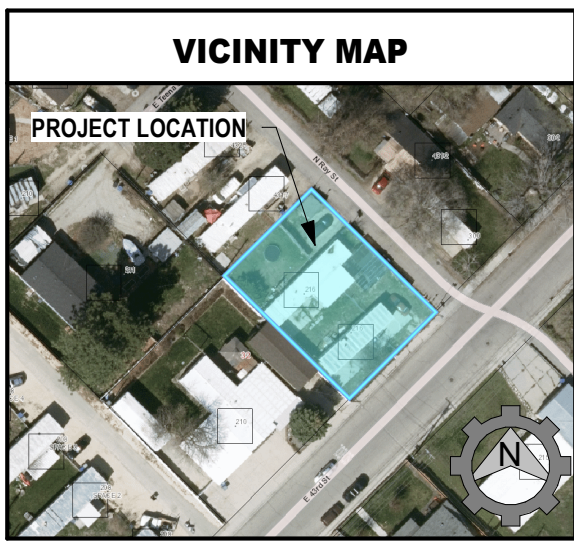
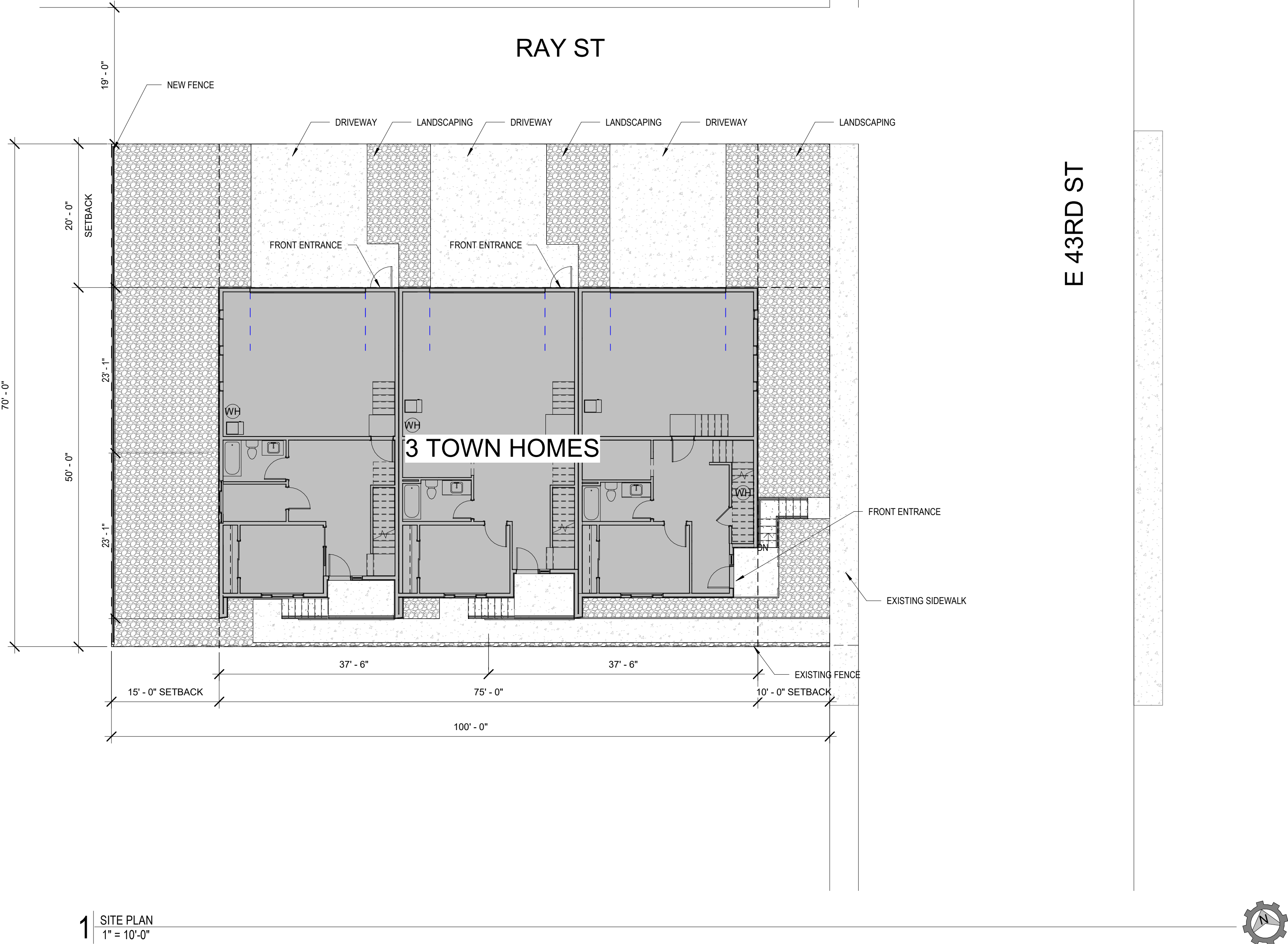
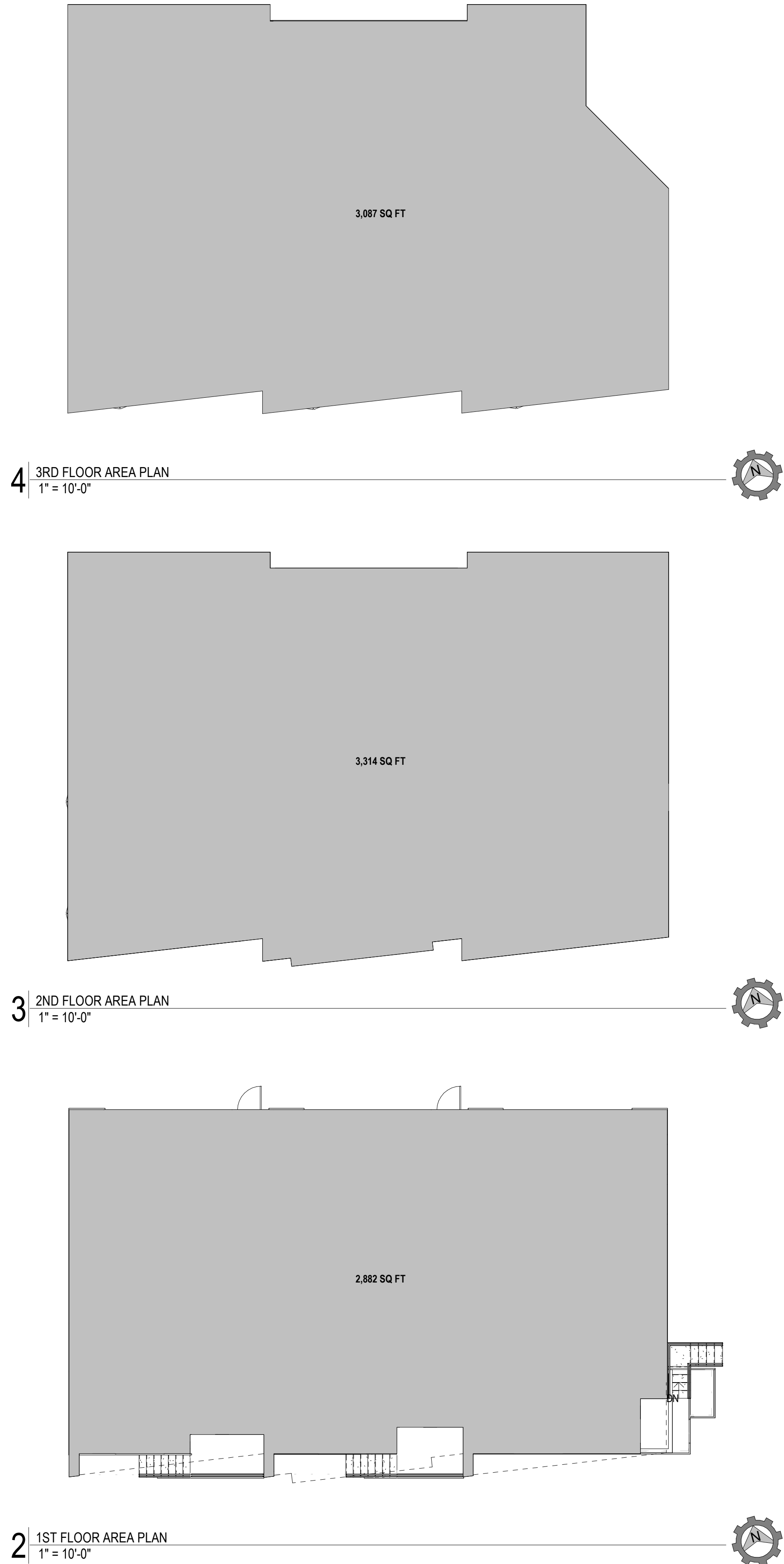




ZONING INFORMATION	
Ground up development of new subdivision with one building containing three new single family townhome residences.	
Overall building:	10,138 sq ft
Unit 1: Livable -	2,145
Garage -	520
Balcony -	598
TOTAL:	3,263
Unit 2: Livable -	2,313
Garage -	524
Balcony -	541
TOTAL:	3,378
Unit 3: Livable -	2,378
Garage -	524
Balcony -	595
TOTAL:	3,497
SITE: 0.160 ACRES	
PARCEL # RZ734500818	
ZONING: R-3	
MAX. HEIGHT: NONE INDICATED	
SETBACKS:	
FRONT:	MIN 5'
REAR:	MIN 15'
INTERIOR SIDE:	MIN 0' INTERIOR TO THE PROPERTY THAT IS BEING DEVELOPED AND 5' EXTERIOR TO THE DEVELOPMENT
STREET SIDE:	MIN 5'
NOTE: REFER TO CIVIL DRAWINGS FOR FINAL PLAT	
PARKING CALCULATIONS	
PARKING: 9x20' STALLS	
DWELLING UNITS: MORE THAN 1 BEDROOM: 2 SPACES REQUIRED, 1 COVERED	
GUEST PARKING (MORE THAN (2) DWELLING UNITS): 0.5 SPACE PER UNIT = 1.5 SPACES 2 SPACES REQUIRED	
PROVIDED: 2 COVERED SPACES PER UNIT (GARAGE) 1 GUEST SPACE PER UNIT (DRIVEWAY)	

CONSULTANTS	
CIVIL ENGINEER: ACKERMAN-ESTVOLD 7655 WEST RIVERSIDE DR GARDEN CITY, ID 83714 208-853-6470 ANTONIO CONTI	
LANDSCAPE ARCHITECT: ACKERMAN-ESTVOLD 7655 WEST RIVERSIDE DR GARDEN CITY, ID 83714 208-853-6470 CARMEN WEBER	
SHEET INDEX	
Sheet Number	Sheet Name
A0.00	COVER SHEET & GENERAL INFORMATION
1.0	CIVIL
C1.0	NOTES & LEGEND
C1.1	DETAILS
C2.0	EXISTING CONDITIONS
C3.0	GRAVING PLAN
C4.0	UTILITY PLAN
C5.0	ESC PLAN
2.0	LANDSCAPE
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS
L2.2	IRRIGATION DETAILS
3.0	ARCHITECTURE
A1.11	FIRST FLOOR PLAN
A1.41	ROOF PLAN
A2.01	EXTERIOR ELEVATIONS

Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning
1335 N MAIN STREET
MERIDIAN, ID 83642
208-649-8306
www.studioharchitects.com

STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date

CLIENT
OWNER NAME
PROJECT
RESIDENCE
PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####
SHEET NAME

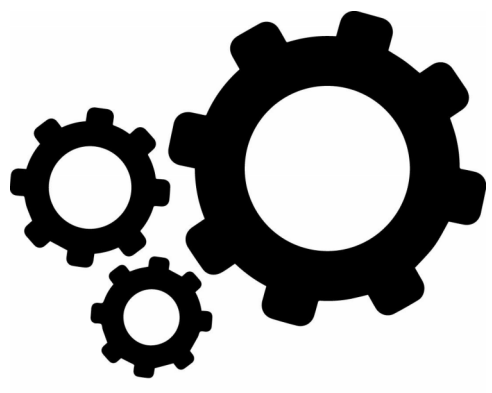
PROJECT NUMBER
SHEET ISSUE DATE
SUBMITTAL

26-xx
04/03/26
XXX

SHEET
A0.00

COVER SHEET & GENERAL INFORMATION

BUILDING AREA	
Overall building:	10,138 sq ft
Unit 1: Livable:	2,145
Garage:	520
Balcony:	599
TOTAL:	3,263
Unit 2: Livable:	2,313
Garage:	524
Balcony:	541
TOTAL:	3,378
Unit 3: Livable:	2,378
Garage:	524
Balcony:	595
TOTAL:	3,497



Studio H
ARCHITECTS

Architecture ::: Interiors ::: Planning

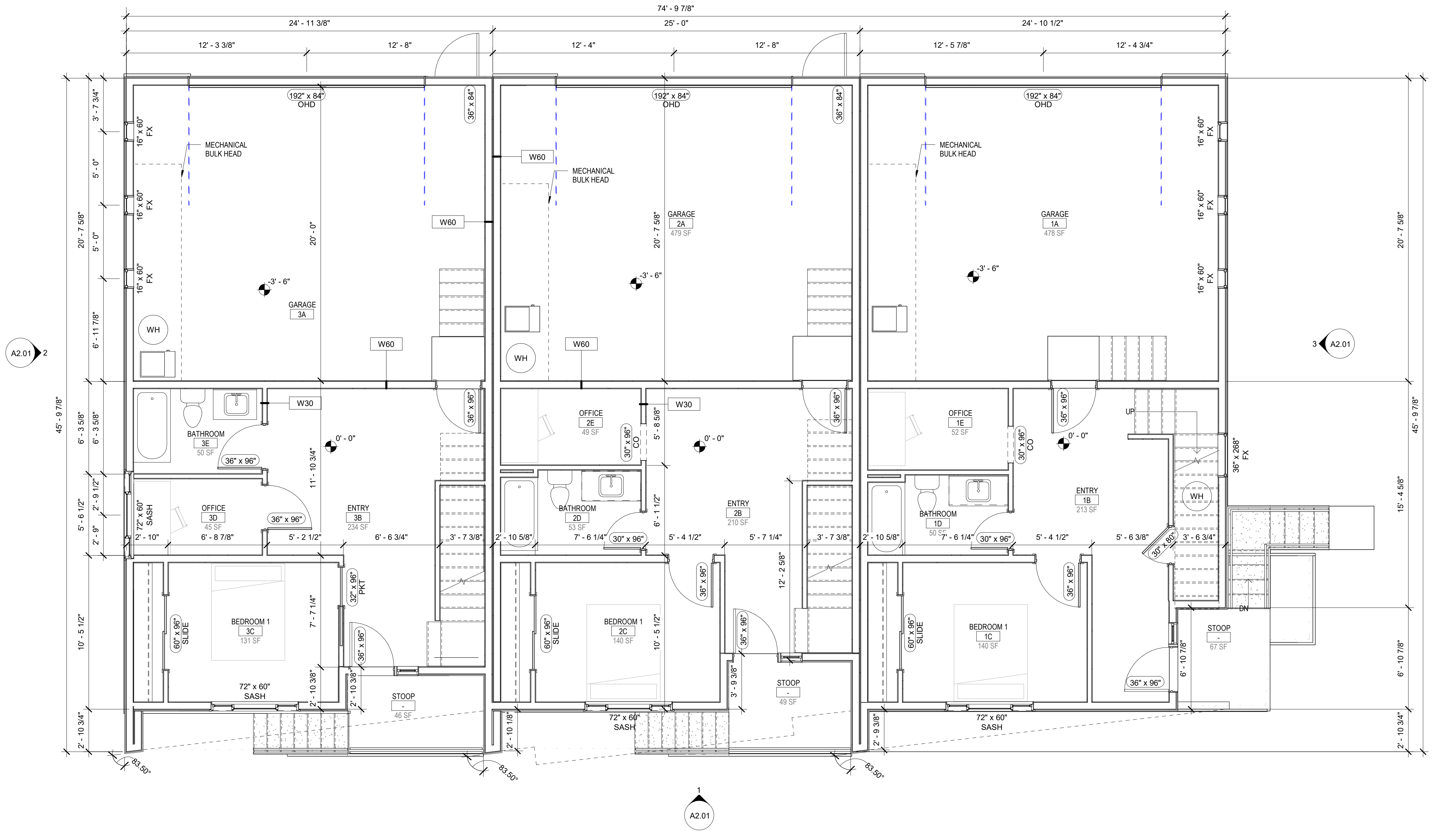
1335 N MAIN STREET
MERIDIAN, ID 83642
208-649-8306
www.studioharchitects.com

STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date



1 1ST FLOOR PLAN
1/4" = 1'-0"

CLIENT
OWNER NAME
PROJECT
RESIDENCE

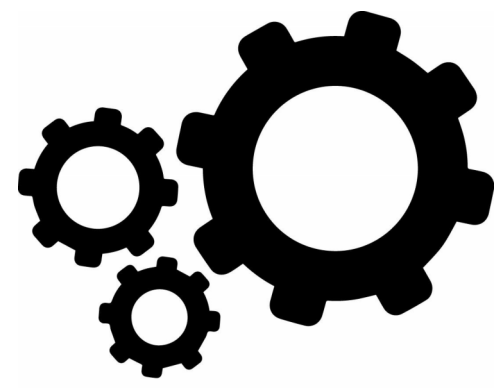
PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####
SHEET NAME
FIRST FLOOR PLAN

PROJECT NUMBER
SHEET ISSUE DATE
SUBMITTAL

26-xx
04/03/26
XXX

SHEET

A1.11



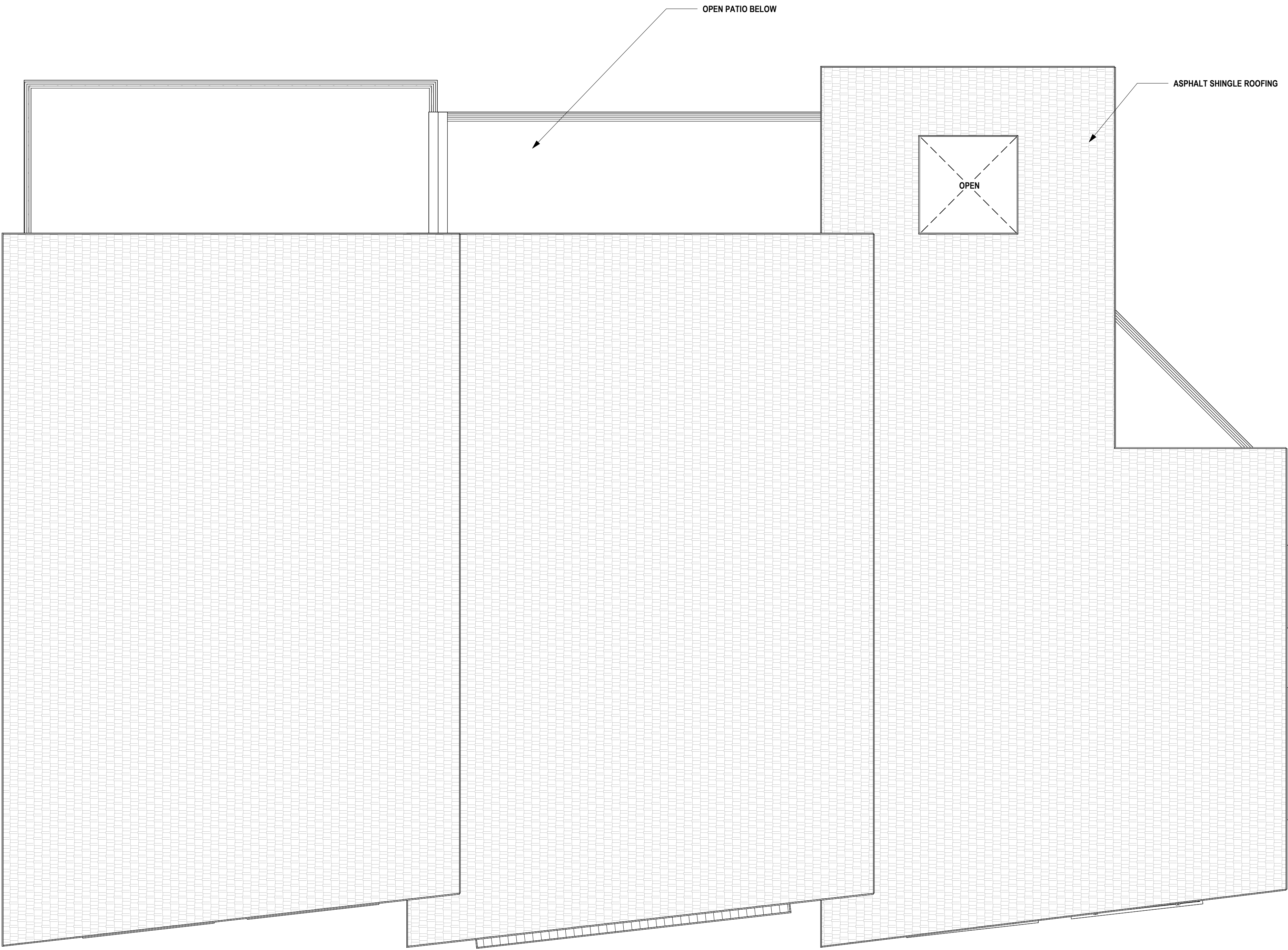
Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

1335 N MAIN STREET
MERIDIAN, ID 83642
208-649-8306
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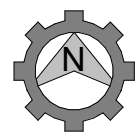
STAMP:

CONSULTANT:

REVISIONS		
No.	Description	Date



1 ROOF PLAN
1/4" = 1'-0"



CLIENT
OWNER NAME
PROJECT
RESIDENCE
PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####
SHEET NAME
ROOF PLAN

PROJECT NUMBER	26-xx
SHEET ISSUE DATE	04/03/26
SUBMITTAL	XXX

SHEET

A1.41

EXTERIOR ELEVATION NOTES	
1.	REFER WALL TYPES AND WALL SECTIONS FOR MATERIALS.
2.	CONTRACTOR TO VERIFY REQUIRED CONTROL JOINTS FOR MATERIALS AND PLACE CENTERED OR AT WINDOW / DOOR EDGES U.N.O.
3.	REFER DETAILS FOR MATERIAL TRANSITIONS.
4.	CONTRACTOR TO PROVIDE CAULKING TO MATCH ADJACENT MATERIAL COLOR U.N.O.
5.	IF EXISTING STRUCTURE IS PRESENT , COORDINATE (E) MATERIALS WITH NEW.

KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE



S - 1

CORONADO - WIRECUT BRICK

COLOR: BLACK FOREST

S - 1

JAMES HARDIE - FIBER CEMENT SIDING

RUSTIC SERIES

COLOR: WINCHESTER BROWN

W - 1

HEWN - WESTERN RED CEDAR

THERMEX FR - EXTERIOR

COLOR: SADDLE

BLACK RAILINGS & WINDOW FRAMES

STUCCO

P - 1

SW7016

MINDFUL GRAY

STUCCO

P - 3

SW8127

AT EASE SOLDIER

STUCCO

P - 5

SW6207

RETREAT

UNIT 1 PAINT

EXTERIOR DOORS

P - 2

SW6426

BASQUE GREEN

UNIT 2 PAINT

EXTERIOR DOORS

P - 4

SW6180

OAKMOSS

UNIT 3 PAINT

EXTERIOR DOORS

P - 6

SW6023

DUSTED OLIVE

MATERIAL LEGEND

1" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

4 SOUTH ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date

CLIENT
OWNER NAME
PROJECT
RESIDENCE

PROJECT ADDRESS
STREET NAME
CITY, IDAHO #####
SHEET NAME
EXTERIOR ELEVATIONS

PROJECT NUMBER
SHEET ISSUE DATE
SUBMITTAL

26-xx
04/03/26
XXX

SHEET

A2.01

PLAT OF FAIRVIEW ACRES SUBDIVISION No. 1

BEING PARTS OF
U.S. SUBDIVISIONS,

LTS - 9-12-13, SEC. 31; SW¹SW¹ and LTS-7-8, SEC. 32, T4N, R2E, BM.;
NW¹NW¹, NW¹SE¹, LTS-2-3-4-5-10, SEC. 5, AND LT-1, SEC. 6, T3N, R2E, BM.

AREA, 198.01 ACRES

SURVEYED, APRIL, 1945.

SCALE - 1-INCH = 400 FEET.

STATE OF IDAHO) ss
COUNTY OF ADA)

HOME FINANCE CO., INC., an Idaho corporation, does hereby certify:

That it is the owner of the lands situate in the County of Ada, State of Idaho, and particularly described as follows, to-wit:

Commencing at the common corner of sections 31 and 32, T4N, R2E, and sections 5 and 6, T3N, R2E, B.B. & M.; thence, S 89° 52' W, 345.5 feet to a point in the NE side line of Franklin road, the real place of beginning; thence, N45°44'W along said road line, 1371.70 feet to a point in the NW boundary of the old Ft. Boise Hay Reserve; thence, N55°17'E, along said boundary, 1047.43 feet to a point; thence, N 0°10'W, 142.50 feet to a point in the NW side line of 46th, St.; thence, N44°16'E, along said street line, 442.85 feet to a point in the NE side line of Davis St.; thence, S45°44'E, along said Davis Street side line, 5126.50 feet to the W boundary line of Davis Packing Co. tract; thence, S20°45'W, along said Davis boundary, 220 feet to a point; thence, continuing along said boundary, S 23°30'W, 125 feet to a point in the SE side line of 36th, St.; thence, S44°15'W, along said street line, 1115.00 feet to a point in the NE side line of the alley in Bl. 9; thence, S45°44'E, along said alley line 1221.32 feet to a point in the SE side line of the Davis Packing Co road; thence, S51°30'W, 166.32 feet to a point in the said NE side line of Franklin road; thence, N45°44'W, along said road line 5142.40 feet to the real place of beginning; containing 198.01 acres; and embracing parts of the following U.S. subdivisions as shown by the within plat- Its. 9-12-13, of sec. 31, the SW¹SW¹, & Its. 7-8, of sec. 32, T4N, R2E, B.M.; also parts of SE¹NW¹, NW¹SE¹, and Its 2-3-4-5-10, of sec. 5, and Lt. 1, of sec. 6, T3N, R2E, B.M.

That it intends to include said lands in the within plat, known and to be known as Fairview Acres Subdivision No. 1; that it hereby dedicates the streets and alleys shown on such plat for the use of the public, specifically reserving, however, from such dedication the right in Home Finance Co., Inc., and its successors and assigns, and also its immediate predecessors in interest, namely, Don H. Eagleson and Edna M. Eagleson, husband and wife, and Robert A. Randall and Utahna S. Randall, husband and wife, and their heirs and assigns, the right of laying, constructing, maintaining and using pipe lines, conduits and ditches for irrigation water and for water for domestic use, on, under, along and across each of the streets and alleys shown on such plat.

IN WITNESS WHEREOF, Home Finance Co., Inc., has hereunto caused its corporate name to be subscribed and its seal to be affixed by its officers first hereunto duly authorized by resolution of its board of directors, on this 9th day of May, 1945.

HOME FINANCE CO., INC.

By Robert A. Randall
President

Attest: Don H. Eagleson
Secretary

STATE OF IDAHO,) ss
COUNTY OF ADA)

On this 9th day of May, in the year 1945, before me, the undersigned, a Notary Public in and for the said State, personally appeared Robert A. Randall and Don H. Eagleson, known to me to be the president and secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

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

Marian Graham
Notary Public for the State of Idaho,
Residing at Boise, Idaho.

STATE OF IDAHO,) ss
COUNTY OF ADA)

I, Charles H. Eagleson, a duly registered engineer in the State of Idaho, do hereby certify that the within and foregoing certificate of Home Finance Co., Inc., contains a true and correct description of the land included in the within plat and that such plat of such lands is true, accurate and correct.

IN WITNESS WHEREOF, I have hereunto set my hand this 5th day of May, 1945.

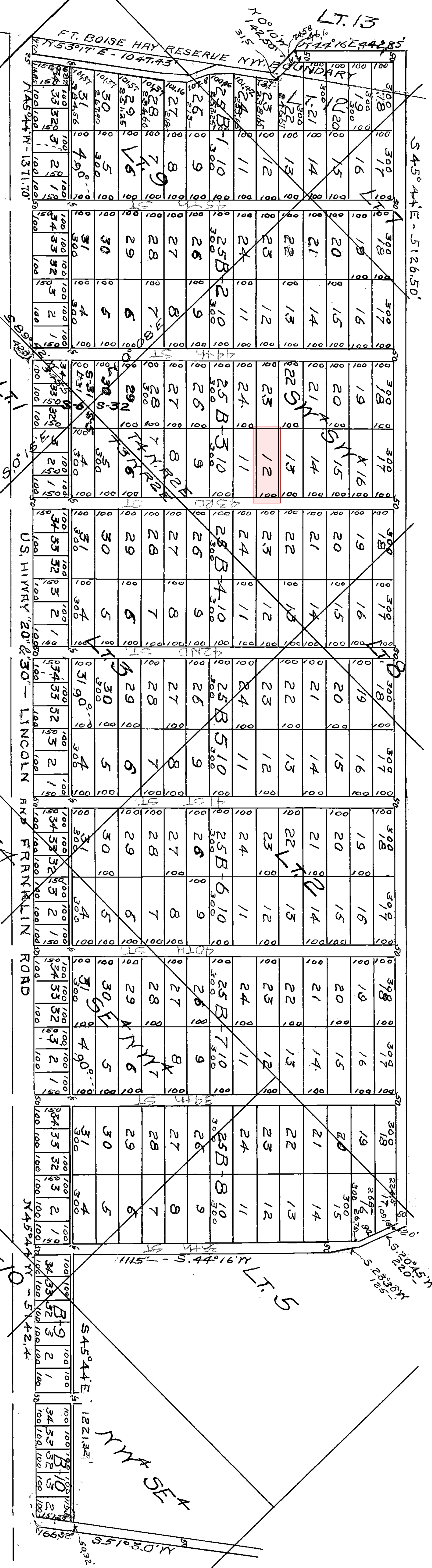
Charles H. Eagleson
Registered Engineer

STATE OF IDAHO,) ss
COUNTY OF ADA)

On this 5th day of May, 1945, before me, the undersigned, a Notary Public in and for said State, personally appeared Charles H. Eagleson, known to me to be the person whose name is subscribed to the within and foregoing certificate, and acknowledged to me that he executed the same.

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

Marian Graham
Notary Public for the State of Idaho,
Residing at Boise, Idaho.



236069

Home Finance Co.
9 May 1945
Attested by Notary Public
Marian Graham
Notary Public for the State of Idaho,
Residing at Boise, Idaho.

10-532



WWW.ACKERMAN-ESTVOLD.COM

June 23, 2026

Joe Canning, P.E./P.L.S.
City Engineer – City of Garden City
6015 N. Glenwood Street
Garden City, ID 83714

Re: SUBFY2026-0002: Studio H or 43rd Street Townhomes Subdivision

Mr. Canning,

Enclosed, please find the updated civil plans and landscape plans along with the accompanying response letter for the Siberian Elm Subdivision (previously 43rd Street Townhomes), located at 216 E. 43rd Street. Additional attachments, such as the revised and signed Preliminary Plat, Final Plat, have been included with this re-submittal for your review. The response letter, dated June 22nd, 2026, provides a comprehensive, itemized response to each of the review comments received for the cursory review. Each comment was carefully evaluated and addressed in detail to ensure that all concerns were resolved in a clear and satisfactory manner. Below are the following items addressed from the cursory review:

Subdivision Name: What will be the subdivision name? We “Studio H Development” and “43rd Street Townhomes” in the application materials. Please provide an approval of the final subdivision name from the Ada County Surveyor’s office.

- **Addressed. Please see attached approval from the Ada County Surveyor. The name of the subdivision will be “Siberian Elm Subdivision.”**

Restricted Build Agreement: Please advise if the developer plans on using an RBA for the project.

- **Noted. Refer to the applicant’s response.** We will not be using an RBA for this project.

Review of Planned Water/Sewer Services: Once service locations are approved, the city will have to prepare an enhanced “Will Serve” letter that contains the detail necessary for the applicant to secure a removal of sanitary restrictions on the project/plat.

- **Noted.**

Unit Addressing: Addressing by Ada County is required. Please coordinate with Ada County after the recording of the Final Plat.

- **Noted.**

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

3315 45TH ST S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7655 W RIVERSIDE DR
GARDEN CITY, ID 83714
208.853.6470

Land Description – Original Parcel: As the project is a portion of Lot 12 of Block 3 of Fairview Acres Subdivision No. 1, the applicant needs to verify and provide the city evidence that the parcel is an original parcel.

- **Noted. Refer to the applicant's response.**

Please refer to the attached Plat of Fairview Acres Subdivision No. 1.

Ada County Highway District Approval: Approval from the Ada County Highway District is required on the Final Plat for the project.

- **Noted.**

Fire District Approval: Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvements of off-site city water lines, or other efforts may be necessary to obtain approval of plans.

- **Noted.**

Gravity Irrigation Facilities: Any modifications to existing gravity irrigation facilities require approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain. The preliminary plat states that both the Thurman Mill Ditch Co. LTD and the Fairview Acres Lateral Water Users Association are irrigation water purveyors.

- **No modifications are being done to any of the existing gravity irrigation facilities. Not Applicable.**

Pressure Irrigation: City code requires a pressurized irrigation system unless surface water is not reasonably available. It appears the project will not include a pressurized irrigation system served by surface irrigation water. Please provide complete details. Either a pressure irrigation report is required if surface water is used, or a waiver prepared by an Idaho licensed professional engineer is required citing an acceptable reason a pressure irrigation system is not an option.

- **Noted.**

Water and Sewer Connections: The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs. The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site. Any new water or sewer service must be reviewed and approved by Public Works.

- **Noted.**

Water and Sewer Easement: The city will require easements cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants, and water meters, as applicable to the project. Said easements must be created on the final plat and specifically name Garden City as a beneficiary.

- **Noted.**

Record Construction Plans: After completion of site improvements, record drawings will be required showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city. Design professionals of record will be expected to provide letters noting construction of horizontal construction and drainage complies with approved plans.

- **Noted.**

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SUITE 200
WILLISTON, ND 58801
701.577.4127

7655 W RIVERSIDE DR
GARDEN CITY, ID 83714
208.853.6470

Erosion and Sediment Control: Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

- **Noted.**

Geotechnical Report: A site geotechnical report has been provided with the submittal information. Groundwater is reported to remain at or below 5.0-foot below existing ground. A design infiltration rate of 8.0-inches per hour is recommended. A complete review of the submitted report will be conducted after project entitlement.

- **Noted.**

Site Grading and Drainage Plan: A storm water design report (a report has been provided) prepared by an Idaho licensed design professional that is sealed, dated, and signed is required. Compliance with the storm water ordinance and policies of the city will be required...A complete review of the submitted materials will be conducted after project entitlement.

- **Addressed. The Stormwater Report has been updated accordingly. The criteria for the on-site drainage system are per the City of Boise Stormwater Management Design Manual, while the off-site drainage system is per ACHD's design criteria. Additionally, the run-on ratio for the on-site PICP System has been verified and does not exceed the City of Boise's Storm Water Design Manual requirements per Section 3.2.G. The maximum run-on ratio is less than the maximum 6: 1 ratio for rooftops, sidewalks, and parking lots/private streets.**

Stormwater Operation and Management Agreement: The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have approved plans attached, and be recorded by the city with final plan approval. The agreement is blank and needs to be filled in for review.

- **Noted. Please see attached PDF regarding the filled-out O&M Agreement form.**

Stormwater Operation and Maintenance Manual: The submitted materials include a storm water operation and maintenance plan that is sealed, signed, and dated by the design professional. A detailed review of the manual will occur after project entitlement by the City.

- **Acknowledged.**

FEMA Flood Maps: The applicant must review the original FEMA work maps (not the current adopted maps) on the city's website as the city has been placed in seclusions. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

- **Acknowledged.**

Preliminary Plat: We have no specific comments on the preliminary plat other than:

1. Be sure the name of the project is finalized and correct.
 - a. **Addressed.**
2. The building setback table contains an asterisk, but it is not clear what they mean.
 - a. **Removed.**

Landscape Plan: It seems the trees shown near Ray and 43rd Street may conflict with planned storm water improvements. This should be reviewed and resolved.

HEADQUARTERS
1907 17TH ST SE
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701.837.8737

3315 45TH ST S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7655 W RIVERSIDE DR
GARDEN CITY, ID 83714
208.853.6470

- **Addressed.**

Final Plat: We have a few comments on the final plat that was submitted:

1. Be sure the name of the subdivision is finalized and correct.
 - a. **Addressed.**
2. The land description of the parcel being included in the subdivision on sheet 1 needs to have the existing subdivision name as “Fairview Acres Subdivision No. 1”, not “Fairview Acres Subdivision”.
 - a. **Addressed.**
3. We suggest the “Right to Farm” note be deleted from the Plat. Garden City is well urbanized and the note (state law) is applicable independent if it is included on the final plat.
 - a. **Noted. Removed the “Right to Farm” note on the Final Plat.**
4. Note #10 regarding “existing manholes” is probably not applicable to this project. The note should be re-worded to perhaps apply to just the sewer service lines.
 - a. **Addressed. Removed statement regarding the existing manholes along Ray Street.**
5. The land adjoiner to the west is listed as “Lot 23, Block 3, FAS #1. This is probably incorrect and needs to be checked.
 - a. **Addressed. Revised the land adjoiner to the west.**
6. Plat note #5 indicates surface irrigation water is not provided by the Thurman Mill Ditch Co. LTD, but the statement in the Certificate of Owners states that irrigation water is reasonably available. Please advise which is correct.
 - a. **Updated Certificate of Owners to state “Water is Not Available....”**

If you have any questions or concerns regarding any of the changes that have been made, please contact us directly. We are fully committed to addressing any inquiries or issues you may have promptly and effectively. Your feedback is highly valuable to us, and we are eager to provide the necessary assistance to ensure your satisfaction.

Respectfully Submitted,



Tyler Arnold, Civil Engineer

LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL 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 DESIGN PROFESSIONALS 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 DESIGN PROFESSIONAL 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 LARGE (2" MINUS) WASHED ROCK MULCH. 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 GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTOTILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGROFORM PLANTING TABLETS. QUANTITY PER MANUFACTURERS 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 SOO AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL BY GROWING MEDIUM PERFORM SOIL TEST ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A 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 DESIGN PROFESSIONAL.
- F IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED. ENSURE IT IS FERTILE, FRABLE, 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 7.0.
- 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 A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF AN A.C.R.D. SIDEWALK.
- ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
- SEEPAGE BEDS AND OTHER 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 DESIGN PROFESSIONAL IMMEDIATELY.

LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
 - A. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - C. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - D. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - E. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

TOPSOIL NOTES

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL, MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY 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 ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - B. PLANTER BEDS: 18 INCHES MINIMUM.
- FINE GRADE TOPSOIL TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVED SURFACE (FOR SOO AND 1" FOR SEED).
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN, ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS UNLESS BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO DESIGN PROFESSIONAL AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

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 AND IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- 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 PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVED 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 OVERSPRAY 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 DESIGN PROFESSIONAL.

PROJECT INFORMATION

- PARCEL NUMBER: R2734500816
- PARCEL SIZE: 6,970± S.F. (0.16± ACRES)
- TOTAL PROPOSED BUILDING SIZE: 3,180 S.F.
- ZONING:
 - CURRENT ZONING: R-3
 - PROPOSED ZONING: R-3
 - ADJACENT ZONING:
 - NORTH: R-3
 - SOUTH: R-3
 - EAST: R-3
 - WEST: R-3
- PARKING:
 - PARKING STALLS: 2 PER UNIT + 0.5 STALLS PER DWELLING UNIT
 - REQUIRED: 6 + 2 GUEST
 - PROVIDED: 9 TOTAL, 6 COVERED & 3 GUEST
 - BIKE PARKING: NONE REQUIRED

LANDSCAPE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CUT EDGE PER DETAIL 4/L11
- CLEAR VISION TRIANGLE - NO VEGETATION OVER 30' AT MATURITY ALLOWED WITHIN
- SAVE AND PROTECT EXISTING FENCE
- PROPOSED BUILDING: SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
- DROUGHT-TOLERANT TURF-TYPE PESCUE OVER TOP SOIL AS SPECIFIED
- PLANTER BED - 3" DEPTH OF 2" MINUS WASHED ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
- PERMEABLE PAVERS PER CIVL PLANS

- PLANT MATERIAL TO BE INSTALLED PER DETAILS 1, 2, & 3 ON SHEET L1.1

EXISTING TREE TO BE REMOVED

LANDSCAPE REQUIREMENTS

LANDSCAPING FOR TOWNHOMES - ZONE R-3			
REQUIREMENTS: - MIN. 5% OF THE GROSS SITE SHALL BE LANDSCAPED INCLUDING SETBACK OR PERIMETER LANDSCAPING 1 TREE PER 1,000 S.F. OF LANDSCAPED AREA 1 SHRUB PER 180 SQUARE FEET OF LANDSCAPED AREA 1, CLASS II OR II TREE PER BUILDING FRONTAGE AND ADJACENT SIDE STREET 1, CLASS I TREE PER 50 LINER FEET OF STREET FRONTAGE	TOTAL SITE AREA 7,000 S.F.	TOTAL LANDSCAPE REQUIRED 350 (5%)	TOTAL LANDSCAPE PROVIDED 2,236 S.F. (32%) 2 TREES PROVIDED
	TOWNHOME TREES REQUIRED 4 TREES	TOWNHOME TREES PROVIDED 8 TREES	TOWNHOME TREES PROVIDED 8 TREES
••	TOTAL TREES/SHRUBS REQUIRED 18 TREES 18 SHRUBS	TOTAL TREES/SHRUBS PROVIDED 18 TREES 18 SHRUBS	

PLANT SCHEDULE

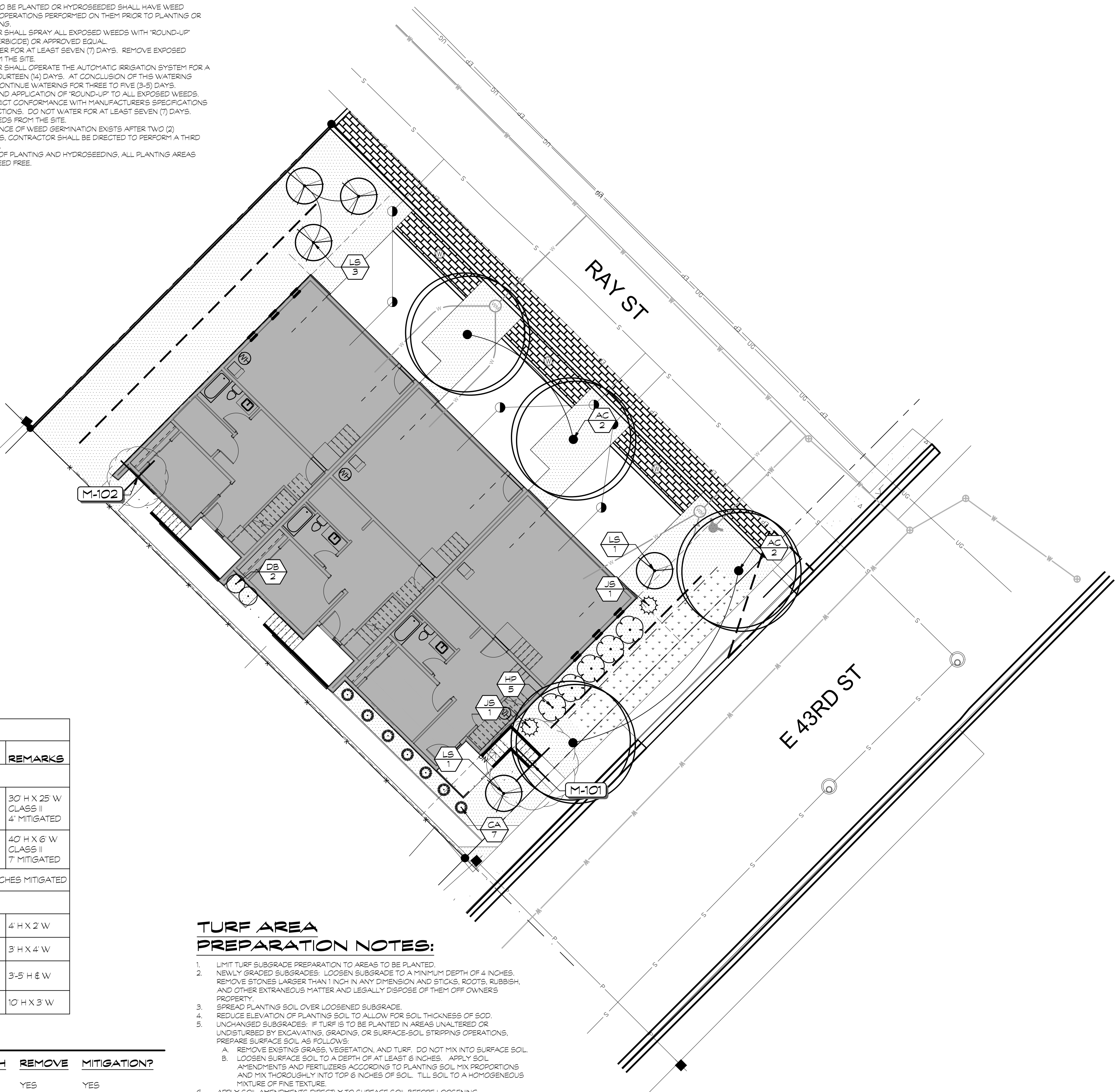
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	4	ACER TRUNCATUM X PLATANOIDES WARRENRED PACIFIC SUNSET® MAPLE	3" CAL. B&B	30' H X 25' W CLASS II 4' MITIGATED
	5	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE SLENDER SILHOUETTE SWEET GUM	3" CAL. B&B	40' H X 6' W CLASS II 7' MITIGATED
11 TOTAL INCHES MITIGATED				
SHRUBS				
	7	CALAMAGROSTIS X ACUTIFLORA STRICTA KARL FOERSTER FEATHER REED GRASS	1 GAL.	4' H X 2' W
	2	DAPHNE X BURKWOODII CAROL MACKIE CAROL MACKIE DAPHNE	5 GAL.	3' H X 4' W
	5	HYDRANGEA PANICULATA 'JANE LITTLE LIME® PANICLE HYDRANGEA	5 GAL.	3'-5' H & W
	2	JUNIPERUS SCOPULORUM 'MEDORA' MEDORA JUNIPER	5 GAL.	10' H X 3' W

MITIGATION SCHEDULE

CODE	DESCRIPTION	TREE TYPE	TREE SIZE	TREE HEALTH	REMOVE	MITIGATION?
M-101	REMOVE EXISTING	MALUS	6" CAL.	FAIR	YES	YES
M-102	REMOVE EXISTING	JUNIPER	5" CAL.	GOOD	YES	YES
11 TOTAL CALIPER INCHES TO MITIGATE						

WEED ABATEMENT NOTES:

- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' CONTACT HERBICIDE OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THE WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

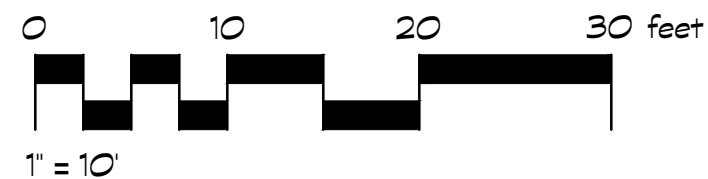


TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
 - A. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - B. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
- APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - B. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNERS PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN DESIGN PROFESSIONALS ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.



LANDSCAPE PLAN



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" = 10'



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CONSULTANT:



REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

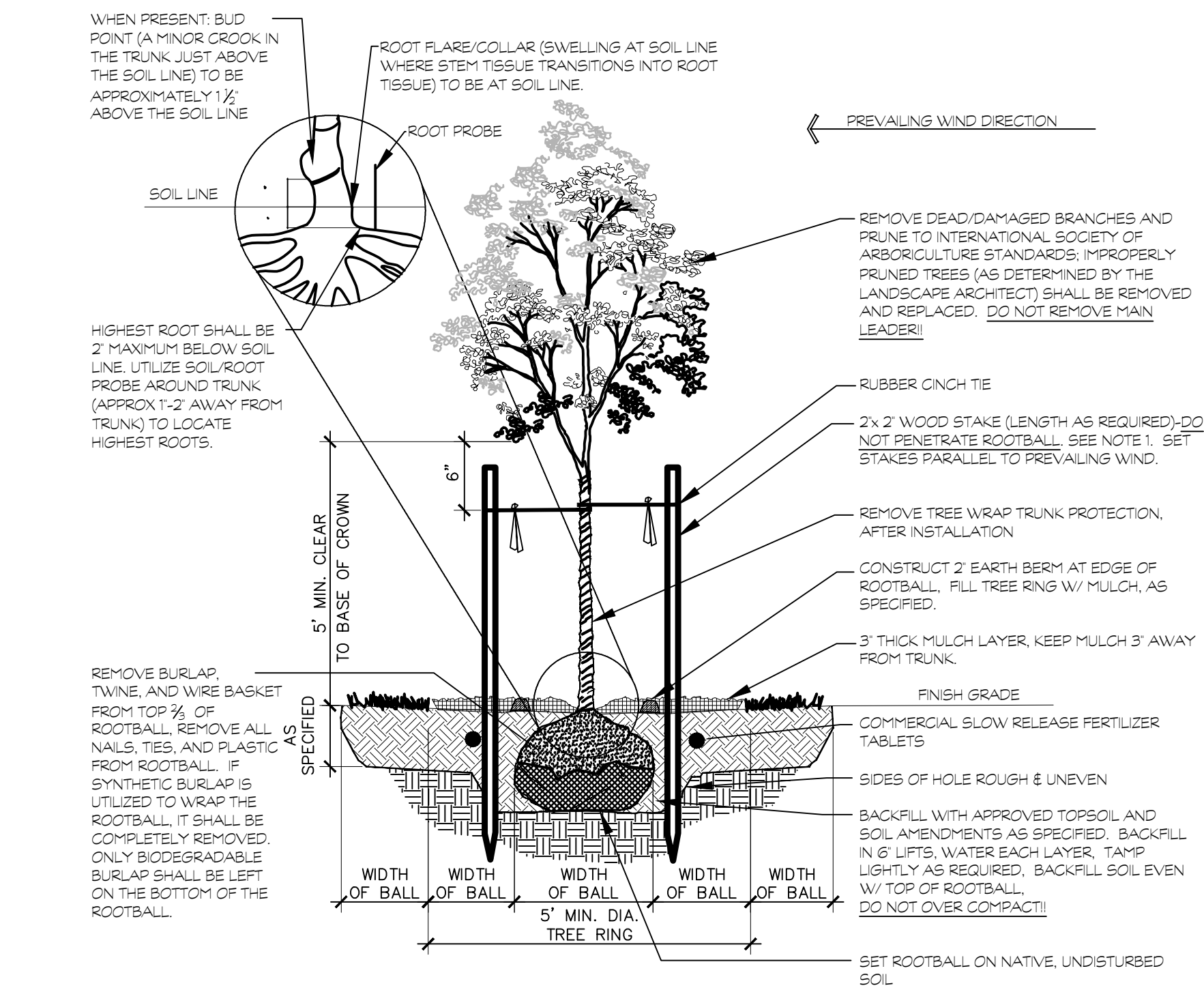
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
LANDSCAPE PLAN

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

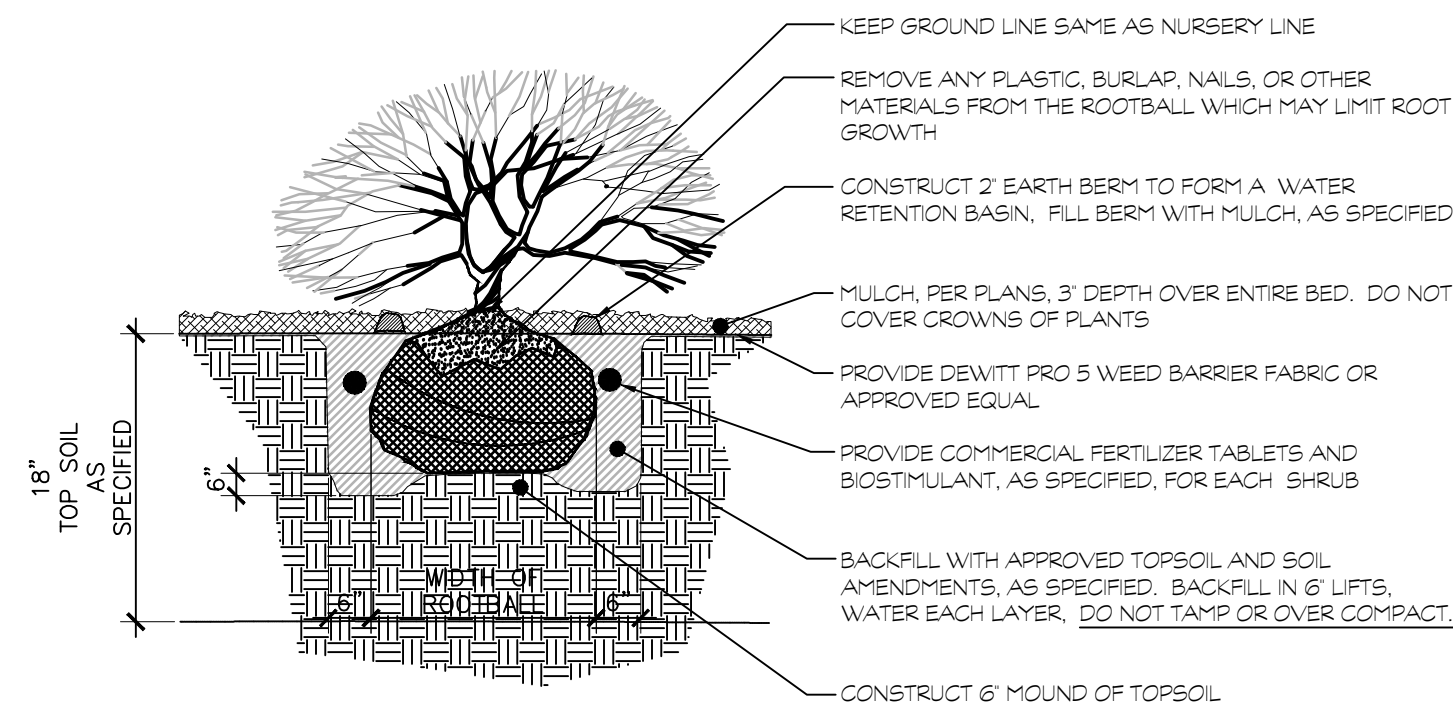
L1.0



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. WRAP RUBBER CONCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
4. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE

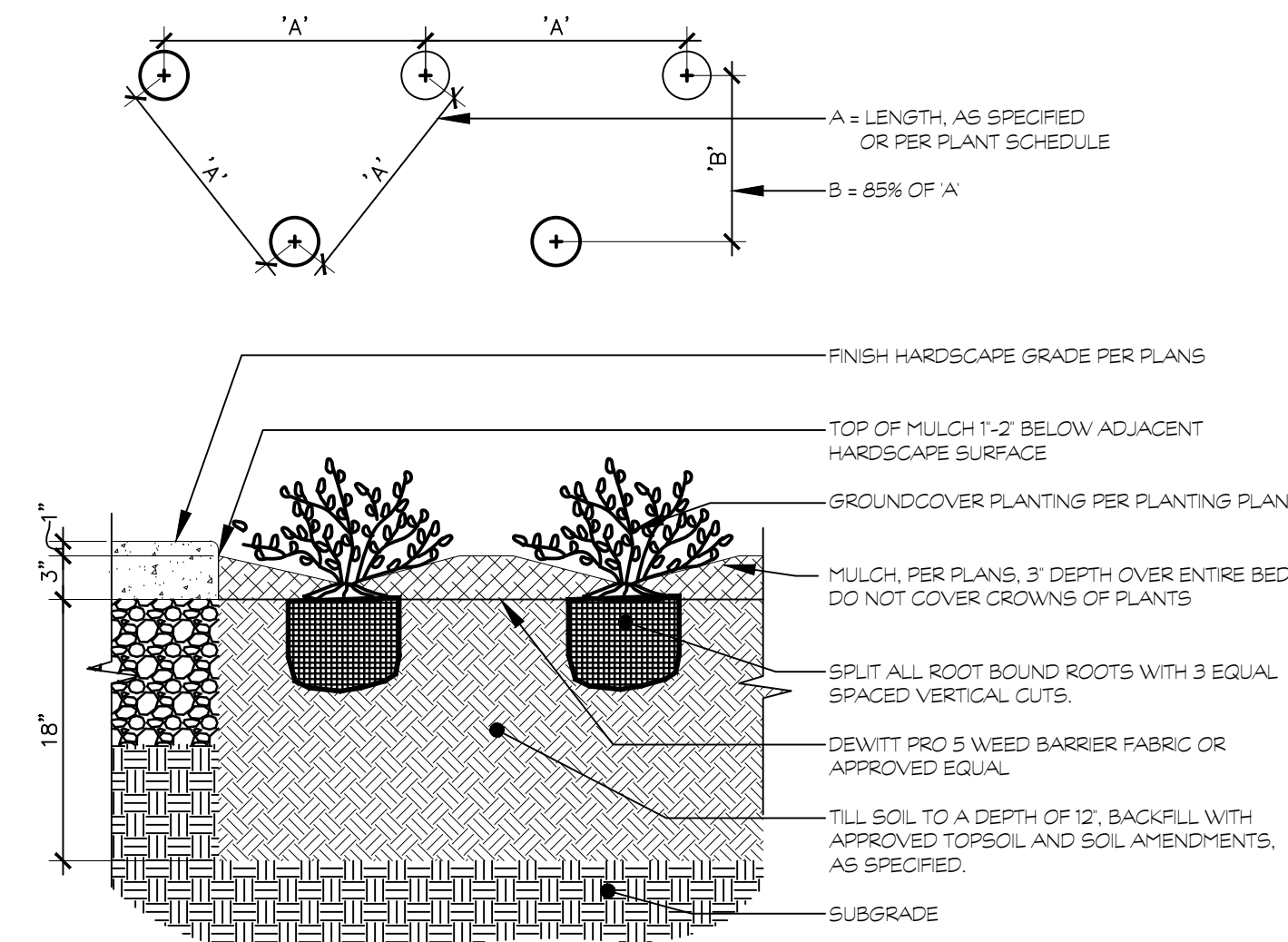
N.T.S.



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

2 SHRUB PLANTING

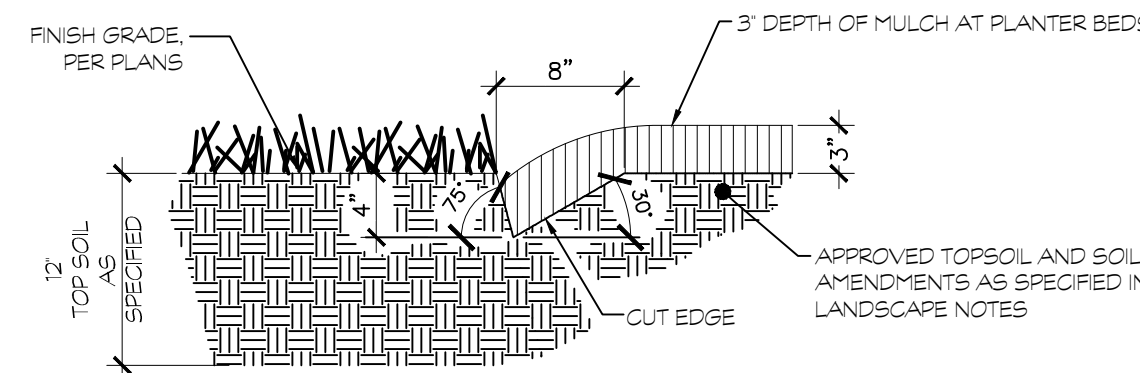
N.T.S.



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

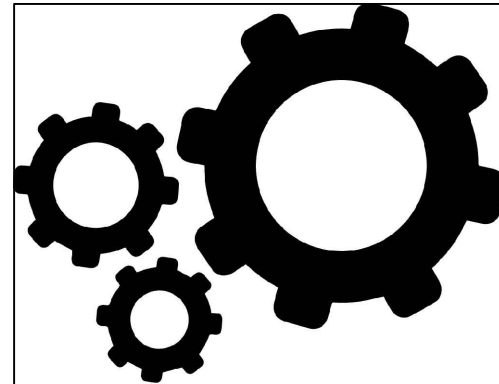
3 PERENNIAL, GROUND COVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



4 CUT EDGE AT PLANTER

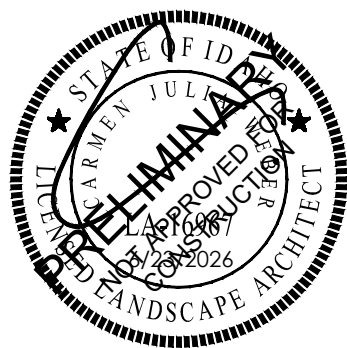
N.T.S.



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REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
LANDSCAPE DETAILS

PROJECT NUMBER R26013
SHEET ISSUE DATE 06/23/26
SUBMITTAL P&Z

SHEET

L1.1

1. CONTRACTOR SHALL REPORT TO DESIGN PROFESSIONAL ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE DESIGN PROFESSIONAL'S PRIOR WRITTEN APPROVAL. ALTERATIONS OF COLOR OR SIZE OF CHARACTER SHALL BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DESIGN PROFESSIONAL DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE. SHOWING PLANTS WILL BE SELECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT SIZE DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF LARGE (2 MINUS) WASHED ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANTS SHALL BE MAINTAINED 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.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE TO ADJACENT SURFACES.
11. AROUND EXISTING APPROVED TOPSOIL, AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET, ROT-O-TILL ORGANIC MATERIAL A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH AGROFERT PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. 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. FINE GRADE TOPSOIL TO 1" BELOW ADJACENT SURFACES OF TURF SOOT AREAS, AND BELOW ADJACENT SURFACES OF TURF SEED AREAS.
14. 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 FOR pH AND PROBABLY ADDITION OF NUTRIENTS. TOPSOIL SHALL BE A LOOSE, FRESH, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEEP 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
 - B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE DESIGN PROFESSIONAL.
15. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROCKS, STUMPS, STOPS, STICKS, DEBRIS, AND OTHER FOREIGN MATERIAL. THE IMPORTED TOPSOIL SHALL BE DEEPER THAN 2 INCHES IN ANY DIMENSION, AND WITHOUT EXTRANEOUS OR TOXIC MATERIAL 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 NO ACID OCCURS AT ANY DEPTH.
 - 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 AGENCIES FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNERS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE USED UNTIL THE TESTING AGENCY HAS ISSUED A WRITTEN STATEMENT OF ACCEPTANCE.
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CARRIED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10' X 10' CLEAR ZONE OF ANY A.C.H.D. STORY DRAIN PIPE. STRUCTURES SHALL BE "FREE" OF ALL TREES, BRUSH, AND OTHER OBSTRUCTIONS.
18. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER ACHD UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
19. SEEPAGE BEDS AND OTHER UNDERGROUND DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM.
20. IN THE EVENT OF A DISCREPANCY, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

- PARCEL NUMBER: R2734500816
- PARCEL SIZE: 6.970; S.F. (0.162 ACRES)
- TOTAL PROPOSED BUILDING SIZE, 3,160 S.F.
- ZONING:
 - CURRENT ZONING: R-3
 - PROPOSED ZONING: R-3
 - ADJACENT ZONING:
 - NORTH: R-3
 - SOUTH: R-3
 - EAST: R-3
 - WEST: R-3
- PARKING:
 - PARKING STALLS: 2 PER UNIT + 0.5 STALLS PER DWELLING UNIT
 - REQUIRED: 6 + 2 GUEST
 - PROVIDED: 9 TOTAL, 6 COVERED & 3 GUEST
 - BIKE PARKING: NONE REQUIRED

	PROPERTY LINE
	EASEMENT LINE
	CUT EDGE PER DETAIL 4.1.1
	CLEAR VISION TRIANGLE - NO VEGETATION OVER 30' AT MATURITY ALLOWED WITHIN
	SAVE AND PROTECT EXISTING FENCE
	PROPOSED BUILDING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
	DROUGHT-TOLERANT TURF-TYPE PESCUE OVER TOP SOIL AS SPECIFIED
	PLANTER BED - 3' DEPTH OF 2" MINUS WASHED ROCK MULCH OVER DEWITT PRO 5 WEED BARRIER
	PERMEABLE PAVERS PER CIVIL PLANS



SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
	4	ACER TRUNCATUM X PLATANOIDES WARRENRED PACIFIC SUNSET® MAPLE	3" CAL. B&B	30" H X 25" W CLASS II 4" MITIGATED
	5	LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE SLENDER SILHOUETTE SWEET GUM	3" CAL. B&B	40" H X 6" W CLASS II 7" MITIGATED
				11 TOTAL INCHES MITIGATED
SHRUBS				
	7	CALAMAGROSTIS X ACUTIFLORA STRICTA KARL FOERSTER FEATHER REED GRASS	1 GAL.	4" H X 2" W
	2	DAPHNE X BURKWOODII CAROL MACKIE CAROL MACKIE DAPHNE	5 GAL.	3" H X 4" W
	5	HYDRANGEA PANICULATA JANE LITTLE LIME® PANICLE HYDRANGEA	5 GAL.	3-5" H & W
	2	JUNIPERUS SCOPULORUM MEDORA MEDORA JUNIPER	5 GAL.	10" H X 3" W

CODE	DESCRIPTION	TREE TYPE	TREE SIZE	TREE HEALTH	REMOVE	MITIGATION?
M-101	REMOVE EXISTING	MALUS	6' CAL.	FAIR	YES	YES
M-102	REMOVE EXISTING	JUNIPER	5' CAL.	GOOD	YES	YES

11 TOTAL CALIPER INCHES TO MITIGATE

1. ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUIV.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS, AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF "ROUND-UP" ON ALL EXPOSED WEEDS.
6. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
7. F ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
8. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

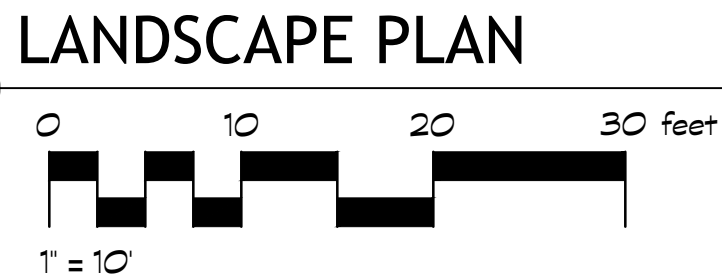


1. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
2. UNWYTH GRADED SUBGRADERS: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 4 INCHES. REMOVE ALL DEBRIS, LITTER, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
3. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
4. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF 600.
5. UNCHANGED SUBGRADERS: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, REMOVE SURFACE SOIL AS FOLLOWS:
 - a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
 - b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS.
 - c. MIX THOROUGHLY TO TOP 6 INCHES OF SOIL. TLL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
6. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
 - a. REMOVE STONES LARGER THAN 4 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
 - b. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, IN AN UNLAWFUL MANNER.
7. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH ELEVATION WITH FINISH PLANTING SOIL. PLANTING SOIL TO BE USED IN FUTURE.
8. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
9. GRADING AND DISTURBED AREAS: GRADING AND DISTURBED AREAS FROM FINISH GRADING, RESTORE PLANTING AREAS IF BROODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

2. LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROCKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.
a. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
b. SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN OPEN AREAS.
c. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO TO SEED.
3. UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE SOIL STRIPPING OPERATIONS, PREPARE SUBGRADE AS, AS FOLLOWS:
a. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX TO SURFACE SOIL.
b. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PLACING VEEB AGAINST-HOLE PROCEDURE, APPLY SOIL AND MIXTURES TO AN EQUIVALENT OF LOOSENING TO PLANTING SOIL MIXTURES AND MIX THOROUGHLY INTO TOP 12 INCHES OF SOIL.
c. APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
d. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROCKS, TRASH, AND OTHER EXTRANEOUS MATTER.
e. LEGALLY DISPOSE OF WASTE MATERIAL INCLUDING GRASS, VEGETATION, AND TURF. OFF OWNERS PROPERTY.
4. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH SLOPE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
a. UNCHANGED PREPARED AREA BEFORE PLANTING IS DRY, WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
b. BEFORE PLANTING, OBTAIN DESIGN PROFESSIONAL'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
c. DO NOT PLANT, MIXED SEEDS, OR WHEN SOIL IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55°F AND 95°F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.

1. TOPSOIL REQUIREMENTS: LASTER D 5568, PH RANGE OF 5.5 TO 7.0, FOUR PERCENT ORGANIC MATERIAL, MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: STRIPS EXPOSING TOPSOIL FROM AROUND THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FRESH, FERTILE, NATURAL, LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMP, BRICK, DEBRIS, TWIGS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATERIAL LARGER THAN 2 INCHES IN ANY DIMENSION AND OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO 1/4 INCH.
3. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCIES FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE PROTECTED FROM EROSION AND EXPOSURE TO WEATHER. TOPSOIL SHALL BE STORED TO THE END TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
4. TOPSOIL IN AN AREA NOT REQUIRED TO OBTAIN THICKNESS AS SCHEDULED, PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
5. COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
 - A. LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
 - B. PLANTER BEDS: 18 INCHES MINIMUM
6. FINE GRAVEL: TOPSOIL TO GROWTH - EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINE GRAVEL OF TOPSOIL SHALL BE 2' BELOW FINISH GRADE OF PAVEMENT AREAS FOR SOO AND 1' FOR SEED BEDS.
7. GRAVEL: TOPSOIL TO GROWTH - EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE WITH EROSION AND SEDIMENT CONTROL, PLAN, ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK OR MATERIALS. GRASS SHALL BE PLANTED TO PROTECT ALL STOCKPILED FILL MATERIAL TO DESIGN PROFESSIONAL AND OWNER FOR APPROVED PRIOR TO ANY EARTHWORK OPERATIONS.

3. 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 AND IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
4. PLANTER BEDS AND LAWN AREAS SHALL HAVE TO HAVE SEPARATE HYDRO-ZONES
5. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISE HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
6. 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.
7. ELECTRONIC WATER DISTRIBUTION/ THING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROL 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 VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
8. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
10. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, DRIVEWAYS, SIDEWALKS, AND ETC.)
11. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH DESIGN PROFESSIONAL.

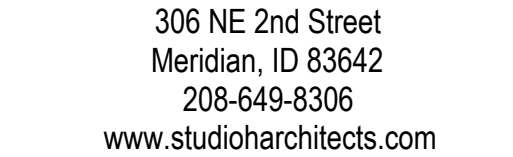


0 10 20 30 feet

1" = 10'

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" = 10'



STAMP:



CONSULTANT:



7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

REVISIONS

[illegible]

OWNER

8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS

216 43RD STREET

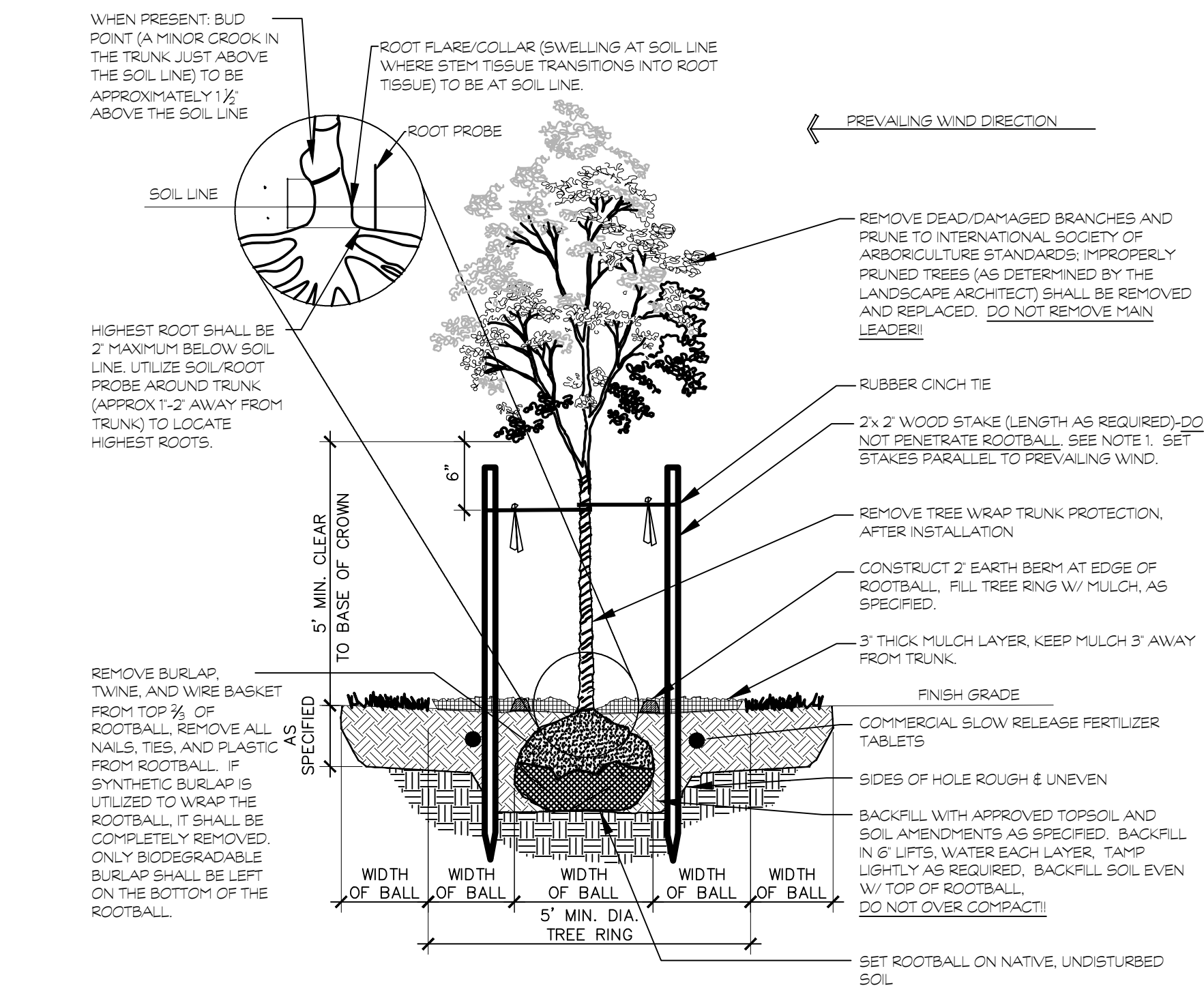
GARDEN CITY, ID 83714

SHEET NAME

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

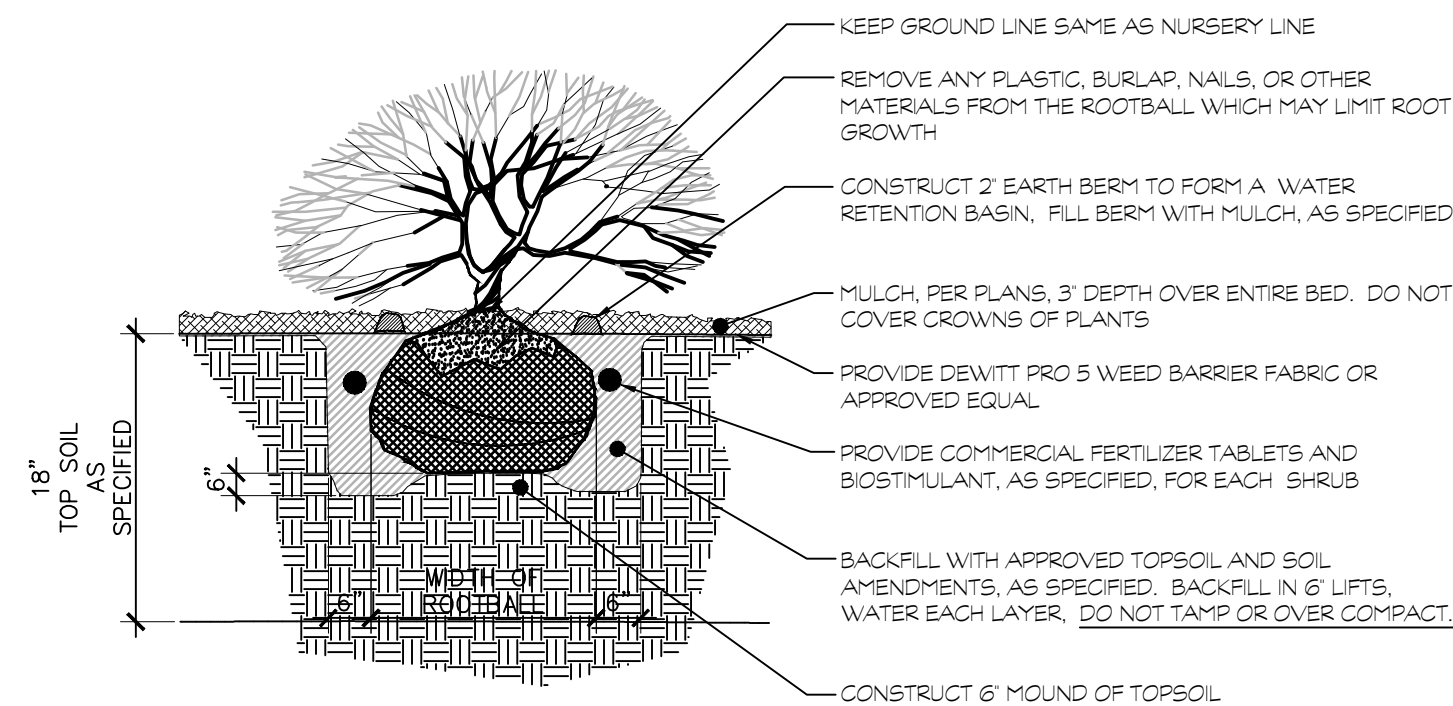
L1.0



1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
2. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL. WRAP RUBBER CONCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
3. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
4. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS. CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

1 TREE PLANTING DOUBLE STAKE

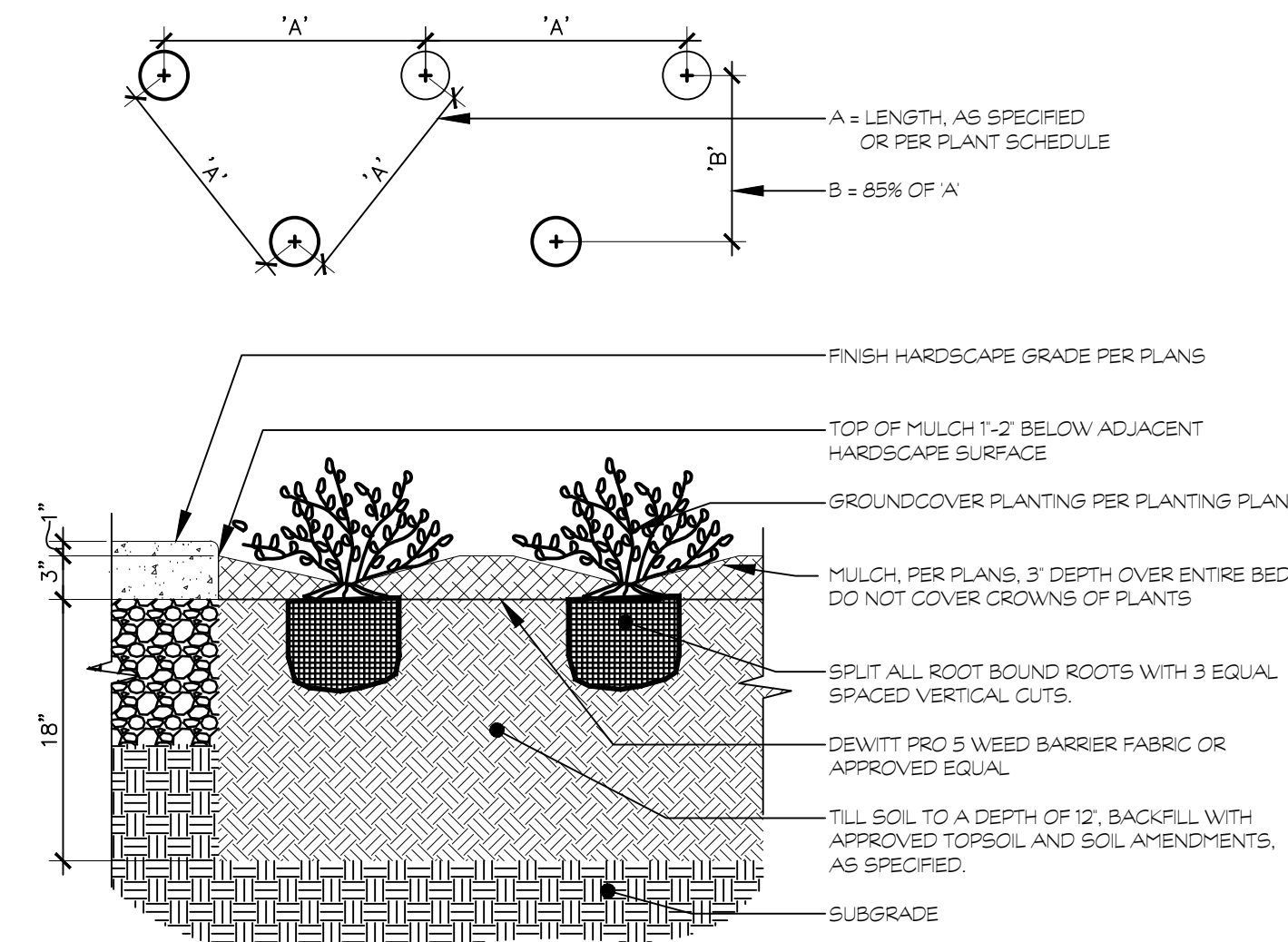
N.T.S.



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

2 SHRUB PLANTING

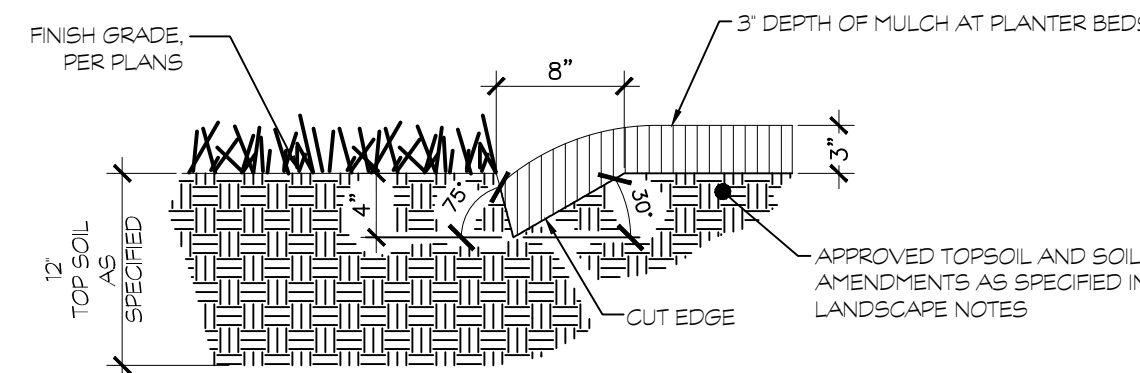
N.T.S.



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

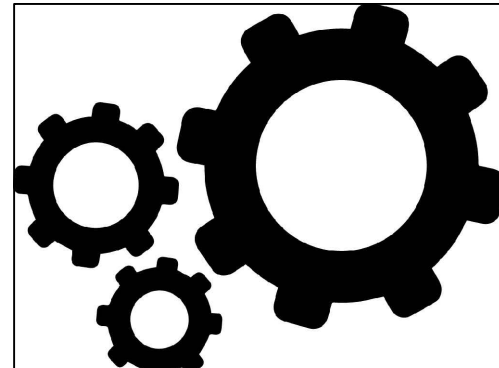
3 PERENNIAL, GROUND COVER, AND ORNAMENTAL GRASS PLANTING

N.T.S.



4 CUT EDGE AT PLANTER

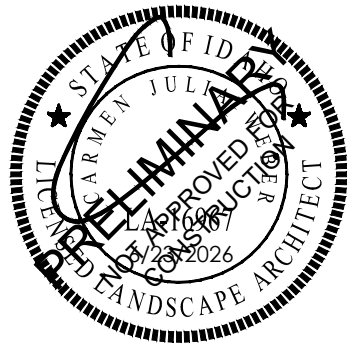
N.T.S.



Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

306 NE 2nd Street
Meridian, ID 83642
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STAMP:



CONSULTANT:

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ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Meridian, ID | Fergus, ND | Williston, ND | Boise, ID

REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
LANDSCAPE DETAILS

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

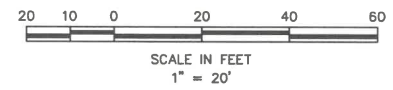
SHEET

L1.1



PRELIMINARY PLAT OF SIBERIAN ELM SUBDIVISION

A PORTION OF LOT 12 OF BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION
LYING N THE SW 1/4 OF SW 1/4 OF SECTION 32, T.4N., R.2E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO
2026



LEGEND	
--- BOUNDARY LINE	⊙ SEWER MANHOLE
--- CENTER LINE	⊙ CLEAN OUT
--- EASEMENT LINE	⊙ POWER POLE
--- ORIGINAL LOT LINE	⊙ POWER METER
--- TIE LINE	⊙ WATER METER
--- EXISTING FENCE LINE	⊙ FIRE HYDRANT
--- SANITARY SEWER LINE	⊙ WATER VALVE
--- WATER LINE	⊙ TELEPHONE RISER
--- OVERHEAD POWER LINE	⊙ DRAINAGE GRATE
--- EDGE OF PAVEMENT	⊙ MAIL BOX
--- UNDERGROUND GAS LINE	⊙ GAS METER
--- VERTICAL CURB, GUTTER & SIDEWALK	⊙ AIR CONDITIONER UNIT
--- EXISTING BUILDING	⊙ BOLLARD
--- ASPHALTIC PAVEMENT	⊙ CONIFEROUS TREE
--- CONCRETE	⊙ DECIDUOUS TREE
⊙ FOUND BRASS CAP	① LOT NUMBER
⊙ FOUND 5/8" IRON PIN	
⊙ FOUND 1/2" IRON PIN	
⊙ FOUND ALUMINUM CAP	
⊙ CALCULATED POINT, NOT SET	
⊙ SET 5/8"x30" IRON PIN W/ CAP	

LEGEND - PROPOSED	
--- PROPOSED SANITARY SEWER LINE	
--- PROPOSED WATER LINE	
⊙ PROPOSED WATER METER	
⊙ PROPOSED HYDRANT	
⊙ PROPOSED MONITORING WELL	
⊙ PROPOSED SEWER CLEANOUT	

OWNER:
8715 LAKE VIEW LLC
6029 W. ECHANOVE DRIVE
BOISE, IDAHO 83714
PH.:

DEVELOPER:
STUDIO H ARCHITECTS
1335 N. MAIN ST.
MERIDIAN, IDAHO 83642
PH.: 208-649-8306

ACREAGE: 0.160 ACRES

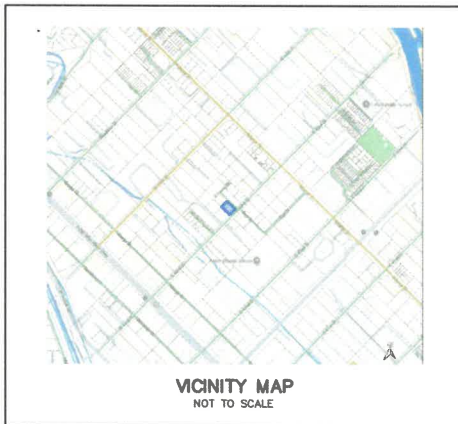
ZONING: R-3
BUILDING SETBACKS:
FRONT = 5'/20'
REAR = 15'
SIDE INTERIOR = 0'/5'
SIDE W/ STREET = 5'
MINIMUM LOT SIZE: N/A

IRRIGATION DISTRICT: THURMAN MILL DITCH CO. LTD.
AND FAIRVIEW ACRES WATER USERS ASSOC INC
DRAINAGE DISTRICT: N/A
SEWAGE DISPOSAL: GARDEN CITY
WATER SUPPLY: GARDEN CITY
FLOOD ZONE: X (FEMA MAP NUMBER 16001C0188 J)

- NOTES:**
1. ALL STORM DRAINAGE TO BE RETAINED ON SITE.
 2. STREET IMPROVEMENTS TO BE BUILT TO A.C.H.D. STANDARDS.
 3. THIS SUBDIVISION IS LOCATED WITHIN FEMA ZONE X (SHADED), AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND THE BOISE RIVER FLOODPLAIN AS DEFINED BY GARDEN CITY CODE. FIS BASE FLOOD ELEVATION 2652.
 4. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY LOTS.
 5. BUILDING SETBACKS ARE FROM GARDEN CITY CODE 8-2B-3 FOR ZONE R-3.
 6. EXISTING BUILDINGS, TREES, CONCRETE, AND FENCES TO BE DEMOLISHED.
 7. POWER LINES ON-SITE TO BE RELOCATED.

PRELIMINARY
6/22/2026

NOTE
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. 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 ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.



ACKERMAN
ESTVOLD

7655 W Riverside Dr - Garden City, ID 83714
208.655.5130
www.ackermanestvold.com
IDaho State Board of Professional Land Surveyors License #18350

PRELIMINARY PLAT OF
SIBERIAN ELM SUBDIVISION

A PORTION OF LOT 12 OF BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION NO. 1, LYING IN SECTION 32, T.4N., R.2E., B.M., GARDEN CITY, IDAHO

DATE: JUNE, 2026

PROJECT NO.: R26013

SCALE: 1" = 20'

CHECK: SEK

DRAFT: SEK

DESIGN:

PROFESSIONAL LAND SURVEYOR
LICENSED
18350
ACKERMAN
ESTVOLD
ANTONIO M. COYI

DWG: R26013-PREL

CITY OF GARDEN CITY STANDARD NOTES (FEBRUARY 2025)

NOTES APPLICABLE TO ALL CONSTRUCTION

1.

COMPLIANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE IDEQ 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 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH IDEQ. IDEQ 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 IDEQ.
- 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 PROTECTION FROM 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 2023 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), 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 THE CHANGE. SAID CHANGE AND 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 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 ISPCW SECTION 405 AND ISPCW 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-479, SDR-35, 1-1/4" WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, 1-1/4" 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 ISPCW WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPCW DRAWINGS SD-601, SD-506, 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 ISPCW TYPE "A" OR "B" AND CONSTRUCTED AND MARKED PER ISPCW 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-OF-WAY 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 DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT ARE NOT CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERT-A-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 WATER PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPCW. 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 VIDEO TAPE 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 SHALL BE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE SHALL 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 NO. GC-W-100. 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 ISPCW 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 8655, 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 ISPCW 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 ISPCW 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 ISPCW. 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 OR 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 SYSTEMS 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 ACCESS POINTS 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.
39.

GARDEN CITY WILL NOT REPAIR PERMEABLE PAVER SURFACES OR THEIR BASE SECTIONS WHEN CITY INFRASTRUCTURE (WATER MAINS, WATER SERVICES, SEWER MAINS, AND SEWER MANHOLES) IS LOCATED BENEATH THEM. THE CITY WILL MAINTAIN THE WATER/SEWER FACILITIES NOTED, BUT WILL NOT REPAIR THE STORM DRAIN FACILITIES ABOVE THEM. SAID REPAIR IS THE RESPONSIBILITY OF THE PRIVATE PARTY OWNING/OPERATING/MAINTAINING THE STORM DRAIN FACILITIES.
40.

SANITARY SEWER SERVICES FROM THE CONNECTION TO THE MAINLINE TO THE POINT OF USE WILL BE PRIVATE UNDER PERMEABLE PAVERS. OWNERSHIP AND REPAIR OF SAID PRIVATE SERVICES WILL BE THE RESPONSIBILITY OF THE PRIVATE PARTY OWNING, OPERATING, AND MAINTAINING THE STORM DRAIN FACILITIES.
41.

PERMEABLE PAVER OWNERSHIP/MAINTENANCE RESPONSIBILITIES SHALL BE STATED IN AN APPROPRIATE DOCUMENT (I.E., MAINTENANCE AGREEMENT, COVENANTS, CONDITIONS, AND RESTRICTIONS, FINAL PLAT).
42.

ALL WATER MAIN LINES UNDER AND WITHIN TEN (10) FEET OF PERMEABLE PAVERS SHALL BE DUCTILE IRON PIPE.

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 (ISPCW) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPCW 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 INSPECTION SERVICES, 208-387-6284. 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 ISPCW 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 ISPCW SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPCW.
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.
- 9C.

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: COLLECTOR, LOCAL, COMMERCIAL, AND LOCAL INDUSTRIAL. ROADWAYS SHALL BE SP-3, 0.50 INCH (2") MIX, PG 64-28 THREE (3") INCHES THICK, AS A MINIMUM WITH 4 INCHES OF ¾" BASE AND 20 INCHES OF 6" MINUS PIT RUN. PRINCIPAL ARTERIAL ROADWAYS SHALL BE SP-3, 0.50 INCH (2") MIX, PG 64-28 FIVE (5") INCHES OF ASPHALT, AS A MINIMUM WITH 4 INCHES OF ¾" MINUS CRUSHED AGGREGATE, AND 25 INCHES OF 6" MINUS PIT RUN. USE WHICHEVER PAVEMENT SECTION IS GREATER. 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.
10.

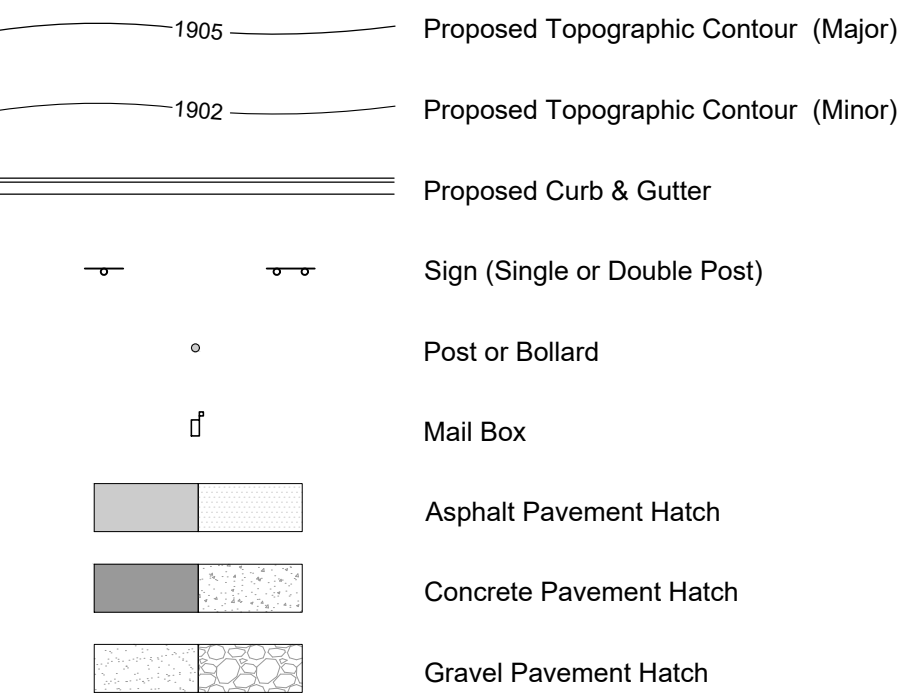
ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
1) ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET 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 ISPCW SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPCW 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 TOPOGRAPHY FEATURES



GENERAL NOTES:

1.

ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, ACHD STANDARDS AND THE CITY OF GARDEN CITY STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), 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 GARDEN CITY 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 GARDEN CITY, 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 ISPCW, ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SITED 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.

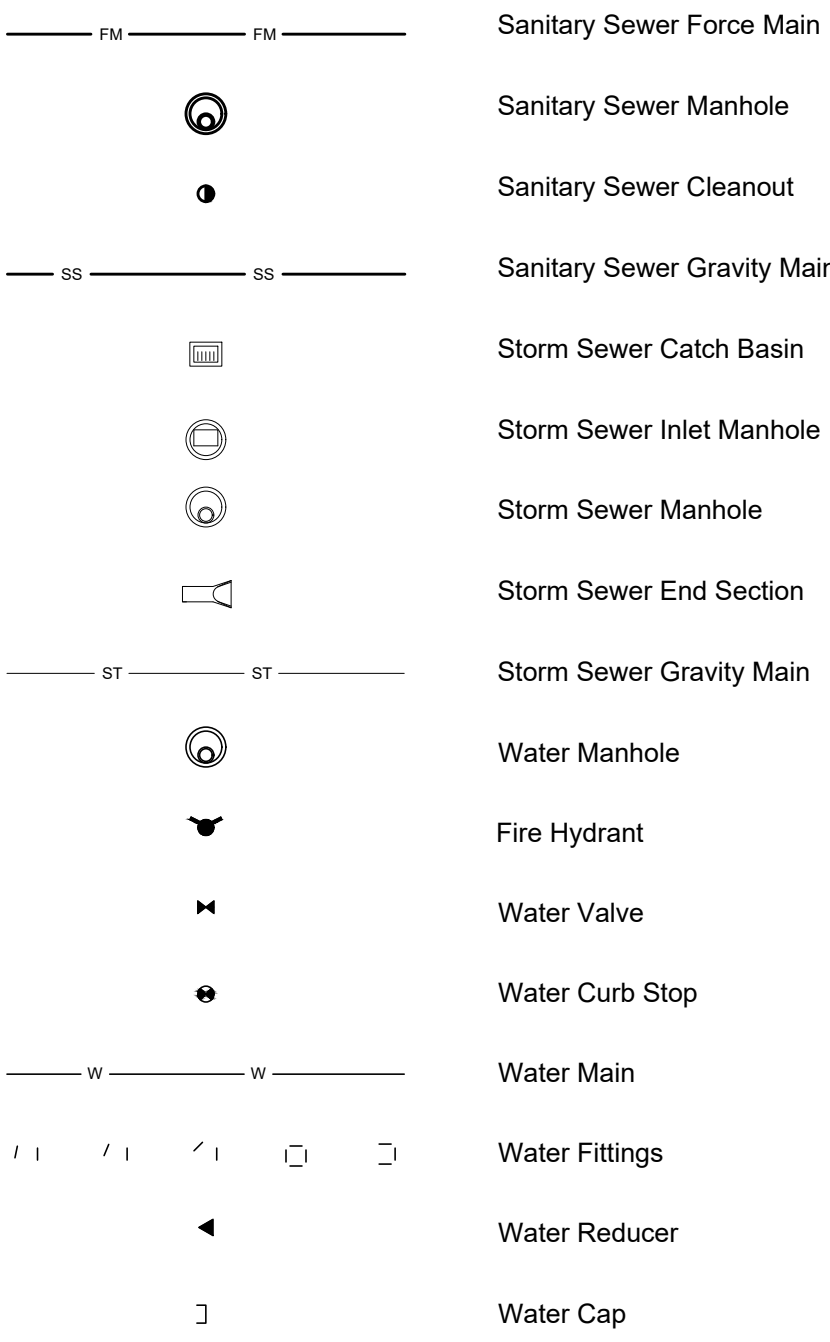
THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
20.

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.

PROPOSED UTILITIES



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 ISPCW. 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.

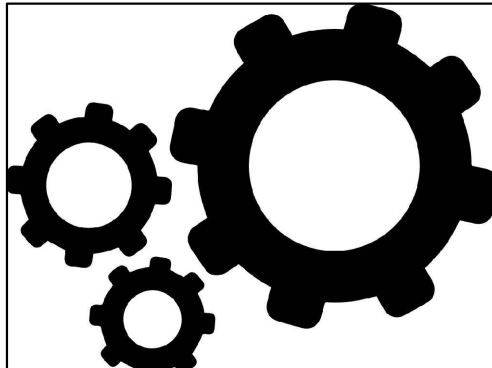
CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC DATE DECEMBER 29, 2023 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

GENERAL ABBREVIATIONS

ARV	A	-Air Release Valve	NTS	N	-Not To Scale
ASME		-American Society Of Mechanical Engineers			
ASTM		-American Society Of Testing Materials		O	-On Center
AVAR		-Air Vacuum And Air Release			-Outside Diameter
	B	-Backflow Preventer	OC		
	BLDG	-Building	OD		
			PV	P	-Pavement
			PSI		-Pounds Per Square Inch
			PVC		-Polyvinyl Chloride
	C	-Catch Basin	QTY	Q	-Quantity
	CF	-Cubic Foot			
	CFS	-Cubic Feet Per Second			
	CI	-Cast Iron			
	CJ	-Construction Joint		R	-Rebar
		-Control Joint	RBR		-Reinforced Concrete Pipe
	CL	-Centerline	RCP		-Restrained Joint
	CLR	-Clear	RJ		
	CMP	-Corrugated Metal Pipe		S	-Slope
	CO	-Cleanout		SF	-Square Feet
	CNC	-Concrete		SS	-Sanitary Sewer
	CU	-Cubic		SSMH	-Sanitary Sewer Manhole
	CY	-Cubic Yard		SD	-Storm Sewer
				STA	-Station
	DTL	-Detail		STD	-Standard
	DI	-Ductile Iron		SDMH	-Storm Sewer Manhole
	DIA	-Diameter			
	DIM	-Dimension		T	-Top Back Curb
	DIP	-Ductile Iron Pipe		TBC	-Top Of Concrete
	DR	-Drain		TOG	-Top Of Grout
	DWG	-Drawing		TOW	-Top Of Wall
				TYP	-Typical
	E	-Existing		U	-U Post
	EX	-Elevation		UV	-Ultra Violet
	EL	-Edge Of Pavement			
	EJ	-Expansion Joint		V	-Vertical
			VERT		-Vitrified Clay Pipe
			VCP		
	G	-Gallon		W	-Water
	GPM	-Gallons Per Minute		W	-With
	GV	-Gate Valve		W/O	-Without
			WS		-Water Surface
			WSP		-Welded Steel Pipe
	HP	-Horsepower		X	-Chisel 'X'
	HWL	-High Water Level			
			X		
	ID	-Inside Diameter		Y	-Yard
	Inch	-Inch		YD	-Year
	INV	-Invert Elevation			
	IP	-Iron Pin		YR	
				Z	-Zoning
	J	-Joint		ZON	
	M	-Meter			
	MGD	-Million Gallons Per Day			
	MH	-Manhole			
	MISC	-Miscellaneous			
	MJ	-Mechanical Joint			

NOTE:

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

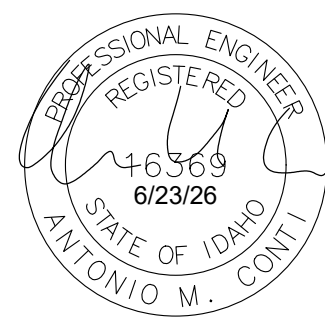


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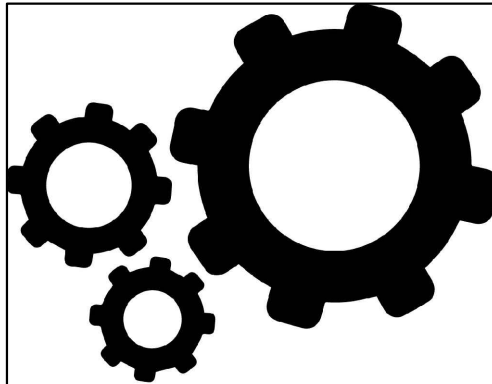
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REVISONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

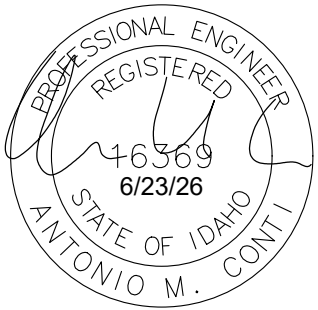
PROJECT
SIBERIAN ELM SUBDIVISION



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REVISIONS

No.	Description	Date

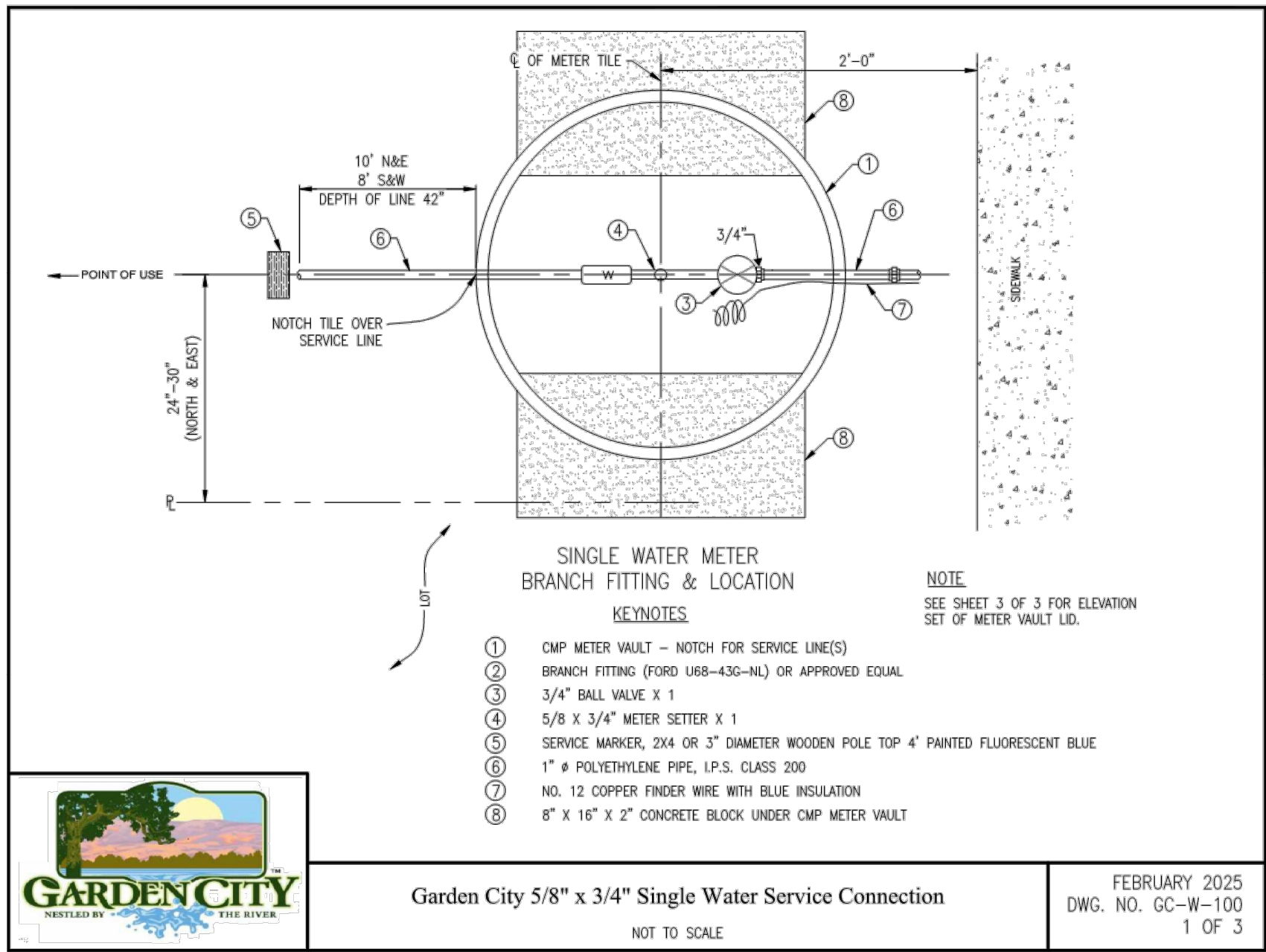
OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
DETAILS

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

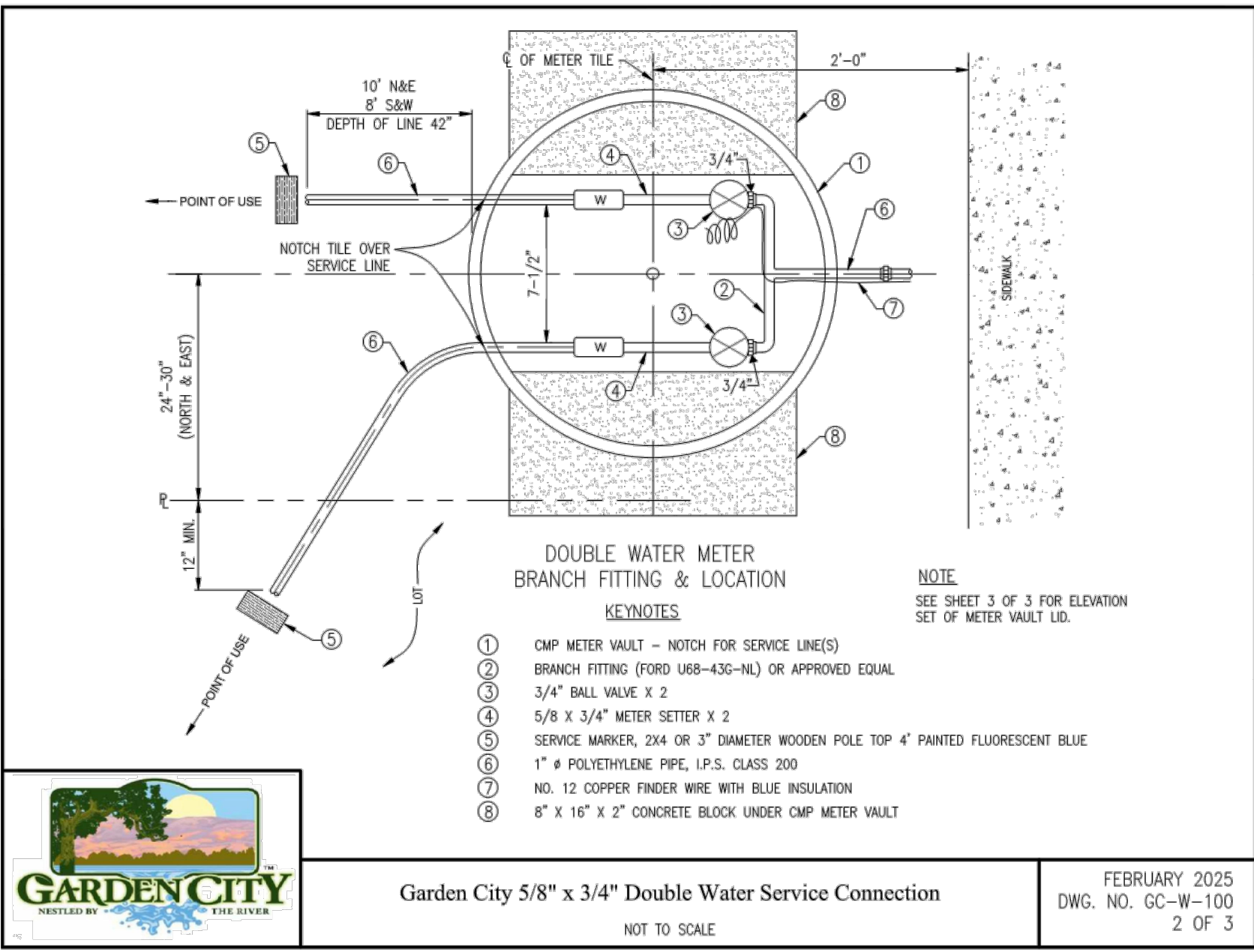
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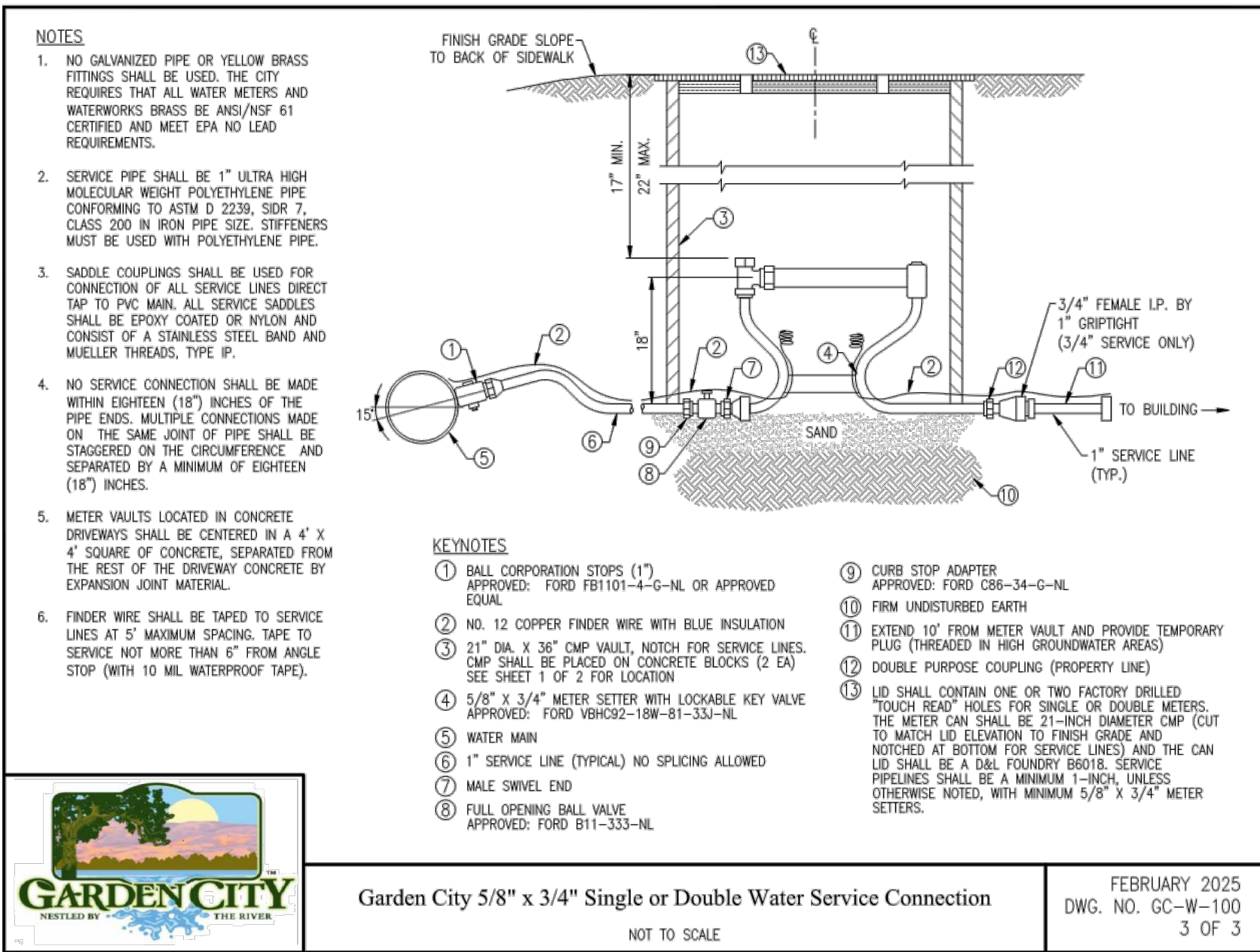
13 | Page - Our Second Century of Engineering Excellence | Established 1921



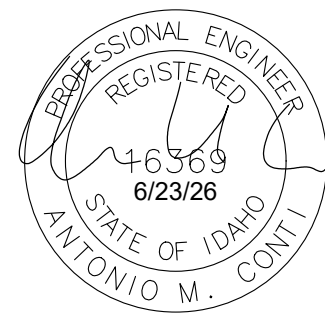
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REVISIONS

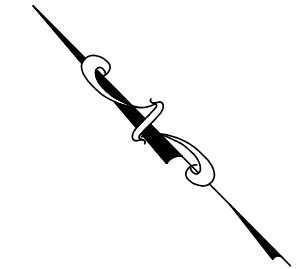
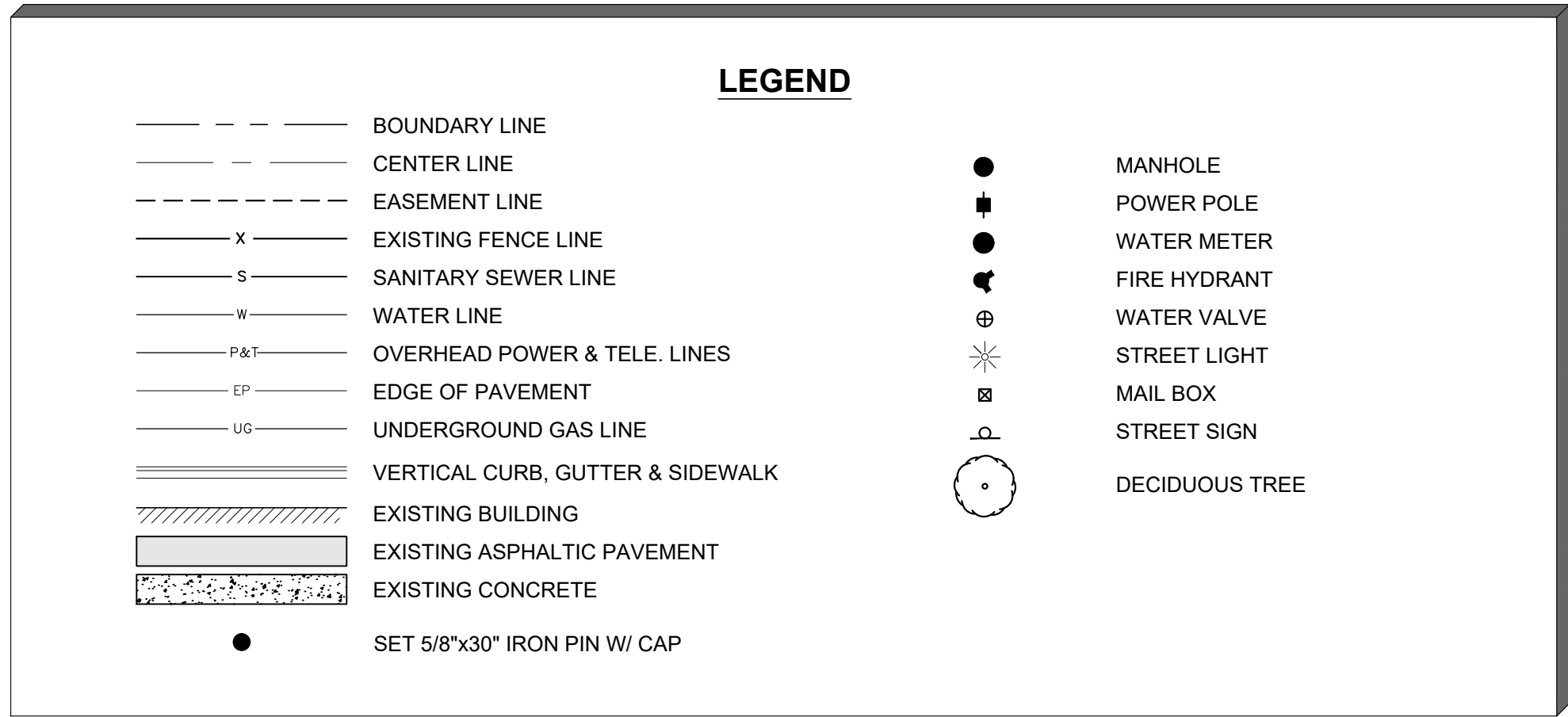
No.	Description	Date

OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
EXISTING CONDITIONS

PROJECT NUMBER R26013
SHEET ISSUE DATE 06/23/26
SUBMITTAL P&Z

SHEET

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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" = 10'

GENERAL NOTES

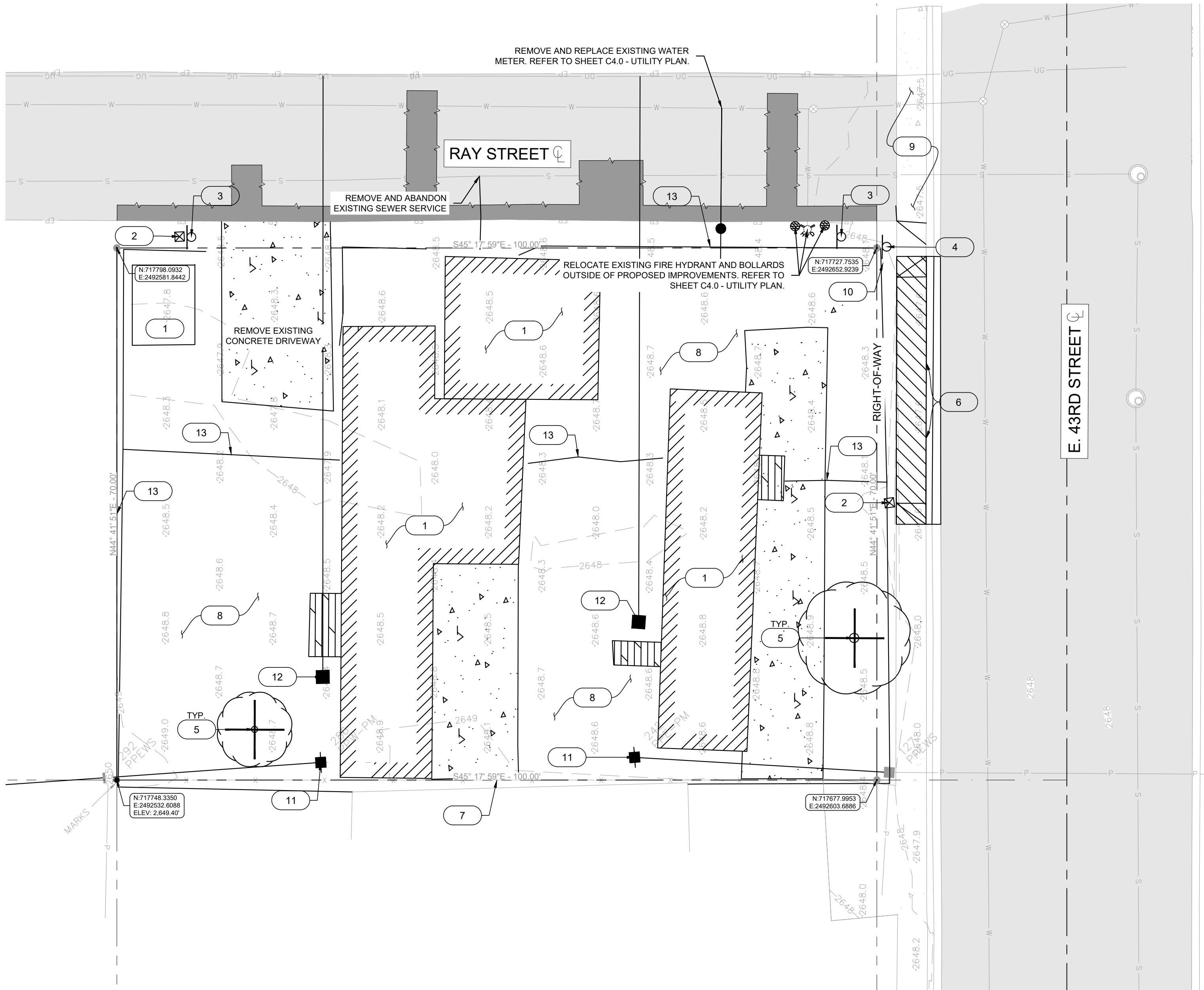
- ALL UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN. UPON COMPLETION OF CONSTRUCTION, ACCESS TO THE FOLLOWING STRUCTURES SHALL NOT BE HINDERED.
- ACKERMAN-ESTVOLD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
- ALL UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED UPON LOCATE MARKS AND PHYSICAL ABOVE GROUND FEATURES SUCH AS VALVES, BOXES, MANHOLES, ETC. ACTUAL LOCATIONS MAY VARY. CALL IDAHO DIGLINE AT 811 OR 1-800-342-1585 PRIOR TO ANY EXCAVATION OR DIGGING ACTIVITIES.
- THIS TOPOGRAPHIC SURVEY DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY AND THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY AND ALL OTHER ENCUMBRANCES OF RECORD OR IMPLIED.
- ACCESS TO THE EXISTING HOUSES ALONG RAY STREET MUST BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. IF TEMPORARY RESTRICTIONS ARE UNAVOIDABLE, ADVANCE NOTICE MUST BE PROVIDED TO RESIDENTS, AND ALTERNATIVE ACCESS ROUTES SHOULD BE CLEARLY MARKED AND MADE AVAILABLE.
- THE PARCEL IS WITHIN FEMA FLOOD ZONE X, AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND THE BOISE RIVER FLOODPLAIN AS DEFINED BY GARDEN CITY CODE WITH BASE FLOOD ELEVATION OF 2,652.00 PER FIS.
- COORDINATE WITH ACHD INSPECTION ON ANY RELOCATION OF STREET SIGNS IF NECESSARY DUE TO PROPOSED IMPROVEMENTS.

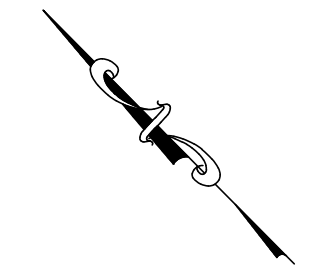
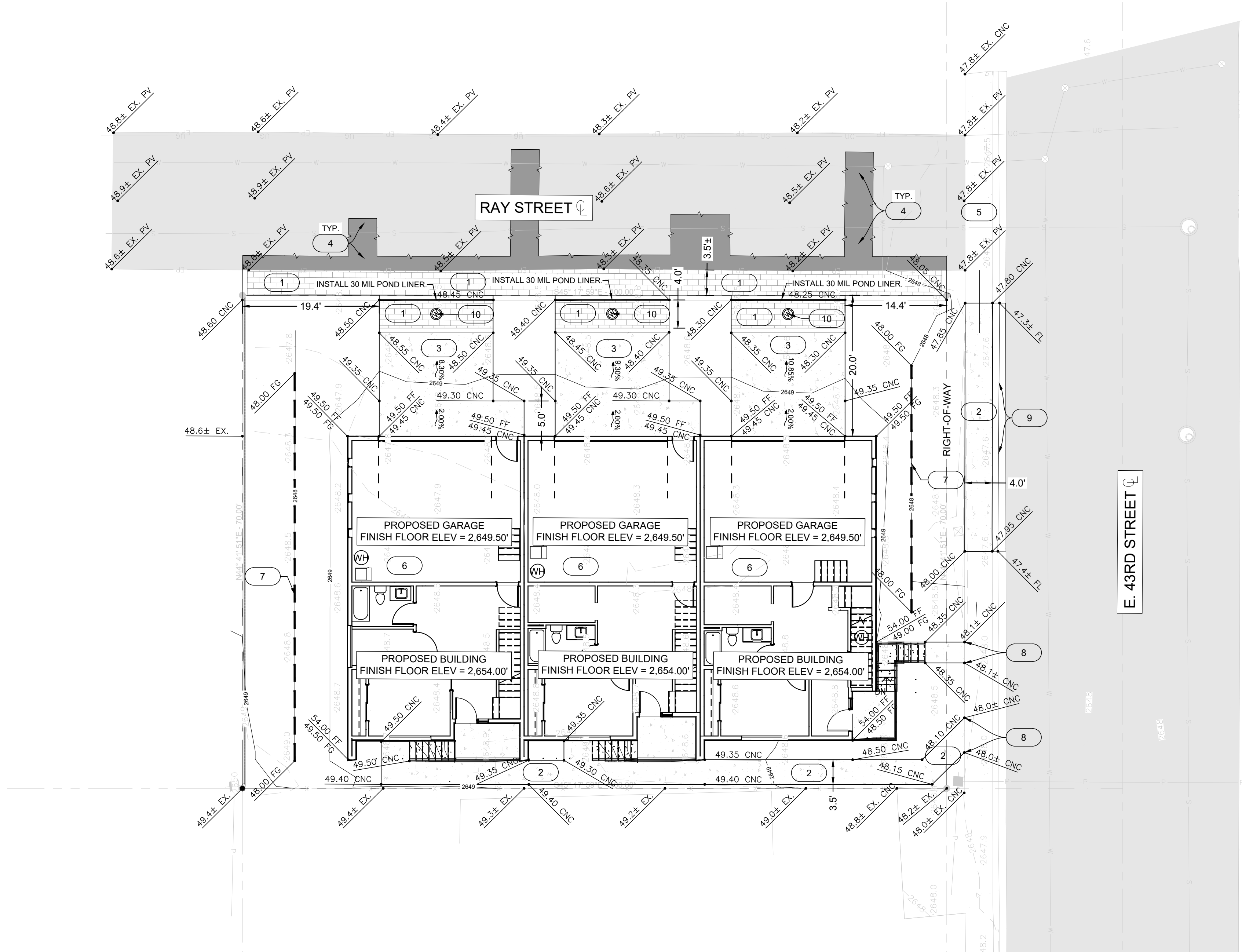
PROJECT DATUM

1) NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

DEMOLITION PLAN KEY NOTES

- REMOVE / DEMO EXISTING STRUCTURE AND ASSOCIATED CONCRETE STEPS.
- REMOVE EXISTING MAILBOX.
- REMOVE, REPLACE (AS NEEDED), AND RELOCATE EXISTING "NO PARKING ANY TIME" (MUTCD R7-1) STREET SIGN.
- RETAIN AND PROTECT EXISTING STREET NAME SIGN (D3-1) WITH "NO OUTLET" (W14-2) SIGN.
- REMOVE EXISTING TREES ON-SITE. REFER TO LANDSCAPE PLANS FOR REPLACEMENT / MITIGATION.
- SAWCUT AND REMOVE EXISTING DRIVEWAY APPROACH TO THE NEAREST EXPANSION JOINT.
- RETAIN AND PROTECT EXISTING FENCELINE ALONG PERIMETER OF PROPERTY. ANY DAMAGED FENCELINE DURING CONSTRUCTION SHALL BE REPLACED WITH CODE COMPLIANT FENCING MATERIAL PER THE CITY OF GARDEN CITY.
- CLEARING AND GRUBBING SHALL BE COMPLETED IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO SURROUNDING VEGETATION AND SOIL NOT DESIGNATED FOR REMOVAL. GRUBBED AREAS SHALL BE PROPERLY GRADED AND STABILIZED TO PREVENT EROSION UNTIL FURTHER CONSTRUCTION ACTIVITIES COMMENCE.
- RETAIN AND PROTECT WHERE POSSIBLE THE EXISTING DRIVEWAY APPROACH AND 5.0' SIDEWALK ALONG 43RD STREET FOR CONTINUED ACCESS TO THE SITE.
- RETAIN AND PROTECT EXISTING STREET LIGHT ALONG 43RD STREET. COORDINATE WITH IDAHO POWER IF RELOCATION IS NECESSARY.
- REMOVE EXISTING POWER POLE / POWER LINE ON-SITE. COORDINATE WITH IDAHO POWER ON REMOVAL.
- REMOVE EXISTING UNDERGROUND GAS LINE AND METER SERVING THE EXISTING STRUCTURE. COORDINATE WITH INTERMOUNTAIN GAS TO ABANDON THE EXISTING SERVICES AND TO INSTALL/RECONNECT GAS SERVICE TO THE PROPOSED BUILDINGS.
- REMOVE EXISTING FENCELINE ON-SITE.





5 2.5 0 5 10

Graphic Scale:

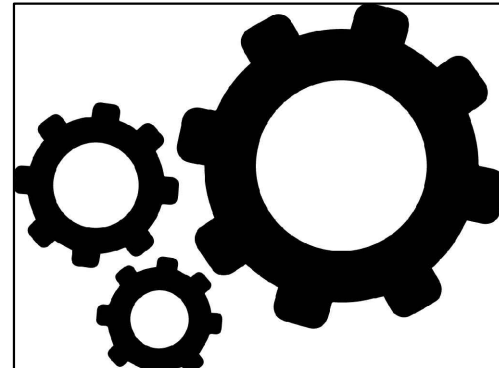
Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".
Scale: 1" = 10'

GENERAL NOTES

1. ALL ACCESSIBLE PATHS OF TRAVEL SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% AND A LONGITUDINAL SLOPE LESS THAN 5%.

GRADING PLAN KEY NOTES

1. INSTALL PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) PER TYPICAL SECTION BELOW. REFER TO THE CITY OF BOISE 2018 STORMWATER DESIGN MANUAL, SECTION 3.2.G FOR MORE INFORMATION.
2. CONSTRUCT CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING SD-709. SEE PLAN FOR WIDTH DIMENSIONS.
3. CONSTRUCT RIGID CONCRETE PAVEMENT SECTION PER DETAIL ON PLAN SHEET. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
4. SAWCUT TO BE A MIN. OF 24" INTO EXISTING PAVEMENT AND CONSTRUCT STREET REPAIR PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWINGS SD-301, SD-303, AND SD-806.
5. MATCH AND TIE INTO EXISTING DRIVEWAY APPROACH. REPAIR ANY PORTION OF DRIVEWAY APPROACH PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING SD-710.
6. PROPOSED TOWNHOME BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.
7. CONSTRUCT A SHALLOW, LOW-LYING SWALE WITHIN THE PROPOSED LANDSCAPE. CONTRACTOR SHALL GRADE AWAY FROM THE PROPOSED BUILDING AND EXISTING SIDEWALK @ MAX. 3:1 SLOPE. REFER TO DETAIL BELOW FOR MORE INFORMATION.
8. MATCH AND TIE INTO EXISTING SIDEWALK ALONG 43RD STREET. DOWEL INTO EXISTING CONCRETE SIDEWALK. COORDINATE WITH ACHD INSPECTION.
9. CONSTRUCT 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL TO THE ISPPWC STANDARD DRAWING SD-701.
10. INSTALL 4" DIA. OBSERVATION WELL WITH TRAFFIC RATED LID AND CONCRETE COLLAR PER ISPPWC STANDARD DRAWING SD-627.

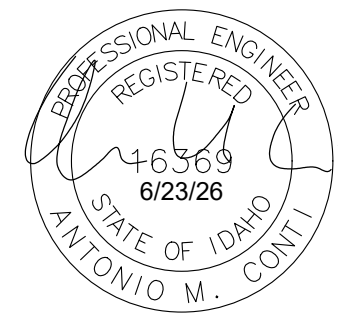


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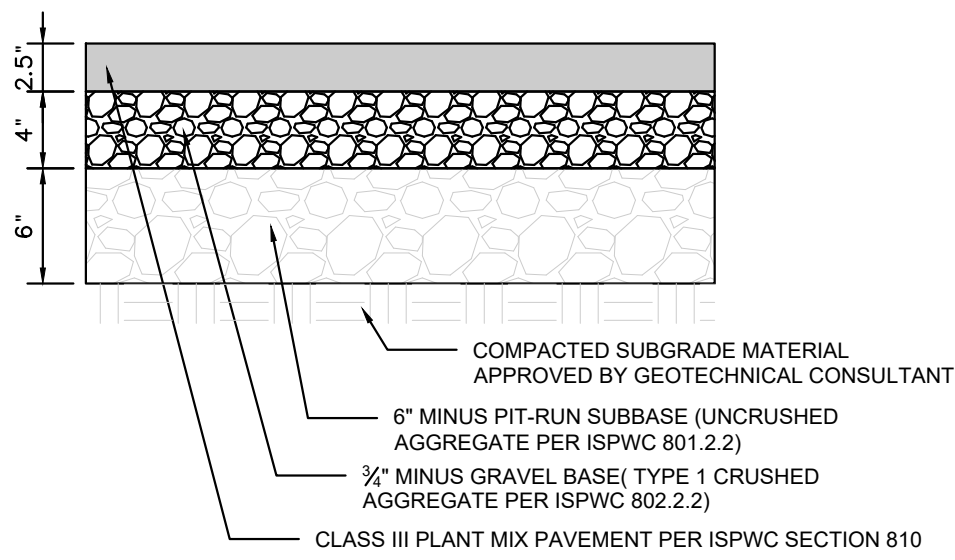
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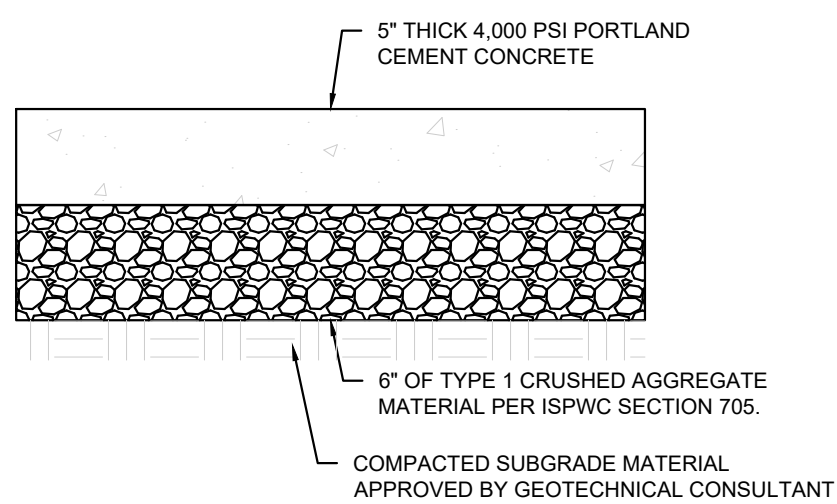
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ASPHALT PAVEMENT SECTION



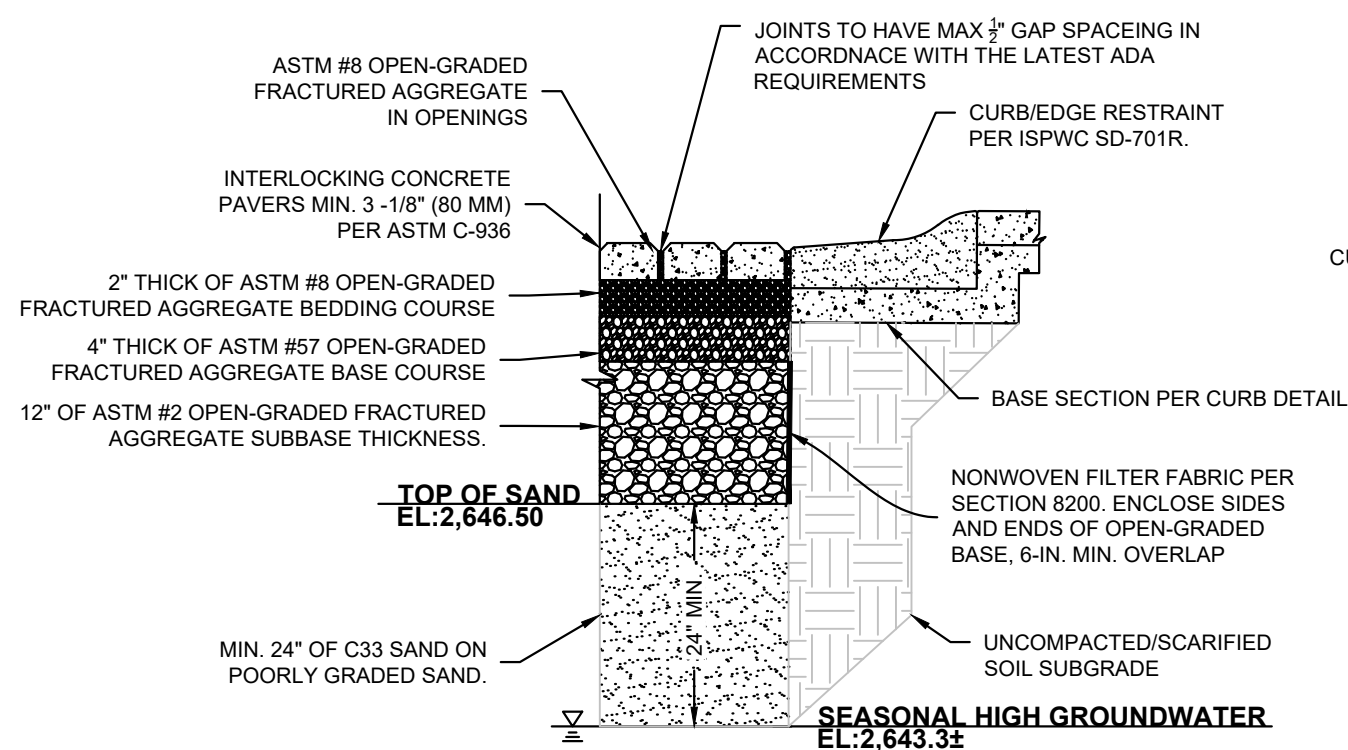
NOTES:

- GEOTECHNICAL CONSULTANT TO VERIFY SUBGRADE COMPETENCY AT TIME OF CONSTRUCTION

RIGID CONCRETE PAVEMENT SECTION

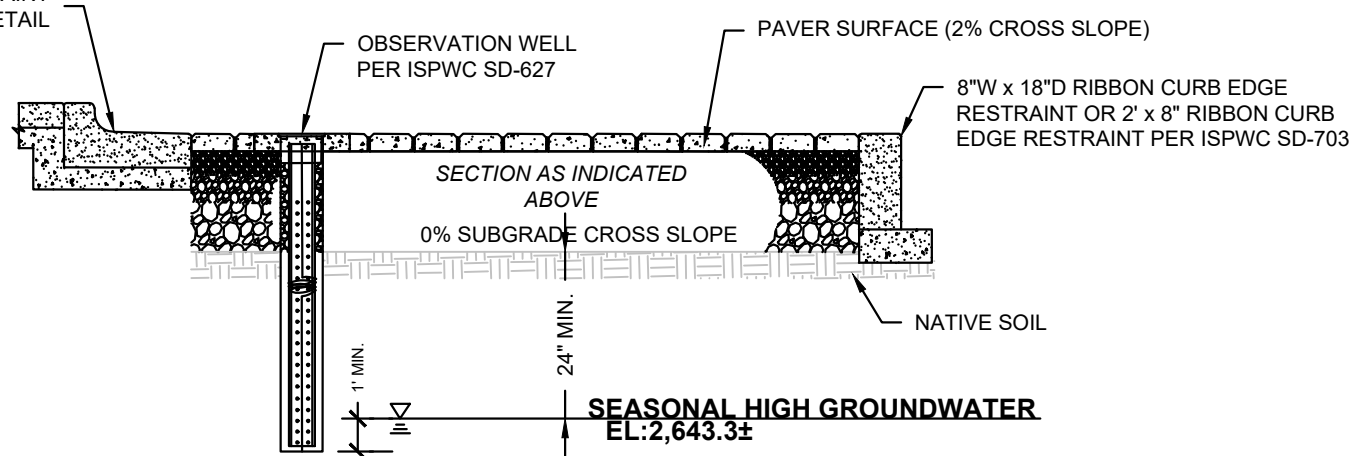
PAVING NOTES:

- CRUSHED AGGREGATE BASE COURSE SHALL MEET THE GRADING AND QUALITY REQUIREMENTS OF ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 703.04.
- IF FILL MATERIALS REMAIN AFTER OVER-EXCAVATION, THE EXPOSED SUBGRADE MUST BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
- SOILS CONTAINING ROOTS OR ORGANIC MATERIALS SHALL BE COMPLETELY REMOVED FROM THE PROPOSED PAVED AREAS PRIOR TO SUBGRADE CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER IF ALTERNATIVE PAVEMENT THICKNESS IS DESIRED DUE TO COST LIMITATIONS OR ANTICIPATED TRAFFIC INDEX. HOWEVER, THE THICKNESS OF PAVEMENT SHALL NOT BE LESS THAN 2" OF ASPHALT AND 9" OF BASE AS OUTLINED IN CALDWELL CITY CODE 10-02-05(3)G.
- VERTICAL CURB (NO GUTTER) SHALL BE 3,000 PSI PORTLAND CEMENT CONCRETE PER ISPPWC 703.
- SCORE CURB AT MAXIMUM INTERVAL OF 8'.



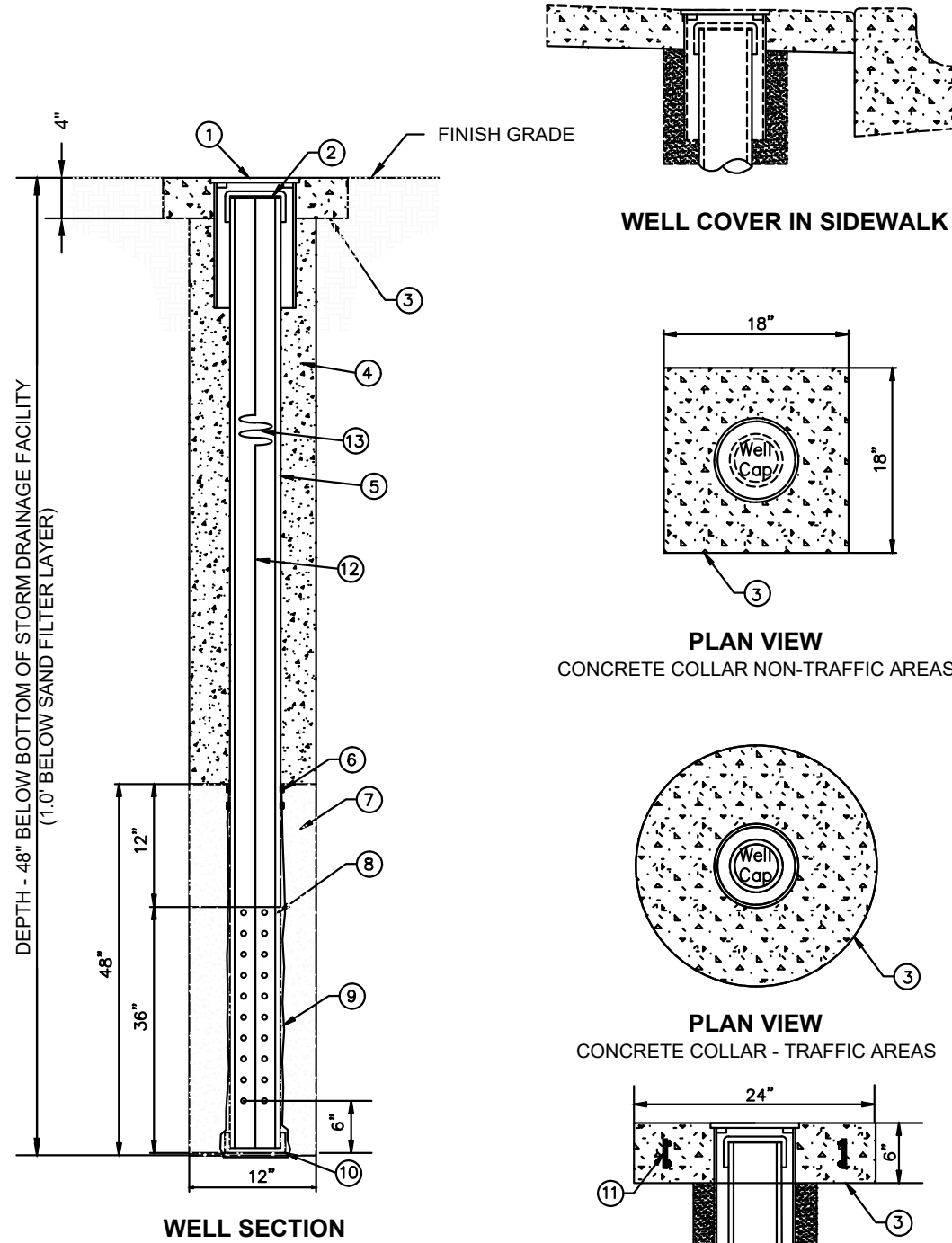
TYPICAL PAVERS SECTION

N.T.S.



TYPICAL STREET SECTION

N.T.S.



GROUND WATER OBSERVATION WELL

N.T.S.

OBSERVATION WELL NOTES:

1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER.
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAW THREADS, GASKETED.
3. CONCRETE (COLLAR), CLASS 3000 (ISPPWC SECTION 703)
4. 3/8" DIA. HOLES OR SLOTS CUT INTO PPE 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.

OWNER 8715 LAKE VIEW, LLC
PROJECT SIBERIAN ELM SUBDIVISION

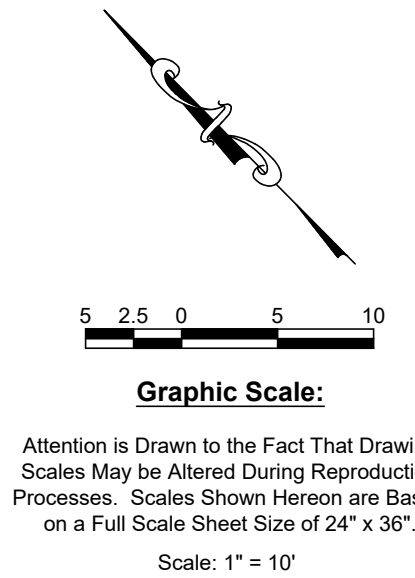
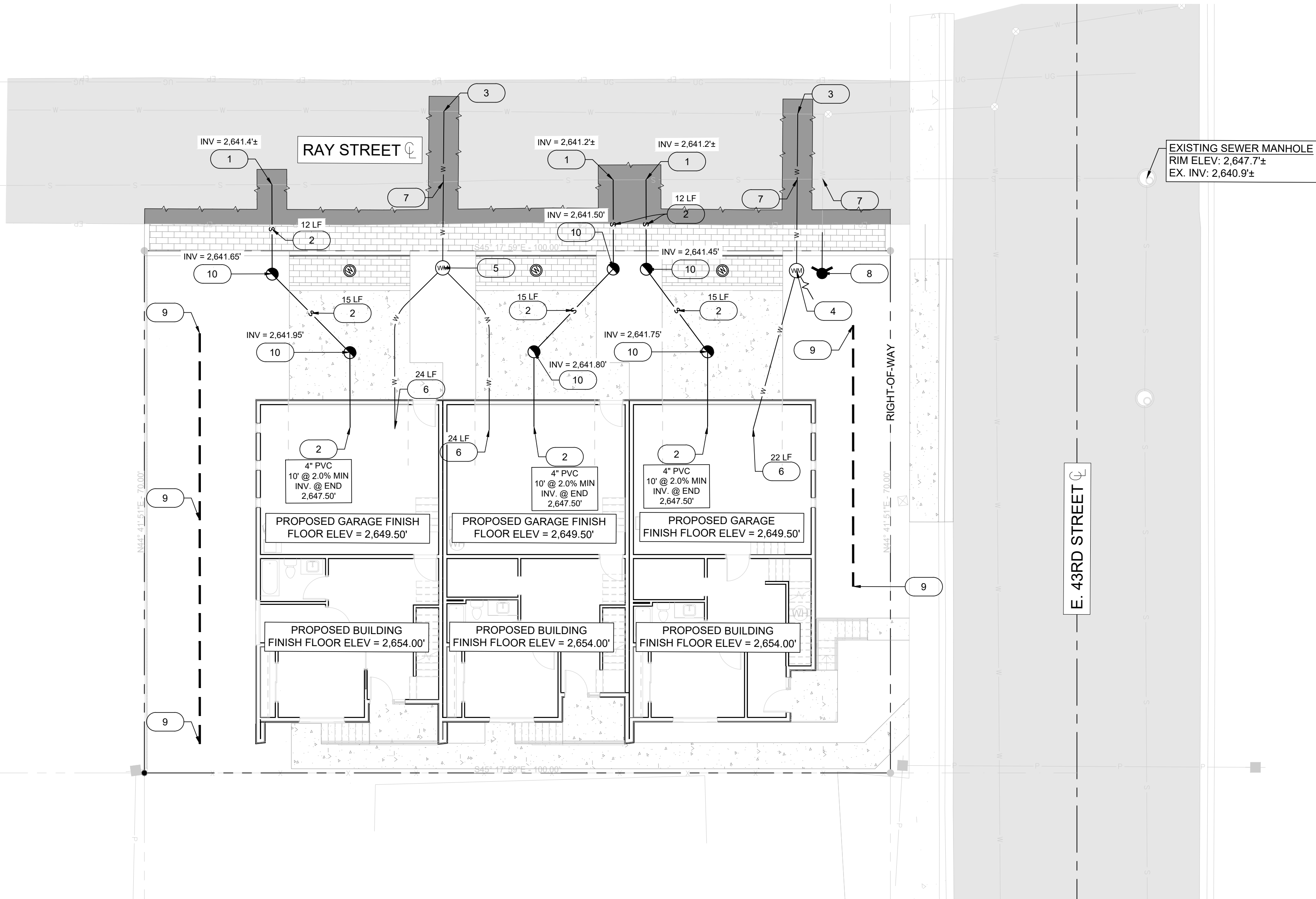
PROJECT ADDRESS 216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME GRADING PLAN

PROJECT NUMBER R26013
SHEET ISSUE DATE 06/23/26
SUBMITTAL P&Z

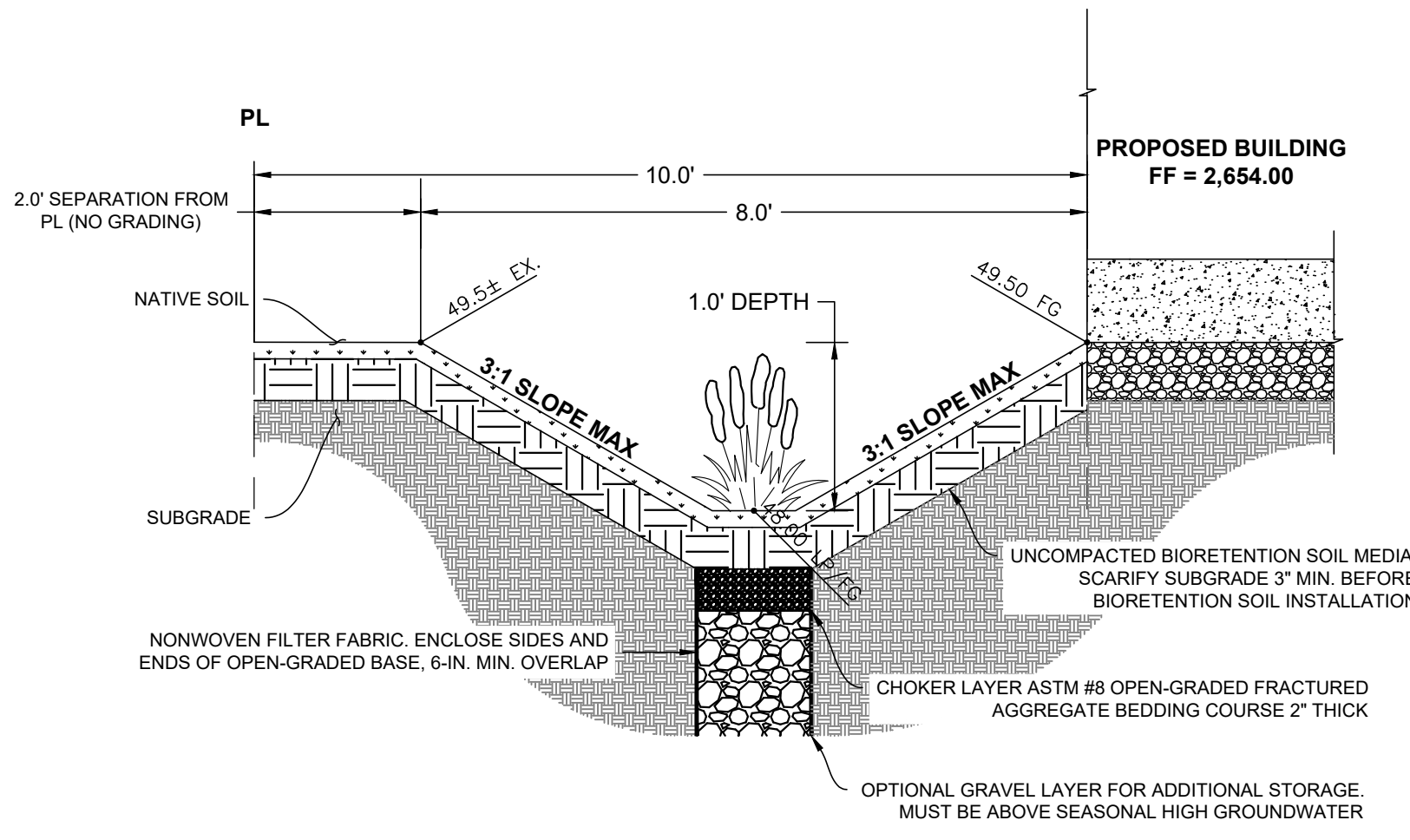
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- GENERAL NOTES**
1. THE CONTRACTOR SHALL CALL DIG LINE (800-342-1585) TO LOCATE ALL EXISTING UTILITIES AT LEAST THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION.
 2. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE ISPPWC AND GARDEN CITY SUPPLEMENTAL SPECIFICATIONS TO ISPPWC AND STANDARD DRAWINGS.
 3. CENTER OF METER BOX TO BE LOCATED 32 INCHES BEHIND THE BACK OF SIDEWALK.
 4. CONTACT GARDEN CITY PUBLIC WORKS 48 HOURS IN ADVANCE TO OBTAIN A SEWER TAP PERMIT AND SCHEDULE INSPECTION.
 5. THE USE OF SWALES MUST BE APPROVED BY THE CITY OF GARDEN CITY PRIOR TO DESIGN.
 6. SEE SPECIFICATIONS FOR BIORETENTION SOIL MEDIA (BSM).
 7. INFILTRATION RATE OF NATIVE SOILS AT SUBGRADE SHALL BE MIN. 8.0 IN./HR.
 8. VEGETATE SWALE WITH DROUGHT TOLERANT PLANT SPECIES, WASHED SOD, OR SANDY SOD.

- UTILITY NOTES**
1. CONNECT TO EXISTING SEWER MAIN ALONG RAY STREET PER ISPPWC STANDARD DRAWING SD-511. TYPE D. CONTRACTOR SHALL POTHOLE EXISTING SEWER MAIN TO VERIFY EXACT LOCATION, DEPTH, AND SIZE. CONTRACTOR SHALL NOTIFY THE CIVIL PROJECT ENGINEER IF ANY DISCREPANCIES EXIST BETWEEN THE FIELD AND PLANS.
 2. INSTALL 4\"/>



SHALLOW GRASSY DRAINAGE SWALE DETAIL
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No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT
SIBERIAN ELM SUBDIVISION

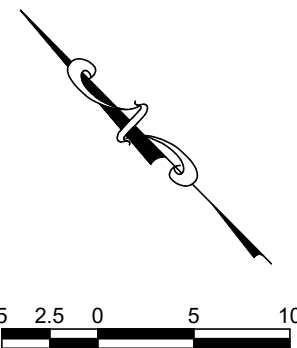
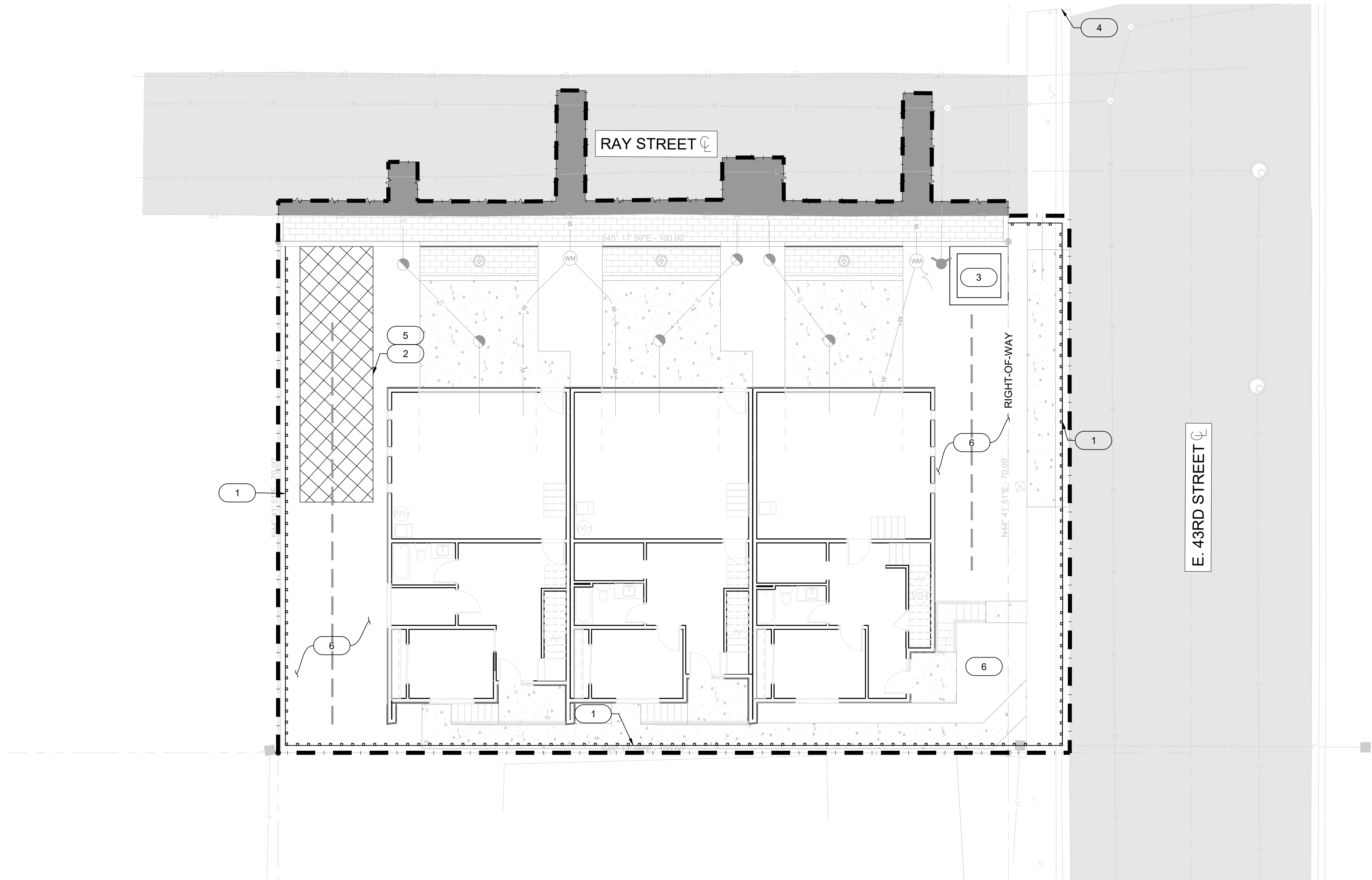
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714

SHEET NAME
UTILITY PLAN

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

C4.0



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" = 10'

EROSION CONTROL GENERAL NOTES

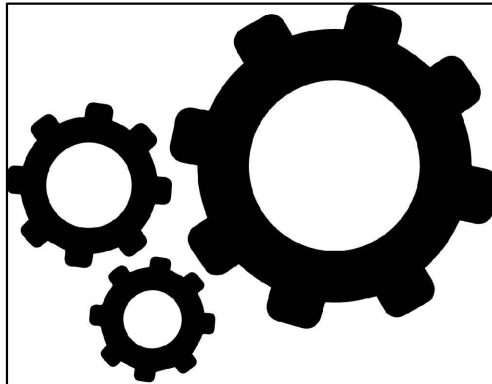
1. TEMPORARY SOIL STABILIZATION:
a. PLASTIC TARPS - COVER STOCKPILED SOILS WITH TARPS.
b. STRAW MULCH
2. PRESERVE EXISTING VEGETATION.
3. PROVIDE A STENCIL OR CITY APPROVED PLAQUE WHICH IDENTIFIES ALL DRAIN INLETS AS PART OF A STORM WATER SYSTEM WHICH SHALL NOT BE UTILIZED OR ALLOWED TO ACCEPT SANITARY SEWER OR ANY OTHER CONTAMINANT CONTRIBUTIONS.
4. A "DO NOT DUMP WASTE" MESSAGE SHOULD BE INCLUDED ON THE STENCIL/PLAQUE.
5. FIBER ROLLS AND SILT FENCE - SILT FENCE WILL BE CONSTRUCTED SO THAT THE BOTTOM OF THE FENCE IS BURIED AT LEAST 6-INCHES UNDER THE SOIL (DO NOT BACKFILL ADDITIONAL SOIL BEHIND AND/OR IN FRONT OF FENCE). STAKES SHOULD BE PLACED ON THE DOWNSIDE OF THE SLOPE OR FACING AWAY FROM THE SEDIMENT. OVERLAP STAKES WHERE ONE SECTION MEETS ANOTHER SECTION.
6. STORM DRAIN INLET PROTECTION - IN TURF AREAS, PROVIDE FILTER FABRIC FENCE INLET FILTER, IN PAVED AREAS PROVIDE DANDY BAG, DANDY CURB BAG, (WWW.DANDYPRODUCTS.COM) OR APPROVED EQUAL (FILTER FABRIC WILL NOT BE ACCEPTED. ALL DROP INLET INSERT SHALL BE INSTALLED UNDER GRATE AND SURROUNDED BY GRAVEL BAGS OR STRAW WATTLES. BMP'S IN AND AROUND DROP INLETS MUST BE ROUTINELY INSPECTED AND MAINTAINED TO BE CONSIDERED EFFECTIVE.

EROSION CONTROL KEY

- FIBER ROLL
- LIMIT OF DISTURBANCE

EROSION CONTROL KEYNOTES

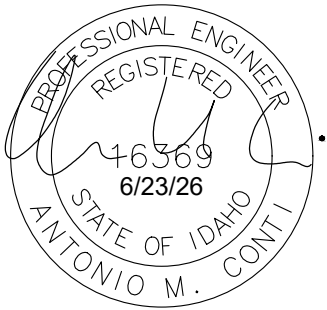
1. INSTALL FIBER ROLLS PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #64.
2. STAGING AREA. CONTRACTOR TO ADJUST AS NECESSARY.
3. INSTALL CONCRETE WASHOUT PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #47.
4. INSTALL INLET PROTECTION PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #74. MAINTAIN UNTIL ALL CONSTRUCTION IS COMPLETE. REMOVE SEDIMENT BUILDUP AS NEEDED.
5. PROPOSED LOCATION FOR PORTABLE SANITARY FACILITY PER BMP #50. SANITARY AND SEPTIC WASTE MANAGEMENT. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO AVOID HIGH TRAFFIC AREAS.
6. MINIMIZE LAND DISTURBANCE AND PRESERVE EXISTING VEGETATION PER BMP #1.



Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

306 NE 2nd Street
Meridian, ID 83642
208-649-8306
www.studioharchitects.com

STAMP:



CONSULTANT:

ACKERMAN ESTVOLD
7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Meridian, ID | Pocatello, ID | Wilson, ID | Boise, ID

REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
ESC PLAN

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

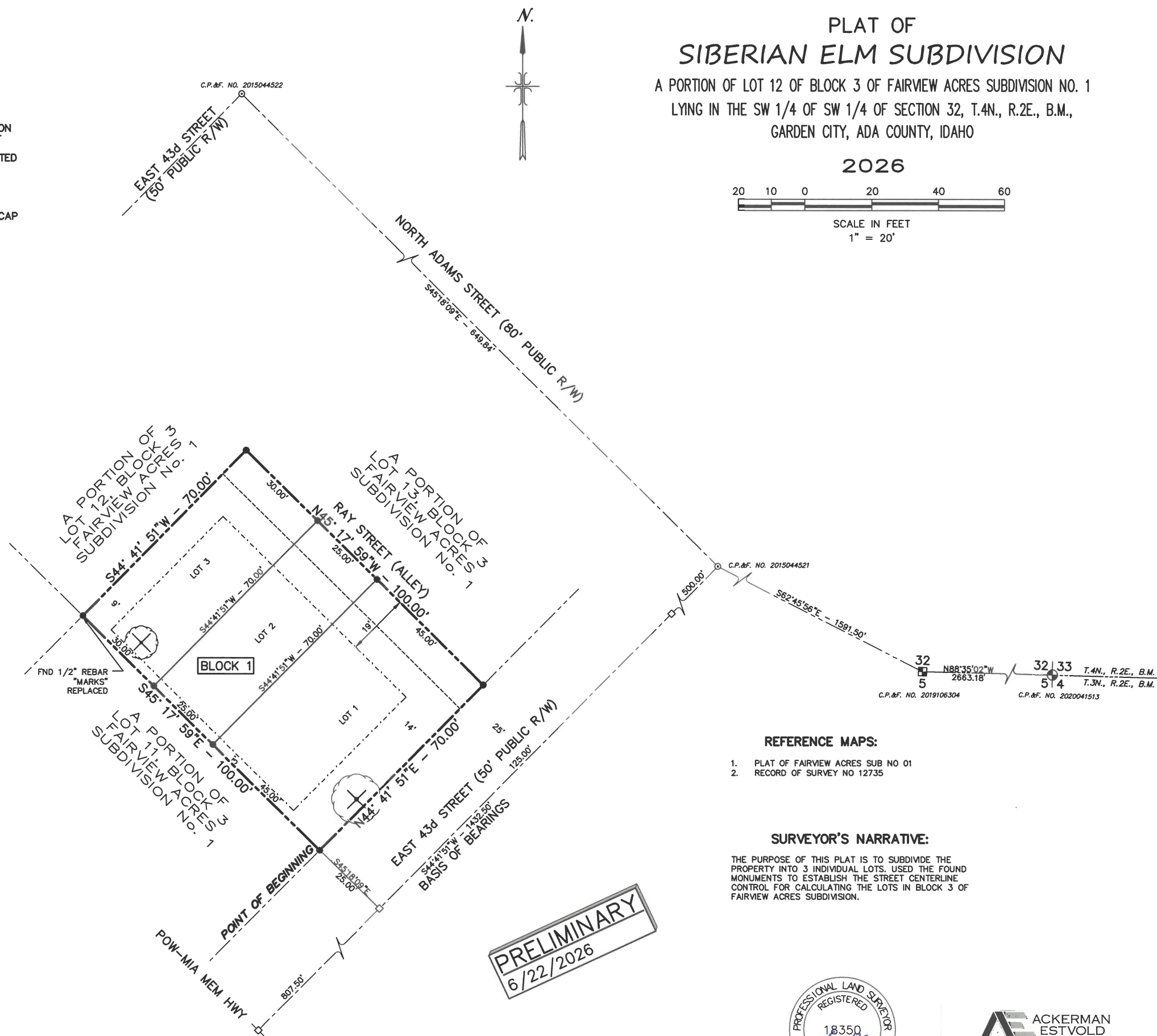
SHEET

C5.0

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - - - 10' PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE EASEMENT
 - - - LANDSCAPE EASEMENT AS NOTED
 - CENTER LINE
 - REFERENCE LINE
 - SET 5/8" x 24" IRON PIN w/CAP
 - CALCULATED POINT, NOT SET
 - ⊕ FOUND BRASS CAP
 - ⊞ FOUND ALUMINUM CAP
 - ⊙ FOUND 5/8" IRON PIN

NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF GARDEN CITY OR AS AMENDED BY APPLICATION AND APPROVED BY GARDEN CITY, GARDEN CITY FILE NO. _____
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- IRRIGATION WATER HAS NOT BEEN PROVIDED FROM THE THURMAN MILL DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(4). THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THURMAN MILL DITCH COMPANY. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
- NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
- THE LOTS IN THIS SUBDIVISION, WITH THE EXCEPTION OF LOT 1, BLOCK 1, SHALL NOT BE ALLOWED DIRECT LOT ACCESS FROM EAST 43RD STREET.
- A PERMANENT TEN FOOT WIDE (10') EASEMENT IS HEREBY ESTABLISHED ALONG THE BOUNDARY OF LOT 12, BLOCK 3, FAIRVIEW ACRES SUBDIVISION NO. 1, ADJACENT TO RAY STREET, FOR PUBLIC UTILITIES, IRRIGATION, DRAINAGE, AND ACCESS.
- A PERMANENT LANDSCAPING EASEMENT IS HEREBY ESTABLISHED AS SHOWN HEREON. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENT EXCEPT FOR LANDSCAPING, IRRIGATION, AND APPURTENANCES RELATED THERETO. MAINTENANCE OF SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE SANITARY SEWER SERVICE LINES FROM THE MAINLINE TO EACH HOME WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
- THE CITY OF GARDEN CITY WILL OWN AND MAINTAIN ANY FIRE HYDRANTS AND WATER SERVICE LINES TO AND INCLUDING WATER METERS. THE WATER SERVICE LINES BEYOND THE WATER METERS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
- THIS SUBDIVISION IS LOCATED WITHIN FEMA ZONE X (SHADED) PER FIRM PANEL NO. 16001C0188J, EFFECTIVE DATE 06/19/2020, AND THE GARDEN CITY BOISE RIVER FLOODPLAIN (FIS ELEVATION 2652).
- FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY THIS CODE.
- THE BOTTOM ELEVATION OF ALL STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 24-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- THIS SUBDIVISION IS SUBJECT TO A RESTRICTED BUILDING AGREEMENT RECORDED AS INSTRUMENT NO. _____



SIBERIAN ELM SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS PLAT.

REAL PROPERTY IN THE COUNTY OF ADA, STATE OF IDAHO, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 12 OF BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 10 OF PLATS AT PAGE 532, FILED IN THE RECORDS OF ADA COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 12 AND RUNNING NORTHWESTERLY ALONG THE LOT LINE OF LOT 12, 100 FEET TO A POINT; THENCE

NORTHEASTERLY AND PARALLEL TO 43RD STREET 70 FEET TO A POINT; THENCE

SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 12; 100 FEET TO A POINT ON THE SOUTHEASTERLY LOT LINE OF LOT 12 THENCE

SOUTHWESTERLY ALONG SAID LOT LINE 70 FEET TO THE POINT OF BEGINNING.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM GARDEN CITY AND GARDEN CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS NOT AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____

8715 LAKE VIEW LLC

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 202____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE _____ OF 8715 LAKE VIEW LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED SUCH INSTRUMENT FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR _____
RESIDING IN _____

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

PRELIMINARY
6/22/2026



SIBERIAN ELM SUBDIVISION

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



Antonio M. Conti
ANTONIO M. CONTI, L.S. NO. 18350

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR GARDEN CITY, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY ENGINEER

PRELIMINARY
6/22/2026

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR GARDEN CITY, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK
GARDEN CITY, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C., 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO)
COUNTY OF ADA) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____
AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____
UNDER INSTRUMENT NO. _____

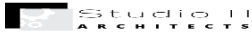
EX-OFFICIO RECORDER

DEPUTY

FEE



7655 W Riverside Dr • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Bellevue, ND



Julie Miller <julie@studioharchitects.com>

Siberian Elm Subdivision Name Reservation

1 message

Sub Name Mail <subnamemail@adacounty.id.gov>

Fri, May 15, 2026 at 11:37 AM

To: Antonio Conti <Antonio.Conti@ackerman-estvold.com>, Julie Miller <julie@studioharchitects.com>, Sub Name Mail <subnamemail@adacounty.id.gov>

Cc: Carmen Weber <carmen.weber@ackerman-estvold.com>

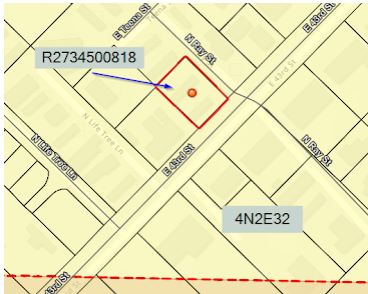
May 15, 2026,

Antonio Conti, Ackerman-Estvold

8715 Lake View LLC

RE: Subdivision Name Reservation: **SIBERIAN ELM SUBDIVISION**

At your request, I will reserve the name Siberian Elm Subdivision to include Parcel R2734500818, of T4N, R2E, S.32, SW 1/4, Garden City for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.



This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

**Dale P. Meyers, PLS, CFedS****County Surveyor****Ada County Development Services**
200 W. Front St., Boise, ID 83702

(208) 287-7938 *office*

(208) 287-7909 *fax*

From: Julie Miller <julie@studioharchitects.com>

Sent: Friday, May 15, 2026 10:41 AM

To: Sub Name Mail <subnamemail@adacounty.id.gov>

Cc: Antonio Conti <Antonio.Conti@ackerman-estvold.com>; Carmen Weber <carmen.weber@ackerman-estvold.com>

Subject: [EXTERNAL] Re: Subdivision Name Request

Hi Frank,

Per our conversation, we would like to use "Siberian Elm".

Thank you so much for your time and help finding a very cool sounding name!

Sincerely,

Julie Miller, NCIDQ Sr. Project Manager

O: 208-649-8306

C: 208-996-0528

A: [1335 N Main St | Meridian, ID 83642](#)

Studio H Architects

Architecture | Interior Design | Planning



On Fri, May 15, 2026 at 10:24 AM Sub Name Mail <subnamemail@adacounty.id.gov> wrote:

Good morning Antonio,

Fourthree does not appear to be a real word and therefore cannot be used as a subdivision name.

The names Commons and Landing have already been used as primary names and cannot be used as primary names.

Please provide a new unique name for review.

Please use the included link below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Such as 'blue'.

Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>

Please refer to this link for the current Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

Name Policy: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_2022-10-20-1.pdf

Thank you,



Frank Davis

Engineering & Survey Technician

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7937 office
(208) 287-7909 fax

From: Antonio Conti <Antonio.Conti@ackerman-estvold.com>

Sent: Thursday, May 14, 2026 4:04 PM

To: Sub Name Mail <subnamemail@adacounty.id.gov>

Cc: Carmen Weber <carmen.weber@ackerman-estvold.com>; Julie Miller <julie@studioharchitects.com>

Subject: [EXTERNAL] RE: Subdivision Name Request

Good afternoon,

Still trying to figure out a name for this plat.

Would any of these work?

- FourThree Commons
- FourThree Landing

I am aware that Four is taken but hoping this would be allowed.

Antonio Conti

Ackerman-Estvold

From: Sub Name Mail <subnamemail@adacounty.id.gov>

Sent: Thursday, March 26, 2026 8:54 AM

To: Carmen Weber <carmen.weber@ackerman-estvold.com>; Sub Name Mail <subnamemail@adacounty.id.gov>

Cc: Antonio Conti <Antonio.Conti@ackerman-estvold.com>

Subject: RE: Subdivision Name Request

Good morning Carmen,

The primary (first) name 'Town' has already been recorded and therefore cannot be used.

Also "On" does not meet the Ada County Subdivision Naming Policy #3. Plat names shall not begin with an article ("A" or "The" or other similar words) or use prepositions ("At" or "Near" or other similar words). This is required by the Recorder's office so that subdivision names sort correctly in the public records search software.

Please provide a new unique name for review.

A link is included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Such as 'blue'.

Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>

Please refer to this link for the current Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

Name Policy: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_2022-10-20-1.pdf

Thank you,



Frank Davis

Engineering & Survey Technician

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7937 office
(208) 287-7909 fax

From: Carmen Weber <carmen.weber@ackerman-estvold.com>

Sent: Wednesday, March 25, 2026 1:56 PM

To: Sub Name Mail <subnamemail@adacounty.id.gov>

Cc: Antonio Conti <Antonio.Conti@ackerman-estvold.com>

Subject: [EXTERNAL] Subdivision Name Request

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Please see below for the Subdivision Name Request

- Requested Subdivision Name: **Towns on 43rd**
- The Parcel Number(s) of all of the parcels to be included in the Subdivision: **R2734500818**
- The name and contact information for the Developer: **8715 Lake View LLC, Eric Sonner, 216 E. 43rd St. Garden City, ID 83714 (888) 541-1133**
- The name and contact information for the Owner(s): **Same as Developer**
- The name and contact information for the Professional Land Surveyor and firm that will be in responsible charge of the plat: **Antonio Conti with Ackerman-Estvold, 7661 W. Riverside Dr., Garden City, ID 83714 @ 208-853-6470**

Please let me know if there is any additional information you need from me for subdivision approval.

Thank you,

Carmen

Carmen Weber, PLA, ASLA, CLARB, & SITES AP

Landscape Architect

Ackerman-Estvold

7655 West Riverside Dr.

Garden City, ID 83714

Office: 208.853.6470

Direct: 208.986.3046

Licensed Landscape Architect in: Idaho, Wyoming, Oregon, Washington, and North Dakota

www.ackerman-estvold.com

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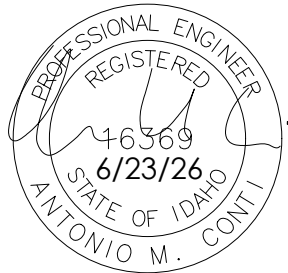


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Siberian Elm Subdivision

216 East 43rd Street
Garden City, ID 83714



Stormwater Report

06.23.26 Project #R26013

EXECUTIVE SUMMARY

The purpose of this report is to confirm that the storm water management system design for the proposed Siberian Elm Subdivision project is adequate for the specified design storm event per the Ada County Highway District, the City of Garden City and Idaho Department of Environmental Quality (IDEQ) standards.

EXISTING CONDITIONS

The subject property is located at 216 East 43rd Street, Garden City, Idaho. The construction area encompasses approximately 10,500 square feet, as delineated in the attached construction documents (see **Appendix A** for construction plans). The existing site includes two (2) mobile home structures with associated concrete slabs, a storage shed, and gravel driveway approaches. The property is relatively flat, with no significant topographic features. On-site vegetation consists primarily of landscape trees, shrubs, and maintained grasses. Stormwater runoff currently infiltrates through the native surficial soils, with no formal on-site conveyance or detention infrastructure. Off-site runoff is managed by ACHD's stormwater system along 43rd Street, while no existing stormwater infrastructure is present along Ray Street.

PROPOSED CONDITIONS

The proposed development consists of three (3) townhome residential structures, associated concrete driveways, pedestrian walkways, permeable pavers, and utility installations. All stormwater runoff is retained and treated within the project boundaries to the greatest extent practicable. The proposed permeable interlocking concrete paver (PICP) system is a key component of the drainage system, designed to enhance infiltration and reduce surface runoff.

Based on the Geotechnical Report prepared by Atlas Consultants (February 13, 2026), a design infiltration rate of 8.0 inches per hour was recommended. To account for shallow groundwater and site-specific soil conditions (silty sand sediments), a conservative infiltration rate of 4.0 inches per hour has been adopted for design purposes. Groundwater was encountered at depths ranging from 5.7 to 8.8 feet; however, based on monitoring data from surrounding sites, the seasonal high groundwater is expected to remain approximately 5.0 feet below ground surface. A seasonal high groundwater elevation of 2,643.00 is estimated based on a 5.0-foot depth from the existing surface to the seasonal high groundwater. For more information, please refer to **Appendix D** for the Geotechnical Report.

DESIGN CRITERIA

The off-site drainage system is designed to accommodate the peak flow for the 100-year design storm in accordance with the latest edition of ACHD's Stormwater Design Manual, while the on-site drainage system is designed to accommodate the peak flow for the 50-year design storm in accordance with the latest edition of the City of Boise's 2019 Stormwater Management Design Manual. The storm water peak runoff flows are calculated using the Rational Method and the rainfall intensity from both the City of Boise's Storm Water Management Manual and the Ada County Highway District's Rainfall Intensity, Duration, and Frequency Curve Relationship. The proposed storm drainage retention facilities are sized to provide the necessary capacity to store the 50 and 100-year storm event, to provide for initial settlement of sediments in the runoff and dispose by infiltration within the required time frame. All

facilities have been verified to adequately pass the peak flow and convey the stormwater to a facility for disposal by infiltration.

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 (T_c) values for the developed basins. The Time of Concentration (T_c) value is calculated using the following equation below. Combine basins, as appropriate, to determine flow at specific Design Points.

$$T_c = \frac{1.8 (1.1 - C) * \sqrt{D}}{\sqrt[3]{S}}$$

Equation Variables:

S = Slope

C = Runoff Coefficient

D = Farthest distance for water to flow to the outlet

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 T_c value.
3. Verify capacity of the storm water conveyance facilities to accommodate the peak flows.

The proposed on-site storm drainage conveyance system has been sized to accommodate the 50-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.

PRE-DEVELOPMENT DRAINAGE BASIN

The pre-project watershed consists of a single drainage basin primarily composed of developed land and landscape, excluding off-site conditions along Ray Street and East 43rd Street. Existing drainage patterns indicate that stormwater runoff flows as overland sheet flow from the southern portion of the site toward the northern boundary. Runoff is assumed to percolate through the native surficial soils on-site, while off-site drainage along 43rd Street is captured by an existing curb inlet north of the project site. No stormwater infrastructure currently exists along Ray Street. A pre-development analysis was not necessary as the project is designed to fully address and manage all post-construction stormwater runoff conditions.

POST DEVELOPMENT DRAINAGE BASIN & ANALYSIS

In the post-development analysis, the site drainage patterns have been consolidated into two (2) drainage basins, as illustrated in **Appendix B**. The portion of improvements along 43rd Street within ACHD's Right-of-Way will have no impact on the existing off-site's stormwater system. The proposed gravel along the perimeter of the project as well as the landscaped areas throughout the site are assumed to fully infiltrate and will not contribute to the post-development runoff. Roof drainage will be collected by a gutter system and conveyed via downspouts. The downspouts are located within the landscape buffers and will discharge stormwater runoff directly overland into the proposed landscaped

areas for on-site infiltration and dispersion (*On-Site Drainage Basin*). To effectively manage stormwater for the proposed concrete driveways (*Drainage Basin 1A – 1C*) and the adjacent ½ of Ray Street (*Off-Site Drainage Basin*), the design will incorporate a permeable interlocking concrete paver (PICP) system. The PICP system is designed to capture and treat all stormwater runoff generated within Drainage Basins 1A through 1C as well as the Off-Site Drainage Basin for Ray Street. All drainage facilities are engineered to manage and attenuate stormwater flow efficiently, accommodating volumes expected during the 50 as well as the 100-year storm event.

The permeable interlocking concrete paver (PICP) system located along the southerly Right-of-Way line and within Ray Street will be designed and constructed in accordance with the details provided in the civil plan set and in compliance with ACHD's Stormwater Design Guidelines BMP #34: *Permeable Interlocking Concrete Pavers (PICP)*. The on-site PICP system will be designed and constructed per the City of Boise's 2019 Stormwater Management Design Manual, *Figure 3.18 Permeable Interlocking Concrete Pavements (PICP)*. In accordance, the allowable run-on ratio for the on-site PICP system is no greater than 6:1 per Section 3.2.G, thus, the design has been developed to remain within this criterion. Based on the designed grades and drainage calculations, the proposed on-site and off-site PICP System can infiltrate the full volume of stormwater runoff generated during the 50 and 100-year storm event within the required 48-hour minimum drawdown period. To ensure proper system performance and long-term functionality, ASTM C-33 filter sand will be installed at the bottom of the open-graded fractured aggregate subbase and will transition into the surrounding free-draining granular material. Please refer to **Appendix C** for the stormwater design calculations.

ON-SITE POST DEVELOPMENT BASIN (PICP SYSTEM)

The on-site drainage basin contains a total of 7,000 SF of roof, concrete walkways, concrete driveways, and proposed landscaping. Of the 7,000 SF drainage area, approximately 2,245 SF consists of self-treating and self-containing landscaped areas and, therefore, is not included in the required drainage calculations. The remaining tributary area includes approximately 3,180 SF of roof area and 550 SF of adjacent concrete walkways located along the southerly property line. These surfaces are not incorporated into the PICP calculations, as runoff from these areas will be conveyed via sheet flow to the adjacent landscaped retention areas. Finished grading has been designed to direct runoff away from the buildings and toward the depressed landscaped areas (i.e., shallow grassy catch swales), which provide on-site retention and temporary storage. Stormwater will be intercepted and detained within these landscaped regions, allowing runoff to pond at shallow depths and infiltrate into the underlying soils. The retention areas have been sized to contain the anticipated runoff volume from the contributing roof and walkway surfaces, thereby maintaining stormwater on-site and preventing off-site discharge during the design storm event. All impervious surfaces (i.e., concrete driveways) will have a runoff rate of 0.95, therefore the calculation will assume maximum runoff coefficient of 0.95 as shown in the City of Boise's 2019 Stormwater Manual Table A-1. Recommended "C" Coefficients for "Rational Method Equation".

T_c is estimated at 10 minutes based on the minimum required in Appendix A of the City of Boise's 2019 Stormwater Management Design Manual.

I_{50} is estimated at 2.6 in./hr. based on T_c and a 50-year event per the intensity-duration-frequency curve in Appendix D of the City of Boise's 2019 Stormwater Management Design Manual.

Using the rational method to calculate the required treatment for post-development runoff, we obtain
0.27 cfs

$$C = 0.95$$

$$A = 0.024 \text{ Acres} / 1,025 \text{ SF}$$

$$T_c = 10$$

$$I_{50} = 2.6 \text{ in./hr.}$$

$$Q_{50} = CIA = 0.06 \text{ cfs}$$

Storage for onsite volumes for control of peak discharge rates

$$C = 0.95$$

$$I_{50} (T_c = 60 \text{ mins.}) = 1 \text{ hour Storm} = 1.0 \text{ in./hr (0.0833 ft./hr)}$$

$$T = 1 \text{ hr} / 60 \text{ mins} / 3600 \text{ sec}$$

$$A = 0.024 \text{ Acres} / 1,025 \text{ SF}$$

$$V_{\text{peak}} = CITA = (0.95) * (0.08333 \text{ ft./hr.}) * (1.0 \text{ hr.}) * (713 \text{ SF}) = \mathbf{81 \text{ Cu. Ft.}}$$

Water Quality Peak Runoff Rate

$$C = 0.95 \text{ (Runoff Coefficient for Impervious Surface)}$$

$$i = 0.34 \text{ in./hr.} = 0.0283 \text{ ft./hr.}$$

$$T = 1 \text{ hr.}$$

$$A = 1,025 \text{ SF (Total Impervious Surface Area: Asphalt/Concrete + Roof Surface)}$$

$$V_{\text{wq}} = CiTA = \mathbf{28 \text{ Cu. Ft}}$$

For additional information, please refer to **Appendix A**.

PICP CALCULATIONS (*Only for the Concrete Driveways*)

$$\text{Storage Volume Required for Concrete Driveways} = 81 \text{ Cu. Ft.}$$

$$\text{Total Paver Length (L): } 48.5 \text{ ft.}$$

$$\text{Total Paver Width (W): } 4.0 \text{ ft.}$$

$$\text{Paver Area: (L) x (W) = (48.5 x 4.0) = 194 \text{ SF}}$$

$$\text{Paver Joint Opening Area (per manufactured Specification): } 0.10$$

$$\text{Depth of Storage Stone (D): } 1.0 \text{ ft.}$$

$$\text{Void Factor of Storage Stone: } 0.40$$

$$\text{Permeable Paver Volume} = (\text{Paver Area}) * (\text{Depth}) * (\text{Void Ratio of Storage Stone Material})$$

$$V_{\text{PP}} = (194 \text{ SF}) * (1.0 \text{ ft}) * (0.4) = \mathbf{77.6 \text{ Cu. Ft}}$$

The proposed on-site PICP System can accommodate 78 ft³ of storage, plus the 194 ft³ infiltrated for a total of 272 ft³, which is greater than the required storage amount of 81 ft³. High seasonal groundwater levels for this area are greater than 5 feet below ground surface. The bottom of the on-site PICP System is 2.0 feet deep, meaning there is at least a minimum of 2.0 feet of vertical separation between the bottom of the sub-base reservoir and the seasonal high groundwater level.

TIME TO DRAIN CALCULATIONS

The proposed on-site storage facility is adequately sized to drain within a 48-hour period.

90% Drainage in 48-Hour Duration

Storage of onsite volumes = 81 Cu. Ft

Infiltration Window (48.5' x 4') = 194 SF

Infiltration Rate per Geotech = 4.0 in./hr. = 0.33 ft./hr.

Time to Drain 90% of Storage Volume = $(81 * 0.9) / (272 * 0.33) = \mathbf{0.80 \text{ hours}}$

The basin will drain 90% of its storage volume in 0.80 hours, which is well within the required time to empty for the 48-hour minimum requirement for the design storm.

SUMMARY

This report concludes that the stormwater design and analysis for the Project meets the applicable design criteria established by the Ada County Highway District (ACHD), the City of Garden City, and the Idaho Department of Environmental Quality (DEQ). Based on our analysis, this project will not impact existing hydrologic conditions off-site nor change existing drainage patterns or disrupt existing drainage facilities. All impervious improvements will be captured and managed onsite. The proposed design of the PICP System ensures that stormwater is appropriately retained and infiltrated on-site.

Appendix A

Construction Sheets

CITY OF GARDEN CITY STANDARD NOTES (FEBRUARY 2025)

NOTES APPLICABLE TO ALL CONSTRUCTION

1.

COMPLIANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) REQUIREMENTS FOR PROTECTION FROM EROSION BY STORM WATER IS REQUIRED FOR THIS PROJECT. A RESPONSIBLE PARTY (RP) SHALL BE RESPONSIBLE TO COMPLY WITH THE IDEQ 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 STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT. THE RP IS RESPONSIBLE TO FILE A NOTICE OF INTENT (NOI) TO CONSTRUCT WITH IDEQ. IDEQ 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 IDEQ.

-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 2023 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), 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 THE CHANGE. SAID CHANGE AND 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 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 ISPCW SECTION 405 AND ISPCW 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-479, SDR-35, 1-1/4" WALL FOR SIZES 18-INCH THROUGH 27-INCH; OR ASTM F-794, 1-1/4" 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 ISPCW WITH A MAXIMUM OF 12 INCHES OF CONCRETE GRADE RINGS, A 24-INCH DIAMETER CAST IRON RING AND COVER AND A CONCRETE COLLAR PER ISPCW DRAWINGS SD-601, SD-506, 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 ISPCW TYPE "A" OR "B" AND CONSTRUCTED AND MARKED PER ISPCW 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-OF WAY 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 DERIVATIVE SHALL USE A TAPPING SADDLE. SERVICE CONNECTIONS TO EXISTING MAINLINES THAT NOT BE CONCRETE OR A CONCRETE DERIVATIVE SHALL USE AN INSERT-A-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 WATER PIPELINE. ALL INSTALLED SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH DIVISION 500 OF THE ISPCW. 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 VIDEO TAPE 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 SHALL BE PLACED ALONG THE NORTH AND EAST SIDE OF THE MAIN. THE TRACER WIRE SHALL 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 NO. GC-W-100. 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 ISPCW 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 8655, 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 ISPCW 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 ISPCW 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 ISPCW. 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 OR 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 SYSTEMS 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 ACCESS POINTS 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.
39.

GARDEN CITY WILL NOT REPAIR PERMEABLE PAVER SURFACES OR THEIR BASE SECTIONS WHEN CITY INFRASTRUCTURE (WATER MAINS, WATER SERVICES, SEWER MAINS, AND SEWER MANHOLES) IS LOCATED BENEATH THEM. THE CITY WILL MAINTAIN THE WATER/SEWER FACILITIES NOTED, BUT WILL NOT REPAIR THE STORM DRAIN FACILITIES ABOVE THEM. SAID REPAIR IS THE RESPONSIBILITY OF THE PRIVATE PARTY OWNING/OPERATING/MAINTAINING THE STORM DRAIN FACILITIES.
40.

SANITARY SEWER SERVICES FROM THE CONNECTION TO THE MAINLINE TO THE POINT OF USE WILL BE PRIVATE UNDER PERMEABLE PAVERS. OWNERSHIP AND REPAIR OF SAID PRIVATE SERVICES WILL BE THE RESPONSIBILITY OF THE PRIVATE PARTY OWNING, OPERATING, AND MAINTAINING THE STORM DRAIN FACILITIES.
41.

PERMEABLE PAVER OWNERSHIP/MAINTENANCE RESPONSIBILITIES SHALL BE STATED IN AN APPROPRIATE DOCUMENT (I.E., MAINTENANCE AGREEMENT, COVENANTS, CONDITIONS, AND RESTRICTIONS, FINAL PLAT).
42.

ALL WATER MAIN LINES UNDER AND WITHIN TEN (10) FEET OF PERMEABLE PAVERS SHALL BE DUCTILE IRON PIPE.

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 (ISPCW) AND THE ACHD SUPPLEMENTAL SPECIFICATIONS. NO EXCEPTIONS TO DISTRICT POLICY, STANDARDS, AND THE ISPCW 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 INSPECTION SERVICES, 208-387-6284. 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 ISPCW 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 ISPCW SD-616 AND BE IN ACCORDANCE WITH SECTION 703 OF THE ISPCW.
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.
- 9C.

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: COLLECTOR, LOCAL, COMMERCIAL, AND LOCAL INDUSTRIAL. ROADWAYS SHALL BE SP-3, 0.50 INCH (2") MIX, PG 64-28 THREE (3") INCHES THICK, AS A MINIMUM WITH 4 INCHES OF ¾" BASE AND 20 INCHES OF 6" MINUS PIT RUN. PRINCIPAL ARTERIAL ROADWAYS SHALL BE SP-3, 0.50 INCH (2") MIX, PG 64-28 FIVE (5") INCHES OF ASPHALT, AS A MINIMUM WITH 4 INCHES OF ¾" MINUS CRUSHED AGGREGATE, AND 25 INCHES OF 6" MINUS PIT RUN. USE WHICHEVER PAVEMENT SECTION IS GREATER. 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.
10.

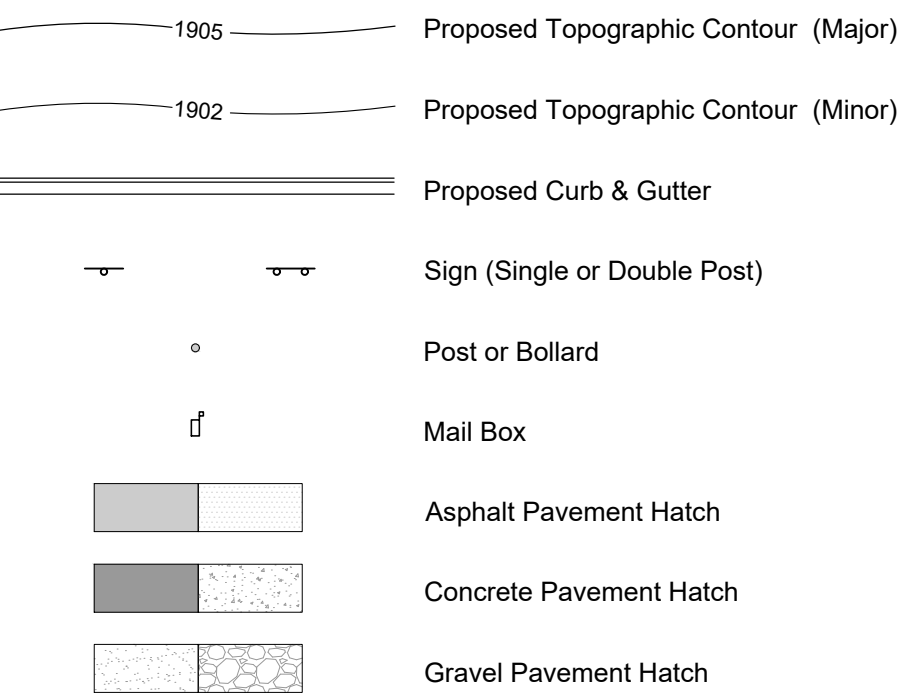
ACTUAL FIELD CONDITIONS DURING TRENCHING MAY REQUIRE ADDITIONAL PAVEMENT REPAIR BEYOND THE LIMITS SHOWN ON THE PLAN. THE FOLLOWING CONDITIONS ARE LISTED IN SECTION 6000 HIGHWAY CUTS OF THE ACHD POLICY MANUAL.
1) ALL ASPHALT MATCH LINES FOR PAVEMENT REPAIR SHALL BE PARALLEL TO THE CENTERLINE OF THE STREET 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 ISPCW SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY NATIVE MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPCW 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 TOPOGRAPHY FEATURES



GENERAL NOTES:

1.

ALL WORK SHALL CONFORM TO THE PROJECT NOTES, DETAILS, SPECIFICATIONS, ACHD STANDARDS AND THE CITY OF GARDEN CITY STANDARDS. WHERE NOT SPECIFIED, ALL WORK SHALL CONFORM TO THE 2020, OR MOST CURRENT, EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), 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 GARDEN CITY 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 GARDEN CITY, 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 ISPCW, ONCE DEWATERING OPERATIONS CEASE, CONTRACTOR SHALL CLEAN AND RESTORE TO THEIR ORIGINAL STATE ANY DITCHES OR STORMDRAIN FACILITIES THAT ARE SITED 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.

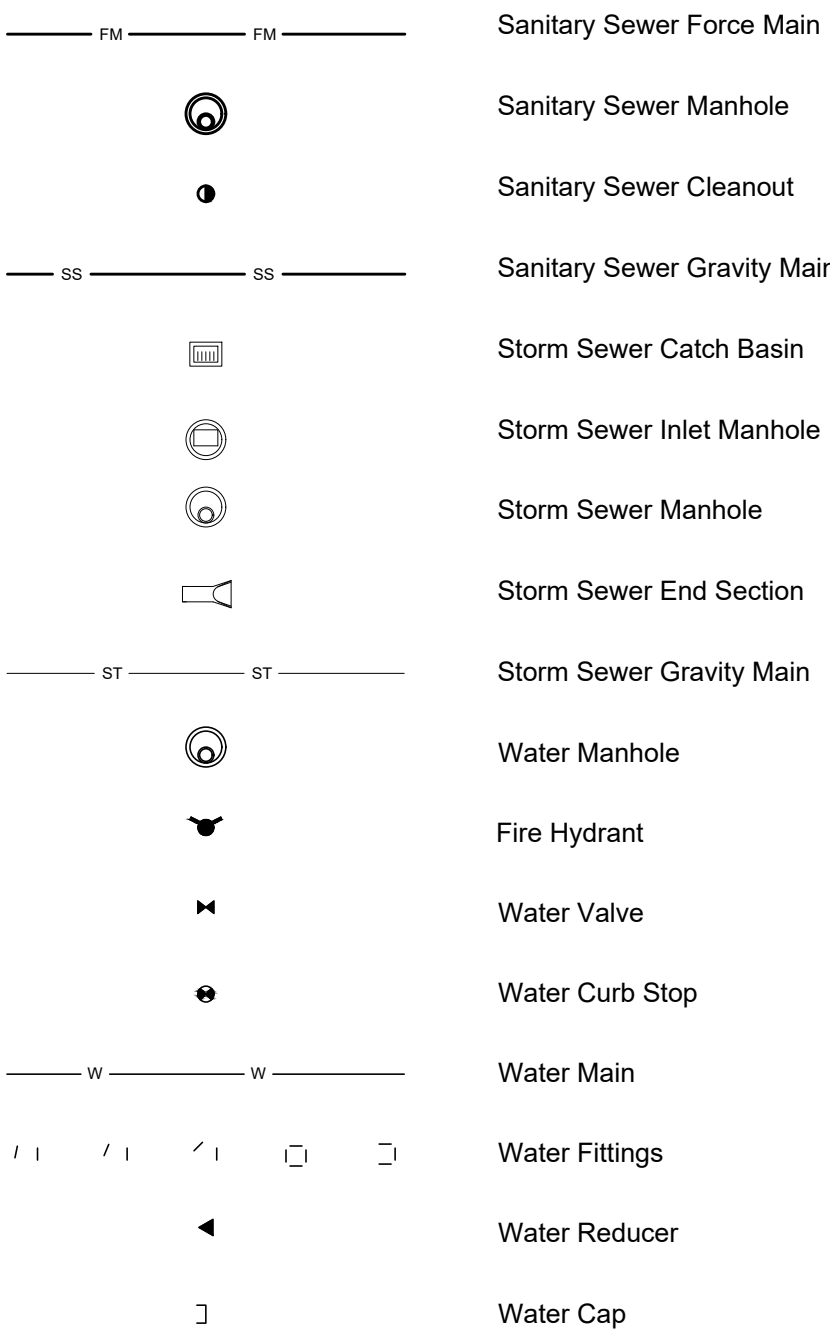
THE CONTRACTOR IS TO OBTAIN ALL APPLICABLE PERMITS.
20.

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.

PROPOSED UTILITIES



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 ISPCW. 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.

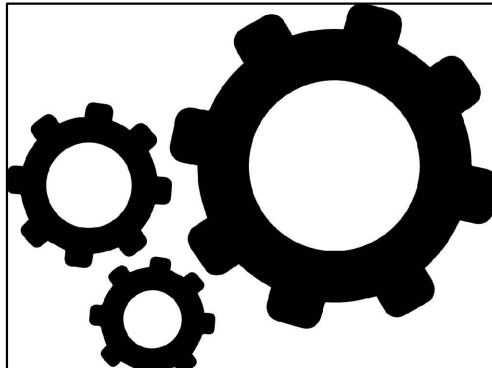
CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC DATE DECEMBER 29, 2023 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

GENERAL ABBREVIATIONS

ARV	A	-Air Release Valve	NTS	N	-Not To Scale
ASME		-American Society Of Mechanical Engineers			
ASTM		-American Society Of Testing Materials		O	-On Center
AVAR		-Air Vacuum And Air Release			-Outside Diameter
	B	-Backflow Preventer	OC		
	BLDG	-Building	OD		
			PV	P	-Pavement
			PSI		-Pounds Per Square Inch
			PVC		-Polyvinyl Chloride
	C	-Catch Basin		Q	-Quantity
	CF	-Cubic Foot			
	CFS	-Cubic Feet Per Second			
	CI	-Cast Iron			
	CJ	-Construction Joint		R	-Rebar
		-Control Joint			-Reinforced Concrete Pipe
	CL	-Centerline	RBR		-Restrained Joint
	CLR	-Clear	RCP		
	CMP	-Corrugated Metal Pipe	RJ		
	CO	-Cleanout		S	-Slope
	CNC	-Concrete		SF	-Square Feet
	CU	-Cubic		SS	-Sanitary Sewer
	CY	-Cubic Yard		SSMH	-Sanitary Sewer Manhole
				SD	-Storm Sewer
	DTL	-Detail		STA	-Station
	DI	-Ductile Iron		STD	-Standard
	DIA	-Diameter		SDMH	-Storm Sewer Manhole
	DIM	-Dimension			
	DIP	-Ductile Iron Pipe		T	-Top Back Curb
	DR	-Drain		TBC	-Top Of Concrete
	DWG	-Drawing		TOG	-Top Of Grout
				TOW	-Top Of Wall
				TYP	-Typical
	E	-Existing		U	-U Post
		-Elevation		UV	-Ultra Violet
	EX	-Edge Of Pavement			
	EL	-Expansion Joint		V	-Vertical
	EP			VERT	-Vitrified Clay Pipe
	EJ			VCP	
	F	-Finish Floor		W	-Water
	FF	-Finish Grade		W	-With
	FG	-Fire Hydrant		W/	-Without
	FL	-Flowline		W/O	-Water Surface
	FT	-Feet		WS	-Welded Steel Pipe
				WSP	
	G	-Gallon			
	GPM	-Gallons Per Minute			
	GV	-Gate Valve			
	HP	-Horsepower		X	-Chisel 'X'
	HWL	-High Water Level			
	ID	-Inside Diameter		Y	-Yard
	Inch	-Inch		YD	-Year
	INV	-Invert Elevation			
	IP	-Iron Pin			
				Z	-Zoning
	J	-Joint		ZON	
	M	-Meter			
	MGD	-Million Gallons Per Day			
	MH	-Manhole			
	MISC	-Miscellaneous			
	MJ	-Mechanical Joint			

NOTE:

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

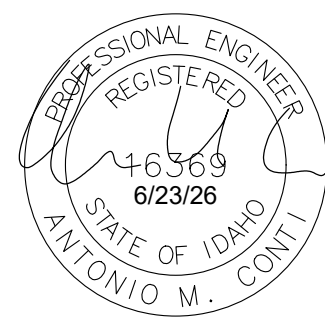


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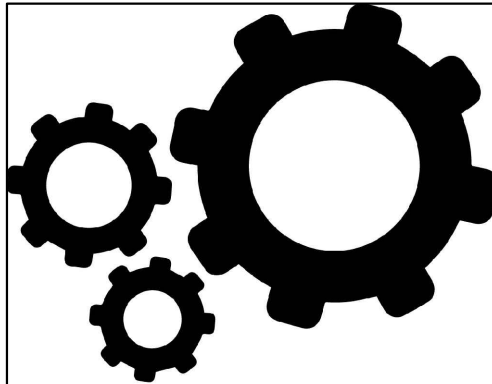
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REVISIONS

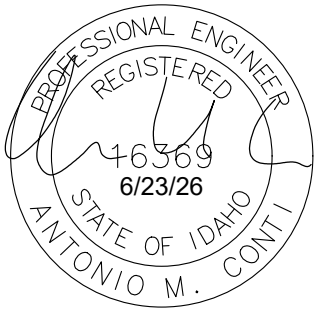
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No.	Description	Date

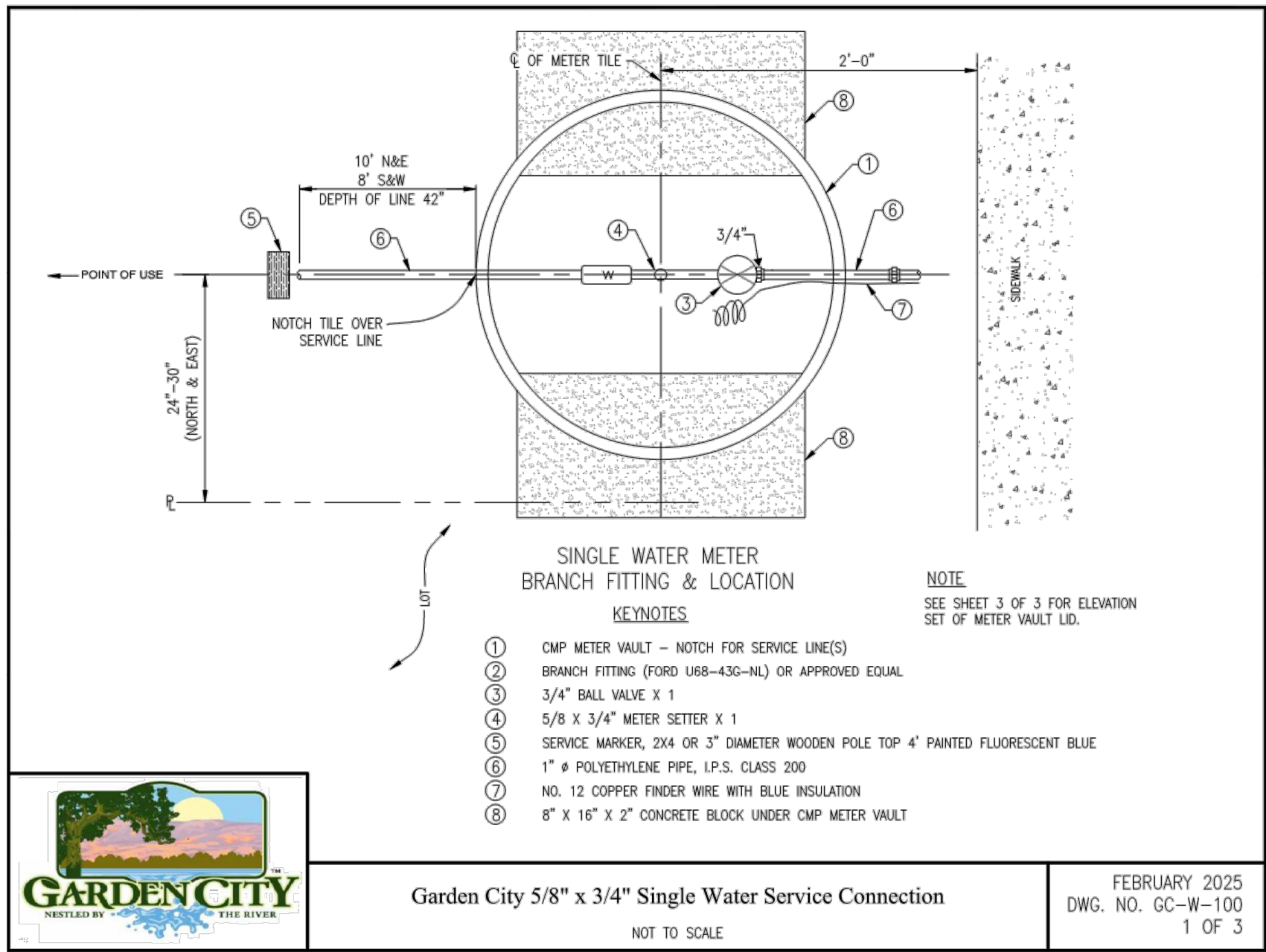
OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
DETAILS

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

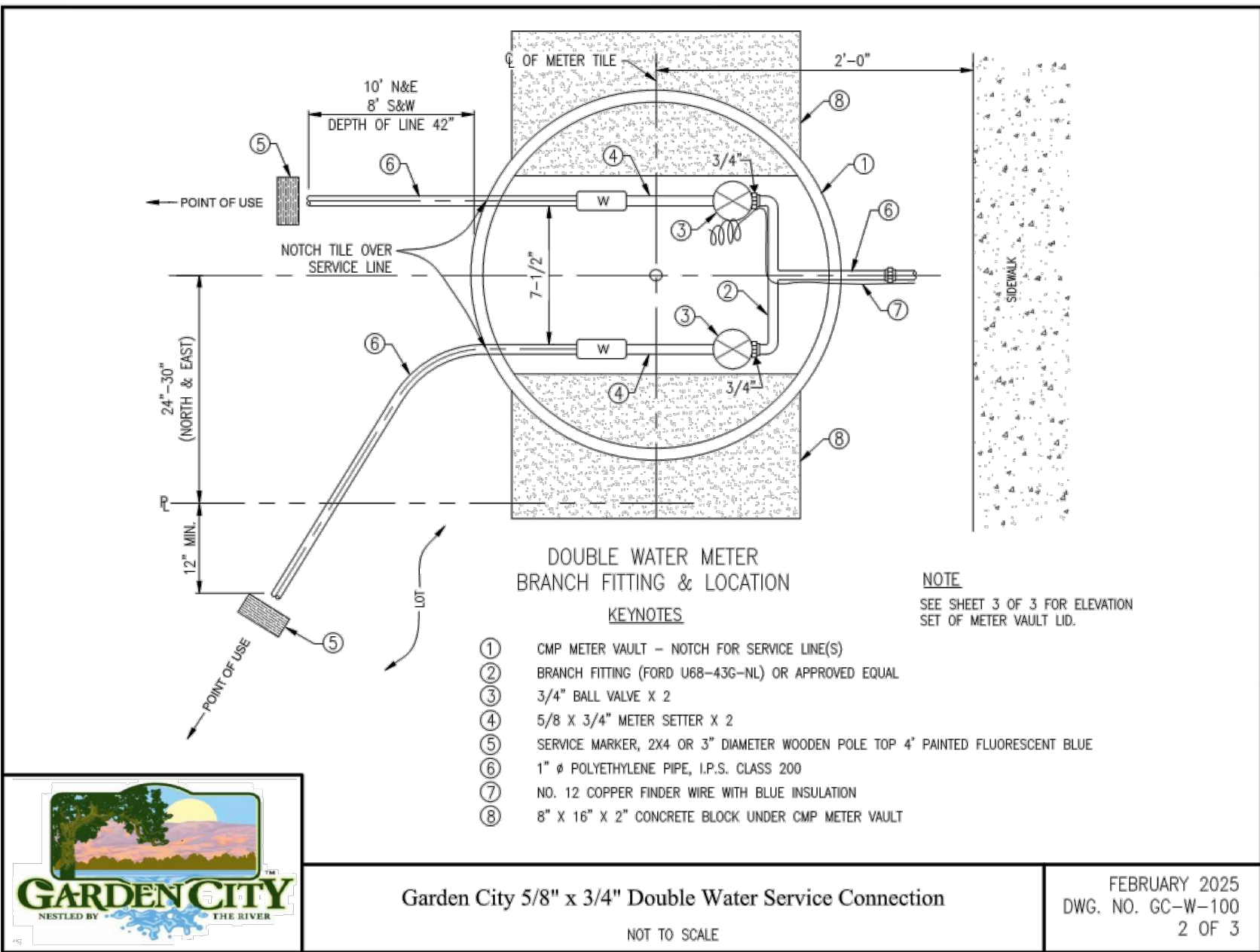
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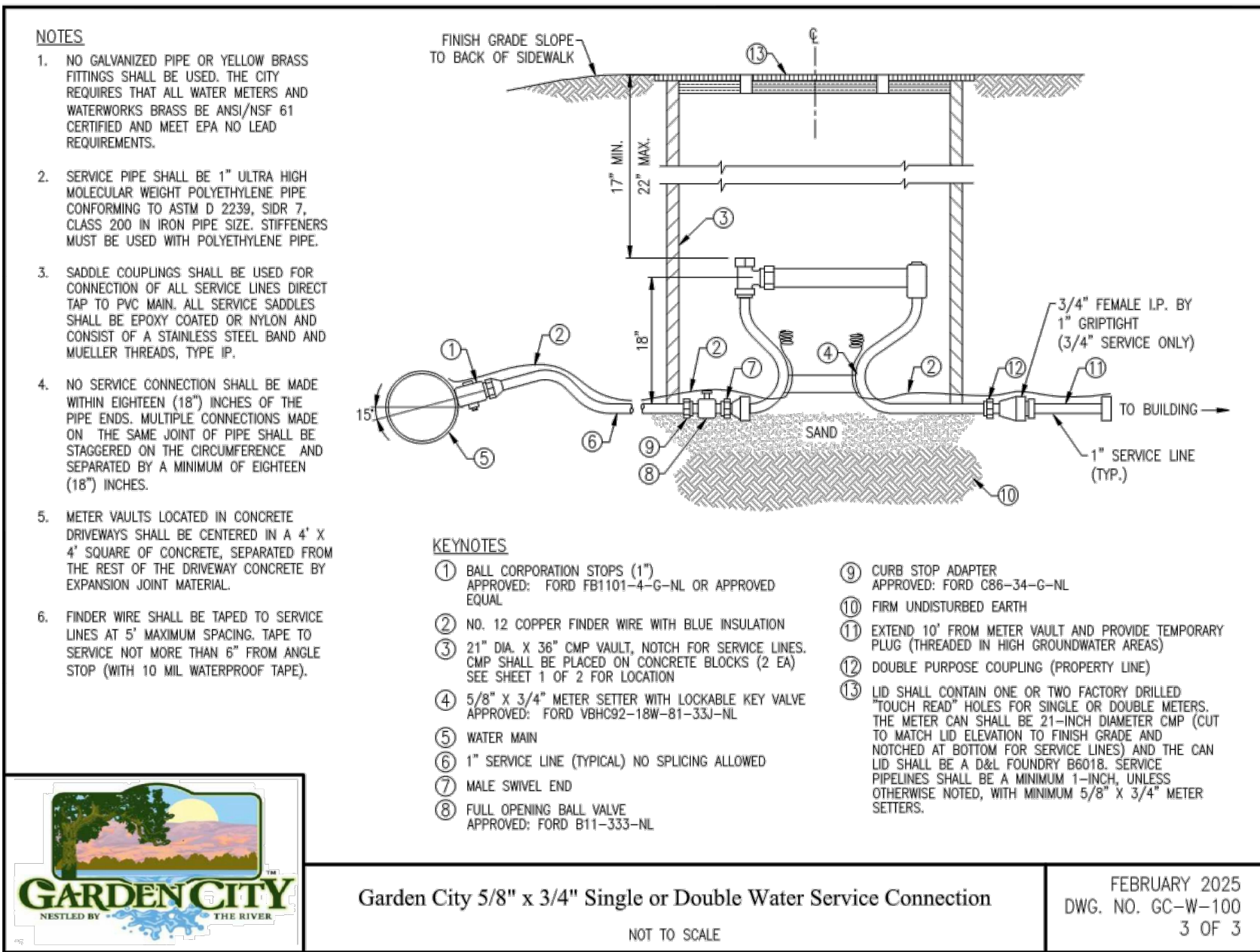
13 | Page - Our Second Century of Engineering Excellence | Established 1921



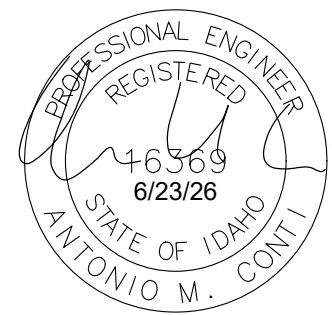
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15 | Page - Our Second Century of Engineering Excellence | Established 1921



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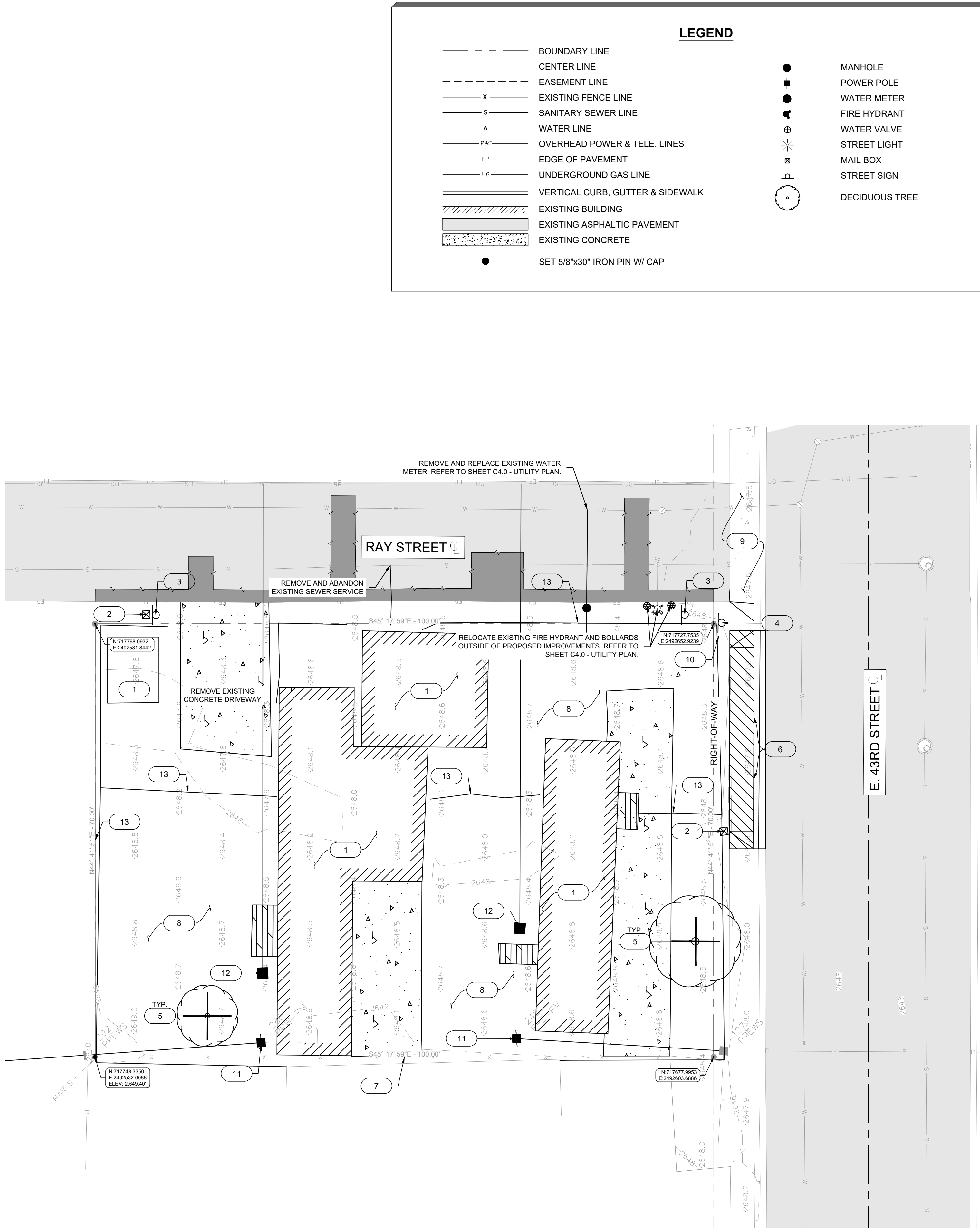


REVISIONS		
No.	Description	Date

PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

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GENERAL NOTES

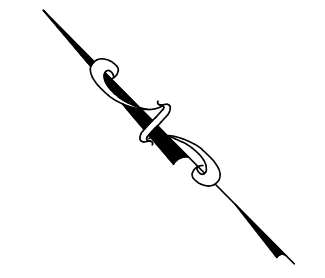
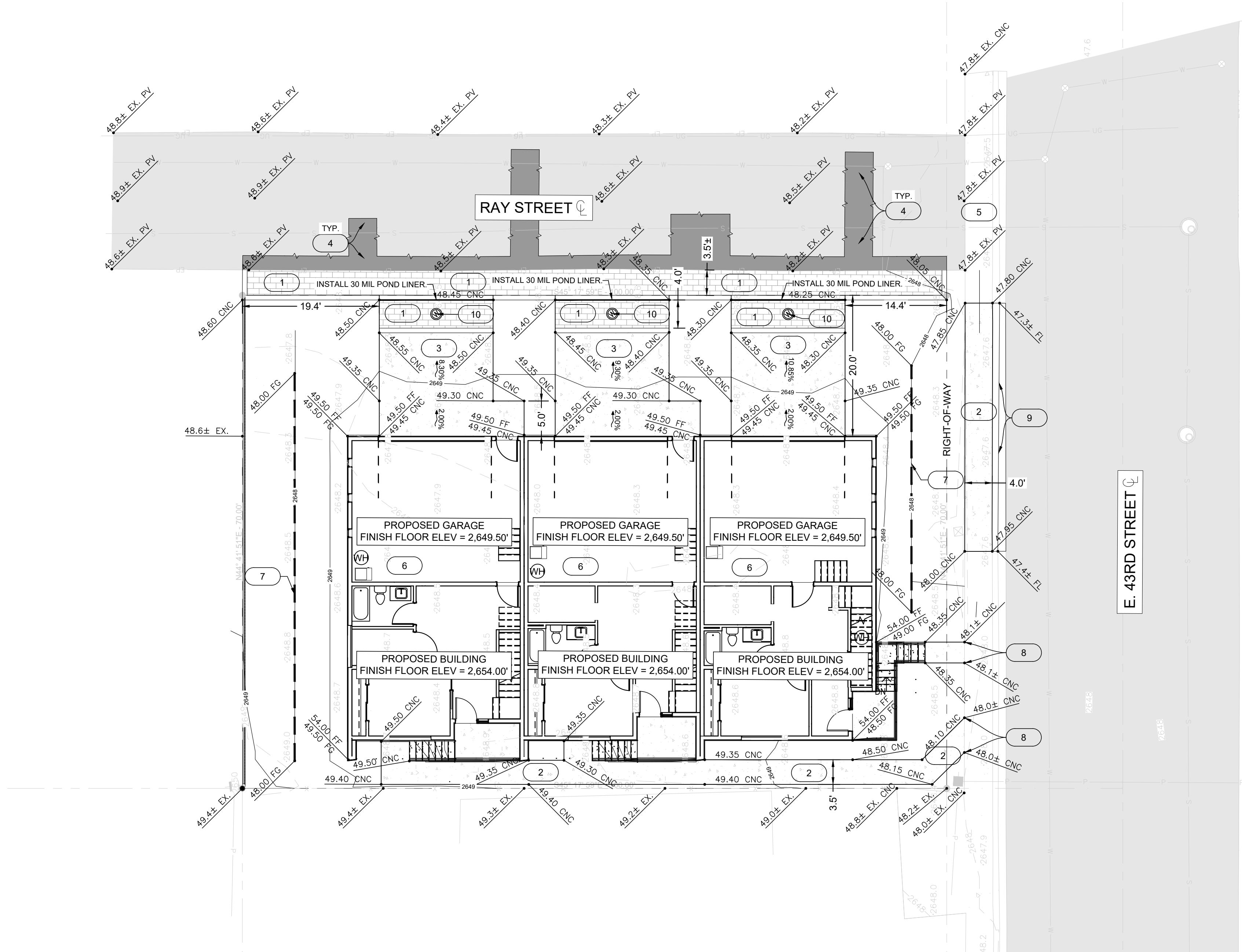
- ALL UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THIS PLAN. UPON COMPLETION OF CONSTRUCTION, ACCESS TO THE FOLLOWING STRUCTURES SHALL NOT BE HINDERED.
- ACKERMAN-ESTVOLD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
- ALL UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED UPON LOCATE MARKS AND PHYSICAL ABOVE GROUND FEATURES SUCH AS VALVES, BOXES, MANHOLES, ETC. ACTUAL LOCATIONS MAY VARY. CALL IDAHO DIGLINE AT 811 OR 1-800-342-1585 PRIOR TO ANY EXCAVATION OR DIGGING ACTIVITIES.
- THIS TOPOGRAPHIC SURVEY DOES NOT NECESSARILY SHOW ALL OF THE PHYSICAL FEATURES OF THE PROPERTY AND THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, RIGHTS-OF-WAY AND ALL OTHER ENCUMBRANCES OF RECORD OR IMPLIED.
- ACCESS TO THE EXISTING HOUSES ALONG RAY STREET MUST BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. IF TEMPORARY RESTRICTIONS ARE UNAVOIDABLE, ADVANCE NOTICE MUST BE PROVIDED TO RESIDENTS, AND ALTERNATIVE ACCESS ROUTES SHOULD BE CLEARLY MARKED AND MADE AVAILABLE.
- THE PARCEL IS WITHIN FEMA FLOOD ZONE X, AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND THE BOISE RIVER FLOODPLAIN AS DEFINED BY GARDEN CITY CODE WITH BASE FLOOD ELEVATION OF 2,652.00 PER FIS.
- COORDINATE WITH ACHD INSPECTION ON ANY RELOCATION OF STREET SIGNS IF NECESSARY DUE TO PROPOSED IMPROVEMENTS.

PROJECT DATUM

1) NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

DEMOLITION PLAN KEY NOTES

- REMOVE / DEMO EXISTING STRUCTURE AND ASSOCIATED CONCRETE STEPS.
- REMOVE EXISTING MAILBOX.
- REMOVE, REPLACE (AS NEEDED), AND RELOCATE EXISTING "NO PARKING ANY TIME" (MUTCD R7-1) STREET SIGN.
- RETAIN AND PROTECT EXISTING STREET NAME SIGN (D3-1) WITH "NO OUTLET" (W14-2) SIGN.
- REMOVE EXISTING TREES ON-SITE. REFER TO LANDSCAPE PLANS FOR REPLACEMENT / MITIGATION.
- SAWCUT AND REMOVE EXISTING DRIVEWAY APPROACH TO THE NEAREST EXPANSION JOINT.
- RETAIN AND PROTECT EXISTING FENCELINE ALONG PERIMETER OF PROPERTY. ANY DAMAGED FENCELINE DURING CONSTRUCTION SHALL BE REPLACED WITH CODE COMPLIANT FENCING MATERIAL PER THE CITY OF GARDEN CITY.
- CLEARING AND GRUBBING SHALL BE COMPLETED IN SUCH A MANNER AS TO MINIMIZE DISTURBANCE TO SURROUNDING VEGETATION AND SOIL NOT DESIGNATED FOR REMOVAL. GRUBBED AREAS SHALL BE PROPERLY GRADED AND STABILIZED TO PREVENT EROSION UNTIL FURTHER CONSTRUCTION ACTIVITIES COMMENCE.
- RETAIN AND PROTECT WHERE POSSIBLE THE EXISTING DRIVEWAY APPROACH AND 5.0' SIDEWALK ALONG 43RD STREET FOR CONTINUED ACCESS TO THE SITE.
- RETAIN AND PROTECT EXISTING STREET LIGHT ALONG 43RD STREET. COORDINATE WITH IDAHO POWER IF RELOCATION IS NECESSARY.
- REMOVE EXISTING POWER POLE / POWER LINE ON-SITE. COORDINATE WITH IDAHO POWER ON REMOVAL.
- REMOVE EXISTING UNDERGROUND GAS LINE AND METER SERVING THE EXISTING STRUCTURE. COORDINATE WITH INTERMOUNTAIN GAS TO ABANDON THE EXISTING SERVICES AND TO INSTALL/RECONNECT GAS SERVICE TO THE PROPOSED BUILDINGS.
- REMOVE EXISTING FENCELINE ON-SITE.



5 2.5 0 5 10

Graphic Scale:

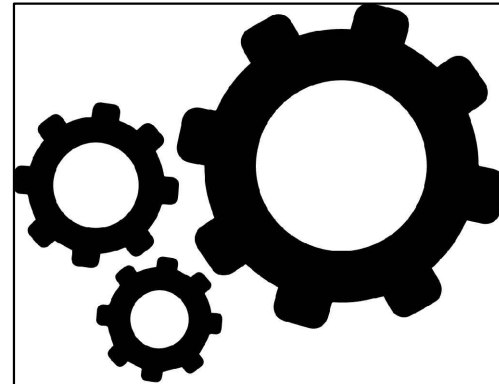
Attention is Drawn to the Fact That Drawing Scales May be Altered During Reproduction Processes. Scales Shown Hereon are Based on a Full Scale Sheet Size of 24" x 36".
Scale: 1" = 10'

GENERAL NOTES

1. ALL ACCESSIBLE PATHS OF TRAVEL SHALL MAINTAIN A CROSS SLOPE LESS THAN 2% AND A LONGITUDINAL SLOPE LESS THAN 5%.

GRADING PLAN KEY NOTES

1. INSTALL PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP) PER TYPICAL SECTION BELOW. REFER TO THE CITY OF BOISE 2018 STORMWATER DESIGN MANUAL, SECTION 3.2.G FOR MORE INFORMATION.
2. CONSTRUCT CONCRETE SIDEWALK PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING SD-709. SEE PLAN FOR WIDTH DIMENSIONS.
3. CONSTRUCT RIGID CONCRETE PAVEMENT SECTION PER DETAIL ON PLAN SHEET. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.
4. SAWCUT TO BE A MIN. OF 24" INTO EXISTING PAVEMENT AND CONSTRUCT STREET REPAIR PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWINGS SD-301, SD-303, AND SD-806.
5. MATCH AND TIE INTO EXISTING DRIVEWAY APPROACH. REPAIR ANY PORTION OF DRIVEWAY APPROACH PER ACHD SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING SD-710.
6. PROPOSED TOWNHOME BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILS.
7. CONSTRUCT A SHALLOW, LOW-LYING SWALE WITHIN THE PROPOSED LANDSCAPE. CONTRACTOR SHALL GRADE AWAY FROM THE PROPOSED BUILDING AND EXISTING SIDEWALK @ MAX. 3:1 SLOPE. REFER TO DETAIL BELOW FOR MORE INFORMATION.
8. MATCH AND TIE INTO EXISTING SIDEWALK ALONG 43RD STREET. DOWEL INTO EXISTING CONCRETE SIDEWALK. COORDINATE WITH ACHD INSPECTION.
9. CONSTRUCT 6" VERTICAL CURB AND GUTTER PER ACHD SUPPLEMENTAL TO THE ISPPWC STANDARD DRAWING SD-701.
10. INSTALL 4" DIA. OBSERVATION WELL WITH TRAFFIC RATED LID AND CONCRETE COLLAR PER ISPPWC STANDARD DRAWING SD-627.

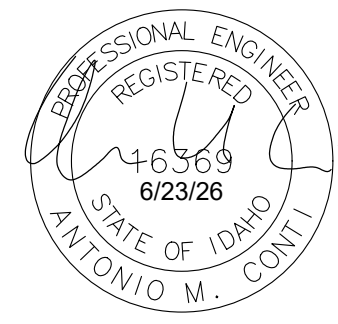


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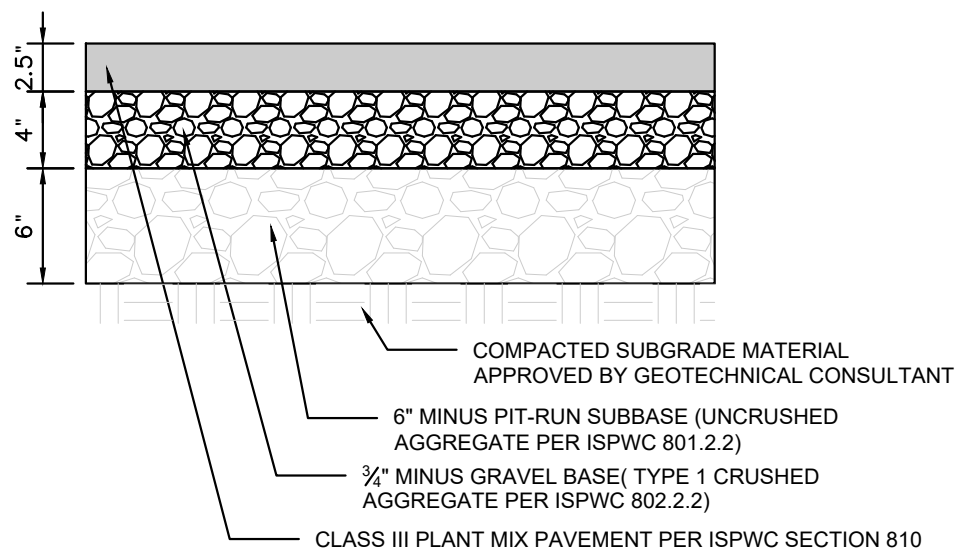


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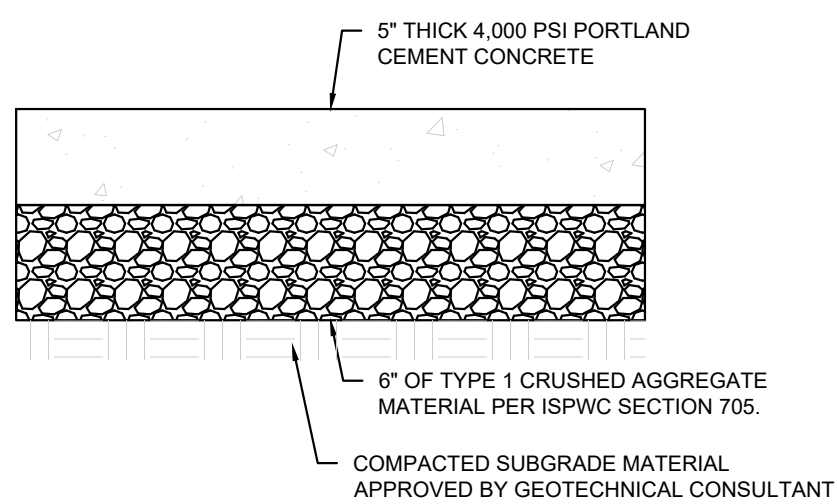
Meridian, ID | Farnham, ND | Williston, ND | Boise, ID

REVISIONS

No.	Description	Date



ASPHALT PAVEMENT SECTION



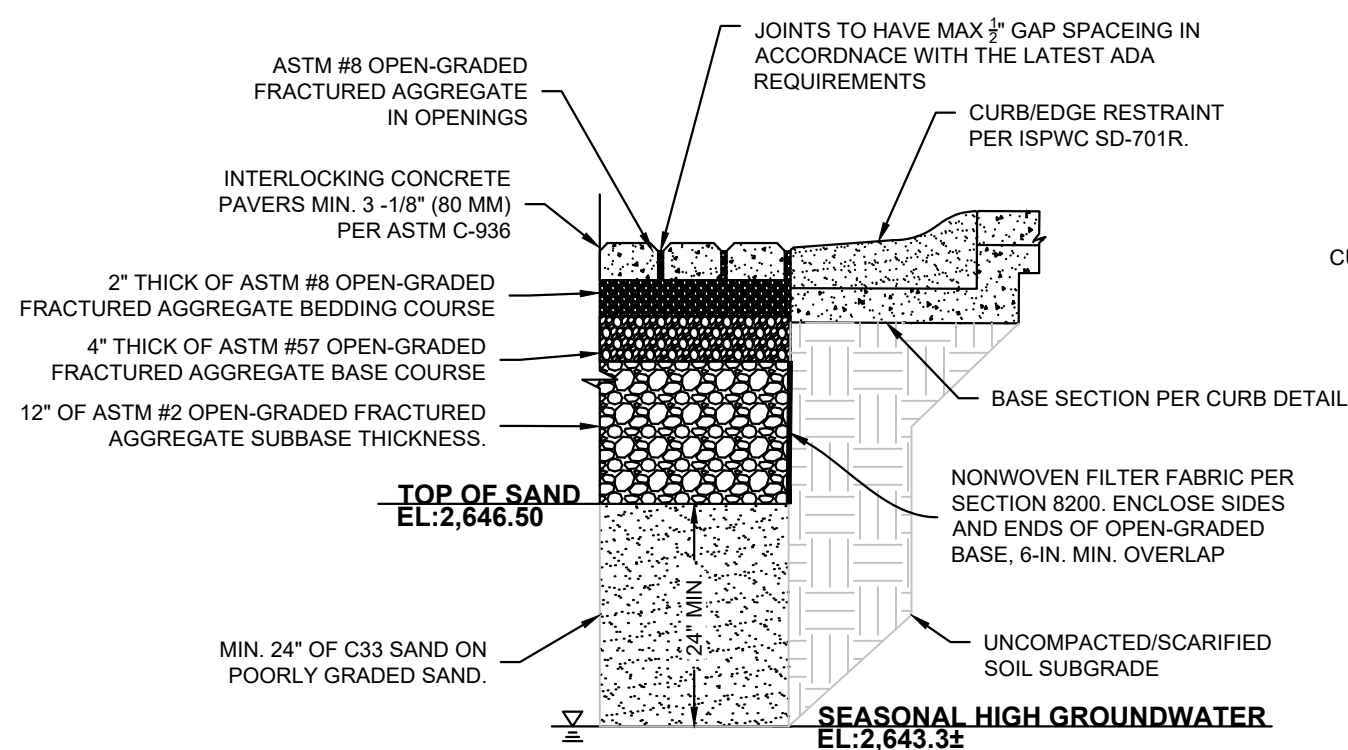
NOTES:

- GEOTECHNICAL CONSULTANT TO VERIFY SUBGRADE COMPETENCY AT TIME OF CONSTRUCTION

RIGID CONCRETE PAVEMENT SECTION

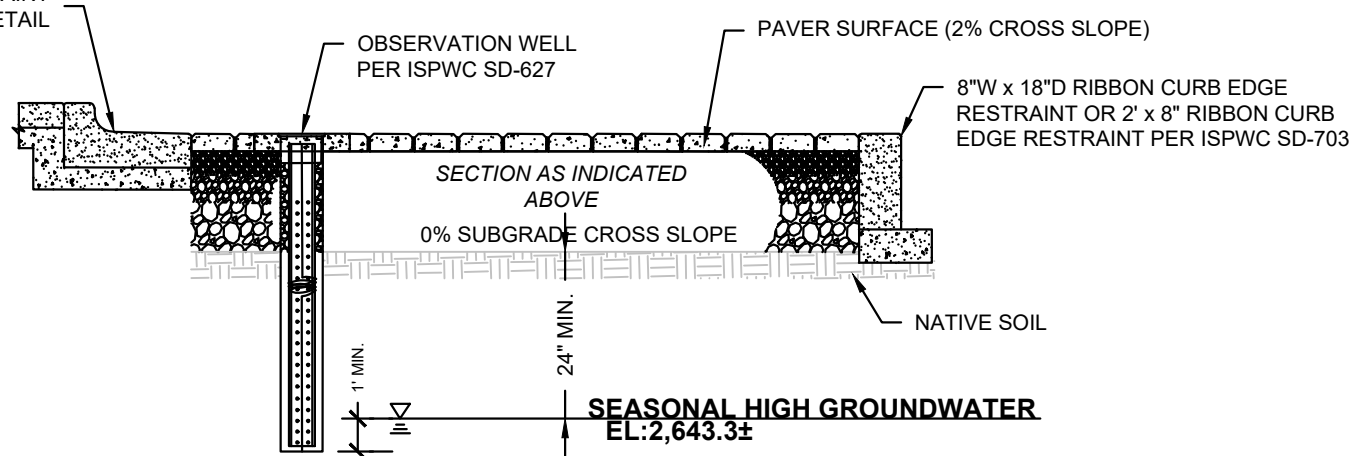
PAVING NOTES:

- CRUSHED AGGREGATE BASE COURSE SHALL MEET THE GRADING AND QUALITY REQUIREMENTS OF ITD 2018 STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SECTION 703.04.
- IF FILL MATERIALS REMAIN AFTER OVER-EXCAVATION, THE EXPOSED SUBGRADE MUST BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698
- SOILS CONTAINING ROOTS OR ORGANIC MATERIALS SHALL BE COMPLETELY REMOVED FROM THE PROPOSED PAVED AREAS PRIOR TO SUBGRADE CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER IF ALTERNATIVE PAVEMENT THICKNESS IS DESIRED DUE TO COST LIMITATIONS OR ANTICIPATED TRAFFIC INDEX. HOWEVER, THE THICKNESS OF PAVEMENT SHALL NOT BE LESS THAN 2" OF ASPHALT AND 9" OF BASE AS OUTLINED IN CALDWELL CITY CODE 10-02-05(3)G.
- VERTICAL CURB (NO GUTTER) SHALL BE 3,000 PSI PORTLAND CEMENT CONCRETE PER ISPPWC 703.
- SCORE CURB AT MAXIMUM INTERVAL OF 8'.



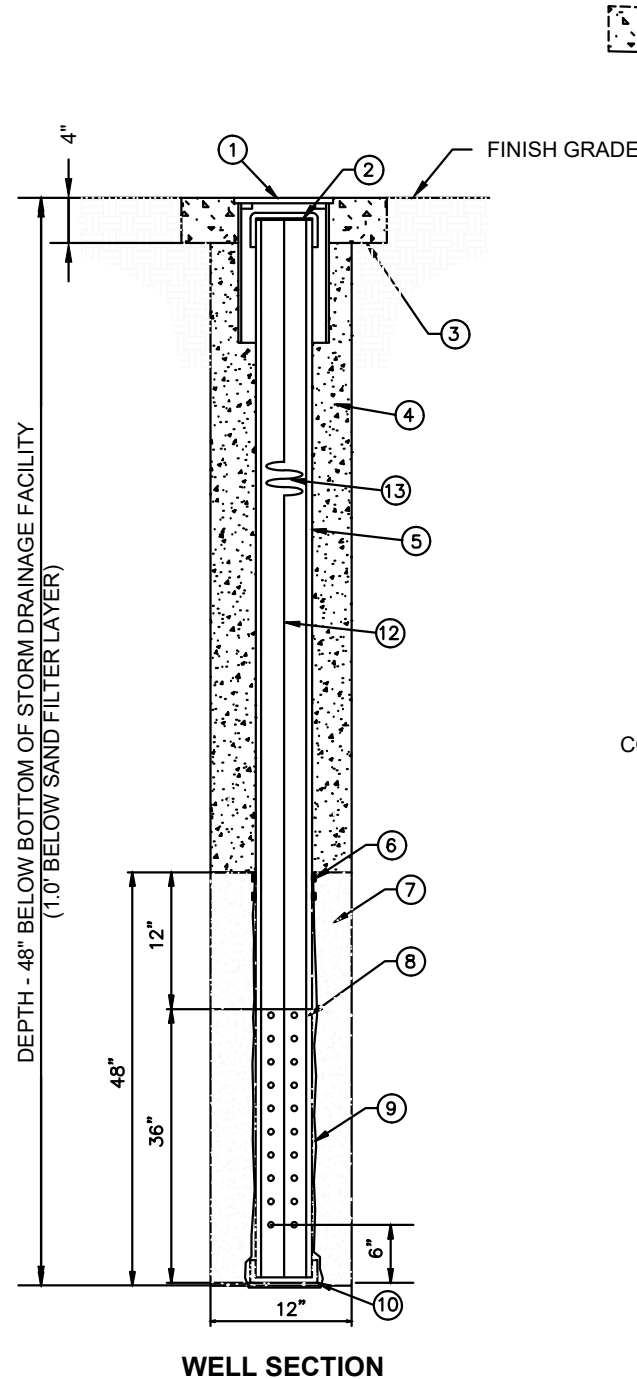
TYPICAL PAVERS SECTION

N.T.S.



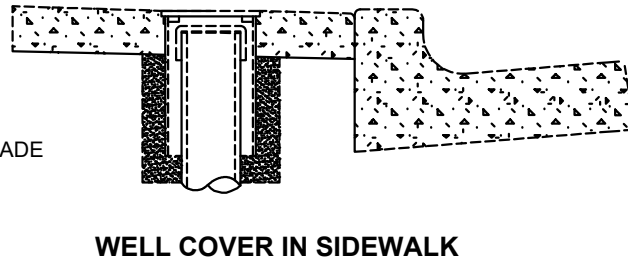
TYPICAL STREET SECTION

N.T.S.

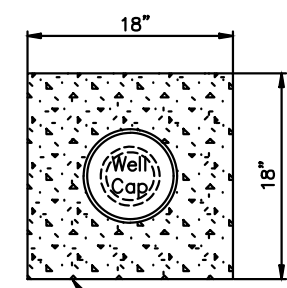


GROUND WATER OBSERVATION WELL

N.T.S.

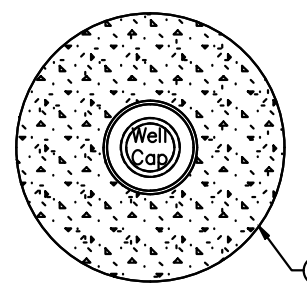


WELL COVER IN SIDEWALK



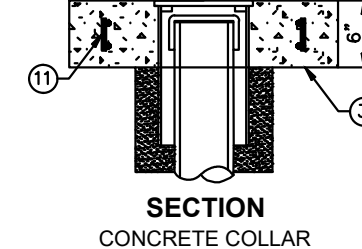
PLAN VIEW

CONCRETE COLLAR-NON-TRAFFIC AREAS



PLAN VIEW

CONCRETE COLLAR- TRAFFIC AREAS



SECTION

CONCRETE COLLAR

OBSERVATION WELL NOTES:

1. WELL COVER, 8" DIA. WATERTIGHT GALVANIZED STEEL BOLT DOWN COVER AND CANISTER.
2. 2 OR 3 BOLT LID WITH 9/16" HEAD AND SAW THREADS, GASKETED.
3. CONCRETE (COLLAR), CLASS 3000 (ISPPWC SECTION 703)
4. 3/8" DIA. HOLES OR SLOTS CUT INTO PPE 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.

OWNER
8715 LAKE VIEW, LLC

PROJECT

SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS

216 43RD STREET
GARDEN CITY, ID 83714

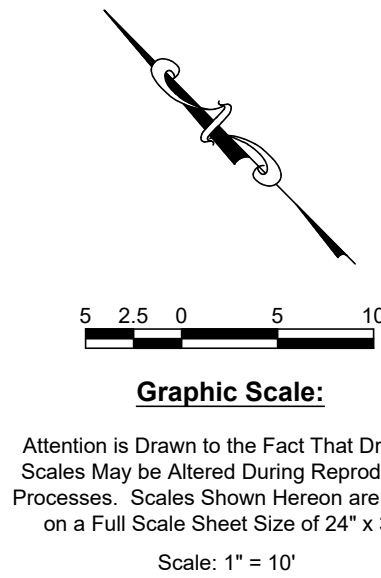
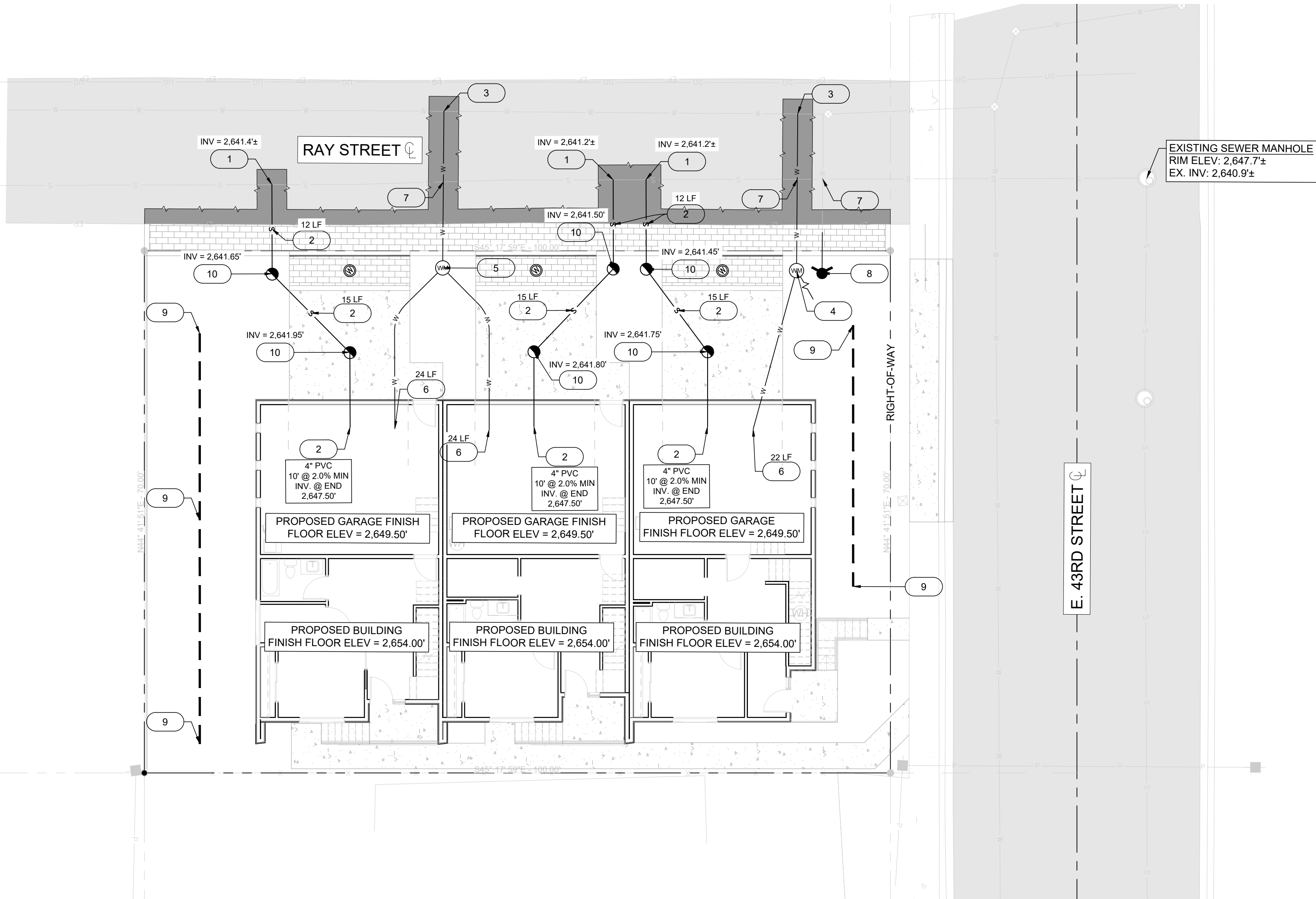
SHEET NAME

GRADING PLAN

PROJECT NUMBER R26013
SHEET ISSUE DATE 06/23/26
SUBMITTAL P&Z

SHEET

C3.0

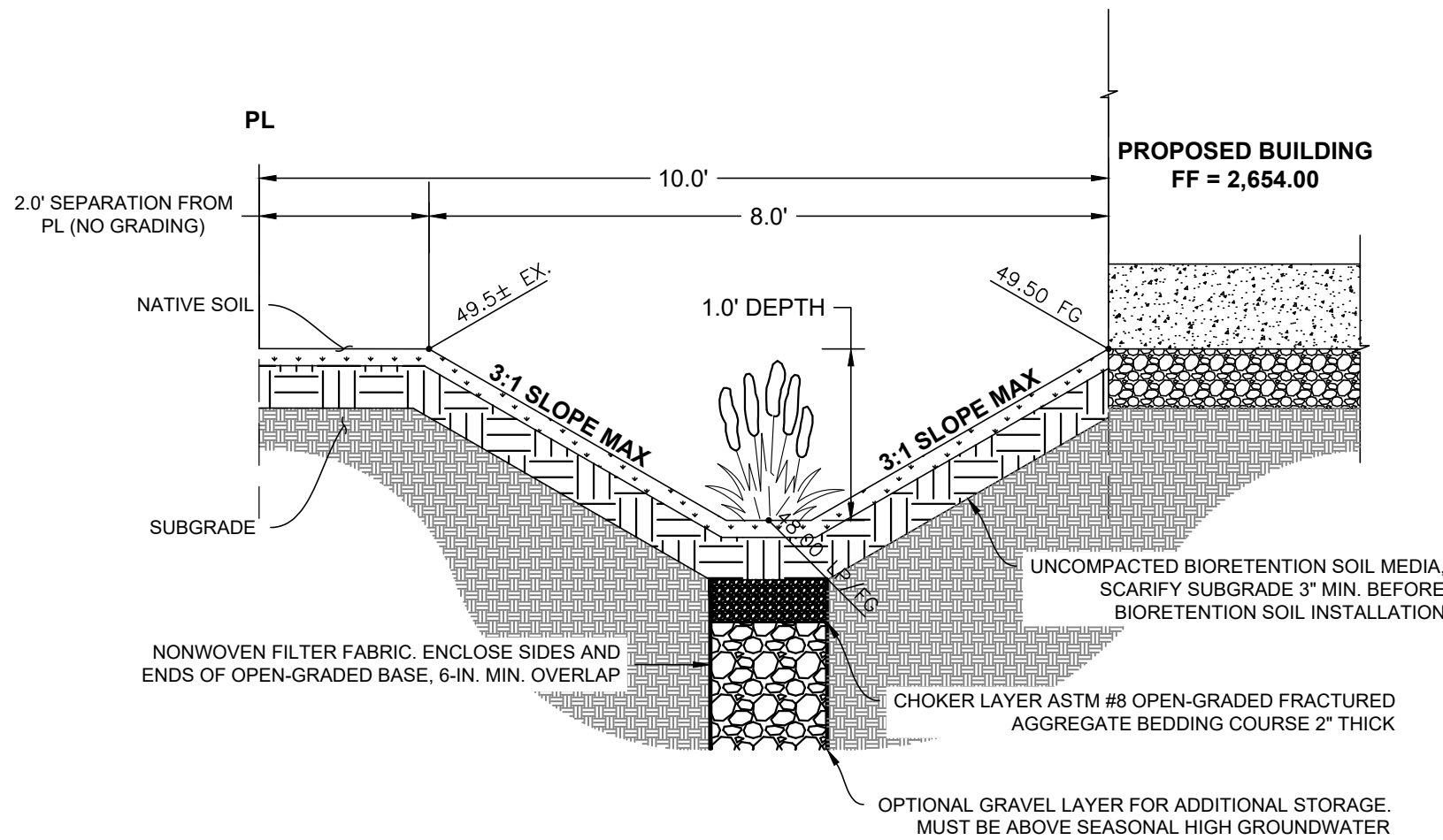


GENERAL NOTES

1. 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.
2. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE ISPPWC AND GARDEN CITY SUPPLEMENTAL SPECIFICATIONS TO ISPPWC AND STANDARD DRAWINGS.
3. CENTER OF METER BOX TO BE LOCATED 32 INCHES BEHIND THE BACK OF SIDEWALK.
4. CONTACT GARDEN CITY PUBLIC WORKS 48 HOURS IN ADVANCE TO OBTAIN A SEWER TAP PERMIT AND SCHEDULE INSPECTION.
5. THE USE OF SWALES MUST BE APPROVED BY THE CITY OF GARDEN CITY PRIOR TO DESIGN.
6. SEE SPECIFICATIONS FOR BIORETENTION SOIL MEDIA (BSM).
7. INFILTRATION RATE OF NATIVE SOILS AT SUBGRADE SHALL BE MIN. 8.0 IN./HR.
8. VEGETATE SWALE WITH DROUGHT TOLERANT PLANT SPECIES, WASHED SOD, OR SANDY SOD.

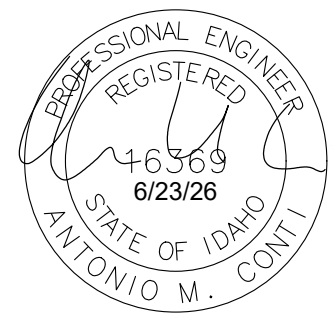
UTILITY NOTES

1. CONNECT TO EXISTING SEWER MAIN ALONG RAY STREET PER ISPPWC STANDARD DRAWING SD-511, TYPE D. CONTRACTOR SHALL POTHOLE EXISTING SEWER MAIN TO VERIFY EXACT LOCATION, DEPTH, AND SIZE. CONTRACTOR SHALL NOTIFY THE CIVIL PROJECT ENGINEER IF ANY DISCREPANCIES EXIST BETWEEN THE FIELD AND PLANS.
2. INSTALL 4" SANITARY SEWER SERVICE @ S = 2.0% MIN. SLOPE PER ISPPWC STANDARD DRAWING SD-511A. SANITARY SEWER PIPE SHALL BE BELL AND SPIGOT, PVC SDR-35 MEETING ASTM STANDARDS 3034 AND THE CITY OF GARDEN CITY. LENGTH AS SHOWN.
3. CONNECT TO EXISTING 8" PVC WATER MAIN ALONG RAY STREET PER ISPPWC STANDARD DRAWING SD-401. INSTALL 20± LF OF 1" POLYETHYLENE DOMESTIC WATER SERVICE LINE TO METER.
4. INSTALL 5/8" x 3/4" DOUBLE WATER METER & SETTER PER GARDEN CITY SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING GC-W-100. PROVIDE AND INSTALL 1" DIA. SERVICE STUB WITH DEG APPROVED PRESSURE BACKFLOW PREVENTION DEVICE AFTER METER SETTER WITH FITTINGS, VALVES, AND PIPING AS NEEDED. REFER TO LANDSCAPE PLAN FOR CONTINUATION.
5. INSTALL 5/8" x 3/4" DOUBLE WATER METER & SETTER PER GARDEN CITY SUPPLEMENTAL SPECIFICATION TO THE ISPPWC STANDARD DRAWING GC-W-100. COORDINATE WITH GARDEN CITY PUBLIC WORKS.
6. INSTALL 1" POLYETHYLENE DOMESTIC WATER SERVICE LINE TO PROPOSED TOWNHOME BUILDING PER ISPPWC STANDARD DRAWING SD-401. LENGTH AS SHOWN.
7. MAINTAIN REQUIRED 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN POTABLE AND NON-POTABLE WATER MAIN CROSSINGS PER IDAPA 58.01.08.
8. EXTEND HYDRANT LATERAL APPROX. 5± LF FROM THE EXISTING FIRE SERVICE LINE. INSTALL 8" DIA. C900 PVC WATERLINE, TERMINATING OUTSIDE THE LIMITS OF THE PERMEABLE PAVER AREA. HYDRANT LOCATION AND INSTALLATION TO BE COORDINATED WITH THE CITY OF GARDEN CITY.
9. CONSTRUCT A SHALLOW, LOW-LYING GRASSY CATCH SWALE WITHIN THE PROPOSED LANDSCAPE. CONTRACTOR SHALL GRADE AWAY FROM THE PROPOSED BUILDING AND EXISTING SIDEWALK @ MAX. 3:1 SLOPE. REFER TO DETAIL BELOW FOR MORE INFORMATION.
10. INSTALL 4" TRAFFIC RATED SEWER CLEANOUT PER ISPPWC SPECIFICATION STANDARD DRAWING SD-506A. INVERT ELEVATION AS SHOWN.



SHALLOW GRASSY DRAINAGE SWALE DETAIL
N.T.S.

STAMP:



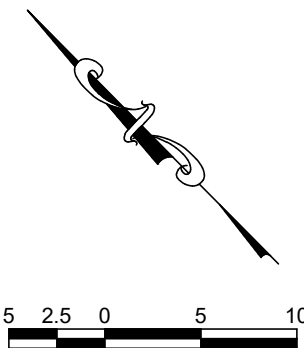
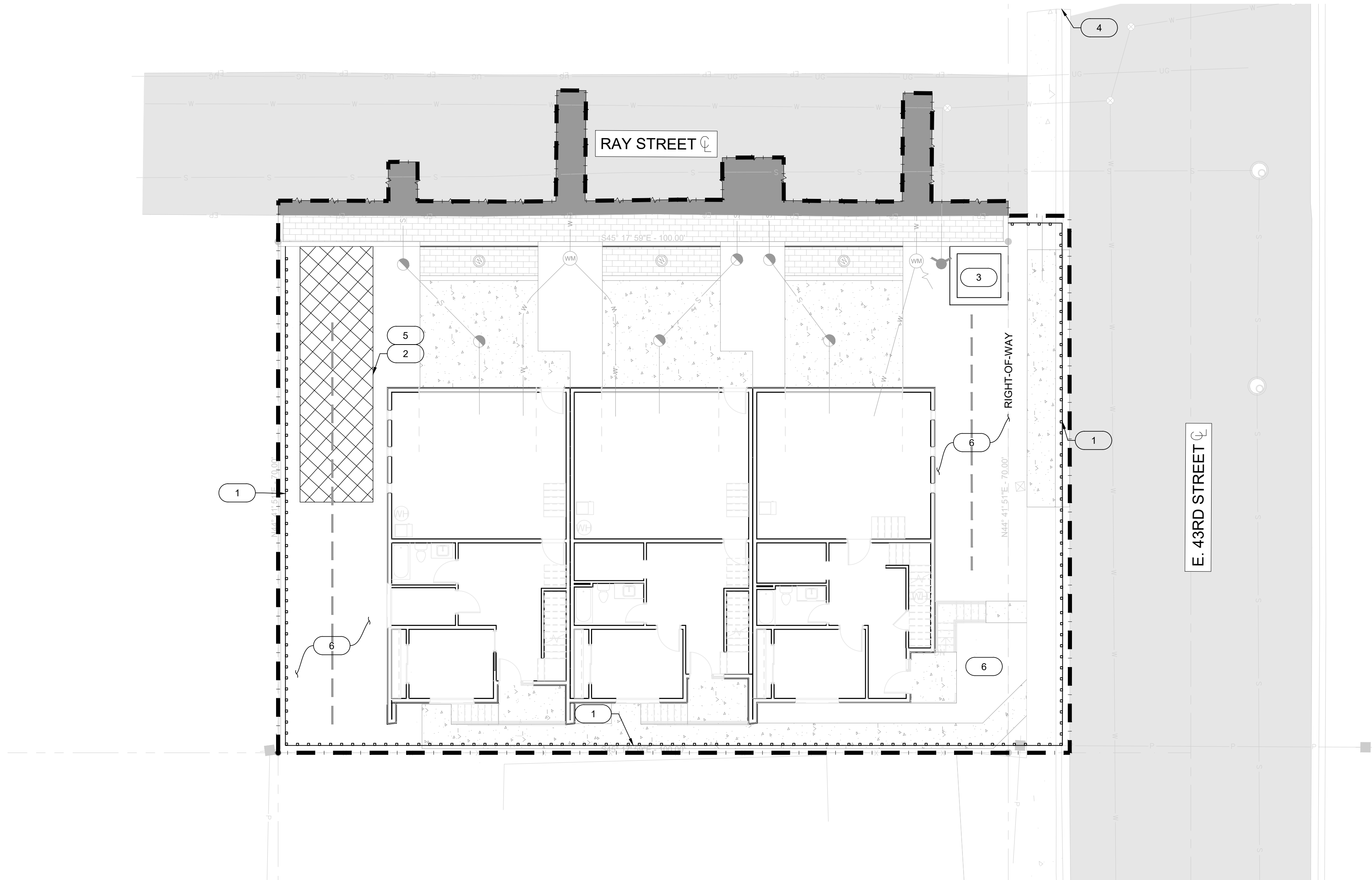
CONSULTANT:



REVISIONS

No.	Description	Date

SHEET



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" = 10'

EROSION CONTROL GENERAL NOTES

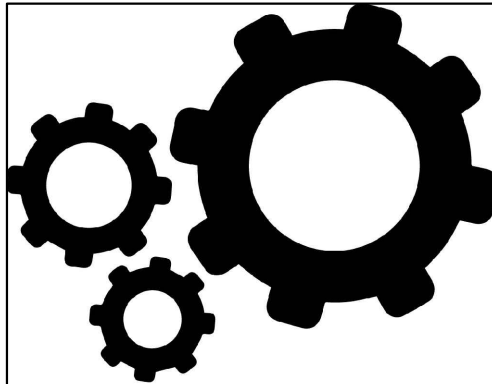
1. TEMPORARY SOIL STABILIZATION:
a. PLASTIC TARPS - COVER STOCKPILED SOILS WITH TARPS.
b. STRAW MULCH
2. PRESERVE EXISTING VEGETATION.
3. PROVIDE A STENCIL OR CITY APPROVED PLAQUE WHICH IDENTIFIES ALL DRAIN INLETS AS PART OF A STORM WATER SYSTEM WHICH SHALL NOT BE UTILIZED OR ALLOWED TO ACCEPT SANITARY SEWER OR ANY OTHER CONTAMINANT CONTRIBUTIONS.
4. A "DO NOT DUMP WASTE" MESSAGE SHOULD BE INCLUDED ON THE STENCIL/PLAQUE.
5. FIBER ROLLS AND SILT FENCE - SILT FENCE WILL BE CONSTRUCTED SO THAT THE BOTTOM OF THE FENCE IS BURIED AT LEAST 6-INCHES UNDER THE SOIL (DO NOT BACKFILL ADDITIONAL SOIL BEHIND AND/OR IN FRONT OF FENCE). STAKES SHOULD BE PLACED ON THE DOWNSIDE OF THE SLOPE OR FACING AWAY FROM THE SEDIMENT. OVERLAP STAKES WHERE ONE SECTION MEETS ANOTHER SECTION.
6. STORM DRAIN INLET PROTECTION - IN TURF AREAS, PROVIDE FILTER FABRIC FENCE INLET FILTER, IN PAVED AREAS PROVIDE DANDY BAG, DANDY CURB BAG, (WWW.DANDYPRODUCTS.COM) OR APPROVED EQUAL (FILTER FABRIC WILL NOT BE ACCEPTED. ALL DROP INLET INSERT SHALL BE INSTALLED UNDER GRATE AND SURROUNDED BY GRAVEL BAGS OR STRAW WATTLES. BMP'S IN AND AROUND DROP INLETS MUST BE ROUTINELY INSPECTED AND MAINTAINED TO BE CONSIDERED EFFECTIVE.

EROSION CONTROL KEY

- FIBER ROLL
- LIMIT OF DISTURBANCE

EROSION CONTROL KEYNOTES

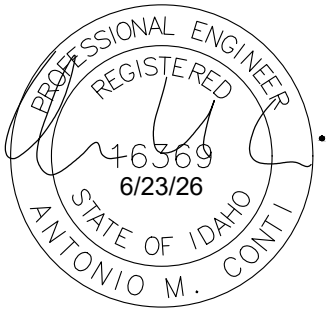
1. INSTALL FIBER ROLLS PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #64.
2. STAGING AREA. CONTRACTOR TO ADJUST AS NECESSARY.
3. INSTALL CONCRETE WASHOUT PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #47.
4. INSTALL INLET PROTECTION PER STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES BMP #74. MAINTAIN UNTIL ALL CONSTRUCTION IS COMPLETE. REMOVE SEDIMENT BUILDUP AS NEEDED.
5. PROPOSED LOCATION FOR PORTABLE SANITARY FACILITY PER BMP #50. SANITARY AND SEPTIC WASTE MANAGEMENT. CONTRACTOR TO ADJUST LOCATION AS NEEDED TO AVOID HIGH TRAFFIC AREAS.
6. MINIMIZE LAND DISTURBANCE AND PRESERVE EXISTING VEGETATION PER BMP #1.



Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

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**ACKERMAN
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REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC
PROJECT
SIBERIAN ELM SUBDIVISION
PROJECT ADDRESS
216 43RD STREET
GARDEN CITY, ID 83714
SHEET NAME
ESC PLAN

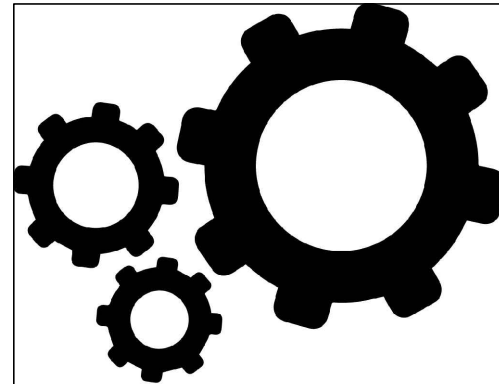
PROJECT NUMBER	R26013
SHEET ISSUE DATE	06/23/26
SUBMITTAL	P&Z

SHEET

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Appendix B

Drainage Basins

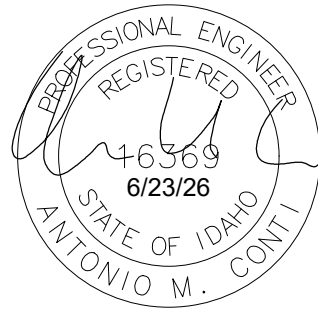


Studio H
ARCHITECTS

Architecture ::: Interiors ::: Planning

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REVISIONS

No.	Description	Date

OWNER
8715 LAKE VIEW, LLC

PROJECT

SIBERIAN ELM SUBDIVISION

PROJECT ADDRESS

216 43RD STREET
GARDEN CITY, ID 83714

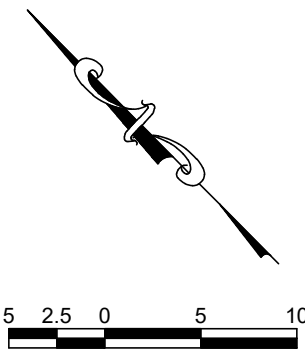
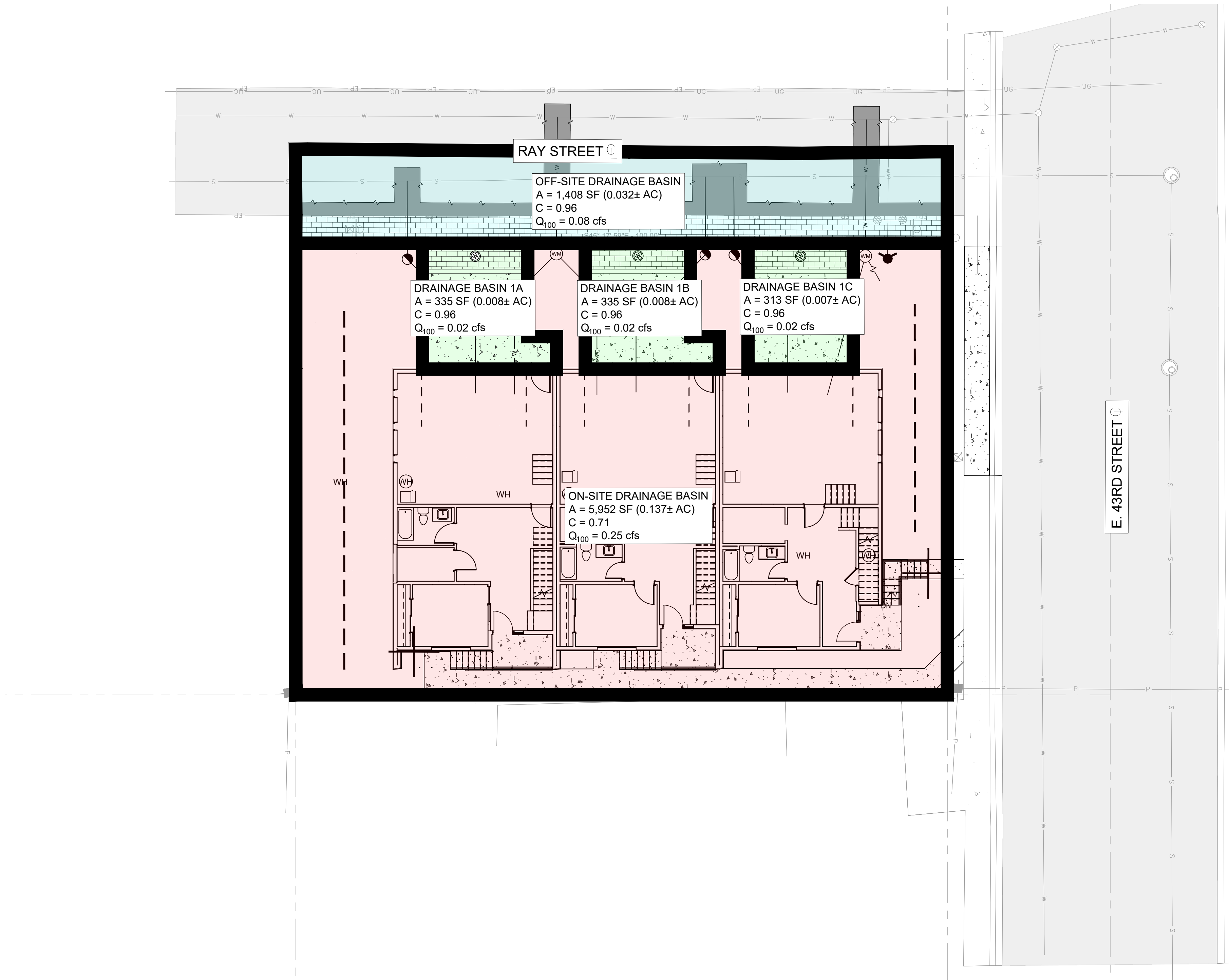
SHEET NAME

DRAINAGE BASIN MAP

PROJECT NUMBER R26013
SHEET ISSUE DATE 06/22/26
SUBMITTAL P&Z

SHEET

1 OF 1



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" = 10'

Appendix C

Drainage Calculations

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 **43rd Street Townhomes , On-Site**

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**

Click to Show More Subbasins ☐

5 Area of Drainage Subbasin (SF or Acres)

Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin
1	2	3	4	5	6	7	8	9	10
SF	372	3,410	2,214						
Acres	0.14								
	0.95	0.95	0.30						
Weighted Avg	0.71								

6 Determine the Weighted Runoff Coefficient (C)

$$C = [(C1 \times A1) + (C2 \times A2) + (Cn \times An)] / A$$

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min

User Calculate
10 Min.

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc

i **2.58** in/hr

9 Calculate the Post-Development peak discharge (QPeak)

Q_{peak} **0.25** cfs

10 Calculate total runoff vol (V) (for sizing primary storage)

$$V = Ci (Tc=60) A \times 3600$$

V **338** ft³

11 Calculate Volume of Runoff Reduction V_{rr}

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} **211** ft³

12 Detention: Approved Discharge Rate to Surface Waters (if applicable)

cfs

13 Volume Summary

Surface Storage: Basin

Basin Forebay

V **34** ft³

Primary Treatment/Storage Basin

V **304** ft³

Subsurface Storage

Volume Without Sediment Factor (See BMP 20 Tab)

V **338** ft³

Estimated Runoff Coefficients for Various Surface

Type of Surface	Runoff Coefficients "C"
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 0.15
Average: 2-6%	0.09 0.12 0.15 0.18
Steep: >6%	0.13 0.18 0.23 0.28

Adapted from ASCE

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 **43rd Street Townhomes , Off-site - Ray Street**

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**

Click to Show More Subbasins ☐

5 Area of Drainage Subbasin (SF or Acres)

Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin	Subbasin
1	2	3	4	5	6	7	8	9	10
SF	985	364							
Acres	0.03								
	0.95	1.00							
Weighted Avg	0.96								

6 Determine the Weighted Runoff Coefficient (C)

$$C = [(C1 \times A1) + (C2 \times A2) + (Cn \times An)] / A$$

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min

User Calculate
10 Min.

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc

i **2.58** in/hr

9 Calculate the Post-Development peak discharge (QPeak)

Q_{peak} **0.08** cfs

10 Calculate total runoff vol (V) (for sizing primary storage)

$$V = Ci (Tc=60) A \times 3600$$

V **103** ft³

11 Calculate Volume of Runoff Reduction V_{rr}

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} **64** ft³

12 Detention: Approved Discharge Rate to Surface Waters (if applicable)

cfs

13 Volume Summary

Surface Storage: Basin

Basin Forebay

V **10** ft³

Primary Treatment/Storage Basin

V **93** ft³

Subsurface Storage

Volume Without Sediment Factor (See BMP 20 Tab)

V **103** ft³

Estimated Runoff Coefficients for Various Surface

Type of Surface	Runoff Coefficients "C"
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 0.15
Average: 2-6%	0.09 0.12 0.15 0.18
Steep: >6%	0.13 0.18 0.23 0.28

Adapted from ASCE

ACHD Calculation Sheet for Permeable Interlocking Concrete Pavers (PICP)

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 to Determining Paver Storage Capacity

User input in yellow cells.

1 Project Name 43rd Street Townhomes , Off-site - Ray Street

Runoff Calculations

1 Design Storm		100	
2 Weighted Runoff Coefficient C		0.96	
3 Area A (Acres)		0.03	acres
4 Approved Discharge Rate (if applicable)		0.00	cfs
5 Design Volume	V	103	ft ³

Link to: [Q,V](#)
[Q,V2](#)
[Q,V3](#)
[Q,V4](#)
[Q,V5](#)
[Q,V TR55](#)

Paver & Aggregate Details

6 Enter Total Paver Area Length	L	100.00	ft
7 Enter Total Paver Area Width	W	3.50	ft
8 Total Paver Area	A	350	ft ²
9 Paver Joint Opening Area per Manf. Spec		0.10	Assume 0.10
10 Depth of Storage Stone		1.00	ft
11 Void Factor of Storage Stone (0.4 Max)		0.40	
12 Available Storage in Paver Aggregate	V _{Avail}	140	ft ³
13 Does Aggregate Have Storage Capacity? V _{avail} ≥ V		YES	

Infiltration

14 Subgrade Infiltration Rate From Soils Report		4.00	in/hr
15 Time to Infiltrate		0.88	hrs
16 Joint Aggregate Infiltration Rate: #8 Stone		500	in/hr

Aggregate in/hr
 #8 Stone 500.00

Peak Discharge

17 Time of Concentration T _c		10	min
18 Peak Q	Q _{storm}	0.08	cfs
19 Capacity of Paver Joints	Q _{Peak_Pavers}	0.41	cfs
20 Can Paver Joints Take Peak Flow? Q _{Peak_Pavers} ≥ Q _{storm}		OK	

Appendix D

Geotechnical Report



GEOTECHNICAL INVESTIGATION

PROPOSED TOWNHOMES

216 East 43rd Street
Garden City, ID

PREPARED FOR:

Luke Stephens
Snowcap Construction LLC
13479 Lakeshore Drive
Nampa, ID 83686

PREPARED BY:

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

February 13, 2026
23336



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

February 13, 2026

Atlas No. 23336

Luke Stephens
Snowcap Construction LLC
13479 Lakeshore Drive
Nampa, ID 83686

**Subject: Geotechnical Investigation
 Proposed Townhomes
 216 East 43rd Street
 Garden City, ID**

Dear Luke Stephens:

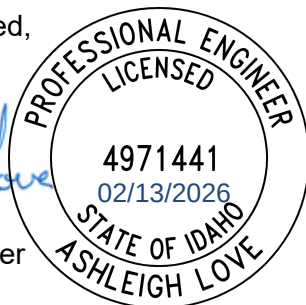
In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on January 22, 2026. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

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

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

Respectfully submitted,


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Geotechnical Engineer




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1. INTRODUCTION

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

1.1 Project Description

The proposed development is in the City of Garden City, Ada County, ID, and occupies a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, Township 4 North, Range 2 East, Boise Meridian. The site to be redeveloped is approximately 0.16 acre. Site maps included in the **Appendix** show the project location.

This project will consist of demolition/removal of existing mobile homes, and the construction of a three-story townhome structure. Retaining walls are not anticipated as part of the project. A portion of the project site will be developed with paved driveways. Drainage is expected to be directed to onsite infiltration facilities. Location of the infiltration facilities are unknown at this time. Atlas has not been informed of the proposed grading plan.

1.2 Scope of Investigation

Our scope of work was completed in general accordance with our proposal dated January 14, 2026, and authorized on January 15, 2026. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Snowcap Construction LLC and Atlas.

Atlas' scope of services included the following:

- Subsurface exploration via test pits.
- Field and laboratory testing of materials encountered and collected.
- Preparation of this report, which includes project description, site conditions, and our engineering analysis and evaluation for the project.

2. SITE DESCRIPTION

2.1 Regional Geology

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

2.2 General Site Characteristics

The following details regarding site conditions are based on visual observations and review of available geologic and topographic maps and imagery:

- **Current Site Conditions:** The site is approximately 0.16 acre. Two mobile home structures, fencing, concrete slabs, and shed structures are present on the site. The site is surrounded by residential properties, and is bound to the northeast by Ray Street, and to the southeast by East 43rd Street.
- **Vegetation:** Vegetation on the site consists primarily of landscape trees, shrubs, and grasses.
- **Topography:** The site is relatively flat and level.
- **Drainage:** Stormwater drainage for the site is achieved by percolation through surficial soils. The site is situated so that it is unlikely that it will receive any drainage from off-site sources.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation revealed low hazard potential resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading.

3.2 Seismic Design Parameter Values

The ASCE 7-16 seismic design parameter values have been provided below.

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D “Default”
Site Modified Peak Ground Acceleration, PGA_M	0.207
S_s	0.307 (g)
S_1	0.110 (g)
F_a	1.555
F_v	2.380
S_{MS}	0.477
S_{M1}	0.261
S_{DS}	0.318
S_{D1}	0.174

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. The test pit was excavated with a client supplied excavator and was located in the field by means of a Global Positioning System (GPS) device that is reportedly accurate to within ten feet. Upon completion of investigation, the test pit was backfilled with loose excavated materials. Re-excavation and compaction of the test pit area is required prior to construction.

Samples obtained have been visually classified in the field, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on the log provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that this log **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials. Laboratory tests were conducted in accordance with current specifications. The laboratory testing program for this report included:

- Atterberg Limits Testing – ASTM D4318
- Grain Size Analysis – ASTM C117/C136

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata may vary from the individual soil profile presented in the log.

Table 2 – Typical Soil Profile

Soil Horizons	Approximate Depths	Soil Types	Consistency/Relative Density
Fill Materials	0 to 1 foot	Sandy Silt Fill	Medium Stiff
Surficial Soils	1 to 2.5 feet	Poorly Graded Sand with Gravel	Medium Dense
Deeper Soils	2.5 to 9 feet	Poorly Graded Gravel with Sand	Medium Dense to Very Dense

During excavation, sloughing of test pit sidewalls was observed. Moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

Soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no apparent odors or discoloration typically associated with this type of contamination. Groundwater encountered did not exhibit obvious signs of contamination.

5. SITE HYDROLOGY

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

5.1 Groundwater

During this field investigation, groundwater was encountered in the test pit at a depth of 9.1 feet bgs. Atlas has previously performed 6 geotechnical investigations within 0.15 mile of the project site. Information from these investigations has been provided in the table below.

Table 3 – Groundwater Data

Date	Approximate Distance from Site (mile)	Direction from Site	Groundwater Depth (feet bgs)
July 2023	0.06	Northwest	7.6 to 7.7
October 2018	0.08	Northwest	7.8 to 8.6
March 2019	0.06	Southwest	5.7 to 6.9
November 2019	0.10	South	8.1 to 8.2
December 2016	0.11	North	8.0 to 8.8
June 2011	0.12	East	6.0

Based on evidence of this investigation and background knowledge of the area, Atlas has determined that the typical seasonal high groundwater should remain greater than approximately 5 feet bgs. This depth can be confirmed through long-term groundwater monitoring.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values. Typical infiltration rates comprising the generalized soil profile for this study have been provided in the table below.

Table 4 – Generalized Soil Infiltration Rates

Soil Type	Typical Infiltration Rate* (inches per hour)
Poorly Graded Sand with Gravel	>12
Poorly Graded Gravel with Sand	

*Infiltration into and/or within close proximity to groundwater may reduce infiltration rates to near zero.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded sand with gravel sediments. Excavation depths of approximately 1.2 feet bgs should be anticipated to expose these sand and gravel sediments. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction. Atlas recommends that all infiltration facilities be constructed in accordance with the local municipality requirements.

6. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

6.1 Foundation Loading Information

Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 75,000 pounds were assumed for settlement calculations. Total settlement should be limited to approximately 1 inch and differential settlement should be limited to approximately ½ inch, provided the following design and construction recommendations are observed.

6.2 Foundation Design Recommendations

Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Based on data obtained from the site, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 5 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native poorly graded sand with gravel sediments, poorly graded gravel with sand sediments, or compacted granular structural fill. Existing fill materials must be completely removed from below foundation elements. ¹ Excavation depths of roughly 1.2 feet bgs should be anticipated to expose proper bearing soils.	Not Required for Native Soil 95% for Granular Structural Fill	2,000 lbs/ft ²

¹It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.

The following sliding frictional coefficient values should be used: 1) 0.40 for footings bearing on native poorly graded sand with gravel sediments and 2) 0.45 for footings bearing native poorly graded gravel with sand sediments or granular structural fill. A passive lateral earth pressure of 422 pounds per square foot per foot (psf/ft) should be used for poorly graded sand with gravel sediments. For poorly graded gravel with sand sediments or granular structural fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Foundation over-excavation must be replaced with granular structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with granular structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade. Foundations must be backfilled in accordance with the **Backfill of Walls** section. Based on the soil types encountered onsite and the character of the proposed construction, foundation drains are not needed.

6.3 Floor Slab-on-Grade

Uncontrolled fill was encountered in the single test pit advanced. Atlas recommends that these fill materials, and fill materials generated as a result of demolition activities be completely removed. The excavated fill materials can be replaced in accordance with the **Fill Placement and Compaction** section provided that all organic material and debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

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

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The mat must consist of aggregate base material as specified in the **Structural Fill** section. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

7. PAVEMENT DISCUSSION AND RECOMMENDATIONS

7.1 Pavement Design Parameters

Project specific traffic loading information has not been provided. Based on the character of the proposed construction, Atlas has used a traffic loading of 45,000 equivalent single axle loads (ESALs) for the residential driveways. Atlas can provide a project specific pavement design upon request. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 5 has been assumed for near-surface sandy silt fill materials on site.

The recommended pavement sections provided below are based on a 20-year design life. To achieve this design life a routine maintenance program that includes crack sealing on a regular basis and possible seal coating will be required. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

7.2 Flexible Pavement Sections

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the Idaho Standards for Public Works Construction (ISPWC). Construction of the pavement section should be in accordance with these specifications.

Table 6 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Residential Driveways
Asphaltic Concrete	2.5 Inches
Aggregate Base	4.0 Inches
Structural Subbase	6.0 Inches
Compacted Subgrade ¹	See <u>Pavement Subgrade Preparation</u> Section

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

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC Section 810. Materials shall be placed in accordance with ISPWC.
- Aggregate Base: Material complying with ISPWC for Type 1 Crushed Aggregate Materials.
- Structural Subbase: Material complying with ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate Materials. The maximum material diameter cannot exceed $\frac{2}{3}$ the component thickness.

7.3 Rigid Pavement Sections

The AASHTO pavement design method was used to develop the following rigid concrete pavement sections. Concrete pavement shall be batched and constructed in accordance with the most current American Concrete Institute Standards and in accordance with ISPWC Standard Drawings SD-714, SD-714A, and SD-714B. Native subgrade soils on the site are frost susceptible, and therefore, require joint sealers or under-drains.

Table 7 – AASHTO Rigid Pavement Specifications

Pavement Section Component	Residential Driveways
Portland Cement Concrete	5.0 Inches
Aggregate Base	6.0 Inches
Structural Subbase	Not Required
Compacted Subgrade ¹	See <u>Pavement Subgrade Preparation</u> Section

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

- Portland Cement Concrete: 4,000 psi concrete with a modulus of rupture greater than 650 psi generally complying with ISPWC requirement for Portland Cement Concrete per Section 705.
- Aggregate Base: Material complying with ISPWC for Type 1 Crushed Aggregate Materials.
- Structural Subbase: Material complying with ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate Materials. The maximum material diameter cannot exceed $\frac{2}{3}$ the component thickness.

7.4 Pavement Subgrade Preparation

Uncontrolled fill was encountered in the single test pit advanced. Atlas recommends that these fill materials, and fill materials generated as a result of demolition activities, be completely removed. The excavated fill materials can be replaced in accordance with the **Fill Placement and Compaction** section provided that all organic material and debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

7.5 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to light traffic. Pumping or soft areas must be removed and replaced with granular structural fill.

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

Atlas recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ISPWC requirement for Portland Cement Concrete. PCCP should be 6 inches thick and reinforced with welded wire fabric. Control joints must be on 12-foot centers or less. A 4-inch drainage fill course must be placed below the PCCP and must consist of Aggregate Base Material as specified in the **Structural Fill** section.

8. CONSTRUCTION CONSIDERATIONS

8.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Mature trees with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. However, in areas where trees are/were present, deeper excavation depths should be anticipated. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction.

8.2 Grading

Positive grades must be maintained surrounding structures and pavements, including exterior slabs. The interface of plant bedding materials and underlying soils should be graded to provide drainage away from site elements. Otherwise, bedding materials may direct water to underlying fine-grained soils, which increases the potential for localized heave. Excessive watering of landscaping should be avoided.

8.3 Dry Weather

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

8.4 Wet Weather

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

8.5 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. Throughout construction, soft areas may develop. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris and be used to perform any other necessary excavations. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.

- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

8.6 Frozen Subgrade Soils

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

8.7 Structural Fill

The following table defines the types of fill material that is suitable for use on the project. Refer to the **Fill Placement and Compaction** section for recommended placement locations for each fill type listed below.

Table 8 – Fill Material Criteria

Fill Type	Material	Maximum Lift Thickness*
Granular Structural Fill	ISPWC Section 801 for 1-inch, 3-inch, or 6-inch Uncrushed Aggregate and ISPWC Section 802 Aggregate Base	12 inches
Aggregate Base	ISPWC Section 802 for Type 1 Crushed Aggregate Base	12 inches
Structural Subbase	ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate	12 inches
Suitable Structural Fill	Onsite/imported ML, SM, and GM soils that are free of organics and debris	6 inches

*Initial loose thickness, prior to compaction.

Fill Placement and Compaction

Requirements for fill material type and compaction effort are dependent on the planned use of the material. The following table specifies material type and compaction requirements based on the placement location of the fill material.

Table 9 – Fill Placement and Compaction Requirements

Fill Location	Material Type	Compaction
Foundations	Granular Structural Fill	95% of ASTM D1557
Interior Slab-on-Grade and Below Rigid Pavement Subgrade	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Top 4 Inches of Interior and Exterior Slab-on-Grade	Aggregate Base Material	95% of ASTM D1557
Below Flexible Pavement Subgrade and Exterior Flatwork Areas	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D698 or 92% of ASTM D1557
Foundation Backfill	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Utility Trench Backfill	Granular Structural Fill or Suitable Structural Fill	Per ISPWC Section 306

Prior to placement of fill materials, surfaces must be prepared as outlined in the **Earthwork** section. Fill material must be placed in horizontal lifts not exceeding 6-inches in thickness for fine-grained soils and 12-inches in thickness for granular structural fill, aggregate base material, and subbase material. All fill material must be moisture-conditioned to achieve optimum moisture content prior to compaction. During placement all fill materials must be monitored and tested to confirm compaction requirements have been achieved, as specified above, prior to placement of subsequent lifts. In addition, compacted surfaces must be in a firm and unyielding condition. Atlas personnel should be onsite to verify suitability of subgrade soil conditions, identify whether further work is necessary, and perform in-place moisture density testing.

Sufficient density tests should be performed to properly monitor compaction. At a minimum, Atlas recommends one test per lift as follows:

- Structures – 1 test every 5,000 square feet
- Pavement and Exterior Flatwork Areas – 1 test every 10,000 square feet
- Foundation Backfill – 1 test every 500 square feet
- Utility Trench Backfill – 1 test every 100 linear feet

Silty soils require very high moisture contents for compaction, require a long time to dry out if natural moisture contents are too high, and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, the exposed surface must be protected from degradation resulting from construction traffic or subsequent construction. It is anticipated that fine-grained soils will not be suitable for reuse during the wet season.

Use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less.

If material contains more than 40 percent but less than 50 percent oversize (greater than $\frac{3}{4}$ -inch) particles, compaction of fill must be confirmed per ISPWC Section 202.3.8.C.3. Material should contain sufficient fines to fill void spaces and must not contain more than 50 percent oversize particles.

8.8 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications in the **Fill Placement and Compaction** section, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition. Atlas recommends in these areas that the top 12 inches must consist of a low permeability (clay or silt) soil to limit surface water infiltration.

Proper grading away from structures is critical. The surface must be graded away from the structure. In addition, Atlas recommends that roof drains carry stormwater at least 10 feet away from the structure.

8.9 Excavations

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

For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

8.10 Groundwater Control

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

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

9. GENERAL COMMENTS

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

10. REFERENCES

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APPENDIX I WARRANTY AND LIMITING CONDITIONS

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

Exclusive Use

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

Report Recommendations are Limited and Subject to Misinterpretation

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

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



Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

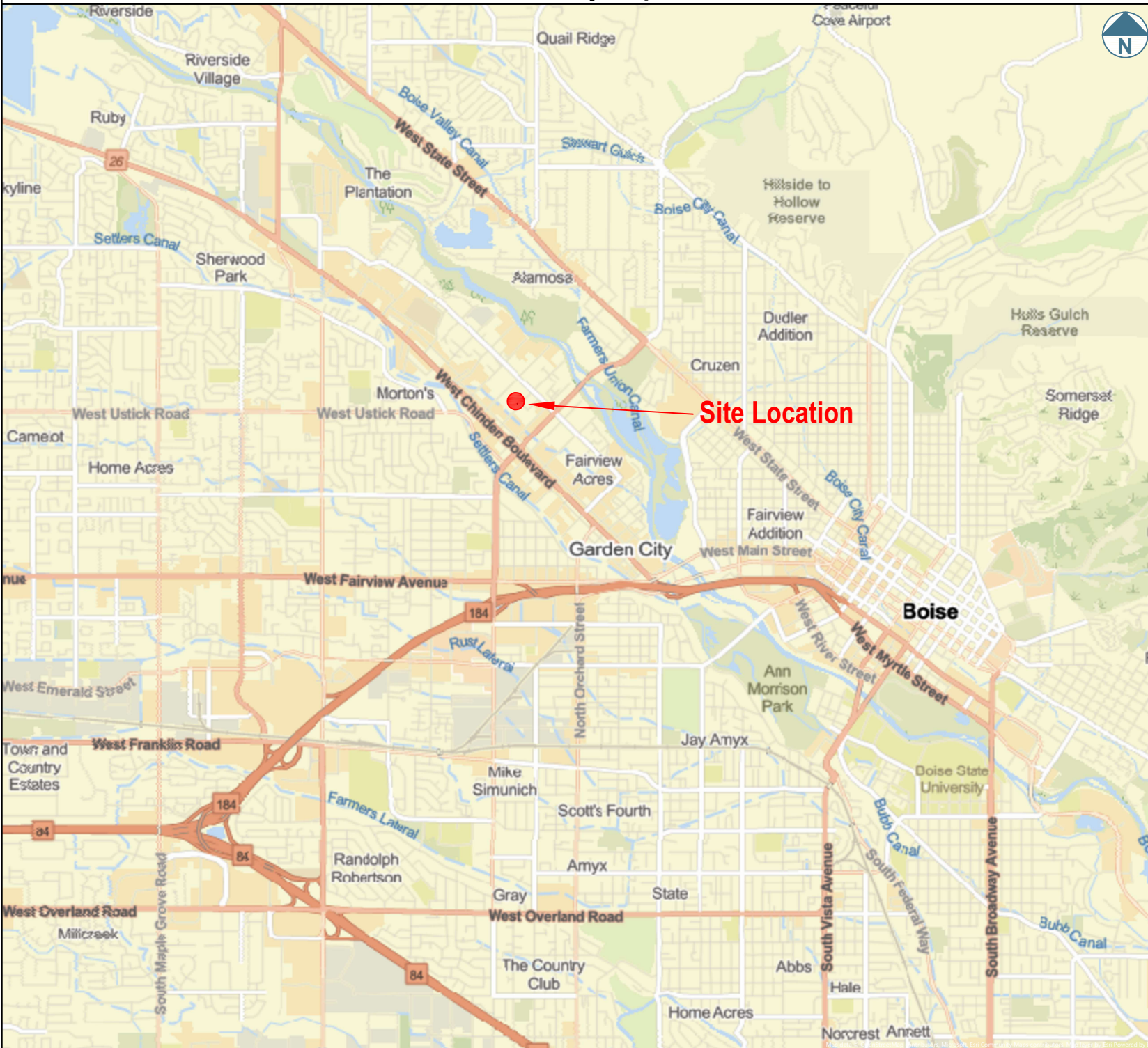
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

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

Vicinity Map

Figure 1



MAP NOTES:

- Not to Scale
- ESRI Street Map

LEGEND

Approximate Site Location



Proposed Townhomes

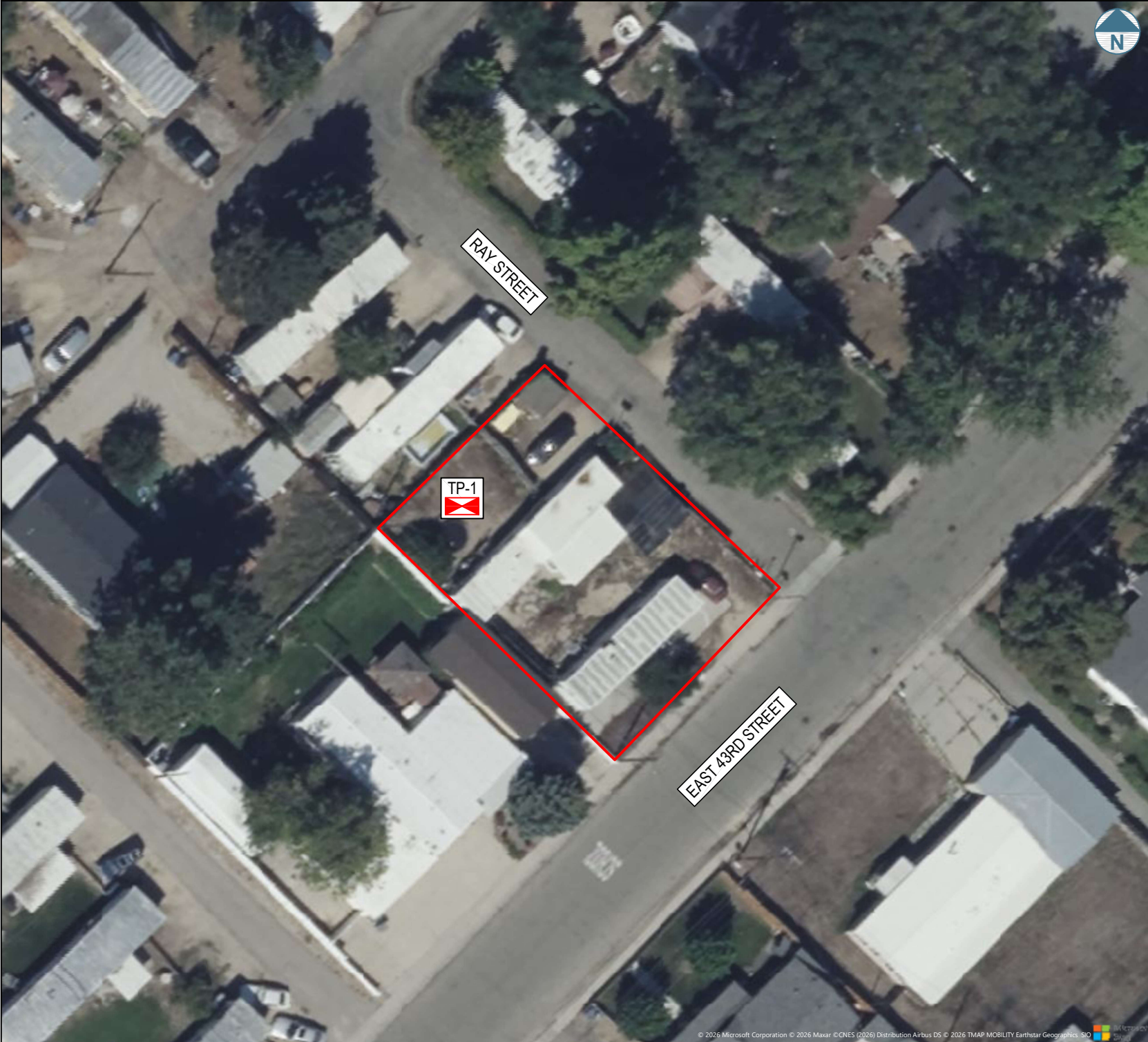
216 East 43rd Street
Garden City, ID

Modified by: ADL
February 3, 2026
Drawing: 23336



2791 S. Victory View Way
Boise, ID 83709

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



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary 

Approximate Atlas Test Pit Location 

Proposed Townhomes

216 East 43rd Street
Garden City, ID

Modified by: ADL
February 3, 2026
Drawing: 23336

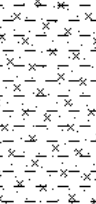


2791 S. Victory View Way Phone: (208) 376-4748
Boise, ID 83709 Fax: (208) 322-6515
Web: oneatlas.com

CLIENT: Snowcap Construction LLC
PROJECT: Proposed Townhomes
PROJECT NO: 23336
LOCATION: 216 E 43rd St, Boise, ID 83714, USA
OFFICE: 2791 S. Victory View Way Boise, ID 83709

LATITUDE: 43.63475
LONGITUDE: -116.25075
SURFACE ELEVATION: 2648.75(Ft)
HOLE DEPTH: 9.1Ft
GROUNDWATER LEVEL: 8.4 Ft

SHEET: 1 OF 1
DRILLING COMPANY: Client Supplied
EQUIPMENT: Client Supplied Excavator
LOGGED: Ashleigh Love, PE DATE: 01/22/2026
CHECKED: Ethan Salove, PE DATE: 02/06/2026

DEPTH (ft)	Water	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)	MOISTURE	Sieve Analysis		Atterberg Limits		Samples
						%<No. 4	%<No. 200	Liquid Limit	Plasticity Index	
1.2			SANDY SILT FILL (ML-FILL): Dark brown, slightly moist, medium stiff, with fine to coarse-grained sand. --Organics noted to 0.3 foot bgs.		21.3	99	50.2	31	6	Grab Sample
			--Metal debris and irrigation line encountered at 1 foot bgs.							
			POORLY GRADED SAND WITH GRAVEL (SP): Light brown, slightly moist, medium dense, with fine to coarse-grained sand, fine to coarse gravel and 4-inch minus cobbles.							
2.5			POORLY GRADED SAND WITH GRAVEL (SP): Light brown, slightly moist, medium dense, with fine to coarse-grained sand, fine to coarse gravel and 4-inch minus cobbles.							
5.0			POORLY GRADED GRAVEL WITH SAND (GP): Light brown to orangish brown, slightly moist to saturated, medium dense to very dense, with fine to coarse-grained sand, fine to coarse gravel, and 12-inch minus cobbles. --Oxidation staining encountered from 7.0 to 8.0 feet bgs.							
TP-1 Refusal at 9.1 Ft (due to caving)										

APPENDIX V GEOTECHNICAL GENERAL NOTES

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

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

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

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

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

Important Information about This Geotechnical-Engineering Report

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

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

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

Understand the Geotechnical-Engineering Services Provided for this Report

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

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

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

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

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

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

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

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

Read this Report in Full

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

You Need to Inform Your Geotechnical Engineer About Change

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

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

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

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

Most of the “Findings” Related in This Report Are Professional Opinions

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

This Report’s Recommendations Are Confirmation-Dependent

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

This Report Could Be Misinterpreted

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

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

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

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

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

Geoenvironmental Concerns Are Not Covered

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

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

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



GEOPROFESSIONAL
BUSINESS
ASSOCIATION

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

GARDEN CITY, IDAHO - STORMWATER OPERATIONS AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between
8715 Lake View, LLC _____, hereinafter called the "Landowner" and the City of Garden City, hereinafter called the "City".
WITNESSETH, that

WHEREAS, the landowner is the owner of certain real property described as _____ 216 East 43rd Street _____ as
recorded in the land records of Ada County, Idaho, Instrument Number _____ 236069 _____ hereinafter called the "Property".

WHEREAS, the landowner is proceeding to build on and develop the property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____ Siberian Elm Subdivision _____, hereinafter called the "Plan", which is
attached hereto and includes all approved site grading and drainage plans and Operation and Maintenance Manual and expressly made
a part hereof, as approved or to be approved by the City, provides for detention of stormwater within the confines of the property; and

WHEREAS, the City and the landowner, its successors and assigns, including any homeowners association, agree that the health,
safety, and welfare of the residents of Garden City, Idaho, require that on-site storm water management/BMP (Best Management
Practice) facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management/BMP facilities as shown on the Plan be constructed and adequately
maintained by the landowner, its successors and assigns, including any homeowners association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and
conditions, the parties hereto agree as follows:

1. The on-site stormwater management/BMP facilities shall be constructed by the Landowner, its successors and assigns, in
accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any homeowners association, shall adequately maintain the stormwater
management/BMP facilities in accordance with the approved Operation and Maintenance Manual. This includes all pipes and
channels built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the
quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are
performing their design functions as described in the approved Operation and Maintenance Manual.
3. The Landowner, its successors and assigns, shall inspect the stormwater management/BMP facility annually or as specified in the
Operation and Maintenance Manual. The purpose of the inspection is to assure safe and proper functioning of the facilities. The
inspection shall cover all drainage facilities including but not limited to swales, outlet structures, ponds, access roads, etc. Deficiencies
shall be noted in the inspection report. The Annual Inspection Report form included in the Operation and Maintenance Manual is to be
used to establish what good working condition is acceptable to the City.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon
the Property and to inspect the stormwater management/BMP facilities whenever the City deems necessary. Reasonable access shall
be provided to all drainage facilities. The purpose of inspection is to follow-up on reported deficiencies, determine the general
condition of stormwater facilities, and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and
assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management/BMP facilities in good
working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct
deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns.
This provision shall not be construed to allow the City to erect any structure of permanent nature on the Landowner property. It is
expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall
this Agreement be construed to impose any such obligation on the City.
6. In the event the City pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work
for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon
demand, within thirty (30) days of receipt thereof for all actual costs incurred by the City hereunder.
7. This Agreement imposes no liability of any kind whatsoever on the City, its elected officials, officers, employees, agents, and
volunteers and the Landowner agrees to hold the City, its elected officials, officers, employees, agents, and volunteers harmless from
any liability.

8. This Agreement shall be recorded among the land records of Ada County, Idaho, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any homeowners association.

9. If the drainage system(s) as referenced in this Agreement are removed, modified or replaced by new drainage facilities, this Agreement will become VOID and be replaced by a new Agreement based upon a City approved Drainage Plan and Operation and Maintenance Manual.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

CITY OF GARDEN CITY

By: _____
(Signature)

(Printed Name)

(Title)

LANDOWNER

By: _____
(Signature)

(Printed Name)

(Title)

CORPORATE ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF _____

On this _____ day of _____, in the year of _____, before me, a Notary Public in and for the state of Idaho, personally appeared _____, known or identified to me to be the _____ of the _____, who executed the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal, the date first written.

S
E
A
L

NOTARY PUBLIC for Idaho
My Commission Expires: _____

CITY ACKNOWLEDGEMENT

STATE OF IDAHO

COUNTY OF _____

On this _____ day of _____, in the year of _____, before me, a Notary Public in and for the state of Idaho, personally appeared _____, known or identified to me to be the _____ Garden City, Idaho, who executed and attested the within instrument, and acknowledged to me that the Garden City, Idaho executed the same.

IN WITNESS WHEREOF, I hereunto set my hand and affix my official seal, the date first written.

S
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NOTARY PUBLIC for Idaho
My Commission Expires: _____