PLANNED UNIT DEVELOPMENT APPLICATION

Permit info: SUBFY2025-0004

Application Date: 8/6/2025 Rec'd by: _____

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Nick Louie	**Name:** Binnion Buildings, LLC
Company: Urban, LLC	**Company:** Binnion Buildings, LLC
Address: PO Box 634	**Address:** 7808 W. Elm Brook St.
City: Eagle	**City:** Boise
State: ID **Zip:** 83616	**State:** ID **Zip:** 83714
Tel.: 208-949-1471	**Tel.:** 208-440-2590
E-mail: Nick@buildwithurban.com	**E-mail:** Timganley6@gmail.com

PROPERTY INFORMATION

Site address: 3933 & 3921 Adams St. Garden City, ID 83714

Subdivision Name: Fairview Acres Sub No. 01	**Lot:** 16/17	**Block:** 7
Tax Parcel Number: R2734502303/R2734502291	**Zoning:** R-3	**Total Acres:** 0.564
Proposed Use: Residential	**Floodplain:** YES NO Partial	

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.

7/22/25

Signature of the Applicant (date)

Tim Ganley 7/22/2025

Signature of the Owner (date)

APPLICATION INFORMATION

If an application for a final plat, has there been any changes since the preliminary plat?
Y/ N

Number of residential lots 11 Number of commercial lots 0 Number of mixed use lots 0 Number of common lots 1
Square feet of common open space 3,200 Qualified
Are any improvements planned within the common open space area? If so, specify.

Yes, community garden.

What public services and facilities are required for this development? x Fire Protection x Police Protection x Water x Sewer x Drainage x Streets x Schools

What housing types are proposed? MARK ALL THAT APPLY
Single Family x Condos Townhomes x Live/Work
Manufactured/ Mobile Homes N/A

Describe how this application provides a maximum choice of living environments by allowing a variety of housing and building types, and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements
We are proposing a mix of single family home, duplex, triplex and five-plex townhomes. Were proposing 11 units on .56 acres to allow for roads, sidewalks and open space.

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. No

Is the project within the Floodplain? Yes, a portion of the S/E proprty

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

What is the effect of this site development on roadways and traffic conditions?
Minimal effect. Addition of 11 units to the area.

Are there new roads proposed/required?
Yes, interior common asphalt driveway.

Are there new ingress/egress being proposed?
Yes, off Adams St.

How has off-street parking and loading been arranged and sized to prevent traffic congestion?
Each unit will have a 2-car garage in addition to 5 on-site parking stalls.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?
Vehicles will enter off of Adams St. Residence can park in their garages and guests can park on the west side of the subdivision. We are providing connecting sidewalks between the duplex and triplex, along the south of the property, and along the east side of the property that connects to the sidewalk that runs parallel to Adams St.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?
Yes, the east side sidewalk connects to the pedestrian sidewalk along Adams St.

What is the effect of this site development on the adequacy of storm and surface water facilities?
None

How does this application use land more efficiently than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets?
By providing a functional compact layout with shared access drive aisles allowing units to be grouped in closer proximity. In turn, reducing utilities and street cost.

How does this project create a more useful pattern of open space and recreation areas; and, if proposed as part of the project, more convenience in the location of accessory commercial uses, industrial uses and services? By providing centrally located, functional common areas—including a grassy park and community garden—that exceed city requirements and are easily accessible to all residents. While no accessory commercial uses are proposed, the site's walkable location near transit, the Greenbelt, and surrounding services ensures convenient access to amenities.

How will the design create a sense of place (usable open space, public art, visual focus points)? The design creates a sense of place through a centrally located grassy park and community garden that foster interaction and recreation, along with thoughtfully arranged buildings that frame and activate the shared open space. Visual focal points such as raised planters, layered landscaping, and varied building types contribute to an inviting, pedestrian-friendly environment.

How does this application develop a land pattern in harmony with land use density, transportation, and community facilities objectives of the comprehensive plan?

By promoting higher residential density on an infill site near transit, the Greenbelt, and existing infrastructure—supporting compact, walkable development. The mix of housing types, shared open space, and efficient use of land reflect the City's goals for sustainable growth

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

This development is similar to the development to the west with like kind units, landscaping and internal pedestrian pathways.

How does this application establish a development pattern which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns?

This application preserves the existing flat topography and minimizes site disturbance by clustering buildings and using compact lot sizes, which reduces grading and hardscape. The design incorporates landscaping and open space areas that help maintain natural drainage patterns and support vegetation, aligning with sustainable site development practices.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

There are no trees currently onsite. The new landscape will include trees, shrubs, flowerbeds and sod which will prevent erosion and dust.

What type of water will be used for landscaping? x_____Irrigation – Non-Potable _____Irrigation – Potable _____City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants? Yes, both drought resistant trees and shrubs are utilized throughout the landscaping such as Karl Forester grasses, english lavender, glo low sumac, skyline honeylocust to name a few.

What sustainable concepts have been incorporated into the design?

Drip irrigation for all flowerbeds and raised garden box's along with RTF drought-tolerant turf

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

FOUR (1) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- [x] Preliminary Title Report
- [x] Neighborhood Map
- [x] Subdivision Map
- [x] Compliance Statement
- [x] Statement of Intent
- [x] Ability to Serve/Will Serve Letter
- [x] Affidavit of Legal Interest
- [x] Master Plan
- [x] Site Plan
- [x] Landscape Plan
- [x] Schematic Drawings
- [x] Topographic Survey
- [x] Grading Plan
- [x] Hydrology Report
- [x] Natural Hazard and Resources Analysis
- [x] Lighting Plan
- [x] Neighborhood Meeting Verification
- [ ] Approved Addresses
- [x] Covenants and Deed Restrictions
- [x] Legal Description
- [X] Irrigation/Ditch Company Information Form
- [ ] Affidavit of Posting and Photos (Due 10 days before the hearing)

☑ PLEASE CHECK THE FOLLOWING:

INFORMATION FOR PRELIMINARY TITLE REPORT:

- ☒ **Document confirming property has been purchased contingent to approvals by city and other agencies**
- ☒ **Document should confirm if there are liens on property and if there are other issues with title**
- ☒ **Document typically generated by lender or title company**

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ **8 ½" x 11" size minimum**
- ☒ **Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')**
- ☒ **Impact of the proposed siting on existing buildings, structures, and/or building envelopes**

INFORMATION REQUIRED ON SUBDIVISION MAP:

- ☒ **30" x 42" minimum size**
- ☒ **Scale no less than one inch (1") to one hundred feet (100')**
- ☒ **The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat**
- ☒ **The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')**
- ☒ **The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;**
- ☒ **A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.**
- ☒ **Streets and public rights of way, including proposed street names and dimensions**
- ☒ **Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. N addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision**
- ☒ **Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation**
- ☒ **Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles**
- ☒ **Location of bicycle parking**
- ☒ **Location of existing and proposed street lights**
- ☒ **Location of existing and proposed pedestrian and bicycle pathways**

INFORMATION REQUIRED ON MASTER PLAN:

- ☒ **The master plan is a plan that includes narrative information and illustrations about the proposal**
- ☒ **The required narrative information shall be as follows:**

a. Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development
b. A range of square footage, density, site coverage, and locational distribution of land uses;
c. Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off site systems including the Boise River Greenbelt and other waterways
d. Description of the amenities within the site including both natural and manmade
e. Description of the general mass, scale, and character of the buildings
f. Summary of general public facility requirements to serve the development; and
g. Proposal for incorporation of existing structures in future development plans

☒ The required illustrative plans shall be as follows:
a. A map showing property dimensions and legal description
b. A map showing existing and proposed building footprints
c. A map showing the circulation system including streets, alleys, parking, pedestrian walkways and linkages both within and outside the district.
d. A diagram showing development parcels, maximum unit densities, site ingress and egress, and relationship of development to public amenities, public facilities, and/or open site area

☒ A section showing the relationship of the buildings, public spaces and the street edge to adjacent properties

INFORMATION REQUIRED ON SITE PLAN:

☒ 24" x 36" size minimum
☒ Scale not less than 1" = 20'), legend, and north arrow.
☒ Property boundary, dimensions, setbacks and parcel size.
☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
☒ Adjacent public and private street right of way lines
☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
☒ Driveways, access to public streets, parking with stalls, loading areas.
☒ Sidewalks, bike and pedestrian paths.
☒ Berms, walls, screens, hedges and fencing.
☒ Location and width of easements, canals, ditches, drainage areas.
☒ Location, dimensions and type of signs.
☒ Trash storage and mechanical equipment and screening.
☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
☒ Log depicting square footage of impervious surface, building and landscaping
☒ Location and height of fences and exterior walls
☒ Location and dimensions of outdoor storage areas
☒ Location of utilities and outdoor serviced equipment and areas
☒ Location of any proposed public art

- ☒ **Location of any proposed exterior site furniture**
- ☒ **Location of any exterior lighting**
- ☒ **Location of any existing or proposed signage**

INFORMATION REQUIRED ON LANDSCAPE PLAN:

- ☒ **24" x 36" size minimum**
- ☒ **Scale the same as the site plan.**
- ☒ **Type, size, and location of all existing and proposed plants, trees, and other landscape materials.**
- ☒ **Size, location and species of existing vegetation labeled to remain or to be removed.**
- ☒ **All areas to be covered by automatic irrigation, including location of proposed irrigation lines.**
- ☒ **Cross section through any special features, berms, and retaining walls.**
- ☒ **A plant list of the variety, size, and quantity of all proposed vegetation**
- ☒ **Log of square footage of landscaping materials corresponding to location**
- ☒ **Proposed storm water systems**
- ☒ **Locations and dimensions of open space**

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS :

- ☒ **11" x 17" size minimum**
- ☒ **Scale not less than 1/8 inch = 1 foot (1/8" = 1')**
- ☒ **Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing**
- ☒ **Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures**
- ☒ **Overall dimensions of all proposed structures**
- ☒ **Specifications on exterior surface materials and color**
- ☒ **Sample materials (as determined by the staff)**

INFORMATION FOR TOPOGRAPHIC SURVEY:

- ☒ **The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.**

INFORMATION REQUIRED ON GRADING PLAN:

- ☒ **11" x 17" size minimum**
- ☒ **Scale not less than one inch equals twenty feet (1" = 20')**
- ☒ **Two foot (2') contours for the entire proposal site**
- ☒ **One foot (1') contours for details, including all planimetric features**
- ☒ **Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas**
- ☒ **Existing easement and utility locations**
- ☒ **Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces**

- ☒ **Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas**
- ☒ **Proposed storm water systems**

INFORMATION FOR HYDROLOGY REPORT:

- ☒ **Prepared by a licensed engineer**
- ☒ **Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures**
- ☒ **Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development**
- ☒ **For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping**
- ☐ **For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:**
    a. **A map indicating the on-site and off-site drainage applicable to the site**
    b. **Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development**
    c. **Location of all drainage easements, or drainage rights of way**
- ☒ **For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:**
    a. **The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers**
    b. **The location of the present water channel**
    c. **Any planned re-routing of waterways**
    d. **All major drainage ways**
    e. **Areas of frequent flooding**
    f. **Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain**

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS:

- ☒ **Prepared by a licensed engineer**
- ☒ **The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.**
- ☒ **The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.**
- ☒ **For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:**
    a. **The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation**
    b. **The location of all planned improvements including dams, dikes, and similar structures**

c. **All planned diversions, alterations or rerouting of channels and drainage ways.**

INFORMATION FOR DEDICATIONS AND EASEMENTS:

- ☑ **The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.**

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS:

- ☒ **The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.**

INFORMATION FOR WILL SERVE LETTER:

- ☒ **A document from the City Engineer certifying that a property has adequate access to city services.**

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- ☒ **Statement must include a list of the application materials to be waived and an explanation for the request.**

INFORMATION REQUIRED ON COMPLIANCE STATEMENT:

- ☒ **Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application**

INFORMATION FOR STATEMENT OF INTENT:

- ☒ **Should include purpose, scope, and intent of project**
- ☒ **Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community**

INFORMATION FOR LEGAL DESCRIPTION:

- ☒ **A document legally describing the property.**
- ☒ **Must have Ada County instrument number or county seal inscribed.**

INFORMATION FOR SKETCH PLAT:

- ☒ **A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.**
- ☒ **Required for subs with 4 or more proposed lots**

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ **8 ½" x 11" size minimum**
- ☒ **Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')**
- ☒ **Impact of the proposed siting on existing buildings, structures, and/or building envelopes**

INFORMATION REQUIRED ON LIGHTING PLAN:

- ☐ **11" x 17" size minimum**
- ☒ **Location, type, height, lumen output, and luminance levels of all exterior lighting**
- ☐ **Refer to Garden City Code 8-4A-6 for outdoor lighting requirements**

☒ **Location of municipal street lights**

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

☒ **Copy of notice sent to property owners within 300' of an applicable property**
☒ **List of notice recipients with names and addresses**
☒ **Sign-up sheet from meeting**

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST:

☒ **A signed affidavit indicating legal interest in a property and application**

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM:

☒ **Required if irrigation canal/irrigation ditch runs through property or along property lines**

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS:

☐ **A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing**
☐ **Photos (digital or print) of posted sign**
☐ **Photos of posted sign must be clear enough to read the text**

LAND DIVISION

Permit info: SUBFY2025-0004

Application Date: 8/6/2025 Rec'd by:

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CONTACT INFORMATION

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Email: Nick@buildwithurban.com
Phone: 208-949-1471
Address: 128 S. Eagle Rd. Suite 200 Eagle, ID 83616

OWNER

Name: Binnion Buildings, LLC
Email: Timganley6@gmail.com
Phone: 208-440-2590
Address: 7808 W. Elm Brook St. Boise, ID 83714

PROPERTY INFORMATION

Subdivision/Project Name:
Fairview Acres Sub No. 01/ Amigos Subdivision

Site address:
3933 & 3921 Adams St. Garden City, ID 83714

Description of Existing Use(s):
Residential (Vacant Lots)

Description of Surrounding Uses:
Residential Townhome developments

APPLICATION INFORMATION

☐ **Minor Land Division** ☒ **Preliminary Plat** ☒ **Planned Unit Development**
☒ **Combined Preliminary/Final Plat** ☐ **Final Plat** ☐ **Condominium**

If final plat have there been any changes since the preliminary plat? Y/ N No

Number of residential lots 11 **Number of commercial lots** 0 **Number of mixed use lots** 0
Number of common lots 1 **Square feet of common open space** 3,200 (qualified)
Are any improvements planned within the common open space area? If so, specify.
Yes, community garden.

What public services and facilities are required for this development? x **Fire Protection** x **Police Protection** x **Water** x **Sewer** x **Drainage** x **Streets** x **Schools**

What housing types are proposed? MARK ALL THAT APPLY
Single Family x **Condos** **Townhomes** x **Live/Work**
Manufactured/ Mobile Homes **N/A**

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. No

Is the project within the Floodplain? Yes, a portion of the S/E property.

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? No

What is the effect of this site development on roadways and traffic conditions?

Minimal effect. Addition of 11 additional units to the area.

Are there new roads proposed/required?

Yes, interior common asphalt driveway.

Are there new ingress/egress being proposed?

Yes, ingress and egress off Adams St.

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

Each unit will have a 2-car garage in addition to 5 on-site parking stalls.

How has vehicular <u>and pedestrian</u> circulation been arranged with respect to adjacent facilities and internal circulation?

Vehicles will enter off of Adams St. Residence can park in their garages and guests can park on the west side of the subdivision. We are providing connecting sidewalks between the duplex and triplex, along the south of the property, and along the east side of the property that connects to the sidewalk that runs parallel to Adams St.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

Yes, the east side sidewalk connects to the pedestrian sidewalk along Adams St.

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

This development is similar to the development to the west with like kind units, landscaping and internal pedestrian pathways.

What is the effect of this site development on the adequacy of storm and surface water facilities?

None

How will the design create a sense of place (usable open space, public art, visual focus points)?

This subdivision was designed with proper open space, community gardens, secure package lockers, smart locks and thermostats, and pathways to benefit the entire community.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

There are no trees currently onsite. The new landscape will include trees, shrubs, flowerbeds and sod which will prevent erosion and dust.

What type of water will be used for landscaping? x**_____Irrigation – Non-Potable**
_____Irrigation – Potable _____City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

Yes, both drought resistant trees and shrubs are utilized throughout the landscaping such as Karl Forester grasses, english lavender, glo low sumac, skyline honeylocust to name a few.

What sustainable concepts have been incorporated into the design?

Drip irrigation for all flowerbeds and raised garden box's along with RTF drought-tolerant turf.

APPLICATION INFORMATION REQUIRED

NOTE:
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TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

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- [x] Preliminary Title Report
- [x] Legal Description
- [x] Neighborhood Map
- [x] Sketch Map (Required for subs with 4 or more proposed lots)
- [x] Subdivision Map
- [x] Site Plan
- [x] Landscape Plan
- [x] Schematic Drawings
- [x] Lighting Plan
- [x] Topographic Survey
- [x] Grading Plan See Pre-Plat
- [x] Soils Report
- [x] Hydrology Report
- [x] Engineering Drawings and Specifications
- [x] Natural Hazard and Resources Analysis
- [x] Dedications and Easements
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- [ ] Affidavit of Posting and Photos (Due 10 days before the hearing)
- [x] Irrigation/Ditch Company Information Form
- [ ] Locations, elevations, and materials of proposed signage or Master Sign Plan
- [x] Waiver Request of Application Materials
- [x] Compliance Statement
- [x] Statement of Intent
- [x] Approved Sketch Plat
- [x] Trash Disposal Plan

FOR CONDOMINIUM SUBDIVISIONS:

IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:

- [ ] Diagrammatic floor plans of the building or buildings built or to be built in Sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- [ ] A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- [x] Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- [x] Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- ☒ **Should include purpose, scope, and intent of project**
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- ☒ **Scale no less than one inch (1") to one hundred feet (100')**
- ☒ **The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat**
- ☒ **The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')**
- ☒ **The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;**
- ☒ **A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.**
- ☒ **Streets and public rights of way, including proposed street names and dimensions**
- ☒ **Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. N addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision**
- ☒ **Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation**

- ☒ Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- ☒ Location of bicycle parking
- ☒ Location of existing and proposed street lights
- ☒ Location of existing and proposed pedestrian and bicycle pathways

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- ☒ 24" x 36" size minimum
- ☒ Scale not less than 1" = 20'), legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- ☒ For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- ☒ The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- ☒ Driveways, access to public streets, parking with stalls, loading areas.
- ☒ Sidewalks, bike and pedestrian paths.
- ☒ Berms, walls, screens, hedges and fencing.
- ☒ Location and width of easements, canals, ditches, drainage areas.
- ☒ Location, dimensions and type of signs.
- ☒ Trash storage and mechanical equipment and screening.
- ☒ Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- ☒ Log depicting square footage of impervious surface, building and landscaping
- ☒ Location and height of fences and exterior walls
- ☒ Location and dimensions of outdoor storage areas
- ☒ Location of utilities and outdoor serviced equipment and areas
- ☐ Location of any proposed public art
- ☒ Location of any proposed exterior site furniture
- ☒ Location of any exterior lighting
- ☐ Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- ☒ 24" x 36" size minimum
- ☒ Scale the same as the site plan.
- ☒ Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- ☒ Size, location and species of existing vegetation labeled to remain or to be removed.
- ☒ All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- ☒ Cross section through any special features, berms, and retaining walls.
- ☒ A plant list of the variety, size, and quantity of all proposed vegetation
- ☒ Log of square footage of landscaping materials corresponding to location

- ☒ **Proposed storm water systems**
- ☒ **Locations and dimensions of open space**

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- ☒ **11" x 17" size minimum**
- ☒ **Scale not less than 1/8 inch = 1 foot (1/8" = 1')**
- ☒ **Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing**
- ☒ **Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures**
- ☒ **Overall dimensions of all proposed structures**
- ☒ **Specifications on exterior surface materials and color**
- ☒ **Sample materials (as determined by the staff)**

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- ☒ **11" x 17" size minimum**
- ☒ **Location, type, height, lumen output, and luminance levels of all exterior lighting**
- ☒ **Refer to Garden City Code 8-4A-6 for outdoor lighting requirements**
- ☒ **Location of municipal street lights**

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- ☒ **The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.**

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- ☒ **11" x 17" size minimum**
- ☒ **Scale not less than one inch equals twenty feet (1" = 20')**
- ☒ **Two foot (2') contours for the entire proposal site**
- ☒ **One foot (1') contours for details, including all planimetric features**
- ☒ **Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas**
- ☒ **Existing easement and utility locations**
- ☒ **Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces**
- ☒ **Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas**
- ☒ **Proposed storm water systems**

INFORMATION FOR SOILS REPORT (PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **Report showing the nature, distribution, and strength of existing soil;**
- ☒ **Conclusions and recommendations for grading procedures**

- ☒ **Opinions and recommendations regarding the adequacy of the soil for the proposed development**
- ☒ **The design criteria for any corrective measures which are recommended**

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures**
- ☒ **Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development**
- ☒ **For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping**
- ☒ **For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:**
    a. **A map indicating the on-site and off-site drainage applicable to the site**
    b. **Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development**
    c. **Location of all drainage easements, or drainage rights of way**
- ☒ **For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:**
    a. **The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers**
    b. **The location of the present water channel**
    c. **Any planned re-routing of waterways**
    d. **All major drainage ways**
    e. **Areas of frequent flooding**
    f. **Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain**

INFORMATION FOR ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal**
- ☒ **The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards**
- ☐ **For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title**

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- ☒ **Prepared by a licensed engineer**
- ☒ **The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.**
- ☒ **The analysis shall include: significant natural resources existing on the site shall be indentified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or**

mitigation of significant resources should be prepared by a qualified professional.

- ☒ For subdivisions within a floodplain: Detained information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
    a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
    b. The location of all planned improvements including dams, dikes, and similar structures
    c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- ☒ The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- ☒ The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER (PLEASE CHECK):

- ☒ A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- ☒ Copy of notice sent to property owners within 300' of an applicable property
- ☒ List of notice recipients with names and addresses
- ☒ Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- ☒ A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS (PLEASE CHECK):

- ☐ A signed affidavit affirming that the required sign has been posted on the property ten (10) days before the hearing
- ☐ Photos (digital or print) of posted sign
- ☐ Photos of posted sign must be clear enough to read the text

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- ☒ Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK): No sign proposed

- ☐ Required for commercial or mixed-use developments of two or more buildings
- ☐ Location, elevations, and materials of proposed signage

INFORMATION REQUIRED FOR TRASH DISPOSAL PLAN:

- ☒ Site photo
- ☒ Location, configuration, dimensions, type of containers, and number of containers
- ☒ Refer to Republic Services Solid Waste Design Standards.

PLANNING SUBMITTAL FORM

Permit info:_____

Application Date: _____ Rec'd by:_____

FOR OFFICE USE ONLY

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

APPLICANT	PROPERTY OWNER
Name: Nick Louie	**Name:** Binnion Buildings, LLC
Company: Urban, LLC	**Company:** Binnion Buildings, LLC
Address: P.O. Box 634	**Address:** 7808 W. Elm Brook St.
City: Eagle	**City:** Boise
State: ID **Zip:** 83616	**State:** ID **Zip:** 83714
Tel.: 208-949-1471	**Tel.:** 208-440-2590
E-mail: Nick@buildwithurban.com	**E-mail:** Timganley6@gmail.com

ACTION REQUESTED (check all that apply)

- [ ] Appeal
- [ ] Lot Line Adjustment
- [ ] Code or Plan Amendment
- [ ] Specific Area Plan
- [ ] Conditional (special) Use Permit
- [ ] Temporary Use Permit
- [ ] Easement/Vacation of Easement
- [x] Design Review
- [ ] Final Plat
- [x] Flood Plain Dev
- [ ] Variance
- [ ] Rezone
- [ ] Minor PUD
- [x] Minor Land Division
- [X] Ability to Serve-CUP, DSR or SUB if applicable
- [x] Preliminary Plat Planned
- [x] Unit Development
- [ ] MFP Setback Reduction
- [ ] Zoning Certificate
- [ ] Other

PROPERTY INFORMATION

Site Address: 3933 & 3921 Adams St. Garden City, ID 83714

Subdivision Name: Fairview Acres Sub No. 01	**Lot:** 16/17	**Block:** 7
Tax Parcel Number: R2734502303/R2734502291	**Zoning:** R-3	**Total Acres:** 0.564
Proposed Use: Residential-10 Townhouses/ 1 Single Family	**Floodplain:** YES NO Partial	

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.

_____ 7/22/25
Signature of the Applicant (date)

Tim Ganley 7/22/2025
_____
Signature of the Owner (date)

ABILITY TO SERVE REQUEST

Permit info: _____

Application Date: _____ Rec'd by: _____

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, Idaho 83714 ▪ Phone 208/472-2921 ▪ Fax 208/472-2996

CONTACT INFORMATION:

Company: Urban Design + Build Name: Nick Louie E-mail: nick@buildwithurban.com

Address: 128 S Eagle Rd, Ste 200 City Eagle State ID Zip: 83616

Office Phone: (208) 949-1471 Cell: _____ Fax: _____

SITE INFORMATION

Project Description Urban Design + Build

Project Street # 3921 & 3933 **Street Name:** N Adams Street

Subdivision: Fairview Acres Sub No. 1 **Lot:** 16-17 **Block:** 7 **Parcel #** R2734502291 & R2734502303

Number of Units 11

Water Service Connection: 5/8"X 1"☐ 1.5"☐ 2"☐ 3"☐ 4"☐ 6"☐ N/A☐

Sewer Connection Y_X_ N ___

Fire Suppression Service Connection to City Main: __4" Sprinkler __6" Sprinkler __8" Sprinkler __Hydrant Existing hydrant located along N Adams Street (no new fire service connection)

FOR NEW COMMERCIAL / TI COMMERCIAL PROJECTS ONLY

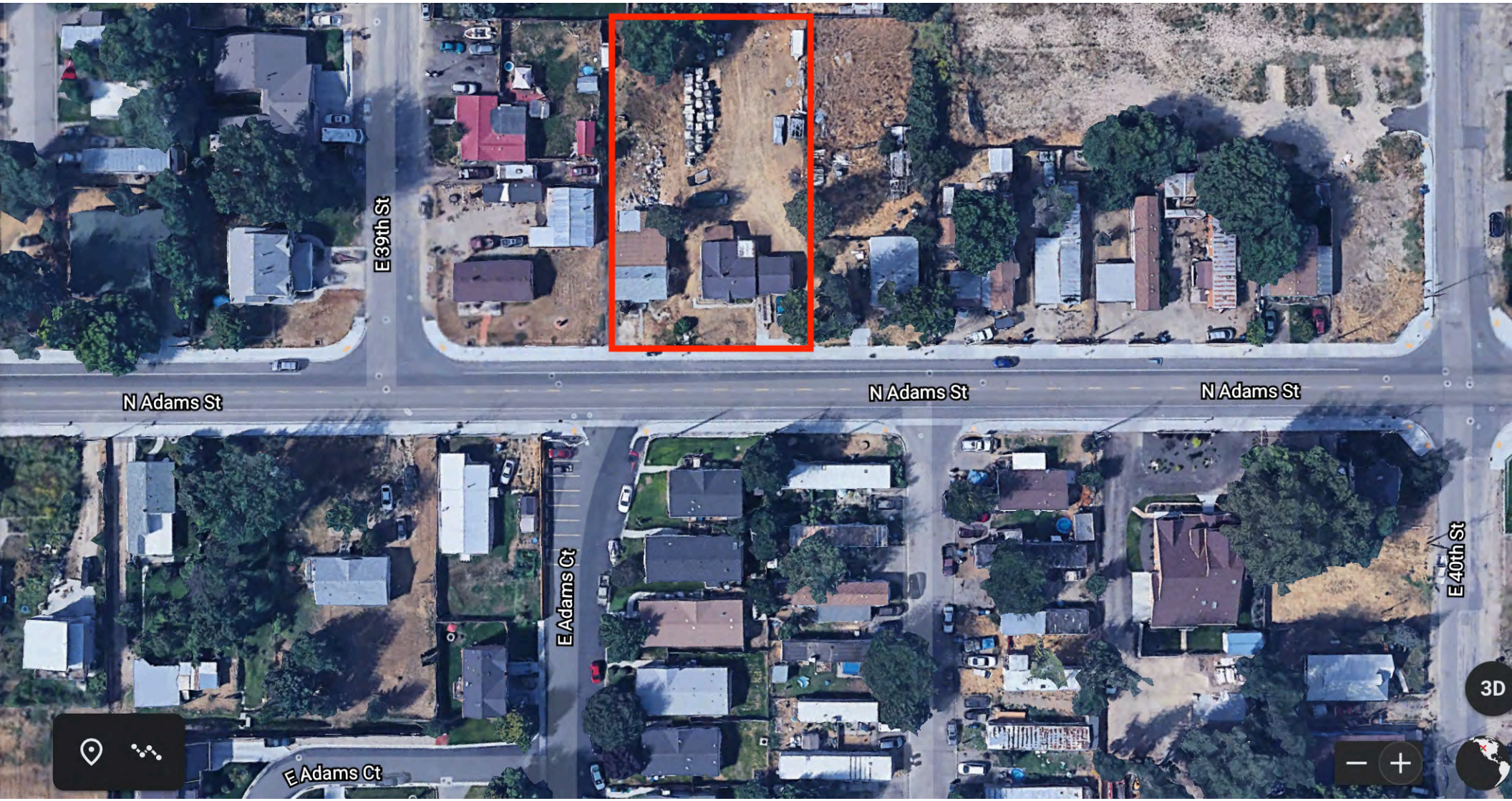
Fixtures:	Number of Existing	Number of New	Fixtures:	Number of Existing	Number of New	Restaurants	
Bathtub or Combination Bath/Shower		33	Sinks/Bar		55	*Please provide square footage area for all seating:*	
3/4" Bathtub Fill Valve		0	Sinks/Clinic Faucet		0		
Bidet		0	Sinks/Clinic Flushometer Valve with or without faucet		0	Indoor	
Clothes washer		11	Sinks/Special Purpose 1-1/2"		0	Outdoor	
Dental Unit, cuspidor		0	Sinks/Special Purpose 2"		0	Bar	
Dishwasher, domestic		11	Sinks/Special Purpose 3"		0	Banquet	
Drinking Fountain or Watercooler		0	Sinks/Kitchen, domestic		11	Other	
Food-Waste-Grinder, commercial		0	Sinks/Laundry		0		
Floor Drain		0	Sinks/Service or Mop Basin		0		
Hose Bibb		22	Sinks/Washup, each set of faucets		0		
Hose Bibb, each additional		0	Sinks/Service, flushing rim 3"		0		
Shower, single-head trap		33	Washfountain		0		
Multi-head, each additional		0	Urinal, 1.0 GPF or greater than 1.0 GPF		0		
Lavatory		44	Washfountain, circular spray		0		
Lavatory, in sets of two or three		0	Water Closet, 1.6 GPF Gravity Tank/Flushometer Tank/Flushometer Valve		0		
Lawn Sprinkler, each head		75	Water Closet, greater than 1.6 GPF Gravity Tank/Flushometer Valve		0		

The applicant is responsible to **submit 2 copies and a digital copy** of the following information for Ability To Serve Letter:

1. Fire system description & copy of approval from fire department.
2. Site plan
3. Sewer line connection or addition description-detail.
4. Fire Flow Letter

The submittal of the above information does not guarantee that an "Ability to Serve" letter will be issued. Public Works shall conduct a review of the submitted information. There may be a request for additional information as necessary. Please contact Garden City Public Works with further questions.

Applicants Signature: _____ **DATE:** 7/22/25


E 39th St
N Adams St
N Adams St
N Adams St
E Adams Ct
E Adams Ct
E 40th St
3D

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

Property Owner Permission (Affidavit of Legal Interest)

State of Idaho)
)SS
County of Ada)

I, Binnions Buildings, 3921 & 3933 N Adams St.
Name (must be primary owner as noted in Ada County Assessor's records. If the primary owner is a business write the business name) — Address of Owner

Garden City Idaho, Garden City 83714
City — 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 Nick Louie (Urban, LLC), Name of Applicant to submit the accompanying application pertaining to 3921 & 3933 N. Adams St, Address of Property Subject to this Affidavit Garden City Idaho, 837 14 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 21st day of July, 2025

Signature — Tom Gawley, 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.

MISOOK PARK NOTARY PUBLIC COMMISSION #58214 05/21/2026 STATE OF IDAHO

Notary Public for Idaho

Residing at Boise

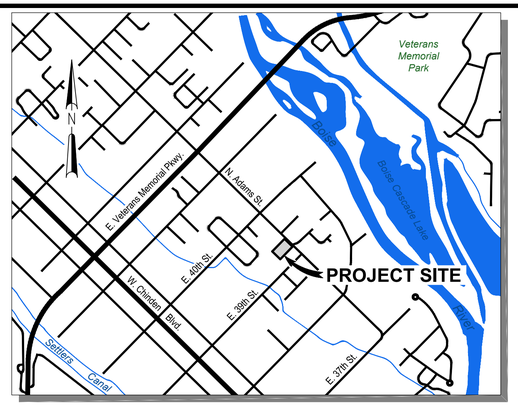
My Commission expires 05/21/28

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO

2025



VICINITY MAP

1" = 800'±

SCALE

10 0 5 10 20

(FEET)
1 INCH = 10 FT.

NOTICE
ALL ROADS ARE FIRE LANES
PARK IN MARKED STALLS ONLY
VIOLATING VEHICLES WILL BE CITED
U.F.C. SEC. 10-207

FIRE LANE SIGN (RED TEXT), PROVIDE FINAL DESIGN TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 0.56 ACRES
TOTAL LOTS 12
TOTAL PARKING SPACES 5
(3) 9' x 18'
(2) 7.5' x 18'
BUILDABLE LOTS/ACREAGE . . . . . 11/ 0.51 ACRES
MINIMUM LOT SIZE . . . . . 1350 sf
AVERAGE LOT SIZE . . . . 2030 sf
COMMON LOTS/ACREAGE . . . . . 1/ 0.051 ACRES
EXISTING ZONING R-3
(CITY OF GARDEN CITY)
PROPOSED ZONING . . . . . R-3/P.U.D.
INTENDED USE . . . . . SINGLE-FAMILY RESIDENTIAL
(DETACHED AND TOWNHOMES)

PROPOSED SETBACKS:

FRONT. . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 0' / 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
(EXCEPT WHERE SHOWN ON SHEET 3)
FIRM NO 16001C0188J
EFFECTIVE DATE . . . . . JUNE 19, 2020

NOTES:

1. ALL LOTS TO BE SERVED BY THE MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
2. WATER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
3. SANITARY SEWER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
4. SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
6. LOT 1, BLOCK 1 TO BE DESIGNATED AS A COMMON LOT WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.

LEGEND

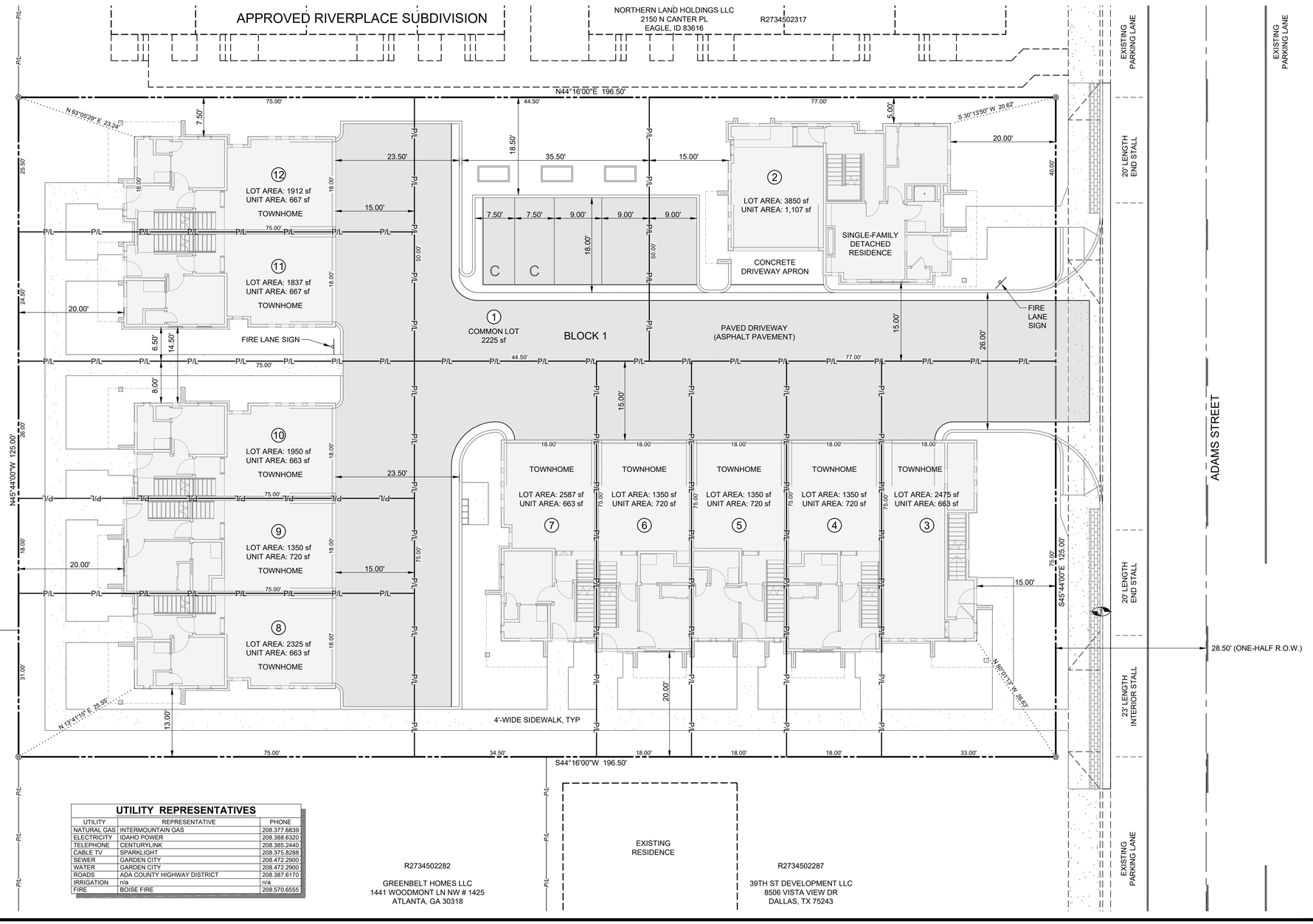
EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
◎	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

DEVELOPER
NICK LOUIE
URBAN DESIGN • BUILD
128 S. EAGLE RD., STE. 200
EAGLE, ID 83616
208.949.1471
Nick@buildwithurban.com

SURVEYOR
COLLEEN MARKS, L.S.
MARKS LAND SURVEYING, INC.
5300 W. HILL RD.
BOISE, ID 83703
208.378.7703

ARCHITECT
GLENN WALKER
ADP ARCHITECTS P.A.
1831 E. OVERLAND RD.
MERIDIAN, ID. 83642
208.353.0734
gwalker@adpboise.com

CIVIL ENGINEER
DERRITT KERNER, P.E.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com



UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEWER	GARDEN CITY	208.472.2900
WATER	GARDEN CITY	208.472.2900
ROADS	ADA COUNTY HIGHWAY DISTRICT	208.387.6170
IRRIGATION	n/a	n/a
FIRE	BOISE FIRE	208.570.6555

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
PLAT LAYOUT
GARDEN CITY IDAHO

DATE: BY: CK
REVIEWED BY:
NO. DATE REVISION

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 3

1

Plot Date: 7/29/2025 11:51 AM By: Bryan Appleby
Save Date: 7/29/2025 11:49 AM By: Brap File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

SHADED AREAS REPRESENT LANDSCAPE AREAS TO BE SUBJECT TO A COMMON MAINTENANCE AGREEMENT PER CITY CODE SECTION 8-4L-4.C.1. (TYPICAL)
* TOTAL SHADED AREAS = 7,117 sq.ft. (29.0% OF PARCEL AREA)

QUALIFIED OPEN SPACE TO INCLUDE 10' x 40' (MIN) OPEN GRASSY AREA

COMMUNITY GARDEN (360 SF)

APPROVED RIVERPLACE SUBDIVISION

SHORT OPEN FENCE WILL BE ALLOWED

4.50'

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

PRIVATE RESIDENCE & YARDS NOT SUBJECT TO EASEMENTS, TYP

SHORT FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

OUTSIDE PARKING SHALL BE LIMITED TO THESE FIVE PARKING STALLS, ALL DRIVE AISLES WILL BE SIGNED "FIRE LANE - NO PARKING"

BLOCK 1

ALL AREAS NOT IDENTIFIED AS "PRIVATE RESIDENCES & YARDS" ARE TO BE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT AS WELL AS A VEHICULAR AND PEDESTRIAN CROSS-ACCESS EASEMENT AND PARKING EASEMENT (TYPICAL).

EXISTING RESIDENCE

MAILBOX CLUSTER

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

ADAMS STREET

A PUBLIC UTILITY EASEMENT WILL BE LOCATED 5' EACH SIDE OF LOT LINE TO FACE OF BUILDING FOR GAS & ELECTRICAL SERVICES (TYPICAL), SEE SHEET 3 FOR ADDITIONAL INFORMATION

6'-HIGH SOLID FENCE ALONG PROPERTY BOUNDARY (EXCEPT ALONG ADAMS STREET FRONTAGE)

SHORT OPEN FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

EXISTING RESIDENCE

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
EASEMENT PLAN
GARDEN CITY IDAHO

NO.	DATE	REVISION	BY	CK

DATE:
REVIEWED BY:

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 2 OF 3
2

Plot Date: 7/29/2025 11:47 AM
Save Date: 7/29/2025 11:45 AM
By: Bryan Appleby
By: Bryan File: P:\UrbA\URBA00002250\0400CAD\SHEETS\ECC-PP-URBA00002250.dwg

PRELIMINARY ENGINEERING PLAN FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

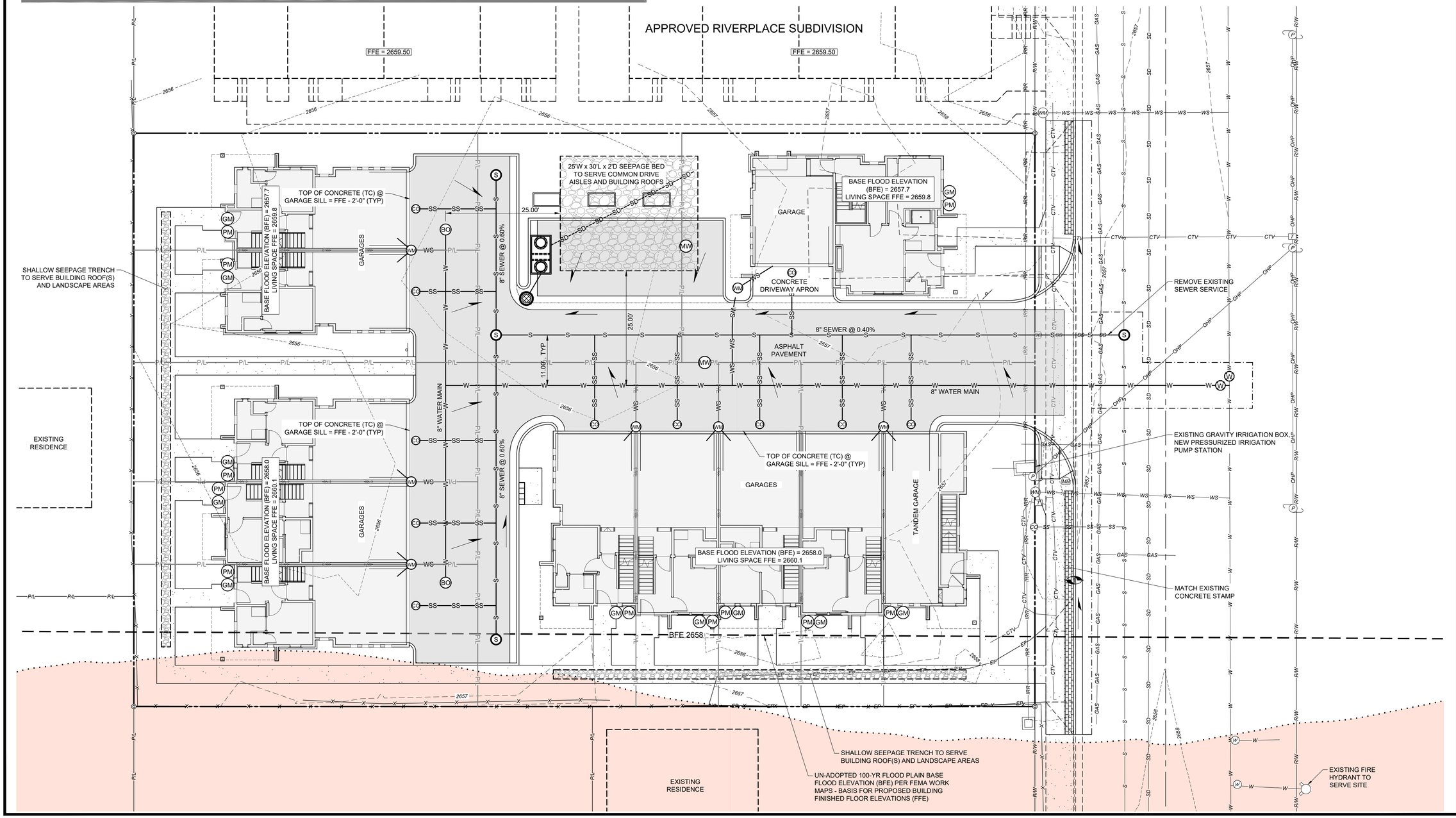
LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
CENTERLINE	WATER METER	LOT LINE	WATER SERVICE
RIGHT OF WAY LINE	STORM DRAIN LINE	PUBLIC UTILITY EASEMENT	WATER METER
DEED OR LOT LINE	STORM DRAIN MANHOLE	LOT NUMBER	WATER VALVE
PROPERTY BOUNDARY	STORM DRAIN CATCH BASIN	BLOCK NUMBER	BLOWOFF ASSEMBLY
5/8" REBAR	OVERHEAD POWER LINE	VERTICAL CURB AND GUTTER	STORM DRAIN LINE
TEMPORARY BENCHMARK	POWER POLE	VERTICAL CURB NO GUTTER	STORM DRAIN PERF PIPE
EDGE OF PAVEMENT	TELEPHONE RISER	SIDEWALK	STORM DRAIN MANHOLE
VERTICAL CURB & GUTTER AND SIDEWALK	CABLE TV LINE	VALLEY GUTTER	STORM DRAIN CATCH BASIN
CONCRETE	UNDERGROUND GAS LINE	PAVEMENT	SAND & GREASE TRAP
SANITARY SEWER MAIN	FENCE	PAVEMENT STRIPING	GROUND WATER OBSERVATION WELL
SANITARY SEWER SERVICE	0.5' CONTOUR	SANITARY SEWER MAIN	SEEPAGE BED
SANITARY SEWER MANHOLE	1' CONTOUR	SANITARY SEWER SERVICE	DRAINAGE DIRECTION
SANITARY SEWER CLEANOUT	DECIDUOUS TREE	SANITARY SEWER MANHOLE	POWER METER
WATER LINE	TEST PIT	SANITARY SEWER CLEANOUT	GAS METER
WATER SERVICE	MAILBOX	WATER LINE	
WATER VALVE	100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00		
FIRE HYDRANT			

BENCH MARKS DATUM NAVD 88

TBM#1 2657.50 CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.



DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC

PRELIMINARY ENGINEERING PLAN

GARDEN CITY IDAHO

NO.	REVIEWED BY: DATE	REVISION	BY	CK
	DATE:			

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 3 OF 3
3

Plot Date: 7/29/2025 11:48 AM
Save Date: 7/29/2025 11:45 AM
By: Bryan Appleby
By: Bryp File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

Compliance Statement

Project Name: Amigos Subdivision

Address: 3921 & 3933 N. Adams Street, Garden City, ID 83714

Zoning District: R-3 – Medium Density Residential

Parcels: R2734502291 & R2734502303

Applicant: Urban Design + Build

Owner: Binnion Buildings, LLC

Project Summary

The proposed development is a multi-unit residential project consisting of 11 dwelling units: one single-family residence, one duplex, one triplex, and one five plex. The site encompasses approximately 24,568 square feet (0.564 acres) in the R-3 Medium Density Residential Zone, and is designed to provide a balanced mix of housing with supporting open space and amenities. These structures are compliant with the standards of review as follows:

Zoning Compliance

- Permitted Use: Multi-family residential is an allowed use in the R-3 zone.
- Density Allowed: up to 12.8 dwelling units
- Density Proposed: 11 dwelling units

Setbacks

All proposed structures meet or exceed the minimum setbacks as defined in Garden City Code

- Front: 20’ (compliant)
- Rear: 15’ (compliant)
- Side: 5’ minimum (compliant)

Building Height

- The proposed buildings do not exceed the R-3 height limit.

Lot Coverage

- Building coverage: 34%
- Paved area (driveways, parking): 28%
- Landscaped/gravel area: 29%
- Other (sidewalks, curbing, etc.): 9%
- The site maintains a balance of developed and permeable surfaces within the intent of R-3 standards.

Parking Compliance

- Parking Required:
    - 2 stalls per unit = 22 stalls
    - 5 guest stalls = 5 stalls
    - Total required: 27 stalls
- Parking Provided:
    - 27 stalls total, including garage and surface parking
    - Includes 2 compact stalls
    - Bike parking is provided within garages

(space above this line for Recorder's use)

D R A F T

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR AMIGOS SUBDIVISION

THIS DECLARATION is made this _____ day of _____, 2025, by Binnion Building LLC, ("Declarant").

ARTICLE 1 – GENERAL

Section 1.1 Subdivision: Amigos Subdivision is a common interest community created by this Declaration and the Plat located in Ada County, Idaho.

Section 1.2 Property Affected: Declarant owns certain real property in Ada County, Idaho, which is described in that certain Plat of Amigos Subdivision recorded with the Office of Recorder of Ada County, Idaho as Instrument No. _____. Such property shall be referred to in this Declaration as the "**Property**".

Section 1.3 Property Owners Association: The Amigos Owners Association, Inc., an Idaho nonprofit corporation, has been formed to perform certain functions and to hold and manage certain property for the common benefit of the Owners of Units in the Subdivision (hereinafter the "**Association**").

Section 1.4 Purpose of Declaration: This Declaration defines certain rights and obligations of Owners within the Subdivision with respect to the Association and with respect to functions undertaken and facilities held by the Association.

Section 1.5 Declaration: Declarant hereby declares that each Lot is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness of the Property. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting the Property, and shall be binding upon all persons having or acquiring any right, title or interest in the Property or any Lot, parcel or portion thereof; (ii) shall inure to the benefit of every Lot, parcel or portion of the Property and interest therein; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant's successor in interest and each grantee or Owner and such grantee's or Owner's respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner's successors in interest, or by the Association as hereinafter described.

ARTICLE 2 – DEFINITIONS

Section 2.1 Articles: "Articles" shall mean the Articles of Incorporation of the Association or other organizational or charter documents of the Association.

Section 2.2 Assessments: "Assessments" shall mean charges imposed on Members by the Association, including regular, special and limited Assessments of the Association as further defined in this Declaration.

Section 2.3 Association: "Association" shall mean the Amigos Sub Owners Association, Inc.

Section 2.4 Association Documents: "Association Documents" shall mean the governing documents of the Association, including: (a) the Plat; (b) the Articles of Incorporation of the Association; (c) the Bylaws of the Association; (d) this Declaration; (e) the Rules and Regulations which may be promulgated by the Board; (f) the Design Guidelines; and, all amendments to any of the aforementioned documents.

Section 2.5 Board of Directors: "Board of Directors" or "Board" shall mean the Board of Directors of the Association.

Section 2.6 Bylaws: "Bylaws" shall mean the Bylaws of the Association.

Section 2.7 Common Area: Property within the Subdivision excluding the Private Residence and Yards of Lots 2 through 12 as shown on Sheet 2 of 3 of the Plat.

Section 2.8 Community: "Community" as used herein shall refer to Amigos Subdivision, as platted.

Section 2.9 Declarant: "Declarant" shall mean Binnions Building LLC, and any purchaser of all of Lots owned by Declarant who is designated in a writing recorded with the Office of Recorder of Ada County, Idaho by Binnions Building LLC as successor Declarant.

Section 2.10 Declaration: "Declaration" shall mean this Declaration and any subsequently recorded amendment hereto or restatement hereof.

Section 2.11 Design Guidelines: "Design Guidelines" shall mean Design Guidelines, if any, which shall be adopted and maintained by the Board.

Section 2.12 Drives: "Drives" shall mean the paved roads in the Subdivision.

Section 2.13 Improvements: "Improvements" shall include buildings, outbuildings, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, edges, windbreaks, plantings, planted trees and shrubs, poles, signs and all other structures or landscaping improvements of every type and kind.

Section 2.14 Lot: "Lot" shall mean a parcel of land subject to this Declaration identified as a Lot on the Plat.

Section 2.15 Member: "Member" shall mean a member of the Association, who must be an Owner. Membership in the Association shall be appurtenant to and may not be severed from ownership of a Lot. For purposes of voting, each Lot shall be deemed to have one Member, who shall be a natural person designated in writing by the Lot Owner(s) and filed with the Association.

Section 2.16 Owner: The term "Owner" shall refer to that person or entity or those persons or entities who hold the ownership interest in a Lot as shown on the records of the County Recorder, Ada County, Idaho; such term shall also include any person, persons, entity or entities who succeed to such recorded interest by any means, including buyers under executory contracts of sale and excluding those holding an interest merely as security for the performance of an obligation.

Section 2.17 Person: "Person" shall mean a natural person, a corporation, a partnership, or any other entity recognized as being capable of owning real property under Idaho law.

Section 2.18 Plat: "Plat" shall mean the final plat for the Amigos Subdivision, which is filed of record with the Ada County Office of Recorder as Instrument No. _____, and any subsequently recorded amendment hereto.

Section 2.19 Rules and Regulations: "Rules and Regulations" shall mean the rules and regulations adopted by the Board of Directors.

Section 2.20 Structure: "Structure" shall include buildings, outbuildings, fences, walls, stairs, decks and poles.

Section 2.21 **Subdivision**: The Amigos Subdivision as shown on the Plat.

Section 2.22Unit: "Unit" shall mean a single-family residential dwelling and the Lot on which the dwelling is located. If no dwelling has been constructed, then "Unit" shall mean the Lot.

Section 2.23 Vehicles: **"**Vehicles" shall mean automobiles, trucks, motor homes, recreational vehicles, golf carts, motorcycles, all-terrain vehicles or all other electronic or fuel propelled transport equipment.

ARTICLE 3 – LAND USES AND IMPROVEMENTS

Section 3.1 Land Use and Dwelling: All Lots except Lot 1 in the Property shall be used and occupied solely for single-family residential purposes. Lot 1 may used for snow storage and other uses which, in the judgment of the Board, benefit the Owners. None of the subject Lots shall be split, divided or subdivided into smaller Lots than are indicated on the Plat. All Lots shall be subject to the following additional conditions and limitations:

A. No buildings other than one (1) residential dwelling with a garage shall be erected or maintained on any Lot, except Structures and other Improvements may be constructed by the Association for utilities, maintenance, storage, recreational activities, or other purposes which in the judgment of the Board benefit the Owners. No use whatsoever shall be permitted herein other than single family residential, except as provided herein.

B. Owners, or visitors and guests may park Vehicles in the designated common parking spaces for limited periods as may be determined by the Association in accordance with Rules and Regulations.

C. No television, radio, internet, solar panels or collectors, or communication equipment shall be installed on a Unit or Lot except as approved by the Association, pursuant to the Design Guidelines or Rules and Regulations.

D. No noxious or offensive activity shall be carried on upon any Unit, nor shall

anything be done or placed on any Unit which is or may become a nuisance or cause any significant embarrassment, disturbance or annoyance to others.

E. No activities shall be conducted on any Unit which are or might be unsafe or hazardous to any person or property.

Section 3.2 In-Home Businesses: Business or commercial activity which involves the coming and going of clients or customers or employees or the parking or storage of Vehicles, machinery, equipment or materials shall not be allowed on the Property. "In-Home Businesses", which do not involve the coming or going of customers or clients or employees or the parking or storage on a Lot of Vehicles, machinery, equipment or materials and which are contained within the enclosed dwelling shall be allowed on the Property.

Section 3.3 Storage of Owners' Equipment: All snowmobiles, boats, boat trailers, travel trailers, camper trailers, automotive campers, Vehicles or equipment other than automobiles and passenger trucks shall be parked/stored in a garage or off-site.

Section 3.4 Animals: No animals, of any kind, except for household pets shall be kept on any portion of a Unit or Lot.

A. Pets: Not more than three (3) household pets weighing less than forty (40) pounds each may be kept in a Unit. Pets must be on a leash and accompanied by and under the control of the Owner if outside of a Unit. Dogs and cats shall be allowed. Any other animal considered by the Owner to be a household pet can be kept in a Unit only with the prior consent of the Board, which consent may be granted or withheld in the Board's sole discretion.

B. Noise: Consistent and/or chronic barking by dogs or noises caused by other pets shall be considered a nuisance.

Section 3.5 Fences: No fence shall be constructed on the property, except as follows:

A. A perimeter fence that surrounds the entire Subdivision or monuments marking the external Subdivision boundaries or fencing in select areas for privacy/security purposes may be constructed by the Association in the discretion of the Board. If constructed, such fence(s) shall be maintained by the Association.

B. Personal fences may be constructed around the front area of the individual property at the Owner's expense subject to prior approval of the Board and must adhere to applicable state and local laws and shall be maintained by and at the expense of the Owner.

Section 3.6 Rebuilding or Restoration: Any Unit which may be destroyed in whole or in part must be rebuilt by the Owner to substantially the same design and specifications as the original Unit. Such rebuilding, restoration or removal shall be completed within reasonable promptness and in no event longer than two (2) years from the time the damage occurred. In such case, prior to applying for a building permit, all plans and specifications for the Unit must be submitted to and approved by the Board, to establish conformity with the original design and specifications. The Board shall have the discretion to vary such original design, plans and specifications, if the Board determines, in its sole discretion, that doing so is consistent with the architectural character and appearance of the Subdivision and is in compliance with the City of Garden's conditions of approval for the Amigos Sub Planned Unit Development and Plat, the terms of the Amigos Sub

Development Agreement, and all other applicable permits and approvals and Association Documents.

Section 3.7 Drainage: There shall be no interference by an Owner with the established drainage patterns over any portion of the Property.

Section 3.8 Utilities:

A. Telephone, Electrical: The Declarant shall provide underground electrical power and telephone service to the Subdivision. The Owner of each Unit agrees to use the service so provided. All electrical power lines, telephone lines and other utility service lines shall be underground from the Lot boundary to the point of use for each Unit. Overhead lines and utility poles shall not be permitted, except during the construction phase.

B. Water: Water for each Lot shall be supplied by the City of Garden City.

C. Sewage Disposal: Sewage disposal for each Lot shall be supplied by the Department of Garden City Public Works.

D. Solid Waste: All Owners shall participate in any solid waste collection services which is provided by a City or County approved Contractor(s). All garbage cans or containers shall be kept inside the Unit's garage, except on the day of pick-up.

E. Natural Gas: Natural gas shall be provided to each Unit by a provider selected by Declarant and, after the Transfer of Control, by the Association.

F. Utility Service Charges: Each Owner shall be responsible for charges of utilities serving the Owner's Unit. In the event the Association is billed for utilities serving Units, then the Association shall assess such charges to the Units served on a pro-rata basis or other basis which is equitable in the discretion of the Board.

Section 3.9 Building and Grounds Conditions: Although the Association shall have responsibility for maintenance within the Subdivision as described herein, each Owner shall have an independent duty to the Owner's Unit in good appearance at all times.

Section 3.10 Refuse: No unsightly objects or materials, including but not limited to abandoned or unused, stripped-down, partially wrecked or otherwise inoperative Vehicles or parts thereof, trash, rubbish, garbage, grass or shrub clippings, construction debris, scrap material or other refuse, or receptacles or containers therefor, shall be stored, accumulated ordeposited on any Lot. The Board's determination that an object, material or item falls within the purview of this Section shall be controlling on the Owners.

In the event that any Owner shall permit the accumulation of such materials, Vehicles, or equipment, as aforesaid, so as to create in the judgment of the Board a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days' prior written notice to the Owner, shall have the right without further notice to Owner to correct such condition, by removing such materials, Vehicles, or equipment and to enter upon such Owner's Lot for the purpose of doing so. Such Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. The Owner shall be personally liable for such cost, and such Owner's property shall also be subject to a lien as provided in Article 8 for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work

Section 3.11 Signs and Flags: The only signs or flags permitted on any Lot or improvement shall be:

A. One (1) sign of customary size for identification of the occupant and the address of any dwelling;

B. Signs for sale and administration purposes installed by the Declarant during development and construction of dwellings, Structures and Improvements;

C. One standard real estate sign advertising a Lot for sale, not to exceed nine (9) square feet in surface size;

D. Signs placed by the Association as may be necessary to advise Members, Owners and guests of Rules and Regulations, to caution or warn of danger or otherwise deemed necessary by the Board; and,

E. Such signs as may be required by law.

F. Only flags approved by the Association in accordance with Rules and Regulations adopted by the Association shall be permitted.

Section 3.12 No Further Subdivision: No Lot may be further subdivided .

Section 3.13 Renting/Leasing a Unit: Leasing or renting of a Unit shall be prohibited, except in strict conformity with the following provisions:

A. An Owner shall have the right to lease or rent its Unit, subject to the condition that the Owner shall be liable for any violation of the Association Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect any sums paid by the Owner on behalf of the tenant. Any lease of a Unit must be in writing and must be subject to the following additional conditions:

1. The lease or rental shall be of the entire Unit. Owners shall require Tenants to maintain renters insurance during tenancy.

2. Copies of the current Declaration of CC&R's and all Rules and Regulations in place for the Community shall be appended to the lease or rental agreement and compliance therewith shall be a condition in the lease or rental agreement.

3. A copy of the signed lease or rental agreement shall be provided by the Owner to the Association not later than ten (10) days prior to the commencement of the term of the Lease;

4. The Owner shall remain responsible to the Association and subject to personal liability and responsibility to the Association for any damages caused by and for violations by the tenant of any provisions of this Declaration, as amended, or of any of the Association Documents.

5. The rental of a residence shall be subject to such Rules and Regulations as are promulgated from time to time by the Board.

6. All rentals must be managed by a local property management company which must provide the Association with a 24-hour contact telephone number and must otherwise comply with state and local laws.

Section 3.14 Exemption of Declarant: Nothing contained herein shall limit the right of Declarant to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Declarant or to construct such additional Improvements as Declarant deems advisable in the course of development of the Property, so long as any Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Property, such structures and displays as may be reasonably necessary for the conduct of Declarant's business of completing the work and disposing of the same by sale, lease or otherwise. Declarant shall have the right at any time prior to acquisition of title to a Lot by a purchaser from Declarant to grant, establish and/or reserve on that Lot additional licenses, reservations and rights-of-way to Declarant, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Declarant need not seek or obtain Board approval of any such Improvements constructed or placed by Declarant on any portion of the Property owned by Declarant or an affiliate of Declarant. The rights of Declarant hereunder may be assigned by Declarant to any successor in interest in connection with Declarant's interest in any portion of the Property by an express written assignment recorded in the Office of the Ada County Recorder.

ARTICLE 4 – ASSOCIATION OPERATION

Section 4.1 Organization: The Association shall be initially organized by Declarant as an Idaho, non-profit corporation. The Association is charged with the duties and vested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed so as to be inconsistent with this Declaration. In the event that there should exist any ambiguity in any provision of the Articles or Bylaws, then such provision shall be construed, to the extent possible, so that such provision shall be interpreted consistent with the provisions of this Declaration.

Section 4.2 Board Managed: Except as otherwise stated herein or in the Articles or Bylaws, all powers and responsibilities assigned herein to the "Association" may be exercised and performed by the Board.

Section 4.3 Membership: The following shall be Members of the Association: (1) the Owner of a Unit, except the Declarant, shall be a Class A Member; and, (2) Declarant shall be the Class B Member. The details with regard to voting rights and the appointment of directors are all defined and described in the Bylaws.

Section 4.4 Voting Rights: Class A Members shall have one vote for each Unit owned by such Class A Member and the Class B Member shall have one vote for each Unit owned by Declarant as is more fully described in the Bylaws.

Section 4.5 No Fractional Votes, No Severance of Voting Rights: Fractional votes shall not be allowed. Owners shall designate a single natural person to cast votes for the Member. The right to vote may not be severed or separated from the ownership of a Unit to which it is appurtenant. Any sale, transfer or conveyance of such Unit to a new Owner shall operate automatically to transfer the appurtenant voting right to the new Owner.

Section 4.6 Board of Directors and Officers: The affairs of the Association shall be conducted and managed by the Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to time. The Board of Directors shall be elected in accordance with the provisions set forth in

the Association Bylaws.

Section 4.7 Declarant's Transfer of Control of Association: Declarant's right to control the Association and the selection of its Board shall terminate upon the occurrence of the *first to occur* of the following events:

A. Written notice from the Declarant to the President or Secretary of the Association of the Declarant's intention to terminate its right to appoint the of the Board of Directors; or,

B. Upon that date which is sixty (60) days after one hundred percent (100%) of all lots within the Property have been sold to persons other than Declarant.

Such date is herein referred to as the "**Transfer of Control Date**".

ARTICLE 5 – DUTIES AND POWERS OF THE ASSOCIATION

Section 5.1 General Duties and Powers of Association: The Association has been formed to further the common interest of the Members. The Association shall have the duties and powers to take such action as is necessary to perform its obligations under the Association Dcuments.

Section 5.2 Powers of the Association: The Association shall have all the powers of a corporation organized under the non-profit corporation laws of the State of Idaho subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles, the Bylaws, and Declaration. The Association shall have the power to do any and all lawful things which may be authorized, required or permitted to be done by the Association under Idaho law and under this Declaration, and the Articles and Bylaws, and to do and perform any and all acts which may be necessary to, proper for, or incidental to the proper management and operation of the Association's affairs and the performance of the other responsibilities herein assigned, including, without limitation:

A. Assessments: The power to levy Assessments against Units and in the Subdivision, except Lot 1, on a monthly, quarterly or annual basis and to force payment of such Assessments, all in accordance with the provisions of this Declaration and the Bylaws.

B. Right of Enforcement: The power and authority from time to time in its own name, on its own behalf, or on behalf of any Owner who consents thereto, to commence and maintain actions and suits to enforce this Declaration, collect Assessments, recover damages, and/or restrain and enjoin any breach or threatened breach of this Declaration, the Bylaws, the Articles, the Design Guidelines or the Rules and Regulations, and to enforce by injunction or otherwise, all provisions hereof.

C. Association Rules: The power to adopt, amend and repeal by majority vote of the Board such Rules and Regulations as the Association deems reasonable. Provided, however, that any Association Rules shall apply equally to all Owners and shall not be inconsistent with this Declaration, the Articles or Bylaws. A copy of the Association Rules as they may from time to time be adopted, amended or repealed, shall be mailed or otherwise delivered to each Owner. In the event of any conflict between such Association Rules and any provisions of this Declaration, or the Articles or Bylaws, the provisions of the Association Rules and Regulations shall be deemed to be superseded by the provisions of this Declaration, the Articles or the Bylaws to the extent of any such inconsistency. The power granted herein and in the Bylaws shall include the power to adopt rules and regulations,

including matters relating to the rental by Owners of their Units, handling and storage of solid waste and other matters as set forth herein..

D. Emergency Powers: The power, exercised by the Association or by any person authorized by it, to enter upon any property (but not inside any building constructed thereon) in the event of any emergency involving illness or potential danger to life or property or when necessary in connection with any maintenance of construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the Owner as practicable, and any damage caused thereby shall be repaired by the Association.

E. Power to Engage Employees, Agents and Consultants: The Association shall have the power to hire and discharge employees and agents (except as otherwise provided in management contracts) and to retain in paper such legal and accounting services as may be necessary or desirable in connection with the performance of any duties or the exercise of any powers of the Association under the Association documents.

F. Imposition of Fines: The power to fine a Member for a violation of this Declaration or the Rules and Regulations, in such amount(s) as are specified in the Rules and Regulations, provided:

(1) A majority vote by the Board shall be required prior to imposing any fine on a Member;

(2) Written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the Member at least thirty (30) days prior to the meeting;

(3) In the event the Member begins resolving the violation prior to the meeting, no fine shall be imposed so long as the Member continues to address the violation in good faith until fully resolved; and,

(4) No portion of any fine may be used to increase the remuneration of any Board member or agent of the Board.

(5) No part of this section shall affect any statute, rule, covenant, bylaw, provision or clause that may allow for the recovery of attorney's fees.

I. Design Guidelines: The power to make, establish, promulgate, amend and repeal such Design Guidelines and Association Rules and Regulations as the Board shall deem advisable.

J. Architectural Control Committee: The Board shall act as the Architectural Control Committee, subject to the provisions of this Declaration. Structures, including dwellings, constructed by Declarant shall not be subject to any architectural or design review.

Section 5.3 Duties of the Association: In addition to duties reasonably necessary and proper to carry out the powers assigned to the Association by this Declaration, the Articles and Bylaws and applicable statutes, and without in any way limiting the generality thereof, the Association or its agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

A. Insurance: Obtain insurance authorized to do business in the State of Idaho and maintain in effect any insurance policy the Board deems necessary or advisable, including,

without limitation, directors and officers liability insurance.

B. Duty to Accept Property, Common Open Spaces, and Facilities Transferred By Declarant: The Association shall accept title to Common Lot 1 and any other property, including without limitation, any Improvements thereon, any easement or other rights reserved for benefit of the Association, and personal property transferred to the Association by the Declarant or by any third party with Declarant's permission, and equipment related thereto, together with the responsibility to perform any and all Association functions associated therewith, provided that such property and functions are not inconsistent with the terms of this Declaration.

C. Maintenance by Association: In the interest of protecting and preserving the appearance of the Subdivision, the Association shall be responsible for the repair, maintenance and upkeep of: (i) the Drives, pedestrian sidewalks and pathways, and (ii) all Common Areas and Common Area Improvements (the "**Maintenance Function**"). The Association shall levy assessments for the cost thereof in accordance with Article 8 of this Declaration and the Bylaws. The Association shall perform such repairs, maintenance and upkeep in such manner and with such frequency as is required in the discretion of the Association to maintain an attractive general appearance of the Subdivision. Owners shall perform such maintenance, repairs and upkeep on the Owner's Unit as may be reasonable and necessary in accordance with Association Rules and Regulations. Owners shall be responsible for the maintenance and upkeep of the interiors of their Units and exterior doors, garage doors and windows.

D. Landscaping: In the interest of protecting and preserving the appearance of the Subdivision, the Association shall be responsible for the planting and maintenance of all landscaping on all Common Areas, as well as within additional areas to which the Association may have an easement and shall levy assessments for the cost thereof in accordance with Article 8 of this Declaration and the Bylaws. The Association shall repair, maintain and replace landscaping in such manner and with such frequency as is required in the discretion of the Association to maintain an attractive appearance of the Subdivision. With the prior approval of the Board, an Owner shall be entitled to install and maintain, repair and replace landscaping on the Owner's Unit.

ARTICLE 6 – EASEMENTS AND RESERVATIONS

Section 6.1 Common Area Easement: There is hereby reserved and all Owners shall take title to their Lot subject to a Common Area Easement in favor of the Association on and to all land within the Property which is outside of the footprint of residential dwelling buildings, including decks and patios, of each Unit granting to the Association control over the Common Area Easement area for purposes which shall include but not be limited to:

A. planting, maintenance, repair and replacement of landscaping and vegetation, including a community garden; and

B. access to and performance of maintenance and repair by the Association as required by this Declaration.

The Common Area Easement area, and which are not included in the Drives and property on which Improvements are constructed, shall be considered and shall be maintained as Common Area and

shall be maintained to the greatest extent possible as greenspace. “Greenspace”.

Repair of damage to the interior of any part of a Unit resulting from the Association’s performance and exercise of the Maintenance Function shall be an expense of the Association; provided, however, that if such damages results from the negligence or actions of the Owner, then such Owner shall be responsible for all of the cost of repairing such damage.

Section 6.2 Declarant’s Reservations:

A. Declarant hereby creates and reserves to itself an unrestricted, perpetual easement in and right of use of all Lots for: (i) the construction of Townhomes, the Drives and Driveways, the pedestrian pathways, and all Common Area Improvements; (ii) the installation or extension of Utilities, (iii) the storage of materials during construction; (iv) the construction of storm water retention, collection and transference facilities, and, (v) all grading related to the aforesaid activities.

B. Declarant reserves all easements shown on the Final Plat.

C. If any utility or quasi-utility company furnishing a service covered by the easements created herein requests a specific easement by separate recordable document, Declarant reserves and is hereby given the right and authority to grant such easement. The Association shall succeed to such right and authority upon conveyance by Declarant of the last Lot in the Property to the first Owner thereof other than Declarant. The easement(s) provided for in this Section shall in no way affect, avoid, extinguish or modify any other recorded easement on the Property.

Section 6.3 Other Easements: No Owner shall obstruct or do anything which materially interferes with the rights of the holder of or users of any easements which are reserved herein, shown on the Plat or established as a matter of public record.

ARTICLE 7 – DECLARANT’S DEVELOPMENT RIGHTS, SPECIAL RIGHTS AND RESERVATIONS

Section 7.1 Period of Declarant’s Rights and Reservations: In addition to those easements and rights reserved by Declarant in Article 6 above, Declarant shall have, retain and reserve certain rights as hereinafter set forth with respect to the Association and the Association properties. The rights and reservations reserved above and hereinafter set forth shall be deemed accepted and reserved in each conveyance of the Property or a Lot by Declarant, whether or not specifically stated therein, and in each deed or other instrument by which any Lot within the Property is conveyed by Declarant shall be subject to such rights and reservations. The rights, reservations and easements reserved above and hereinafter set forth shall be senior and superior to any other provisions of the Association documents and may not, without Declarant’s written consent, be modified, amended or rescinded or affected by any amendment of the Association documents. Declarant’s consent to any one such amendment shall not be construed as consent to any other amendment. Declarant’s said rights shall survive the Transfer of Control Date, as defined at Section 4.7.

Section 7.2: **Successor Declarant**: For purposes of the rights, reservations and easements reserved and created in favor of Declarant herein, Declarant shall have the option of notifying the

Association in writing of an assignee or successor who will hold and exercise Declarant's aforesaid rights and whom the Association shall notify as required by this Declaration. In the event that Binnions Building LLC is dissolved and fails to notify the Association of a successor for these purposes, then the person(s) holding a majority of shares in Binnions Buildings LLC at the time of its dissolution shall be deemed the successor Declarant for these purposes.

Section 7.3 Veto Power: Until the Transfer of Control Date, as defined in Section 4.7, Declarant's approval of any proposed amendment to this Declaration or to the Articles, Bylaws, or Design Guidelines or to the promulgation or amendment of any Rule or Regulation, shall be required.

ARTICLE 8 – ASSESSMENTS

Section 8.1 Covenant to Pay Assessments: By acceptance of a deed to any Lot in the Property each Owner of such Lot hereby covenants and agrees to pay when due all Assessments or charges made by the Association, including all Common and Special Assessments and charges made against such Owner pursuant to the provisions of this Declaration and Articles 8 and 9 of the Bylaws.

ARTICLE 9 – COMMON WALL MAINTENANCE

Section 9.1 Townhome Ownership to Center of Common Wall Lot Line: A Common Wall Lot Line is shown on the Plat, between each townhome dwelling unit. The Common Wall Lot Line is intended to run along the center of the common wall between Units that rest on either side of said Common Wall Lot Line ("**Common Wall**"). As provided at Section 9.5 below, Declarant reserves the right to amend the Plat, or take such other action as may be necessary, to conform the Common Wall Lot Line to the center of the Common Wall as actually constructed. Ownership of a Unit shall run to the center of the Common Wall.

Section 9.2 Responsibility of the Owner: The Owner at the Owner's expense shall maintain and keep in repair the interior of their dwelling structure and those portions of the exterior that are not maintained by the Association. "Interior of the Unit" as used herein shall mean all portions, components and elements of the residential dwelling except for: (i) the exterior features which the Association shall maintain as provided in Section 5.3 (C) above and (ii) the "Shaft Wall" which is inside the Common Wall of a townhome dwelling. An Owner shall not allow any action or work that will impair the structural soundness or integrity of the Unit or which in any way impacts, alters or damages the Shaft Wall of a townhome. An Owner shall not be responsible for repair occasioned by casualty occurring outside their Unit, unless such casualty is due to the act or negligence of the Owner, or the guests, invitees, or tenants of such Owner. An Owner shall be responsible for all repairs reasonably required to correct and remediate all damage (i.e. to the Owner's Unit or another Unit) caused by a casualty occurring within such Owner's dwelling structure, unless such casualty was caused by the actions of negligence of the Owner of another Unit, or such Owner's guests, invitees, lessees or agents. NO OWNER SHALL ALTER ANY PORTION OF A SHAFT WALL OF A TOWNHOME STRUCTURE WITHOUT THE PRIOR WRITTEN CONSENT OF THE BOARD.

Section 9.3 Responsibility of the Association: Notwithstanding any provisions to the contrary contained in this Declaration, the Association shall be solely responsible for all repairs and maintenance of the Shaft Walls within the townhome Common Walls, except as otherwise

provided below in Section 9.4. There is hereby reserved in the Association an exclusive, permanent and perpetual easement for purposes of conducting such maintenance and repairs.
This easement shall include the right to access such Shaft Walls through Units as necessary to perform such maintenance and repairs.

Section 9.4 Owner's Negligence: In the event that the need for maintenance, repair or replacement of all or any portion of the townhome Shaft Wall is caused through or by the negligent or willful act or omission of an Owner, or by any member of an Owner's family, or by any Owner's guests, invitees, licensees or tenants, then the expenses incurred by the Association for such maintenance, repair or replacement shall be a personal obligation of such Owner. If the Owner fails to repay the expenses incurred by the Association within thirty (30) days after notice \to the Owner of the amount owed, then the Association shall have all of the remedies for collection of such expenses as are provided herein in Article 8 and in the Bylaws.

Section 9.5 Declarant's Right to Adjust Common Wall Lot Lines: By purchase of any Townhome Unit, the purchaser of such Unit grants to Declarant, and Declarant hereby reserves, the sole and unilateral right, without the further consent of the Owner of such Unit, to amend the Plat, record a record of survey adjusting lot lines, or take such other action as is deemed necessary, in the sole discretion of Declarant, to conform the Common Wall Lot Line for such Units to the common walls, "as built", and to otherwise adjust such extended Common Wall Lot Lines to maintain existing lot sizes, to the extent reasonably possible.

Section 9.6 Rights With Respect to Townhome Remodeling and Construction: In addition to all requirements contained herein and in the Design Guidelines, the Owners of Units may make no change or alteration to the interior of a dwelling structure if such change or alteration abuts, affects or impacts the Common Wall of a Townhome, until plans and specifications showing the precise nature of the change or alteration shall have been submitted to and approved in writing by the Board. Examples of changes or alterations that would be subject to review by the Board include but are not limited to replacing cabinets that abut the Common Wall,or performing any plumbing or electrical work in the Common Wall. Replacement of existing floor coverings, wall coverings, and other modifications to the interior of the Unit that are not visible from the outside of the Unit and that do not affect the Common Wall, may be undertaken without such approval. All Owners are advised that there may be noise or other disturbance due to such construction activities. Subject to the Board's discretion and the type of proposed alteration or change, such plans and specifications shall, at a minimum, include: (i) scaled floor plans; (ii) interior specifications showing materials, colors, and areas of coverage; (iii) detailed specifications with regard to all work to be completed in, near or affecting the Common Wall (iv) identification of the contractor who will be responsible for the work; and, (v) the timeframe for commencement and completion of the work. The Board may exercise its sole discretion when considering a request under this Section. No improvements shall be commenced until plans for the improvements shall have been approved by the Board. All improvements shall be constructed only in accordance with approved plans.

ARTICLE 10 – GENERAL PROVISIONS

Section 10.1 Binding Effect: The various restrictive measures and provisions of these covenants and restrictions are declared to constitute mutual equitable servitudes for the protection and benefit of each parcel in the Community and of the owners thereof and for the benefit of the Community as a whole. Each grantee of a conveyance or purchaser under a contract of sale, by

accepting a deed or contract of sale, accepts such subject to all of the covenants, conditions and restrictions set forth in this Declaration and specifically agrees to be bound by each and all of them.

Section 10.2 Term of Declaration: Unless amended as herein provided, all provisions covenants, conditions and restrictions and equitable servitudes contained in this Declaration shall be effective for twenty (20) years after the date upon which this Declaration was originally recorded, and, thereafter, shall be automatically extended for successive periods of ten (10) years each, unless terminated by agreement of the Owners as provided for herein below.

Section 10.3 Amendment of the Declaration: Until the first Lot subject to this Declaration has been conveyed by Declarant by recorded deed, any of the provisions, covenants, conditions, restrictions and equitable servitudes contained in this Declaration may be amended or terminated by Declarant by the recordation of a written instrument, executed by Declarant, setting for such amendment or termination.

Section 10.4 Amendment of Declaration by Members: Except as otherwise provided in this Declaration, and subject to provisions elsewhere contained in this Declaration requiring the consent of Declarant or others, any provision, covenant, condition, restriction, or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time, upon approval of the amendment or repeal by at least seven of those Members present or represented by proxy at a meeting of the membership, scheduled for the purpose of considering such amendments, at which a quorum is present; provided:

A. This Declaration may not be terminated except upon approval by at eleven of the Members of the Association; and, in case of termination, all rights, reservations, and easements granted to or reserved by Declarant herein shall survive any such termination; and,

B. The provisions of this Declaration which limit the allowable land uses in the Subdivision to single-family residential use may be amended only with the approval of ten Members and the approval, as required, by Garden City, in the same manner as would be required for an approval of a material change to the Planned Use Development.

Section 10.5 Required Consent of Declarant to the Amendment: So long as the Declarant owns a Unit, none of the rights, reservations, or easements granted to or reserved by Declarant herein may ever be modified or amended without the prior written consent of Declarant or Declarant's successor, which consent may be withheld by Declarant for any reason whatsoever. For the period specified in Section 7.1 above, any proposed amendment or repeal of any other provision of this Declaration (i.e. a provision not involving any of the rights, reservations or easements granted to or reserved by Declarant) shall require the prior written consent of Declarant, or Declarant's aforesaid successor.

Section 10.6 Priority of First Mortgage Over Assessments: Each lender who recorded its mortgage or deed of trust before assessments have become delinquent and who obtains title to the Lot encumbered by the first mortgage whether pursuant to remedies provided in the mortgage, by judicial foreclosure, or by deed or assignment in lieu of foreclosure, shall take title to the lot free and clear of any claims for unpaid assessment or charges against such Lot which accrued prior to the time such first mortgage acquires title.

Section 10.7 Remedies Cumulative: Each remedy provided under the Association documents is cumulative and not exclusive.

Section 10.8 Costs and Attorneys' Fees: In any action or proceeding involving, applying or based on the Association documents, or the meaning, effect, or enforcement thereof, the party which seeks to enforce the Association documents and prevails shall be entitled to recover its costs and expenses in connection therewith, including reasonable attorneys' fees and expert witness fees. "Action or proceeding" as herein stated shall include, without limitation, any arbitration, mediation, or alternative dispute resolution proceeding.

Section 10.9 Limitation of Liability: The Association, Board of Directors, the Architectural Control Committee, Declarant and any member, agent or employee of any of the same shall not be liable to any person for any action or for any failure to act if the action or failure to act was in good faith and without malice, and shall be indemnified by the Association to the fullest extent permissible by the laws of the State of Idaho, including without limitation, circumstances in which indemnification is otherwise discretionary under Idaho law, in accordance with and subject to the terms and limitations contained in the Bylaws.

Section 10.10 Governing Law: The Association documents shall be construed and governed under the laws of the State of Idaho.

Section 10.11 Severability: Invalidation of any one or more of the covenants, conditions and restrictions contained herein by judgment, or otherwise, shall in no way affect the validity of any of the other provisions, which shall remain full force and effect.

Section 10.12 Number and Gender: Unless the context requires a contrary construction, as used in the Association documents, the singular shall include the plural and the plural the singular, and the use of any gender shall include all genders.

Section 10.13 Captions for Content: The titles, headings and captions used in the Association documents are intended solely for convenience of reference and are not intended to affect the meaning of any provisions of this Declaration.

Section 10.14 Mergers or Consolidations: The Association may merge with another incorporated association to the extent permitted by law. Upon a merger or consolidation of the Association with another association, its properties, rights and obligations may, by operation of law, be transferred to another surviving or consolidated association or, alternatively, the properties, rights and obligations of another association may, by operation of law, be added to the properties, rights and obligations of the Association as a surviving corporation pursuant to a merger. The surviving or consolidated association may administer and enforce the covenants, conditions and restrictions established by this Declaration governing the Property together with the covenants and conditions established upon any other property, as one plan.

Section 10.15 Conflicts in Documents: In case of any conflict between this document and the Articles of Incorporation, or the Bylaws of the Association this Declaration shall control.

IN WITNESS WHEREOF, Declarant has executed this Declaration the day and year first above written.

Binnions Building LLC

By: _____
Printed Name: _____
It's: Managing Member

STATE OF IDAHO,)
(ss.
County of _____.)

On this ___ day of _____, 2025, before me, _____, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the Managing Member of Binnions Building LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

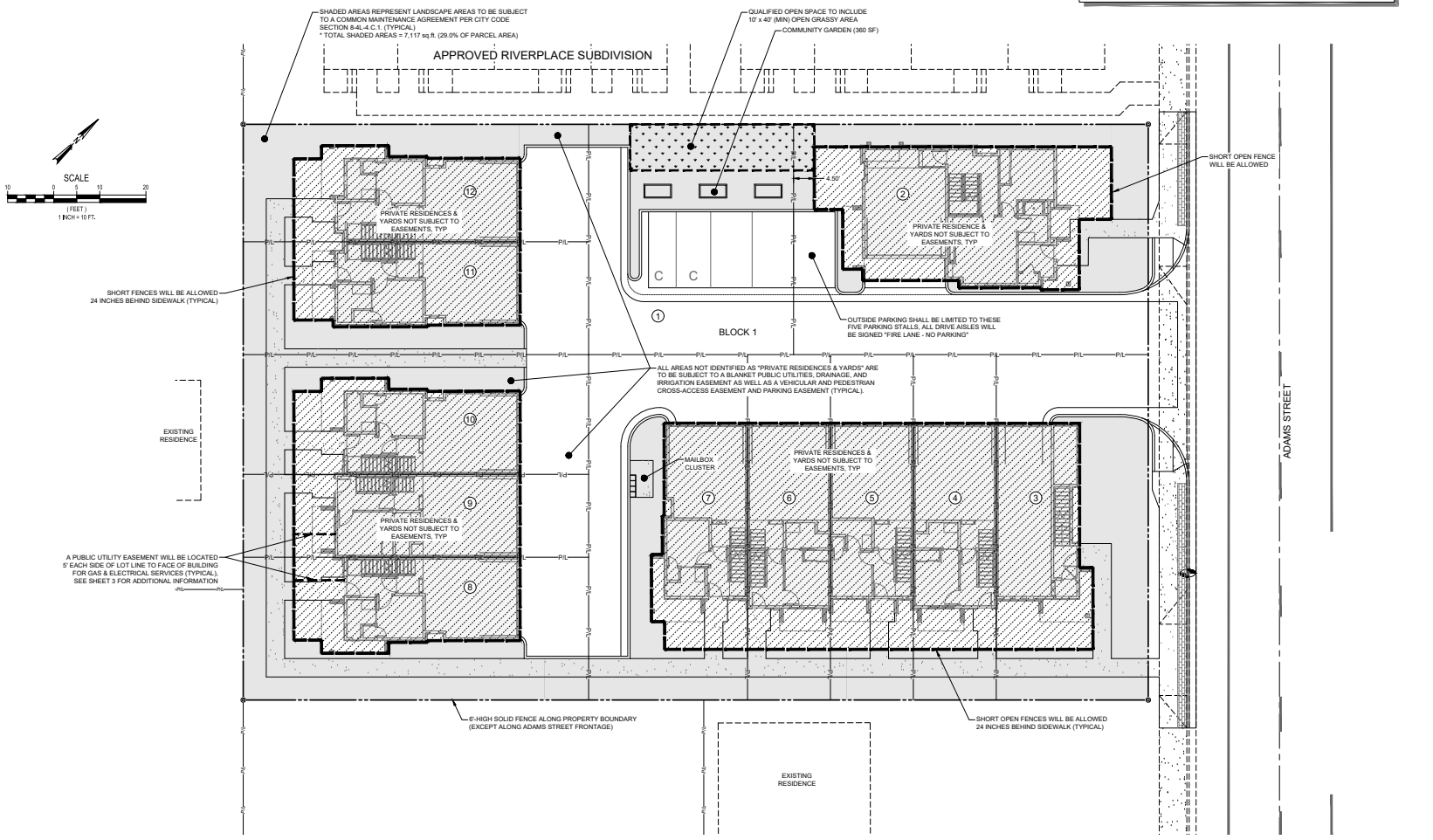
PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	1	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING



DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

IDAHO

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
EASEMENT PLAN

GARDEN CITY

NO	REVIEWED BY DATE	REVISION	DATE	BY	CK

PROFESSIONAL ENGINEER LICENSED 17887 7/18/25 STATE OF IDAHO DERRITT KERNEL

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 18, 2025

PROJECT NO.
URBA00002250

SHEET NO. 2 OF 3
2

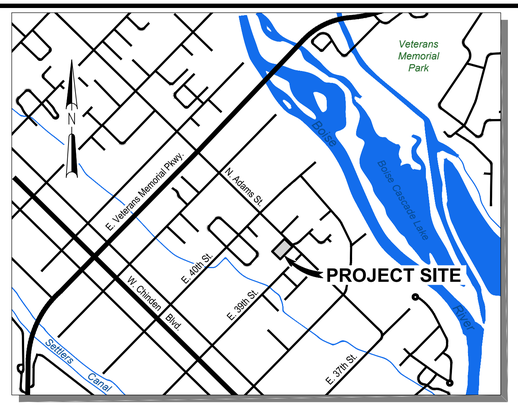
Plot Date: 7/18/2025 12:51 PM By: Bryan Mahaffy
Save Date: 7/18/2025 11:01 AM By: Bwp File P:\URBA\00002250\ADD\CAD\SHEET SET\C-PP-URBA00002250.dwg

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO

2025



VICINITY MAP

1" = 800'±

SCALE

10 0 5 10 20

(FEET)
1 INCH = 10 FT.

NOTICE
ALL ROADS ARE FIRE LANES
PARK IN MARKED STALLS ONLY
VIOLATING VEHICLES WILL BE CITED
U.F.C. SEC. 10-207

FIRE LANE SIGN (RED TEXT), PROVIDE FINAL DESIGN TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 0.56 ACRES
TOTAL LOTS 12
TOTAL PARKING SPACES 5
(3) 9' x 18'
(2) 7.5' x 18'
BUILDABLE LOTS/ACREAGE . . . . . 11/ 0.51 ACRES
MINIMUM LOT SIZE . . . . . 1350 sf
AVERAGE LOT SIZE . . . . 2030 sf
COMMON LOTS/ACREAGE . . . . . 1/ 0.051 ACRES
EXISTING ZONING R-3
(CITY OF GARDEN CITY)
PROPOSED ZONING . . . . . R-3/P.U.D.
INTENDED USE . . . . . SINGLE-FAMILY RESIDENTIAL
(DETACHED AND TOWNHOMES)

PROPOSED SETBACKS:

FRONT. . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 0' / 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
(EXCEPT WHERE SHOWN ON SHEET 3)
FIRM NO 16001C0188J
EFFECTIVE DATE . . . . . JUNE 19, 2020

NOTES:

1. ALL LOTS TO BE SERVED BY THE MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
2. WATER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
3. SANITARY SEWER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
4. SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
6. LOT 1, BLOCK 1 TO BE DESIGNATED AS A COMMON LOT WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.

LEGEND

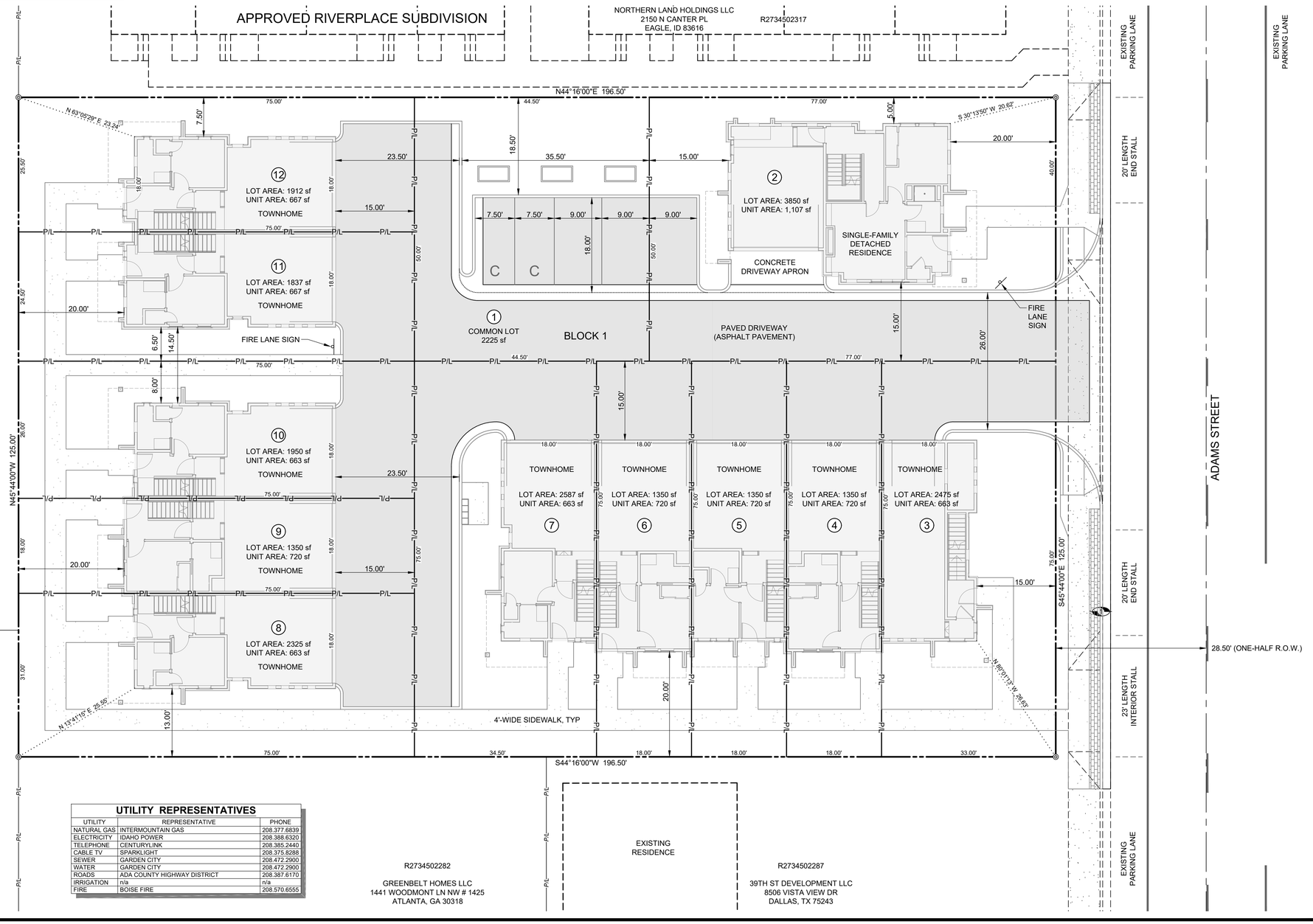
EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
◎	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

DEVELOPER
NICK LOUIE
URBAN DESIGN • BUILD
128 S. EAGLE RD., STE. 200
EAGLE, ID 83616
208.949.1471
Nick@buildwithurban.com

SURVEYOR
COLLEEN MARKS, L.S.
MARKS LAND SURVEYING, INC.
5300 W. HILL RD.
BOISE, ID 83703
208.378.7703

ARCHITECT
GLENN WALKER
ADP ARCHITECTS P.A.
1831 E. OVERLAND RD.
MERIDIAN, ID. 83642
208.353.0734
gwalker@adpboise.com

CIVIL ENGINEER
DERRITT KERNER, P.E.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com



UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEWER	GARDEN CITY	208.472.2900
WATER	GARDEN CITY	208.472.2900
ROADS	ADA COUNTY HIGHWAY DISTRICT	208.387.6170
IRRIGATION	n/a	n/a
FIRE	BOISE FIRE	208.570.6555

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
PLAT LAYOUT
GARDEN CITY IDAHO

DATE: BY: CK
REVIEWED BY:
NO. DATE REVISION

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 3

1

Plot Date: 7/29/2025 11:51 AM By: Bryan Appleby
Save Date: 7/29/2025 11:49 AM By: Brap File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

SHADED AREAS REPRESENT LANDSCAPE AREAS TO BE SUBJECT TO A COMMON MAINTENANCE AGREEMENT PER CITY CODE SECTION 8-4L-4.C.1. (TYPICAL)
* TOTAL SHADED AREAS = 7,117 sq.ft. (29.0% OF PARCEL AREA)

QUALIFIED OPEN SPACE TO INCLUDE 10' x 40' (MIN) OPEN GRASSY AREA

COMMUNITY GARDEN (360 SF)

APPROVED RIVERPLACE SUBDIVISION

SHORT OPEN FENCE WILL BE ALLOWED

4.50'

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

PRIVATE RESIDENCE & YARDS NOT SUBJECT TO EASEMENTS, TYP

SHORT FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

OUTSIDE PARKING SHALL BE LIMITED TO THESE FIVE PARKING STALLS, ALL DRIVE AISLES WILL BE SIGNED "FIRE LANE - NO PARKING"

BLOCK 1

ALL AREAS NOT IDENTIFIED AS "PRIVATE RESIDENCES & YARDS" ARE TO BE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT AS WELL AS A VEHICULAR AND PEDESTRIAN CROSS-ACCESS EASEMENT AND PARKING EASEMENT (TYPICAL).

EXISTING RESIDENCE

MAILBOX CLUSTER

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

ADAMS STREET

A PUBLIC UTILITY EASEMENT WILL BE LOCATED 5' EACH SIDE OF LOT LINE TO FACE OF BUILDING FOR GAS & ELECTRICAL SERVICES (TYPICAL), SEE SHEET 3 FOR ADDITIONAL INFORMATION

6'-HIGH SOLID FENCE ALONG PROPERTY BOUNDARY (EXCEPT ALONG ADAMS STREET FRONTAGE)

SHORT OPEN FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

EXISTING RESIDENCE

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
EASEMENT PLAN
GARDEN CITY IDAHO

NO.	DATE	REVISION	BY	CK

DATE:
REVIEWED BY:

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 2 OF 3
2

Plot Date: 7/29/2025 11:47 AM
Save Date: 7/29/2025 11:45 AM
By: Bryan Appleby
By: Bryan File: P:\UrbA\URBA00002250\0400CAD\SHEETS\ECC-PP-URBA00002250.dwg

PRELIMINARY ENGINEERING PLAN FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
CENTERLINE	WATER METER	LOT LINE	WATER SERVICE
RIGHT OF WAY LINE	STORM DRAIN LINE	PUBLIC UTILITY EASEMENT	WATER METER
DEED OR LOT LINE	STORM DRAIN MANHOLE	LOT NUMBER	WATER VALVE
PROPERTY BOUNDARY	STORM DRAIN CATCH BASIN	BLOCK NUMBER	BLOWOFF ASSEMBLY
5/8" REBAR	OVERHEAD POWER LINE	VERTICAL CURB AND GUTTER	STORM DRAIN LINE
TEMPORARY BENCHMARK	POWER POLE	VERTICAL CURB NO GUTTER	STORM DRAIN PERF PIPE
EDGE OF PAVEMENT	TELEPHONE RISER	SIDEWALK	STORM DRAIN MANHOLE
VERTICAL CURB & GUTTER AND SIDEWALK	CABLE TV LINE	VALLEY GUTTER	STORM DRAIN CATCH BASIN
CONCRETE	UNDERGROUND GAS LINE	PAVEMENT	SAND & GREASE TRAP
SANITARY SEWER MAIN	FENCE	PAVEMENT STRIPING	GROUND WATER OBSERVATION WELL
SANITARY SEWER SERVICE	0.5' CONTOUR	SANITARY SEWER MAIN	SEEPAGE BED
SANITARY SEWER MANHOLE	1' CONTOUR	SANITARY SEWER SERVICE	DRAINAGE DIRECTION
SANITARY SEWER CLEANOUT	DECIDUOUS TREE	SANITARY SEWER MANHOLE	POWER METER
WATER LINE	TEST PIT	SANITARY SEWER CLEANOUT	GAS METER
WATER SERVICE	MAILBOX	WATER LINE	
WATER VALVE	100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00		
FIRE HYDRANT			

BENCH MARKS DATUM NAVD 88

TBM#1 2657.50 CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

SCALE
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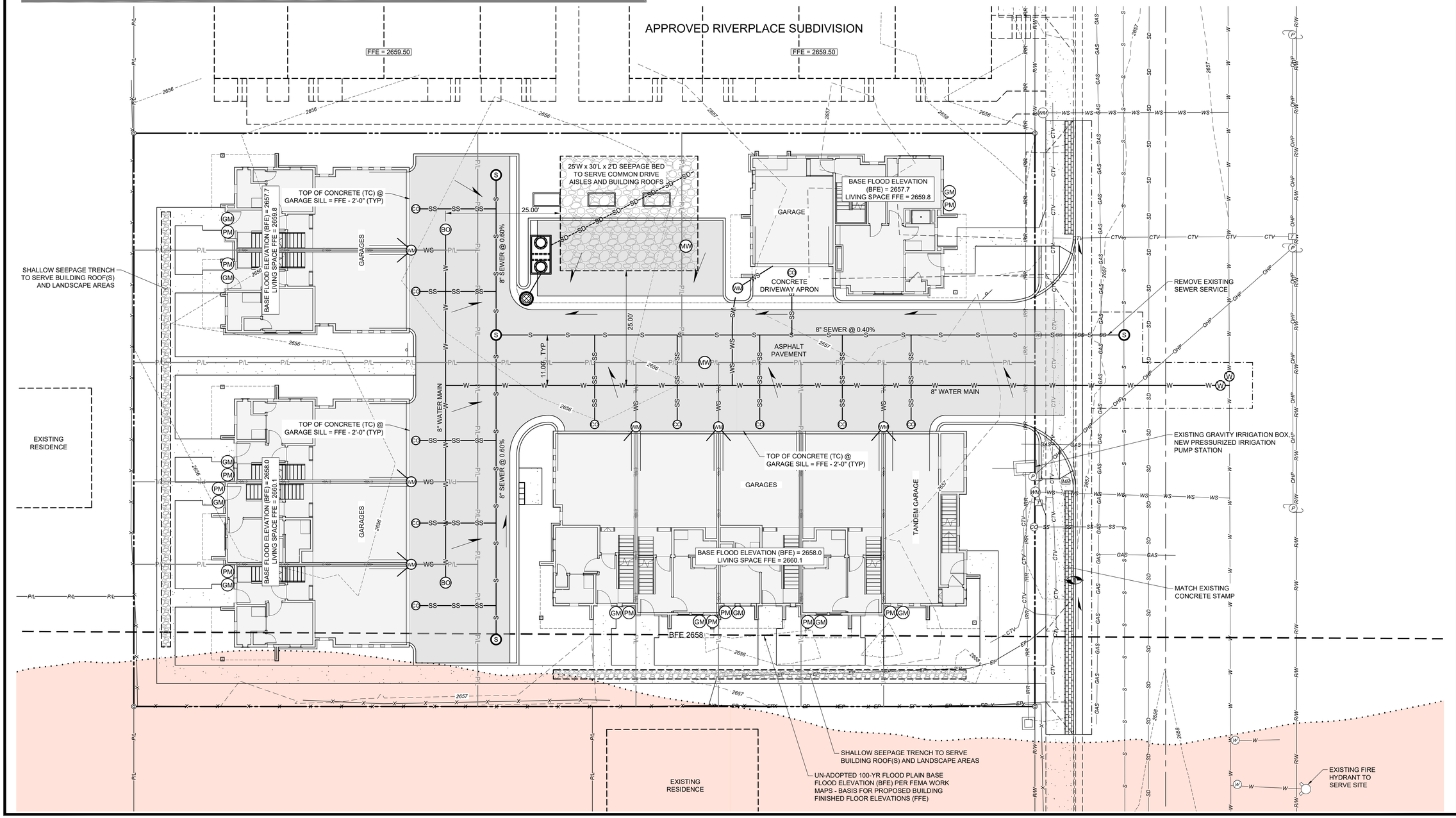

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC

PRELIMINARY ENGINEERING PLAN

GARDEN CITY IDAHO

NO.	REVIEWED BY: DATE	REVISION	BY	CK
	DATE:			

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 3 OF 3
3

Plot Date: 7/29/2025 11:48 AM
Save Date: 7/29/2025 11:45 AM
By: Bryan Appleby
By: Bryp File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

Your proposal per your drawing complies with the fire code.

Mike Bisagno
Division Chief - Fire Marshal
Boise Fire Department
Office: (208)570-6573
mbisagno@cityofboise.org

Creating a city for everyone.

From: Bryan Appleby <Bryan.Appleby@deainc.com>
Sent: Tuesday, April 15, 2025 3:57 PM
To: Mike Bisagno <MBisagno@cityofboise.org>; Nick Louie <Nick@buildwithurban.com>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>; Pam Gaines <pam@adpboise.com>; Glenn Walker <gwalker@adpboise.com>; Tim Ganley <timganley6@gmail.com>
Subject: RE: [External] Amigos Subdivision

Caution: This email came from outside the city. Use caution before clicking on links, opening attachments, or responding.

Mike,

We received your response below regarding the minimum clear width required should an aerial apparatus access be required.

Please refer to the attached drawing, specifically the proposed curb placement change in red.

Each of the townhome buildings will be designed with the roof eaves less than 30 feet above the drive aisle surface. So we are not planning for this project requiring any aerial apparatus fire lanes. The 26’-wide entry drive (perpendicular to Adams Street) will be less than 150 feet in length. It appears to us that the drive aisle fronting the duplex and triplex at the back of the property would not be required to be accessible to a fire truck and that a pavement width of 23.50 feet should be adequate for this project. Please confirm as it relates to Fire Code.

Bryan Appleby, PE | Senior Land Development Project Engineer
David Evans and Associates, Inc.
9175 W Black Eagle Drive | Boise, ID 83709 | www.deainc.com
d: 986.210.8117 | c: 208.484.3747 (preferred) | Cisco: 48117 | bryan.appleby@deainc.com

ENERGY | LAND DEVELOPMENT | MARINE SERVICES | SURVEYING AND GEOMATICS | TRANSPORTATION | WATER AND ENVIRONMENT

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From: Mike Bisagno <MBisagno@cityofboise.org>
Sent: Thursday, April 10, 2025 11:04 AM
To: Nick Louie <Nick@buildwithurban.com>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>; Pam Gaines <pam@adpboise.com>; Bryan Appleby <Bryan.Appleby@deainc.com>; Glenn Walker <gwalker@adpboise.com>; Tim Ganley <timganley6@gmail.com>
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From: Nick Louie <Nick@buildwithurban.com>
Sent: Wednesday, April 9, 2025 6:07 PM
To: Mike Bisagno <MBisagno@cityofboise.org>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>; Pam Gaines <pam@adpboise.com>; Bryan Appleby <Bryan.Appleby@deainc.com>; Glenn Walker <gwalker@adpboise.com>; Tim Ganley <timganley6@gmail.com>
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Thank You,

Nick Louie
Urban Design+Build
Buildwithurban.com
C:208-949-1471

From: **Pam Gaines** pam@adpboise.com
Subject: Fwd: [External] Amigos Subdivision
Date: July 25, 2025 at 11:46 AM
To: Nick Louie Nick@buildwithurban.com

PG

FYI

---------- Forwarded message ---------
From: **Mike Bisagno** <MBisagno@cityofboise.org>
Date: Tue, Jul 22, 2025 at 2:42 PM
Subject: RE: [External] Amigos Subdivision
To: Pam Gaines <pam@adpboise.com>

Pam,

I don't see the need for a letter from the fire department regarding the "fire system" as there are no fire sprinklers being installed in these townhomes since they are being built under the IRC.

Mike Bisagno

Division Chief - Fire Marshal

Boise Fire Department

Office: (208)570-6573

mbisagno@cityofboise.org

Creating a city for everyone.

From: Pam Gaines <pam@adpboise.com>
Sent: Tuesday, July 22, 2025 2:38 PM
To: Mike Bisagno <MBisagno@cityofboise.org>
Subject: Re: [External] Amigos Subdivision

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Mike,

Thanks for taking my call. Attached is the application form being filled out by the developer (as well as the most recent civil plans). The question is with item 1 since we're planning on doing these as townhomes with 2 hour walls. We weren't sure if you needed the section showing walls from foundation to underside of decking or a UL listing? Or if that part is even necessary since we aren't apartments / commercial. We're "pre" DR right now.

I really appreciate your help!!

Thank you!!

Pam

---------- Forwarded message ---------
From: **Mike Bisagno** <MBisagno@cityofboise.org>
Date: Wed, Apr 16, 2025 at 3:23 PM
Subject: RE: [External] Amigos Subdivision
To: Bryan Appleby <Bryan.Appleby@deainc.com>, Nick Louie <Nick@buildwithurban.com>
Cc: Derritt Kerner <Derritt.Kerner@deainc.com>, Pam Gaines <pam@adpboise.com>, Glenn Walker <gwalker@adpboise.com>, Tim Ganley <timganley6@gmail.com>

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A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
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BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING
- CENTERLINE
- RIGHT OF WAY LINE
- DEED OR LOT LINE
- PROPERTY BOUNDARY
- 5/8" REBAR
- TEMPORARY BENCHMARK
- EDGE OF PAVEMENT
- VERTICAL CURB & GUTTER AND SIDEWALK
- CONCRETE
- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT

EXISTING
- WATER METER
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- OVERHEAD POWER LINE
- POWER POLE
- TELEPHONE RISER
- CABLE TV LINE
- UNDERGROUND GAS LINE
- FENCE
- 0.5' CONTOUR
- 1' CONTOUR
- DECIDUOUS TREE
- TEST PIT
- MAILBOX
- 100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0168J BFE = 2657.00

PROPOSED
- LOT LINE
- PUBLIC UTILITY EASEMENT
- LOT NUMBER
- BLOCK 1 BLOCK NUMBER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- VALLEY GUTTER
- PAVEMENT
- PAVEMENT STRIPING
- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER LINE

PROPOSED
- WATER SERVICE
- WATER METER
- WATER VALVE
- BLOWOFF ASSEMBLY
- STORM DRAIN LINE
- STORM DRAIN PERF PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- SAND & GREASE TRAP
- GROUND WATER OBSERVATION WELL
- SEEPAGE BED
- DRAINAGE DIRECTION
- POWER METER
- GAS METER

BENCH MARKS DATUM NAVD 88

TBM#1 2657.50 CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

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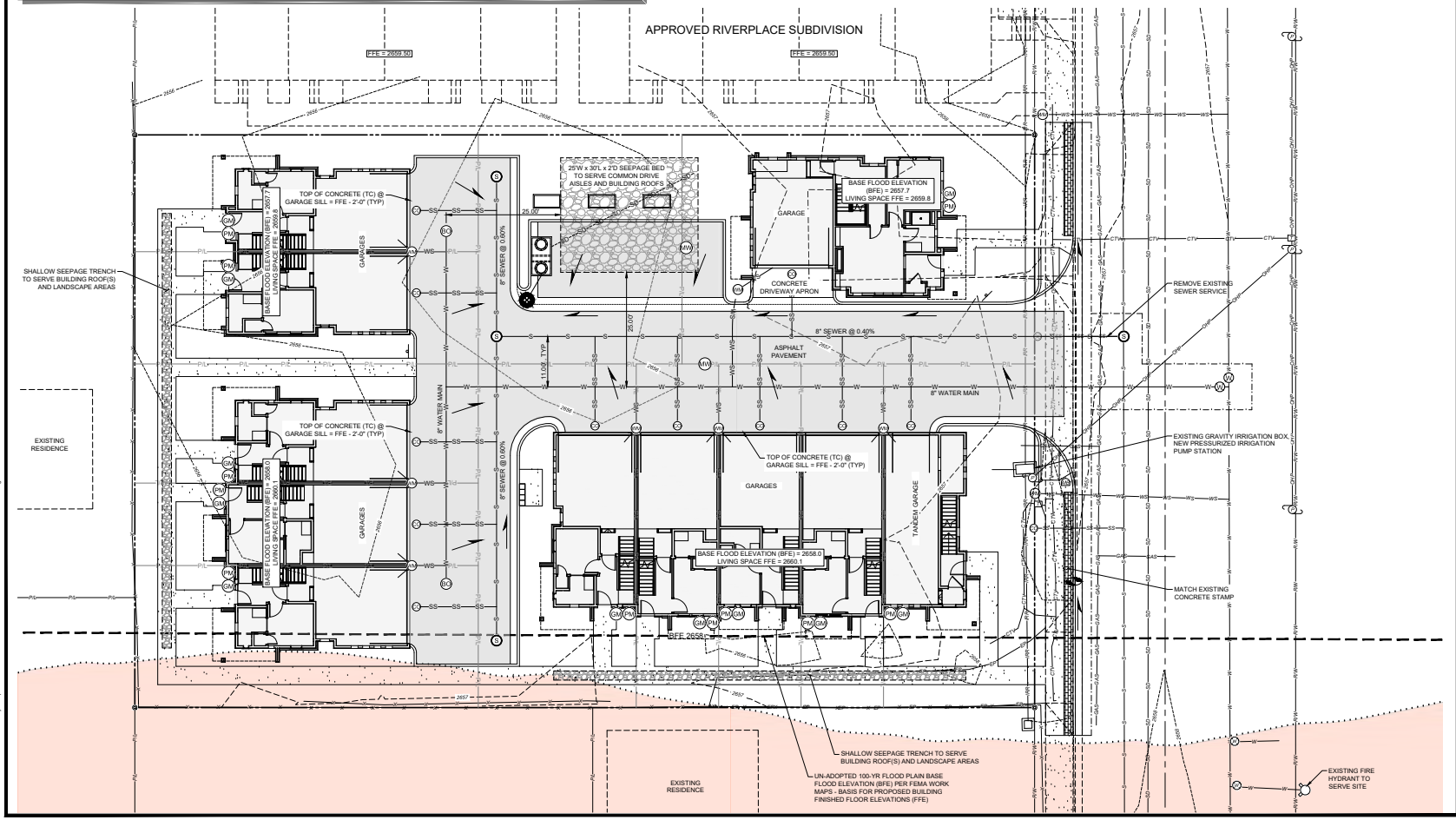


DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

IDAHO

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC

PRELIMINARY ENGINEERING PLAN

GARDEN CITY

NO	DATE	REVISION	BY	CK

REVIEWED BY:
DATE

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 3 OF 3

3

Plot Date: 7/29/2025 11:48 AM By: Bryan Mahaffey
Save Date: 7/29/2025 11:45 AM By: Bwp File P:\URBA\00002250\ADD\CAD\SHEET SET\EC\EC-PP-URBA00002250.dwg

Amigos Subdivision

Garden City, Idaho

Preliminary Drainage Report

Developer:

Urban Design + Build

128 S Eagle Road, Suite 200
Eagle, Idaho 83616
(208) 949-1471

Prepared For:

City of Garden City

6015 Glenwood Street
Garden City, Idaho 83714

Prepared By:

Derritt Kerner, PE

David Evans and Associates, Inc.
9175 W Black Eagle Drive
Boise, Idaho 83709

July 18, 2025

DEA Project Number:
URBA0000-2250

DAVID EVANS
AND ASSOCIATES INC.

Table of Contents Page

Project Description 2
Methodology 3
Appendix A (FEMA Work Map) 4
Appendix B (Drainage Map) 5
Appendix C (Calculations) 6
Appendix D (Geotechnical Report) 7
Appendix E (Preliminary Plat) 8

Project Description

A. Overview

The project site is located at 3921 and 3933 N Adams Street in Garden City, Idaho, and encompasses approximately 0.56 acres. The site is currently undeveloped. The proposed development includes ten (10) townhomes and one (1) single-family detached residence, along with a shared paved common drive and parking area, concrete sidewalks, and associated landscaping.

New sewer and water mains will be extended into the site from Adams Street to serve the development. While existing Ada County Highway District (ACHD) frontage improvements are already in place, proposed frontage work includes removal of the existing driveway approaches, to be replaced with vertical curb and gutter and a new 5-foot-wide attached sidewalk. One new driveway approach will be constructed along Adams Street to provide access to the site.

B. Existing Site and Drainage Conditions

The project site is bordered by Adams Street to the northeast, and residential uses in the other three directions. Site topography is generally flat with no clear stormwater runoff direction.

Groundwater depths are estimated to remain at a depth greater than 5 feet below ground surface throughout the year. Excavation depths of approximately 2.8 feet below ground surface should be anticipated to expose native poorly graded gravel with sand sediments with a design infiltration rate of 8 inches per hour. For additional details, see Geotechnical Investigation prepared by Atlas Technical Consultants, LLC (B210266g), dated February 17, 2021.

Most of the site is currently located within FEMA Zone X (500-year floodplain), with a small portion of the site (1,055 sq.ft. – 4.3% of site area) located in FEMA Zone AE (100-year floodplain) per FEMA Panel 16001C0188J (Base Flood Elevation (BFE) = 2657.00). Per the unadopted FEMA Work Maps (dated June 19, 2020), the site would mostly be located within the 100-year floodplain (approximately 97%), with a BFE of 2658.0 along the east boundary and a BFE of 2657.5 along the west boundary. The developer has opted to elevate the finished floors of the building living spaces to at least two (2) feet above these unadopted flood elevations.

C. Proposed Drainage Systems and System Descriptions

One (1) on-site shallow standard seepage bed is proposed to retain and infiltrate runoff from the 50-year, 60-minute storm event, serving a portion of the building roof areas and adjacent pavement

surfaces. Roof runoff from sides of the buildings that face paved drive aisles will discharge onto the pavement, flow as sheet flow to the curb and gutter, and then be conveyed to a 1,000-gallon sand and grease trap. All stormwater routed to the seepage bed will first pass through this pretreatment structure to remove sediments and hydrocarbons before entering the seepage bed for retention, treatment, and infiltration.

For building sides that cannot easily discharge to pavement surfaces, roof runoff will be conveyed via downspouts directly into a shallow piped system. This system will discharge into a perforated pipe within a rock trench located beneath the adjacent sidewalks, allowing for localized infiltration.

Stormwater runoff from Ada County Highway District (ACHD) right-of-way improvements (curb, gutter, and attached sidewalk) will continue to drain as it has historically, discharging into the existing catch basin at the intersection of Adams Street and 40th Street. No additional impervious surface is being added within ACHD right-of-way limits; therefore, no new drainage facilities are proposed within those areas.

Methodology

Drainage calculations for on-site storm drainage facilities are based on the City of Boise Stormwater Management Design Manual (December 2019) using the Rational Method (Q=CIA) and the 50-year storm event (Primary Conveyance System and Water Quality Storage Systems – for areas with less than 15% slope and new development less than 10 acres). Utilizing the IDF curves for this region results in a 2-year, 10-minute duration storm event intensity of 0.69 inches per hour and a 50-year, 10-minute duration storm event intensity of 2.20 inches per hour. Peak stormwater volumes are calculated assuming an average uniform intensity of 1.0 inches per hour over a storm duration of one (1) hour (V=CIDA).

A. **Sand and Grease Trap (Pretreatment)**
Sand and grease traps are designed to retain sediments and oils from entering the seepage beds. A velocity through the throat of the sand and grease trap of less than 0.50 feet per second is considered adequate for sediment fallout. The plans call for use of a 1,000 gallon sand and grease trap manufactured by Oldcastle Precast (Item #1240100). The maximum flow rate through this unit to maintain less than 0.50 feet per second is 3.39 cfs.

B. **Seepage Bed (Treatment and Storage) | City of Boise Design Manual Section 3.2.E.3**
The seepage beds will retain and infiltrate the 50-year, 60-minute duration design storm event runoff volume. The seepage beds will include a 15% volume increase to account for long-term sedimentation. Seepage beds are constructed of clean drain rock with an assumed void ratio of 40% of the total drain rock volume. Seepage beds are designed to infiltrate the design event volume within the first 48 hours following the design storm event.

C. **Seepage Trench (Storage)**
The seepage trenches to serve only stormwater runoff from the adjacent building roofs will retain and infiltrate the 50-year, 60-minute duration design storm event runoff volume. The seepage trenches will include a 15% volume increase to account for long-term sedimentation. Seepage trenches are constructed of clean drain rock with an assumed void ratio of 40% of the total drain rock volume. Seepage beds are designed to infiltrate the design event volume within the first 48 hours following the design storm event.

Appendix A

FEMA Work Map

Exhibit A: June 19, 2020 FIRM- FIS- FLOODPLAIN

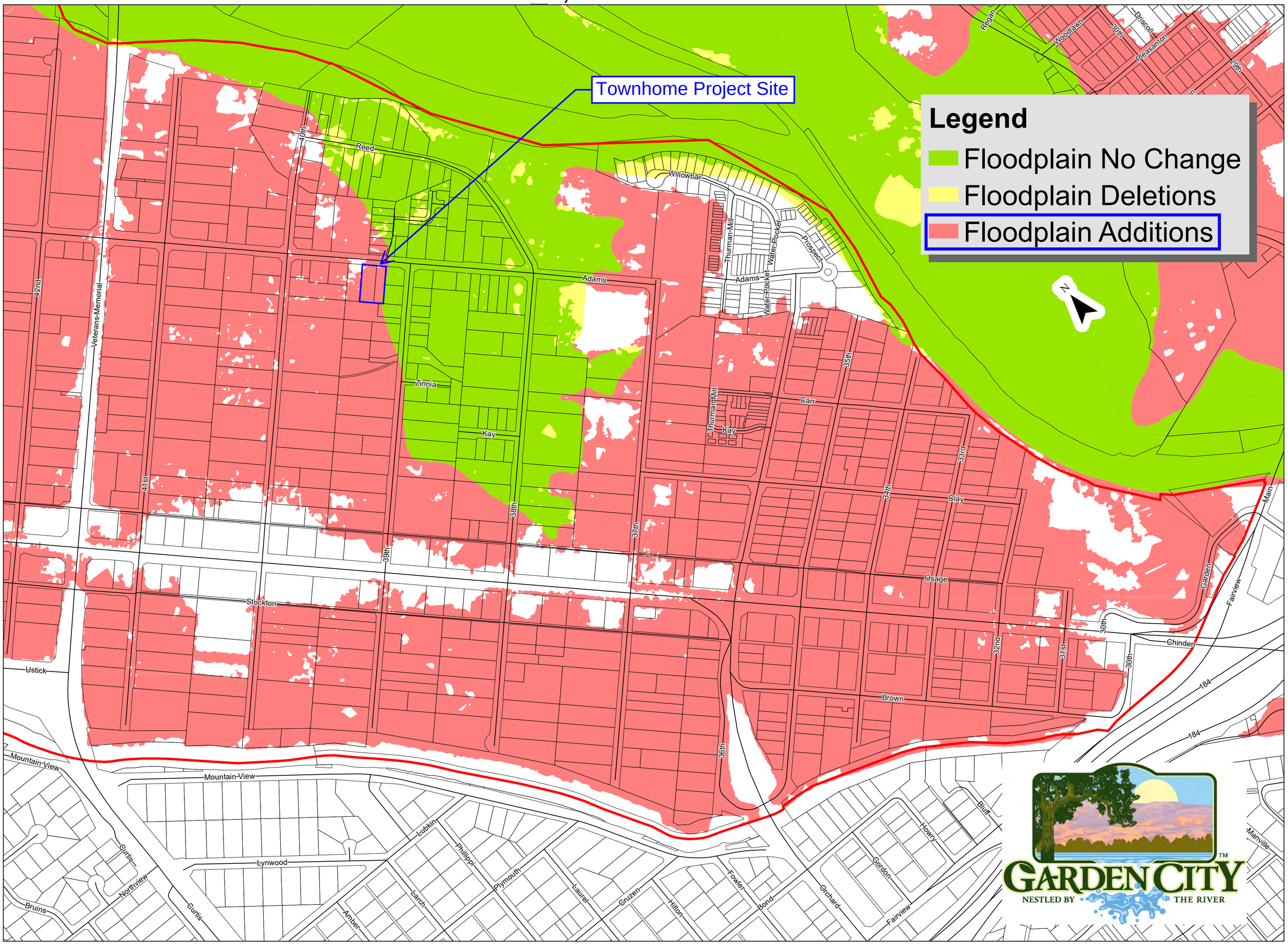
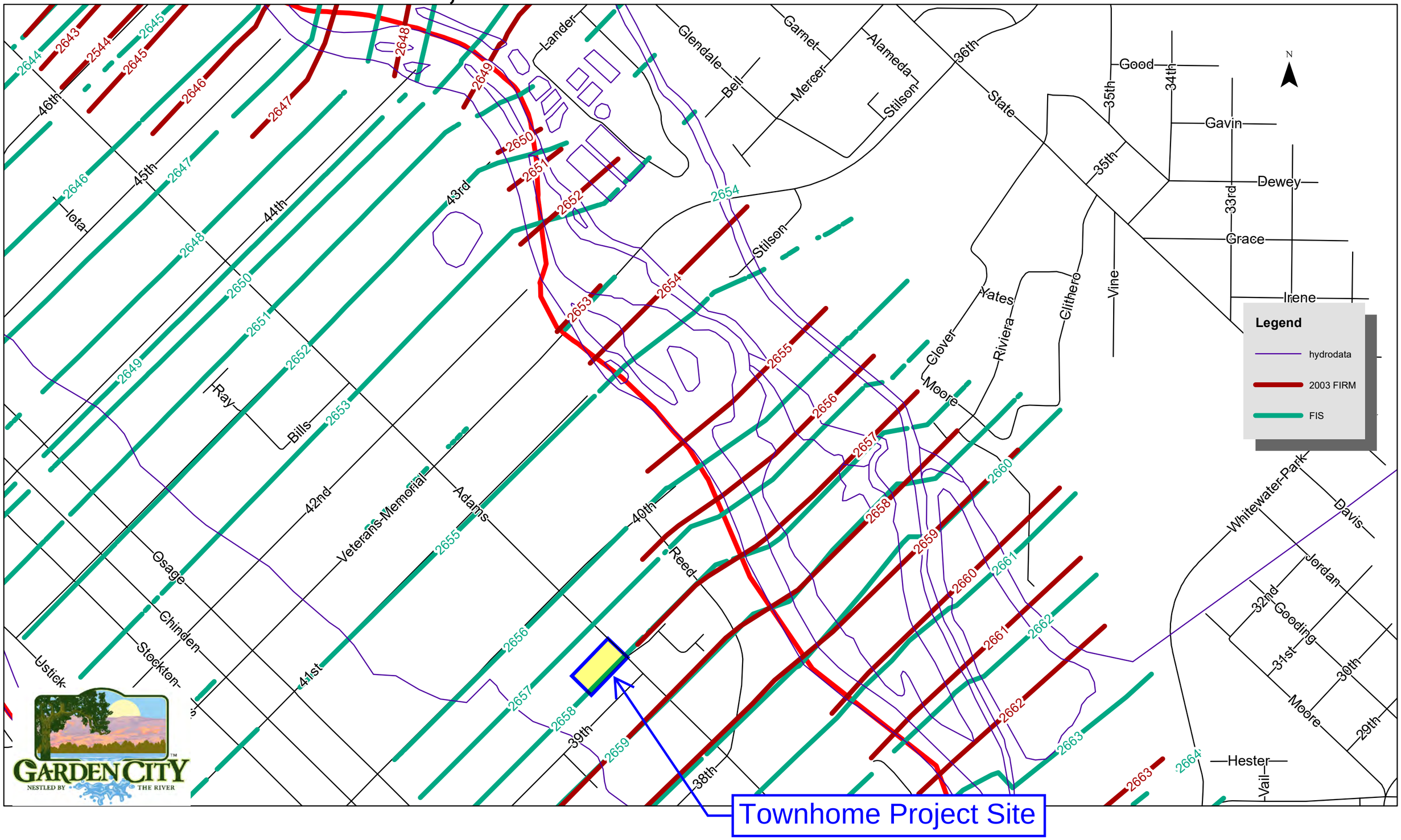


Exhibit A: June 19, 2020 FIRM- FIS- BASE FLOOD ELEVATION



Appendix B

Drainage Map

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

BASIN C
BED A
BASIN A
BED C
BASIN C
BASIN B
BED B
EXISTING RESIDENCE
EXISTING RESIDENCE

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
DRAINAGE MAP
GARDEN CITY IDAHO

NO.	DATE	REVISION	BY	CK

DATE:
REVIEWED BY:

PROFESSIONAL ENGINEER LICENSED 17887 7/18/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 18, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 1
DR1

Plot Date: 7/18/2025 11:09 AM
Save Date: 7/18/2025 11:01 AM
By: Bryan Appleby
By: Bryan
File: P:\UU\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

Appendix C

Calculations

Adams Street Townhomes (Amigos Subdivision) Drainage Calculations -- Seepage Bed

Drainage Basin Areas and Weighted C Values								
Drainage Basin	**Paving**		**Landscape**		**Roof**		**Total Area**	**Weighted C Value**
A	Area (sf)	C Value	Area (sf)	C Value	Area (sf)	C Value	(sf)	
	8371	0.95	0	0.20	3457	0.95	11828	0.950

Sand and Grease Trap Calculations						
Combined Tributary Area (sf)	Area in Acres	Weighted C Value	100-yr Event Intensity (in/hr)	Peak Flow (cfs)	Trap Throat Area (sf)	Throat Velocity (ft/s)
11828	0.272	0.950	2.58	0.666	6.60	0.101

Runoff Volume Calculations					
Drainage Basin	Combined Tributary Area (sf)	Weighted C Value	50-yr Event Intensity (in/hr)	Duration (hr)	Total Runoff Volume (cf)
A	11828	0.950	1.00	1.0	936

Seepage Bed Calculations					
Tot Runoff Volume			936	cf	
Tot Runoff Volume + 15%			**1077**	**cf**	<< Sedimentation
Bed Dimensions (L x W x Depth)	25	30	2.00	ft	
Bed Volume			1500	cf	
Void Ratio			0.40		
Bed Storage Capacity Vol			600	cf	
Infiltration Area (bottom)			750	sf	
Infiltration Rate			0.67	ft/hr	
1st Hour Infiltration Vol			500	cf	
Tot Storage + Infiltration Vol			**1100**	**cf**	**ok**
Time to infiltrate Tot Runoff Vol			1.9	hr	**ok - less than 48 hr**

Adams Street Townhomes (Amigos Subdivision) Drainage Calculations -- Seepage Trench

Drainage Basin Areas and Weighted C Values								
Drainage Basin	**Paving**		**Landscape**		**Roof**		**Total Area**	**Weighted C Value**
B	Area (sf)	C Value	Area (sf)	C Value	Area (sf)	C Value	(sf)	
	0	0.95	0	0.20	1865	0.95	1865	0.950

Runoff Volume Calculations					
Drainage Basin	Combined Tributary Area (sf)	Weighted C Value	50-yr Event Intensity (in/hr)	Duration (hr)	Total Runoff Volume (cf)
B	1865	0.950	1.00	1.0	148

Seepage Trench Calculations					
Tot Runoff Volume			148	cf	
Tot Runoff Volume + 15%			**170**	**cf**	<< Sedimentation
Bed Dimensions (L x W x Depth)	90	2	2.00	ft	
Bed Volume			360	cf	
Void Ratio			0.40		
Bed Storage Capacity Vol			144	cf	
Infiltration Area (bottom)			180	sf	
Infiltration Rate			0.67	ft/hr	
1st Hour Infiltration Vol			120	cf	
Tot Storage + Infiltration Vol			**264**	**cf**	**ok**
Time to infiltrate Tot Runoff Vol			1.2	hr	**ok - less than 48 hr**

Adams Street Townhomes (Amigos Subdivision) Drainage Calculations -- Seepage Trench

Drainage Basin Areas and Weighted C Values								
Drainage Basin	**Paving**		**Landscape**		**Roof**		**Total Area**	**Weighted C Value**
C	Area (sf)	C Value	Area (sf)	C Value	Area (sf)	C Value	(sf)	
	0	0.95	0	0.20	1881	0.95	1881	0.950

Runoff Volume Calculations					
Drainage Basin	Combined Tributary Area (sf)	Weighted C Value	50-yr Event Intensity (in/hr)	Duration (hr)	Total Runoff Volume (cf)
C	1881	0.950	1.00	1.0	149

Seepage Trench Calculations					
Tot Runoff Volume			149	cf	
Tot Runoff Volume + 15%			**171**	**cf**	<< Sedimentation
Bed Dimensions (L x W x Depth)	95	2	2.00	ft	
Bed Volume			380	cf	
Void Ratio			0.40		
Bed Storage Capacity Vol			152	cf	
Infiltration Area (bottom)			190	sf	
Infiltration Rate			0.67	ft/hr	
1st Hour Infiltration Vol			127	cf	
Tot Storage + Infiltration Vol			**279**	**cf**	**ok**
Time to infiltrate Tot Runoff Vol			1.2	hr	**ok - less than 48 hr**

Appendix D

Geotechnical Report

GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOUSES

3933 and 3921 Adams Street
Garden City, ID

PREPARED FOR:

Mr. Trever Currie
Trever Currie Development, LLC
2242 South Amy Avenue
Boise, ID 83706

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

February 17, 2021
B210266g

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

February 17, 2021

Atlas No. B210266g

Mr. Trever Currie
Trever Currie Development, LLC
2242 South Amy Avenue
Boise, ID 83706

Subject: Geotechnical Investigation
Proposed Townhouses
3933 and 3921 Adams Street
Garden City, ID

Dear Mr. Currie:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on February 3 2021. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Chris A. Park, PE, PMP
Senior Geotechnical Engineer

Elizabeth Brown, PE
Geotechnical Services Manager

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1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed structures from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is in the southeastern portion of Garden City, Ada County, ID, and occupies a portion of the NW¼NE¼ of Section 5, Township 3 North, Range 2 East, Boise Meridian. This project will consist of construction of 16, 2-story, wood-framed, townhouse structures to be developed on approximately 0.57 acre. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Trever Currie of Trever Currie Development, LLC to Monica Saculles of Atlas Technical Consultants (Atlas), on January 27, 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Trever Currie Development, LLC and Atlas. Our scope of services for the proposed development has been provided in our proposal dated January 26, 2021 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials. The scope of work did not include design recommendations specific to individual structures.

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2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 184 to the Garden City exit. Proceed northwest on Chinden Boulevard approximately 0.9 mile to its intersection with 39th Street. From this intersection, travel northeast on 39th Street approximately 0.2 mile to its intersection with Adams Street. Proceed northwest approximately 150 feet to the project site which lies on the southwest side of the road. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Alluvium of Boise River" as mapped by Othberg and Stanford (1993). These Holocene (10,000 years ago to present) age deposits accumulated as the result of stream processes on low-lying river beds, flood plains and alluvial fans. Deposits are composed of sandy cobble gravel upstream grading to sandy pebble gravel downstream and typically contain no pedogenic clay. Gravel deposits underlie the flood plain of the Boise River to depths of 23-35 feet and overlie a surface cut by the river into earlier Tertiary basin-fill sediments.

2.3 General Site Characteristics

The site to be developed is approximately 0.57 acre in size. The site consists of undeveloped land. However, a concrete pad was present in the northern corner of the project site. During a review of aerial photographs of the project site, it was noted that two structures were previously located on the site. These structures were present along the northern and northeastern corners of the project site and were fronting Adams Street. Residential structures and undeveloped land surround the project site. Vegetation on the site consists primarily of bunchgrass and other native weeds and grasses. Mature trees were noted adjacent to the project site. The site is relatively flat and level.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site, but were noted in the form of curbs, gutters, and drop inlets along Adams Street.

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2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.207 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2018 IBC. Design spectral response acceleration parameters as presented in the 2018 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

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Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Stiff Soil"
S_s	0.307 (g)
S_1	0.110 (g)
F_a	1.554
F_v	2.380
S_{MS}	0.477 (g)
S_{M1}	0.231 (g)
S_{DS}	0.318 (g)
S_{D1}	0.174 (g)

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

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4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Silty sand with gravel fill was encountered at ground surface in test pit 1. This material was brown to dark brown, slightly moist to moist, and loose to medium dense, with fine to coarse grained-sand and fine to coarse gravel. This fill also contained 2 to 4-foot concrete pieces. Native sandy silt was encountered at the surface of test pit 2. This soil was brown to light brown, slightly moist, and medium stiff to stiff, with fine to medium-grained sand. Organic materials were measured to a depth of 0.6 foot in test pit 2.

At depth, poorly graded gravel with sand sediments were exposed. Poorly graded gravels with sand sediments light brown, dry to saturated, and medium dense to dense. Fine to coarse-grained sand, fine to coarse gravel, and 10-inch minus cobbles were noted throughout.

Competency of test pit sidewalls varied little across the site. In general, fine grained soils remained stable while more granular sediments readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was encountered in test pits at depths of 9.2 and 8.8 feet bgs. Soil moistures in the test pits were generally slightly moist to moist within surficial soils. Within the poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River. Maximum groundwater elevations likely occur during late spring to early summer runoff season.

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Atlas has previously performed 6 geotechnical investigations within 0.25 mile of the project site. Information from these investigations has been provided in the table below.

Table 2 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
December 2019	0.22	North	7.6 to 12.1
January 2018	0.14	East	Not Encountered to 7.0
May 2017	0.23	North	5.0 to 7.2
April 2017	0.25	South	7.3 to 7.6
August 2015	0.25	Southeast	12.6 to 13.1
November 2014	0.23	Southwest	Not Encountered to 8.7

For construction purposes, groundwater depth can be assumed to remain greater than 5 feet bgs throughout the year. However, as the site is heavily influenced by the Boise River, flooding or near flooding conditions will result in temporarily higher groundwater elevations. Since this is an estimated depth and seasonal groundwater levels fluctuate, actual levels should be confirmed by periodic groundwater data collected from the piezometer installed in test pit 1. If desired, Atlas is available to perform this monitoring.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. Poorly graded gravel with sand sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded gravel with sand sediments. Excavation depths of approximately 2.8 feet bgs should be anticipated to expose these poorly graded gravel with sand sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the

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superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the structure be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed. Presently, there are approximately 16 townhouses proposed for the project site. The following recommendations are not specific to individual structures, but rather should be viewed as guidelines for the subdivision-wide development.

6.1 Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 3 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native poorly graded gravel with sand sediments or compacted structural fill. Existing native sandy silt and fill materials must be completely removed from below foundation elements.[1] An excavation depth of approximately 2.8 feet bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	3,000 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy silt soils and 2) 0.45 for footings bearing on native poorly graded gravel with sand and granular structural fill. A passive lateral earth pressure of 356 pounds per square foot per foot (psf/ft) should be used for sandy silt soils. For native poorly graded gravel with sand and compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as

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rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade. Based on the soil types encountered onsite, foundation drains are not needed.

6.2 Crawl Space Recommendations

All residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Bottom of crawl spaces must be elevated at least 2 feet above seasonal high groundwater elevation. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

6.3 Floor, Patio, and Garage Slab-on-Grade

Uncontrolled fill, which contained debris, was encountered in a portion of the site. Atlas recommends that these fill materials be removed to a depth of at least 1½ feet below existing grade. If fill materials remain after excavation, concrete debris larger than 6 inches must be removed and the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

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7. PAVEMENT DISCUSSION AND RECOMMENDATIONS

Atlas has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 5 has been assumed for near-surface sandy silt soils on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

7.1 Flexible Pavement Section

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement section. Calculation sheet provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement section. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

Table 4 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Private Residential Roadways
Asphaltic Concrete	2.5 Inches
Crushed Aggregate Base	4.0 Inches
Structural Subbase	6.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section

[1]**It will be required for Atlas personnel to verify subgrade competency at the time of construction.**

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.
- Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

7.2 Pavement Subgrade Preparation

Uncontrolled fill, which contained debris, was encountered in a portion of the site. Atlas recommends that these fill materials be removed to a depth of at least 1½ feet below existing grade. If fill materials remain after excavation, concrete debris larger than 6 inches must be

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removed and the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. However, the existing fill materials are not suitable for use as either the base or subbase components of the recommended pavement section. Once final grades have been determined, Atlas is available to provide additional recommendations.

7.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, compacted (if indicated), inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Atlas does not anticipate pumping material to become evident during compaction, but subgrade silty soils near and above optimum moisture contents may tend to pump. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

Atlas recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

8. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native poorly graded gravel with sand or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

8.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Native weeds and grasses with

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associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 0.6 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zones are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

8.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

8.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

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8.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. Throughout construction, soft areas may develop after the existing concrete pad is removed and heavy rubber tired equipment drives over the site. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter, remove the existing concrete pad, and to perform any other necessary excavations. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

8.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

8.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils

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(USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or “break over” point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

8.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in

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diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

8.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse; however, sloughing of native granular sediments from test pit sidewalls was observed, particularly after penetration of the water table. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

8.9 Groundwater Control

Groundwater was encountered during the investigation but is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a treme. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, Atlas should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in

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construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

9. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed structures, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed structure, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design

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professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

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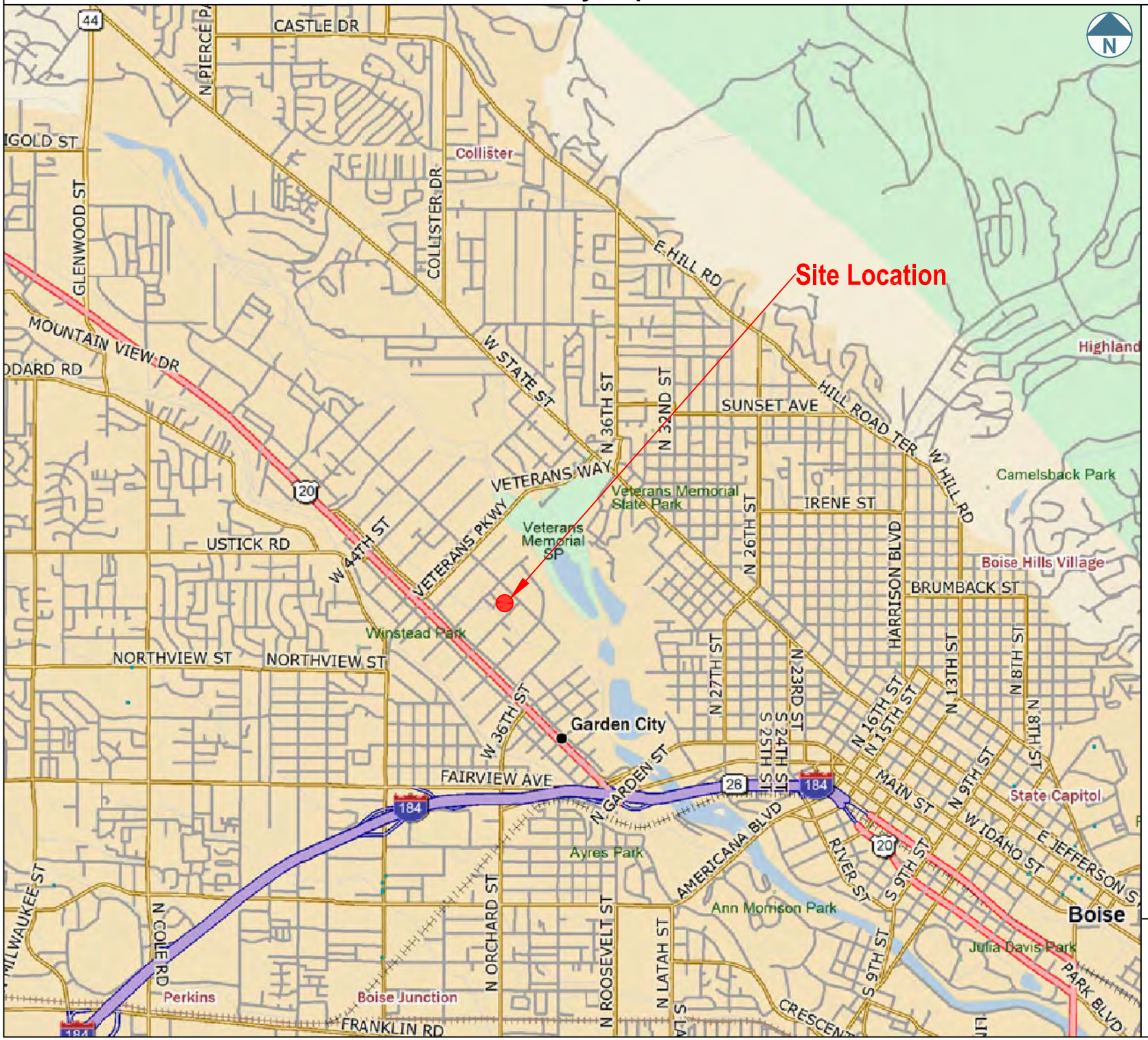
Vicinity Map

Figure 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

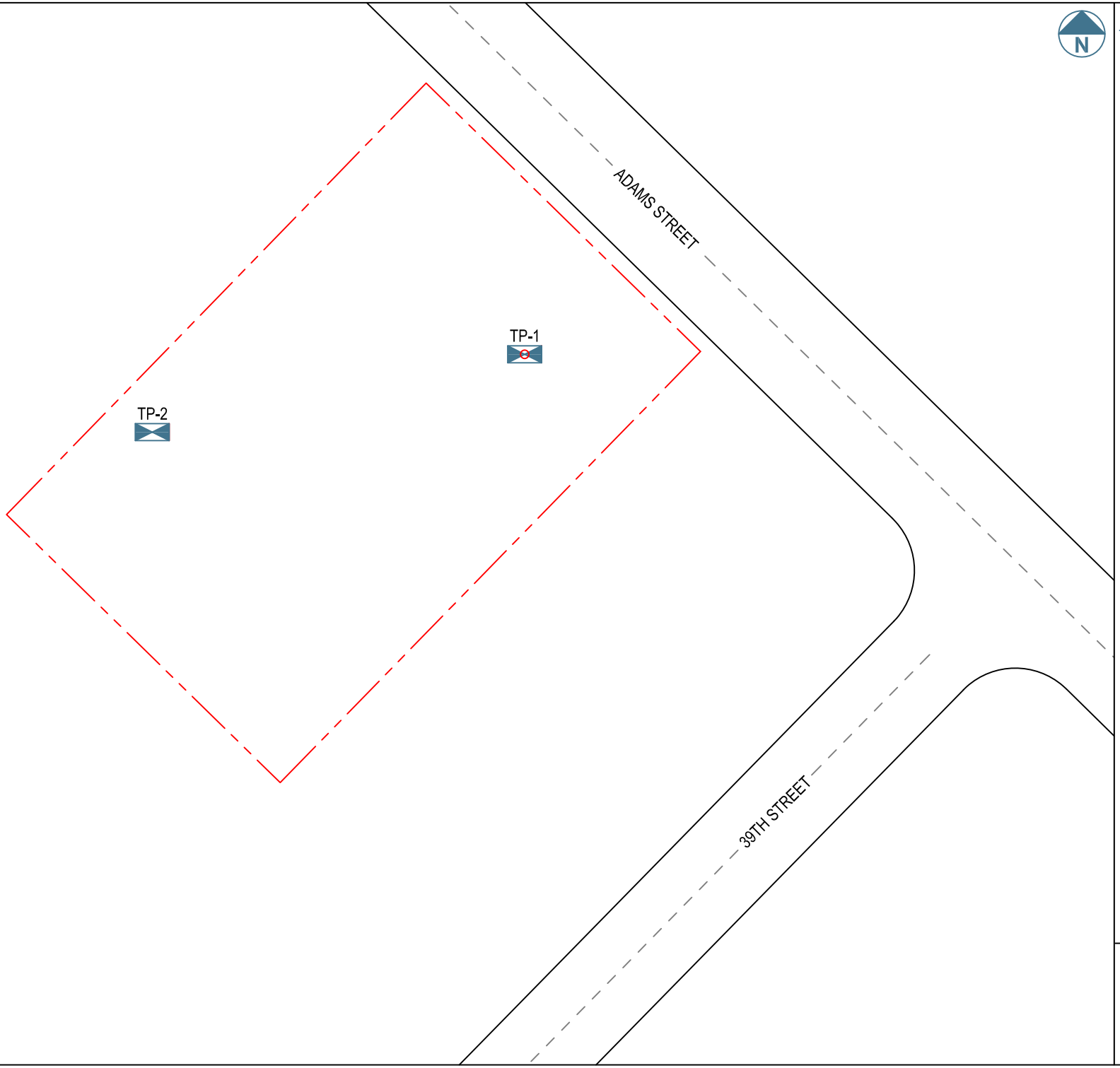
Proposed Townhomes
3933 & 3921 Adams Street
Garden City, ID

Modified from DeLorme by: CCW
February 9, 2021
Drawing: B210266g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Approximate Atlas Test Pit Location with Piezometer

Proposed Townhomes
3933 & 3921 Adams Street
Garden City, ID

Drawn by: CCW
February 9, 2021
Drawing: B210266g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOGS

Test Pit Log #: TP-1
Date Advanced: February 3, 2021
Excavated by: Turn of the Century Homes
Logged by: Jacob Schlador, PE

Latitude: 43.63089
Longitude: -116.24241
Depth to Water Table: 9.2 Feet bgs
Total Depth: 10.7 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Silty Sand with Gravel Fill (SM-FILL): Dark brown to brown, slightly moist to moist, loose to medium dense, with fine to coarse-grained sand and fine to coarse gravel. --Debris noted throughout including 2 to 4-foot concrete pieces.				
2.8-10.7	Poorly Graded Gravel with Sand (GP): Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 10.7 feet bgs.

Test Pit Log #: TP-2
Date Advanced: February 3, 2021
Excavated by: Turn of the Century Homes
Logged by: Jacob Schlador, PE

Latitude: 43.63082
Longitude: -116.24289
Depth to Water Table: 8.8 feet bgs
Total Depth: 9.7 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Sandy Silt (ML): Brown to light brown, slightly moist, medium stiff to stiff, with fine to medium-grained sand. --Organics to a depth of 0.6 foot bgs.	GS	1.0-1.5	1.0-1.5	A
2.8-9.7	Poorly Graded Gravel with Sand (GP): Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 8-inch-minus cobbles.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	17.2	NP	NP	100	100	98	85	62.7

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Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

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Appendix VI AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Proposed Adams Townhouses, Private Residential Roadway

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	5		**Subgrade Mr:**	7,500

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	88	2.0%	0.0008	624
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	10	2.0%	0.0122	1,082
2-Axle, 6-Tire Trucks:	1	2.0%	0.1890	1,676
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs:	43,114
Actual Log (ESALs):	4.635
Trial SN:	2.20
Trial Log (ESALs):	4.641
Pavement Section Design SN:	2.21

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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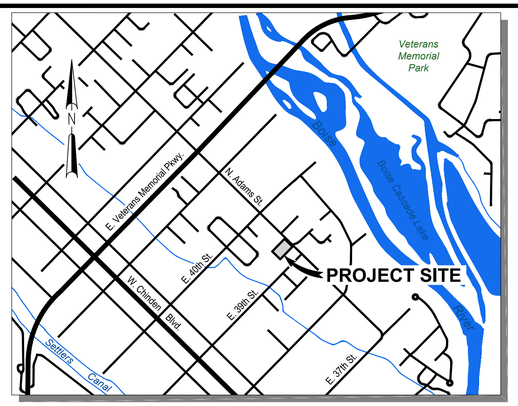
Appendix E

Preliminary Plat

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025



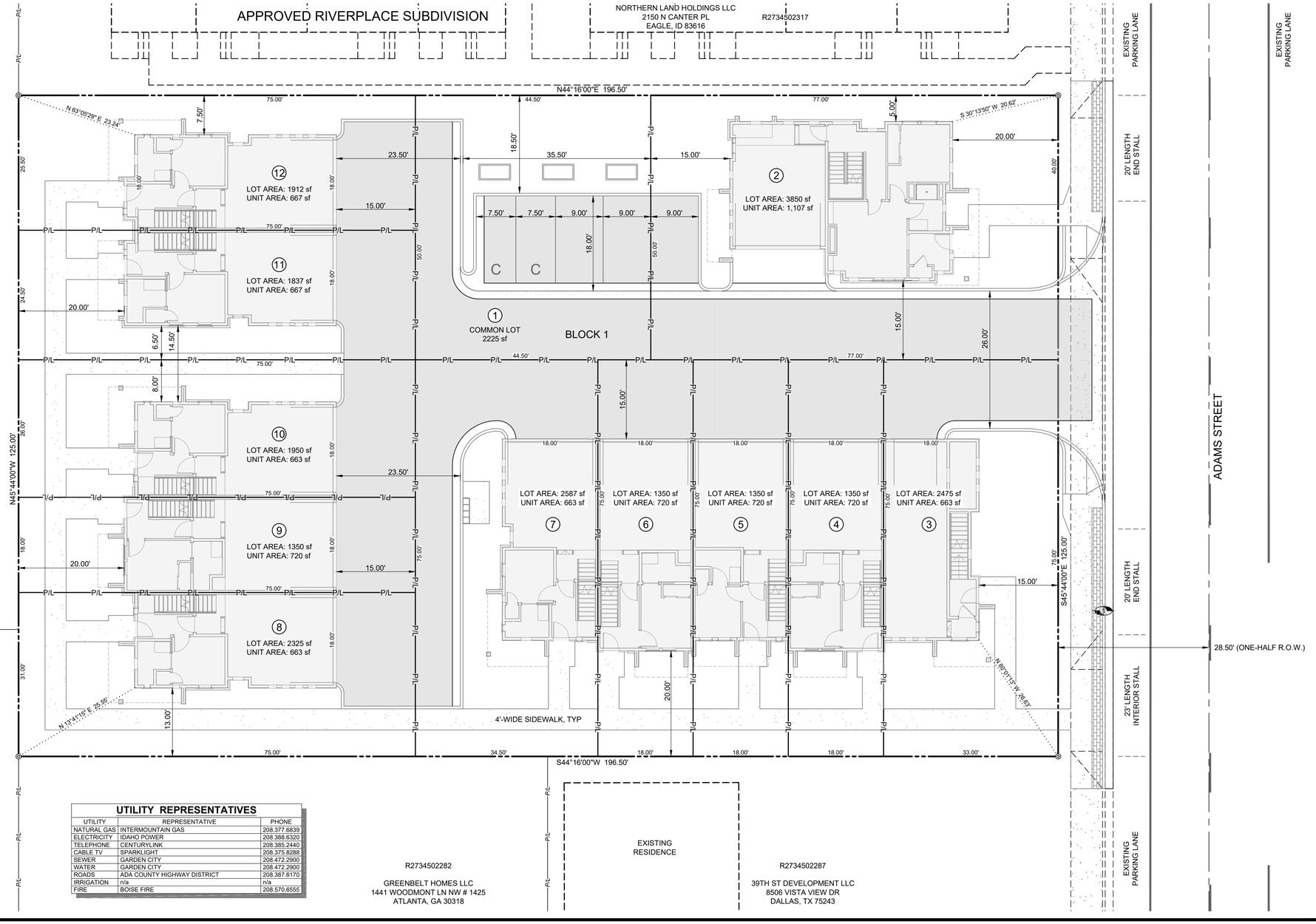
VICINITY MAP

1" = 800'±

DEVELOPER	SURVEYOR	ARCHITECT	CIVIL ENGINEER
NICK LOUIE URBAN DESIGN • BUILD 128 S. EAGLE RD., STE. 200 EAGLE, ID 83616 208.949.1471 Nick@buildwithurban.com	COLLEEN MARKS, L.S. MARKS LAND SURVEYING, INC. 5300 W. HILL RD. BOISE, ID 83703 208.378.7703	PAM GAINES ADP ARCHITECTS P.A. 1831 E. OVERLAND RD. MERIDIAN, ID. 83642 208.353.0734 pam@adpboise.com	DERRITT KERNER, P.E. DAVID EVANS AND ASSOCIATES, INC. 9175 W. BLACK EAGLE DR. BOISE, ID 83709 208.900.9049 Derritt.Kerner@deainc.com

LEGEND

EXISTING	PROPOSED
CENTERLINE	LOT LINE
R/W — RIGHT OF WAY LINE	PUBLIC UTILITY EASEMENT
P/L — DEED OR LOT LINE	(1) LOT NUMBER
PROPERTY BOUNDARY	BLOCK 1 BLOCK NUMBER
5/8" REBAR	VERTICAL CURB AND GUTTER
TEMPORARY BENCHMARK	VERTICAL CURB NO GUTTER
VERTICAL CURB & GUTTER AND SIDEWALK	SIDEWALK
	VALLEY GUTTER
	PAVEMENT
	PAVEMENT STRIPING



SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 0.56 ACRES
TOTAL LOTS 12
TOTAL PARKING SPACES 5
(3) 9' x 18'
(2) 7.5' x 18'
BUILDABLE LOTS/ACREAGE . . . . . 11/ 0.51 ACRES
MINIMUM LOT SIZE . . . . . 1350 sf
AVERAGE LOT SIZE . . . . 2030 sf
COMMON LOTS/ACREAGE . . . . . 1/ 0.051 ACRES
EXISTING ZONING R-3
(CITY OF GARDEN CITY)
PROPOSED ZONING . . . . . R-3/P.U.D.
INTENDED USE . . . . . SINGLE-FAMILY RESIDENTIAL

PROPOSED SETBACKS:

FRONT. . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 0' / 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
(EXCEPT WHERE SHOWN ON SHEET 3)
FIRM NO 16001C0188J
EFFECTIVE DATE . . . . . JUNE 19, 2020

NOTES:

1. ALL LOTS TO BE SERVED BY THE MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
2. WATER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
3. SANITARY SEWER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
4. SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
6. LOT 1, BLOCK 1 TO BE DESIGNATED AS A COMMON LOT WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.

R2734502272
ODE CRAIG H
1150 UNION ST APT 804
SAN FRANCISCO, CA 94109

R2734502274
REED TAYLOR
550 11TH AVE
SAN FRANCISCO, CA 94118

EXISTING RESIDENCE

R2734502282
GREENBELT HOMES LLC
1441 WOODMONT LN NW # 1425
ATLANTA, GA 30318

EXISTING RESIDENCE

R2734502287
39TH ST DEVELOPMENT LLC
8506 VISTA VIEW DR
DALLAS, TX 75243

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEWER	GARDEN CITY	208.472.2900
WATER	GARDEN CITY	208.472.2900
ROADS	ADA COUNTY HIGHWAY DISTRICT	208.387.6170
IRRIGATION	n/a	n/a
FIRE	BOISE FIRE	208.570.6555

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
PLAT LAYOUT
GARDEN CITY IDAHO

DATE: BY: CK
REVIEWED BY:
NO. DATE REVISION

PROFESSIONAL ENGINEER LICENSED 17887 1/15/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 15, 2025

PROJECT NO.
URBA00002250

SHEET NO. **1** OF 3
1

Plot Date: 7/15/2025 9:27 AM
Save Date: 7/15/2025 9:06 AM
By: Bryan Appleby
By: Bmp File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
◎	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

SHADED AREAS REPRESENT LANDSCAPE AREAS TO BE SUBJECT TO A COMMON MAINTENANCE AGREEMENT PER CITY CODE SECTION 8-4L-4.C.1. (TYPICAL)
* TOTAL SHADED AREAS = 7,117 sq.ft. (29.0% OF PARCEL AREA)

QUALIFIED OPEN SPACE TO INCLUDE 10' x 40' (MIN) OPEN GRASSY AREA

COMMUNITY GARDEN (360 SF)

APPROVED RIVERPLACE SUBDIVISION

SHORT OPEN FENCE WILL BE ALLOWED

4.50'

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

PRIVATE RESIDENCE & YARDS NOT SUBJECT TO EASEMENTS, TYP

SHORT FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

OUTSIDE PARKING SHALL BE LIMITED TO THESE FIVE PARKING STALLS, ALL DRIVE AISLES WILL BE SIGNED "FIRE LANE - NO PARKING"

BLOCK 1

ALL AREAS NOT IDENTIFIED AS "PRIVATE RESIDENCES & YARDS" ARE TO BE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT AS WELL AS A VEHICULAR AND PEDESTRIAN CROSS-ACCESS EASEMENT AND PARKING EASEMENT (TYPICAL).

EXISTING RESIDENCE

MAILBOX CLUSTER

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

A PUBLIC UTILITY EASEMENT WILL BE LOCATED 5' EACH SIDE OF LOT LINE TO FACE OF BUILDING FOR GAS & ELECTRICAL SERVICES (TYPICAL), SEE SHEET 3 FOR ADDITIONAL INFORMATION

6'-HIGH SOLID FENCE ALONG PROPERTY BOUNDARY (EXCEPT ALONG ADAMS STREET FRONTAGE)

SHORT OPEN FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

EXISTING RESIDENCE

ADAMS STREET

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
EASEMENT PLAN
GARDEN CITY IDAHO

NO.	REVIEWED BY: DATE	REVISION	BY	CK
	DATE:			

PROFESSIONAL ENGINEER LICENSED 17887 7/15/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 15, 2025

PROJECT NO.
URBA00002250

SHEET NO. **2 OF 3**

2

Plot Date: 7/15/2025 9:28 AM By: Bryan Appleby
Save Date: 7/15/2025 9:08 AM By: Brap
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PRELIMINARY ENGINEERING PLAN FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
CENTERLINE	WATER METER	LOT LINE	WATER SERVICE
RIGHT OF WAY LINE	STORM DRAIN LINE	PUBLIC UTILITY EASEMENT	WATER METER
DEED OR LOT LINE	STORM DRAIN MANHOLE	LOT NUMBER	WATER VALVE
PROPERTY BOUNDARY	STORM DRAIN CATCH BASIN	BLOCK NUMBER	BLOWOFF ASSEMBLY
5/8" REBAR	OVERHEAD POWER LINE	VERTICAL CURB AND GUTTER	STORM DRAIN LINE
TEMPORARY BENCHMARK	POWER POLE	VERTICAL CURB NO GUTTER	STORM DRAIN PERF PIPE
EDGE OF PAVEMENT	TELEPHONE RISER	SIDEWALK	STORM DRAIN MANHOLE
VERTICAL CURB & GUTTER AND SIDEWALK	CABLE TV LINE	VALLEY GUTTER	STORM DRAIN CATCH BASIN
CONCRETE	UNDERGROUND GAS LINE	PAVEMENT	SAND & GREASE TRAP
SANITARY SEWER MAIN	FENCE	PAVEMENT STRIPING	GROUND WATER OBSERVATION WELL
SANITARY SEWER SERVICE	0.5' CONTOUR	SANITARY SEWER MAIN	SEEPAGE BED
SANITARY SEWER MANHOLE	1' CONTOUR	SANITARY SEWER SERVICE	DRAINAGE DIRECTION
SANITARY SEWER CLEANOUT	DECIDUOUS TREE	SANITARY SEWER MANHOLE	POWER METER
WATER LINE	TEST PIT	SANITARY SEWER CLEANOUT	GAS METER
WATER SERVICE	MAILBOX	WATER LINE	
WATER VALVE	100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00		
FIRE HYDRANT			

BENCH MARKS DATUM NAVD 88

TBM#1 2657.50 CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

SCALE
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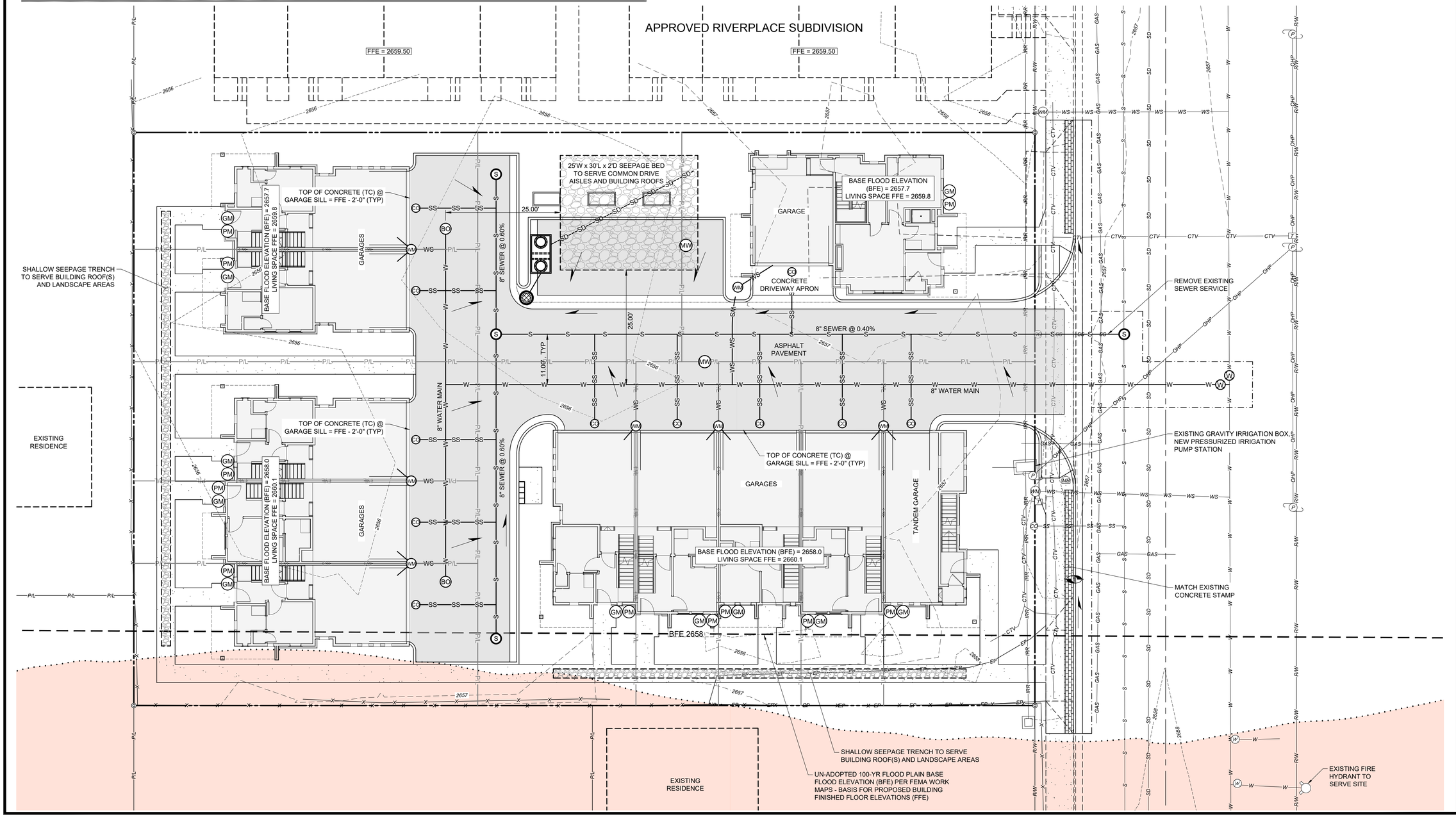
(FEET)
1 INCH = 10 FT.



DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC

PRELIMINARY ENGINEERING PLAN

GARDEN CITY IDAHO

NO.	REVIEWED BY: DATE	REVISION	DATE: BY	CK

PROFESSIONAL ENGINEER LICENSED 17887 7/18/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 18, 2025

PROJECT NO.
URBA00002250

SHEET NO. 3 OF 3
3

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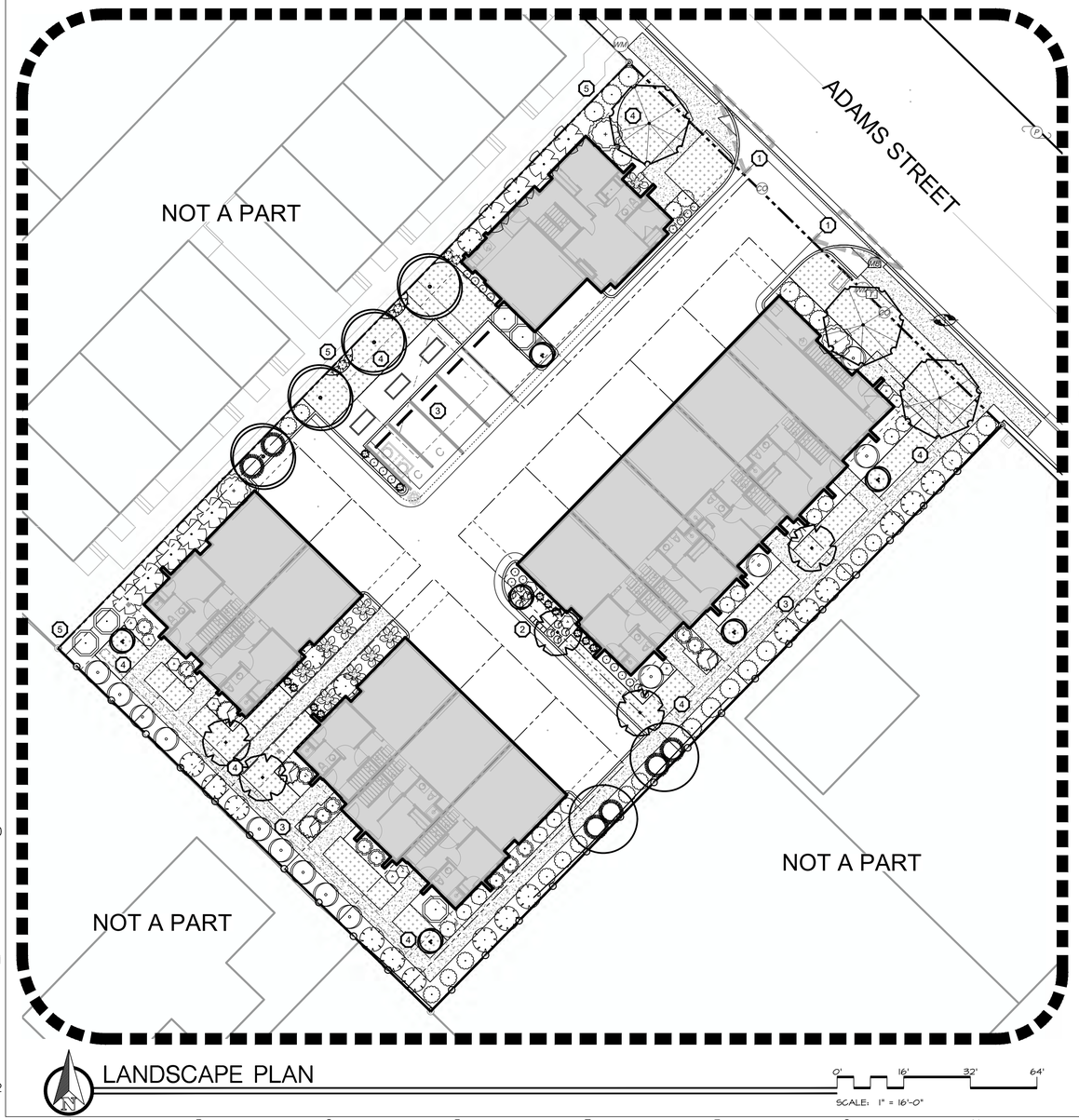

LANDSCAPE PLAN

SCALE: 1" = 16'-0"

AMIGOS SUBDIVISION
PARCELS R2734502291 & R2734502303;
3921 & 3933 N. ADAMS STREET,
GARDEN CITY, ADA COUNTY IDAHO
MAY 2025

DEVELOPER
NICK LOUIE
URBAN DESIGN + BUILD
128 S. EAGLE RD., STE. 200
EAGLE, ID 83616
208.949.1471
Nick@buildwithurban.com

ARCHITECT
GLENN WALKER
ADP ARCHITECTS P.A.
1831 E. OVERLAND RD.
MERIDIAN, ID. 83642
208.353.0734
gwalker@adpboise.com

LANDSCAPE ARCHITECT
SOUTH BECK & BAIRD
JIM MIHAN
2002 S VISTA AVENUE
BOISE, ID 83705
208-342-2999

SURVEYOR
COLLEEN MARKS, L.S.
MARKS LAND SURVEYING, INC.
5300 W. HILL RD.
BOISE, ID 83703
208.378.7703

CIVIL ENGINEER
DERRITT KERNER, P.E.
DAVID EVANS AND ASSOCIATES, INC.
9175 W. BLACK EAGLE DR.
BOISE, ID 83709
208.900.9049
Derritt.Kerner@deainc.com

VICINITY MAP
SCALE: NTS

LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- CUT EDGE, SEE DETAIL 5/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 8/L2.0
- PROPERTY LINE (VERIFY)

PLANT SCHEDULE
NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.0
	Acer campestre 'Panacek' Metro Gold Maple	2" B&B	35' hgt. 20' w	CLASS II
	Prunus serrulata 'Amanogawa' Amanogawa Cherry	2" B&B	20' hgt. 6' w	CLASS I
	Quercus bicolor 'Bonnie and Mike' Beacon Oak	2" B&B	40' hgt. 15' w	CLASS II
	Tilia cordata 'Corintian' Corinthian Linden	2" B&B	45' hgt. 20' w	CLASS II
	Gleditsia triancanthos f. inermis 'Skycole' Skyline Honeylocust	2" B&B	35' hgt. 45' w	CLASS II
SHRUBS				SEE DETAIL 3/L2.0
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	2 Gal.	5' hgt. x 5' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Balihalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	2 Gal.	10' hgt. x 6' wide	
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	2 Gal.	3' hgt. x 6' wide	
	Blue Arrow Juniper Juniperus scopulorum 'Blue Arrow'	6' BB.	12' hgt. x 2' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Viburnum carlesii Korean Spice Viburnum	2 Gal.	6' hgt. x 6' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 4/L2.0
	Massachusetts Kinnikinnick Arctostaphylos uva-ursi 'Massachusetts'	1 Gal.	1' hgt. x 12' wide	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	

CALLOUT LEGEND

1. VISION TRIANGLE
2. SECURE PACKAGE LOCKERS, PER DEVELOPER
3. SEEPAGE BED / TRENCHES, PER CIVIL
4. COMMON OPEN SPACE AREA, SEE ARCHITECTURAL SHEET A_1.1
5. EXISTING FENCE TO REMAIN AND PROTECT

NOTE:
* ALL AREAS TO BE COVERED BY AUTOMATIC IRRIGATION

DEVELOPMENT FEATURES

TOTAL LOTS	12
BUILDABLE LOTS	11
COMMON LOTS	1
TOTAL AREA	56 AC / 24,393 SF
PROPOSED ZONING	R-3

LANDSCAPE INFORMATION

* ROADWAY LANDSCAPE BUFFERS(8-4I-4.B.2):
N ADAMS STREET:
10' STREET BUFFER REQUIRED
125' LF STREET BUFFER
CLASS II TREES @ 1 MIN. = 1 REQUIRED, = 3 PROPOSED
CLASS I TREES @ 1/50' = 2 REQUIRED, = CLASS II PROPOSED

* PERIMETER LANDSCAPE BUFFERS (8-4I-5.C):
NORTHWEST:
10' BUFFER REQUIRED
77' LF PARKING BUFFER
1 TREE / CANOPY WIDTH @ 20' = 4 REQUIRED, = 4 PROPOSED
SHRUBS @ 1/6' = 12 REQUIRED, = 12 PROPOSED

SOUTHEAST: N/A
10' BUFFER REQUIRED
24' LF BUFFER
1 TREE / CANOPY WIDTH @ 20' = 2 REQUIRED, = 2 PROPOSED
SHRUBS @ 1/6' = 4 REQUIRED, = 6 PROPOSED

* LANDSCAPE AREA (8-4I-4.B.3):
MIN. 5% OF GROSS SITE AREA @ 1 TREE / 1,000 SF AND 1 SHRUB / 150 SF
5,217 SF TOTAL LANDSCAPE AREA (EXCLUDING STREET AND PERIMETER BUFFERS)
TOTAL LANDSCAPE AREA TREES = 5 REQUIRED, = 10 PROPOSED
TOTAL LANDSCAPE AREA SHRUBS = 35 REQUIRED
LANDSCAPE AREA SHRUBS = 158 PROPOSED

* PARKING LOT LANDSCAPE (8-4I-6):
NO PARKING STALL TO BE MORE THAN 100' FROM A TREE
PARKING LOT TREES = 1 REQUIRED, = 1 PROVIDED

* COMMON OPEN SPACE (8-4L-4):
250' SF / DWELLING UNIT @ 11 UNITS
11 UNITS / 250' SF = 2,750 SF REQUIRED, = 3,200 SF PROVIDED

** See architectural sheets A_1.0 & A_1.1 for additional info.*

* PLANTER COVERAGE (8-4I-3.F):
70% VEGETATED COVERAGE REQUIRED
TOTAL VEGETATED AREA = 7,153 SF
TURF COVERAGE = 2,764 SF
SHRUB BEDS = 4,389 SF @ 70% = 3,009 SF REQUIRED, =4,296 SF (61%) PROVIDED

* OVERALL:

TOTAL SHRUBS REQUIRED	= 51
TOTAL SHRUBS PROPOSED	= 183
TOTAL TREES REQUIRED	= 15
TOTAL TREES PROPOSED	= 20

* AREA CALCS:

TOTAL SITE AREA	= 24,393 SF
TOTAL PAVED AREA	= 8,979 SF
TOTAL BUILDING AREA	= 8,123 SF
TOTAL ROADWAY BUFFER AREA	= 1,250 SF
TOTAL PERIMETER BUFFER AREA	= 931 SF
TOTAL LANDSCAPE AREA	= 5,110 SF (21%)

* RESIDENTIAL AMENITIES (8-4D-1):
(3) CLASS A: SMART LOCKS & THERMOSTATS, SECURE PACKAGE LOCKERS, OPEN GRASSY AREA
(1) CLASS B: COMMUNITY GARDEN

* MITIGATION FOR REMOVAL OF EXISTING TREES:
ALL EXISTING TREES ON THE SITE ARE IN POOR HEALTH OR UNDESIRABLE TREES. NO MITIGATION NECESSARY. COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.

STAMP: PRELIMINARY NOT FOR CONSTRUCTION — IDAHO LANDSCAPE ARCHITECT

DATE: 6/06/2025

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
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SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

811 Know what's below. Call before you dig. IDAHO LAW REQUIRES TWO WORKING DAYS NOTICE BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	07/08/25	CITY COMMENTS

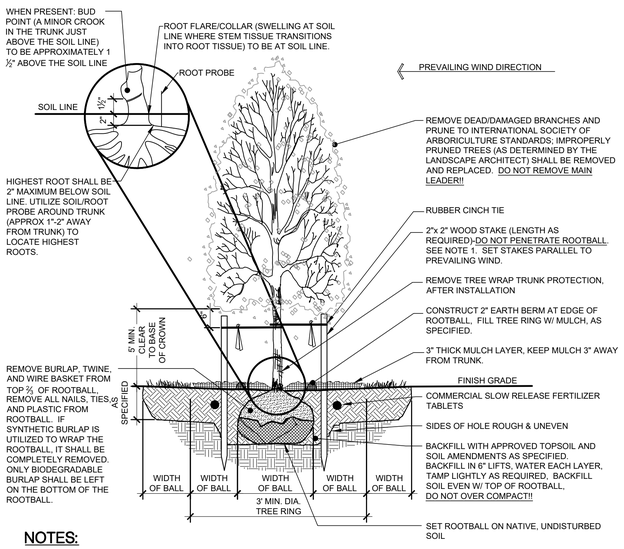
LANDSCAPE PLAN
AMIGOS SUBDIVISION
3933 N ADAMS STREET, GARDEN CITY, ID

DRAWN BY: JRB / AWJ
CHECKED BY: JGM
PROJECT NUMBER: 25-249
SHEET: L1.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXIST OR IN THE PROJECT.

USER:DMCKEEDN LOCATION:N:\PROJECTS\2025\25-249 AMIGOS SUB\CAD\SHEETS\25-249 LANDSCAPE PLAN.DWG PRINT DATE:8/5/2025 12:00 PM

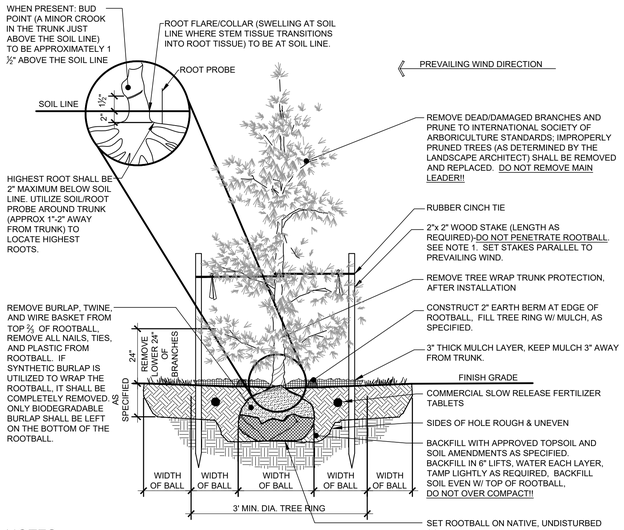


NOTES:

1. THE STAKING OF TREES IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN 5'-0" OF A CONCRETE CURB OR WALKWAY, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 DECIDUOUS TREE PLANTING

NOT TO SCALE

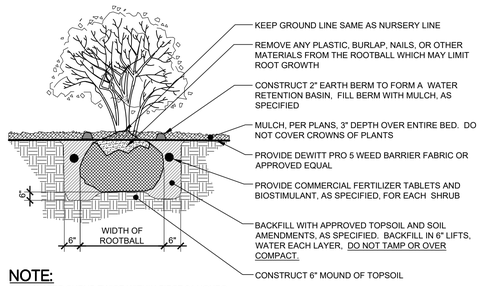


NOTES:

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

2 CONIFEROUS TREE PLANTING

NOT TO SCALE



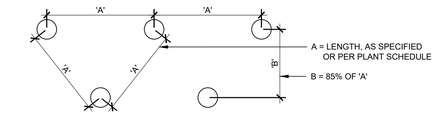
NOTE:

1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

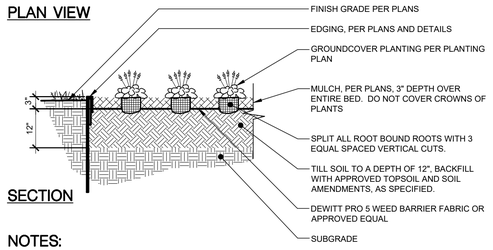
3 SHRUB PLANTING

NOT TO SCALE

SPACING "D"	ROW "A"	NO. OF PLANTS	AREA UNIT
6" O.C.	5.2"	7.80	1 SQ. FT.
8" O.C.	6.93"	5.425	1 SQ. FT.
10" O.C.	8.66"	3.46	1 SQ. FT.
12" O.C.	10.4"	1.95	1 SQ. FT.
15" O.C.	13.0"	1.35	1 SQ. FT.
18" O.C.	15.6"	.87	1 SQ. FT.
24" O.C.	20.8"	.5976	1 SQ. FT.
30" O.C.	26.0"	.3886	1 SQ. FT.
36" O.C.	31.2"	.2150	1 SQ. FT.



PLAN VIEW



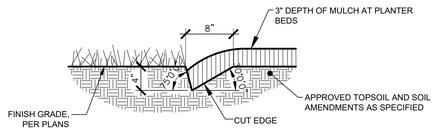
SECTION

NOTES:

1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



5 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" BARK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH "AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DISCLAIMER:

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STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 6/06/2025

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS IN ADVANCE BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com

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REVISIONS:

No.	Date	Description
1	07/08/25	CITY COMMENTS

LANDSCAPE NOTES/DETAILS
AMIGOS SUBDIVISION
3933 N ADAMS STREET, GARDEN CITY, ID

DRAWN BY: JRB / AWJ

CHECKED BY: JGM

PROJECT NUMBER 25-249

SHEET: L2.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ARISING BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXIST IN THE PROJECT.

C:\USERS\JEREMIAH.SMOKEDEN\DESKTOP\LOCATION2\PROJECTS\2025\25-249 AMIGOS SUBD\CAD\SHEETS\25-249 LANDSCAPE PLANING PRINT DATE=6/5/2025 12:00 PM

Legal Descriptions

-3921 N Adams St. Garden City, ID 83714: **W 50 of E 150 Lots 16 & 17 Blk 7 Exc R/W Fairview Acres Sub #1**

-APN: **R2734502291**

Property Details

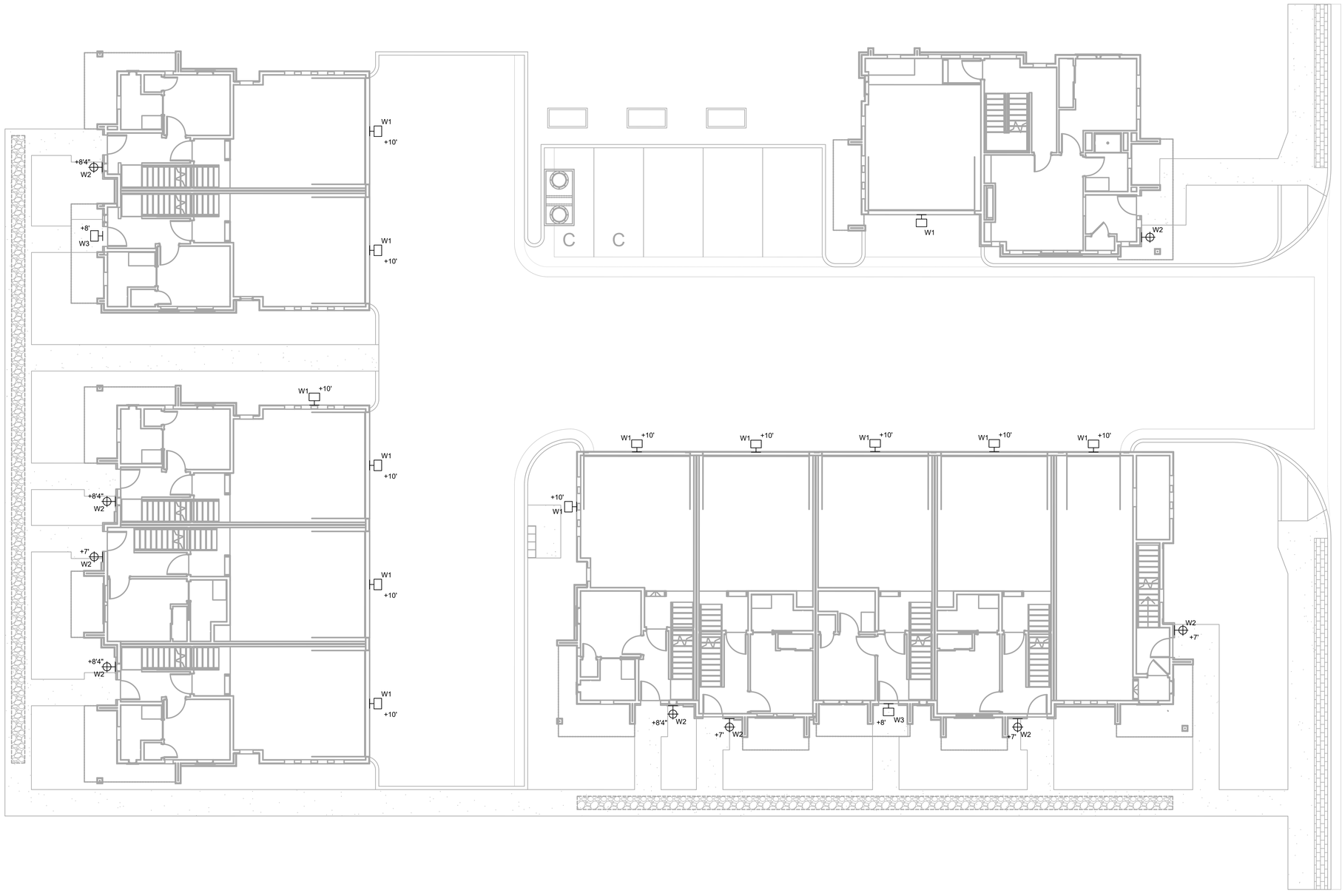
Primary Owner: BINNION BUILDINGS LLC
Address: 3921 N ADAMS ST GARDEN CITY, ID 837140000
Instrument #: 2024065849
Subdivision: FAIRVIEW ACRES SUB NO 01
Assessor ID: W 50' OF E 150' LOTS 16 & 17 BLK 7 EXC R/W FAIRVIEW ACRES SUB #1 #2290B
Township/Range/Section: 3N2E05
Land Group Type: SUB
Zone Code: R-3
Total Acres: 0.226
Tax Code Area: 06

-3933 N Adams St. Garden City, ID 83714: **Par #2303 Por Lots 16-17 Blk 7 Fairview Acres Sub 1 #2301 B**

-APN: **R2734502303**

Property Details

Primary Owner: BINNION BUILDINGS LLC
Address: 3933 N ADAMS ST GARDEN CITY, ID 837140000
Instrument #: 2024065850
Subdivision: FAIRVIEW ACRES SUB NO 01
Assessor ID: PAR #2303 POR LOTS 16-17 BLK 7 FAIRVIEW ACRES SUB 1 #2301B
Township/Range/Section: 3N2E05
Land Group Type: SUB
Zone Code: R-3
Total Acres: 0.338
Tax Code Area: 06



1 OVERALL LIGHTING PLAN
1/8" = 1'-0"

NORTH

AMP ENGINEERING
Project #: 25-102
PO Box 226 | Kuna, ID 83634
(208) 830-5370 | keith@amp-eng.com

ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE

PROFESSIONAL SEAL

PROFESSIONAL ENGINEER LICENSED 7698 STATE OF IDAHO KEITH W. ADAMS

PRELIMINARY

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com

PROJECT NAME
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

OVERALL LIGHTING PLAN

JOB NO:	
DATE:	02-12-25
DRAWN BY:	NAA

SHEET NUMBER
E100

WDGE1 LED

Architectural Wall Sconce

Catalog Number

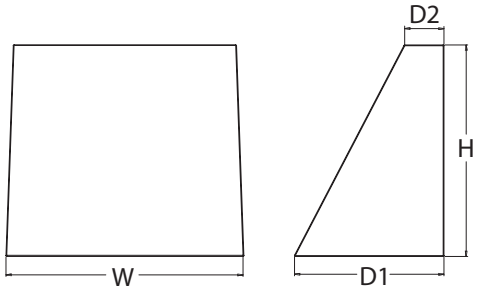
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: (without options) 9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)						
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT	**Shipped included**
	P1	30K 3000K	90CRI	VW Visual comfort wide	347[2]	SRM Surface mounting bracket
	P2	35K 3500K				ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
		40K 4000K				**Shipped separately**
		50K[1] 5000K				AWS 3/8inch Architectural wall spacer[4]
						PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[5]
PE	Photocell, Button Type[6]
DS	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)[7]
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.
DSLE	Dual Switching (1 Driver, 2 Light Engines)
CCE	Coastal Construction[4]

Finish			
DDBXD	Dark bronze	DDBTXD	Textured dark bronze
DBLXD	Black	DBLBXD	Textured black
DNAXD	Natural aluminum	DNATXD	Textured natural aluminum
DWHXD	White	DWHGXD	Textured white
DSSXD	Sandstone	DSSTXD	Textured sandstone

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Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U	WDGE1 surface-mounted back box (specify finish)

NOTES

1 50K not available in 90CRI.
2 347V not available with E4WH, DS, DSLE or PE.
3 Not qualified for DLC. Not available with E4WH.
4 For PBBW and AWS with CCE option, require an RFA.
5 E4WH not available with PE or DS.
6 PE not available with DS.
7 DS is not available with P0.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P0	7W	VF	693	99	0	0	0	718	103	0	0	0	739	106	0	0	0	759	108	0	0	0	764	109	0	0	0
		VW	694	99	0	0	0	720	103	0	0	0	740	106	0	0	0	760	109	0	0	0	766	109	0	0	0
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P0	7W	0.060	0.035	0.030	0.026	--
	9W	--	--	--	--	0.026
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

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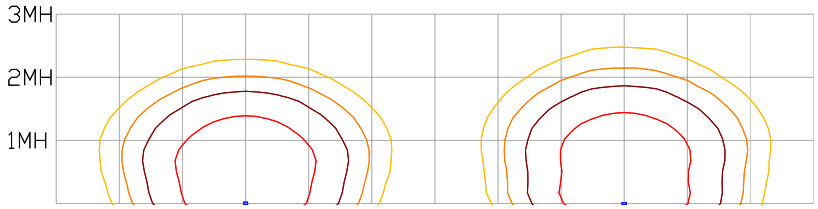
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND

- 0.25 fc
- 0.5 fc
- 1.0 fc
- 3.0 fc

MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

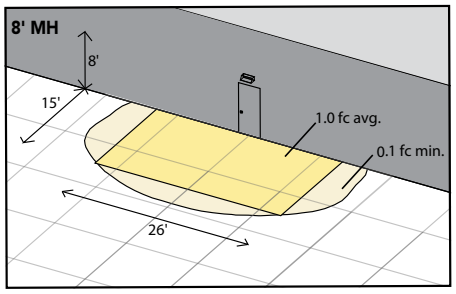
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

Grid = 10ft x 10ft

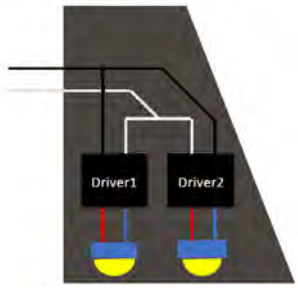


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark.

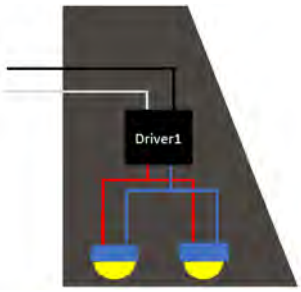
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



Dual Switching Light Engine (DSLE) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with one driver and two light engines. These work completely independent to each other so that a failure of either light engine does not cause the whole luminaire to go dark.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9



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Mounting, Options & Accessories

E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"

PBBW – Surface-Mounted Back Box
Use when there is no junction box available.

D = 1.75"

H = 8"

W = 9"

AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Cylinder 3000K LED 7” Wall Light

11309BKTLED

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SPECIFICATIONS

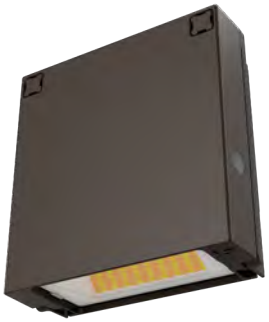
Certifications/Qualifications	
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.00" X 5.00"
Extension	6.50"
Weight	2.50 LBS
Height from center of Wall opening (Spec Sheet)	3.50"
Height	7.00"
Width	5.00"
Light Source	
Delivered Lumens	450
Dimmable	Yes
Expected Life Span (Hours)	45000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	10.00
Max Wattage/Range	10W
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	2.50 LBS
Photometrics	
Color Rendering Index	90
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	EPMM
Shade Dimensions	4.60" D X 7.00"
Product/Ordering Information	
SKU	11309BKTLED
Finish	Textured Black
Style	Other
UPC	783927545280

Finish Options

Textured Black



WPX0 LED
Wall Pack

Catalog Number

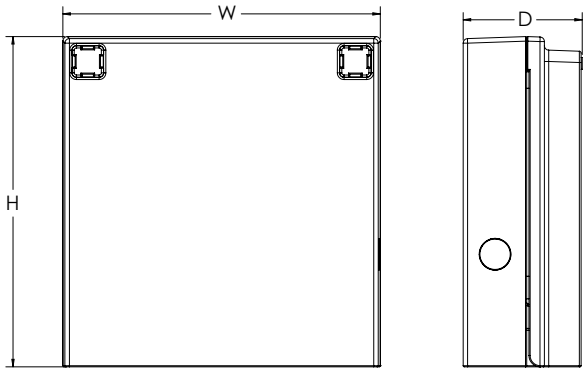
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D): 2″
Height (H): 5.75″
Width (W): 5.5″
Weight: 2.5lbs



Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Ordering Information

EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI

of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

ALO Setting	Input Power (W)	120 V (A)	208 V (A)	240 V (A)	277 V (A)
ALO 4	13.0	0.11	0.06	0.05	0.05
ALO 3	9.2	0.08	0.04	0.04	0.03
ALO 2	7.8	0.07	0.04	0.03	0.03
ALO 1	6.4	0.05	0.03	0.03	0.02

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.93	>0.89	>0.86

Lumen Output

ALO Setting	Color Temperature	Lumen Output
ALO 4	3000K	1,591
	4000K	1,644
	5000K	1,667
ALO 3	3000K	1,164
	4000K	1,191
	5000K	1,225
ALO 2	3000K	974
	4000K	994
	5000K	1,025
ALO 1	3000K	814
	4000K	829
	5000K	859

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.027
5°C	41°F	1.023
10°C	50°F	1.018
15°C	59°F	1.012
20°C	68°F	1.006
25°C	77°F	1.000
30°C	86°F	0.993
35°C	95°F	0.986
40°C	104°F	0.979

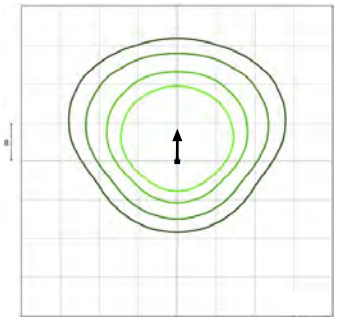
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

WPX0 LED ALO4



Switchable Features

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Amigos Subdivision Mater Plan

A) Description of the vision for the Master Plan area, including design guidelines, land uses and phasing of development:

The vision for Amigos Subdivision is to create a compact, walkable, and diverse residential neighborhood that offers a variety of housing types and shared community amenities, while efficiently utilizing land and infrastructure to support infill development within Garden City. The project incorporates thoughtful design guidelines that emphasize architectural variety through a mix of single-family homes, duplexes, triplexes, townhomes, and a five plex, creating visual interest and a cohesive streetscape. Buildings are oriented around centrally located open space and drive aisles with pedestrian-friendly access and direct entries. The development integrates usable open space, including a community garden, as well as quality-of-life amenities such as smart locks, smart thermostats, and secure package lockers.

Land uses within the plan are entirely residential, consistent with the R-3 zoning, and supported by over 3,200 square feet of common open. We are proposing a single-phase development approach. This would begin with site preparation and utility installation, followed by construction of the multi-unit buildings, then single-family and duplex structures, and concluding with landscaping, amenities, and final finishes. This approach ensures an efficient buildout and early access to shared spaces that enhance livability and promote community engagement.

B) A range of square footage, density, site coverage, and locational distribution of land uses:

Amigos Subdivision presents a well-balanced distribution of land uses and densities across a compact infill site totaling 0.564 acres. The development includes 11 residential units composed of single-family, duplex, triplex, townhomes, and a five-plex configuration, offering a diverse range of housing types. Unit sizes vary from 1,330 square feet to 1,628 square feet of livable space for the townhomes, and 2,386 square feet for the single-family home with lot areas ranging from approximately 1,350 square feet to 3,850 square feet, allowing for flexibility in home sizes and ownership opportunities.

Site coverage is approximately 34% building area (+/-8,352 SF), 28% paved area (+/-6,879 SF), and 29% landscape/gravel (+/-7,125 SF), with the remaining 9% comprising sidewalks and curbing. Land uses are exclusively residential.

C) Description of a circulation plan for autos, bicycles, transit, and pedestrians within the site and to other off-site systems including the Boise River Greenbelt and other waterways:

Vehicular access is provided via a shared private drive aisle through the site, connecting all residential units to Adams Street. On-site parking includes 27 total spaces (including two compact stalls), with guest parking spaces integrated within the site.

Pedestrian circulation is supported by internal walkways that connect to the city sidewalk along Adams Street encouraging a pedestrian friendly environment. Bicycle parking is accommodated within garages, promoting secure and weather-protected bike storage. The site is conveniently located less than 0.5 miles from the Boise River Greenbelt**,** providing direct pedestrian and bicycle access to this trail system. Also, a public transit stop is located along Adams Street supporting access to broader transportation networks and reducing dependence on single-occupancy motor vehicles.

D) Description of the amenities within the site including both natural and Manmade:

Amigos Subdivision offers a well-rounded mix of amenities that contribute to a comfortable and connected living environment. Natural features include more than 3,200 square feet of open space, 400 square feet of open grassy area for recreation and a 360 square foot community garden area that encourages sustainability and neighbor interaction. These spaces are thoughtfully located to be easily accessible from all homes and serve as a central gathering point for residents.

Complementing the natural elements, the site incorporates a range of manmade amenities designed to enhance daily living. Each residence includes private outdoor space, such as a patio or deck. The community also benefits from smart home features like smart locks and thermostats, secure package delivery lockers.

E) Description of the general mass, scale, and character of the buildings:

The general massing consists of a mix of single-family, duplex, triplex, townhomes, and a five plex, with each structure limited to three stories in height, maintaining compatibility with nearby residential developments.

The architectural character features a contemporary mix of materials and textures, including natural wood siding, smooth Hardie board batten panels, three-coat stucco in Glacier White, and split modular stone veneer in a muted Shadow play tone. Finishes are tied together with a clean, neutral palette of white, black, and natural wood, accented by black aluminum storefront systems, steel canopies, and vinyl windows**.**

F) Summary of general public facility requirements to serve the development:

Amigos Subdivision will require connection to existing public utilities and infrastructure systems, including domestic water, sanitary sewer, stormwater drainage, electricity, natural gas, and

telecommunications. Given the infill nature of the site and its location within a developed area of Garden City, all necessary public facilities are available in close proximity to the property, minimizing the need for major extensions.

G) Proposal for incorporation of existing structures in future development Plans:

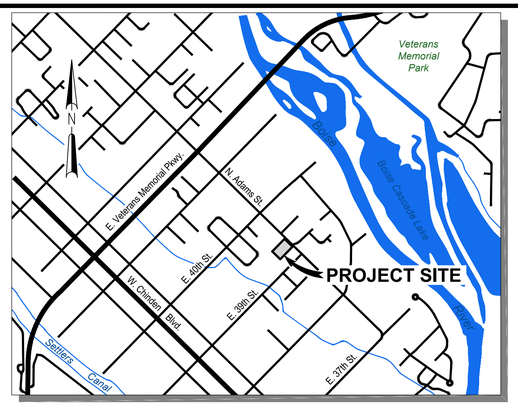
Amigos Subdivision does not propose to incorporate any existing structures into the future development. The site is being redeveloped as a residential infill project, with all new construction designed to meet current building codes, design standards, and density goals.

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO

2025



VICINITY MAP

1" = 800'±

SCALE

10 0 5 10 20

(FEET)
1 INCH = 10 FT.

NOTICE
ALL ROADS ARE FIRE LANES
PARK IN MARKED STALLS ONLY
VIOLATING VEHICLES WILL BE CITED
U.F.C. SEC. 10-207

FIRE LANE SIGN (RED TEXT), PROVIDE FINAL DESIGN TO FIRE DEPT FOR APPROVAL PRIOR TO INSTALLATION

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 0.56 ACRES
TOTAL LOTS 12
TOTAL PARKING SPACES 5
(3) 9' x 18'
(2) 7.5' x 18'
BUILDABLE LOTS/ACREAGE . . . . . 11/ 0.51 ACRES
MINIMUM LOT SIZE . . . . . 1350 sf
AVERAGE LOT SIZE . . . . 2030 sf
COMMON LOTS/ACREAGE . . . . . 1/ 0.051 ACRES
EXISTING ZONING R-3
(CITY OF GARDEN CITY)
PROPOSED ZONING . . . . . R-3/P.U.D.
INTENDED USE . . . . . SINGLE-FAMILY RESIDENTIAL
(DETACHED AND TOWNHOMES)

PROPOSED SETBACKS:

FRONT. . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 0' / 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
(EXCEPT WHERE SHOWN ON SHEET 3)
FIRM NO 16001C0188J
EFFECTIVE DATE . . . . . JUNE 19, 2020

NOTES:

1. ALL LOTS TO BE SERVED BY THE MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.
2. WATER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
3. SANITARY SEWER MAINS SHALL BE 8" IN DIAMETER UNLESS OTHERWISE SHOWN.
4. SURFACE STORM WATER DRAINAGE SHALL BE DIRECTED TO PROPOSED STORM WATER MANAGEMENT FACILITIES AS SHOWN.
5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
6. LOT 1, BLOCK 1 TO BE DESIGNATED AS A COMMON LOT WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
◎	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

DEVELOPER
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URBAN DESIGN • BUILD
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208.949.1471
Nick@buildwithurban.com

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MARKS LAND SURVEYING, INC.
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MERIDIAN, ID. 83642
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gwalker@adpboise.com

CIVIL ENGINEER
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DAVID EVANS AND ASSOCIATES, INC.
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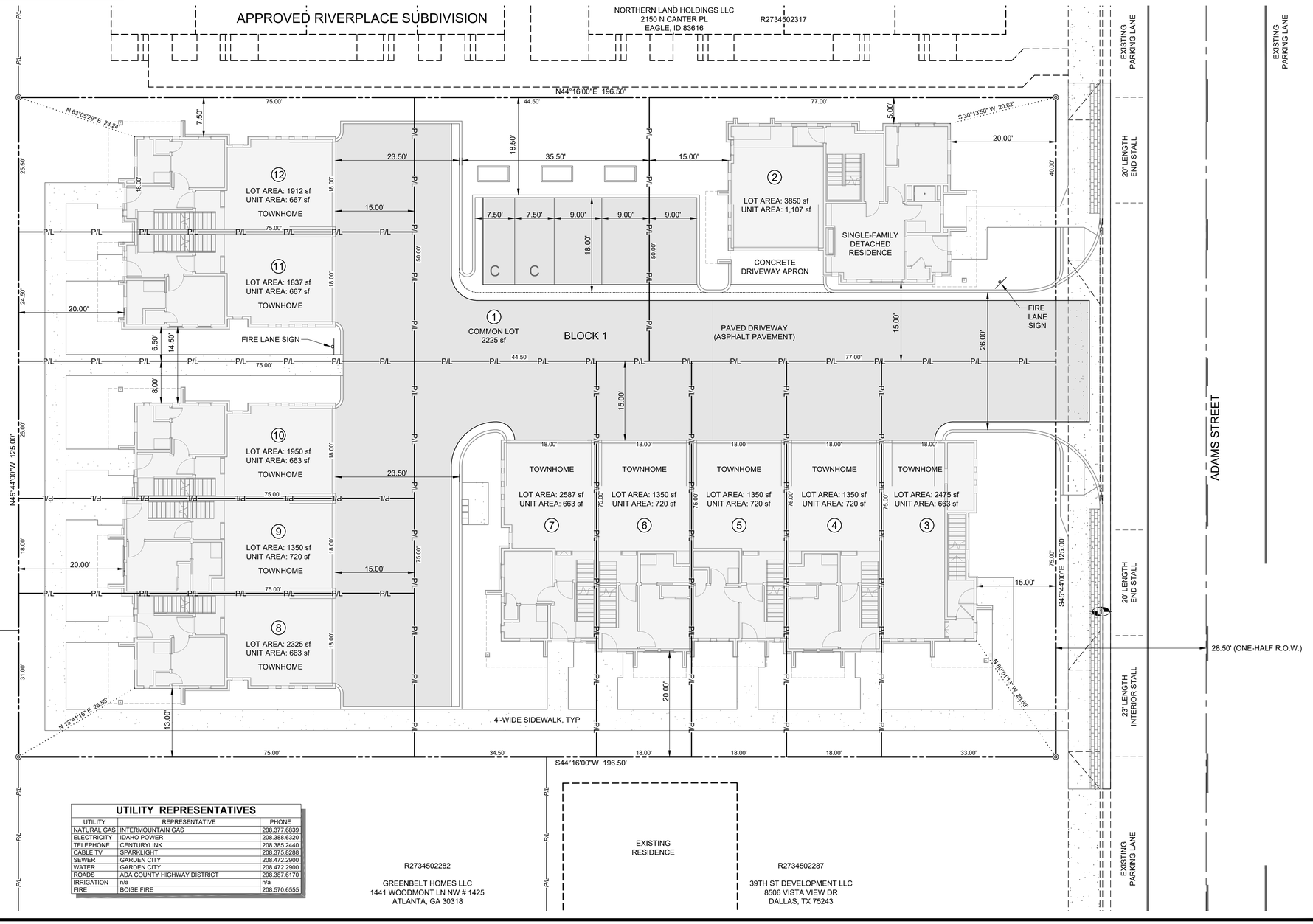
208.900.9049
Derritt.Kerner@deainc.com



UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	208.377.6839
ELECTRICITY	IDAHO POWER	208.388.6320
TELEPHONE	CENTURYLINK	208.385.2440
CABLE TV	SPARKLIGHT	208.375.8288
SEWER	GARDEN CITY	208.472.2900
WATER	GARDEN CITY	208.472.2900
ROADS	ADA COUNTY HIGHWAY DISTRICT	208.387.6170
IRRIGATION	n/a	n/a
FIRE	BOISE FIRE	208.570.6555

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
PLAT LAYOUT
GARDEN CITY IDAHO

DATE: BY: CK
REVIEWED BY:
NO. DATE REVISION

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 3

1

Plot Date: 7/29/2025 11:51 AM By: Bryan Appleby
Save Date: 7/29/2025 11:49 AM By: Brap File: P:\URBA00002250\0400CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

PRELIMINARY PLAT FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.

SHADED AREAS REPRESENT LANDSCAPE AREAS TO BE SUBJECT TO A COMMON MAINTENANCE AGREEMENT PER CITY CODE SECTION 8-4L-4.C.1. (TYPICAL)
* TOTAL SHADED AREAS = 7,117 sq.ft. (29.0% OF PARCEL AREA)

QUALIFIED OPEN SPACE TO INCLUDE 10' x 40' (MIN) OPEN GRASSY AREA

COMMUNITY GARDEN (360 SF)

APPROVED RIVERPLACE SUBDIVISION

SHORT OPEN FENCE WILL BE ALLOWED

4.50'

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

PRIVATE RESIDENCE & YARDS NOT SUBJECT TO EASEMENTS, TYP

SHORT FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

OUTSIDE PARKING SHALL BE LIMITED TO THESE FIVE PARKING STALLS, ALL DRIVE AISLES WILL BE SIGNED "FIRE LANE - NO PARKING"

BLOCK 1

ALL AREAS NOT IDENTIFIED AS "PRIVATE RESIDENCES & YARDS" ARE TO BE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT AS WELL AS A VEHICULAR AND PEDESTRIAN CROSS-ACCESS EASEMENT AND PARKING EASEMENT (TYPICAL).

EXISTING RESIDENCE

MAILBOX CLUSTER

PRIVATE RESIDENCES & YARDS NOT SUBJECT TO EASEMENTS, TYP

ADAMS STREET

A PUBLIC UTILITY EASEMENT WILL BE LOCATED 5' EACH SIDE OF LOT LINE TO FACE OF BUILDING FOR GAS & ELECTRICAL SERVICES (TYPICAL), SEE SHEET 3 FOR ADDITIONAL INFORMATION

6'-HIGH SOLID FENCE ALONG PROPERTY BOUNDARY (EXCEPT ALONG ADAMS STREET FRONTAGE)

SHORT OPEN FENCES WILL BE ALLOWED 24 INCHES BEHIND SIDEWALK (TYPICAL)

EXISTING RESIDENCE

DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC
EASEMENT PLAN
GARDEN CITY IDAHO

NO.	DATE	REVISION	BY	CK

DATE:
REVIEWED BY:

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 2 OF 3
2

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Save Date: 7/29/2025 11:45 AM
By: Bryan Appleby
By: Bryan File: P:\UrbA\URBA00002250\0400CAD\SHEETS\ECC-PP-URBA00002250.dwg

PRELIMINARY ENGINEERING PLAN FOR:

AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1 AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

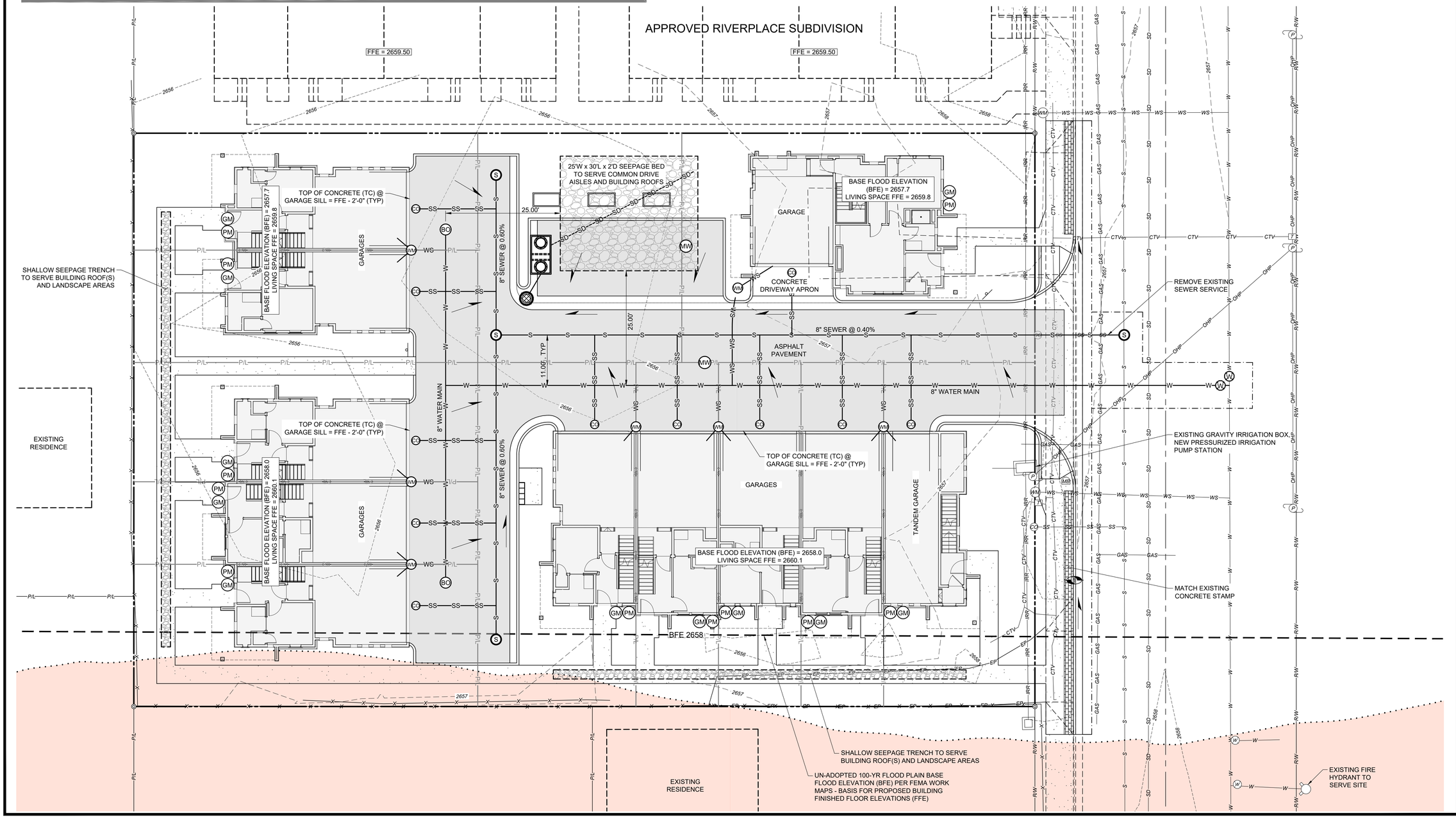
LEGEND

EXISTING	EXISTING	PROPOSED	PROPOSED
CENTERLINE	WATER METER	LOT LINE	WATER SERVICE
RIGHT OF WAY LINE	STORM DRAIN LINE	PUBLIC UTILITY EASEMENT	WATER METER
DEED OR LOT LINE	STORM DRAIN MANHOLE	LOT NUMBER	WATER VALVE
PROPERTY BOUNDARY	STORM DRAIN CATCH BASIN	BLOCK NUMBER	BLOWOFF ASSEMBLY
5/8" REBAR	OVERHEAD POWER LINE	VERTICAL CURB AND GUTTER	STORM DRAIN LINE
TEMPORARY BENCHMARK	POWER POLE	VERTICAL CURB NO GUTTER	STORM DRAIN PERF PIPE
EDGE OF PAVEMENT	TELEPHONE RISER	SIDEWALK	STORM DRAIN MANHOLE
VERTICAL CURB & GUTTER AND SIDEWALK	CABLE TV LINE	VALLEY GUTTER	STORM DRAIN CATCH BASIN
CONCRETE	UNDERGROUND GAS LINE	PAVEMENT	SAND & GREASE TRAP
SANITARY SEWER MAIN	FENCE	PAVEMENT STRIPING	GROUND WATER OBSERVATION WELL
SANITARY SEWER SERVICE	0.5' CONTOUR	SANITARY SEWER MAIN	SEEPAGE BED
SANITARY SEWER MANHOLE	1' CONTOUR	SANITARY SEWER SERVICE	DRAINAGE DIRECTION
SANITARY SEWER CLEANOUT	DECIDUOUS TREE	SANITARY SEWER MANHOLE	POWER METER
WATER LINE	TEST PIT	SANITARY SEWER CLEANOUT	GAS METER
WATER SERVICE	MAILBOX	WATER LINE	
WATER VALVE	100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00		
FIRE HYDRANT			

BENCH MARKS DATUM NAVD 88

TBM#1 2657.50 CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.



DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT
URBAN, LLC

PRELIMINARY ENGINEERING PLAN

GARDEN CITY IDAHO

NO.	REVIEWED BY: DATE	REVISION	BY	CK
	DATE:			

PROFESSIONAL ENGINEER LICENSED 17887 7/29/25 STATE OF IDAHO DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 3 OF 3
3

Plot Date: 7/29/2025 11:48 AM
Save Date: 7/29/2025 11:45 AM
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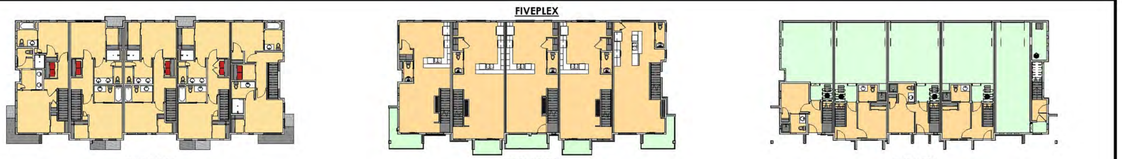
FIVEPLEX



THIRD FLOOR

END UNIT: LIVING SPACE = 635 SF
CENTRAL UNIT: LIVING SPACE = 642 SF
LARGER CENTRAL UNITS: LIVING SPACE = 670 SF
STREET FRONT UNIT: LIVING SPACE = 614 SF

SECOND FLOOR

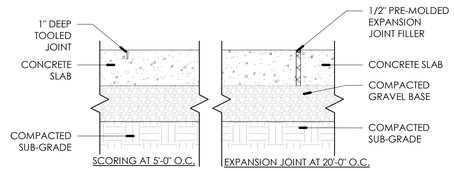
END UNIT: LIVING SPACE = 616 SF, BALCONY = APPROX. 81 SF
CENTRAL UNIT: LIVING SPACE = 622 SF, BALCONY = APPROX. 67 SF
LARGER CENTRAL UNITS: LIVING SPACE = 670 SF, BALCONY = APPROX. 46 SF
STREET FRONT UNIT: LIVING SPACE = 614 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

END UNIT: LIVING SPACE = 268 SF, GARAGE = 420 SF
CENTRAL UNIT: LIVING SPACE = 257 SF, GARAGE = 432 SF
LARGER CENTRAL UNITS: LIVING SPACE = 286 SF, GARAGE = 440 SF
STREET FRONT UNIT: LIVING SPACE = 102 SF, GARAGE = 573 SF

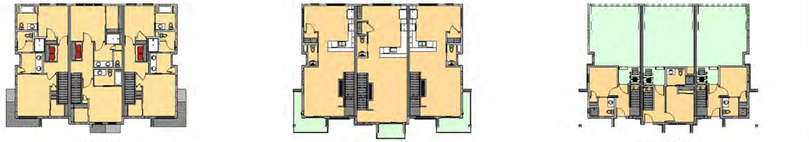
TOTAL

END UNIT: LIVING SPACE = 1,519 SF, GARAGE = 420 SF, BALCONY = APPROX. 81 SF
CENTRAL UNIT: LIVING SPACE = 1,321 SF, GARAGE = 432 SF, BALCONY = APPROX. 67 SF
LARGER CENTRAL UNITS: LIVING SPACE = 1,626 SF, GARAGE = 440 SF, BALCONY = APPROX. 46 SF
STREET FRONT UNIT: LIVING SPACE = 1,330 SF, GARAGE = 573 SF, BALCONY = APPROX. 73 SF



2 CONCRETE JOINTS
1 1/2" = 1'-0"

TRIPLEX



THIRD FLOOR

LIVING SPACE = 643 SF
LIVING SPACE = 683 SF
LIVING SPACE = 643 SF

SECOND FLOOR

LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF
LIVING SPACE = 672 SF, BALCONY = APPROX. 48 SF
LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF

FIRST FLOOR

LIVING SPACE = 268 SF, GARAGE = 420 SF
LIVING SPACE = 286 SF, GARAGE = 440 SF
LIVING SPACE = 268 SF, GARAGE = 420 SF

TOTAL

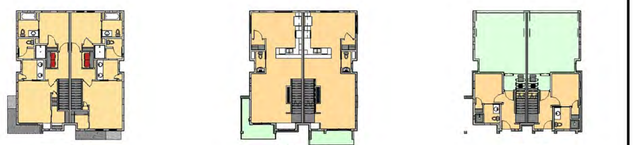
LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF
LIVING SPACE = 1,641 SF, GARAGE = 440 SF, BALCONY = APPROX. 48 SF
LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF

SITE DATA

PROJECT RECAP

*ADDRESS	3921 & 3933 N. ADAMS ST.
*PARKING STALLS PROVIDED	27 TOTAL (2 OF THOSE BEING COMPACT STALLS)
REQUIRED ~ BIKE PARKING - REQUIRED	22 + 5 GUEST SPACES PROVIDED IN GARAGES
*TOTAL SITE AREA	24,567.8 SF OR .564 ACRES
*TOTAL BUILDING AREA	APPROX. 8,352 SF
*BUILDING COVERAGE	34% (APPROX. 8,352 SF)
*PAVED AREA	28% (APPROX. 6,879 SF)
*LANDSCAPE/GRAVEL AREA	29% (APPROX. 7,125 SF)
*OTHER AREA ~ INCLUDING BUT NOT LIMITED TO: CONCRETE, CURBING, & SIDEWALKS	9% (APPROX. 2,211 SF)

DUPLEX



THIRD FLOOR

LIVING SPACE = 659 SF
LIVING SPACE = 675 SF

SECOND FLOOR

LIVING SPACE = 637 SF, BALCONY = APPROX. 84 SF
LIVING SPACE = 653 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

LIVING SPACE = 284 SF, GARAGE = 420 SF
LIVING SPACE = 300 SF, GARAGE = 420 SF

TOTAL

LIVING SPACE = 1,580 SF, GARAGE = 420 SF, BALCONY = APPROX. 84 SF
LIVING SPACE = 1,628 SF, GARAGE = 420 SF, BALCONY = APPROX. 73 SF

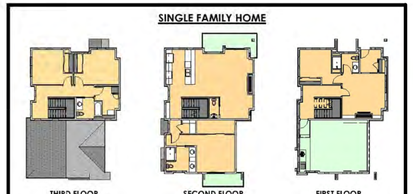
OWNER DATA

OWNER:	BINNION BUILDINGS, LLC. 7808 W ELM BROOK ST BOISE, ID 83714-2176
ARCHITECT:	ADP ARCHITECTS, PA. GLENN WALKER, AIA 1831 E. OVERLAND RD. MERIDIAN, ID 83642
DEVELOPER:	URBAN DESIGN & BUILD 128 S EAGLE RD. # 200 EAGLE, ID 83616

PROPERTY DESCRIPTION:
PARCELS: R2734502291 & R2734502303
YEAR: 2025
PARCEL STATUS: ACTIVE IN 2025
PRIMARY OWNER: BINNION BUILDINGS, LLC.
ZONE CODE: R-3
TOTAL ACRES: 0.564
TAX CODE AREA: 06
INSTRUMENT NUMBERS: 2024065849 & 2024065850
PROPERTY DESCRIPTIONS: W 50' OF E 150' LOTS 16 & 17 BLK 7 EXC R/W FAIRVIEW ACRES SUB #1 #2290B & PAR #2303 POR LOTS 16-17 BLK 7 FAIRVIEW ACRES SUB 1 #2301B

ADDRESS: 3921 & 3933 N. ADAMS ST. GARDEN CITY, ID 83714
SUBDIVISION: FAIRVIEW ACRES SUB NO 01
LAND GROUP TYPE: SUB
TOWNSHIP/RANGE/SECTION: 3N2E05

SINGLE FAMILY HOME



THIRD FLOOR

LIVING SPACE = 635 SF

SECOND FLOOR

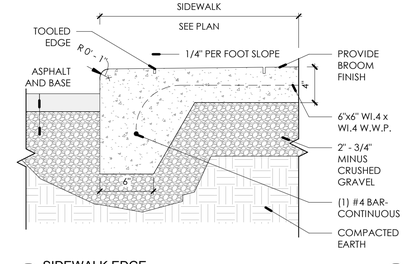
LIVING SPACE = 1,048 SF
BALCONY = APPROX. 168 SF

FIRST FLOOR

LIVING SPACE = 703 SF
GARAGE = 442 SF

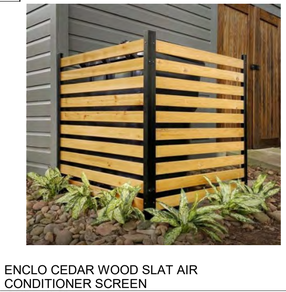
TOTAL

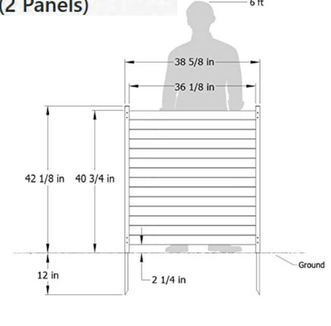
LIVING SPACE = 2,386 SF
GARAGE = 442 SF
BALCONY = APPROX. 168 SF



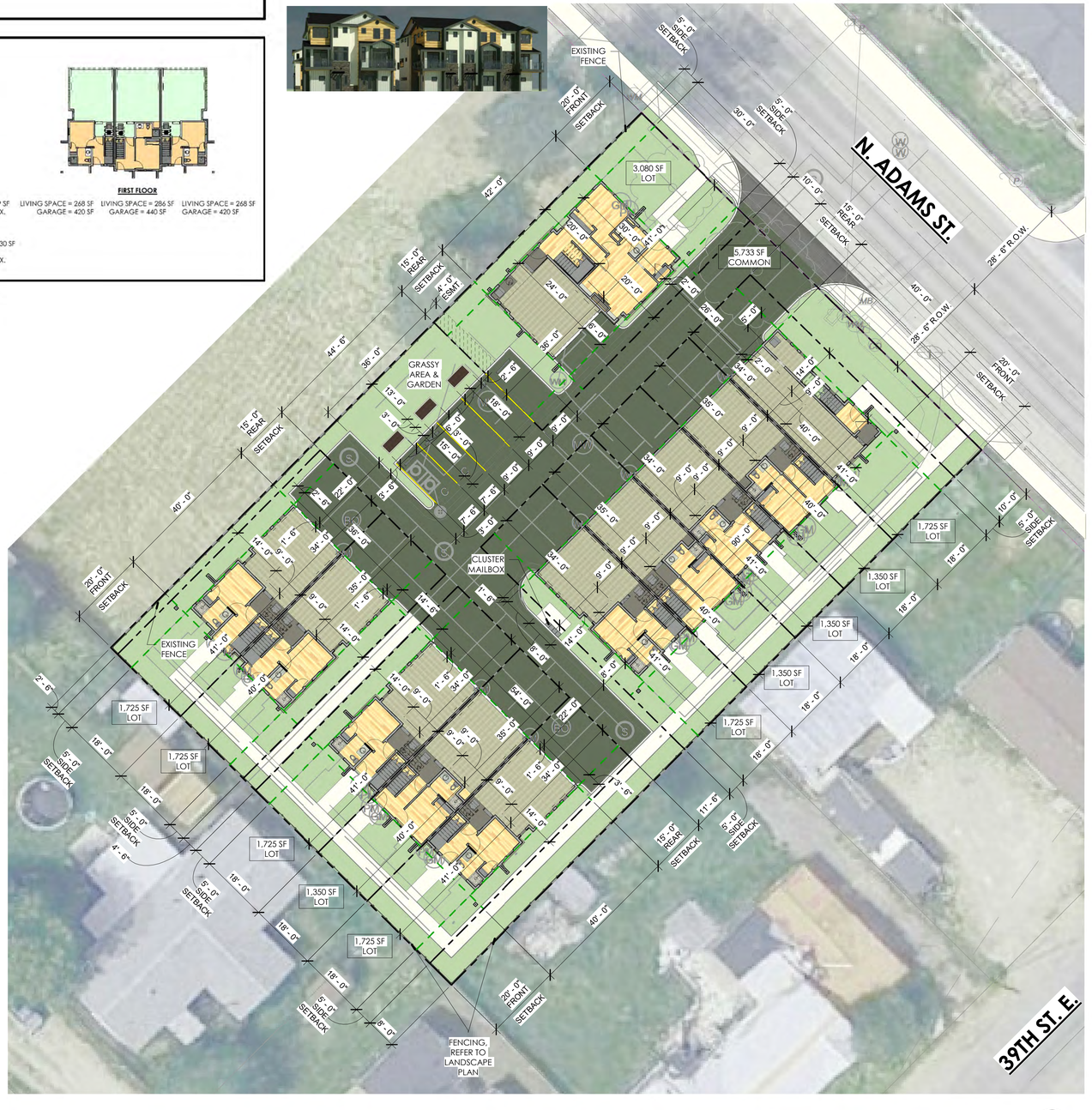
3 SIDEWALK EDGE
1 1/2" = 1'-0"

ENCLO HIDE IT WITH STYLE
Charleston Wood Slat Privacy Screen Kit (2 Panels)





4 ENCLO CEDAR WOOD SLAT AIR CONDITIONER SCREEN
3/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

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ARCHITECTURE DESIGNS PLUS, P.A.

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N WILDWOOD ST
BOISE, IDAHO 83713
OFFICE: 208-353-0734
gwalker@adpboise.com

NO.	REVISIONS	DATE
2	FOR SUBMITTAL	08.01.25

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR-818618
08.01.25
GLENN WALKER
STATE OF IDAHO

PROJECT NAME:
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

SITE PLAN

JOB NO:	24147
DATE:	05/17/24
DRAWN BY:	PMG

SHEET NUMBER:
A_1.0
PLOT DATE:
8/4/2025 3:13:15 PM

3 SITE PLAN - OPEN AREA @ 2ND FLOOR
1/16" = 1'-0"

COMMON OPEN / AMENITIES

8-4L-4: OPEN SPACE STANDARDS FOR RESIDENTIAL DEVELOPMENTS: A MINIMUM OF TWO HUNDRED FIFTY (250) SQUARE FEET OF COMMON OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. **11** X 250= **2,750 SF**

QUALIFIED OPEN SPACE:

3,200 SF

"1. Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, length and width dimension of twenty feet (20')."
3,200 sf/250 = **12.8 UNITS ALLOWED**

8-4B-3: DWELLING UNIT GENERAL PROVISIONS: C. AMENITIES: ALL RESIDENTIAL DEVELOPMENTS OF THREE (3) OR MORE UNITS SHALL PROVIDE AMENITIES.
1. The number of required amenities depends on the size of development as follows:
a. Developments with three (3) to fifteen (15) dwelling units shall provide at least four class A amenities, two class B amenities, **two class A and one class B amenities**, or one class C amenity

TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES

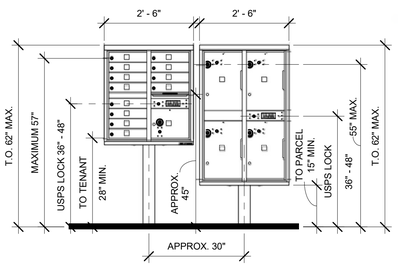
	CLASS A	CLASS B
QUALITY OF LIFE	• smart locks and smart thermostats for all units	
	• secure package lockers	
OPEN SPACE	• open grassy area of @ least forty feet by ten feet (40' x 10') in area - **400 SF**	• community garden - **360 SF**

PRIVATE OPEN SPACE

8-4L-5: OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS: PRIVATE OPEN SPACE REQUIREMENTS: FOR ANY NEW MULTI-FAMILY DEVELOPMENT: A MINIMUM OF EIGHTY (80) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT.

SINGLE FAMILY UNIT:	134 SF + 148 SF GROUND FLOOR; 88 SF SECOND LEVEL	= **370 SF**
DUPLEX ~		
UNIT A:	52 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **120 SF**
UNIT B:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
TRIPLEX ~		
UNIT A:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
FIVEPLEX ~		
UNIT A:	80 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **132 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	85 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **153 SF**
UNIT D:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT E:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
TOTAL		**= 1,552 SF**

4 RAISED PLANTER
3/4" = 1'-0"



2 MAILBOX DETAIL
1/2" = 1'-0"

1 SITE PLAN - OPEN AREA @ GRADE
1/16" = 1'-0"

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ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE
2.	FOR SUBMITTAL	08.01.25

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR-818618
08.01.25
GLENN WALKER
STATE OF IDAHO

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

OPEN SPACE / AMENITIES PLAN

JOB NO:	24147
DATE:	10/15/24
DRAWN BY:	PMG

SHEET NUMBER:
A_1.1
PLOT DATE:
7/31/2025 12:21:58 AM

Amigos Subdivision

Garden City, Idaho

Natural Hazard and Resources Analysis

Developer:

Urban Design + Build

128 S Eagle Road, Suite 200
Eagle, Idaho 83616
(208) 949-1471

Prepared For:

City of Garden City

6015 Glenwood Street
Garden City, Idaho 83714

Prepared By:

Derritt Kerner, PE

David Evans and Associates, Inc.
9175 W Black Eagle Drive
Boise, Idaho 83709

July 18, 2025

DEA Project Number:
URBA0000-2250

DAVID EVANS AND ASSOCIATES INC.

Table of Contents Page

Project Description 2
Significant Natural Resources 2
Subdivisions within a Floodplain 2
Appendix A (IPaC Resource List) 4
Appendix B (Current FEMA Mapping) 5
Appendix C (FEMA Work Map) 6

Project Description

The project site is located at 3921 and 3933 N Adams Street in Garden City, Idaho, and encompasses approximately 0.56 acres. The site is currently undeveloped. The proposed development includes ten (10) townhomes and one (1) single-family detached residence, along with a shared paved common drive and parking area, concrete sidewalks, and associated landscaping.

Significant Natural Resources

Per the Garden City requirements for a Preliminary Plat application, significant natural resources are discussed below.

A. Vegetation

The site exhibits native shrubs and grasses with a few existing native trees that will need to be removed for the development of the site.

B. Fish and Wildlife Habitat

The Idaho Fish and Wildlife reported (via IPaC) that the threatened yellow-billed cuckoo may exist in the general vicinity of the project site. The proposed development will have little to no impact. Loss of a few internal trees will result in minimal impact to migratory birds in the area.

C. Water (Streams and Riparian Zones)

No streams or riparian zones are known to exist on the subject property.

Subdivisions within a Floodplain

A. Floodplain

Most of the site is currently located within FEMA Zone X (500-year floodplain), with a small portion of the site (1,055 sq.ft. – 4.3% of site area) located in FEMA Zone AE (100-year floodplain) per FEMA Panel 16001C0188J (Base Flood Elevation (BFE) = 2657.00).

Per the unadopted FEMA Work Maps (dated June 19, 2020), the site would mostly be located within the 100-year floodplain (approximately 97%), with a BFE of 2658.0 along the east boundary and a BFE of 2657.5 along the west boundary. The developer has opted to elevate the finished floors of the building living spaces to at least two (2) feet above these unadopted flood elevations.

No dams, dikes, or similar structures are known to be planned in this area that would impact the floodplain. No planned diversions, alterations, or rerouting of channels and drainage ways are known to be planned in this area that would impact the floodplain.

Appendix A

IPaC Resource List

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Ada County, Idaho

Local office

Idaho Fish And Wildlife Office

(208) 378-5243
(208) 378-5262

1387 South Vinnell Way, Suite 368
Boise, ID 83709-1657

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Yellow-billed Cuckoo Coccyzus americanus There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3911	Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Suckley's Cuckoo Bumble Bee Bombus suckleyi No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

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Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act [2] and the Migratory Bird Treaty Act (MBTA) [1]. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are Bald Eagles and/or Golden Eagles in your project area.

Measures for Proactively Minimizing Eagle Impacts
For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the National Bald Eagle Management Guidelines. You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to Bald Eagle Nesting and Sensitivity to Human Activity.

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

If disturbance or take of eagles cannot be avoided, an incidental take permit may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the Do I Need A Permit Tool. For assistance making this determination for golden eagles, please consult with the appropriate Regional Migratory Bird Office or Ecological Services Field Office.

Ensure Your Eagle List is Accurate and Complete
If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs
The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

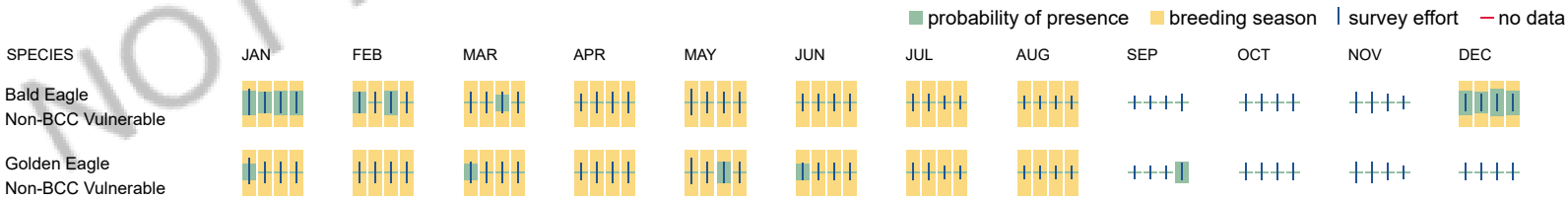
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle (Bald and Golden Eagle Protection Act requirements may apply).

Proper interpretation and use of your eagle report
On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:
The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) [1] prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Avocet Recurvirostra americana This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 21 to Aug 10
American White Pelican pelecanus erythrorhynchos This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/6886	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31
Broad-tailed Hummingbird Selasphorus platycercus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 25 to Aug 21
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
Calliope Hummingbird Selasphorus calliope This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9526	Breeds May 1 to Aug 15
Cassin's Finch Haemorhous cassinii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9462	Breeds May 15 to Jul 15
Clark's Grebe Aechmophorus clarkii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jun 1 to Aug 31
Evening Grosbeak Coccothraustes vespertinus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Aug 10
Flammulated Owl Psiloscops flammeolus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7728	Breeds May 10 to Aug 15
Franklin's Gull Leucophaeus pipixcan This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds Jan 1 to Aug 31
Lewis's Woodpecker Melanerpes lewis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9408	Breeds Apr 20 to Sep 30
Long-eared Owl asio otus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15

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Northern Harrier Circus hudsonius This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8350	Breeds Apr 1 to Sep 15
Olive-sided Flycatcher Contopus cooperi This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3914	Breeds May 20 to Aug 31
Rufous Hummingbird Selasphorus rufus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8002	Breeds Apr 15 to Jul 15
Sage Thrasher Oreoscoptes montanus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9433	Breeds Apr 15 to Aug 10
Western Grebe aechmophorus occidentalis This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6743	Breeds Jun 1 to Aug 31
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

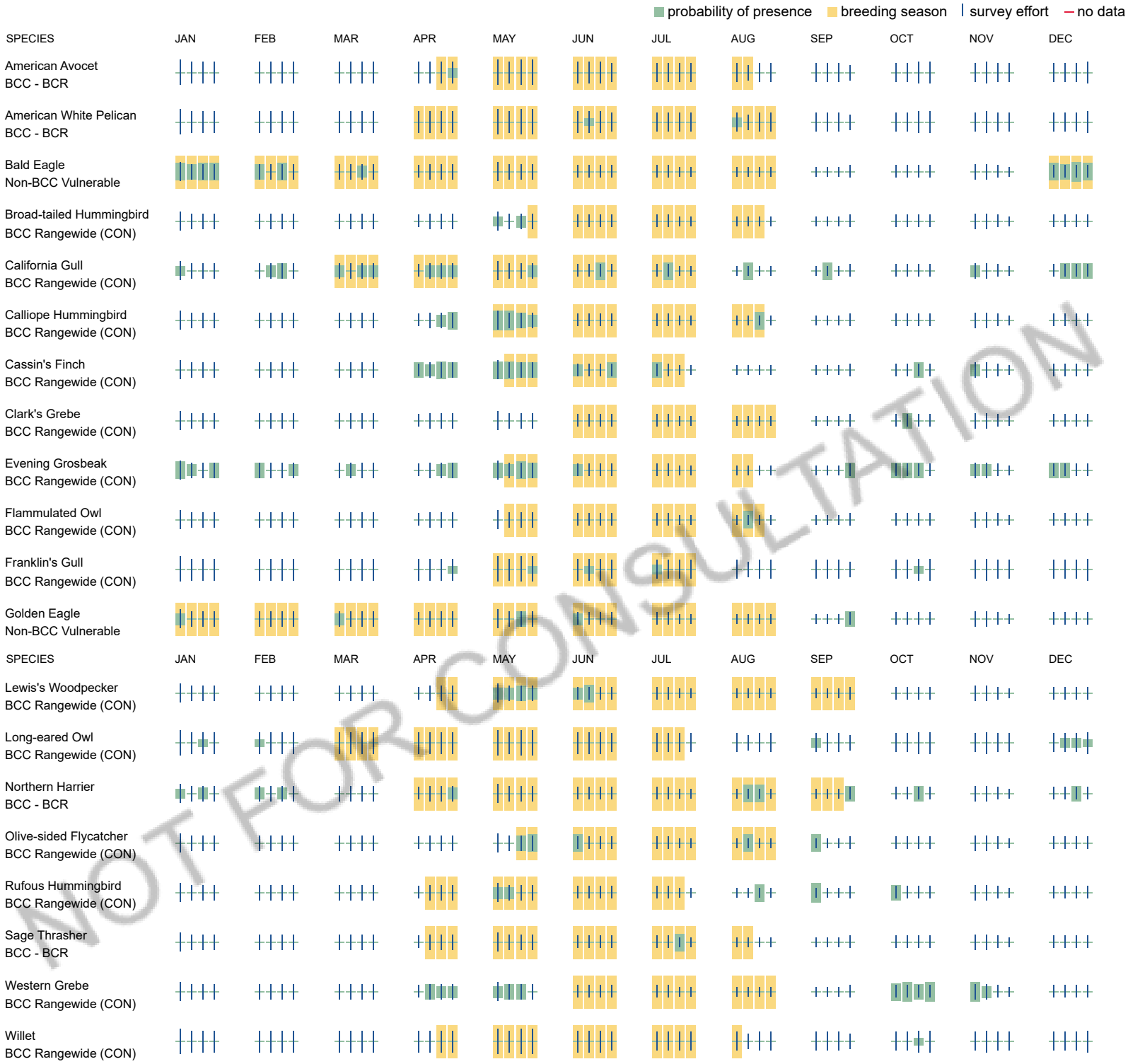
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

NOT FOR CONSULTATION

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Avoidance & Minimization Measures for Birds describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the Bald and Golden Eagle Protection Act and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle (Bald and Golden Eagle Protection Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the Rapid Avian Information Locator (RAIL) Tool.

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the RAIL Tool and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your “IPaC PROBABILITY OF PRESENCE SUMMARY” at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Bald and Golden Eagle Protection Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ “Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds”.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs
Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

NOT FOR CONSULTATION

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

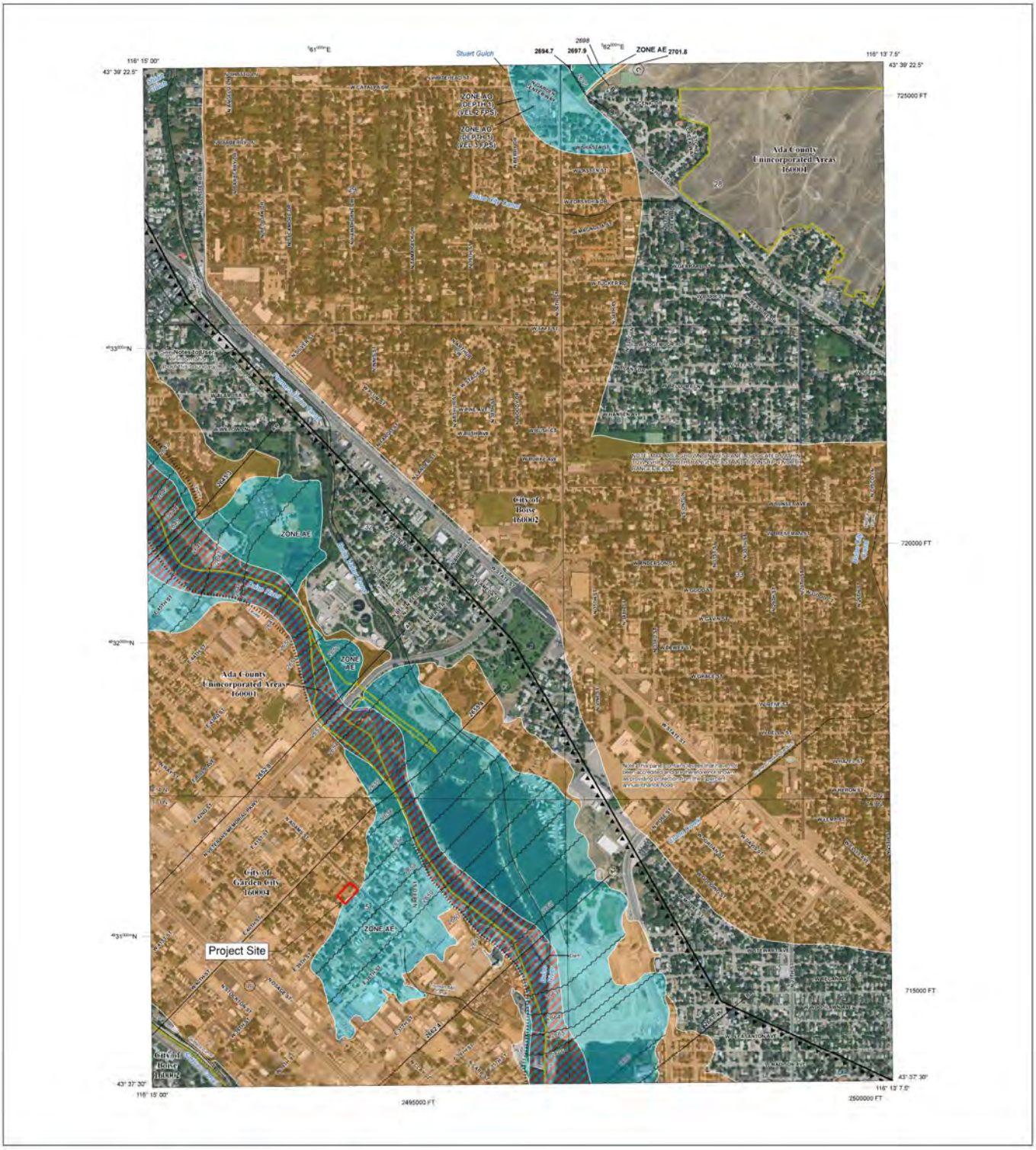
NOT FOR CONSULTATION

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Appendix B

Current FEMA Mapping



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee See Notes. Zone X Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	15.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Coastal Transect Baseline Profile Baseline Hydrographic Feature Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the National Agricultural Imagery Program United States Geological Survey (NAIP), administered by the United States Department of Agriculture. This information was derived from digital orthophotography at a 2-foot resolution from photography dated 2015.

ATTENTION: The levee, dike, or other structure that impacts flood hazards inside this boundary has not been shown to comply with Section 65.10 of the NFIP Regulations. As such, this FIRM panel will be revised at a later date to update the flood hazard information associated with this structure.

This flood hazard data inside this boundary on the FIRM panel has been republished from the previous effective (historic) FIRM for this area, after being converted from NGVD 29 to NAVD 88

SCALE

Map Projection: Universal Transverse Mercator Zone 11N, North American Datum 1983; Western Hemisphere vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR

* PANEL NOT PRINTED

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

ADA COUNTY, IDAHO
and Incorporated Areas

PANEL 188 OF 875

FEMA

COMMUNITY	NUMBER	PANEL	SUFFIX
ADA COUNTY	160001	0188	J
BOISE, CITY OF	160002	0188	J
GARDEN CITY, CITY OF	160004	0188	J

VERSION NUMBER
2.3.1.1

MAP NUMBER
16001C0188J

MAP REVISED
JUNE 19, 2020

Appendix C

FEMA Work Map

Exhibit A: June 19, 2020 FIRM- FIS- FLOODPLAIN

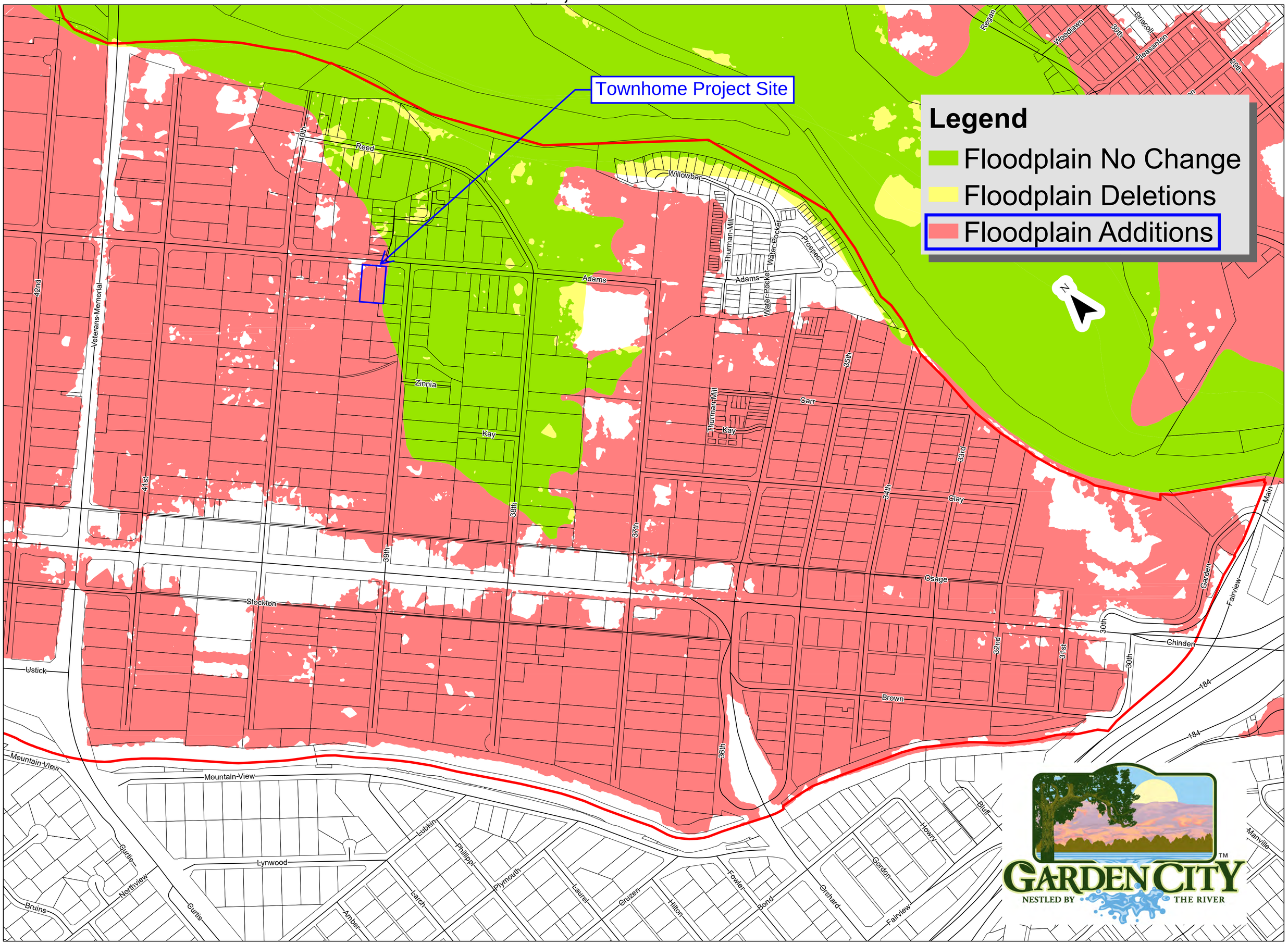
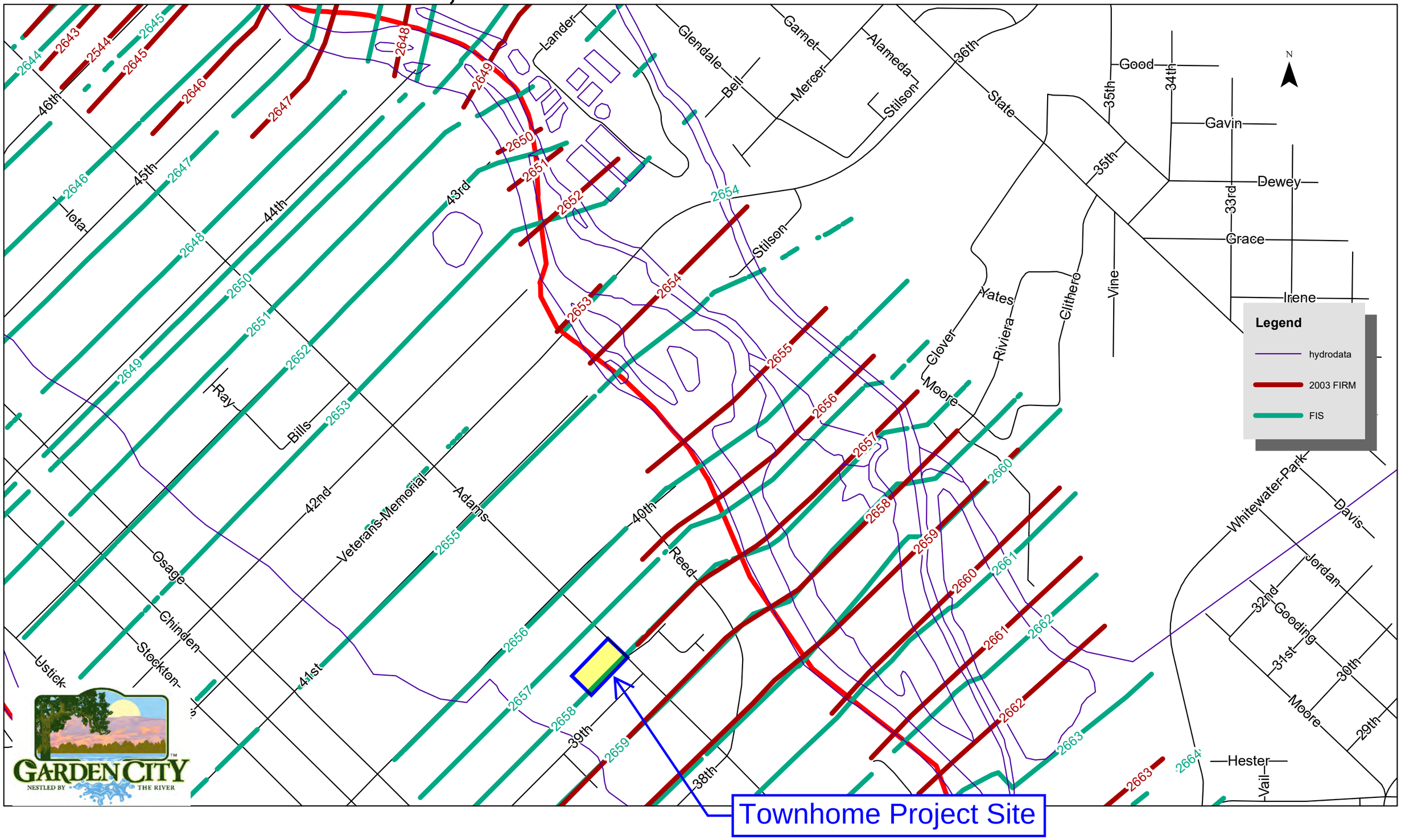


Exhibit A: June 19, 2020 FIRM- FIS- BASE FLOOD ELEVATION



PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734502647	MALLO FAMILY 2006 REVOCABLE TRUST	1001 S MAIN ST # 7008	KALISPELL, MT 59901-0000
R1001780010	BLUESTAR HOMEOWNERS ASSOCIATION INC	1036 S TEN MILE RD	KUNA, ID 83634-0000
R2893320040	NATS COTTAGE LLC	10460 W LAHONTAN DR	BOISE, ID 83709-0000
R5457530030	GUERRERO JERONIMO DURAN	109 E 45TH ST	GARDEN CITY, ID 83714-0000
R2734520675	MCTRAPPINS LLC	1107 W OFARRELL ST	BOISE, ID 83702-0000
R5457530020	DECKER BARBARA TRUST 11/21/2023	1119 NE HOUSTON RD	BOISE, ID 83706-0000
R2734502272	ODE CRAIG H	1150 UNION ST APT 804	SAN FRANCISCO, CA 94109-0000
R2734502260	REED TAYLOR	1311 CHESTNUT ST APT 4	SAN FRANCISCO, CA 94123-0000
R2734502282	GREENBELT HOMES LLC	1441 WOODMONT LN NW # 1425	ATLANTA, GA 30318-0000
R2734520651	PETROV MICHELLE	15032 TURTLE POND CT	CHINO HILLS, CA 91709-0000
R2734502668	GV GARDEN CITY PORFOLIO LLC	2027 HARPER AVE	HERMOSA BEACH, CA 90254-3330
R2734502339	NORTHERN LAND HOLDINGS LLC	2150 N CANTER PL	EAGLE, ID 83616-0000
R2893320080	LQW PROPERTIES LLC	2510 N 34TH	BOISE, ID 83703-0000
R2734502243	BOLIVAR RENEE E	276 E 39TH ST	GARDEN CITY, ID 83714-0000
R1001780080	PELCZAR MARIA	30 PHEASANT RIDGE DR	HENDERSON, NV 89014-2116
R2734502251	EVANS STEVEN B	302 E 39TH ST	GARDEN CITY, ID 83714-6444
R2893320050	DREW MELISSA	307 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320060	JORDAN KINDRA L	309 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320090	MASARIK APRIL	3099 E STONE POINT DR	BOISE, ID 83712-0000
R2893320180	SWAGGART GARRETT	315 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320120	BUCKLEY MICHELE P	317 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320130	ALANDT BRIAN	319 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320140	WHITE JAMES	321 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320150	GOODE JAIME	323 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320160	PRINCE TYLER	325 E 40TH ST	GARDEN CITY, ID 83714-0000
R2893320290	CHADDERDON GARRETT	327 E 40TH ST	GARDEN CITY, ID 83714-0000
R2734520697	GARDEN CITY MOBILE ESTATES INC	3784 N LANCER WAY	BOISE, ID 83713-0000
R2734520655	LEWIS BRANDON CLAY	3886 N ADAMS ST	GARDEN CITY, ID 83714-0000
R2734520661	HENSON INGRID	3890 N ADAMS ST	GARDEN CITY, ID 83714-6448
R7537440020	RODRIGUEZ VICTOR	3961 N ADAMS ST	GARDEN CITY, ID 83714-0000
R1001770090	BIVIN ROBERT C	3972 N ADAMS ST	GARDEN CITY, ID 83714-0000
R5457530010	B & B GLASGOW RENTALS LLC	440 S TIBURON AVE	MERIDIAN, ID 83642-0000
R2734502255	KILLOSKY SHIRLEY	4425 DALTON LN	BOISE, ID 83704-0000
R1001770030	LUPER CALVIN N	504 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770040	RAGSDALE BRENT	508 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770100	WINDES DEEANNA C	513 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001770070	HOISINGTON LAURRIE	520 E ADAMS CT	GARDEN CITY, ID 83714-0000
R1001780020	GONZALEZ JENNIFER ANN REVOCABLE LIVING TRUST 06/15/2022	528 E ADAMS CT	GARDEN CITY, ID 83714-0000
R2893320020	40TH STREET COTTAGES HOMEOWNERS ASSOCIATION INC	5660 E FRANKLIN RD STE 310	NAMPA, ID 83687-0000
R2734502274	REED TAYLOR	590 11TH AVE	SAN FRANCISCO, CA 94118-0000
R2734502291	BINNION BUILDINGS LLC	7808 W ELM BROOK ST	BOISE, ID 83714-0000
R2734502287	39TH ST DEVELOPMENT LLC	8506 VISTA VIEW DR	DALLAS, TX 75243-0000
R1429000010	CIRCLE C MHP LLC	PO BOX 1573	NAMPA, ID 83653-0000
R2734502644	ROSSI-MEDINA FAMILY TRUST 11/10/2021	PO BOX 2568	EAGLE, ID 83616-9119
R5457530040	CORYELL KEVIN GARTH	6409 W NORTHVIEW ST	BOISE, ID 83704-0000
R2734502675	LAKE JAMIE SEPARATE PROPERTY TRUST 05/18/2015	832 POMONA AVE	ALBANY, CA 94706-0000
R2734502247	EVANS STEVEN B	302 E 39TH ST	GARDEN CITY, ID 83714-6444
R8506320007	MCCULLOUGH TERRY	1410 S OWYHEE ST	BOISE, ID 83705-0000
R8506320010	RUMPLE DAN	1546 W SALEM ST	BOISE, ID 83705-0000

Date: 5/13/2025

RE: Neighborhood Meeting Notice for a Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: **Tuesday, May 27th, 2025**

Meeting Time: **5:30 PM**

Meeting Location: **3933 N Adams St. Garden City, ID 83714 (At the site)**

Project Summary: We are proposing a 12-lot residential subdivision featuring 10 townhomes, 1 single-family home, and 1 common lot. Each unit will include a two-car garage, and the development will provide a total of five dedicated guest parking stalls, along with qualified shared open space.

If you have any questions or would like to discuss the project prior to the neighborhood meeting, please don't hesitate to contact us at (208) 949-1471 or by email at Nick@buildwithurban.com. We welcome your feedback and look forward to connecting with you.

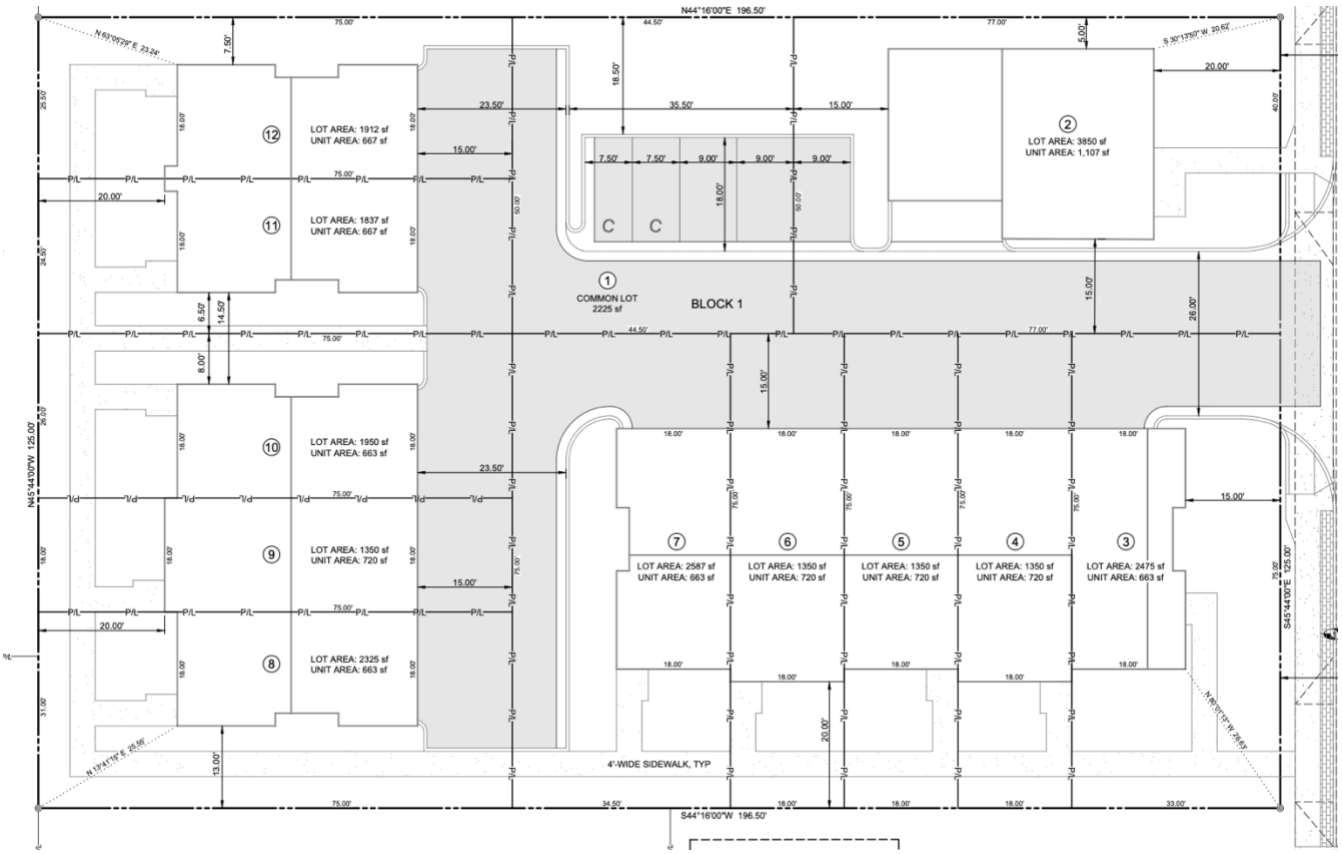
If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting.

Please note, that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.

Thank you,

Nick Louie

Urban, LLC



Those who have standing may appeal the decision, **provided that written comment is received by the city at least seven days prior to the consultation**. Those who have not provided written comments seven days or more in advance of the consultation will not be permitted to appeal.

If you wish to be an interested party or may wish to appeal the city's decision please provide the city with the following information to the city via email planning@gardencityidaho.org or mail to Attn: Design Review 6015 Glenwood, Garden City, Idaho, 83714.

File:

I wish to be an interested party ____Yes ____No

I wish to have the ability to appeal ____Yes ____No

Name:
Email :
Physical Address:

Which design elements are of concern:

_____ Massing

_____ Architectural elements

_____ Connectivity

_____ Landscaping

_____Water features

_____ Site layout

_____ Other

Please elaborate:

_____

Signature Date

Neighborhood Meeting Sign-in Sheet Template

Day: Tuesday

Date: 5/27/25

Time: 5:30 PM

Project Synopsis:

Information must be written in block letters and in legible handwriting.

Example: Jane Doe, 6015 Glenwood St., Garden City, ID, 83714, planning@GARDENCITYIDAHO.ORG , YES

Name	Address (house number, street, suit, studio, if applicable)	City/State/ZIP	Email	Are you interested in having standing to object to this project? (yes/no)
	NO Attendees			

*

From: Jason Jones jj@208dirt.com
Subject: Re: Amigos Subdivision
Date: Jul 28, 2025 at 5:45:42 PM
To: Nick Louie Nick@buildwithurban.com
Cc: falwuamanagement@gmail.com, Telara o fairviewacreswaterway@gmail.com

---

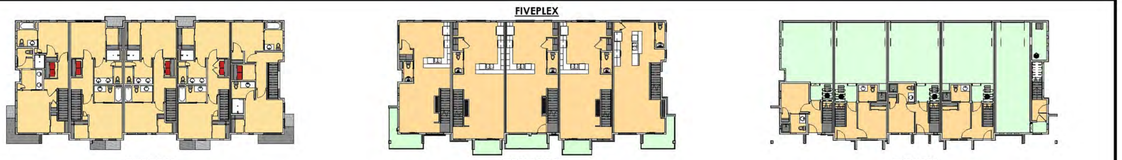
Hey Nick, we don't review the proposal for engineering design as we don't take responsibility for engineering errors that might create issues down the road. That being said, our Ditchrider is happy to meet at the site as further engineering occurs. I don't see any specific proposals in here about pipe sizes so obviously whatever is put in will need to be adequate for water to flow through at our peak flow at the beginning of the season. We also sometimes recommend opening the ditch back up in places where that is possible and it looks like this site might have that possibility which could reduce cost of this project and could reduce future maintenance cost as pipe sections of ditch become a property owner responsibility for maintenance. That being said if the owner prefers keeping it piped, we have no problem with the proposal to do so and would support the owners decision.

Jason Jones
President FALWUA

Tap to Download
AMIGOS_REV_071425.pdf
14.6 MB

Tap to Download
AMIGOS_REV_071425.pdf
14.6 MB

FIVEPLEX



THIRD FLOOR

END UNIT: LIVING SPACE = 635 SF | CENTRAL UNIT: LIVING SPACE = 642 SF | LARGER CENTRAL UNITS: LIVING SPACE = 670 SF | STREET FRONT UNIT: LIVING SPACE = 614 SF

SECOND FLOOR

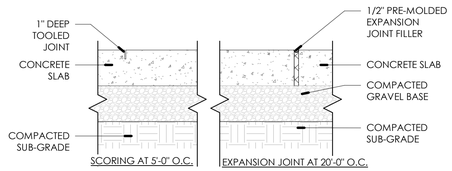
END UNIT: LIVING SPACE = 616 SF, BALCONY = APPROX. 81 SF | CENTRAL UNIT: LIVING SPACE = 622 SF, BALCONY = APPROX. 67 SF | LARGER CENTRAL UNITS: LIVING SPACE = 670 SF, BALCONY = APPROX. 46 SF | STREET FRONT UNIT: LIVING SPACE = 614 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

END UNIT: LIVING SPACE = 268 SF, GARAGE = 420 SF | CENTRAL UNIT: LIVING SPACE = 257 SF, GARAGE = 432 SF | LARGER CENTRAL UNITS: LIVING SPACE = 286 SF, GARAGE = 440 SF | STREET FRONT UNIT: LIVING SPACE = 102 SF, GARAGE = 573 SF

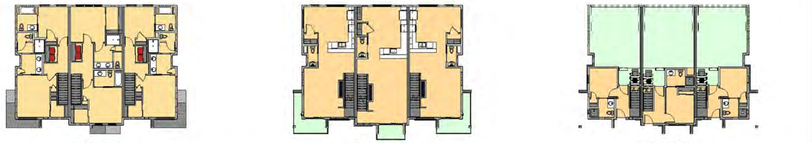
TOTAL

END UNIT: LIVING SPACE = 1,519 SF, GARAGE = 420 SF, BALCONY = APPROX. 81 SF | CENTRAL UNIT: LIVING SPACE = 1,321 SF, GARAGE = 432 SF, BALCONY = APPROX. 67 SF | LARGER CENTRAL UNITS: LIVING SPACE = 1,626 SF, GARAGE = 440 SF, BALCONY = APPROX. 46 SF | STREET FRONT UNIT: LIVING SPACE = 1,330 SF, GARAGE = 573 SF, BALCONY = APPROX. 73 SF



2 CONCRETE JOINTS
1 1/2" = 1'-0"

TRIPLEX



THIRD FLOOR

LIVING SPACE = 643 SF | LIVING SPACE = 683 SF | LIVING SPACE = 643 SF

SECOND FLOOR

LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF | LIVING SPACE = 672 SF, BALCONY = APPROX. 48 SF | LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF

FIRST FLOOR

LIVING SPACE = 268 SF, GARAGE = 420 SF | LIVING SPACE = 286 SF, GARAGE = 440 SF | LIVING SPACE = 268 SF, GARAGE = 420 SF

TOTAL

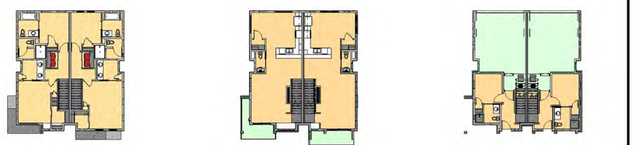
LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF | LIVING SPACE = 1,641 SF, GARAGE = 440 SF, BALCONY = APPROX. 48 SF | LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF

SITE DATA

PROJECT RECAP

*ADDRESS	3921 & 3933 N. ADAMS ST.
*PARKING STALLS PROVIDED	27 TOTAL (2 OF THOSE BEING COMPACT STALLS)
REQUIRED ~ BIKE PARKING - REQUIRED	22 + 5 GUEST SPACES PROVIDED IN GARAGES
*TOTAL SITE AREA	24,567.8 SF OR .564 ACRES
*TOTAL BUILDING AREA	APPROX. 8,352 SF
*BUILDING COVERAGE	34% (APPROX. 8,352 SF)
*PAVED AREA	28% (APPROX. 6,879 SF)
*LANDSCAPE/GRAVEL AREA	29% (APPROX. 7,125 SF)
*OTHER AREA ~ INCLUDING BUT NOT LIMITED TO: CONCRETE, CURBING, & SIDEWALKS	9% (APPROX. 2,211 SF)

DUPLEX



THIRD FLOOR

LIVING SPACE = 659 SF | LIVING SPACE = 675 SF

SECOND FLOOR

LIVING SPACE = 637 SF, BALCONY = APPROX. 84 SF | LIVING SPACE = 653 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

LIVING SPACE = 284 SF, GARAGE = 420 SF | LIVING SPACE = 300 SF, GARAGE = 420 SF

TOTAL

LIVING SPACE = 1,580 SF, GARAGE = 420 SF, BALCONY = APPROX. 84 SF | LIVING SPACE = 1,628 SF, GARAGE = 420 SF, BALCONY = APPROX. 73 SF

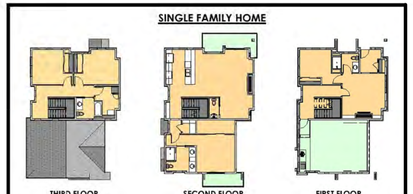
OWNER DATA

OWNER:	BINNION BUILDINGS, LLC. 7808 W ELM BROOK ST BOISE, ID 83714-2176
ARCHITECT:	ADP ARCHITECTS, PA. GLENN WALKER, AIA 1831 E. OVERLAND RD. MERIDIAN, ID 83642
DEVELOPER:	URBAN DESIGN & BUILD 128 S EAGLE RD. # 200 EAGLE, ID 83616

PROPERTY DESCRIPTION:
PARCELS: R2734502291 & R2734502303
YEAR: 2025
PARCEL STATUS: ACTIVE IN 2025
PRIMARY OWNER: BINNION BUILDINGS, LLC.
ZONE CODE: R-3
TOTAL ACRES: 0.564
TAX CODE AREA: 06
INSTRUMENT NUMBERS: 2024065849 & 2024065850
PROPERTY DESCRIPTIONS: W 50' OF E 150' LOTS 16 & 17 BLK 7 EXC R/W FAIRVIEW ACRES SUB #1 #2290B & PAR #2303 POR LOTS 16-17 BLK 7 FAIRVIEW ACRES SUB 1 #2301B

ADDRESS: 3921 & 3933 N. ADAMS ST. GARDEN CITY, ID 83714
SUBDIVISION: FAIRVIEW ACRES SUB NO 01
LAND GROUP TYPE: SUB
TOWNSHIP/RANGE/SECTION: 3N2E05

SINGLE FAMILY HOME



THIRD FLOOR

LIVING SPACE = 635 SF

SECOND FLOOR

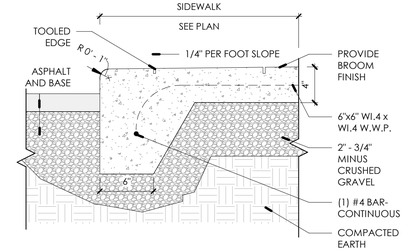
LIVING SPACE = 1,048 SF, BALCONY = APPROX. 168 SF

FIRST FLOOR

LIVING SPACE = 703 SF, GARAGE = 442 SF

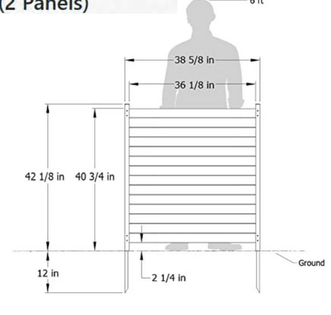
TOTAL

LIVING SPACE = 2,386 SF, GARAGE = 442 SF, BALCONY = APPROX. 168 SF

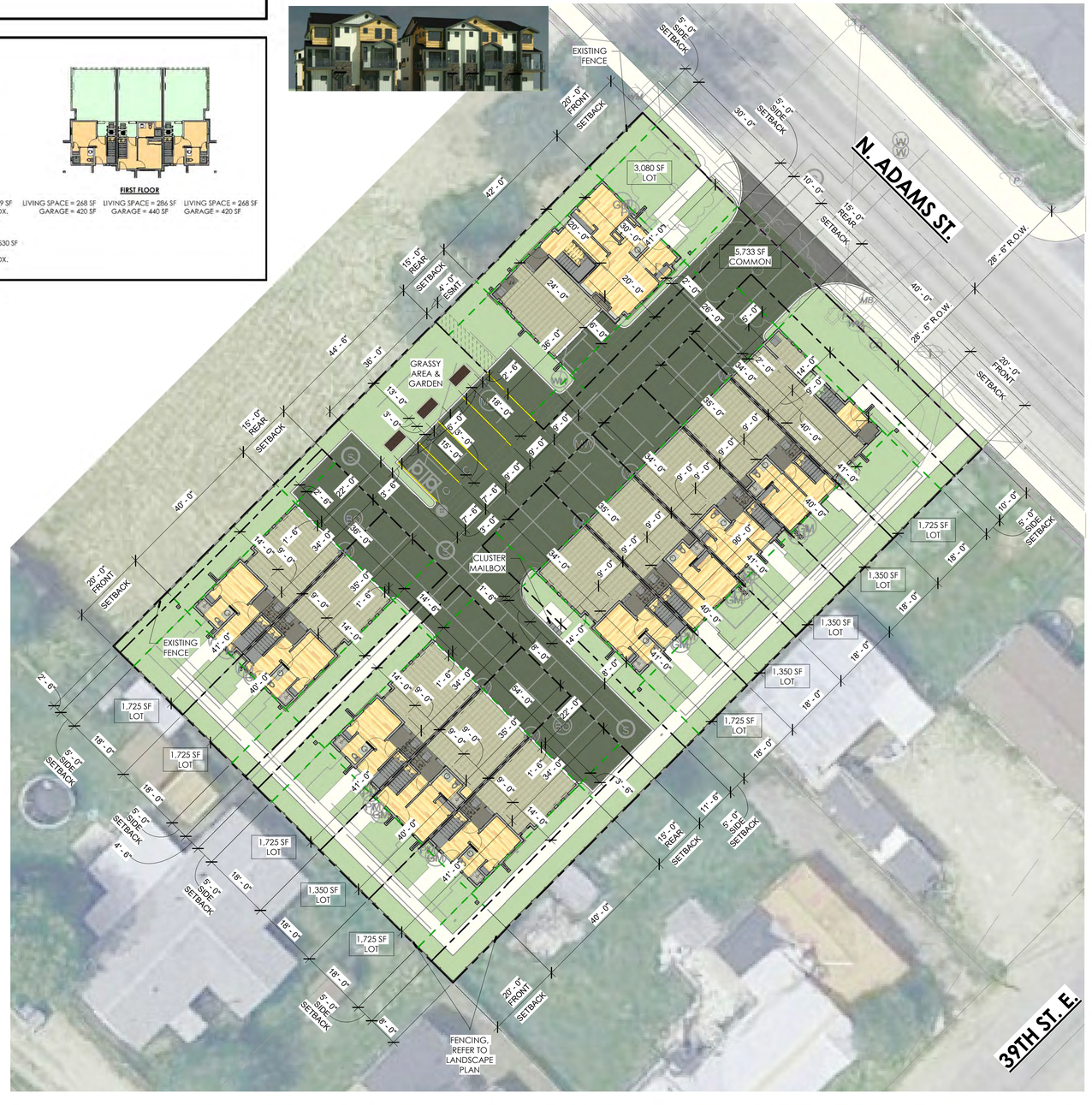


3 SIDEWALK EDGE
1 1/2" = 1'-0"

ENCLO HIDE IT WITH STYLE
Charleston Wood Slat Privacy Screen Kit (2 Panels)



4 ENCLO CEDAR WOOD SLAT AIR CONDITIONER SCREEN
3/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

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AR-818618
08.01.25
GLENN WALKER
STATE OF IDAHO

PROJECT NAME:
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

SITE PLAN

JOB NO:	24147
DATE:	05/17/24
DRAWN BY:	PMG

SHEET NUMBER:
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PLOT DATE:
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COMMON OPEN / AMENITIES

8-4L-4: OPEN SPACE STANDARDS FOR RESIDENTIAL DEVELOPMENTS: A MINIMUM OF TWO HUNDRED FIFTY (250) SQUARE FEET OF COMMON OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. **11** X 250= **2,750 SF**

QUALIFIED OPEN SPACE:

3,200 SF

"1. Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, length and width dimension of twenty feet (20')."
3,200 sf/250 = **12.8 UNITS ALLOWED**

8-4B-3: DWELLING UNIT GENERAL PROVISIONS: C. AMENITIES: ALL RESIDENTIAL DEVELOPMENTS OF THREE (3) OR MORE UNITS SHALL PROVIDE AMENITIES.
1. The number of required amenities depends on the size of development as follows:
a. Developments with three (3) to fifteen (15) dwelling units shall provide at least four class A amenities, two class B amenities, **two class A and one class B amenities**, or one class C amenity

TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES

	CLASS A	CLASS B
QUALITY OF LIFE	• smart locks and smart thermostats for all units	
	• secure package lockers	
OPEN SPACE	• open grassy area of @ least forty feet by ten feet (40' x 10') in area - **400 SF**	• community garden - **360 SF**

PRIVATE OPEN SPACE

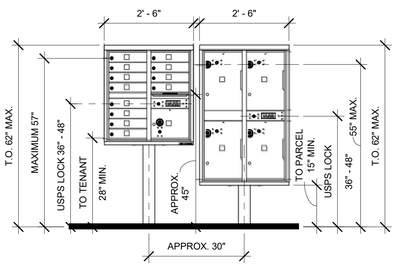
8-4L-5: OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS: PRIVATE OPEN SPACE REQUIREMENTS: FOR ANY NEW MULTI-FAMILY DEVELOPMENT: A MINIMUM OF EIGHTY (80) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT.

SINGLE FAMILY UNIT:	134 SF + 148 SF GROUND FLOOR; 88 SF SECOND LEVEL	= **370 SF**
DUPLEX ~		
UNIT A:	52 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **120 SF**
UNIT B:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
TRIPLEX ~		
UNIT A:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
FIVEPLEX ~		
UNIT A:	80 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **132 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	85 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **153 SF**
UNIT D:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT E:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
TOTAL		**= 1,552 SF**

3 SITE PLAN - OPEN AREA @ 2ND FLOOR
1/16" = 1'-0"

1 SITE PLAN - OPEN AREA @ GRADE
1/16" = 1'-0"

4 RAISED PLANTER
3/4" = 1'-0"



2 MAILBOX DETAIL
1/2" = 1'-0"

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OPEN SPACE / AMENITIES PLAN

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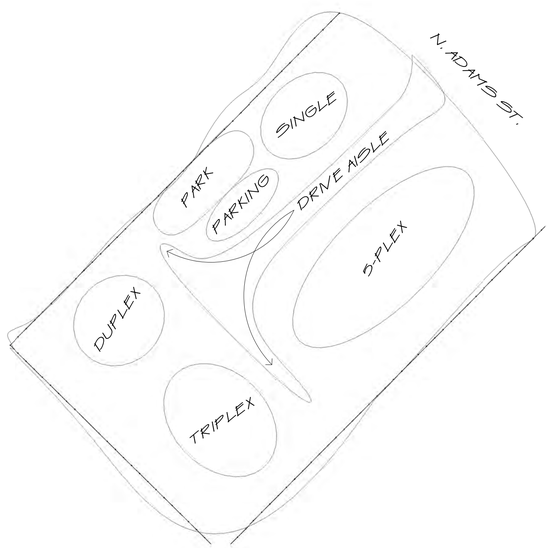

1 SKETCH MAP
1/16" = 1'-0"

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SKETCH MAP

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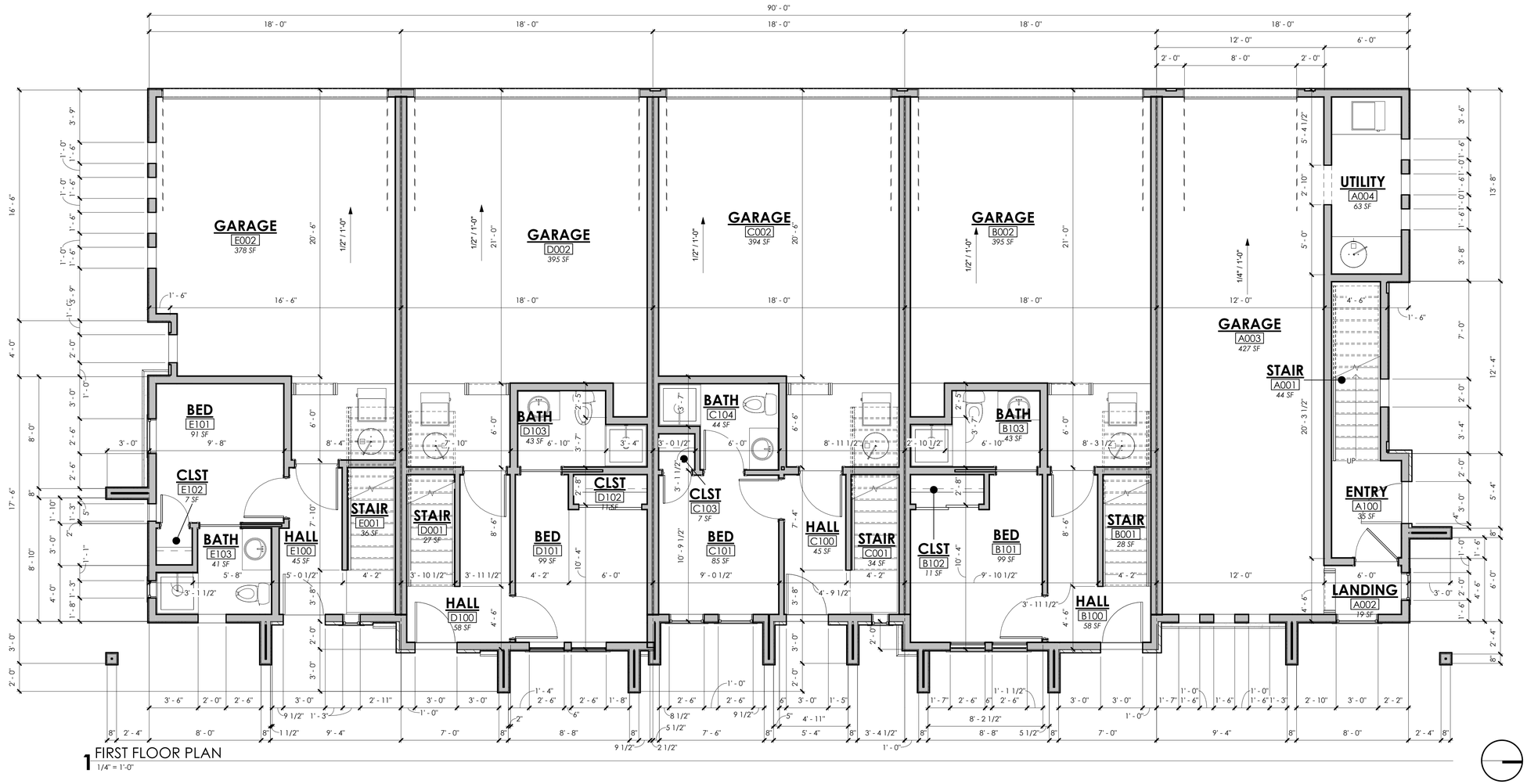

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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FIRST FLOOR PLAN

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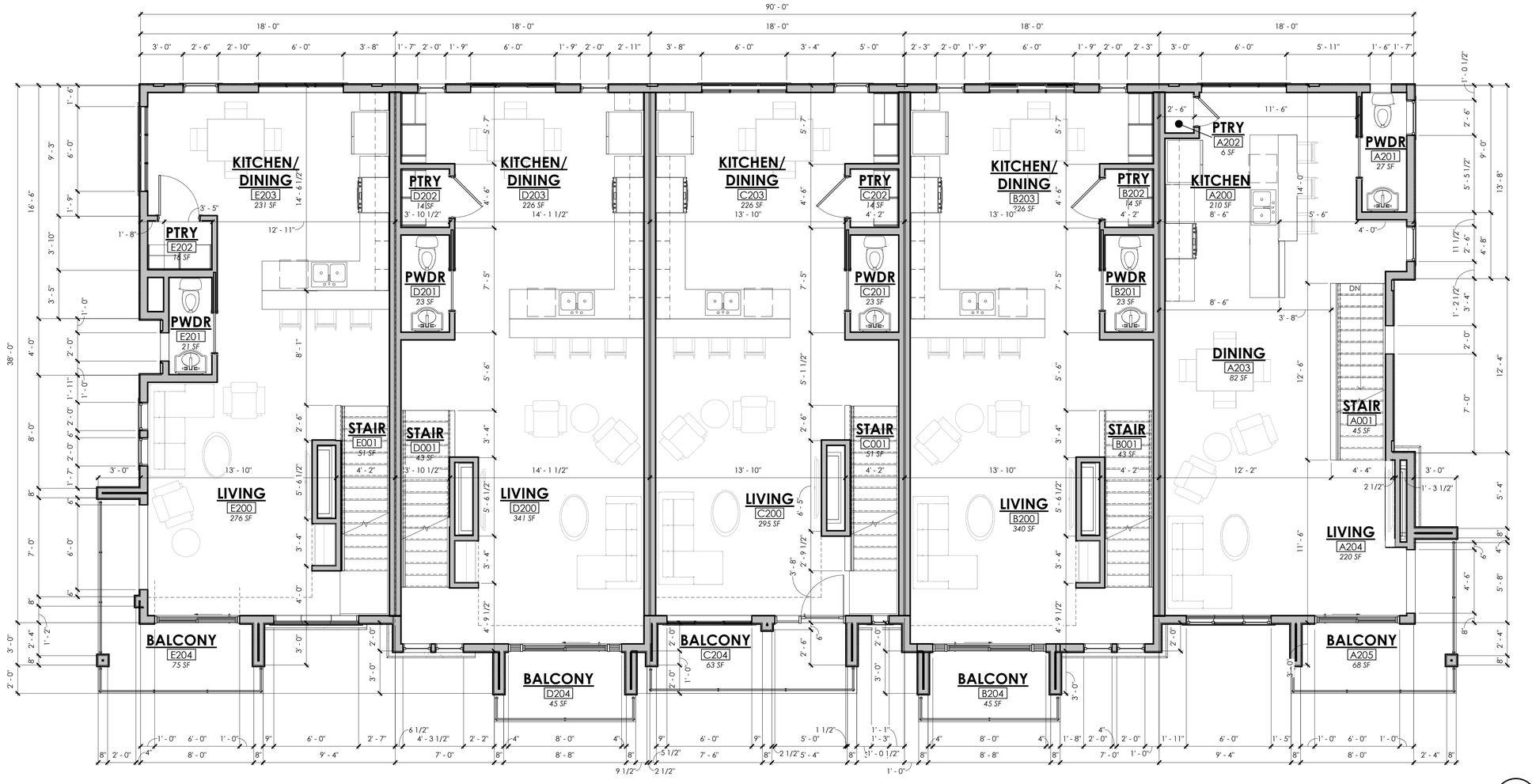

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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SECOND FLOOR PLAN

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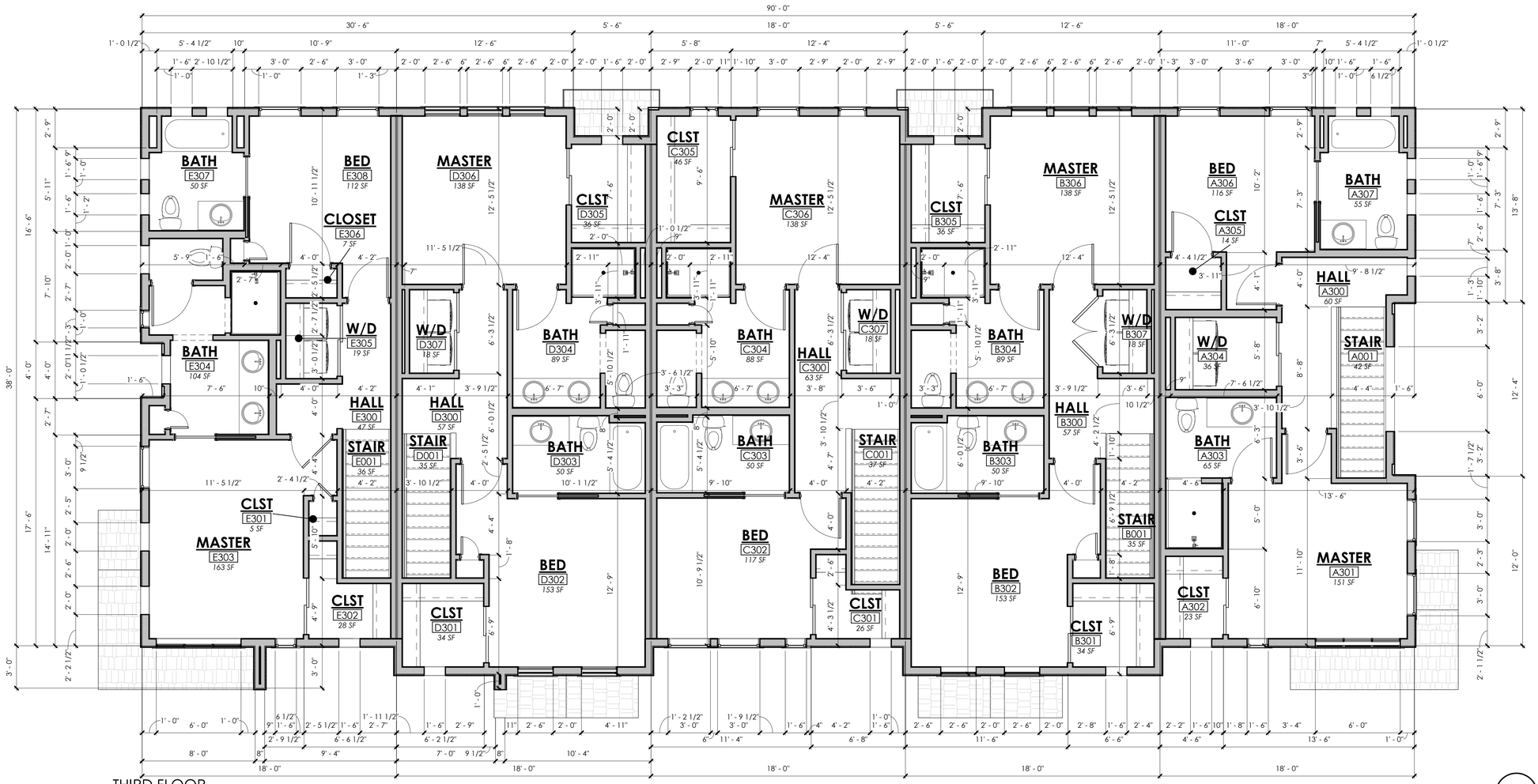

1 THIRD FLOOR
1/4" = 1'-0"

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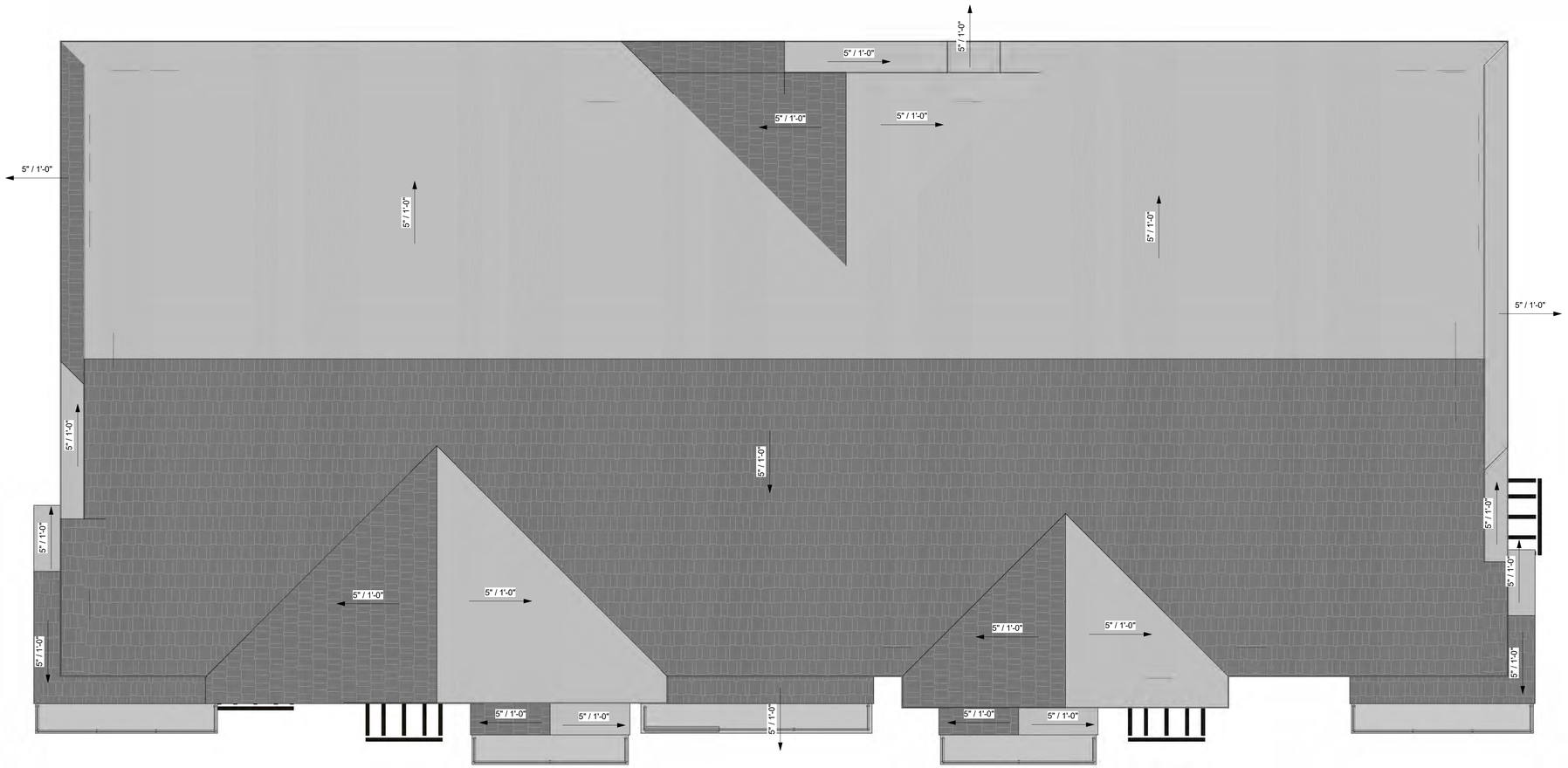
5" / 1'-0"
5" / 1'-0"
5" / 1'-0"

1 LAMINATED ARCHITECTURAL ROOF SHINGLES - OWENS CORNING: ONYX BLACK

2 STEEL CANOPY (MIDNIGHT BLACK)

3 FASCIA, TRIM / STUCCO ACCENT BAND - SHERWIN WILLIAMS 7069: IRON ORE

4 3-COAT STUCCO SYSTEM - MERLOX P-100: GLACIER WHITE

5 UFP EDGE MODIFIED WOOD SIDING - PONDEROSA PINE: NATURAL

6 HARDIE BOARD CEMENTITIOUS SMOOTH BATTEN BOARD (PANEL & TRIM) - FARMHOUSE WHITE

7 CRAFT SPLIT MODULAR STONE - CREATIVE MINES: SHADOWPLAY

8 ANODIZED ALUMINUM STOREFRONT KAWNEER (BLACK)

9 JELD-WEN VINYL (BLACK)

2 SOUTH
3/16" = 1'-0"

1 NORTH
3/16" = 1'-0"

3 EAST
3/16" = 1'-0"

4 WEST
3/16" = 1'-0"

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EXTERIOR ELEVATIONS

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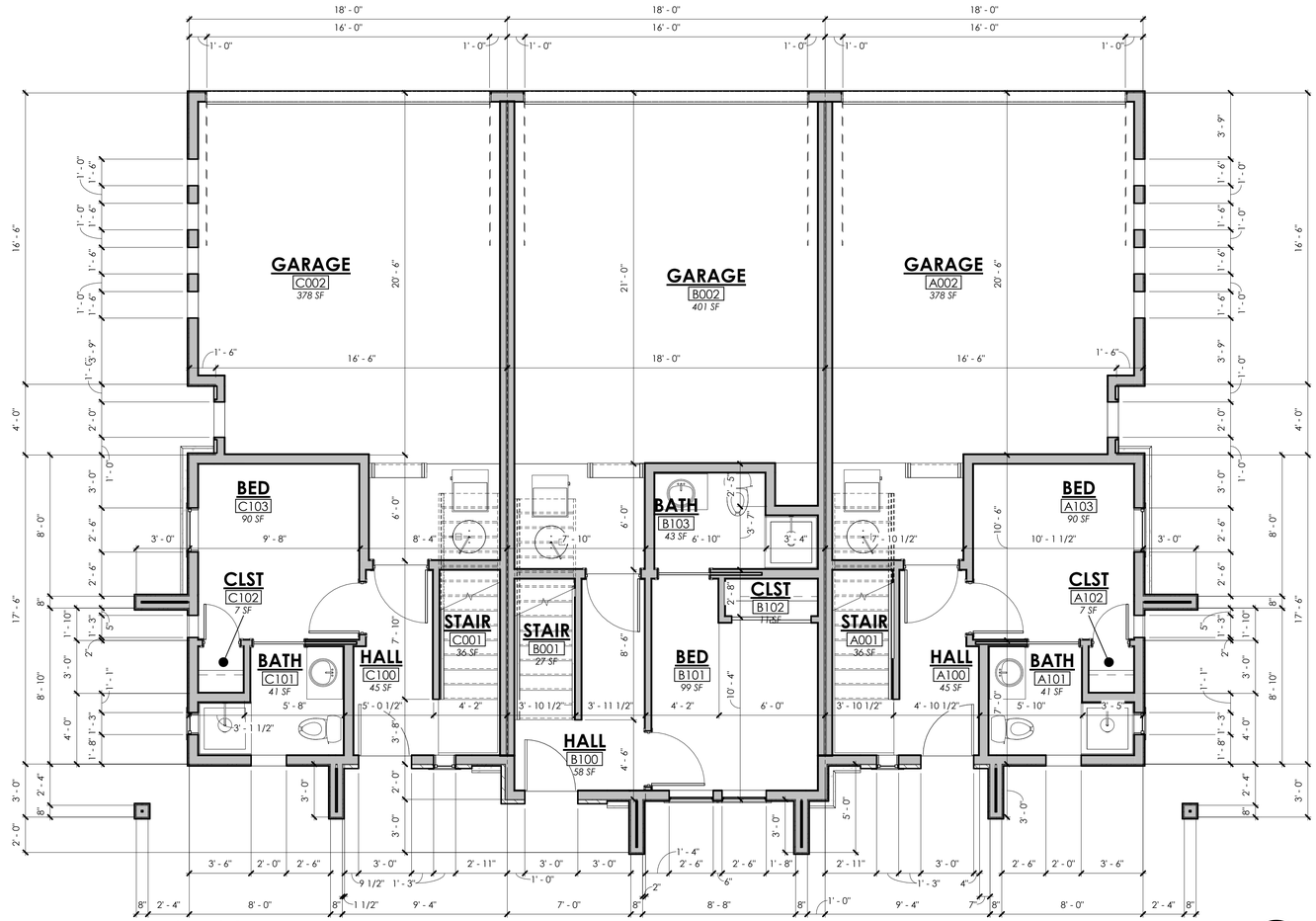

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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FIRST FLOOR PLAN

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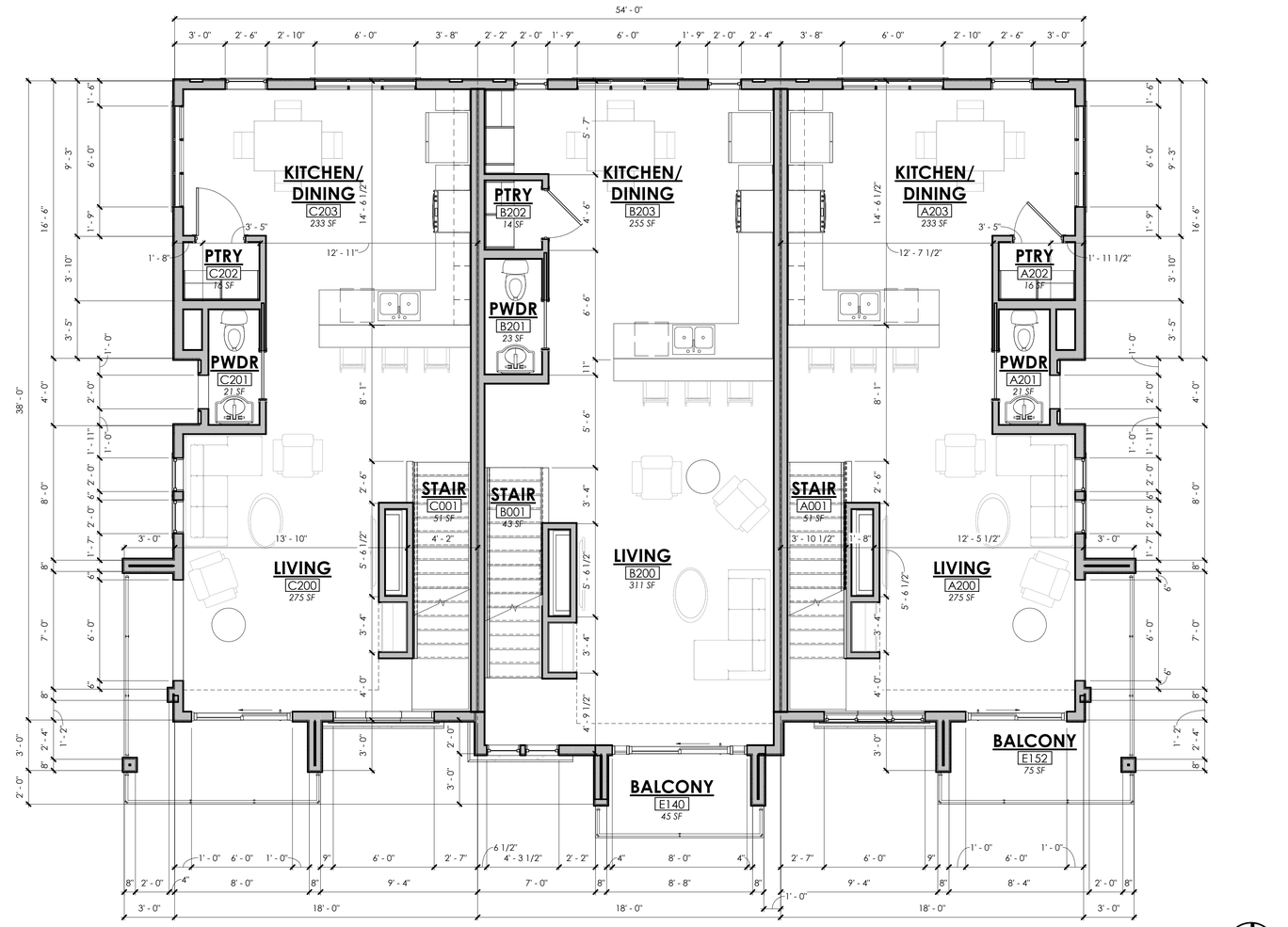

1 SECOND FLOOR PLAN
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SECOND FLOOR PLAN

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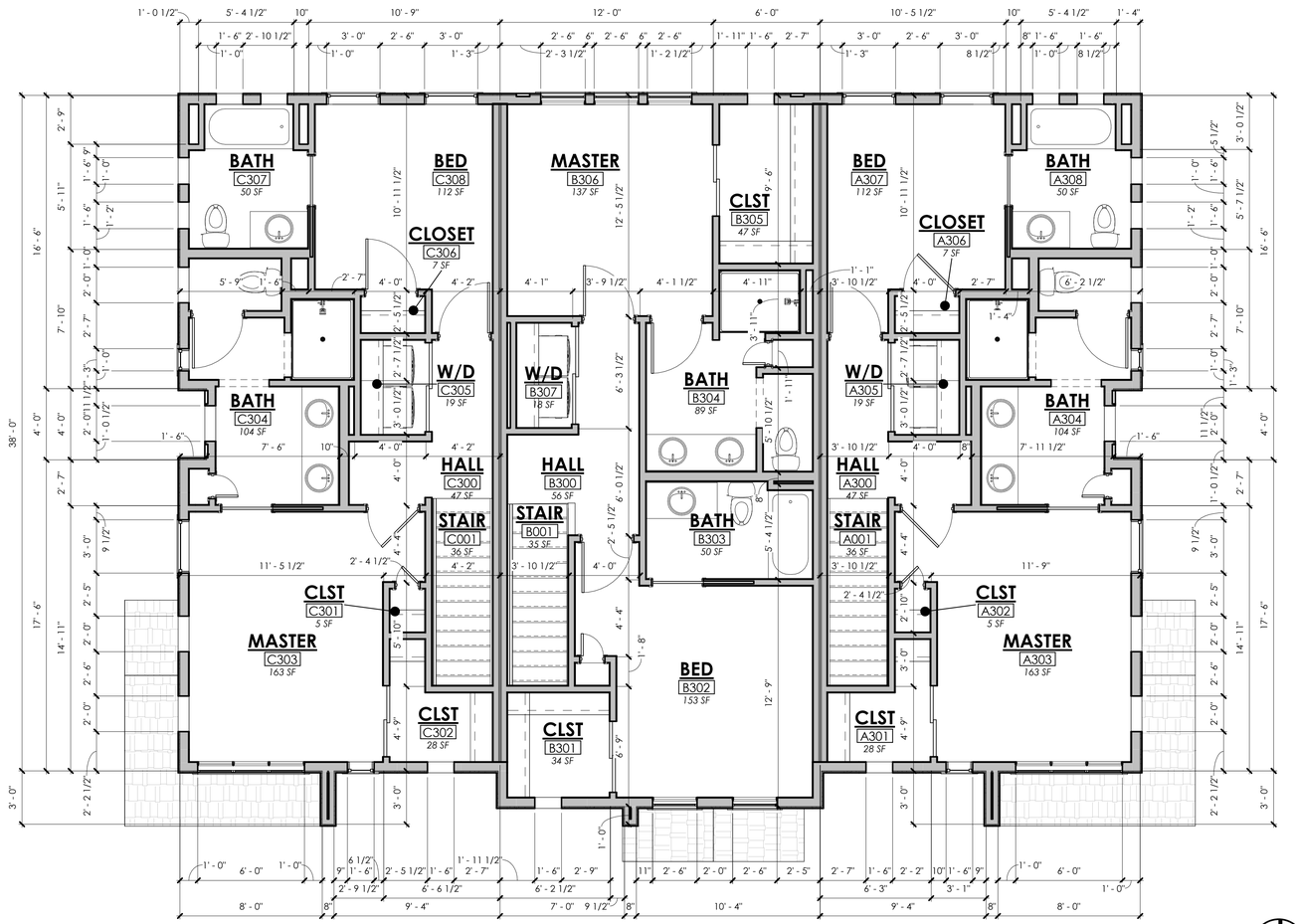

1 THIRD FLOOR
1/4" = 1'-0"

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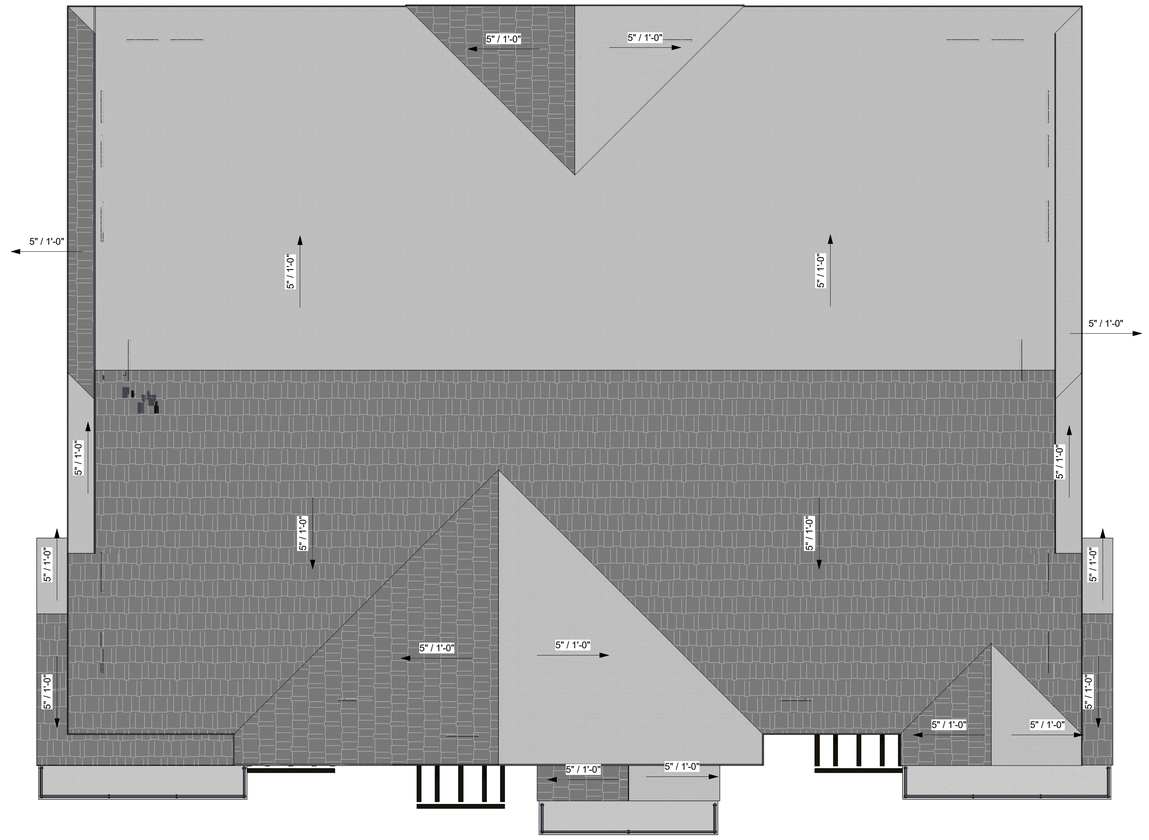

1 ROOF
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ROOF PLAN

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A-3.0

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2 WEST
3/16" = 1'-0"

1 EAST
3/16" = 1'-0"

3 SOUTH
3/16" = 1'-0"

4 NORTH
3/16" = 1'-0"

1. LAMINATED ARCHITECTURAL ROOF SHINGLES - OWENS CORNING: ONYX BLACK

2. STEEL CANOPY (MIDNIGHT BLACK)

3. FASCIA, TRIM / STUCCO ACCENT BAND - SHERWIN WILLIAMS 7069: IRON ORE

4. 3-COAT STUCCO SYSTEM - MERLOX P-100: GLACIER WHITE

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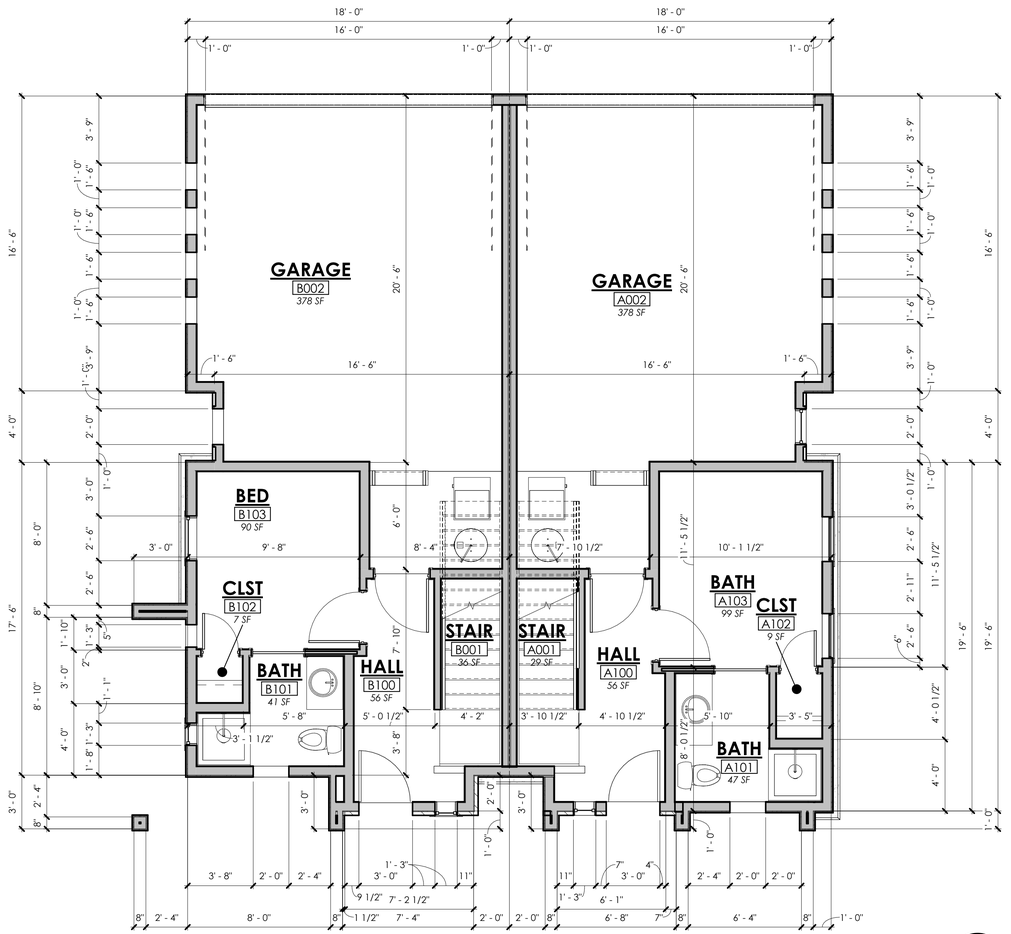

1 FIRST FLOOR PLAN
1/4" = 1'-0"

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FIRST FLOOR PLAN

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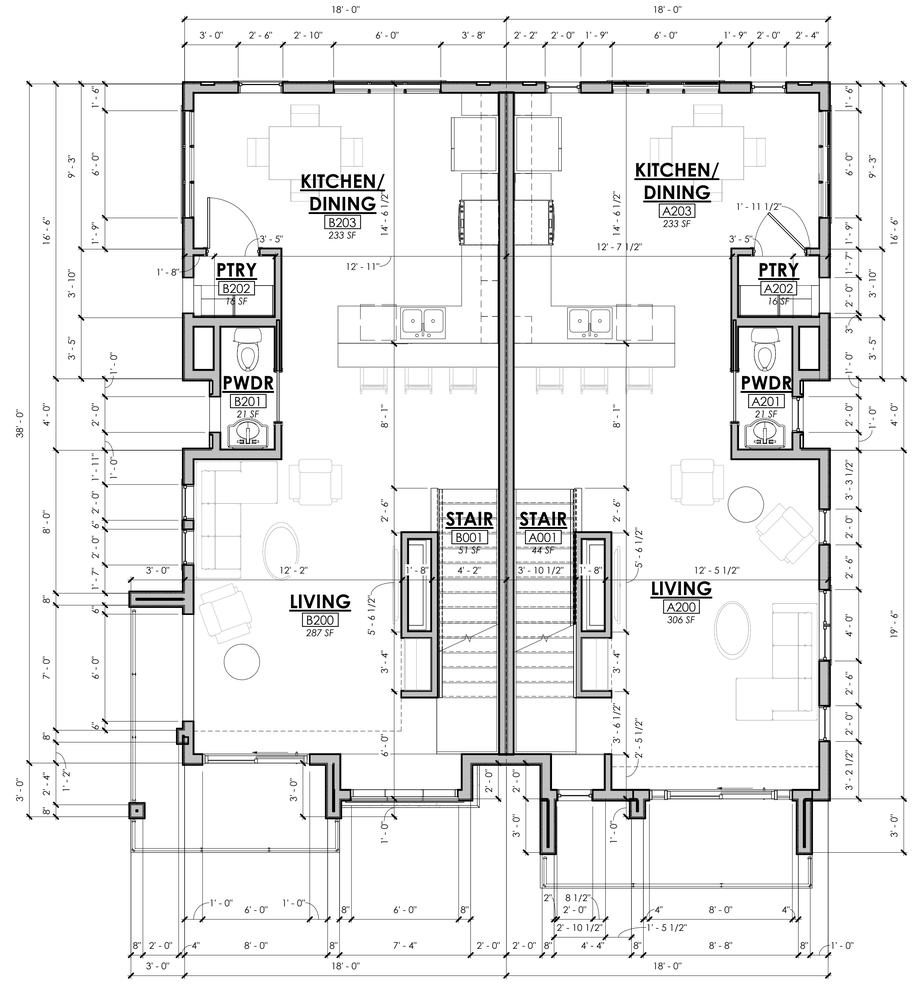

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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SECOND FLOOR PLAN

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SHEET NUMBER:
A-2.1

PLOT DATE:
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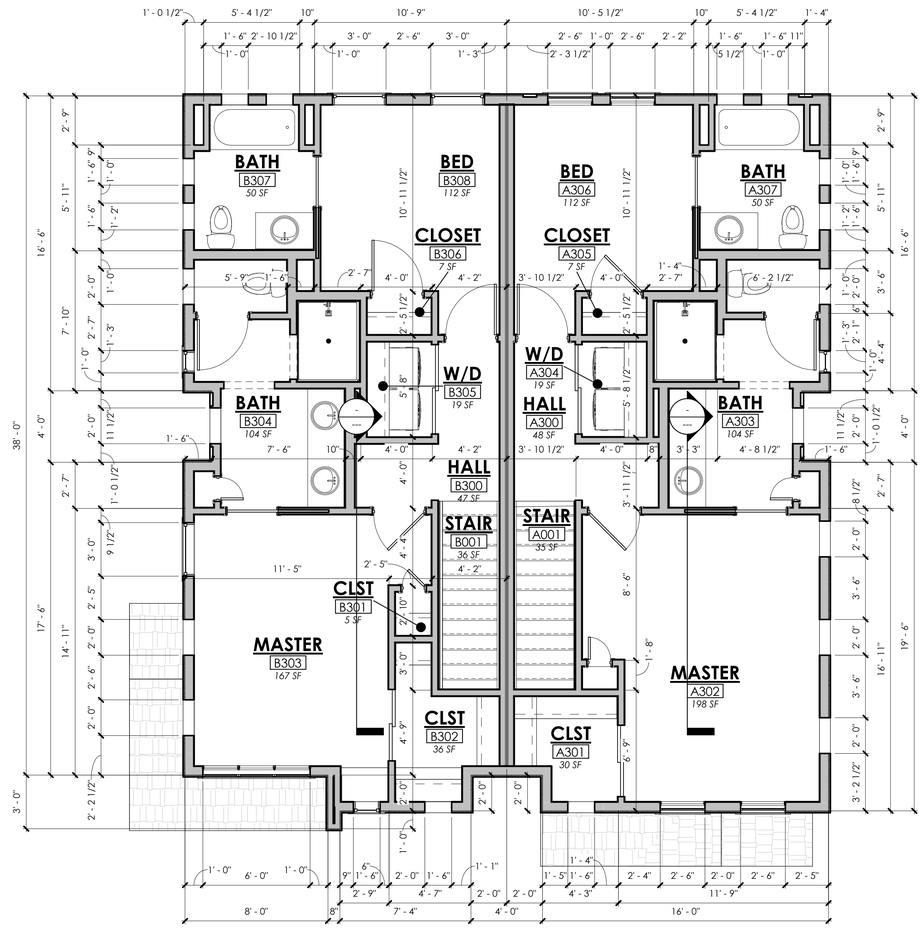

1 THIRD FLOOR
1/4" = 1'-0"

ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25

PROFESSIONAL SEAL

LICENSED ARCHITECT
AR-818618
GLENN WALKER
STATE OF IDAHO

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
GLENN WALKER, AIA
1891 N. WILDWOOD ST.
BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
AMIGOS SUBDIVISION
TOWNHOME DUPLEX
ADAMS ST. GARDEN CITY, ID

THIRD FLOOR PLAN

JOB NO:	.
DATE:	03/06/25
DRAWN BY:	PMG

SHEET NUMBER:
A-2.2

PLOT DATE:
7/16/2025 2:29:04 PM

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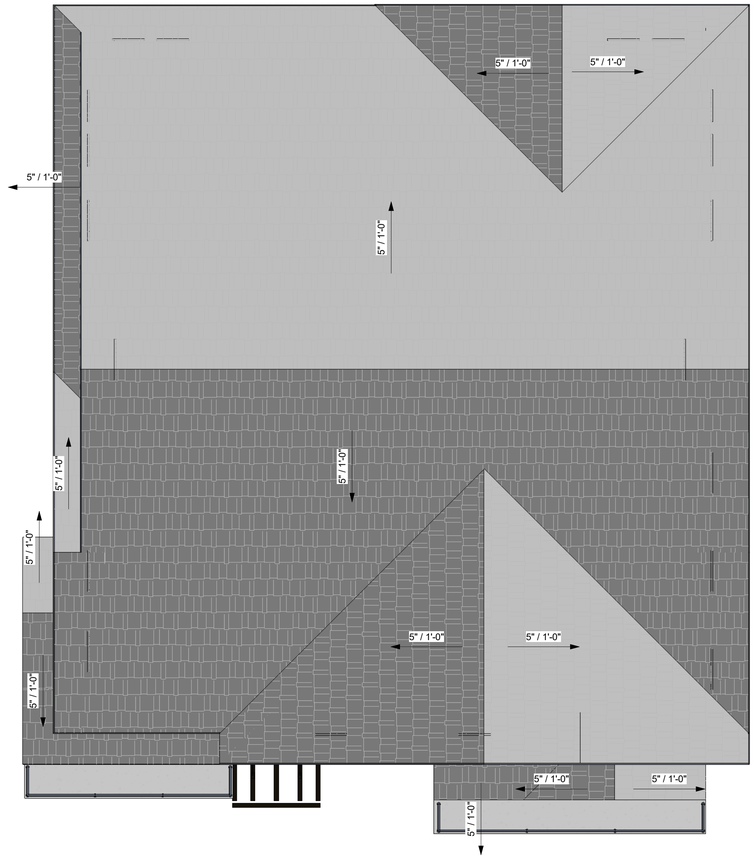

1 ROOF
1/4" = 1'-0"

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PROJECT NAME:
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TOWNHOME DUPLEX
ADAMS ST. GARDEN CITY, ID

ROOF PLAN

JOB NO:	.
DATE:	03/06/25
DRAWN BY:	PMG

SHEET NUMBER:
A-3.0

PLOT DATE:
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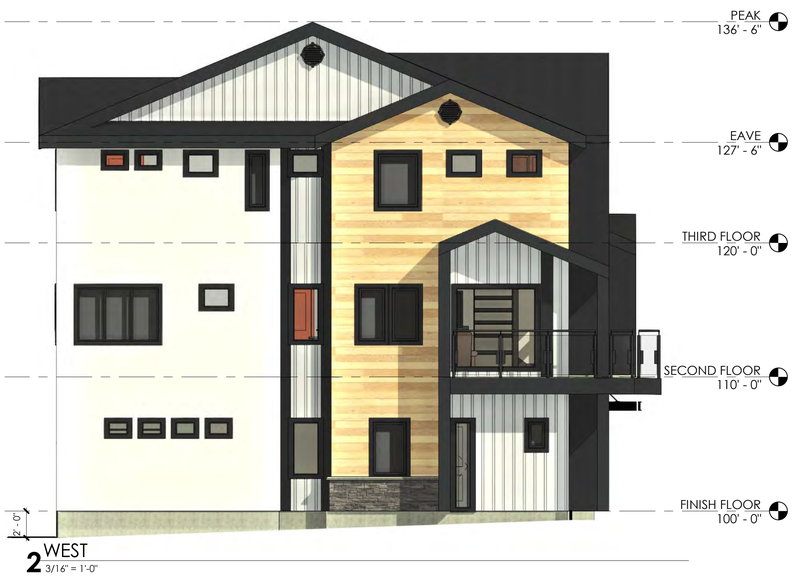
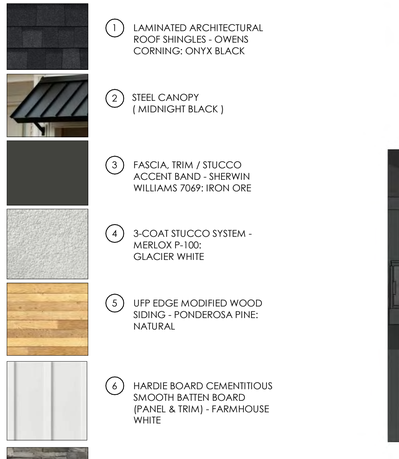


2 WEST
3/16" = 1'-0"

1 EAST
3/16" = 1'-0"



1. LAMINATED ARCHITECTURAL ROOF SHINGLES - OWENS CORNING: ONYX BLACK
2. STEEL CANOPY (MIDNIGHT BLACK)
3. FASCIA, TRIM / STUCCO ACCENT BAND - SHERWIN WILLIAMS 7069: IRON ORE
4. 3-COAT STUCCO SYSTEM - MERLOX P-100: GLACIER WHITE
5. UFP EDGE MODIFIED WOOD SIDING - PONDEROSA PINE: NATURAL
6. HARDIE BOARD CEMENTITIOUS SMOOTH BATTEN BOARD (PANEL & TRIM) - FARMHOUSE WHITE
7. CRAFT SPLIT MODULAR STONE - CREATIVE MINES: SHADOWPLAY
8. ANODIZED ALUMINUM STOREFRONT KAWNEER (BLACK)
9. JELD-WEN VINYL (BLACK)

3 SOUTH
3/16" = 1'-0"

4 NORTH
3/16" = 1'-0"

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A	DESIGN REVIEW	06.16.25

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LICENSED ARCHITECT AR-818618

GLENN WALKER STATE OF IDAHO

ADP ARCHITECTS
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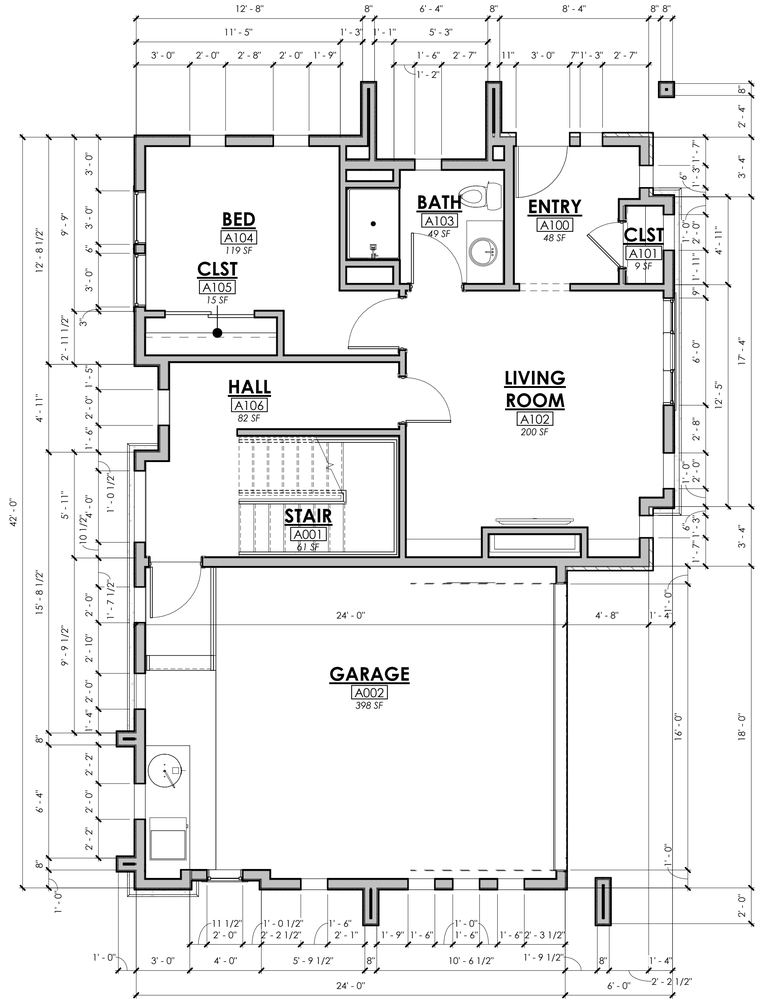
PROJECT NAME:
AMIGOS SUBDIVISION
TOWNHOME DUPLEX
ADAMS ST. GARDEN CITY, ID

EXTERIOR ELEVATIONS

JOB NO:	.
DATE:	02.12.25
DRAWN BY:	PMG

SHEET NUMBER:
A-4.0

PLOT DATE:
7/16/2025 2:29:08 PM



1 FIRST FLOOR PLAN
1/4" = 1'-0"

ARCHITECTURE DESIGNS PLUS, P.A.

ADP ARCHITECTS
ARCHITECTURE & REAL ESTATE PLANNING
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NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR-818618
GLENN WALKER
STATE OF IDAHO

PROJECT NAME:
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID

FIRST FLOOR PLAN

JOB NO:	.
DATE:	02.12.25
DRAWN BY:	PMG

SHEET NUMBER:
A-2.0
PLOT DATE:
7/16/2025 2:47:03 PM

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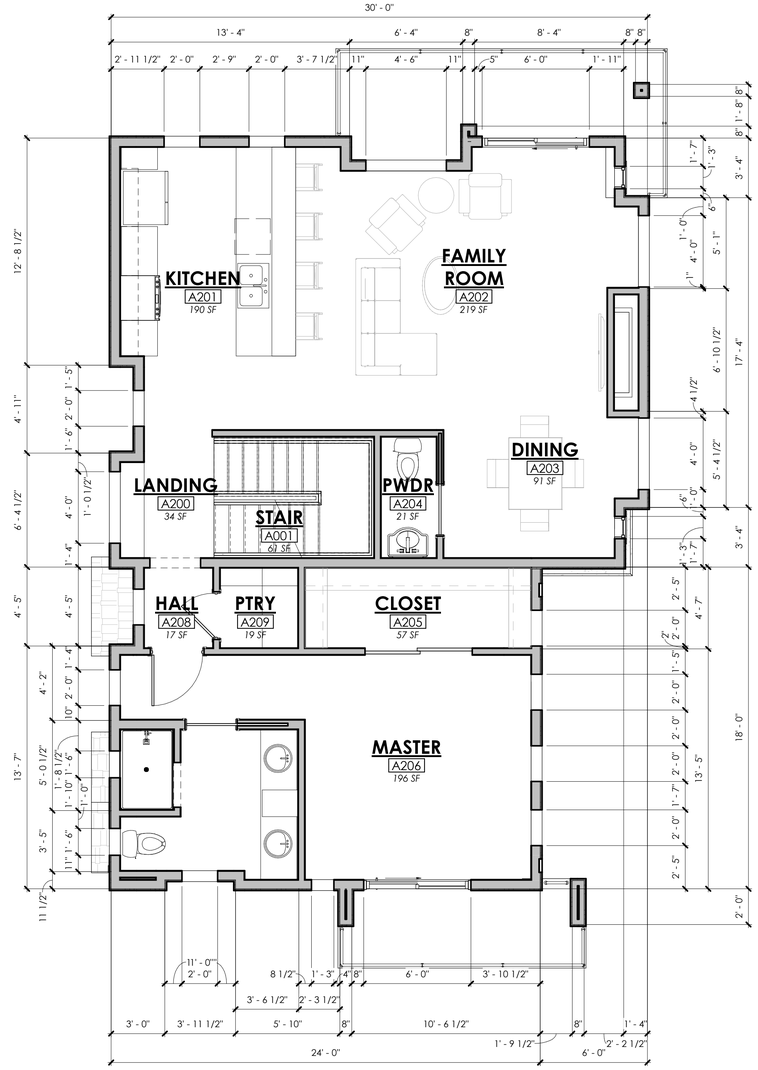

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25

PROFESSIONAL SEAL
LICENSED ARCHITECT AR-818618
GLENN WALKER STATE OF IDAHO

PROJECT NAME:
AMIGOS SUBDIVISION
SINGLE FAMILY HOME
ADAMS ST. GARDEN CITY, ID

SECOND FLOOR PLAN

JOB NO:	.
DATE:	03/06/25
DRAWN BY:	PMG

SHEET NUMBER:
A-2.1
PLOT DATE:
7/16/2025 2:47:04 PM

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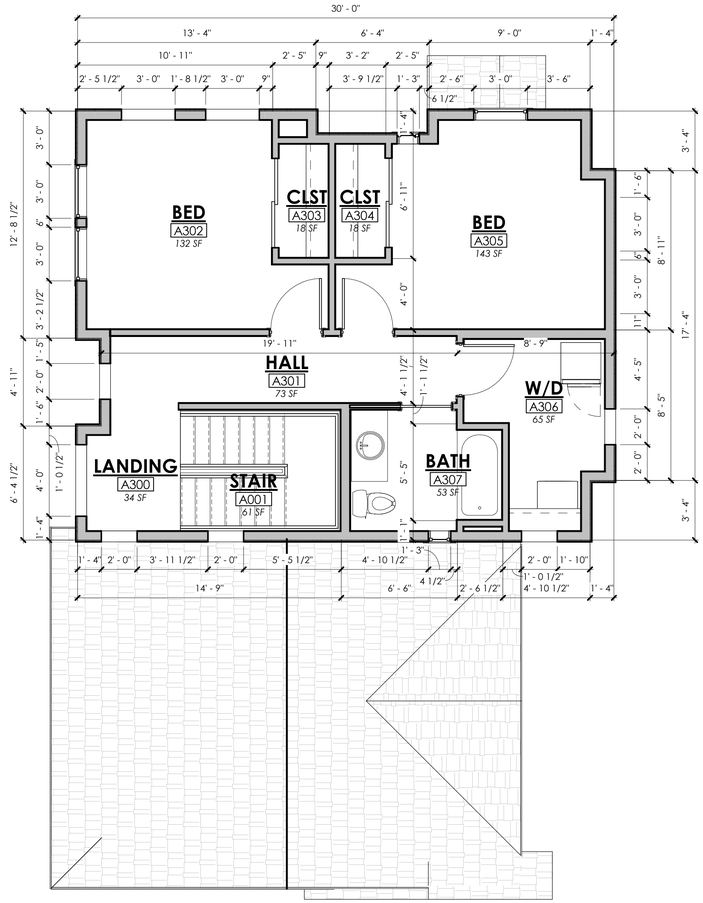

1 THIRD FLOOR
1/4" = 1'-0"

ARCHITECTURE DESIGNS PLUS, P.A.

NO.	REVISIONS	DATE
A	DESIGN REVIEW	06.16.25

PROFESSIONAL SEAL

LICENSED ARCHITECT AR-818618

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THIRD FLOOR PLAN

JOB NO:	.
DATE:	03/06/25
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SHEET NUMBER:
A-2.2

PLOT DATE:
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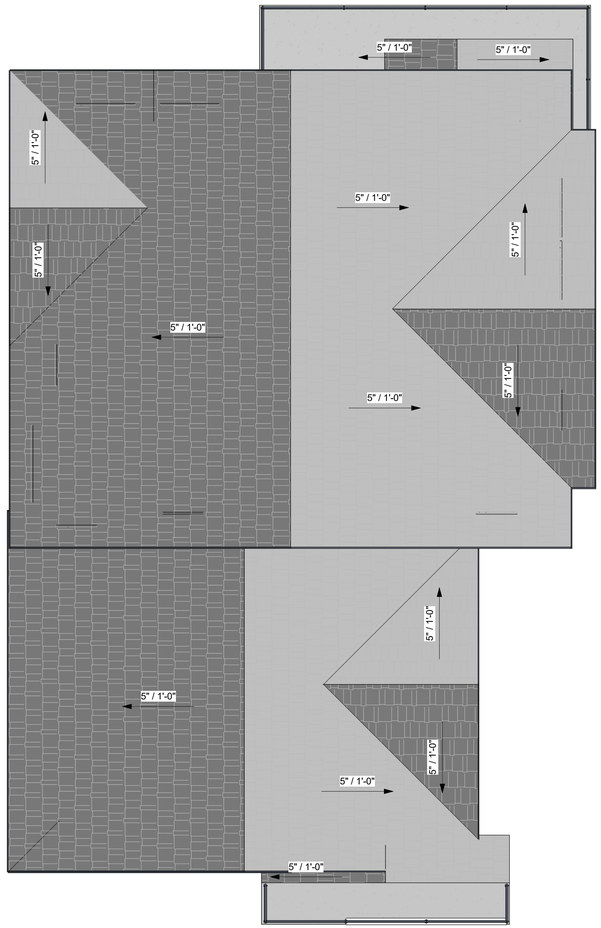

1 ROOF
1/4" = 1'-0"

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ROOF PLAN

JOB NO:	.
DATE:	03/06/25
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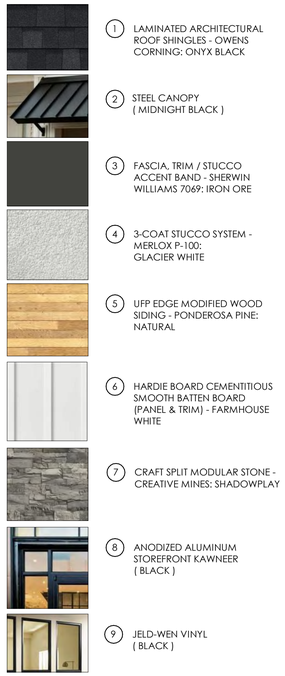
2 WEST
3/16" = 1'-0"

1 EAST
3/16" = 1'-0"



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JOB NO:	.
DATE:	02.12.25
DRAWN BY:	PMG

SHEET NUMBER:
A-4.0

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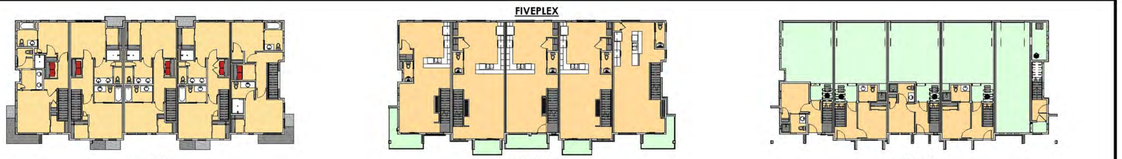
FIVEPLEX



THIRD FLOOR

END UNIT: LIVING SPACE = 635 SF
CENTRAL UNIT: LIVING SPACE = 642 SF
LARGER CENTRAL UNITS: LIVING SPACE = 670 SF
STREET FRONT UNIT: LIVING SPACE = 614 SF

SECOND FLOOR

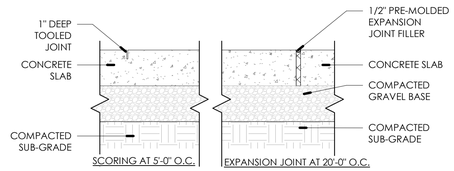
END UNIT: LIVING SPACE = 616 SF, BALCONY = APPROX. 81 SF
CENTRAL UNIT: LIVING SPACE = 622 SF, BALCONY = APPROX. 67 SF
LARGER CENTRAL UNITS: LIVING SPACE = 670 SF, BALCONY = APPROX. 46 SF
STREET FRONT UNIT: LIVING SPACE = 614 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

END UNIT: LIVING SPACE = 268 SF, GARAGE = 420 SF
CENTRAL UNIT: LIVING SPACE = 257 SF, GARAGE = 432 SF
LARGER CENTRAL UNITS: LIVING SPACE = 286 SF, GARAGE = 440 SF
STREET FRONT UNIT: LIVING SPACE = 102 SF, GARAGE = 573 SF

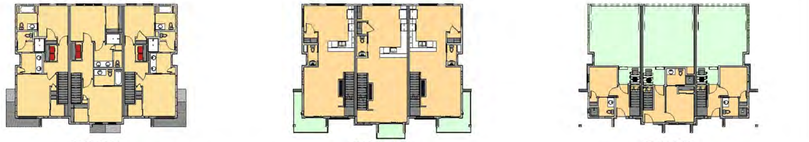
TOTAL

END UNIT: LIVING SPACE = 1,519 SF, GARAGE = 420 SF, BALCONY = APPROX. 81 SF
CENTRAL UNIT: LIVING SPACE = 1,321 SF, GARAGE = 432 SF, BALCONY = APPROX. 67 SF
LARGER CENTRAL UNITS: LIVING SPACE = 1,626 SF, GARAGE = 440 SF, BALCONY = APPROX. 46 SF
STREET FRONT UNIT: LIVING SPACE = 1,330 SF, GARAGE = 573 SF, BALCONY = APPROX. 73 SF



2 CONCRETE JOINTS
1 1/2" = 1'-0"

TRIPLEX



THIRD FLOOR

LIVING SPACE = 643 SF
LIVING SPACE = 683 SF
LIVING SPACE = 643 SF

SECOND FLOOR

LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF
LIVING SPACE = 672 SF, BALCONY = APPROX. 48 SF
LIVING SPACE = 619 SF, BALCONY = APPROX. 85 SF

FIRST FLOOR

LIVING SPACE = 268 SF, GARAGE = 420 SF
LIVING SPACE = 286 SF, GARAGE = 440 SF
LIVING SPACE = 268 SF, GARAGE = 420 SF

TOTAL

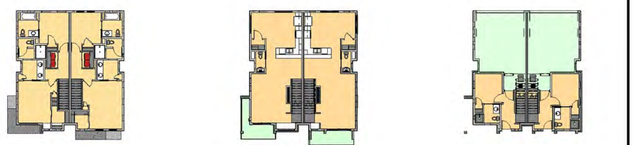
LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF
LIVING SPACE = 1,641 SF, GARAGE = 440 SF, BALCONY = APPROX. 48 SF
LIVING SPACE = 1,530 SF, GARAGE = 420 SF, BALCONY = APPROX. 85 SF

SITE DATA

PROJECT RECAP

*ADDRESS	3921 & 3933 N. ADAMS ST.
*PARKING STALLS PROVIDED	27 TOTAL (2 OF THOSE BEING COMPACT STALLS)
REQUIRED ~ BIKE PARKING - REQUIRED	22 + 5 GUEST SPACES PROVIDED IN GARAGES
*TOTAL SITE AREA	24,567.8 SF OR .564 ACRES
*TOTAL BUILDING AREA	APPROX. 8,352 SF
*BUILDING COVERAGE	34% (APPROX. 8,352 SF)
*PAVED AREA	28% (APPROX. 6,879 SF)
*LANDSCAPE/GRAVEL AREA	29% (APPROX. 7,125 SF)
*OTHER AREA ~ INCLUDING BUT NOT LIMITED TO: CONCRETE, CURBING, & SIDEWALKS	9% (APPROX. 2,211 SF)

DUPLEX



THIRD FLOOR

LIVING SPACE = 659 SF
LIVING SPACE = 675 SF

SECOND FLOOR

LIVING SPACE = 637 SF, BALCONY = APPROX. 84 SF
LIVING SPACE = 653 SF, BALCONY = APPROX. 73 SF

FIRST FLOOR

LIVING SPACE = 284 SF, GARAGE = 420 SF
LIVING SPACE = 300 SF, GARAGE = 420 SF

TOTAL

LIVING SPACE = 1,580 SF, GARAGE = 420 SF, BALCONY = APPROX. 84 SF
LIVING SPACE = 1,628 SF, GARAGE = 420 SF, BALCONY = APPROX. 73 SF

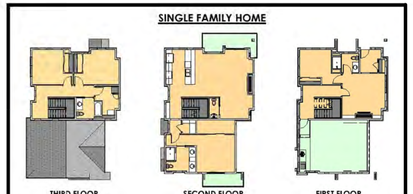
OWNER DATA

OWNER:	BINNION BUILDINGS, LLC. 7808 W ELM BROOK ST BOISE, ID 83714-2176
ARCHITECT:	ADP ARCHITECTS, PA. GLENN WALKER, AIA 1831 E. OVERLAND RD. MERIDIAN, ID 83642
DEVELOPER:	URBAN DESIGN & BUILD 128 S EAGLE RD. # 200 EAGLE, ID 83616

PROPERTY DESCRIPTION:
PARCELS: R2734502291 & R2734502303
YEAR: 2025
PARCEL STATUS: ACTIVE IN 2025
PRIMARY OWNER: BINNION BUILDINGS, LLC.
ZONE CODE: R-3
TOTAL ACRES: 0.564
TAX CODE AREA: 06
INSTRUMENT NUMBERS: 2024065849 & 2024065850
PROPERTY DESCRIPTIONS: W 50' OF E 150' LOTS 16 & 17 BLK 7 EXC R/W FAIRVIEW ACRES SUB #1 #2290B & PAR #2303 POR LOTS 16-17 BLK 7 FAIRVIEW ACRES SUB 1 #2301B

ADDRESS: 3921 & 3933 N. ADAMS ST. GARDEN CITY, ID 83714
SUBDIVISION: FAIRVIEW ACRES SUB NO 01
LAND GROUP TYPE: SUB
TOWNSHIP/RANGE/SECTION: 3N2E05

SINGLE FAMILY HOME



THIRD FLOOR

LIVING SPACE = 635 SF

SECOND FLOOR

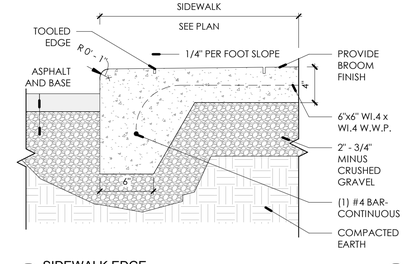
LIVING SPACE = 1,048 SF
BALCONY = APPROX. 168 SF

FIRST FLOOR

LIVING SPACE = 703 SF
GARAGE = 442 SF

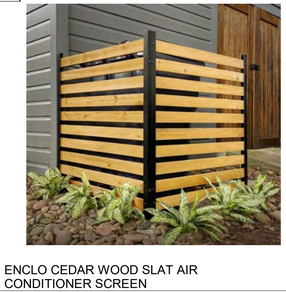
TOTAL

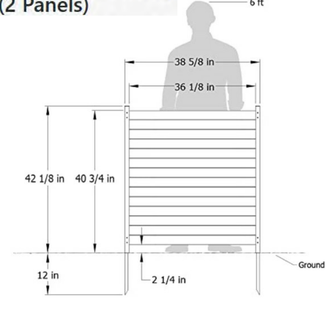
LIVING SPACE = 2,386 SF
GARAGE = 442 SF
BALCONY = APPROX. 168 SF



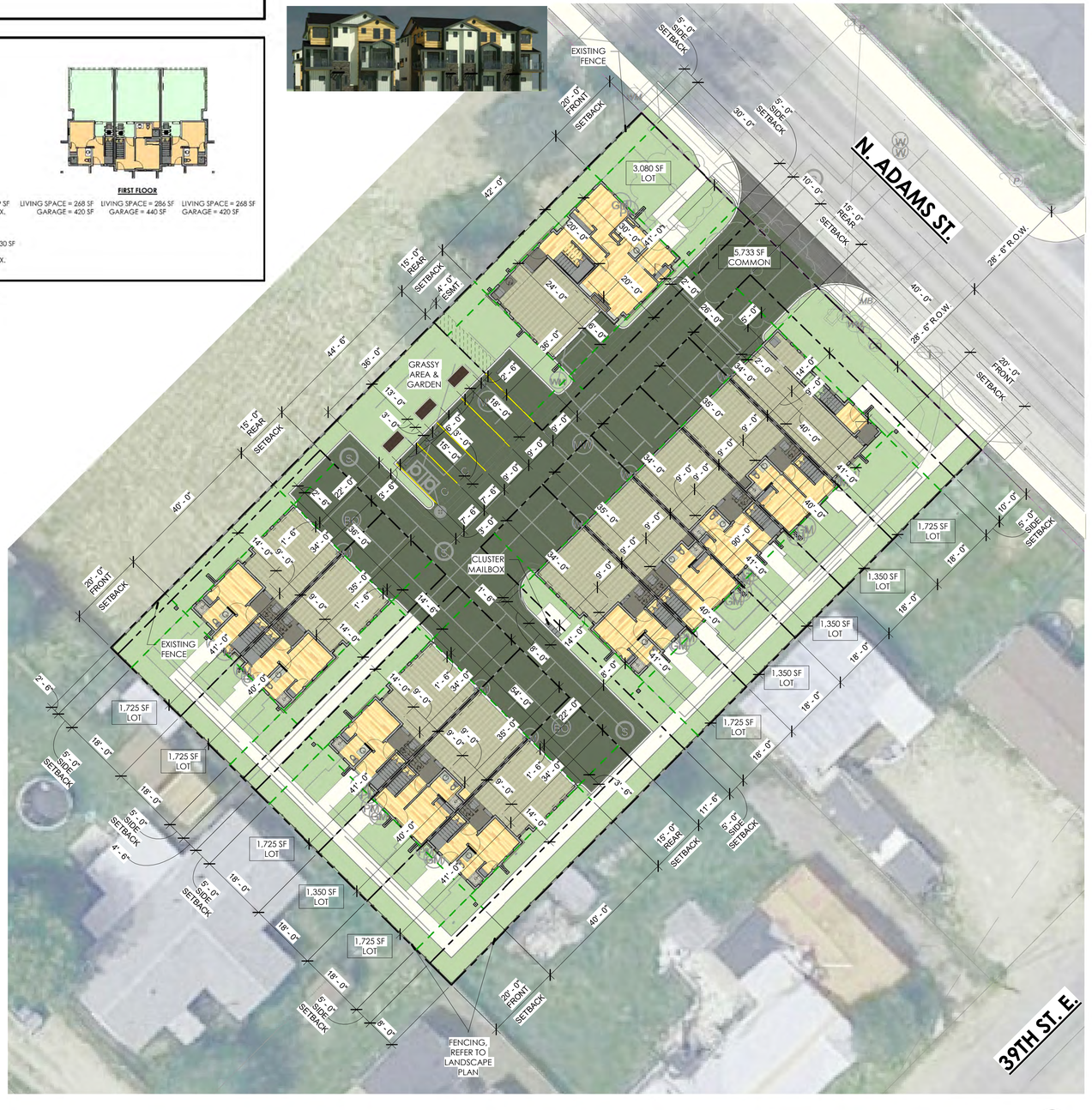
3 SIDEWALK EDGE
1 1/2" = 1'-0"

ENCLO HIDE IT WITH STYLE
Charleston Wood Slat Privacy Screen Kit (2 Panels)





4 ENCLO CEDAR WOOD SLAT AIR CONDITIONER SCREEN
3/4" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"

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OFFICE: 208-353-0734
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NO.	REVISIONS	DATE
2	FOR SUBMITTAL	08.01.25

PROFESSIONAL SEAL
LICENSED ARCHITECT
AR-818618
08.01.25
GLENN WALKER
STATE OF IDAHO

PROJECT NAME:
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

SITE PLAN

JOB NO:	24147
DATE:	05/17/24
DRAWN BY:	PMG

SHEET NUMBER:
A_1.0
PLOT DATE:
8/4/2025 3:13:15 PM

3 SITE PLAN - OPEN AREA @ 2ND FLOOR
1/16" = 1'-0"

COMMON OPEN / AMENITIES

8-4L-4: OPEN SPACE STANDARDS FOR RESIDENTIAL DEVELOPMENTS: A MINIMUM OF TWO HUNDRED FIFTY (250) SQUARE FEET OF COMMON OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT. **11** X 250= **2,750 SF**

QUALIFIED OPEN SPACE:

3,200 SF

"1. Any open space, that is active or passive in its intended use, that is not less than four hundred (400) square feet in area, length and width dimension of twenty feet (20')."
3,200 sf/250 = **12.8 UNITS ALLOWED**

8-4B-3: DWELLING UNIT GENERAL PROVISIONS: C. AMENITIES: ALL RESIDENTIAL DEVELOPMENTS OF THREE (3) OR MORE UNITS SHALL PROVIDE AMENITIES.
1. The number of required amenities depends on the size of development as follows:
a. Developments with three (3) to fifteen (15) dwelling units shall provide at least four class A amenities, two class B amenities, **two class A and one class B amenities**, or one class C amenity

TABLE 8-4D-1 RESIDENTIAL AMENITY CATEGORIES AND AMENITIES

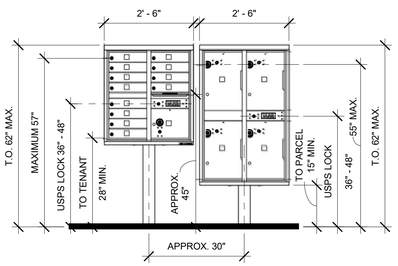
	CLASS A	CLASS B
QUALITY OF LIFE	• smart locks and smart thermostats for all units	
	• secure package lockers	
OPEN SPACE	• open grassy area of @ least forty feet by ten feet (40' x 10') in area - **400 SF**	• community garden - **360 SF**

PRIVATE OPEN SPACE

8-4L-5: OPEN SPACE STANDARDS FOR MULTI-FAMILY DEVELOPMENTS: PRIVATE OPEN SPACE REQUIREMENTS: FOR ANY NEW MULTI-FAMILY DEVELOPMENT: A MINIMUM OF EIGHTY (80) SQUARE FEET OF PRIVATE, USABLE OPEN SPACE SHALL BE PROVIDED FOR EACH UNIT.

SINGLE FAMILY UNIT:	134 SF + 148 SF GROUND FLOOR; 88 SF SECOND LEVEL	= **370 SF**
DUPLEX ~		
UNIT A:	52 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **120 SF**
UNIT B:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
TRIPLEX ~		
UNIT A:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	52 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **104 SF**
FIVEPLEX ~		
UNIT A:	80 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **132 SF**
UNIT B:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT C:	85 SF GROUND FLOOR; 68 SF SECOND LEVEL	= **153 SF**
UNIT D:	84 SF GROUND FLOOR; 43 SF SECOND LEVEL	= **127 SF**
UNIT E:	42 SF GROUND FLOOR; 52 SF SECOND LEVEL	= **94 SF**
TOTAL		**= 1,552 SF**

4 RAISED PLANTER
3/4" = 1'-0"



2 MAILBOX DETAIL
1/2" = 1'-0"

1 SITE PLAN - OPEN AREA @ GRADE
1/16" = 1'-0"

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LICENSED ARCHITECT
AR-818618
08.01.25
GLENN WALKER
STATE OF IDAHO

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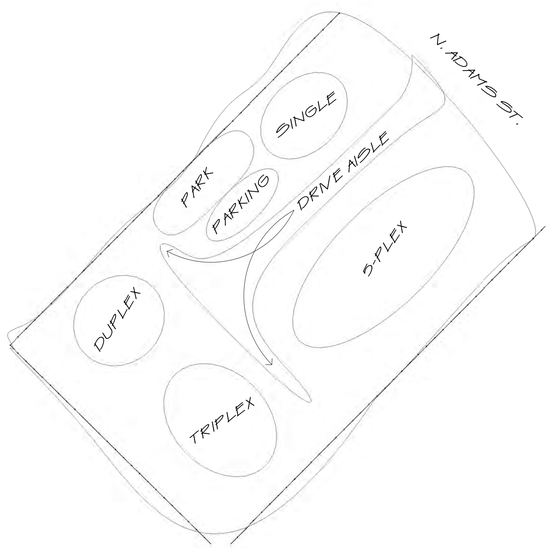
BOISE, IDAHO 83713
OFFICE 208-353-0734
gwalker@adpboise.com

PROJECT NAME:
AMIGOS SUBDIVISION
SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

OPEN SPACE / AMENITIES PLAN

JOB NO:	24147
DATE:	10/15/24
DRAWN BY:	PMG

SHEET NUMBER:
A_1.1
PLOT DATE:
7/31/2025 12:21:58 AM



1 SKETCH MAP
1/16" = 1'-0"

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NO.	REVISIONS	DATE
2	FOR SUBMITTAL	08.01.25

PROFESSIONAL SEAL

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08.01.25
GLENN WALKER STATE OF IDAHO

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SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

SKETCH MAP

JOB NO:	24147
DATE:	07/30/25
DRAWN BY:	Author

SHEET NUMBER:
A_1.2
PLOT DATE:
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1 SKETCH MAP
1/16" = 1'-0"

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1	PCR SUBMITTAL	08.01.25

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SITE DEVELOPMENT
3921 & 3933 ADAMS ST.

SKETCH MAP

JOB NO:	24147
DATE:	07/30/25
DRAWN BY:	Author

SHEET NUMBER:
A_1.2

PLOT DATE:
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SKETCH PLAT FOR:

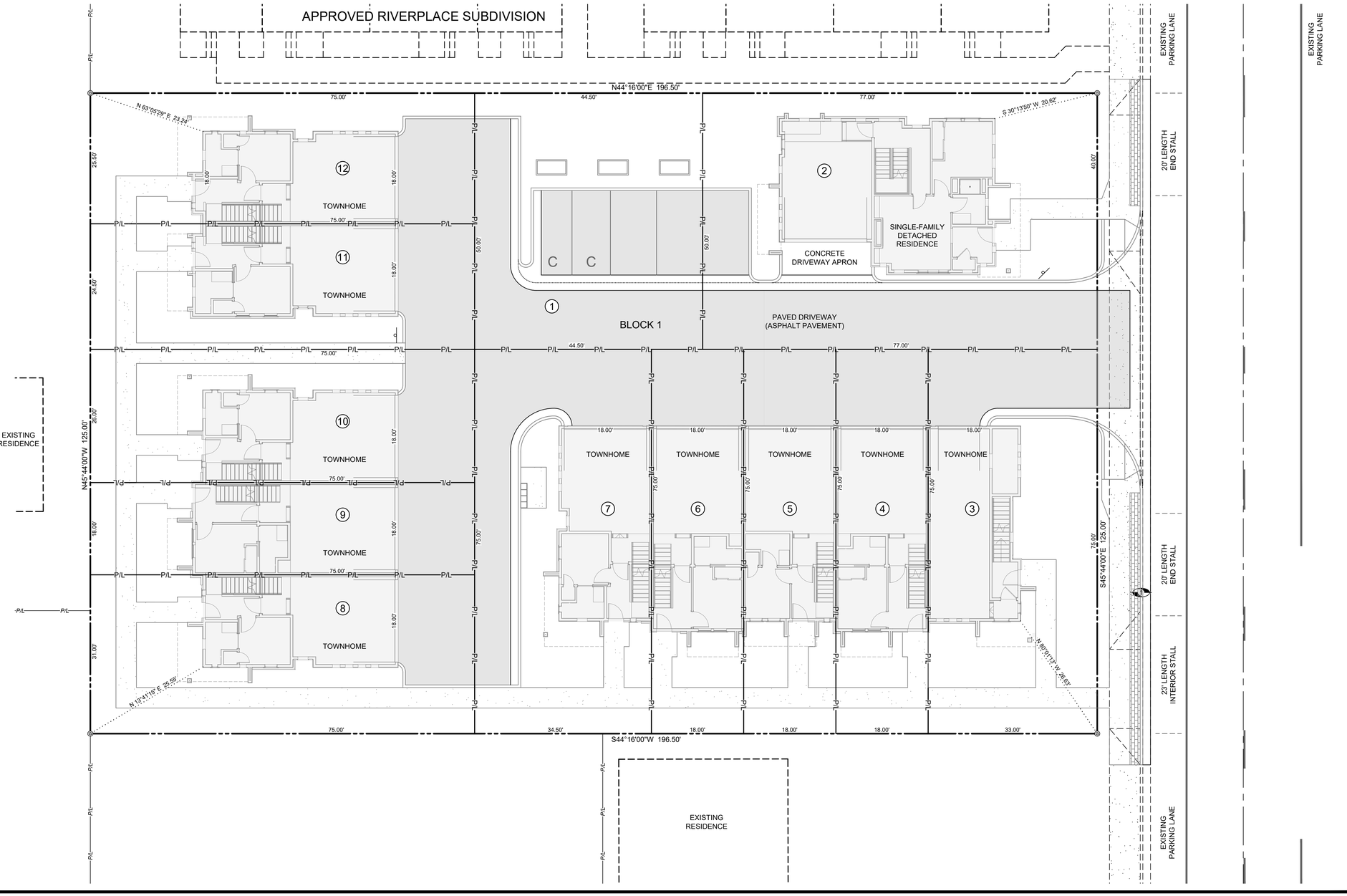
AMIGOS SUBDIVISION

A RESUBDIVISION OF PORTIONS OF LOTS 16 & 17, BLOCK 7, FAIRVIEW ACRES SUBDIVISION NO. 1
AS FILED IN BOOK 10 OF PLATS AT PAGE 532, RECORDS OF ADA COUNTY, IDAHO
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST,
BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2025

LEGEND

EXISTING		PROPOSED	
	CENTERLINE	P/L	LOT LINE
R/W	RIGHT OF WAY LINE		PUBLIC UTILITY EASEMENT
P/L	DEED OR LOT LINE	(1)	LOT NUMBER
	PROPERTY BOUNDARY	BLOCK 1	BLOCK NUMBER
	5/8" REBAR		VERTICAL CURB AND GUTTER
	TEMPORARY BENCHMARK		VERTICAL CURB NO GUTTER
	VERTICAL CURB & GUTTER AND SIDEWALK		SIDEWALK
			VALLEY GUTTER
			PAVEMENT
			PAVEMENT STRIPING

SCALE
10 0 5 10 20
(FEET)
1 INCH = 10 FT.



DAVID EVANS AND ASSOCIATES INC.
9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION

URBAN, LLC

SKETCH PLAT

GARDEN CITY IDAHO

NO.	DATE	REVISION	BY	CK

REVIEWED BY:
DATE:

PROFESSIONAL ENGINEER
LICENSED
18887
7/29/25
STATE OF IDAHO
DERRITT KERNER

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 29, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 1

1

Plot Date: 7/29/2025 11:45 AM By: Bryan Appleby
Save Date: 7/29/2025 11:45 AM By: Brap
File: P:\URBA00002250\040\CAD\SHEETS\EC\EC-PP-URBA00002250.dwg

GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOUSES

3933 and 3921 Adams Street
Garden City, ID

PREPARED FOR:

Mr. Trever Currie
Trever Currie Development, LLC
2242 South Amy Avenue
Boise, ID 83706

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

February 17, 2021
B210266g

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

February 17, 2021

Atlas No. B210266g

Mr. Trever Currie
Trever Currie Development, LLC
2242 South Amy Avenue
Boise, ID 83706

Subject: Geotechnical Investigation
Proposed Townhouses
3933 and 3921 Adams Street
Garden City, ID

Dear Mr. Currie:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on February 3 2021. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Chris A. Park, PE, PMP
Senior Geotechnical Engineer

Elizabeth Brown, PE
Geotechnical Services Manager

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1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed structures from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is in the southeastern portion of Garden City, Ada County, ID, and occupies a portion of the NW¼NE¼ of Section 5, Township 3 North, Range 2 East, Boise Meridian. This project will consist of construction of 16, 2-story, wood-framed, townhouse structures to be developed on approximately 0.57 acre. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Trever Currie of Trever Currie Development, LLC to Monica Saculles of Atlas Technical Consultants (Atlas), on January 27, 2021. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Trever Currie Development, LLC and Atlas. Our scope of services for the proposed development has been provided in our proposal dated January 26, 2021 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials. The scope of work did not include design recommendations specific to individual structures.

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2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 184 to the Garden City exit. Proceed northwest on Chinden Boulevard approximately 0.9 mile to its intersection with 39th Street. From this intersection, travel northeast on 39th Street approximately 0.2 mile to its intersection with Adams Street. Proceed northwest approximately 150 feet to the project site which lies on the southwest side of the road. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Alluvium of Boise River" as mapped by Othberg and Stanford (1993). These Holocene (10,000 years ago to present) age deposits accumulated as the result of stream processes on low-lying river beds, flood plains and alluvial fans. Deposits are composed of sandy cobble gravel upstream grading to sandy pebble gravel downstream and typically contain no pedogenic clay. Gravel deposits underlie the flood plain of the Boise River to depths of 23-35 feet and overlie a surface cut by the river into earlier Tertiary basin-fill sediments.

2.3 General Site Characteristics

The site to be developed is approximately 0.57 acre in size. The site consists of undeveloped land. However, a concrete pad was present in the northern corner of the project site. During a review of aerial photographs of the project site, it was noted that two structures were previously located on the site. These structures were present along the northern and northeastern corners of the project site and were fronting Adams Street. Residential structures and undeveloped land surround the project site. Vegetation on the site consists primarily of bunchgrass and other native weeds and grasses. Mature trees were noted adjacent to the project site. The site is relatively flat and level.

Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project site, but were noted in the form of curbs, gutters, and drop inlets along Adams Street.

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2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.207 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2018 IBC. Design spectral response acceleration parameters as presented in the 2018 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

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Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Stiff Soil"
S_s	0.307 (g)
S_1	0.110 (g)
F_a	1.554
F_v	2.380
S_{MS}	0.477 (g)
S_{M1}	0.231 (g)
S_{DS}	0.318 (g)
S_{D1}	0.174 (g)

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

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4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

Silty sand with gravel fill was encountered at ground surface in test pit 1. This material was brown to dark brown, slightly moist to moist, and loose to medium dense, with fine to coarse grained-sand and fine to coarse gravel. This fill also contained 2 to 4-foot concrete pieces. Native sandy silt was encountered at the surface of test pit 2. This soil was brown to light brown, slightly moist, and medium stiff to stiff, with fine to medium-grained sand. Organic materials were measured to a depth of 0.6 foot in test pit 2.

At depth, poorly graded gravel with sand sediments were exposed. Poorly graded gravels with sand sediments light brown, dry to saturated, and medium dense to dense. Fine to coarse-grained sand, fine to coarse gravel, and 10-inch minus cobbles were noted throughout.

Competency of test pit sidewalls varied little across the site. In general, fine grained soils remained stable while more granular sediments readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was encountered in test pits at depths of 9.2 and 8.8 feet bgs. Soil moistures in the test pits were generally slightly moist to moist within surficial soils. Within the poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River. Maximum groundwater elevations likely occur during late spring to early summer runoff season.

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Atlas has previously performed 6 geotechnical investigations within 0.25 mile of the project site. Information from these investigations has been provided in the table below.

Table 2 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
December 2019	0.22	North	7.6 to 12.1
January 2018	0.14	East	Not Encountered to 7.0
May 2017	0.23	North	5.0 to 7.2
April 2017	0.25	South	7.3 to 7.6
August 2015	0.25	Southeast	12.6 to 13.1
November 2014	0.23	Southwest	Not Encountered to 8.7

For construction purposes, groundwater depth can be assumed to remain greater than 5 feet bgs throughout the year. However, as the site is heavily influenced by the Boise River, flooding or near flooding conditions will result in temporarily higher groundwater elevations. Since this is an estimated depth and seasonal groundwater levels fluctuate, actual levels should be confirmed by periodic groundwater data collected from the piezometer installed in test pit 1. If desired, Atlas is available to perform this monitoring.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. Poorly graded gravel with sand sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded gravel with sand sediments. Excavation depths of approximately 2.8 feet bgs should be anticipated to expose these poorly graded gravel with sand sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the

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superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the structure be founded upon conventional spread footings and continuous wall footings. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed. Presently, there are approximately 16 townhouses proposed for the project site. The following recommendations are not specific to individual structures, but rather should be viewed as guidelines for the subdivision-wide development.

6.1 Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 3 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native poorly graded gravel with sand sediments or compacted structural fill. Existing native sandy silt and fill materials must be completely removed from below foundation elements.[1] An excavation depth of approximately 2.8 feet bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	3,000 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy silt soils and 2) 0.45 for footings bearing on native poorly graded gravel with sand and granular structural fill. A passive lateral earth pressure of 356 pounds per square foot per foot (psf/ft) should be used for sandy silt soils. For native poorly graded gravel with sand and compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as

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rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade. Based on the soil types encountered onsite, foundation drains are not needed.

6.2 Crawl Space Recommendations

All residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Bottom of crawl spaces must be elevated at least 2 feet above seasonal high groundwater elevation. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

6.3 Floor, Patio, and Garage Slab-on-Grade

Uncontrolled fill, which contained debris, was encountered in a portion of the site. Atlas recommends that these fill materials be removed to a depth of at least 1½ feet below existing grade. If fill materials remain after excavation, concrete debris larger than 6 inches must be removed and the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

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7. PAVEMENT DISCUSSION AND RECOMMENDATIONS

Atlas has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 5 has been assumed for near-surface sandy silt soils on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

7.1 Flexible Pavement Section

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement section. Calculation sheet provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement section. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

Table 4 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Private Residential Roadways
Asphaltic Concrete	2.5 Inches
Crushed Aggregate Base	4.0 Inches
Structural Subbase	6.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section

[1]**It will be required for Atlas personnel to verify subgrade competency at the time of construction.**

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.
- Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

7.2 Pavement Subgrade Preparation

Uncontrolled fill, which contained debris, was encountered in a portion of the site. Atlas recommends that these fill materials be removed to a depth of at least 1½ feet below existing grade. If fill materials remain after excavation, concrete debris larger than 6 inches must be

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removed and the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. However, the existing fill materials are not suitable for use as either the base or subbase components of the recommended pavement section. Once final grades have been determined, Atlas is available to provide additional recommendations.

7.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, compacted (if indicated), inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Atlas does not anticipate pumping material to become evident during compaction, but subgrade silty soils near and above optimum moisture contents may tend to pump. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

Atlas recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

8. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native poorly graded gravel with sand or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

8.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Native weeds and grasses with

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associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 0.6 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zones are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

8.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

8.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

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8.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. Throughout construction, soft areas may develop after the existing concrete pad is removed and heavy rubber tired equipment drives over the site. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter, remove the existing concrete pad, and to perform any other necessary excavations. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

8.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

8.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils

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(USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or “break over” point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

8.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in

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diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

8.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse; however, sloughing of native granular sediments from test pit sidewalls was observed, particularly after penetration of the water table. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

8.9 Groundwater Control

Groundwater was encountered during the investigation but is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a treme. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, Atlas should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in

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construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

9. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed structures, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed structure, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design

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professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

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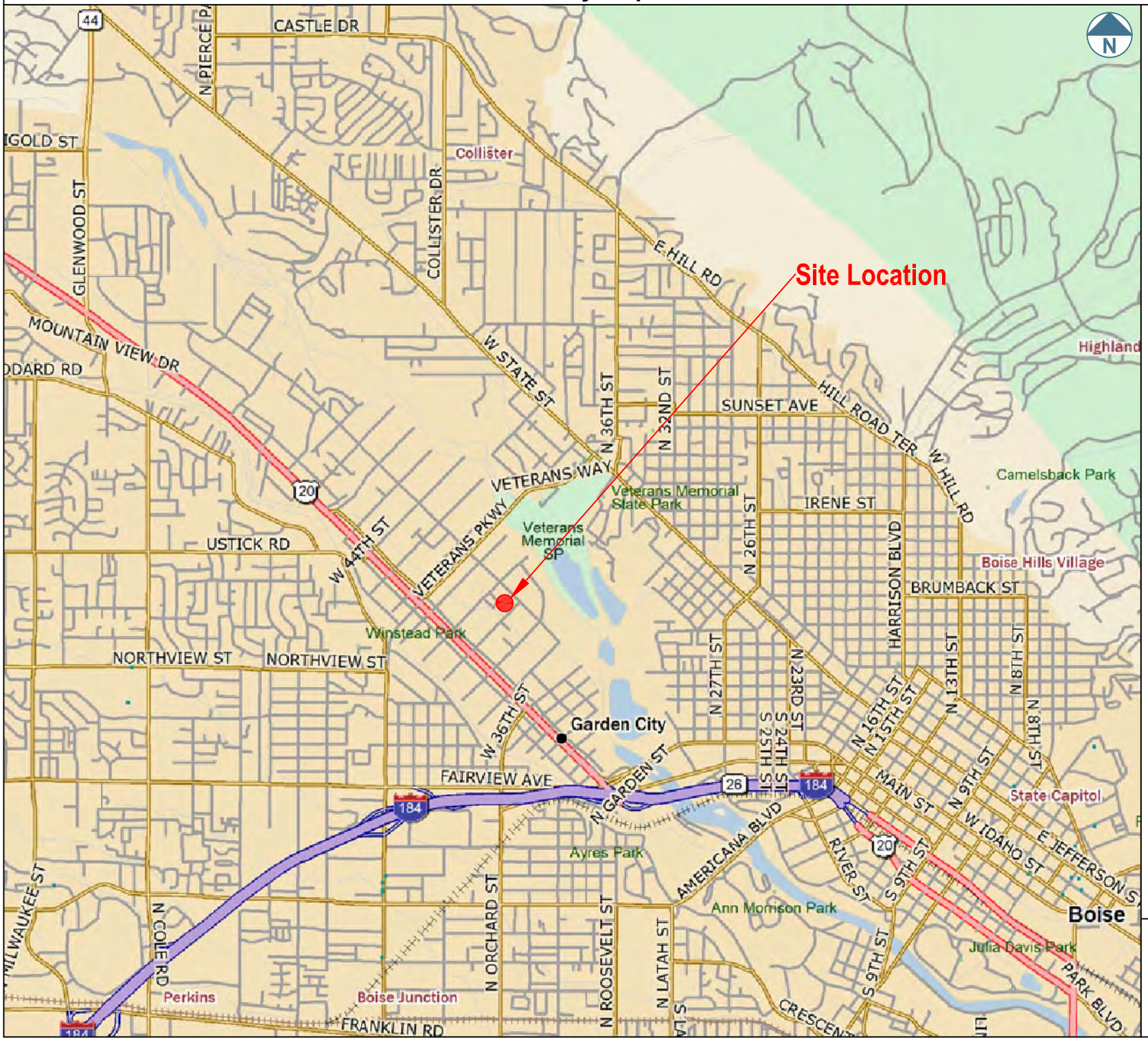
Vicinity Map

Figure 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

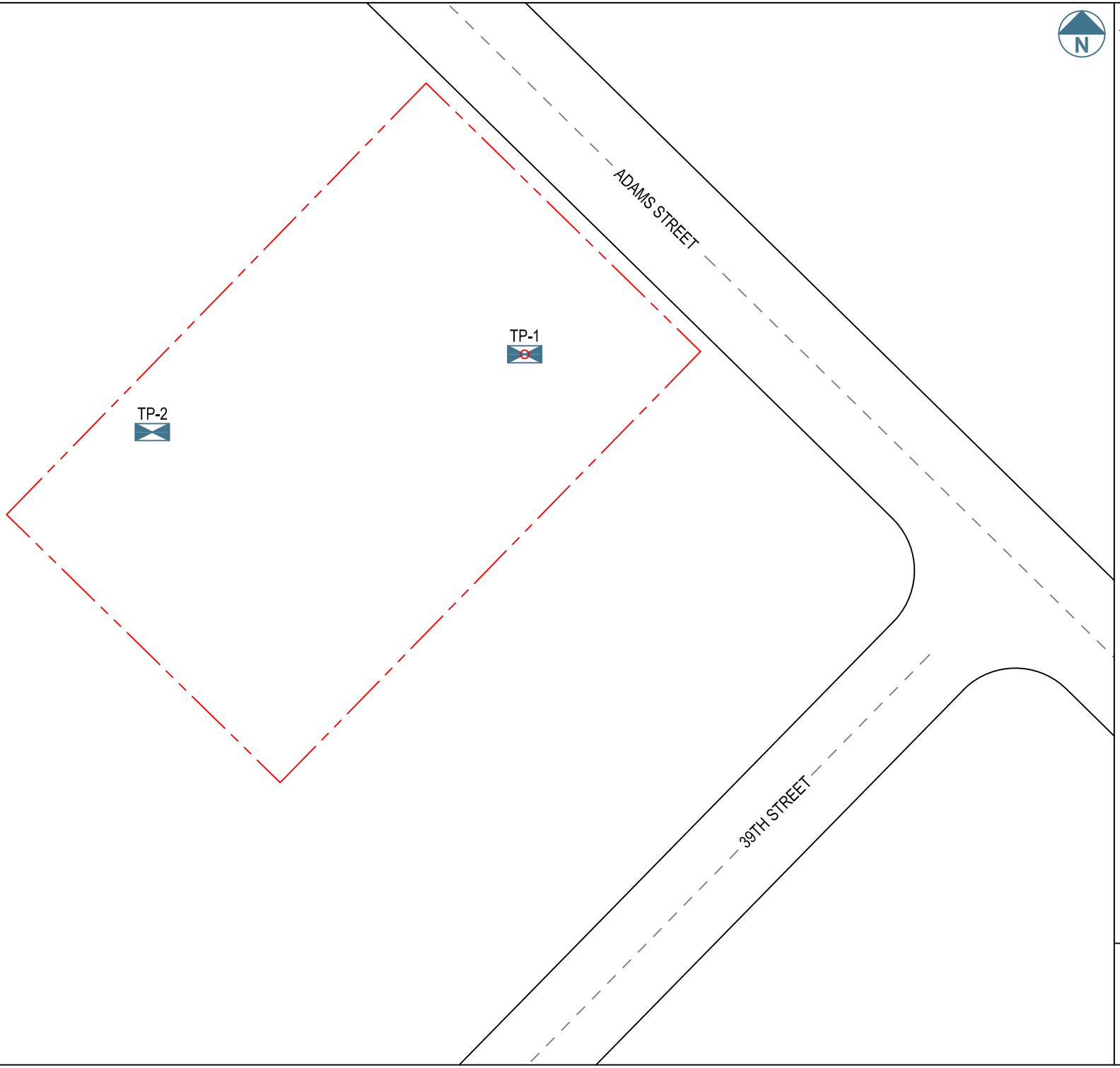
Proposed Townhomes
3933 & 3921 Adams Street
Garden City, ID

Modified from DeLorme by: CCW
February 9, 2021
Drawing: B210266g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Approximate Atlas Test Pit Location with Piezometer

Proposed Townhomes
3933 & 3921 Adams Street
Garden City, ID

Drawn by: CCW
February 9, 2021
Drawing: B210266g

ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOGS

Test Pit Log #: TP-1
Date Advanced: February 3, 2021
Excavated by: Turn of the Century Homes
Logged by: Jacob Schlador, PE

Latitude: 43.63089
Longitude: -116.24241
Depth to Water Table: 9.2 Feet bgs
Total Depth: 10.7 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Silty Sand with Gravel Fill (SM-FILL): Dark brown to brown, slightly moist to moist, loose to medium dense, with fine to coarse-grained sand and fine to coarse gravel. --Debris noted throughout including 2 to 4-foot concrete pieces.				
2.8-10.7	Poorly Graded Gravel with Sand (GP): Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.				

Notes: See Site Map for test pit location.
Piezometer installed to a depth of 10.7 feet bgs.

Test Pit Log #: TP-2
Date Advanced: February 3, 2021
Excavated by: Turn of the Century Homes
Logged by: Jacob Schlador, PE

Latitude: 43.63082
Longitude: -116.24289
Depth to Water Table: 8.8 feet bgs
Total Depth: 9.7 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.8	Sandy Silt (ML): Brown to light brown, slightly moist, medium stiff to stiff, with fine to medium-grained sand. --Organics to a depth of 0.6 foot bgs.	GS	1.0-1.5	1.0-1.5	A
2.8-9.7	Poorly Graded Gravel with Sand (GP): Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 8-inch-minus cobbles.				

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	17.2	NP	NP	100	100	98	85	62.7

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Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

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Appendix VI AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Proposed Adams Townhouses, Private Residential Roadway

Average Daily Traffic Count:	200	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	5		**Subgrade Mr:**	7,500

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	88	2.0%	0.0008	624
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	10	2.0%	0.0122	1,082
2-Axle, 6-Tire Trucks:	1	2.0%	0.1890	1,676
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	100			

Total Design Life 18-kip ESALs:	43,114
Actual Log (ESALs):	4.635
Trial SN:	2.20
Trial Log (ESALs):	4.641
Pavement Section Design SN:	2.21

	Design Depth Inches	**Structural Coefficient**	**Drainage Coefficient**
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	6.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

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Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are not building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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Statement of Intent

Project Name: Amigos Subdivision
Address: 3921 & 3933 N. Adams Street, Garden City, Idaho
Zoning: R-3
Prepared by: Urban Design + Build

Purpose

The purpose of the Amigos Subdivision is to responsibly redevelop two underutilized parcels located at 3921 and 3933 N. Adams Street into a high-quality, thoughtfully designed residential community. This infill project is intended to provide attainable homeownership opportunities while enhancing the neighborhood's character, promoting walkability, and supporting Garden City's vision for sustainable, compact urban development.

Scope

The proposed development includes:

- A 12-lot subdivision on approximately 0.56 acres, comprised of:
  - 11 buildable residential lots for single-family attached and one detached home
  - 1 common lot for shared access, open space, and community amenities
- New private drive access from Adams Street
- Five designated guest parking spaces
- Approximately 3,200 square feet of common open space, exceeding code minimums
- A cohesive architectural and landscape plan, including fencing, tree planting, and privacy considerations
- Installation of municipal water, sewer, pressurized irrigation, and dry utilities
- Integration of sustainable site features such as on-site stormwater management and smart home technologies

Intent

This project is intended to:

- Support infill development policies and maximize the use of existing infrastructure in Garden City
- Align with the R-3 zoning district's intent by promoting urban-density housing within walking distance of transit, greenbelt access, and neighborhood services
- Create a livable, pedestrian-oriented environment with functional outdoor space and thoughtful site design
- Preserve neighborhood scale while introducing architectural quality, privacy solutions, and landscape buffers

- Comply with Garden City Code requirements by proposing a well-integrated site plan that balances flexibility with community benefit

Information concerning noxious uses, noise, vibration and any other aspects of the use or structure that may impact adjacent properties or surrounding communities:

- This project will not cause any noxious uses, noise, or vibrations to any adjacent properties or the surrounding community other than typical construction during the development and the building process.

Property Detail Report

3921 N Adams St, Garden City, ID 83714-6451

APN: R2734502291

Ada County Data as of: 07/10/2025

Owner Information

Owner Name:	Binnion Buildings LLC		
Vesting:	A Limited Liability Company		
Mailing Address:	7808 W Elm Brook St, Boise, ID 83714-2176	Occupancy:	Absentee Owner

Location Information

Legal Description:	W 50 Of E 150 Lots 16 & 17 Blk 7 Exc R/W Fairview Acres Sub #1...			County:	Ada, ID
APN:	R2734502291	Alternate APN:		Census Tract / Block:	001100 / 3009
Munic / Twnshp:		Twnshp-Rng-Sec:	03N-02E-05	Legal Lot / Block:	16, 17 / 7
Subdivision:	Fairview Acres Su...	Tract #:		Legal Book / Page:	10 / 532
Neighborhood:		School District:	Boise Independent District		
Elementary School:	Whittier Elementar...	Middle School:	North Junior High...	High School:	Boise Senior High...
Latitude:	43.63091	Longitude:	-116.24238		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/13/2024 / 11/19/2024	Price:		Transfer Doc #:	2024.65849
Buyer Name:	Binnion Buildings LLC	Seller Name:	Binnion Dianna Lee	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	08/21/2007 / 08/22/2007	Sale Price / Type:	$131,250 / Estimated	Deed Type:	Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	$105,000 / Conventional	1st Mtg Rate / Type:	673.0 / Fixed	1st Mtg Doc #:	107.118397
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	107.118396
Seller Name:	Hensley, Robert & Heidi C				
Lender:	First Mortgage Corp			Title Company:	Pioneer Title Agen...

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:	Yes	Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Residential Acreage	Lot Area:	9,845 Sq. Ft.	Zoning:	R-3
State Use:	200-L - Res Lot...	Lot Width / Depth:		# of Buildings:	
County Use:	200-L - Res Lots O...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.226	Water / Sewer Type:	
Flood Zone Code:	Ae	Flood Map #:	16001C0188J	Flood Map Date:	06/19/2020
Community Name:	City Of Garden City	Flood Panel #:	0188J	Inside SFHA:	True

Tax Information

Assessed Year:	2024	Assessed Value:	$170,200	Market Total Value:	$170,200
Tax Year:	2024	Land Value:		Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	$1,459.86	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
SANDRA L. CLAPP & ASSOCIATES, P.A.

2024-065849
11/19/2024 08:43 AM
$15.00

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:
Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SEND TAX NOTICES TO:
BINNION BUILDINGS LLC
7808 W. Elm Brook St.
Boise, Idaho 83714

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GRANT DEED

FOR VALUE RECEIVED, DIANNA LEE BINNION, a single person (the "Grantor"), hereby grants, bargains, sells, and conveys to BINNION BUILDINGS LLC, an Idaho limited liability company (the "Grantee"), whose address is 7808 W. Elm Brook St., Boise, Idaho 83714, the Grantor's interest in the real property situated in the County of Ada, State of Idaho, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

DATED this 13 day of November, 2024.

DIANNA LEE BINNION

STATE OF Arizona)
) ss.
County of Pima)

On this 13th day of November, 2024, before me, the undersigned notary public in and for said state, personally appeared DIANNA LEE BINNION, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

ERICA M ISLAS
Notary Public - Arizona
Pima County
Commission # 629639
My Comm. Expires May 9, 2026

Notary Public for Arizona
Commission Expires: May 9, 2026

Exhibit 'A'

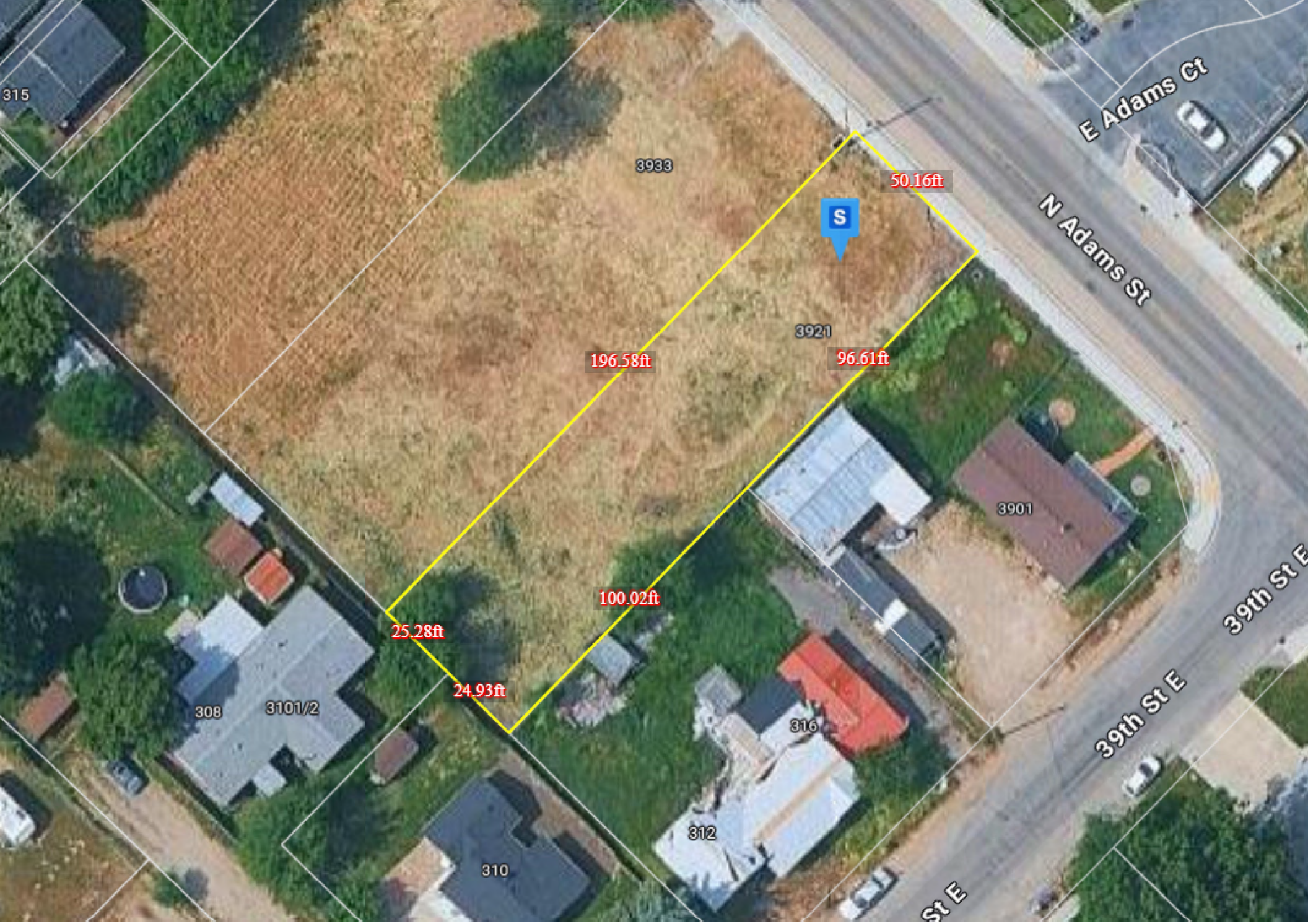
The West 50 feet of the East one half of Lots 16 and 17 in Block 7 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Less and excepting therefrom:

A parcel of property deeded to the Ada County Highway District on December 11, 2014 as Instrument No. 2014-100112 described as follows:

A parcel of land situated in the Northeast Quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho and being a portion of Lot 17 in Block 7 of Fairview Acres Subdivision Number 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, at the office of the Recorder, Ada County, Idaho, and also being a portion of the land described in that Warranty Deed recorded as Instrument Number 107118396, official Records, Ada County Idaho more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a one inch steel rod marking the intersection of Adams Street and 39th Street bears South 45°17'56" East a distance of 650.02 feet; thence along the centerline of Adams Street, South 45°17'56" East a distance of 475.01 feet to a point; thence leaving said centerline, South 44°41'58" West a distance of 25.00 feet to the North corner of the land described in said Warranty Deed and the Point of Beginning; thence along the Northwesterly boundary of the land described in said Warranty Deed,
South 44°41'58" West a distance of 3.50 feet to a point; thence leaving said Northwesterly boundary, along a line parallel with and measuring 3.50 feet Southwesterly of the Northeasterly boundary of the land described in said Warranty Deed,
South 45°17'56" East a distance of 50.00 feet to the Southeasterly boundary of the land described in said Warranty Deed; thence along said Southeasterly boundary,
North 44°43'02" East a distance of 3.50 feet to the Easterly corner of the land described in said Warranty Deed; thence along the said Northeasterly boundary,
North 45°17'56" West a distance of 50.00 feet to the Point of Beginning.


315
3933
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N Adams St
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96.61ft
3901
100.02ft
25.28ft
24.93ft
308
3101/2
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312
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St E

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
POWERS FARLEY, PC

2025-014479
03/10/2025 08:44 AM
$15.00

DEED OF RECONVEYANCE

WHEREAS, John M. Howell of Powers Farley, P.C., whose address is 702 W. Idaho Street, Suite 700, Boise, Idaho 83702, is the present Trustee of record under the following described Deed of Trust:

Grantor:	Dianna Lee Binnion, whose address is 10924 S. Camino San Clemente, Vail, AZ 85641
Beneficiary:	Trever Currie Development LLC, whose address is 2246 S. Amy Ave, Boise, ID 83706
Dated:	May 23, 2023
Recorded:	May 31, 2023, as Instrument No. 2023-030887, records of Ada County, Idaho

NOW THEREFORE, the present Trustee, having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby a written request to reconvey the real property, by reason of the obligations secured by said Deed of Trust, DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, all the estate, and interest derived to the Trustee under said Deed of Trust in the real property described in the said Deed of Trust, situated in Ada County, Idaho, described as follows:

SEE EXHIBIT A

DATED this 10th day of March, 2025.

POWERS FARLEY, P.C.

John M. Howell

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 10th day of March, 2025, before me, personally appeared John M. Howell of Powers Farley, P.C., known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

JAMIE R. MILLER NOTARY PUBLIC STATE OF IDAHO Comm. 47211

Jamie R. Miller

Notary Public for Idaho
My Commission Expires 5-23-30

Exhibit A

Parcel I of II

The West 50 feet of the East one half of Lots 16 and 17 in Block 7 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Less and excepting therefrom:

A parcel of property deeded to the Ada County Highway District on December 11, 2014 as Instrument No. 2014-100112 described as follows:

A parcel of land situated in the Northeast Quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho and being a portion of Lot 17 in Block 7 of Fairview Acres Subdivision Number 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, at the office of the Recorder, Ada County, Idaho, and also being a portion of the land described in that Warranty Deed recorded as Instrument Number 107118396, official Records, Ada County Idaho more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a one inch steel rod marking the intersection of Adams Street and 39th Street bears South 45°17'56" East a distance of 650.02 feet; thence along the centerline of Adams Street, South 45°17'56" East a distance of 475.01 feet to a point; thence leaving said centerline, South 44°41'58" West a distance of 25.00 feet to the North corner of the land described in said Warranty Deed and the Point of Beginning; thence along the Northwesterly boundary of the land described in said Warranty Deed,
South 44°41'58" West a distance of 3.50 feet to a point; thence leaving said Northwesterly boundary, along a line parallel with and measuring 3.50 feet Southwesterly of the Northeasterly boundary of the land described in said Warranty Deed,
South 45°17'56" East a distance of 50.00 feet to the Southeasterly boundary of the land described in said Warranty Deed; thence along said Southeasterly boundary,
North 44°43'02" East a distance of 3.50 feet to the Easterly corner of the land described in said Warranty Deed; thence along the said Northeasterly boundary,
North 45°17'56" West a distance of 50.00 feet to the Point of Beginning.

Parcel II of II

The Southeasterly 75 feet of the Northwesterly 150 feet of Lots 16 and 17, in Block 7, Fairview Acres Subdivision No. 1, according to the plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District in Warranty Deed recorded July 31, 2014, as Instrument No. 2014-061521, described as follows:

A 3.50 foot wide parcel of land adjoining the Northeasterly boundary of Lot 17 in Block 7 of Fairview Acres No. 1 Subdivision filed in Book 10 of Plats at Page 532 in the records of Ada County and lying in the Northeast quarter (Northeast quarter) of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, and also being a portion of that parcel as described in a Personal Representative's Deed filed as Instrument No. 9058004 in the records of Ada County, more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a brass cap marking the intersection of Adams Street and 38th Street bears South 45°17'56" East 1299.99 feet (formerly South 45°44' East); thence
South 45°17'56" East 400.01 feet along the centerline of Adams Street to a point; thence
South 44°41'58" West 25.00 feet to the Northerly corner of said parcel and the Southerly right-of-way of Adams Street and the Point of Beginning; thence
South 45°17'56" East 75.00 feet (formerly South 45°44' East) along the Northeasterly boundary to the East corner of said parcel; thence
South 44°42'04" West 3.50 feet along the Southeasterly boundary of said parcel to a point; thence
North 45°17'56" West 75.00 feet to the Northwesterly boundary of said parcel; thence
North 44°41'58" East 3.50 feet along the Northwesterly boundary of said parcel to the Point of Beginning.

Property Detail Report

3933 N Adams St, Garden City, ID 83714-6451

APN: R2734502303

Ada County Data as of: 07/10/2025

Owner Information

Owner Name:	Binnion Buildings LLC		
Vesting:	A Limited Liability Company		
Mailing Address:	7808 W Elm Brook St, Boise, ID 83714-2176	Occupancy:	Absentee Owner

Location Information

Legal Description:	Par #2303 Por Lots 16-17 Blk 7 Fairview Acres Sub 1 #2301B			County:	Ada, ID
APN:	R2734502303	Alternate APN:		Census Tract / Block:	001100 / 3009
Munic / Twnshp:		Twnshp-Rng-Sec:	03N-02E-05	Legal Lot / Block:	16 | 17 / 7
Subdivision:	Fairview Acres Su...	Tract #:		Legal Book / Page:	5 / 239
Neighborhood:		School District:	Boise Independent District		
Elementary School:	Whittier Elementar...	Middle School:	North Junior High...	High School:	Boise Senior High...
Latitude:	43.631	Longitude:	-116.24254		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/13/2024 / 11/19/2024	Price:		Transfer Doc #:	2024.65850
Buyer Name:	Binnion Buildings LLC	Seller Name:	Binnion Dianna Lee	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	06/28/2019 / 07/10/2019	Sale Price / Type:		Deed Type:	General Warranty Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2019.60894
Seller Name:	Amlin John K				
Lender:				Title Company:	Alliance Ttl Boise...

Prior Sale Information

Sale / Rec Date:	06/07/2019 / 06/11/2019	Sale Price / Type:		Prior Deed Type:	Quit Claim Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2019.49610
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Residential Acreage	Lot Area:	14,723 Sq. Ft.	Zoning:	R-3
State Use:	200-L - Res Lot...	Lot Width / Depth:		# of Buildings:	
County Use:	200-L - Res Lots O...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.338	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	16001C0188J	Flood Map Date:	06/19/2020
Community Name:	City Of Garden City	Flood Panel #:	0188J	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	$197,500	Market Total Value:	$197,500
Tax Year:	2024	Land Value:		Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	$1,694.02	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

TitleFlex by DataTrace

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Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
SANDRA L. CLAPP & ASSOCIATES, P.A.

2024-065850
11/19/2024 08:43 AM
$15.00

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:
Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SEND TAX NOTICES TO:
BINNION BUILDINGS LLC
7808 W. Elm Brook St.
Boise, Idaho 83714

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GRANT DEED

FOR VALUE RECEIVED, DIANNA LEE BINNION, a single person (the "Grantor"), hereby grants, bargains, sells, and conveys to BINNION BUILDINGS LLC, an Idaho limited liability company (the "Grantee"), whose address is 7808 W. Elm Brook St., Boise, Idaho 83714, the Grantor's interest in the real property situated in the County of Ada, State of Idaho, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantee, its successors and assigns forever, subject to all covenants, conditions, reservations, and restrictions of record.

DATED this 13 day of November, 2024.

DIANNA LEE BINNION

STATE OF Arizona)
) ss.
County of Pima)

On this 13th day of November, 2024, before me, the undersigned notary public in and for said state, personally appeared DIANNA LEE BINNION, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

ERICA M ISLAS
Notary Public - Arizona
Pima County
Commission # 629639
My Comm. Expires May 9, 2026

Notary Public for Arizona
Commission Expires: May 9, 2026

EXHIBIT A

The Southeasterly 75 feet of the Northwesterly 150 feet of Lots 16 and 17, in Block 7, Fairview Acres Subdivision No. 1, according to the plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District in Warranty Deed recorded July 31, 2014, as Instrument No. 2014-061521, described as follows:

A 3.50 foot wide parcel of land adjoining the Northeasterly boundary of Lot 17 in Block 7 of Fairview Acres No. 1 Subdivision filed in Book 10 of Plats at Page 532 in the records of Ada County and lying in the Northeast quarter (Northeast quarter) of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, and also being a portion of that parcel as described in a Personal Representative's Deed filed as Instrument No. 9058004 in the records of Ada County, more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a brass cap marking the intersection of Adams Street and 38th Street bears South 45°17'56" East 1299.99 feet (formerly South 45°44' East); thence
South 45°17'56" East 400.01 feet along the centerline of Adams Street to a point; thence
South 44°41'58" West 25.00 feet to the Northerly corner of said parcel and the Southerly right-of-way of Adams Street and the Point of Beginning; thence
South 45°17'56" East 75.00 feet (formerly South 45°44' East) along the Northeasterly boundary to the East corner of said parcel; thence
South 44°42'04" West 3.50 feet along the Southeasterly boundary of said parcel to a point; thence
North 45°17'56" West 75.00 feet to the Northwesterly boundary of said parcel; thence
North 44°41'58" East 3.50 feet along the Northwesterly boundary of said parcel to the Point of Beginning.

39493951
321
317
315
3945
74.95ft
S
3933
196.63ft
196.58ft
74.91ft
3921
N Adams St
504
500
3901
39th St
316
312
308
3101/2
306
310

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 VICTORIA BAILEY
POWERS FARLEY, PC

2025-014479
03/10/2025 08:44 AM
$15.00

DEED OF RECONVEYANCE

WHEREAS, John M. Howell of Powers Farley, P.C., whose address is 702 W. Idaho Street, Suite 700, Boise, Idaho 83702, is the present Trustee of record under the following described Deed of Trust:

Grantor:	Dianna Lee Binnion, whose address is 10924 S. Camino San Clemente, Vail, AZ 85641
Beneficiary:	Trever Currie Development LLC, whose address is 2246 S. Amy Ave, Boise, ID 83706
Dated:	May 23, 2023
Recorded:	May 31, 2023, as Instrument No. 2023-030887, records of Ada County, Idaho

NOW THEREFORE, the present Trustee, having received from the present owner of the beneficial interest under said Deed of Trust and the obligations secured thereby a written request to reconvey the real property, by reason of the obligations secured by said Deed of Trust, DOES HEREBY RECONVEY, without warranty, to the person or persons legally entitled thereto, all the estate, and interest derived to the Trustee under said Deed of Trust in the real property described in the said Deed of Trust, situated in Ada County, Idaho, described as follows:

SEE EXHIBIT A

DATED this 10th day of March, 2025.

POWERS FARLEY, P.C.

John M. Howell

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 10th day of March, 2025, before me, personally appeared John M. Howell of Powers Farley, P.C., known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

JAMIE R. MILLER NOTARY PUBLIC STATE OF IDAHO Comm. 47211

Jamie R. Miller

Notary Public for Idaho
My Commission Expires 5-23-30

Exhibit A

Parcel I of II

The West 50 feet of the East one half of Lots 16 and 17 in Block 7 of Fairview Acres Subdivision No. 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Less and excepting therefrom:

A parcel of property deeded to the Ada County Highway District on December 11, 2014 as Instrument No. 2014-100112 described as follows:

A parcel of land situated in the Northeast Quarter of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho and being a portion of Lot 17 in Block 7 of Fairview Acres Subdivision Number 1, according to the official plat thereof, filed in Book 10 of Plats at Page 532, at the office of the Recorder, Ada County, Idaho, and also being a portion of the land described in that Warranty Deed recorded as Instrument Number 107118396, official Records, Ada County Idaho more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a one inch steel rod marking the intersection of Adams Street and 39th Street bears South 45°17'56" East a distance of 650.02 feet; thence along the centerline of Adams Street, South 45°17'56" East a distance of 475.01 feet to a point; thence leaving said centerline, South 44°41'58" West a distance of 25.00 feet to the North corner of the land described in said Warranty Deed and the Point of Beginning; thence along the Northwesterly boundary of the land described in said Warranty Deed,
South 44°41'58" West a distance of 3.50 feet to a point; thence leaving said Northwesterly boundary, along a line parallel with and measuring 3.50 feet Southwesterly of the Northeasterly boundary of the land described in said Warranty Deed,
South 45°17'56" East a distance of 50.00 feet to the Southeasterly boundary of the land described in said Warranty Deed; thence along said Southeasterly boundary,
North 44°43'02" East a distance of 3.50 feet to the Easterly corner of the land described in said Warranty Deed; thence along the said Northeasterly boundary,
North 45°17'56" West a distance of 50.00 feet to the Point of Beginning.

Parcel II of II

The Southeasterly 75 feet of the Northwesterly 150 feet of Lots 16 and 17, in Block 7, Fairview Acres Subdivision No. 1, according to the plat thereof, filed in Book 10 of Plats at Page 532, records of Ada County, Idaho.

Excepting therefrom that portion deeded to Ada County Highway District in Warranty Deed recorded July 31, 2014, as Instrument No. 2014-061521, described as follows:

A 3.50 foot wide parcel of land adjoining the Northeasterly boundary of Lot 17 in Block 7 of Fairview Acres No. 1 Subdivision filed in Book 10 of Plats at Page 532 in the records of Ada County and lying in the Northeast quarter (Northeast quarter) of Section 5, Township 3 North, Range 2 East, Boise Meridian, Ada County, Idaho, and also being a portion of that parcel as described in a Personal Representative's Deed filed as Instrument No. 9058004 in the records of Ada County, more particularly described as follows:

Commencing at a 5/8 inch rebar marking the intersection of Adams Street and 40th Street from which a brass cap marking the intersection of Adams Street and 38th Street bears South 45°17'56" East 1299.99 feet (formerly South 45°44' East); thence
South 45°17'56" East 400.01 feet along the centerline of Adams Street to a point; thence
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South 45°17'56" East 75.00 feet (formerly South 45°44' East) along the Northeasterly boundary to the East corner of said parcel; thence
South 44°42'04" West 3.50 feet along the Southeasterly boundary of said parcel to a point; thence
North 45°17'56" West 75.00 feet to the Northwesterly boundary of said parcel; thence
North 44°41'58" East 3.50 feet along the Northwesterly boundary of said parcel to the Point of Beginning.

LEGEND

EXISTING

- CENTERLINE
- RIGHT OF WAY LINE (R/W)
- DEED OR LOT LINE (P/L)
- PROPERTY BOUNDARY
- 5/8" REBAR
- TEMPORARY BENCHMARK
- EDGE OF PAVEMENT (EP)
- VERTICAL CURB & GUTTER AND SIDEWALK
- CONCRETE
- SANITARY SEWER MAIN (S)
- SANITARY SEWER SERVICE (SS)
- SANITARY SEWER MANHOLE (S)
- SANITARY SEWER CLEANOUT (CO)
- WATER LINE (W)
- WATER SERVICE (WS)
- WATER VALVE (W)
- FIRE HYDRANT

EXISTING

- WATER METER (WM)
- STORM DRAIN LINE (SD)
- STORM DRAIN MANHOLE (SD)
- STORM DRAIN CATCH BASIN
- OVERHEAD POWER LINE (OHP)
- POWER POLE (P)
- TELEPHONE RISER (T)
- CABLE TV LINE (CTV)
- UNDERGROUND GAS LINE (GAS)
- FENCE (X)
- 0.5' CONTOUR (2657.5)
- 1' CONTOUR (2657)
- DECIDUOUS TREE
- TEST PIT (TP)
- MAILBOX (MB)
- 100-YR FLOODPLAIN (ZONE AE) PER FEMA 16001C0188J BFE = 2657.00

BENCH MARKS DATUM NAVD 88

TBM#1	2657.50	CHISELED "X" IN CURB ALONG THE SOUTHERLY SIDE OF ADAMS STREET, APPROXIMATELY 28.6' NORTHWESTERLY FROM THE NORTHEASTERLY PROPERTY CORNER

N

SCALE

10 0 5 10 20

(FEET)

1 INCH = 10 FT.

EXISTING RESIDENCE

EXISTING RESIDENCE

DAVID EVANS AND ASSOCIATES INC.

9175 W Black Eagle Dr.
Boise, ID 83709
208.900.9049

AMIGOS SUBDIVISION
PRELIMINARY PLAT

URBAN, LLC

TOPOGRAPHIC SURVEY

GARDEN CITY IDAHO

NO.	DATE	REVIEWED BY:	BY	CK
		REVISION		

DATE:

CHECKED BY: DK
DESIGNED BY: BA
DRAWN BY: JF/BA

DATE: July 18, 2025

PROJECT NO.
URBA00002250

SHEET NO. 1 OF 1

1

Plot Date: 7/18/2025 1:07 PM By: Bryan Appleby
Save Date: 7/18/2025 11:01 AM By: Bryp File: P:\UURBA\URBA00002250\0400CADSHEETS\EC\EC-PP-URBA00002250.dwg

From: **csidaho** csidaho@republicservices.com
Subject: RE: Regarding your request for servicing 10 town homes - 3933 Adams St, Garden City - SF case# 20250204-209542631
Date: February 13, 2025 at 9:56 AM
To: nick@buildwithurban.com

Good Morning,

The site survey has been completed and the response was “from the plans it looks like they can put it in front of their garage. The t-shape in the back will be used for a turnaround so that would have to be clear during service.” Thank you and have a great day!

Warm Regards,

REPUBLIC SERVICES

Sustainability in Action

From: Nick Louie <Nick@buildwithurban.com>
Sent: Tuesday, February 4, 2025 7:31 PM
To: csidaho <csidaho@republicservices.com>
Subject: Re: Regarding your request for servicing 10 town homes - SF case# 20250204-209542631

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Report Suspicious

Hello,

Attached is the preliminary site plan for Amigos Subdivision.

Thank You,

Nick Louie
Urban Design+Build
Buildwithurban.com

C:208-949-1471

URBAN
DESIGN - BUILD

On Feb 4, 2025, at 12:22 PM, csidaho <csidaho@republicservices.com> wrote:

Hello,

We received the following case that we believe is for the service address of 3933 Adams St, Garden City. Could you please provide the site plan that you said you have so that we can request a site survey for placement? Thank you!

Request Description:
Nick Louie Customer building 10 Town Homes. Wants to email site plan to get preapproval to servicing individual 96 Gal Carts (Trash and Rec). Please contact phone 208-949-1471 or email nick@buildwithurban.com

Warm Regards,

REPUBLIC SERVICES

Sustainability in Action

WAIVER REQUEST OF APPLICATION MATERIALS

- Affidavit of posting and photos
- Locations, elevations, and materials of proposed signage or Master sign Plan

The affidavit of property posting and photos will come after our hearing is scheduled. Also, this development is not proposing any signage at the moment.

CITY OF GARDEN CITY

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

2 August 2025

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

Subject: **3921 & 3933 North Adams Street**
Lots 16 & 17, Block 7, FAS#1
Parcel Numbers R2734502291 & R2734502303
Water and Sanitary Sewer Ability to Serve
ATSFY2025-00010

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 sanitary sewer service from the city of Garden City from existing infrastructure that adjoins the property.

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 28 July 2025 (fire hydrant #2098) 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 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 may also require additional fire hydrants.

Any new water mainline extensions or water service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant.

The existing city sanitary sewer system is capable of serving the property if flows are reasonable in volume. Any new sewer mainline extension, sewer service connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated, reviewed and approved by Garden City Public Works. Verification of line location, size, grade, design and installation to connect to the sewer system is the responsibility of the applicant.

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. Chad Vaughn
Garden City Water Manager
City of Garden City

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