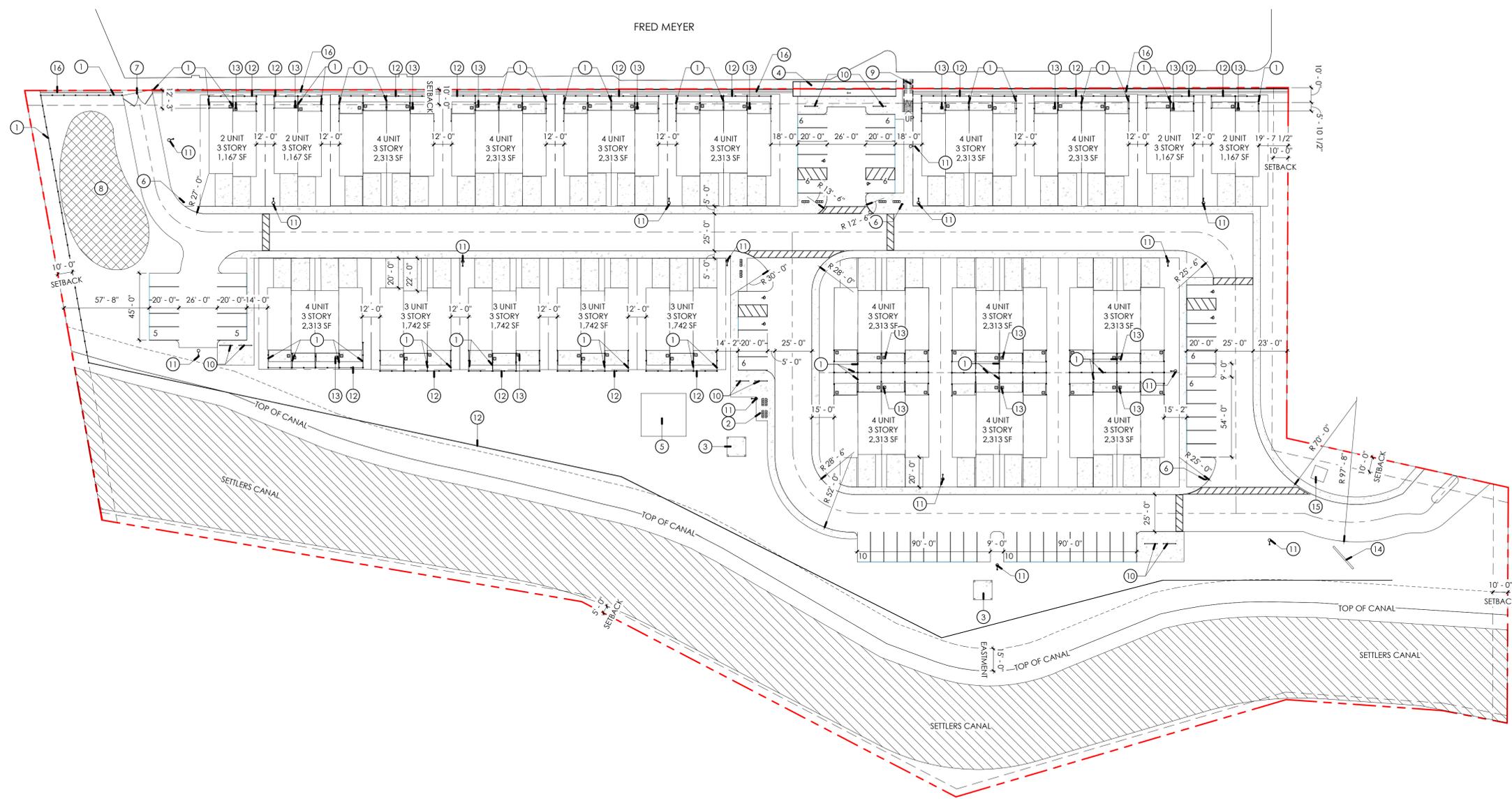
NOT FOR PERMIT

NO.	DESCRIPTION	DATE
B	DR PreApp	06.25.19
A	DR PreApp	04.24.19

SITE PLAN

A-101

JOB NUMBER 18222
DRAWN BY MJC



1 SITE PLAN - NEW
1" = 40'-0"

SITE NOTES

#	NOTE
1	6' HIGH WHITE VINYL FENCE BETWEEN YARDS, TYP. ALL UNITS (AT BACK OF YARD WHERE NOTED)
2	MAILBOXES
3	COVERED PICNIC AREA
4	ADA ACCESSIBLE RAMP TO PARKING LOT
5	OUTDOOR GYM
6	FIRE HYDRANT
7	GATE
8	COMMUNITY GARDEN
9	PEDESTRIAN ACCESS TO FRED MEYER
10	BIKE RACK
11	LIGHT POLE
12	42" HIGH IRON FENCE AT BACK OF YARDS (WHERE NOTED)
13	A/C UNIT ON BACK PATIO, TYP. ALL UNITS. FURNACE AND WATER HEATER CLOSET OFF BACK PATIO, TYP. ALL UNITS
14	SUBDIVISION SIGNAGE LOCATION
15	PUMP STATION LOCATION
16	SANDSTONE/ ROCK RETAINING WALL

SITE ANALYSIS:

SITE CHARACTERISTICS
ZONING DISTRICT: M1
LOT AREA: 7.78 ACRES (338,897 SF)
BUILDING AREA: 41,705 SF (12%)
IMPERVIOUS SURFACE: 82,546 SF (25%)
OPENSOURCE: 130,575 SF (38%)
CANAL AREA: 84,071 SF (25%)

PARKING STALLS:
REQUIRED STANDARD STALLS: 2 (1 ENCLOSED IN GAR.)
REQUIRED ADA STALLS: 7

PROVIDED STANDARD STALLS: 2 PER UNIT (1 ENCLOSED) + 45 GUEST
PROVIDED ADA STALLS: 7 GUEST
PROVIDED STANDARD STALLS: 53 GUEST
TOTAL PROVIDED STALLS: 60 GUEST

BIKE PARKING
PROVIDED: (8) 2 WIDE RACKS

BUILDING SQUARE FOOTAGE ANALYSIS:

Gross Building Area:

The area includes the exterior walls to the face of exterior finish. Used to calculate construction cost, bank appraisal, and tax assessor value

	2-PLEXES	3-PLEXES	4-PLEXES
FIRST FLOOR	1,167 SF	1,742 SF	2,313 SF
SECOND FLOOR	1,119 SF	1,674 SF	2,288 SF
THIRD FLOOR	1,242 SF	1,856 SF	2,479 SF
TOTAL	3,528 SF	5,272 SF	7,080 SF

BUILDING FOOTPRINTS (FIRST FLOOR)

2-PLEXES	(4) 1,167 SF =	4,668 SF
3-PLEXES	(4) 1,742 SF =	6,968 SF
4-PLEXES	(13) 2,313 SF =	30,069 SF
TOTAL		41,705 SF

VICINITY MAP



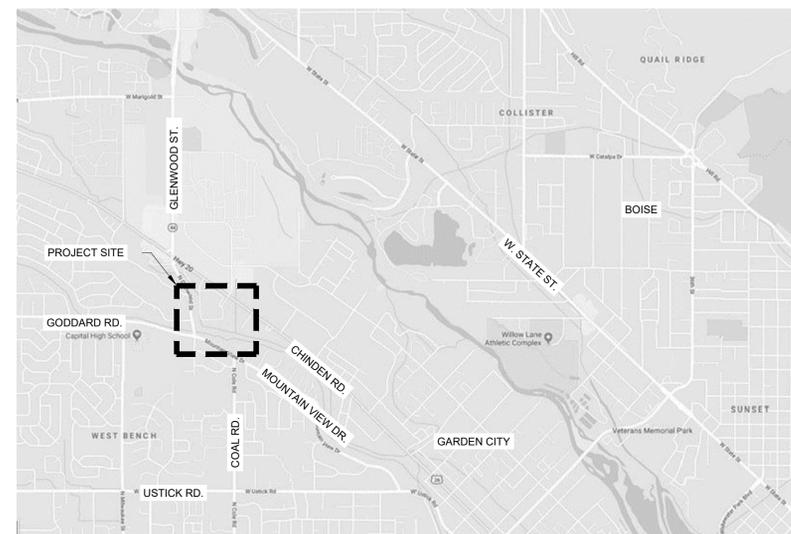
GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL GRADES ARE APPROXIMATE. VERIFY IN FIELD.
- ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED.
- PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED.
- PROVIDE SECURE BICYCLE PARKING IN CLOSE PROXIMITY TO BUILDING ENTRANCES MEETING ADA REQUIREMENTS. THESE FACILITIES SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS, PUBLIC SIDEWALKS, OR BUILDING ENTRANCE. EACH CONSTRUCTED FACILITY SHALL SUPPORT THE BICYCLE AND ALLOW THE OWNER OF, TO LOCK FRAME AND FRONT WHEEL WITH ONE LOCK.

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPCW (Idaho Standard Public Works Construction), 2019; and City of Garden City, ID codes, standards and state and local regulations.
 2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features
 3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overprep to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
 4. SOILS
 - 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.
 - 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
 - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials
 - 4.3.3. Topsoil should have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the Landscape Architect.
 - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
 - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
 - 4.6. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
 - 4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
 - 5.1. All planter beds to receive 3" depth of black and tan mini rock mulch.
 - 5.1.1. Place over commercial grade weed barrier fabric. Install fabric per manufacturers recommendations.
6. LAWN AREAS
 - 6.1. Keep all lawn areas 1' minimum off of fencing, building foundations, and additional structures. Install 1" border of 3/8" chips @ 4" depth between lawn and respective structures. Install over commercial grade weed barrier fabric.
 - 6.2. Sodded lawn tall turf type fescue, locally grown and harvested, with cut edge at all planter bed locations.
- 6.3. Lay sod within 24 hrs of harvesting. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
- 6.4. Strip, repair and replace dead sod as needed.
7. PLANTS
 - 7.1. All plant material shall be installed per industry standards.
 - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail.
 - 7.4. All shrubs to be installed per detail.
 - 7.5. Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
 - 7.6. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION (POC)
 - 8.1. Irrigation system shall be built to the following specifications:
 - 8.1.1. Adhere to city codes when connecting to city water.
 - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
 - 8.1.3. Install indoor rated controller in mechanical room or riser room, provide 1-1.5" sweep ell or approved other, coordinate with Electrical engineer. Coordinate with General on exact controller location. Provide 2 keys and locate controller in lock-box.
 - 8.1.4. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 8.1.5. Use common trenching where possible..
 - 8.1.6. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 8.1.7. All wires to be 14 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
 - 8.1.8. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
 - 8.1.9. Connect mainline to point of connection in approximate location determined by contractor upon construction.
 - 8.1.10. Provide 3/4" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
 - 8.1.11. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.1.12. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
9. CONTRACTOR RESPONSIBILITIES
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
 - 9.3. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 9.4. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
 10. In the event of a discrepancy, notify the Landscape Architect immediately.

VICINITY MAP:



LANDSCAPE REQUIREMENTS:

PER GARDEN CITY MUNICIPAL CODE
ZONE: C-2: GENERAL COMMERCIAL

SCREENING & BUFFERING:

STREETS & PROPERTY PERIMETER:

- * STREET TREE SPACING: 1 TREE PER 15LF (or as needed for selected tree)
- ** BUFFERING REQUIRED:
 - 1 TREE PER 15 LF (OR PER SPECIES)
 - TREES SHALL BE SPACED SO CANOPIES TOUCH AT MATURITY

PERIMETER	LENGTH	TREES REQUIRED	TREES PROVIDED @ 35' SPACING
NORTH*	780'	22 @ 35' SPACING	0**
SOUTH	1131'	NA	NA
EAST*	236'	7 @ 35' SPACING	5 + 2 EXISTING
WEST	276'	NA	NA

- * 10' WIDE AND 6' HIGH VEGETATIVE BUFFER REQUIRED WHEN DIFFERENT ZONES ABUT ONE ANOTHER.
- ** TALL EVERGREEN HEDGE PROVIDED WITH EXISTING MATURE TREES TO REMAIN ON PROPERTY LINE

LANDSCAPE COVERAGE AND TOWNHOUSE REQUIREMENTS:

- MINIMUM 5% GROSS SITE AREA AS LANDSCAPED
- ** TOTAL AREA - 7.78 ACRES (338,897 SF) @ 5% = .39 ACRES (16,945 SF)

OPEN SPACE BREAK DOWN:

- TOTAL PROJECT AREA - 7.78 ACRES (338,897 SF) @ 5% = .39 ACRES (16,945 SF)
- | TREES: | TREES REQUIRED | TREES PROVIDED |
|----------------|----------------|-----------------|
| 1 PER 1,000 SF | 17 | 14 + 3 EXISTING |

TOWNHOUSE BREAKDOWN:

- 1 TREE PER 50 LINEAR FEET
- 1 TREE PER PARCEL FRONTAGE & ADJACENT SIDE STREET (CLASS I OR II)

TOWNHOMES:	TREES REQUIRED	TREES PROVIDED
72 TOWNHOMES	72	62****

**** REDUCED TREE COUNT DUE TO LIMITED PLANTABLE AREA

TOWNHOME FRONTAGE:

TOWNHOME FRONTAGE:	TREES REQUIRED	TREES PROVIDED
1,460 LINEAR FEET	29	29
SIDE STREET FRONTAGES - 400 LF	5	5

PARKING LOT:

- *1 TREE PER 20 SPACES

PARKING SPACES:	TREES REQUIRED	TREES PROVIDED
60 PER CIVIL	3	11

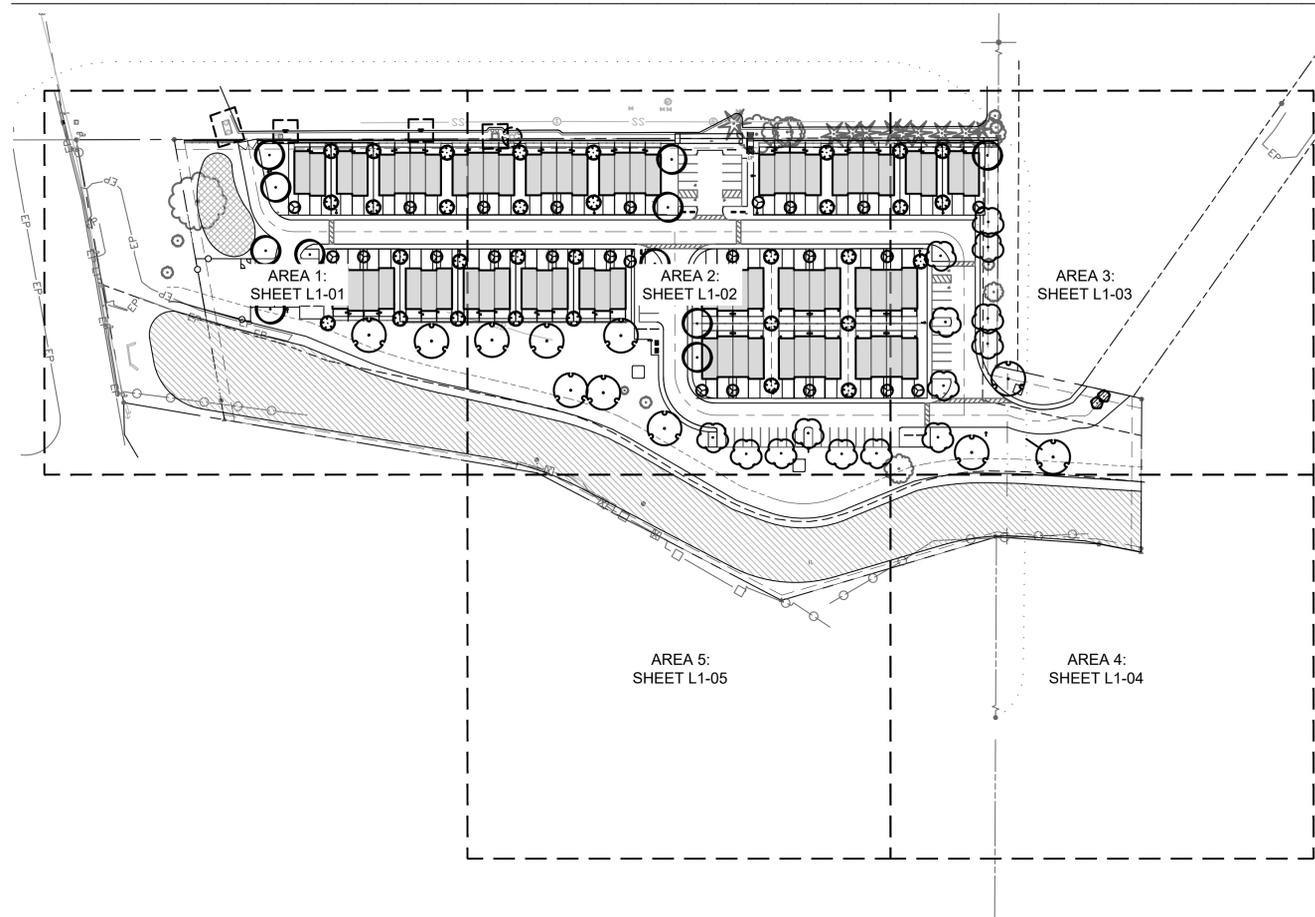
GENERAL REQUIREMENTS:

*REVIEW GARDEN CITY CODE REGARDING PROVISIONS TO PRESERVING EXISTING TREES (8-41-7)

TREE SIZING:

SHADE TREES:	MIN 2" CAL. B&B
ORNAMENTAL TREES:	MIN 2" CAL. B&B
CONIFER TREES:	MIN 6" H. B&B
SHRUB SIZING:	
WOODY SHRUBS	2 GAL
TREE BIODIVERSITY:	PROVIDE (3) SPECIES 11-30 TREES

LANDSCAPE OVERVIEW:



GENERAL NOTES:

- A. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND REPORT AND DISCREPANCIES WITH THE DRAWINGS TO THE ARCHITECT PRIOR TO THE BEGINNING OF CONSTRUCTION. ALL GRADES ARE APPROXIMATE. VERIFY IN FIELD.
- B. ALL PLANTS, TREES AND HARDSCAPING TO REMAIN UNLESS OTHERWISE NOTED. PROTECT FROM DAMAGE DURING CONSTRUCTION. REPLACE AS REQUIRED.
- C. PRIOR TO CERTIFICATE OF OCCUPANCY, REPLACE ANY DAMAGED EXISTING HARDSCAPING (ASPHALT, CONCRETE, CURBS, ETC.) AS REQUIRED.
- D. PROVIDE SECURE BICYCLE PARKING IN CLOSE PROXIMITY TO BUILDING ENTRANCES MEETING ADA REQUIREMENTS. THESE FACILITIES SHALL NOT OBSTRUCT PEDESTRIAN WALKWAYS, PUBLIC SIDEWALKS, OR BUILDING ENTRANCE. EACH CONSTRUCTED FACILITY SHALL SUPPORT THE BICYCLE AND ALLOW THE OWNER OF, TO LOCK FRAME AND FRONT WHEEL WITH ONE LOCK.



STACK ROCK GROUP

LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

WILLET C HOWARD, PLA
OFFICE: (208) 345-0500 EMAIL: WILLET@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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CLIENT: Corey Swain
Swain Townhomes
Garden City, Idaho

PROFESSIONAL SEAL



NO. DESCRIPTION DATE

LANDSCAPE OVERVIEW

L-100

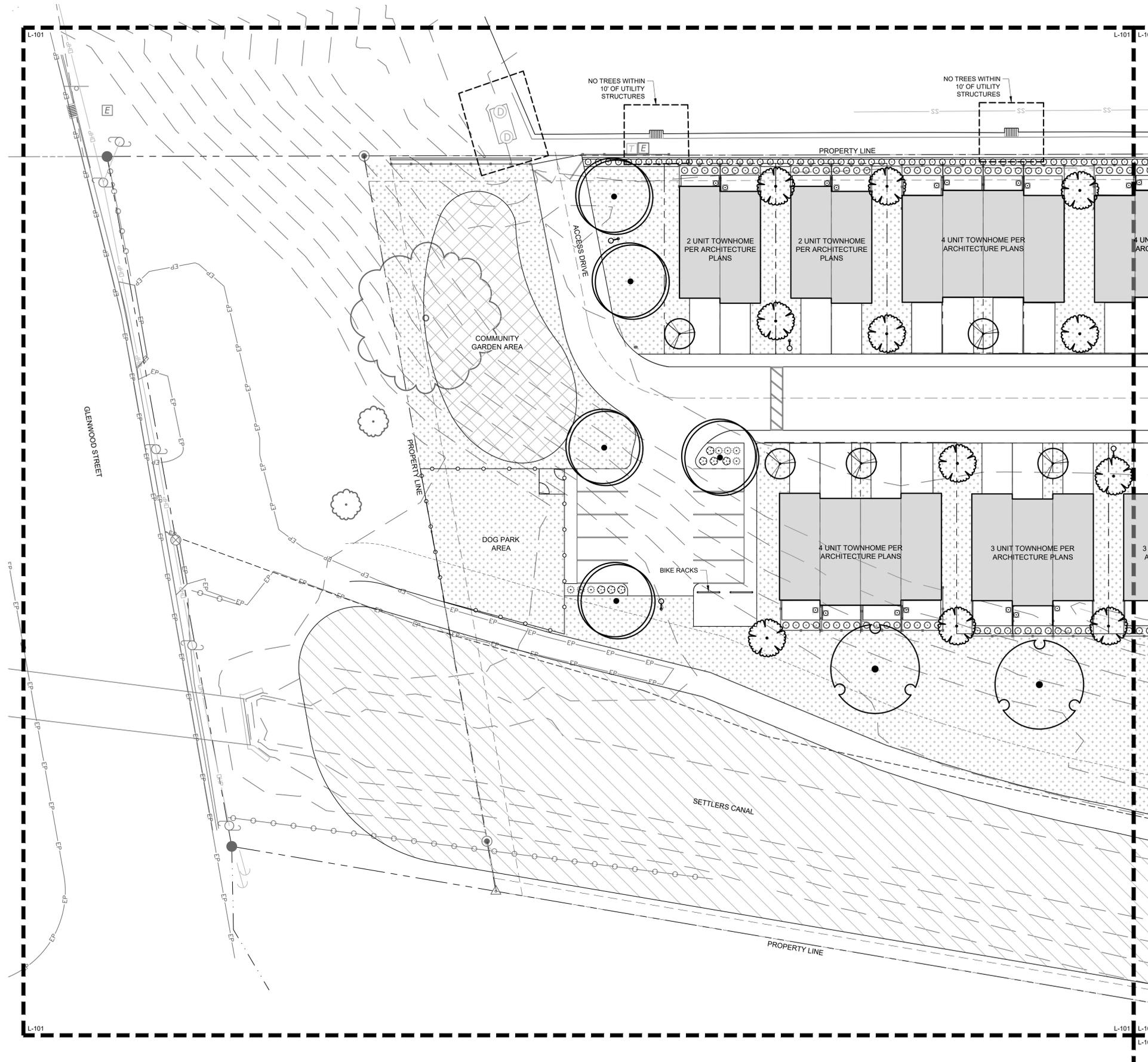
JOB NUMBER 18222
DRAWN BY C.J.W./DW

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
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LANDSCAPE MATERIALS LEGEND:

- SOD LAWN
- EXISTING TREES TO REMAIN - RETAIN AND PROTECT



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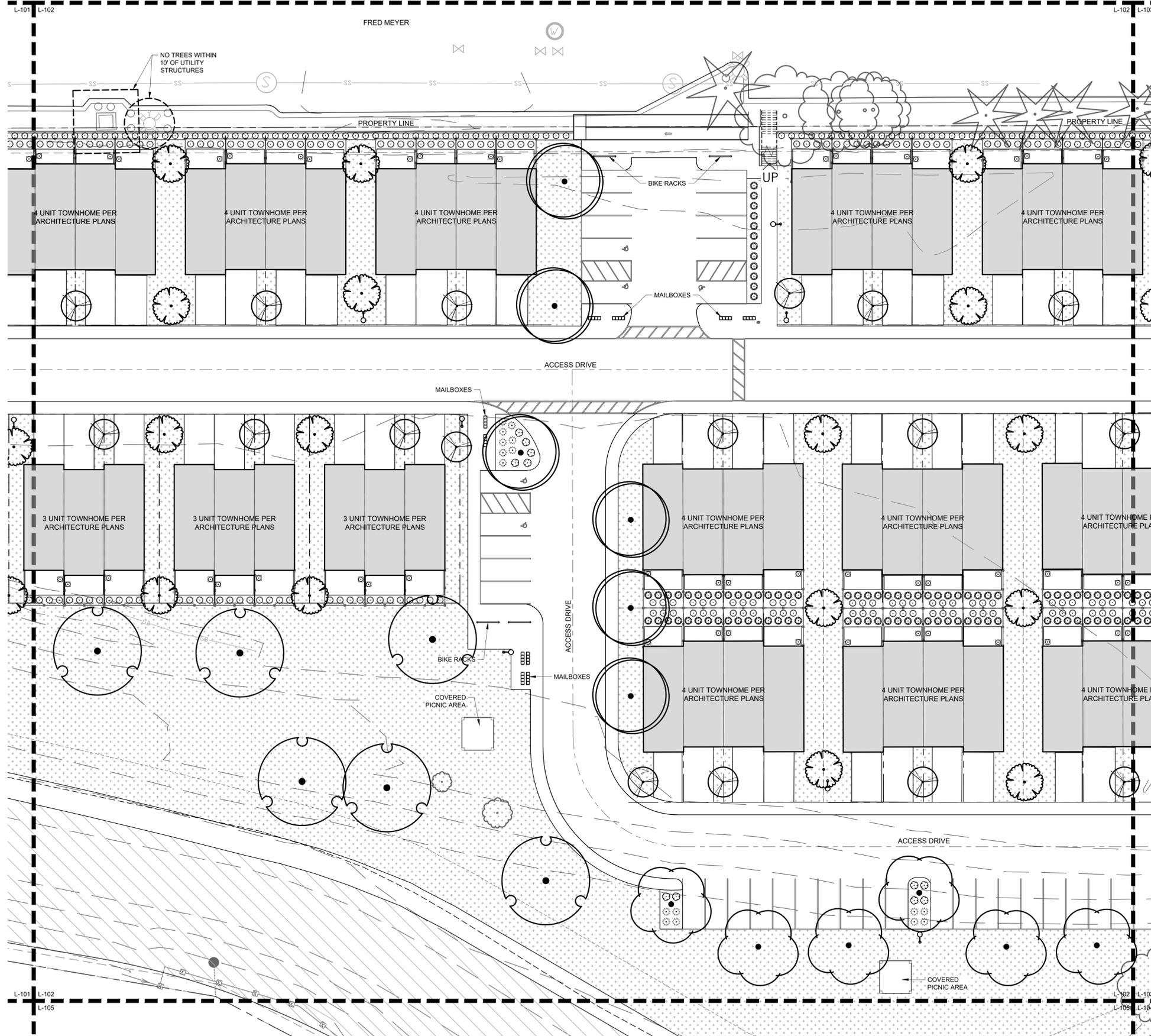
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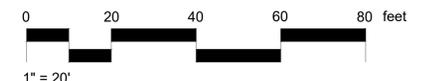
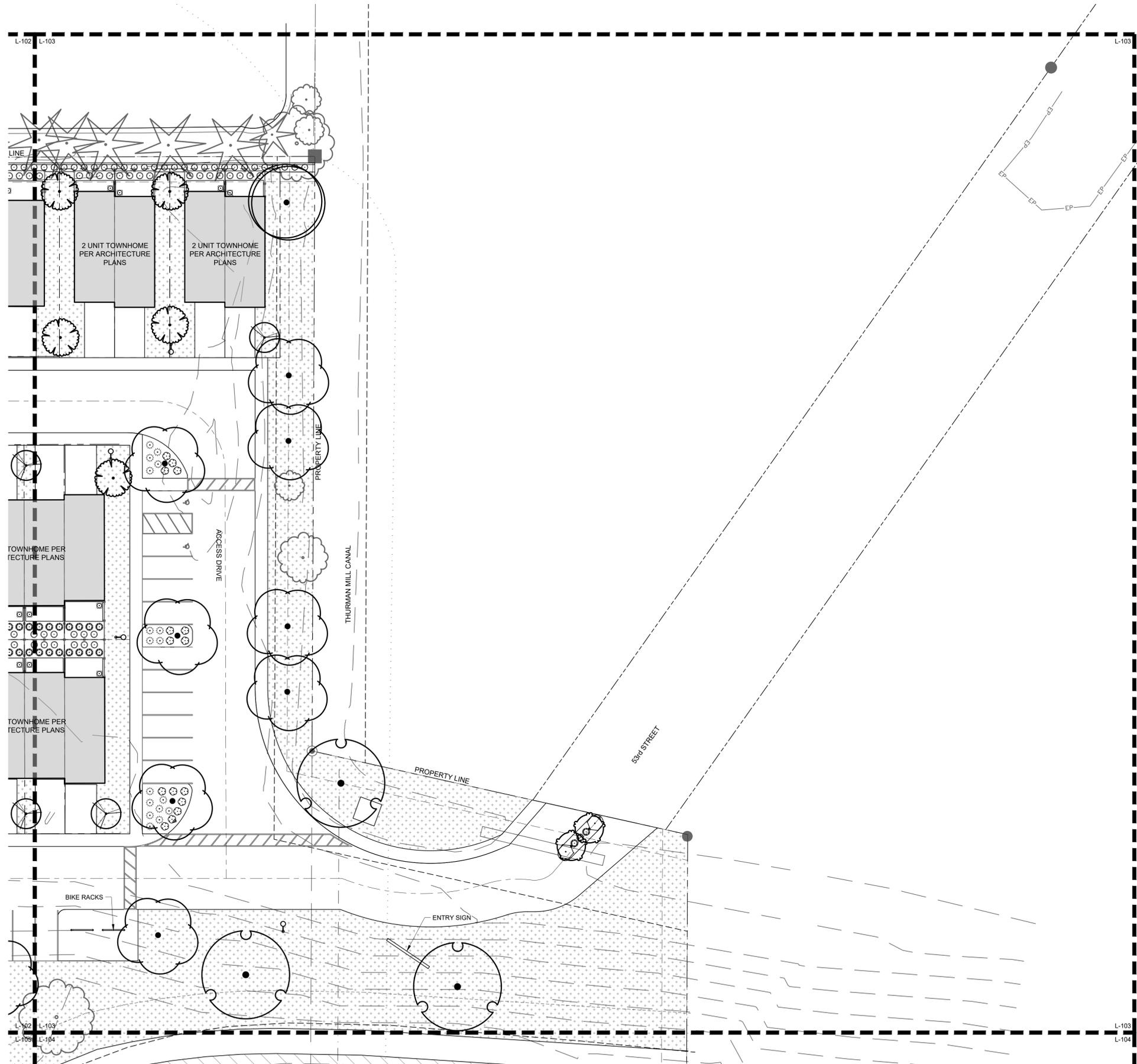
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NOT FOR PERMIT

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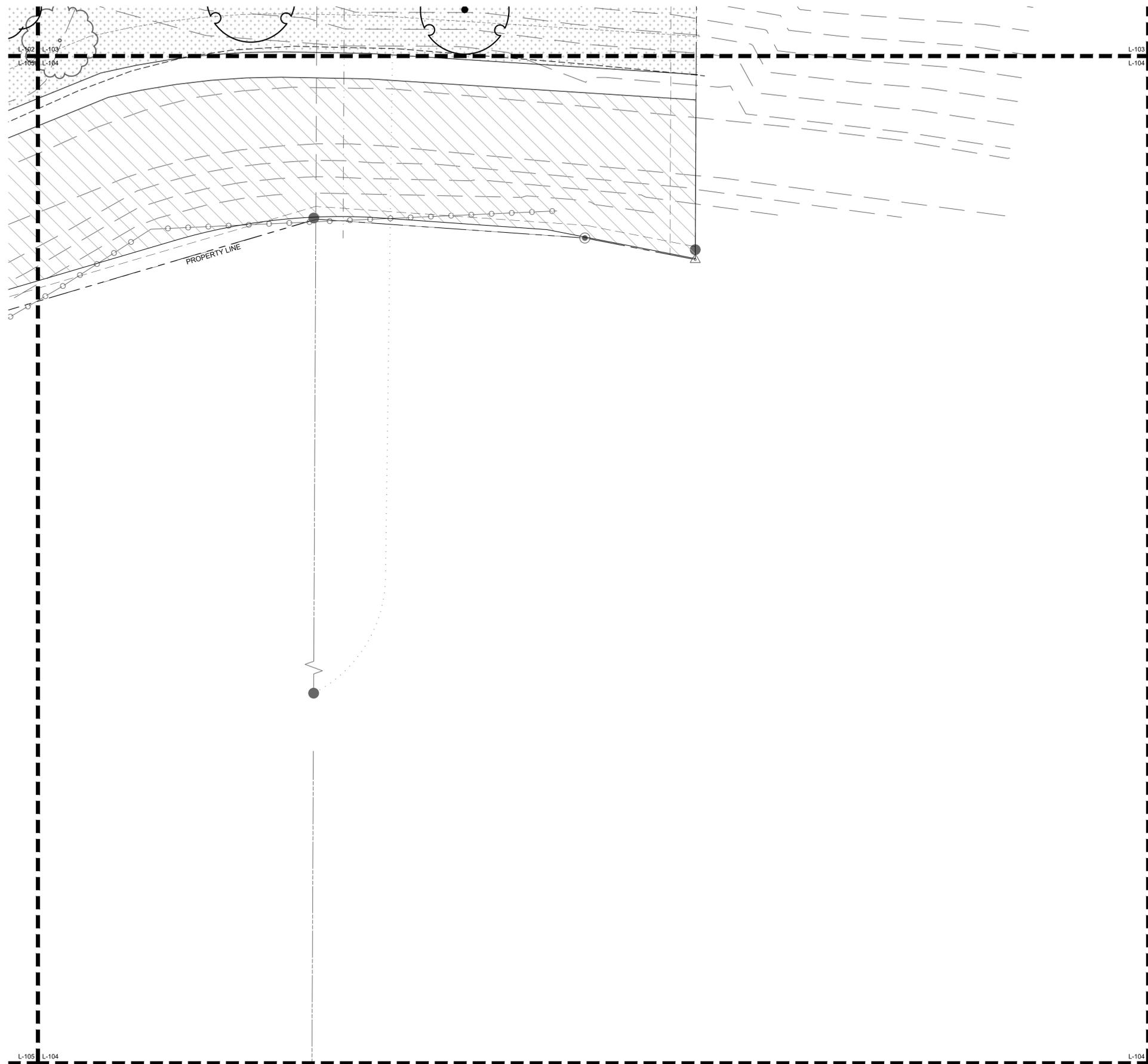
LANDSCAPE PLAN
 L-103
 JOB NUMBER
 DRAWN BY
 18222
 CJW/DW

PLANT SCHEDULE

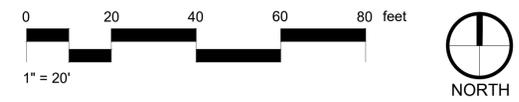
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LANDSCAPE PLAN
 L-104
 JOB NUMBER
 DRAWN BY
 18222
 CJW/DW

PLANT SCHEDULE

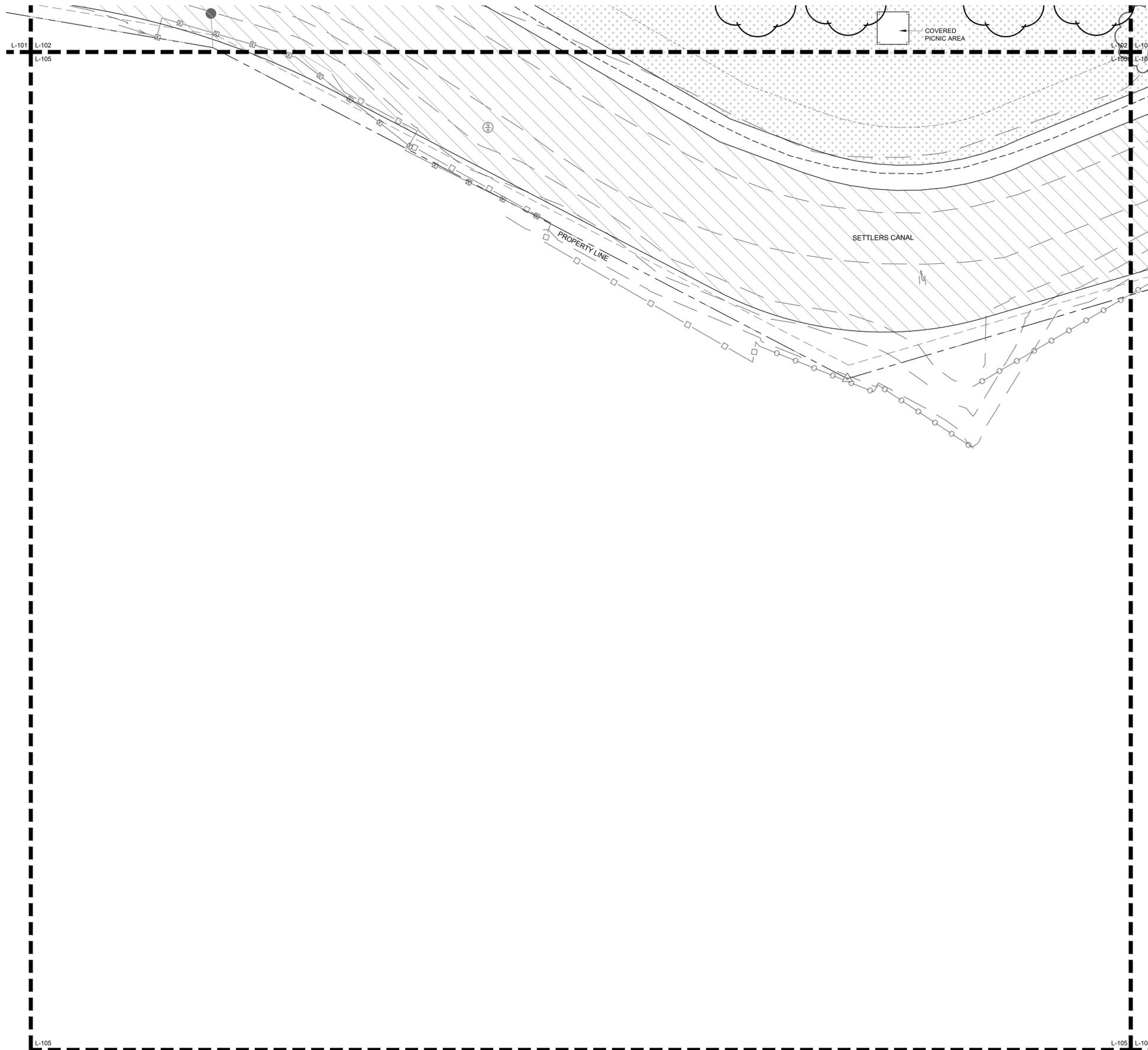
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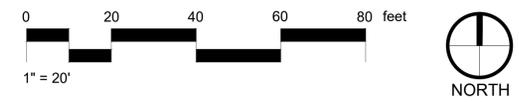
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NO. DESCRIPTION DATE

LANDSCAPE PLAN

L-105



PRELIMINARY PLAN SHOWING
MOUNTAIN VIEW TOWNHOMES
A SUBDIVISION
LOCATED IN THE SE 1/4 OF THE NE 1/4,
SECTION 36, T.4N., R.1E., B.M.
ADA COUNTY, IDAHO
2019

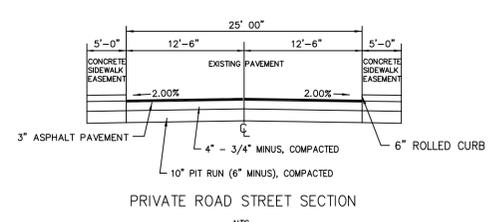
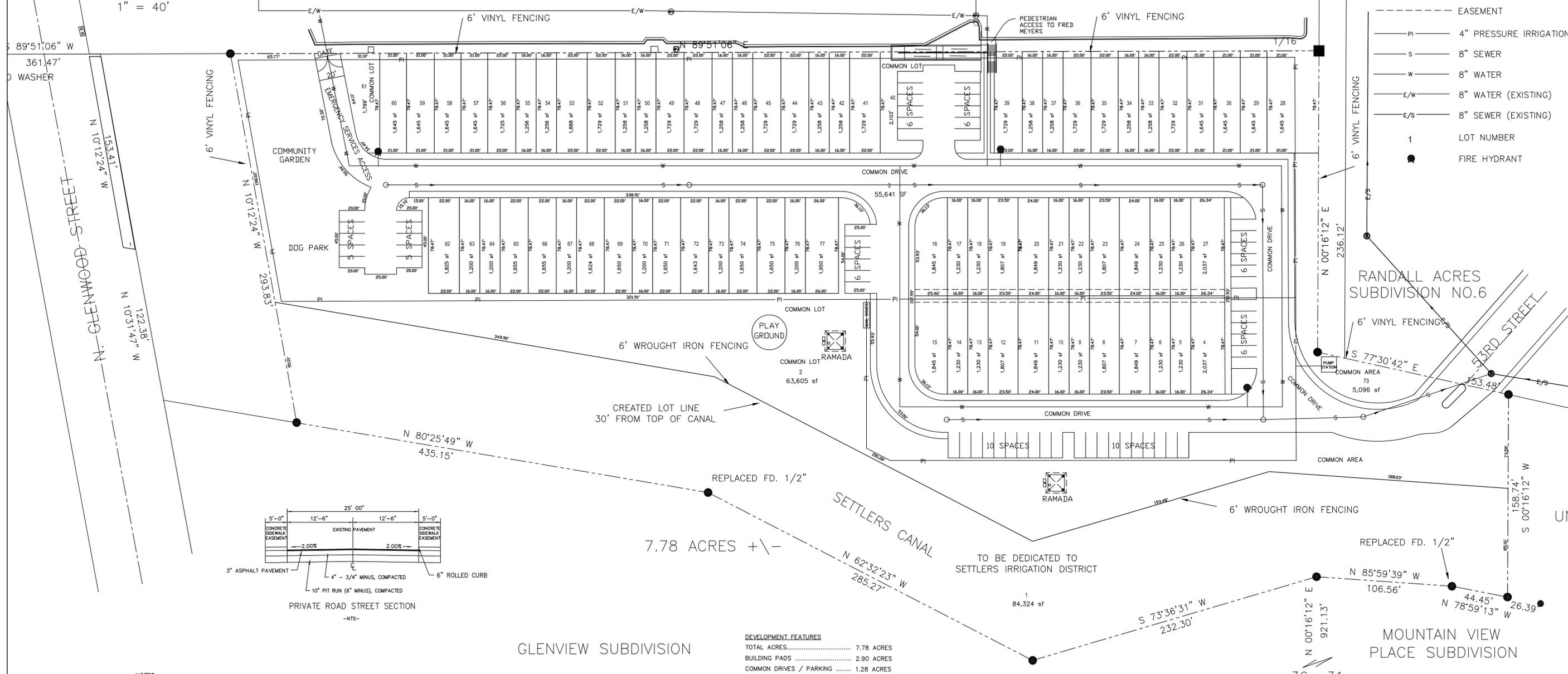
LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- SIDEWALK
- CURB & GUTTER
- C/L ----- CENTER LINE
- EASEMENT
- PI ----- 4" PRESSURE IRRIGATION
- S ----- 8" SEWER
- W ----- 8" WATER
- E/W ----- 8" WATER (EXISTING)
- E/S ----- 8" SEWER (EXISTING)
- 1 ----- LOT NUMBER
- ----- FIRE HYDRANT



PROPOSED EMERGENCY SERVICES METROPOLITAN SUBDIVISION
EASTMENT / ACCESS

1" = 40'



GLENVIEW SUBDIVISION

DEVELOPMENT FEATURES

TOTAL ACRES.....	7.78 ACRES
BUILDING PADS	2.90 ACRES
COMMON DRIVES / PARKING	1.28 ACRES
COMMON AREA	1.67 ACRES
CANAL AREA	1.93 ACRES
REQUIRED PARKING	180 SPACES
GARAGE PARKING	72 SPACES
DRIVEWAY PARKING	72 SPACES
QUEST PARKING.....	60 SPACES
PROPOSED PARKING	204 SPACES
TOTAL OPEN SPACE.....	1.67 ACRES - 21%
USABLE OPEN SPACE.....	1.67 ACRES - 72,745 SF
REQUIRED USABLE OPEN SPACE.....	1.18 ACRES - 51,400 SF
EXISTING ZONING	M
PROPOSED DENSITY	9.25 UNITS/AC.
PROPOSED NO. OF UNITS.....	72 UNITS

FENCING

PERIMETER FENCING - 6' VINYL
CANAL FENCING - 6' WROUGHT IRON

OWNERS/DEVELOPERS
CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, IDAHO
(208) 629-7333

PLANNER
DAVID HALE
HALE DEVELOPMENT, INC.
1603 W. IDAHO STREET
BOISE, IDAHO 83702
208-863-4002

SETBACKS PROPOSED
FRONT 20'
REAR 15' MIN
SIDE 5' AND 0' COMMON LOT LINE
STREET SIDE 15'

SEWAGE DISPOSAL
GARDEN CITY PUBLIC WORKS

WATER SUPPLY
GARDEN CITY

FIRE DISTRICT
NORTH ADA COUNTY

SCHOOL DISTRICT
BOISE

IRRIGATION DISTRICT
SETTLERS IRRIGATION DIST.
AND THURMAN MILL DIST.

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC OR PRIVATE RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT.
- 2) ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT.
- 3) LOTS 40, 61, AND 73 ARE COMMON LOTS, LOT 3 IS A COMMON DRIVE LOT, LOT 1 IS A LOT TO BE DEDICATED TO SETTLERS IRRIGATION DISTRICT. ALL OTHER LOTS ARE DESIGNATED AS BUILDING LOTS.
- 4) ALL SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 5) ALL WATER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 6) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY DEQ AT HISTORIC RATES.
- 7) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 8) SANITARY SEWER SERVICE PROVIDED BY THE CITY OF GARDEN CITY.
- 9) POTABLE WATER WILL BE PROVIDED BY THE CITY OF GARDEN CITY.
- 10) ALL COMMON DRIVES ARE ON LOT 3 WHICH INCLUDES A PUBLIC UTILITIES AND ACCESS EASEMENT.
- 11) ALL COMMON DRIVES AND COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VIEW TOWNHOMES PROPERTY OWNER'S ASSOCIATION.
- 12) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 13) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 14) FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE ADA COUNTY FIRE & RESCUE DEPARTMENT. ALL DRIVEWAYS ARE CONSIDERED TO BE FIRE LANES.
- 15) PRESSURIZED IRRIGATION SHALL BE PROVIDED TO ALL LOTS BY A PRESSURE SYSTEM WITH WATER SUPPLIED BY THE THURMAN MILL IRRIGATION DISTRICT.
- 16) THIS PROPERTY FALLS OUTSIDE OF THE 500 YR. AND 100 YR. FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875, COMMUNITY-PANEL NUMBER 16001C0165H, FEB 19, 2003.
- 17) THERE IS A 20' EASEMENT LOCATED ON ALL DRIVEWAYS FOR PARKING.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH ULC MANAGEMENT.

DESIGNED BY: RU	DATE: 9/10/19
DRAWN BY: RU	DATE:
CHECKED BY: RU	DATE:
APPROVED: RU	DATE:
COGO FILE: RU	DATE:
BY DATE	REV. COGO FILE: DATE:



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bunger@ulcmanagement.com
208-861-5220 FAX 208-577-6493

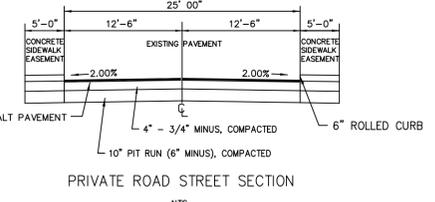
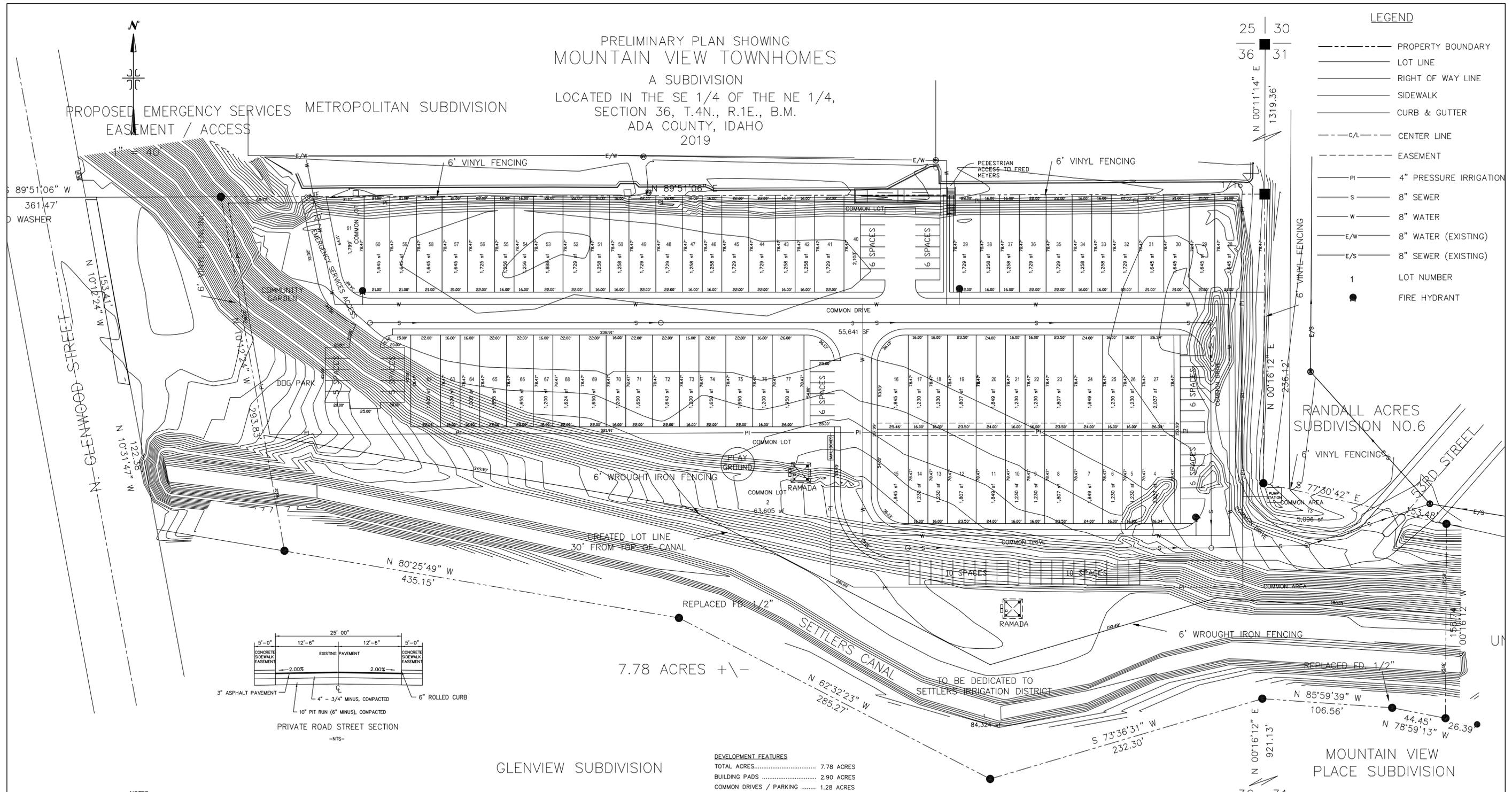
MOUNTAIN VIEW TOWNHOMES

CS2, LLC	JOB NO. 13-107
PRELIMINARY PLAT	SHEET NO. 1

PRELIMINARY PLAN SHOWING
MOUNTAIN VIEW TOWNHOMES
A SUBDIVISION
LOCATED IN THE SE 1/4 OF THE NE 1/4,
SECTION 36, T.4N., R.1E., B.M.
ADA COUNTY, IDAHO
2019

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- RIGHT OF WAY LINE
- SIDEWALK
- CURB & GUTTER
- C/L ----- CENTER LINE
- EASEMENT
- PI ----- 4" PRESSURE IRRIGATION
- S ----- 8" SEWER
- W ----- 8" WATER
- E/W ----- 8" WATER (EXISTING)
- E/S ----- 8" SEWER (EXISTING)
- 1 ----- LOT NUMBER
- ----- FIRE HYDRANT



7.78 ACRES +/-

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC OR PRIVATE RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT.
- 2) ALL SIDE YARD LOT LINES HAVE A 5' PROPERTY DRAINAGE & IRRIGATION EASEMENT.
- 3) LOTS 40, 61, AND 73 ARE COMMON LOTS, LOT 3 IS A COMMON DRIVE LOT, LOT 1 IS A LOT TO BE DEDICATED TO SETTLERS IRRIGATION DISTRICT. ALL OTHER LOTS ARE DESIGNATED AS BUILDING LOTS.
- 4) ALL SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 5) ALL WATER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
- 6) DRAINAGE SHALL BE REMOVED VIA SUBSURFACE FACILITIES AS APPROVED BY DEQ AT HISTORIC RATES.
- 7) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 8) SANITARY SEWER SERVICE PROVIDED BY THE CITY OF GARDEN CITY.
- 9) POTABLE WATER WILL BE PROVIDED BY THE CITY OF GARDEN CITY.
- 10) ALL COMMON DRIVES ARE ON LOT 3 WHICH INCLUDES A PUBLIC UTILITIES AND ACCESS EASEMENT.
- 11) ALL COMMON DRIVES AND COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VIEW TOWNHOMES PROPERTY OWNER'S ASSOCIATION.
- 12) THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
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- 17) THERE IS A 20' EASEMENT LOCATED ON ALL DRIVEWAYS FOR PARKING.

DEVELOPMENT FEATURES

TOTAL ACRES.....	7.78 ACRES
BUILDING PADS	2.90 ACRES
COMMON DRIVES / PARKING	1.28 ACRES
COMMON AREA	1.67 ACRES
CANAL AREA	1.93 ACRES
REQUIRED PARKING	180 SPACES
GARAGE PARKING	72 SPACES
DRIVEWAY PARKING	72 SPACES
QUEST PARKING.....	60 SPACES
PROPOSED PARKING	204 SPACES
TOTAL OPEN SPACE.....	1.67 ACRES - 21%
USABLE OPEN SPACE.....	1.67 ACRES - 72,745 SF
REQUIRED USABLE OPEN SPACE.....	1.18 ACRES - 51,400 SF
EXISTING ZONING	M
PROPOSED DENSITY	9.25 UNITS/AC.
PROPOSED NO. OF UNITS.....	72 UNITS

OWNERS/DEVELOPERS

CS2, LLC
3363 E. PRESIDENTIAL DRIVE
MERIDIAN, IDAHO
(208) 629-7333

PLANNER

DAVID HALE
HALE DEVELOPMENT, INC.
1603 W. IDAHO STREET
BOISE, IDAHO 83702
208-863-4002

SETBACKS PROPOSED

FRONT 20'
REAR 15' MIN
SIDE 5' AND 0' COMMON LOT LINE
STREET SIDE 15'

SEWAGE DISPOSAL
GARDEN CITY PUBLIC WORKS

WATER SUPPLY
GARDEN CITY

FIRE DISTRICT
NORTH ADA COUNTY

SCHOOL DISTRICT
BOISE

IRRIGATION DISTRICT
SETTLERS IRRIGATION DIST.
AND THURMAN MILL DIST.

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MOUNTAIN VIEW TOWNHOMES

CS2, LLC	JOB NO. 13-107
PRELIMINARY PLAT	SHEET NO. 1



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2 UNIT
Garden City, Idaho

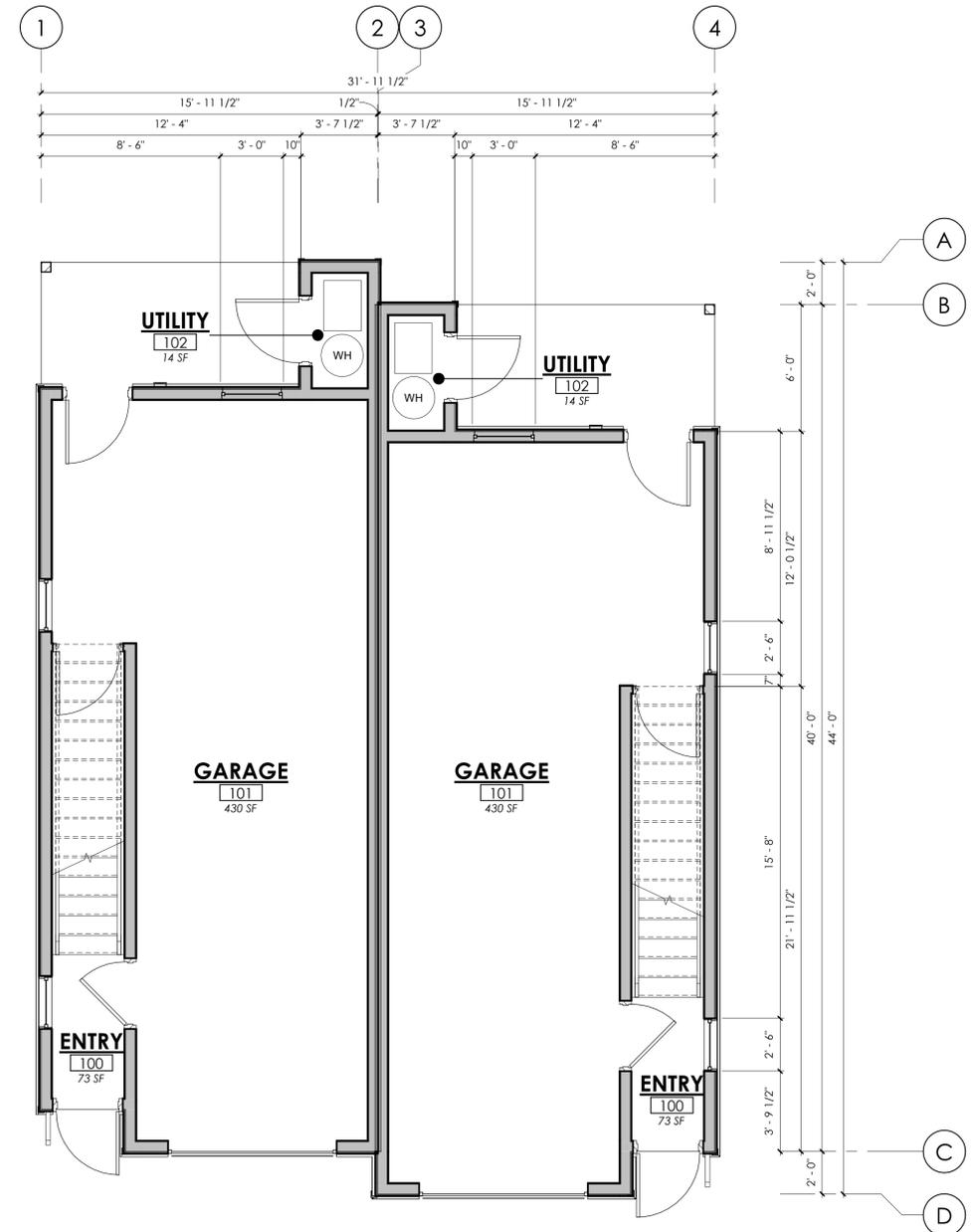
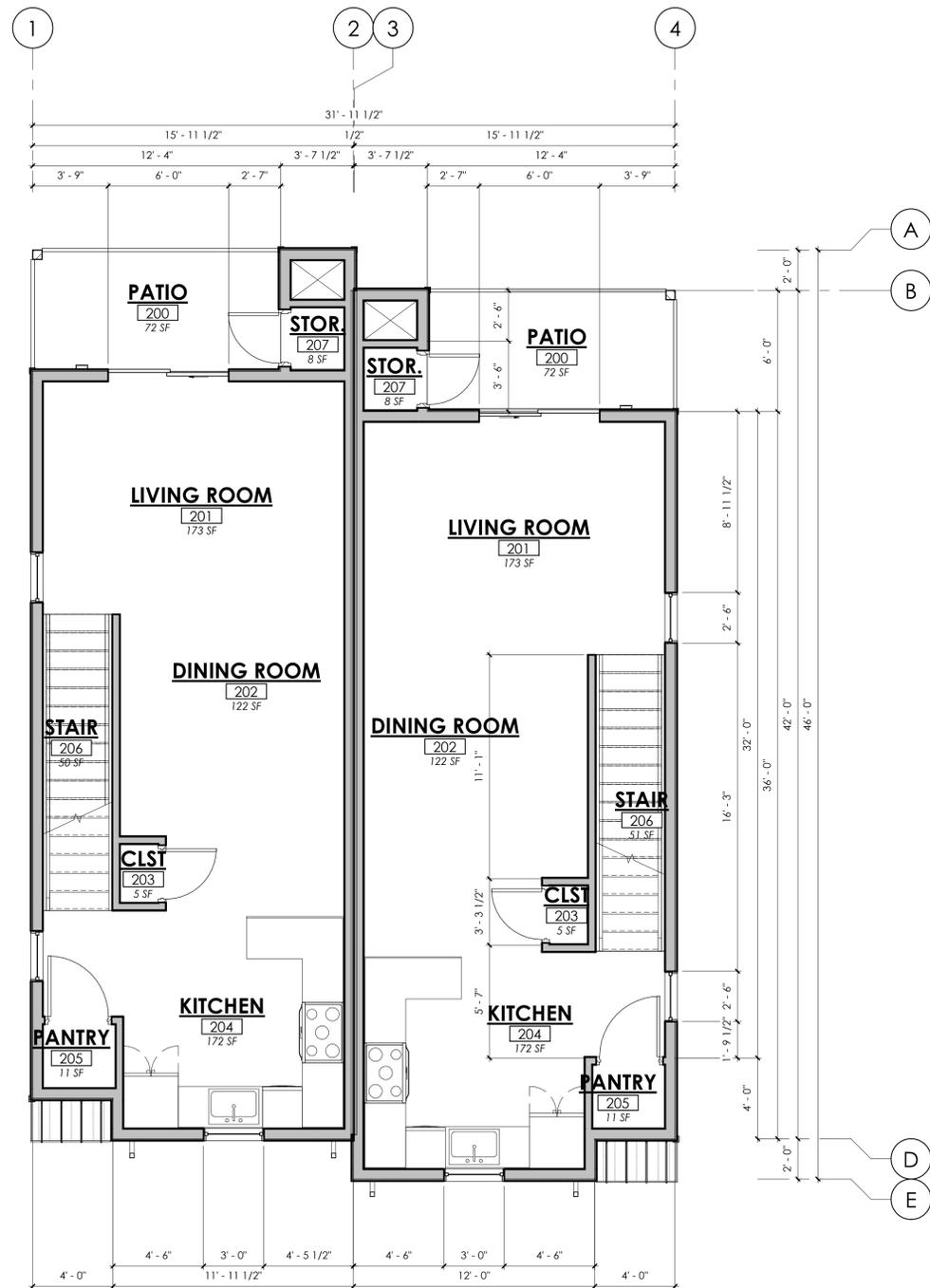
PROFESSIONAL SEAL

NO. DESCRIPTION DATE
A DR PreApp 06.25.19

BUILDING
FLOOR
PLANS

A-111

JOB NUMBER 18222
DRAWN BY ELW



SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	1,167 SF
SECOND FLOOR	559 SF	1,119 SF
THIRD FLOOR	621 SF	1,242 SF
TOTAL	1,763 SF	3,528 SF





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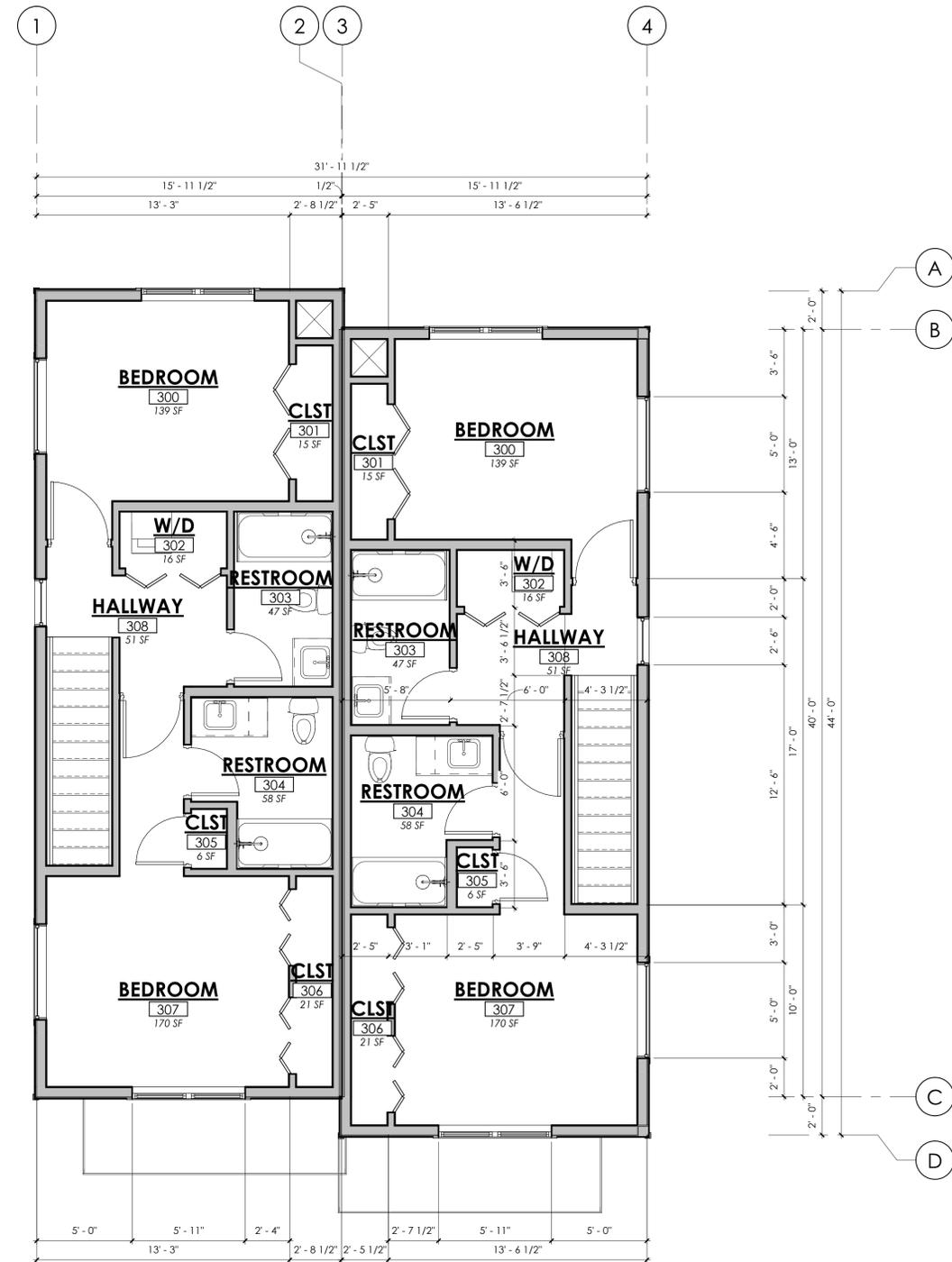
BUILDING
FLOOR
PLANS

A-112

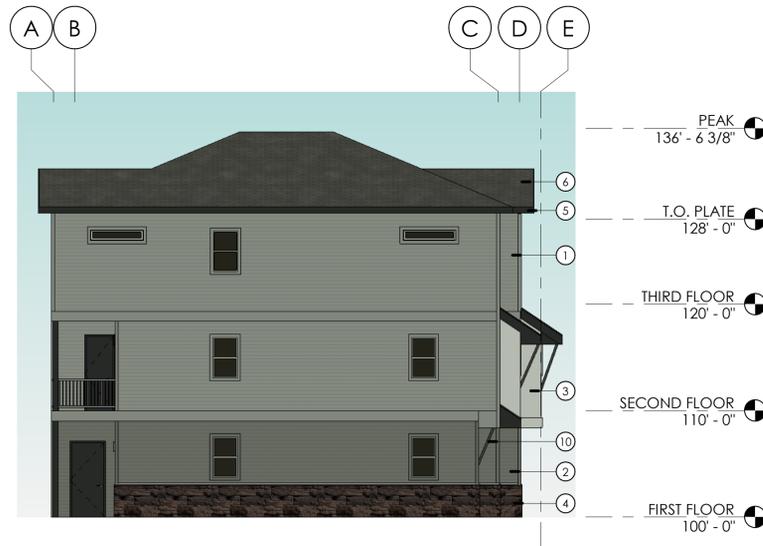
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SQUARE FOOTAGE

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THIRD FLOOR	621 SF	1,242 SF
TOTAL	1,763 SF	3,528 SF



1 THIRD FLOOR - NEW
1/4" = 1'-0"



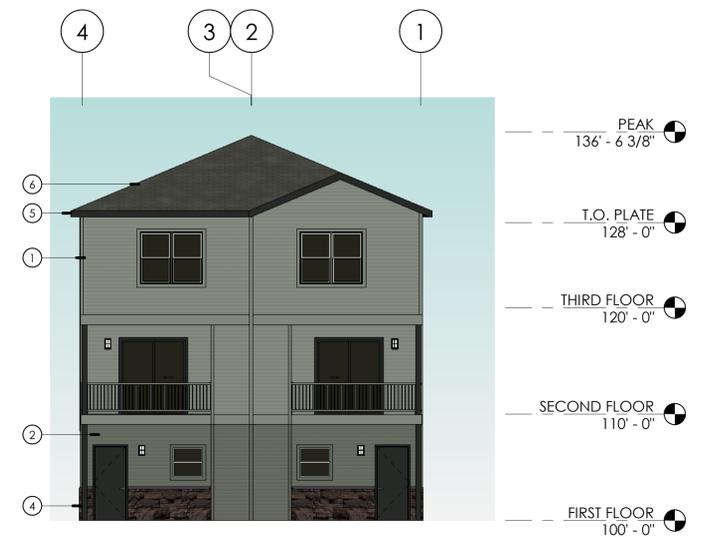
4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

FINISH LEGEND

*NOTE: FINISHES LISTED BELOW ARE TO ESTABLISH A BUDGET AND ARE NOT THE FINAL SELECTIONS

HORIZONTAL LAP SIDING

① HARDIPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
MFR: SHERWIN WILLIAMS
COLOR NAME: RETREAT
COLOR #: SW 6207

② HARDIPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
MFR: SHERWIN WILLIAMS
COLOR NAME: PEWTER GREEN
COLOR #: SW 6208

STUCCO SIDING

③ STUCCO
MFR: SHERWIN WILLIAMS
COLOR NAME: OYSTER BAY
COLOR #: SW 6206

STONE

④ CULTURED VENEER STONE
MFR: CORONADO STONE
TYPE: OLD COUNTRY LEDGE
COLOR NAME: HURON

FASCIA

⑤ HARDIBOARD FASCIA
MFR: SHERWIN WILLIAMS
COLOR NAME: ROCK BOTTOM
COLOR #: SW 7062

ROOFING

⑥ 30 YEAR ARCHITECTURAL ROOFING SHINGLE
MFR: GAF
TYPE: TIMBERLINE COOL SERIES
COLOR NAME: WEATHERED WOOD

⑦ STANDING SEAM METAL ROOFING
COLOR NAME: DARK BRONZE

WINDOWS

⑧ COLOR NAME: ALMOND

EXTERIOR DOORS

⑨ TRIM/PANEL
MFR: SHERWIN WILLIAMS
COLOR NAME: ROCK BOTTOM
COLOR #: SW 7062

STEEL SUPPORTS

⑩ 3" TUBE STEEL SUPPORTS

GENERAL NOTES:

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Garden City, Idaho

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A	DR PreApp	04.24.19

EXTERIOR ELEVATIONS

A-211-A



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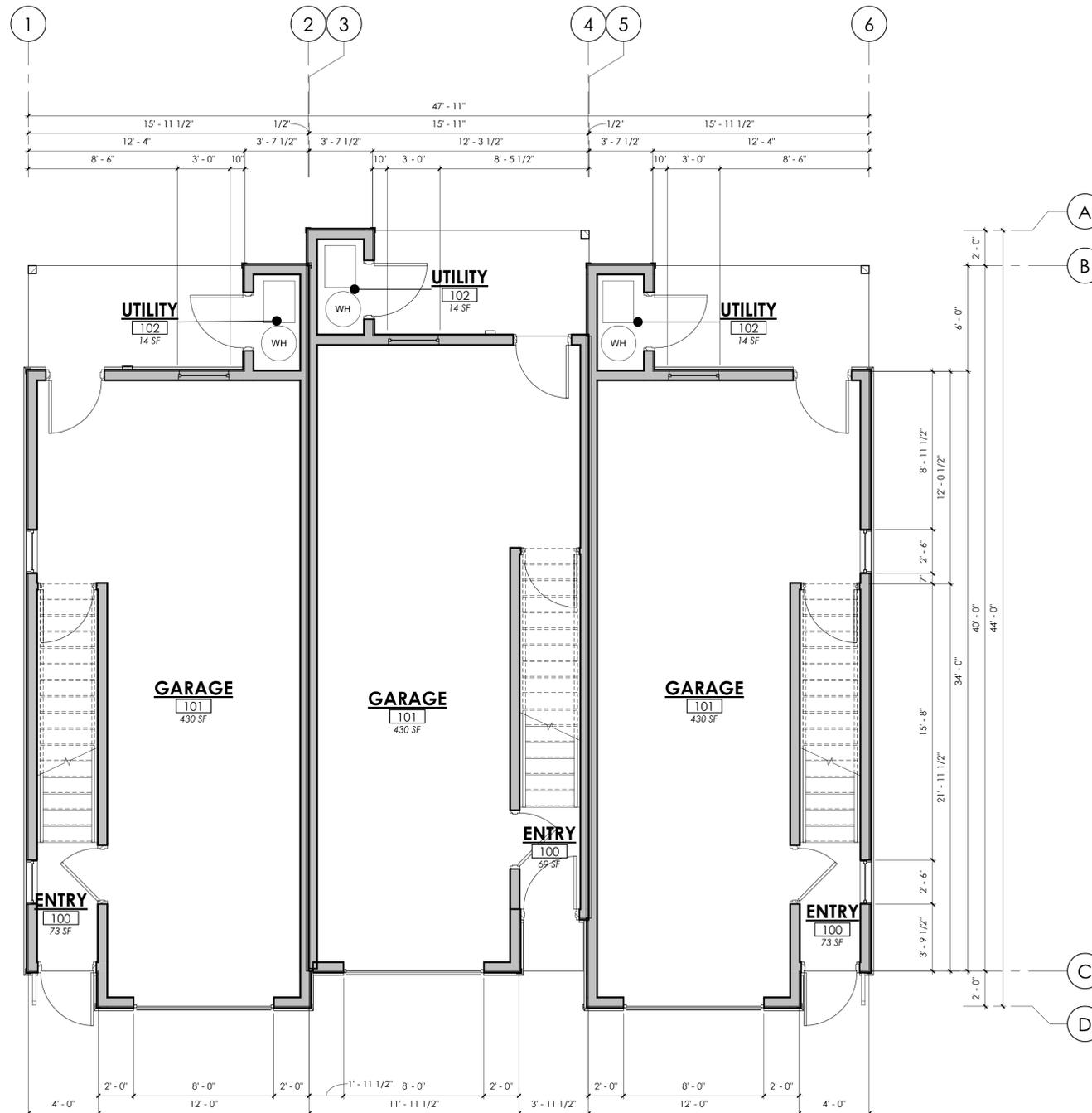
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BUILDING FLOOR PLANS

A-111

JOB NUMBER 18222
DRAWN BY JDB



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	1,742 SF
SECOND FLOOR	559 SF	1,674 SF
THIRD FLOOR	621 SF	1,856 SF
TOTAL	1,763 SF	5,272 SF



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Garden City, Idaho

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NO. DESCRIPTION DATE

**BUILDING
FLOOR
PLANS**

A-112

JOB NUMBER 18222
DRAWN BY ELW



1 SECOND FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	1,742 SF
SECOND FLOOR	559 SF	1,674 SF
THIRD FLOOR	621 SF	1,856 SF
TOTAL	1,763 SF	5,272 SF



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Garden City, Idaho

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**BUILDING
FLOOR
PLANS**

A-113

JOB NUMBER 18222
DRAWN BY ELW



1 THIRD FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	1,742 SF
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THIRD FLOOR	621 SF	1,856 SF
TOTAL	1,763 SF	5,272 SF



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CUSTOMER: MOUNTAIN VIEW TOWNHOMES
3 UNIT
Garden City, Idaho

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EXTERIOR
ELEVATIONS

A-211-A

JOB NUMBER
DRAWN BY

18222
JDB



FINISH LEGEND

*NOTE: FINISHES LISTED BELOW ARE TO ESTABLISH A BUDGET AND ARE NOT THE FINAL SELECTIONS

HORIZONTAL LAP SIDING

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LAP HORIZONTAL; 1X4 TRIM
MFR: SHERWIN WILLIAMS
COLOR NAME: RETREAT
COLOR #: SW 6207
- ② HARDIPLANK CEMENT LAP SIDING - 6"
LAP HORIZONTAL; 1X4 TRIM
MFR: SHERWIN WILLIAMS
COLOR NAME: PEWTER GREEN
COLOR #: SW 6208

STUCCO SIDING

- ③ STUCCO
MFR: SHERWIN WILLIAMS
COLOR NAME: OYSTER BAY
COLOR #: SW 6206

STONE

- ④ CULTURED VENEER STONE
MFR: CORONADO STONE
TYPE: OLD COUNTRY LEDGE
COLOR NAME: HURON

FASCIA

- ⑤ HARDIBOARD FASCIA
MFR: SHERWIN WILLIAMS
COLOR NAME: ROCK BOTTOM
COLOR #: SW 7062

ROOFING

- ⑥ 30 YEAR ARCHITECTURAL ROOFING SHINGLE
MFR: GAF
TYPE: TIMBERLINE COOL SERIES
COLOR NAME: WEATHERED WOOD
- ⑦ STANDING SEAM METAL ROOFING
COLOR NAME: DARK BRONZE

WINDOWS

- ⑧ COLOR NAME: ALMOND

EXTERIOR DOORS

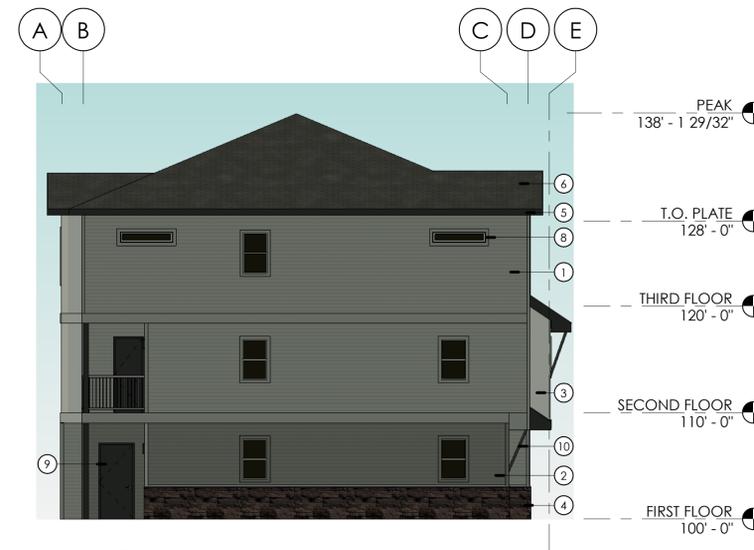
- ⑨ TRIM/PANEL
MFR: SHERWIN WILLIAMS
COLOR NAME: ROCK BOTTOM
COLOR #: SW 7062

STEEL SUPPORTS

- ⑩ 3" TUBE STEEL SUPPORTS

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4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"



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Garden City, Idaho

PROFESSIONAL SEAL

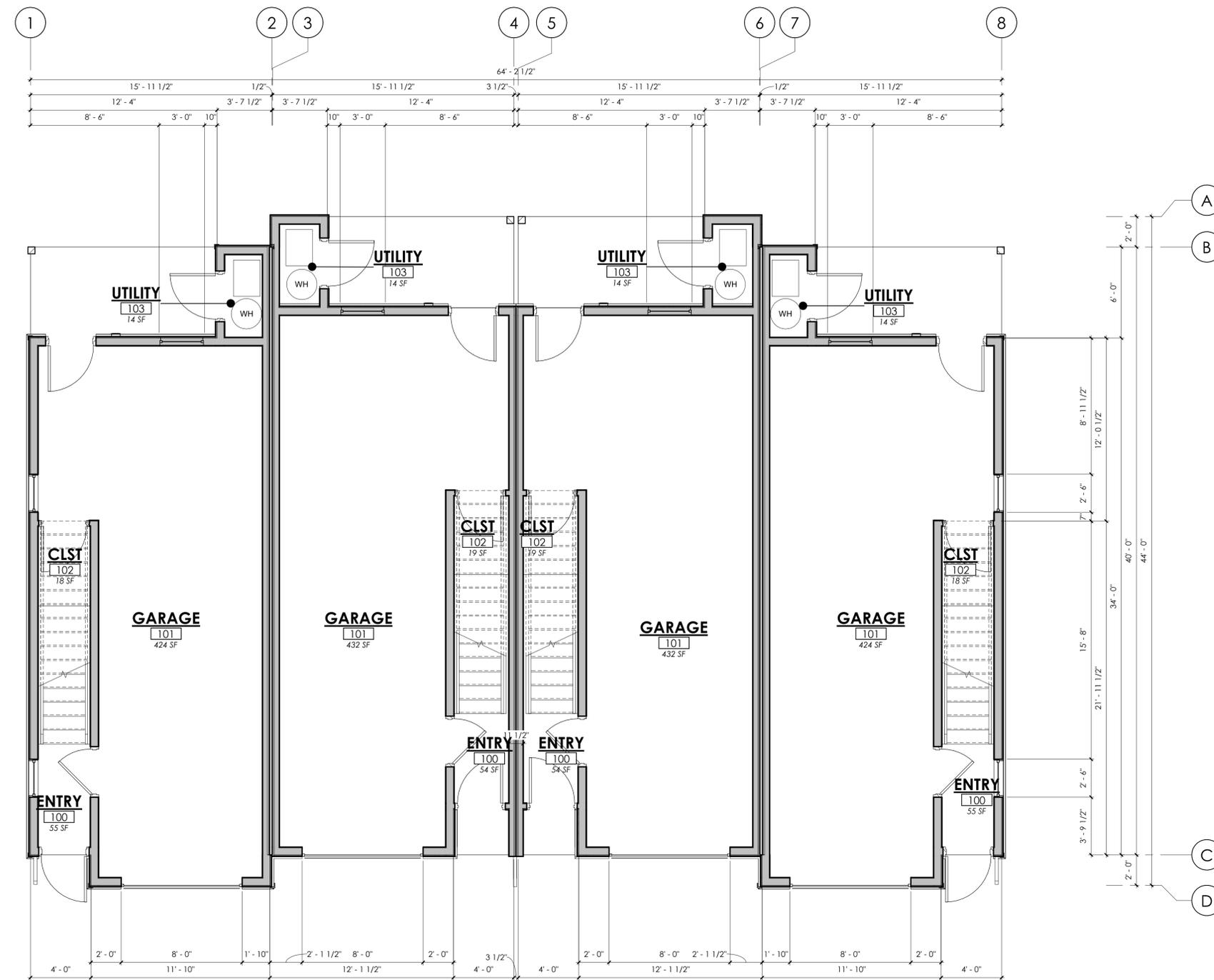
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BUILDING
FLOOR
PLANS

A-111

JOB NUMBER 18222
DRAWN BY JDB



1 FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	2,313 SF
SECOND FLOOR	559 SF	2,288 SF
THIRD FLOOR	621 SF	2,479 SF
TOTAL	1,763 SF	7,080 SF



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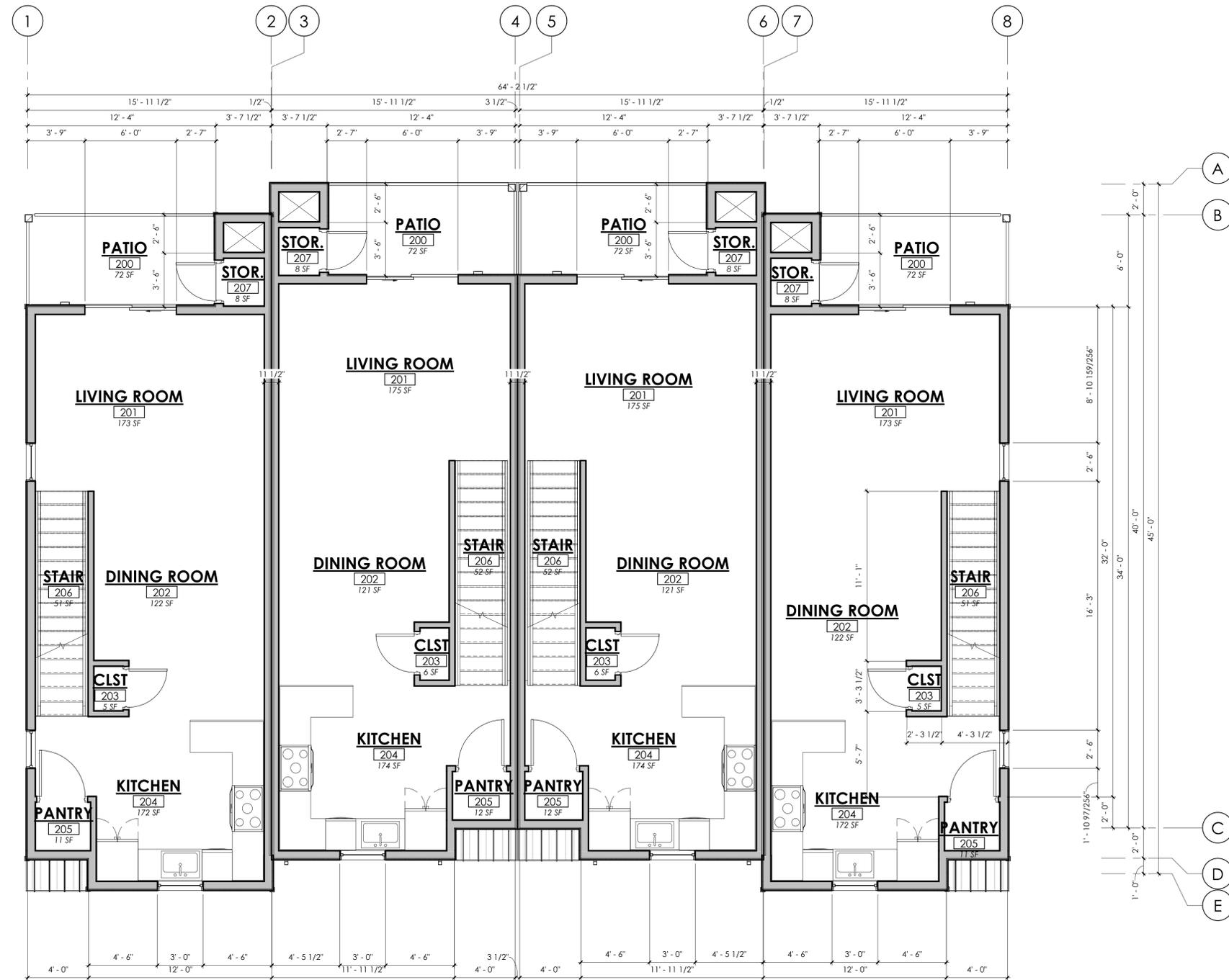
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NO. DESCRIPTION DATE

BUILDING FLOOR PLANS

A-112

JOB NUMBER 18222
DRAWN BY ELW



1 SECOND FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

FLOOR LEVEL	UNIT	BUILDING
FIRST FLOOR	583 SF	2,313 SF
SECOND FLOOR	559 SF	2,288 SF
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CLIENT:
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4 UNIT
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PROFESSIONAL SEAL

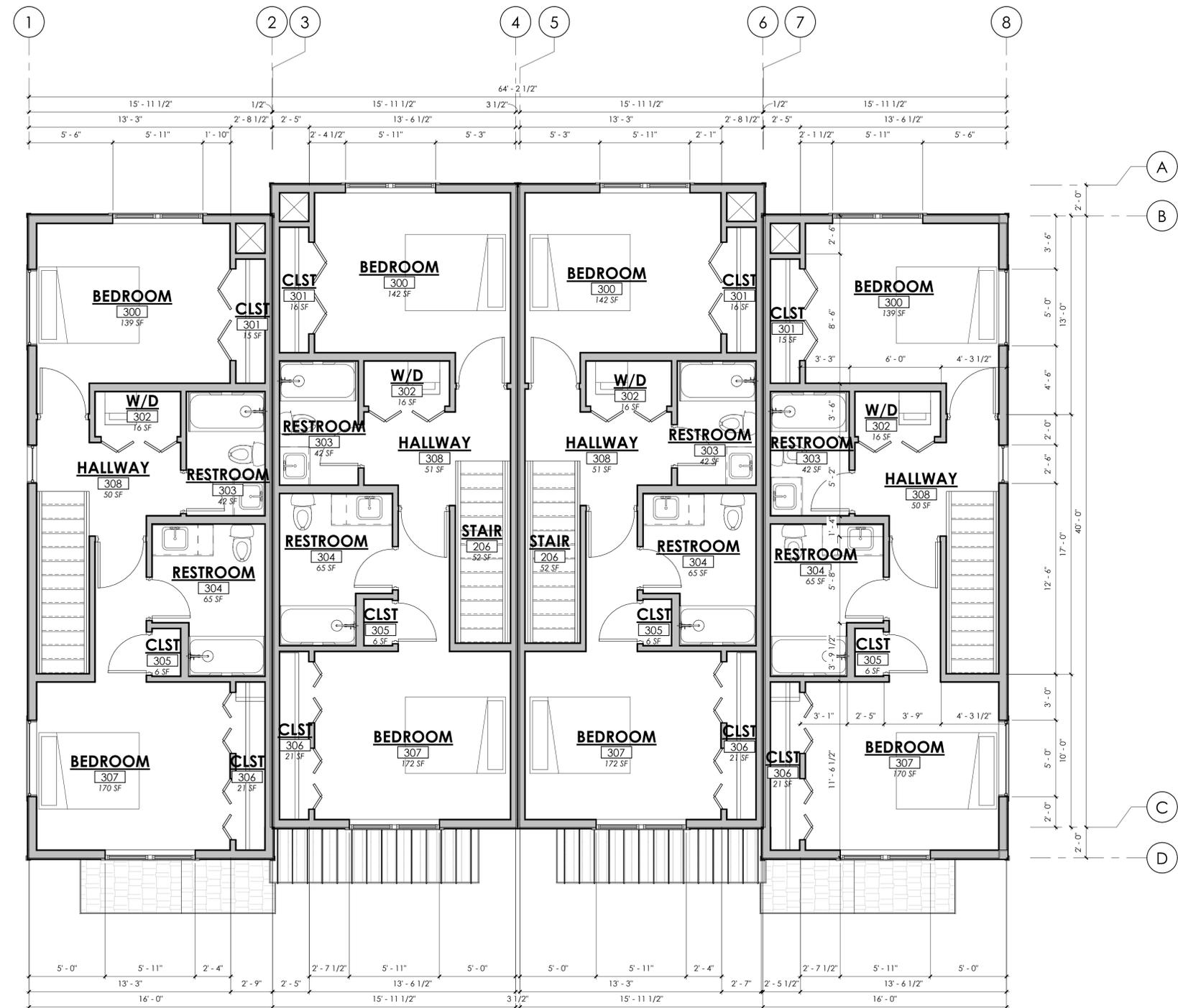
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BUILDING
FLOOR
PLANS

A-113

JOB NUMBER 18222
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1 THIRD FLOOR PLAN
1/4" = 1'-0"



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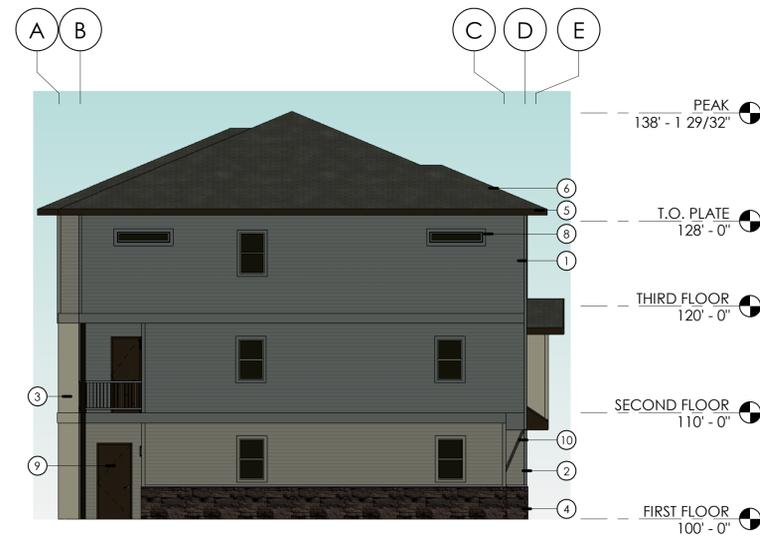
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EXTERIOR ELEVATIONS

A-211

JOB NUMBER
DRAWN BY

18222
JDB



4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

FINISH LEGEND
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HORIZONTAL LAP SIDING

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MFR: SHERWIN WILLIAMS
COLOR NAME: HOMBURG
COLOR #: SW 7622

- ② HARDIPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
MFR: SHERWIN WILLIAMS
COLOR NAME: MOUNTAIN ROAD
COLOR #: SW 7743

STUCCO SIDING

- ③ STUCCO
MFR: SHERWIN WILLIAMS
COLOR NAME: SWELTE SAGE
COLOR #: SW 6164

STONE

- ④ CULTURED VENEER STONE
MFR: CORONADO STONE
TYPE: OLD COUNTRY LEDGE
COLOR NAME: HURON

FASCIA

- ⑤ HARDIBOARD FASCIA
MFR: SHERWIN WILLIAMS
COLOR NAME: THUNDER GRAY
COLOR #: SW 7645

ROOFING

- ⑥ 30 YEAR ARCHITECTURAL ROOFING SHINGLE
MFR: GAF
TYPE: TIMBERLINE COOL SERIES
COLOR NAME: WEATHERED WOOD

- ⑦ STANDING SEAM METAL ROOFING
COLOR NAME: DARK BRONZE

WINDOWS

- ⑧ COLOR NAME: DARK BRONZE

EXTERIOR DOORS

- ⑨ TRIM/PANEL
MFR: SHERWIN WILLIAMS
COLOR NAME: THUNDER GRAY
COLOR #: SW 7645

STEEL SUPPORTS

- ⑩ 3" TUBE STEEL SUPPORTS



By Email only to: jimmydee@cableone.com

March 5, 2014
Page 1 of 22
14038GI001

Mr. Jim Fuhrman
1950 East Redwick Court
Meridian, Idaho 83646

Re: Geotechnical Report
Glenwood Property
Between Settlers Canal and Fred Meyers
Garden City, Idaho

Mr. Fuhrman:

As per your authorization, on February 25, 2014 this consultant supervised the drilling of four geotechnical borings on the referenced project. This engineer logged the borings and sampled subsurface soils. Selected soil samples were then submitted to the laboratory for testing. Based upon observed conditions and reported development plans, there is no geotechnical concern that will prevent development or construction of the proposed apartment complex on the referenced parcel.

Design and construction recommendations concerning earthwork, structural fill, foundations, floors and pavements, compaction requirements, storm water disposal and other concerns are provided. The construction and civil engineering recommendations presented within this report are to be incorporated into the project plans and specifications and adhered to during design and construction.

We appreciate this opportunity to be of service and we look forward to working with you during the design and construction of this development. Should you have any questions or require additional information, please contact our office at your convenience.

Respectfully submitted;
Bob J. Arnold, PE
Geotechnical Consultant





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INTRODUCTION

PURPOSE AND SCOPE

This report presents the results of a Geotechnical Evaluation performed on a 5.5 acre, Ada County Tax Parcels #S0536141952 located on the east side of Glenwood Street, north of the Settlers Canal, and south of the Fred Meyers store at Glenwood and Chinden Boulevard. The purpose of this investigation was to evaluate the subsurface soil conditions and provide information to be used to design and evaluate the cost of construction of a planned high density apartment complex. Geotechnical recommendations for earthwork operations, building foundations and civil construction are provided.

The field investigation included subsurface exploration by means of a geotechnical drill rig operated by R. P. Jones Drilling of Boise, Idaho. A CME 75 drill rig with eight-inch outside-diameter hollow stem augers was used to perform the drilling. The drill was equipped with an automatic trip hammer allowing Standard Penetration Tests (SPT's) to be performed. SPTs were performed using 1.5 and 2.0 foot length split spoons run through eight inch, hollow-stem, continuous flight augers. Since the drilling operation was intended to evaluate the structural fill previously placed by the developer, continuous sampling was employed. Representative sample were obtained using split-spoon sampling procedures in general accordance with ASTM D-1586. The split spoon was driven 1.5 or 2.0 feet ahead of the auger into undisturbed soil. The standard penetration value "N" is defined as the number of blows of a one hundred and forty pound hammer, falling thirty inches, required to drive a standard 1½" diameter split spoon sampler one foot into the soil. The number of blows required to drive the sampler is recorded in increments of six inches of penetration. The "N" value is obtained by adding the second and third incremental blow counts and indicates the relative density, and provides a basis for evaluating the density and consistency of the soils and the soils bearing capacity. Results of the penetration tests are shown on the boring logs. Representative samples were obtained from the split spoons, identified as to location and depth, bagged in sealable plastic bags, and delivered to the laboratory for additional testing.



AUTHORIZATION

Verbal authorization to proceed with this geotechnical investigation was received from the property owner / our client, Mr. Jim Fuhrman on or about February 24, 2014. Authorization to perform the field work and generate this report, payment for the services rendered, and the use of the recommendations provided herein indicate the client's acceptance of the scope of work, warranty, limitations and general conditions provided herein and within the submitted and approved proposal.

Only the client and sub consultants/contractors working on the identified parcel and herein described project are authorized to utilize and duplicate this report. Usage and duplication authorization can be granted to other parties but must be requested in writing and must be authorized by both the client and this consultant.

WARRANTY AND LIMITATIONS

The exploration and evaluation of subsurface conditions documented herein is considered sufficient to form a basis for the provided recommendations. The provided recommendations are based on the available soils information and preliminary design details either assumed or furnished by the client. It is warranted that these recommendations have been promulgated after being prepared in accordance with locally accepted professional engineering and geotechnical engineering practice. No other warranties are implied or expressed.



BACKGROUND & RESEARCH

GENERAL

As authorized by the client, this consultant observed the drilling of four borings on the subject property. An aerial photo of the property from Ada County Assessors website and a hand held GPS unit were used to locate the boring locations. The locations were then transferred to the Google Earth Aerial Photo included in the Appendix. Borings were randomly placed across the property. Design plans were provided by ULC Management and indicate that nineteen building structures are planned. Plan also indicates the property will be accessed from Glenwood Street to the west and 53rd Street to the east.

The client provided numerous reports by local materials testing firms concerning the property. Reports by Rakow Construction Services (5/2009) and Strata, Inc. (8/2007 & 2/2008) - indicate that they provided compaction testing during the placement of the onsite fill materials. Their reports indicate acceptable compaction. It is noted that these report document failing test results that were subsequently corrected with additional compactive effort and then retested. A recent report by Materials Testing & Inspection (1/2014) indicates the fill to be unacceptable. Their report was generated after fill placement and involved test pits in the completed fill. This method is difficult since excavation equipment disrupts the compacted soil mass and representative laboratory sample can be difficult to identify and isolate. For these reason this consultant prefers geotechnical drill rig with continuous split spoon sampling and standard penetration testing.

Review of historical aerial photos available of Google Earth, indicates that filling of the property may have started as early and 2002. In a 2002 photo, a former drainage ditch that crossed the property from east to west is no longer visible. The ditch is clearly visible in a 1999 photo. Unfortunately, no photos are available between these two dates. Photos from 10/2006 and 10/2012 indicate onsite earthwork activities. No documentation was provided for the more recent, 2012 filling efforts.



FIELD INVESTIGATION

During our February 25, 2014 investigation, four borings were advanced to depths of up to 16.5 feet below the existing ground surface. In each boring, the imported fill was penetrated and the native subgrade soils contacted. Groundwater was encountered in each boring. At the time of this investigation, the surface soils on this property were firm and stable allowing complete access with drilling equipment. Continuous split spoon sampling was utilized to evaluate the previously placed structural fill. Piezometers were installed in the two boring locations closest to the Settlers Canal. During drilling, samples were recovered from the split spoon sampler as drilling was advanced. These samples were sealed in plastic bags, labeled, and returned to the laboratory for evaluation and analysis. Selected samples were then submitted for laboratory testing.

LABORATORY TESTING

In the laboratory, sieve analysis (ASTM Test Method D6973), Moisture Content (ASTM Test Method 2216) and Liquid Limit, Plastic Limit and Plasticity Index (ASTM Test Method D 4318) testing were performed on selected samples. A Standard Proctor, (ASTM Test Method D 698) was performed to compare to prior proctors and inplace density results. It is noted that for the given soil type tested, 98% of standard proctor is approximately equal to 95% of modified proctor. Tests were performed in general accordance with the cited ASTM test methods. All test results are included on the logs and reports located in the Appendix.



OBSERVED CONDITIONS

As indicated, the client has allowed multiple contactors to place a substantial depth of fill across the entire property. Borings indicate that fills ranging from 9.5 to 11.5 feet in thickness. The deepest fill area bored was in the southeast corner of the property. The client reported and this was confirmed by conversation with Sommers Construction (former employee) and Idaho Sand and Gravel that materials placed on the site were excavated from the Ustick Road improvement projects. Both contactors indicated that fill was end dumped, dozed into lift and then watered and compacted as needed. No information is known about fill placed in 2012.

The fill materials are typically silty sands or sandy silts or sandy silt/clay soils with varying amounts of clay and gravel. Some construction related debris including pieces of concrete and pavement was observed in some samples. All fill materials were consistent in color, moisture with reasonably consistent Standard Penetration Numbers. Native soils below the fill included a dark brown to black silty sand or sandy silt, pitrun type sand and gravel, and fine silty sand. S

Standard penetration tests (N Values) performed during drilling operations indicate that the structural fill materials placed by the client / owner were well compacted and will support the proposed apartment buildings and driveway pavement section. This opinion is based upon the recommendations provided herein being specified and followed during future construction.



CONSTRUCTION RECOMMENDATIONS

GENERAL EARTHWORK

It is reported, that the proposed project has been designed so that the existing surface is the designed subgrade for both street section construction and foundation construction. Minor filling or cutting may be required to reach design subgrade elevations. For such filling, the onsite soils are acceptable for use as structural fill. All exposed subgrade surfaces and each lift of fill is to meet the compaction requirements provided herein for structural fill. Therefore it is recommended the entire site scarified, watered (as needed), recompacted and retested / inspected. This will address the lack of documentation testing on the last fill placed on the property in 2012. Note that compaction testing and stability inspection are both recommended. Soils can meet compaction requirements and still be unacceptable if rutting, deflections or excessive moisture are present.

STRUCTURAL FILL

Any additional imported fill is to be free of organic matter or other deleterious substances and fines shall be non-expansive and non-plastic. Structural fill is to extend laterally outside foundations a distance equal to the total depth of structural fill. Structural fill should be placed in uniform, thin horizontal lifts; moisture conditioned as necessary, and compacted to a minimum relative compaction of 98% of the maximum dry density as determined by ASTM Method D-698 "Standard Proctor". Compaction of structural fills should be verified by in place density testing and construction observations. A qualified engineer or his representative should monitor fill placement to ensure the work is performed in accordance with these recommendations. Testing should be performed in accordance with ASTM Test Methods D3017-88 and D2922-91 (nuclear densometer). Field nuclear moisture - density testing shall be performed every 1.5 feet or on each lift of compacted fill for every 5000 square feet of surface area or every 100 feet of foundation trench.



EXCAVATIONS

No drilling and blasting or rock trenching will be required to install subsurface utilities, foundations and stormwater disposal systems on the subject property. Excavation with standard construction equipment and methods is anticipated. It may be necessary to over excavate deep utility trenches that extend to the native soils and backfill with granular structural fill in order to properly support subsurface utilities. It can also be anticipated that some materials excavated from deep utility trenches will be too wet to be used as backfill material. In this situation, imported granular fill is recommended for backfilling trenches.

Shallow excavations and trenches that do not exceed four feet in depth may be constructed with side slopes approaching vertical. Below this depth it is recommended that slopes not exceed a vertical to horizontal ratio of one to one. The ability of the materials on site to maintain a vertical or near vertical excavation when standing open without support over any extended period of time can be expected to be quite variable. This information is provided for planning purposes. It is our opinion that maintaining safe working conditions is the responsibility of the contractor. Jobsite conditions such as soil moisture content, weather condition, earth movements and equipment type and operation can all affect slope stability. All excavations should be sloped or braced as required by applicable local, state and federal requirements.

FOUNDATION SYSTEMS

Recommendations are based upon both researched and the assumed information. Please contact this consultant if assumptions are incorrect. Settlements should be within permissible magnitudes with the recommended foundation system. Any proposed residential / apartment building may be supported on conventional, continuous and isolated pad foundations founded upon the existing ground surface. Building lots have been filled and graded to foundation support elevation. It is anticipated that fine grading with only minor cut or fills will be required. Bearing pressures of up to 1500 psf are allowed for foundation design.



SEISMIC SETTING

Soils on this site classify as Site Class C. Structures to be constructed onsite should be designed as per the IBC requirements for such a seismic classification unless the local building department / code specify a lower rating.

FOUNDATION EXCAVATION

After foundation areas have been excavated or graded to design grade it is recommended that the foundation support surface be tested and inspected for stability and proper compaction. Recompact with either hoepac or duel steel drum type equipment is recommended if compaction is below specified values. Compaction of the foundation supporting soils is to be confirmed by compaction testing (at least three tests) for each building. Compaction is to meet the requirements provide herein for structural fill. In additional to compaction testing, a geotechnical engineer is to inspect the subgrade soils to confirm that conditions are similar to those documented within this report and used for design and that all foundation bearing surfaces are firm and stable. This inspection should verify that any loose fills, excessively wet soils, and all organic materials have been removed and that no excessively soft areas are present. If unacceptable soils are determined to be present at the foundation support elevation it is recommended they be over excavated acceptable materials or a maximum of two feet and replaced with granular structural fill.



STORM WATER CONTROL

It is recommended that storm runoff be directed away from all open excavations and not be allowed to puddle. If construction is to occur during the wet season, then soft soils must be considered. If the subgrade is wet, traffic with rubber tired equipment is to be avoided since rubber tired equipment will increase rutting and deflections of wet or saturated surface soils. It can be anticipated that the soils on the surface will quickly become too wet for any vehicular traffic. It is understood that storm water will be directed to surface detention ponds or infiltration trenches. Either system is acceptable provided drainage is extended to the native soils below the onsite fill. Backfilling with free draining, granular material is acceptable.

SLAB ON GRADE CONCRETE

For all slab on grade concrete including sidewalks, driveways, garage floors, patios and occupied spaces, inspection must confirm that expansive, fat clays are not present in the upper two feet of supporting soils. If present, such soils are to be removed and replaced with at least one foot of granular structural fill. Care must be taken so that all excavations below concrete floors and slabs are properly backfilled in accordance with the structural fill recommendations outlined herein. This is very critical where a slab will extend over utility trenches or retaining wall backfill. Trenches and wall backfill areas are to be filled in lifts and benched each lift so that fill is not placed against a vertical soil face greater than three feet tall. Testing is to confirm that compaction has been achieved. Areas of excessive yielding or deflection should be excavated and backfilled with structural fill. Concrete slab on grade floors, sidewalks, patios and pavements should be placed atop a minimum of ½ foot of imported granular structural fill. This granular mat should be properly compacted to the specification of structural fill. The mat should consist of sand or sand - gravel mixture with non-plastic fines. The material should all pass a 3/4 inch sieve and should contain less than nine percent passing the # 200 sieve. In occupied spaces with slab on grade floors a vapor barrier or retarder is recommended. Any vapor retarder or barrier must meet the requirements of both the local building code and the floor surface manufacturer.



FLEXIBLE PAVEMENT SECTION

It is recommended that pavements be based upon ACHD's standard section for a residential development. Therefore, within the proposed Glenwood Apartments a pavement section of 2.5" asphaltic concrete, 4.0" of $\frac{3}{4}$ " road base and 12.0 inches of sub base is recommended for the driveway and any pavement that will be frequented by large truck traffic such as trash truck, delivery trucks and school busses.

In the parking areas this pavement section can be reduced to 2.5" asphaltic concrete over 10.0" of $\frac{3}{4}$ " road base. It should be anticipated that materials meeting the requirements of ISPWC are required for any work within this project. It is also anticipated that ACHD may dictate a thicker section for any work in the Glenwood and 53rd Street right of ways. This may include matching the existing section or designing a new section based upon ACHD generated / recommended Traffic Index.

GENERAL COMMENTS

After the plans and specifications are completed and after the foundation supporting subgrade is prepared for foundation placement, it is recommended that this or another geotechnical consultant be provided the opportunity to review the final design and specifications and inspect the foundation support soils. At that time, it may be necessary to submit supplementary recommendations. Engineering inspection, construction monitoring, and materials testing have been recommended and must be performed to verify conditions and suitability of materials used for structural fills and to confirm subgrade stability and proper placement and compaction. Any revision in the plans for the proposed development from those described in this report or deviations from the noted subsurface conditions should be brought to the attention of this consultant. This report has been prepared for the exclusive use of the identified owner / client and their retained design consultants. Findings and recommendations within this report are for specific application to the proposed subdivision development described here and apply only to the property identified.

APPENDIX FOLLOWS



APPENDIX

Project Plan

Boring Locations

Boring Logs

Soil Log Legend

Abbreviations & Acronyms

Standard Proctor on Fill



Approximate Boring Locations



2013 Aerial – Current Site Condition



**1999 Aerial – Former Ditch is visible
Photos from Google Earth**



Boring Log

Boring #:	B-1	File:	14038GI001
Client:	Jim Fuhrman	Date Drilled:	February 25, 2014
Project:	Glenwood Apartments	Driller:	R P Jones
Location:	43 38 41.0N, 116 16 32.1W	Logged By:	Bob Arnold

DEPTH	SOILS DESCRIPTION	N	3/8	#4	#10	#40	200	M	PI	LL
0.0-2.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Etc.									
2.0-3.5	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Etc.	12								
3.5-5.0	FILL - Tan, Moist, Firm, Silty, SAND with gravel, ACP, Etc.	10	77	70	66	50	38.2	13.5	NP	NP
5.0-7.0	FILL - Tan, Moist, Firm, Silty, SAND with gravel, ACP, Etc.	10								
7.0-8.5	FILL - Tan, Moist, Firm, Silty, SAND with gravel, ACP, Etc.	13								
8.5-10.0	T-2/3 FILL - Dark Brown, Wet, Sandy, SILT with gravel Native Soils at 9.5 B 1/3 Black, Wet to Saturated, SILT	16	96	91	87	66	51.3	13.7	NP	NP
10.0-12.0	Black, Wet to Saturated, Silty, SAND	35		100	95	73	38.2	12.9	NP	NP
12.0-13.5	Brown, Saturated, Sand & Gravel	45								
15.0-16.5	Light Brown to Tan, Saturated, Fine, SAND	9								
16.5	Bottom of Boring Groundwater at 10.5'									



Boring Log

Boring #:	B-2	File:	14038GI001
Client:	Jim Fuhrman	Date Drilled:	February 25, 2014
Project:	Glenwood Apartments	Driller:	R P Jones
Location:	43 38 41.0N, 116 16 36.1W	Logged By:	Bob Arnold

DEPTH	SOILS DESCRIPTION	N	3/8	#4	#10	#40	200	M	PI	LL
0.0-2.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.									
2.0-3.5	FILL - Tan, Moist, Firm, Silty, SAND with gravel, ACP, Etc.	17								
3.5-5.0	FILL - Tan, Moist, Firm, Silty, SAND with gravel, ACP, Etc.	10								
5.0-7.0	FILL - Dark Brown, Wet, SILT with Sand	10	100	99	98	93	84.2	17.7	8.3	33.5
7.0-8.5	FILL - Dark Brown, Wet, SILT with Sand	10								
8.5-10.0	Native Soils at 10.0 Black, Wet to Saturated, Silty, Fine, SAND	11								
10.0-12.0	Black, Wet to Saturated, Silty, Fine, SAND	8								
12.0-13.5	Brown, Saturated, Sand & Gravel	35								
15.0-17.0	Light Brown to Tan, Saturated, Fine, SAND	8								
17.0	Bottom of Boring Groundwater at 10.5'									



Boring Log

Boring #:	B-3	File:	14038GI001
Client:	Jim Fuhrman	Date Drilled:	February 25, 2014
Project:	Glenwood Apartments	Driller:	R P Jones
Location:	43 38 39.8N, 116 16 34.5W	Logged By:	Bob Arnold

DEPTH	SOILS DESCRIPTION	N	3/8	#4	#10	#40	200	M	PI	LL
0.0-2.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.									
3.5-5.0	FILL - Dark Brown, Wet, Silty, SAND	10	91	82	75	58	43.2	13.3	NP	NP
5.0-6.5	FILL - Dark Brown, Wet, SILT with Sand	9								
6.5-8.5	FILL - Dark Brown, Wet, SILT with Sand	10								
8.5-10.0	FILL - Dark Brown, Wet, SILT with Sand	12								
10.0-11.5	T-2/3 Dark Brown, Wet, SILT with sand and gravel Native Soils at 11.0 B 1/3 Black, Wet to Saturated, SILT	9	98	92	91	88	56.6	19.6	6.3	31.5
11.5-13.0	Black, Wet to Saturated, SILT Over native sand and gravel	21								
15.0-16.5	Native Sand & gravel	28								
16.5	Bottom of Boring No water in 16.5' Well									



Boring Log

Boring #:	B-4	File:	14038GI001
Client:	Jim Fuhrman	Date Drilled:	February 25, 2014
Project:	Glenwood Apartments	Driller:	R P Jones
Location:	43 38 39.5N, 116 16 29.8W	Logged By:	Bob Arnold

DEPTH	SOILS DESCRIPTION	N	3/8	#4	#10	#40	200	M	PI	LL
0.0-2.5	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.									
2.5-4.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.	7								
5.0-7.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.	12	98	94	89	70	50.3	15.7	6.3	28.5
7.0-8.5	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.	10								
8.5-10.0	FILL - Tan, Moist, Firm, Sandy, SILT with gravel, ACP, Concrete, Etc.	11								
10.0-12.0	T-3/4 Dark Brown, Wet, SILT with sand and gravel Native Soils at 11.5 B 1/4 Black, Wet to Saturated, SILT	46								
12.0-13.5	NO Recovery	25								
13.5-15.0	Black, Saturated, Silty, SAND	6			100	98	57.9	28.8	NP	NP
15.0-17.0	Black, Saturated, Silty, SAND	5								
16.5	Bottom of Boring Groundwater at 15.3' in well One week after installation									



Soil Log Legend

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM STANDARD TEST METHOD D 2487 FOR CLASSIFICATION OF SOIL FOR ENGINEERING PURPOSES)

MAJOR DIVISIONS				TYPICAL DESCRIPTIONS	
COARSE GRAINED SOILS < 50% - #200	GRAVEL & GRAVELLY SOILS <50% - #4	< 5% - #200	GW	Well-graded gravel, gravel-sand mixture, little or no fines.	
			GP	Poorly-graded gravel, gravel sand mixture, little or no fines	
		5-12% - #200	GM	Silty gravel, gravel-sand-silt mixtures	
		> 12% - #200	GC	Clayey gravel, gravel-sand-clay mixtures	
	SAND & SANDY SOILS ≥ 50% - # 4	< 5% - #200	SW	Well-graded sand, gravelly sand, little or no fines.	
			SP	Poorly-graded sand, gravelly sand, little or no fines	
		>12% - #200	SM	Silty sand, sand-silt mixtures	
			SC	Clayey sand, sand-clay mixtures	
	FINE GRAINED SOILS ≥ 50% - #200	SILTS AND CLAYS LL < 50%	INORGANIC	ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt with slight plasticity
				CL	Lean clay-low to medium plasticity, gravelly clay, sandy clay, silty clay
ORGANIC			OL	Organic silt and organic silty clay of low plasticity	
SILTS AND CLAYS LL ≥ 50%			INORGANIC	MH	Elastic silt, micaceous or diatomaceous fine sand or silty soil.
		CH		Fat clay - high plasticity	
		ORGANIC	OH	Organic clay-med. or high plasticity: organic silt	
		HIGHLY ORGANIC SOILS		PT	Peat, humus, swamp soil with high organic content



Abbreviations and Acronyms

AASHTO	American Association of State Highway & Transportation Officials
ASTM	American Society for Testing and Materials
ACP	Asphaltic Concrete Pavement
BH	Bore Hole
IBC	International Building Code
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non Plastic
PCC	Portland Cement Concrete
PCF	Pounds per Cubic Foot
USCS	Unified Soil Classification System
N	Standard Penetration Test – Blow Counts



Standard Proctor

Jim Fuhrman
1950 East Redwick Court
Meridian, Idaho 83646

Glenwood Property

SITE File #: 14038
Date Sampled: 2/25/2014
Lab Number: 14004

Sample Source: Composite Sample of Fill from FOUR boring Locations

Sieve Analysis Results:

3.0"	100	1.0"	100	3/8"	84	#40	54
2.0"	100	3/4"	96	#4	76	#100	42
1.5"	100	1/2"	88	#10	71	#200	37.8

Soil Description:

Silty SAND with gravel

Moisture / Density Relationship:

ASTM D-698 X Method B X
 ASTM-D-1557 X Method C X

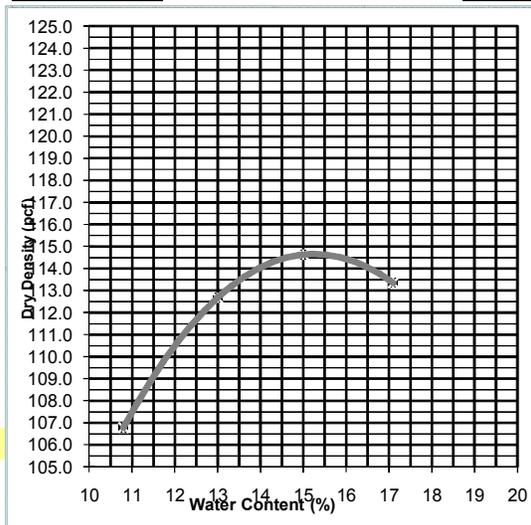
Trial Number 1
 Moisture Content (%) 10.8%
 Dry density (lbs/ft3) 106.8

MAXIMUM / OPTIMUM RESULTS

Dry Density (pcf): **114.7**
 Moisture Content (%): **15.2**

ROCK CORRECTED RESULTS

Percent Rock	Dry Density	Moisture Content
10	118.3	13.9
15	120.2	13.2
20	122.1	12.6



Reviewed by:
Bob J. Arnold, PE

Nothing Follows

