

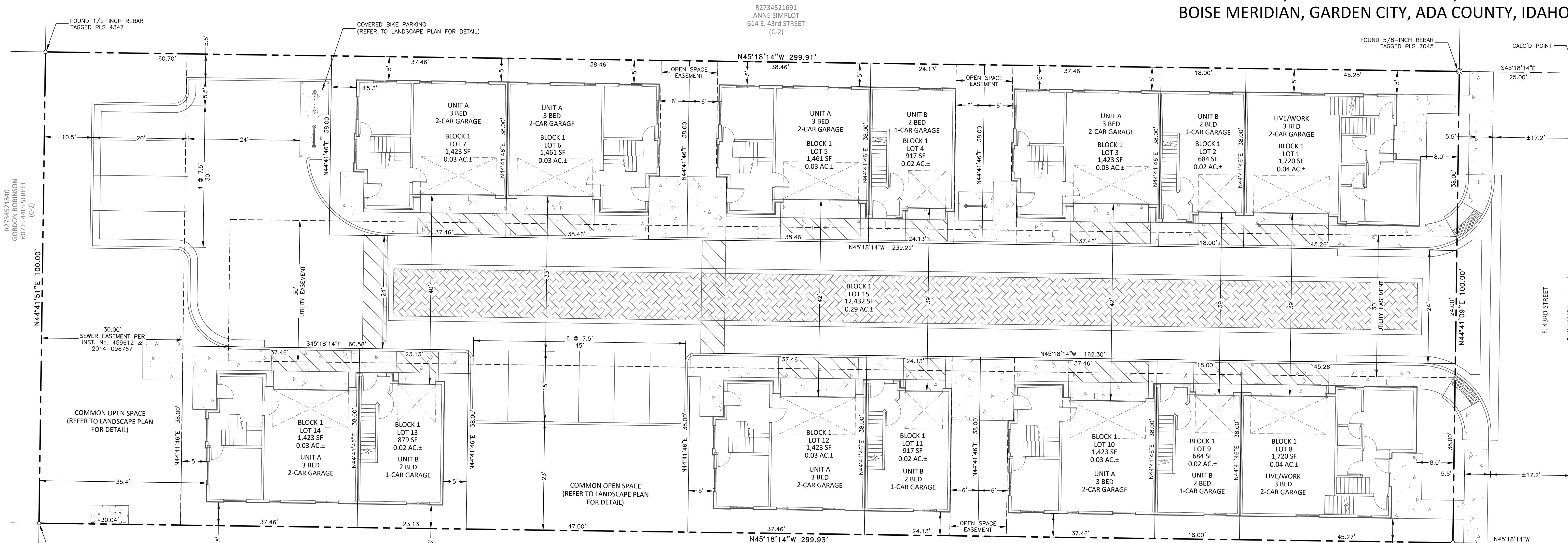


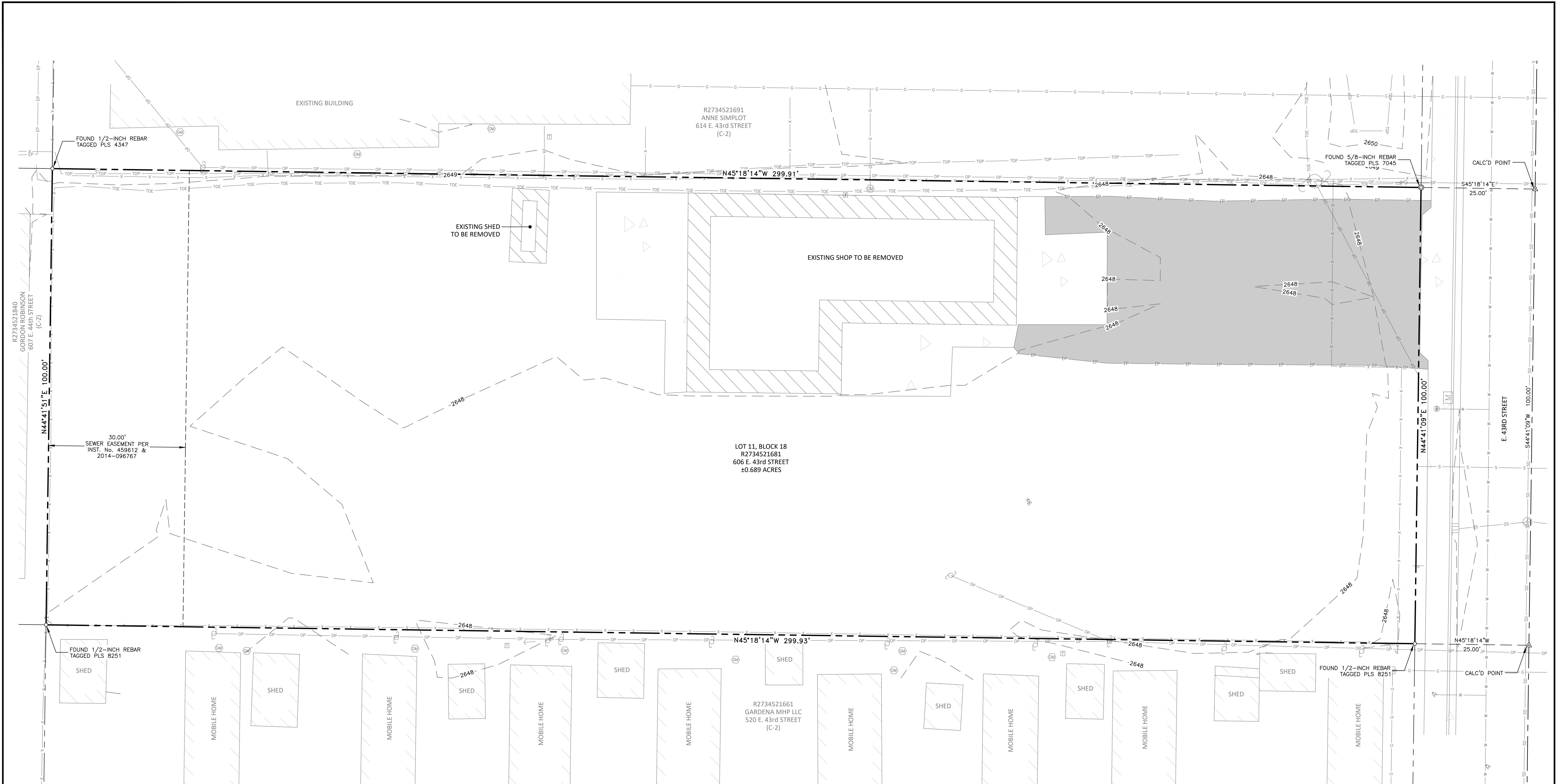
DESIGN REVIEW
APPROVED PLANS

These plans have been reviewed for conformance with Garden City Code 8-4 and approved by the Garden City Design Review Committee. This review does not relieve the Owner, Professional, or Contractor of the responsibility to design and construct these facilities in compliance with all current applicable federal, state and local laws, rules, regulations, or ordinances. Applicable permits to proceed with construction are required.

PRELIMINARY PLAT SHOWING RIVERVILLAS SUBDIVISION

A RE-PLAT OF LOT 11, BLOCK 18 OF FAIRVIEW ACRES
SUBDIVISION NO. 3 SITUATED IN THE SOUTHWEST 1/4
OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO





LEGEND

	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	ROADWAY CENTERLINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	FENCE LINE
	EDGE OF PAVEMENT

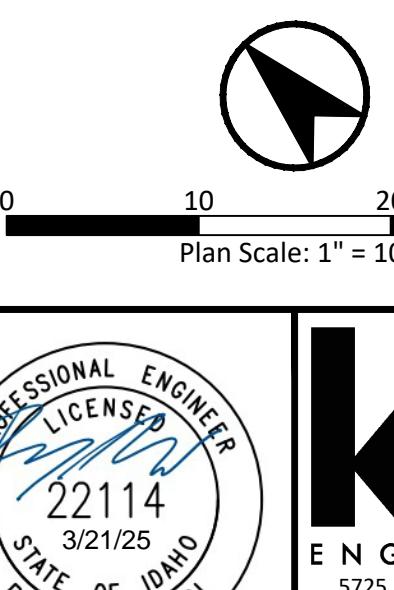


 **GARDEN CITY**™ DESIGN REVIEW APPROVED PLANS Date: 04/14/2025

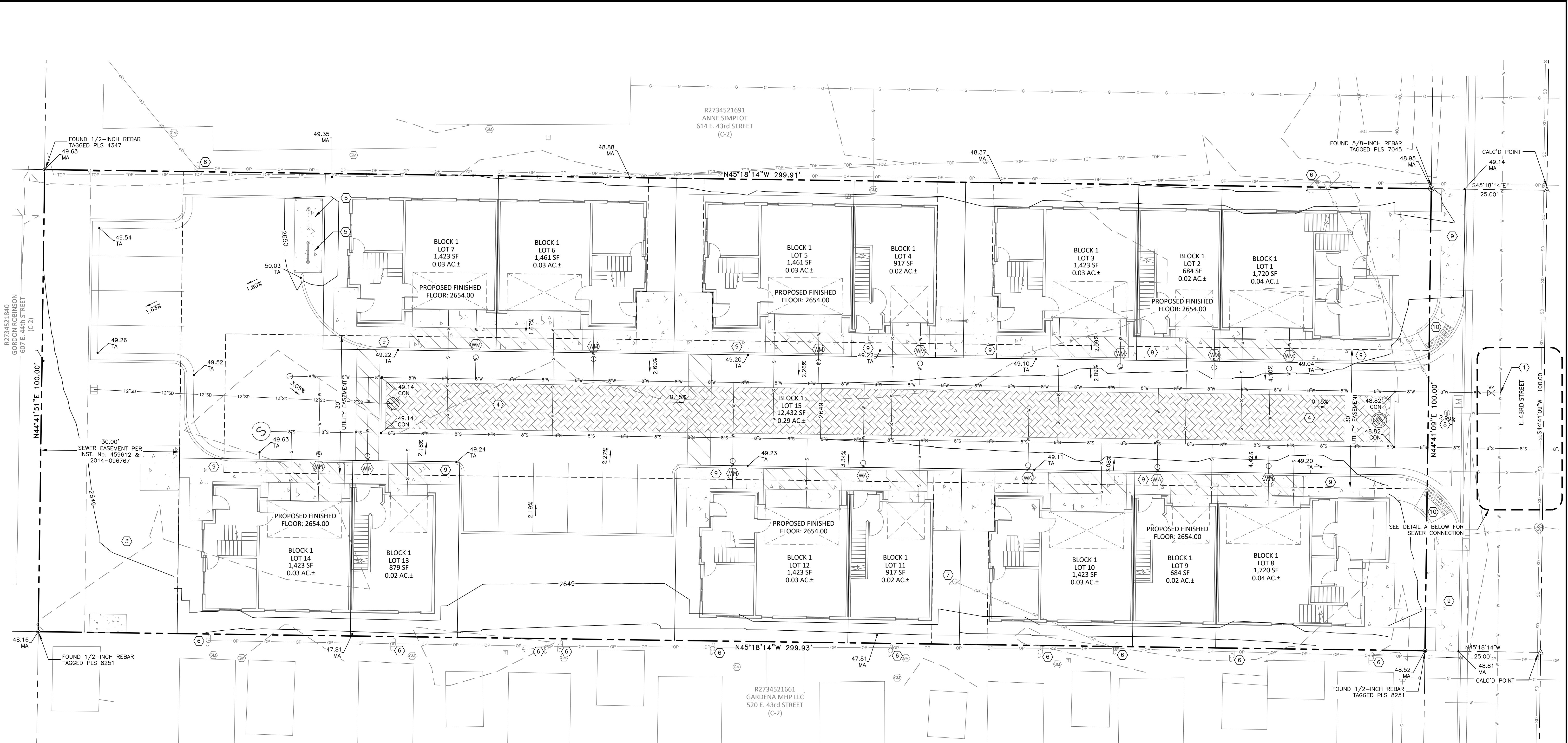
NETTLED BY THE RIVER

RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO

RELIMINARY PLAT - EXISTING CONDITIONS



The logo for KM Engineering. It features a large, bold, black lowercase 'km' monogram. Below the monogram, the word 'ENGINEERING' is written in a smaller, all-caps, black, sans-serif font. Underneath that, the address '5725 NORTH DISCOVERY WAY' and 'BOISE, IDAHO 83713' is in a black, sans-serif font. Below the address, the phone number 'PHONE (208) 639-6939' and the website 'kmengllp.com' are also in a black, sans-serif font.



PRELIMINARY ENGINEERING NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43rd STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43rd STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF GARDEN CITY REQUIREMENTS.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE, AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.
- THE PROPOSED PROJECT IS IN THE GARDEN CITY MAPPED FLOODPLAIN PER RESOLUTION NO. 1083-20.

DETAIL A

SCALE: 1"=10'

LEGEND

- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- - - EASEMENT LINE (AS NOTED)
- W — WATER LINE
- S — SEWER LINE
- SD — STORM DRAIN LINE
- G — GAS LINE
- X — FENCE LINE
- EP — EDGE OF PAVEMENT
- OP — OVERHEAD POWER LINE
- GAS METER
- UTILITY POLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- WATER METER

KEYNOTES (TYPICAL)

- CONNECT TO EXISTING WATER
- CONNECT TO EXISTING SEWER
- PROPOSED DOG PARK (REFER TO LANDSCAPE PLAN FOR DETAIL)
- PROPOSED STORM DRAIN PERMEABLE PAVERS
- PROPOSED BIKE RACKS (REFER TO LANDSCAPE PLAN FOR DETAIL)
- EXISTING POWER POLE TO REMAIN
- EXISTING POWER POLE TO BE REMOVED
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB AND RAMP

SHEET NOTES

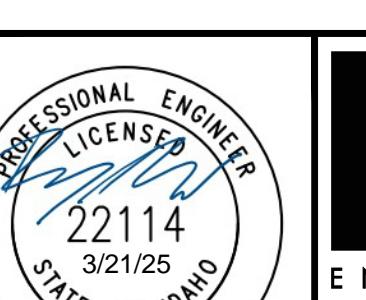
- ALL SPOT ELEVATIONS ARE TO THE TOP OF ASPHALT UNLESS NOTED AS FOLLOWS:

RIM	RIM OF STRUCTURE
TA	TOP OF ASPHALT
CON	TOP OF CONCRETE
MA	MATCH EXISTING
FL	FLOW LINE
GB	GROIN BREAK
SW	TOP OF SIDEWALK
FG	FINISHED GRADE
TW	TOP OF WALL
TBC	TOP BACK OF CURB
LP	LOW POINT
HP	HIGH POINT
FF	BUILDING FINISH FLOOR

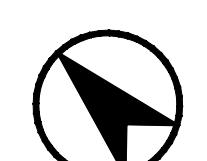
RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO PRELIMINARY PLAT - UTILITY & GRADING PLAN

REVISIONS

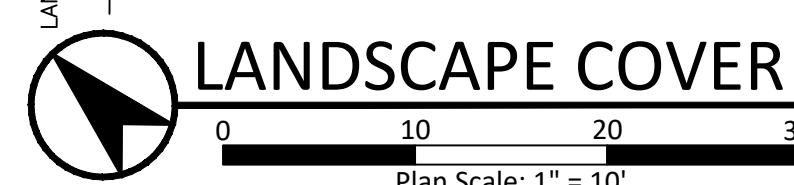
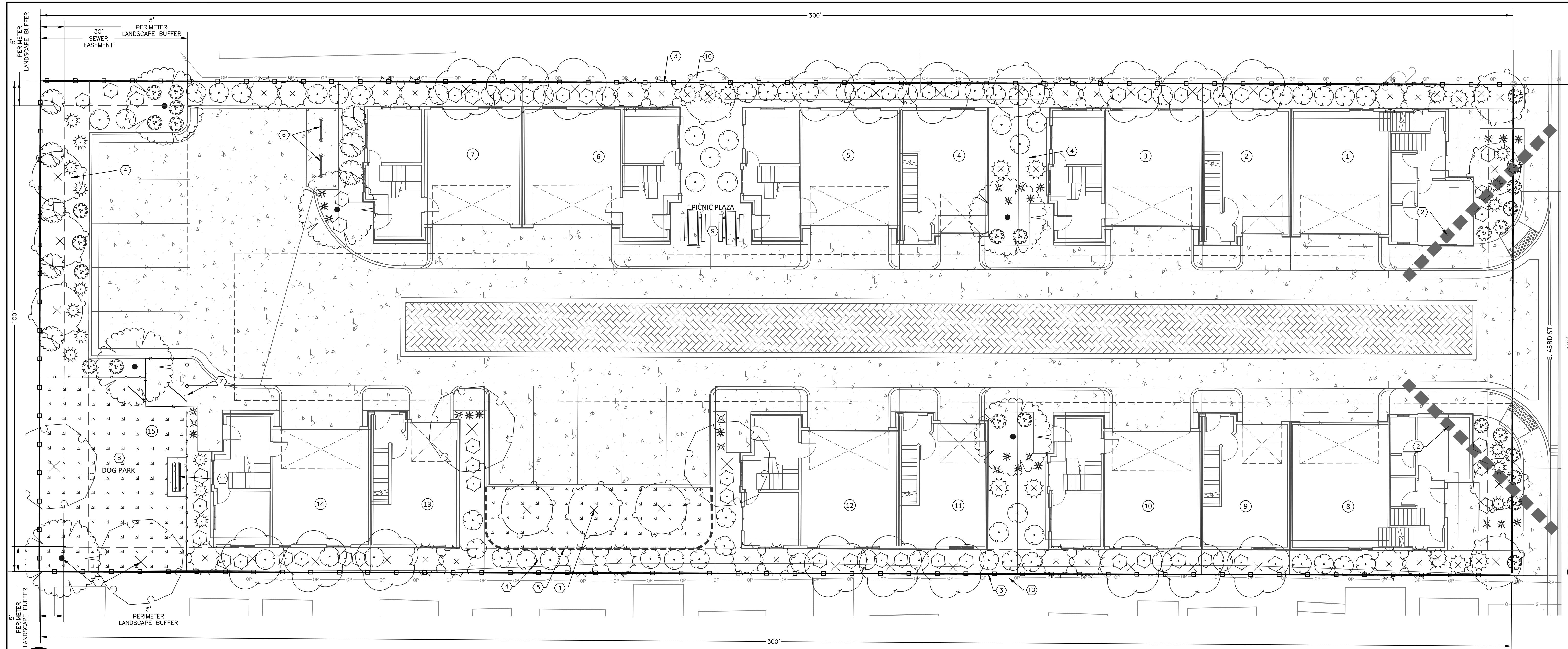
NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25
2	SITE CHANGES PER CITY COMMENTS	3/11/25



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengineering.com
DATE: 3/11/25
PROJECT: 24-122
SHEET NO. PP2.0



0 10 20 30
Plan Scale: 1"=10'



Plan Scale: 1" = 10'

STREET TREE CALCULATIONS (1 TREE / 50 LF)

STREET NAME	LF	CALCULATIONS	REQ	PRVD
E 43RD ST.	100	100 LF / 50	2	2

TOTAL STREET TREES

PERIMETER BUFFER TREE CALCULATIONS (1 TREE / 15 LF)

LF	CALCULATIONS	REQ	PRVD
700	700 LF / 15	47	47

TOTAL PERIMETER BUFFER TREES

TOTAL PARKING ISLAND TREES

INTERIOR LANDSCAPE CALCULATIONS

MINIMUM 5% OF SITE AREA MUST BE LANDSCAPED AREAS. EXCLUDING BUFFERS AND PERIMETER LANDSCAPE BUFFERS

AREA	CALCULATIONS	REQ (SF)	PRVD (SF)
25,635 SF	25,635 * 5%	1,282	3,120

LANDSCAPE AREA CALCULATIONS

(1) TREE PER 1,000 SF AND (1) SHRUB PER 150 SF OF LANDSCAPE AREA

AREA	CALCULATIONS	REQ	PRVD
LANDSCAPE AREA 7,440 SF	TREES: 7,440 / 1,000 SHRUBS: 7,440 / 150	8 50	8 279

TOTAL SITE TREES

TREE SPECIES MIX

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

BICYCLE PARKING CALCULATIONS (1 RACK = 5 STALLS)

(.5) BIKE PARKING SPACE / FIRST 10 DWELLING UNITS

(.1) BIKE PARKING SPACE / REMAINING DWELLING UNITS

CALCULATIONS

10 UNITS (.5) + 4 UNITS (.1)

BICYCLE PARKING SPACE TOTAL

NOTE: SEE OPEN SPACE EXHIBIT FOR OPEN SPACE CALCULATIONS.

GROUND COVER CALCULATIONS

NAME	MATURE WIDTH	QUANTITY	COVERAGE EACH (SF)	TOTAL COVERAGE (SF)
COLUMNAR BLUE ATLAS CEDAR, NOOTKA CYPRESS	8'	21	50.27	1055.67
TATARIAN DOGWOOD, LIMELIGHT HYDRANGEA	6'	38	28.3	1075.4
DOUBLE KNOCKOUT ROASE, EULALIA GRASS	4'	48	12.6	604.8
BIRCHLEAF SPIREA, LITTLE BLUE STEM, CREEPING PHLOX	3'	96	7.1	681.6
SALVIA	2'	28	3.1	86.8
TOTAL SODDED AREAS				1681
TOTAL GROUND COVERAGE				5185.27
TOTAL LANDSCAPE				7238
PERCENT GROUND COVERAGE				71.64%

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. PRIVACY FENCE. OWNER TO SELECT COLOR. SEE REFERENCE PHOTO L2.0-04
4. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC 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.
5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L2.0-01.
6. BIKE RACK. SEE CALCULATION TABLE AND L2.0-03
7. 4' OPEN VISION METAL FENCE AND GATE. SEE KEYNOTE #8 AND L2.0-07
8. DOG PARK.
9. PICNIC PLAZA. SEE L2.0-06. MODEL AND COLOR SUBJECT TO CHANGE.
10. OVERHEAD POWER LINE. DO NOT PLANT CLASS II TREE WITHIN 25' OF THE LINE.
11. BENCH. MODEL AND COLOR SUBJECT TO CHANGE. SEE L2.0-05

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
○ +	4	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	3" CAL. B&B	35'X20'	CLASS II
○ +	12	Liquidambar styraciflua 'Slender Silhouette' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
○ +	18	MALUS X 'Prairifire' PRAIRIFIRE CRABAPPLE	2" CAL. B&B	15'X15'	CLASS I
○ *	6	Zelkova serrata 'JFS-KW1' CITY SPRITE® JAPANESE ZELKOVA	2" CAL. B&B	25'X20'	CLASS II
EVERGREEN TREES					
○ +	21	CEDRUS DEODARA 'Karl Fuchs' FUCHS DEODAR CEDAR	6'-8' B&B	15'X8'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS					
○	8	Cornus alba 'Ivory Halo' TM TATARIAN DOGWOOD	2 GAL.	6'X6'	
○	30	Hydrangea paniculata 'Limelight' TM LIMELIGHT HYDRANGEA	2 GAL.	6'X6'	
○	35	Rosa 'Double Knockout' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'	
○	53	Spiraea betulifolia 'Tor' WHITE FROST™ BIRCHLEAF SPIREA	2 GAL.	3'X3'	
PERENNIALS					
○	26	Phlox subulata 'Emerald Blue' EMERALD BLUE CREEPING PHLOX	1 GAL.	.5'X3'	
○	28	Salvia nemorosa 'May Night' MAY NIGHT SAGE	1 GAL.	2'X2'	
GRASSES					
○	13	Miscanthus sinensis 'Morning Light' EULALIA GRASS	1 GAL.	5'X4'	
○	17	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	1 GAL.	3'X3'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SOD/SEED					
○ +	1,681 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

GENERAL LANDSCAPE NOTES

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM.
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.



DESIGN REVIEW APPROVED PLANS

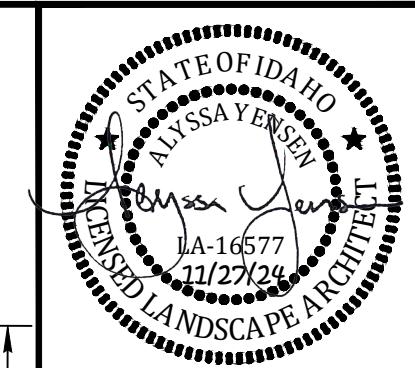
04/14/2025

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

DESIGN BY: MPH
DRAWN BY: MPH
CHECKED BY: AY
DATE: OCT 24
PROJECT: 24-122
SHEET NO. L1.0
NOTE: SEE OPEN SPACE EXHIBIT FOR OPEN SPACE CALCULATIONS.

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmenglip.com

L1.0



LA-16577
11/2/2024

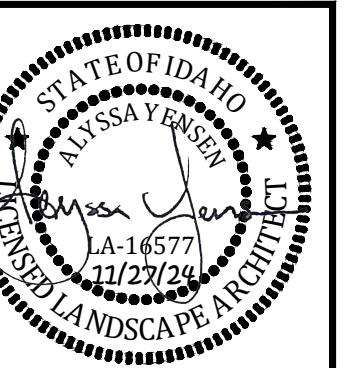
DATE

REVISIONS

ITEM

NO.

LANDSCAPE COVER



REVISIONS	ITEM	DATE

43RD STREET TOWNHOMES GARDEN CITY, ID

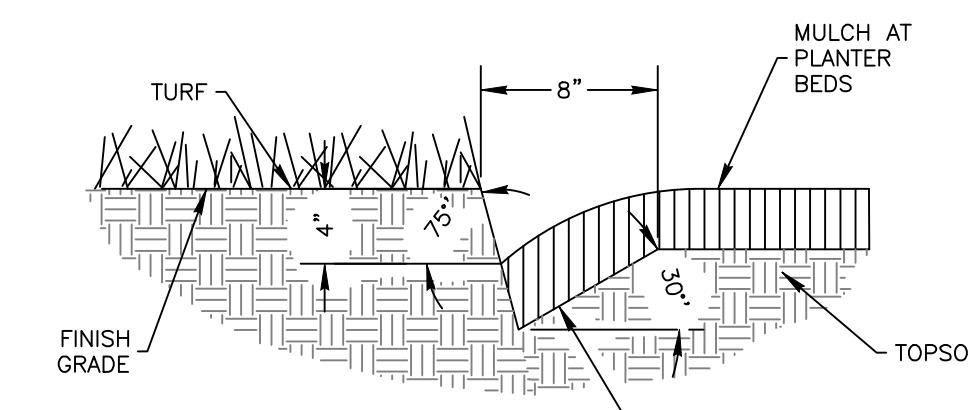
LANDSCAPE DETAILS

km

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

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DATE: OCT 24
PROJECT: 24-122
SHEET NO. 12.0

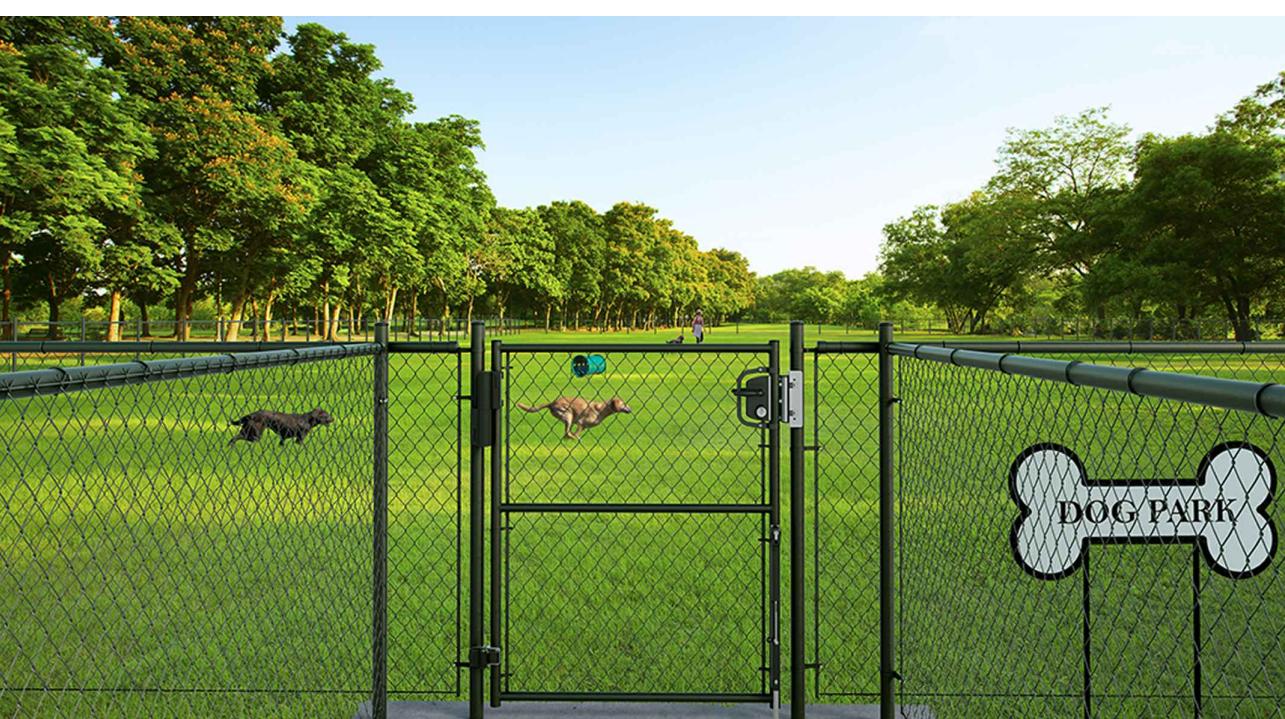
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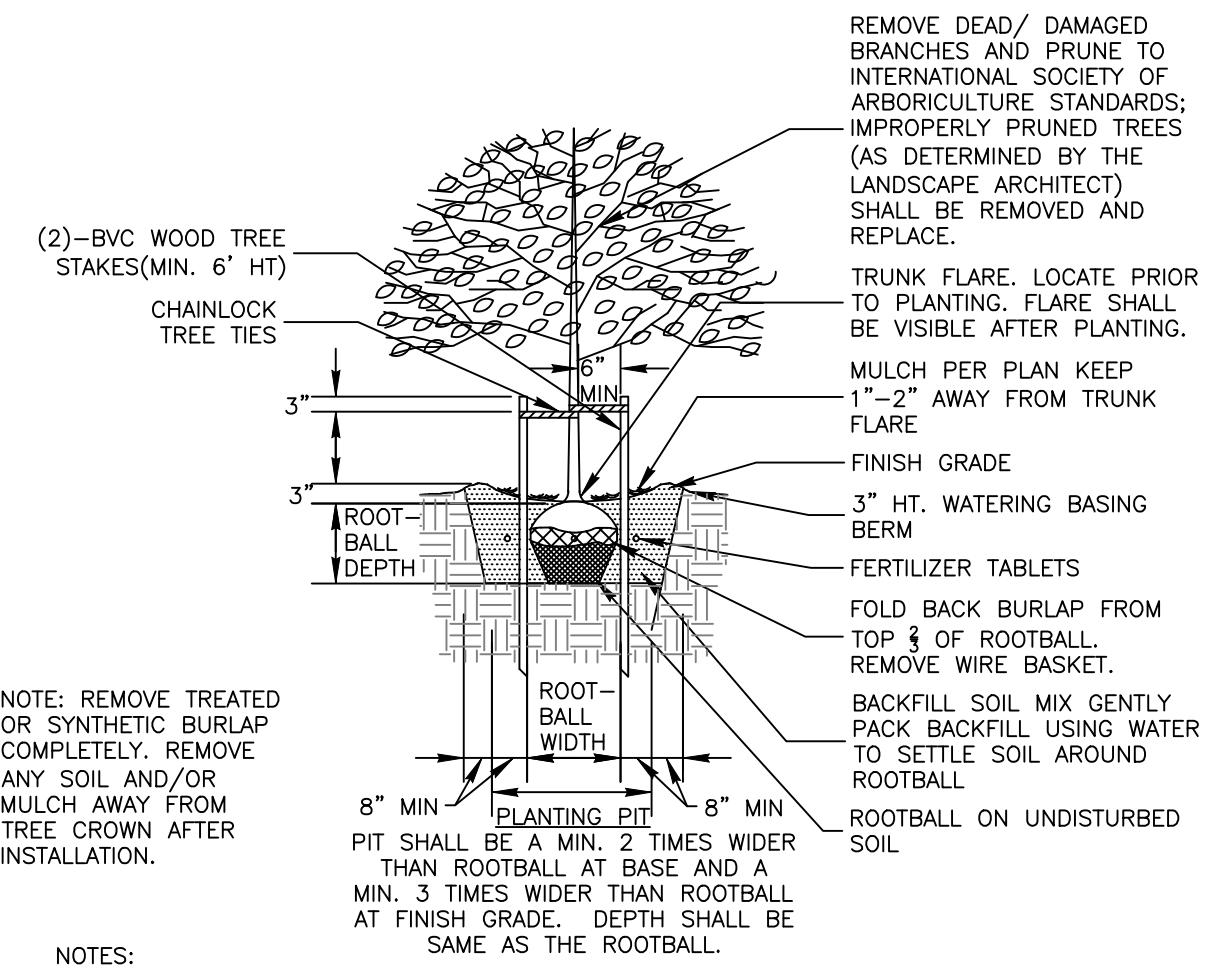
01 SHOVEL CUT EDGE
NTS



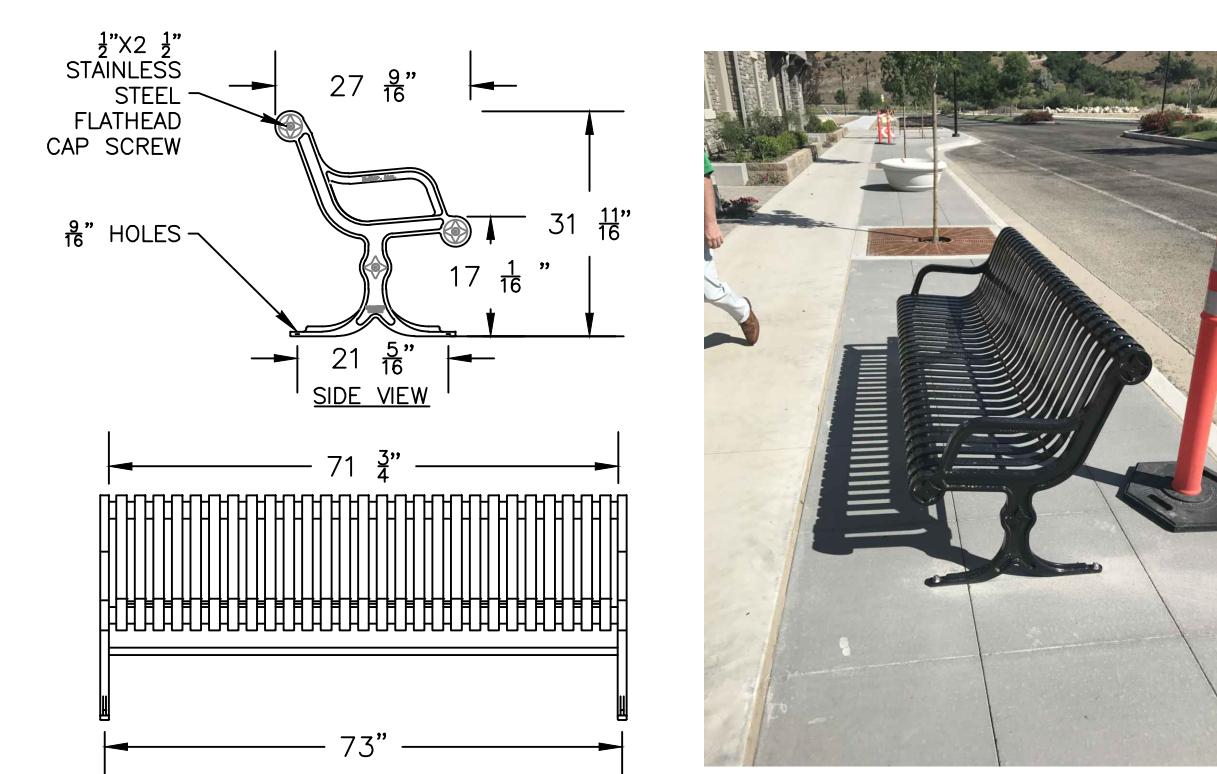
04 6-FOOT HEIGHT VINYL PRIVACY FENCE
NTS



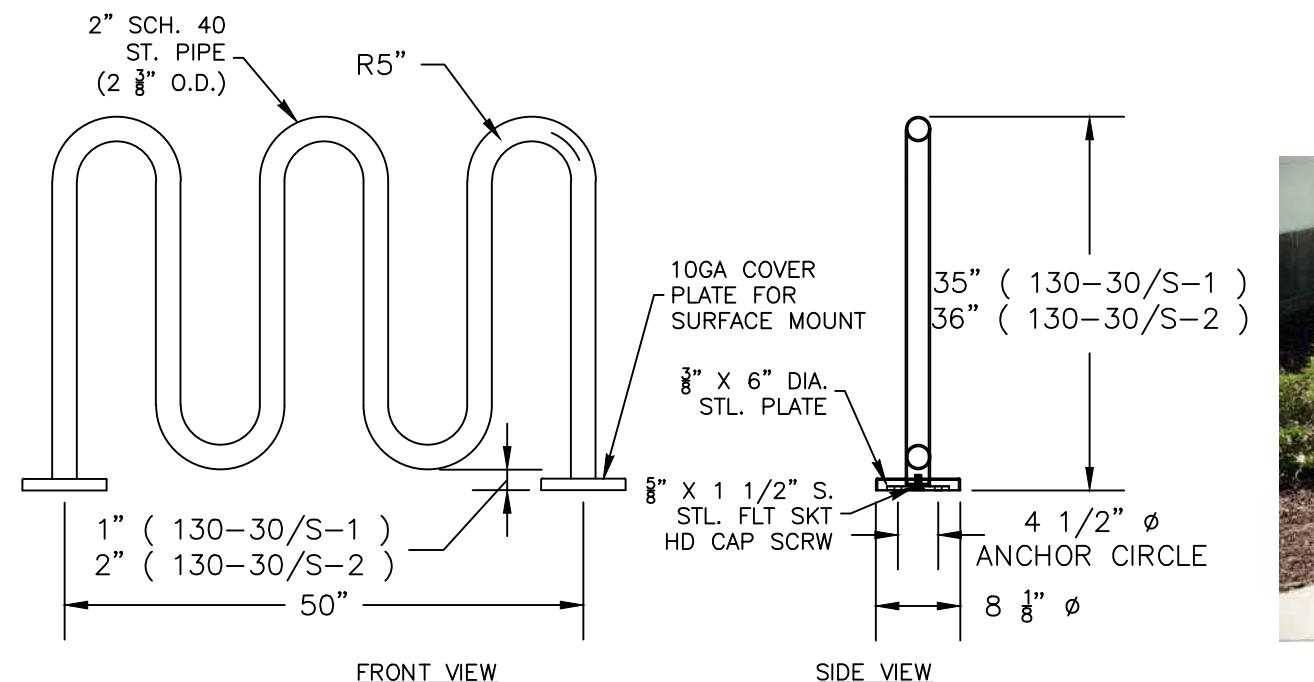
07 4' METAL FENCE AND GATE
NTS



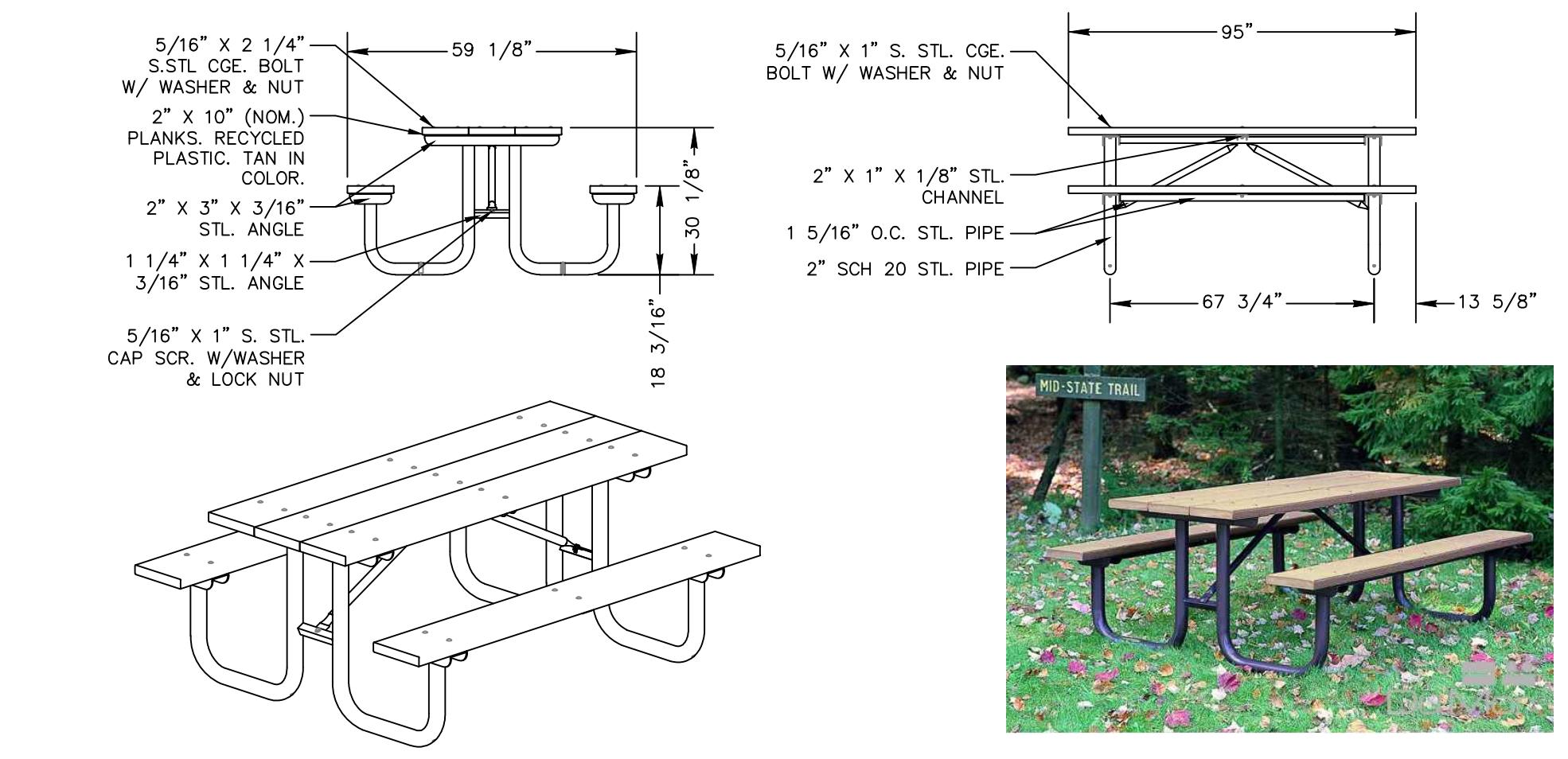
02 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



05 BENCH DETAIL
NTS



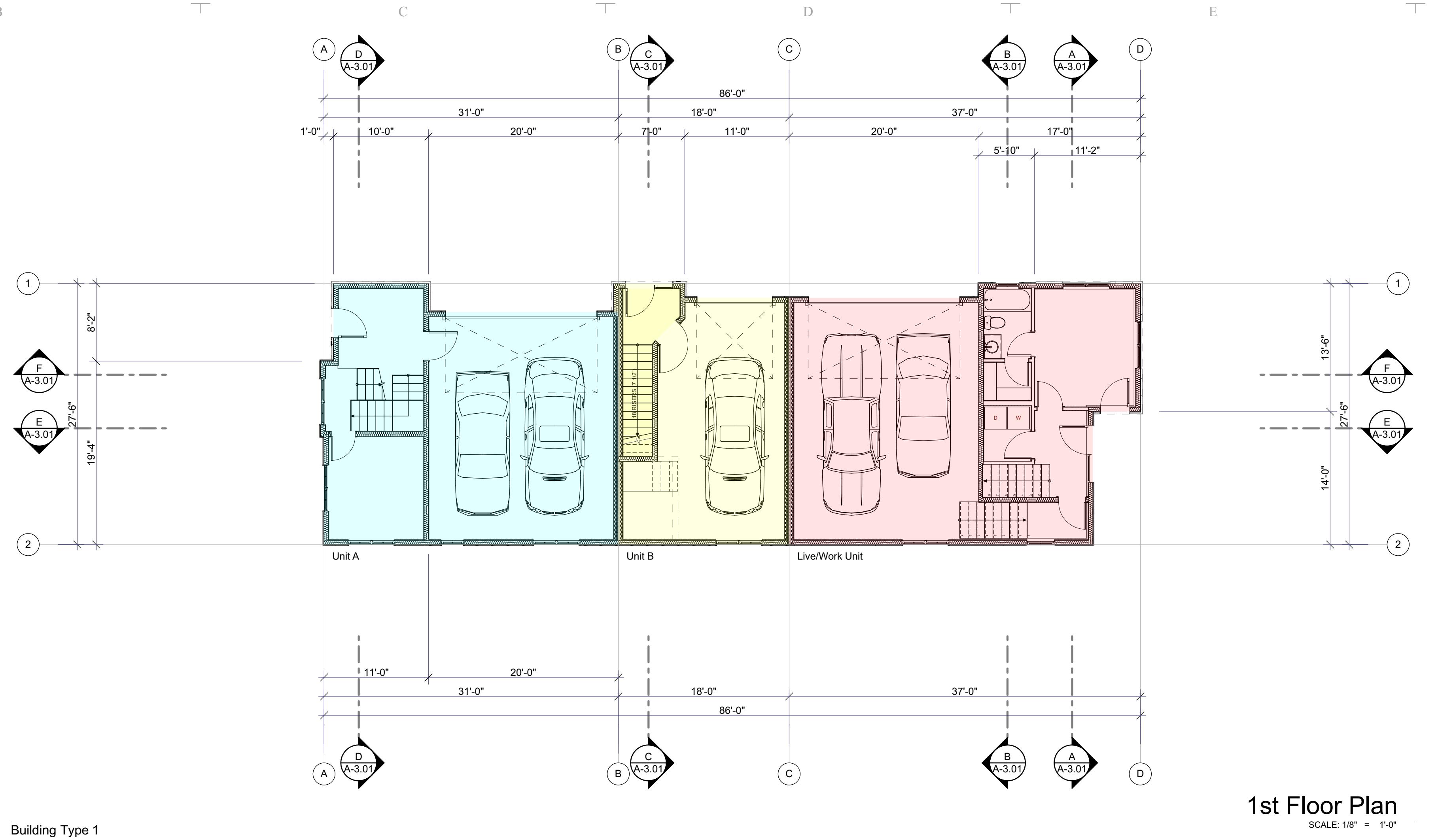
03 BIKE RACK DETAIL
NTS



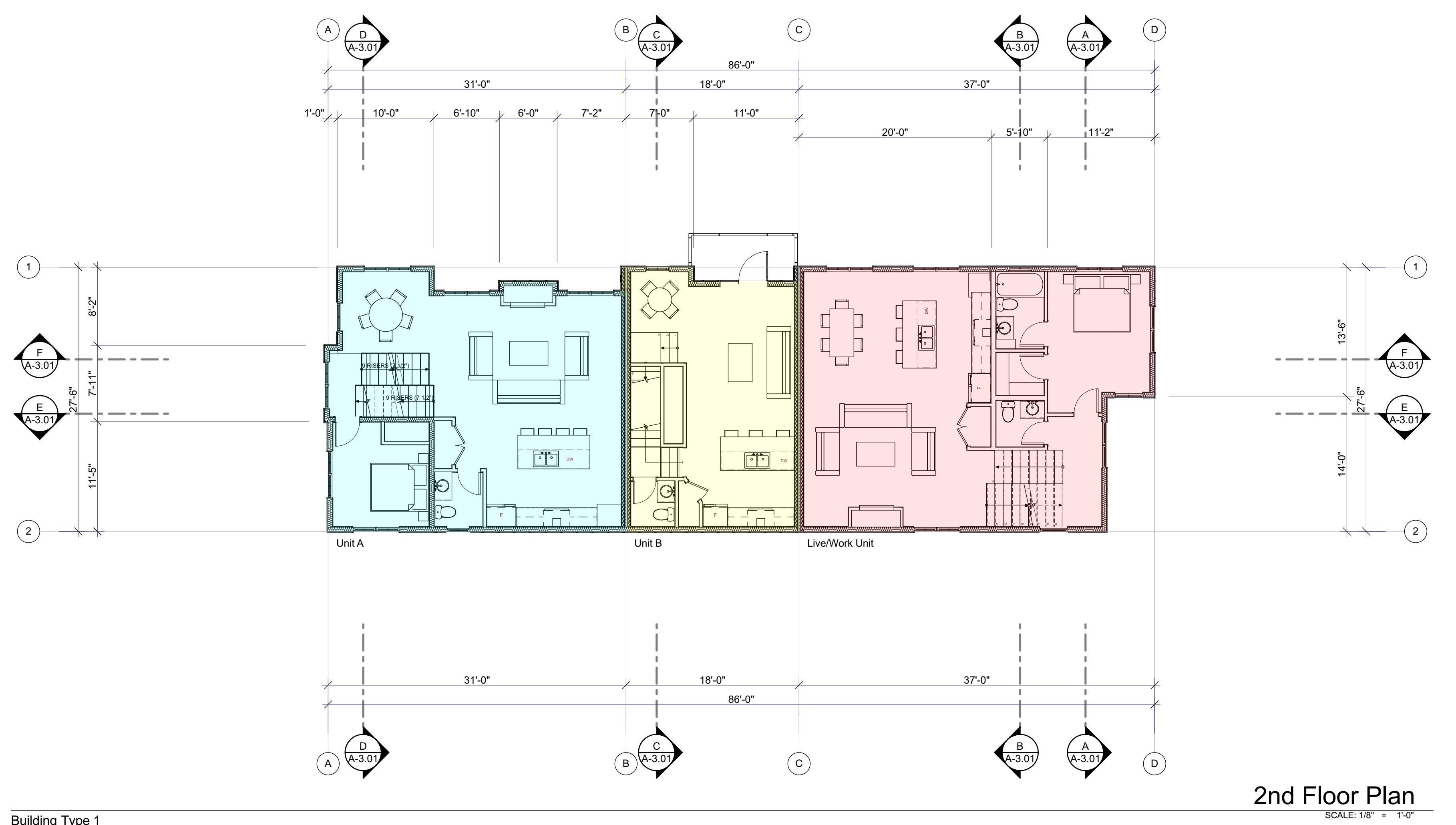
06 PICNIC TABLE DETAIL
NTS



These plans have been reviewed for compliance with Garden City Code & Ordinances and approved by the Garden City Design Review Committee. This review does not relieve the Owner, Design Professional, or the Contractor of the responsibility to obtain all permits and approvals required by the City of Garden City and other governmental agencies and local units, cities, regions, or districts. Applications for permits and construction are required.



Building Type



Building Type

2nd Floor Plan

SCALE: 1/8" = 1'-0"



NEW PLANS

been reviewed for compliance with Garden City Code 8-4 and approved by the Garden City Designee. This review does not relieve the Owner, Design Professional, or the Contractor of the design or construct these facilities in compliance with all current applicable federal, state and local regulations, or ordinances. Applicable permits to proceed with construction are required.

Riverview Villas

Townhome Development
606 East 43rd Street
Garden City, Idaho 83714

Glancey ♦ Rockwell & Associates

Architecture • Planning

1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com



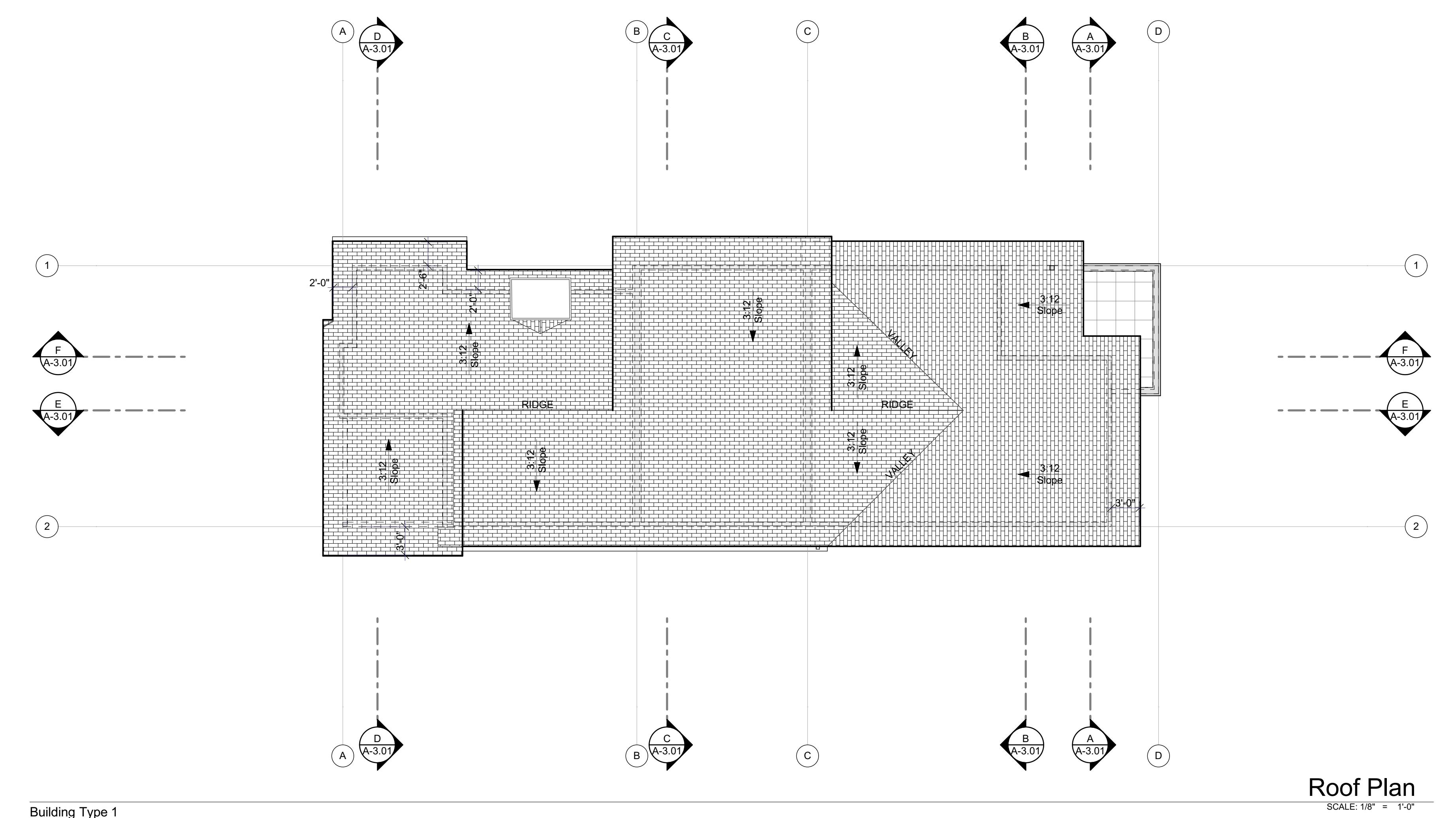
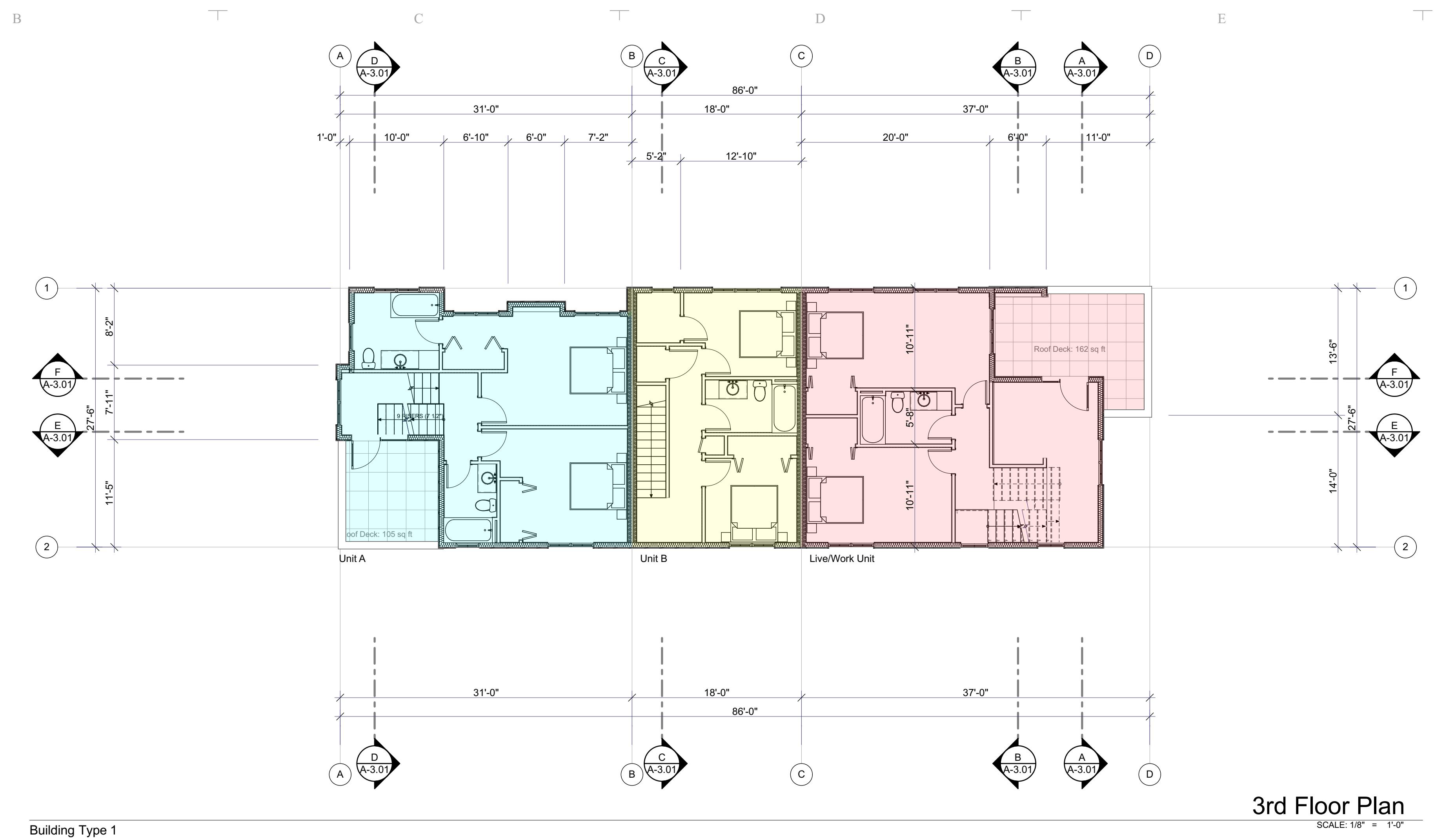
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CHECKED BY: DG
SCALE: AS NOTED
DATE: 12/22/2024
OBJECT NO: 24-009

STREET TITLE

1st & 2nd Floor Plan

Building Type 1

A-1.01



DESIGN REVIEW
APPROVED PLANS
04/14/2025

3rd Floor & Roof Plan
Building Type 1

A-1.02

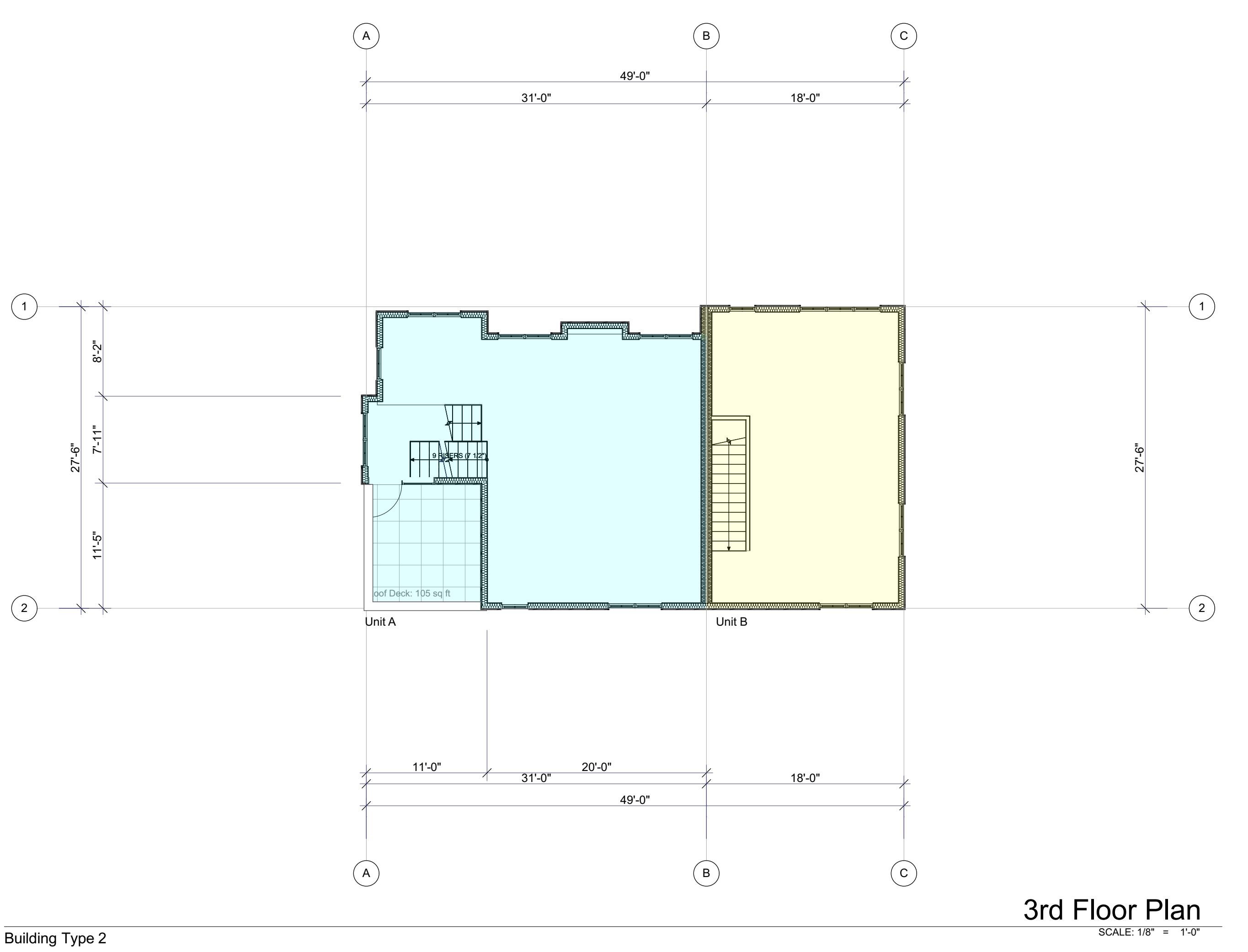
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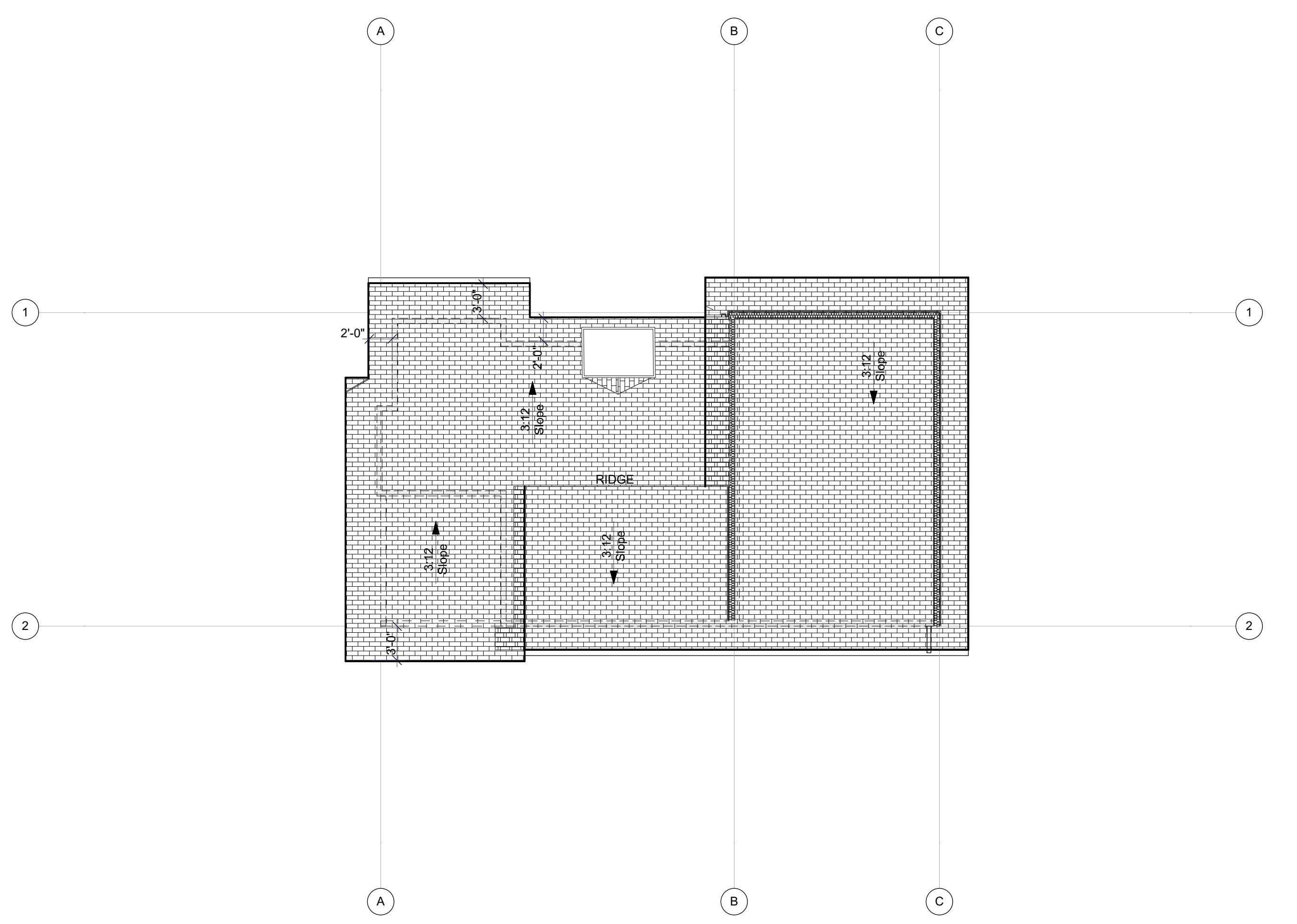
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DATE: 12/22/2024
PROJECT NO: 24-009
SHEET TITLE

3rd Floor & Roof Plan
Building Type 1

A-1.02



Building Type 2



Building Type 2



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3rd Floor & Roof Plan

Building Type 2

A-1.04

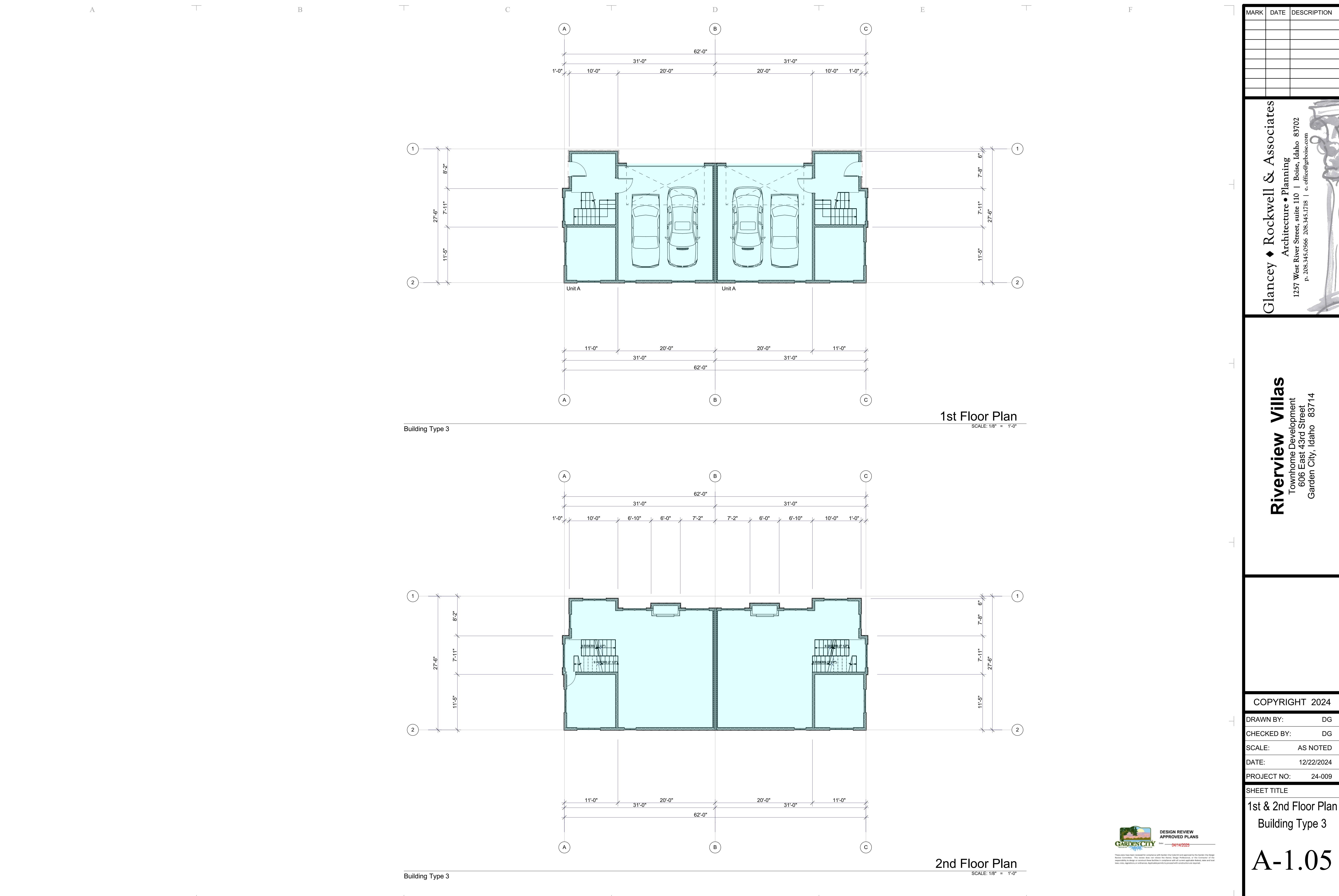
Riverview Villas

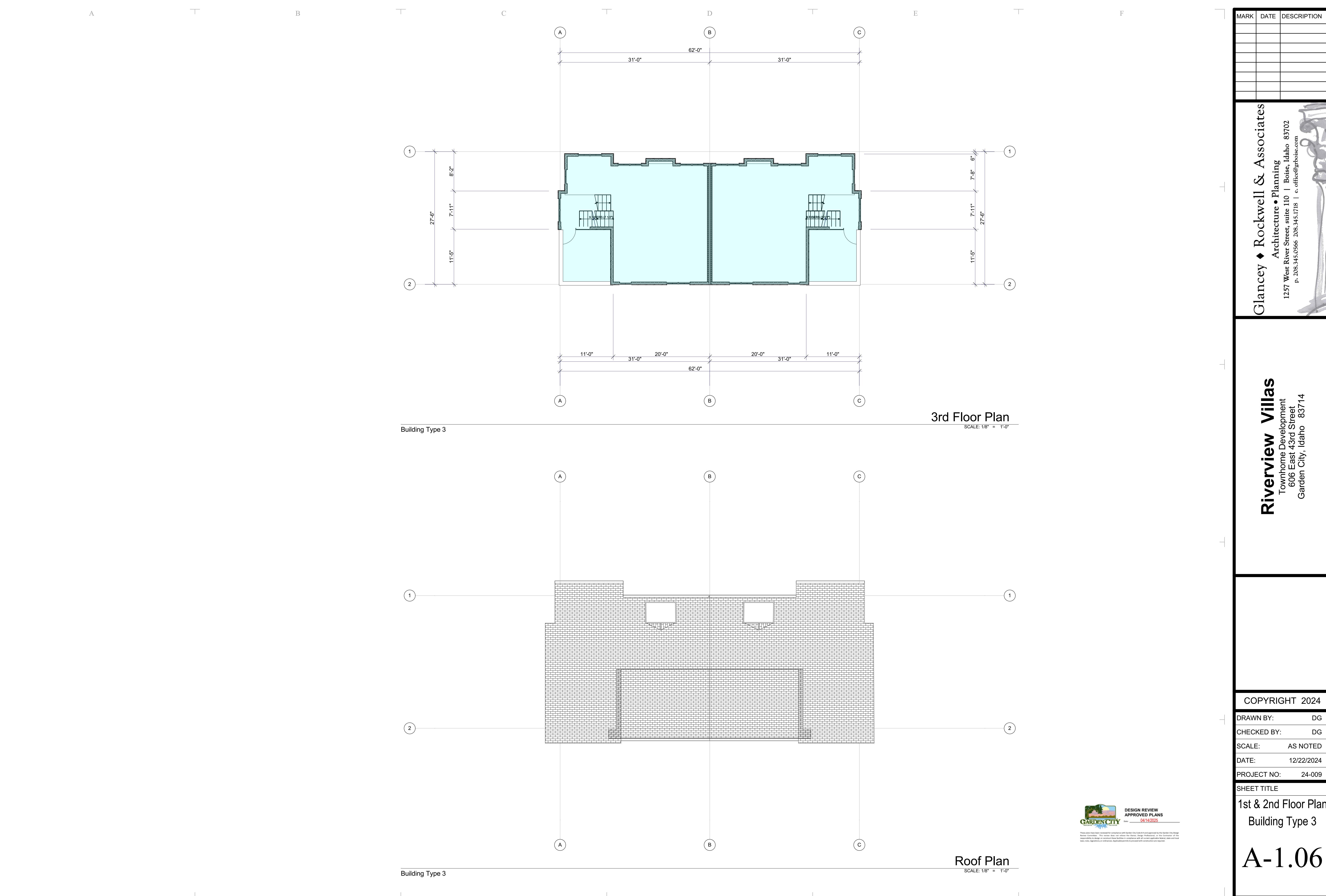
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DATE:	12/22/2024
PROJECT NO:	24-009

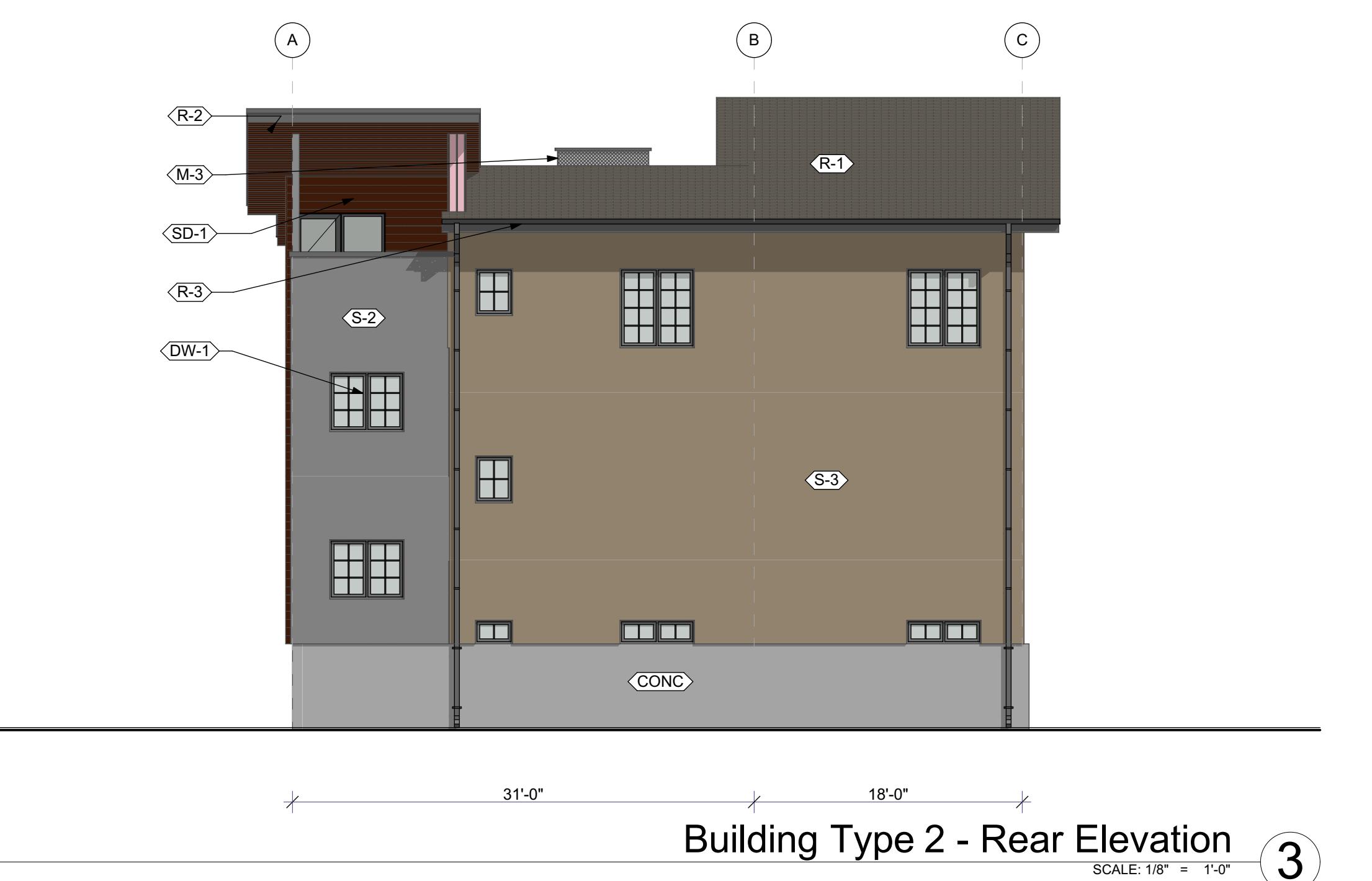
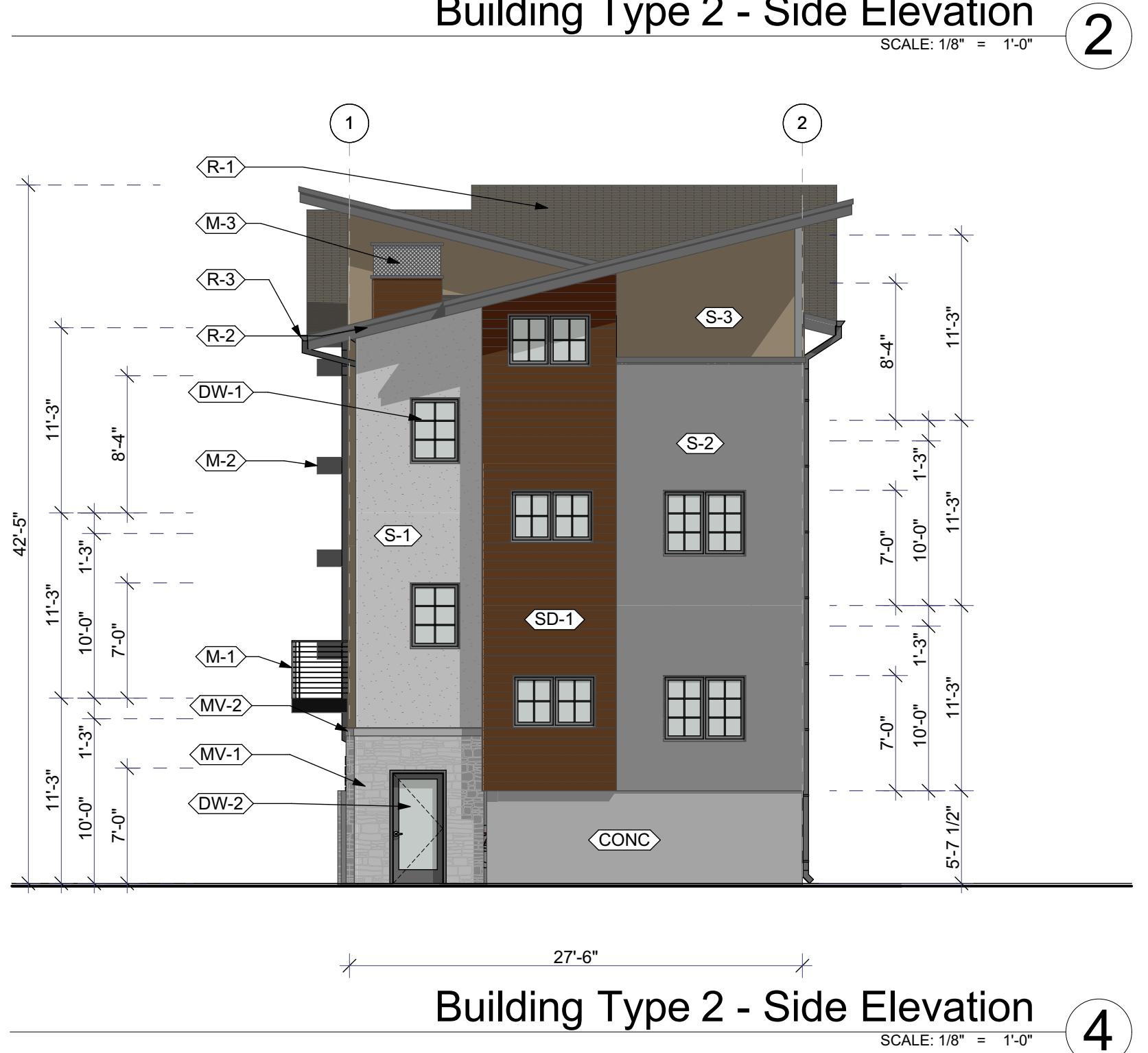
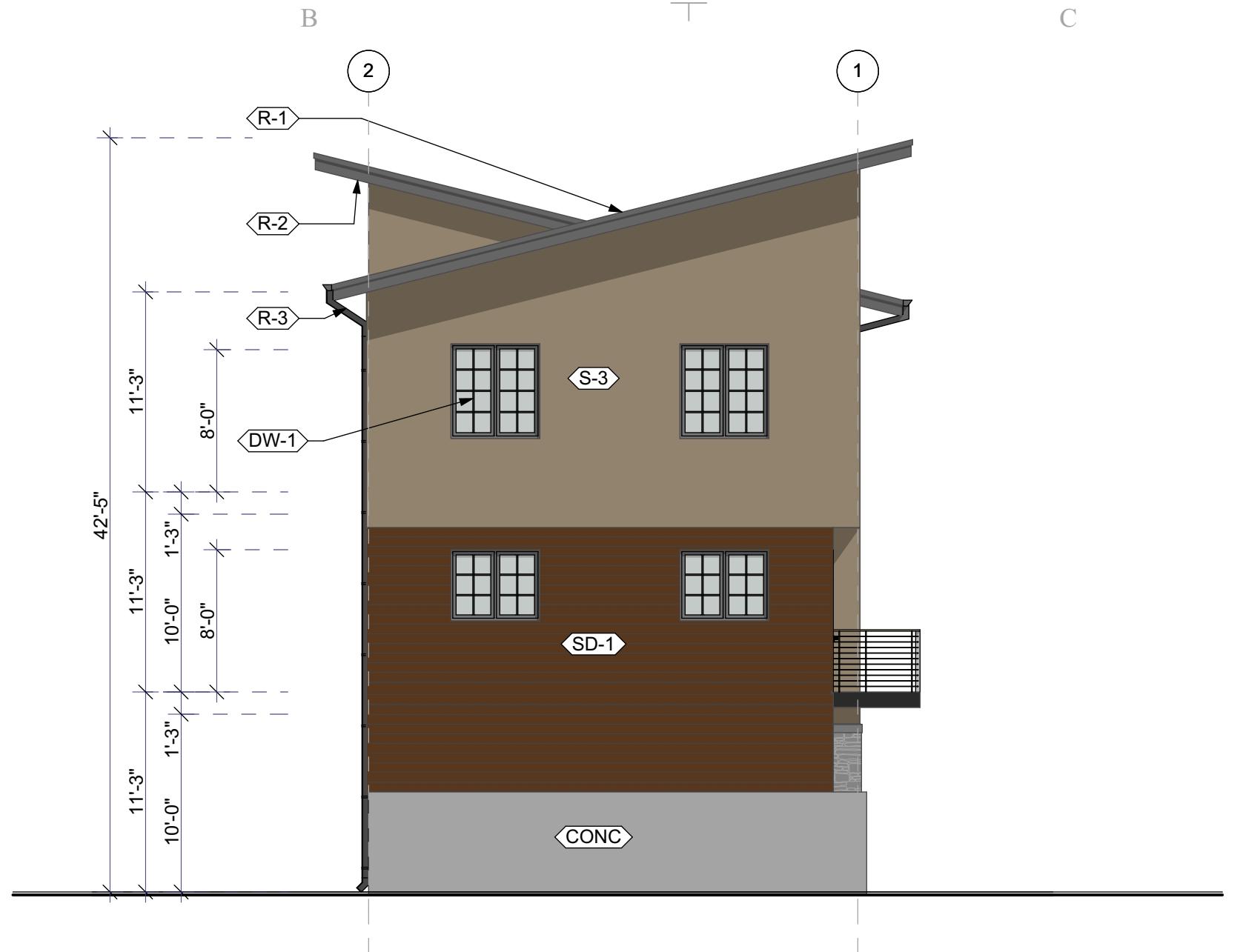
3rd Floor & Roof Plan

Building Type 2









Exterior Finishes		
Wall Finishes:		
SD-1	Siding. Cementitious siding with 6" exposure. Prime & Paint, color to match Sherwin Williams "Java SW6090"	
S-1	Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Lazy Gray SW 6254"	
S-2	Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Dovetail SW 7018"	
S-3	Stucco, field color. Exterior 3 part stucco wall finish with integral color to match Sherwin Williams "Serengeti Grass SW 9116"	
MV-1	Masonry Veneer. Fully adhered manufactured masonry veneer. Basis of Design: Eldorado Stone, Roughcut "Falling Spring"	
MV-2	Masonry Wainscot Sill. Manufactured stone masonry accessories. Basis of Design: Eldorado Stone, Split-Edge Wainscot Sill "Grey Sky"	
CONC	Concrete Wall. Exposed footing natural concrete with sack smooth finish.	
Roofing:		
R-1	Architectural Shingles. CertainTeed Landmark, Color: "Moire Black"	
R-2	Fascia. Prime trim 5/4 fascia o/ structural subfascia, Prime & Paint, color to match Sherwin Williams "Peppercorn SW7674"	
R-3	Gutters. K-style seamless gutter & box downspouts, integrated color selected from manufacturer's full line to match Sherwin Williams "Peppercorn SW7674"	
Metals:		
M-1	Metal/Wire Railing System. Galvanized steel aircraft cables @ 3" o.c. with powder paint posts & top rail, color to match Sherwin Williams "Peppercorn SW7674"	
M-2	Metal Awnings. Prefabricated metal awnings, basis of design: Sharcs Aluminum Fabricated Awnings, color to match Sherwin Williams "Peppercorn SW7674"	
M-3	Chimney Enhancer. Prefabricated metal chimney enhancer with powder paint finish. Color to match Sherwin Williams "Peppercorn SW7674"	
Doors/Windows:		
DW-1	Windows. Vinyl windows, basis of design: Alside "Fairfield 80 Series" Color "Black"	
DW-2	Entry Door. Fiberglass exterior entry door with sidelight where shown on elevations, basis of design: Masonite "Performance Door System"	
DW-3	Sliding Door. Vinyl sliding patio door, basis of design: Alside "Promenade Sliding Door Series" Color "Black"	
DW-4	Overhead Door. Flush finish residential garage door w/ narrow glazed panels in vertical window column placement. Basis of design: Overhead Door Company, "Thermacore Model 5740" color "Black"	

MARK	DATE	DESCRIPTION

Glancey • Rockwell & Associates
Architecture • Planning

1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1713 | e. office@grhassociates.com

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Townhome Development
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Garden City, Idaho 83714

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SCALE: AS NOTED

DATE: 12/22/2024

PROJECT NO: 24-009

SHEET TITLE

Elevations
Building Type 2



A-2.02

