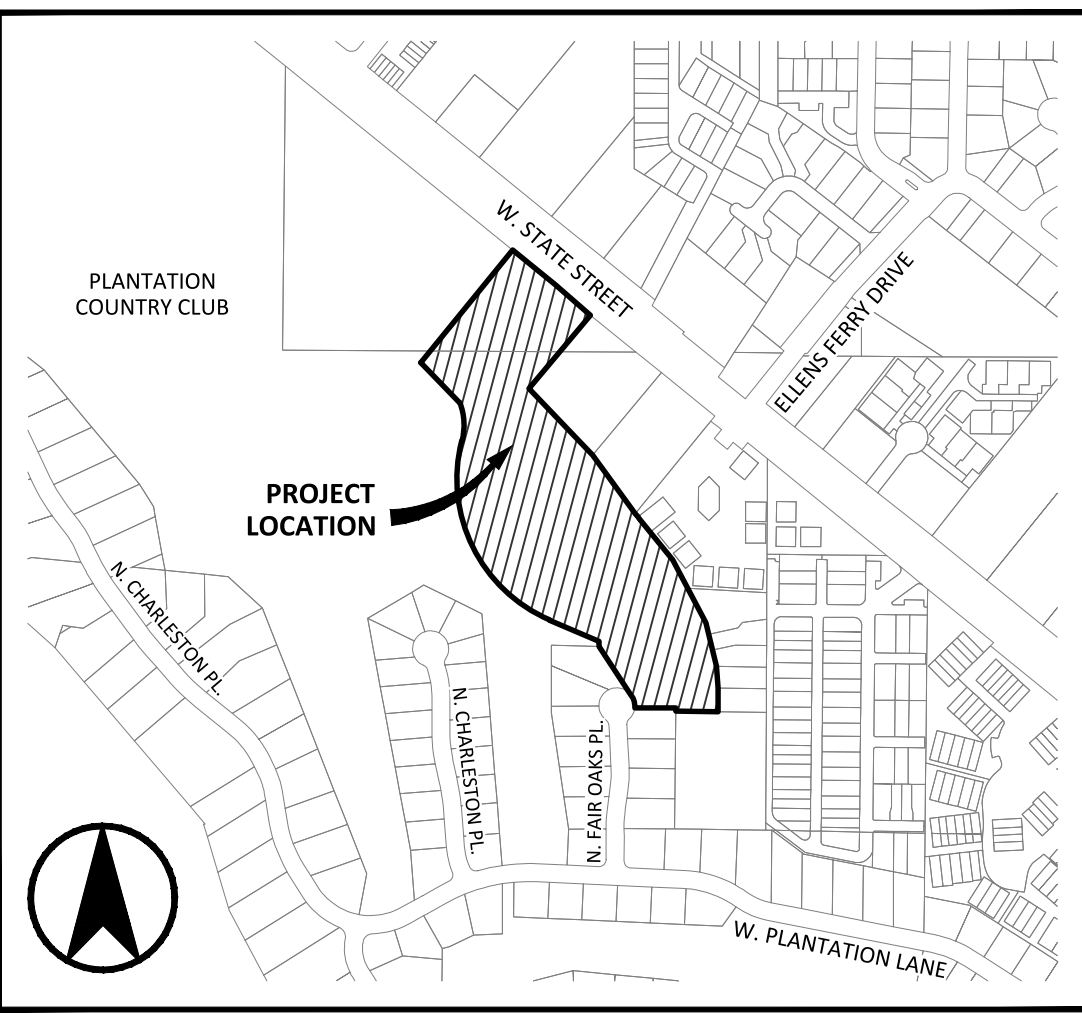


PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



VICINITY MAP

NOT TO SCALE

PROJECT SUMMARY

SITE DATA	
PARCEL NUMBER(S):	S0630212970 & S0630212980
PROPERTY ADDRESS:	W. STATE STREET
CITY/STATE/ZIP:	GARDEN CITY, IDAHO 83703
CURRENT ZONING:	SAP (SPECIFIC AREA PLAN)
PROPOSED ZONING:	SAME AS ABOVE
PROJECT AREA:	±10.28 ACRES
TOTAL BUILDINGS:	34 (32 4-FLEX & 2 3-FLEX)
TOTAL NUMBER OF UNITS:	134 UNITS
DENSITY:	±13.0 UNITS PER GROSS ACRE
DEVELOPABLE LOTS:	±5.35 ACRES 134 LOTS
COMMON LOTS:	±2.46 ACRES 5 LOTS
COMMON DRIVE LOTS:	±2.47 ACRES 1 LOT
PROJECT TOTAL:	±10.28 ACRES 140 LOTS
MINIMUM LOT SIZE:	±1,380 SF
MAXIMUM LOT SIZE:	±2,341 SF
AVERAGE LOT SIZE:	±1,737 SF

PARKING REQUIRED (PER TABLE 8-8A-30-5)

	TOTAL PER DWELLING UNIT	COVERED PER DWELLING UNIT	COVERED BIKE PARKING
UP TO 1 BEDROOM	1	0.5	0.5
2+ BEDROOMS	2	0.5	0.5
ACTIVE ADULT COMMUNITY	1	0.5	0.5
DWELLING, 3F DETACHED	2	2	N/A
DWELLING, TOWNHOUSE	2	2	N/A

FOR DEVELOPMENT WITH MORE THAN TWO (2) DWELLING UNITS THERE SHALL BE ONE (1) ADDITIONAL SPACE/PER TEN (10) DWELLING UNITS PROVIDED FOR GUEST PARKING. THERE SHALL BE ONE-TENTH (0.1) PARKING SPACE/UNIT PROVIDED FOR GUEST PARKING FOR THE FIRST TEN (10) UNITS. ANY FRACTION GREATER THAN ONE-HALF (0.5) SHALL BE ROUNDED UP; ONE-HALF (0.5) OR LESS MAY BE ROUNDED DOWN.

TOTAL PARKING REQUIRED: 281 SPACES (268 TO BE COVERED)

TOTAL PARKING PROVIDED: 268 COVERED SPACES (GARAGES)  
84 STANDARD SPACES (9'x20')  
352 TOTAL SPACES PROVIDED (2.63 PER UNIT)

SAP DIMENSIONAL STANDARDS

FRONT YARD:	5'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	3'
STREET SIDE YARD SETBACK:	3'

PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
5. LOTS 5, 14, 19, 96 & 124, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. LOT 140, BLOCK 1 IS A COMMON DRIVE LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. REFER TO ARCHITECTURAL PLANS FOR BUILDING AREAS, ELEVATIONS AND DETAILS.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON NAD83 (2011) STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

UTILITIES:	
WATER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	BOISE VALLEY IRRIGATION DITCH COMPANY
FIRE PROTECTION:	GARDEN CITY FIRE DISTRICT

PROJECT TEAM

PROPERTY OWNER / DEVELOPER:  
NAME: BRIGHTON DEVELOPMENT  
CONTACT: ZACH MEYERS  
ADDRESS: 2929 W. NAVIGATION DRIVE, SUITE 400  
CITY/STATE/ZIP: MERIDAN, IDAHO 83642  
PHONE: 208.901.4264  
EMAIL: zmeyers@brighton.com

ENGINEERING:  
NAME: KM ENGINEERING, LLP  
CONTACT: KELLY KEHRER, P.E., P.L.S.  
ADDRESS: 5725 N. DISCOVERY WAY  
CITY/STATE/ZIP: BOISE, IDAHO 83713  
PHONE: 208.639.6939  
EMAIL: kelly@kmengrp.com

LEGEND

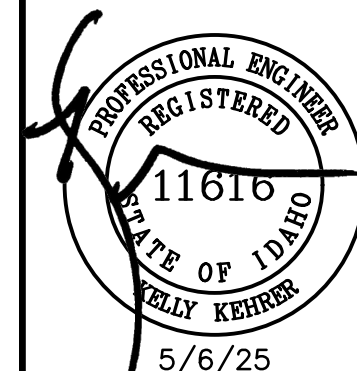
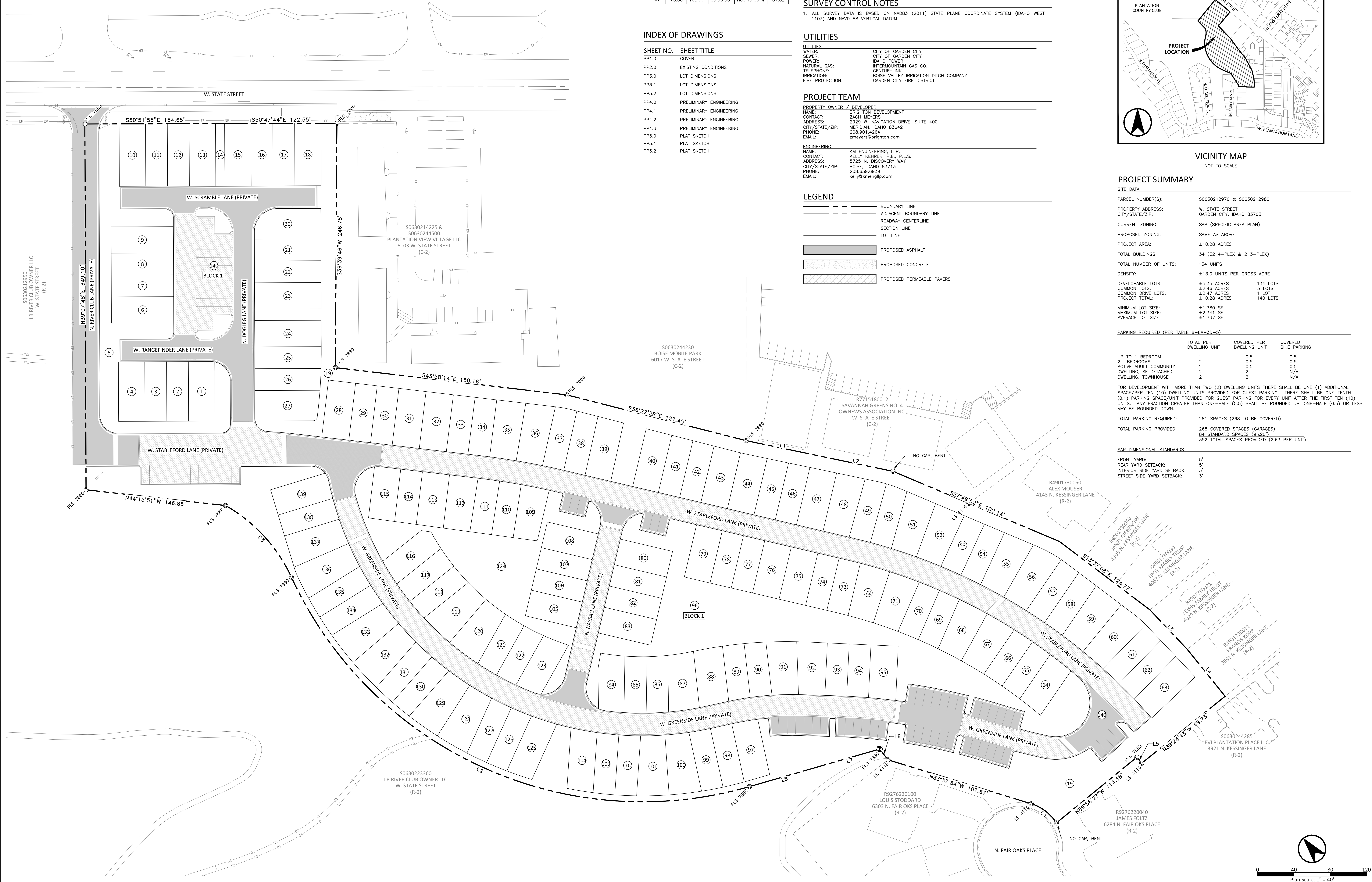
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---	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	SECTION LINE
---	LOT LINE
---	PROPOSED ASPHALT
---	PROPOSED CONCRETE
---	PROPOSED PERMEABLE PAVERS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
L5	N00°07'01"W	8.49'
L6	N01°29'48"E	15.00'
L7	N66°47'11"W	70.27'
L8	N66°47'11"W	78.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
C2	425.00'	232.66'	31°21'57"	N40°28'22"W	229.77'
C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP2.0	EXISTING CONDITIONS
PP3.0	LOT DIMENSIONS
PP3.1	LOT DIMENSIONS
PP3.2	LOT DIMENSIONS
PP4.0	PRELIMINARY ENGINEERING
PP4.1	PRELIMINARY ENGINEERING
PP4.2	PRELIMINARY ENGINEERING
PP4.3	PRELIMINARY ENGINEERING
PP5.0	PLAT SKETCH
PP5.1	PLAT SKETCH
PP5.2	PLAT SKETCH



REVISIONS	
NO.	DATE

STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
COVER



DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	SKK
DATE:	02/09/25
PROJECT:	24-217
SHEET NO.	PP1.0

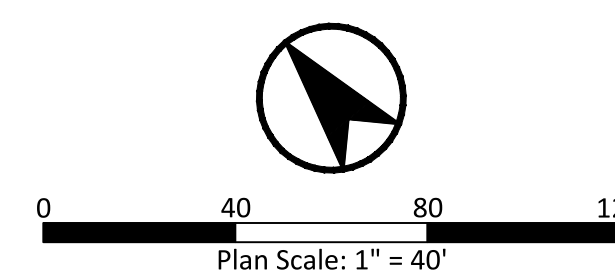


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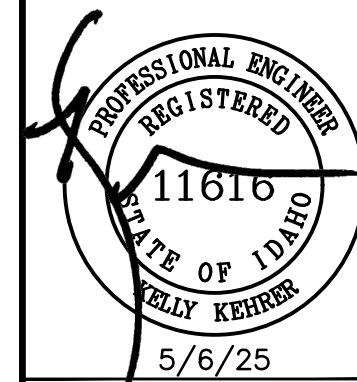
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CHECKED BY:	
DATE:	02/0
PROJECT:	24
SHEET NO	

PP2.0





PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



REVISIONS		DATE
NO.	ITEM	

STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
LOT DIMENSIONS

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmen@km.com

DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/09/25  
PROJECT: 24-217  
SHEET NO. PP3.0

LEGEND

---	BOUNDARY LINE
- - -	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	SECTION LINE
---	LOT LINE
■	PROPOSED ASPHALT
■	PROPOSED CONCRETE
■	PROPOSED PERMEABLE PAVERS

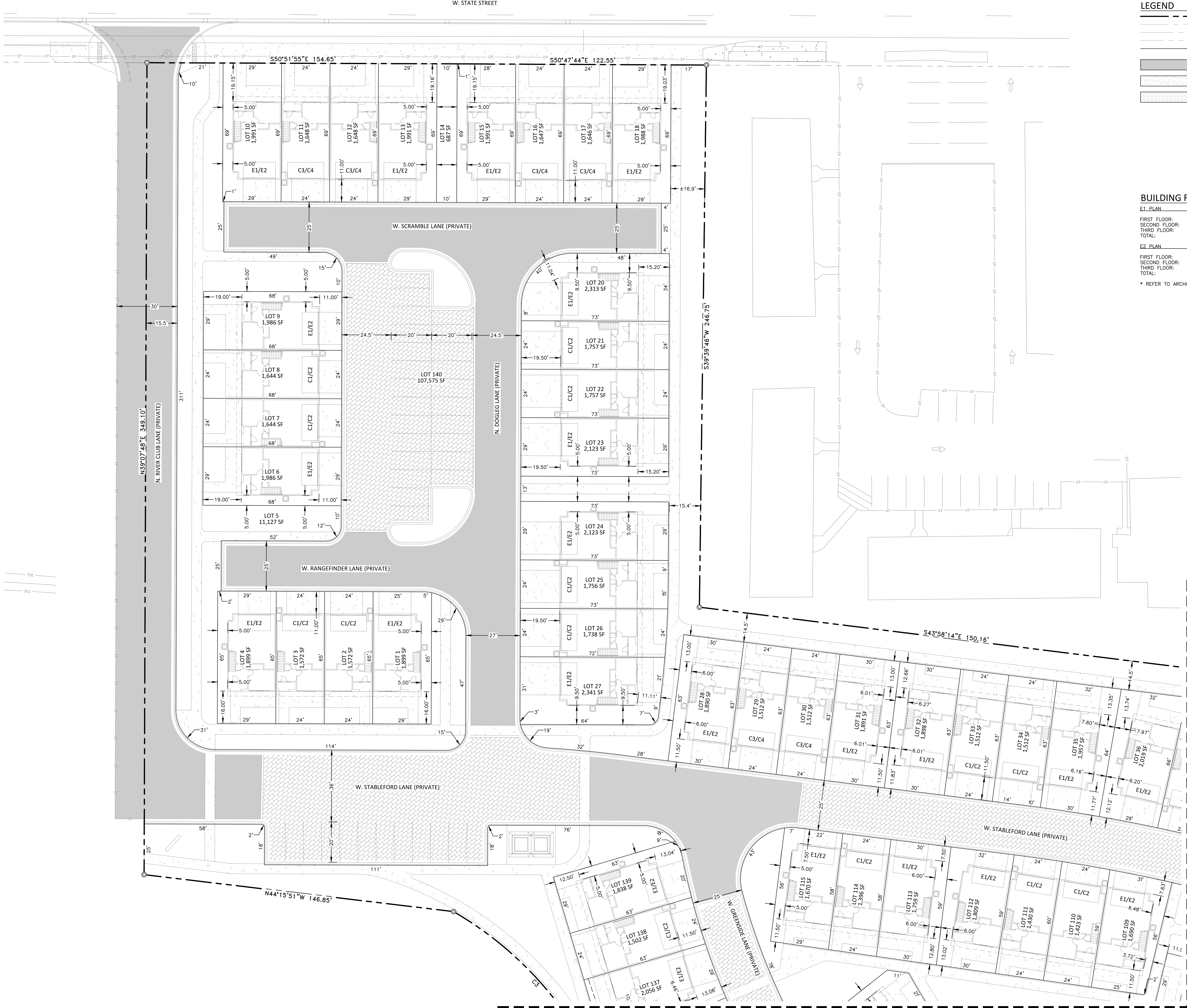
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C3	175.00'	108.76'	35°36'33"	N03°15'00"W

BUILDING FOOTPRINT BREAKDOWN

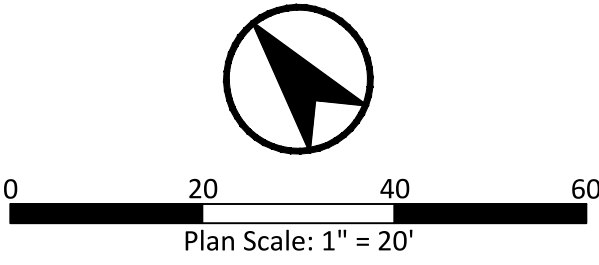
E1 PLAN	C1 PLAN	C3 PLAN
FIRST FLOOR: 306 SF	FIRST FLOOR: 376 SF	FIRST FLOOR: 307 SF
SECOND FLOOR: 829 SF	SECOND FLOOR: 912 SF	SECOND FLOOR: 846 SF
THIRD FLOOR: 934 SF	THIRD FLOOR: 908 SF	THIRD FLOOR: 904 SF
TOTAL: 2,049 SF	TOTAL: 2,196 SF	TOTAL: 2,057 SF
E2 PLAN	C2 PLAN	C4 PLAN
FIRST FLOOR: 140 SF	FIRST FLOOR: 376 SF	FIRST FLOOR: 143 SF
SECOND FLOOR: 829 SF	SECOND FLOOR: 888 SF	SECOND FLOOR: 846 SF
THIRD FLOOR: 934 SF	THIRD FLOOR: 886 SF	THIRD FLOOR: 904 SF
TOTAL: 1,883 SF	TOTAL: 2,151 SF	TOTAL: 1,893 SF

• REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.



SEE SHEET PP3.1 FOR CONTINUATION

SEE SHEET PP3.1 FOR CONTINUATION



PP3.027.DWG (C:\PROJECTS\STATESIDE SUBDIVISION\STATESIDE SUBDIVISION.DWG) 02/09/25 10:00 AM JJJ



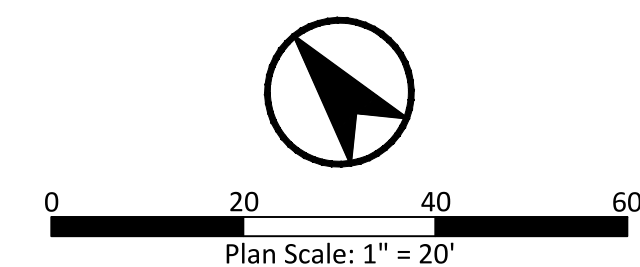
**STATESIDE SUBDIVISION**

**GARDEN CITY, IDAHO**

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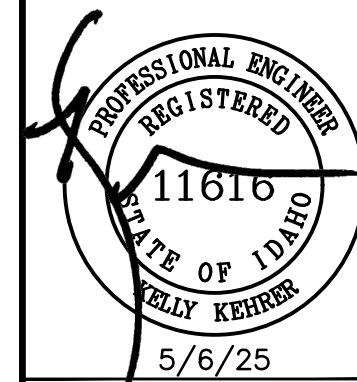
**LOT DIMENSIONS**

DESIGN BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	02/0
PROJECT:	24
SHEET NO	





PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

---	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
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[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PERMEABLE PAVERS

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CURVE TABLE

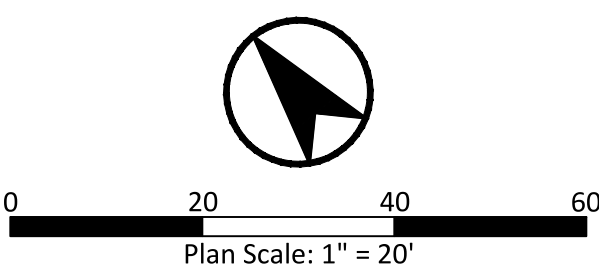
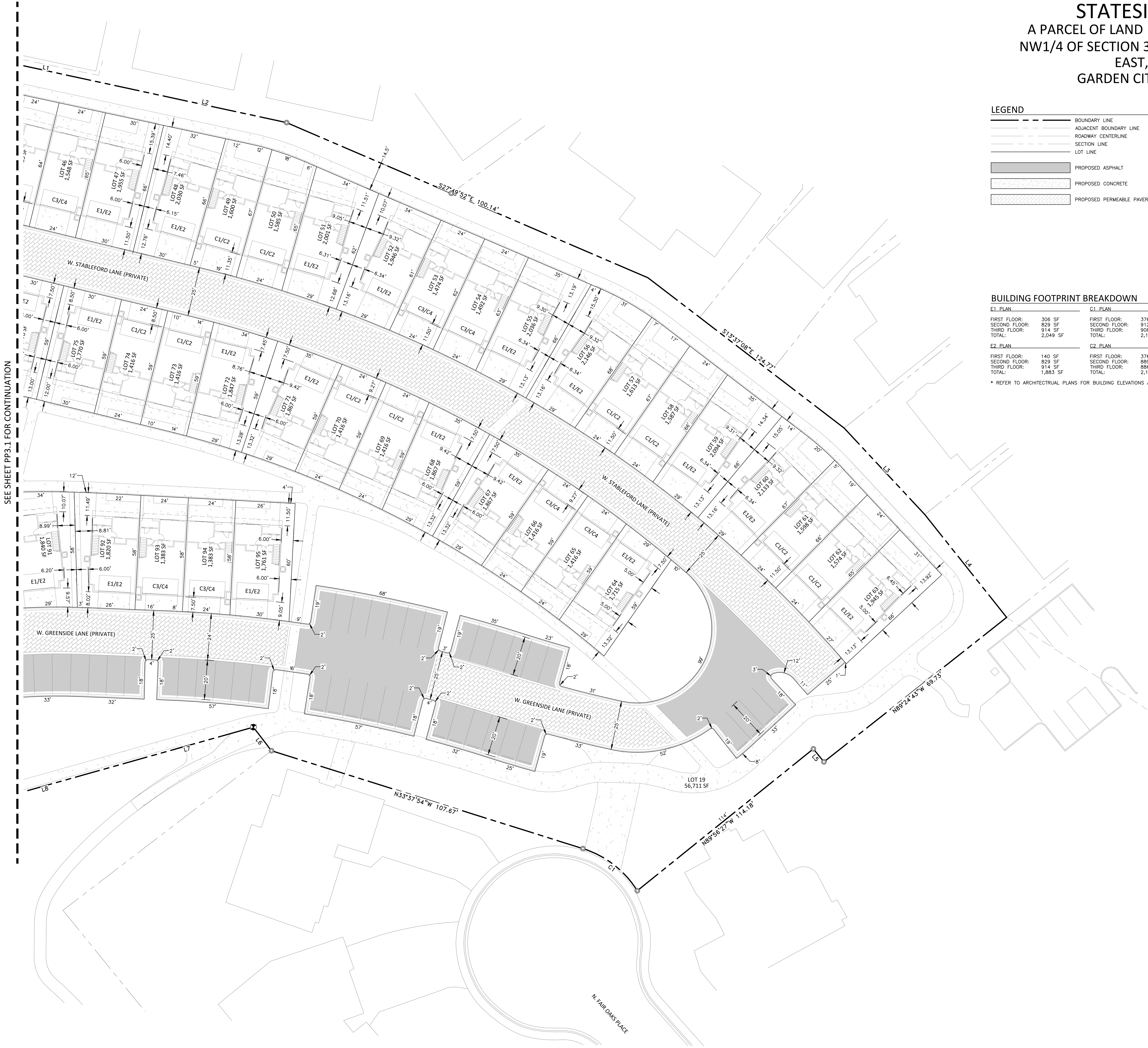
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BUILDING FOOTPRINT BREAKDOWN

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TOTAL: 2,049 SF	TOTAL: 2,196 SF	TOTAL: 2,057 SF
E2 PLAN	C2 PLAN	C4 PLAN
FIRST FLOOR: 140 SF	FIRST FLOOR: 376 SF	FIRST FLOOR: 143 SF
SECOND FLOOR: 829 SF	SECOND FLOOR: 888 SF	SECOND FLOOR: 846 SF
THIRD FLOOR: 914 SF	THIRD FLOOR: 886 SF	THIRD FLOOR: 904 SF
TOTAL: 1,883 SF	TOTAL: 2,151 SF	TOTAL: 1,893 SF

• REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

SEE SHEET PP3.1 FOR CONTINUATION



STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
LOT DIMENSIONS

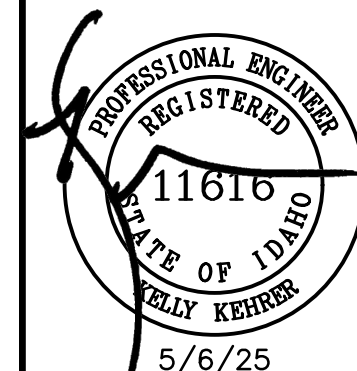


DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/09/25  
PROJECT: 24-217  
SHEET NO.

PP3.2



PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



REVISIONS		DATE
NO.	ITEM	

- PRELIMINARY ENGINEERING NOTES**
- DOMESTIC WATER SERVICE WILL BE PROVIDED BY GARDEN CITY. 8-INCH WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12-INCH WATER MAIN IN W. STATE STREET.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY GARDEN CITY. THE PROPERTY WILL BE SERVED BY AN 8-INCH SEWER MAIN LOCATED WITHIN RIVER CLUB GOLF COURSE.
  - WATER AND SEWER LINES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
  - ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND GARDEN CITY MINIMUM STANDARDS.
  - ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RIVER CLUB SUBDIVISION HOME OWNERS ASSOCIATION.
  - STORM DRAINAGE WILL BE DISPOSED OF WITH PERMEABLE PAVERS DUE TO THE PRESENCE OF HIGH GROUNDWATER. LOCATIONS WILL BE REFINED DURING FINAL DESIGN.
  - SANITARY SEWER AND WATER FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
  - PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
  - CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD GARDEN CITY CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.

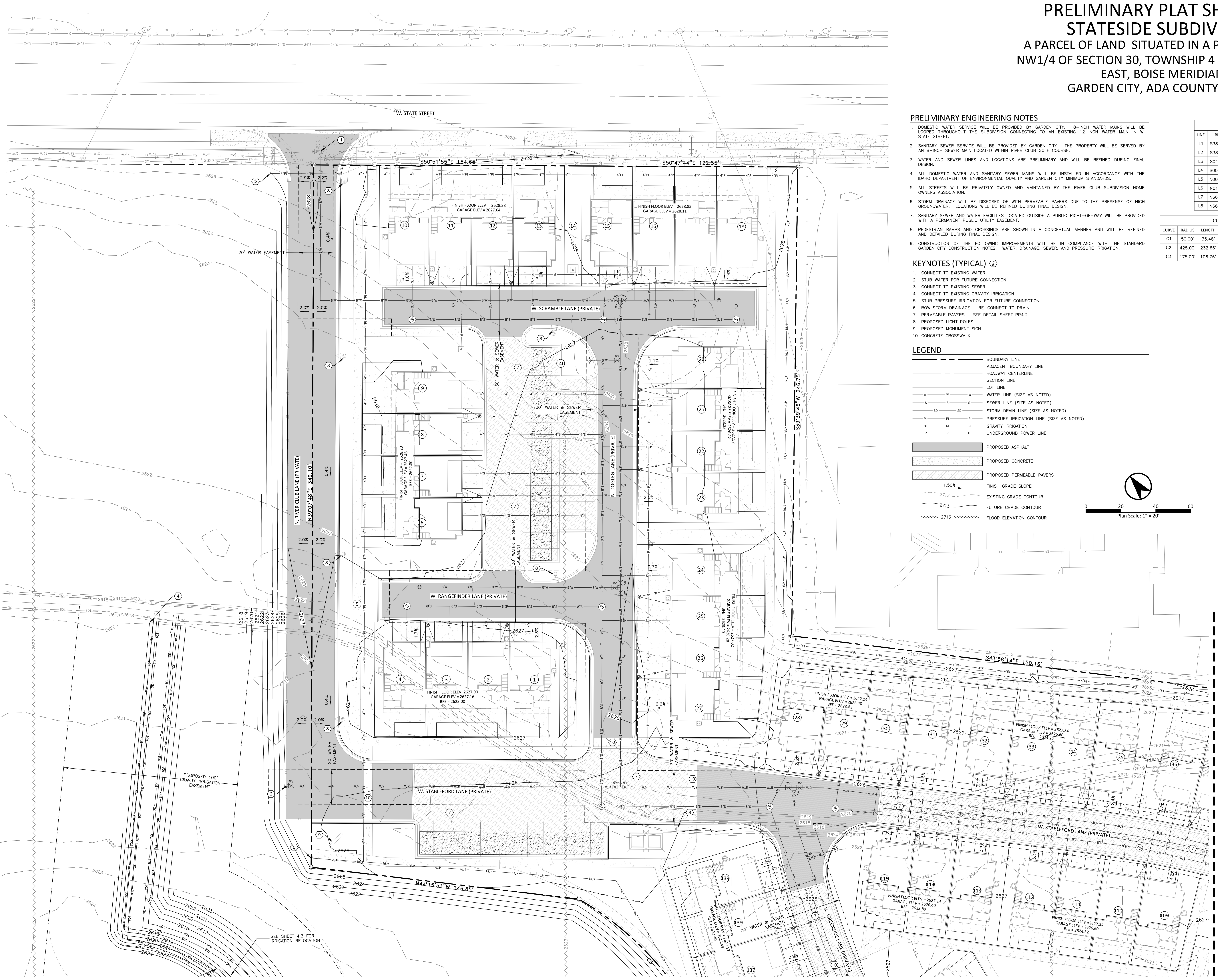
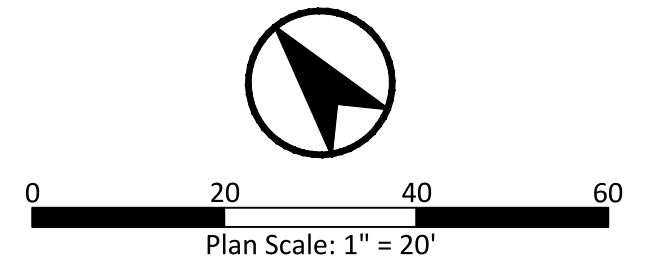
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CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG
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C3	175.00'	108.76'	35°36'33"	N0°3'15'00"W

- KEYNOTES (TYPICAL)**
- CONNECT TO EXISTING WATER
  - STUB WATER FOR FUTURE CONNECTION
  - CONNECT TO EXISTING SEWER
  - CONNECT TO EXISTING GRAVITY IRRIGATION
  - STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
  - ROW STORM DRAINAGE - RE-CONNECT TO DRAIN
  - PERMEABLE PAVERS - SEE DETAIL SHEET PP.4.2
  - PROPOSED LIGHT POLES
  - PROPOSED MONUMENT SIGN
  - CONCRETE CROSSWALK

**LEGEND**

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- WATER LINE (SIZE AS NOTED)
- SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- GRAVITY IRRIGATION
- UNDERGROUND POWER LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- FINISH GRADE SLOPE
- EXISTING GRADE CONTOUR
- FUTURE GRADE CONTOUR
- FLOOD ELEVATION CONTOUR



SEE SHEET PP.4.3 FOR CONTINUATION

SEE SHEET PP.4.1 FOR CONTINUATION

SEE SHEET PP.4.1 FOR CONTINUATION

STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PRELIMINARY ENGINEERING

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmen@km.com

DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/09/25  
PROJECT: 24-217  
SHEET NO. PP4.0



## KEYNOTES (TYPICAL) (#)

1. CONNECT TO EXISTING WATER
2. STUB WATER FOR FUTURE CONNECTION
3. CONNECT TO EXISTING SEWER
4. CONNECT TO EXISTING GRAVITY IRRIGATION
5. STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
6. ROW STORM DRAINAGE - RE-CONNECT TO DRAIN
7. PERMEABLE PAVERS - SEE DETAIL SHEET PP4.2
8. PROPOSED LIGHT POLES
9. PROPOSED MONUMENT SIGN
10. CONCRETE CROSSWALK

## LEGEND

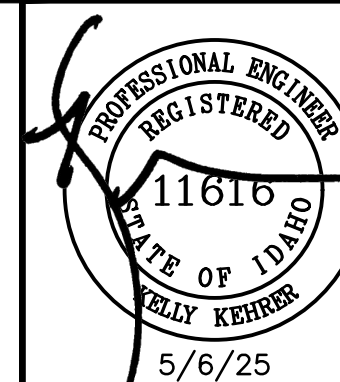
- BOUNDARY LINE  
--- ADJACENT BOUNDARY LINE  
--- ROADWAY CENTERLINE  
--- SECTION LINE  
--- LOT LINE  
--- W W W WATER LINE (SIZE AS NOTED)  
--- S S S SEWER LINE (SIZE AS NOTED)  
--- SD SD STORM DRAIN LINE (SIZE AS NOTED)  
--- PI PI PRESSURE IRRIGATION LINE (SIZE AS NOTED)  
--- GI GI GRAVITY IRRIGATION  
--- P P UNDERGROUND POWER LINE

- PROPOSED ASPHALT  
--- PROPOSED CONCRETE  
--- PROPOSED PERMEABLE PAVERS  
--- FINISH GRADE SLOPE  
--- EXISTING GRADE CONTOUR  
--- FUTURE GRADE CONTOUR  
--- FLOOD ELEVATION CONTOUR

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PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



REVISIONS

NO.	ITEM	DATE

STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO

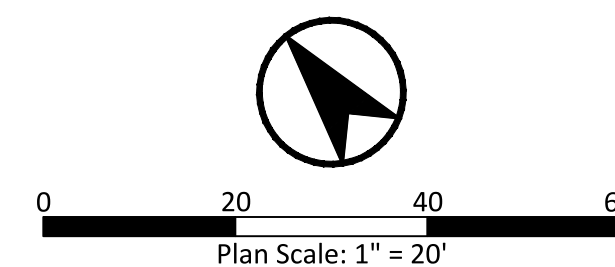
PRELIMINARY ENGINEERING



DESIGN BY: TA  
DRAWN BY: JJ  
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SHEET NO.

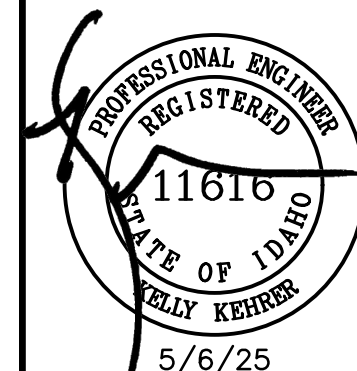
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SEE SHEET PP4.3 FOR CONTINUATION





PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
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GARDEN CITY, ADA COUNTY, IDAHO



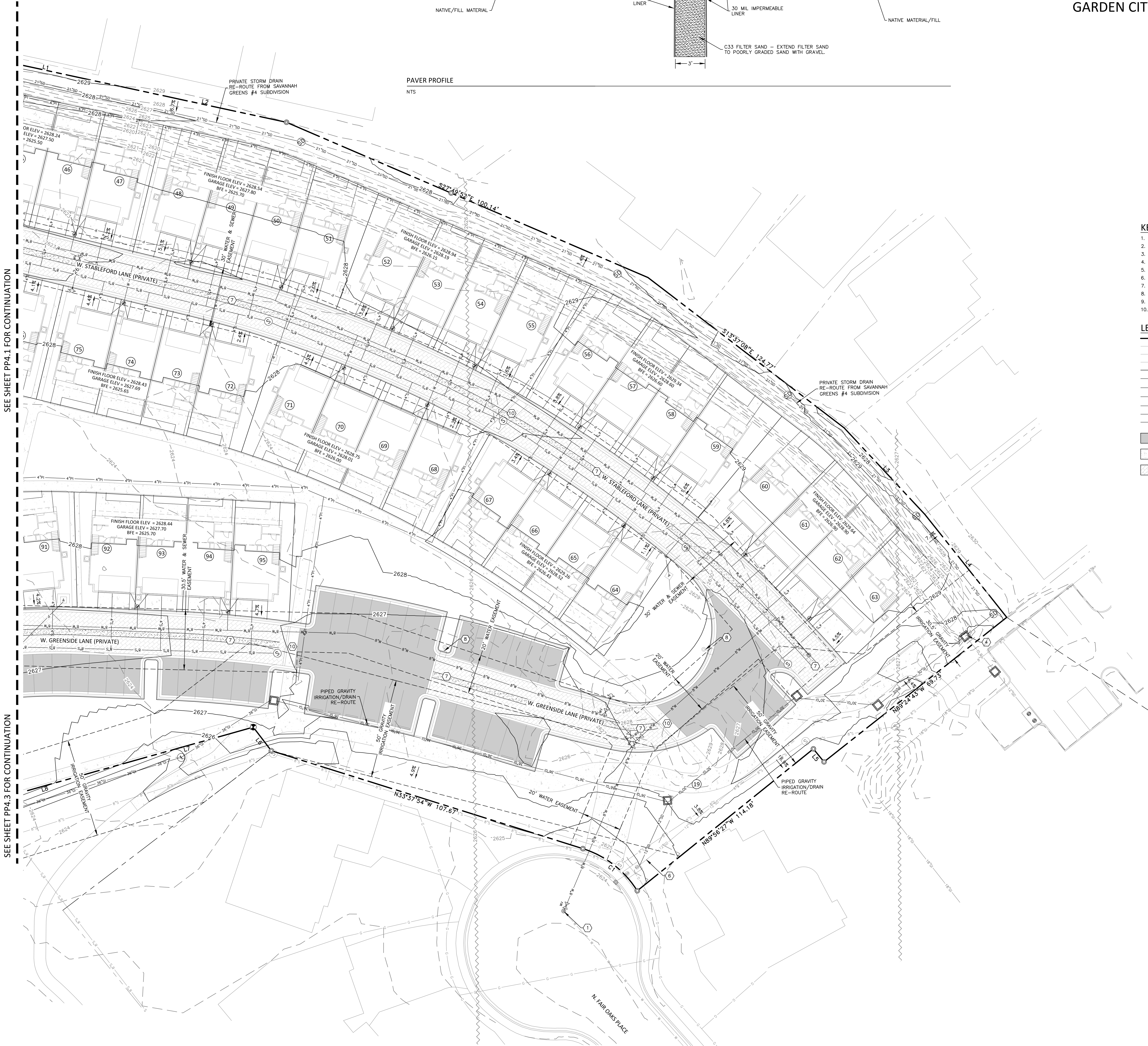
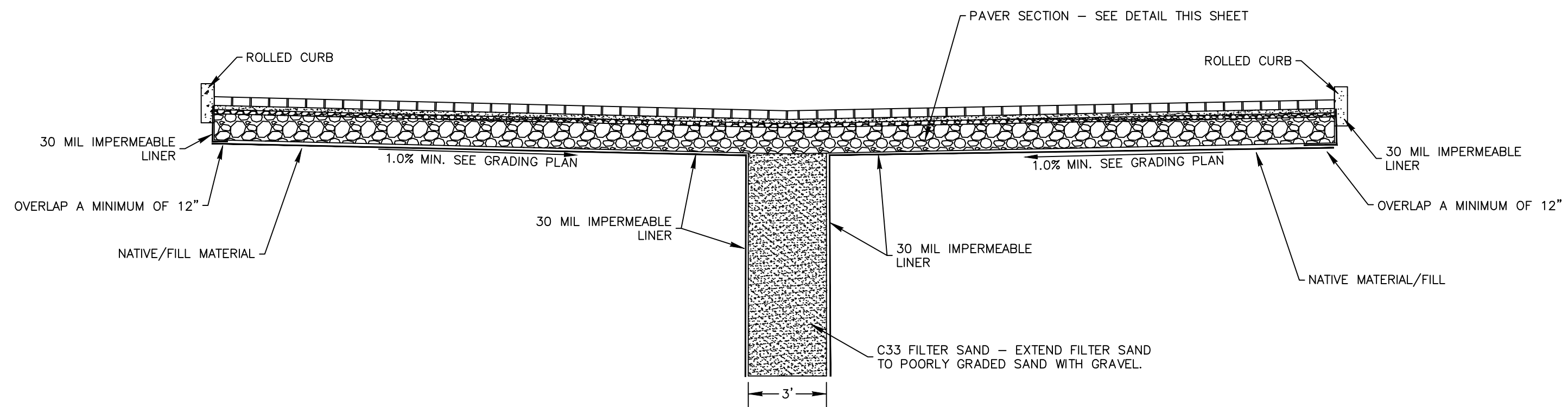
REVISIONS		DATE
NO.	ITEM	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
L5	N00°07'01"W	8.48'
L6	N01°29'48"E	15.00'
L7	N68°47'11"W	70.27'
L8	N68°47'11"W	78.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N1°18'11"W	34.74'
C2	425.00'	232.66'	31°21'57"	N40°28'22"W	229.77'
C3	175.00'	108.76'	35°36'33"	N0°31'50"W	107.02'

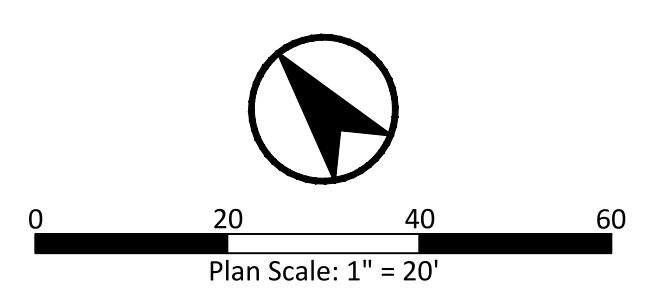
- KEYNOTES (TYPICAL) (1)
1. CONNECT TO EXISTING WATER
  2. STUB WATER FOR FUTURE CONNECTION
  3. CONNECT TO EXISTING SEWER
  4. CONNECT TO EXISTING GRAVITY IRRIGATION
  5. STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
  6. ROW STORM DRAINAGE - RE-CONNECT TO DRAIN
  7. PERMEABLE PAVERS - SEE DETAIL SHEET PP4.2
  8. PROPOSED LIGHT POLES
  9. PROPOSED MONUMENT SIGN
  10. CONCRETE CROSSWALK

- LEGEND
- BOUNDARY LINE
  - ADJACENT BOUNDARY LINE
  - ROADWAY CENTERLINE
  - SECTION LINE
  - LOT LINE
  - W - W - W WATER LINE (SIZE AS NOTED)
  - S - S - S SEWER LINE (SIZE AS NOTED)
  - SD - SD - SD STORM DRAIN LINE (SIZE AS NOTED)
  - PI - PI - PI PRESSURE IRRIGATION LINE (SIZE AS NOTED)
  - G - G - G GRAVITY IRRIGATION
  - P - P - P UNDERGROUND POWER LINE
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED PERMEABLE PAVERS
  - 1.50% FINISH GRADE SLOPE
  - 2713 EXISTING GRADE CONTOUR
  - 2713 FUTURE GRADE CONTOUR
  - 2713 FLOOD ELEVATION CONTOUR



SEE SHEET PP4.1 FOR CONTINUATION

SEE SHEET PP4.3 FOR CONTINUATION



STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PRELIMINARY ENGINEERING



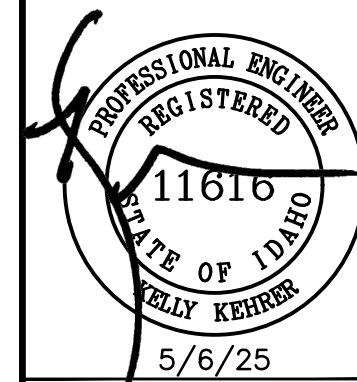
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	02/09/25
PROJECT:	24-217

SHEET NO.

PP4.2



PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
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C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

KEYNOTES (TYPICAL) ②

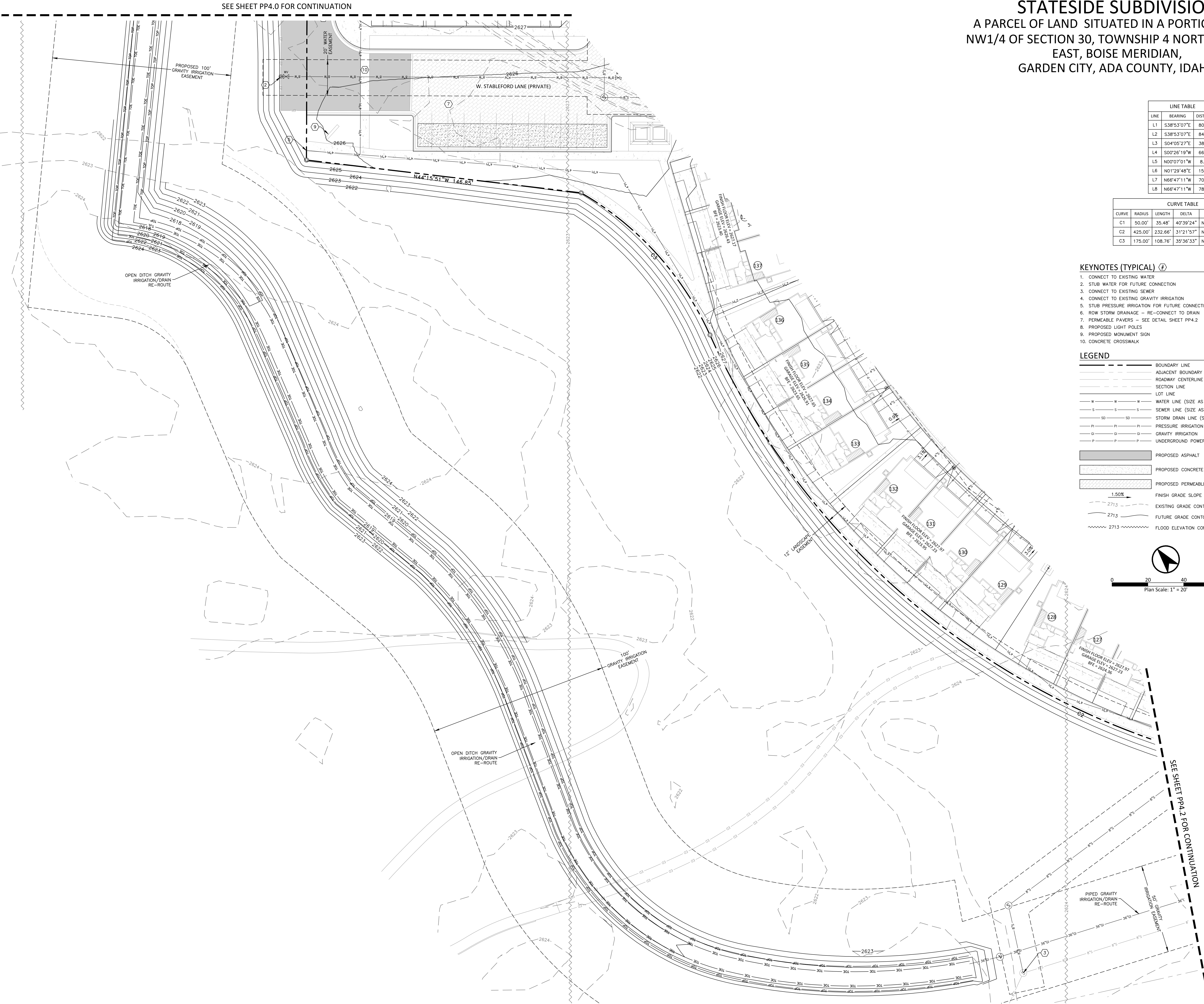
1. CONNECT TO EXISTING WATER
2. STUB WATER FOR FUTURE CONNECTION
3. CONNECT TO EXISTING SEWER
4. CONNECT TO EXISTING GRAVITY IRRIGATION
5. STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
6. ROW STORM DRAINAGE - RE-CONNECT TO DRAIN
7. PERMEABLE PAVERS - SEE DETAIL SHEET PP4.2
8. PROPOSED LIGHT POLES
9. PROPOSED MONUMENT SIGN
10. CONCRETE CROSSWALK

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- WATER LINE (SIZE AS NOTED)
- SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- GRAVITY IRRIGATION
- UNDERGROUND POWER LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- FINISH GRADE SLOPE
- EXISTING GRADE CONTOUR
- FUTURE GRADE CONTOUR
- FLOOD ELEVATION CONTOUR



0 20 40 60  
Plan Scale: 1" = 20'



STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PRELIMINARY ENGINEERING

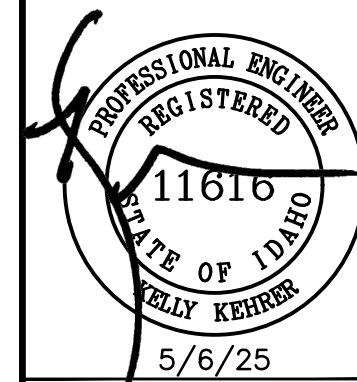


DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/03/25  
PROJECT: 24-217  
SHEET NO.

PP4.3



PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

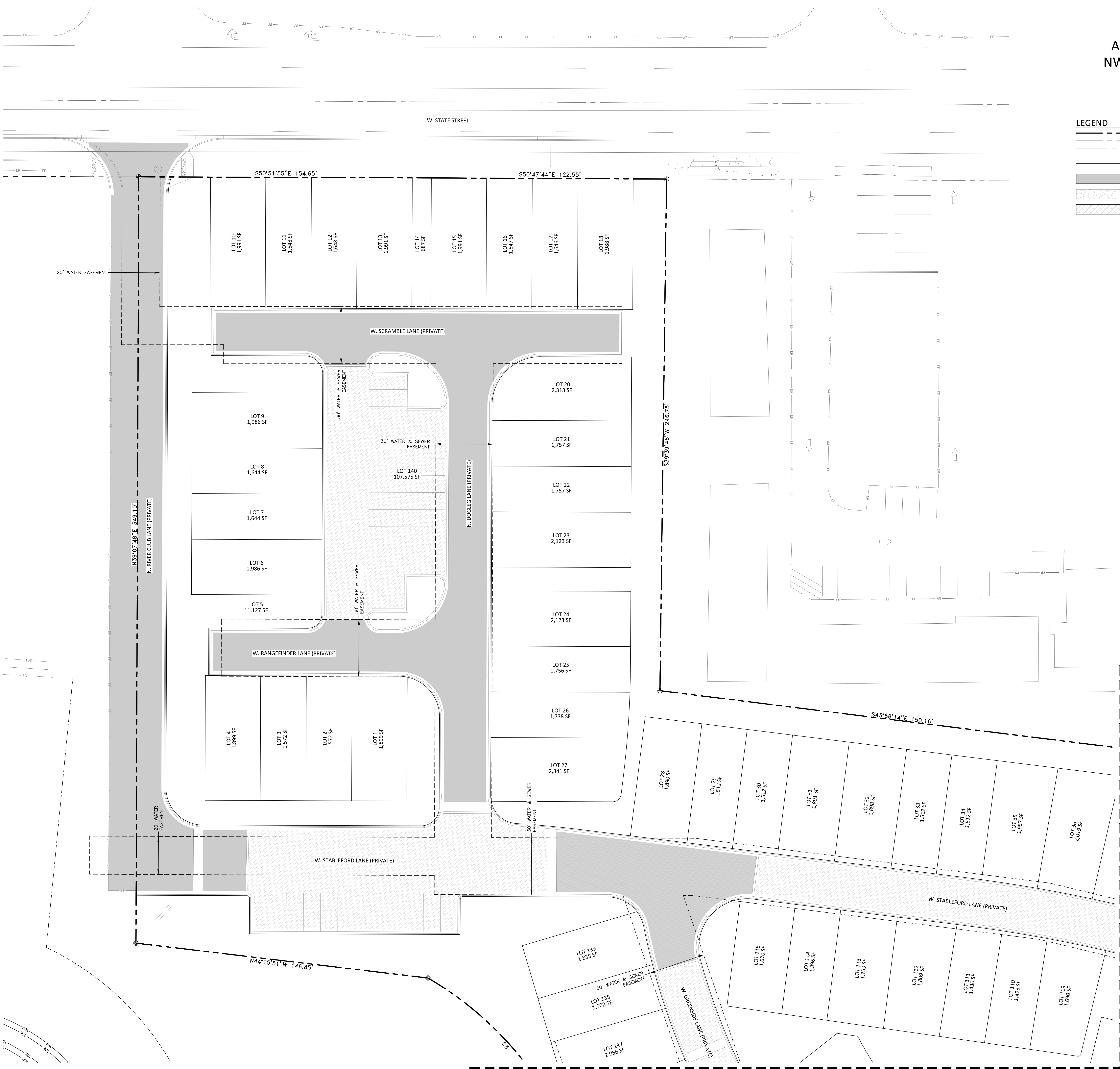
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- - -	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	SECTION LINE
---	LOT LINE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PERMEABLE PAVERS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
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CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
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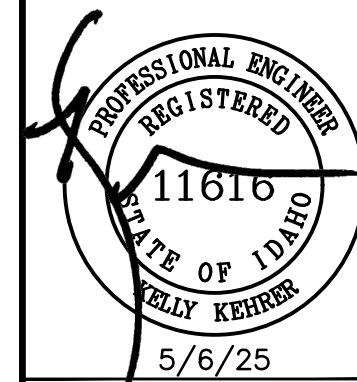
STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PLAT SKETCH

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmen@km.com

DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/09/25  
PROJECT: 24-217  
SHEET NO.  
PP5.0



PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

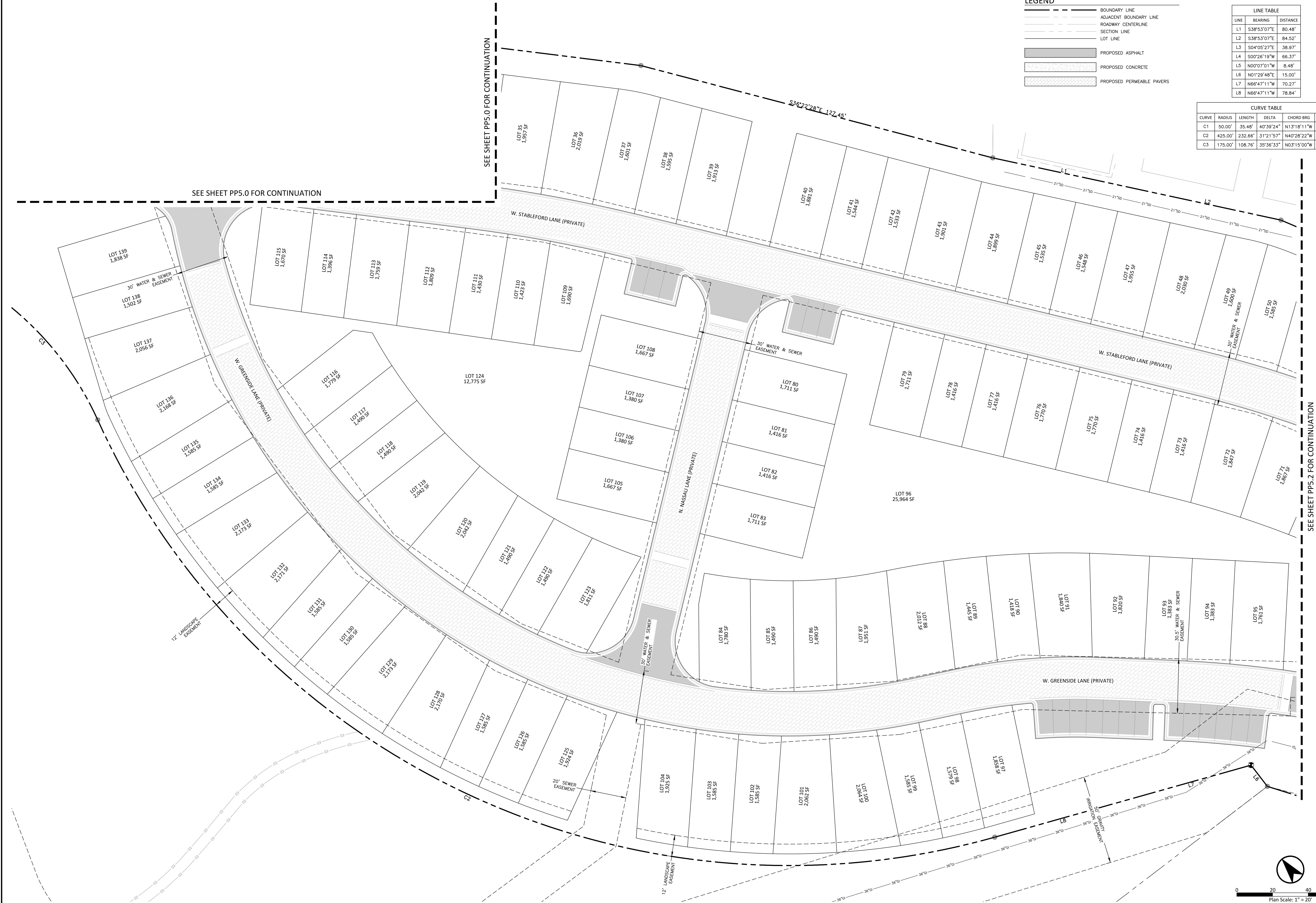
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	ROADWAY CENTERLINE
	SECTION LINE
	LOT LINE
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED PERMEABLE PAVERS

LINE TABLE

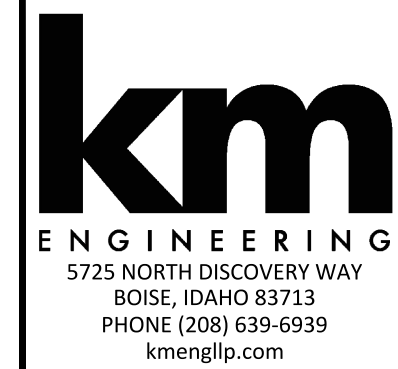
LINE	BEARING	DISTANCE
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CURVE TABLE

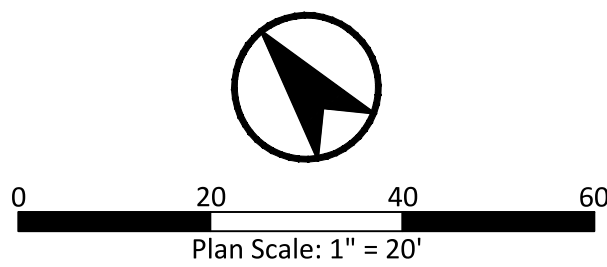
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N1°3'18"11"W	34.74'
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STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PLAT SKETCH

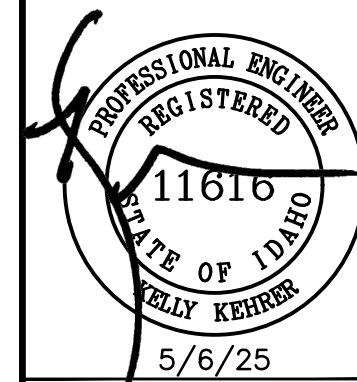


DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	02/09/25
PROJECT:	24-217
SHEET NO.	PP5.1





PRELIMINARY PLAT SHOWING  
STATESIDE SUBDIVISION  
A PARCEL OF LAND SITUATED IN A PORTION OF THE  
NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2  
EAST, BOISE MERIDIAN,  
GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

---	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	SECTION LINE
---	LOT LINE
[Pattern]	PROPOSED ASPHALT
[Pattern]	PROPOSED CONCRETE
[Pattern]	PROPOSED PERMEABLE PAVERS

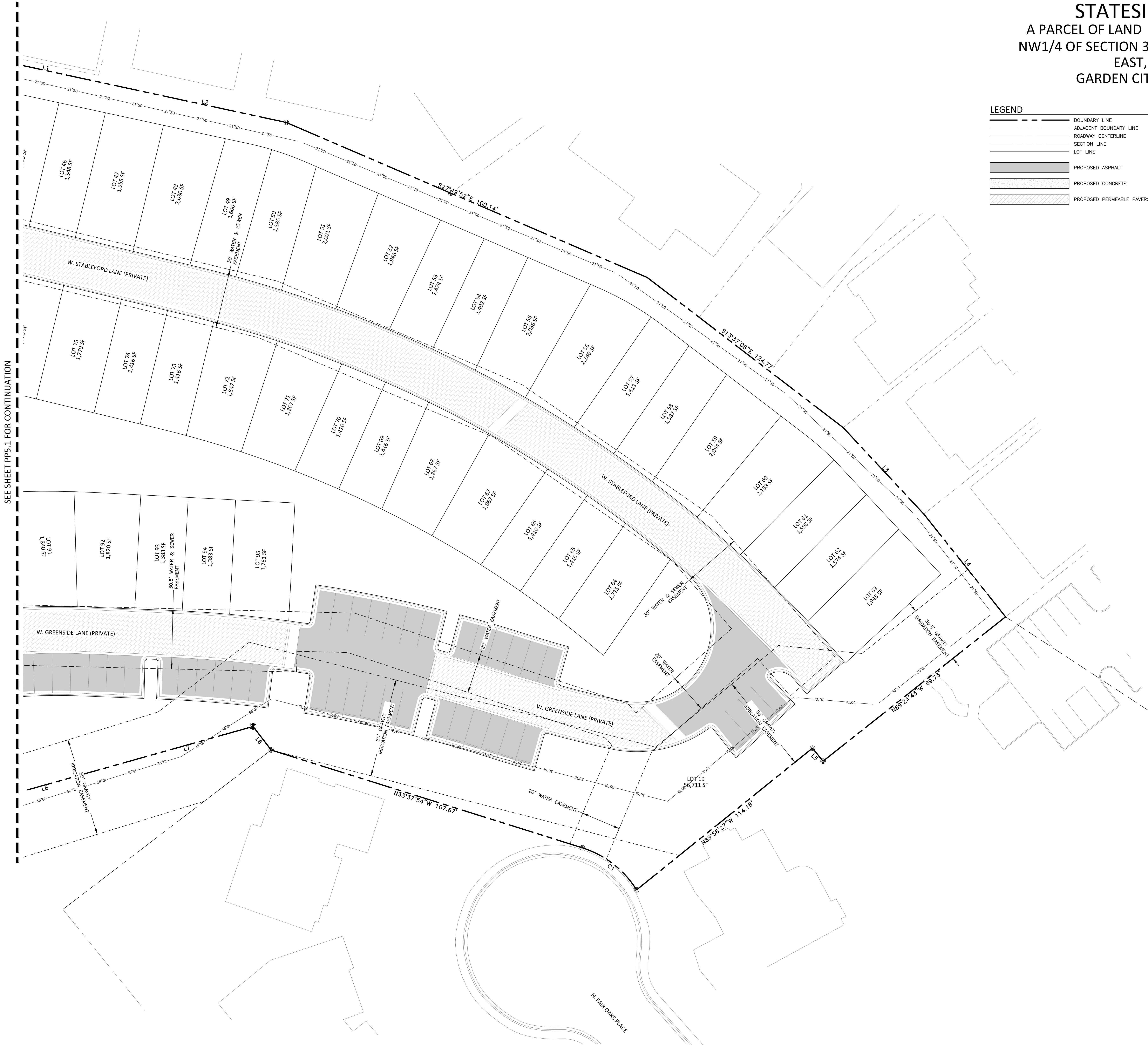
LINE TABLE

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SEE SHEET PP5.1 FOR CONTINUATION



STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
PLAT SKETCH



DESIGN BY: TA  
DRAWN BY: JJ  
CHECKED BY: KSK  
DATE: 02/03/25  
PROJECT: 24-217  
SHEET NO.

PP5.2



X

**X**

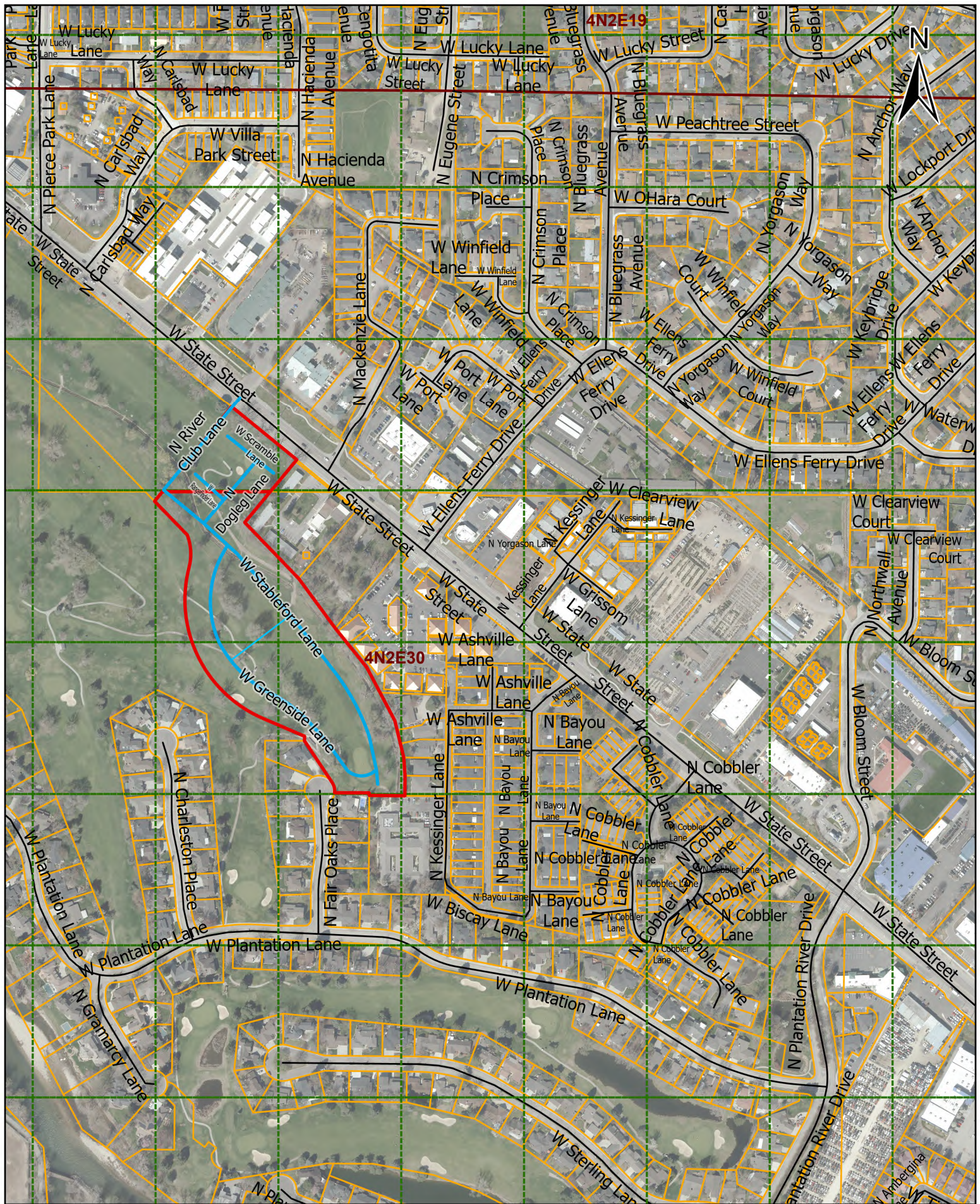


**Codes/criteria regarding denial**

- A Sounds like an existing street
- B Alignment with existing street
- C Duplicate street name within Ada County
- D Street name exceeds 13 letters
- E Other

***The overall final street names are subject to change at Final Plat phase levels  
due to design changes, time constraints and or previous recorded plat street alignments.***





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ADA COUNTY ASSESSOR  
Land Records Division  
Geographic Information Systems  
190 E Front Street, Ste. 107  
Boise, ID 83702

1 inch = 400 feet



All North and West pre-directionals are swapped, all PRIVATE LANES need (PRIVATE) at the end of the street label; see edits in red on the labels below - Garden City is reversed due to the angle.

No name needed for parking, addressing is off Dogleg - name ok to use elsewhere

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 48° 18' 11" W	34.74'
2	S 50° 47' 44" E	122.55'
3	S 59° 59' 45" W	246.75'
4	S 43° 58' 14" E	150.16'
5	S 36° 22' 28" E	127.45'
6	S 27° 48' 52" E	100.14'
7	S 13° 37' 08" E	124.77'
8	N 89° 24' 45" W	89.73'
9	N 33° 37' 54" W	107.67'
10	N 05° 56' 22" W	114.16'
11	N 07° 56' 22" W	114.16'
12	N 07° 56' 22" W	114.16'
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135	N 07° 56' 22" W	114.16'
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137	N 07° 56' 22" W	114.16'
138	N 07° 56' 22" W	114.16'
139	N 07° 56' 22" W	114.16'
140	N 07° 56' 22" W	114.16'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP2.0	EXISTING CONDITIONS
PP3.0	LOT DIMENSIONS
PP3.1	LOT DIMENSIONS
PP3.2	LOT DIMENSIONS
PP4.0	PRELIMINARY ENGINEERING
PP4.1	PRELIMINARY ENGINEERING
PP4.2	PRELIMINARY ENGINEERING
PP4.3	PRELIMINARY ENGINEERING
PP5.0	PLAT SKETCH
PP5.1	PLAT SKETCH
PP5.2	PLAT SKETCH

PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED." THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON.
- LOTS 5, 14, 19, 96 & 124, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 140, BLOCK 1 IS A COMMON DRIVE LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING AREAS, ELEVATIONS AND DETAILS.

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON NAD83 (2011) STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

UTILITIES:	CITY OF GARDEN CITY
WATER:	CITY OF GARDEN CITY
SEWER:	IDAHO POWER
POWER:	INTERMOUNTAIN GAS CO.
NATURAL GAS:	CENTURYLINK
TELEPHONE:	BOISE VALLEY IRRIGATION DITCH COMPANY
IRRIGATION:	GARDEN CITY FIRE DISTRICT
FIRE PROTECTION:	

PROJECT TEAM

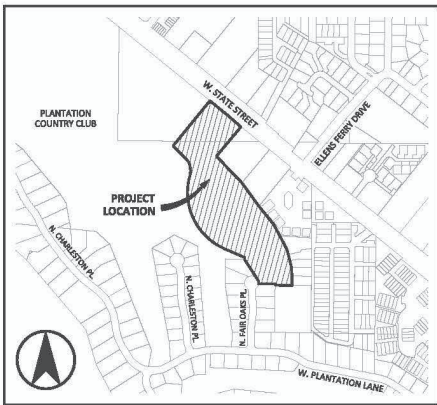
PROPERTY OWNER / DEVELOPER:	BRIGHTON DEVELOPMENT
NAME:	ZACH MEYERS
CONTACT:	2629 W. NAVIGATION DRIVE, SUITE 400
ADDRESS:	MERIDIAN, IDAHO 83642
CITY/STATE/ZIP:	208.801.4284
PHONE:	zmeyers@brighton.com
EMAIL:	
ENGINEERING:	KM ENGINEERING, LLP
NAME:	KELLY KEHRER, P.E., P.L.S.
CONTACT:	5725 N. DISCOVERY WAY
ADDRESS:	BOISE, IDAHO 83713
CITY/STATE/ZIP:	208.639.6939
PHONE:	kelly@kmenllp.com
EMAIL:	

LEGEND

BOUNDARY LINE	BOUNDARY LINE
ADJACENT BOUNDARY LINE	ADJACENT BOUNDARY LINE
ROADWAY CENTERLINE	ROADWAY CENTERLINE
SECTION LINE	SECTION LINE
LOT LINE	LOT LINE
PROPOSED ASPHALT	PROPOSED ASPHALT
PROPOSED CONCRETE	PROPOSED CONCRETE
PROPOSED PERMEABLE PAVERS	PROPOSED PERMEABLE PAVERS

PRELIMINARY PLAT SHOWING STATESIDE SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



VICINITY MAP  
NOT TO SCALE

PROJECT SUMMARY

SITE DATA	
PARCEL NUMBER(S):	S0630212970 & S0630212880
PROPERTY ADDRESS:	W. STATE STREET
CITY/STATE/ZIP:	GARDEN CITY, IDAHO 83703
CURRENT ZONING:	SAP (SPECIFIC AREA PLAN)
PROPOSED ZONING:	SAME AS ABOVE
PROJECT AREA:	±10.28 ACRES
TOTAL BUILDINGS:	34 (32 4-PLEX & 2 3-PLEX)
TOTAL NUMBER OF UNITS:	134 UNITS
DENSITY:	±13.0 UNITS PER GROSS ACRE
DEVELOPABLE LOTS:	±5.35 ACRES 134 LOTS
COMMON LOTS:	±2.46 ACRES 5 LOTS
COMMON DRIVE LOTS:	±2.47 ACRES 1 LOT
PROJECT TOTAL:	±10.28 ACRES 140 LOTS
MINIMUM LOT SIZE:	±1,380 SF
MAXIMUM LOT SIZE:	±2,341 SF
AVERAGE LOT SIZE:	±1,737 SF

PARKING REQUIRED (PER TABLE R-8A-10-5)

	TOTAL PER DWELLING UNIT	COVERED PER DWELLING UNIT	COVERED PER DWELLING UNIT
UP TO 1 BEDROOM	2	0.5	0.5
2+ BEDROOMS	2	0.5	0.5
ACTIVE ADULT COMMUNITY	1	0.5	0.5
DWELLING, SF DETACHED	2	2	N/A
DWELLING, TOWNHOUSE	2	2	N/A

FOR DEVELOPMENT WITH MORE THAN TWO (2) DWELLING UNITS THERE SHALL BE ONE (1) ADDITIONAL SPACE/PER TEN (10) DWELLING UNITS PROVIDED FOR GUEST PARKING. THERE SHALL BE ONE-TENTH (0.1) PARKING SPACE/UNIT PROVIDED FOR GUEST PARKING FOR EVERY UNIT AFTER THE FIRST TEN (10) UNITS. ANY FRACTION GREATER THAN ONE-HALF (0.5) SHALL BE ROUNDED UP; ONE-HALF (0.5) OR LESS MAY BE ROUNDED DOWN.

TOTAL PARKING REQUIRED: 281 SPACES (208 TO BE COVERED)

TOTAL PARKING PROVIDED: 268 COVERED SPACES (GARAGES) 84 STANDARD SPACES (N/A) 352 TOTAL SPACES PROVIDED (2.63 PER UNIT)

SAP DIMENSIONAL STANDARDS

FRONT YARD:	5'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	3'
STREET SIDE YARD SETBACK:	3'

PROFESSIONAL ENGINEER  
STATE OF IDAHO  
11818  
4/9/25

REVISIONS  
DATE  
ITEM  
NO.

STATESIDE SUBDIVISION  
GARDEN CITY, IDAHO  
COVER

km  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmenllp.com

DESIGN BY: TA  
DRAWN BY: JH  
CHECKED BY: KSK  
DATE: 02/03/25  
PROJECT: 24-217  
SHEET NO.  
PP1.0



## Street Name Evaluation Response Sheet

**Subdivision/Jurisdiction:**

Stateside Sub/Garden City

### Representatives:

### Comments

1	Ada County Assessor	Approved As Reviewed	
2	Ada County Assessor	Approved As Reviewed	
3	Ada County Sheriff	No Response/Defer	
4	ACHD	No Response/Defer	
5	Ada County Development Services	Approved As Reviewed	
6	Fire	Approved As Reviewed	
7	City of Garden City	No Response/Defer	
8		No Response/Defer	
9		No Response/Defer	