

20 December 2023

Hanna Veal and Maria Antonova - Planning Reviewers
Joe Canning - City Engineer
Garden City Development Services Department
6015 Glenwood St.
Garden City, Idaho 83714

Re: New Industrial Live/Work (**MLDFY2023-0002**)
Plan Review and City Engineer Comments

Dear Staff:

Thank you for the review on the above referenced project. The following represents our response to the plan review comments:

MLD Planning Office Report Corrections/Comments

Item 1: *Signature of the record of survey is contingent upon the completion of the improvements proposed in DSRFY2023-0011 that will render this application in compliance with Garden City Code.*

Response: No response required at this time. Will comply.

Item 2: *Address the City Engineer comments once received.*

Response: Written responses to City Engineer comments included in this letter. Please see revised drawings.

Item 3: *Provide cross access and cross parking agreements and easements.*
a. A cross access easement is not shown in the submitted ROS. Please note on the ROS that a cross access easement exists for parcels A and B with an associated instrument number. Noting and illustrating the easement on the ROS would be preferable.
b. A shared parking agreement between parcels A and B needs to be noted on the ROS per an instrument number. Address the City Engineer comments once received.

Response: A cross access easement is shown on the revised ROS. There is no shared parking agreement between Parcels A and B.

Item 4: *Address whether a pressurized irrigation system will be installed or a waiver request to this requirement will be submitted.*

Response: A pressurized irrigation system will be provided for both parcels. See L1.0 Landscape Plan for notes in regard to irrigation.

Item 5: *Please add the MLDFY2023-0002 file number to the Development Services signature paragraph on the ROS.*

Response: Please see revised ROS, Garden City file designation has been included.

Item 6: *Prior to signature of the ROS, all chain link and chain link fencing with slats shall either be removed or replaced with code compliant fencing.*
a. If the chain link or chain link with slats fencing is not the property of the owner, a notarized affidavit of non-ownership shall be submitted to the city.

Response: Will comply. Existing non-code compliant fencing will be removed prior to signature of ROS.

- Item 7: *The proposed trash enclosure on Parcel A shall be relocated to not conflict with the existing 1996 Conditional Use Permit required landscaping plans.*
a. Details of the trash enclosure materials shall be submitted for review and found in compliance with Garden City Code.

Response: Trash enclosure has been relocated on Parcel A. Existing parking stalls were removed to provide for enclosure. Enclosure will be constructed of concrete block (6' high) with metal gate system (solid panel for screening). See revised sheet A1.0.

- Item 8: *Provide all parking space dimensions on Parcel A. They shall be in compliance with Garden City Code.*

Response: See revised sheet A1.0 for parking dimensions associated with Parcel A.

- Item 9: *At least 3 bicycle parking spaces shall be shown on Parcel A.*

Response: We believe the "3" noted in the Staff report was an error. We understand per building use and GC Code Section 8-4D-5 that 11 bicycle parking stalls are required. See revised sheet A1.0 for bike parking locations and quantity.

- Item 10: *A pedestrian pathway that which is at least 4' wide shall connect the public sidewalk to the primary entrance of the building on Parcel A.*

Response: See revised sheet A1.0, a 4' wide path is shown between public sidewalk to primary entrance (sidewalk).

- Item 11: *New landscape plans shall be submitted showing compliance with Garden City Code 8- 4I-4.*
a. A minimum of two additional Class II or III trees shall be planted in the frontage of N. Sawyer Ave.
b. A minimum of one tree per 1,000sqft of landscaped area and one shrub per 150sqft of landscaped area shall be planted.

Response: See new sheets L1.0 and L1.1 for landscaping plans showing compliance with GC Code 8-4I-4 and addressing requirements associated with previous CUP96-06-06 approval.

- Item 12: *Prior to signature of the ROS, all code enforcement cases shall be resolved with Garden City Staff.*

Response: Will comply.

City Engineer Review Comments

- Item 1: *The only submitted plan sheet that contains a seal, signature and date is the topo survey. Our office will not review submittals that area not signed by the professional of record. Please submit fully signed sheets. In the interim, we will make some general comments. Please be advised that new/additional comments may occur after properly signed documents are provided.*

Response: Garden City's Land Division (Minor Land Division) application does not require stamped drawings. Application criteria does indicate the requirement for certain portions of the submitted information to be prepared by a 'licensed engineer'. Typically drawings are only stamped and signed when intended for permitting and construction. We have provided and submitted revised drawings with the professional engineer or design consultants stamp. Architectural and Landscape drawings are not signed and noted as "Not for Construction". Civil engineering drawings are

stamped and signed.

Item 2: *Alworth Street is a collector. Please provide an approval from the ACHD for a new approach to the street for Parcel B*

Response: ACHD provided a staff report for the MLD (GC23-0012). Item 4 in the report indicated the applicant would need to apply for a driveway approach permit for the driveway from the site onto Alworth Street. We believe this can satisfy your request for an approval from ACHD.

Item 3: *Please modify the Certificate of Owner block to read as follows:
The undersigned, as owner(s) of the real property shown hereon, agree(s) to the new property lines within the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner(s) hereby declare and affirm that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner(s) further declare and affirm that the original parcel is no longer eligible for building permits from the city of Garden City. And the owner(s) agree(s) that they shall only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.*

Response: See revised ROS for corrected verbiage.

Item 4: *Please revise the wording of the city engineer's signature block to match the city requirements. See the city Lot Line Adjustment application.*

Response: See revised ROS for corrected verbiage.

Item 5: *Please dimension the location of the existing building to the existing and proposed new property line.*

Response: See revised sheet A1.0 for dimensional information for location of existing building from both existing and proposed property lines.

Item 6: *There is an Idaho Power easement shown along the west property line. Please fully define its location on the survey.*

Response: See revised ROS, dimensions associated with Idaho Power Easement have been provided. Sheets A1.0 and A1.1 have also been revised to show easement information.

Item 7: *Are all easements shown with their metes and bounds tags? We note the following easements in the title report:*

*#886339 – shown along north boundary – identify with Instrument Number
#9364503 – shown along west boundary - identify with Instrument Number
#103022040 – not shown?.*

Response: See revised ROS, easement associated with #103022040 has been identified.

Item 8: *Garden City doubts that Boise City will allow the connection of the parcel adjoining Alworth to be connected to the Boise sanitary sewer line. Said line is an interceptor. Any direct connection would be a connection intrusion to the interceptor and would be unmonitored. Garden City would prefer/require to have all new connections to the Garden City collection system. This may require an upgrade to the existing sewer connection that runs across Sawyer. The sewer connection will need to be discussed with Garden City Public Works staff.*

Response: This has been confirmed that connection for the sanitary sewer line will be through Garden City's collection system. See revised sheet C4.0.

Item 9: *Floodplain Comment*
The property is not located in the current 100-year floodplain. The city has been held in seclusion. The current adopted flood maps do not depict the possible flood risk. FEMA has issued work sheets depicting results of a revised flood study for the Boise River. Significant changes are shown for much of Garden City. We suggest the applicant review the proposed changes and consider the impacts on the project. These are available on the Garden City website – floodplain link. No action on this item is required for the Minor Land Division process; however it will come up when development is proposed.

Response: Noted.

Item 10: *For Final City Approval*
The survey must be recorded. Please provide a copy of the recorded survey to city staff.

Response: Noted. Will provide when recorded.

Item 11: *For Final City Approval*
The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.

Response: Noted. Will return copy of the deeds when executed.

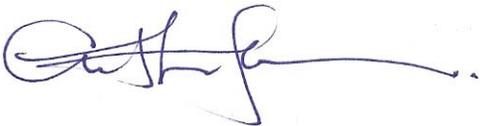
Item 12: *For Final City Approval*
Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.

Response: Noted. Will submit new parcel numbers to city staff when obtained.

Thank you for your time and consideration on this project. Please let me know if there is any additional information you need me to provide or anything I can do to aid the process.

Sincerely,

Platform



Catherine M. Sewell, A.I.A, LEED AP

cc: Diana Witt

**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

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 MLDYF2023-0002 ARE RECOGNIZED AS LEGAL LOTS OF RECORD BY THE CITY.

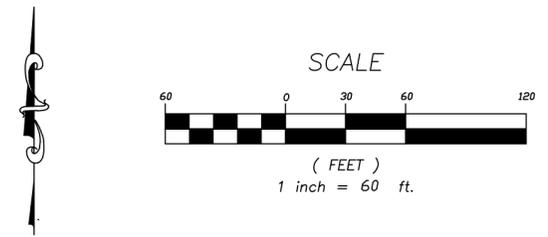
GARDEN CITY DEVELOPMENT SERVICES _____ DATE _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, AM THE CITY ENGINEER FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, AND HERBY APPROVE THIS RECORD OF SURVEY AND THAT IT IS IN CONFORMANCE WITH GARDEN CITY CODE.

GARDEN CITY ENGINEER _____ DATE _____

RECORD OF SURVEY No. _____



LEGEND

- BOUNDARY LINE OF SURVEYED PARCELS
- CENTER LINE
- UTILITY EASEMENT AS NOTED
- CITY OF BOISE SANITARY SEWER EASEMENT
- CROSS ACCESS EASEMENT, SEE NOTE 6
- 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

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.



JAMES R. PRINCE, LS 12722

12-21-2023

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

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'

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
- (R8) IDAHO POWER EASEMENT, INSTRUMENT No. 9364503

NOTES

- ALL EXISTING BUILDINGS ARE ACCURATELY DEPICTED AND ARE TO REMAIN.
- THIS PROPERTY IS CURRENTLY ZONED C-2.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS APPURTENANT TO OR ENCUMBERING THE SUBJECT PROPERTY.
- ALL FOUND MONUMENTS FIELD LOCATED IN JUNE 2022.
- PORTSIDE LAND SURVEYING, LLC ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
- 22' WIDE CROSS ACCESS EASEMENT, INSTRUMENT No. XXXXXX, RECORDS OF ADA COUNTY.

SIGNATURE OF OWNER

THE UNDERSIGNED, AS OWNER(S) OF THE REAL PROPERTY SHOWN HEREON, AGREE(S) TO THE NEW PROPERTY LINES WITHIN THE ORIGINAL PARCEL SHOWN HEREON, AND TO CREATE THE NEW PARCELS SHOWN HEREON. ADDITIONALLY, THE OWNER(S) HEREBY DECLARE AND AFFIRM THAT THE BOUNDARY OF THE ORIGINAL PARCEL HAS BEEN ALTERED IN ACCORDANCE WITH GARDEN CITY CODE TO FORM NEW BUILDABLE PARCELS AS SHOWN HEREON. THE OWNER(S) FURTHER DECLARE AND AFFIRM THAT THE ORIGINAL PARCEL IS NO LONGER ELIGIBLE FOR BUILDING PERMITS FROM THE CITY OF GARDEN CITY. AND THE OWNER(S) AGREE(S) THAT THEY SHALL ONLY SEEK BUILDING PERMITS FROM THE CITY OF GARDEN CITY FOR PROJECTS LOCATED WITHIN THE NEW BUILDABLE PARCELS USING ONLY THE LEGAL DESCRIPTIONS FOR THE NEW BUILDABLE PARCELS.

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

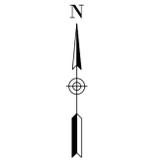
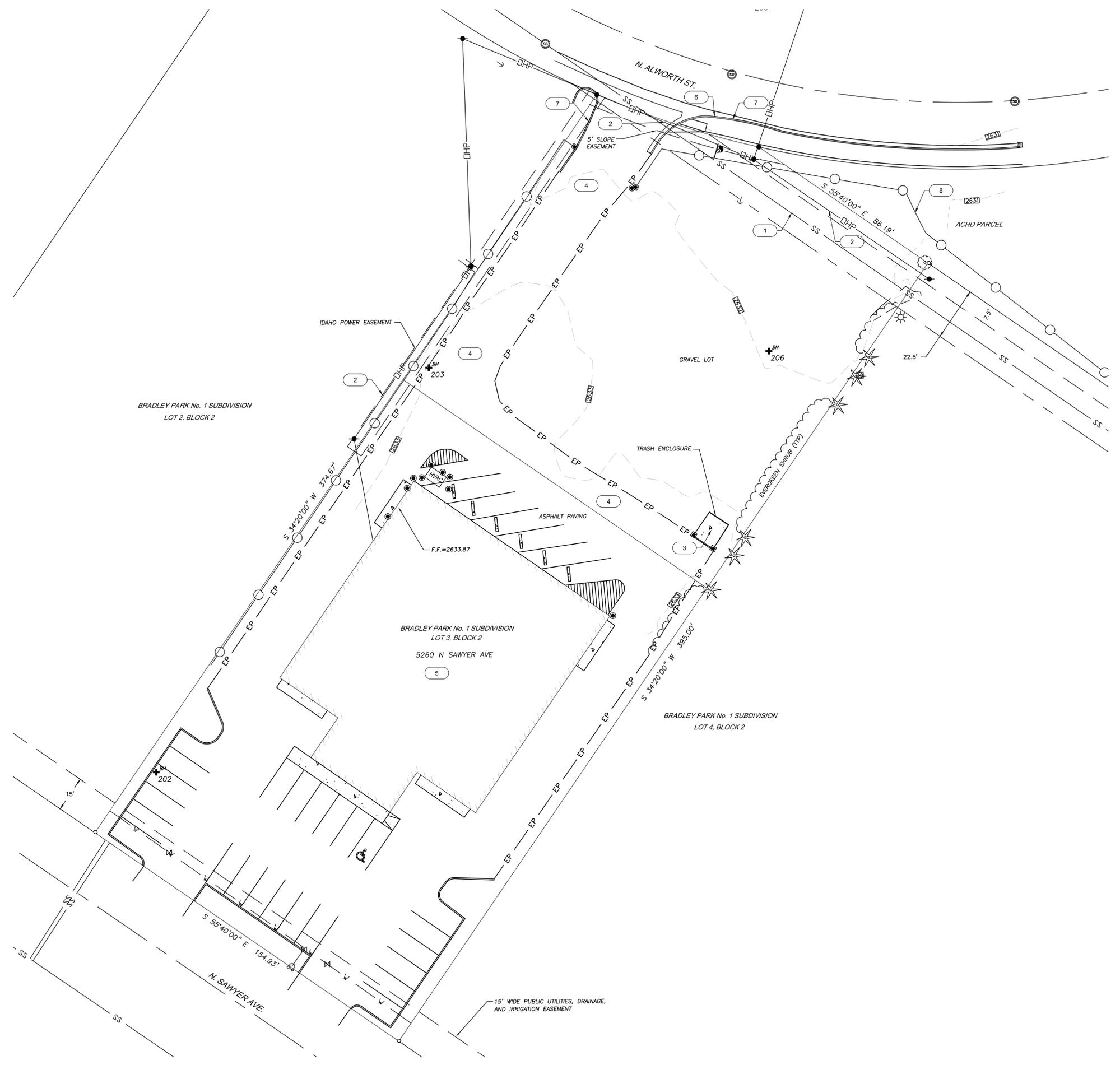
ACKNOWLEDGMENT

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: _____



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'

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.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS BASED ON THE PLAT OF BRADLEY PARK NO. 1 SUBDIVISION, BOOK 56 OF PLATS 5198, RECORDS OF ADA COUNTY.

LEGEND:

- ⊕ - POWER POLE
- - VAULT
- - GUY WIRE
- - POST
- - OVERHEAD POWER
- - EDGE OF PAVEMENT
- - FENCE LINE
- - STORM SEWER
- - SANITARY SEWER
- - WATER
- - PARCEL BOUNDARY
- - CENTERLINE
- - EASEMENT

B.O.B. - BASIS OF BEARING
 TBM - TEMPORARY BENCHMARK

DEMOLITION NOTES

1. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND CENTRAL HEALTH DISTRICT ON REMOVAL/ABANDONMENT OF ANY EXISTING SEPTIC TANKS
3. CONTRACTOR SHALL COORDINATE WITH OWNER AND IDAHO POWER ON REMOVAL/ABANDONMENT OF ANY ON-SITE POWER.
4. CONTRACTOR SHALL COORDINATE WITH OWNER AND INTERMOUNTAIN GAS ON REMOVAL/ABANDONMENT OF ANY ON-SITE GAS
5. ANY WELLS ON SITE SHALL BE ABANDONED PER REGULATORY REQUIREMENTS.

DEMOLITION PLAN KEY NOTES

- 1 PROTECT EXISTING SEWER
- 2 PROTECT EXISTING OVERHEAD POWER LINES
- 3 PROTECT EXISTING TRASH ENCLOSURE
- 4 REMOVE EXISTING ASPHALT PAVEMENT
- 5 PROTECT EXISTING BUILDING
- 6 REMOVE 40 LF OF EXISTING CURB
- 7 PROTECT EXISTING CURB
- 8 PROTECT EXISTING FENCE LINE

No.	Revisions	By	Date	Appr.

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 208.853.6470 · www.ackerman-estvold.com
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SCALE (H): PER PLAN	SCALE (V): PER PLAN
DRAWN BY: TRA	DESIGNED BY: TRA
CHECKED BY: AMC	DATE: 12/20/23

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



PROJECT NO.
R23059
 DEMOLITION PLAN

C2.0

N. ALWORTH STREET



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GRADING NOTES

1. PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND CENTRAL HEALTH DISTRICT ON REMOVAL/ABANDONMENT OF ANY EXISTING SEPTIC TANKS
3. CONTRACTOR SHALL COORDINATE WITH OWNER AND IDAHO POWER ON REMOVAL/ABANDONMENT OF ANY ON-SITE POWER
4. CONTRACTOR SHALL COORDINATE WITH OWNER AND INTERMOUNTAIN GAS ON REMOVAL/ABANDONMENT OF ANY ON-SITE GAS
5. ANY WELLS ON SITE SHALL BE ABANDONED PER REGULATORY REQUIREMENTS.

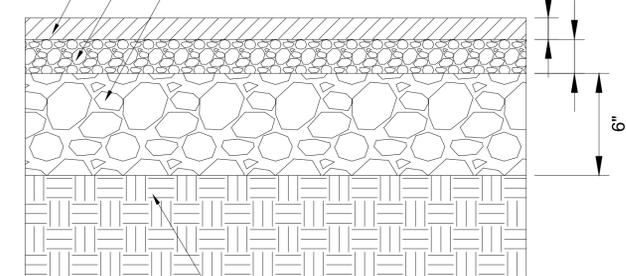
GRADING PLAN KEY NOTES

1. CONSTRUCT 6" VERTICAL CURB (NO GUTTER) PER ISPPWC STD DWG SD-701A.
2. INSTALL 6" VERTICAL CURB AND GUTTER PER ISPPWC STD DWG SD-701. CONNECT TO EXISTING PAVEMENT.
3. INSTALL SIDEWALK PER ISPPWC SD-709.
4. INSTALL LIGHT DUTY ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. SEE SECTION BELOW FOR REFERENCE.
5. REFER TO ARCHITECTURAL DRAWINGS FOR TRASH ENCLOSURE DETAILS.
6. REMOVE, REPLACE, AND MATCH EXISTING 6" VERTICAL CURB PER ISPPWC SD-701A.

SP-3, 0.50-INCH (1/2") MIX, PG 58-28
TWO-AND-A-HALF (2.5") INCHES

FOUR (4") OF 3/4" CRUSHED
AGGREGATE BASE

SIX (6") INCHES OF 2" MINUS
AGGREGATE SUBBASE



COMPACTED SUBGRADE MATERIAL
APPROVED BY GEOTECHNICAL
CONSULTANT

LIGHT DUTY PAVEMENT SECTION

FIRE APPARATUS ACCESS ROAD
(2018 IFC: APPENDIX D)

PROPOSED BUILDING
FINISHED FLOOR: 2633.80

PROPOSED ISLAND PLANTERS
(SAWCUT EXISTING ASPHALT
AND MATCH TO GRADE)

PROPOSED STRIPING

EXISTING BUILDING
FINISHED FLOOR: 2633.87

PROPOSED ISLAND PLANTERS
(SAWCUT EXISTING ASPHALT
AND MATCH TO GRADE)

PROPOSED ISLAND PLANTERS
(SAWCUT EXISTING ASPHALT
AND MATCH TO GRADE)

PROPOSED FIRE LANE
STRIPING

PROPOSED TRASH ENCLOSURE
(REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS)

N. SAWYER AVENUE

No.	Revisions	By	Date	Appr.

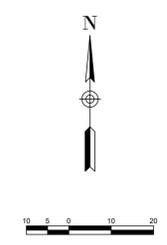
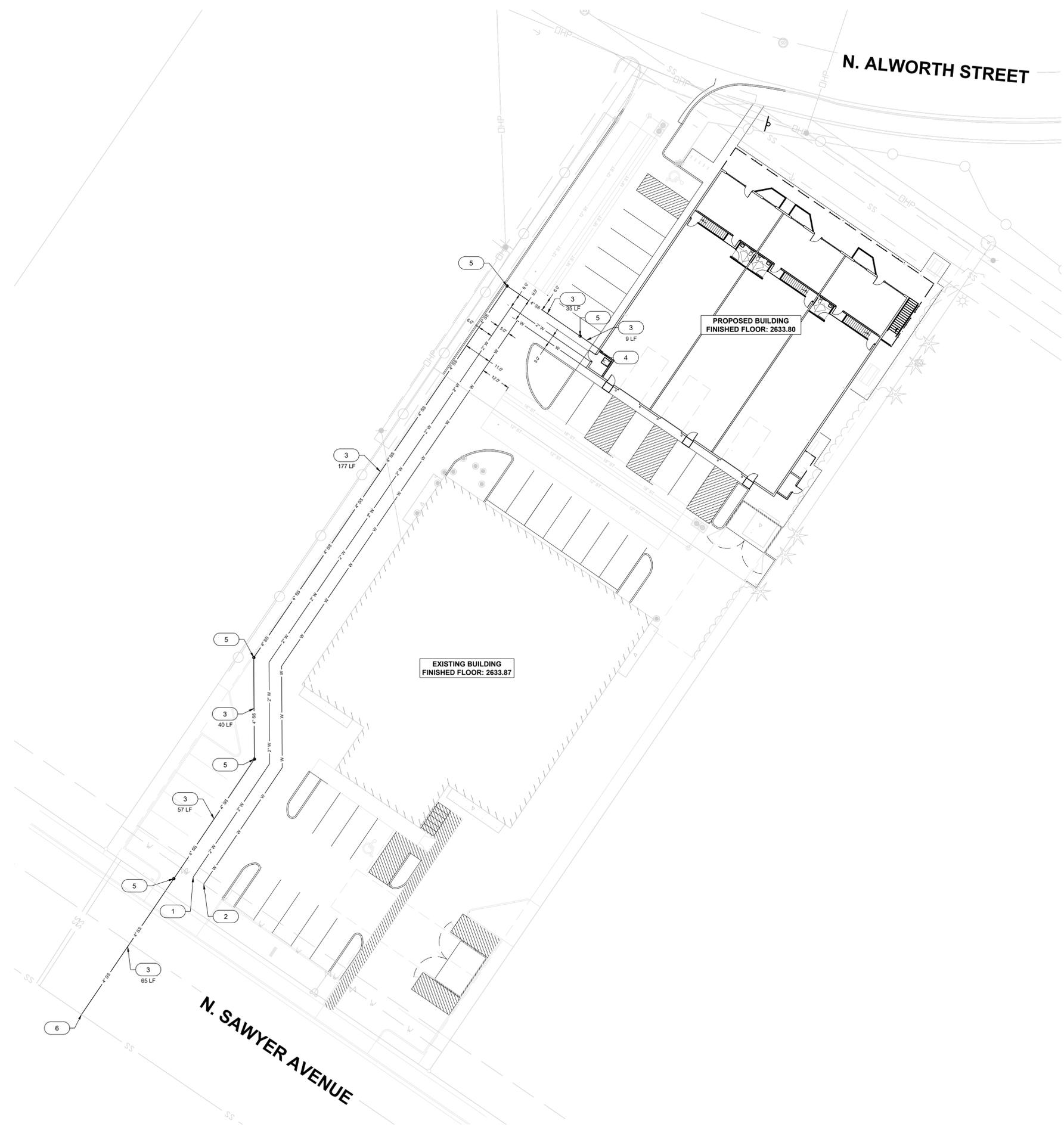
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No Park Units LLC
New Industrial Live/Work
5260 N. Sawyer/Alworth St., Garden City, ID
GRADING PLAN



PROJECT NO.
R23059
GRADING PLAN

C3.0



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UTILITY NOTES

1. PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, THE CONTRACTOR SHALL REQUEST THE CITY OF GARDEN CITY PUBLIC WORKS DEPARTMENT TO INSPECT ALL SEWER MAINLINES, SERVICES, AND APPURTENANCES. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
2. NEW, CLEANED, AND REPAIRED WATER MAINS INCLUDING PIPES, TANKS, AND EQUIPMENT, WHICH CAN CONVEY OR STORE POTABLE WATER, SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C 651.

UTILITY PLAN KEY NOTES

1. INSTALL 2" DOMESTIC WATER SERVICE LINE. 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 @ S=2.0% MINIMUM SLOPE. LENGTH AS SHOWN.
4. INSTALL 4" SANITARY SEWER SERVICE STUB @ S=2.0% MINIMUM. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS AND PRECISE LOCATION TO THE BUILDING.
5. INSTALL 4" CLEANOUT PER ISPPWC SD-506A.
6. CONNECT TO EXISTING SEWER MAIN ON SAWYER AVENUE. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

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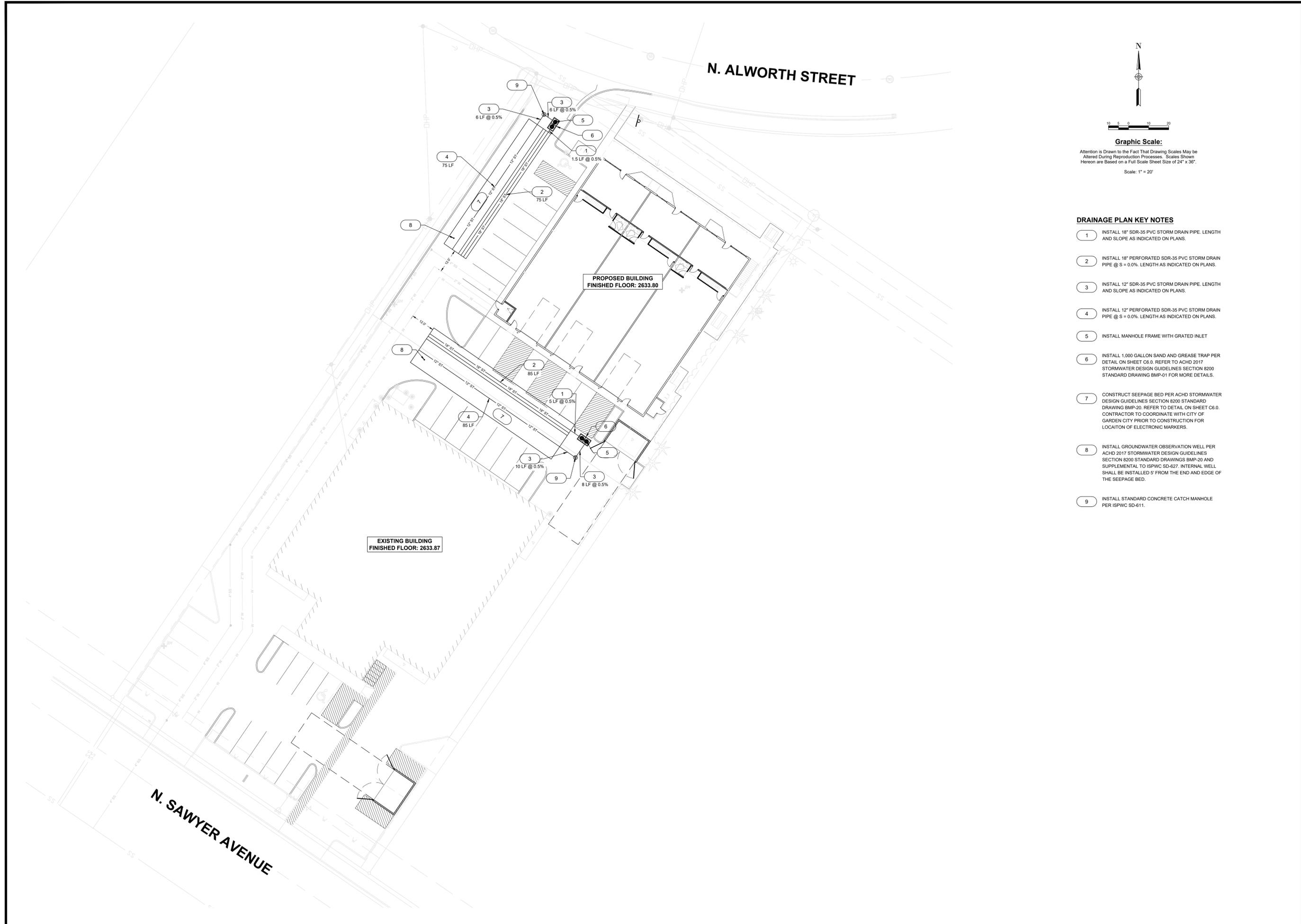
No Park Units LLC
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UTILITY PLAN



PROJECT NO.
R23059

UTILITY PLAN

C4.0



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DRAINAGE PLAN KEY NOTES

- 1 INSTALL 18" SDR-35 PVC STORM DRAIN PIPE. LENGTH AND SLOPE AS INDICATED ON PLANS.
- 2 INSTALL 18" PERFORATED SDR-35 PVC STORM DRAIN PIPE @ S = 0.0%. LENGTH AS INDICATED ON PLANS.
- 3 INSTALL 12" SDR-35 PVC STORM DRAIN PIPE. LENGTH AND SLOPE AS INDICATED ON PLANS.
- 4 INSTALL 12" PERFORATED SDR-35 PVC STORM DRAIN PIPE @ S = 0.0%. LENGTH AS INDICATED ON PLANS.
- 5 INSTALL MANHOLE FRAME WITH GRATED INLET
- 6 INSTALL 1,000 GALLON SAND AND GREASE TRAP PER DETAIL ON SHEET C6.0. REFER TO ACHD 2017 STORMWATER DESIGN GUIDELINES SECTION 8200 STANDARD DRAWING BMP-01 FOR MORE DETAILS.
- 7 CONSTRUCT SEEPAGE BED PER ACHD STORMWATER DESIGN GUIDELINES SECTION 8200 STANDARD DRAWING BMP-20. REFER TO DETAIL ON SHEET C6.0. CONTRACTOR TO COORDINATE WITH CITY OF GARDEN CITY PRIOR TO CONSTRUCTION FOR LOCATION OF ELECTRONIC MARKERS.
- 8 INSTALL GROUNDWATER OBSERVATION WELL PER ACHD 2017 STORMWATER DESIGN GUIDELINES SECTION 8200 STANDARD DRAWINGS BMP-20 AND SUPPLEMENTAL TO ISPWC SD-627. INTERNAL WELL SHALL BE INSTALLED 5' FROM THE END AND EDGE OF THE SEEPAGE BED.
- 9 INSTALL STANDARD CONCRETE CATCH MANHOLE PER ISPWC SD-611.

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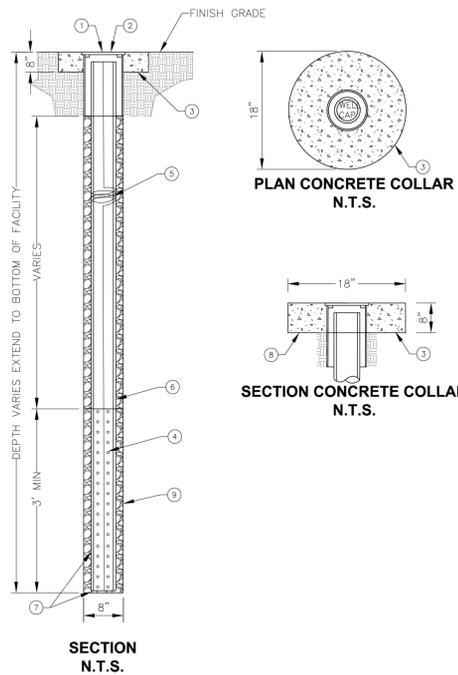
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No Park Units LLC
New Industrial Live/Work
 5260 N. Sawyer/Aworth St., Garden City, ID
DRAINAGE PLAN



PROJECT NO.
R23059
DRAINAGE PLAN

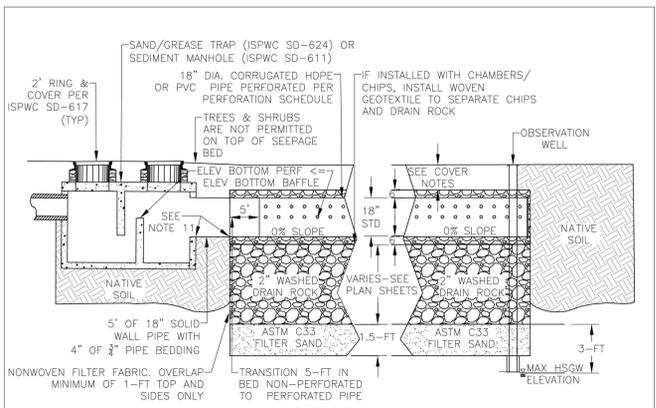
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OBSERVATION WELL NOTES:

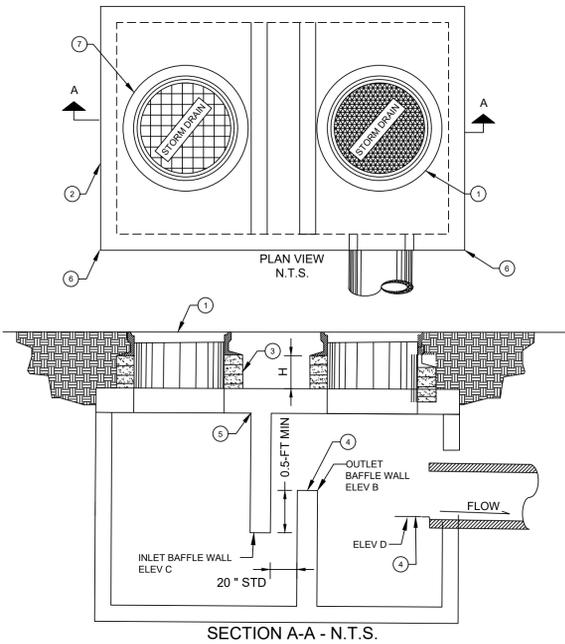
1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER
2. OR 3 BOLT LID WITH 9/16" HEAD AND SAW THREADS, GASKETED
3. CONCRETE (COLLAR), CLASS 3000 (ISPC SECTION 703)
4. 3/8" DIA. HOLES OR SLOTS CUT INTO PIPE AT 3" ON CENTER
5. TRACER WIRE SHALL BE PLACED ON OUTSIDE OF PVC PIPE, MINIMUM 18 GAUGE, INSULATED, SINGLE-CONDUCTOR COPPER WIRE, INSULATION COLOR SHALL BE GREEN WITH THREE 6" DIA. COILS
6. PIPE SHALL BE PERFORATED PVC, ASTM D-3035, SDR 35. WELLS BACKFILLED IN A PIT REQUIRE 6" PIPE, DRILLED WELLS MAY USE 4" PIPE
7. NONWOVEN FILTER FABRIC AROUND OPENINGS AND BOTTOM, FABRIC OVER CHIPS/DRAIN ROCK
8. POLYPROPYLENE FIBER REINFORCEMENT AT 1 1/2 LBS/CY
9. BACKFILL MATERIAL TO MATCH STORAGE MEDIA FOR OBSERVATION WELLS LOCATED WITHIN A BMP FACILITY. USE PIPE BEDDING CHIPS FOR OBSERVATION WELLS LOCATED OUTSIDE BMP FACILITIES.

2017 ACHD REVISION
 IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT)
GROUNDWATER OBSERVATION WELL
 STANDARD DRAWING SD-627
 1 OF 2



- SECTION N.T.S.**
- NOTES:
1. BMP 1-4 OR VEGETATED PRETREATMENT IS REQUIRED.
 2. CONTACT DESIGN PROFESSIONAL FOR SEEPAGE BED REDESIGN IF GROUNDWATER IS ENCOUNTERED ABOVE MAX HSGW ELEVATION
 3. ALL VAULTS, MANHOLES, & SAND AND GREASE TRAPS SHALL BE HS25 OR GREATER LOAD RATED
 4. SEEPAGE BED SHALL BE SHOWN ON BOTH PLAN AND PROFILE VIEWS
 5. OPTIONAL CHAMBERS PER MANUFACTURER'S SPECIFICATIONS
 6. ALL GEOTEXTILE SEAMS SHALL OVERLAP 1 FOOT MINIMUM
 7. EL. IN >= EL. BOTTOM PERFORATIONS IN 18" PERF PIPE
 8. MAXIMUM BED LENGTH IS 400'-FT BETWEEN MANHOLES
 9. BED WIDTH SHALL REMAIN CONSTANT
 10. WATERTIGHT CONNECTION REQUIRED
 11. HIGH FLOW BYPASS PIPE ONLY NEEDED IF Q100 VELOCITY THROUGH STRUCTURE > 0.5 FPS
- COVER NOTES:
 FOR SEEPAGE BEDS OUTSIDE PUBLIC RIGHT-OF-WAY:
 1. A MINIMUM 1.5'-FT COVER FROM TOP OF BED TO FINISH GRADE IS REQUIRED
- FOR SEEPAGE BEDS IN PUBLIC RIGHT-OF-WAY:
 1. 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
2. IF < 1.0'-FT COVER FROM TOP OF BED TO SUBGRADE, ANGULAR 3" TO 2" ROCK IS REQUIRED WITH MINIMUM 50% SINGLE FRACTURED FACE IN PLACE OF 2" DRAIN ROCK.
 3. FULL ROADWAY SECTION IS REQUIRED OVER SEEPAGE BEDS. SEEPAGE BEDS SHALL NOT EXTEND ABOVE SUBGRADE
 4. THE DESIGN PROFESSIONAL IS SOLELY RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE OF THE SUBGRADE SOILS AND DETERMINING THE DEPTH OF FOUNDATION STONE.
- SEE BMP 20 SHEET 2 OF 3 FOR ADDITIONAL NOTES

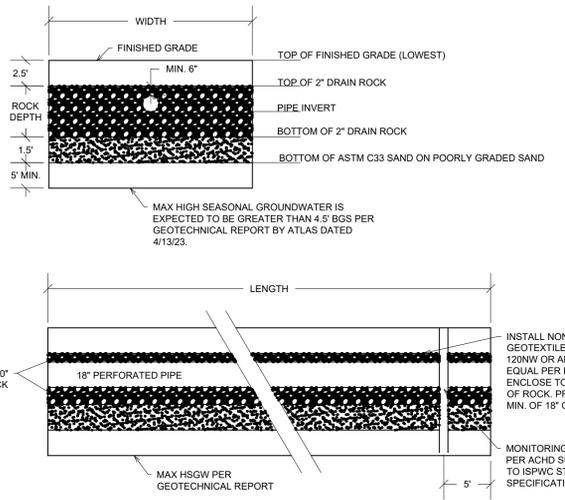
2017 ACHD STORMWATER DESIGN GUIDELINES
SEEPAGE BED WITH OPTIONAL CHAMBERS
 STANDARD DRAWING BMP 20
 SHEET 1 OF 3



- 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

SAND AND GREASE TRAP PER BMP-01

SEEPAGE BED DETAILS



- SEEPAGE BED NOTES:**
- DESIGN INFILTRATION RATE: 8.0 IN/HR
 - ENGINEER MUST VERIFY THE INFILTRATION RATE AFTER THE FACILITY IS FULLY EXCAVATED
 - CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER IS ENCOUNTERED WITHIN 5-FEET OF THE BOTTOM DESIGN ELEVATION FOR ANY INFILTRATION FACILITY
 - INFILTRATION FACILITY TO EXTEND 12" INTO FREE DRAINING MATERIAL

SEEPAGE BED PER ACHD STORMWATER DESIGN BMP-20

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

No.	Revisions	By	Date	Appr.

ACKERMAN ESTVOLD
 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
 208.853.6470 · www.ackerman-estvold.com
 Merlot, ND · Fargo, ND · Williston, ND · Boise, ID

SCALE (H): PER PLAN
 SCALE (V): PER PLAN
 DRAWN BY: TRA
 DESIGNED BY: TRA
 CHECKED BY: AMC
 DATE: 12/20/23

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



PROJECT NO. R23059
 DETAILS

C6.0

**PROJECT INFORMATION
LANDSCAPE REQUIREMENTS**

TOTAL PROPERTY SIZE= 60,417 S.F. - 1.387 ACRES
 ZONING DISTRICT= C-2
 LOT IMPROVEMENTS AREA= 60,417 S.F.
 BUILDING COVERAGE= 19,415.93 S.F.
 HARDCAPE COVERAGE= 29,920.10 S.F.
 LANDSCAPE COVERAGE= 11,080.97 S.F.
 PARCEL A:
 NUMBER OF PARKING STALLS PROVIDED: 14
 21 STANDARD STALLS
 2 COMPACT STALLS
 1 ADA STALLS
 TOTAL: 24 STALLS

NUMBER OF BICYCLE PARKING SPACES REQUIRED:
 (1 STALLS/20 REQUIRED STALLS) AND 1 STALL PER COMMERCIAL
 TENANT = 11 BICYCLE STALLS
 NUMBER OF BICYCLE PARKING SPACES PROVIDED: 12
 PROPOSED SIX RACKS (ONE RACK = 2 STALLS)

TOTAL NUMBER OF TREES: 113 (5 EXISTING)
 TOTAL NUMBER OF TREE SPECIES: 5; 2 SPECIES REQUIRED
 PROVIDED PARKING LOT TREES - 8

PARCEL B:
 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 STALL PER RESIDENTIAL UNIT = 3 BICYCLE STALLS
 NUMBER OF BICYCLE PARKING SPACES PROVIDED: 14
 PROPOSED SEVEN RACKS (ONE RACK = 2 STALLS)

TOTAL NUMBER OF TREES: 10
 TOTAL NUMBER OF TREE SPECIES: 5; 2 SPECIES REQUIRED
 PROVIDED PARKING LOT TREES - 3

LANDSCAPE BUFFER REQUIREMENTS:
NORTH LANDSCAPE BUFFER (N. ALWORTH STREET):
 157.97 LINEAR FT.
 5 FT. WIDE LANDSCAPE BUFFER PROVIDED
 (5 FT. WIDE LANDSCAPE BUFFER REQUIRED)
 REQUIRED TREES - 2
 PROVIDED TREES - 3

SOUTH LANDSCAPE BUFFER (N. SAWYER AVE.):
 154.93 LINEAR FT.
 5 FT. WIDE LANDSCAPE BUFFER PROVIDED
 (5 FT. WIDE LANDSCAPE BUFFER REQUIRED)
 REQUIRED TREES - 2
 PROVIDED TREES - 2 (EXISTING)

EAST LANDSCAPE BUFFER (C-2):
 395 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):
 374.86 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):
 374.86 LINEAR FT.
 0 FT. WIDE LANDSCAPE BUFFER PROVIDED
 (0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
 REQUIRED TREES - 0
 PROVIDED TREES - 3 (EXISTING - SE PROPERTY LINE)



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

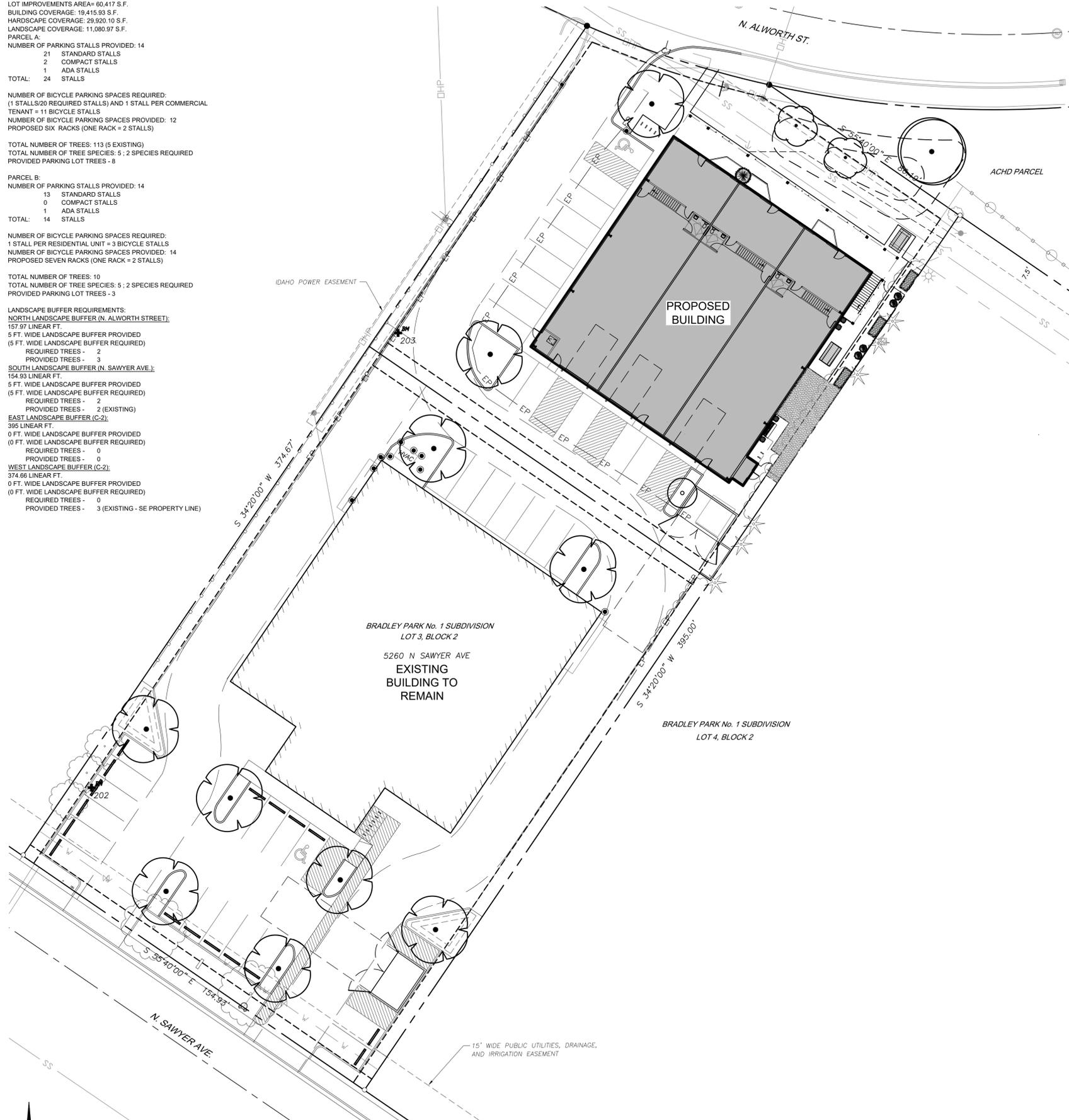
MINOR LAND DIVISION

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

Overall Landscape Plan

L1.0

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LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF PURE SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TESTS AND ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
 A) PROVIDE APPROVED IMPORTED TOPSOIL, OR
 B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
 A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH: 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TREE PROTECTION NOTES:

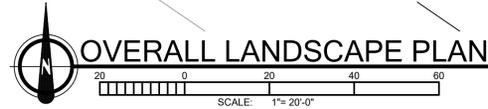
- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:
 a. CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.
 b. NOT ALLOWING COMPACTION BY EQUIPMENT OR TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
 c. NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.
 d. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.
 e. WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK. NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE. USE ONLY HAND METHODS FOR GRUBBING WITHIN PROTECTION ZONES.
 f. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:
 a. OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
 b. HAVING TREES PRUNED BY A LICENSED ARBORIST
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

 EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

IRRIGATION NOTES:

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



OVERALL LANDSCAPE PLAN

