LAND DIVISION

Permit info:___MLDFY2023-0002_____
Application Date: __7/24/2023_____ Rec'd by:___CW_____
FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Cathy Sewell/Platform Architecture Design **Address:** 280 N. 8th, Suite 118, Boise, ID 83702
Email: csewell@platformarch.com
Phone: 208 891 9082

OWNER

Name: Diana Witt/No Park Units LLC **Address:** 311 Village Dr. PMB 3144, Tamarack, ID 83615
Email: diana@wittproperties.com
Phone: 208 309 1611

PROPERTY INFORMATION

Subdivision/Project Name:
Bradley Park No.1 /New Industrial Live/Work

Site address:
5260 N. Sawyer

Description of Existing Use(s):
Commercial printing business, vacant land

Description of Surrounding Uses:
Commercial, warehouse, industrial

APPLICATION INFORMATION

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

If final plat have there been any changes since the preliminary plat? Y/(N)

Number of residential lots_____ Number of commercial lots__1____ Number of mixed use lots__1____
Number of common lots_____ Square feet of common open space_____
Are any improvements planned within the common open space area? If so, specify.
_____

What public services and facilities are required for this development? ___x___Fire Protection ___x___Police Protection __x____Water ___x___Sewer __x____Drainage _____Streets _____Schools

What housing types are proposed? MARK ALL THAT APPLY
Single Family_____ Condos_____ Townhomes_____ Live/Work__x____
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? No

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

Are there new roads proposed/required? No, will utilize existing driveway/driveway approach

Are there new ingress/egress being proposed? No, existing one on Alworth will be improved

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

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation? Separated

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit? A new sidewalk will connect from property to public sidewalk system

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

What is the effect of this site development on the adequacy of storm and surface water facilities? None, all storm water will remain on site.

How will the design create a sense of place (usable open space, public art, visual focus points)? Public art is proposed, usable open space for residents, balconies with views to the foothills

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?
There is no existing trees or features to protect, new landscaping is proposed that will enhance the overall site

What type of water will be used for landscaping? _____Irrigation – Non-Potable
_____Irrigation – Potable ___x_____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, approximately 85%-95% of the landscape material selected.

What sustainable concepts have been incorporated into the design?

Project is exempt per 8-4G-2, D.2.c (project is within 1/4 mile of an R-3 zone which has a density of 35 units per acre and within a 1/4 mile walking distance to businesses/services (along Chinden, Sawyer, Alworth, etc.)

APPLICATION INFORMATION REQUIRED

NOTE:
AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED

- [x] Planning Submittal Form
- [x] Preliminary Title Report
- [x] Legal Description
- [x] Neighborhood Map
- [ ] Sketch Map (Required for subs with 4 or more proposed lots)
- [x] Subdivision Map
- [x] Site Plan
- [x] Landscape Plan
- [x] Schematic Drawings
- [ ] Lighting Plan (Waiver Request)
- [x] Topographic Survey
- [x] Grading Plan
- [x] Soils Report
- [x] Hydrology Report
- [x] Engineering Drawings and Specifications
- [x] Natural Hazard and Resources Analysis
- [x] Dedications and Easements
- [x] Covenants and Deed Restrictions
- [x] Ability to Serve Letter
- [ ] Neighborhood Meeting Verification
- [x] Affidavit of Legal Interest
- [ ] Affidavit of Posting and Photos (Due 10 days before the hearing)
- [ ] Irrigation/Ditch Company Information Form
- [ ] Locations, elevations, and materials of proposed signage or Master Sign Plan
- [x] Waiver Request of Application Materials

- [ ] Compliance Statement
- [x] Statement of Intent
- [ ] Approved Sketch Plat

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.

N/A **INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):**

- [ ] 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
- ☐ 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 PRELIMINARY TITLE REPORT (PLEASE CHECK):

- ☒ 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 FOR LEGAL DESCRIPTION (PLEASE CHECK):

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

N/A **INFORMATION FOR SKETCH PLAT (PLEASE CHECK):**

- ☐ 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 (PLEASE CHECK):

- ☒ 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

N/A **INFORMATION REQUIRED ON PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):**

- ☐ 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 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)

Waiver Request

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.

N/A **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

N/A **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

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

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

N/A **INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):**

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

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

Affidavit of Legal Interest

State of Idaho)
)SS
County of Ada)

I, Diana Witt, Managing Member of No Park Units LLC (Name), 311 Village Dr, PMB 3144 (Address of Owner)
(must be primary owner as noted in Ada County Assessor's records.
If the primary owner is a business write the business name)
Tamarack (City), ID, 83615 (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 Catherine Sewell (Name of Applicant),

to submit the accompanying application pertaining to 5260 N. Sawyer Avenue (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 ~~18th~~ 22nd day of ~~May~~ June, 20 23

Signature

Diana Witt, Managing Member of No Park Units LLC
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 #56214
05/21/2028
STATE OF IDAHO

Notary Public for Idaho

Residing at: Boise

My Commission expires 05/21/28

PLATFORM
ARCHITECTURE.DESIGN

280 n. 8th suite 118. boise, idaho 83702 • phone 208.891.9082 • email:platform@platformarch.com

19 July 2023

Garden City Planning Division
6015 N. Glenwood St.
Garden City, Idaho 83714

Re: **Minor Land Division Application**
5260 N. Sawyer – Proposed Industrial Live/Work

STATEMENT OF INTENT

Platform is pleased to submit the above referenced project to Garden City for a Minor Land Division approval to create a new buildable parcel to allow for the construction of a 10,590 sq.ft. building for the proposed 3-unit industrial live/work project with site related improvements. The property is located in a C-2 zone within the Light Industrial Bradley Technology District Future Land Use Designation area. Currently the 1.37 acre parcel (R1055420091) is improved with an existing single story structure ~19,800 sq.ft. and site related improvements on approximately 1 acre of the total parcel. The proposed land division will create a new parcel (Parcel B) of approximately 24,809 sq.ft. and the existing parcel (Parcel A) will be 35,634 sq,ft. and maintain the existing building and improvements.

Parcel B will have frontage along Alworth. The existing driveway approach off of Alworth will be improved and allow access to both parcels. A shared access drive between the two buildings will maintain circulation through the site and to parking areas. A new domestic water line, sanitary sewer line and fire service line will be brought from Sawyer through Parcel A to serve Parcel B as no Garden City provided water or sewer lines exist along Alworth. A private easement will be provided. If acceptable, the Client like to propose connection to the Boise City Sewer line located along Alworth.

The proposed project will create three live/work units within the existing industrial use area. Specific tenants/residents have not been identified, but it is anticipated the proposed uses will be allowed within the C-2 zone and support the goals and vision of the Light Industrial Bradley Technology District and bring additional housing opportunities to this developing area of Garden City/Ada County (across Alworth, along Boise River and former Les Bois race track).

We respectfully request your approval of the Minor Land Division applications. Please contact me with any questions or additional information required in this regard.

Sincerely,

Catherine M. Sewell, AIA, LEED AP

cc: Diana Witt

CITY OF GARDEN CITY

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

Chief Romeo Gervais
Boise Fire Department
333 Mark Stall Place
Boise, Idaho 83704-0644

May 30, 2023

Subject: Ability to Provide Fire Flows

Fire Flow Information:

Address fire flow requested for: 5260 N Sawyer Ave

Fire hydrant serving this address: #3186

Fire flow Garden City is able to provide is 2000 gpm at 20 psi residual for 2 hours.

Sprinkler System Design Information:

Static pressure: 60 psi

Residual pressure: 20 psi

Minimum flow at residual pressure: 2000 gpm

For questions please contact the Garden City permitting desk at 472-2921.

Sincerely,

Chad Vaughn

Garden City Public Works Water Division

cc:
Applicant
File

CITY OF GARDEN CITY

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

23 June 2023

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

Subject: **5260 North Sawyer Avenue**
Tax Parcel R1055420091
Water and Sanitary Sewer Ability to Serve
ATSFY2023-0013

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

The city water system in the area provided a minimum fire flow of 2,000 gallons per minute with a residual pressure of 20 pounds per square inch for two hours based upon a letter dated 30 May 2023 (fire hydrant 3186) 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.

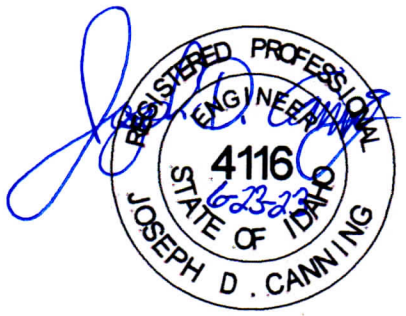
Please note that the Garden City sanitary sewer main line is located southwest of and along Sawyer Avenue and the city water main line is located northeast of and along Sawyer Avenue. Additionally, the city of Boise has a sanitary sewer interceptor line located along the northeast boundary of the subject property.

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 extensions, service connections or change of connection to the sewer system must verify location and available grade to the city sewer system. The applicant is responsible for such verification. New sewer connections, changes to connections and discharges to Garden City sewer lines to serve the facility must be coordinated with Garden City Public Works. Design and installation 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

PART OF ORIGINAL
TOO POOR TO COPY

PROTECTIVE COVENANTS
BRADLEY PARK
Garden City, Idaho

8917265

PHASE ONE

The undersigned (hereinafter called "Grantors"), being the owners of the following described real property located in Ada County, Idaho, to-wit:

1118001493

Bradley Park No. 1 Subdivision
Situated in the north ½ and southeast ¼ of section 31, Township 4 North, range 2 east, Boise Meridian, Garden City, Ada County, Idaho.

hereby adopt the following Restrictive and Protective Covenants which shall apply to and run with the above described property.

1. PURPOSE: The covenants and restrictions contained herein are necessary to insure the proper and orderly use and development of Bradley Park.

2. DURATION: These covenants and restrictions shall remain in force and effect for twenty-five (25) years from the date hereof, after which time they shall automatically be extended for successive periods of fifteen (15) years unless terminated. These covenants and restrictions may only be terminated by written instrument signed by the then owners of 75% of the total acreage, excluding roads, contained in The Park and recorded in Ada County, agreeing to such termination.

3. ENFORCEMENT: These covenants and restrictions may be enforced by Grantors, their successors and assigns with respect to any property located within The Park by any action permitted by law. Grantors shall not be responsible or liable to any person for their enforcement of or failure to enforce these covenants.

4. SEVERABILITY: Invalidation of any covenant or restriction contained herein shall not affect the validity of any other covenants or restrictions contained herein.

5. APPLICATION: All real estate, lots, parcels, or portions thereof located within The Park, and any conveyance or transfer covering or describing any part thereof, shall be subject to the restrictions and covenants contained herein. By acceptance of such conveyance each transferee or grantee therein and each of his heirs, successors, transferees or assigns agree with Grantors and each other to be bound by the restrictions and covenants contained herein.

6. USE: Each lot located in The Park, and every portion thereof, shall be limited to such commercial use as is then permitted by applicable valid governmental zoning ordinances and/or such related or complementary support or service use or activity (including but not limited to office & light industrial use) as is necessary or desirable to the optimum and orderly development of The Park as a whole. Notwithstanding the above, the following uses are prohibited within The Park.

Junk yards
Fat rendering
Animal slaughter or distillation
Petroleum refining
Chemical production
Ore smelting or milling
Garbage or waste incineration or reduction
Manufacture, distribution, storage or sale of explosives
Meat packing or smoking

All uses of property within The Park are subject to the covenants and restrictions contained herein.

7. PARTIAL RESALE, LEASE OR SUBLEASE: The sale, subdividing, leasing, and subleasing of a portion of any lot within The Park is prohibited unless each portion of such lot resulting from such sale, subdividing, leasing, or subleasing of a lot will meet all of the requirements contained herein and contained in any applicable, valid governmental ordinances and regulations.

8. NUISANCE: No activity shall be conducted or permitted to be conducted on any lot within The Park which produces noise, vibration, grease, heat, smoke odors, dust, fumes or other polutants or particulate matter in violation of federal, state or local laws, ordinances or regulations.

9. FLAMMABLE MATERIALS: The storage, utilization or manufacture of materials, good, or products which have a flammable index ranging from free or active burning to intense burning, as determined by Grantors or their designated successor for such purpose, is permitted, provided that said materials, goods or products shall be stored, utilized or produced within enclosed buildings or structures having incombustible exterior walls. Materials or products which produce flammable or explosive vapors or gases under ordinary weather temperatures shall not be permitted except as such materials are used, required and necessary in secondary processes auxiliary to the principal operation, such as paint spraying of finished products.

10. LIGHTING: Except exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building. Exterior lighting shall be directed away from adjacent properties.

11. UTILITIES: All utilities shall be brought into described real property and to the buildings from the nearest available lines at the expense of the grantee.

Unless otherwise permitted in writing by Grantors or its designated successor for such purpose, all non-irrigation water utilized by any person within The Park shall be purchased from the central water system owned and operated by City of Garden City or its successors, assigns or permittees.

12. PARKING: No on-street parking shall be permitted. The Grantee, its successors and assigns shall provide off-street automobile parking facilities as required by applicable laws, ordinances and regulations. All parking areas shall be covered with a dust-free all-weather surface and be well drained. All site drainage shall be disposed of on the lot. All parking areas that are within 35 feet of a street property line shall be screened by a landscaping or landscaped berms.

13. LOADING: All loading and unloading of trucks, railroad cars, and other vehicles shall be made upon the lot with no on-street loading or unloading permitted. Maneuvering of vehicles shall be made upon the lot and not in any public street. All truck loading aprons and other loading areas, including parking lots, shall be paved with a dust free, all-weather surface and of a strength adequate for the truck traffic expected. No loading dock shall be closer than 40 feet from any street line.

14. PRIVATE ROADS: All private roads within the boundaries of any lot or parcel shall have a main surface of crushed rock and/or oil.

15. OUTSIDE STORAGE: Any materials, supplies or products which shall be stored or displayed on the premises outside the permanent structure shall be visually screened from all approaches by a suitable fence or by landscaping. Fences shall not be permitted within 35 feet of a public street and fences shall be a minimum of six feet high.

16. LANDSCAPING: That portion of any lot which is not covered by building shall be maintained free of dust and weeds. Areas held for expansion shall be kept in a weed free condition and must be graveled, paved or landscaped in any case within a 5-year period from date of transfer of title. All landscaping must be irrigated with an automatic underground sprinkler system. All irrigation, to the extent possible, shall be done during off-business hours. Landscaping materials shall be selected so as to provide full ground cover within a three year period from date of planting. The landscaping plan for each lot shall be approved by the Grantor. Any unimproved areas or utility easement that may exist between property lines and finished street improvements shall be landscaped and maintained by the adjoining lot owner. A strip a minimum of 20 feet in width from the back of the curb shall be landscaped and maintained along any public street or right-of-way by the adjoining lot owner. Such strip shall be exclusive of curb cuts and driveways provided that such shall not exceed 30 feet in width. In addition to ground cover, the adjoining lot owner shall install and maintain sem-mature trees along the public right-of-way.

17. SIGNS: All signs proposed to be placed within The Park shall be subject to the approval of Grantors and its designated successor for such purpose, and no signs shall be

permitted except those advertising or calling attention to the business or industry located upon the particular lot or parcel or to the existence and location of Bradley Park tract itself and those advertising or calling attention to the availability of said lot or parcel for sale.

1118001498

18. SETBACK: Unless otherwise permitted in writing by Grantors or their designated successor for such purpose:

> All structures or buildings shall be set back a minimum distance of thirty-five (35) feet from any property line which is adjacent or coincident with a street line and shall comply with all applicable state, county or local setback requirements.

19. BUILDINGS: The exterior walls of all buildings and structures fronting on any street or platted future street shall be of materials approved by Grantors or their designated successor for such purposes.

Prior to construction the following preliminary drawings shall be submitted to Grantors, or their designated agent for such purpose, for approval which must be obtained prior to construction.

(1) Plot plan showing the location of buildings or structures on the lot together with the required setback areas and parking areas and loading docks, if any, as well as site drainage plan.

(2) Plans and elevations of buildings or structures indicating thereon exterior building materials and colors, together with plans for landscaping, sprinkling, fencing and signage.

(3) Final plans and specifications shall be submitted to Grantors, or their designated agent, for such purpose, for approval prior to commencement of any substantial alteration of or addition to any existing building or structure.

All buildings within said real property shall be of permanent construction, shall be maintained in good condition and repair, and shall be compatible with other structures in The Park. The Grantee shall submit to the Grantors for approval a site plan, a landscaping and irrigation plan, and an exterior elevation which shall describe the exterior materials and finishes. Concrete block shall be painted or stained.

20. GARBAGE: No garbage or refuse shall be dumped upon or permitted to remain upon any portion of any lot or parcel outside of any building constructed thereon. 1118001499

21. APPEARANCE: The owners of each lot within The Park shall maintain the landscaping and grounds thereof, and all structures constructed thereon so that they are, at all times, neat and orderly in appearance.

22. AMENDMENT: These Covenants may be amended by written instrument executed by the owners of 51% of the total acreage, excluding roads, contained in The Park and recorded in Ada County, agreeing to such amendment.

23. LOTS: The term "lot" as used herein shall mean each parcel which is conveyed to a Grantee or its successors or assigns. The term "owner" shall be the owner or owners of record.

24. CORRECTION LIEN: In the event of a violation of these Covenants the owners ("correcting owners") of at least 15 acres within The Park may correct such violation, but only if:

(a) Written notice of the violation or violations is mailed to the record owner or owners of the lot upon which the violation occurred ("said lot");

(b) Said written notice is mailed by registered mail, return receipt requested, addressed to the record owner or owners at the address to which the last real property tax assessment notice for such lot was sent or other address provided to Grantors;

(c) Said written notice specifies the violation or violations; and

(d) The lot owner or owners fail, within 90 days after mailing of the notice, to correct the violation or violations and fail to deposit with the "correcting owners" a surety bond insuring all owners within The Park that such violation or violations will be corrected within six (6) months of the date of mailing of said notice.

Whenever a violation of these Covenants shall be corrected pursuant to this section, the cost of such correction, including reasonable attorney fees, together with interest thereon at the highest rate allowable by law from the date of such correction shall be due and payable to the correcting owners and said amount shall constitute a lien upon said lot as follows:

(a) The work performed to correct said violation shall be deemed to be at the instance of the owner or owners of the lot upon which such work is performed;

(b) A claim of lien must be filed with the Ada County Recorder within 60 days after completion of said corrective work as provided in Idaho Code, Section 45-507 as it may be amended from time to time;

(c) The duration of the lien shall be as provided in Idaho Code, Section 45-510 as it may be amended from time to time; and

(d) The lien shall be foreclosed as provided in Idaho Code, Chapter 1, Title 6, as the provisions thereof may be amended from time to time.

This remedy for violation of these Covenants is optional. Failure to exercise this remedy with respect to one violation shall in no way prevent its exercise with respect to any other violation.

Dated this _____ day of _____, 1989

Executed February 7, 1989, by authority of the Board of Directors.

ZIONS FIRST NATIONAL BANK

By: William W Hall
(Name and Title) Vice Pres

First Acknowledgement

STATE OF Utah)
:ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 7th day of February, 1989, by William W. Hall who is the Vice President of Zions First National Bank.

Notary Public

My commission Expires: 2-24-91

Residing At: Sandy, Utah

Ada County, Idaho,
Request of
B+A Engineers
TIME 9:35 A M
DATE 4-19-89
JOHN BASTIDA
RECORDER
By Lisa Salutregui
Deputy
2.00

NOTARY PUBLIC STATE OF UTAH

PORTSIDE LAND
SURVEYING, LLC

EXHIBIT A

PARCEL A

A parcel of land being a portion of Lot 3, Block 2, Bradley Park No. 1 Subdivision, Book 56 of Plats, Page 5198, Records of Ada County, said parcel being located in the a portion of Government Lot 3, and the East Half of the Northwest Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, said parcel more particularly described as follows:

Commencing at the Southeast corner of said Lot 3, the True Point of Beginning.

Thence along the South line, also being the Northerly right-of-way line of North Sawyer Avenue, North 55°40'00" West a distance of 154.93 feet;

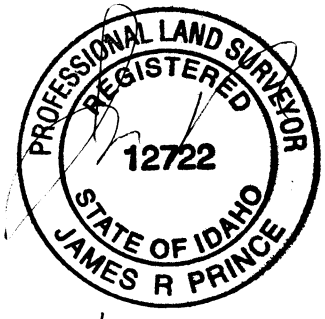
Thence along the Westerly line of said Lot 3, North 34°22'35" East a distance of 230.00 feet to a set 5/8" rebar with cap;

Thence South 55°40'00" East a distance of 154.93 feet to a set 5/8" rebar with cap on the Easterly line of said Lot 3;

Thence along the said Easterly line, South 34°22'35" West a distance of 230.00 feet to the point of beginning.

Said Parcel containing 0.818 acres, (35,634 Sq. Ft.) more or less.

End Description
Project No. 22-119
Prepared April 6, 2023



4-7-2023

3626 W. Hill Rd. Boise, ID 83703 (208) 484-6666 jim@portsidesurvey.com

PORTSIDE LAND
SURVEYING, LLC

EXHIBIT A

PARCEL B

A parcel of land being a portion of Lot 3, Block 2, Bradley Park No. 1 Subdivision, Book 56 of Plats, Page 5198, Records of Ada County, said parcel being located in the a portion of Government Lot 3, and the East Half of the Northwest Quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, said parcel more particularly described as follows:

Commencing at the Southeast corner of said Lot 3, thence along the Easterly line of said Lot 3, North 34°22'35" East a distance of 230.00 feet to a set 5/8" rebar with cap, the True Point of Beginning.

Thence North 55°40'00" West a distance of 154.93 feet to a set 5/8" rebar with cap on the Westerly line of said Lot 3;

Thence along said Westerly line, North 34°22'35" East a distance of 144.72 feet to a set 5/8" rebar at the Northwest corner of said lot 3, also being the point of intersection of said Westerly line and the Southerly right-of-way line of West Alworth Street;

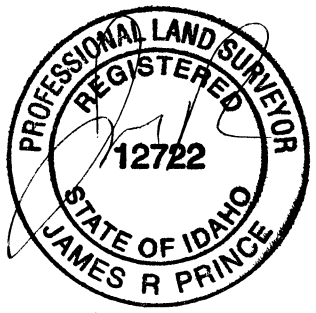
Thence along said right-of-way line, along a non-tangent curve to the left an arc distance of 72.06 feet, said curve having a radius of 388.00 feet, a delta angle of 10°38'28" with a chord bearing South 72°12'21" East a chord distance of 71.96 feet;

Thence leaving said right of way line, along the Northerly line of said Lot 3, South 55°40'00" East a distance of 85.97 feet to a found 1/2" rebar at the Northeast corner of said Lot 3;

Thence along the Easterly line of said Lot 3, South 34°22'35" West a distance of 165.21 feet to the point of beginning.

Said Parcel containing 0.570 acres, (24,809 Sq. Ft.) more or less.

End Description
Project No. 22-119
Prepared April 4, 2023



4-6-2023

3626 W. Hill Rd. Boise, ID 83703 (208) 484-6666 jim@portsidesurvey.com

July 10, 2023

Garden City
Development Services
6015 Glenwood Street
Garden City, ID 83714

RE: Natural Feature Analysis for Sawyer Alworth

Hydrology:
Existing drainage on the south portion of the property currently sheet-flows to the drainage swales and drainage on the north portion of the property infiltrates as allowed by soil percolation rate.

Soils:
Soils information is based on the United States Department of Agriculture (USDA), Natural Resources Conservation Service Web Soil Survey for Ada County. Soils identified within the property are listed below.

Map Unit Symbol	Map Unit Name	Acres in Area-of-Interest	Percent of Area-of-Interest
9000	Urban land, 0 to 1 percent slopes	1.4	100%
Totals		1.4	100.0%

Topography:
Elevations are based on NAVD 88. Contours are shown at 1-foot intervals. There are no identified areas of shallow bedrock, unstable rock formations, landslides, poorly graded areas, or fill. There are no identified unstable soils or unsuitable soils for development. Topography is relatively flat and level.

Vegetation:
Existing vegetation of the site consists of a few landscaping trees and shrubs.

Sensitive Plant and Wildlife Species:
Idaho Department of Fish and Game has identified 3 special status animal species on the property – Hoary bat, Silver-haired bat, and Western small-footed myotis. Due to the urban nature of the existing property, IDFG does not anticipate effects on native plant or terrestrial wildlife populations.

Historic Resources:
There are no identified historic resources on the subject property.

Hazardous Areas:
None identified.

Impact on Natural Features:
The proposed use of the site is not expected to have any significant effect on the existing natural features.

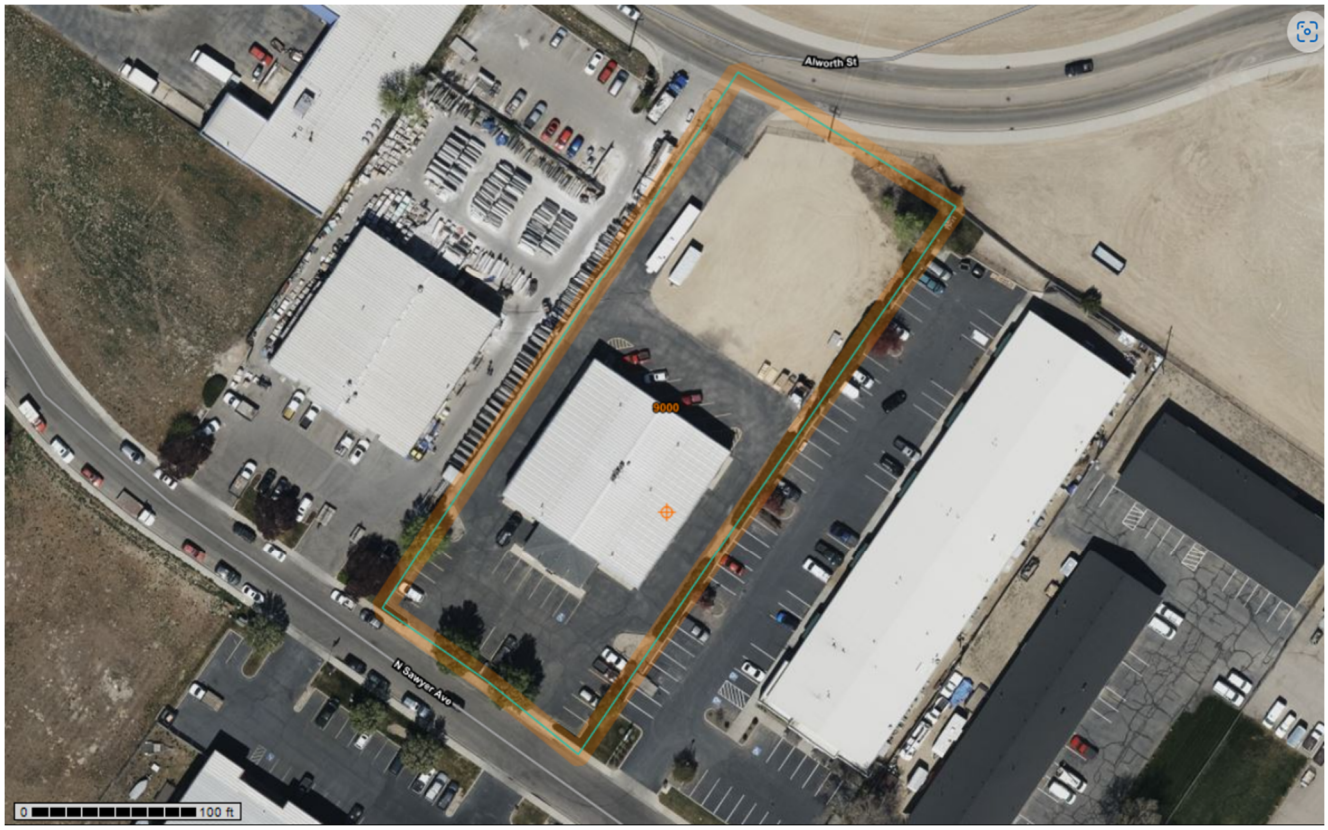


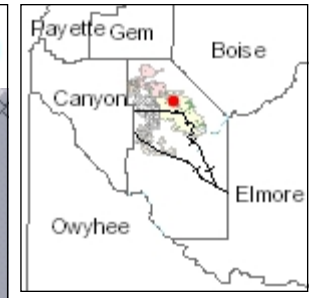
Figure 1: Soil Survey

Respectfully submitted,

Antonio M Conti, P.E., P.L.S.

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- Railroad
- Roads (4,000 - 8,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Zoning
  - <all other values>
  - <Null>
  - A
  - A-1
  - A-1/DA
  - A-1C
  - A-1DD
  - A-1DDC
  - A-1H
  - A-2
  - A-R

7/19/2023

ACKERMAN ESTVOLD

www.ackerman-estvold.com

No Park Units LLC

5260 N Sawyer Street
GARDEN CITY, ID 83714

STORMWATER REPORT

07.06.23 Project #R23059

EXECUTIVE SUMMARY

The purpose of this report is to confirm that the proposed storm water management system design for the No Park Units LLC development is adequate for the specified design storms per the city of Garden City and Idaho Department of Environmental Quality standards.

DESCRIPTION

The subject property is located at 5260 North Sawyer Street, Garden City, Idaho. The limits of construction are approximately 29,413 square feet, as shown on the attached construction documents. See Appendix A for a copy of the construction plans.

Currently, the site consists of an asphalt driveway and parking area, an existing building, and a graveled lot. Currently, the existing parking and asphalt pavement for the existing building drains to two swales. The northern part of the parcel does not have any drainage facilities in place.

Proposed improvements consist of a private asphalt roadway, parking spaces, construction of an industrial live/work facility, and associated utilities. Stormwater draining from the parking lot and concrete sidewalks will sheet flow to proposed catch basins and an underground seepage bed. All stormwater outside of the Right-of-Way and within the limits of construction will be contained on site to the extent possible with the addition of the proposed improvements.

DESIGN CRITERIA

Criteria

The system is designed to accommodate the peak flow for the 100-year design storm in accordance with the latest edition of the Stormwater Manual.

The storm water peak runoff flows are calculated using the Rational Method with a weighted post development runoff coefficient calculated for each drainage area and duration equal to the calculated time of concentration. The rainfall intensity used was taken from the Areas Intensity-Duration-Frequency.

PEAK FLOW

The proposed storm drainage conveyance facilities are sized to provide the necessary capacity to convey the design storm, as required. The following steps were taken to design the storm conveyance facilities.

1. Calculate the individual drainage basin areas (A), the Runoff Coefficient (C) and Time of Concentration (Tc) values for the developed basins. Combine basins, as appropriate, to determine flow at specific Design Points.
2. Determine the peak flow for each basin and Design Point using the Rational Equation (Q=CIA), utilizing the Rainfall Intensity (I) from the appropriate Intensity-Duration-Frequency curves based on the Tc value.
3. Verify capacity of the storm water conveyance facilities to accommodate the peak flows.

The proposed storm drainage conveyance system has been sized to accommodate the 100-year peak flow rates. All facilities have been verified to adequately pass the peak flow and convey the stormwater to a facility for disposal by infiltration and off-site discharge at below pre-development conditions.

DESIGN STORM RETENTION VOLUME

The proposed storm drainage retention facilities are sized to provide the necessary capacity to store the 100-year storm event, to provide for initial settlement of sediments in the runoff and dispose by infiltration within the required time frame. The following steps were taken to design the storm drain facility.

1. Calculate the individual drainage basin areas (A) and estimate the Runoff Coefficient (C) for the developed basins. Combine basins, as appropriate, to determine volume at specific Design Points.
2. Determine the Rainfall Intensity (I) from the appropriate Intensity-Duration-Frequency curves based on the design storm event and storm duration (T) of one hour.
3. Verify capacity of facilities for design volume and maximum drain time.

100 YEAR RETENTION

The proposed drainage facility has been designed to adequately detain and dispose of the 100-year design storm event.

POST DEVELOPMENT DRAINAGE BASIN

For the Post-development analysis, the drainage patterns for the proposed site can be connected to two drainage basins as shown in Appendix A.

DRAINAGE BASIN 1

Drainage Basin 1 contains 11,195 sf of asphalt, concrete, and building surfaces with a C = 0.95.

T_C is estimated at 10 minutes based on a 100' distance of travel, 1.5% slope, and C = 0.95 per surface flow time curve in appendix D of the Boise Stormwater Management Design Manual.

According to the intensity-duration-frequency curve in appendix D of the Boise Stormwater Management Design Manual, I_{100} is estimated at 3.1 in./hr. based on T_C and a 100-year event. I_2 is estimated at 1.0 in./hr. based on T_C and a 2-year event.

Using the rational method to calculate the post-development runoff for the proposed improvements, we obtain a Q_2 of 0.26 cfs and a Q_{100} of 0.56 cfs.

C = 0.95

I_2 = 1.0

A = 0.26

T_c = 10

Q_2 = CIA = 0.24 cfs

I_{100} = 3.1

Q_{100} = CIA = 0.76 cfs

SEEPAGE BED #1

Calculations for 2-year design Seepage Bed 1 are as follows:

From ACHD calculator, V_2 = 229 CF

The seepage bed required for this volume of storage is 3'W x 64'L x 2'D, which is smaller than the proposed 3'W x 75'L x 2'D seepage bed.

Calculations for 100-year design Seepage Bed 1 are as follows:

From ACHD calculator, V_{100} = 844 CF

The seepage bed required for this volume of storage is 10'W x 73'L x 2'D, which is smaller than the proposed 10'W x 75'L x 2'D seepage bed.

Calculations for the sand and grease trap and seepage bed are provided in Appendix B.

DRAINAGE BASIN 2

Drainage Basin 2 contains 18,218 sf of asphalt, concrete, and building surfaces with a C = 0.95.

T_C is estimated at 10 minutes based on a 120' distance of travel, 1.5% slope, and C = 0.95 per surface flow time curve in appendix D of the Boise Stormwater Management Design Manual.

According to the intensity-duration-frequency curve in appendix D of the Boise Stormwater Management Design Manual, I_{100} is estimated at 3.1 in./hr. based on T_C and a 100-year event. I_2 is estimated at 1.0 in./hr. based on T_C and a 2-year event.

Using the rational method to calculate the post-development runoff for the proposed improvements, we obtain a Q_2 of 0.40 cfs and a Q_{100} of 1.23 cfs.

C = 0.95

I_2 = 1.0

A = 0.42

T_c = 10

Q_2 = CIA = 0.40 cfs

I_{100} = 3.1

Q_{100} = CIA = 1.23 cfs

SEEPAGE BED #2

Calculations for 2-year design Seepage Bed 2 are as follows:

From ACHD calculator, V_2 = 372 CF

The seepage bed required for this volume of storage is 5'W x 64'L x 2'D, which is smaller than the proposed 5'W x 85'L x 2'D seepage bed.

Calculations for 100-year design Seepage Bed 2 are as follows:

From ACHD calculator, V_{100} = 1,373 CF

The seepage bed required for this volume of storage is 15'W x 80'L x 2'D, which is smaller than the proposed 15'W x 85'L x 2'D seepage bed.

Calculations for the sand and grease trap and seepage bed are provided in Appendix B.

Appendix A
Construction Sheets

©Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, ACHD STANDARDS AND THE CITY OF BOISE STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC). IN THE EVENT THAT ANY OF THESE STANDARDS CONFLICT, THE MORE STRINGENT SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
2. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
3. THE CONTRACTOR SHALL KEEP ONSITE AT ALL TIMES A COPY OF THE APPROVED CONSTRUCTION PLANS. THESE PLANS SHALL BE USED TO RECORD THE ACTUAL LOCATIONS OF THE CONSTRUCTED PIPELINE(S) AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE RECORDED LOCATIONS TO THE PROJECT ENGINEER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL/ACCEPTANCE OF THE PROJECT.
4. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. ANY LOCATION WHICH MAY POSE A CONFLICT WITH THE PROPOSED CONSTRUCTION MUST BE REPORTED TO THE PROJECT ENGINEER PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
6. THE CONTRACTOR SHALL CALL DIG LINE (800-342-1585) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF PROJECT CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE IN PUBLIC RIGHT OF WAY, FROM THE CITY OF BOISE AND ACHD PRIOR TO THE START OF PROJECT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ASSOCIATED WITH THE PROJECT AND SHALL DEVELOP/SUBMIT A PLAN TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE START OR PROJECT CONSTRUCTION. PLAN TO BE IN ACCORDANCE WITH MUTCD, THE CITY OF BOISE, ACHD AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AT THE END OF EACH DAY AND PROVIDE DETOURS OR ONE-WAY TRAFFIC DURING CONSTRUCTION. WHEN CONSTRUCTION TECHNIQUES ALLOW, CONTRACTOR SHALL PROVIDE ACCESS THROUGH THE CONSTRUCTION ZONE TO PRIVATE PROPERTIES.
11. CONTRACTOR SHALL SECURE A SHORT TERM ACTIVITY EXEMPTION FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) PRIOR TO THE START OF PROJECT CONSTRUCTION, IF TRENCH DEWATERING IS REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF DEWATERING OPERATIONS.
12. DURING SERVICE CONNECTIONS, GROUNDWATER LEVELS SHALL BE MAINTAINED ONE (1') FOOT OR MORE BELOW PIPE INVERTS PER ISPWC. ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SILTED DUE TO THEIR DEWATERING EFFORTS.
13. THE CONTRACTOR SHALL PROTECT ALL EXISTING MONUMENTS, SURVEY MARKERS, STREET SIGNS, UTILITIES, IRRIGATION LINES, PAVEMENT, TREES, FENCES, AND ANY OTHER IMPORTANT OBJECTS ON/OR ADJACENT TO THE JOB SITE FROM DAMAGE AND REPAIR OR REPLACE DAMAGED FACILITIES AS REQUIRED BY THE OWNER AND THE PROJECT ENGINEER.
14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
15. ANY CHANGES TO THE DESIGN AS SHOWN IN THESE CONSTRUCTION DRAWINGS MUST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER BEFORE CHANGES ARE MADE. THIS INCLUDES CHANGES REQUESTED BY THE OWNER AND SUBCONTRACTORS.
16. CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER WITH ONE COPY OF REDLINED AS-BUILT DRAWINGS PRIOR TO PROJECT ACCEPTANCE IF DEEMED NECESSARY.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK CONSTRUCTED BY THEIR WORK CREWS UNTIL THE WORK IS ACCEPTED BY THE OWNER FOR CONTINUOUS OPERATION AND MAINTENANCE.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY INCLUDING, BUT NOT LIMITED TO, SAFE WORKING PRACTICES WITHIN AND AROUND THE CONSTRUCTION AREA. IN ADDITION, JURISDICTIONAL AGENCIES, THE OWNER, AND THE PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
19. THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS ONSITE MATERIALS AS NECESSARY TO COMPLETE THE PROJECT.
21. IF ANY ITEMS OF SUSPECTED HISTORICAL OR ARCHAEOLOGICAL VALUE ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO STOP WORK AND CONTACT THE OWNER, PROJECT ENGINEER, AS WELL AS THE STATE HISTORICAL PRESERVATION OFFICE.
22. IF DURING CONSTRUCTION OF THE PROJECT, AN UNDERGROUND STORAGE TANK, BURIED DRUM, OTHER CONTAINER, CONTAMINATED SOIL, OR DEBRIS NOT SCHEDULED FOR REMOVAL UNDER THE CONTRACT IS DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE PROJECT ENGINEER. NO ATTEMPT SHALL BE MADE TO EXCAVATE, OPEN, OR REMOVE SUCH MATERIAL WITHOUT WRITTEN APPROVAL.

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. ANY DISTURBED SOILS SHALL BE RECOMPACTED OR REMOVED AND REPLACED WITH CONTROLLED, COMPACTED FILL. LOOSE LIFT THICKNESS SHALL NOT EXCEED SIX (6) INCHES. FILL SHALL BE COMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT. COMPACTION IN TRENCHES SHALL BE OBTAINED USING A VIBRATORY SHEEPS FOOT COMPACTOR.
2. SUBGRADE PREPARATION SHALL BE PERFORMED BENEATH ALL PROPOSED PAVEMENTS. THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12" BELOW SUBGRADE AND RECOMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT.
3. ALL TOPSOIL IN CONSTRUCTION AREAS SHALL BE STRIPPED AND SEPARATED FROM OTHER INORGANIC SOIL MATERIALS. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT THE MIXING OF TOPSOIL WITH OTHER MATERIALS. THE TOPSOIL SHALL BE RESPREAD TO A DEPTH OF AT LEAST SIX (6) INCHES. REFER TO THE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
4. EXCESS MATERIAL (TOPSOIL/CLAY/GRAVEL, ETC.) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.
5. CONTRACTOR SHALL PLACE EROSION CONTROLS AS NECESSARY DURING CONSTRUCTION. FINAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED WITHIN 30 DAYS OF COMPLETING UNDERGROUND UTILITY CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SITE AND SHALL CORRECT ANY EROSION ISSUES IMMEDIATELY.
7. SEEDING TYPE, LOCATION, AND APPLICATION RATES SHALL BE PER THE ISPWC. CONTRACTOR SHALL ONLY SEED BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.
8. CONTRACTOR SHALL WARRANTY SEEDING UNTIL VEGETATION IS ESTABLISHED AT A RATE OF NOT LESS THAN 80% COVERAGE.
9. CONTRACTOR TO REFERENCE GEOTECHINCAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC DATED DECEMBER 29, 2022, FILE NUMBER B222676G AND IT'S ADDENDUM No.1 DTAED FEBRUARY 22, 2023 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

CITY OF GARDEN CITY STANDARD NOTES: (MAY 2019)

NOTES APPLICABLE TO ALL CONSTRUCTION

1. COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE EPA REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO PREPARE, FILE AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH EPA. EPA MUST OFFICIALLY ACCEPT THE NOI PRIOR TO BEGINNING ANY SITE DISTURBANCE ACTIVITIES. THE SWPPP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE RP IS REQUIRED TO PREPARE AND SUBMIT A NOTICE OF TERMINATION OF THE SWPPP WITH EPA.

-OR, FOR SITES UNDER ONE ACRE-

2. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GARDEN CITY'S APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE ESCP REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO COMPLY WITH THE CITY OF GARDEN CITY'S ORDINANCE FOR CONTROL FOR EROSION FROM THIS CONSTRUCTION SITE. THE ESCP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE ESCP IS TERMINATED.
3. ALL CONSTRUCTION, MATERIALS, APPURTENANCES AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR, ALL APPLICABLE SUB-CONTRACTORS, DEVELOPER/OWNER, UTILITY COMPANY REPRESENTATIVES, A GARDEN CITY DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND AN ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVE SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OF ANY OF THE IMPROVEMENTS SHOWN HEREON LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
6. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE PROJECT ENGINEER, THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS. INSPECTION BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS WILL BE FOR DEPARTMENT PURPOSES ONLY TO SPOT CHECK WORK COMPLIANCE WITH THE CITY'S REQUIREMENTS. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. ANY DEVIATIONS, OMISSIONS OR ERRORS SHALL BE PRESENTED TO THE PROJECT ENGINEER FOR RESOLUTION. ANY CHANGES TO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO IMPLEMENTATION OF THE CHANGE. SAID CHANGE MAY ALSO NEED TO BE SUBMITTED TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL.
8. THE CONTRACTOR SHALL CONTACT DIGLINE (811) AND OTHER APPROPRIATE UTILITY PROVIDERS FOR UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
9. ANY WATERS CREATED BY DEWATERING SHALL NOT BE PERMITTED TO DIRECTLY DISCHARGE TO ANY EXISTING SURFACE WATER FACILITY. PRIOR TO DISCHARGING TO WATERS OF THE STATE OF IDAHO, THE CONTRACTOR SHALL SECURE A SHORT-TERM ACTIVITY EXEMPTION FROM THE APPLICABLE REGIONAL OFFICE OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
10. HORIZONTAL AND VERTICAL SEPARATION OF POTABLE AND NON-POTABLE PIPELINES SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 405 AND ISPWC DRAWING NO. 407.

SANITARY SEWER NOTES

11. ALL SEWER PIPE AND FITTINGS WITH COVER GREATER THAN 3 FEET, SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF ASTM D-3034, SDR-35 FOR SIZES 4-INCH THROUGH 15-INCH; ASTM F-679, SDR-35, T-1 WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, T-46 FOR SIZES 18-INCH THROUGH 36-INCH. THE MINIMUM COVER FOR ALL PVC SEWER LINES SHALL BE 3 FEET. SEWER PIPE AND FITTINGS WITH COVER LESS THAN 3 FEET SHALL BE DUCTILE IRON (DI) CONFORMING TO ANSI A-21.51 OR AWWA C-151, MINIMUM CLASS 50.
12. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE PER THE ISPWC WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPWC DRAWINGS SD501, SD-505, SD-507, SD-508, SD-509. MANHOLES SHALL NOT HAVE STEPS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THAT NO MORE THAN 12-INCHES OF GRADE RINGS ARE NECESSARY TO ADJUST THE MANHOLE TO FINAL GRADE. GRADE RINGS, RING AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. MANHOLE CONES SHALL BE ECCENTRIC FOR ALL MANHOLES 4 FEET AND DEEPER. THE VERTICAL WALL OF THE CONE SHALL BE PLACED UPSTREAM AND ROTATED 45°. CONCENTRIC CONES SHALL BE USED FOR MANHOLES LESS THAN 4 FEET DEEP.
13. MANUFACTURED COMPRESSION BOOTS SHALL BE USED IN MANHOLES WHERE PIPELINES ENTER AND LEAVE THE MANHOLE.
14. SEWER SERVICE LINES SHALL BE ISPWC TYPE “A” OR “B” AND CONSTRUCTED AND MARKED PER ISPWC DRAWING SD-511A. SERVICES SHALL NOT BE DEEPER THAN 5 FEET AT THE PROPERTY LINE, UNLESS SPECIFICALLY APPROVED BY THE CITY. SERVICES SHALL EXTEND HORIZONTALLY 10 FEET BEYOND THE PROPERTY LINE. SERVICE LINES SHALL INCLUDE AN INSPECTION CLEANOUT PLACED DIRECTLY ADJACENT TO AND INSIDE PUBLIC STREET RIGHT-OFWAY OR THE SEWER EASEMENT LINE. THE CLEANOUT SHALL CONFORM TO SD-506A & SD506B (BOLT DOWN COVER OPTION) WITH THE RISER BEING THE SAME SIZE AS THE SERVICE LINE.
15. SERVICE LINE CONNECTIONS TO NEW MAINLINES SHALL USE A FULL SERVICE TEE. SERVICE LINE CONNECTIONS TO EXISTING MAINLINES THAT ARE CONCRETE OR A CONCRETE DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT ARE NOT CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERTA-TEE OR A PRIOR APPROVED EQUAL.
16. ALL SEWER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
17. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE TRENCH BOTTOM AT ALL TIMES DURING CONSTRUCTION. GROUNDWATER SHALL NOT BE PERMITTED TO ENTER THE PIPELINE SYSTEM DURING CONSTRUCTION. AS SOON AS POSSIBLE THE CONTRACTOR SHALL INSTALL A REMOVABLE WATERTIGHT PLUG IN THE NEW PIPELINE AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
18. SEWERS SHALL BE CLEANED AND TESTED AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING. MATERIAL CLEANED FROM THE CONSTRUCTION SHALL NOT BE PERMITTED TO DISCHARGE TO THE DOWNSTREAM RECEIVING PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. MAINLINE PIPELINE TESTING SHALL INCLUDE AIR PRESSURE, DEFLECTION AND CLOSED CIRCUIT TELEVISION (CCTV) VISUAL INSPECTION. SERVICE LINE TESTING SHALL INCLUDE AIR PRESSURE AND CLOSED CIRCUIT TELEVISION (CCTV). THE CCTV REPORT SHALL BE IN THE FORM OF A VHS VIDEOTAPE OR DVD AND A WRITTEN LOG. MANHOLES SHALL BE VACUUM OR HYDROSTATICALLY TESTED FOR LEAKAGE. THE SEWER SYSTEM SHALL NOT ACCEPT ANY FLOWS UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
19. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

WATERLINE NOTES

20. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF AWWA C-900, CLASS 235, DR-18. ALL FITTINGS SHALL BE MECHANICAL JOINT OR FLANGED DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE WILL NOT BE EXTENDED UP IN TO OR ALONG VALVE BOXES, BUT SHALL CONTINUE ALONG THE MAINLINE, UNINTERRUPTED. MINIMUM BURIAL DEPTHS FOR WATER MAINS SHALL BE 4 FEET FROM FINISH GRADE TO THE TOP OF THE PIPE.
21. INDIVIDUAL OR DUAL WATER SERVICE CONNECTIONS 1-INCH OR SMALLER SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE GARDEN CITY STANDARD DRAWING. SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED.
22. INDIVIDUAL WATER SERVICE CONNECTIONS LARGER THAN 1-INCH SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE ISPWC SD-402. SERVICE PIPELINES SHALL BE A MINIMUM 2-INCH, UNLESS OTHERWISE NOTED.
23. WATER VALVES SHALL BE RESILIENT-SEAT GATE VALVES CONFORMING TO AWWA C-509 OR AWWA C-515. ALL WATER VALVES SHALL BE INSTALLED WITH A STANDARD 5-1/4 INCH DIAMETER, TWO PIECE ADJUSTABLE CAST IRON VALVE BOX, TYLER/UNION SERIES 6855, OR EQUAL. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD “WATER” AS AN INTEGRAL PART OF THE COVER.
24. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 AND ISPWC DRAWING SD-404. THE PUMPER NOZZLE OUTLET SHALL BE EQUIPPED WITH A “STORZ” ADAPTER.
25. ALL WATER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR WATER MAINS AND 3/8-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR SERVICE LINES. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
26. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401.3.6 OF THE ISPWC FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO BE SURE THAT THE SERVICE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. ALL INSTALLED WATER LINES SHALL BE FLUSHED, DISINFECTED AND TESTED FOR BACTERIA IN ACCORDANCE WITH SECTION 401.3.9 OF THE ISPWC. THE WATER SYSTEM SHALL NOT BE OPENED TO THE CITY SYSTEM UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
27. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

DRAINAGE NOTES

28. ALL INSPECTIONS SHALL REQUIRE A 24-HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION TIME. CALL THE INSPECTION HOT LINE AT 208-472-2920.
29. PRIOR TO ANY EARTHWORK A 24-HOUR NOTICE TO BEGIN CONSTRUCTION IS REQUIRED. CALL INSPECTION HOT LINE AT 208-472-2920.
30. DRAINAGE INSPECTIONS SHALL BE CONDUCTED AT ANY GIVEN TIME OR UPON REQUEST, DURING CONSTRUCTION, VERIFYING COMPLIANCE WITH THE CITY REQUIREMENTS AND CONSTRUCTION ACTIVITIES ARE FOLLOWED AS PER THE APPROVED PLANS.
31. ALL DRAINAGE CONSTRUCTION OBSERVATIONS MUST BE PERFORMED BY THE APPLICANT'S DESIGN ENGINEER. A) SUBMIT TO THE GARDEN CITY ENVIRONMENTAL DIVISION THE FOLLOWING DOCUMENTATION PRIOR SIGNATURE OF THE CITY ON A FINAL SUBDIVISION PLAT OR PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST: I) THE DESIGN ENGINEER'S DRAINAGE CONSTRUCTION OBSERVATION REPORTS. II) A SIGNED, WRITTEN STATEMENT FROM THE DESIGN ENGINEER THAT ALL DRAINAGE STRUCTURES AND APPURTENANCES WERE CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS.
32. THE DRAINAGE SYSTEM AND ANY FILTER FABRIC SHALL NOT BE COVERED PRIOR TO INSPECTION. CALL THE INSPECTION HOT LINE AT 208-472-2920.
33. THE SIZE AND LOCATION OF THE DRAINAGE SYSTEM SHALL CORRESPOND WITH THE APPROVED DRAINAGE SYSTEM PLAN AND SHALL BE INSPECTED.
34. FINAL INSPECTION OF THE STORM DRAINAGE SYSTEM SHALL BE CONDUCTED FOLLOWING THE PAVING AND FINAL LANDSCAPING.
35. ALL DRAINAGE CONVEYANCE ACCESS POINTS SHALL BE STENCILED OR MARKED WITH IDENTIFYING STATEMENT FOR THE PUBLIC “DO NOT DUMP - SYSTEM DRAINS TO GROUNDWATER” OR “RIVER”, WHICHEVER IS RELEVANT TO THE SYSTEM DISPOSAL DESIGN.
36. TRAFFIC RATED MANHOLE LIDS SHALL BE USED.
37. ALL PARKING LOT GRADES SHALL BE AT LEAST 1% FOR ASPHALTIC-CONCRETE AND 0.4% FOR CONCRETE.

ROADWAY CONSTRUCTION NOTES

38. MANHOLE GRADE RINGS, CAST IRON RINGS AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE SEWER GRADE RINGS, CAST IRON RINGS, COVERS AND CONCRETE COLLARS TO FINISH GRADE. WATER VALVE BOXES AND COVERS SHALL BE PROVIDED BY THE WATER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE WATER VALVE BOXES COVERS AND CONCRETE COLLARS TO FINISH GRADE.

ACHD STANDARD NOTES

1. ALL CONSTRUCTION WITHIN THE ADA COUNTY HIGHWAY DISTRICT (ACHD) RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. ACHD WILL INSPECT ALL IMPROVEMENTS WHICH FALL WITHIN THE ACHD RIGHT-OF-WAY OR EASEMENT INCLUDING BUT NOT LIMITED TO STORM DRAIN CONSTRUCTION, TRENCH BACKFILL PROCEDURES, ROAD WAY CONSTRUCTION AND CONCRETE WORK. ANY WORK TO BE DONE WITHIN THE EXISTING RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT THROUGH ACHD CONSTRUCTION SERVICES DIVISION. THE CONTRACTOR WILL SCHEDULE AND INSPECTION, REQUESTED THROUGH ACHD CONSTRUCTION SERVICES, 208-387-6280, A MINIMUM OF 24 HRS. PRIOR TO CONSTRUCTION STARTING.
3. TRAFFIC PLANS AND SAWCUTS ASSOCIATED WITH THE CONSTRUCTION OF ANY UTILITY WILL BE COORDINATED AND APPROVED THROUGH CONSTRUCTION SERVICES OF ACHD, 208-387-6280, PRIOR TO INITIATING ANY CONSTRUCTION.
4. ACHD INSPECTION STAFF WILL BE MORE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. AS A REMINDER, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
5. TRUNCATED DOMES SHALL BE CONSTRUCTED ON ALL PEDESTRIAN RAMPS WITHIN ACHD RIGHT-OF-WAY. DOMES SHALL BE CONSTRUCTED PER ISPWC SD-712. DOMES SHALL BE CAST INTO THE CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW.
6. ALL UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED TO ACCOMMODATE THE COLLAR REQUIREMENT PER ISPWC SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPWC.
7. ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTERS, SIDEWALK OR OTHER STREET IMPROVEMENTS.
8. UTILITY STREET CUTS IN PAVEMENT LESS THAN FIVE YEARS OLD ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE DISTRICT. CONTACT THE DISTRICT'S UTILITY COORDINATOR AT 208-387-6258 (WITH FILE NUMBERS) FOR DETAILS.
9. 43RD STREET IS CLASSIFIED AS A LOCAL ROADWAY. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 0.50 INCH ($\frac{1}{2}$") MIX, PG 58-28 TWO AND A HALF INCHES (2.5") THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. USE WHICHEVER SECTION IS GREATER.
10. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
1). ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
2). IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
3). CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
4). FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
5). ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
11. ABANDONED TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
12. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
13. FOR SUBDIVISION SIGN INSTALLATION; OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.

PROPOSED UTILITIES

- Sanitary Sewer Force Main (FM)
- Sanitary Sewer Manhole
- Sanitary Sewer Cleanout
- Sanitary Sewer Gravity Main (SS)
- Storm Sewer Catch Basin
- Storm Sewer Inlet Manhole
- Storm Sewer Manhole
- Storm Sewer End Section
- Storm Sewer Gravity Main (ST)
- Water Manhole
- Fire Hydrant
- Water Valve
- Water Curb Stop
- Water Main (W)
- Water Fittings
- Water Reducer
- Water Cap

PROPOSED EROSION CONTROL

- Silt Fence (SF)
- Fiber Roll
- Floating Silt Curtain
- Erosion Control Blanket

PROPOSED TOPOGRAPHY FEATURES

- Proposed Topographic Contour (Major) (1905)
- Proposed Topographic Contour (Minor) (1902)
- Proposed Curb & Gutter
- Sign (Single or Double Post)
- Post or Bollard
- Mail Box
- Asphalt Pavement Hatch
- Concrete Pavement Hatch
- Gravel Pavement Hatch

NOTE:
THIS IS A GENERAL LIST OF SYMBOLS, LINES AND ABBREVIATIONS. NOT ALL ARE USED ON THIS PROJECT AND SOME MAY NOT BE SHOWN.

GENERAL ABBREVIATIONS

A
A/C -Air Conditioning
ARV -Air Release Valve
ASME -American Society Of Mechanical Engineers
ASTM -American Society Of Testing Materials
AVAR -Air Vacuum And Air Release

B
BF -Blind Flange
BFP -Backflow Preventer
BLDG -Building
BFV -Butterfly Valve

C
CB -Catch Basin
CF -Cubic Foot
CFS -Cubic Feet Per Second
CI -Cast Iron
CJ -Construction Joint
-Control Joint
CL -Centerline
CLR -Clear
CMP -Corrugated Metal Pipe
CMU -Concrete Masonry Unit
CO -Cleanout
CONC -Concrete
CPLG -Coupling
CU -Cubic
CV -Check Valve
CY -Cubic Yard

D
DTL -Detail
DI -Ductile Iron
DIA -Diameter
DIM -Dimension
DIP -Ductile Iron Pipe
DR -Drain
DWG -Drawing

E
EX -Existing
ECC -Eccentric
EL -Elevation
EP -Edge Of Pavement
EJ -Expansion Joint

F
FCO -Floor Clean Out
FD -Floor Drain
FF -Finish Floor
FG -Finish Grade
FH -Fire Hydrant
FL -Flow Line
FT -Feet
FM -Force Main

G
GAL -Gallon
GL -Glass
GPM -Gallons Per Minute
GV -Gate Valve
GYP -Gypsum

H
H/B -Hose Bibb
HP -Horsepower
HVAC -Heating And Air Conditioning
HWL -High Water Level

I
ID -Inside Diameter
IM -Iron Monument
IN -Inch
INV -Invert Elevation
IP -Iron Pin

J
JT -Joint

M
M -Meter
MFR -Manufacturer
MGD -Million Gallons Per Day
MH -Manhole
MISC -Miscellaneous
MJ -Mechanical Joint
MTR -Motor

N
NC -Normally Closed
NG -Natural Gas
NO -Normally Open
NPS -Nominal Pipe Size
NPT -National Pipe Thread
NTS -Not To Scale

O
OC -On Center
OD -Outside Diameter
OF -Overflow

P
P -Pump
PG -Pressure Gauge
PI -Point Of Intersection
PRV -Pressure Reducing Valve
PSI -Pounds Per Square Inch
PVC -Polyvinyl Chloride
PV -Pavement

Q
QTY -Quantity

R
R -Rebar
RCP -Reinforced Concrete Pipe
RED -Reducer
RJ -Restrained Joint

S
S -Slope
SF -Silt Fence
SHT -Sheet
SIM -Similar
SPECS -Specifications
SS -Sanitary Sewer
SSMH -Sanitary Sewer Manhole
ST -Storm Sewer
STA -Station
STD -Standard
STL -Steel
STMH -Storm Sewer Manhole
SW -Sidewalk

T
TBC -Top Back Curb
TEMP -Temporary
T&G -Tongue And Groove
TK -Tank
TOC -Top Of Concrete
TOG -Top Of Grout
TOW -Top Of Wall
TYP -Typical

U
U -U Post
UV -Ultra Violet

V
VERT -Vertical
VCP -Vitrified Clay Pipe

W
W -Water
W/ -With
W/O -Without
WS -Water Surface
WSP -Welded Steel Pipe

X
X Chisel 'X'

Y
YD -Yard
YR -Year

Z
ZON -Zoning

P L A T F O R M
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St. Garden City, ID

LEGEND AND NOTES

C1.0

N

15 7.5 0 15 30

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

DEMO NOTES

1. PROTECT EXISTING SEWER.
2. PROTECT EXISTING OVERHEAD POWER LINES
3. PROTECT EXISTING TRASH ENCLOSURE
4. REMOVE EXISTING PAVEMENT.
5. PROTECT EXISTING BUILDING.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

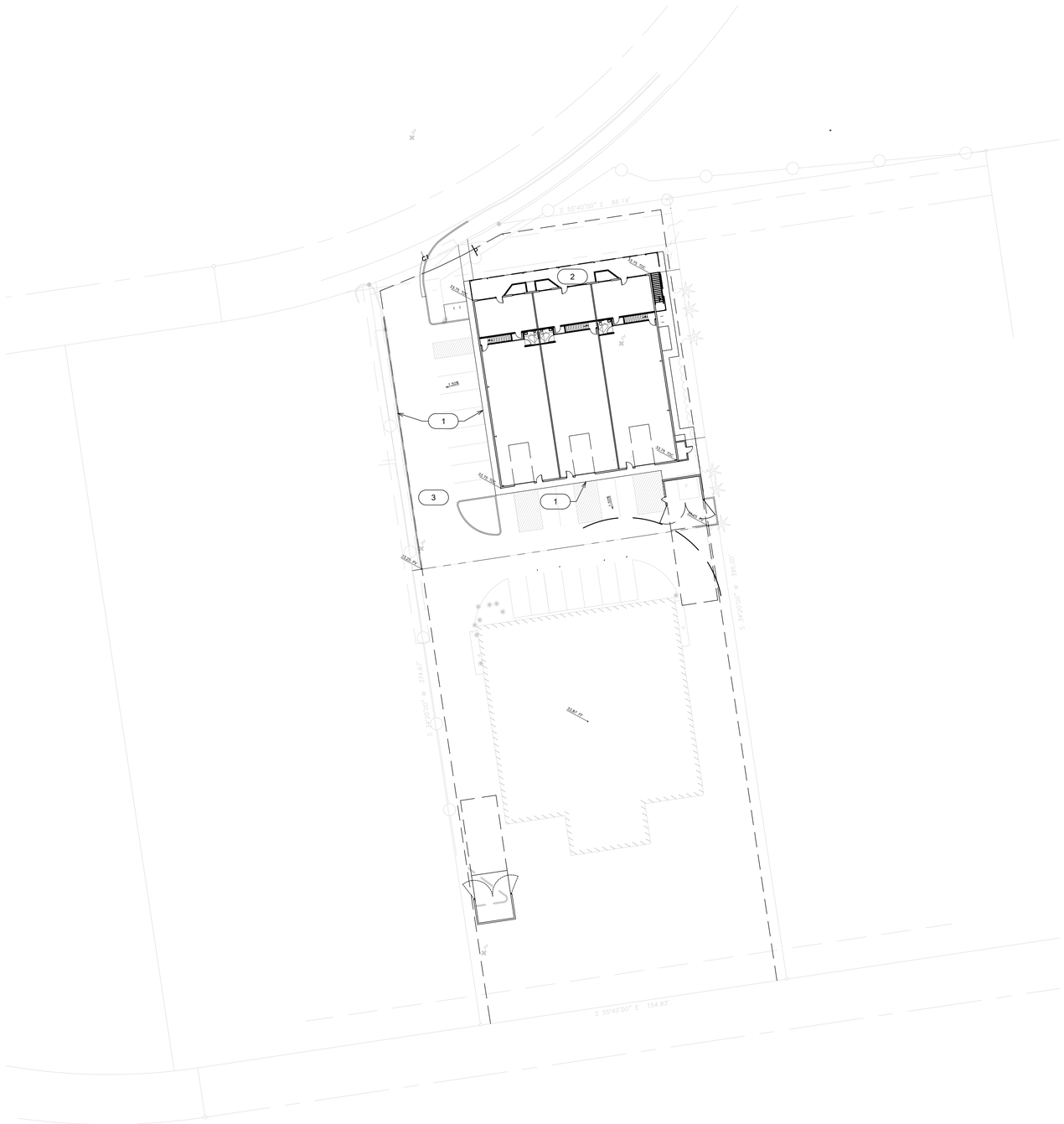
MINOR LAND DIVISION

No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

15 7.5 0 15 30

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

GRADING NOTES

1. INSTALL 6" VERTICAL CURB
2. INSTALL SIDEWALK PER ISPWC SD-709
3. INSTALL LIGHT DUTY ASPHALT PAVEMENT PER GEOTECH.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

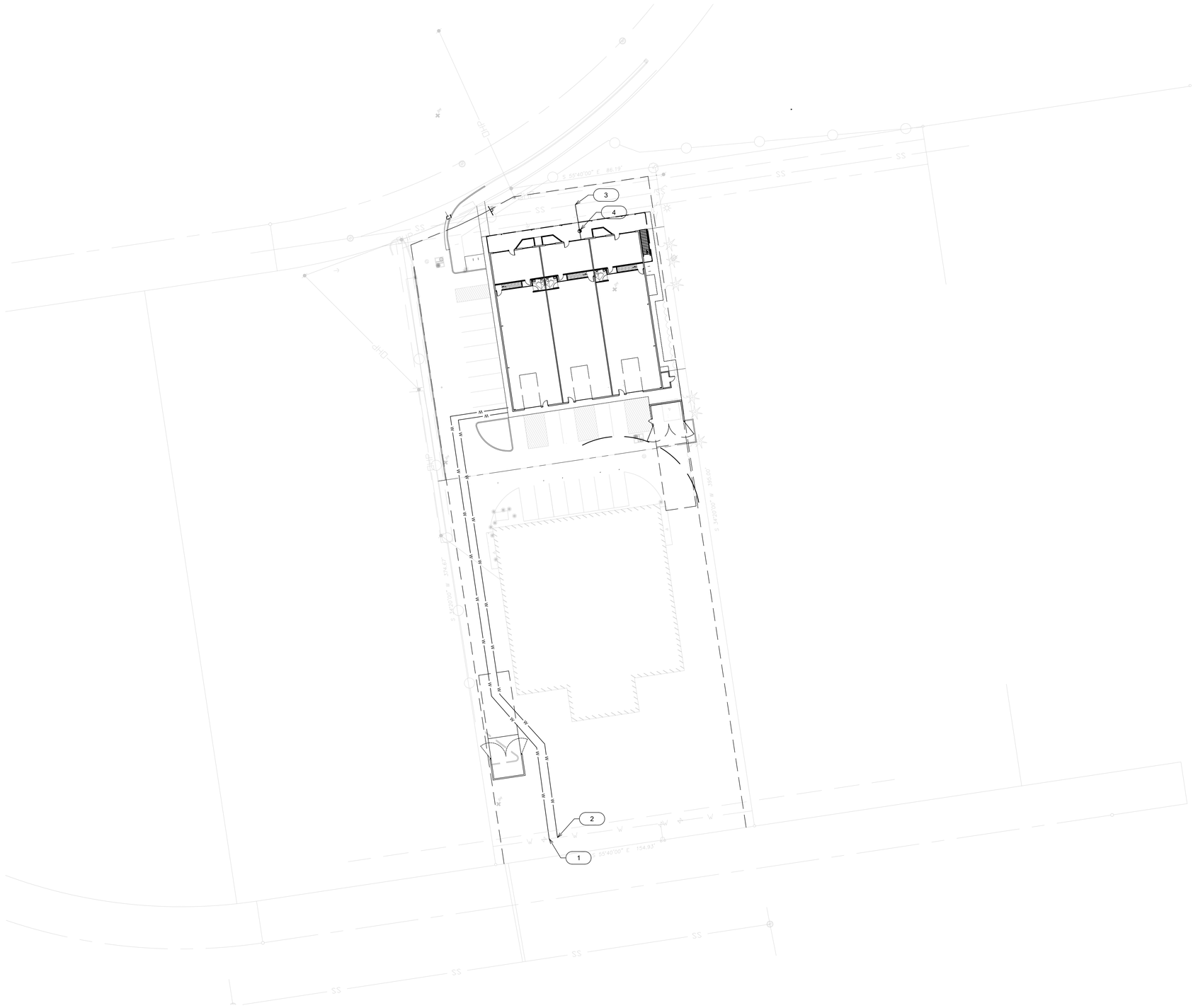
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

DEMO

C2.0



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

15 7.5 0 15 30

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

UTILITY NOTES

1. INSTALL 2" DOMESTIC WATER SERVICE. COORDINATE WITH GARDEN CITY FOR CONNECTION TO MAIN.
2. INSTALL 4" FIRE SERVICE WITH 4" GATE VALVE AT CONNECTION. COORDINATE WITH GARDEN CITY FOR CONNECTION TO MAIN.
3. INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN SLOPE.
4. INSTALL 4" CLEANOUT PER ISPWC SD-506A

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

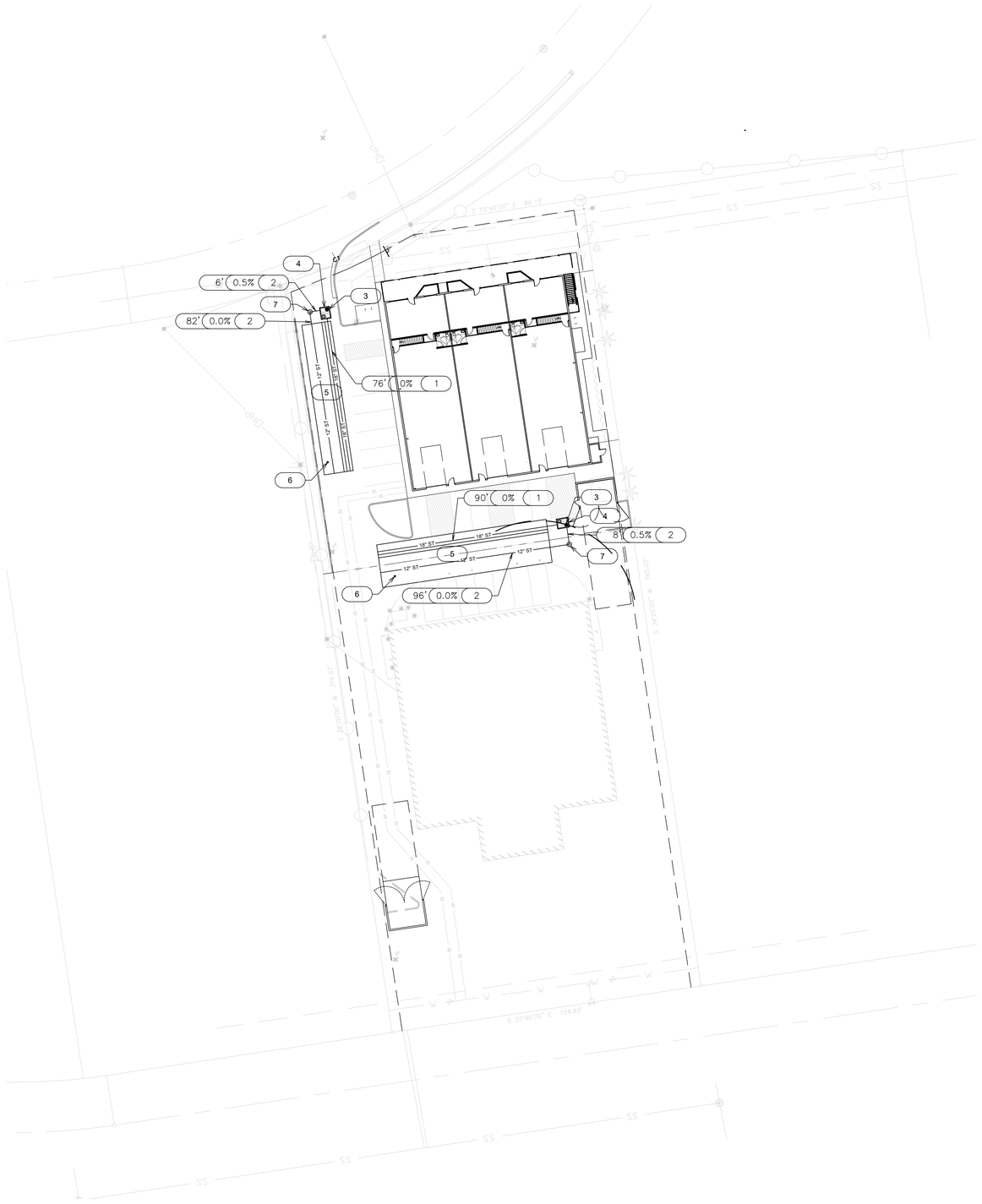
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

UTILITIES

C4.0



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

DRAINAGE NOTES

20' 0.5% 1	INSTALL 18" SDR35 PVC STORM PIPE. LENGTH AND SLOPE AS SHOWN.
20' 0.5% 2	INSTALL 12" SDR35 PVC STORM PIPE. LENGTH AND SLOPE AS SHOWN.
3	INSTALL MANHOLE FRAME WITH GRATED INLET.
4	INSTALL SAND AND GREASE TRAP PER DETAIL ON SHEET C6.0
5	INSTALL SEEPAGE BED PER DETAIL ON SHEET C6.0.
6	INSTALL GROUNDWATER OBSERVATION WELL PER ISPWC SD-627.
7	INSTALL CATCH MANHOLE PER ISPWC SD-611.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

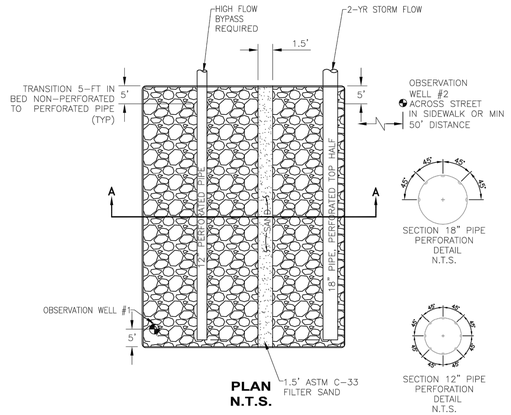
No Park Units LLC

New Industrial Live/Work

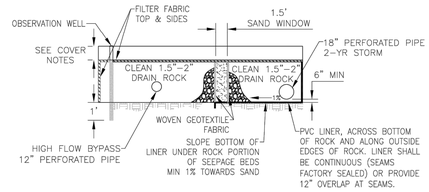
5260 N. Sawyer/Alworth St. Garden City, ID

DRAINAGE

C5.0



PLAN
N.T.S.



SECTION A-A
N.T.S.

2017 ACHD STORMWATER DESIGN GUIDELINES	VERTICAL SAND FILTER	STANDARD DRAWING BMP 21 SHEET 1 OF 2

NOTES:

1. THIS BMP MUST BE APPROVED FOR USE BY ACHD AND IS ONLY ALLOWED WHERE 3-FT SEPARATION TO HSGW IS NOT POSSIBLE. BMP SHALL ONLY BE ALLOWED IN COMMON AREAS.
2. BMP 1-4 OR VEGETATED PRETREATMENT IS REQUIRED.
3. CONTACT DESIGN PROFESSIONAL FOR VERTICAL SAND FILTER REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION
4. ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
5. VERTICAL SAND FILTER SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
6. OPTIONAL CHAMBERS PER MANUFACTURERS SPECIFICATIONS
7. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
8. MAXIMUM BED LENGTH IS 400-FT BETWEEN MANHOLES
9. BED WIDTH SHALL REMAIN CONSTANT

COVER NOTES:

THIS BMP IS ALLOWED IN THE RIGHT-OF-WAY ONLY FOR CAPITAL AND MAINTENANCE PROJECTS.

FOR VERTICAL SAND FILTERS IN PUBLIC RIGHT-OF-WAY:

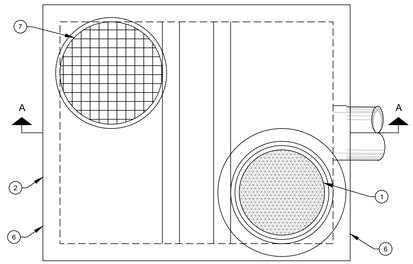
10. A MINIMUM 1.0-FT COVER FROM TOP OF BED TO PAVEMENT SUBGRADE IS REQUIRED
    --BACKFILL OVER BED TO SUBGRADE WITH 6"-8" MINUS PITRUN
    --WOVEN GEOTEXTILE FABRIC REQUIRED OVER TOP OF BED
    --TOP OF BED UNDER SIDEWALK SHALL BE MIN 1.0-FT BELOW PAVEMENT SUBGRADE
11. IF < 1.0-FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR ¾" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK.
12. FULL ROADWAY SECTION IS REQUIRED OVER VERTICAL SAND FILTERS. VERTICAL SAND FILTERS SHALL NOT EXTEND ABOVE SUBGRADE
13. THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE

FOR VERTICAL SAND FILTERS OUTSIDE PUBLIC RIGHT-OF-WAY:

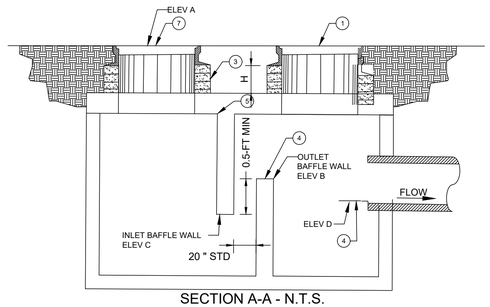
1. A MINIMUM 1.5-FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED

2017 ACHD STORMWATER DESIGN GUIDELINES	VERTICAL SAND FILTER	STANDARD DRAWING BMP 21 SHEET 2 OF 2

SAND AND GREASE TRAP PER ISPWC SD-606 OR EQUIVALENT



PLAN VIEW
N.T.S.



SECTION A-A - N.T.S.

NOTES
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

LEGEND:

(1) MANHOLE FRAME AND COVER PER SD-617 (TYPICAL)

(2) LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)

(3) H 1-FT USE GRADE RINGS (TYPICAL)
1-FT < H <= 2-FT USE 24" DIA RCP RISER
2-FT < H <= 10-FT USE MANHOLE CONE & 48" DIA RISERS

(4) EL. A > EL. B BY 0.10' MIN
EL. D < EL. B BY 0.10' MIN
EL. C < EL. B BY 0.50' MIN. UNLESS OTHERWISE APPROVED BY ACHD

(5) WATERTIGHT SEAL

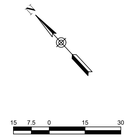
(6) PRECAST BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX

(7) MANHOLE FRAME WITH GRATED INLET

SEEPAGE BED PER ACHD STD DWG BMP 21

SEEPAGE BED TABLE

BED NO.	2 YEAR WIDTH	100 YEAR WIDTH	LENGTH	ROCK DEPTH	TOP OF ROCK	PIPE INVERT 2 YEAR	PIPE INVERT 100 YEAR	BOTTOM OF ROCK	GROUNDWATER
BED #1	3'-0"	10'-0"	75'-0"	2'-0"	2631.50	2629.75	2630.00	2629.50	2629.00
BED #2	5'-0"	15'-0"	85'-0"	2'-0"	2631.50	2629.75	2630.00	2629.50	2629.00



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St. Garden City, ID

DETAILS

C6.0

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

15 7.5 0 15 30

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 30'

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

DRAINAGE BASINS

Appendix B
Stormwater Calculations

DRAINAGE BASIN #1

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development
Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)
User input in yellow cells.

1 **Project Name** **Industrial Live/Work Units**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **2**

4 Enter number of storage facilities (25 max) **1**

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	11,195									
	Acres	0.26									
6 Determine the Weighted Runoff Coefficient (C)		0.95									
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.95									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate: 10 Min.

8 Tc	i	0.69	1.00	in/hr
9 Calculate the Post-Development peak discharge (QPeak)	Q_{peak}	0.24		cfs
10 Calculate total runoff vol (V) (for sizing primary storage)	V	229		ft^3
V = Ci (Tc=60)Ax3600				
11 Calculate Volume of Runoff Reduction Vrr				
Enter Percentile Storm I (95th percentile = 0.60 in)		95th	0.60	in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V_{rr}	527		ft^3
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	23		ft^3
Primary Treatment/Storage Basin	V	206		ft^3
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	229		ft^3

Estimated Runoff Coefficients for Various Surfac

Type of Surface	Runoff Coefficients "			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

ACHD Calculation Sheet for Sizing Seepage Bed With Optional Chambers

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Note this spreadsheet pulls information from the "Peak Q,V" tab

Steps for Seepage Beds

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1	**Project Name**		**Industrial Live/Work Units**			
2	Enter number of Seepage Beds (25 max)			**1**		
3	Design Storm		2			
4	Weighted Runoff Coefficient C		0.95		**Link to:**	Q,V Q,V TR55
5	Area A (Acres)		0.26	acres		
6	Approved discharge rate (if applicable)		0.00	cfs		
7	Is Seepage Bed in Common Lot? **Yes**	V	229	ft^3		*0% Sediment*
8	Set Total Design Width of All Drain Rock	W	3.0	ft		
9	Set Total Design Depth of All Drain Rock Rock Only, Do Not Include Filter Sand Depth or Cover	D	2.0	ft		
10	Void Ratio of Drain Rock 0.4 for 1.5"-2" drain rock and 3/4" Chips	Voids	0.4			
11	Design Infiltration Rate (8 in/hr max)	Perc	4.00	in/hr		
12	Size of WQ Perf Pipe (Perf 180°)	Dia pipe	18	in		
13	Size of Overflow Perf Pipe (Perfs 360°), REQD if Q100>3.3 cfs			in		
14	Calculate Total Storage per Foot	Spf	3.6	ft^3/ft		
15	**Calculate Design Length** *Override Value Required for Chambers*	**L**	**64**	**75 ft**		
16	Variable Infiltration Window L	SWL	75	ft		
17	Variable Infiltration Window W	SWW	3.0	ft		
18	Time to Drain			2.7 hours		
	90% volume in 48-hours minimum			**OK**		
19	Length of WQ & Overflow Perf Pipes		75	ft		
20	Perf Pipe Checks. Qperf >= Qpeak; where Qperf=CdxAx√(2xgxH)			**OK**		

DRAINAGE BASIN #1

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development
Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)
User input in yellow cells.

1 **Project Name** **Industrial Live/Work Units**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **100**

4 Enter number of storage facilities (25 max) **1**

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	11,195									
	Acres	0.26									
6 Determine the Weighted Runoff Coefficient (C)		0.95									
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.95									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate / 10 Min.

8 Tc	i	2.58	3.10	in/hr
9 Calculate the Post-Development peak discharge (QPeak)	Q_{peak}	0.76		cfs
10 Calculate total runoff vol (V) (for sizing primary storage)	V	844		ft^3
V = Ci (Tc=60)Ax3600				
11 Calculate Volume of Runoff Reduction Vrr				
Enter Percentile Storm I (95th percentile = 0.60 in)		95th	0.60	in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V_{rr}	527		ft^3
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	84		ft^3
Primary Treatment/Storage Basin	V	759		ft^3
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	844		ft^3

Estimated Runoff Coefficients for Various Surfac

Type of Surface	Runoff Coefficients "			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

ACHD Calculation Sheet for Sizing Seepage Bed With Optional Chambers

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Note this spreadsheet pulls information from the "Peak Q,V" tab

Steps for Seepage Beds

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1	**Project Name**		**Industrial Live/Work Units**			
2	Enter number of Seepage Beds (25 max)			**1**		
3	Design Storm		100			
4	Weighted Runoff Coefficient C		0.95		**Link to:**	Q,V Q,V TR55
5	Area A (Acres)		0.26	acres		
6	Approved discharge rate (if applicable)		0.00	cfs		
7	Is Seepage Bed in Common Lot? **Yes**	V	844		ft^3	*0% Sediment*
8	Set Total Design Width of All Drain Rock	W	10.0	ft		
9	Set Total Design Depth of All Drain Rock Rock Only, Do Not Include Filter Sand Depth or Cover	D	2.0	ft		
10	Void Ratio of Drain Rock 0.4 for 1.5"-2" drain rock and 3/4" Chips	Voids	0.4			
11	Design Infiltration Rate (8 in/hr max)	Perc	4.00	in/hr		
12	Size of WQ Perf Pipe (Perf 180°)	Dia pipe	18	in		
13	Size of Overflow Perf Pipe (Perfs 360°), REQD if Q100>3.3 cfs			in		
14	Calculate Total Storage per Foot	Spf	11.5		ft^3/ft	
15	**Calculate Design Length** *Override Value Required for Chambers*	**L**	**73**	**75**	**ft**	
16	Variable Infiltration Window L	SWL	75		ft	
17	Variable Infiltration Window W	SWW	10.0		ft	
18	Time to Drain			3.0	hours	
	90% volume in 48-hours minimum			**OK**		
19	Length of WQ & Overflow Perf Pipes		75		ft	
20	Perf Pipe Checks. Qperf >= Qpeak; where Qperf=CdxAx√(2xgxH)			**OK**		

DRAINAGE BASIN #2

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development
Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)
User input in yellow cells.

1 **Project Name** **Industrial Live/Work Units**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **2**

4 Enter number of storage facilities (25 max) **1**

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	18,218									
	Acres	0.42									
6 Determine the Weighted Runoff Coefficient (C)		0.95									
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.95									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate: 10 Min.

8 Tc	i	0.69	1.00	in/hr
9 Calculate the Post-Development peak discharge (QPeak)	Q_{peak}	0.40		cfs
10 Calculate total runoff vol (V) (for sizing primary storage)	V	372		ft^3
V = Ci (Tc=60)Ax3600				
11 Calculate Volume of Runoff Reduction Vrr				
Enter Percentile Storm I (95th percentile = 0.60 in)		95th	0.60	in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V_{rr}	858		ft^3
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	37		ft^3
Primary Treatment/Storage Basin	V	335		ft^3
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	372		ft^3

Estimated Runoff Coefficients for Various Surfac

Type of Surface	Runoff Coefficients "			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

ACHD Calculation Sheet for Sizing Seepage Bed With Optional Chambers

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Note this spreadsheet pulls information from the "Peak Q,V" tab

Steps for Seepage Beds

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1	**Project Name**		**Industrial Live/Work Units**			
2	Enter number of Seepage Beds (25 max)			**1**		
3	Design Storm		2			
4	Weighted Runoff Coefficient C		0.95		**Link to:**	Q,V Q,V TR55
5	Area A (Acres)		0.42	acres		
6	Approved discharge rate (if applicable)		0.00	cfs		
7	Is Seepage Bed in Common Lot? **Yes**	V	372		ft^3	*0% Sediment*
8	Set Total Design Width of All Drain Rock	W	5.0	ft		
9	Set Total Design Depth of All Drain Rock Rock Only, Do Not Include Filter Sand Depth or Cover	D	2.0	ft		
10	Void Ratio of Drain Rock 0.4 for 1.5"-2" drain rock and 3/4" Chips	Voids	0.4			
11	Design Infiltration Rate (8 in/hr max)	Perc	4.00	in/hr		
12	Size of WQ Perf Pipe (Perf 180°)	Dia pipe	18	in		
13	Size of Overflow Perf Pipe (Perfs 360°), REQD if Q100>3.3 cfs			in		
14	Calculate Total Storage per Foot	Spf	5.8		ft^3/ft	
15	**Calculate Design Length** *Override Value Required for Chambers*	**L**	**64**	**85**	**ft**	
16	Variable Infiltration Window L	SWL	85		ft	
17	Variable Infiltration Window W	SWW	5.0		ft	
18	Time to Drain 90% volume in 48-hours minimum			2.4 **OK**	hours	
19	Length of WQ & Overflow Perf Pipes		85		ft	
20	Perf Pipe Checks. Qperf >= Qpeak; where Qperf=CdxAx√(2xgxH)			**OK**		

DRAINAGE BASIN #2

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development
Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)
User input in yellow cells.

1 **Project Name** **Industrial Live/Work Units**

2 Is area drainage basin map provided? **YES**
(map must be included with stormwater calculations)

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route) **100**

4 Enter number of storage facilities (25 max) **1**

Click to Show More Subbasins ☐

		Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
5 Area of Drainage Subbasin (SF or Acres)	SF	18,218									
	Acres	0.42									
6 Determine the Weighted Runoff Coefficient (C)		0.95									
C=[(C1xA1)+(C2xA2)+(CnxAn)]/A	Weighted Avg	0.95									

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min — User Calculate: 10 Min.

8 Tc	i	2.58	3.10	in/hr
9 Calculate the Post-Development peak discharge (QPeak)	Q_{peak}	1.23		cfs
10 Calculate total runoff vol (V) (for sizing primary storage)	V	1,373		ft^3
V = Ci (Tc=60)Ax3600				
11 Calculate Volume of Runoff Reduction Vrr				
Enter Percentile Storm I (95th percentile = 0.60 in)		95th	0.60	in
Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)	V_{rr}	858		ft^3
12 Detention: Approved Discharge Rate to Surface Waters (if applicable)				cfs
13 Volume Summary				
Surface Storage: Basin				
Basin Forebay	V	137		ft^3
Primary Treatment/Storage Basin	V	1,236		ft^3
Subsurface Storage				
Volume Without Sediment Factor (See BMP 20 Tab)	V	1,373		ft^3

Estimated Runoff Coefficients for Various Surfac

Type of Surface	Runoff Coefficients "			
Business				
Downtown areas	0.70-0.95			
Urban neighborhoods	0.50-0.70			
Residential				
Single Family	0.35-0.50			
Multi-family	0.60-0.75			
Residential (rural)	0.25-0.40			
Apartment Dwelling Areas	0.70			
Industrial and Commercial				
Light areas	0.80			
Heavy areas	0.90			
Parks, Cemeteries	0.10-0.25			
Playgrounds	0.20-0.35			
Railroad yard areas	0.20-0.40			
Unimproved areas	0.10-0.30			
Streets				
Asphalt	0.95			
Concrete	0.95			
Brick	0.95			
Roofs	0.95			
Gravel	0.75			
Fields: Sandy soil	Soil Type			
Slope	A	B	C	D
Flat: 0-2%	0.04	0.07	0.11	0.
Average: 2-6%	0.09	0.12	0.15	0.
Steep:>6%	0.13	0.18	0.23	0.
Adapted from ASCE				

DRAINAGE BASIN #2

ACHD Calculation Sheet for Sizing Seepage Bed With Optional Chambers

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Note this spreadsheet pulls information from the "Peak Q,V" tab

Steps for Seepage Beds

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1	**Project Name**			**Industrial Live/Work Units**		
2	Enter number of Seepage Beds (25 max)				**1**	
3	Design Storm			100		
4	Weighted Runoff Coefficient C			0.95		**Link to:** Q,V / Q,V TR55
5	Area A (Acres)			0.42	acres	
6	Approved discharge rate (if applicable)			0.00	cfs	
7	Is Seepage Bed in Common Lot?	**Yes**	V	1,373	ft^3	*0% Sediment*
8	Set Total Design Width of All Drain Rock		W	15.0	ft	
9	Set Total Design Depth of All Drain Rock Rock Only, Do Not Include Filter Sand Depth or Cover		D	2.0	ft	
10	Void Ratio of Drain Rock 0.4 for 1.5"-2" drain rock and 3/4" Chips		Voids	0.4		
11	Design Infiltration Rate (8 in/hr max)		Perc	4.00	in/hr	
12	Size of WQ Perf Pipe (Perf 180°)		Dia pipe	18	in	
13	Size of Overflow Perf Pipe (Perfs 360°), REQD if Q100>3.3 cfs				in	
14	Calculate Total Storage per Foot		Spf	17.2	ft^3/ft	
15	**Calculate Design Length** *Override Value Required for Chambers*		**L**	**80**	**85 ft**	
16	Variable Infiltration Window L		SWL	85	ft	
17	Variable Infiltration Window W		SWW	15.0	ft	
18	Time to Drain 90% volume in 48-hours minimum				2.9 hours **OK**	
19	Length of WQ & Overflow Perf Pipes			85	ft	
20	Perf Pipe Checks. Qperf >= Qpeak; where Qperf=CdxAx√(2xgxH)				**OK**	

Appendix C
Geotechnical Report

TitleOne
a title & escrow co.

TitleOne
Authorized Agent for:
Title Resources Guaranty Company

SCHEDULE A

Name and Address of Title Insurance Company: Title Resources Guaranty Company
8111 LBJ Freeway, Ste. 1200
Dallas, TX 75251

File Number: 21436719

Policy Number: 2470-O-21436719

Date of Policy: December 15, 2021 at 12:31PM

Amount of Insurance: $2,345,000.00

Premium: $5,745.00

Property Address Reference: 5260 N Sawyer Avenue
Garden City, ID 83714

1. **Name of Insured:**
   No Park Units LLC

2. **The estate or interest in the land that is insured by this policy is:**
   Fee Simple

3. **Title is vested in:**
   No Park Units LLC, a California limited liability company

4. **The Land referred to in this policy is described as follows:**
   See Attached Schedule C

TitleOne
By:

Scott Thiel, Authorized Signatory

SCHEDULE B
Exceptions from Coverage

File Number: 21436719
Policy Number: 2470-O-21436719

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the Public Records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

3. Easements, or claims of easements, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. The land described herein is located within the boundaries of the City of Garden City (208-472-2900) and is subject to any assessments levied thereby. None are due and payable.

8. The land described herein is located within the boundaries of Thurman Mill Ditch Company Ltd., and is subject to any assessments levied thereby. None are due and payable.

9. An easement for the purpose shown below and rights incidental thereto as set forth in Grant of Easement.
Granted to: City of Boise City, a municipal corporation
Purpose: Locating, establishing, constructing, maintaining, repairing and operating underground sewer lines and mains
Recorded: March 22, 1974
Instrument No.: 886339, records of Ada County, Idaho.

10. Easements, reservations, restrictions, and dedications as shown on the official plat of Bradley Park No. 1 Subdivision, filed in Book 56 of Plats at Page(s) 5198 through 5200, and as Amended by an Affidavit recorded May 12, 1989 as Instrument No. 8921594, official records of Ada County, Idaho.

11. Terms, provisions, covenants, conditions, restrictions and easements provided in a Declaration of Covenants, Conditions and Restrictions, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: April 19, 1989
Instrument No.: 8917265, records of Ada County, Idaho.

12. An easement for the purpose shown below and rights incidental thereto as set forth in a/an Power Line Easement.
Granted to: Idaho Power Company
Purpose: erection and continued operation, maintenance, repair, alteration, inspection, and replacement of the electric transmission, distribution and telephone lines and circuits
Recorded: August 10, 1993
Instrument No.: 9364503, records of Ada County, Idaho.

13. An easement for the purpose shown below and rights incidental thereto as set forth in Permanent Slope Easement Agreement.
Granted to: Ada County Highway District, a body politic and corporate of the State of Idaho
Purpose: Permanent Slope Easement
Recorded: February 10, 2003
Instrument No.: 103022040, records of Ada County, Idaho.

14. Terms and conditions contained in a/an Ordinance No. 888-08.
Recorded: April 22, 2008
Instrument No.: 108047411, records of Ada County, Idaho.

15. Terms and conditions contained in a/an Ordinance No. 953-12.
Recorded: November 15, 2012
Instrument No.: 112119831, records of Ada County, Idaho.

16. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: $1,299,375.53
Trustor/Grantor: No Park Units LLC, a California limited liability company
Trustee: TitleOne
Beneficiary: Lisa Johonnesson, Trustee of the Lisa Johonnesson Living Trust dated October 6, 2005
Dated: December 7, 2021
Recorded: December 15, 2021
Instrument No.: 2021-176225, records of Ada County, Idaho.

SCHEDULE C
Legal Description

Lot 3 in Block 2 of Bradley Park No. 1 Subdivision, according to the official plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, and as Amended by an Affidavit recorded May 12, 1989 as Instrument No. 8921594, official records of Ada County, Idaho.

Except that portion thereof conveyed to Ada County Highway District by Deed recorded February 10, 2003, under Instrument No. 103022039, described as follows:

A parcel of land for public right-of-way coincident with the Southwesterly right-of-way of Alworth Street, said parcel being a portion of the Northwest quarter of the Northwest quarter of Section 31, Township 4 North, Range 2 East, Boise Meridian, Ada County, Idaho, said parcel also being a portion of Lot 3 in Block 2 of Bradley Park No. 1 Subdivision, according to the official plat thereof, filed in Book 56 of Plats at Page(s) 5198 through 5200, Amended by an Affidavit recorded May 12, 1989, as Instrument No. 8921594, records of Ada County, Idaho, and more particularly as follows:

Commencing at a found aluminum monument, CP&F No. 8130625 representing the Northwest corner of Section 31, Township 4 North, Range 2 East; thence along the North line of said Section 31
South 89°18'17" East 724.51 feet (formerly South 89°14'29" East 724.67 feet), to a found 5/8 inch iron pin as shown on the Bradley Park No. 1 Subdivision; thence along the Northeasterly line of said Bradley Park No. 1 Subdivision
South 55°44'32" East 886.54 feet to a point, said point also being 15.24 feet right of Adams Street Project Centerline Station 32+82.42 and the Point of Beginning; thence continuing along said Northeasterly line of Bradley Park No. 1 Subdivision
South 55°44'32" East 38.86 feet; thence along a 388.00 foot radius curve to the right, having central angle of 10°38'42", an arc distance of 72.09 feet, subtended by a chord bearing North 72°19'12" West 71.98 feet; thence leaving said Northeasterly line of Bradley Park No. 1 Subdivision
North 34°15'28" East 7.81 feet; thence along a 229.78 foot radius curve to the left, having a central angle of 8°09'43", an arc distance of 32.73 feet, subtended by a chord bearing South 78°38'12" East 32.71 feet to a point on the Northeasterly line of Bradley Park No. 1 Subdivision and the Point of Beginning.

PLATFORM
ARCHITECTURE.DESIGN

280 n. 8th suite 118. boise, idaho 83702 • phone 208.891.9082 • email:platform@platformarch.com

19 July 2023

Garden City Planning Division
6015 N. Glenwood St.
Garden City, Idaho 83714

Re: **Waiver Request**
Land Division Application
New Industrial Live/Work

Dear Design Review Staff,

We request a waiver from the following Minor Land Division application requirements:

1. Lighting Plan:
   Lighting design has yet to be determined. Electrical engineering consulting services have not been retained for the project during the entitlement approval phase. A complete exterior lighting plan compliant with section 8-4A-4 of the Development Code will be included as part of the construction documents.

Sincerely,

Catherine M. Sewell, AIA, LEED AP

cc: Diana Witt

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, ACHD STANDARDS AND THE CITY OF BOISE STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC). IN THE EVENT THAT ANY OF THESE STANDARDS CONFLICT, THE MORE STRINGENT SHALL BE THE CONTROLLING STANDARDS OR SPECIFICATIONS.
2. ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE USED BY THE PROJECT CONTRACTOR(S). USE OF ANY PLANS ON THE JOB WITHOUT THE "APPROVED FOR CONSTRUCTION" STAMP SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
3. THE CONTRACTOR SHALL KEEP ONSITE AT ALL TIMES A COPY OF THE APPROVED CONSTRUCTION PLANS. THESE PLANS SHALL BE USED TO RECORD THE ACTUAL LOCATIONS OF THE CONSTRUCTED PIPELINE(S) AND ANY OTHER UTILITIES ENCOUNTERED. THE CONTRACTOR SHALL PROVIDE THESE RECORDED LOCATIONS TO THE PROJECT ENGINEER FOR USE IN THE PRODUCTION OF RECORD DRAWINGS PRIOR TO FINAL APPROVAL/ACCEPTANCE OF THE PROJECT.
4. THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING.
5. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, OR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY EXACT LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF ANY PROJECT CONSTRUCTION. ANY LOCATION WHICH MAY POSE A CONFLICT WITH THE PROPOSED CONSTRUCTION MUST BE REPORTED TO THE PROJECT ENGINEER PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
6. THE CONTRACTOR SHALL CALL DIG LINE (800-342-1585) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO THE START OF PROJECT CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE IN PUBLIC RIGHT OF WAY, FROM THE CITY OF BOISE AND ACHD PRIOR TO THE START OF PROJECT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL ASSOCIATED WITH THE PROJECT AND SHALL DEVELOP/SUBMIT A PLAN TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO THE START OR PROJECT CONSTRUCTION. PLAN TO BE IN ACCORDANCE WITH MUTCD, THE CITY OF BOISE, ACHD AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
10. THE CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESS AT THE END OF EACH DAY AND PROVIDE DETOURS OR ONE-WAY TRAFFIC DURING CONSTRUCTION. WHEN CONSTRUCTION TECHNIQUES ALLOW, CONTRACTOR SHALL PROVIDE ACCESS THROUGH THE CONSTRUCTION ZONE TO PRIVATE PROPERTIES.
11. CONTRACTOR SHALL SECURE A SHORT TERM ACTIVITY EXEMPTION FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) PRIOR TO THE START OF PROJECT CONSTRUCTION, IF TRENCH DEWATERING IS REQUIRED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN TO THE PROJECT ENGINEER PRIOR TO COMMENCEMENT OF DEWATERING OPERATIONS.
12. DURING SERVICE CONNECTIONS, GROUNDWATER LEVELS SHALL BE MAINTAINED ONE (1') FOOT OR MORE BELOW PIPE INVERTS PER ISPWC. ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SILTED DUE TO THEIR DEWATERING EFFORTS.
13. THE CONTRACTOR SHALL PROTECT ALL EXISTING MONUMENTS, SURVEY MARKERS, STREET SIGNS, UTILITIES, IRRIGATION LINES, PAVEMENT, TREES, FENCES, AND ANY OTHER IMPORTANT OBJECTS ON/OR ADJACENT TO THE JOB SITE FROM DAMAGE AND REPAIR OR REPLACE DAMAGED FACILITIES AS REQUIRED BY THE OWNER AND THE PROJECT ENGINEER.
14. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES.
15. ANY CHANGES TO THE DESIGN AS SHOWN IN THESE CONSTRUCTION DRAWINGS MUST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER BEFORE CHANGES ARE MADE. THIS INCLUDES CHANGES REQUESTED BY THE OWNER AND SUBCONTRACTORS.
16. CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER WITH ONE COPY OF REDLINED AS-BUILT DRAWINGS PRIOR TO PROJECT ACCEPTANCE IF DEEMED NECESSARY.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL WORK CONSTRUCTED BY THEIR WORK CREWS UNTIL THE WORK IS ACCEPTED BY THE OWNER FOR CONTINUOUS OPERATION AND MAINTENANCE.
18. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY INCLUDING, BUT NOT LIMITED TO, SAFE WORKING PRACTICES WITHIN AND AROUND THE CONSTRUCTION AREA. IN ADDITION, JURISDICTIONAL AGENCIES, THE OWNER, AND THE PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
19. THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY EXCESS ONSITE MATERIALS AS NECESSARY TO COMPLETE THE PROJECT.
21. IF ANY ITEMS OF SUSPECTED HISTORICAL OR ARCHAEOLOGICAL VALUE ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO STOP WORK AND CONTACT THE OWNER, PROJECT ENGINEER, AS WELL AS THE STATE HISTORICAL PRESERVATION OFFICE.
22. IF DURING CONSTRUCTION OF THE PROJECT, AN UNDERGROUND STORAGE TANK, BURIED DRUM, OTHER CONTAINER, CONTAMINATED SOIL, OR DEBRIS NOT SCHEDULED FOR REMOVAL UNDER THE CONTRACT IS DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND THE PROJECT ENGINEER. NO ATTEMPT SHALL BE MADE TO EXCAVATE, OPEN, OR REMOVE SUCH MATERIAL WITHOUT WRITTEN APPROVAL.

GRADING, DRAINAGE, AND EROSION CONTROL NOTES:

1. ANY DISTURBED SOILS SHALL BE RECOMPACTED OR REMOVED AND REPLACED WITH CONTROLLED, COMPACTED FILL. LOOSE LIFT THICKNESS SHALL NOT EXCEED SIX (6) INCHES. FILL SHALL BE COMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT. COMPACTION IN TRENCHES SHALL BE OBTAINED USING A VIBRATORY SHEEPS FOOT COMPACTOR.
2. SUBGRADE PREPARATION SHALL BE PERFORMED BENEATH ALL PROPOSED PAVEMENTS. THE SOIL SHALL BE SCARIFIED TO A DEPTH OF 12" BELOW SUBGRADE AND RECOMPACTED TO AT LEAST 98% OF ASTM D698 (STANDARD PROCTOR) WITHIN -3% TO +3% OF OPTIMUM MOISTURE CONTENT.
3. ALL TOPSOIL IN CONSTRUCTION AREAS SHALL BE STRIPPED AND SEPARATED FROM OTHER INORGANIC SOIL MATERIALS. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT THE MIXING OF TOPSOIL WITH OTHER MATERIALS. THE TOPSOIL SHALL BE RESPREAD TO A DEPTH OF AT LEAST SIX (6) INCHES. REFER TO THE SPECIFICATIONS FOR SEEDING REQUIREMENTS.
4. EXCESS MATERIAL (TOPSOIL/CLAY/GRAVEL, ETC.) SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE.
5. CONTRACTOR SHALL PLACE EROSION CONTROLS AS NECESSARY DURING CONSTRUCTION. FINAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED WITHIN 30 DAYS OF COMPLETING UNDERGROUND UTILITY CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SITE AND SHALL CORRECT ANY EROSION ISSUES IMMEDIATELY.
7. SEEDING TYPE, LOCATION, AND APPLICATION RATES SHALL BE PER THE ISPWC. CONTRACTOR SHALL ONLY SEED BETWEEN MAY 1 AND JUNE 15 OR SEPTEMBER 1 TO OCTOBER 15.
8. CONTRACTOR SHALL WARRANTY SEEDING UNTIL VEGETATION IS ESTABLISHED AT A RATE OF NOT LESS THAN 80% COVERAGE.
9. CONTRACTOR TO REFERENCE GEOTECHINCAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC DATED DECEMBER 29, 2022, FILE NUMBER B222676G AND IT'S ADDENDUM No.1 DTAED FEBRUARY 22, 2023 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

CITY OF GARDEN CITY STANDARD NOTES: (MAY 2019)

NOTES APPLICABLE TO ALL CONSTRUCTION

1. COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE EPA REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO PREPARE, FILE AND COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH EPA. EPA MUST OFFICIALLY ACCEPT THE NOI PRIOR TO BEGINNING ANY SITE DISTURBANCE ACTIVITIES. THE SWPPP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE RP IS REQUIRED TO PREPARE AND SUBMIT A NOTICE OF TERMINATION OF THE SWPPP WITH EPA.

-OR, FOR SITES UNDER ONE ACRE-

2. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF GARDEN CITY'S APPROVED EROSION AND SEDIMENT CONTROL PLAN (ESCP) FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE ESCP REQUIREMENTS. IF THE OWNER HAS NOT DESIGNATED A RP, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A RP. THE RP IS REQUIRED TO COMPLY WITH THE CITY OF GARDEN CITY'S ORDINANCE FOR CONTROL FOR EROSION FROM THIS CONSTRUCTION SITE. THE ESCP IS A DOCUMENT/PLAN THAT IS REQUIRED TO BE UPDATED AND AMENDED TO BEST FIT THE SITE AS CONSTRUCTION OCCURS. THE RP IS RESPONSIBLE TO KEEP THE PLAN CURRENT. AT COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND AFTER THE PROJECT SITE IS STABILIZED FOR EROSION CONTROL, THE ESCP IS TERMINATED.
3. ALL CONSTRUCTION, MATERIALS, APPURTENANCES AND TESTING SHALL COMPLY WITH THE REQUIREMENTS OF THE 2017 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), UNLESS SPECIFICALLY MODIFIED BY THESE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR, ALL APPLICABLE SUB-CONTRACTORS, DEVELOPER/OWNER, UTILITY COMPANY REPRESENTATIVES, A GARDEN CITY DEPARTMENT OF PUBLIC WORKS REPRESENTATIVE AND AN ADA COUNTY HIGHWAY DISTRICT REPRESENTATIVE SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN A CONSTRUCTION PERMIT FROM THE ADA COUNTY HIGHWAY DISTRICT AT LEAST 24 HOURS PRIOR TO COMMENCING CONSTRUCTION OF ANY OF THE IMPROVEMENTS SHOWN HEREON LOCATED WITHIN PUBLIC RIGHT-OF-WAY.
6. CONSTRUCTION INSPECTION SHALL BE PERFORMED BY THE PROJECT ENGINEER, THE ADA COUNTY HIGHWAY DISTRICT AND/OR THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS. INSPECTION BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS WILL BE FOR DEPARTMENT PURPOSES ONLY TO SPOT CHECK WORK COMPLIANCE WITH THE CITY'S REQUIREMENTS. IT IS THE PROJECT ENGINEER'S RESPONSIBILITY TO ASSURE COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK. ANY DEVIATIONS, OMISSIONS OR ERRORS SHALL BE PRESENTED TO THE PROJECT ENGINEER FOR RESOLUTION. ANY CHANGES TO THE PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE GARDEN CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO IMPLEMENTATION OF THE CHANGE. SAID CHANGE MAY ALSO NEED TO BE SUBMITTED TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY FOR APPROVAL.
8. THE CONTRACTOR SHALL CONTACT DIGLINE (811) AND OTHER APPROPRIATE UTILITY PROVIDERS FOR UTILITY LOCATIONS AT LEAST 72 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
9. ANY WATERS CREATED BY DEWATERING SHALL NOT BE PERMITTED TO DIRECTLY DISCHARGE TO ANY EXISTING SURFACE WATER FACILITY. PRIOR TO DISCHARGING TO WATERS OF THE STATE OF IDAHO, THE CONTRACTOR SHALL SECURE A SHORT-TERM ACTIVITY EXEMPTION FROM THE APPLICABLE REGIONAL OFFICE OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
10. HORIZONTAL AND VERTICAL SEPARATION OF POTABLE AND NON-POTABLE PIPELINES SHALL MEET THE REQUIREMENTS OF ISPWC SECTION 405 AND ISPWC DRAWING NO. 407.

SANITARY SEWER NOTES

11. ALL SEWER PIPE AND FITTINGS WITH COVER GREATER THAN 3 FEET, SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF ASTM D-3034, SDR-35 FOR SIZES 4-INCH THROUGH 15-INCH; ASTM F-679, SDR-35, T-1 WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, T-46 FOR SIZES 18-INCH THROUGH 36-INCH. THE MINIMUM COVER FOR ALL PVC SEWER LINES SHALL BE 3 FEET. SEWER PIPE AND FITTINGS WITH COVER LESS THAN 3 FEET SHALL BE DUCTILE IRON (DI) CONFORMING TO ANSI A-21.51 OR AWWA C-151, MINIMUM CLASS 50.
12. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE PER THE ISPWC WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPWC DRAWINGS SD501, SD-505, SD-507, SD-508, SD-509. MANHOLES SHALL NOT HAVE STEPS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THAT NO MORE THAN 12-INCHES OF GRADE RINGS ARE NECESSARY TO ADJUST THE MANHOLE TO FINAL GRADE. GRADE RINGS, RING AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. MANHOLE CONES SHALL BE ECCENTRIC FOR ALL MANHOLES 4 FEET AND DEEPER. THE VERTICAL WALL OF THE CONE SHALL BE PLACED UPSTREAM AND ROTATED 45°. CONCENTRIC CONES SHALL BE USED FOR MANHOLES LESS THAN 4 FEET DEEP.
13. MANUFACTURED COMPRESSION BOOTS SHALL BE USED IN MANHOLES WHERE PIPELINES ENTER AND LEAVE THE MANHOLE.
14. SEWER SERVICE LINES SHALL BE ISPWC TYPE “A” OR “B” AND CONSTRUCTED AND MARKED PER ISPWC DRAWING SD-511A. SERVICES SHALL NOT BE DEEPER THAN 5 FEET AT THE PROPERTY LINE, UNLESS SPECIFICALLY APPROVED BY THE CITY. SERVICES SHALL EXTEND HORIZONTALLY 10 FEET BEYOND THE PROPERTY LINE. SERVICE LINES SHALL INCLUDE AN INSPECTION CLEANOUT PLACED DIRECTLY ADJACENT TO AND INSIDE PUBLIC STREET RIGHT-OFWAY OR THE SEWER EASEMENT LINE. THE CLEANOUT SHALL CONFORM TO SD-506A & SD506B (BOLT DOWN COVER OPTION) WITH THE RISER BEING THE SAME SIZE AS THE SERVICE LINE.
15. SERVICE LINE CONNECTIONS TO NEW MAINLINES SHALL USE A FULL SERVICE TEE. SERVICE LINE CONNECTIONS TO EXISTING MAINLINES THAT ARE CONCRETE OR A CONCRETE DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT ARE NOT CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERTA-TEE OR A PRIOR APPROVED EQUAL.
16. ALL SEWER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
17. GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE TRENCH BOTTOM AT ALL TIMES DURING CONSTRUCTION. GROUNDWATER SHALL NOT BE PERMITTED TO ENTER THE PIPELINE SYSTEM DURING CONSTRUCTION. AS SOON AS POSSIBLE THE CONTRACTOR SHALL INSTALL A REMOVABLE WATERTIGHT PLUG IN THE NEW PIPELINE AT THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
18. SEWERS SHALL BE CLEANED AND TESTED AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING. MATERIAL CLEANED FROM THE CONSTRUCTION SHALL NOT BE PERMITTED TO DISCHARGE TO THE DOWNSTREAM RECEIVING PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPWC. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. MAINLINE PIPELINE TESTING SHALL INCLUDE AIR PRESSURE, DEFLECTION AND CLOSED CIRCUIT TELEVISION (CCTV) VISUAL INSPECTION. SERVICE LINE TESTING SHALL INCLUDE AIR PRESSURE AND CLOSED CIRCUIT TELEVISION (CCTV). THE CCTV REPORT SHALL BE IN THE FORM OF A VHS VIDEOTAPE OR DVD AND A WRITTEN LOG. MANHOLES SHALL BE VACUUM OR HYDROSTATICALLY TESTED FOR LEAKAGE. THE SEWER SYSTEM SHALL NOT ACCEPT ANY FLOWS UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
19. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

WATERLINE NOTES

20. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO THE REQUIREMENTS OF AWWA C-900, CLASS 235, DR-18. ALL FITTINGS SHALL BE MECHANICAL JOINT OR FLANGED DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF AWWA C-110. ALL PLASTIC PIPE SHALL BE INSTALLED WITH A #12 DIRECT BURIAL TRACER WIRE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE WILL NOT BE EXTENDED UP IN TO OR ALONG VALVE BOXES, BUT SHALL CONTINUE ALONG THE MAINLINE, UNINTERRUPTED. MINIMUM BURIAL DEPTHS FOR WATER MAINS SHALL BE 4 FEET FROM FINISH GRADE TO THE TOP OF THE PIPE.
21. INDIVIDUAL OR DUAL WATER SERVICE CONNECTIONS 1-INCH OR SMALLER SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE GARDEN CITY STANDARD DRAWING. SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED.
22. INDIVIDUAL WATER SERVICE CONNECTIONS LARGER THAN 1-INCH SHALL BE POLYETHYLENE PIPE CONFORMING TO AWWA C-901, CLASS 200, DR-7.3. SERVICES SHALL BE CONSTRUCTED CONFORMING TO THE ISPWC SD-402. SERVICE PIPELINES SHALL BE A MINIMUM 2-INCH, UNLESS OTHERWISE NOTED.
23. WATER VALVES SHALL BE RESILIENT-SEAT GATE VALVES CONFORMING TO AWWA C-509 OR AWWA C-515. ALL WATER VALVES SHALL BE INSTALLED WITH A STANDARD 5-1/4 INCH DIAMETER, TWO PIECE ADJUSTABLE CAST IRON VALVE BOX, TYLER/UNION SERIES 6855, OR EQUAL. THE CAST IRON COVER SHALL BE MARKED WITH THE WORD “WATER” AS AN INTEGRAL PART OF THE COVER.
24. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 AND ISPWC DRAWING SD-404. THE PUMPER NOZZLE OUTLET SHALL BE EQUIPPED WITH A “STORZ” ADAPTER.
25. ALL WATER MAINS AND SERVICES SHALL BE BEDDED PER THE REQUIREMENTS OF TYPE I BEDDING, EXCEPT THAT BEDDING MATERIAL SHALL BE SELECT ¾-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR WATER MAINS AND 3/8-INCH MAXIMUM CRUSHED GRAVEL CHIPS FOR SERVICE LINES. ALL BEDDING SHALL BE THOROUGHLY SHOVEL-SLICED UNDER THE PIPE.
26. ALL INSTALLED WATER LINES SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH SECTION 401.3.6 OF THE ISPWC FOLLOWING INSTALLATION OF ALL UTILITIES AND PRIOR TO PAVING. EACH METER SETTER SHALL BE OPENED TO BE SURE THAT THE SERVICE CORPORATION STOP IS OPEN AND THE SERVICE IS FUNCTIONAL PRIOR TO PAVING. A REPRESENTATIVE OF THE CITY MUST BE PRESENT MUST OBSERVE THE TESTING. ALL INSTALLED WATER LINES SHALL BE FLUSHED, DISINFECTED AND TESTED FOR BACTERIA IN ACCORDANCE WITH SECTION 401.3.9 OF THE ISPWC. THE WATER SYSTEM SHALL NOT BE OPENED TO THE CITY SYSTEM UNTIL THE CITY ISSUES AN INITIAL ACCEPTANCE OF THE SYSTEM.
27. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF AT LEAST A ONE-YEAR FOLLOWING THE CITY'S INITIAL ACCEPTANCE.

DRAINAGE NOTES

28. ALL INSPECTIONS SHALL REQUIRE A 24-HOUR NOTICE PRIOR TO THE REQUESTED INSPECTION TIME. CALL THE INSPECTION HOT LINE AT 208-472-2920.
29. PRIOR TO ANY EARTHWORK A 24-HOUR NOTICE TO BEGIN CONSTRUCTION IS REQUIRED. CALL INSPECTION HOT LINE AT 208-472-2920.
30. DRAINAGE INSPECTIONS SHALL BE CONDUCTED AT ANY GIVEN TIME OR UPON REQUEST, DURING CONSTRUCTION, VERIFYING COMPLIANCE WITH THE CITY REQUIREMENTS AND CONSTRUCTION ACTIVITIES ARE FOLLOWED AS PER THE APPROVED PLANS.
31. ALL DRAINAGE CONSTRUCTION OBSERVATIONS MUST BE PERFORMED BY THE APPLICANT'S DESIGN ENGINEER. A) SUBMIT TO THE GARDEN CITY ENVIRONMENTAL DIVISION THE FOLLOWING DOCUMENTATION PRIOR SIGNATURE OF THE CITY ON A FINAL SUBDIVISION PLAT OR PRIOR TO THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST: I) THE DESIGN ENGINEER'S DRAINAGE CONSTRUCTION OBSERVATION REPORTS. II) A SIGNED, WRITTEN STATEMENT FROM THE DESIGN ENGINEER THAT ALL DRAINAGE STRUCTURES AND APPURTENANCES WERE CONSTRUCTED IN ACCORDANCE TO THE APPROVED PLANS.
32. THE DRAINAGE SYSTEM AND ANY FILTER FABRIC SHALL NOT BE COVERED PRIOR TO INSPECTION. CALL THE INSPECTION HOT LINE AT 208-472-2920.
33. THE SIZE AND LOCATION OF THE DRAINAGE SYSTEM SHALL CORRESPOND WITH THE APPROVED DRAINAGE SYSTEM PLAN AND SHALL BE INSPECTED.
34. FINAL INSPECTION OF THE STORM DRAINAGE SYSTEM SHALL BE CONDUCTED FOLLOWING THE PAVING AND FINAL LANDSCAPING.
35. ALL DRAINAGE CONVEYANCE ACCESS POINTS SHALL BE STENCILED OR MARKED WITH IDENTIFYING STATEMENT FOR THE PUBLIC “DO NOT DUMP - SYSTEM DRAINS TO GROUNDWATER” OR “RIVER”, WHICHEVER IS RELEVANT TO THE SYSTEM DISPOSAL DESIGN.
36. TRAFFIC RATED MANHOLE LIDS SHALL BE USED.
37. ALL PARKING LOT GRADES SHALL BE AT LEAST 1% FOR ASPHALTIC-CONCRETE AND 0.4% FOR CONCRETE.

ROADWAY CONSTRUCTION NOTES

38. MANHOLE GRADE RINGS, CAST IRON RINGS AND COVERS SHALL BE PROVIDED BY THE SEWER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE SEWER GRADE RINGS, CAST IRON RINGS, COVERS AND CONCRETE COLLARS TO FINISH GRADE. WATER VALVE BOXES AND COVERS SHALL BE PROVIDED BY THE WATER CONTRACTOR. THE ROAD CONTRACTOR SHALL INSTALL THE WATER VALVE BOXES COVERS AND CONCRETE COLLARS TO FINISH GRADE.

ACHD STANDARD NOTES

1. ALL CONSTRUCTION WITHIN THE ADA COUNTY HIGHWAY DISTRICT (ACHD) RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPWC WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY THE DISTRICT.
2. ACHD WILL INSPECT ALL IMPROVEMENTS WHICH FALL WITHIN THE ACHD RIGHT-OF-WAY OR EASEMENT INCLUDING BUT NOT LIMITED TO STORM DRAIN CONSTRUCTION, TRENCH BACKFILL PROCEDURES, ROAD WAY CONSTRUCTION AND CONCRETE WORK. ANY WORK TO BE DONE WITHIN THE EXISTING RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT THROUGH ACHD CONSTRUCTION SERVICES DIVISION. THE CONTRACTOR WILL SCHEDULE AND INSPECTION, REQUESTED THROUGH ACHD CONSTRUCTION SERVICES, 208-387-6280, A MINIMUM OF 24 HRS. PRIOR TO CONSTRUCTION STARTING.
3. TRAFFIC PLANS AND SAWCUTS ASSOCIATED WITH THE CONSTRUCTION OF ANY UTILITY WILL BE COORDINATED AND APPROVED THROUGH CONSTRUCTION SERVICES OF ACHD, 208-387-6280, PRIOR TO INITIATING ANY CONSTRUCTION.
4. ACHD INSPECTION STAFF WILL BE MORE CLOSELY MONITORING PEDESTRIAN FACILITIES FOR COMPLIANCE WITH ADA STANDARDS. AS A REMINDER, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.0%; THERE ARE NO "TOLERANCES" ALLOWED.
5. TRUNCATED DOMES SHALL BE CONSTRUCTED ON ALL PEDESTRIAN RAMPS WITHIN ACHD RIGHT-OF-WAY. DOMES SHALL BE CONSTRUCTED PER ISPWC SD-712. DOMES SHALL BE CAST INTO THE CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED 'TRAFFIC YELLOW.
6. ALL UTILITY IMPROVEMENTS ARE TO BE CONSTRUCTED TO ACCOMMODATE THE COLLAR REQUIREMENT PER ISPWC SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPWC.
7. ALL WATER VALVES, BLOW-OFFS, AND MANHOLES SHALL BE GRADED AND PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTERS, SIDEWALK OR OTHER STREET IMPROVEMENTS.
8. UTILITY STREET CUTS IN PAVEMENT LESS THAN FIVE YEARS OLD ARE NOT ALLOWED UNLESS APPROVED IN WRITING BY THE DISTRICT. CONTACT THE DISTRICT'S UTILITY COORDINATOR AT 208-387-6258 (WITH FILE NUMBERS) FOR DETAILS.
9. 43RD STREET IS CLASSIFIED AS A LOCAL ROADWAY. CONSTRUCT ALL PAVEMENT MATCHES (INCLUDING DRIVEWAY APPROACHES AND UTILITY CUT STREET REPAIRS) WITHIN ACHD RIGHT-OF-WAY TO MATCH THE EXISTING STREET PAVEMENT SECTION OR TO USE THE FOLLOWING: LOCAL RESIDENTIAL ROADWAYS AND ALLEYS SHALL BE A SP-3, 0.50 INCH ($\frac{1}{2}$") MIX, PG 58-28 TWO AND A HALF INCHES (2.5") THICK, AS A MINIMUM WITH 4" OF 3/4" BASE AND 14" OF 6" MINUS PIT RUN. USE WHICHEVER SECTION IS GREATER.
10. ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
    1). ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET AND INCLUDE ANY AREA DAMAGED BY EQUIPMENT DURING TRENCHING OPERATIONS.
    2). IF THE CUMULATIVE DAMAGED PAVEMENT AREA EXCEEDS 50% OF THE TOTAL ROAD SURFACE, CONTRACTOR SHALL REPLACE THE ENTIRE ROADWAY SURFACE.
    3). CONTRACTOR SHALL REPLACE THE PAVEMENT SURFACE TO ENSURE MATCH LINE DOES NOT FALL WITHIN THE WHEEL PATH OF A LANE. MATCH LINE SHALL ONLY FALL IN THE CENTER OR EDGE OF A TRAVEL LANE.
    4). FLOWABLE FILL OR IMPORTED MATERIAL MAY BE REQUIRED IF THE NATIVE TRENCH MATERIAL IS DEEMED UNSUITABLE BY ACHD INSPECTOR, DOES NOT MEET COMPACTION STANDARDS OR TIME IS A CRITICAL FACTOR.
    5). ANY EXCEPTIONS TO THESE RULES SHALL BE PRE-APPROVED IN WRITING BY DISTRICT STAFF BEFORE CONSTRUCTION BEGINS.
11. ABANDONED TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPWC SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPWC SPECIFICATIONS AND A COPY OF THE COMPACTION TESTS.
12. PRIOR TO PLACEMENT OF ANY PAVEMENT MARKINGS CONTACT ACHD INSPECTION FOR VERIFICATION OF COMPLIANCE WITH POLICY AND EXISTING PAVEMENT MARKINGS.
13. FOR SUBDIVISION SIGN INSTALLATION; OUTSIDE INSTALLERS MUST BE BONDED WITH ACHD AND OBTAIN A NO-CHARGE RIGHT-OF-WAY PERMIT.

PROPOSED UTILITIES

Symbol	Description
— FM — FM —	Sanitary Sewer Force Main
	Sanitary Sewer Manhole
	Sanitary Sewer Cleanout
— SS — SS —	Sanitary Sewer Gravity Main
	Storm Sewer Catch Basin
	Storm Sewer Inlet Manhole
	Storm Sewer Manhole
	Storm Sewer End Section
— ST — ST —	Storm Sewer Gravity Main
	Water Manhole
	Fire Hydrant
	Water Valve
	Water Curb Stop
— W — W —	Water Main
	Water Fittings
	Water Reducer
	Water Cap

PROPOSED EROSION CONTROL

Symbol	Description
— SF — SF —	Silt Fence
	Fiber Roll
	Floating Silt Curtain
	Erosion Control Blanket

PROPOSED TOPOGRAPHY FEATURES

Symbol	Description
— 1905 —	Proposed Topographic Contour (Major)
— 1902 —	Proposed Topographic Contour (Minor)
	Proposed Curb & Gutter
	Sign (Single or Double Post)
	Post or Bollard
	Mail Box
	Asphalt Pavement Hatch
	Concrete Pavement Hatch
	Gravel Pavement Hatch

NOTE:
THIS IS A GENERAL LIST OF SYMBOLS, LINES AND ABBREVIATIONS. NOT ALL ARE USED ON THIS PROJECT AND SOME MAY NOT BE SHOWN.

GENERAL ABBREVIATIONS

Abbreviation	Meaning
A	
A/C	-Air Conditioning
ARV	-Air Release Valve
ASME	-American Society Of Mechanical Engineers
ASTM	-American Society Of Testing Materials
AVAR	-Air Vacuum And Air Release
B	
BF	-Blind Flange
BFP	-Backflow Preventer
BLDG	-Building
BFV	-Butterfly Valve
C	
CB	-Catch Basin
CF	-Cubic Foot
CFS	-Cubic Feet Per Second
CI	-Cast Iron
CJ	-Construction Joint
	-Control Joint
CL	-Centerline
CLR	-Clear
CMP	-Corrugated Metal Pipe
CMU	-Concrete Masonry Unit
CO	-Cleanout
CONC	-Concrete
CPLG	-Coupling
CU	-Cubic
CV	-Check Valve
CY	-Cubic Yard
D	
DTL	-Detail
DI	-Ductile Iron
DIA	-Diameter
DIM	-Dimension
DIP	-Ductile Iron Pipe
DR	-Drain
DWG	-Drawing
E	
EX	-Existing
ECC	-Eccentric
EL	-Elevation
EP	-Edge Of Pavement
EJ	-Expansion Joint
F	
FCO	-Floor Clean Out
FD	-Floor Drain
FF	-Finish Floor
FG	-Finish Grade
FH	-Fire Hydrant
FL	-Flow Line
FT	-Feet
FM	-Force Main
G	
GAL	-Gallon
GL	-Glass
GPM	-Gallons Per Minute
GV	-Gate Valve
GYP	-Gypsum
H	
H/B	-Hose Bibb
HP	-Horsepower
HVAC	-Heating And Air Conditioning
HWL	-High Water Level
I	
ID	-Inside Diameter
IM	-Iron Monument
IN	-Inch
INV	-Invert Elevation
IP	-Iron Pin
J	
JT	-Joint
M	
M	-Meter
MFR	-Manufacturer
MGD	-Million Gallons Per Day
MH	-Manhole
MISC	-Miscellaneous
MJ	-Mechanical Joint
MTR	-Motor
N	
NC	-Normally Closed
NG	-Natural Gas
NO	-Normally Open
NPS	-Nominal Pipe Size
NPT	-National Pipe Thread
NTS	-Not To Scale
O	
OC	-On Center
OD	-Outside Diameter
OF	-Overflow
P	
P	-Pump
PG	-Pressure Gauge
PI	-Point Of Intersection
PRV	-Pressure Reducing Valve
PSI	-Pounds Per Square Inch
PVC	-Polyvinyl Chloride
PV	-Pavement
Q	
QTY	-Quantity
R	
R	-Rebar
RCP	-Reinforced Concrete Pipe
RED	-Reducer
RJ	-Restrained Joint
S	
S	-Slope
SF	-Silt Fence
SHT	-Sheet
SIM	-Similar
SPECS	-Specifications
SS	-Sanitary Sewer
SSMH	-Sanitary Sewer Manhole
ST	-Storm Sewer
STA	-Station
STD	-Standard
STL	-Steel
STMH	-Storm Sewer Manhole
SW	-Sidewalk
T	
TBC	-Top Back Curb
TEMP	-Temporary
T&G	-Tongue And Groove
TK	-Tank
TOC	-Top Of Concrete
TOG	-Top Of Grout
TOW	-Top Of Wall
TYP	-Typical
U	
U	-U Post
UV	-Ultra Violet
V	
VERT	-Vertical
VCP	-Vitrified Clay Pipe
W	
W	-Water
W/	-With
W/O	-Without
WS	-Water Surface
WSP	-Welded Steel Pipe
X	
X	Chisel 'X'
Y	
YD	-Yard
YR	-Year
Z	
ZON	-Zoning

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St. Garden City, ID

LEGEND AND NOTES

C1.0

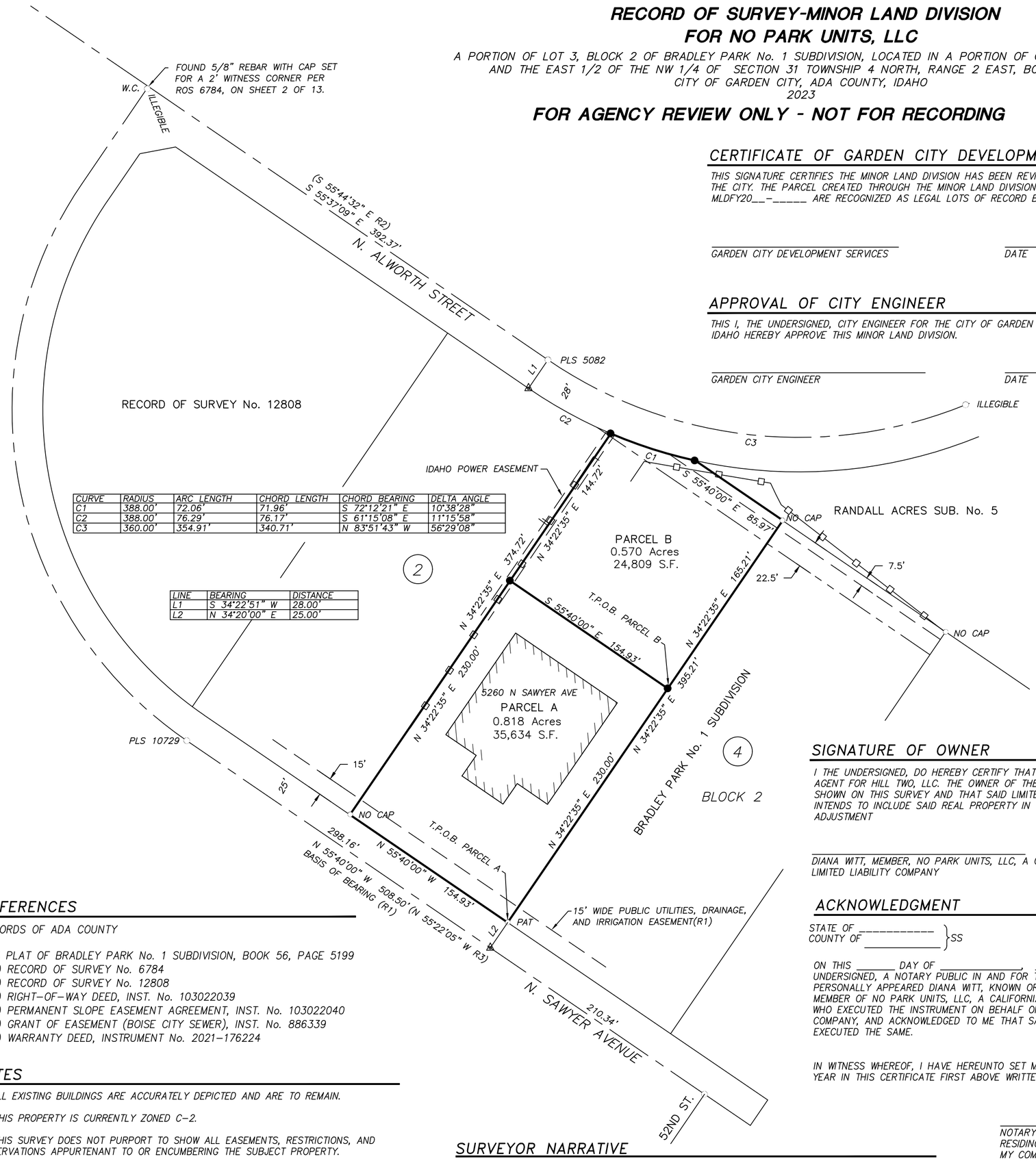
©Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

RECORD OF SURVEY-MINOR LAND DIVISION
FOR NO PARK UNITS, LLC

A PORTION OF LOT 3, BLOCK 2 OF BRADLEY PARK No. 1 SUBDIVISION, LOCATED IN A PORTION OF GOVERNMENT LOT 3 AND THE EAST 1/2 OF THE NW 1/4 OF SECTION 31 TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN
CITY OF GARDEN CITY, ADA COUNTY, IDAHO
2023

FOR AGENCY REVIEW ONLY - NOT FOR RECORDING

RECORD OF SURVEY No. _____



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	388.00'	72.06'	71.96'	S 72°12'21" E	10°38'28"
C2	388.00'	76.29'	76.17'	S 61°15'08" E	11°15'58"
C3	360.00'	354.91'	340.71'	N 83°51'43" W	56°29'08"

LINE	BEARING	DISTANCE
L1	S 34°22'51" W	28.00'
L2	N 34°20'00" E	25.00'

CERTIFICATE OF GARDEN CITY DEVELOPMENT SERVICES

THIS SIGNATURE CERTIFIES THE MINOR LAND DIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY. THE PARCEL CREATED THROUGH THE MINOR LAND DIVISION APPLICATION MLDFY20__-_____ ARE RECOGNIZED AS LEGAL LOTS OF RECORD BY THE CITY.

_____ _____
GARDEN CITY DEVELOPMENT SERVICES DATE

APPROVAL OF CITY ENGINEER

THIS I, THE UNDERSIGNED, CITY ENGINEER FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO HEREBY APPROVE THIS MINOR LAND DIVISION.

_____ _____
GARDEN CITY ENGINEER DATE

SCALE

60 0 30 60 120
(FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE OF SURVEYED PARCELS
- CENTER LINE
- UTILITY EASEMENT AS NOTED
- CITY OF BOISE SANITARY SEWER EASEMENT
- LOT/PARCEL LINE
- CHAIN LINK FENCE
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- SET 5/8" IRON PIN WITH CAP, PLS 12722
- CALCULATED POINT
- (N 89°45'34" W R1) DATA OF RECORD WITH REFERENCE NUMBER
- (1) LOT NUMBER BRADLEY PARK No. 1 SUBDIVISION
- T.P.O.B. TRUE POINT OF BEGINNING
- W.C. WITNESS CORNER

REFERENCES

RECORDS OF ADA COUNTY

(R1) PLAT OF BRADLEY PARK No. 1 SUBDIVISION, BOOK 56, PAGE 5199
(R2) RECORD OF SURVEY No. 6784
(R3) RECORD OF SURVEY No. 12808
(R4) RIGHT-OF-WAY DEED, INST. No. 103022039
(R5) PERMANENT SLOPE EASEMENT AGREEMENT, INST. No. 103022040
(R6) GRANT OF EASEMENT (BOISE CITY SEWER), INST. No. 886339
(R7) WARRANTY DEED, INSTRUMENT No. 2021-176224

NOTES

1. ALL EXISTING BUILDINGS ARE ACCURATELY DEPICTED AND ARE TO REMAIN.
2. THIS PROPERTY IS CURRENTLY ZONED C-2.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS APPURTENANT TO OR ENCUMBERING THE SUBJECT PROPERTY.
4. ALL FOUND MONUMENTS FIELD LOCATED IN JUNE 2022.
5. PORTSIDE LAND SURVEYING, LLC ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.

SIGNATURE OF OWNER

I THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT FOR HILL TWO, LLC. THE OWNER OF THE REAL PROPERTY SHOWN ON THIS SURVEY AND THAT SAID LIMITED LIABILITY COMPANY INTENDS TO INCLUDE SAID REAL PROPERTY IN THIS PROPERTY LINE ADJUSTMENT

_____
DIANA WITT, MEMBER, NO PARK UNITS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DIANA WITT, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF NO PARK UNITS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

SURVEYOR NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AID IN THE MINOR LAND DIVISION PROCESS WITH THE CITY OF GARDEN CITY. MONUMENT THE BOUNDARY CORNERS OF THE SUBJECT PARCEL. THE EXTERIOR BOUNDARY OF THE TWO PARCELS WAS DETERMINED HOLDING THE FOUND MONUMENTS SHOWN IN RELATION TO THE REFERENCED DOCUMENTS. WARRANTY DEED, INSTRUMENT No. 2021-176224, IS THE DEED OF RECORD FOR THE PARCEL BOUNDARY.

CERTIFICATE OF SURVEYOR

I, JAMES R. PRINCE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1613.

PROFESSIONAL LAND SURVEYOR REGISTERED 12722 STATE OF IDAHO JAMES R. PRINCE

DRAFT

_____
JAMES R. PRINCE, LS 12722

CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PORTSIDE LAND SURVEYING, LLC. AT _____ MINUTES PAST ____ O'CLOCK __ .M., THIS _____ DAY OF _____, 2023.

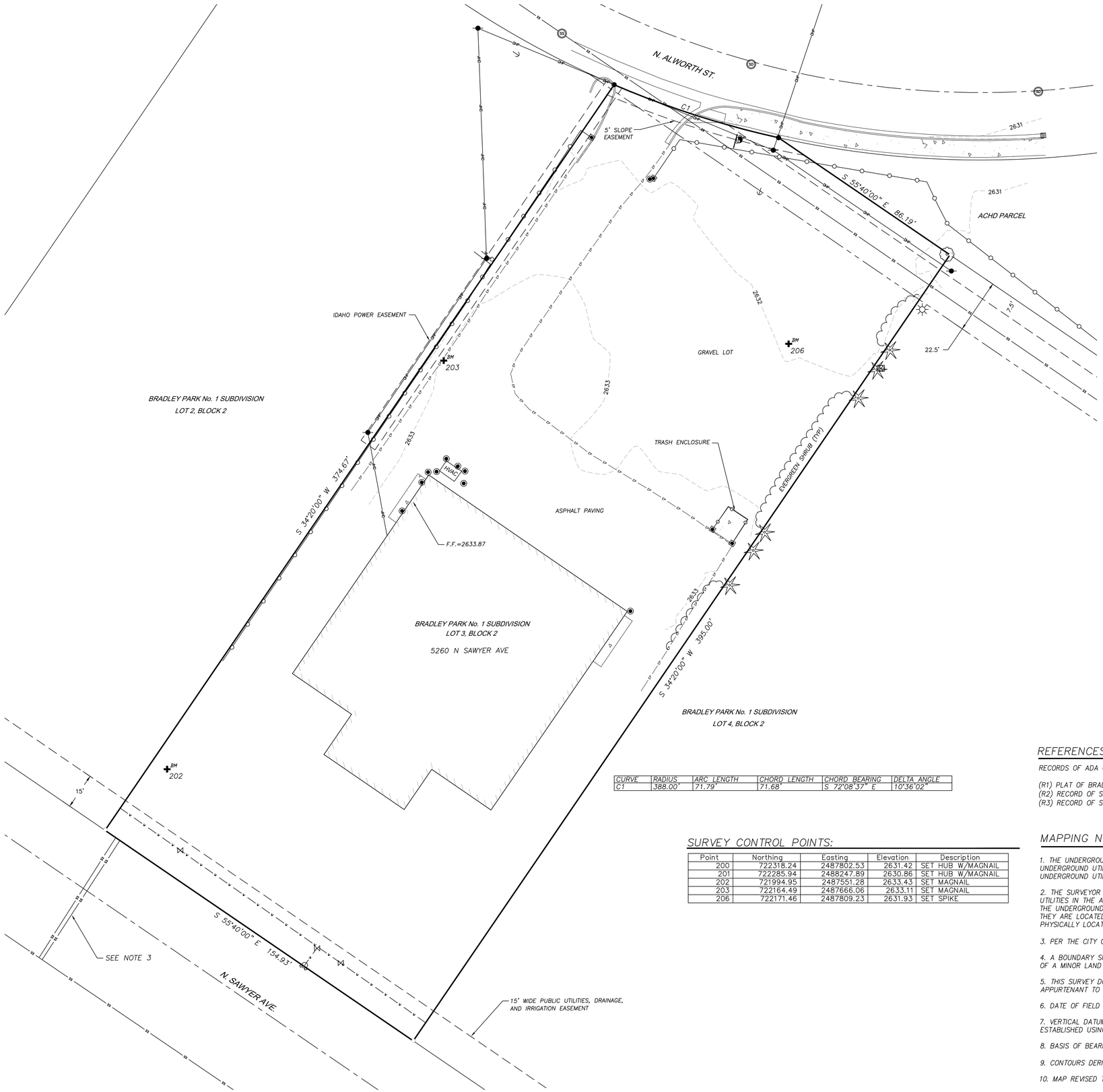
_____
EX-OFFICIO RECORDER

_____
DEPUTY

FEE _____

PORTSIDE LAND SURVEYING
3626 W. HILL ROAD, BOISE, ID 83703
PHONE: (208) 484-6666

JOB NO. 22-119



SCALE

20 0 10 20 40

(FEET)
1 inch = 20 ft.

LEGEND

- RECORD BOUNDARY LINE
- CENTER LINE
- UTILITY EASEMENT AS NOTED
- CITY OF BOISE SANITARY SEWER EASEMENT
- CHAIN LINK FENCE LINE
- EDGE OF ASPHALT PAVING
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWER LINE
- FOUND 1/2" REBAR
- BM 100 SURVEY CONTROL POINT
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION VALVE BOX
- BOLLARD
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- 2" PVC MARKER PIPE, YELLOW
- POWER POLE
- POWER POLE GUY WIRE ANCHOR
- SIGN
- GATE POST
- EVERGREEN TREE LINE
- DECIDUOUS TREE
- CONCRETE SURFACE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	388.00'	71.79'	71.68'	S 72°08'37" E	10°36'02"

SURVEY CONTROL POINTS:

Point	Northing	Easting	Elevation	Description
200	722318.24	2487802.53	2631.42	SET HUB W/MAGNAIL
201	722285.94	2488247.89	2630.86	SET HUB W/MAGNAIL
202	721994.95	2487551.28	2633.43	SET MAGNAIL
203	722164.49	2487666.06	2633.11	SET MAGNAIL
206	722171.46	2487809.23	2631.93	SET SPIKE

REFERENCES:

RECORDS OF ADA COUNTY

(R1) PLAT OF BRADLEY PARK No. 1 SUBDIVISION, BOOK 56, PAGE 5198
(R2) RECORD OF SURVEY No. 6784
(R3) RECORD OF SURVEY No. 12808

MAPPING NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. ALIGNMENT OF UNDERGROUND UTILITIES IS ASSUMED FROM SURFACE FEATURES AND UTILITY LOCATE PAINT. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

2. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES.

3. PER THE CITY OF GARDEN CITY THE SITE IS SERVED BY A PRIVATE 6" LINE FOR SANITARY SEWER.

4. A BOUNDARY SURVEY WAS PERFORMED AND A SEPARATE RECORD OF SURVEY WILL BE RECORDED AS PART OF A MINOR LAND DIVISION APPLICATION WITH THE GARDEN CITY.

5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS APPURTENANT TO OR ENCUMBERING THE SUBJECT PROPERTY.

6. DATE OF FIELD SURVEY – JUNE, 2022. PLOT DATE – JULY 31, 2022.

7. VERTICAL DATUM – ELEVATIONS ARE ON THE NAVD 88 VERTICAL DATUM. THE VERTICAL DATUM WAS ESTABLISHED USING GPS STATIC METHODS AND THE NGS OPUS PROCESSING SERVICE.

8. BASIS OF BEARING – PLAT OF BRADLEY PARK No. 1 SUBDIVISION, RECORDS OF ADA COUNTY.

9. CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS. 1' CONTOUR INTERVAL.

10. MAP REVISED TO SHOW GUY WIRE ANCHOR IN MAP LEGEND ON AUGUST 14, 2022.

PORTSIDE LAND SURVEYING
3626 W. HILL RD.
BOISE, ID 83703
PHONE: (208) 484-6666 JIM@PORTSIDESURVEY.COM

PROFESSIONAL LAND SURVEYOR REGISTERED 12722 STATE OF IDAHO JAMES R. PALMER

8-11-2022

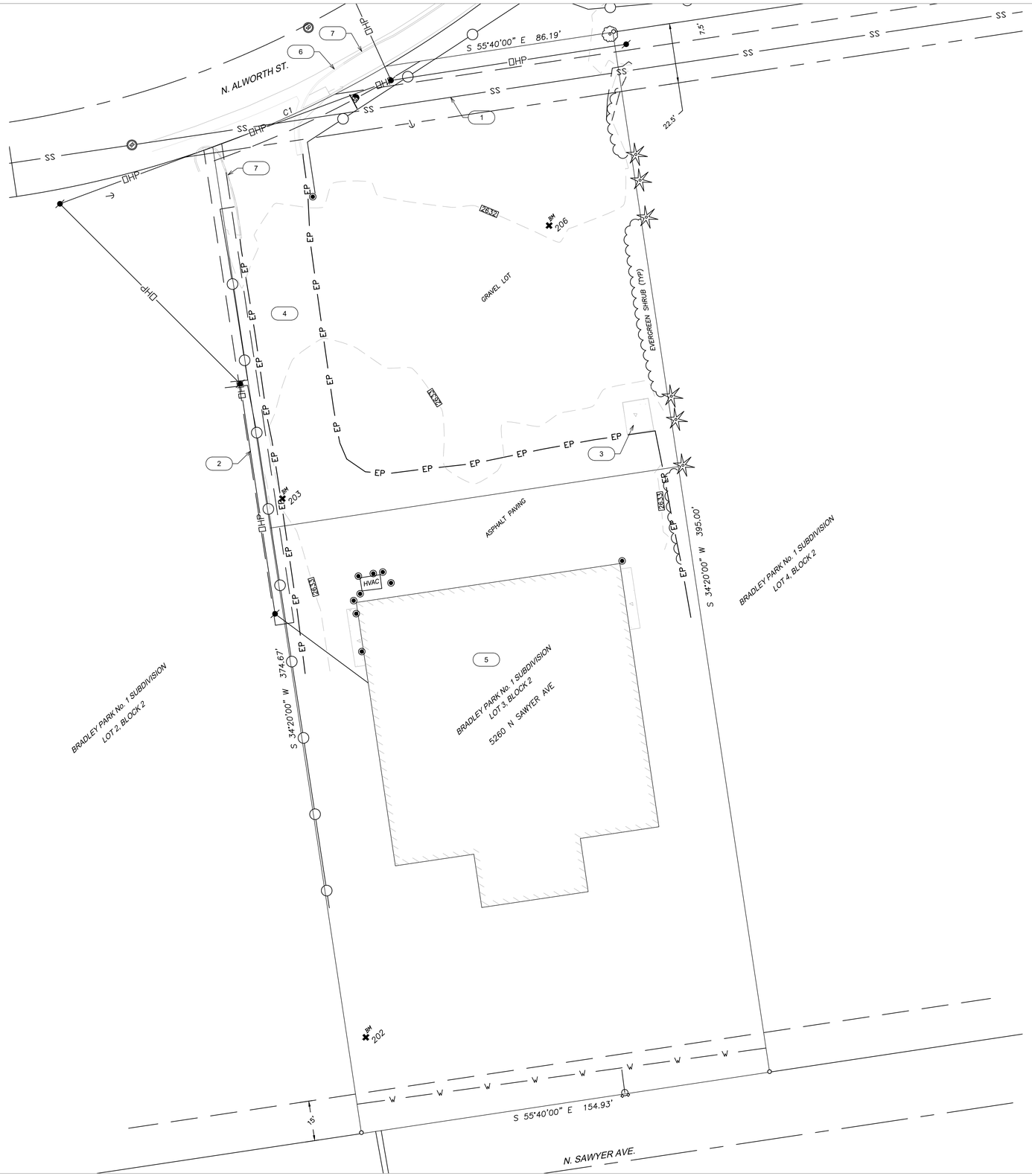
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, AT THE REQUEST OF PLATFORM ARCHITECTURE, JUNE 2022.

REVISED TOPOGRAPHIC MAP

ON A PORTION OF 5260 N. SAWYER AVENUE
LOT 3, BLOCK 2 OF BRADLEY PARK No. 1 SUBDIVISION
GARDEN CITY ADA COUNTY IDAHO

SURVEY SHEET
1 OF 1

JOB No. 21-119



Graphic Scale:

10 5 0 10 20

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

DEMO NOTES

1. PROTECT EXISTING SEWER.
2. PROTECT EXISTING OVERHEAD POWER LINES
3. PROTECT EXISTING TRASH ENCLOSURE
4. REMOVE EXISTING PAVEMENT.
5. PROTECT EXISTING BUILDING.
6. REMOVE 40 LF OF EXISTING CURB.
7. PROTECT EXISTING CURB.

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

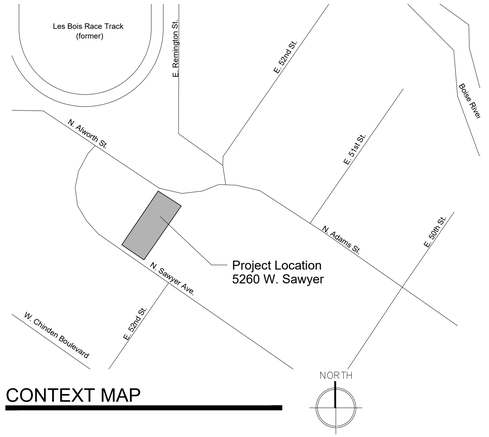
MINOR LAND DIVISION

No Park Units LLC

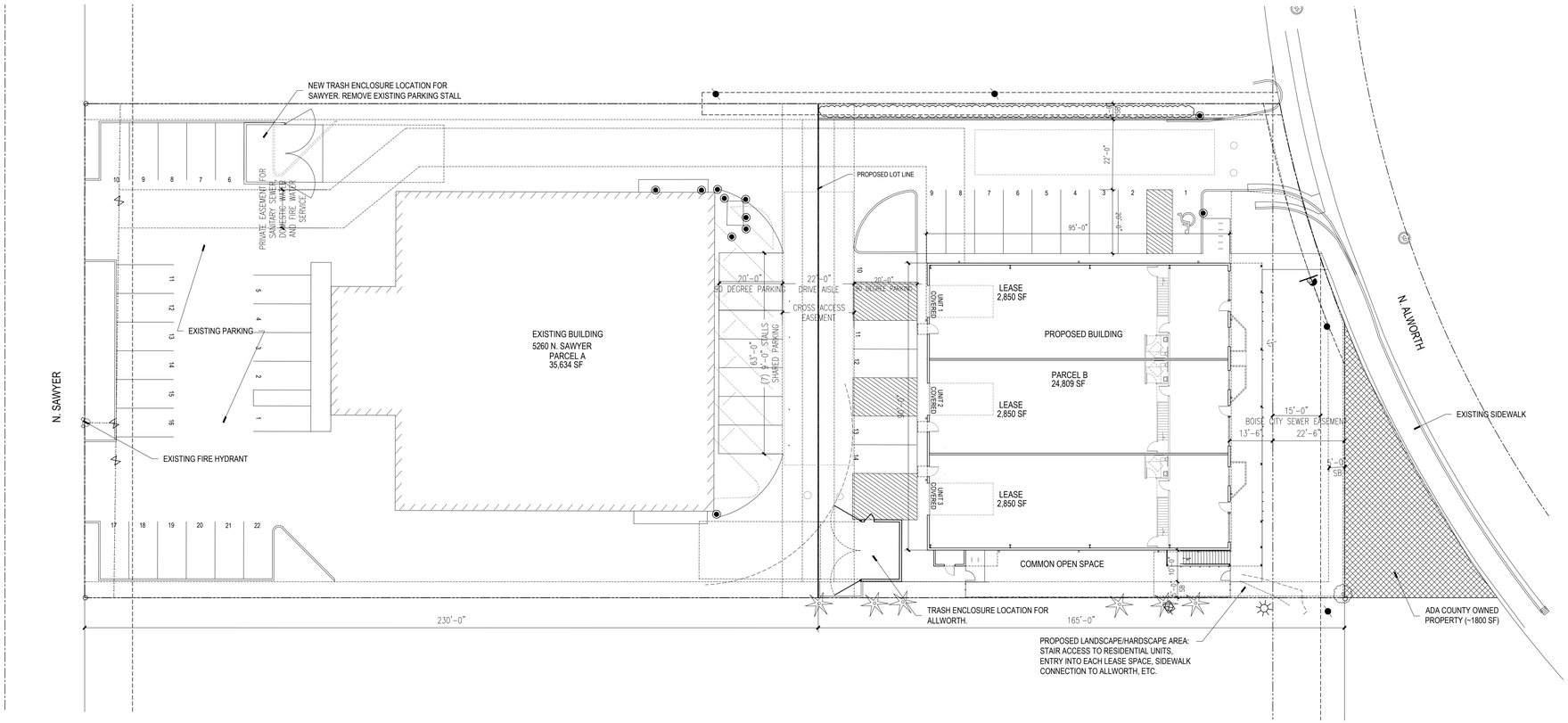
New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.



CONTEXT MAP



Overall Site Plan
scale: 1:20

PROJECT/CODE DATA

PROJECT SCOPE:

MINOR LAND DIVISION TO CREATE TWO PARCELS. CONSTRUCT NEW -STORY BUILDING WITH SITE RELATED IMPROVEMENTS ON NEW PARCEL.

GOVERNING CODES:

ALL NEW WORK SHALL CONFORM TO ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

INTERNATIONAL BUILDING CODE: 2018
INTERNATIONAL MECHANICAL CODE:2018
IDAHO STATE PLUMBING CODE: 2017
INTERNATIONAL FUEL AND GAS CODE:2018
INTERNATIONAL FIRE CODE: 2018
NATIONAL ELECTRICAL CODE: 2014
INTERNATIONAL ENERGY CONSERVATION CODE: 2018

CODE DATA:

PROPERTY SIZE:	1.37 ACRES 5260 SAWYER - PARCEL A = 35,634 SF PARCEL B = 24,809 SF
EXISTING PARCEL:	R1055420091
DESCRIPTION:	LOT 03 BLK 02 EXC R/W BRADLEY PARK SUB NO 01
ZONING CLASSIFICATION:	C-2
LAND USE AREA/DISTRICT:	LIGHT INDUSTRIAL BRADLEY TECHNOLOGY
MAX./PROPOSED HEIGHT:	N/A (24' TBD)
BUILDING FRONT/REAR/SIDE SETBACKS: 5'	
LANDSCAPE PERIMETRER SETBACK:	TBD

BUILDING FLOOR AREAS

GROUND LEVEL	8,550 SF (3 LEASE SPACES AT 2,850 SF EACH)/50 SF(STORAGE)
SECOND LEVEL	1,800 SF (3 STUDIO/1BED APARTMENTS AT 600 SF EACH)
SECOND LEVEL	240 SF PRIVATE OPEN SPACE/DECK
TOTAL	10,590 SF

SITE DEVELOPMENT

BUILDING FOOTPRINT	8,600 SF
HARDSCAPE	12,485 SF
LANDSCAPE	3,724 SF
	24,809 SF

ADDITIONAL DEVELOPMENT

ADA COUNTY FRONTAGE	1,900 SF (LANDSCAPE)

OPEN SPACE

PRIVATE	80 SF PER UNIT X 3 UNITS = 240 SF (MIN)
COMMON	250 SF PER UNIT (500 SF-1,200 SF): X 3 = 750 SF (MIN)

PARKING STATISTICS: NON-RESIDENTIAL

LEASE SPACE: 2850 SF USE: MEDIUM, INDUSTRY FLEX	1 SPACE PER 1,000SF 2,850 SF=3 SPACES
LEASE SPACE: 2850 SF USE: MEDIUM, INDUSTRY FLEX	1 SPACE PER 1,000SF 2,850 SF=3 SPACES
LEASE SPACE: 2850 SF USE: MEDIUM, INDUSTRY FLEX	1 SPACE PER 1,000SF 2,850 SF=3 SPACES

PARKING STATISTICS: RESIDENTIAL - REQUIRED/PROVIDED

1 BEDROOM:	1 SPACE (COVERED) X 3 UNITS= 3 SPACES REQUIRED/3 PROVIDED
GUEST PARKING:	.5 FOR FIRST 10 UNITS =1.5 REQUIRED/2 PROVIDED

BICYCLE PARKING REQUIREMENTS: REQUIRED/PROVIDED

REQUIRED/PROVIDED (NON-RESIDENTIAL)	1 PER 1,000SF= 9 REQUIRED/9 PROVIDED
REQUIRED/PROVIDED (RESIDENTIAL)	.5 FOR FIRST 10= 1.5 REQUIRED/4 PROVIDED)

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 891.9082 platform@platformarch.com

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	17 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	-

MINOR LAND DIVISION

No Park Units LLC

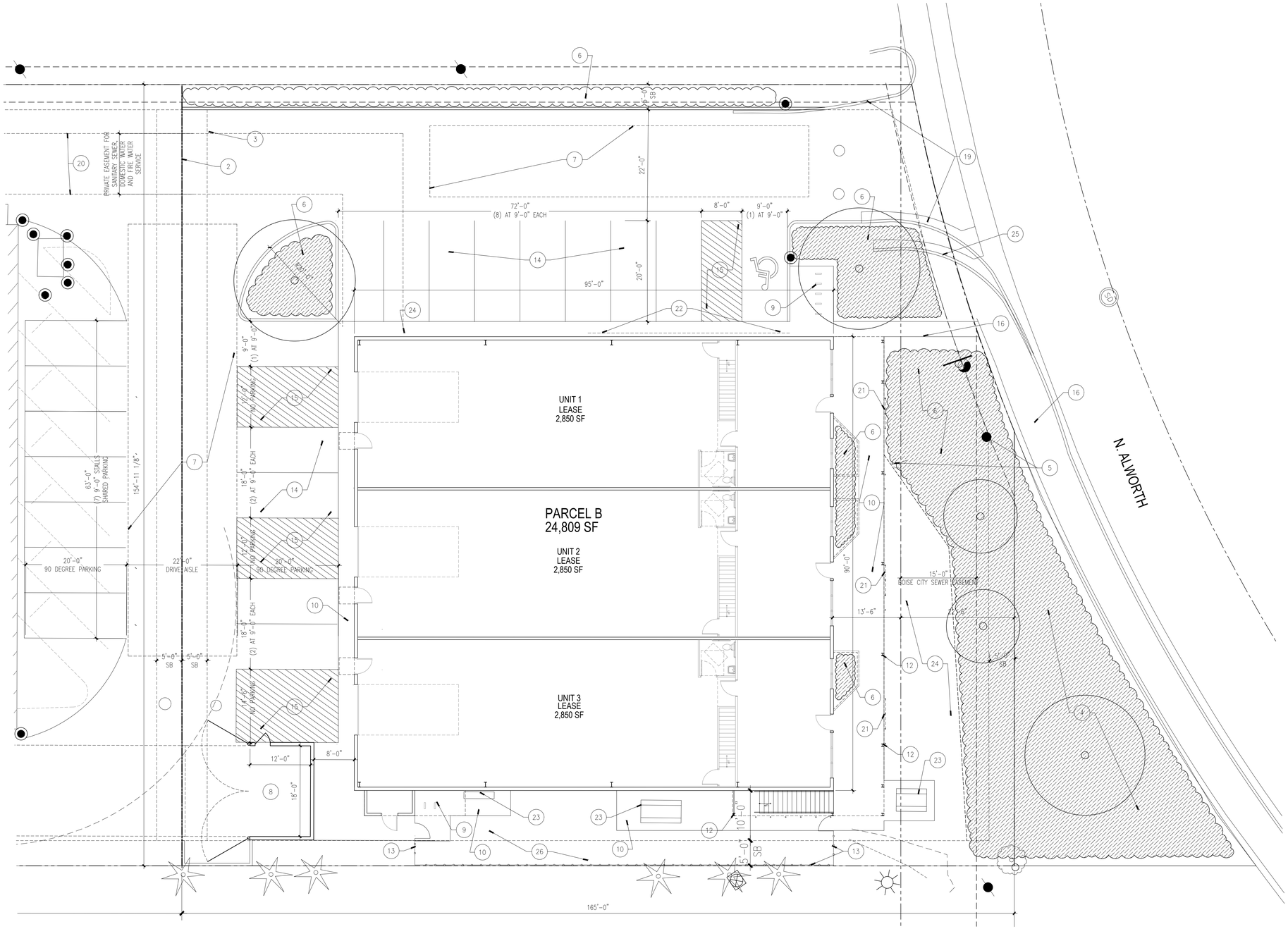
New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

Cover Sheet
Overall Site Plan

A1.0

© Platform Architecture Design PLLC This Document is the property of Platform Architecture Design PLLC and is not to be duplicated without written authorization.



Architectural Site Plan
scale: 1:10

SHEET NOTES

1. PROPERTY LINE.
2. PROPOSED LOT LINE ADJUSTMENT.
3. SETBACK LINE.
4. ADA COUNTY OWNED PARCEL. PROPOSED LICENSE AGREEMENT TO MAKE SITE IMPROVEMENTS.
5. EXISTING POWER POLE AND GUY WIRE.
6. LANDSCAPE AREA, RE: LANDSCAPE.
7. UNDERGROUND STORM DRAINAGE SYSTEM, RE: CIVIL.
8. TRASH/RECYCLING ENCLOSURE.
9. BIKE RACK AREA.
10. CONCRETE FLATWORK.
11. OUTLINE OF ROOF/BALCONY ABOVE.
12. STEEL COLUMN.
13. 6' HIGH FENCE.
14. PARKING AREA.
15. PAVEMENT MARKINGS (NO PARKING AREA)./
16. NEW PEDESTRIAN CONNECTION.
17. EXISTING SIDEWALK.
18. NEW TREE, RE: LANDSCAPE.
19. EXISTING DRIVEWAY APPROACH.
20. PROPOSED PRIVATE EASEMENT (WATER, SEWER, FIRE LINE SERVICE).
21. TENANT SIGNAGE AREA - ON VERTICAL SCREEN.
22. PROPOSED PUBLIC ART LOCATION.
23. SITE FURNITURE, RE: LANDSCAPE.
24. LAWN AREA, RE: LANDSCAPE.
25. REMOVE PORTION OF EXISTING DRIVEWAY APPROACH. RE: CIVIL.
26. DOG RUN/GARDEN AREA, RE: LANDSCAPE.

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 891.9082 platform@platformarch.com

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	17 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	-

MINOR LAND DIVISION

No Park Units LLC

New Industrial Live/Work

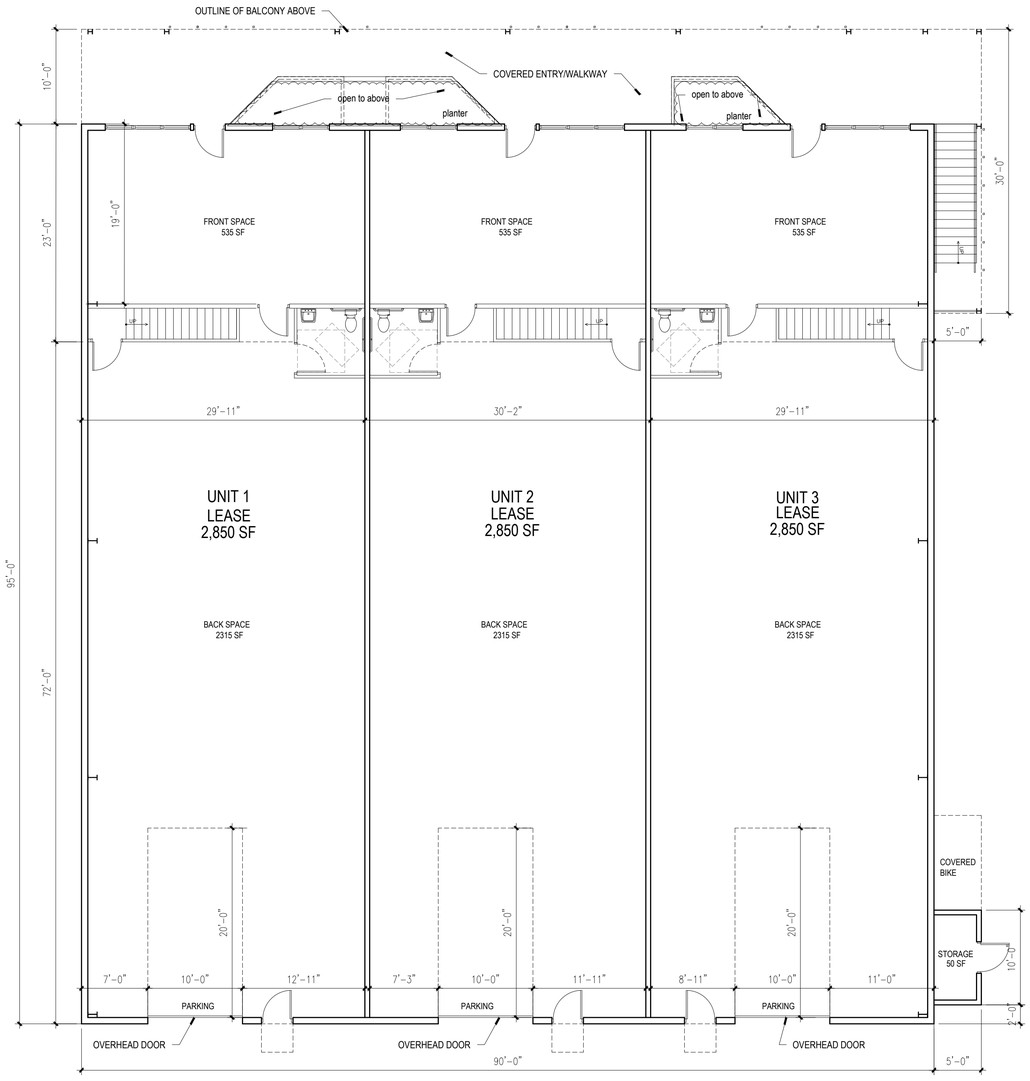
5260 N. Sawyer/Alworth St. Garden City, ID

Architectural Site Plan

A1.1

© Platform Architecture Design PLLC This Document is the property of Platform Architecture Design PLLC and is not to be duplicated without written authorization.

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.



First Floor Plan

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

PLAN NORTH
TRUE NORTH

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	19 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	CMS

MINOR LAND DIVISION

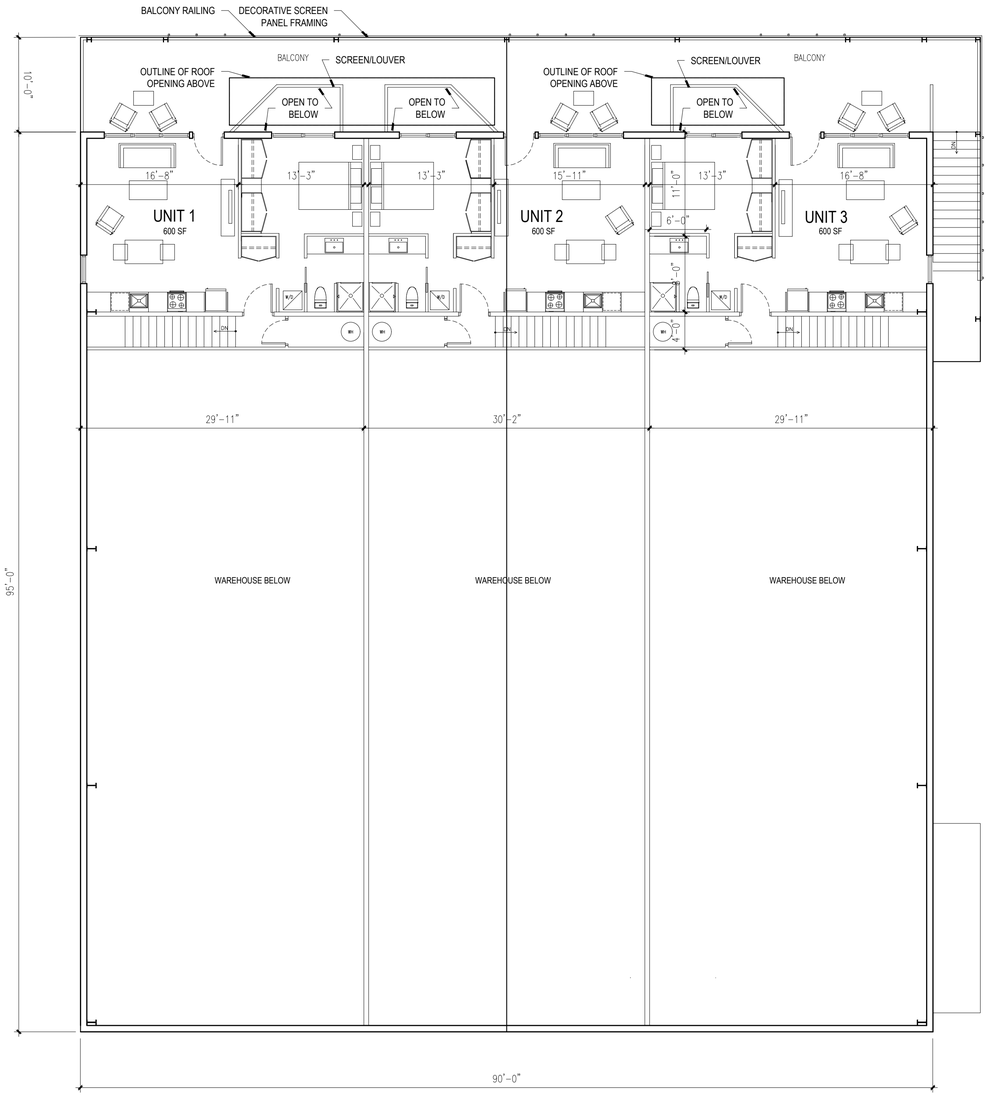
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

First Floor Plan

A2.1



Second Floor Plan

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

PLAN NORTH
TRUE NORTH

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	19 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	CMS

MINOR LAND DIVISION

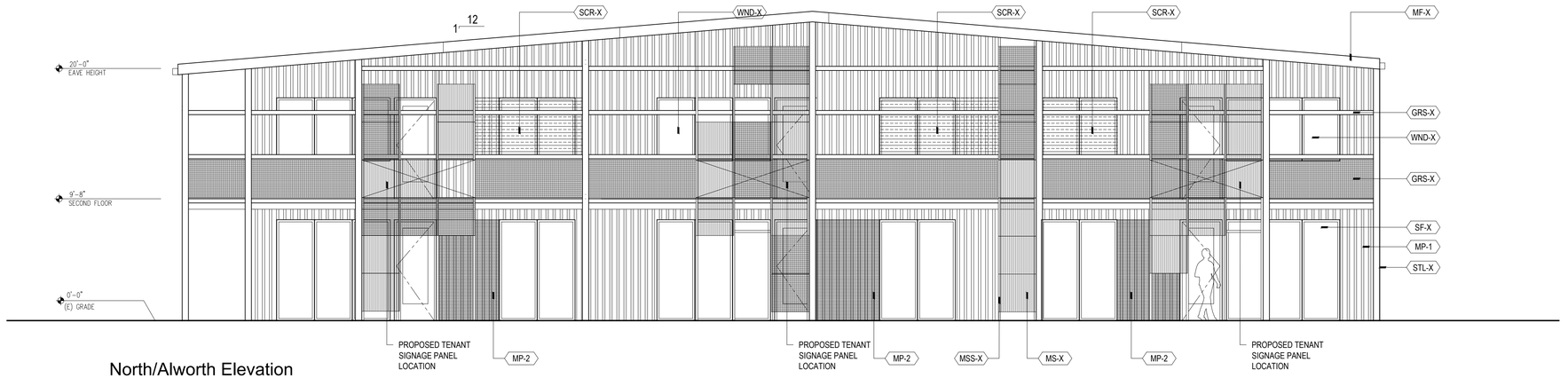
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

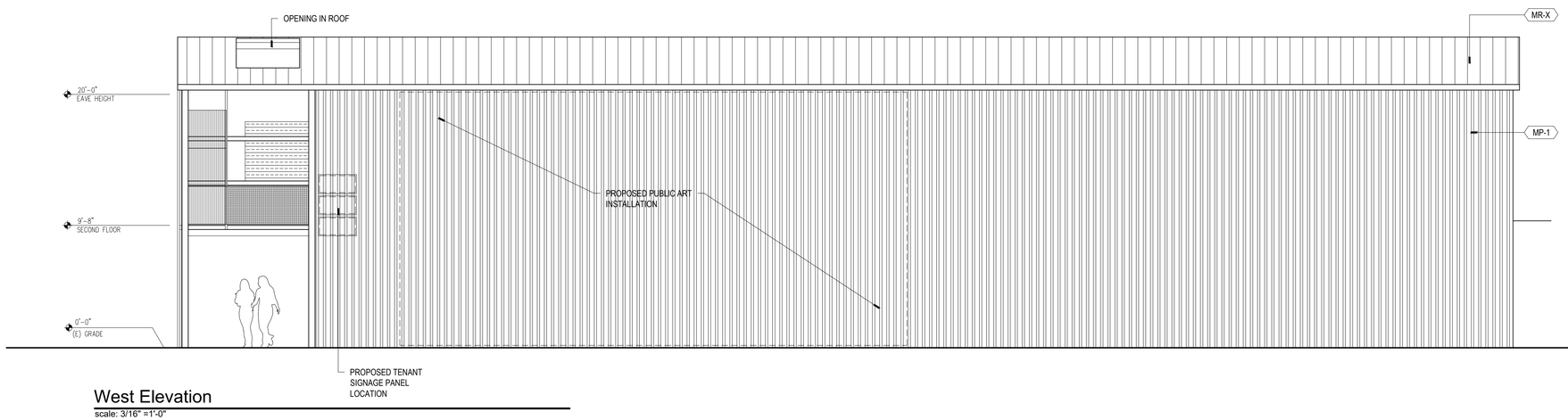
Second Floor Plan

A2.2



North/Alworth Elevation

scale: 3/16" =1'-0"



West Elevation

scale: 3/16" =1'-0"

EXTERIOR MATERIALS

GRS-X	GUARDRAIL SYSTEM
HM-X	HOLLOW METAL - PAINTED
MR-X	METAL ROOF PANEL - PREFINISHED, RIBBED/STANDING SEAM
MF-X	METAL FLASHING
MS-1	METAL SCREEN SYSTEM - PERFORATED/MESH METAL
MS-2	METAL SCREEN SYSTEM - CORRUGATED/RIBBED METAL
MSS-X	METAL SCREEN SUPPORT STRUCTURE - PAINTED
MW-1	METAL WALL PANEL - PREFINISHED, CORRUGATED/RIBBED
MW-2	METAL WALL PANEL ACCENT - PREFINISHED, CORRUGATED/RIBBED
OVD-X	OVERHEAD DOOR -PAINTED
SBD-X	STEEL BOLLARD - PAINTED
SCR-X	SCREEN/LOUVER- PREFINISHED
SF-X	ALUMINUM STOREFRONT SYSTEM
STL-X	STEEL STRUCTURE - PAINTED
STLS-X	STEEL STAIR STRUCTURE - PAINTED
STA-X	STEEL AWNING - PAINTED
WND-X	WINDOW SYSTEM - PREFINSHED

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE 19 JULY 2023
SCALE AS INDICATED
DRAWN CMS
CHECKED CMS

MINOR LAND DIVISION

No Park Units LLC

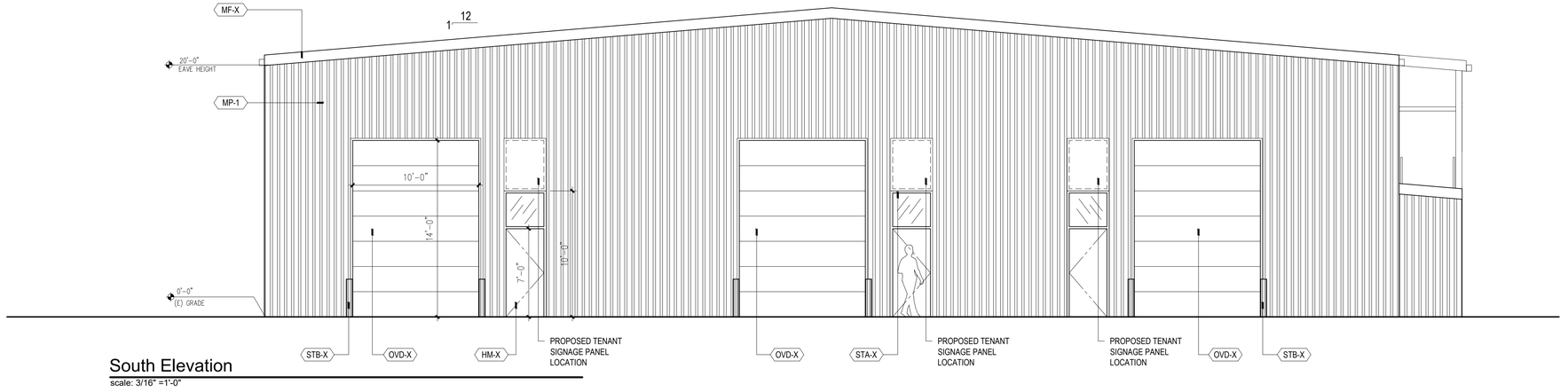
New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

Elevations

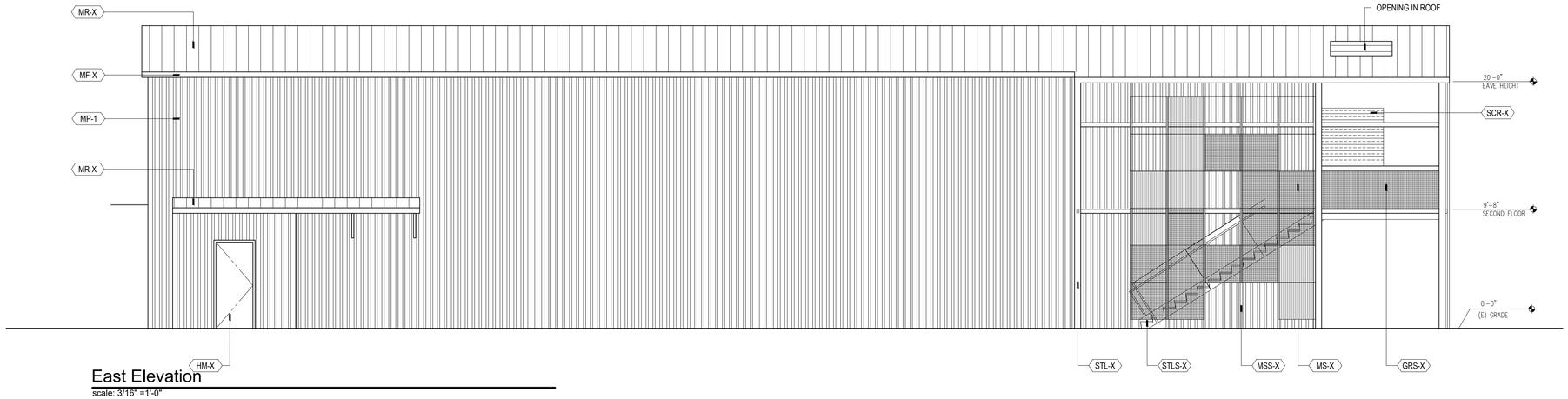
A3.0

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.



South Elevation

scale: 3/16" =1'-0"



East Elevation

scale: 3/16" =1'-0"

EXTERIOR MATERIALS

GRS-X	GUARDRAIL SYSTEM
HM-X	HOLLOW METAL - PAINTED
MR-X	METAL ROOF PANEL - PREFINISHED, RIBBED/STANDING SEAM
MF-X	METAL FLASHING
MS-1	METAL SCREEN SYSTEM - PERFORATED/MESH METAL
MS-2	METAL SCREEN SYSTEM - CORRUGATED/RIBBED METAL
MSS-X	METAL SCREEN SUPPORT STRUCTURE - PAINTED
MW-1	METAL WALL PANEL - PREFINISHED, CORRUGATED/RIBBED
MW-2	METAL WALL PANEL ACCENT - PREFINISHED, CORRUGATED/RIBBED
OVD-X	OVERHEAD DOOR -PAINTED
SBD-X	STEEL BOLLARD - PAINTED
SCR-X	SCREEN/LOUVER- PREFINISHED
SF-X	ALUMINUM STOREFRONT SYSTEM
STL-X	STEEL STRUCTURE - PAINTED
STLS-X	STEEL STAIR STRUCTURE - PAINTED
STA-X	STEEL AWNING - PAINTED
WND-X	WINDOW SYSTEM - PREFINSHED

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE 19 JULY 2023
SCALE AS INDICATED
DRAWN CMS
CHECKED CMS

MINOR LAND DIVISION

No Park Units LLC

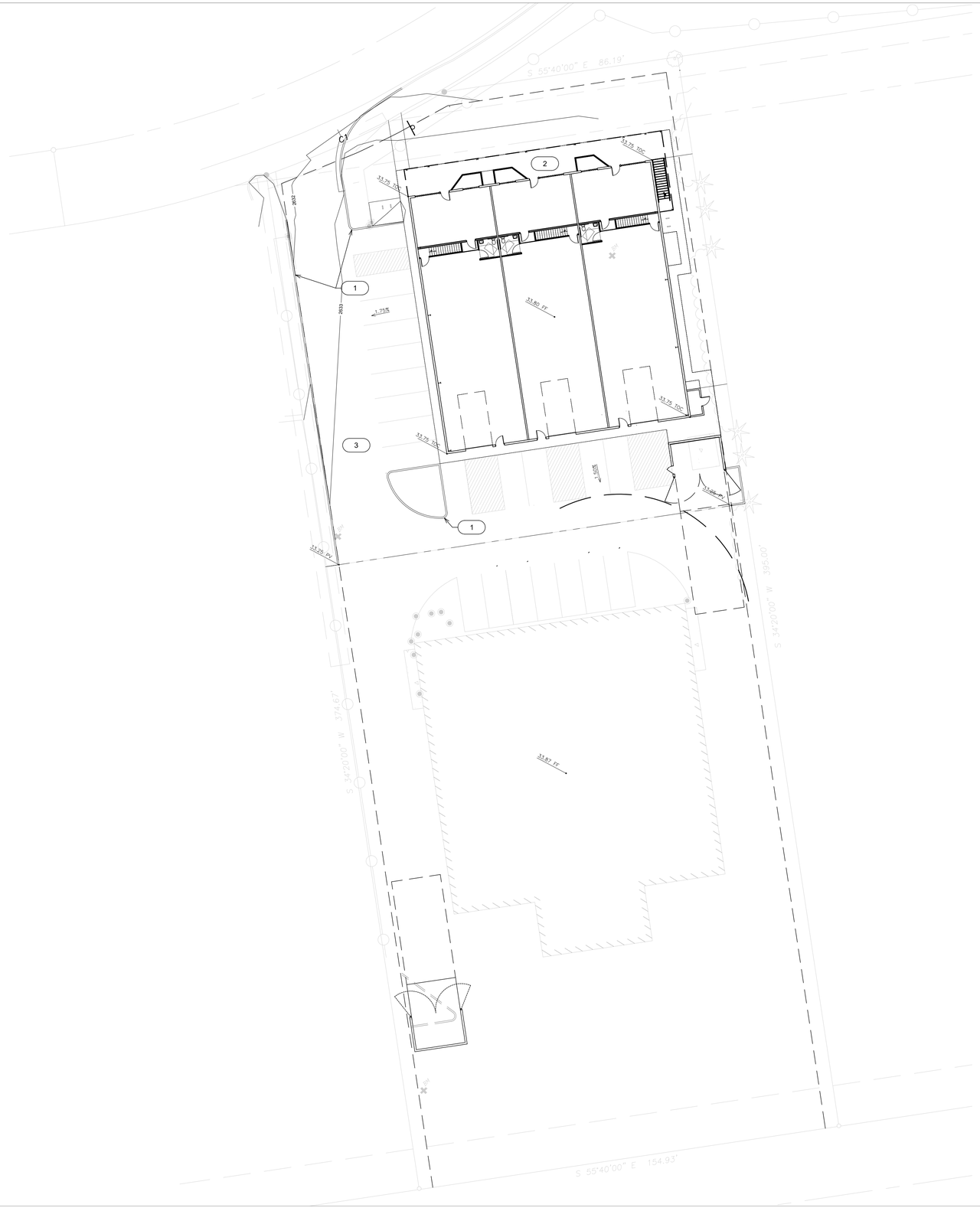
New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

Elevations

A3.1

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

10 5 0 10 20

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

GRADING NOTES

1. INSTALL 6" VERTICAL CURB
2. INSTALL SIDEWALK PER ISPWC SD-709
3. INSTALL LIGHT DUTY ASPHALT PAVEMENT PER GEOTECH.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

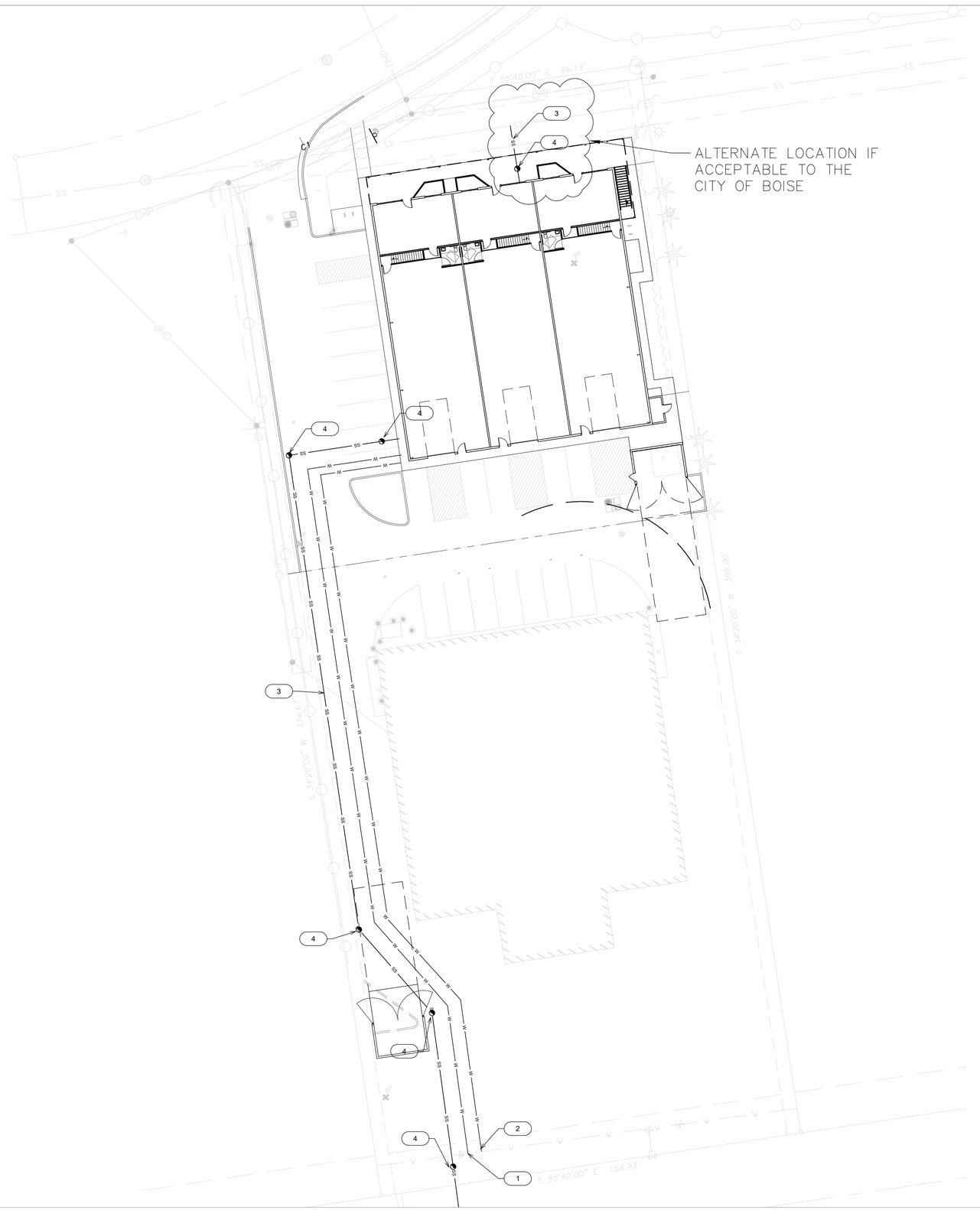
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

DEMO

C2.0



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

10 5 0 10 20

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

UTILITY NOTES

1. INSTALL 2" DOMESTIC WATER SERVICE. COORDINATE WITH GARDEN CITY FOR CONNECTION TO MAIN.
2. INSTALL 4" FIRE SERVICE WITH 4" GATE VALVE AT CONNECTION. COORDINATE WITH GARDEN CITY FOR CONNECTION TO MAIN.
3. INSTALL 4" SANITARY SEWER SERVICE @ 2.0% MIN SLOPE.
4. INSTALL 4" CLEANOUT PER ISPWC SD-506A

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

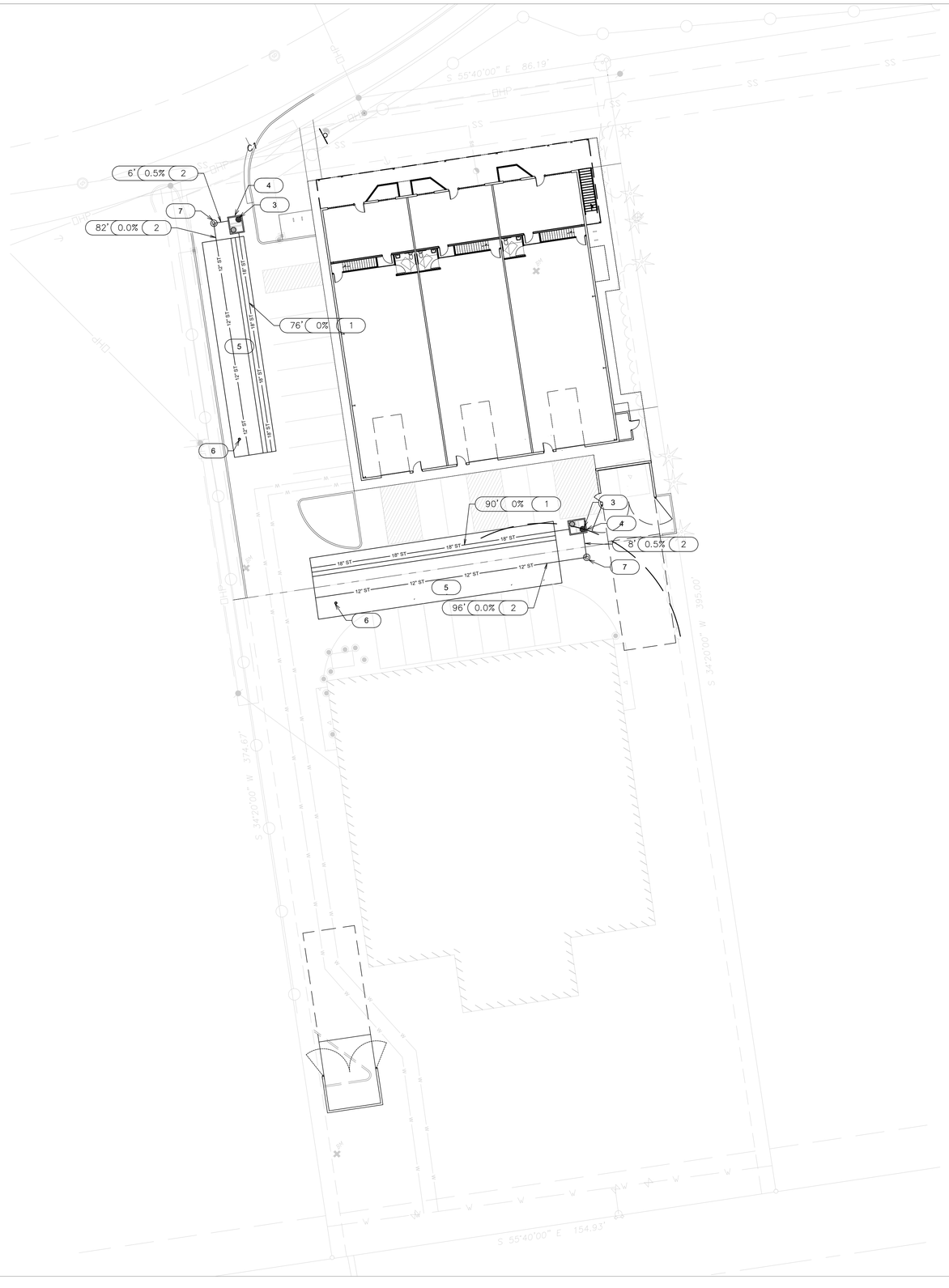
No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

UTILITIES

C4.0



© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

10 5 0 10 20

Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 20'

DRAINAGE NOTES

20' 0.5% 1	INSTALL 18" SDR35 PVC STORM PIPE. LENGTH AND SLOPE AS SHOWN.
20' 0.5% 2	INSTALL 12" SDR35 PVC STORM PIPE. LENGTH AND SLOPE AS SHOWN.
3	INSTALL MANHOLE FRAME WITH GRATED INLET.
4	INSTALL SAND AND GREASE TRAP PER DETAIL ON SHEET C6.0
5	INSTALL SEEPAGE BED PER DETAIL ON SHEET C6.0.
6	INSTALL GROUNDWATER OBSERVATION WELL PER ISPWC SD-627.
7	INSTALL CATCH MANHOLE PER ISPWC SD-611.

PLATFORM
ARCHITECTURE.DESIGN

280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

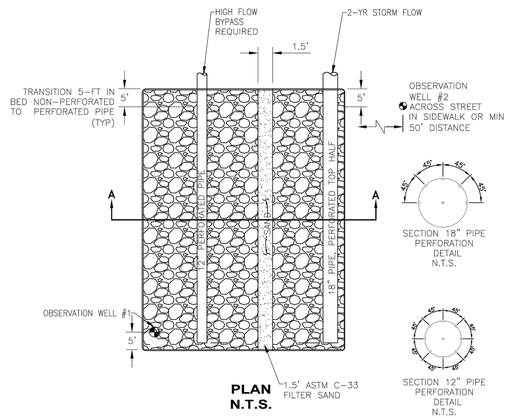
No Park Units LLC

New Industrial Live/Work

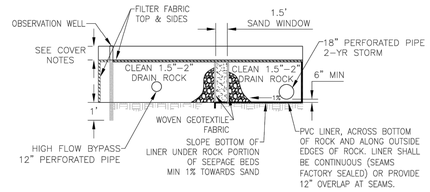
5260 N. Sawyer/Alworth St. Garden City, ID

DRAINAGE

C5.0



PLAN
N.T.S.



SECTION A-A
N.T.S.

2017 ACHD STORMWATER DESIGN GUIDELINES	VERTICAL SAND FILTER	STANDARD DRAWING BMP 21 SHEET 1 OF 2

NOTES:

1. THIS BMP MUST BE APPROVED FOR USE BY ACHD AND IS ONLY ALLOWED WHERE 3-FT SEPARATION TO HSGW IS NOT POSSIBLE. BMP SHALL ONLY BE ALLOWED IN COMMON AREAS.
2. BMP 1-4 OR VEGETATED PRETREATMENT IS REQUIRED.
3. CONTACT DESIGN PROFESSIONAL FOR VERTICAL SAND FILTER REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION
4. ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
5. VERTICAL SAND FILTER SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
6. OPTIONAL CHAMBERS PER MANUFACTURERS SPECIFICATIONS
7. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
8. MAXIMUM BED LENGTH IS 400-FT BETWEEN MANHOLES
9. BED WIDTH SHALL REMAIN CONSTANT

COVER NOTES:

THIS BMP IS ALLOWED IN THE RIGHT-OF-WAY ONLY FOR CAPITAL AND MAINTENANCE PROJECTS.

FOR VERTICAL SAND FILTERS IN PUBLIC RIGHT-OF-WAY:

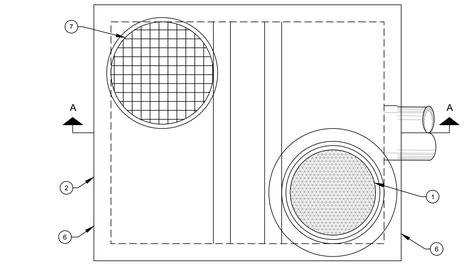
10. A MINIMUM 1.0-FT COVER FROM TOP OF BED TO PAVEMENT SUBGRADE IS REQUIRED
    --BACKFILL OVER BED TO SUBGRADE WITH 6"-8" MINUS PITRUN
    --WOVEN GEOTEXTILE FABRIC REQUIRED OVER TOP OF BED
    --TOP OF BED UNDER SIDEWALK SHALL BE MIN 1.0-FT BELOW PAVEMENT SUBGRADE
11. IF < 1.0-FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR ¾" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK.
12. FULL ROADWAY SECTION IS REQUIRED OVER VERTICAL SAND FILTERS. VERTICAL SAND FILTERS SHALL NOT EXTEND ABOVE SUBGRADE
13. THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE

FOR VERTICAL SAND FILTERS OUTSIDE PUBLIC RIGHT-OF-WAY:

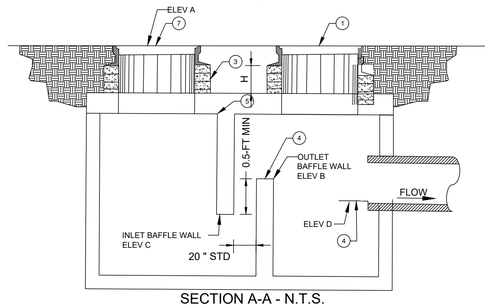
1. A MINIMUM 1.5-FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED

2017 ACHD STORMWATER DESIGN GUIDELINES	VERTICAL SAND FILTER	STANDARD DRAWING BMP 21 SHEET 2 OF 2

SAND AND GREASE TRAP PER ISPWC SD-606 OR EQUIVALENT



PLAN VIEW
N.T.S.



SECTION A-A - N.T.S.

NOTES
1. SAND AND GREASE TRAP USED FOR SUBSURFACE FACILITIES ONLY

LEGEND:

(1) MANHOLE FRAME AND COVER PER SD-617 (TYPICAL)

(2) LOCATION AND FL ELEV. PER DESIGN PLANS (TYPICAL)

(3) H 1-FT USE GRADE RINGS (TYPICAL)
1-FT < H <= 2-FT USE 24" DIA RCP RISER
2-FT < H <= 10-FT USE MANHOLE CONE & 48" DIA RISERS

(4) EL. A > EL. B BY 0.10' MIN
EL. D < EL. B BY 0.10' MIN
EL. C < EL. B BY 0.50' MIN. UNLESS OTHERWISE APPROVED BY ACHD

(5) WATERTIGHT SEAL

(6) PRECAST BOX MANUFACTURER SHALL MARK FLOW DIRECTION AND LABEL INLET OR OUTLET ON SIDE OF BOX

(7) MANHOLE FRAME WITH GRATED INLET

SEEPAGE BED PER ACHD STD DWG BMP 21

SEEPAGE BED TABLE

BED NO.	2 YEAR WIDTH	100 YEAR WIDTH	LENGTH	ROCK DEPTH	TOP OF ROCK	PIPE INVERT 2 YEAR	PIPE INVERT 100 YEAR	BOTTOM OF ROCK	GROUNDWATER
BED #1	3'-0"	10'-0"	75'-0"	2'-0"	2631.50	2629.75	2630.00	2629.50	2629.00
BED #2	5'-0"	15'-0"	85'-0"	2'-0"	2631.50	2629.75	2630.00	2629.50	2629.00

© Platform Architecture & Design PLLC. This Document is the property of Platform Architecture & Design PLLC and is not to be duplicated without written authorization.

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 208 891 9082 platform@platformarch.com

NOT FOR CONSTRUCTION

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	07/11/2023
SCALE	AS INDICATED
DRAWN	KES
CHECKED	AMC

MINOR LAND DIVISION

No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St. Garden City, ID

DETAILS

C6.0

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 60,417 S.F. - 1.387 ACRES
ZONING DISTRICT= C-2
LOT IMPROVEMENTS AREA= 24,809 S.F.
BUILDING COVERAGE: 8,600 S.F.
HARDSCAPE COVERAGE: 12,485 S.F.
LANDSCAPE COVERAGE: 3,724 S.F.
NUMBER OF PARKING STALLS PROVIDED: 14
13 STANDARD STALLS
0 COMPACT STALLS
1 ADA STALLS
TOTAL: 14 STALLS
NUMBER OF BICYCLE PARKING SPACES REQUIRED:
(1 STALLS/20 REQUIRED STALLS) AND 1 STALL PER COMMERCIAL TENANT = 4 BICYCLE STALLS
NUMBER OF BICYCLE PARKING SPACES PROVIDED: 2
PROPOSED TWO RACK (ONE RACK = 2 STALLS)
TOTAL NUMBER OF TREES: 4
TOTAL NUMBER OF TREE SPECIES: 3 ; 1 SPECIES REQUIRED
PROVIDED PARKING LOT TREES - 1
LANDSCAPE BUFFER REQUIREMENTS:
NORTH LANDSCAPE BUFFER (N SWAYER AVE):
67 LINEAR FT.
5 FT. WIDE LANDSCAPE BUFFER PROVIDED
(5 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 2
PROVIDED TREES - 2
SOUTH LANDSCAPE BUFFER (C-2):
0 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0
EAST LANDSCAPE BUFFER (C-2):
192 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0
WEST LANDSCAPE BUFFER (C-2):
173 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0

LOG OF LANDSCAPE AREA

AREA 1 (NORTHERN PARKING LOT ISLAND): 350 S.F.

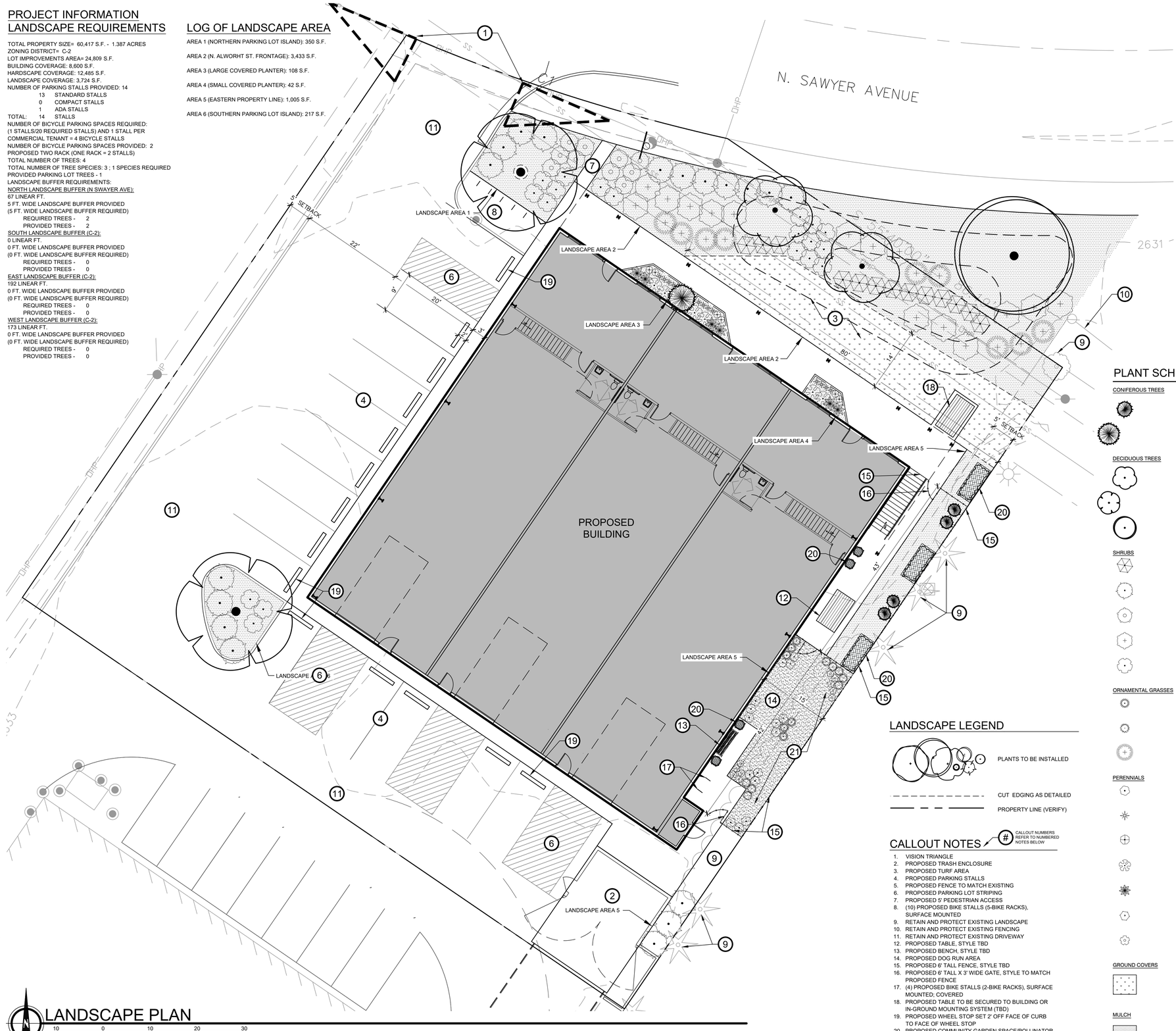
AREA 2 (N. ALWORHT ST. FRONTAGE): 3,433 S.F.

AREA 3 (LARGE COVERED PLANTER): 108 S.F.

AREA 4 (SMALL COVERED PLANTER): 42 S.F.

AREA 5 (EASTERN PROPERTY LINE): 1,005 S.F.

AREA 6 (SOUTHERN PARKING LOT ISLAND): 217 S.F.



LANDSCAPE PLAN

10 0 10 20 30
SCALE: 1"= 10'-0"

LANDSCAPE LEGEND

PLANTS TO BE INSTALLED

CUT EDGING AS DETAILED

PROPERTY LINE (VERIFY)

CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. PROPOSED TRASH ENCLOSURE
3. PROPOSED TURF AREA
4. PROPOSED PARKING STALLS
5. PROPOSED FENCE TO MATCH EXISTING
6. PROPOSED PARKING LOT STRIPING
7. PROPOSED 5' PEDESTRIAN ACCESS
8. (10) PROPOSED BIKE STALLS (5-BIKE RACKS), SURFACE MOUNTED
9. RETAIN AND PROTECT EXISTING LANDSCAPE
10. RETAIN AND PROTECT EXISTING FENCING
11. RETAIN AND PROTECT EXISTING DRIVEWAY
12. PROPOSED TABLE, STYLE TBD
13. PROPOSED BENCH, STYLE TBD
14. PROPOSED DOG RUN AREA
15. PROPOSED 6' TALL FENCE, STYLE TBD
16. PROPOSED 6' TALL X 3' WIDE GATE, STYLE TO MATCH PROPOSED FENCE
17. (4) PROPOSED BIKE STALLS (2-BIKE RACKS), SURFACE MOUNTED; COVERED
18. PROPOSED TABLE TO BE SECURED TO BUILDING OR IN-GROUND MOUNTING SYSTEM (TBD)
19. PROPOSED WHEEL STOP SET 2' OFF FACE OF CURB TO FACE OF WHEEL STOP
20. PROPOSED COMMUNITY GARDEN SPACE/POLLINATOR GARDEN IN BOXES AND MOVABLE PLANTERS
21. EXISTING VEGETATION TO BE PRUNED BACK TO ACCOUNT FOR NEW PROPOSED 6' TALL FENCING, GARDEN BOXES, AND ADDITIONAL PLANTINGS

PLANT SCHEDULE

CONIFEROUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	4	Skyrocket Juniper Juniperus scopulorum 'Skyrocket'	6` Ht.	20`H x 3`W	
	1	Weeping Eastern Hemlock Tsuga canadensis 'Pendula'	3` Ht.	5`H x 18`W	

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
	2	Hot Wings Tatarian Maple Acer tataricum 'GarAnn' TM	2" Cal. B&B	20`H x 20`W	Class I
	2	Imperial Honeylocust Gleditsia triacanthos 'Impcole'	2" Cal. B&B	40`H x 35`W	Class II
	1	Greenspire Littleleaf Linden Tilia cordata 'Greenspire'	2" Cal. B&B	40`H x 30`W	Class II

SHRUBS	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	13	Arctic Fire Red Twig Dogwood Cornus sericea 'Farrow' TM	2 gal.	3`H x 4`W	
	18	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	2 gal.	1`H x 6`W	3-9
	10	Compact Oregon Grape Mahonia aquifolium 'Compacta'	2 gal.	3`H x 4`W	5-9
	13	Otto Luyken English Laurel Prunus laurocerasus 'Otto Luyken'	5 gal.	3`H x 6`W	
	19	Goldmound Spirea Spiraea japonica 'Goldmound'	2 gal.	3`H x 4`W	

ORNAMENTAL GRASSES	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	6	Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	6`H x 2`W	
	8	Little Bluestem Schizachyrium scoparium	1 gal.	3`H x 2`W	
	9	Ravenna Grass Tripidium ravennae	2 Gal.	15` H x 5` W	

PERENNIALS	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	USDA ZONE
	9	Purple Coneflower Echinacea purpurea	1 gal.	3`H x 2`W	
	12	Dolce® Silver Gumdrop Coral Bells Heuchera x 'Silver Gumdrop'	1 Gal.	2`H x 1.5`W	
	6	Primo® Wild Rose Coral Bells Heuchera x 'Wild Rose'	1 Gal.	1.5`H x 1.5`W	
	6	August Moon Hosta Hosta x 'August Moon'	1 gal.	2`H x 3`W	
	6	Great Expectations Hosta Hosta x 'Great Expectations'	1 gal.	2`H x 3`W	
	6	Dark Towers Penstemon Penstemon 'Dark Towers'	1 gal.	3`H x 2`W	
	10	Firecracker Penstemon Penstemon eatonii	1 gal.	3`H x 1.5`W	

GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
	RTF	904 sf	RTF Sod Rhizomatous Tall Fescue	---	

MULCH	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NOTES
	WBM3	3,617 sf	1" minus Small Bark Mulch Bark Mulch - 3" Depth	---	
	CRM	478 sf	1/4" Minus Chat Rock Mulch Chat Rock Mulch - 1/2" Depth Compacted	---	

© Platform Architecture Design PLLC This Document is the property of Platform Architecture Design PLLC and is not to be duplicated without written authorization.

PRELIMINARY NOT FOR CONSTRUCTION
STATE OF IDAHO SHAUN M. SHARP 15654 LICENSED LANDSCAPE ARCHITECT

RODNEY EVANS + PARTNERS
LANDSCAPE ARCHITECTURE
+ URBAN DESIGN
+ LAND PLANNING
+ GRAPHIC COMMUNICATION
+ PROJECT MANAGEMENT
reandpartners.com + 208-514-3300 + 1450 W. Bannock Street, Boise, Idaho 83702

PLATFORM
ARCHITECTURE.DESIGN
280 n.8th, suite 118 boise, idaho 83702
t: 891.9082 platform@platformarch.com

ISSUE/REVISION

PLATFORM JOB NO.	22-09.01
DATE	17 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	-

MINOR LAND DIVISION

No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St. Garden City, ID