LAND DIVISION

Permit info: SUBFY2020-01

Application Date: 08/21/2020 Rec'd by: ES

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 Hale Development, Inc.

Name: David Hale
Email: david@haledevelopment.com
Phone: 208 863 4002
Address: 1603 W. Idaho St. Boise, ID 83702

OWNER CS2, LLC

Name:
Email:
Phone: 208 629 0606
Address: 3363 E. Presidential Dr. Ste 200 Meridian, ID 83642

PROPERTY INFORMATION

Subdivision/Project Name: SUBFY2020-01 Mountain View Townhomes Subdivision

Site address: S0536141980 not currently addressed. Vacant land south of 5425 Chinden

Description of Existing Use(s): Vacant land

Description of Surrounding Uses: residential and commercial

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

Number of residential lots 61 Number of commercial lots Ø Number of mixed use lots Ø
Number of common lots 6 Square feet of common open space 2.19 acres
Are any improvements planned within the common open space area? If so, specify.

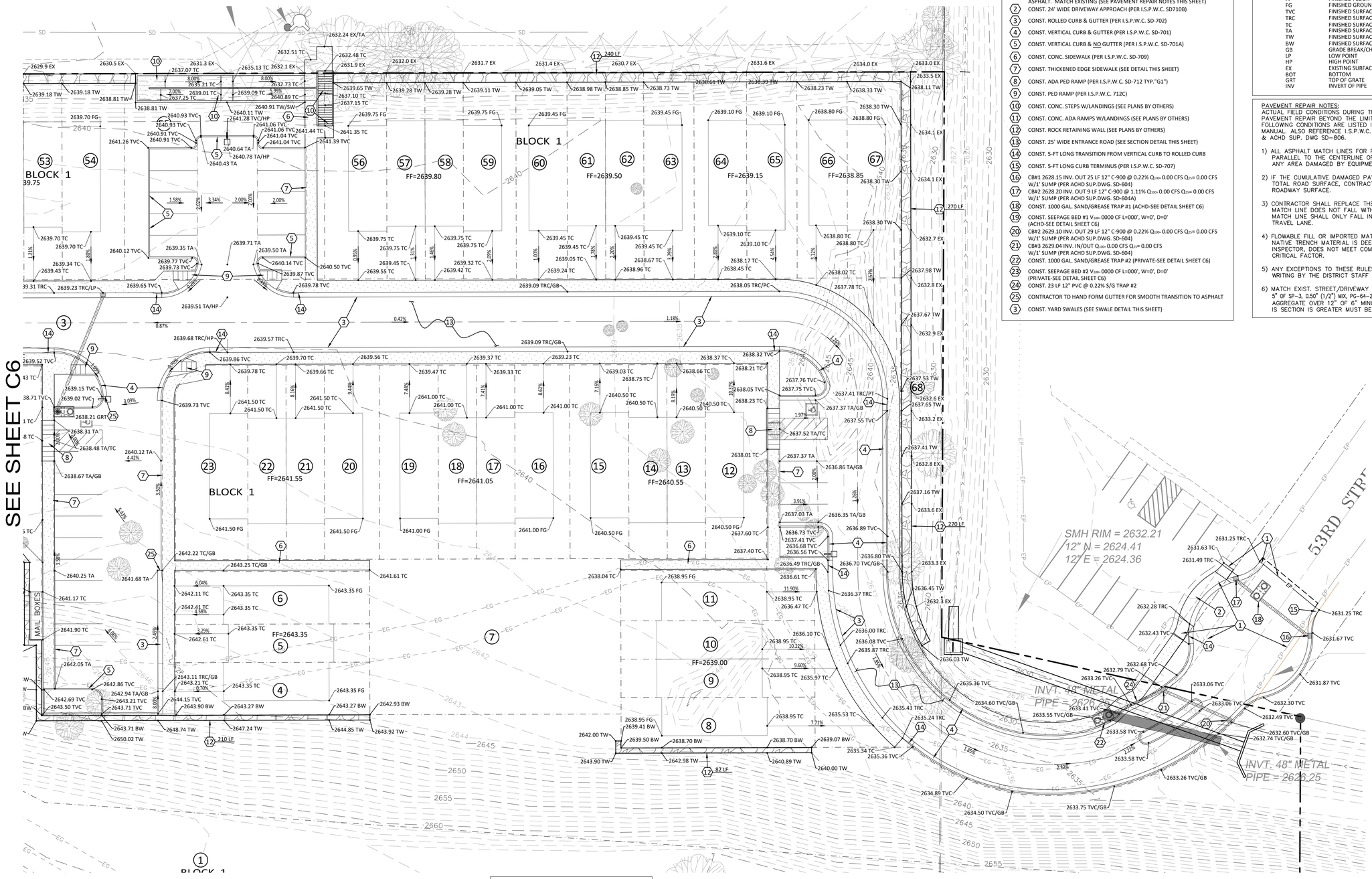
What public services and facilities are required for this development? _____Fire Protection _____Police Protection _____Water _____Sewer _____Drainage _____Streets _____Schools

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.

Is the project within the Floodplain?

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?



NOTES:
1. LANDSCAPERS/FINE GRADERS TO CONSTRUCT SIDEYARD SWALES ON SIDE LOT LINES AS NEEDED.
2. SEE SHEET 0 FOR SECTIONS

KEYNOTES

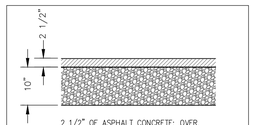
1. SAW CUT & REMOVE APPROX. 65 LF OF EXIST. CURB, GUTTER, SIDEWALK & ASPHALT. MATCH EXISTING (SEE PAVEMENT REPAIR NOTES THIS SHEET)
2. CONST. 24' WIDE DRIVEWAY APPROACH (PER I.S.P.W.C. SD710B)
3. CONST. ROLLED CURB & GUTTER (PER I.S.P.W.C. SD-702)
4. CONST. VERTICAL CURB & GUTTER (PER I.S.P.W.C. SD-701)
5. CONST. VERTICAL CURB & NO GUTTER (PER I.S.P.W.C. SD-701A)
6. CONST. CONC. SIDEWALK (PER I.S.P.W.C. SD-709)
7. CONST. THICKENED EDGE SIDEWALK (SEE DETAIL THIS SHEET)
8. CONST. ADA PED RAMP (PER I.S.P.W.C. SD-712 TYP."G1")
9. CONST. PED RAMP (PER I.S.P.W.C. 712C)
10. CONST. CONC. STEPS W/LANDINGS (SEE PLANS BY OTHERS)
11. CONST. CONC. ADA RAMPS W/LANDINGS (SEE PLANS BY OTHERS)
12. CONST. ROCK RETAINING WALL (SEE PLANS BY OTHERS)
13. CONST. 25' WIDE ENTRANCE ROAD (SEE SECTION DETAIL THIS SHEET)
14. CONST. 5-FT LONG TRANSITION FROM VERTICAL CURB TO ROLLED CURB
15. CONST. 5-FT LONG CURB TERMINUS (PER I.S.P.W.C. SD-707)
16. CB#1 2628.15 INV. OUT 25 LF 12" C-900 @ 0.22% Q_{100}- 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER ACHD SUP.DWG. SD-604)
17. CB#2 2628.20 INV. OUT 9 LF 12" C-900 @ 1.11% Q_{100}- 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER ACHD SUP.DWG. SD-604A)
18. CONST. 1000 GAL. SAND/GREASE TRAP #1 (ACHD-SEE DETAIL SHEET C6)
19. CONST. SEEPAGE BED #1 V_{100}- 0000 CF L=000', W=0', D=0' (ACHD-SEE DETAIL SHEET C6)
20. CB#2 2629.10 INV. OUT 29 LF 12" C-900 @ 0.22% Q_{100}- 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER ACHD SUP.DWG. SD-604)
21. CB#3 2629.04 INV. IN/OUT Q_{100}- 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER ACHD SUP.DWG. SD-604)
22. CONST. 1000 GAL. SAND/GREASE TRAP #2 (PRIVATE-SEE DETAIL SHEET C6)
23. CONST. SEEPAGE BED #2 V_{100}- 0000 CF L=000', W=0', D=0' (PRIVATE-SEE DETAIL SHEET C6)
24. CONST. 23 LF 12" PVC @ 0.22% S/G TRAP #2
25. CONTRACTOR TO HAND FORM GUTTER FOR SMOOTH TRANSITION TO ASPHALT
3. CONST. YARD SWALES (SEE SWALE DETAIL THIS SHEET)

GRADING LEGEND

2642.85	DESIGN ELEVATION
2632.2	EXISTING GROUND ELEVATION
1.9% 4:1	DESIGN SLOPE
FF	FINISHED FLOOR
FG	FINISHED GROUND
TVC	FINISHED SURFACE (@ TOP BACK VERTICAL CURB)
TRC	FINISHED SURFACE (@ TOP BACK ROLLED CURB)
TC	FINISHED SURFACE (@ CONCRETE/SIDEWALK)
TA	FINISHED SURFACE (@ TOP OF ASPHALT)
TW	FINISHED SURFACE (@ TOP OF WALL)
BW	FINISHED SURFACE (@ BOTTOM OF WALL)
GB	GRADE BREAK/CHANGE IN SLOPE
LP	LOW POINT
HP	HIGH POINT
EX	EXISTING SURFACE ELEVATION
BOT	BOTTOM
GRT	TOP OF GRATE
INV	INVERT OF PIPE

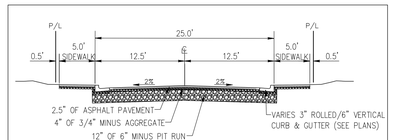
PAVEMENT REPAIR NOTES:
ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLANS. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 OF ACHD POLICY MANUAL. ALSO REFERENCE I.S.P.W.C. SD–301; ACHD SUP. DWG SD–303; & ACHD SUP. DWG SD–806.

1) 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.
2) IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
3) 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.
4) 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.
5) ANY EXCEPTIONS TO THESE RULES SHALL BE PRE–APPROVED IN WRITING BY THE DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
6) MATCH EXIST. STREET/DRIVEWAY SECTION OR USE THE FOLLOWING 5" OF SP–3, 0.50" (1/2") MIX, PG–64–28 OVER 4" OF 3/4" MINUS CRUSHED AGGREGATE OVER 12" OF 6" MINUS PIT RUN. WHICHEVER IS SECTION IS GREATER MUST BE USED.

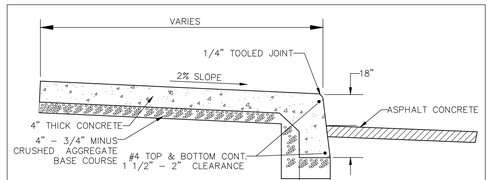


2 1/2" OF ASPHALT CONCRETE; OVER, 10" OF 3/4" CRUSHED AGGREGATE BASE COURSE
NOTE
PER SITE CONSULTING GEOTECHNICAL REPORT DATED: MARCH 5, 2014

STRUCTURAL SECTION PARKING
-NTS-



DRIVE ISLE-SECTION
1" = 10'



THICKENED EDGE SIDEWALK DETAIL
-NTS-

20 0 10 20 40
SCALE IN FEET
1" = 20'

811 Know what's below. Call before you dig.
CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1585

AGENCY REVIEW NOT APPROVED FOR CONSTRUCTION

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIV
Civil Engineering and Land Development Consulting
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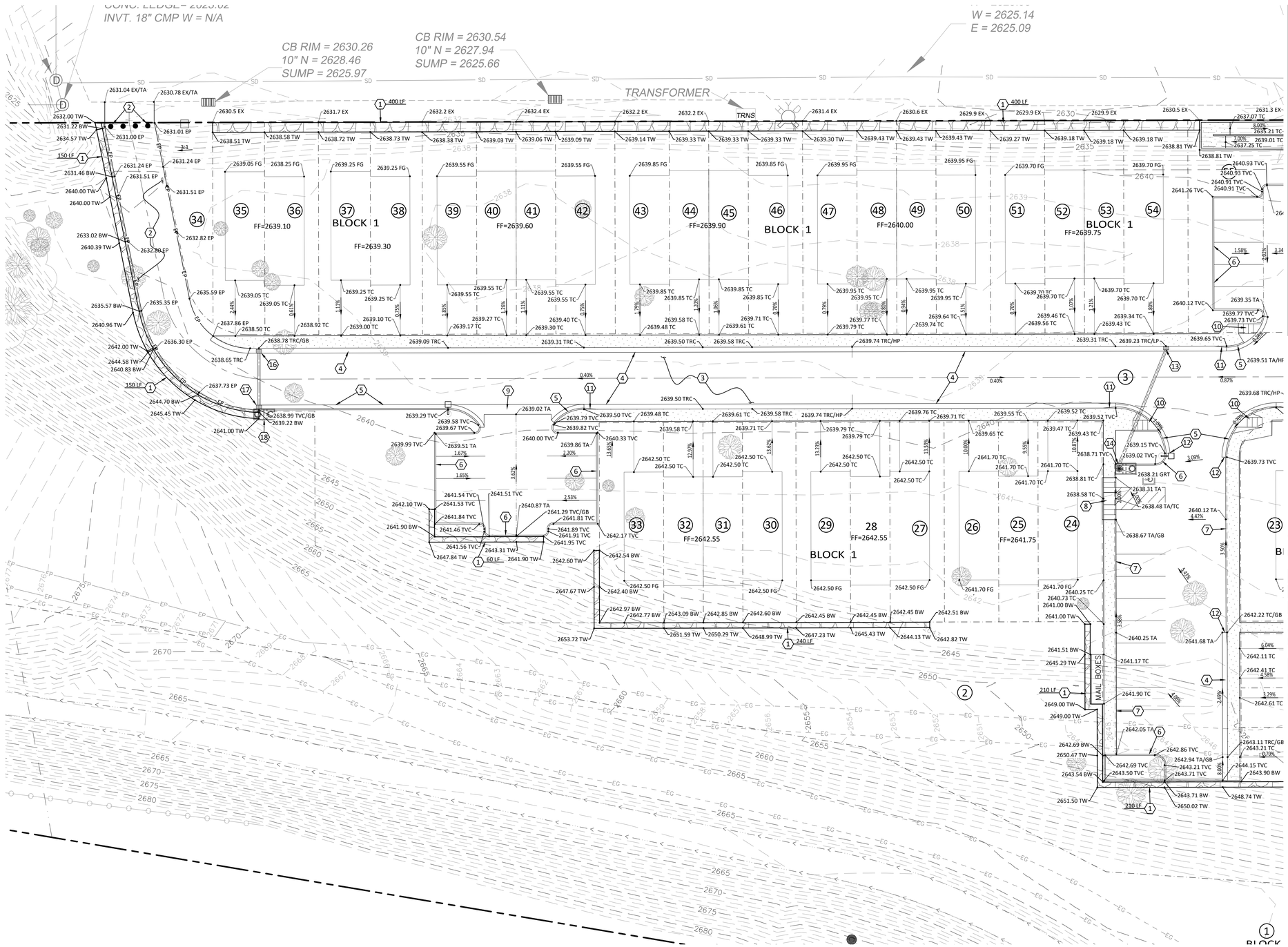
Project Name: MOUNTAIN VIEW TOWNHOMES SUBDIVISION

Sheet Name: GRADING & DRAINAGE PLAN

Stamp

Project No. RSC 20–42
Drawn By: RLC
Date: 13 August 2020
Sheet No. C4



NOTES:
1. LANDSCAPERS/FINE GRADERS TO CONSTRUCT SIDEYARD SWALES ON SIDE LOT LINES AS NEEDED.
2. SEE SHEET 11 FOR SECTIONS

KEYNOTES

1. CONST. ROCK RETAINING WALL (SEE PLANS BY OTHERS)
2. CONST. 20' WIDE EMERGENCY ACCESS ROAD (SEE DETAIL THIS SHEET)
3. INSTALL BREAKAWAY BOLLARDS (5' MAX. SPACING 4 TOTAL) FOR EMERGENCY ACCESS (PER "MAXI FORCE" MCSP-SS) OR AS APPROVED BY BOISE FIRE DEPT.) (NOT: BOLLARDS SCALE EXAGGERATED FOR CLARITY)
3. CONST. 25' WIDE ENTRANCE ROAD (SEE SECTION DETAIL SHEET C3)
4. CONST. ROLLED CURB & GUTTER (PER I.S.P.W.C. SD-702)
5. CONST. VERTICAL CURB & GUTTER (PER I.S.P.W.C. SD-701)
6. CONST. VERTICAL CURB & NO GUTTER (PER I.S.P.W.C. SD-701A)
7. CONST. THICKENED EDGE SIDEWALK (SEE DETAIL SHEET C3)
8. CONST. ADA PED RAMP (PER I.S.P.W.C. SD-712 TYP."G1")
9. CONST. 4' WIDE VALLEY GUTTER (PER I.S.P.W.C. SD-708)
10. CONST. PED RAMP (PER I.S.P.W.C. 712C)
11. CONST. 5-FT LONG TRANSITION FROM VERTICAL CURB TO ROLLED CURB
12. CONTRACTOR TO HAND FORM GUTTER FOR SMOOTH TRANSITION TO ASPHALT
13. CB#5 2636.00 INV. OUT 50 LF 12" C-900 @ 1.56% Q_{100}= 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER I.S.P.C. SD-604A)
14. CONST. 1000 GAL. SAND/GREASE TRAP #3 (SEE DETAIL SHEET C6)
15. CONST. SEEPAGE BED #3 V_{100}= 0000 CF L=000', W=0', D=0' (SEE DETAIL SHEET C6)
16. CB#6 2635.55 INV. OUT 22 LF 12" C-900 @ 0.22% Q_{100}= 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER I.S.P.C. SD-604A)
17. CB#7 2635.50 INV. IN/OUT Q_{100}= 0.00 CFS Q_{25}= 0.00 CFS W/1' SUMP (PER I.S.P.C. SD-604A)
18. CONST. 1000 GAL. SAND/GREASE TRAP #4 (SEE DETAIL SHEET C6)
19. CONST. SEEPAGE BED #4 V_{100}= 0000 CF L=000', W=0', D=0' (SEE DETAIL SHEET C6)
3. CONST. YARD SWALES (SEE SWALE DETAIL THIS SHEET)

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