DESIGN REVIEW

Permit info: DSRFY2025-0005

Application Date: 2/10/2025 Rec'd by: CW

FOR OFFICE USE ONLY

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

APPLICANT		PROPERTY OWNER	
Name:	Jeremy Wright	**Name:**	Patrick Gilligan
Company:	Brighton Development, Inc.	**Company:**	LB River Club Owner LLC
Address:	2929 W Navigator Dr. Ste 400	**Address:**	2029 Century Park East, Ste 2070
City:	Meridian	**City:**	Los Angeles
State:	ID **Zip:** 83642	**State:**	CA **Zip:** 90067
Tel.:	(208) 871-3812	**Tel.:**	
E-mail:	jwright@brighton.co	**E-mail:**	

PROPERTY AND DESIGN INFORMATION

This application is a request to: ☒ **Construct New** ☐ **Addition** ☐ **Subdivision**

Site Address:	6515 W State St. Garden City, ID 83714		
Subdivision Name:	River Club Townhomes	**Lot:**	**Block:**
Tax Parcel Number:	S0630212970, S0630212980	**Zoning:** R2	**Total Acres:** 10.28
Proposed Use:	Townhomes	**Floodplain:**	(Yes) **No**

OBJECTIVES 8-4C

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

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

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

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

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

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

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

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

_____ _____

Signature of the Applicant (date) **Signature of the Owner (date)**

APPLICATION INFORMATION REQUIRED

Note:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- ☐ **Compliance Statement and Statement of Intent**
- ☐ **Neighborhood Map**
- ☐ **Site Plan**
- ☐ **Landscape Plan**
- ☐ **Schematic Drawing**
- ☐ **Lighting Plan**
- ☐ **Topographic Survey**
- ☐ **Grading Plan**
- ☐ **Will Serve Letter **If required, must submit a Fire Flow Request**
- ☐ **Ada County Approved Addresses**
- ☐ **Waiver Request of Application Materials**
- ☐ **Affidavit of Legal Interest**
- ☐ **Sustainability Checklist **if applicable***
- ☐ **Trash Disposal Plan**

CITY OF GARDEN CITY

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

18 January 2025

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

Subject: **6515 West State Street – Parcel E – ROS #14581**
Tax Parcels S0630212970 & S0630212980
Proposed 134 Unit Townhome Project
Water and Sanitary Sewer Conditional Ability to Serve
ATSFY2025-0003

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

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours (fire hydrant 4026) or 1,750 gallons per minute with a residual pressure of 20 pounds per square inch for two hours (fire hydrant 4060) based upon a letter dated 30 December 2024 from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current or extended system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District will require additional fire hydrants.

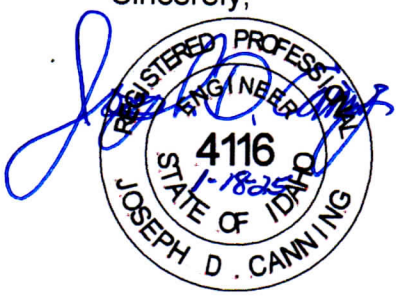
New water mainline extensions and water service connections must be coordinated, reviewed and approved by the city prior to installation. Extending mainlines to adjoining lands should be expected and required. Design and installation are the responsibility of the applicant.

The existing city sanitary sewer system is expected to be able to serve the project. However, some minor flow modeling should be expected to assure the mainline down-gradient of the connection point has adequate capacity. The applicant must verify route via acceptable easements, access, location and available grade to the city sewer system. The applicant is responsible to verify that the proposed land use is capable of being served by the existing city sanitary sewer service in the area. Should capacity and depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to alter the site design to be able to discharge to the city system via gravity flow. The applicant is advised to perform topographic surveys to be sure a project may be served. We know some initial work for a route to connect to sewer service has been performed.

Any new sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation. Extending mainlines to adjoining lands should be expected and required.

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

Sincerely,



J. D. Canning, PE/PLS
Centurion Engineers, Inc.
Garden City Engineer

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

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

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City

GARDEN CITY
NESTLED BY THE RIVER

6015 Glenwood Street · Garden City, Idaho 83714
Phone 208 - 472-2921 · Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Legal Interest

State of Oregon) ss.
County of Multnomah)

I, LB River Club Owner LLC, 2029 Century Park East, Ste. 2070
Los Angeles (City), CA, 90067 (State and Zip)

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Brighton Development Inc. (Name of Applicant),
to submit the accompanying application pertaining to 6515 W. State Street, (Address of Property Subject to this Affidavit)
Garden City Idaho, 83714, "Property."

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated ~~this~~ day of January, 2025

[signature] PATRICK GILLIGAN
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

Notary Public for _____

Residing at: _____

My Commission expires _____

See attached notarial Certificate

4/10/2023

State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

Verification on Oath or Affirmation

State of OREGON

County of Multnomah

Signed and sworn to (or affirmed) before me on (date) January 22nd, 2025

by (name(s) of individuals making statement) Patrick Gilligan.

Conor Schloff

Notary Public - State of Oregon

My commission expires December 2, 2028

Official Stamp

OFFICIAL STAMP
CONOR JAMES SCHLOFF
NOTARY PUBLIC - OREGON
COMMISSION NO. 1054007
MY COMMISSION EXPIRES DECEMBER 2, 2028

Document Description

This certificate is attached to page 1 of a Affidavit (title or type of document), dated April 10th, 2023, consisting of 1 pages.

BRIGHTON

February 10, 2025

Jenah Thornborrow, Director
Garden City Development Services.
Garden City, ID 83714

Re: River Club Townhomes – Design Review & Land Division Applications

Dear Ms. Thornborrow,

Brighton Development is pleased to submit Design Review and Land Division applications for the River Club Townhomes—a 134-unit townhouse project encompassing the entirety of the *"East Sub-District"* of the Residences at River Club SAP District depicted below, and on page 3.

PRIOR ACTIONS

The Residences at the River Club has received the following Garden City approvals:

- Rezoned 22.68 Acres from R-2 to Specific Area Plan District
- Adoption of Amended Findings of Fact, Conclusions of Law and Decision (August 14, 2023)
- Approved Development Agreement
- Adopted SAPD Ordinance (May 13, 2024)
- Adopted Zoning Ordinance (May 13, 2024)
- Minor Land Division Administrative Approval (August 27, 2024)
- Recorded Record of Survey of Four Legal Parcels (September 18, 2024)

BACKGROUND

The actions noted above establish the entitlement requirements for The Residences at River Club, particularly the Amended Findings, dated August 14, 2023, and Title 8A – Residences at River Club of the Garden City Development Code. Given that townhomes are *"permitted"* under Title 8A, and private streets are a conditioned requirement of the design review process, we are submitting the required Design Review and Land Division applications.

In support of those applications, Brighton's River Club Townhomes project complies with:

- The approved Master Plan East Sub-District residential use of single-family attached townhomes—with the design distinctions depicted in Exhibit A, page 10:
  - 134 townhomes are spread across the entire East Sub-District;
  - The master plan's parking *"field"* adjacent to State Street has been replaced by a quadrangle of units along the periphery, surrounding an internal parking court; and,
  - The mass of "*Building C,"* the large multi-family structure is replaced by three-story units—all within the 35-foot height limit specified by Condition of Approval 9.a.

- The River Club SAP District Code Sections, notably:
  - 8-8A-2B-1.A & D – Sub-District density, use and housing type
  - 8-8A-2B-2 – Allowed Uses Table *(townhouse is a permitted use)*
  - 8-8A-2B-3 – Form Standards Table *(building height and setbacks)*
  - 8-8A-3D-5 – Required Parking Table
  - 8-8A-3E-5 – Private Street Standards
  - 8-8A-3H-4 – Open Space Standards…for Townhouse Residential Dwelling Units

- Title A Table 8-8A-2B-3 – Form Standards
  - Maximum Height of 35 feet
  - Setback Minimums *(see Preliminary Plat Sheets PP3.0, 3.1 & 3.2)*
    - Perimeter Setbacks: State Street – 15'; Golf Course – 10'; Side – 10'
    - Building Separation: 10 feet
    - From Right-of-Way / Parking Facility: 3 feet

There are, however, two deviations from the master plan and applicable City Code. Even so, we believe the project is still in *"substantial conformance with the conceptual master plan"*:

- Project density, at 13 du/acre, is slightly less than the Code's specified *"at least 14*."
- The *"minimally 10-foot-wide multi-use pathway"* along the southern boundary is six feet.
  - The East Sub-District pathway corridor is a *"dead-end"* and, per Condition of Approval 9.C, bicycle/pedestrian access to N. Fair Oaks Place is forbidden.
  - The 6-foot pathway provides the required/encouraged internal pedestrian circulation without luring *"pass-through"* travelers or golf carts into that dead-end system.

Thus, to fulfill the requirement of the Findings, Conclusions, and Decision for Design Review approval of all structures and private roads *(Conditions 7, 9.a, and 9.d)*; to implement the intent of The Residences at the River Club Master Plan for the East Sub-District—specifically, townhouse dwelling units *(graphic next page)* and subdivision lot layout, Exhibit B, page 11; and to comply with the standards of the SAP Ordinance, Design Review, and Land Division applications, detailed beginning on page 4, are submitted for approval.

RIVER CLUB TOWNHOMES
W STATE STREET
EMERGENCY ACCESS ONLY
BRIGHTON
CONCEPTUAL, SUBJECT TO CHANGE

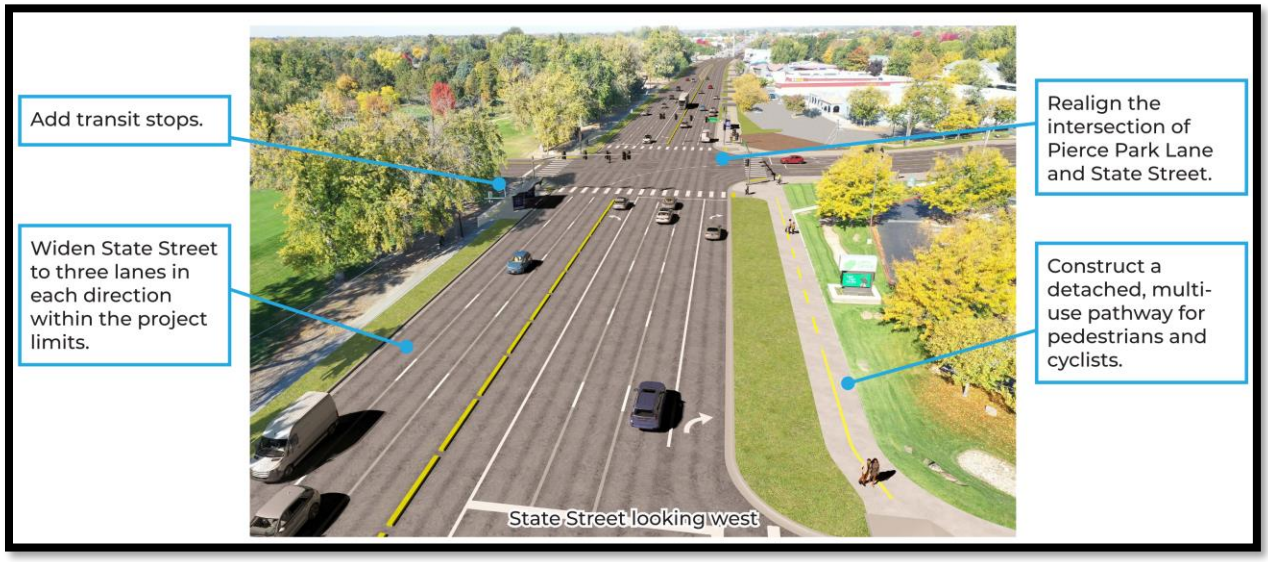
THE APPLICATIONS

DESIGN REVIEW

River Club Townhomes is comprised of 134 three-story townhomes on individual lots. With a maximum height of 35 feet across the entire footprint of the East Sub-District, this project will have a bold presence without overpowering the neighborhood. The proposed design of 13 units per acre takes into consideration the transition from R-2 zoning to the south. Brighton has provided a mix of elevations, unit types, and premium and standard lots to meet the desires of a diversity of prospective owners.

Bike and Pedestrian

This project incorporates sidewalks, pathways and open spaces for enhanced pedestrian access and internal circulation throughout. (See exhibit A, p.3) Brighton and its partners will work closely with ACHD to provide safe access to future multi-use pathways for pedestrians and cyclists, as well as improved transit stops within the State St. corridor.



ACHD Future Construction

Parking and Parking Lot Standards

Per Garden City Code **8-8A-3D-5,** two (2) spaces are required for each unit; two are provided. Additionally, 13 guest parking spaces are required; 84 guest spaces are provided.

One (1) tree per five (5) parking stalls, or 17 trees/84 stalls in total, will be installed according to the landscape plan. Additionally, trees and landscaping provide buffers to all adjacent uses including W. State Street.

Community Interaction

River Club Townhomes integrates well into the existing landscape while advancing a compact development pattern with smaller lots and vertical construction. The increased density helps in the preservation of green space and enhances livability, long term. In concert with the surrounding basic services, along with ACHD's enhanced upgrades due mid-2026, this project encourages walking, cycling and public transit. The site is enhanced by its proximity to The River Club which is, in itself, reason to want to come and stay. Additionally, the project incorporates open space internally to create a sense of community and shared places within. As per the Sustainability Checklist and compliance with 8-4G, River Club Townhomes scores 12 points of the required 6/unit.

Landscaping

The total site dedicated to landscaping accounts for 18.86% of total area, or 11.94% excluding required perimeter buffers. Access to and through those open spaces further advances the community interaction initiatives outlined above. The trees and shrubs have been carefully selected to adhere to local climate conditions as well as complementing the adjacent golf course and neighborhood.

Along the 227-foot State St. frontage, we will provide the required six (6) class II or III trees, one for every 50'. Regarding tree mitigation, construction will require the removal of several trees. However, we will provide 918 cal. inches to mitigate the 917 removed with mitigation required. (See Landscape Plan pp. 1 and 6.)

MITIGATION REQUIREMENTS AND CALCULATIONS				
SEE L6.0 TREE INVENTORY AND ANALYSIS.				
DESCRIPTION	QUANTITY	CALCULATION	REQ	PRVD
NON REQUIRED SITE TREES	68	68 TREES * 2" CAL		136
NON REQUIRED LOT TREES SEE L2.0–3 TYPICAL HOUSING UNIT PLANTING PLAN	256	8 TREES PER UNIT*32 UNITS * 2" CAL		512
TREES PLANTED IN CONJUNCTION WITH GOLF COURSE	135	135 TREES * 2" CAL		270 *
TOTAL TREE MITIGATION			REQ	PRVD
			917	918

The site's pressurized irrigation system will be updated and incorporated with the golf course master irrigation system. The existing irrigation water has been supplied from the BVID canal, north of State St., and from an IDWR surface water right delivered from Silver Lake. Further, this proposed project will require less irrigation water than previous uses. (See "Natural Features & Resource Analysis," p. 2)

Building Design

The buildings have been designed with a variety of planes, massing, and materials to add shadow lines and visual interest to the elevations, as well as very livable floor plans. The front doors and patios have been recessed while living spaces and primary bedrooms have been pushed out past the lower building plane while focusing on proportions, scale and composition. Roof lines and massing shapes give variety to front and rear elevations across multiple buildings while still feeling like a cohesive development. Materials such as masonry make up a majority of the ground floor material for their durability and to add visual weight to the base of the elevations. Added windows and fiber-cement siding in a variety of finishes make up the upper floors, trim, fascia, and pop outs. Landscaping around buildings, and in common spaces, soften building elevations and provide privacy and screening where needed.

The structures include building elements which cantilever past the foundation plane with setbacks of at least 5’ on all sides except where units are attached. Only a few units encroach into these setback limits but maintain at least 10’ between buildings. Units front green space, courtyards and pathway systems which allow for separation between building fronts, as well as utilizing views, where possible. Floor-area ratios range from just below 50% up to 65% for individual units. The buildings will be well-constructed with tight envelopes, well-detailed sound walls, and quality building materials. These, mixed with efficient equipment and systems, will contribute to their energy efficiency and user comfort for all units.

**See attached Schematic Drawings for more proposed elevations*

LAND DIVISION: Combined Preliminary / Final Plat

Plat Information

River Club Townhomes is a combined Preliminary / Final Plat project consisting of 134 residential lots, five (5) common lots, and one (1) common drive lot. The Landscaping Plan shows the proposed improvements to open space, consisting of 53,439 SF, for the internal site. This represents 11.94% of the overall plan without the buffers. This development will require the following public services and/or facilities: Fire protection, police protection, water, sewer, drainage, private streets, and schools. The proposed housing type will be townhomes.

The proposed subdivision plat encompasses the East Sub-district of The Residences at The River Club SAP. The townhomes are an allowed use within the current zoning district. Subsequent development is subject to current ownership of the remaining two (2) sub-districts; West and Central.

Flood Plain

"The proposed site is in the existing floodplain. The Garden City Resolution No 1083-20 was used to determine the floodplain limits given the ongoing floodplain analysis being done by the City. The floodplain elevation maps as shown in the City Resolution have E. 43rd Street at a base flood elevation of 2652. Finished floor elevations will be set two feet above the City mapped floodplain elevation as required by City code. The garages will be set at grade and be protected by flood openings in the exterior foundation and garage doors. The floodplain will not be affected by the proposed project."
(Natural Hazard & Resource Analysis, p. 1)

Roadways and Traffic

ACHD's expansion of W. State St. and Pierce Park Ln. coincides nicely with the anticipated construction timelines. State St. will be expanding to three lanes in both directions. This will help reduce the effect of increased traffic to and from the site. We are working closely with ACHD to incorporate right-in and right-out ingress and egress points. U-turn locations are available east of the project egress for west-bound State St. traffic.

Internally, off-street parking and loading has been spread across the site to prevent traffic congestion, as well as providing convenient access to townhomes throughout. Internal pathways provide circulation within as well as access to State St.'s walkways, bicycle pathways, and upgraded bus stop locations as part of ACHD's expansion. Per Condition of Approval 9.c, emergency-only access is provided to N. Fair Oaks Pl. at the southeast corner of the site. Extensive screening is incorporated along property boundary to address concerns from neighboring single-family residents.

Neighborhood Characteristics

The existing neighborhood characteristics include: The River Club golf course, nearby shopping, dining, groceries, and green belt access within one mile via State St. and N. Plantation River Dr. The sense of place will come largely from the golfing community and natural shared passion for the sport and lifestyle that River Club promotes and sustains. This, combined with the purposeful design and integration of open spaces and landscaping, creates a place where people will want to come and stay. Additionally, we have been thoughtful regarding surrounding neighbors by adhering to a 35' maximum height across the entire East Sub-district to soften the transition from the adjacent traditional single-family homes to our townhomes.

Landscape

The Landscaping Plan incorporates an estimated 50% of drought-tolerant trees, shrubs, and grasses, and 100% of turf. The specified turf has a deep root system which allows it to access moisture during dry periods. Its rhizomatous growth habit helps with self-repair and spreading, making it more resilient in stressful conditions. The choice was made not to include any native plants due to the requirement for specific soil conditions, watering regimes, and pruning techniques that are not widely understood by standard landscape maintenance crews. Without proper management, these plants can become overgrown, fail to establish, or be mistakenly removed as weeds. Additionally, native plants do not conform to the conventional aesthetic expectations of this development.

Preservation of most existing trees was not feasible due to the improvements and infrastructure required to fulfill the SAP vision. Many of the existing interior and perimeter trees, such as black locust, were undesirable, while others were nearing the end of their lifespan. Even though preservation was not an option, the development meets the City's mitigation requirements *(page 5, above)* ensuring long-term environmental and aesthetic benefits for both Garden City and the surrounding area.

The landscape design integrates seamlessly with adjacent developments through an open-concept plan. The absence of fenced yards maintains visual continuity, while the project's interior and perimeter pathways enhance accessibility. All landscape surfaces will be covered with either turf grass or rock mulch and plants. These groundcover treatments nearly eliminate all dust pollution. Given the site's relatively flat topography, erosion is not a concern.

The design emphasizes water efficiency using drought-tolerant turf in select areas where it provides the greatest benefit to homeowners, minimizing irrigation demands. The planting palette includes species suited to the local climate, reducing maintenance and resource consumption. Further, the use of drip lines in planting beds and utilization of non-potable irrigation, along with our use of pavers, improves sustainability. The site incorporates a storm water infiltration and retention system, and overall design is less water-dependent than the previous use.

WAIVER REQUEST OF APPLICATION MATERIAL

Both application checklists afford the option for a *"waiver"* of certain application materials. We are requesting a deferral —not a waiver—for two required items:

- Project *Covenants and Deed Restrictions*, are in-process but not yet through legal review. Thus, we ask that their submittal and approval be a conditioned requirement prior to final plat signature.

- Project signage *(Master Sign Plan)* is in the early design phase. A monument sign location is noted on the pre-plat south of the entrance. However, because the marketing name is still to be determined, and sign materials and size decisions are pending, we request deferral of the signage submittal.

IN CONCLUSION

Based on the foregoing, as supported by the accompanying Design Review and Land Division applications and documentation, we respectfully request approval of the River Club Townhomes project.

If you or your staff have questions or require additional information, please contact me at jwright@brighton.co or (208) 871-3812.

Sincerely,

Brighton Development, Inc.

Jeremy Wright
Assistant Project Manager - Entitlement

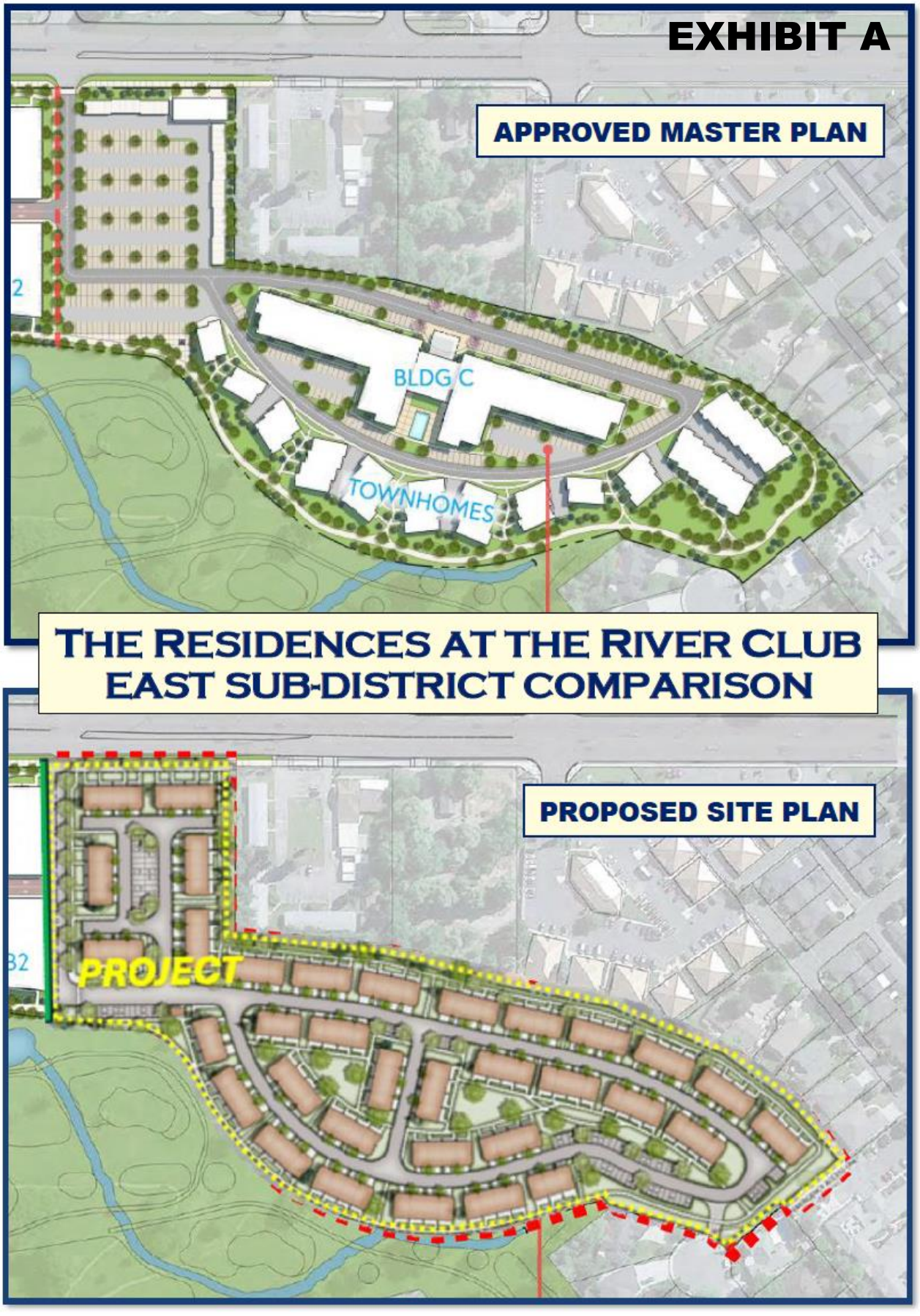
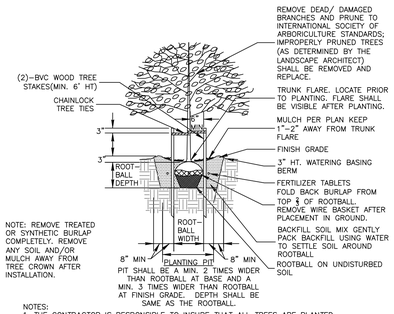


EXHIBIT A
APPROVED MASTER PLAN
BLDG C
TOWNHOMES
THE RESIDENCES AT THE RIVER CLUB
EAST SUB-DISTRICT COMPARISON
PROPOSED SITE PLAN
PROJECT

EXHIBIT B
RIVER CLUB SUBDIVISION
W STATE STREET
EMERGENCY ACCESS ONLY
BRIGHTON
CONCEPTUAL, SUBJECT TO CHANGE

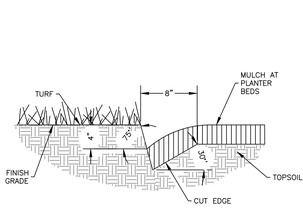


NOTE: REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY. REMOVE ANY SOIL AND/OR MULCH AWAY FROM TREE CROWN AFTER INSTALLATION.

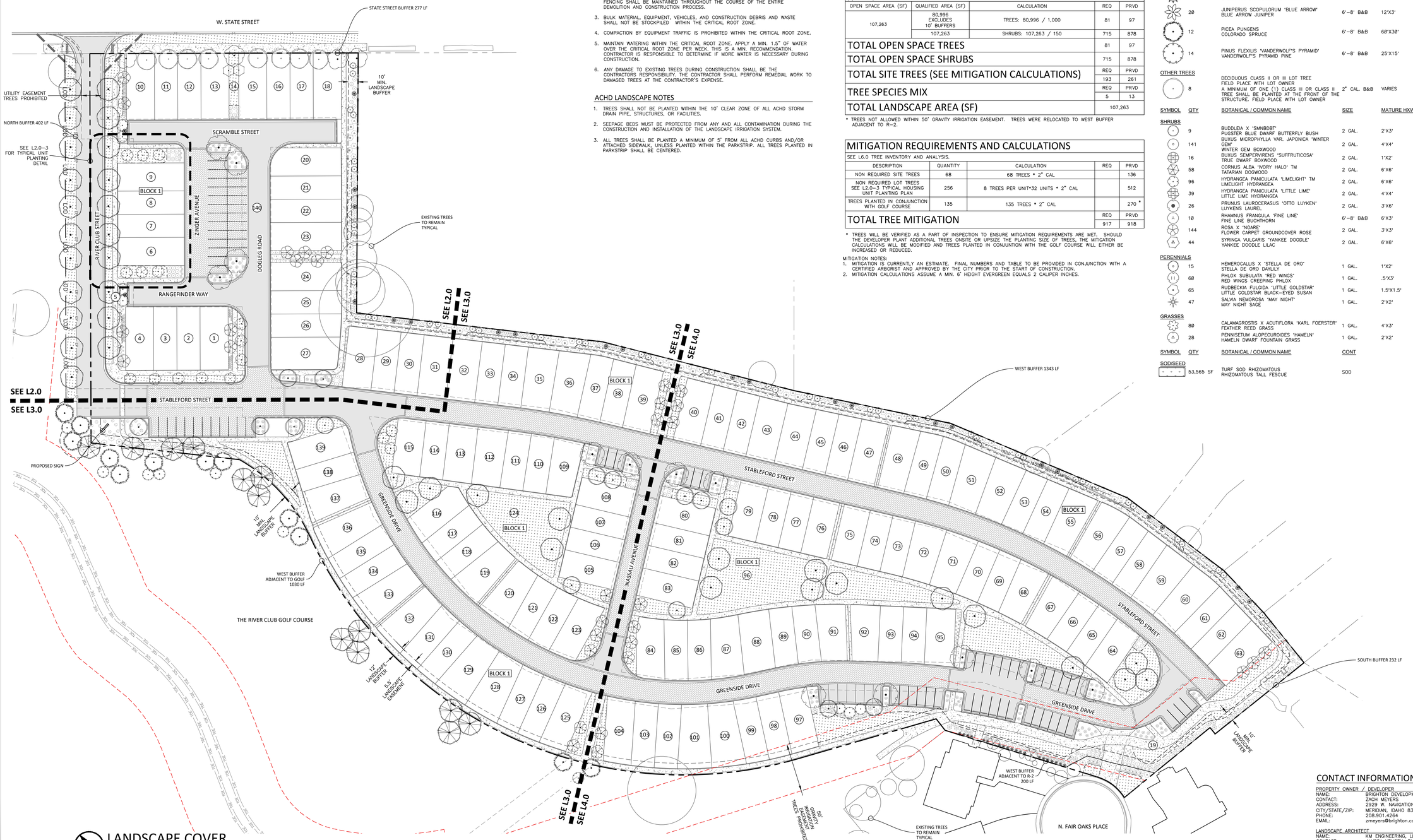
PIT SHALL BE A MIN. 2 TIMES WIDER THAN ROOTBALL AT BASE AND A MIN. 3 TIMES WIDER THAN ROOTBALL AT FINISH GRADE. DEPTH SHALL BE SAME AS THE ROOTBALL.

NOTES:
1. 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.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



2 SHOVEL CUT EDGE
NTS



LANDSCAPE COVER
0 40 80 120
Plan Scale: 1" = 40'

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
2. PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
3. BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
4. COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
5. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

LANDSCAPE CALCULATIONS

STREET TREE CALCULATIONS

MIN. OF (1) CLASS II OR III TREE REQUIRED PER STRUCTURE AND (1) CLASS I TREE/50 LF REQUIRED

STREET NAME	STRUCTURES/LF	CALCULATIONS	REQ	PRVD
W. STATE STREET	8 STRUCTURES	8 STRUCTURES/1	8	8
	277 LF	277 LF/ 50	6	6
TOTAL STREET TREES			14	14

PERIMETER BUFFER TREE CALCULATIONS

MIN. OF (1) TREE/40 LF REQUIRED

LOCATION	LF	CALCULATIONS	REQ	PRVD
NORTH	402 LF	402 LF/ 40	10	12
EAST	1,343 LF	1,343 LF/ 40	34	68
SOUTH	232 LF	232 LF/ 40	6	0*
WEST ADJACENT TO R-2	200 LF	200 LF/ 40	5	22
WEST ADJACENT TO GOLF	1030 LF	1030 LF/ 40	26	31
TOTAL PERIMETER BUFFER TREES			81	133

PARKING TREE CALCULATIONS

MIN. OF (1) TREE/5 STALLS

STALLS	CALCULATIONS	REQ	PRVD
84	84 STALLS/5	17	17

OPEN SPACE TREE AND SHRUB CALCULATIONS

(1) CLASS II OR III TREE/1,000 SF
(1) SHRUB/150 SF

OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	CALCULATION	REQ	PRVD
107,263	80,996 EXCLUDES 10' BUFFERS	TREES: 80,996 / 1,000	81	97
	107,263	SHRUBS: 107,263 / 150	715	878
TOTAL OPEN SPACE TREES			81	97
TOTAL OPEN SPACE SHRUBS			715	878

TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)	REQ	PRVD
	193	261
TREE SPECIES MIX	REQ	PRVD
	5	13
TOTAL LANDSCAPE AREA (SF)	107,263	

* TREES NOT ALLOWED WITHIN 50' GRAVITY IRRIGATION EASEMENT. TREES WERE RELOCATED TO WEST BUFFER ADJACENT TO R-2.

MITIGATION REQUIREMENTS AND CALCULATIONS

SEE L6.0 TREE INVENTORY AND ANALYSIS.

DESCRIPTION	QUANTITY	CALCULATION	REQ	PRVD
NON REQUIRED SITE TREES	68	68 TREES * 2" CAL		136
NON REQUIRED LOT TREES SEE L2.0-3 TYPICAL HOUSING UNIT PLANTING PLAN	256	8 TREES PER UNIT*32 UNITS * 2" CAL		512
TREES PLANTED IN CONJUNCTION WITH GOLF COURSE	135	135 TREES * 2" CAL		270 *
TOTAL TREE MITIGATION			REQ	PRVD
			917	918

* TREES WILL BE VERIFIED AS A PART OF INSPECTION TO ENSURE MITIGATION REQUIREMENTS ARE MET. SHOULD THE DEVELOPER PLANT ADDITIONAL TREES ONSITE OR UPSIZE THE PLANTING SIZE OF TREES, THE MITIGATION CALCULATIONS WILL BE MODIFIED AND TREES PLANTED IN CONJUNTION WITH THE GOLF COURSE WILL EITHER BE INCREASED OR REDUCED.

MITIGATION NOTES:
1. MITIGATION IS CURRENTLY AN ESTIMATE. FINAL NUMBERS AND TABLE TO BE PROVIDED IN CONJUNCTION WITH A CERTIFIED ARBORIST AND APPROVED BY THE CITY PRIOR TO THE START OF CONSTRUCTION.
2. MITIGATION CALCULATIONS ASSUME A MIN. 6' HEIGHT EVERGREEN EQUALS 2 CALIPER INCHES.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	13	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	3" CAL. B&B	35'X20'	CLASS II
	38	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2" CAL. B&B	40'X30'	CLASS II
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
	34	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK	2" CAL. B&B	40'X15'	CLASS III
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL. B&B	20'X15'	CLASS I
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA	2" CAL. B&B	30'X30'	CLASS II
EVERGREEN TREES					
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8' B&B	15'X8'	EVERGREEN
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS	6'-8' B&B	30'X5'	EVERGREEN
	20	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	
	12	PICEA PUNGENS COLORADO SPRUCE	6'-8' B&B	60'X30'	EVERGREEN
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER	2" CAL. B&B	VARIES	CLASS I, II, OR III

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS				
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH	2 GAL.	2'X3'
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD	2 GAL.	1'X2'
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA	2 GAL.	6'X6'
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2 GAL.	3'X6'
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN	6'-8' B&B	6'X3'
	144	ROSA X 'NOARE' FLOWER CARPET GROUNDCOVER ROSE	2 GAL.	3'X3'
	44	SYRINGA VULGARIS "YANKEE DOODLE' YANKEE DOODLE LILAC	2 GAL.	6'X6'
PERENNIALS				
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'
	65	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'
	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'
GRASSES				
	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X3'
	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL.	2'X2'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

CONTACT INFORMATION

PROPERTY OWNER / DEVELOPER
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STATE OF IDAHO
ALYSSA YENSEN
LA-16517
01/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LANDSCAPE COVER

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DESIGN BY:	AY
DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L1.0

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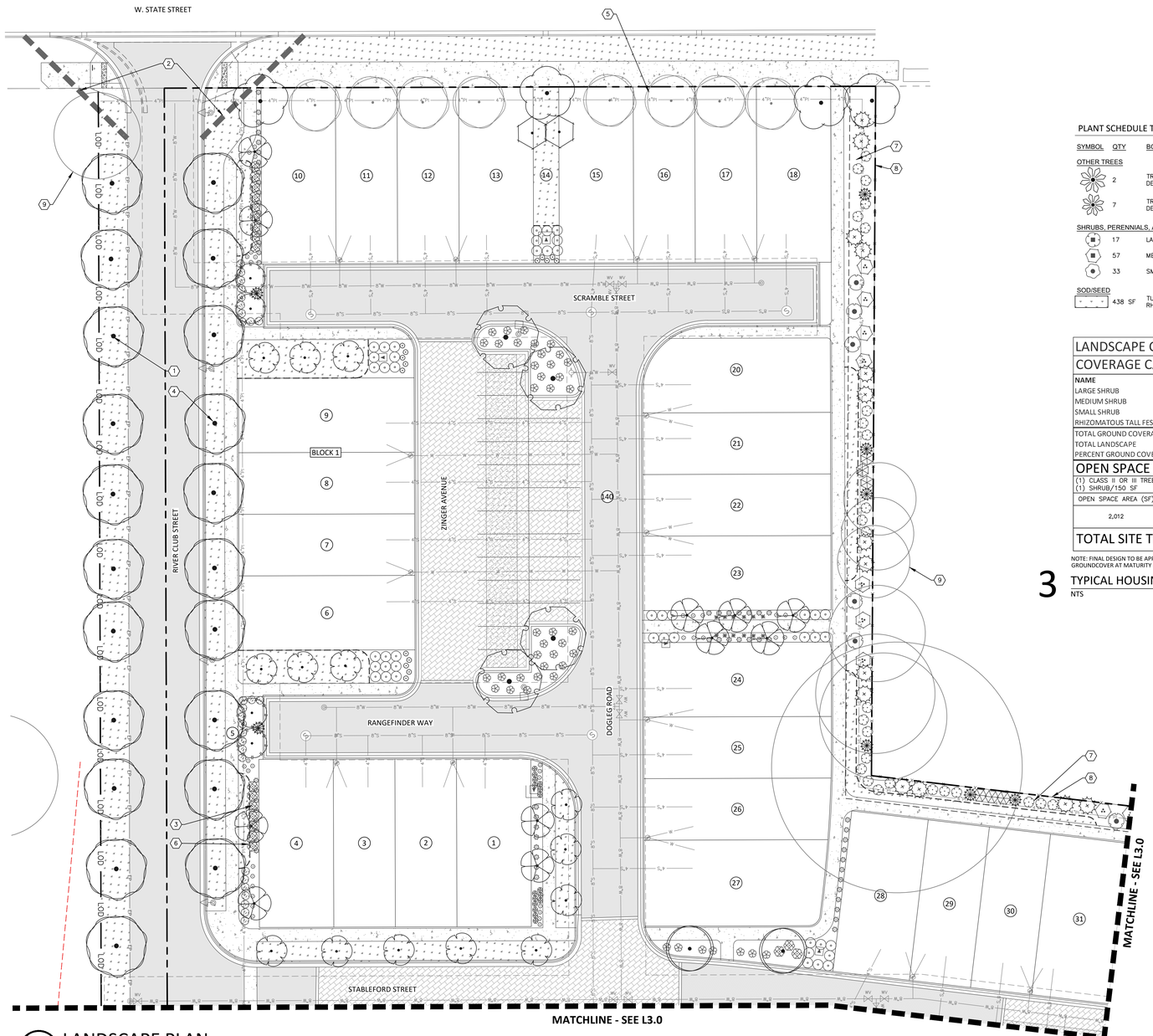


LANDSCAPE PLAN

0 20 40 60

Plan Scale: 1" = 20'

PLANT SCHEDULE TYPICAL UNIT

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
OTHER TREES			
	2	TREE – MEDIUM DECIUDOUS OR EVERGREEN	MIN. 6" HGT. OR 2" CAL. PLANTING SIZE
	7	TREE – SMALL DECIUDOUS OR EVERGREEN	MIN. 6" HGT. OR 2" CAL. PLANTING SIZE
SHRUBS, PERENNIALS, AND GRASSES			
	17	LARGE	MIN. 4" HGT. X 4" WIDTH
	57	MEDIUM	MIN. 2" HGT. X 2" WIDTH
	33	SMALL	MIN. 1" HGT. X 1" WIDTH
SOD/SEED			
	438 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	

LANDSCAPE CALCULATIONS

COVERAGE CALCULATIONS - 40% REQUIRED

NAME	QUANITY	COVERAGE EACH (SF)	Total Coverage (SF)
LARGE SHRUB	17	12.6	214.2
MEDIUM SHRUB	57	3.1	176.7
SMALL SHRUB	33	0.78	25.74
RHIZOMATOUS TALL FESCUE	438	1	438
TOTAL GROUND COVERAGE			854.64
TOTAL LANDSCAPE			2012
PERCENT GROUND COVERAGE			42.48%

OPEN SPACE TREE AND SHRUB CALCULATIONS

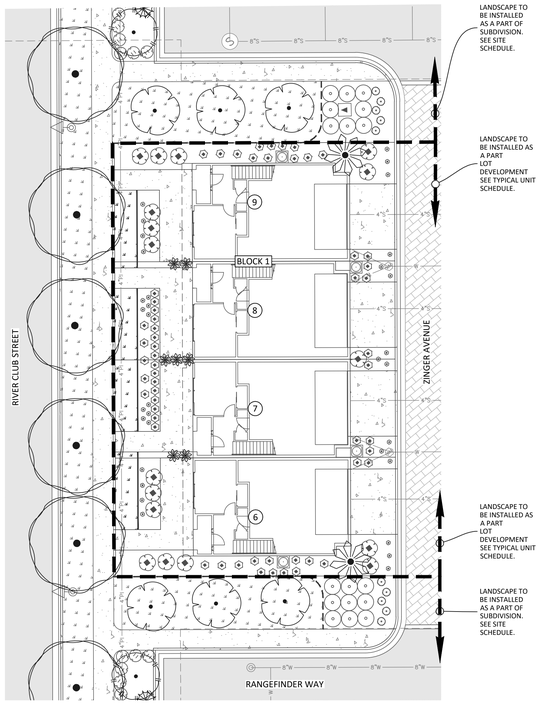
(1) CLASS II OR III TREE/1,000 SF
(1) SHRUB/150 SF

OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	CALCULATION	REQ	PRVD
2,012	2012	TREES: 2012 / 1,000	2	9
		SHRUBS: 2012 / 150	13	107

TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)

REQ	PRVD
2	10

NOTE: FINAL DESIGN TO BE APPROVED AS A PART OF EACH BUILDING PERMIT. LAYOUT IS A GUIDE AND SUBJECT TO CHANGE. A MIN. OF 40% GROUNDCOVER AT MATURITY IS REQUIRED.



3 TYPICAL HOUSING UNIT PLANTING PLAN

NTS

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0–2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
9. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTIONS NOTES.
10. GRAVITY IRRIGATION EASEMENT. TREES ARE PROHIBITED.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	13	ACER TRUNCATUM "PACIFIC SUNSET" TM PACIFIC SUNSET MAPLE
	16	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	38	GLEDITSIA TRIACANTHOS "SHADEMASTER" SHADEMASTER HONEYLOCUST
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
	34	QUERCUS X BIMUNDORUM 'JFS–KW1OX' STREETSPIRE® OAK
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA
EVERGREEN TREES		
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS
	20	JUNIPERUS SCOPULORUM "BLUE ARROW" BLUE ARROW JUNIPER
	12	PICEA PUNGENS COLORADO SPRUCE
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES		
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER
SYMBOL	QTY	BOTANICAL / COMMON NAME
SHRUBS		
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN
	144	ROSA X 'NDARE' FLOWER CARPET GROUNDCOVER ROSE
	44	SYRINGA VULGARIS 'YANKEE DOODLE' YANKEE DOODLE LILAC
PERENNIALS		
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX
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	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
GRASSES		
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	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS
SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

STATE OF IDAHO
MELISSA PENN
L-16517
01/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LANDSCAPE PLAN

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DRAWN BY:	AY
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L2.0

P:\24-217\LANDSCAPE\CAD\PATTERN\CONSTRUCTION\L2.0 LANDSCAPE PLAN.DWG, AYDEN PENN, 1/29/2025, DWG TO PDF.PC3

KEY NOTES (TYPICAL) (#)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
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5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE.
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
9. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTIONS NOTES.
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PLANT SCHEDULE SITE

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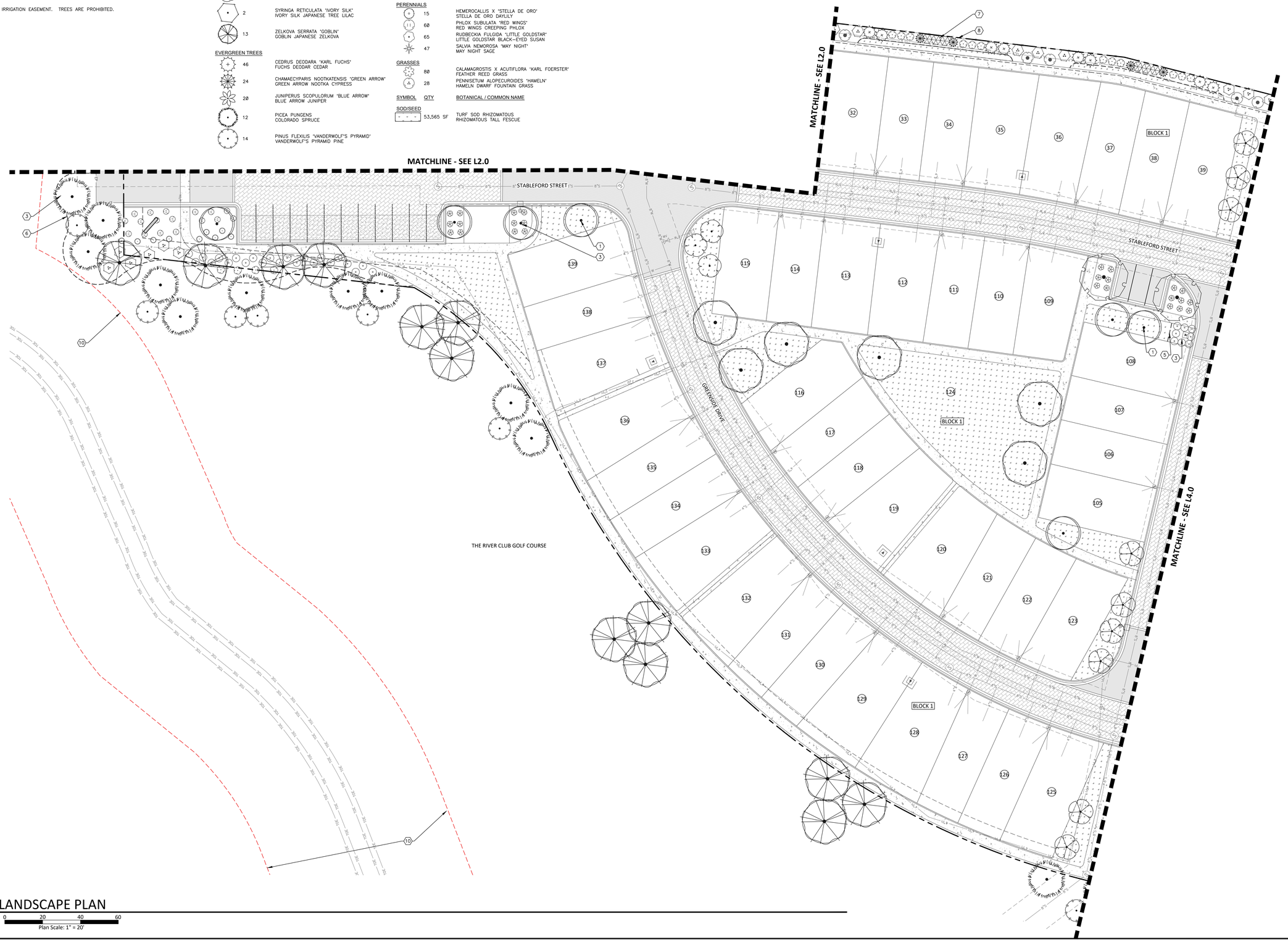
SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE



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

STATE OF IDAHO
MELISSA PENN
LA-16577
01/31/26
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

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DESIGN BY:	AY
DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L3.0

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KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
9. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTIONS NOTES.
10. GRAVITY IRRIGATION EASEMENT. TREES ARE PROHIBITED.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	13	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE
	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE
	38	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
	34	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA
EVERGREEN TREES		
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS
	20	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	12	PICEA PUNGENS COLORADO SPRUCE
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES		
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER

SYMBOL	QTY	BOTANICAL / COMMON NAME
SHRUBS		
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN
	144	ROSA X 'NOARE' FLOWER CARPET GROUNDCOVER ROSE
	44	SYRINGA VULGARIS 'YANKEE DOODLE' YANKEE DOODLE LILAC
PERENNIALS		
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX
	65	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
GRASSES		
	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS
	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS

SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

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

STATE OF IDAHO
MELISSA PENNY
LA-16517
01/31/25
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

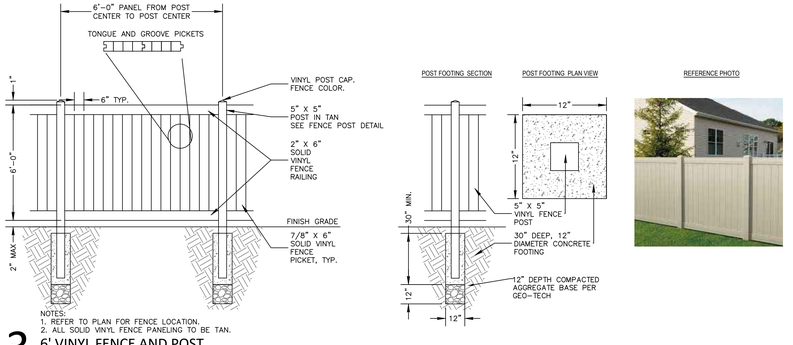
LANDSCAPE PLAN

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

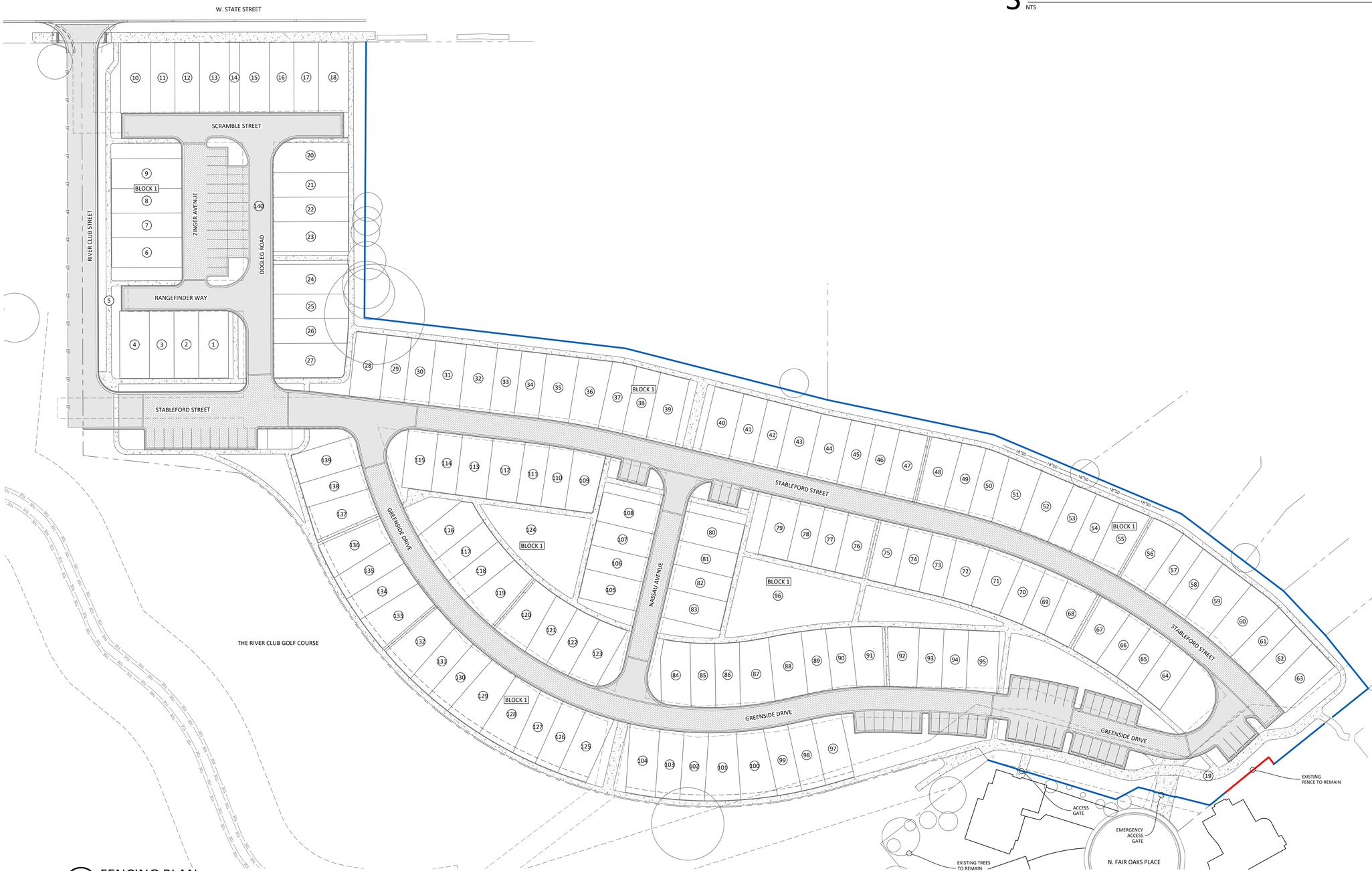
DESIGN BY:	AY
DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L4.0

P:\24-217\LANDSCAPE\ADMIN\CURRENT PLANS\24-217 L CENTERLINE PLAN.DWG, ALYSSA PENDRY, 2/5/2025, 2:04:55 PM, PC5, ---



3 6' VINYL FENCE AND POST
NTS



FENCE SCHEDULE
- 6 HEIGHT VINYL – SOLID.
- EXISTING FENCE TO REMAIN

FENCING PLAN
0 40 80 120
Plan Scale: 1" = 40'

STATE OF IDAHO
MELISSA PENNY
LANDSCAPE ARCHITECT
LA-16517
01/31/26
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

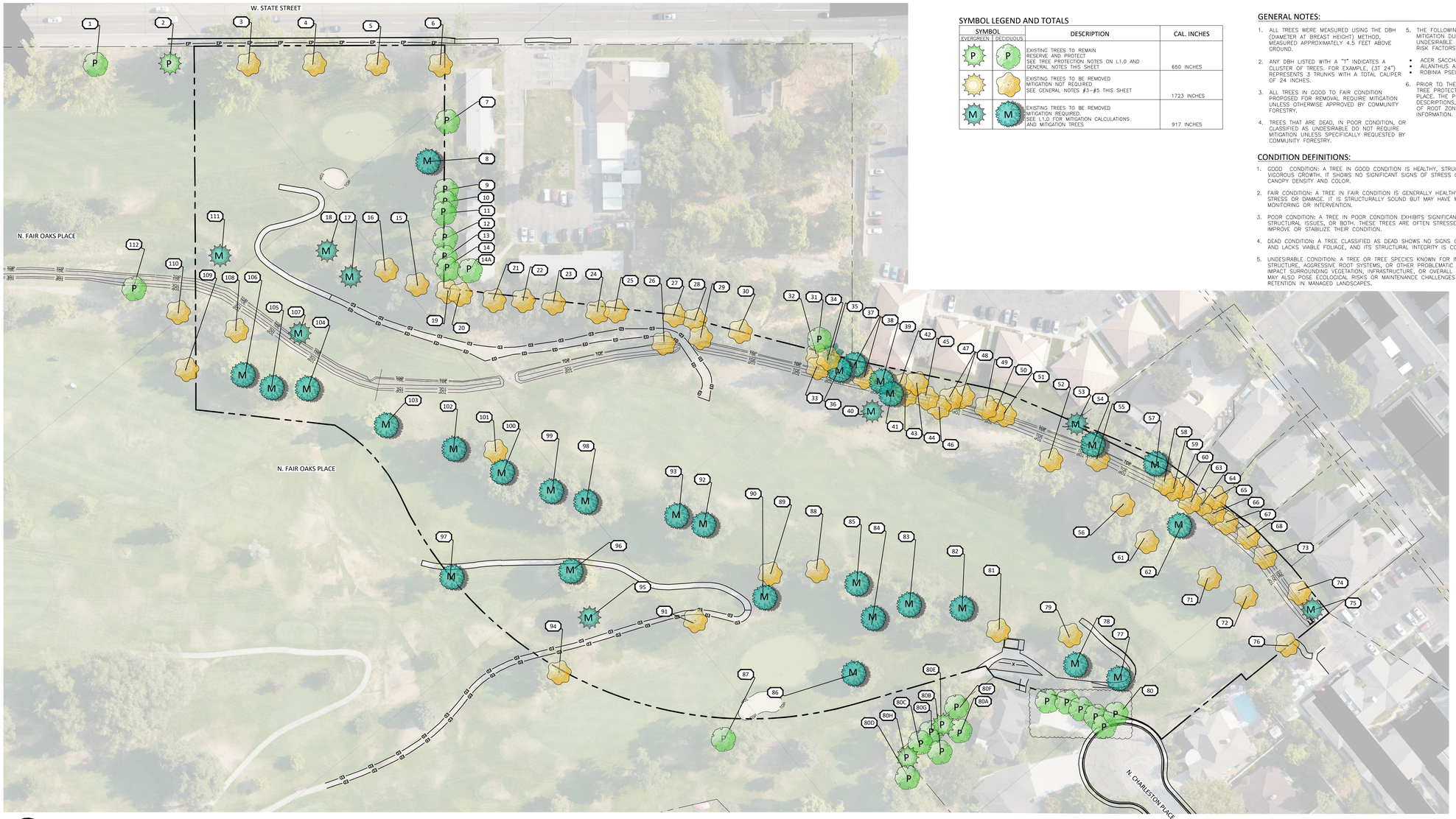
FENCING PLAN

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

DESIGN BY:	AY
DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L5.0

P:\24-217\LANDSCAPE\LAD\SHEETS\CEMENT PLANS\24-217 CEMENTS PLAN (FENCING, ACCESS) 1-29-2025.DWG TO PDF.PC3 —



SYMBOL LEGEND AND TOTALS

SYMBOL		DESCRIPTION	CAL. INCHES
EVERGREEN	DECIDUOUS		
P	P	EXISTING TREES TO REMAIN RESERVE AND PROTECT SEE TREE PROTECTION NOTES ON L1.0 AND GENERAL NOTES THIS SHEET	650 INCHES
		EXISTING TREES TO BE REMOVED MITIGATION NOT REQUIRED SEE GENERAL NOTES #3-#5 THIS SHEET	1723 INCHES
M	M	EXISTING TREES TO BE REMOVED MITIGATION REQUIRED. SEE L1.0 FOR MITIGATION CALCULATIONS AND MITIGATION TREES	917 INCHES

GENERAL NOTES:

1. ALL TREES WERE MEASURED USING THE DBH (DIAMETER AT BREAST HEIGHT) METHOD, MEASURED APPROXIMATELY 4.5 FEET ABOVE GROUND.
2. ANY DBH LISTED WITH A "T" INDICATES A CLUSTER OF TREES. FOR EXAMPLE, (3T 24") REPRESENTS 3 TRUNKS WITH A TOTAL CALIPER OF 24 INCHES.
3. ALL TREES IN GOOD TO FAIR CONDITION PROPOSED FOR REMOVAL REQUIRE MITIGATION UNLESS OTHERWISE APPROVED BY COMMUNITY FORESTRY.
4. TREES THAT ARE DEAD, IN POOR CONDITION, OR CLASSIFIED AS UNDESIRABLE DO NOT REQUIRE MITIGATION UNLESS SPECIFICALLY REQUESTED BY COMMUNITY FORESTRY.
5. THE FOLLOWING TREES WILL NOT REQUIRE MITIGATION DUE TO THEIR CUMULATIVE UNDESIRABLE CHARACTERISTICS AND ASSOCIATED RISK FACTORS.
   - ACER SACCHARINUM – SILVER MAPLE
   - ALIANTHUS ALTISSIMA– TREE OF HEAVEN
   - ROBINIA PSEUDOACACIA– BLACK LOCUST
6. PRIOR TO THE START OF CONSTRUCTION, A TREE PROTECTION PLAN SHALL BE PUT INTO PLACE. THE PLAN SHALL INCLUDE TREE DESCRIPTIONS, PROTECTION FENCES, PROTECTION OF ROOT ZONES, AND OTHER PERTINENT INFORMATION.

CONDITION DEFINITIONS:

1. GOOD CONDITION: A TREE IN GOOD CONDITION IS HEALTHY, STRUCTURALLY SOUND, AND EXHIBITS VIGOROUS GROWTH. IT SHOWS NO SIGNIFICANT SIGNS OF STRESS OR DAMAGE AND HAS AN OPTIMAL CANOPY DENSITY AND COLOR.
2. FAIR CONDITION: A TREE IN FAIR CONDITION IS GENERALLY HEALTHY BUT MAY SHOW SOME SIGNS OF STRESS OR DAMAGE. IT IS STRUCTURALLY SOUND BUT MAY HAVE MINOR ISSUES THAT NEED MONITORING OR INTERVENTION.
3. POOR CONDITION: A TREE IN POOR CONDITION EXHIBITS SIGNIFICANT HEALTH PROBLEMS, STRUCTURAL ISSUES, OR BOTH. THESE TREES ARE OFTEN STRESSED AND REQUIRE INTERVENTION TO IMPROVE OR STABILIZE THEIR CONDITION.
4. DEAD CONDITION: A TREE CLASSIFIED AS DEAD SHOWS NO SIGNS OF LIFE. IT HAS CEASED TO GROW AND LACKS VIABLE FOLIAGE, AND ITS STRUCTURAL INTEGRITY IS COMPROMISED.
5. UNDESIRABLE CONDITION: A TREE OR TREE SPECIES KNOWN FOR INVASIVE TENDENCIES, WEAK STRUCTURE, AGGRESSIVE ROOT SYSTEMS, OR OTHER PROBLEMATIC CHARACTERISTICS THAT NEGATIVELY IMPACT SURROUNDING VEGETATION, INFRASTRUCTURE, OR OVERALL LANDSCAPE QUALITY. THESE TREES MAY ALSO POSE ECOLOGICAL RISKS OR MAINTENANCE CHALLENGES AND ARE NOT SUITABLE FOR RETENTION IN MANAGED LANDSCAPES.

TREE INVENTORY AND ANALYSIS

0 50 100 150
Plan Scale: 1" = 50'

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
1	ACER SACCHARINUM	SILVER MAPLE	52	POOR	PRESERVE	NO
2	PICEA PUNGENS	COLORADO BLUE SPRUCE	27	GOOD	PRESERVE	NO
3	ACER SACCHARINUM	SILVER MAPLE	68	POOR	REMOVE	NO
4	ACER SACCHARINUM	SILVER MAPLE	38	POOR	REMOVE	NO
5	ACER SACCHARINUM	SILVER MAPLE	60	POOR	REMOVE	NO
6	ACER SACCHARINUM	SILVER MAPLE	63	POOR	REMOVE	NO
7	FRAXINUS PENNSYLVANICA	GREEN ASH	18	POOR	PRESERVE	NO
8	TILIA X EUCHLORA	CRIMEAN LINDEN	27	FAIR	REMOVE	YES
9	ROBINIA PSEUDOACACIA	BLACK LOCUST	22	POOR	PRESERVE	NO
10	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	POOR	PRESERVE	NO
11	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	POOR	PRESERVE	NO
12	ROBINIA PSEUDOACACIA	BLACK LOCUST	23	POOR	PRESERVE	NO
13	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	POOR	PRESERVE	NO
14	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	POOR	PRESERVE	NO
14a	ROBINIA PSEUDOACACIA	BLACK LOCUST	55	POOR	PRESERVE	NO
15	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
16	PINUS NIGRA	AUSTRIAN PINE	12	POOR	REMOVE	NO
17	PINUS NIGRA	AUSTRIAN PINE	14	FAIR	REMOVE	YES
18	PINUS NIGRA	AUSTRIAN PINE	14	FAIR	REMOVE	YES
19	ROBINIA PSEUDOACACIA	BLACK LOCUST CLUMP	15	POOR	REMOVE	NO
20	ULMUS SSP.	ELM CLUSTER	6T 47"	POOR	REMOVE	NO
21	ULMUS SSP.	ELM CLUSTER	8T 72"	POOR	REMOVE	NO
22	ULMUS SSP.	ELM CLUSTER	7T 80"	POOR	REMOVE	NO
23	ULMUS SSP.	ELM CLUSTER	6T 83"	POOR	REMOVE	NO
24	ULMUS SSP.	ELM CLUSTER	12T 126"	POOR	REMOVE	NO
25	ULMUS SSP.	ELM CLUSTER	7T 54"	POOR	REMOVE	NO
26	FRAXINUS PENNSYLVANICA	GREEN ASH	18	POOR	REMOVE	NO
27	ROBINIA PSEUDOACACIA	BLACK LOCUST CLUSTER	4T 32"	POOR	REMOVE	NO
28	ROBINIA PSEUDOACACIA	BLACK LOCUST	4T 24"	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
29	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
30	FRAXINUS PENNSYLVANICA	GREEN ASH	3T 91"	POOR	REMOVE	NO
31	FRAXINUS PENNSYLVANICA	GREEN ASH	14	FAIR	PRESERVE	NO
32	AILANTHUS ALTISSIMA	TREE OF HEAVEN	>4"	POOR	REMOVE	NO
33	AILANTHUS ALTISSIMA	TREE OF HEAVEN	>4"	POOR	REMOVE	NO
34	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR	REMOVE	YES
35	PINUS FLEXILIS	LIMBER PINE	19	GOOD	REMOVE	YES
36	FRAXINUS PENNSYLVANICA	GREEN ASH	11	FAIR	REMOVE	YES
37	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	39	GOOD	REMOVE	YES
38	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	POOR	REMOVE	NO
39	CATALPA SPECIOSA	WESTERN CATALPA	12	GOOD	REMOVE	YES
40	PICEA PUNGENS	COLORADO BLUE SPRUCE	12	GOOD	REMOVE	YES
41	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	GOOD	REMOVE	YES
42	ULMUS SSP.	ELM TREE	12	POOR	REMOVE	NO
43	ULMUS SSP.	ELM TREE	2T 18"	POOR	REMOVE	NO
44	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
45	CARYA SSP.		10	POOR	REMOVE	NO
46	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
47	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
48	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
49	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
50	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	POOR	REMOVE	NO
51	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
52	ACER SACCHARINUM	SILVER MAPLE	36	FAIR	REMOVE	NO
53	PINUS SYLVESTRIS	SCOTCH PINE	18	GOOD	REMOVE	YES
54	CARYA SSP.		24	FAIR	REMOVE	YES
55	POPULUS SSP.	POPLAR TREE	6	POOR	REMOVE	NO
56	SALIX SSP.	WILLOW	36	POOR	REMOVE	NO
57	ACER SACCHARINUM	SILVER MAPLE	24	FAIR	REMOVE	YES
58	FAGUS GRANDIFOLIA	AMERICAN BEECH	10	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
59	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	POOR	REMOVE	NO
60	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	POOR	REMOVE	NO
61	SALIX SSP.	WILLOW	36	POOR	REMOVE	NO
62	CATALPA SPECIOSA	WESTERN CATALPA	30	FAIR	REMOVE	YES
63	POPULUS SSP.	POPLAR TREE	12	POOR	REMOVE	NO
64	POPULUS SSP.	POPLAR TREE	12	POOR	REMOVE	NO
65	POPULUS SSP.	POPLAR TREE	14	POOR	REMOVE	NO
66	POPULUS SSP.	POPLAR TREE	2T 22"	POOR	REMOVE	NO
67	POPULUS SSP.	POPLAR TREE	18	POOR	REMOVE	NO
68	JUGULANS NIGRA	BLACK WALNUT	17	POOR	REMOVE	NO
69	NOT USED					
70	NOT USED					
71	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
72	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	POOR	REMOVE	NO
73	POPULUS SSP.	POPLAR TREE	8	POOR	REMOVE	NO
74	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
75	PICEA PUNGENS	COLORADO BLUE SPRUCE	16	GOOD	REMOVE	YES
76	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
77	SALIX SSP.	WILLOW	34	FAIR	REMOVE	YES
78	SALIX SSP.	WILLOW	30	FAIR	REMOVE	YES
79	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
80	VARIOUS		~50	GOOD	PRESERVE	NO
80a	BETULA NIGRA	RIVER BIRCH	52	GOOD	PRESERVE	NO
80b	LIQUIDAMBAR STURACIFLUA	SWEET GUM	14	GOOD	PRESERVE	NO
80c	QUERCUS ALBA	WHITE OAK	23	GOOD	PRESERVE	NO
80d	POPULUS DELTOIDES	POPLAR TREE	39	POOR	PRESERVE	NO
80e	PICEA PUNGENS	BLUE SPRUCE	15	GOOD	PRESERVE	NO
80f	ULMUS RUBRA	SLIPPERY ELM	9	GOOD	PRESERVE	NO
80g	BETULA NIGRA	RIVER BIRCH	47	GOOD	PRESERVE	NO
80h	PICEA PUNGENS	BLUE SPRUCE	12	GOOD	PRESERVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
81	ROBINIA PSEUDOACACIA	BLACK LOCUST	36	POOR	REMOVE	NO
82	ULMUS SSP.	SLIPPERY ELM	36	FAIR	REMOVE	YES
83	SALIX SSP.	GOLDEN WILLOW	34	FAIR	REMOVE	YES
84	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	8	GOOD	REMOVE	YES
85	SALIX SSP.	GOLDEN WILLOW	40	FAIR	REMOVE	YES
86	TILIA X EUCHLORA	CRIMEAN LINDEN	32	FAIR	REMOVE	YES
87	CATALPA SPECIOSA	WESTERN CATALPA	18	FAIR	PRESERVE	NO
88	ROBINIA PSEUDOACACIA	BLACK LOCUST	28	POOR	REMOVE	NO
89	ROBINIA PSEUDOACACIA	BLACK LOCUST	35	POOR	REMOVE	NO
90	CRATAEGUS SSP.	HAWTHORN	24	FAIR	REMOVE	YES
91	ROBINIA PSEUDOACACIA	BLACK LOCUST	29	POOR	REMOVE	NO
92	SALIX SSP.	GOLDEN WILLOW	32	FAIR	REMOVE	YES
93	SALIX SSP.	GOLDEN WILLOW	30	FAIR	REMOVE	YES
94	JUGULANS NIGRA	BLACK WALNUT	24	POOR	PRESERVE	NO
95	PINUS CONTORTA	LODGE POLE PINE	36	FAIR	REMOVE	YES
96	ACER RUBRUM	RED MAPLE	26	FAIR	REMOVE	YES
97	POPULUS SSP.	POPLAR TREE	17	FAIR	REMOVE	YES
98	ULMUS RUBA	SLIPPERY ELM	34	GOOD	REMOVE	YES
99	ULMUS RUBA	SLIPPERY ELM	43	GOOD	REMOVE	YES
100	ACER SACCHARINUM	SILVER MAPLE	26	FAIR	REMOVE	YES
101	ROBINIA PSEUDOACACIA	BLACK LOCUST	49	POOR	REMOVE	NO
102	CRATAEGUS SSP.	HAWTHORN	21	GOOD	REMOVE	YES
103	CATALPA SPECIOSA	WESTERN CATALPA	31	FAIR	REMOVE	YES
104	CATALPA SPECIOSA	WESTERN CATALPA	23	GOOD	REMOVE	YES
105	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	23	FAIR	REMOVE	YES
106	CATALPA SPECIOSA	WESTERN CATALPA	30	GOOD	REMOVE	YES
107	PINUS CONTORTA	LODGE POLE PINE	13	GOOD	REMOVE	YES
108	SALIX SSP.	GOLDEN WILLOW	55	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
109	FRAXINUS QUADRANGULATA	BLUE ASH	21	POOR	REMOVE	NO
110	SALIX SSP.	GOLDEN WILLOW	31	POOR	REMOVE	NO
111	PICEA PUNGENS	COLORADO BLUE SPRUCE	19	FAIR	REMOVE	YES
112	SALIX SSP.	GOLDEN WILLOW	70	FAIR	PRESERVE	NO

STATE OF IDAHO
KRISTA YERKS
LA-1657
REGISTERED LANDSCAPE ARCHITECT
07/31/26

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

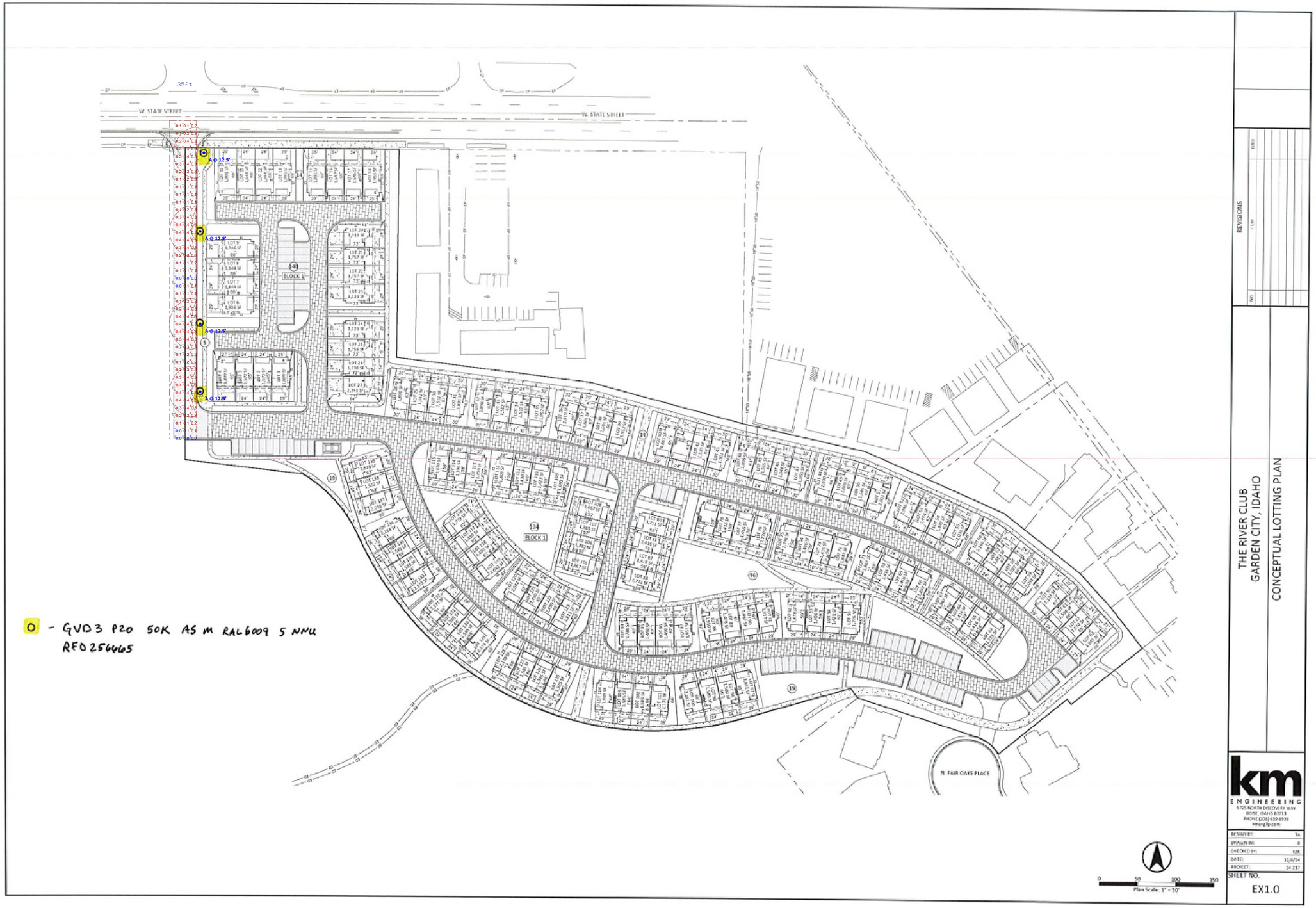
TREE INVENTORY AND ANALYSIS

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

DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

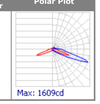
SHEET NO.
L6.0

P:\24-217\LANDSCAPE\CAD\EXHIBITS\SHEETS\24-217 TREE INVENTORY SHEETS_v4 YERKS, 1/30/2025, 3:06:15 PM PST, ---



Plan View
Scale - 1" = 60ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
⌒ ○	A		4	Holophane	GVD3 P10 50K XXXX GL5 GVDHSS18	GranVille Gen3, P10 Performance Package, 5000K CCT, 70CRI, Type 5 distribution, no trim with 180deg House Side Shield	1	2059	1	23	 Max: 1609cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A

THE RIVER CLUB
GARDEN CITY, IDAHO

CONCEPTUAL LOTTING PLAN

REVISIONS

NO.	DATE
1	11/14/24

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

DESIGN BY:	TA
DRAWN BY:	JS
CHECKED BY:	KSK
DATE:	12/6/24
PROJECT:	24-213

SHEET NO.
EX1.0

VISUAL

River Club

Designer

Date
01/29/2025
Scale
Not to Scale
Drawing No.

Summary

Luminaire Schedule								
Symbol	Qty	Label	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	USSL-C01-D-U-T2-BZ-7030	T2	0.900	6994	52	364	20

20' Mounting Height

QUANTUM LIGHTING

250 Beechwood Drive
Suite 100
Boise, ID 83709

801.270.0010
info@quantumltg.com

Note on this Report:

These calculations represent a good-faith, professional application of standard photometric means and methods.

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.

All digital CAD data appear to be extremely accurate, however, this apparent accuracy is an artifact of the techniques used to generateteh values, and is in no way intended to imply accuracy in the real world. Many factors will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party.

Cut Sheets included may indicate information related to the photometric calculations but do not address other required model number details including voltage, among other information, which may impact calculation accuracy.

Revision	Description	Date

Drawing Title

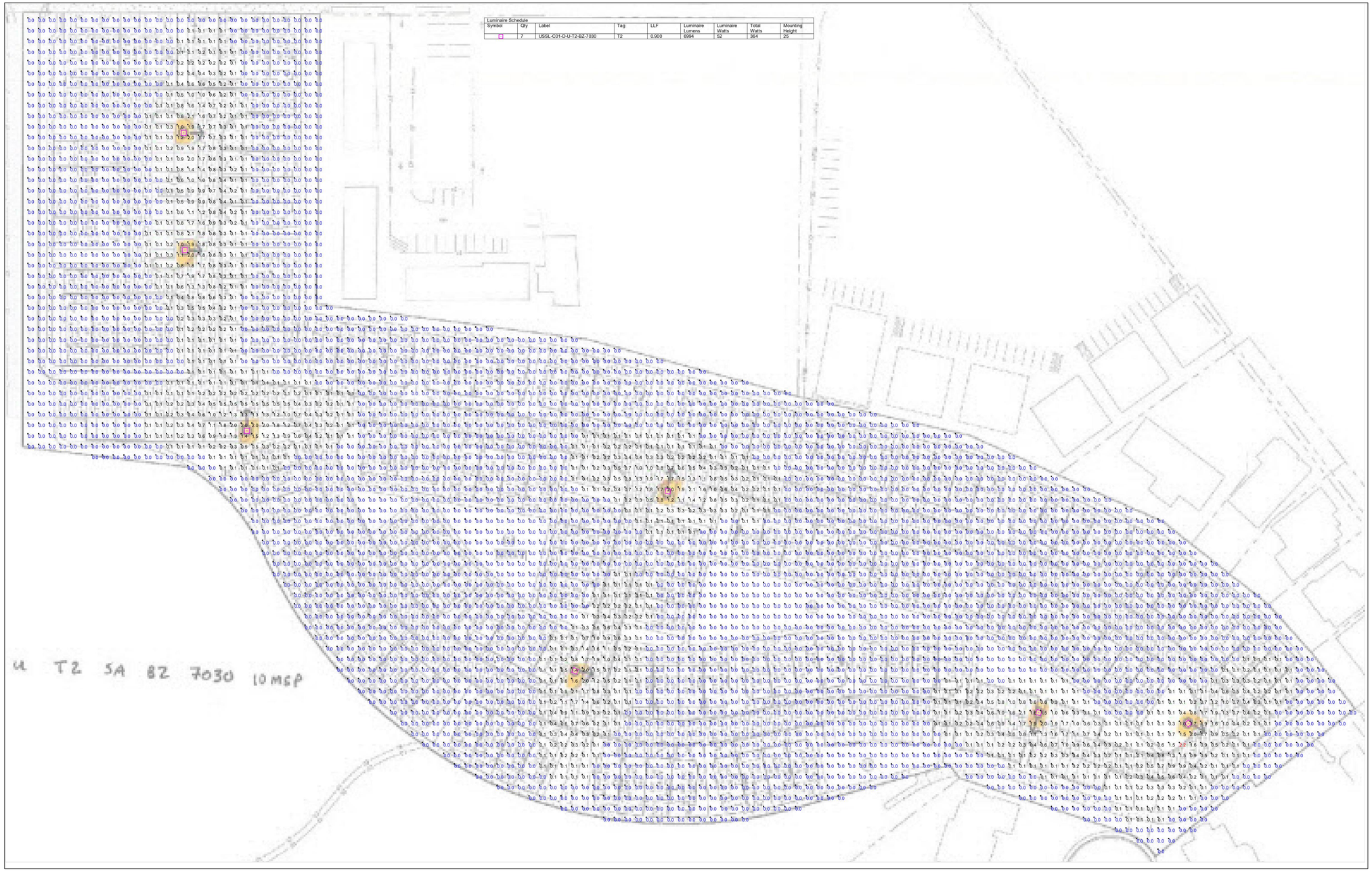
The River Club

Drawn By:	Date:
MEW	29 January, 2025

Scale:	Sheet Number:	Revision:
NTS	LC1	

US-TBZ-20241125

Luminaire Schedule								
Symbol	Qty	Label	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	USSL-C01-D-U-T2-BZ-7030	T2	0.900	6994	52	364	25



25' Mounting Height

QUANTUM LIGHTING

250 Beechwood Drive
Suite 100
Boise, ID 83709

801.270.0010
info@quantumltg.com

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This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.

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Revision	Description	Date

Drawing Title

The River Club

Drawn By:	Date:
MEW	29 January, 2025

Scale:	Sheet Number:	Revision:
NTS	LC2	

LIGHTING SOLUTIONS

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

Streetworks

USSL LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

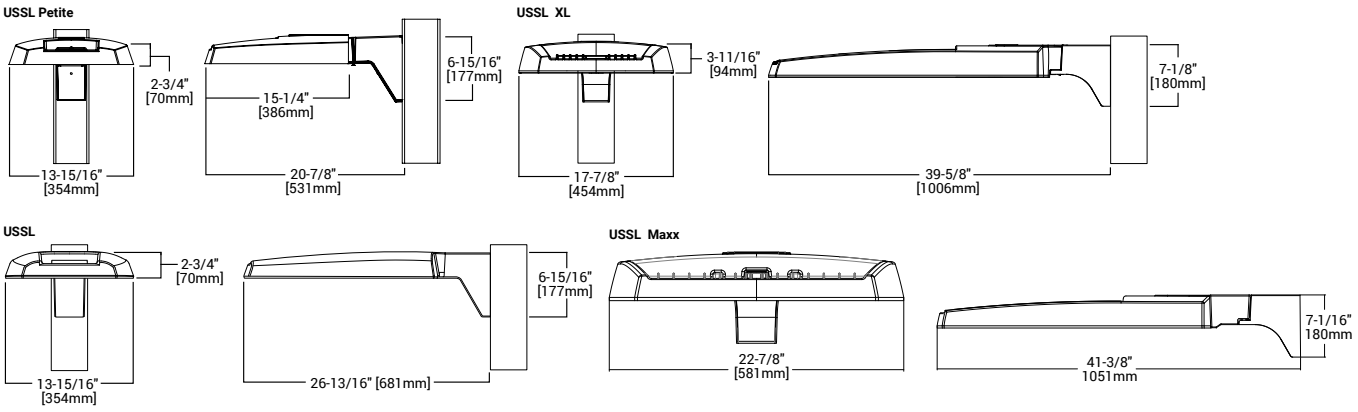
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **USSL-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [4]	Driver	Voltage	Distribution	Mounting	Color
USSL-P=USSL Petite **BAA-USSL-P**=USSL Petite BAA Compliant [3] **TAA-USSL-P**=USSL Petite TAA Compliant [3]	**C014**=(1 LED) Approx. 40% Output **C016**=(1 LED) Approx. 60% Output **C018**=(1 LED) Approx. 80% Output **C01**=(1 LED) Full Output	**D**=Dimming (0-10V)	**U**=Universal (120-277V) **9**=347V **8**=480V [5] **H**= 347-480V **D**=DuraVolt (277-480V) [5, 6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **FMA**= Fixed Mast Arm[27] **WM**=Wall Mount Arm **ADJA-WM**=Adjustable Arm - Wall Mount **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon[29] **SP2**= Adjustable Arm – Slipfitter, 2 3/8" vertical tenon[27, 29]	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
USSL=USSL **BAA-USSL**=USSL BAA Compliant [3] **TAA-USSL**=USSL TAA Compliant [3]	**C01**=(1 LED) Full Output **C027**=(2 LED) Approx. 70% Output **C029**=(2 LED) Approx. 90% Output **C02**=(2 LED) Full Output					
USSL-XL=USSL XL **BAA-USSL-XL**=USSL XL BAA Compliant [3] **TAA-USSL-XL**=USSL XL TAA Compliant [3]	**C047**=(4 LED) Approx. 70% Output **C049**=(4 LED) Approx. 90% Output **C04**=(4 LED) Full Output **C069**=(6 LED) Approx. 90% Output **C06**=(6 LED) Full Output					
USSL-M=USSL Maxx **BAA-USSL-M**= USSL Maxx BAA Compliant [3] **TAA-USSL-M**=USSL Maxx TAA Compliant [3]	**C097**=(9 LED) Approx. 65% Output **C098**=(9 LED) Approx. 75% Output **C099**= (9 LED) Approx. 90% Output **C09**=(9 LED) Full Output					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [7]
7050=70 CRI / 5000K CCT [7]
CC=Coastal Construction finish [10]
HSS=House Side Shield [8]
L90=Optics Rotated 90° Left [27]
R90=Optics Rotated 90° Right [27]
10MSP=10kV MOV Surge Protective Device
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [9]
TH=Tool-less Door Hardware
FADC=Field Adjustable Dimming Controller [30]
4=NEMA 3-PIN Twistlock Photocontrol Receptacle [11]
4N7=NEMA 7-PIN Twistlock Photocontrol Receptacle [11]
MS/DIM-L08= Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height [12, 13, 22]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [12, 13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [12, 13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height [12, 14, 22]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height [12, 14, 27, 28]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [12, 14, 27]
WPS2XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 15, 16, 17, 31]
WPS4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 15, 16, 17, 31]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]
DXXXXX=Department of Transportation - Customer specific details [27]
UXXXXX=Utility - Customer specific details [27]

Accessories (Order Separately) [20, 21]

USSLSA-XX=Standard Arm Mounting Kit [22]
USSLMA-XX=Mast Arm Mounting Kit [22]
USSLWM-XX=Wall Mount Kit [22]
USSL-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
USSL-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
USSL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
USSLXLSA-XX=Standard Arm Mounting Kit [28]
USSLXLMA-XX= Mast Arm Mounting Kit [28]
USSLXLWM-XX=Wall Mount Kit [28]
USSL-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [28]
USSL-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [28]
USSL-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [28]
USSL-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
USSL-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
USSL-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
USSL/COB-FDV=Full Drop Visor [23]
USSLXL/COB-FDV=Full Drop Visor [18]
HS/VERD=House Side Shield Kit [8, 24]
VGS-F/B=Vertical Glare Shield Kit, Front/Back [24]
VGS-SIDE=Vertical Glare Shield Kit, Side [24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]

NOTES:

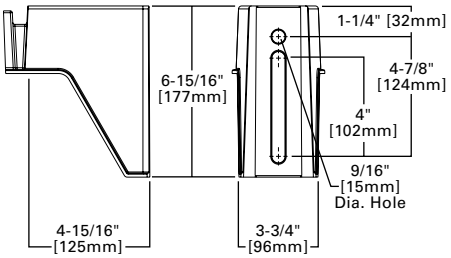
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated IES files on product website for non-standard CCTs.
8. Option will come factory-installed. House Side Shield not suitable with T5 distribution. Not available with USSL-C60 lumen package.
9. Not available with USSL-C60 lumen package. Not available with USSL-P-C25 lumen package.
10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (4 or 4N7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in USSL-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with USSL-XL or USSL-M configurations.
23. Only for use with USSL. Not applicable to USSL-M, USSL-XL, or USSL-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-PIN NEMA twistlock photocontrol receptacle (4N7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages.
27. Only available for USSL-M configurations.
28. Only for use with USSL-XL.
29. Fixed for USSL-M
30. Cannot be used with 4N7 or other motion response control options
31. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

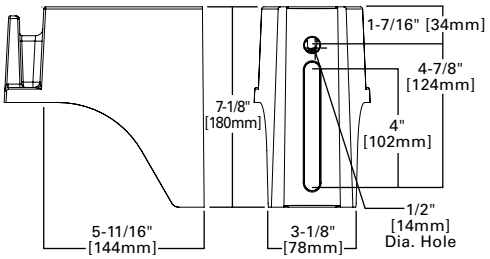
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Mounting Details

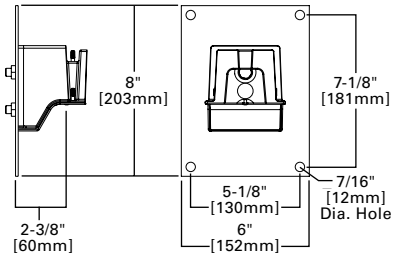
SA=QM Pole Mount Arm (USSL & USSL-P)



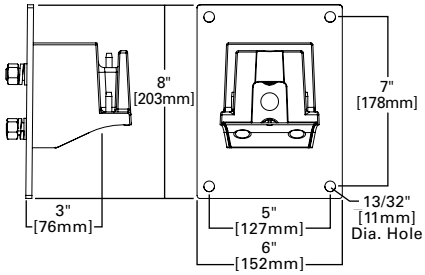
SA=QM Pole Mount Arm (USSL-XL)



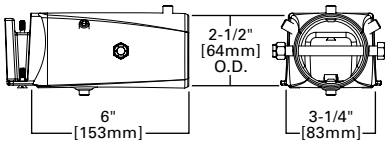
WM=QM Wall Mount Arm (USSL & USSL-P)



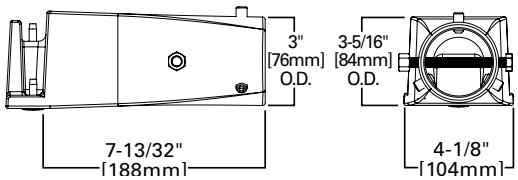
WM=QM Wall Mount Arm (USSL-XL)



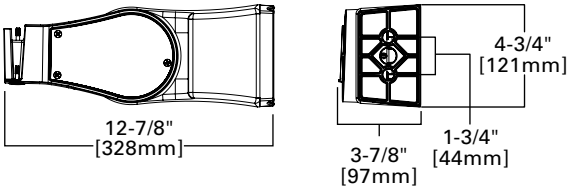
MA=QM Mast Arm (USSL & USSL-P)



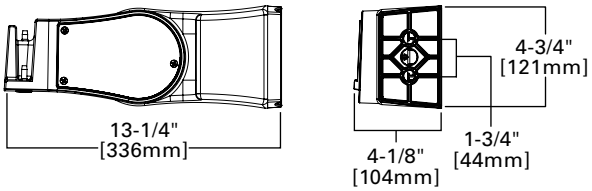
MA=QM Mast Arm (USSL-XL)



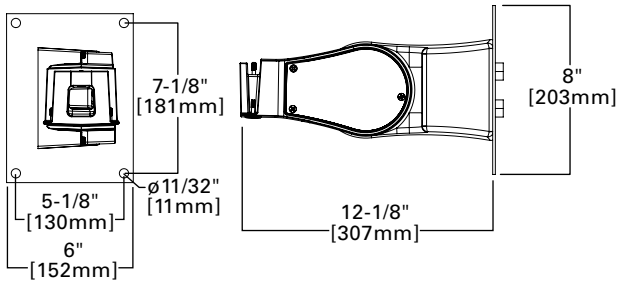
ADJA=Adjustable Arm Pole Mount (USSL & USSL-P)



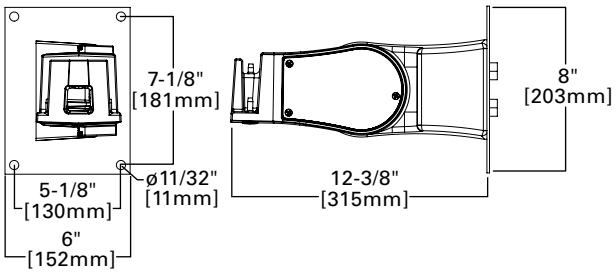
ADJA=Adjustable Arm Pole Mount (USSL-XL)



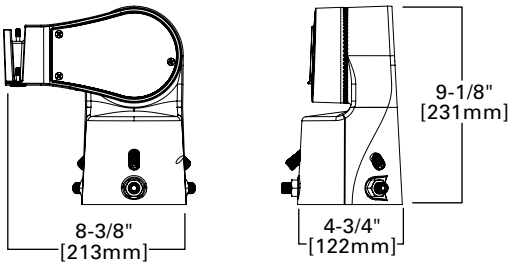
ADJA-WM=Adjustable Arm Wall Mount (USSL & USSL-P)



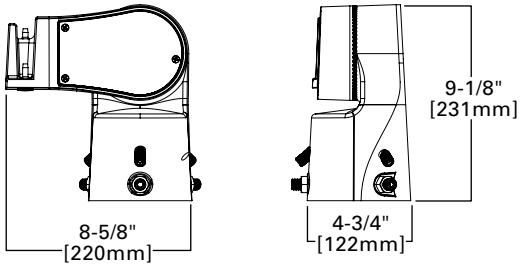
ADJA-WM=Adjustable Arm Wall Mount (USSL-XL)



ADJS=Adjustable Slipfitter 3 (USSL & USSL-P)

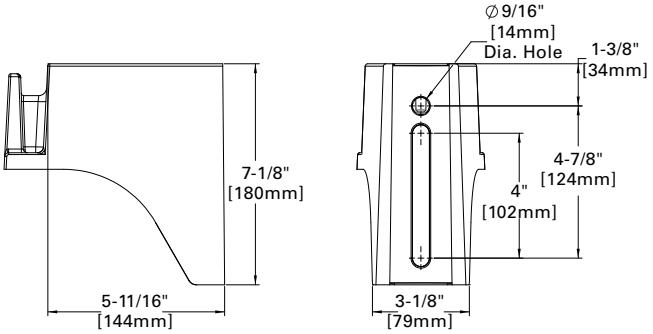


ADJS=Adjustable Slipfitter 3 (USSL-XL)

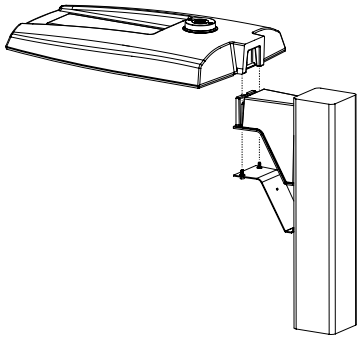


Mounting Details

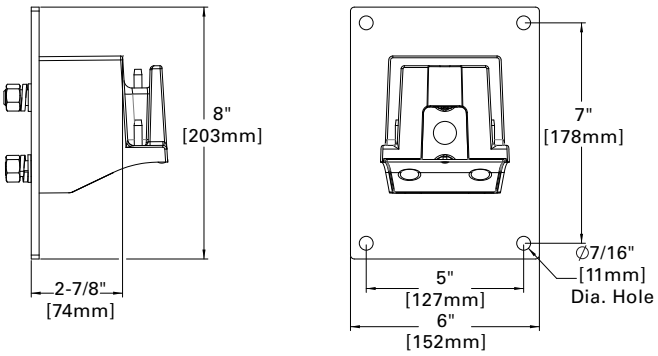
SA=QM Pole Mount Arm (USSL-M)



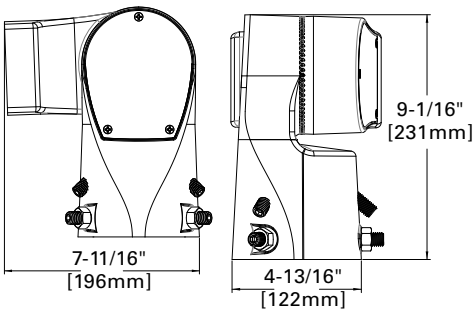
Versatile Mount System



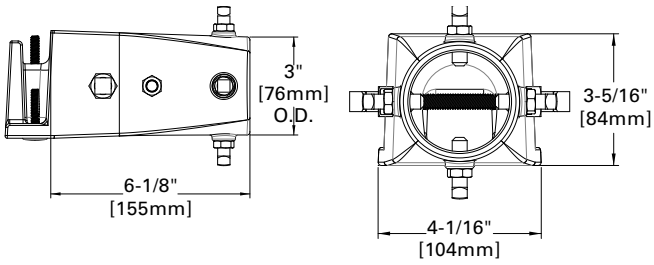
WM=QM Wall Mount Arm (USSL-M)



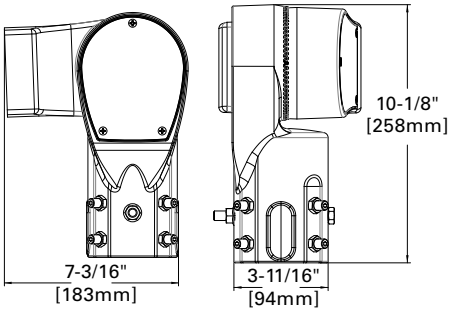
ADJS=Adjustable Slipfitter (USSL-M)



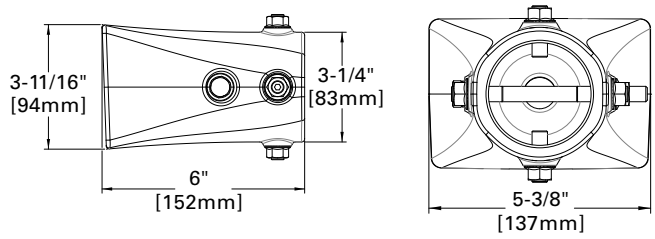
MA=QM Mast Arm (USSL-M)



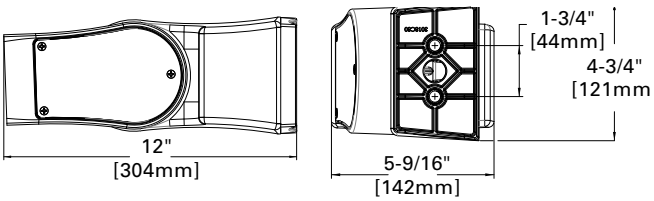
SP2=Adjustable Slipfitter 2-3/8" (USSL-M)



FMA=Fixed Mast Arm (USSL-M)



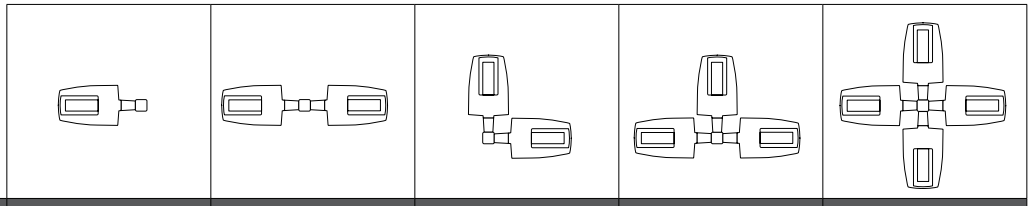
ADJA=Adjustable Pole Mount Arm (USSL-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 USSL's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 USSL-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

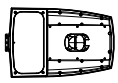


Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
USSL Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
USSL	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
USSL XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
USSL Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

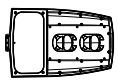
Optical Configurations

USSL-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)

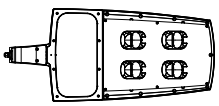
USSL-C15 (7,100 Nominal Lumens)



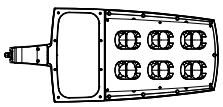
USSL-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



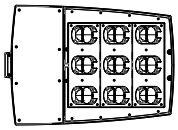
USSL-XL-C75/C100/C125 (26,100/31,000/36,300 Nominal Lumens)



USSL-XL-C150/C175 (41,100/48,600 Nominal Lumens)

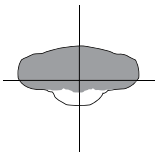


USSL-M-PA6X (50,000/60,000/70,000/80,000 Nominal Lumens)

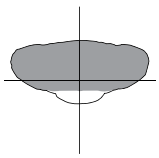


Optical Distributions

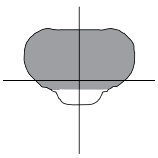
T2 (Type II)



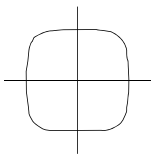
T3 (Type III)



T4 (Type IV)



T5 (Type V)



= Distribution with House Side Shield (HSS)

= Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Three-position terminal block standard
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- USSL and USSL Petite: 3G vibration rated
- USSL XL Mast Arm: 3G vibration rated
- USSL XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Typical Applications

- Parking Lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- USSL Petite: 18 lbs. (7.94 kgs.)
- USSL: 20 lbs. (9.09 kgs.)
- USSL XL: 45 lbs. (20.41 kgs.)
- USSL Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

View USSL-P IES files | View USSL IES files | View USSL-XL IES files

Power and Lumens

Product Family		USSL Petite				USSL				USSL XL					USSL Maxx			
Light Engine		C014	C016	C018	C01	C01	C027	C029	C02	C047	C049	C04	C069	C06	C097	C098	C099	C09
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346.00	418.10	486.60	587.50
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution [1]																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens [1]	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
USSL and USSL Petite at 25°C	91.30%	> 194,000
USSL and USSL Petite at 40°C	87.59%	> 134,000
USSL XL at 25°C	91.40%	> 204,000
USSL XL at 40°C	89.41%	> 158,000
USSL Maxx at 25°C	91.40%	> 204,000
USSL Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	**1.02**
15°C	**1.01**
25°C	**1.00**
40°C	**0.99**

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

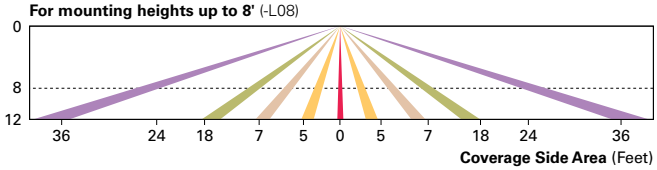
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

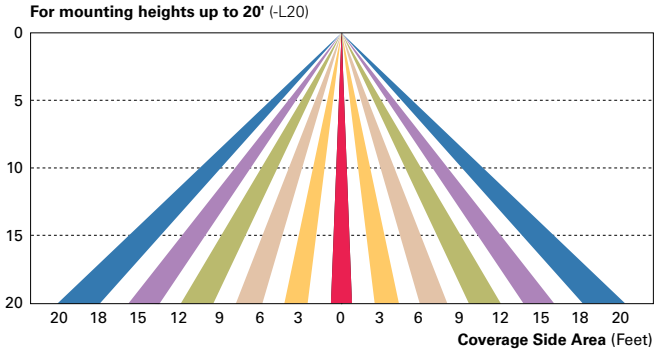
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

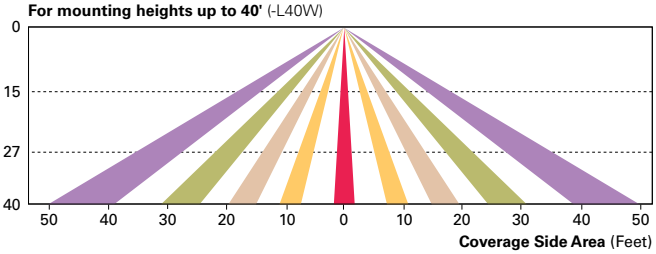
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

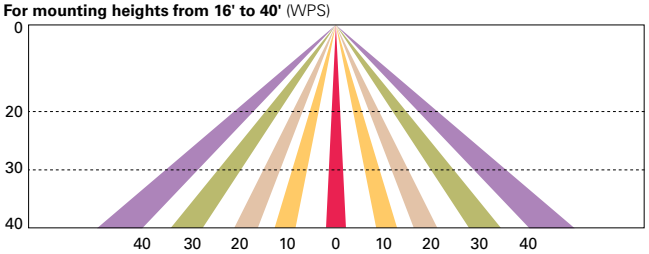


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (WPS)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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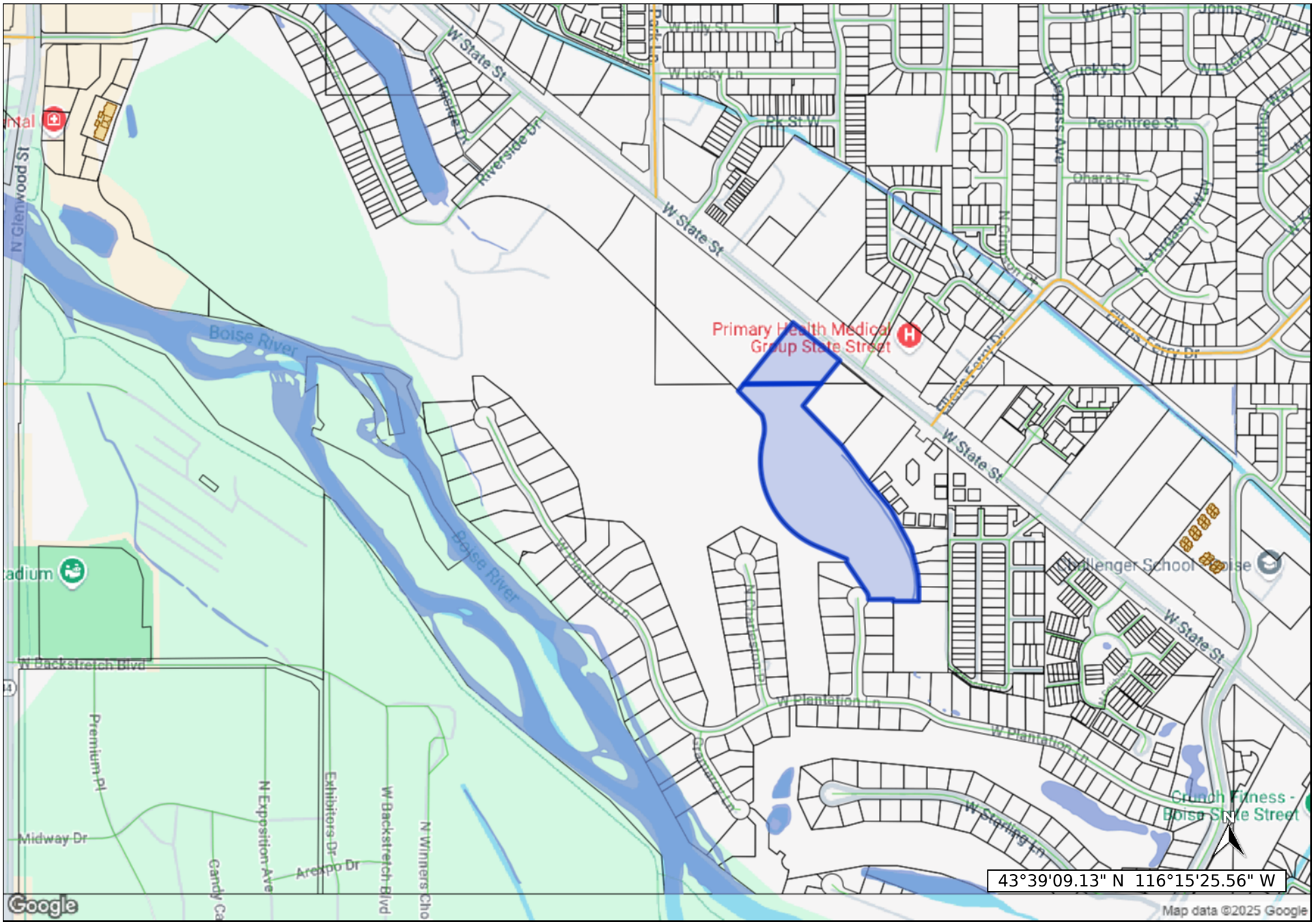
Specifications and dimensions
subject to change without notice.

River Club Townhomes

Neighborhood Map

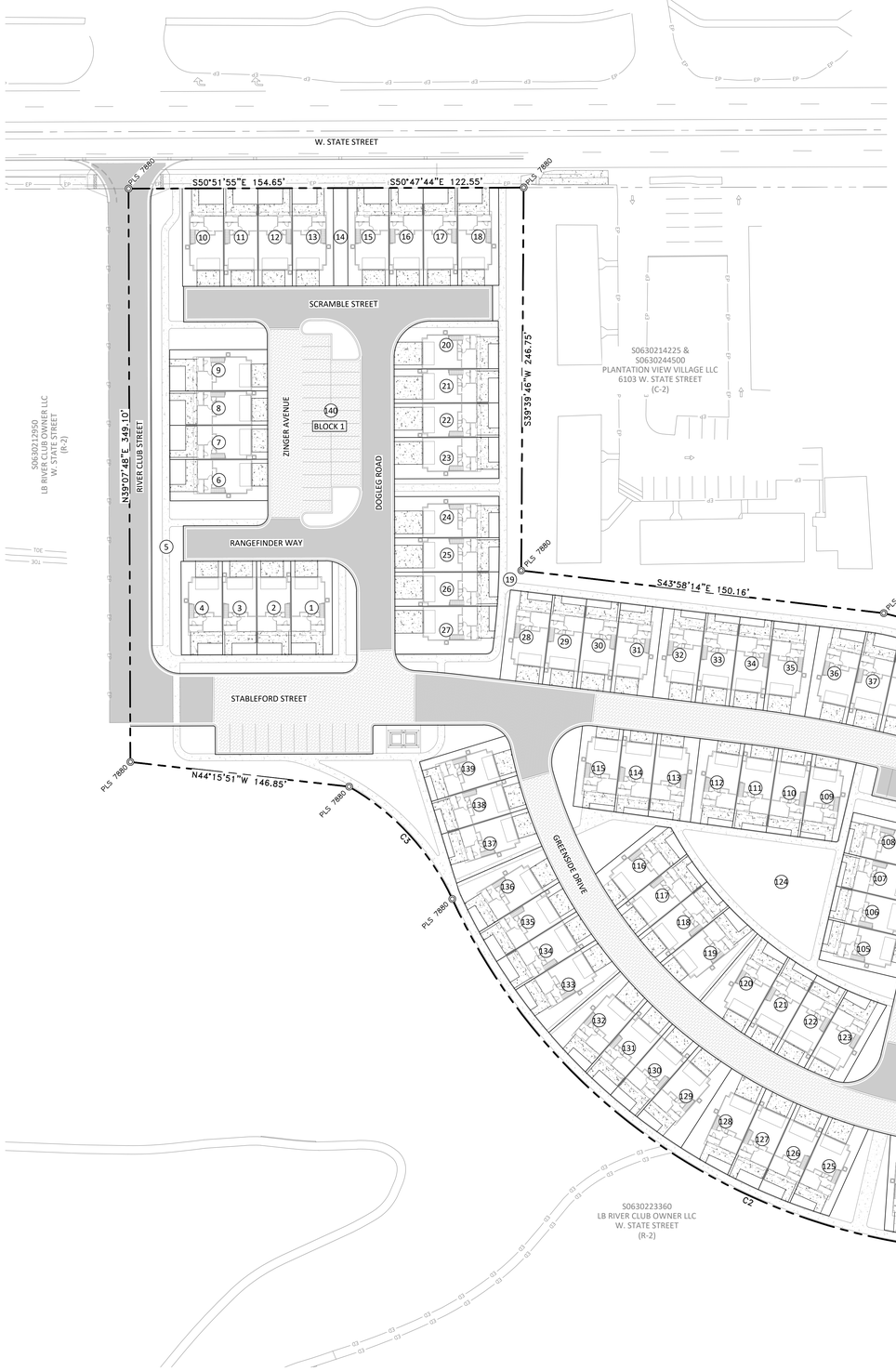


Feb 05, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT SHOWING RIVER CLUB 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'
L5	N00°07'01"W	8.48'
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

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 THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK 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

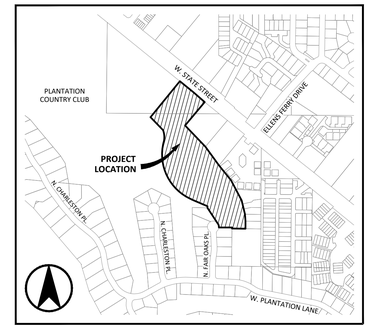
NAME:	BRIGHTON DEVELOPMENT
CONTACT:	ZACH MEYERS
ADDRESS:	2929 W. NAVIGATION DRIVE, SUITE 400
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83642
PHONE:	208.901.4264
EMAIL:	zmeyers@brighton.com

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@kmengllp.com

LEGEND

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



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–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 8–8A–3D–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, 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 (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'

PROFESSIONAL ENGINEER — KELLY KEHRER — 11616 — STATE OF IDAHO — 1/21/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

COVER

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

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/20/25
PROJECT:	24-217

SHEET NO.

PP1.0

P:\24-217\CIVIL\DGN\PRELIMINARY PLAT\24-217 PP1.0 - COVER.DWG, JOSHUA.WATTS, 1/21/2025, DWG TO PDF.PC3, 30X42 (1:1)(PSI)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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
- W — WATER LINE (SIZE AS NOTED)
- S — SEWER LINE (SIZE AS NOTED)
- SD — STORM DRAIN LINE (SIZE AS NOTED)
- G — GAS LINE
- OP — OVERHEAD POWER LINE
- FO — UNDERGROUND FIBER OPTICS
- X — FENCE LINE
- TOP — TOP OF BANK
- ED — EDGE OF DIRT
- EP — EDGE OF PAVEMENT

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	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'

W. STATE STREET

S50°51'55"E 154.65'

S50°47'44"E 122.55'

S39°39'46"W 246.75'

S43°58'14"E 150.16'

S36°22'28"E 127.45'

N39°07'48"E 349.10'

N44°15'51"W 146.85'

S27°49'22"E 100.14'

S13°37'08"E 124.72'

N89°24'43"W 69.73'

N89°56'27"W 114.18'

N33°37'54"W 107.67'

NO CAP, BENT

S0630212980 & S0630212970
W. STATE STREET
±10.27 AC.

S0630214225 & S0630244500
PLANTATION VIEW VILLAGE LLC
6103 W. STATE STREET
(C-2)

S0630212950
"LB RIVER CLUB OWNER LLC
W. STATE STREET
(R-2)

S0630244230
BOISE MOBILE PARK
6017 W. STATE STREET
(C-2)

R7715180012
SAVANNAH GREENS NO. 4
OWNEWS ASSOCIATION INC.
W. STATE STREET
(C-2)

R4901730050
ALEX MOUSER
4143 N. KESSINGER LANE
(R-2)

R4901730040
JANET BERNOW
4109 N. KESSINGER LANE
(R-2)

R4901730030
TROY FAMILY TRUST
4067 N. KESSINGER LANE
(R-2)

R4901730021
LEWIS FAMILY TRUST
4029 N. KESSINGER LANE
(R-2)

R4901730011
FRANCIS POPP
3991 N. KESSINGER LANE
(R-2)

S0630244285
EVI PLANTATION PLACE LLC
3921 N. KESSINGER LANE
(R-2)

S0630223360
LB RIVER CLUB OWNER LLC
W. STATE STREET
(R-2)

R9276220100
LOUIS STODDARD
6303 N. FAIR OKS PLACE
(R-2)

R9276220040
JAMES FOLTZ
6284 N. FAIR OKS PLACE
(R-2)

N. FAIR OAKS PLACE

0 40 80 120
Plan Scale: 1" = 40'

PROFESSIONAL ENGINEER
BRIAN T. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

EXISTING CONDITIONS

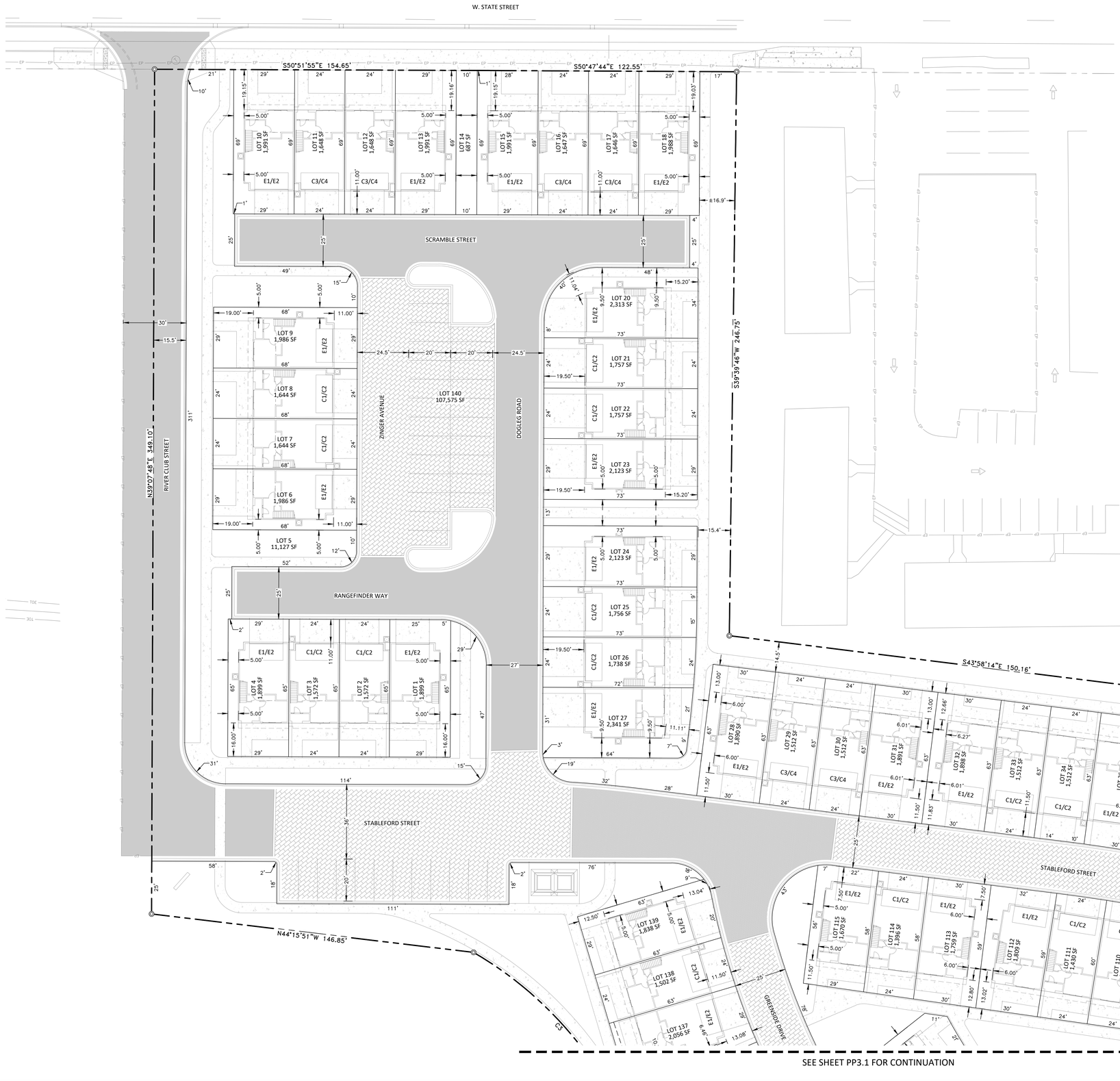
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@g.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP2.0

P:\24-217\CIVIL\CAD\PRELIM\MAP PLAT\24-217 PP2.0 - EXISTING CONDITIONS.DWG, JOSHUA JANTZ, 2/3/2025, DWG TO PDF.PC3, 30X42 (1:1)(PP1)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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

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C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

BUILDING FOOTPRINT BREAKDOWN

E1 PLAN

FIRST FLOOR:	306 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	2,049 SF

E2 PLAN

FIRST FLOOR:	140 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	1,883 SF

C1 PLAN

FIRST FLOOR:	376 SF
SECOND FLOOR:	912 SF
THIRD FLOOR:	908 SF
TOTAL:	2,196 SF

C2 PLAN

FIRST FLOOR:	376 SF
SECOND FLOOR:	889 SF
THIRD FLOOR:	886 SF
TOTAL:	2,151 SF

C3 PLAN

FIRST FLOOR:	307 SF
SECOND FLOOR:	846 SF
THIRD FLOOR:	904 SF
TOTAL:	2,057 SF

C4 PLAN

FIRST FLOOR:	143 SF
SECOND FLOOR:	846 SF
THIRD FLOOR:	904 SF
TOTAL:	1,893 SF

* REFER TO ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

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

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.0

P:\24-217\DWG\SUBPREL\MAIN PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, JOSHUA.WHITE, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)(PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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

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:	914 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:	889 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 ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

LEGEND

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- ADJACENT BOUNDARY LINE
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- SECTION LINE
- LOT LINE
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- PROPOSED CONCRETE
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SEE SHEET PP3.0 FOR CONTINUATION

SEE SHEET PP3.2 FOR CONTINUATION

S36°22'28"E 127.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

LOT 124
12,775 SF

LOT 96
25,964 SF

12.00' LANDSCAPE EASEMENT

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

PROFESSIONAL ENGINEER
CRAIG T. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

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

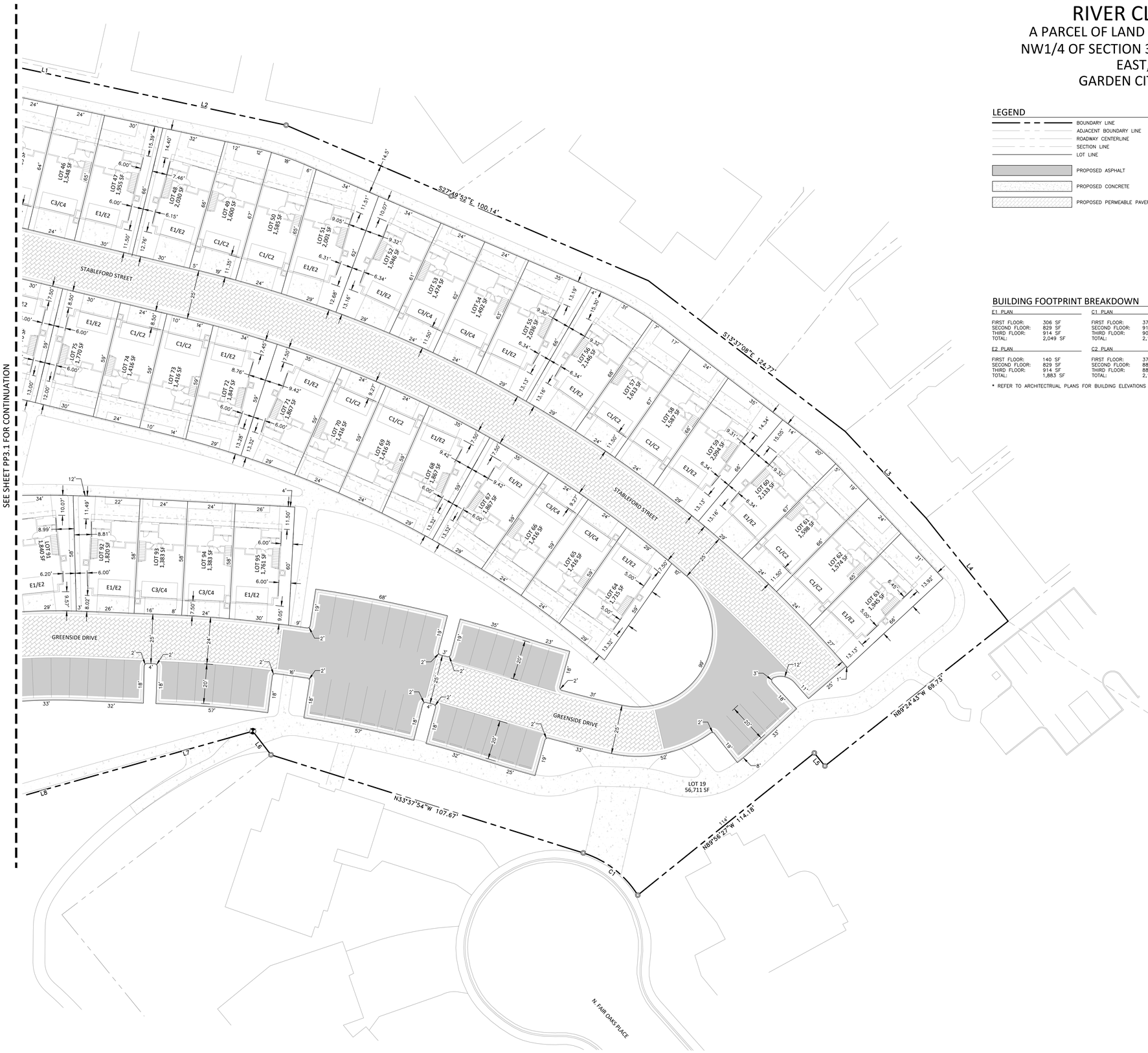
DESIGN BY:	TA
DRAWN BY:	IJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.1

P:\24-217\CIVIL\LAD\PRELIM\MAIN PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, ZONDA.JAYCC, 2/1/2025, DWG TO PDF.PC3, JEAN (1:1) PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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



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BUILDING FOOTPRINT BREAKDOWN

E1 PLAN

FIRST FLOOR:	306 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	2,049 SF

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FIRST FLOOR:	140 SF
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TOTAL:	1,883 SF

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TOTAL:	1,893 SF

* REFER TO ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

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

PROFESSIONAL ENGINEER
BRAD I STREAD
STATE OF IDAHO
11616
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

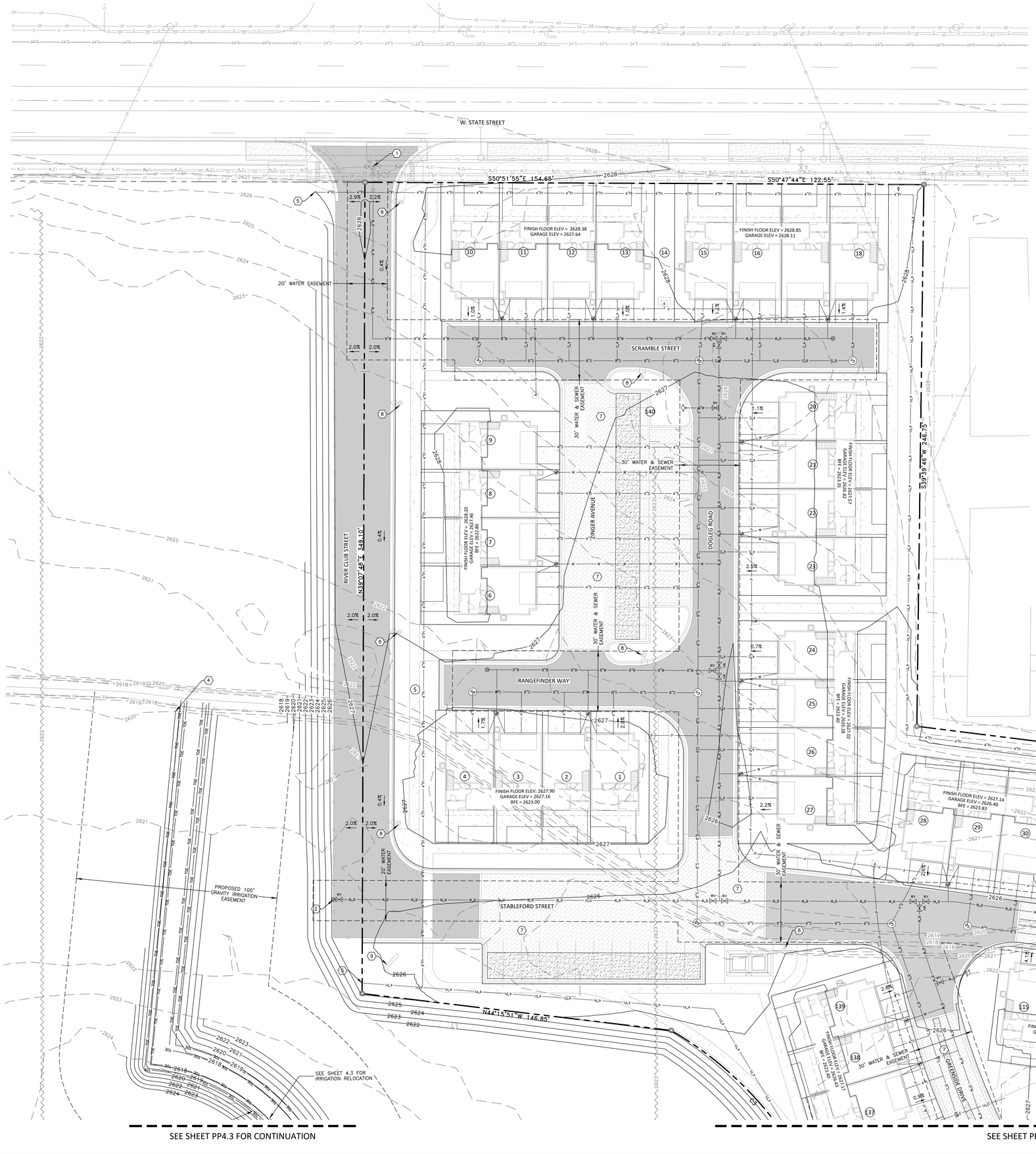
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.2

P:\24-217\CIVIL\LAD\PRELIM\RIVER PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, CONNOR JANTZ, 1/31/2025, DWG TO PDF.PC3, 30X42 L (1ST)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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



PRELIMINARY ENGINEERING NOTES

1. 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.
2. 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.
3. WATER AND SEWER LINES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND GARDEN CITY MINIMUM STANDARDS.
5. ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RIVER CLUB SUBDIVISION HOME OWNERS ASSOCIATION.
6. STORM DRAINAGE WILL BE DISPOSED OF WITH PERMEABLE PAVERS DUE TO THE PRESENSE OF HIGH GROUNDWATER. LOCATIONS WILL BE REFINED DURING FINAL DESIGN.
7. SANITARY SEWER AND WATER FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD GARDEN CITY CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.

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

LEGEND

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- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
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- LOT LINE
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- S — SEWER LINE (SIZE AS NOTED)
- SD — STORM DRAIN LINE (SIZE AS NOTED)
- PI — PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- GI — GRAVITY IRRIGATION
- 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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
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0 20 40 60
Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
BRENT STREAD
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

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

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.0

P:\24-217\CIVIL\CAD\PRELIM\MAP PLAT\24-217 PRELIMINARY ENGINEERING.DWG, JOSHUA.WATT, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)(P1)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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

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8. PROPOSED LIGHT POLES
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SEE SHEET PP4.0 FOR CONTINUATION

SEE SHEET PP4.2 FOR CONTINUATION

SEE SHEET PP4.3 FOR CONTIUATION

S36°22'28"E 122.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

30' WATER & SEWER EASEMENT

30' WATER & SEWER EASEMENT

30' WATER & SEWER EASEMENT

30' S' WATER & SEWER EASEMENT

12' LANDSCAPE EASEMENT

12' LANDSCAPE EASEMENT

IRRIGATION GRAVITY EASEMENT

PRIVATE STORM DRAIN RE-ROUTE FROM SAVANNAH GREENS #4 SUBDIVISION

Plan Scale: 1" = 20'

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

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

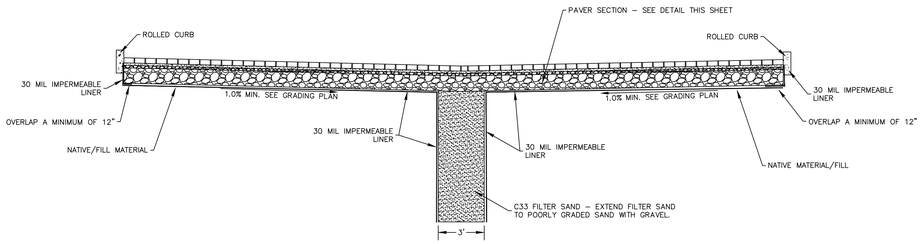
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.1

PROFESSIONAL ENGINEER
CRAIG STBRAD
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

P:\24-217\CIVIL\CAD\PRELIMINARY PLAT\24-217 PRELIMINARY ENGINEERING_ENGINEERING.DWG, JOSHUA.WHITE, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)PP1

PRELIMINARY PLAT SHOWING
RIVER CLUB 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



PAVER PROFILE

NTS

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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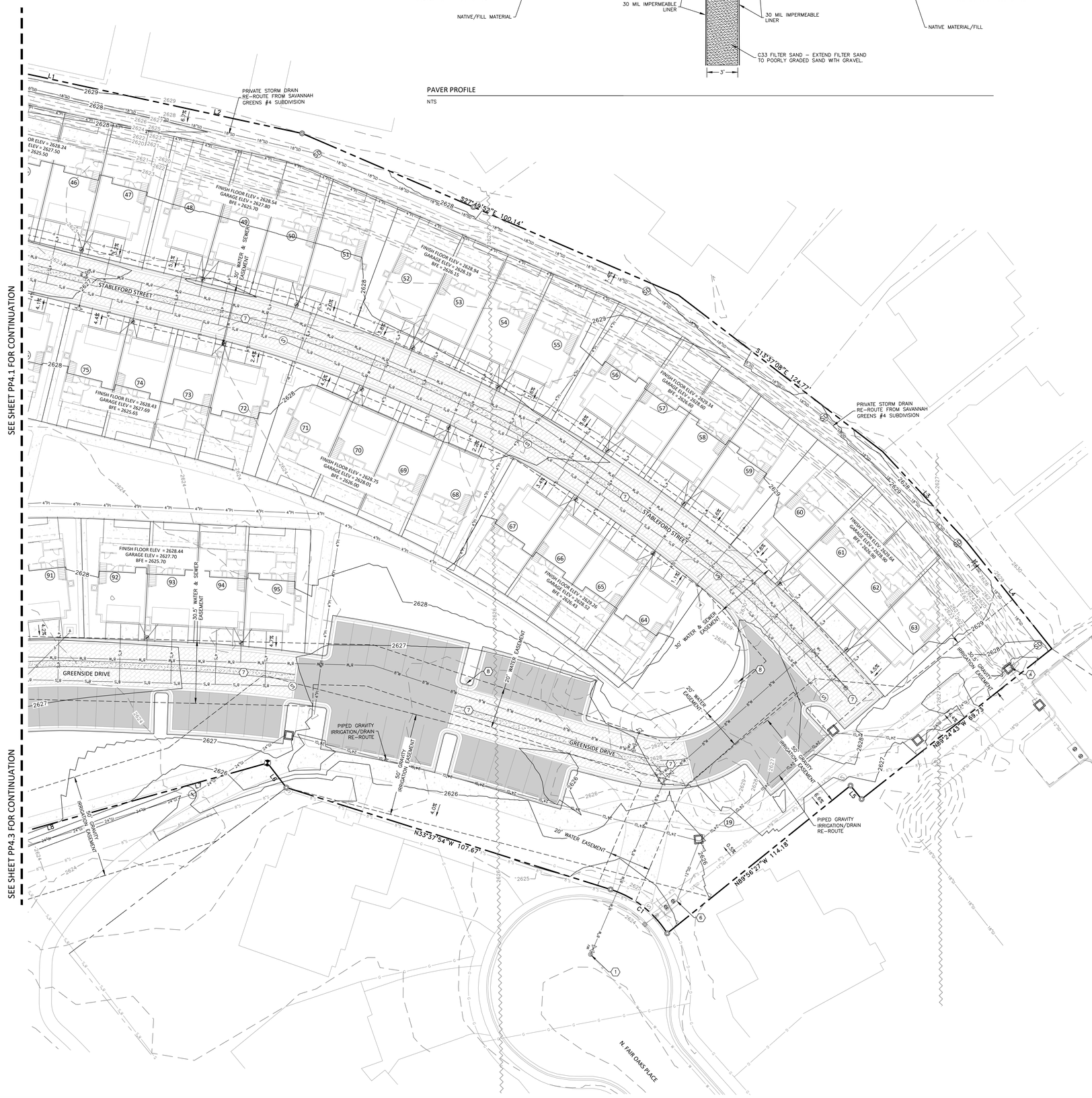

KEYNOTES (TYPICAL) (#)

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

LEGEND

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

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

PROFESSIONAL ENGINEER
CRAIG I. STEBBINS
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

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SHEET NO.
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P:\24-217\CIVIL\SUBPREL\MAIN PLAT\24-217 PRELIM PLAT.DWG, 1/31/2025, DWG TO PDF PC3, 30X42, (PDF)

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RIVER CLUB SUBDIVISION

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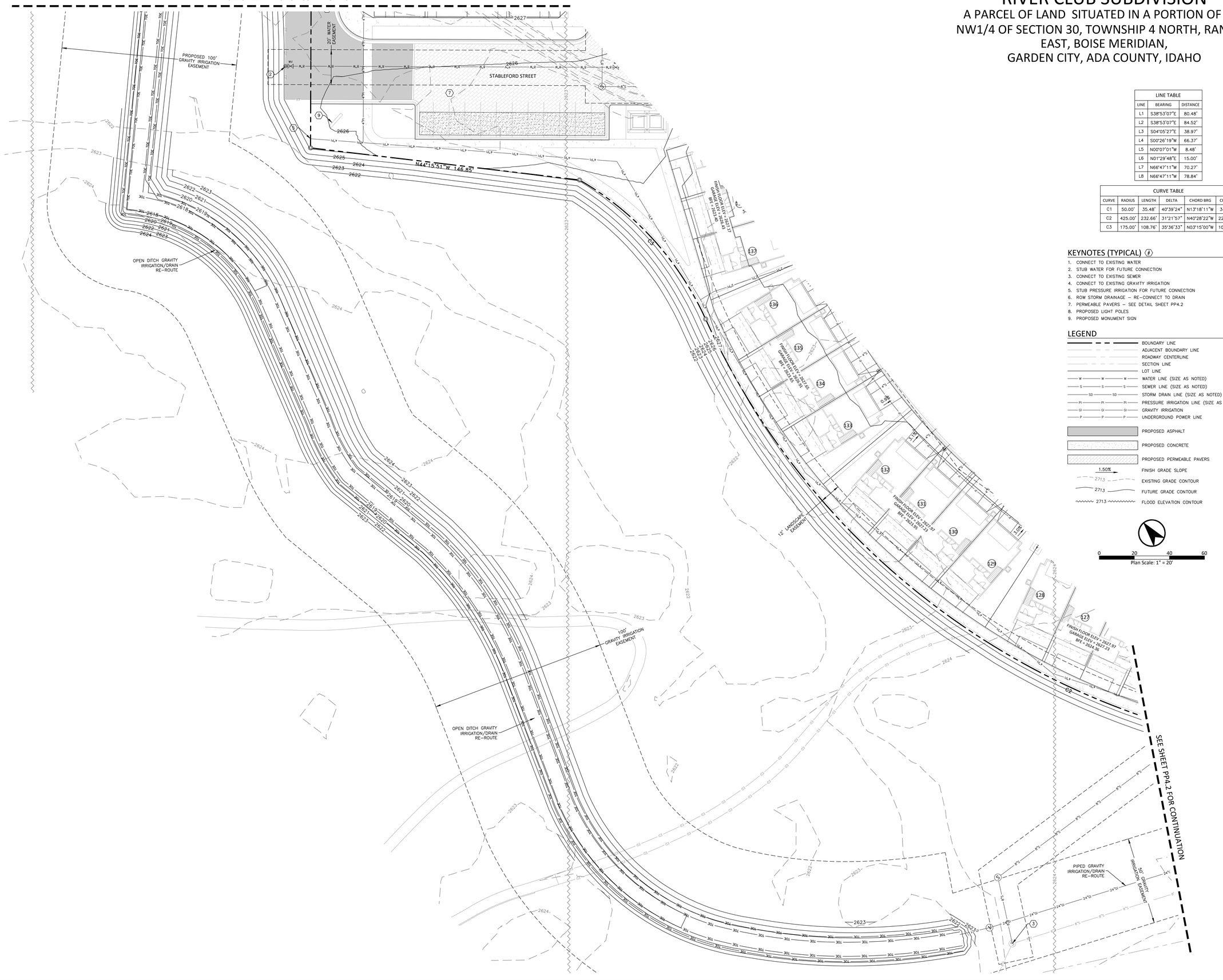
SEE SHEET PP4.0 FOR CONTINUATION



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PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

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RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
5725 NORTH DISCOVERY WAY
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DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.3

P:\24-217\CIVIL\CAD\PRELIMINARY PLAT\24-217 PP4.3 PRELIMINARY ENGINEERING.DWG, JOSHUA JANTZ, 2/11/2025, DWG TO PDF.PC3, 30X42 L (1)(F)

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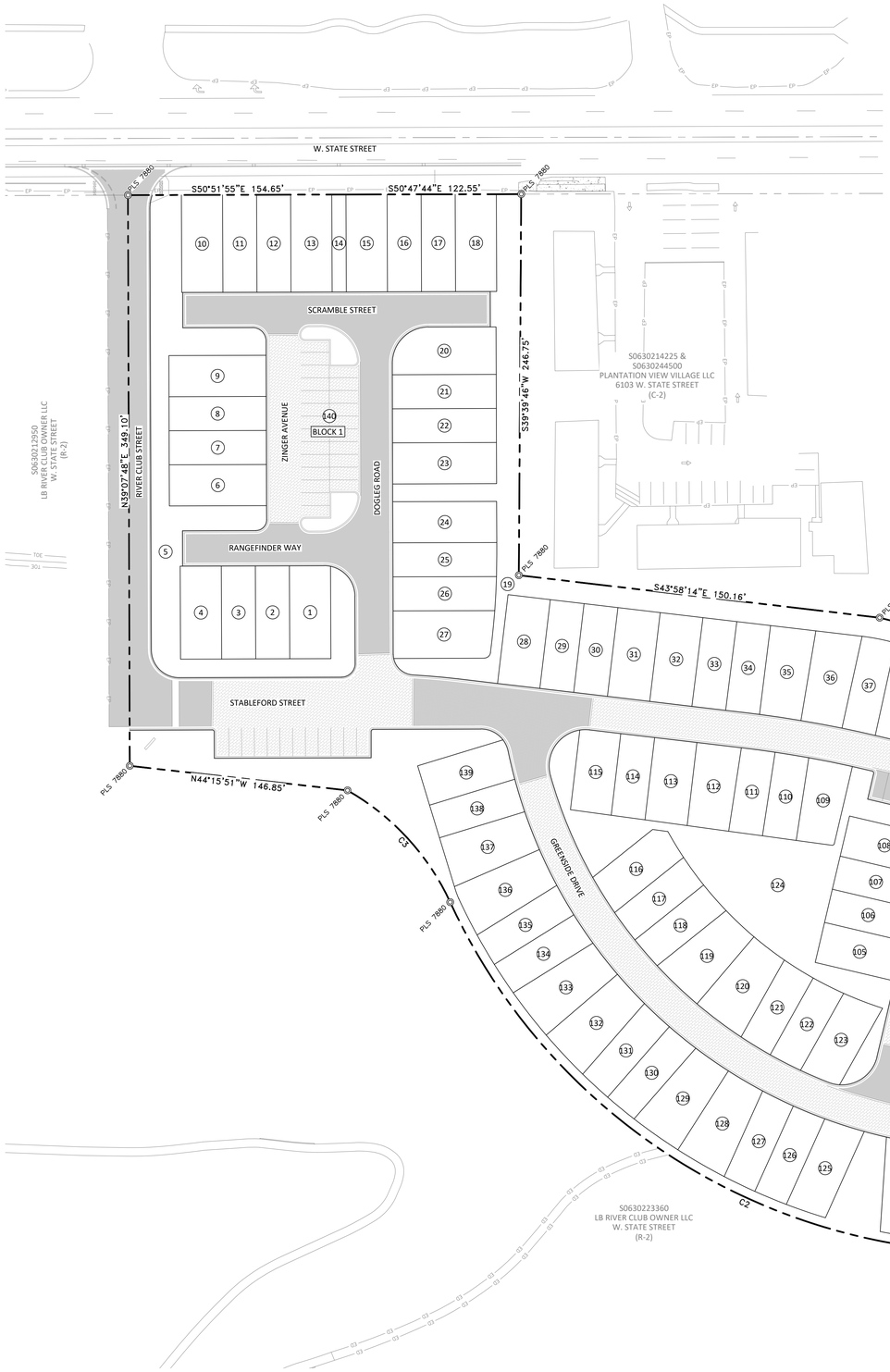
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



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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

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 THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK 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:	MERIDIAN, 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@kmengllp.com

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
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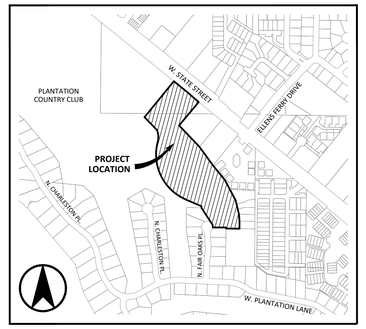


VICINITY MAP

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-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 8-8A-3D-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, 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 (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'

0 40 80 120

Plan Scale: 1" = 40'

PROFESSIONAL ENGINEER
KELLY KEHRER
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

COVER

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

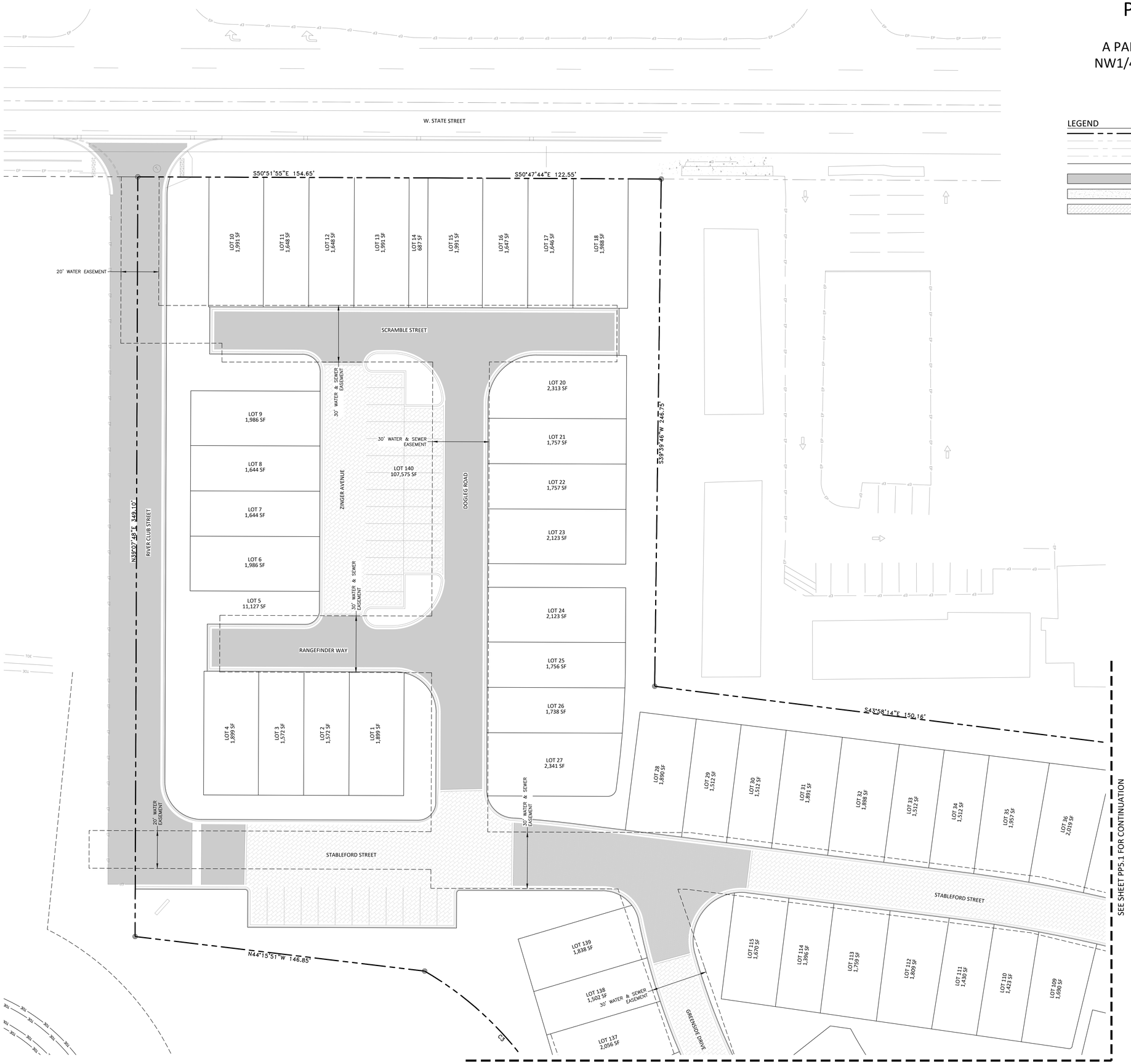
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP1.0

P:\24-217\CIVIL\LDC\PRELIM\RIVER PLAT\24-217 PP1.0 - COVER.DWG, JOSHUA.JAMES, 2/25/2025, 9:46:10 PM, PC3, 24X42, 1 (PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB 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



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0 20 40 60
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PROFESSIONAL ENGINEER
REGISTERED
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

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RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

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

DESIGN BY:	TA
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SHEET NO.
PP5.0

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PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
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SEE SHEET PP5.0 FOR CONTINUATION

SEE SHEET PP5.0 FOR CONTINUATION

S36°22'28"E 127.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

LOT 35 1,957 SF
LOT 36 2,019 SF
LOT 37 1,601 SF
LOT 38 1,595 SF
LOT 39 1,913 SF
LOT 40 1,881 SF
LOT 41 1,544 SF
LOT 42 1,533 SF
LOT 43 1,901 SF
LOT 44 1,899 SF
LOT 45 1,535 SF
LOT 46 1,548 SF
LOT 47 1,955 SF
LOT 48 2,030 SF
LOT 49 1,600 SF
LOT 50 1,585 SF
LOT 71 1,480 SF
LOT 72 1,847 SF
LOT 73 1,416 SF
LOT 74 1,416 SF
LOT 75 1,770 SF
LOT 76 1,770 SF
LOT 77 1,416 SF
LOT 78 1,416 SF
LOT 79 1,711 SF
LOT 80 1,711 SF
LOT 81 1,416 SF
LOT 82 1,416 SF
LOT 83 1,711 SF
LOT 84 1,780 SF
LOT 85 1,490 SF
LOT 86 1,490 SF
LOT 87 1,951 SF
LOT 88 2,107 SF
LOT 89 1,485 SF
LOT 90 1,418 SF
LOT 91 1,940 SF
LOT 92 1,803 SF
LOT 93 1,383 SF
LOT 94 1,383 SF
LOT 95 1,761 SF
LOT 96 25,964 SF
LOT 97 1,858 SF
LOT 98 1,579 SF
LOT 99 1,585 SF
LOT 100 1,464 SF
LOT 101 2,062 SF
LOT 102 1,585 SF
LOT 103 1,585 SF
LOT 104 1,925 SF
LOT 105 1,667 SF
LOT 106 1,380 SF
LOT 107 1,380 SF
LOT 108 1,667 SF
LOT 109 1,680 SF
LOT 110 1,423 SF
LOT 111 1,430 SF
LOT 112 1,809 SF
LOT 113 1,759 SF
LOT 114 1,396 SF
LOT 115 1,670 SF
LOT 116 1,779 SF
LOT 117 1,490 SF
LOT 118 1,490 SF
LOT 119 2,042 SF
LOT 120 2,042 SF
LOT 121 1,490 SF
LOT 122 1,490 SF
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LOT 124 12,775 SF
LOT 125 1,924 SF
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LOT 139 1,838 SF

30' WATER & SEWER EASEMENT
30' WATER & SEWER EASEMENT
30.5' WATER & SEWER EASEMENT
30' WATER & SEWER EASEMENT
20' SEWER EASEMENT
12' LANDSCAPE EASEMENT
12' LANDSCAPE EASEMENT
10' GRANTY IRRIGATION EASEMENT

C1 C2 C3 L1 L2 L5 L6 L7 L8

SEE SHEET PP5.2 FOR CONTINUATION

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

REVISIONS

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RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

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PP5.1

P:\24-217\DWG\LAD\PRELIM\MAP PLAT\24-217 PP5.0 - UTILITY EASEMENTS.DWG, JOSHUA.HAYES, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1PDF)

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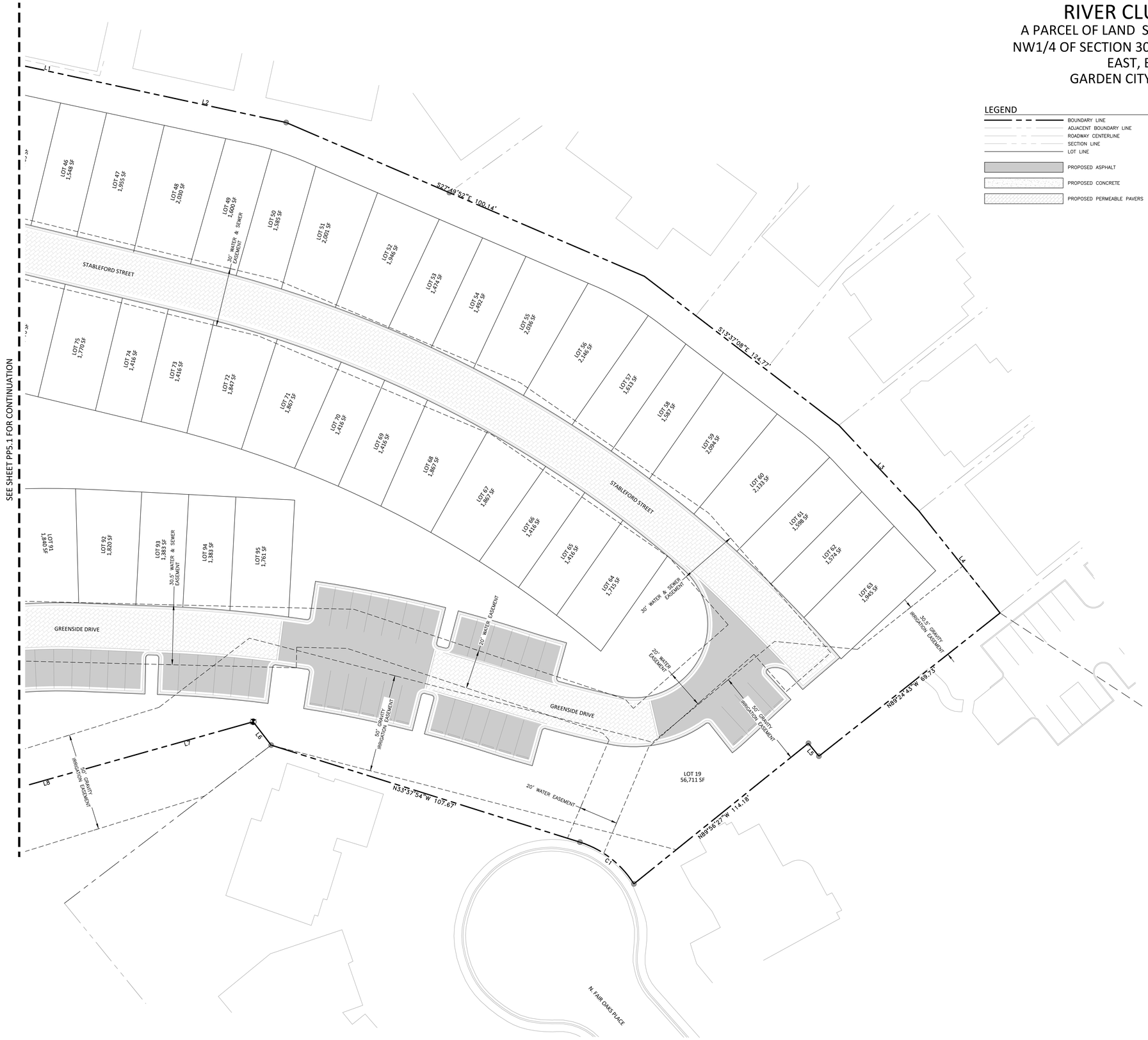
RIVER CLUB SUBDIVISION

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
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	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'

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

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

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

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP5.2

P:\24-217\CIVIL\CAD\PRELIM\PRINT PLAT\24-217 PP5.0 - UTILITY EASEMENTS.DWG, ZOSHIA JAVIC, 2/11/2025, DWG TO PDF.PC3, 30X42 (.) [PDF]

January 27, 2025

BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

STATE STREET PERSPECTIVE

GOLF COURSE PERSPECTIVE

NORTH EAST PATHWAY PERSPECTIVE

WEST ENTRANCE PERSPECTIVE

GOLF COURSE AERIAL

SOUTH EAST PATHWAY AND PARKING PERSPECTIVE

GOLF COURSE PERSPECTIVE

REVISIONS

	REMARKS	MM/DD/YY
1		
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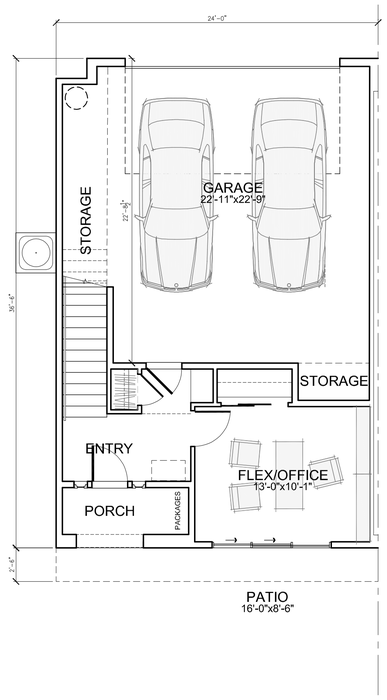
5		

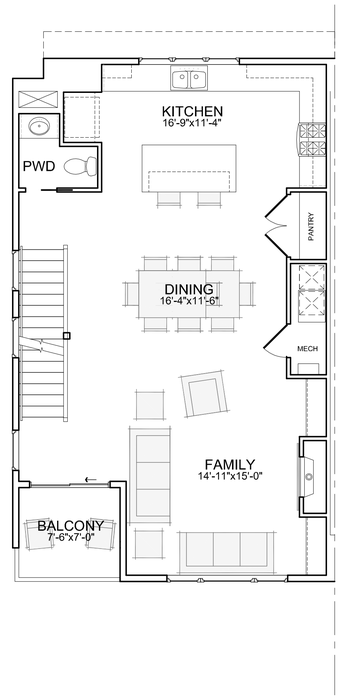
BRIGHTON

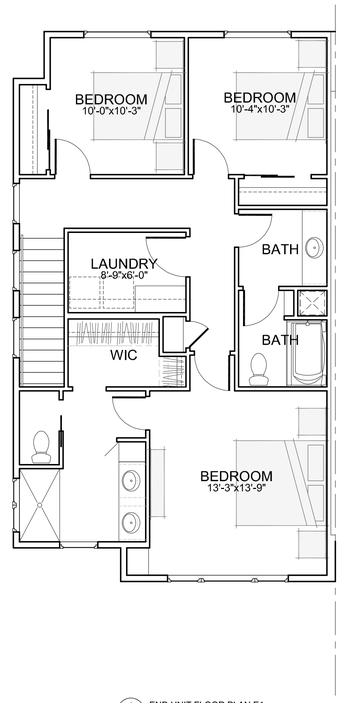
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL RENDERINGS

A | 01

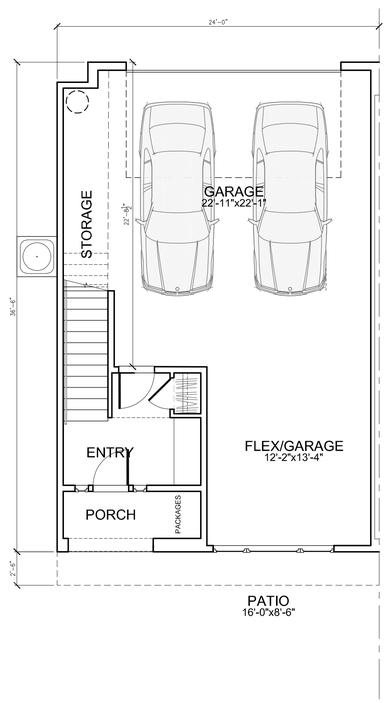


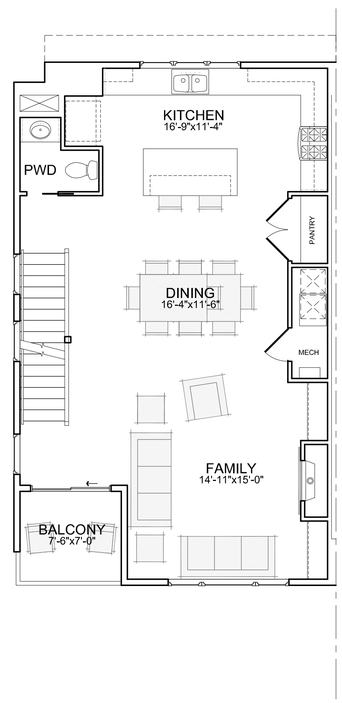


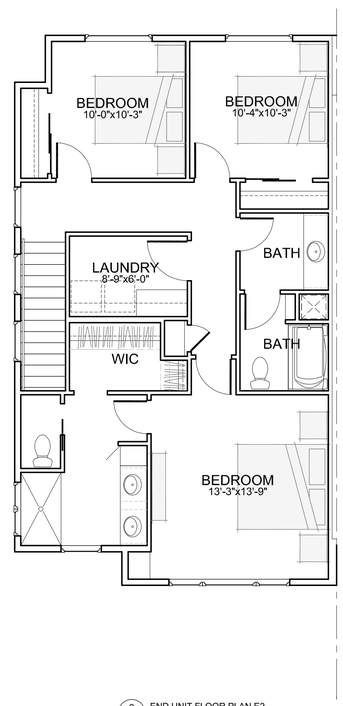


END UNIT PLANS (3 BED + DEN)

1 A02 END UNIT FLOOR PLAN E1
Scale: 3/16" = 1'-0"







END UNIT PLANS (3 BED + FLEX GARAGE)

2 A02 END UNIT FLOOR PLAN E2
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
1		__/__/__
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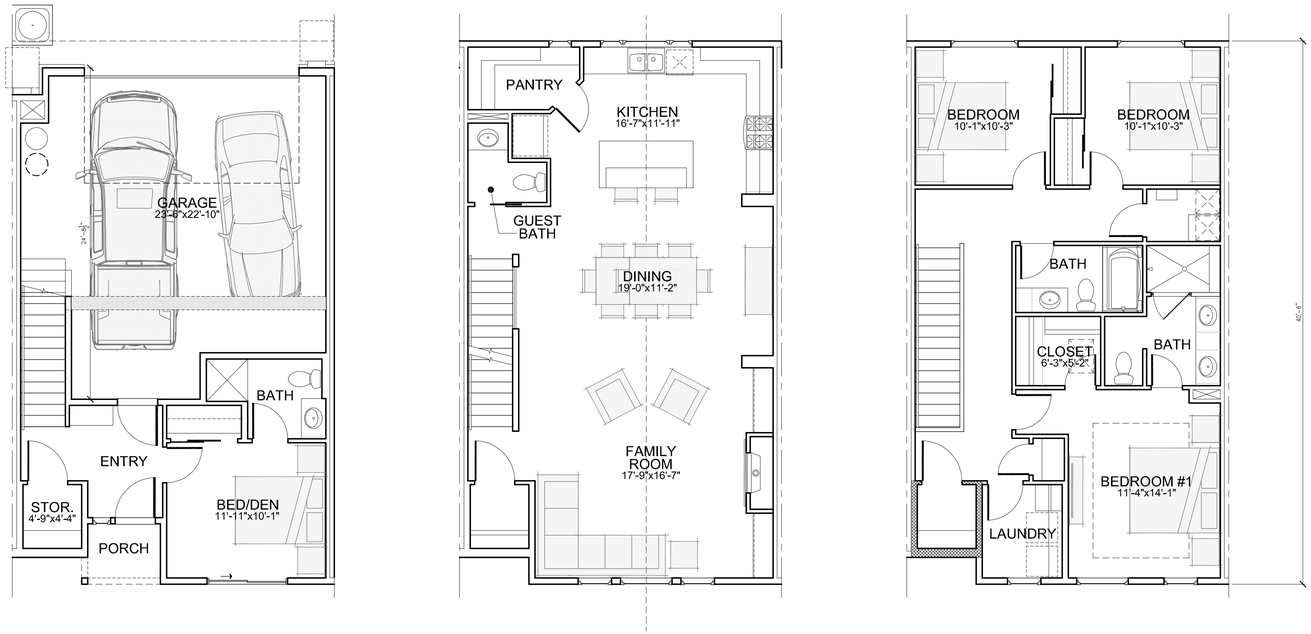
4		__/__/__
5		__/__/__

BRIGHTON

RIVER CLUB

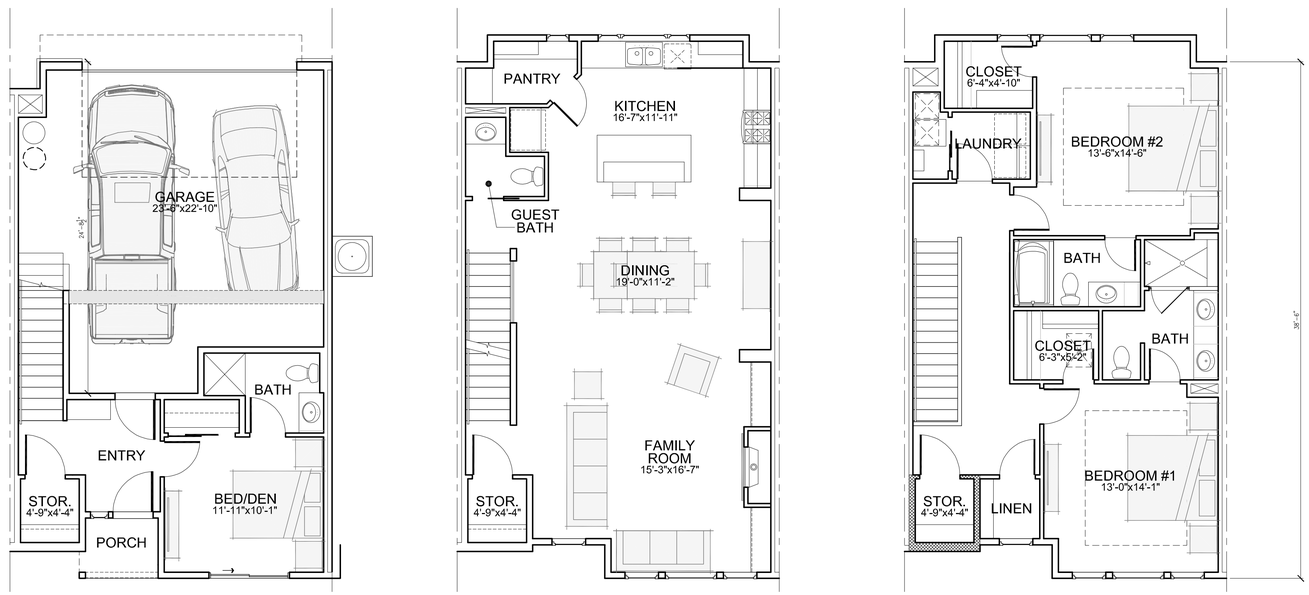
CONCEPTUAL END UNIT FLOOR PLANS

A 02



INTERIOR UNIT PLANS (4 BED + ELEV)

1 A03 CENTER UNIT FLOOR PLAN C1
Scale: 3/16" = 1'-0"



INTERIOR UNIT PLANS (DOUBLE PRIMARY 3 BED + ELEV)

2 A03 CENTER UNIT FLOOR PLAN C2
Scale: 3/16" = 1'-0"

REVISIONS

	MM/DD/YY	REMARKS
1	--/--/--	---
2	--/--/--	---
3	--/--/--	---
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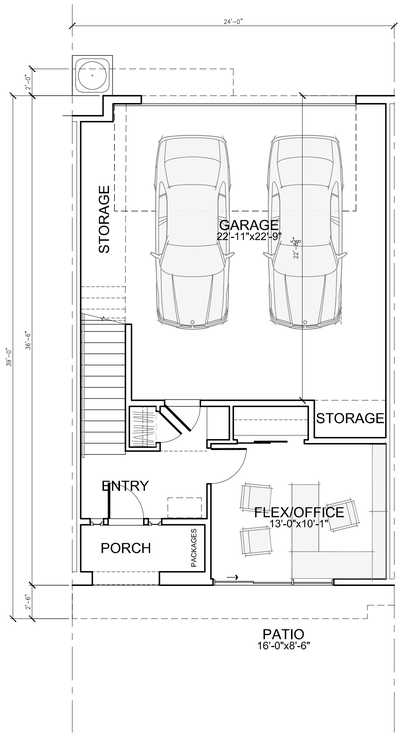
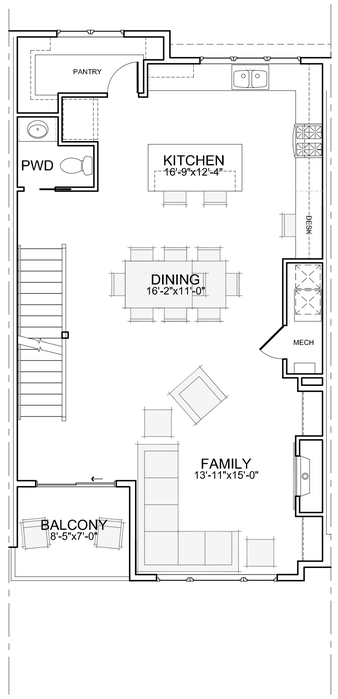
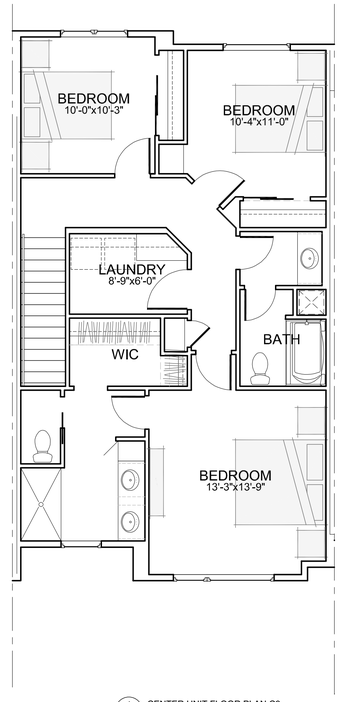
BRIGHTON

RIVER CLUB

CONCEPTUAL CENTER UNIT FLOOR PLANS (FUTURE ELEVATOR UNITS)

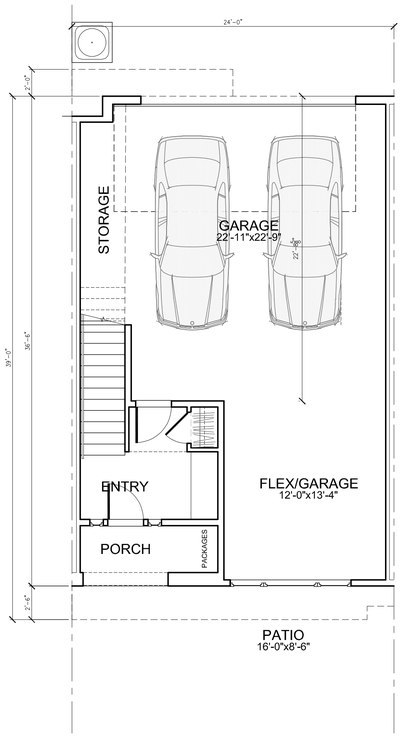


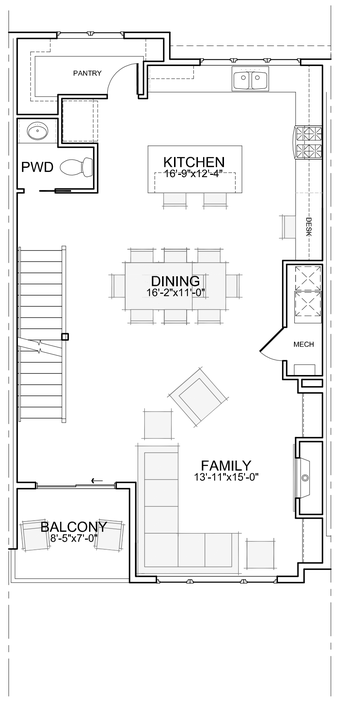


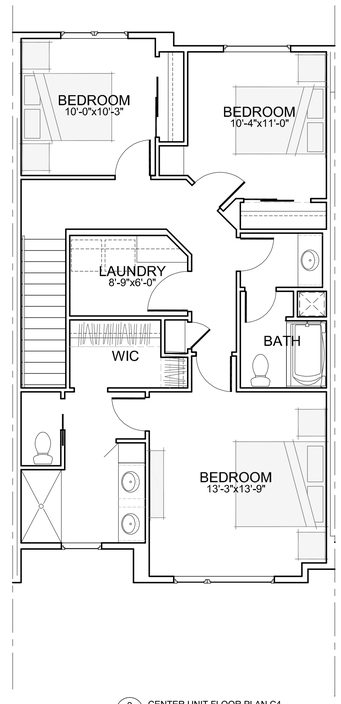


1 A04 CENTER UNIT FLOOR PLAN C3
Scale: 3/16" = 1'-0"

INTERIOR UNIT PLANS (3 BED + DEN)







2 A04 CENTER UNIT FLOOR PLAN C4
Scale: 3/16" = 1'-0"

INTERIOR UNIT PLANS (3 BED + FLEX GARAGE)

REVISIONS

	REMARKS	MM/DD/YY
1		
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BRIGHTON

RIVER CLUB

CONCEPTUAL CENTER UNIT FLOOR PLANS

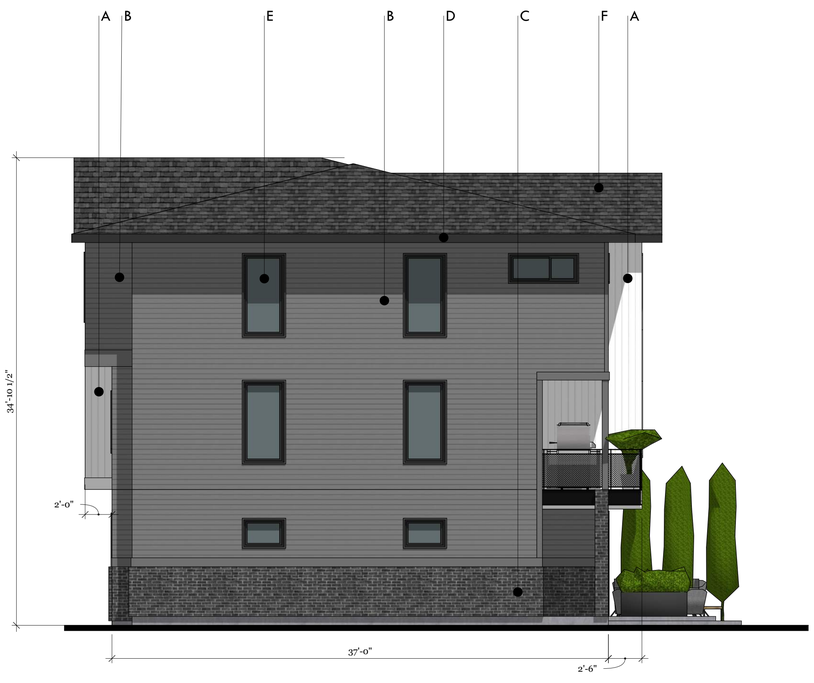
A 04

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A05 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A05 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A05 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A05 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS A

A 05

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A06 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A06 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A06 REAR ELEVATION
Scale: 3/16" = 1'-0"

4 A06 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
1		
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS B

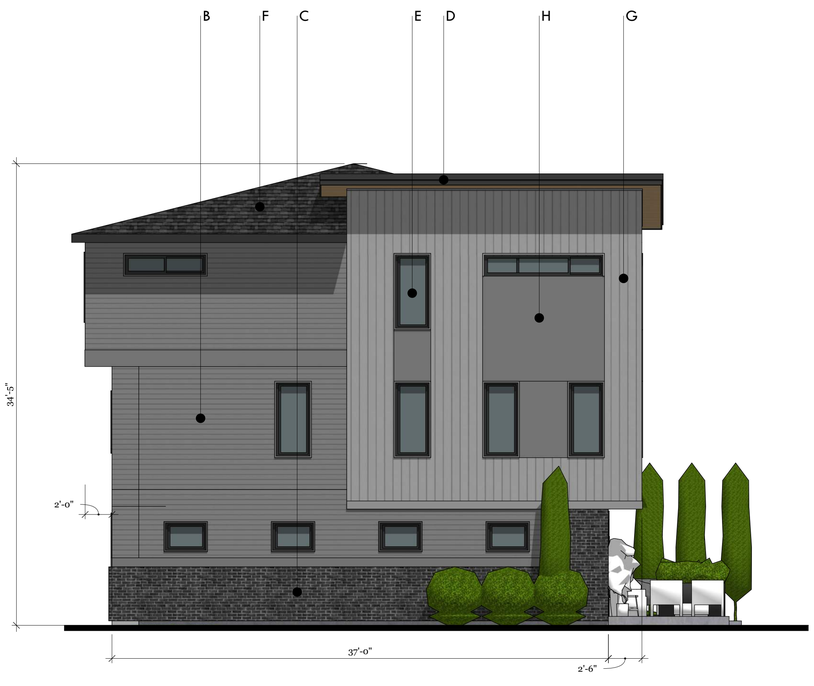
A 06

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A07 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A07 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A07 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A07 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

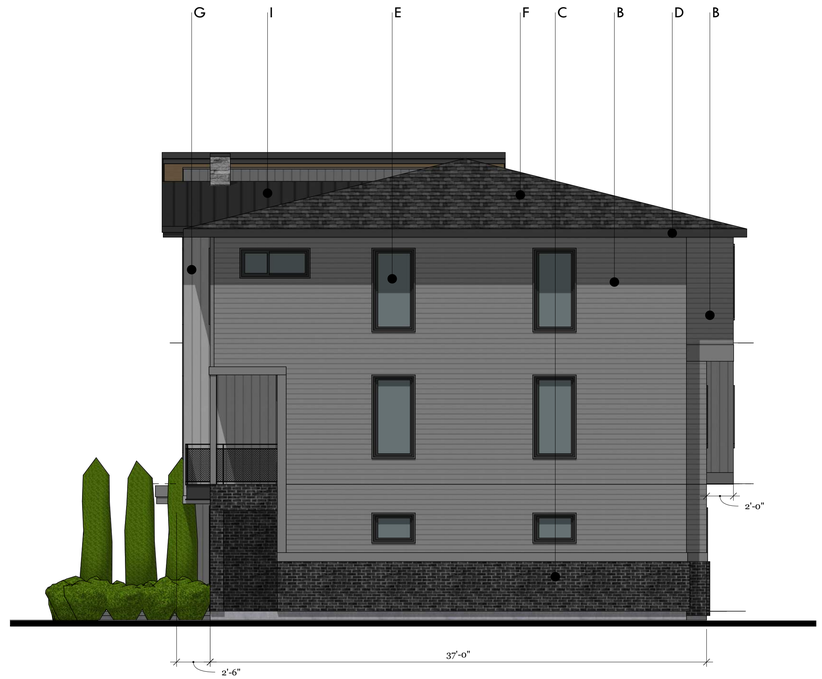
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS C

A 07

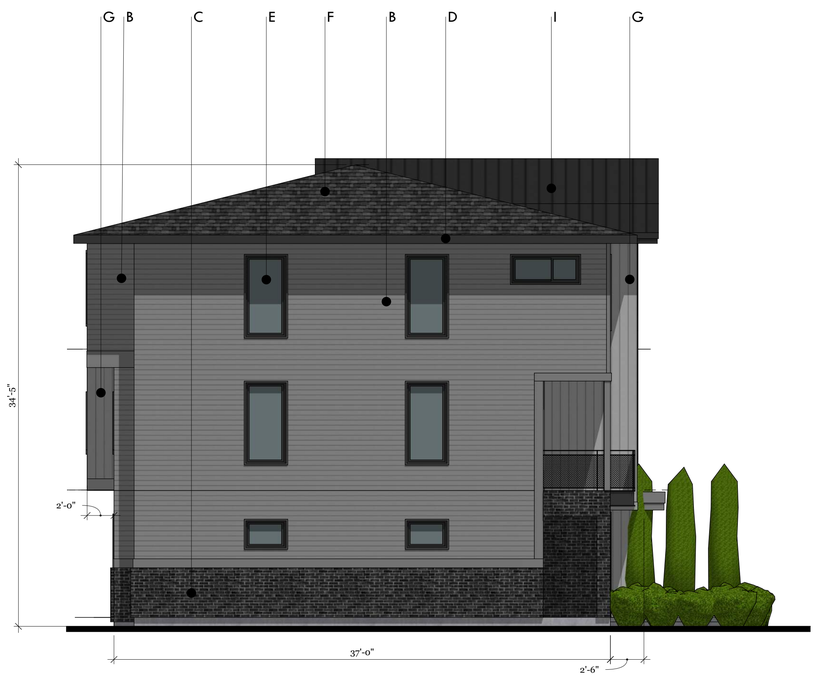
A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF
J STONE VENEER

1 A08 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A08 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A08 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A08 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

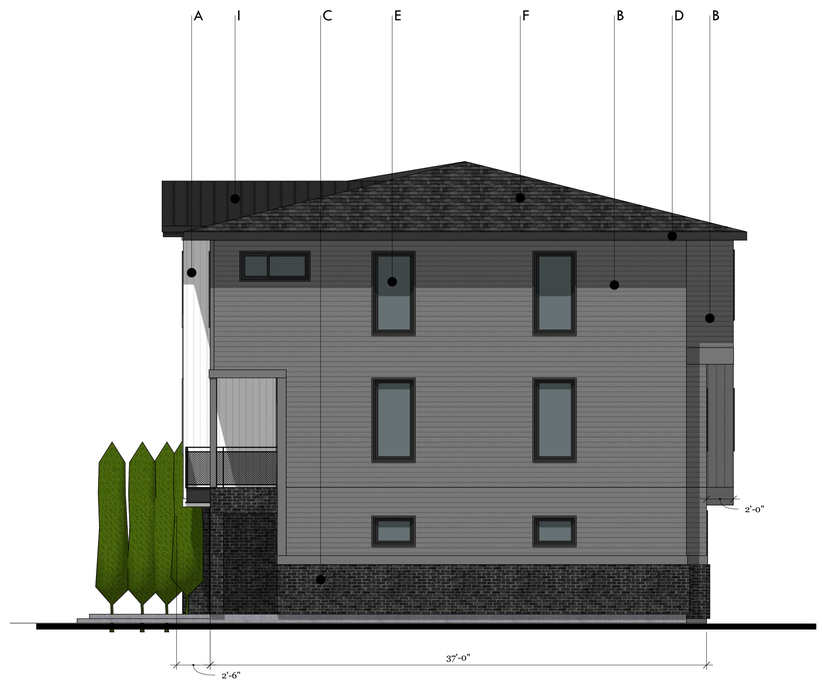
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS D

A 08

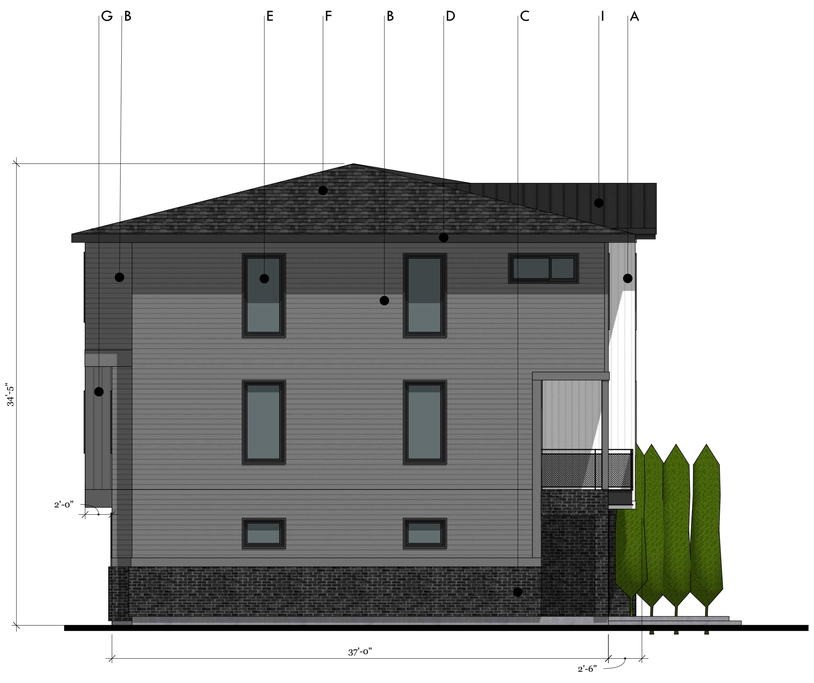
A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A09 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A09 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A09 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A09 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

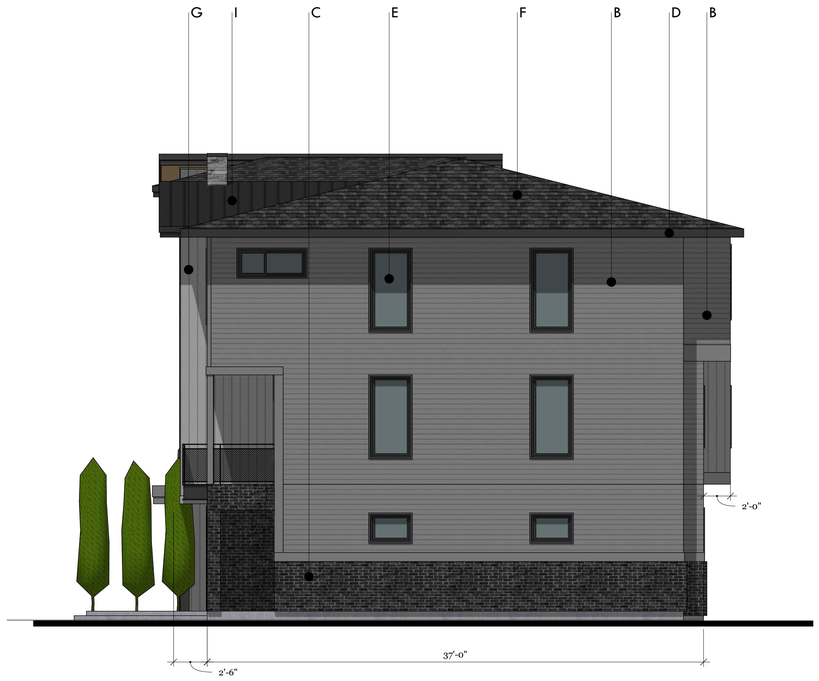
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS E

A 09

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF
J STONE VENEER

1 A05 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A05 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A05 REAR ELEVATION
Scale: 3/16" = 1'-0"

4 A05 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
1		
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS F

A 10

SUSTAINABILITY CHECKLIST

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

Compliance with 8-4G is required for all new non-residential structures, new additions over 5,001 sq. ft. to existing non-residential structures, and all new residential developments over 4 units. This is accomplished through a point system. For more details, consult 8-4G of the Garden City Code.

The following projects are exempt from the requirements of 8-4G:

1. A project that can be certified by a nationally or regionally recognized program for green building construction and/or development.
2. A residential or non-residential development that will be:
    a. Built to the maximum density or a floor area ratio of 1.0;
    b. Located on a site that was previously developed with at least 50% site coverage;
    c. Located within ¼ mile of a residential zone with an average density of (10) unites per acres net;
    d. Located within ¼ mile walking distance of at least two of the following basic services:
        i. Restaurant
        ii. Church or Place of Religious Worship
        iii. Food Store
        iv. Day Care
        v. Dry Cleaning Establishment
        vi. Personal or Professional Services
        vii. Health Care and Social Services
        viii. Post Office
        ix. School
        x. Health Club
3. A mixed use project in compliance with the requirements as set forth in Article 8-3G of this title.

Place a "x" next to the development that applies to your project.

X	Type of Development	Points required
X	New residential development over 4 units	6 pts. per unit
	New Non-residential development: 5,000 sq. ft. or less	12 pts.
	New Non-residential development: 5,001 – 15,000 sq. ft.	18 pts.
	New Non-residential development: 15,001 – 30,000 sq. ft.	24 pts.
	New Non-residential development: Over 30,000 sq. ft.	32 pts.
	Non-residential additions: 5,001 – 15,000 sq. ft.	12
	Non-residential additions: 15,001 – 30,000 sq. ft.	18
	Non-residential additions: Over 30,000 sq. ft.	24 pts

Using the checklist below, place an "x" next to the sustainable criteria utilized in the project. Usage of each criteria will need to be shown on the site plan and/or landscaping plan or other appropriate plan. Failure to meet the requirements of 8-4G may result in the denial of the project.

X	Sustainable Criteria	Development Type	Points
X	Project located within ¼ walking distance of one or more stops of a TOD or established public transit line usable by building occupants	ALL	4
	Shower and changing facilities for employees who may walk or bike to work are provided	Non-residential	2
	A board or computer is located in a public space that provides the following information for both employees and customers A. Information on carpooling programs B. Transit trip planning assistance C. Transit Maps D. Maps of preferred bike routes and the location(s) of secure bicycle parking, lockers and showers, if provided	Non-residential	1
	Employees are provided at no cost membership in a car-share or van-pool program in which (1) the contract is for at least 2 years, and (2) preferred parking is provided for shared parking, and (3) it is demonstrated that these cars are capable of servicing 5% of the employees	Non-residential	1
	Incentives are provided for employees who carpool or use alternative transportation to get to work. Potential incentives may include guaranteed ride home programs, preferred parking, or transit pass subsidies.	Non-residential	1
	Bike parking is provided that exceeds the standard set forth in Section XX of this code	Non-residential	2
	Pedestrian pathway or bike trails are dedicated for public use		4
	An easily accessible area is provided that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals	ALL	1
	In re-construction of existing sites, at least fifty (50) percent of non-hazardous construction and demolition debris is recycled and/or salvaged	ALL	3
	At least fifty (50) percent (based on surface area) of the existing building structure is incorporated or reused in the new structure.	ALL	2
	A minimum of fifty (50) percent of the parking spaces is provided under cover, including under deck or under roof.	Non-residential	3
	Parking is provided underground or below, habitable space.	Non-residential; multi-family residential	1 per two spaces

	Any combination of the following for fifty (50) percent of the side hardscape including roads, sidewalks, courtyards, and parking lots is provided: A. Shade (within 5 years of occupancy) B. Paving materials with a Solar Reflectance Index (SRI) of at least 29 C. Open grid pavement system	Non-residential; multi-family residential	3
	A vegetated roof for at least fifty (50) percent of the roof area is provided	ALL	3
	Use of alternate sources of energy		
x	Solar collectors are an allowed structure in the CC&R's	Residential	2
	Only captured rain water, recycled wastewater, recycled gray water, or water treated is used for non-potable uses for irrigation	ALL	4
	Landscaping is provided that does not require permanent irrigation systems. Temporary irrigation systems used for plan establishment are allowed only if removed within one year of installation	ALL	3
x	If irrigation is provided, a drip irrigation system is used.	ALL	2
x	Alternative surfaces (e.g., vegetated roofs, pervious pavement or grid pavers) and nonstructural techniques (e.g., rain gardens, vegetated swales, disconnection of imperviousness, rainwater recycling) are used to reduce imperviousness and promote infiltration thereby reducing pollutant loadings	ALL	3
	Storm water volumes generated from the site are reused for non-potable uses such as landscape irrigation, toilet and urinal flushing and custodial uses.	ALL	3
x	A storm water infiltration and retention system is provided on the site.	ALL	1
	Vegetated open space areas are provided adjacent to the building that is equal to the building footprint	Non-residential	2
	The project design restores surface water systems, including streams and wetlands.	ALL	4
	The project design retains all trees on the site that are four (4) inch caliper or greater in size.	ALL	3
	The development footprint is located in the footprint of a previous building or impervious surface area.	ALL	2
	Land is dedicated for conservation of habitat or wetlands	ALL	4
	An area of ten (10) percent of the project site is dedicated for community gardens.	ALL	3
	A minimum of one acres of land is dedicated for permanent agriculture use.	ALL	4

Total Points Required for Project: 6

Total Points From Checklist 12

Trash Disposal Plan - Not Required

RE: [EXTERNAL] River Club Townhomes - Trash Disposal Plan

Reply | Reply All | Forward

PW

Pastoor, William <WPastoor@republicservices.com>
To Jeremy Wright; McDannel, Konrad
Cc Zach Meyers

Tue 2/4/2025 3:39 PM

You replied to this message on 2/4/2025 3:46 PM.

Thank you for getting back to us then Jeremy. We would be fine with this project based on the information which you have provided. Since the project will be utilizing trash carts you will not need a written letter of approval letter from us. Best of success with your project and if you need anything additionally please feel free to reach out to us.
Bill Pastoor
Republic Services Inc.