THE BOARDWALK
VIDA Properties
507 E. 41st Street

General Notes:

1. TECHNICAL SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS. UPON SUBMITTAL OF A BID PRICE BY THE CONTRACTOR, IT IS RECOGNIZED THAT THE CONTRACTOR HAS REVIEWED THE TECHNICAL SPECIFICATIONS AND THE CONTRACTOR AGREES TO ABIDE BY THE REQUIREMENTS AND CONDITIONS CONTAINED THEREIN.
2. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS. ANY ITEM INDICATED IN THESE PLANS, BUT NOT ITEMIZED IN THE BID DOCUMENTS, WILL BE INCLUDED UNDER A BID SCHEDULE ITEM TO WHICH IT MOST PERTAINS.
4. THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS AND SPECIFICATIONS, CAREFULLY EXAMINE ALL OF THE CONTRACT DOCUMENTS, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART AND/OR HIS NEGLIGENCE AND/OR FAILURE TO ACQUAINT HIMSELF WITH THE CONDITIONS OF THE SITE.
5. THE CONTRACTOR SHALL CONTACT DIGLINE 48 HOURS PRIOR TO ANY EXCAVATION. 1-800-342-1585 OR 811
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, OR EXISTING STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT, AND SHALL REPAIR SUCH DAMAGE TO THE SATISFACTION OF THE GOVERNING AGENCY, AT NO EXTRA COST TO THE OWNER.
7. ALL MATERIALS AND FINISHES SHALL BE AS PER DRAWINGS, DETAILS AND SPECIFICATIONS. SOME MATERIALS MAY REQUIRE SEVERAL WEEK ORDER LEAD TIME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY AND ALL ORDERING LEAD TIMES, AND PROVIDING REQUIRED MATERIALS AT THE PROJECT SITE IN A TIMELY MANNER. NO UNAPPROVED SUBSTITUTIONS WILL BE ALLOWED. CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF A SPECIFIED MATERIAL IS NOT AVAILABLE.
8. ALL EXISTING CONDITIONS AND STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED. EXISTING CONDITIONS AND STRUCTURES THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. ALL CONTRACTORS WORKING WITHIN THE PUBLIC RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
10. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE ISPWC AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO THESE STANDARDS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE GOVERNING AGENCY.
11. THE CONTRACTOR SHALL PERFORM ALL CLEARING AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK INDICATED ON THESE PLANS AND SPECIFICATIONS.
12. ALL WORK IS TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.
13. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY TO COMPLETE THE WORK, UNLESS OTHERWISE NOTED.
14. CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES.
15. THE LAND GROUP, INC. DOES NOT AND CANNOT GUARANTEE THE ACCURACY OF WORK DONE BY OTHERS AND INCLUDES THIS INFORMATION FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE OWNER'S REPRESENTATIVE TO REQUEST CLARIFICATION OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THIS PLAN AND INFORMATION SHOWN ELSEWHERE. IN THE EVENT THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT OFFICIAL CLARIFICATION FROM THE OWNER'S REPRESENTATIVE, HE SHALL BE LIABLE FOR THE COST OF CORRECTIVE WORK AND SHALL REPAIR OR RECONSTRUCT THE FAULTY WORK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO THE OWNER.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, ERECTING AND MAINTAINING THE REQUIRED MATERIALS, EQUIPMENT AND MANPOWER NECESSARY FOR PUBLIC SAFETY AND TRAFFIC CONTROL WITHIN THE PROJECT LIMITS AND ON THE APPROACHES TO THE PROJECT.
17. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
18. IF ANY ARCHAEOLOGICAL, CULTURAL OR HISTORICAL RESOURCES, OR ARTIFACTS OR OTHER FEATURES ARE DISCOVERED DURING THE COURSE OF CONSTRUCTION ANYWHERE ON THE PROJECT SITE, WORK SHALL BE SUSPENDED IN THAT LOCATION UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST ASSESSES THE SIGNIFICANCE OF THE DISCOVERY. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY FINDS. IN CONSULTATION WITH THE ARCHAEOLOGIST AND THE GOVERNING AGENCY, APPROPRIATE MEASURES FOR PRESERVATION SHALL BE ESTABLISHED PRIOR TO THE COMMENCEMENT OF WORK.
19. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ON THESE PLANS ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES, HOWEVER THE LAND GROUP, INC. OR IT'S CONSULTANTS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HERE OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH MAY BE DISCOVERED BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE DUE TO CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
20. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GARDEN CITY'S APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE ESCP REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO COMPLY WITH THE CITY OF GARDEN CITY'S ORDINANCE FOR CONTROL FOR EROSION FROM THIS CONSTRUCTION SITE. THE ESCP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE ESCP IS TERMINATED.
21. ALL CONSTRUCTION, MATERIALS, APPURTENANCES AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS.
22. THE CONTRACTOR, ALL APPLICABLE SUB-CONTRACTORS, DEVELOPER/OWNER, UTILITY COMPANY REPRESENTATIVES, A GARDEN CITY DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND AN ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVE SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
23. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OF ANY OF THE IMPROVEMENTS SHOWN HEREON LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
24. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE PROJECT ENGINEER, THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS. INSPECTION BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS WILL BE FOR DEPARTMENT PURPOSES ONLY TO SPOT CHECK WORK COMPLIANCE WITH THE CITY'S REQUIREMENTS. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
25. ANY WATERS CREATED BY DEWATERING SHALL NOT BE PERMITTED TO DIRECTLY DISCHARGE TO ANY EXISTING SURFACE WATER FACILITY. PRIOR TO DISCHARGING TO WATERS OF THE STATE OF IDAHO, THE CONTRACTOR SHALL SECURE A SHORT-TERM ACTIVITY EXEMPTION FROM THE APPLICABLE REGIONAL OFFICE OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
26. HORIZONTAL AND VERTICAL SEPARATION OF POTABLE AND NON-POTABLE PIPELINES SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 405 AND ISPWC DRAWING NO. 407.
27. ANY EXISTING UNCONTROLLED FILL WILL BE EXCAVATED AND REPLACED WITH STRUCTURAL FILL IN ANY BUILDING OR PAVEMENT AREAS.

ACHD Standard Notes:

ACHD STANDARD CONDITIONS:

1. ANY EXISTING IRRIGATION FACILITIES SHALL BE RELOCATED OUTSIDE OF THE RIGHT-OF-WAY.
2. PRIVATE SEWER OR WATER SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN ANY ACHD ROADWAY OR RIGHT-OF-WAY.
3. REPLACE ANY EXISTING DAMAGED CURB, GUTTER AND SIDEWALK AND ANY THAT MAY BE DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. CONTACT ACHD CONSTRUCTION SERVICES AT 208-387-6280.
4. COMPLY WITH DISTRICT'S TREE PLANTER POLICY.
5. CONSTRUCT ALL UTILITY CUTS AND STREET REPAIRS PER SD-301, SD-303, AND SD-806. A TRAFFIC CONTROL PLAN WILL ALSO BE NECESSARY FOR ANY UTILITY CUT. SUBMIT ALL TRAFFIC CONTROL PLANS TO THE DISTRICT'S CONSTRUCTION SERVICES DIVISION FOR REVIEW AND APPROVAL. IT IS STRONGLY RECOMMENDED THAT THE NUMBER OF UTILITY CUTS WITHIN A STREET BE REDUCED TO THE FEWEST POSSIBLE.
6. UTILITY STREET CUTS IN PAVEMENT LESS THAN FIVE YEARS OLD ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE DISTRICT. CONTACT THE DISTRICT'S UTILITY COORDINATOR AT 208-387-6258 (WITH FILE NUMBERS) FOR DETAILS.
7. CONSTRUCTION, USE AND PROPERTY DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE ACHD PRIOR TO DISTRICT APPROVAL FOR OCCUPANCY.
8. THE APPLICANT SHALL CONTACT ACHD TRAFFIC OPERATIONS 387-6190 IN THE EVENT ANY ACHD CONDUITS (SPARE OR FILLED) ARE COMPROMISED DURING ANY PHASE OF CONSTRUCTION.

ACHD ROADWAY NOTES:

1. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE ISPWC AND ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
   - 1.1. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLANS. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF ACHD POLICY MANUAL:
   - 1.2. ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
   - 1.2.1. IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
   - 1.2.2. CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
   - 1.2.3. FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
   - 1.2.4. ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
   - 1.2.5. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHTS-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR PROVIDE 2.5" ASPHALT ON 6" 3/4-IN MINUS ON 12" OF PIT RUN - WHICHEVER IS GREATER.
2. PIPE TRENCH SHALL CONFORM TO THE LATEST EDITION OF THE I.S.P.W.C. DIVISION 300 AND SD-301. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE I.S.P.W.C.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY ACHD CONSTRUCTION DIVISION. CONTACT INSPECTION SERVICES AT 387-6280 TO OBTAIN A PERMIT TO WORK IN THE RIGHT-OF-WAY. INSPECTION REQUESTS REQUIRE A MINIMUM OF 24-HOUR PRIOR NOTICE.
4. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS, COORDINATE WITH ACHD INSPECTION STAFF. ALL PAVEMENT MARKINGS SHALL COMPLY WITH ACHD POLICY AND ISPWC SECTION 1100. MARKINGS SHALL TRANSITION SMOOTHLY WITH EXISTING PAVEMENT MARKINGS.

Grading & Drainage Notes:

1. GENERAL NOTES ARE MADE A PART OF THE GRADING & DRAINAGE NOTES BY THIS REFERENCE. ALL CONTRACTORS AND CONSTRUCTION ACTIVITIES SHALL CONFORM TO SAID NOTES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDAHO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THESE PLANS AND THE PROJECT SPECIFICATIONS.
3. CONTRACTOR SHALL HAVE AN APPROVED SET OF PLANS ON SITE AT ALL TIMES. ONLY THESE PLANS SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY NON APPROVED SET OF PLANS ON THE JOB SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
4. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
5. CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS NOTED ON THIS PLAN AND NOTIFY DESIGN ENGINEER WHEN ELEVATIONS DO NOT MATCH PLANS.
6. WASTE SOIL SHALL BE HAULED TO AN OFFSITE DISPOSAL SITE FURNISHED BY THE CONTRACTOR.
7. ALL FINISHED GRADES SHALL BE SMOOTH AND UNIFORM.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. PROVIDE POSITIVE DRAINAGE TO ALL CATCH BASINS, DRAINAGE STRUCTURES, CURB CUTS, AND DRAINAGE WINDOWS.
9. ALL CONCRETE SIDEWALKS SHALL HAVE A MINIMUM OF ONE PERCENT (1%) CROSS SLOPE UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE CONNECTION OF ALL ROOF DRAINAGE DOWN SPOUTS AND BUILDING PLUMBING.
11. ALL CHANGES REQUIRE APPROVAL BY THE DESIGN ENGINEER AND LANDSCAPE ARCHITECT.
12. ALL DRAINAGE CONVEYANCE AND INFILTRATION FACILITIES MUST BE INSPECTED BY THE DESIGN ENGINEER OR HIS/HER QUALIFIED REPRESENTATIVE. PROVIDE INSPECTION REQUEST A MINIMUM OF 48 HOURS IN ADVANCE.
13. ALL STORM DRAINAGE PIPING SHALL BE ADS N-12 (HDPE) DRAINAGE PIPE (SOLID WALL AND PERFORATED) OR ASTM 3034, SDR 35 PVC AS SHOWN ON THE PLANS.
14. ALL NON GRATED STORM DRAIN MANHOLE COVERS SHALL BE MARKED "STORM DRAIN".
15. CONCRETE COLLARS SHALL BE POURED AT ALL STORM DRAINAGE INLETS AND MANHOLES. COLLARS SHALL BE PLACED IN ACCORDANCE WITH ISPWC SD-616.
16. PIPE TRENCH SHALL CONFORM TO DIVISION 300 OF THE LATEST EDITION OF THE ISPWC AND SD-301. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPWC.
17. PIPE LENGTHS SHOWN ARE NOT EXACT. ACTUAL INSTALLATION LENGTHS MAY VARY SLIGHTLY. LENGTHS ARE SHOWN FOR GENERAL INFORMATION ONLY.
18. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES AND IMPROVEMENTS. ANY DAMAGE TO EXISTING FACILITIES OR IMPROVEMENTS RESULTING FROM THE CONTRACTORS OPERATIONS, SHALL BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.
19. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL CONCRETE AND DEBRIS FROM LANDSCAPE PLANTER AREAS PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIALS BY THE LANDSCAPE CONTRACTOR.
20. ALL PROPOSED STORM DRAINAGE CATCH BASIN INLETS AND MANHOLES SHALL BE COVERED WITH FILTER FABRIC BY THE STORM DRAIN CONTRACTOR TO PREVENT CONTAMINATION OF STORM DRAINAGE FACILITIES. FABRIC SHALL NOT BE REMOVED UNTIL AFTER CONSTRUCTION IS COMPLETE AND LANDSCAPE TURF AREAS HAVE MATURED.
21. CARE SHALL BE TAKEN TO PREVENT DIRT AND OTHER SUPERFLUOUS MATERIALS FROM ENTERING STORM DRAINAGE FACILITIES DURING CONSTRUCTION.

Drainage Notes:

1. ALL INSPECTIONS SHALL REQUIRE A 24-HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION TIME. CALL THE INSPECTION HOT LINE AT 472-2920.
2. PRIOR TO ANY EARTHWORK A 24-HOUR NOTICE TO BEGIN CONSTRUCTION IS REQUIRED. CALL INSPECTION HOT LINE AT 472-2920.
3. DRAINAGE INSPECTIONS SHALL BE CONDUCTED AT ANY GIVEN TIME OR UPON REQUEST, DURING CONSTRUCTION, VERIFYING COMPLIANCE WITH THE CITY REQUIREMENTS AND CONSTRUCTION ACTIVITIES ARE FOLLOWED AS PER THE APPROVED PLANS.
4. ALL DRAINAGE CONSTRUCTION OBSERVATIONS MUST BE PERFORMED BY THE APPLICANT'S DESIGN ENGINEER.
   - 4.1. SUBMIT TO THE GARDEN CITY ENVIRONMENTAL DIVISION THE FOLLOWING DOCUMENTATION PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY:
   - 4.1.1. THE DESIGN ENGINEER'S DRAINAGE CONSTRUCTION OBSERVATION REPORTS.
   - 4.1.2. A SIGNED, WRITTEN STATEMENT FROM THE DESIGN ENGINEER THAT ALL DRAINAGE STRUCTURES AND APPURTENANCES WERE CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS.
5. THE DRAINAGE SYSTEM AND ANY FILTER FABRIC SHALL NOT BE COVERED PRIOR TO INSPECTION. CALL THE INSPECTION HOT LINE AT 472-2920.
6. THE SIZE AND LOCATION OF THE DRAINAGE SYSTEM SHALL CORRESPOND WITH THE APPROVED DRAINAGE SYSTEM PLAN AND SHALL BE INSPECTED.
7. FINAL INSPECTION OF THE STORM DRAINAGE SYSTEM SHALL BE CONDUCTED FOLLOWING THE PAVING AND FINAL LANDSCAPING.
8. ALL DRAINAGE CONVEYANCE ACCESS POINTS SHALL BE STENCILED OR MARKED WITH IDENTIFYING STATEMENT FOR THE PUBLIC "DO NOT DUMP - SYSTEM DRAINS TO "GROUNDWATER" OR "RIVER", WHICHEVER IS RELEVANT TO THE SYSTEM DISPOSAL DESIGN.
9. TRAFFIC RATED MANHOLE LIDS SHALL BE USED.
10. ALL PARKING LOT GRADES SHALL BE AT LEAST 1% FOR ASPHALTIC-CONCRETE AND 0.4% FOR CONCRETE.

Sewer Notes:

1. ALL SEWER PIPE AND FITTINGS WITH COVER GREATER THAN 3 FEET, SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF ASTM D-3034, SDR-35 FOR SIZES 4-INCH THROUGH 15-INCH; ASTM F-679, SDR-35, T-1 WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, T-46 FOR SIZES 18-INCH THROUGH 36-INCH. THE MINIMUM COVER FOR ALL PVC SEWER LINES SHALL BE 3 FEET. SEWER PIPE AND FITTINGS WITH COVER LESS THAN 3 FEET SHALL BE DUCTILE IRON (DI) CONFORMING TO ANSI A-21.51 OR AWWA C-151, MINIMUM CLASS 50.
2. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE PER THE ISPWC WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPWC DRAWINGS SD-501, SD-505, SD-507, SD-508, SD-509. MANHOLES SHALL NOT HAVE STEPS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THAT NO MORE THAN 12-INCHES OF GRADE RINGS ARE NECESSARY TO ADJUST THE MANHOLE TO FINAL GRADE. GRADE RINGS, RING AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. MANHOLE CONES SHALL BE ECCENTRIC FOR ALL MANHOLES 4 FEET AND DEEPER. THE VERTICAL WALL OF THE CONE SHALL BE PLACED UPSTREAM AND ROTATED 45°. CONCENTRIC CONES SHALL BE USED FOR MANHOLES LESS THAN 4 FEET DEEP.
3. MANUFACTURED COMPRESSION BOOTS SHALL BE USED IN MANHOLES WHERE PIPELINES ENTER AND LEAVE THE MANHOLE.
4. SEWER SERVICE LINES SHALL BE ISPWC TYPE "A" OR "B" AND CONSTRUCTED AND MARKED PER ISPWC DRAWING SD-511A. SERVICES SHALL NOT BE DEEPER THAN 5 FEET AT THE PROPERTY LINE, UNLESS SPECIFICALLY APPROVED BY THE CITY. SERVICES SHALL EXTEND HORIZONTALLY 10 FEET BEYOND THE PROPERTY LINE. SERVICE LINES SHALL INCLUDE AN INSPECTION CLEANOUT PLACED DIRECTLY ADJACENT TO AND INSIDE PUBLIC STREET RIGHT-OF-WAY OR THE SEWER EASEMENT LINE. THE CLEANOUT SHALL CONFORM TO SD-506A & SD-506B (BOLT DOWN COVER OPTION) WITH THE RISER BEING THE SAME SIZE AS THE SERVICE LINE.
5. ALL SEWER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
6. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE TRENCH BOTTOM AT ALL TIMES DURING CONSTRUCTION. GROUNDWATER SHALL NOT BE PERMITTED TO ENTER THE PIPELINE SYSTEM DURING CONSTRUCTION. AS SOON AS POSSIBLE THE CONTRACTOR SHALL INSTALL A REMOVABLE WATERTIGHT PLUG IN THE NEW PIPELINE AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
7. SEWERS SHALL BE CLEANED AND TESTED AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING. MATERIAL CLEANED FROM THE CONSTRUCTION SHALL NOT BE PERMITTED TO DISCHARGE TO THE DOWNSTREAM RECEIVING PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. MAINLINE PIPELINE TESTING SHALL INCLUDE AIR PRESSURE, DEFLECTION AND CLOSED CIRCUIT TELEVISION (CCTV) VISUAL INSPECTION. SERVICE LINE TESTING SHALL INCLUDE AIR PRESSURE AND CLOSED CIRCUIT TELEVISION (CCTV). THE CCTV REPORT SHALL BE IN THE FORM OF A VHS VIDEOTAPE OR DVD AND A WRITTEN LOG. MANHOLES SHALL BE VACUUM OR HYDROSTATICALLY TESTED FOR LEAKAGE. THE SEWER SYSTEM SHALL NOT ACCEPT ANY FLOWS UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
8. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

Water Notes:

1. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF AWWA C-900, CLASS 235, DR-18. ALL FITTINGS SHALL BE MECHANICAL JOINT OR FLANGED DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE WILL NOT BE EXTENDED UP IN TO OR ALONG VALVE BOXES, BUT SHALL CONTINUE ALONG THE MAINLINE, UNINTERRUPTED. MINIMUM BURIAL DEPTHS FOR WATER MAINS SHALL BE 4 FEET FROM FINISH GRADE TO THE TOP OF THE PIPE.
2. INDIVIDUAL WATER SERVICE CONNECTIONS SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO GC-W-100 STANDARD DRAWING OR ISPWC DRAWING SD-402. ALL LIDS SHALL CONTAIN A "TOUCH READ" HOLE., SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED. (REFERENCE PAGE 6-8 JANUARY 2017 DWG. NO. GC-W-100 1 OF 2; SD-402).
3. WATER VALVES SHALL BE RESILIENT-SEAT GATE VALVES CONFORMING TO AWWA C-509 OR AWWA C-515. ALL WATER VALVES SHALL BE INSTALLED WITH A STANDARD 5-1/4 INCH DIAMETER, TWO PIECE ADJUSTABLE CAST IRON VALVE BOX, TYLER/UNION SERIES 6855, OR EQUAL. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER.
4. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 AND ISPWC DRAWING SD-404. THE PUMPER NOZZLE OUTLET SHALL BE EQUIPPED WITH A "STORZ" ADAPTER.
5. ALL WATER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR WATER MAINS AND 3/8-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR SERVICE LINES. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
6. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401.3.6 OF THE ISPWC FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO BE SURE THAT THE SERVICE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. ALL INSTALLED WATER LINES SHALL BE FLUSHED, DISINFECTED AND TESTED FOR BACTERIA IN ACCORDANCE WITH SECTION 401.3.9 OF THE ISPWC. THE WATER SYSTEM SHALL NOT BE OPENED TO THE CITY SYSTEM UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM THIS WILL TAKE PLACE AFTER PAVEMENT AND COLLARS HAVE BEEN POURED AND THE FINAL WALK THROUGH AND PUNCH LIST IS COMPLETE.
7. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.
8. UNLESS OTHERWISE NOTED, OR ADDITIONAL STANDARDS AND/OR DRAWINGS ARE PROVIDED, ALL WORK MUST CONFORM WITH THE LATEST VERSION OF THE ISPWC.

City of Garden City General Construction Notes:

NOTES APPLICABLE TO ALL CONSTRUCTION

1. COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE EPA REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO PREPARE, FILE AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH EPA. EPA MUST OFFICIALLY ACCEPT THE NOI PRIOR TO BEGINNING ANY SITE DISTURBANCE ACTIVITIES. THE SWPPP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE RP IS REQUIRED TO PREPARE AND SUBMIT A NOTICE OF TERMINATION OF THE SWPPP WITH EPA.
   -OR, FOR SITES UNDER ONE ACRE-
2. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GARDEN CITY'S APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE ESCP REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO COMPLY WITH THE CITY OF GARDEN CITY'S ORDINANCE FOR CONTROL FOR EROSION FROM THIS CONSTRUCTION SITE. THE ESCP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE ESCP IS TERMINATED.
3. ALL CONSTRUCTION, MATERIALS, APPURTENANCES AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR, ALL APPLICABLE SUB-CONTRACTORS, DEVELOPER/OWNER, UTILITY COMPANY REPRESENTATIVES, A GARDEN CITY DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND AN ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVE SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OF ANY OF THE IMPROVEMENTS SHOWN HEREON LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
6. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE PROJECT ENGINEER, THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS. INSPECTION BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS WILL BE FOR DEPARTMENT PURPOSES ONLY TO SPOT CHECK WORK COMPLIANCE WITH THE CITY'S REQUIREMENTS. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY DEVIATIONS, OMISSIONS OR ERRORS SHALL BE PRESENTED TO THE PROJECT ENGINEER FOR RESOLUTION. ANY CHANGES TO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO IMPLEMENTATION OF THE CHANGE. SAID CHANGE MAY ALSO NEED TO BE SUBMITTED TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL.
8. THE CONTRACTOR SHALL CONTACT DIGLINE (811) AND OTHER APPROPRIATE UTILITY PROVIDERS FOR UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
9. ANY WATERS CREATED BY DEWATERING SHALL NOT BE PERMITTED TO DIRECTLY DISCHARGE TO ANY EXISTING SURFACE WATER FACILITY. PRIOR TO DISCHARGING TO WATERS OF THE STATE OF IDAHO, THE CONTRACTOR SHALL SECURE A SHORT-TERM ACTIVITY EXEMPTION FROM THE APPLICABLE REGIONAL OFFICE OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
10. HORIZONTAL AND VERTICAL SEPARATION OF POTABLE AND NON-POTABLE PIPELINES SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 405 AND ISPWC DRAWING NO. 407.

SANITARY SEWER NOTES

11. ALL SEWER PIPE AND FITTINGS WITH COVER GREATER THAN 3 FEET, SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF ASTM D-3034, SDR-35 FOR SIZES 4-INCH THROUGH 15-INCH; ASTM F-679, SDR-35, T-1 WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, T-46 FOR SIZES 18-INCH THROUGH 36-INCH. THE MINIMUM COVER FOR ALL PVC SEWER LINES SHALL BE 3 FEET. SEWER PIPE AND FITTINGS WITH COVER LESS THAN 3 FEET SHALL BE DUCTILE IRON (DI) CONFORMING TO ANSI A-21.51 OR AWWA C-151, MINIMUM CLASS 50.
12. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE PER THE ISPWC WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPWC DRAWINGS SD-501,SD-505, SD-507, SD-508, SD-509. MANHOLES SHALL NOT HAVE STEPS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THAT NO MORE THAN 12-INCHES OF GRADE RINGS ARE NECESSARY TO ADJUST THE MANHOLE TO FINAL GRADE. GRADE RINGS, RING AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. MANHOLE CONES SHALL BE ECCENTRIC FOR ALL MANHOLES 4 FEET AND DEEPER. THE VERTICAL WALL OF THE CONE SHALL BE PLACED UPSTREAM AND ROTATED 45°. CONCENTRIC CONES SHALL BE USED FOR MANHOLES LESS THAN 4 FEET DEEP.
13. MANUFACTURED COMPRESSION BOOTS SHALL BE USED IN MANHOLES WHERE PIPELINES ENTER AND LEAVE THE MANHOLE.
14. SEWER SERVICE LINES SHALL BE ISPWC TYPE "A" OR "B" AND CONSTRUCTED AND MARKED PER ISPWC DRAWING SD-511A. SERVICES SHALL NOT BE DEEPER THAN 5 FEET AT THE PROPERTY LINE, UNLESS SPECIFICALLY APPROVED BY THE CITY. SERVICES SHALL EXTEND HORIZONTALLY 10 FEET BEYOND THE PROPERTY LINE. SERVICE LINES SHALL INCLUDE AN INSPECTION CLEANOUT PLACED DIRECTLY ADJACENT TO AND INSIDE PUBLIC STREET RIGHT-OF-WAY OR THE SEWER EASEMENT LINE. THE CLEANOUT SHALL CONFORM TO SD-506A & SD-506B (BOLT DOWN COVER OPTION) WITH THE RISER BEING THE SAME SIZE AS THE SERVICE LINE.
15. SERVICE LINE CONNECTIONS TO NEW MAINLINES SHALL USE A FULL SERVICE TEE. SERVICE LINE CONNECTIONS TO EXISTING MAINLINES THAT ARE CONCRETE OR A CONCRETE DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT ARE NOT CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERTA-TEE OR A PRIOR APPROVED EQUAL.
16. ALL SEWER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
17. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE TRENCH BOTTOM AT ALL TIMES DURING CONSTRUCTION. GROUNDWATER SHALL NOT BE PERMITTED TO ENTER THE PIPELINE SYSTEM DURING CONSTRUCTION. AS SOON AS POSSIBLE THE CONTRACTOR SHALL INSTALL A REMOVABLE WATERTIGHT PLUG IN THE NEW PIPELINE AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
18. SEWERS SHALL BE CLEANED AND TESTED AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO MATERIAL CLEANED FROM THE CONSTRUCTION SHALL NOT BE PERMITTED TO DISCHARGE TO THE DOWNSTREAM RECEIVING PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC. A REPRESENTATIVE OF THE CITY MUST BE PRESENT TO OBSERVE THE TESTING. MAINLINE PIPELINE TESTING SHALL INCLUDE AIR PRESSURE, DEFLECTION AND CLOSED CIRCUIT TELEVISION (CCTV) VISUAL INSPECTION. SERVICE LINE TESTING SHALL INCLUDE AIR PRESSURE AND CLOSED CIRCUIT TELEVISION (CCTV). THE CCTV REPORT SHALL BE IN THE FORM OF A VHS VIDEOTAPE OR DVD AND A WRITTEN LOG. MANHOLES SHALL BE VACUUM OR HYDROSTATICALLY TESTED FOR LEAKAGE. THE SEWER SYSTEM SHALL NOT ACCEPT ANY FLOWS UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
19. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

WATERLINE NOTES

20. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF AWWA C-900, CLASS 235, DR-18. ALL FITTINGS SHALL BE MECHANICAL JOINT OR FLANGED DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE WILL NOT BE EXTENDED UP IN TO OR ALONG VALVE BOXES, BUT SHALL CONTINUE ALONG THE MAINLINE, UNINTERRUPTED. MINIMUM BURIAL DEPTHS FOR WATER MAINS SHALL BE 4 FEET FROM FINISH GRADE TO THE TOP OF THE PIPE.
21. INDIVIDUAL OR DUAL WATER SERVICE CONNECTIONS 1-INCH OR SMALLER SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE GARDEN CITY STANDARD DRAWING. SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED.
22. INDIVIDUAL WATER SERVICE CONNECTIONS LARGER THAN 1-INCH SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE ISPWC SD-402. SERVICE PIPELINES SHALL BE A MINIMUM 2-INCH, UNLESS OTHERWISE NOTED.
23. WATER VALVES SHALL BE RESILIENT-SEAT GATE VALVES CONFORMING TO AWWA C-509 OR AWWA C-515. ALL WATER VALVES SHALL BE INSTALLED WITH A STANDARD 5-1/4 INCH DIAMETER, TWO PIECE ADJUSTABLE CAST IRON VALVE BOX, TYLER/UNION SERIES 6855, OR THE CAST IRON COVER SHALL BE MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER.
24. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 AND ISPWC DRAWING SD-404. THE PUMPER NOZZLE OUTLET SHALL BE EQUIPPED WITH A "STORZ" ADAPTER.
25. ALL WATER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR WATER MAINS AND 3/8-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR SERVICE LINES. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
26. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401.3.6 OF THE ISPWC FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO BE SURE THAT THE SERVICE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. A REPRESENTATIVE OF THE CITY MUST BE PRESENT TO OBSERVE THE TESTING. ALL INSTALLED WATER LINES SHALL BE FLUSHED, DISINFECTED AND TESTED FOR BACTERIA IN ACCORDANCE WITH SECTION 401.3.9 OF THE ISPWC. THE WATER SYSTEM SHALL NOT BE OPENED TO THE CITY SYSTEM UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
27. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

DRAINAGE NOTES

28. ALL INSPECTIONS SHALL REQUIRE A 24-HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION CALL THE INSPECTION HOT LINE AT 208-472-2920.
29. PRIOR TO ANY EARTHWORK A 24-HOUR NOTICE TO BEGIN CONSTRUCTION IS REQUIRED. CALL INSPECTION HOT LINE AT 208-472-2920.
30. DRAINAGE INSPECTIONS SHALL BE CONDUCTED AT ANY GIVEN TIME OR UPON REQUEST, DURING CONSTRUCTION, VERIFYING COMPLIANCE WITH THE CITY REQUIREMENTS AND CONSTRUCTION ACTIVITIES ARE FOLLOWED AS PER THE APPROVED PLANS.
31. ALL DRAINAGE CONSTRUCTION OBSERVATIONS MUST BE PERFORMED BY THE APPLICANT'S DESIGN ENGINEER.

A) SUBMIT TO THE GARDEN CITY ENVIRONMENTAL DIVISION THE FOLLOWING DOCUMENTATION PRIOR SIGNATURE OF THE CITY ON A FINAL SUBDIVISION PLAT OR PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST:

I) THE DESIGN ENGINEER'S DRAINAGE CONSTRUCTION OBSERVATION REPORTS.

II) A SIGNED, WRITTEN STATEMENT FROM THE DESIGN ENGINEER THAT ALL DRAINAGE STRUCTURES AND APPURTENANCES WERE CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS.

32. THE DRAINAGE SYSTEM AND ANY FILTER FABRIC SHALL NOT BE COVERED PRIOR TO INSPECTION. CALL THE INSPECTION HOT LINE AT 208-472-2920.
33. THE SIZE AND LOCATION OF THE DRAINAGE SYSTEM SHALL CORRESPOND WITH THE APPROVED DRAINAGE SYSTEM PLAN AND SHALL BE INSPECTED.
34. FINAL INSPECTION OF THE STORM DRAINAGE SYSTEM SHALL BE CONDUCTED FOLLOWING THE PAVING AND FINAL LANDSCAPING.
35. ALL DRAINAGE CONVEYANCE ACCESS POINTS SHALL BE STENCILED OR MARKED WITH IDENTIFYING STATEMENT FOR THE PUBLIC "DO NOT DUMP - SYSTEM DRAINS TO "GROUNDWATER" OR "RIVER", WHICHEVER IS RELEVANT TO THE SYSTEM DISPOSAL DESIGN.
36. TRAFFIC RATED MANHOLE LIDS SHALL BE USED.
37. ALL PARKING LOT GRADES SHALL BE AT LEAST 1% FOR ASPHALTIC-CONCRETE AND 0.4% FOR CONCRETE.

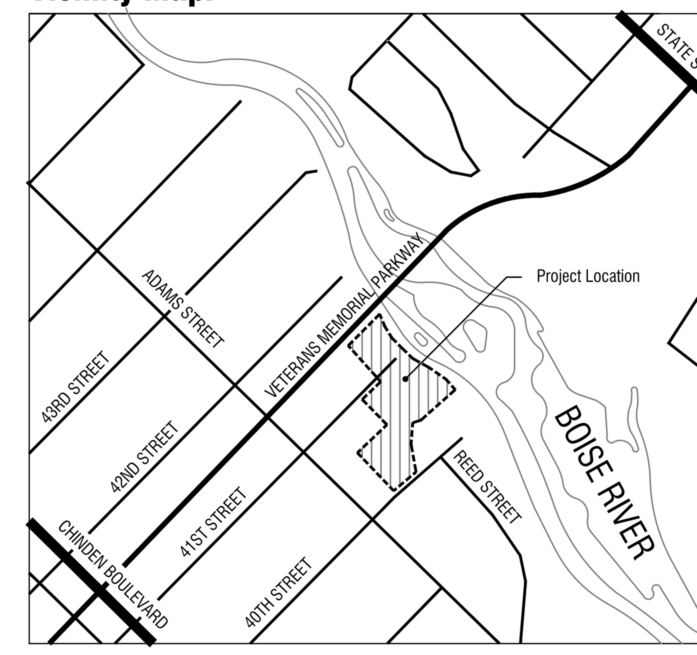
ROADWAY CONSTRUCTION NOTES

38. MANHOLE GRADE RINGS, CAST IRON RINGS AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE SEWER GRADE RINGS, CAST IRON RINGS, COVERS AND CONCRETE COLLARS TO FINISH GRADE. WATER VALVE BOXES AND COVERS SHALL BE PROVIDED BY THE WATER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE WATER VALVE BOXES COVERS AND CONCRETE COLLARS TO FINISH GRADE.

Certification of Compliance with Design Standards:

1. THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL CONFORMANCE WITH THE ACHD POLICY AND STANDARDS IN EFFECT AT THE TIME OF PREPARATION. THE ENGINEER ACKNOWLEDGES THAT ACHD ASSUMES NO LIABILITY FOR ERRORS OR DEFICIENCIES IN THE DESIGN. ALL VARIANCES FROM ACHD POLICY SHALL BE APPROVED IN WRITING. THE FOLLOWING VARIANCES, LISTED BY DATE AND SHORT DESCRIPTION, WERE APPROVED FOR THE PROJECT: NONE.

Vicinity Map:



Sheet List Table

SHEET NUMBER	SHEET TITLE
GENERAL	
C0.00	COVER
C0.50	TOPOGRAPHIC SURVEY
C1.00	SITE PLAN - OVERALL
MATERIALS & KEYNOTES	
C2.01	AREA 1
C2.02	AREA 2
C2.03	AREA 3
SITE DETAILS	
C2.50	SITE DETAILS
GRADING PLAN	
C4.01	AREA 1
C4.02	AREA 2
C4.03	AREA 3
LANDSCAPE PLAN	
L1.01	AREA 1
L1.02	AREA 2
L1.03	AREA 3
L1.10	EXISTING TREE INVENTORY PLAN
L1.50	DETAILS

Contact Information:

Project Landscape Architect/Engineer:

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462 E. SHORE DRIVE SUITE 100
EAGLE, IDAHO 83616
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CIVIL ENGINEER: JASON DENSMER
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Dig Line, Inc.
Call Before You Dig!
811

THE LAND GROUP

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STATE OF IDAHO
DOUGLAS A. RUSSELL JR.
LA-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

revision:

project: 190503
date: 11.07.19

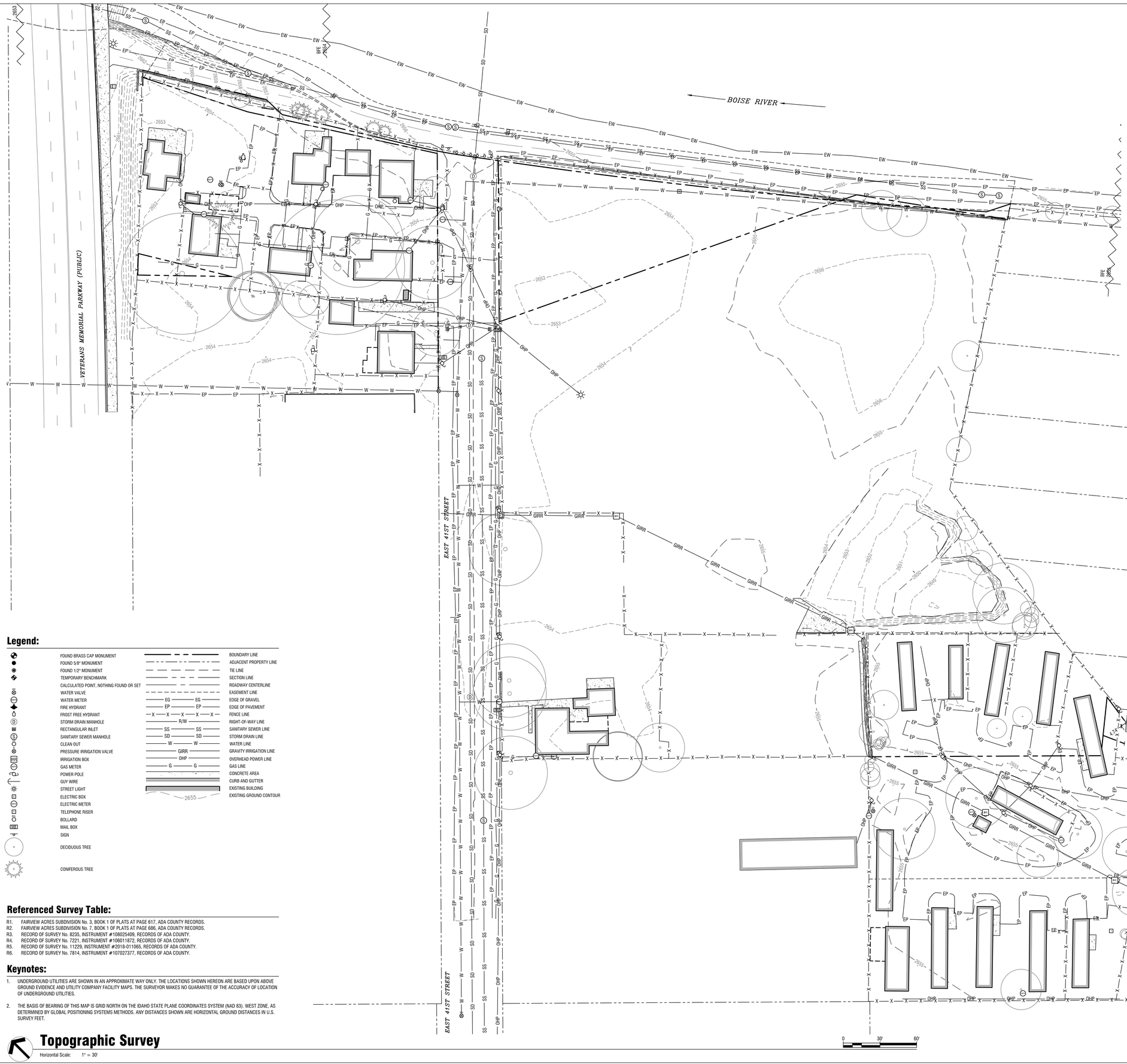
Design Review

General Cover

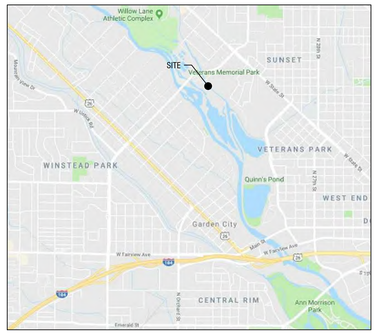
C0.00

Topographic Survey
for
Vida Properties

Located in Block 15 and Block 16
Fairview Acres Subdivision No. 3 and
a Portion of the North 1/2 of Section 5,
Township 3 North, Range 2 East, AND
a Portion of the South 1/2 of Section 32,
Township 4 North, Range 2 East, Boise Meridian
Garden City, Ada County, Idaho
2019



Vicinity Map:



Legend:

FOUND BRASS CAP MONUMENT	BOUNDARY LINE
FOUND 5/8" MONUMENT	ADJACENT PROPERTY LINE
FOUND 1/2" MONUMENT	TIE LINE
TEMPORARY BENCHMARK	SECTION LINE
CALCULATED POINT, NOTHING FOUND OR SET	ROADWAY CENTERLINE
WATER VALVE	EASEMENT LINE
WATER METER	EDGE OF GRAVEL
FIRE HYDRANT	EDGE OF PAVEMENT
FROST FREE HYDRANT	FENCE LINE
STORM DRAIN MANHOLE	RIGHT-OF-WAY LINE
RECTANGULAR INLET	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	STORM DRAIN LINE
CLEAN OUT	WATER LINE
PRESSURE IRRIGATION VALVE	GRAVITY IRRIGATION LINE
IRRIGATION BOX	OVERHEAD POWER LINE
GAS METER	GAS LINE
POWER POLE	CONCRETE AREA
GUY WIRE	CURB AND GUTTER
STREET LIGHT	EXISTING BUILDING
ELECTRIC BOX	EXISTING GROUND CONTOUR
ELECTRIC METER	
TELEPHONE RISER	
BOLLARD	
MAIL BOX	
SIGN	
DECIDUOUS TREE	
CONIFEROUS TREE	

Referenced Survey Table:

R1. FAIRVIEW ACRES SUBDIVISION No. 3, BOOK 1 OF PLATS AT PAGE 617, ADA COUNTY RECORDS.
R2. FAIRVIEW ACRES SUBDIVISION No. 7, BOOK 1 OF PLATS AT PAGE 686, ADA COUNTY RECORDS.
R3. RECORD OF SURVEY No. 8235, INSTRUMENT #108025409, RECORDS OF ADA COUNTY.
R4. RECORD OF SURVEY No. 7221, INSTRUMENT #106011872, RECORDS OF ADA COUNTY.
R5. RECORD OF SURVEY No. 11229, INSTRUMENT #2018-011065, RECORDS OF ADA COUNTY.
R6. RECORD OF SURVEY No. 7814, INSTRUMENT #107027377, RECORDS OF ADA COUNTY.

Keynotes:

1. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND EVIDENCE AND UTILITY COMPANY FACILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE OF THE ACCURACY OF LOCATION OF UNDERGROUND UTILITIES.

2. THE BASIS OF BEARING OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATES SYSTEM (NAD 83). WEST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEMS METHODS. ANY DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

Topographic Survey

Horizontal Scale: 1" = 30'

THE LAND GROUP
TLG PN 19081

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the boardwalk
garden city, ID

revision:

project: 190503
date: 11.07.19

Design Review

General Topographic Survey
C0.50

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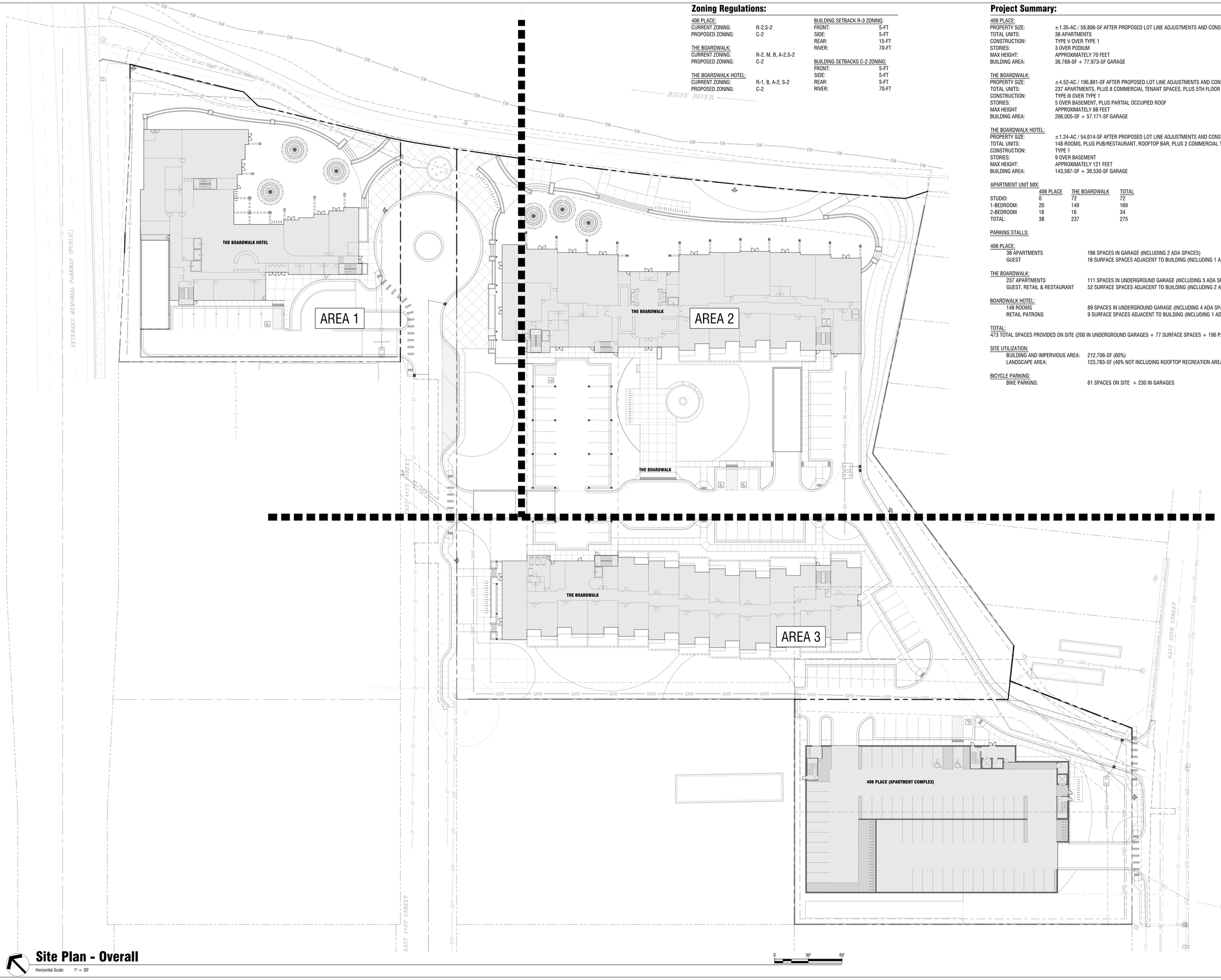
Last Saved by: tedd.ong
Last Plotted: Wednesday, November 7 2018 at 8:47 PM



Site Plan - Overall

Horizontal Scale: 1" = 30'

Zoning Regulations:

406 PLACE:
CURRENT ZONING: R-2,S-2
PROPOSED ZONING: C-2

THE BOARDWALK:
CURRENT ZONING: R-2, M, B, A-2,S-2
PROPOSED ZONING: C-2

THE BOARDWALK HOTEL:
CURRENT ZONING: R-1, B, A-2, S-2
PROPOSED ZONING: C-2

BUILDING SETBACK R-3 ZONING:
FRONT: 5-FT
SIDE: 5-FT
REAR: 15-FT
RIVER: 70-FT

BUILDING SETBACKS C-2 ZONING:
FRONT: 5-FT
SIDE: 5-FT
REAR: 5-FT
RIVER: 70-FT

Project Summary:

406 PLACE:
PROPERTY SIZE: ±1.35-AC / 58,806-SF AFTER PROPOSED LOT LINE ADJUSTMENTS AND CONSOLIDATION
TOTAL UNITS: 38 APARTMENTS
CONSTRUCTION: TYPE V OVER TYPE 1
STORIES: 3 OVER PODIUM
MAX HEIGHT: APPROXIMATELY 70 FEET
BUILDING AREA: 36,768-SF + 77,973-SF GARAGE

THE BOARDWALK:
PROPERTY SIZE: ±4.52-AC / 196,891-SF AFTER PROPOSED LOT LINE ADJUSTMENTS AND CONSOLIDATION
TOTAL UNITS: 237 APARTMENTS, PLUS 8 COMMERCIAL TENANT SPACES, PLUS 5TH FLOOR RESTAURANT
CONSTRUCTION: TYPE III OVER TYPE 1
STORIES: 5 OVER BASEMENT, PLUS PARTIAL OCCUPIED ROOF
MAX HEIGHT APPROXIMATELY 88 FEET
BUILDING AREA: 266,005-SF + 57,171-SF GARAGE

THE BOARDWALK HOTEL:
PROPERTY SIZE: ±1.24-AC / 54,014-SF AFTER PROPOSED LOT LINE ADJUSTMENTS AND CONSOLIDATION
TOTAL UNITS: 148 ROOMS, PLUS PUB/RESTAURANT, ROOFTOP BAR, PLUS 2 COMMERCIAL TENANT SPACES
CONSTRUCTION: TYPE 1
STORIES: 9 OVER BASEMENT
MAX HEIGHT: APPROXIMATELY 121 FEET
BUILDING AREA: 143,587-SF + 38,530-SF GARAGE

APARTMENT UNIT MIX:

	406 PLACE	THE BOARDWALK	TOTAL
STUDIO:	0	72	72
1-BEDROOM:	20	149	169
2-BEDROOM	18	16	34
TOTAL:	38	237	275

PARKING STALLS:

406 PLACE:
38 APARTMENTS — 196 SPACES IN GARAGE (INCLUDING 2 ADA SPACES)
GUEST — 16 SURFACE SPACES ADJACENT TO BUILDING (INCLUDING 1 ADA SPACE)

THE BOARDWALK:
237 APARTMENTS — 111 SPACES IN UNDERGROUND GARAGE (INCLUDING 5 ADA SPACES)
GUEST, RETAIL & RESTAURANT — 52 SURFACE SPACES ADJACENT TO BUILDING (INCLUDING 2 ADA SPACES)

BOARDWALK HOTEL:
148 ROOMS — 89 SPACES IN UNDERGROUND GARAGE (INCLUDING 4 ADA SPACES)
RETAIL PATRONS — 9 SURFACE SPACES ADJACENT TO BUILDING (INCLUDING 1 ADA SPACE)

TOTAL:
473 TOTAL SPACES PROVIDED ON SITE (200 IN UNDERGROUND GARAGES + 77 SURFACE SPACES + 196 PARKING GARAGE)

SITE UTILIZATION:
BUILDING AND IMPERVIOUS AREA: 212,706-SF (60%)
LANDSCAPE AREA: 123,783-SF (40% NOT INCLUDING ROOFTOP RECREATION AREAS)

BICYCLE PARKING:
BIKE PARKING: 81 SPACES ON SITE + 230 IN GARAGES

THE LAND GROUP
TLG PM19081

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garden city, ID

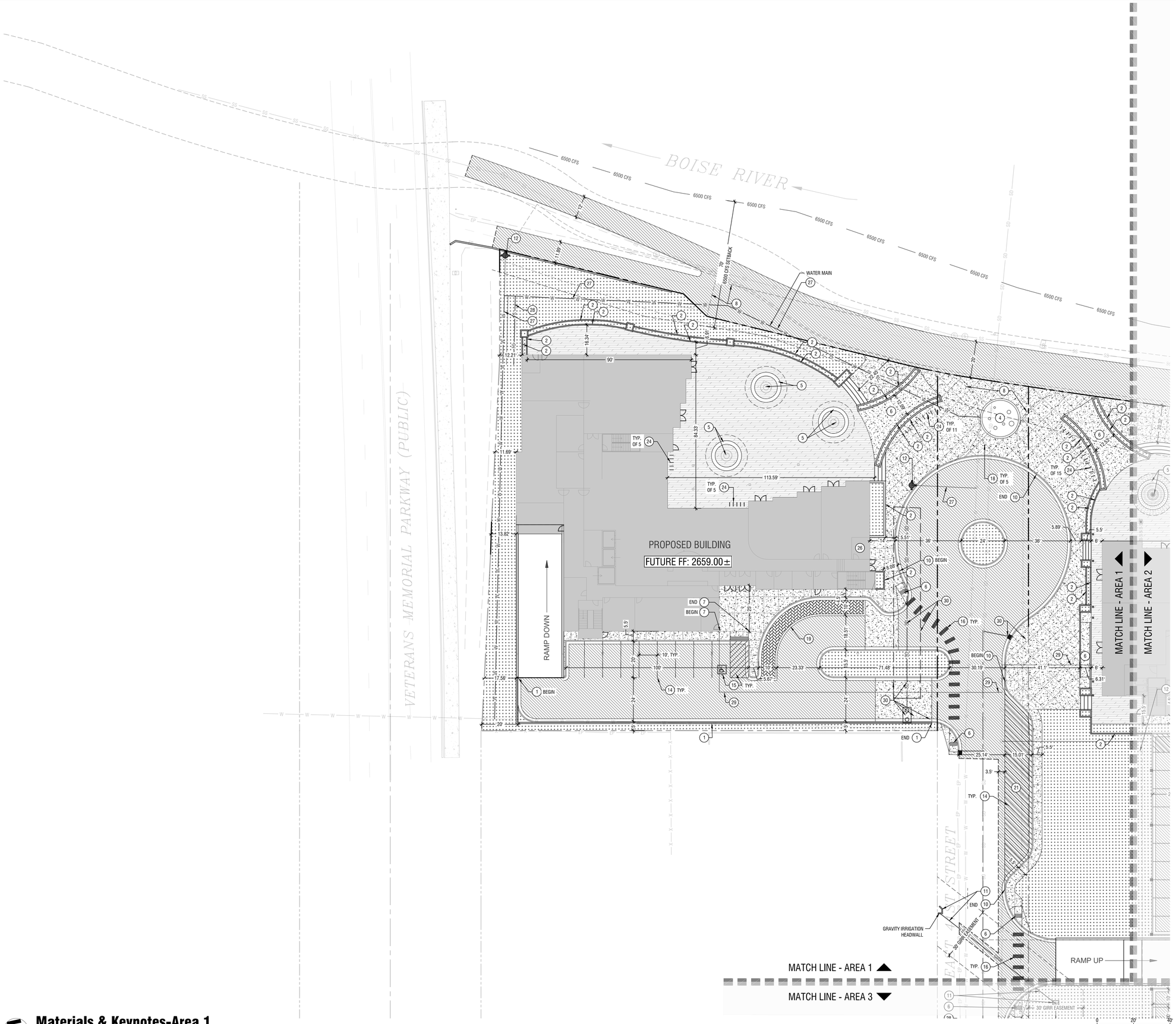
revision:

project: 190503
date: 11.07.19

Design Review

General Site Plan - Overall

C1.00



Material Legend

- ASPHALT PAVING
- CONCRETE UNIT PAVERS, SEE DETAIL 6/C2.50.
- STANDARD CONCRETE FLATWORK
- COMPOSITE BOARDWALK DECKING OVER CONCRETE SLAB, SEE DETAIL 4 & 5/C2.50.
- LANDSCAPE AREAS. REFER TO LANDSCAPE PLAN SHEET SERIES L1.00 FOR MORE INFORMATION.
- VEHICULAR TRAFFIC ACCESS - POROUS GRASS PAVER/GRASS PAVE, SEE DETAIL 13/C2.50.

Site Legend

- CONCRETE CURB & GUTTER
- TRUNCATED DOMES
- 48" HEIGHT CONCRETE PLANTER BOX, SIZE PER PLAN, SEE DETAIL 11/C2.50.
- 42" HEIGHT METAL FENCE, SEE DETAIL 12/C2.50.
- APPROXIMATE SAWCUT LINE

Sheet Notes:

1. ALL DIMENSIONS ARE MEASURED TO PROPERTY LINE, BUILDING WALL OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.

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Keynotes:

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5. CONCRETE WALL BAR SEATING PAVILION, SEE ARCHITECTURAL.
6. ADA ACCESSIBLE RAMP PER ISPWC
7. SCREEN WALL, SEE ARCHITECTURAL.
8. FIRE ACCESS ROUTE
9. 2' X 6' X 18" HEIGHT CONCRETE BLOCK SEAT, SEE DETAIL 7/C2.50.
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18. REMOVABLE BOLLARD, SEE DETAIL 2/C2.50.
19. 12" WIDE, FLUSH STANDARD GREY CONCRETE BAND
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Materials & Keynotes-Area 1

Horizontal Scale: 1" = 20'

THE LAND GROUP
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STATE OF IDAHO
DOUGLAS A. RUSSELL
LA-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

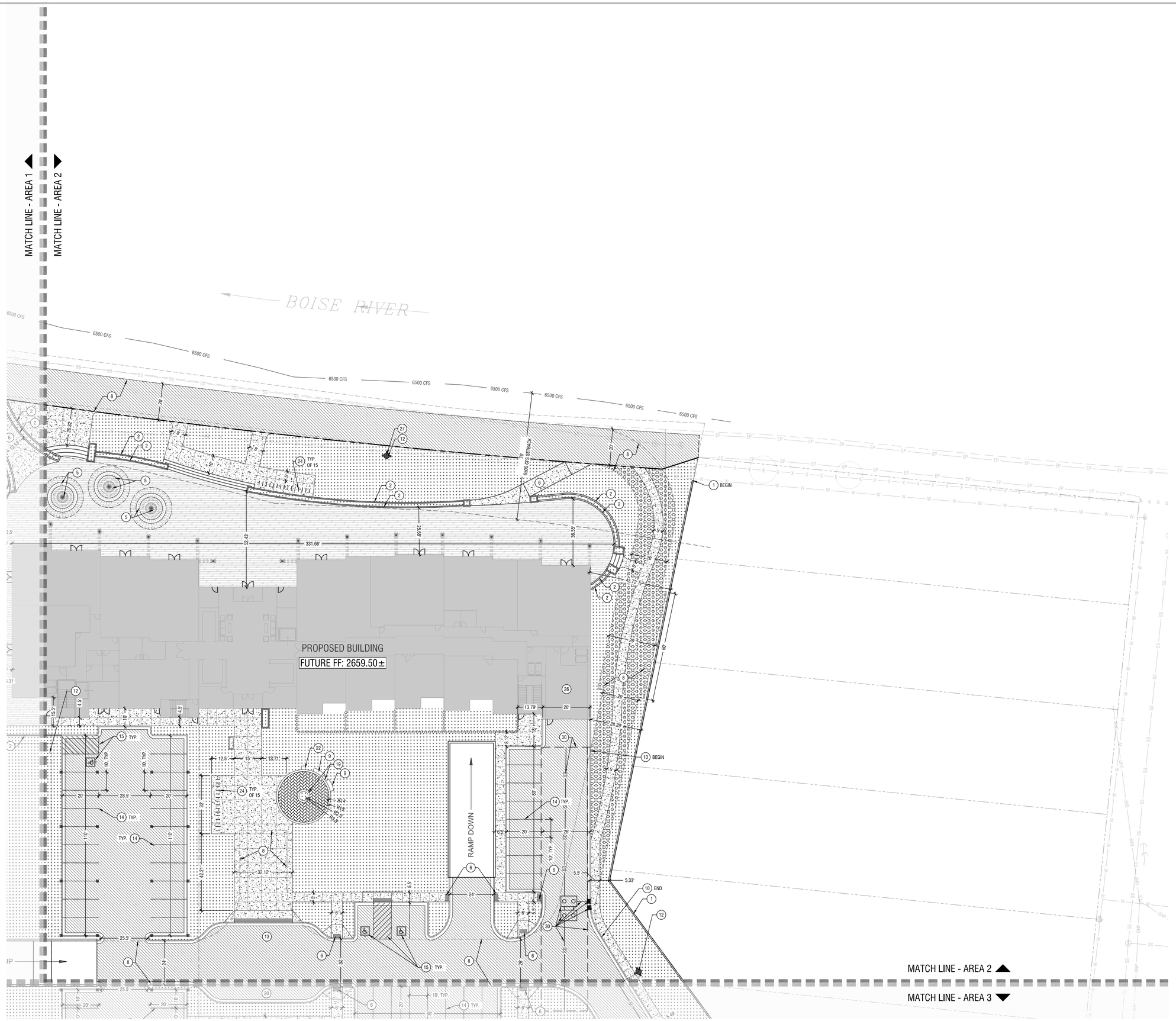
revision:

project: 190503
date: 11.07.19

Design Review

Materials + Keynotes Area 1

C2.01



Materials & Keynotes-Area 2

Horizontal Scale: 1" = 20'

Material Legend

- ASPHALT PAVING
- CONCRETE UNIT PAVERS, SEE DETAIL 6/C2.50.
- STANDARD CONCRETE FLATWORK
- COMPOSITE BOARDWALK DECKING OVER CONCRETE SLAB, SEE DETAIL 4 & 5/C2.50.
- LANDSCAPE AREAS. REFER TO LANDSCAPE PLAN SHEET SERIES L1.00 FOR MORE INFORMATION.
- VEHICULAR TRAFFIC ACCESS - POROUS GRASS PAVER/GRASS PAVE, SEE DETAIL 13/C2.50.

Site Legend

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- 42" HEIGHT METAL FENCE, SEE DETAIL 12/C2.50.
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STATE OF IDAHO
DOUGLAS A. RUSSELL
14-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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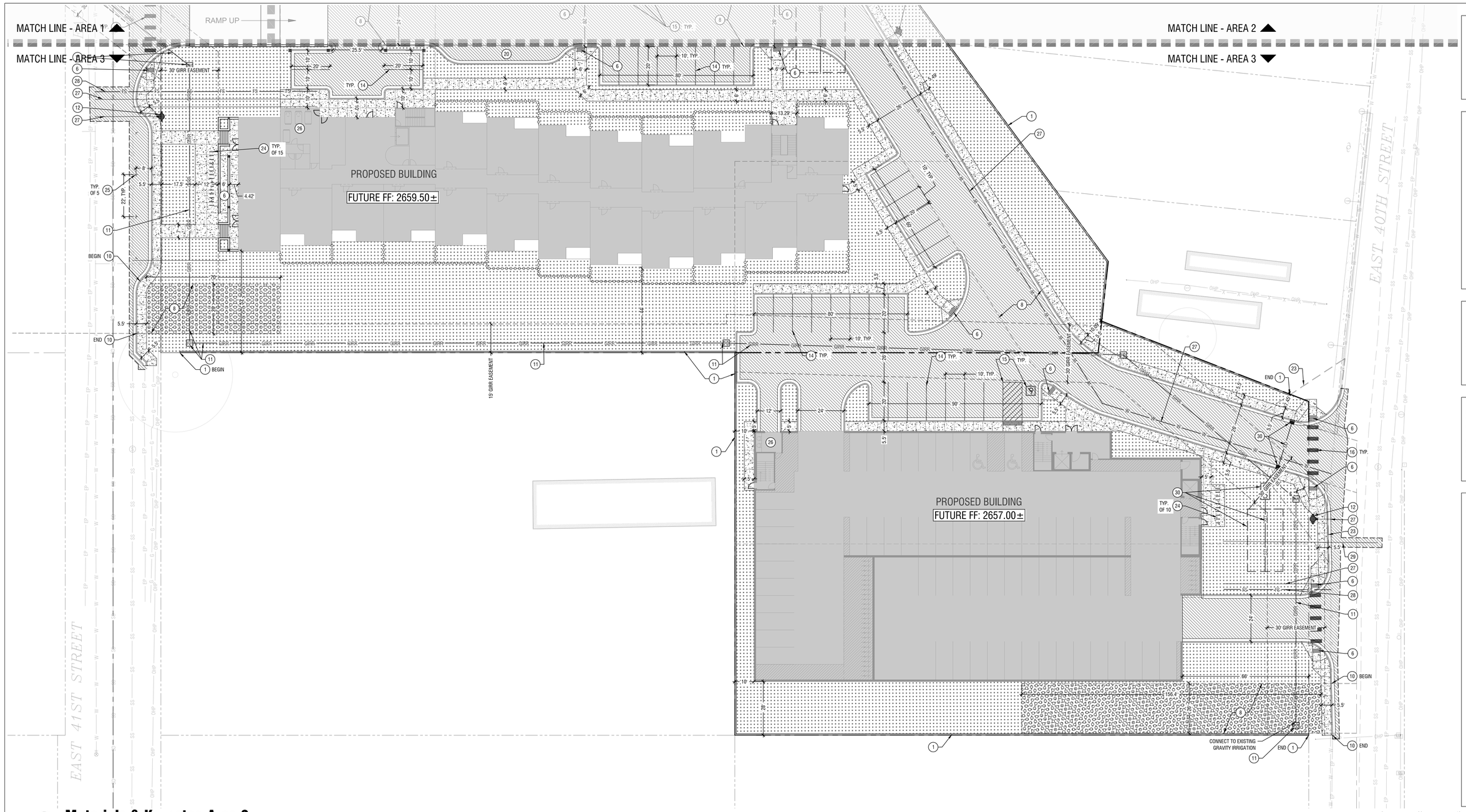
date: 11.07.19

Design Review

Materials + Keynotes Area 2

C2.02



Materials & Keynotes-Area 3

Horizontal Scale: 1" = 20'

Material Legend

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- STANDARD CONCRETE FLATWORK
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Sheet Notes:

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TLG PM19081

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DOUGLAS A. RUSSELL
LA-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

revision:

project: 190503
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Design Review

Materials + Keynotes Area 3

C2.03

NOTES:
1. ANOVA SITE FURNISHINGS | CIRCLE STAINLESS STEEL BIKE RACK, SURFACE MOUNT, MODEL# CIRCLEBRS2.
2. INSTALL PER MANUFACTURER'S SPECIFICATION.

1 Bike Rack (similar)

Scale: NTS

NOTES:
1. RELIANCE FOUNDRY R-8464 STAINLESS STEEL BOLLARD
2. INSTALL PER MANUFACTURER'S SPECIFICATION.

2 Removable Bollard (similar)

Scale: NTS

3 Not Used

Scale: NTS

TREX DECKING COLOR: SPICED RUM

TREX DECKING COLOR: ROPE SWING

NOTES:
1. TREX "TRANSCEND" COMPOSITE WOOD DECKING OR OWNER'S SELECTION.
2. SPICED RUM COLOR= DECK BODY (OR OWNER'S SELECTION).
3. ROPE SWING= DECK BANDING (OR OWNER'S SELECTION).

4 Boardwalk (similar)

Scale: NTS

NOTES:
1. 5' HIGH METAL POSTS AND HANDRAIL (OR WOOD TO MATCH DECKING).
2. POST AND FRAME POWDER COAT BLACK.
3. CABLE RAILING TO BE STAINLESS STEEL.

5 Post and Cable Railing

Scale: NTS

NOTES:
1. BELGARD HOLLAND STONE IN VICTORIAN FINISH.
2. INSTALL PER MANUFACTURER'S SPECIFICATION.

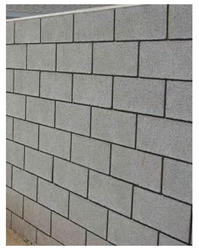
6 Pavers (similar)

Scale: NTS

NOTES:
1. CONCRETE BLOCK SEAT IN SMOOTH FACE FINISH.
2. STANDARD GREY COLOR
3. 18" HEIGHT, 2' DEPTH. LENGTH PER PLANS.

7 Concrete Block Seat (similar)

Scale: NTS



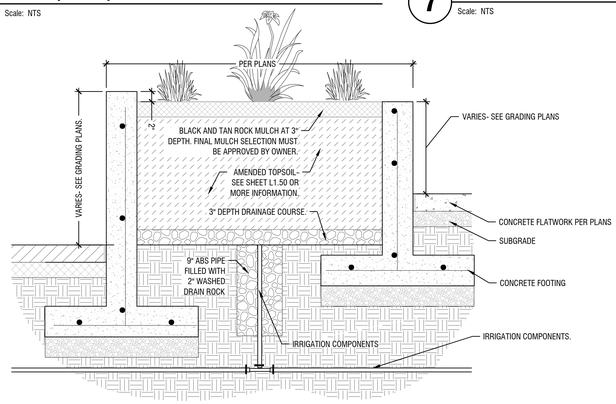
NOTES:
1. STANDARD 8" X 8" X 16" CONCRETE MASONRY UNIT.
2. STANDARD GREY COLOR
3. 6' HEIGHT. LENGTH PER PLANS.

8 CMU Block Wall (similar)

Scale: NTS

9 Splash Pad (similiar)

Scale: NTS



10 Cast-In-Place Concrete Planter

Scale: 1"=1'

NOTES:
1. POURED IN PLACE CONCRETE CONSTRUCTION
2. STANDARD GREY COLOR
3. 4' HEIGHT. WIDTH AND LENGTHS PER PLAN.

11 Concrete Planter Box

Scale: NTS

NOTES:
1. 42" HEIGHT METAL FENCE
2. IN SILVER FINISH.

12 42" Metal Fence (similar)

Scale: NTS

NOTES:
1. GRASSPAVE2 BY INVISIBLE STRUCTURES, INC.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

13 Grass Pave (similar)

Scale: NTS

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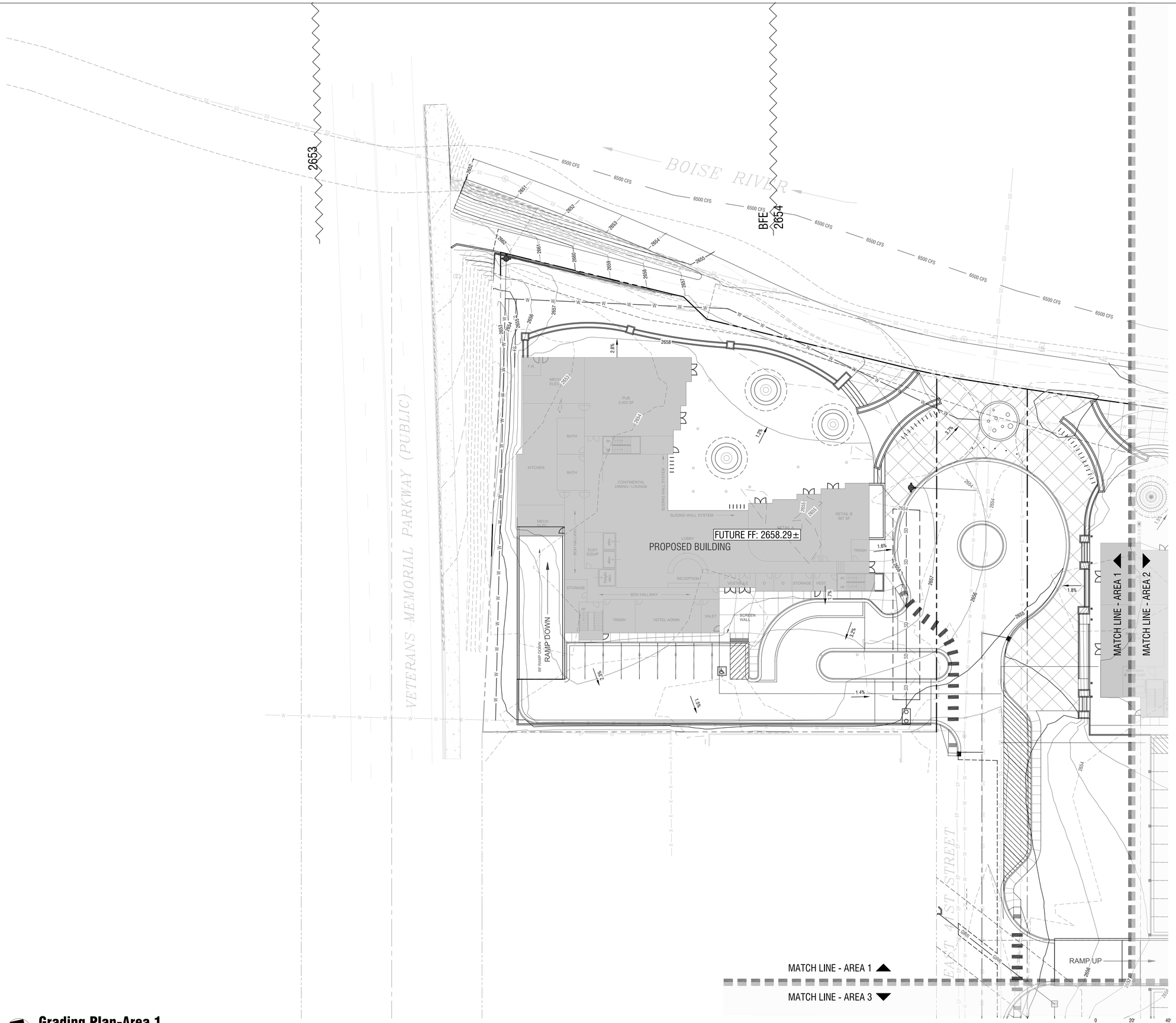
Design Review

Site Details
Site Details
C2.50



Grading Plan-Area 1

Horizontal Scale: 1" = 20'

Sheet Notes:

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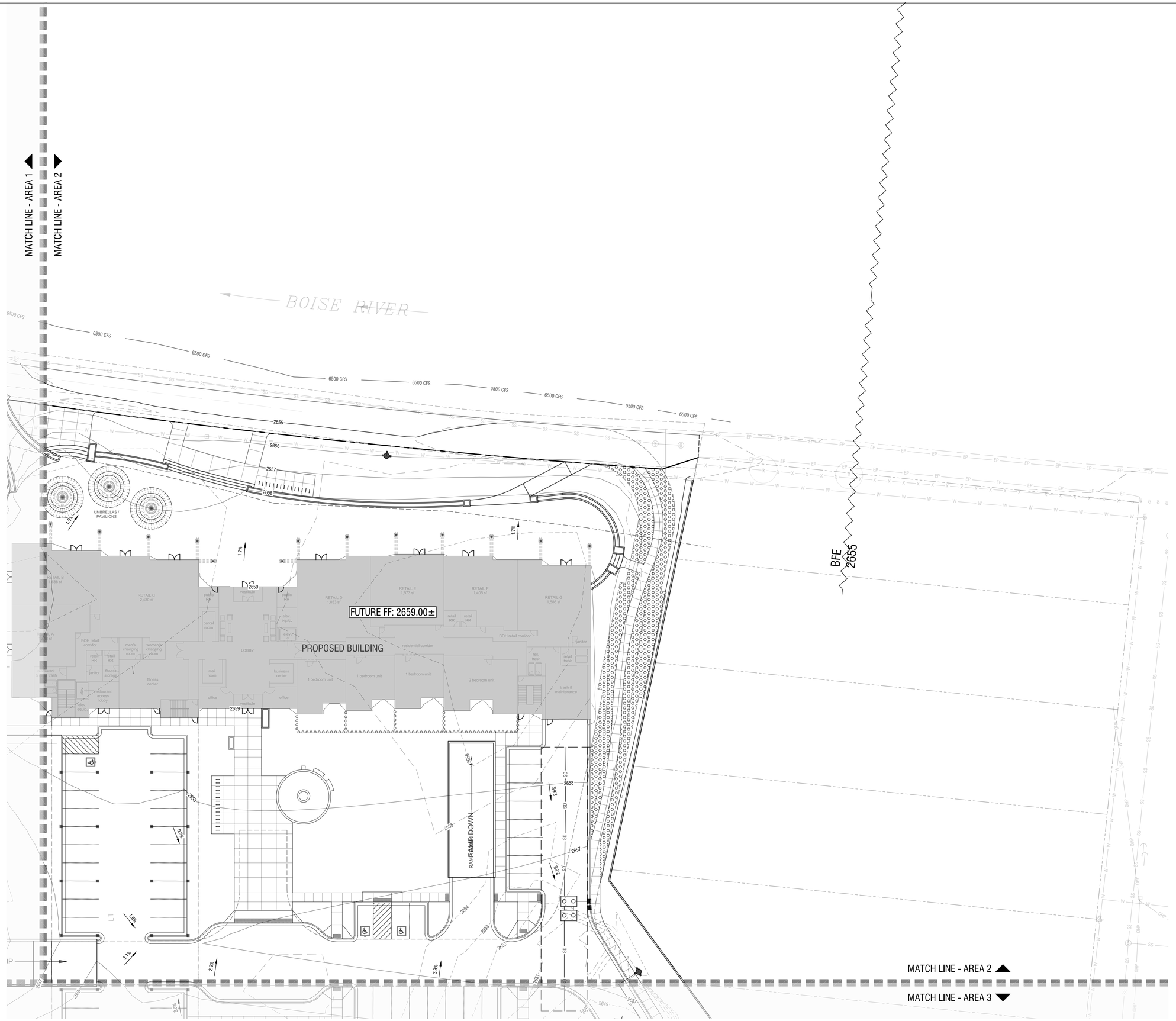
Design Review

Grading Plan Area 1

C4.01



Grading Plan-Area 2

Horizontal Scale: 1" = 20'

Sheet Notes:

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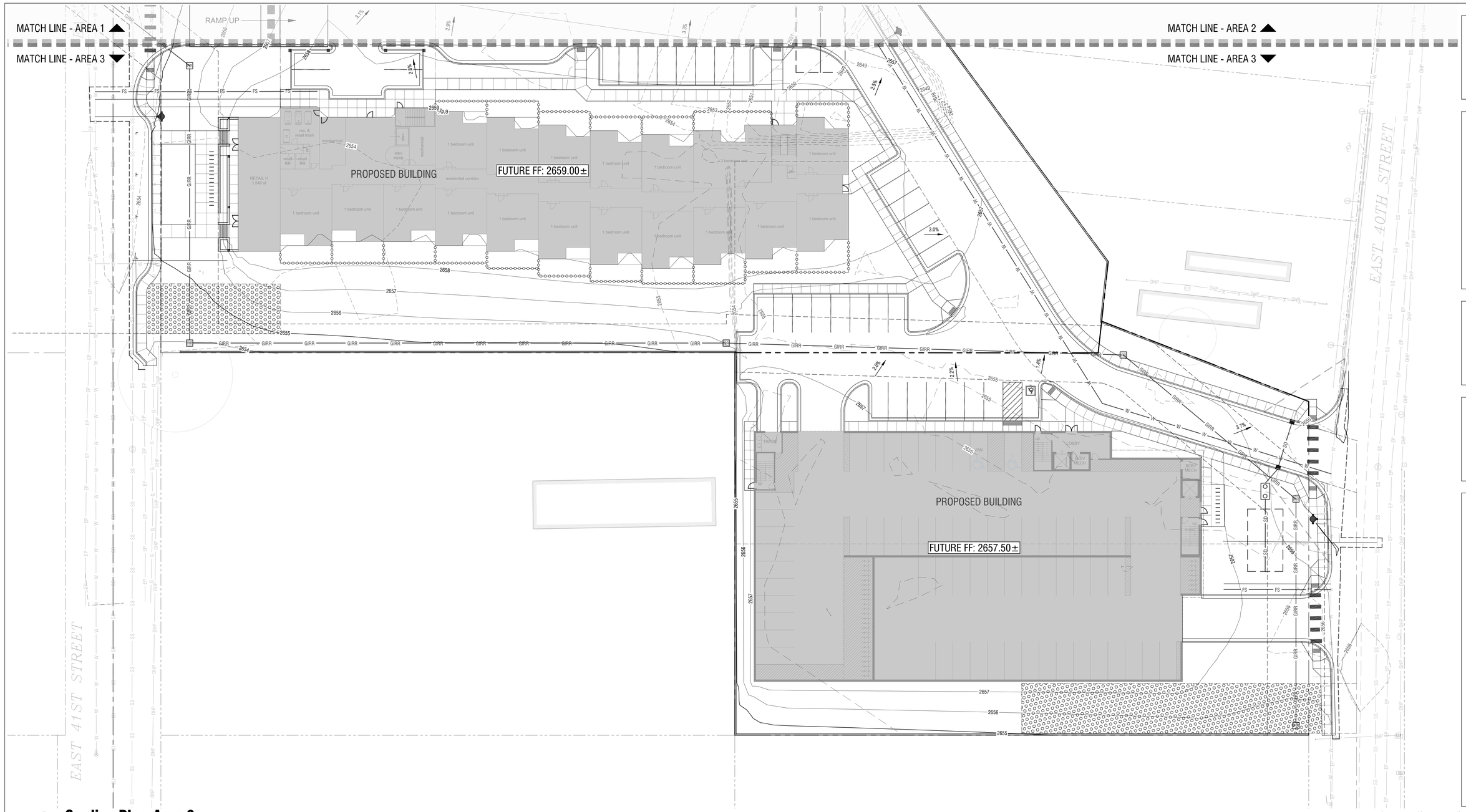
Design Review

Grading Plan Area 2

C4.02



Grading Plan-Area 3

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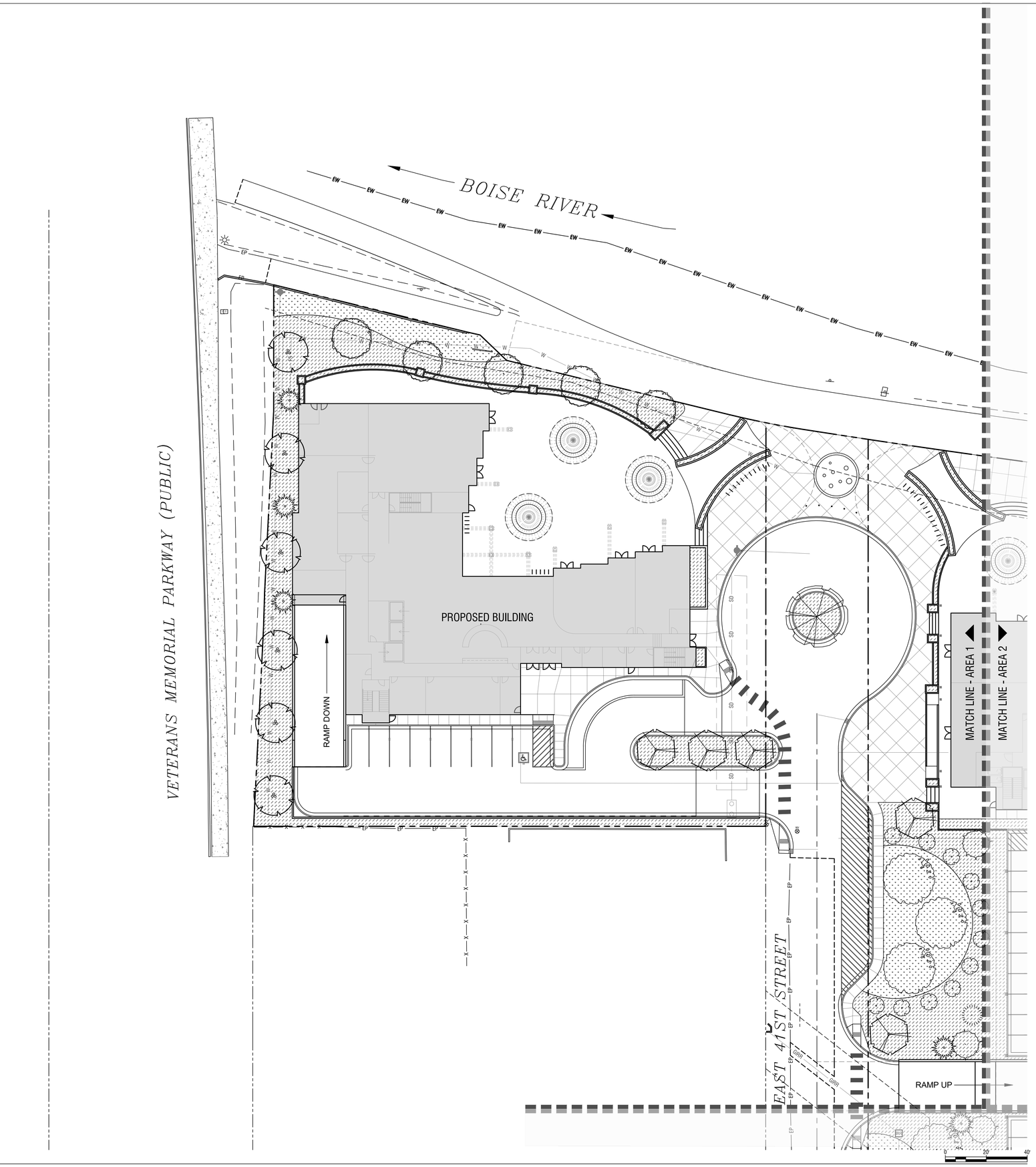
Grading Plan Area 3

C4.03



Landscape Plan-Area 1

Horizontal Scale: 1" = 20'

Material Legend

TURF SOD.

PLANTER BED WITH ROCK MULCH. SEE SHEET L1.50 FOR PROPOSED SHRUB LIST. LARGE BASALT BOULDERS 3'-4' DIA. PLACED THROUGHOUT PLANTER BEDS, SEE DETAIL 5/L1.50.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ACER JAPONICUM `ACONITIFOLIUM` / FERNLEAF FULL MOON MAPLE 12`H X 10`W	2" CAL. B&B	4
	ACER MIYABEI `STATE STREET` / MIYABEI MAPLE 35`H X 25`W	2" CAL. B&B	11
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK CLASS II; 40`H X 35`W	2" CAL. B&B	14
	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK 20`H X 20`W	2" CAL. B&B	10
	CEDRUS ATLANTICA `GLAUCA FASTIGIATA` / COLUMNAR BLUE ATLAS CEDAR 30`H X 10`W	7HT. B&B	5
	CERCIS CANADENSIS `RISING SUN` / RISING SUN REDBUD 12`H X 8`W	2" CAL. B&B	5
	CEDRUS ATLANTICA `GLAUCA PENDULA` / WEEPING BLUE ATLAS CEDAR	7HT. B&B	1
	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM / IMPERIAL HONEYLOCUST 40`H X 30`W	2" CAL. B&B	12
	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM / EMERALD CITY TULIP TREE 50`H X 40`W	2" CAL. B&B	2
	LIRIODENDRON TULIPIFERA `FASTIGIATA` / COLUMNAR TULIP TREE 40`H X 15`W	2" CAL. B&B	8
	MAGNOLIA X `GALAXY` / GALAXY MAGNOLIA 30`H X 15`W	2" CAL. B&B	10
	MAGNOLIA STELLATA `ROYAL STAR` / ROYAL STAR MAGNOLIA 15`H X 12`W	2" CAL. B&B	11
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE 20`H X 20`W	2" CAL. B&B	13
	PRUNUS X CERASIFERA `CRIPOIZAM` / CRIMSON POINTE FLOWERING PLUM 25`H X 8`W;	2" CAL. B&B	12
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE 25`H X 15`W	7HT. B&B	3
	PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE 25`H X 10`W	7HT. B&B	2
	PICEA OMORIKA `RIVERSIDE` / BRUNS SERBIAN SPRUCE 20`H X 15`W	7HT. B&B	10
	PINUS NIGRA `OREGON GREEN` / OREGON GREEN PINE 18`H X 12`W	7HT. B&B	3
	QUERCUS PALUSTRIS `PRINGREEN` / GREEN PILLAR OAK 40`H X 10`W	2" CAL. B&B	9
	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN 40`H X 40`W	2" CAL. B&B	5

Landscape Calculations:

GENERAL

- TOTAL TREES PROPOSED: 149 TREES
- TOTAL CALIPER INCHES PROPOSED: 250 CALIPER INCHES
- TOTAL HEIGHT PROPOSED: 168 FEET

40TH STREET FRONTAGE- 150 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
- CLASS II OR CLASS III TREES CAN BE SUBSTITUTED AT THE RATE OF (2) CLASS I TREE FOR EVERY (1) CLASS II OR CLASS III TREE.

TREES REQUIRED	TREES PROVIDED
4 TOTAL	4 TOTAL (3 CLASS I) (1 CLASS II)

41ST STREET FRONTAGE- 455 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
- CLASS II OR CLASS III TREES CAN BE SUBSTITUTED AT THE RATE OF (2) CLASS I TREE FOR EVERY (1) CLASS II OR CLASS III TREE.

TREES REQUIRED	TREES PROVIDED
10 TOTAL	10 TOTAL (2 CLASS I) (4 CLASS II)

VETERAN'S MEMORIAL PARKWAY STREET FRONTAGE- 265 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
- CLASS II OR CLASS III TREES CAN BE SUBSTITUTED AT THE RATE OF (2) CLASS I TREE FOR EVERY (1) CLASS II OR CLASS III TREE.

TREES REQUIRED	TREES PROVIDED
6 TOTAL	6 TOTAL (3 CLASS II)

GENERAL LANDSCAPE REQUIREMENTS

- ONE TREE PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ONE SHRUB PER 150 SQUARE FET OF LANDSCAPE AREA.
- TREES MAY BE SUBSTITUTED FOR UP TO ¼ OF THE REQUIRED SHRUBS AT THE RATE OF 1 TREE PER 10 SHRUBS AND VICE VERSA.

OPEN SPACE PROVIDED: 175,076 SQ. FT.

LANDSCAPE AREA: 38,963 SQ/ FT.

TREES REQUIRED	TREES PROVIDED
39 TOTAL	39 TOTAL

SHRUBS REQUIRED	SHRUBS PROVIDED
260 TOTAL	260 TOTAL

THE LAND GROUP
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STATE OF IDAHO
DOUGLAS A. RUSSELL
LA-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

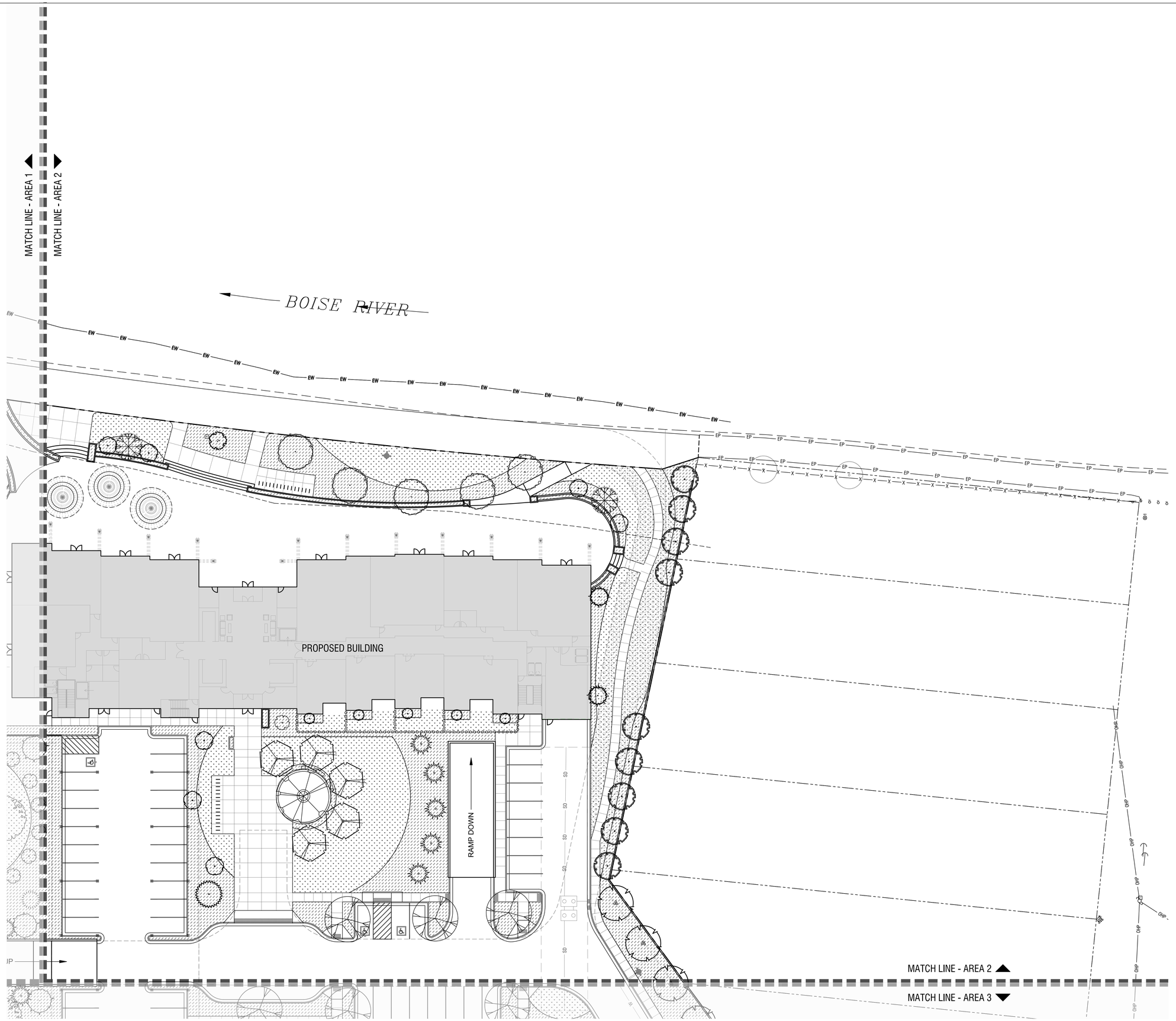
revision:

project: 190503
date: 11.07.19

Design Review

Landscape Plan Area 1

L1.01



Landscape Plan-Area 2

Horizontal Scale: 1" = 20'

Material Legend

TURF SOD.

PLANTER BED WITH ROCK MULCH. SEE SHEET L1.50 FOR PROPOSED SHRUB LIST. LARGE BASALT BOULDERS 3'-4' DIA. PLACED THROUGHOUT PLANTER BEDS, SEE DETAIL 5/L1.50.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ACER JAPONICUM `ACONITIFOLIUM` / FERNLEAF FULL MOON MAPLE 12`H X 10`W	2" CAL. B&B	4
	ACER MIYABEI `STATE STREET` / MIYABEI MAPLE 35`H X 25`W	2" CAL. B&B	11
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK CLASS II; 40`H X 35`W	2" CAL. B&B	14
	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK 20`H X 20`W	2" CAL. B&B	10
	CEDRUS ATLANTICA `GLAUCA FASTIGIATA` / COLUMNAR BLUE ATLAS CEDAR 30`H X 10`W	7HT. B&B	5
	CERCIS CANADENSIS `RISING SUN` / RISING SUN REDBUD 12`H X 8`W	2" CAL. B&B	5
	CEDRUS ATLANTICA `GLAUCA PENDULA` / WEEPING BLUE ATLAS CEDAR	7HT. B&B	1
	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM / IMPERIAL HONEYLOCUST 40`H X 30`W	2" CAL. B&B	12
	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM / EMERALD CITY TULIP TREE 50`H X 40`W	2" CAL. B&B	2
	LIRIODENDRON TULIPIFERA `FASTIGIATA` / COLUMNAR TULIP TREE 40`H X 15`W	2" CAL. B&B	8
	MAGNOLIA X `GALAXY` / GALAXY MAGNOLIA 30`H X 15`W	2" CAL. B&B	10
	MAGNOLIA STELLATA `ROYAL STAR` / ROYAL STAR MAGNOLIA 15`H X 12`W	2" CAL. B&B	11
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE 20`H X 20`W	2" CAL. B&B	13
	PRUNUS X CERASIFERA `CRIPOIZAM` / CRIMSON POINTE FLOWERING PLUM 25`H X 8`W;	2" CAL. B&B	12
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	PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE 25`H X 10`W	7HT. B&B	2
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	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN 40`H X 40`W	2" CAL. B&B	5

Landscape Calculations:

GENERAL

- TOTAL TREES PROPOSED: 149 TREES
- TOTAL CALIPER INCHES PROPOSED: 250 CALIPER INCHES
- TOTAL HEIGHT PROPOSED: 168 FEET

40TH STREET FRONTAGE- 150 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
- CLASS II OR CLASS III TREES CAN BE SUBSTITUTED AT THE RATE OF (2) CLASS I TREE FOR EVERY (1) CLASS II OR CLASS III TREE.

TREES REQUIRED	TREES PROVIDED
4 TOTAL	4 TOTAL (3 CLASS I) (1 CLASS II)

41ST STREET FRONTAGE- 455 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
- CLASS II OR CLASS III TREES CAN BE SUBSTITUTED AT THE RATE OF (2) CLASS I TREE FOR EVERY (1) CLASS II OR CLASS III TREE.

TREES REQUIRED	TREES PROVIDED
10 TOTAL	10 TOTAL (2 CLASS I) (4 CLASS II)

VETERAN'S MEMORIAL PARKWAY STREET FRONTAGE- 265 LINEAR FEET

- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
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TREES REQUIRED	TREES PROVIDED
6 TOTAL	6 TOTAL (3 CLASS II)

GENERAL LANDSCAPE REQUIREMENTS

- ONE TREE PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ONE SHRUB PER 150 SQUARE FET OF LANDSCAPE AREA.
- TREES MAY BE SUBSTITUTED FOR UP TO ½ OF THE REQUIRED SHRUBS AT THE RATE OF 1 TREE PER 10 SHRUBS AND VICE VERSA.

OPEN SPACE PROVIDED: 175,076 SQ. FT.

LANDSCAPE AREA: 38,963 SQ/ FT.

TREES REQUIRED	TREES PROVIDED
39 TOTAL	39 TOTAL

SHRUBS REQUIRED	SHRUBS PROVIDED
260 TOTAL	260 TOTAL

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STATE OF IDAHO
DOUGLAS A. RUSSELL
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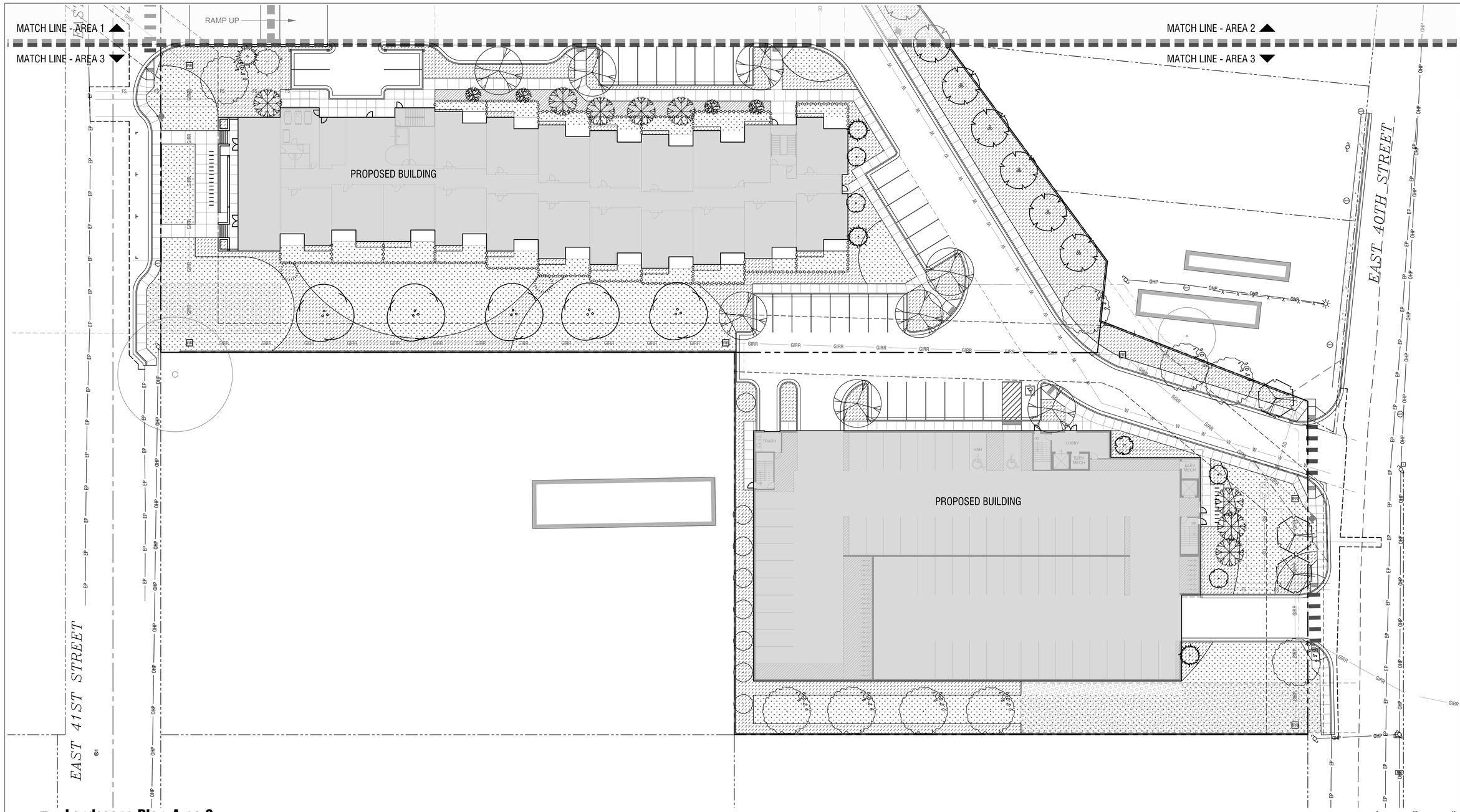
revision:

project: 190503
date: 11.07.19

Design Review

Landscape Plan Area 2

L1.02



Landscape Plan-Area 3

Horizontal Scale: 1" = 20'

Landscape Calculations:

GENERAL

- TOTAL TREES PROPOSED: 149 TREES
- TOTAL CALIPER INCHES PROPOSED: 250 CALIPER INCHES
- TOTAL HEIGHT PROPOSED: 168 FEET

40TH STREET FRONTAGE- 150 LINEAR FEET

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- ONE CLASS III OR CLASS II TREE SHALL BE PLANTED IN THE FRONTAGE AND AN ADDITIONAL CLASS I TREE SHALL BE PLANTED PER 50' LINEAR FEET.
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TREES REQUIRED	TREES PROVIDED
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- ONE TREE PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ONE SHRUB PER 150 SQUARE FET OF LANDSCAPE AREA.
- TREES MAY BE SUBSTITUTED FOR UP TO $\frac{1}{3}$ OF THE REQUIRED SHRUBS AT THE RATE OF 1 TREE PER 10 SHRUBS AND VICE VERSA.

OPEN SPACE PROVIDED: 175,076 SQ. FT.

LANDSCAPE AREA: 38,963 SQ/ FT.

TREES REQUIRED	TREES PROVIDED
39 TOTAL	39 TOTAL

SHRUBS REQUIRED	SHRUBS PROVIDED
260 TOTAL	260 TOTAL

Material Legend

TURF SOD.

PLANTER BED WITH ROCK MULCH. SEE SHEET L1.50 FOR PROPOSED SHRUB LIST. LARGE BASALT BOULDERS 3~4' DIA. PLACED THROUGHOUT PLANTER BEDS, SEE DETAIL 5/L1.50.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	ACER JAPONICUM `ACONITIFOLIUM` / FERNLEAF FULL MOON MAPLE 12` H X 10` W	2" CAL. B&B	4
	ACER MIYABEI `STATE STREET` / MIYABEI MAPLE 35` H X 25` W	2" CAL. B&B	11
	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK CLASS II; 40` H X 35` W	2" CAL. B&B	14
	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK 20` H X 20` W	2" CAL. B&B	10
	CEDRUS ATLANTICA `GLAUCA FASTIGIATA` / COLUMNAR BLUE ATLAS CEDAR 30` H X 10` W	7'HT. B&B	5
	CERCIS CANADENSIS `RISING SUN` / RISING SUN REDBUD 12` H X 8` W	2" CAL. B&B	5
	CEDRUS ATLANTICA `GLAUCA PENDULA` / WEEPING BLUE ATLAS CEDAR	7'HT. B&B	1
	GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM / IMPERIAL HONEYLOCUST 40` H X 30` W	2" CAL. B&B	12

PLANT SCHEDULE (CONT.)

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	LIRIODENDRON TULIPIFERA `EMERALD CITY` TM / EMERALD CITY TULIP TREE 50` H X 40` W	2" CAL. B&B	2
	LIRIODENDRON TULIPIFERA `FASTIGIATA` / COLUMNAR TULIP TREE 40` H X 15` W	2" CAL. B&B	8
	MAGNOLIA X `GALAXY` / GALAXY MAGNOLIA 30` H X 15` W	2" CAL. B&B	10
	MAGNOLIA STELLATA `ROYAL STAR` / ROYAL STAR MAGNOLIA 15` H X 12` W	2" CAL. B&B	11
	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE 20` H X 20` W	2" CAL. B&B	13
	PRUNUS X CERASIFERA `CRIPOIZAM` / CRIMSON POINTE FLOWERING PLUM 25` H X 8` W;	2" CAL. B&B	12
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID PINE 25` H X 15` W	7'HT. B&B	3
	PICEA GLAUCA PENDULA / WEEPING WHITE SPRUCE 25` H X 10` W	7'HT. B&B	2

PLANT SCHEDULE (CONT.)

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	PICEA OMORIKA `RIVERSIDE` / BRUNS SERBIAN SPRUCE 20` H X 15` W	7'HT. B&B	10
	PINUS NIGRA `OREGON GREEN` / OREGON GREEN PINE 18` H X 12` W	7'HT. B&B	3
	QUERCUS PALUSTRIS `PRINGREEN` / GREEN PILLAR OAK 40` H X 10` W	2" CAL. B&B	9
	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LITTLELEAF LINDEN 40` H X 40` W	2" CAL. B&B	5

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STATE OF IDAHO
DOUGLAS A. RUSSELL
LA-251
LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

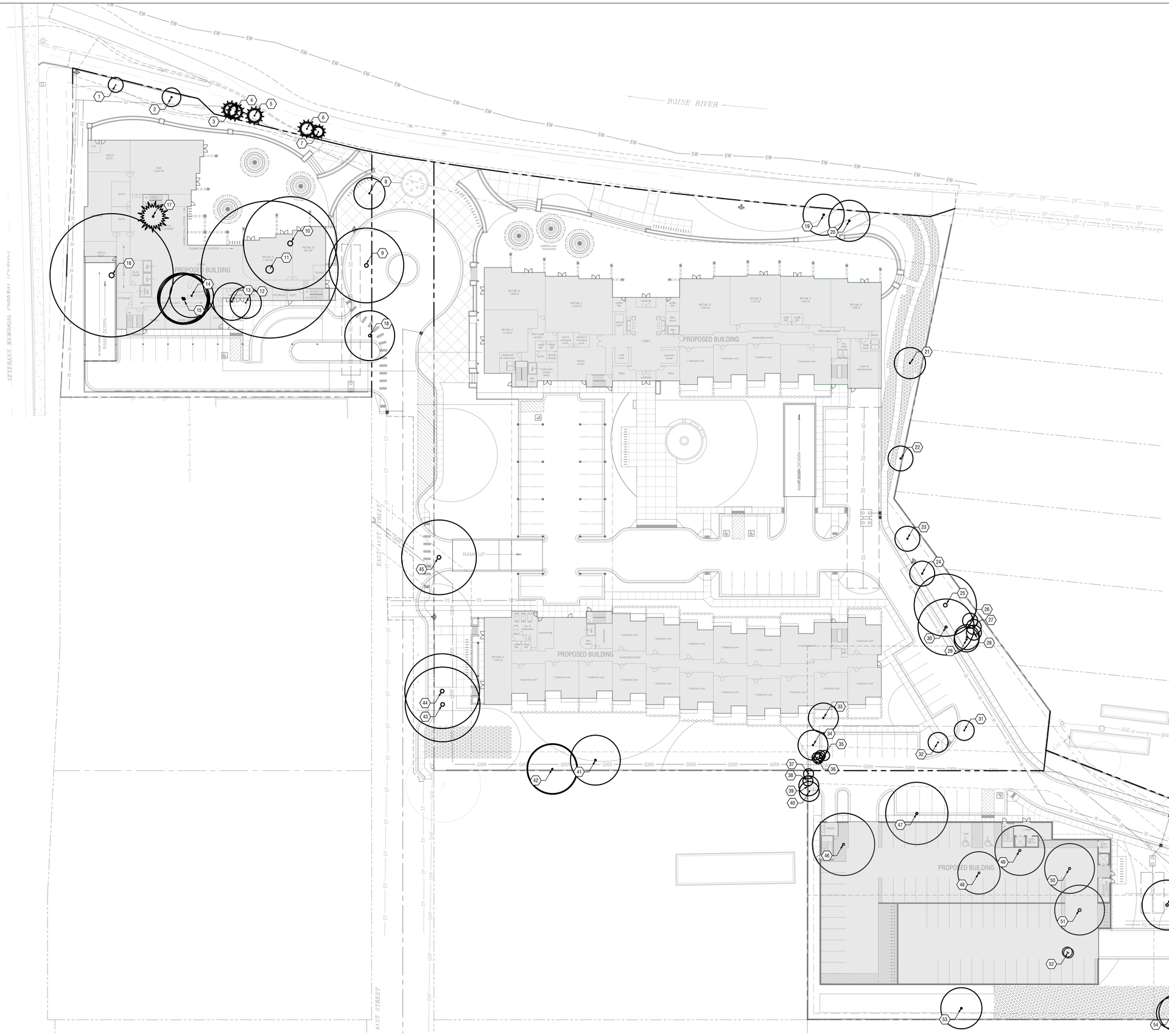
revision:

project: 190503
date: 11.07.19

Design Review

Landscape Plan Area 3

L1.03



Existing Tree Schedule

CALL OUT NUMBERS COORDINATE WITH NUMBERED TREES BELOW.

* TREE TYPES AND CONDITIONS ARE UNKNOWN AT THIS TIME. TREE TYPES, CONDITION, AND CAL.* TO MITIGATE WILL BE UPDATED ONCE THIS INFORMATION IS COLLECTED.

*TREE ANALYSIS IS BEING CONDUCTED BY A CERTIFIED ARBORIST ON SEPTEMBER 25, 2019. OFFICIAL REPORT CAN BE PROVIDED UPON REQUEST.

*ALL TREES IDENTIFIED AS DEAD, POOR, OR FAIR IN THE OFFICIAL REPORT SHALL BE EXEMPT FROM MITIGATION REQUIREMENTS (CALIPERS TO MITIGATE = 0).

* ALL TREES IDENTIFIED AS TYPES TO EXHIBIT CHARACTERISTICS INCLUDING: EXTREME INSECTS OR DISEASE SUSCEPTIBILITY, SOFT OR BRITTLE WOOD, TOXIC TO OTHER PLANTS, ETC., THE TREE SHALL BE EXEMPT FROM MITIGATION REQUIREMENTS (CALIPERS TO MITIGATE = 0). SPECIES EXAMPLE: BLACK LOCUST, BLACK WALNUT, COTTONWOOD, ELM, ETC.

TREE TYPE	SIZE (CAL.*	CONDITION	STATUS	CAL.* TO MITIGATE
1. UNKNOWN	4"	UNKNOWN	REMOVE	N/A
2. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
3. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
4. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
5. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
6. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
7. UNKNOWN	6"	UNKNOWN	REMOVE	N/A
8. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
9. UNKNOWN	36"	UNKNOWN	REMOVE	N/A
10. UNKNOWN	48"	UNKNOWN	REMOVE	N/A
11. UNKNOWN	72"	UNKNOWN	REMOVE	N/A
12. UNKNOWN	6"	UNKNOWN	REMOVE	N/A
13. UNKNOWN	10"	UNKNOWN	REMOVE	N/A
14. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
15. UNKNOWN	12" CLUMP	UNKNOWN	REMOVE	N/A
16. UNKNOWN	48"	UNKNOWN	REMOVE	N/A
17. UNKNOWN	16"	UNKNOWN	REMOVE	N/A
18. UNKNOWN	24"	UNKNOWN	REMOVE	N/A
19. UNKNOWN	16"	UNKNOWN	REMOVE	N/A
20. UNKNOWN	16"	UNKNOWN	REMOVE	N/A
21. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
22. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
23. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
24. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
25. UNKNOWN	36"	UNKNOWN	REMOVE	N/A
26. UNKNOWN	10"	UNKNOWN	REMOVE	N/A
27. UNKNOWN	10"	UNKNOWN	REMOVE	N/A
28. UNKNOWN	10"	UNKNOWN	REMOVE	N/A
29. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
30. UNKNOWN	21"	UNKNOWN	REMOVE	N/A
31. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
32. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
33. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
34. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
35. UNKNOWN	4"	UNKNOWN	REMOVE	N/A
36. UNKNOWN	4" CLUMP	UNKNOWN	REMOVE	N/A
37. UNKNOWN	4"	UNKNOWN	REMOVE	N/A
38. UNKNOWN	4"	UNKNOWN	REMOVE	N/A
39. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
40. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
41. UNKNOWN	18"	UNKNOWN	REMOVE	N/A
42. UNKNOWN	6" CLUMP	UNKNOWN	REMOVE	N/A
43. UNKNOWN	36"	UNKNOWN	REMOVE	N/A
44. UNKNOWN	36"	UNKNOWN	REMOVE	N/A
45. UNKNOWN	36"	UNKNOWN	REMOVE	N/A
46. UNKNOWN	20"	UNKNOWN	REMOVE	N/A
47. UNKNOWN	20"	UNKNOWN	REMOVE	N/A
48. UNKNOWN	16"	UNKNOWN	REMOVE	N/A
49. UNKNOWN	20"	UNKNOWN	REMOVE	N/A
50. UNKNOWN	20"	UNKNOWN	REMOVE	N/A
51. UNKNOWN	28"	UNKNOWN	REMOVE	N/A
52. UNKNOWN	4" CLUMP	UNKNOWN	REMOVE	N/A
53. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
54. UNKNOWN	16"	UNKNOWN	REMOVE	N/A
55. UNKNOWN	12"	UNKNOWN	REMOVE	N/A
56. UNKNOWN	4"	UNKNOWN	REMOVE	N/A
57. UNKNOWN	8"	UNKNOWN	REMOVE	N/A
58. UNKNOWN	24"	UNKNOWN	REMOVE	N/A
			TOTAL =	N/A

Mitigation Calculations

TOTAL TREES REMOVED: 58 TREES
(DECIDUOUS TREES = 52 EVERGREEN TREES = 6)

TOTAL TREES PROPOSED: 149 TREES
(DECIDUOUS TREES = 124 EVERGREEN TREES = 25)

TOTAL CALIPER REQUIRED FOR MITIGATION: UNKNOWN

TOTAL CALIPERS PROPOSED: 250"

Landscape Plan-Existing Tree Inventory Plan

Horizontal Scale: 1"=30'

0 30' 60'

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the boardwalk
garden city, ID

revision:

project: 190503
date: 11.07.19

Design Review

Existing Tree Inventory Plan

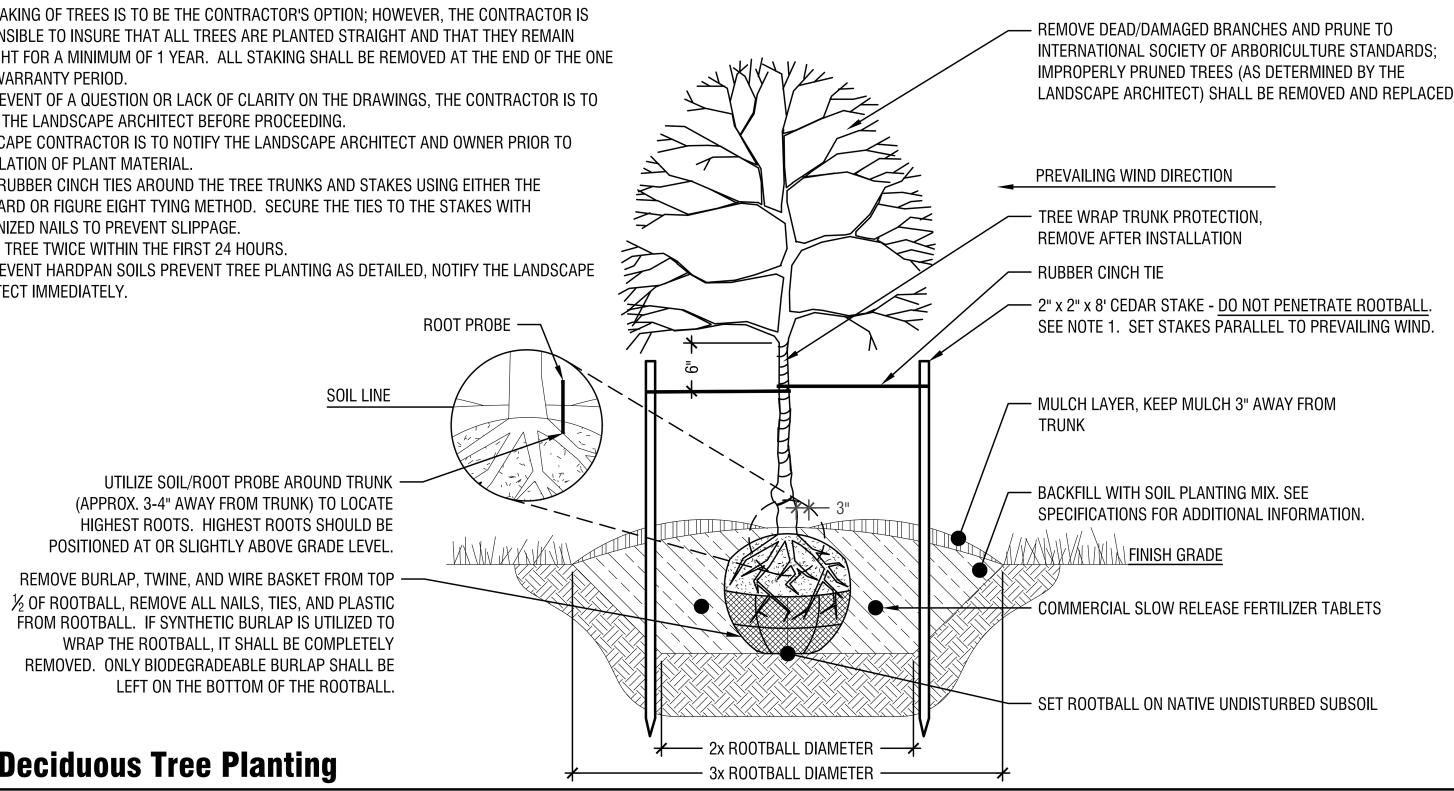
L1.10

PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	SIZE
	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA 3`H X 3`W	1 GAL
	BUXUS X `GLENCOE` / CHICAGOLAND GREEN BOXWOOD 4`H X 4`W	2 GAL
	BUXUS SEMPERVIRENS `KATERBERG` TM / NORTH STAR BOXWOOD 1.5`H X 1.5W	1 GAL
	CORTADERIA SELLOANA `PUMILA` / DWARF PAMPAS GRASS 8`H X 5`W	2 GAL
	CAREX OSHIMENSIS `EVERGOLD` / VARIEGATED JAPANESE SEDGE 18"H X 18"W	1 GAL
	CORNUS ALBA `BAILHALO` TM / IVORY HALO DOGWOOD 6`H X 6`W	5 GAL.
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / KARL FOERSTER FEATHER REED GRASS 3`H X 3`W	2 GAL
	DESCHAMPSIA CESPITOSA `NORTHERN LIGHTS` / NORTHERN LIGHTS HAIR GRASS 1`H X 1`W	1 GAL
	EUONYMUS JAPONICUS `GREENSPIRE` / GREENSPIRE UPRIGHT EUONYMUS 8`H X 3`W	2 GAL
	FESTUCA GLAUCA `ELIJAH BLUE / ELIJAH BLUE FESCUE 1`H X 1`W	1 GAL
	HEUCHERA X `PEACH CRISP` / PEACH CRISP CORAL BELLS 1`H X 1.5`W	1 GAL
	HOSTA X `HALCYON` / HALCYON HOSTA 2`H X 3`W	1 GAL
	HYDRANGEA ARBORESCENS `INCREDIBALL` / INCREDIBALL WHITE HYDRANGEA 5`H X 5`W	2 GAL
	HEUCHERA MICRANTHA `PALACE PURPLE` / PALACE PURPLE CORAL BELLS 1.5`H X 1.5`W	1 GAL
	HOSTA X `PRAIRIE MOON` / PRAIRIE MOON HOSTA 2`H X 3`W	1 GAL
	HOSTA X `PATRIOT` / PATRIOT HOSTA 1.5`H X 2.5`W	1 GAL
	HEMEROCALLIS X `PARDON ME` / PARDON ME DAYLILY 2`H X 2`W	1 GAL
	LIATRIS SPICATA `FLORISTAN WHITE` / FLORISTAN WHITE SPIKE GAYFEATHER 2`H X 1`W	1 GAL
	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT MAIDEN GRASS 5`H X 5`W	3 GAL.
	PANICUM VIRGATUM `HEAVY METAL` / HEAVY METAL SWITCH GRASS 5`H X 3`W	1 GAL
	PINUS SYLVESTRIS `HILLSIDE CREEPER` / HILLSIDE CREEPER SCOTCH PINE 2`H X 8`W	2 GAL
	PINUS MUGO `SLOWMOUND` / SLOWMOUND MUGO PINE 3`H X 3`W	2 GAL
	PHILADELPHUS X VIRGINALIS `DWARF SNOWFLAKE` / DWARF SNOWFLAKE MOCKORANGE 4`H X 4`W	3 GAL
	ROSA GROUNDCOVER X `RED` / FLOWER CARPET RED GROUNDCOVER ROSE 2`H X 3`W	2 GAL
	RHUS TYPHINA `BALTIGER` TM / TIGER EYES SUMAC 6`H X 6`W	5 GAL.
	SCHIZACHYRIUM SCOPARIUM `THE BLUES` / THE BLUES LITTLE BLUESTEM 3` H X 3` W	2 GAL
	SEDUM ALBUM `CORAL CARPET` / CORAL CARPET STONECROP 4"H X 18"W	4"

NOTES:

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



1 Deciduous Tree Planting

Scale: NTS

NOTES:

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
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4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
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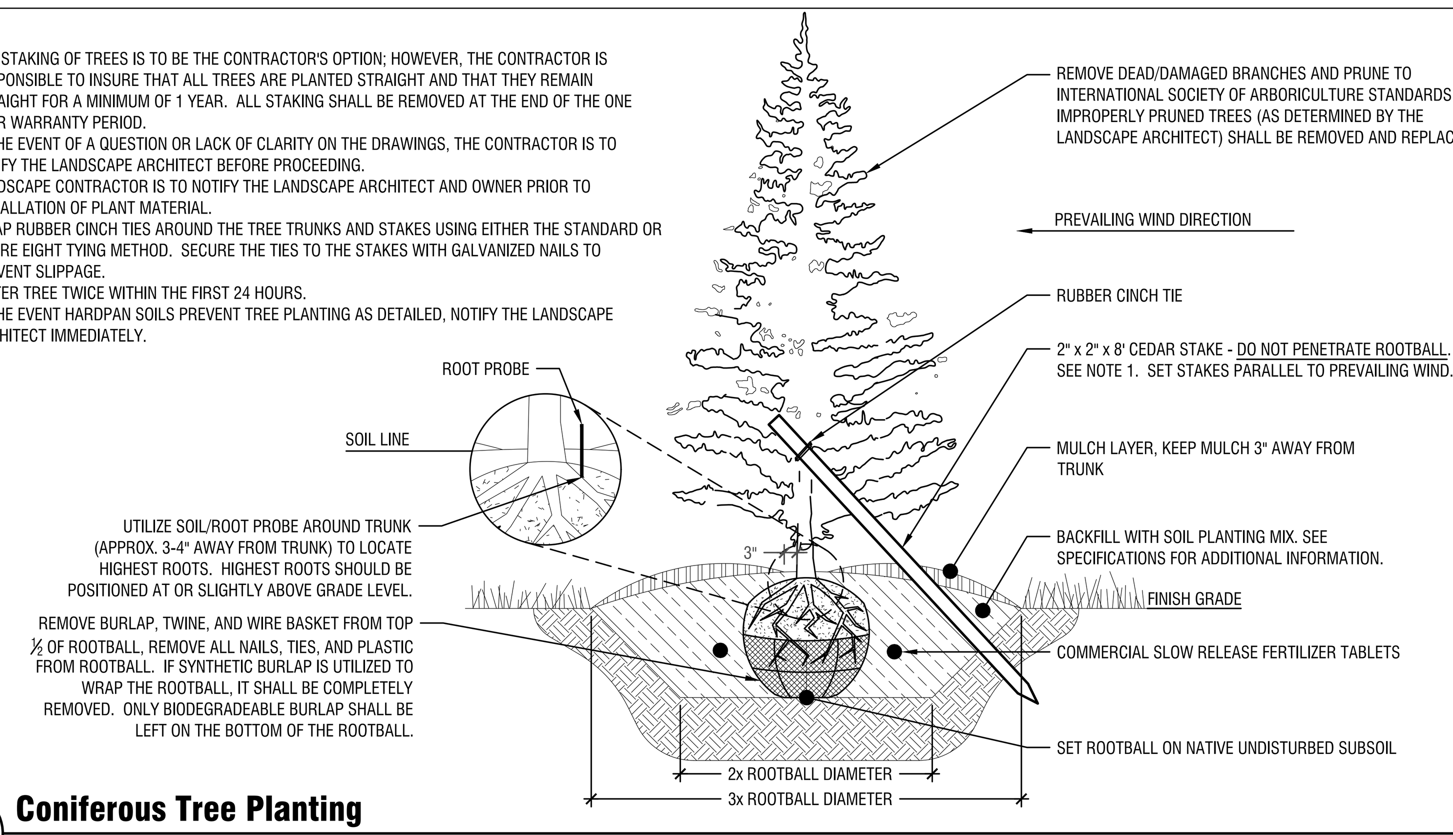
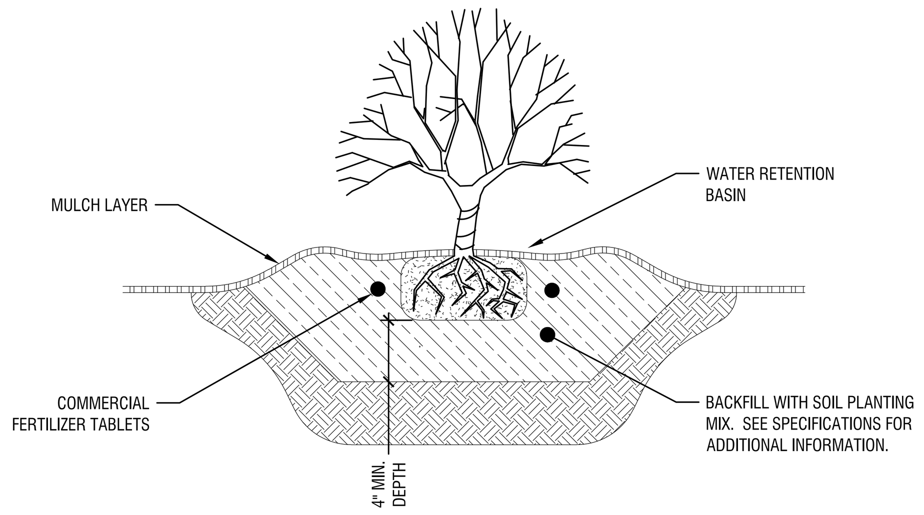


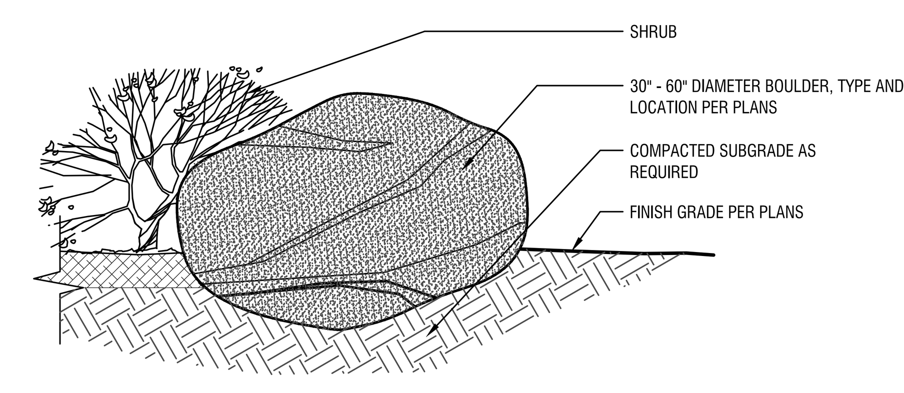
2 Coniferous Tree Planting

Scale: NTS



3 Shrub Planting

Scale: NTS



NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY $\frac{1}{4}$ TO $\frac{1}{3}$ OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

4 Boulder Installation

Scale: NTS

Landscape Notes:

A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.

B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
- B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
- B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.

C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL, SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.

D. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

E. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

F. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.

G. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION.REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.

H. NEW TREE PLANTING, SEE DETAIL 1&2/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.

I. NEW SHRUB PLANTING. SEE DETAIL 3/L1.50.

J. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

K. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.

L. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
- L.A. APPLICATION RATES:
  - L.A.a. HUMIC ACID: 25 LBS PER TREE PIT
  - L.A.b. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
  - L.A.c. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
  - L.A.d. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT

M. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
- M.1. APPLICATION RATES:
  - M.1.a. HUMIC ACID: 2 LBS PER SHRUB PIT
  - M.1.b. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
  - M.1.c. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
  - M.1.d. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT

N. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.

O. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Irrigation Note

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.

Tree Protection Notes:

A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE: (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
- A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
- A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
- A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
- A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
- A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
- A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
- A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.

B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.

C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE — ***REPLACEMENT***

1" TO 6" CALIPER..........................2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.......................1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.........1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

THE LAND GROUP
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DOUGLAS A. RUSSELL
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LICENSED LANDSCAPE ARCHITECT
11/07/2019

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the boardwalk
garden city, ID

revision:

project: 190503
date: 11.07.19

Design Review

Landscape Plan Details

L1.50