RENNISON
DESIGN

November 14, 2025 Delivered via Email

Garden City
Attn: Hanna Veal, Associate Planner, Development Services Dept. and Joe Canning, PE/PLS, City Engineer
6015 Glenwood Street
Garden City, ID 83714
hveal@gardencityidaho.org

Re: Boise Bible College, Inc. – Garden City, Idaho
City of Garden City Case Number MLDFY2024-0001 Minor Land Division Application
Response to:
1. **City P&Z Staff - Restricted Build Agreement (RBA) Construction Plan and Survey Review #1**
2. **City Engineer – Submittal Review #4**

Dear Hanna and Joe,

In response to Planning and Zoning's Restricted Build Agreement (RBA) Construction Plan and Survey Review #1, dated 8/26/25, and City Engineer's Minor Land Division Submittal Review #4, dated 2/22/25, please find the following resubmittal documents related to the Restricted Build Agreement and Minor Land Division at Boise Bible College for City review and approval.

- Exhibit A - Updated "Minor Land Division Record of Survey" dated 11/4/2025
- Exhibit B – Reciprocal Maintenance and Use Agreement Recorded 11/14/2025
- Exhibit C – Updated Landscape Drawings, dated 9/16/2025
- Exhibit D – Civil Engineering drawings for water, sewer and pathways, dated 11/14/2025
- Exhibit E – Restricted Build Agreement - Revised

The ***italicized text*** shown below are the plan review comments. Our responses follow each comment in blue text.

Planning and Zoning's Restricted Build Agreement (RBA) Construction Plan and Survey Review #1, dated 8/26/25

1. ***Review Note***
2. ***Review Note***
3. ***Review Note***

4. ***Please make a note on the survey referencing the recorded restricted build agreement. Action Needed.*** The Restricted Build Agreement (RBA) has been noted on the survey, and the instrument number will be entered prior to recording the survey, refer to Exhibit A.

5. ***All comments from the City Engineer, including but not limited to the comments regarding water and sewer services, shall be fully addressed and resolved. Action Needed.*** Comments 5 and 8 Pending:
   5. City Engineer - Restricted Build Agreement and Sewer License Agreement. This response is addressing the Restricted Build Agreement. The Sewer License Agreement was sent to the Garden City Attorney on 11/7/25. The attorney review is anticipated the week of 11/10/25.
   8. City Engineer - Revise note on Land Division Record Of Survey. Revised, refer to Exhibit A.

6. ***The Reciprocal Maintenance and Use Agreement and associated exhibits shall be recorded. A copy of the recorded agreement shall be submitted to the city. Action Needed.*** The RMUA is recorded. Refer to Exhibit B.

7. ***An easement application shall be submitted to the City for any easements that are not shown on the survey. Easement applications shall be submitted for:***
   a. ***Pathway Easement - Public Access Easement along the Thurman Mill Canal. Action Needed. The ROS does not depict this easement, nor has an easement application been submitted to the city.*** The ROS has been updated to reflect the easement. The Easement Application was submitted separately and received by Garden City on 11/4/25.
   b. ***Cross Access Easement (if the RMUA is not recorded) Action Needed.*** The RMUA is recorded. Refer to Exhibit B.

8. ***A minimum 16-foot-wide public access easement shall be granted along the southern property boundary line for a future pedestrian pathway along the Thurman Mill Canal. Action Needed. The ROS does not depict this easement, nor has an easement application been submitted to the city.***
   a. ***The easement shall be wide enough to allow for a minimum 12-foot-wide pedestrian pathway with at least 2-foot clearance zones on each side.*** The ROS has been updated to reflect the easement. The Easement Application was submitted separately and received by Garden City on 11/4/25.
   b. ***The easement shall be wide enough to allow for maintenance vehicles.*** Confirmed.

9. ***The existing power transformer or utility box adjacent to W. Marigold visible from the public right-of-way shall be screened from view either via a privacy fence meeting GCC 8-4A standards, or via screening landscaping. Action Needed. There does not appear to be any screening provided, nor is the utility box indicated on the landscape plans.***
   a. ***If screening landscaping is provided, then it shall consist of both evergreen and deciduous plantings.*** The landscape drawings have been revised to include screening. Refer to Exhibit C.
   b. ***If the utility box is an Idaho Power facility, then the screening landscaping shall meet Idaho Power's screening requirements.*** The landscape drawings have been revised to include screening. Refer to Exhibit C.

10. ***The landscaping shall be in conformance with this approval as reviewed and approved or otherwise conditioned.***
    a. ***If any trees are to be removed from the site, a tree mitigation plan must be submitted in compliance with GCC 8-4I-7 Tree Preservation provisions. No trees are proposed to be removed as a part of this application.***

i. ***Any trees removed prior to the certified arborist's report being submitted will be considered to have been healthy, and thus, mitigation will be required.***

b. ***A minimum of one class II or class III tree shall be planted in the frontage of every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.***
   i. ***The frontage of W. Marigold Street shall have a total of 16 class II or III trees. Please address. The plans submitted only show the frontage of parcel 1, with 8 trees. I need the frontage landscape plans of Parcel 2. Sheet L1.5 shows only half of the Parcel 2 frontage.*** The landscape drawings have been revised to include items listed above. Refer to Exhibit C.

c. ***Perimeter landscaping shall be installed along the eastern and western property boundary line.***
   i. ***The perimeter landscaping area(s) shall be at least ten feet (10') wide measured from the property line to the interior of the lot and contain at least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage. Provided. The existing Juniper shrubs/trees along the western boundary meet the intent of perimeter landscaping. The proposed trees appear to be further than 15' apart, however, based on the tree canopy size at maturity, the distance between trees is adequate to ensure the long term health of the tree(s).*** The landscape drawings have been revised to include items listed above. Refer to Exhibit C.

11. ***A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances. Action needed. While the submitted landscape plans sheet L1.0 and L1.1 indicate a proposed 5' wide concrete pathway, there are no civil plans submitted for review. Additionally, it appears that sheet L1.3 is missing the temporary pedestrian pathway system that is called out on sheet L1.0, thus making the existing Gym and Café not compliant with code as it is not connected to the public sidewalk on Marigold.***
    a. ***All pathways shall have a minimum width of four feet (4'); or have a width that is appropriate based on their function.***
    b. ***The pathways shall be free from hazards, have appropriate lighting levels, and meet the standards for ADA accessibility.***
    c. ***Pathway surfaces shall be concrete, pavers, brick, or other ornamental paving so long as they have a smooth finish and textured or bumpy materials may be used as an edge treatment, provided that an accessible route is provided between the edge treatments. Painted pathways are permitted only when used to identify pedestrian crossings along common drives or parking lot areas.***
    d. ***Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility.***

The landscape drawings have been revised to include items listed above. Refer to Exhibit C. Refer to Exhibit D for civil drawings.

12. ***The applicant shall submit payment to the City for all outstanding fees incurred by the City in obtaining a review of this project prior to the City issuing any permits or signing the survey. Ongoing action needed.*** Ongoing, will comply.

13. ***In the drafted Restricted Build Agreement, please correct item #3 on page 22, the code section 8-4I-4 should state "Landscape Provisions for Specific Uses". Please correct the error.*** Corrected. Refer to Exhibit E.

14. ***In the drafted Restricted Build Agreement, please include Parcel #4 under the scope of work item #1 on page 22. All parcels involved in the minor land division will need to access to water and sewer. Please correct the error.*** Corrected. Refer to Exhibit E.

15. ***Please submit civil drawings depicting the option that which you choose to provide water and sewer as stated under the scope of work item #1 on page 22 of the drafted Restricted Build Agreement. The city cannot sign the survey until approved, stamped plans are in place. Action needed.*** Civil drawings were submitted for water and sewer review and approval on 11/14/25. Refer to Exhibit D for civil drawings. Refer to Exhibit E for the Restricted Build Agreement.

16. ***8-4I-4 Perimeter Landscaping Provisions***
    A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping.
    a. ***Required landscaping: 35,676sqft; Provided: 496,538sqft***
    A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted.
    b. ***Trees required: 36; Trees provided: ~126***
    c. ***Shrubs required: 238; Shrubs provided: unknown. Please clarify.***
    A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage.
    a. ***Marigold Street Trees Required (732.92LF): 16 Trees provided: 13 (Deficient 3)***
    New plans shall be submitted showing the required improvements and installation of such improvements will be required prior to the city signing the survey. Or a restricted build agreement between the owner and the city may be recorded and noted on the survey.

The landscape drawings have been revised to include items listed above, refer to Exhibit C. Restricted Build Agreement included here, refer to Exhibit E.

Thank you for your assistance with this project. Please contact me with any questions.

Sincerely,

Rennison Design



Zachary Turner
Development Manager

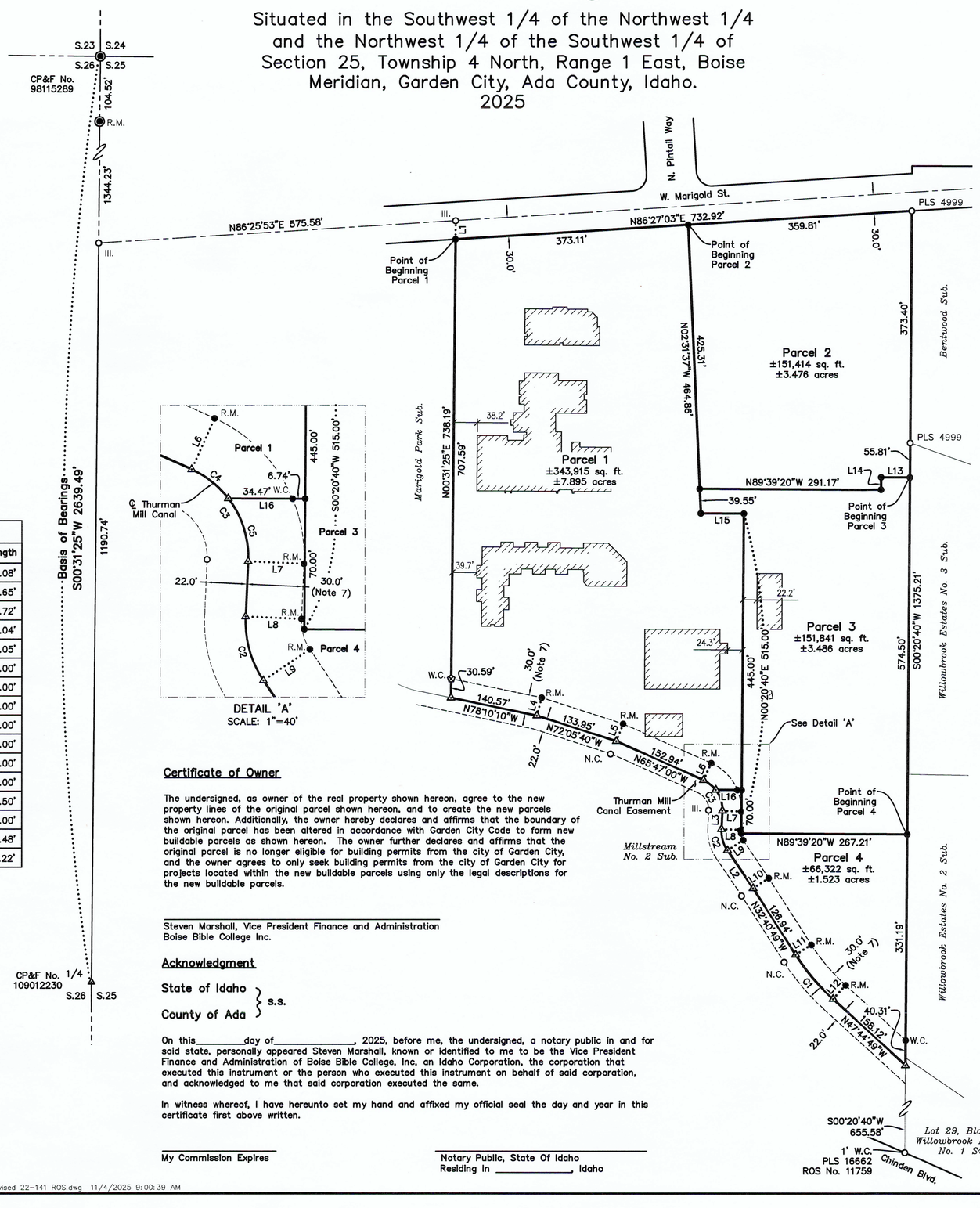
Cc: Joe Canning, PE/PLS, Centurion Engineers

EXHIBIT A – Updated Record of Survey

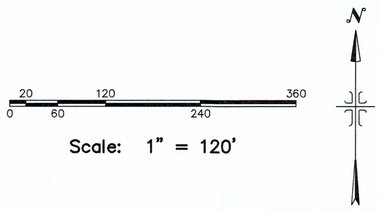
ROS No._____

Minor Land Division Record of Survey for
Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.
2025



Line Table		
Line	Bearing	Length
L1	S00°31'25"W	30.08'
L2	N33°51'25"W	73.65'
L3	N02°35'20"E	29.72'
L4	N14°52'05"E	30.04'
L5	N21°03'40"E	30.05'
L6	N24°13'00"E	30.00'
L7	S87°24'40"E	30.00'
L8	S87°24'40"E	30.00'
L9	N56°08'35"E	30.00'
L10	N56°43'53"E	30.00'
L11	N57°19'11"E	30.00'
L12	N42°15'11"E	30.00'
L13	N89°39'20"W	46.50'
L14	S00°20'40"W	20.00'
L15	N89°39'20"W	68.48'
L16	N89°39'20"W	41.22'



Legend

	Property Boundary Line	○	Found 1/2" Iron Pin, as Noted
	Right-of-Way Line	❀	Found 1/2" Iron Pin, No Cap, Re-Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
	Adjacent Subdivision Boundary Line	○	Found 5/8" Iron Pin, as Noted
	Tie Line	◉	Found Aluminum Cap Monument
	Centerline	●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
	Existing Building	△	Calculated Point, Nothing Found or Set
III.	Illegible Cap	W.C.	Witness Corner, marked "W.C."
N.C.	No Cap	R.M.	Reference Monument, marked "R.M."

Certificate of Garden City Development Services

This signature certifies the minor land division has been reviewed and approved by the city. The parcels created through minor land division application MLDFY2024-0001 are recognized as legal lots of record by the city.

Garden City Development Services Date

Certificate of City Engineer

I, the undersigned, am the city engineer for the City of Garden City, Ada County, Idaho, and hereby approve this record of survey and that it is in conformance with Garden City Code.

Garden City Engineer Date

Reference Documents:

Deed Inst. No.s: 180271, 811280, 7923556 and 9208601.
ROS No.s: A007, A015, 302, 3895, 1866, 2416, 11759
Subdivisions: Strawberry Glenn (Bk. 6, Pg. 255); Marigold Park Sub. (Bk. 44, Pg. 3573-3574); Millstream No. 2 Sub. (Bk. 44, Pg. 3532-3533); R E No. 1 Sub. (Bk. 57, Pg. 5369-5370); Willowbrook Estates No. 1 Sub. (Bk. 53, Pg. 4620-4621); Willowbrook Estates No. 2 Sub. (Bk. 57-Pg. 5404-5405); R E No. 3 Sub. (Bk. 58, Pg. 5471-5472); Willowbrook Estates No. 3 Sub. (Bk. 59, Pg. 5730-5732); Bentwood Sub. (Bk. 91, Pg. 10803-10804).

Surveyor's Narrative:

The purpose of this survey is to perform a minor land division on the parcel of land conveyed by a Warranty Deed recorded as Instrument No. 7923556, records of Ada County, Idaho. The monuments found on the adjacent subdivision boundary lines as shown hereon are in substantial agreement and were held as controlling corners for this survey. The West 1/4 corner established using the ties as shown on CP&F No. 109012230.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	93.61'	356.00'	15°04'00"	N40°12'49"W	93.35'
C2	36.26'	57.00'	36°26'45"	N15°38'03"W	35.65'
C3	61.46'	51.50'	68°22'20"	N31°35'50"W	57.87'
C4	25.37'	51.50'	28°13'14"	N51°40'23"W	25.11'
C5	36.09'	51.50'	40°09'06"	N17°29'13"W	35.36'

See Sheet 2 for Notes and Additional Easement Information

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 11/4/2025

Certificate of Owner

The undersigned, as owner of the real property shown hereon, agree to the new property lines of the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner hereby declares and affirms that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner further declares and affirms that the original parcel is no longer eligible for building permits from the city of Garden City, and the owner agrees to only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.

Steven Marshall, Vice President Finance and Administration
Boise Bible College Inc.

Acknowledgment

State of Idaho } s.s.
County of Ada }

On this_____day of_____, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Steven Marshall, known or identified to me to be the Vice President Finance and Administration of Boise Bible College, Inc, an Idaho Corporation, the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that said 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.

My Commission Expires

Notary Public, State Of Idaho
Residing In _____, Idaho

Recording Index Number: 414-25-3&4-0-0-00-000

Sheet 1 of 2

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

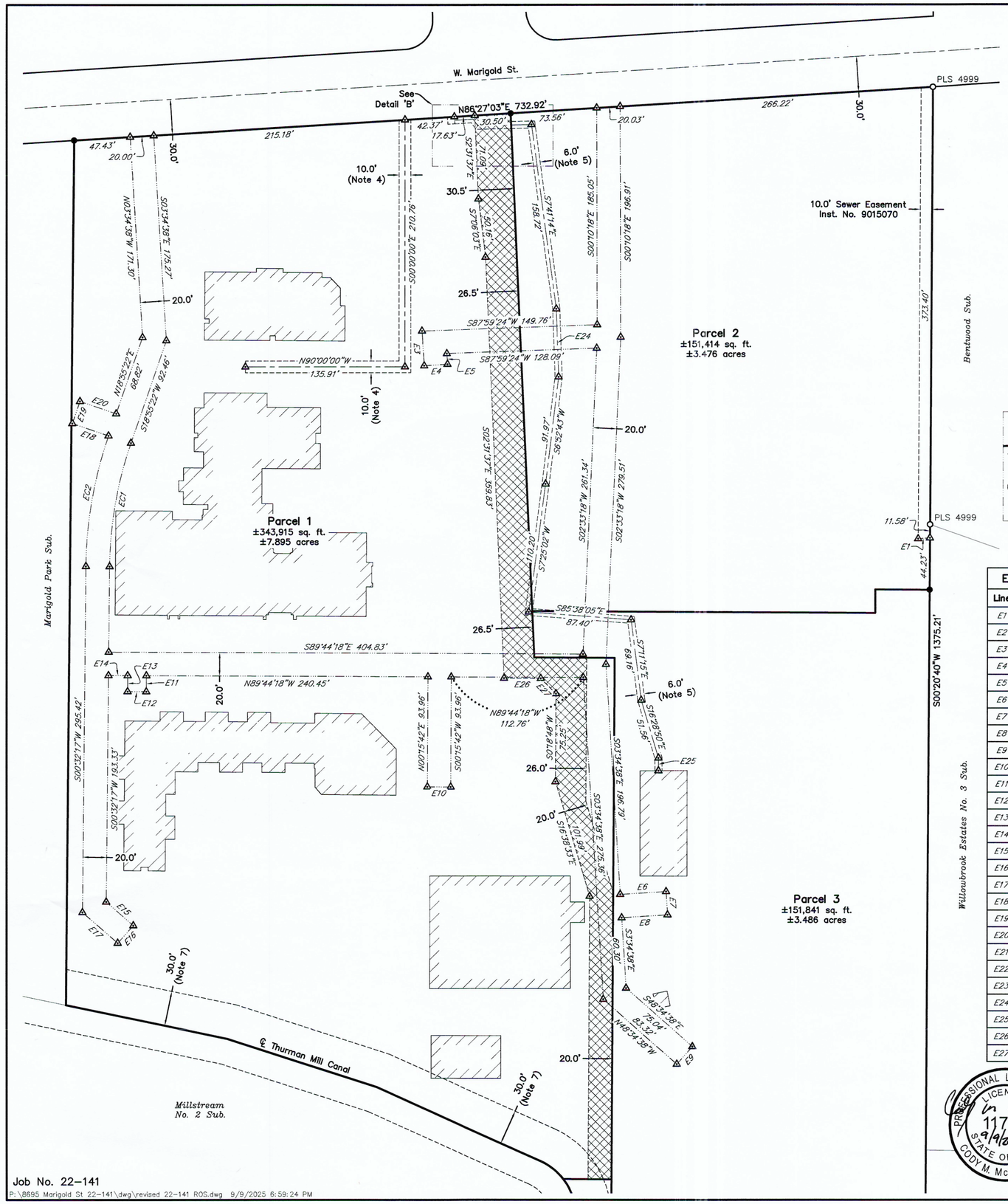
Job No. 22-141
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ROS No._____

Minor Land Division Record of Survey for

Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.
2025



DETAIL 'B'
SCALE: 1"=30'

Scale: 1" = 60'

Legend

- Property Boundary Line
- Right-of-Way Line
- Adjacent Subdivision Boundary Line
- Centerline
- Easement Line, as Noted
- Sanitary Sewer and Water Main Easement– Inst. No. 106146814
- Cross Access Easement (Note 8)
- Tie Line
- Existing Building
- Found 1/2" Iron Pin, as Noted
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- N0°43'53"E 100.00' Easement Dimension

Easement Line Table		
Line	Bearing	Length
E1	S86°26'55"W	10.02'
E2	N03°32'57"W	6.00'
E3	N03°34'38"W	29.76'
E4	S86°25'22"W	20.00'
E5	S03°34'38"E	9.21'
E6	N86°25'22"E	39.00'
E7	S03°34'38"E	20.00'
E8	S86°25'22"W	39.00'
E9	S41°25'22"W	20.00'
E10	N89°44'18"W	20.00'
E11	S00°15'42"W	13.62'
E12	N89°44'18"W	15.81'
E13	N00°15'42"E	13.62'
E14	N89°44'18"W	16.30'
E15	S48°34'38"E	30.59'
E16	S41°25'22"W	20.00'
E17	N48°34'38"W	39.72'
E18	N71°04'38"W	32.36'
E19	N18°55'22"E	20.00'
E20	S71°04'38"E	32.36'
E21	N86°27'03"E	16.00'
E22	S35°33'04"E	6.93'
E23	N88°43'58"E	45.67'
E24	S01°55'48"E	58.20'
E25	S00°07'40"E	10.88'
E26	S89°41'12"E	31.27'
E27	S44°41'12"E	18.38'

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	107.49'	335.00'	018°23'05"	S09°43'49"W	107.03'
EC2	113.57'	355.00'	018°19'46"	S09°42'10"W	113.08'

Notes:

1. This property is currently zoned R-3.
2. The recording of this Record of Survey does not enable the owners of the parcels to convey ownership based solely on this map. a written conveyance must accompany such a change in ownership.
3. Idaho Survey Group, LLC assumes no liability for present or future compliance or non-compliance with the Garden City planning and zoning ordinance restrictions as it pertains to building permits and the issuance thereof.
4. Power Line Easement – Instrument No. 9290238. Location depicted hereon per the field located power transformers at the north and west end of the easement and record bearings.
5. Telecommunications Line Easement – Instrument No. 9288785. Location depicted hereon per the field located paint markings.
6. Telecommunications Line Easement – Instrument No. 9220497
7. Public Pathway Easement – Instrument No. 2025–
8. Cross Access Easement – Instrument No. 2025–
9. See Restricted Build Agreement – Instrument No. 2025–

County Recorder's Certificate

State of Idaho } ss.
County of Ada }

Instrument No. _____

I hereby certify that this instrument was filed at the request of Boise Bible College Inc,

at _____ minutes past _____ o'clock ____ M., this _____ day of _____,20___,

Fee $ _____

_____ Deputy

_____ Ex-Officio Recorder

PROFESSIONAL LAND SURVEYOR LICENSED in ID 11779 9/9/2025 STATE OF IDAHO CODY M. McCAMMON

Recording Index Number: 414-25-3&4-0-0-00-000

Sheet 2 of 2

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-141

P:\8595 Marigold St 22-141\dwg\revised 22-141 ROS.dwg 9/9/2025 6:59:24 PM

EXHIBIT B – Reciprocal Maintenance and Use Agreement

Ada County Recorder Trent Tripple 2025-075580
Boise, Idaho Pgs= 21 nolson 11/14/2025 10:05:36 AM
FIRST AMERICAN TITLE AND ESCROW COMPANY $70.00
Electronically Recorded

Recording requested by:

[_____],
an Idaho limited partnership

When recorded mail to:

[Pacific West Communities],
an Idaho Limited Partnership
430 E. State Street, Ste.100
Eagle, ID 83616
Attn: Caleb Roope

11/2025 MKBOI

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMODATION ONLY

Space above this line for recorder's use

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RECIPROCAL MAINTENANCE AND USE AGREEMENT

This Reciprocal Maintenance and Use Agreement is entered into as of NOVEMBER 13TH, 2025 by and between Boise Bible College, Inc., an Idaho nonprofit corporation ("Grantor"), Pacific West Communities, Inc. and Idaho corporation ("Phase 1 Owner") and Pacific West Communities, Inc. and Idaho corporation ("Phase 2 Owner") (Phase 1 Owner and Phase 2 Owner are singularly referred to as "Grantee", and collectively as "Grantees") (Grantor and Grantees are sometimes hereinafter collectively referred to as "Owners" and individually as "Owner") as follows:

RECITALS:

WHEREAS:

A. Grantor is the fee simple owner of certain real estate located in Garden City, Ada County, Idaho, the legal description of which is attached hereto as Exhibit A and incorporated herein by reference ("Grantor Property").

B. Phase 1 Owner is the fee simple owner of certain real estate located in Garden City, Ada County, Idaho, situated adjacent to Grantor Property, the legal description of which is attached hereto as Exhibit B and incorporated herein by reference ("Phase 1 Property").

C. Phase 2 Owner is the fee simple owner of certain real estate located in Garden City, Ada County, Idaho, also situated adjacent to Grantor Property, the legal description of which is attached hereto as Exhibit C and incorporated herein by reference ("Phase 2 Property") (Grantor Property, Phase 1 Property and Phase 2 Property are sometimes hereinafter collectively referred to as "Parcels" and individually as "Parcel").

D. Phase 1 Owner intends to develop the Phase 1 Property with a [117]-unit multifamily residential development and [1] manager's unit (the "Phase 1 Development").

E. Phase 2 Owner intends to develop the Phase 2 Property with a [119]-unit multifamily residential development and [0] manager's unit (the "Phase 2 Development").

F. The Parcels are intended to be operated with separate ownership as described above but with shared access and the ability to share common amenities and maintenance and operational expenses if applicable as hereinafter described and subject to the conditions set forth hereinbelow.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Recitals. The Owners agree that the Recitals stated above are true and correct and form a material part of this Agreement upon which the Owners have relied. The Recitals set forth above are hereby incorporated as if fully set forth herein.

2. Roadway Access Easements. Subject to the terms and conditions of this Agreement, Grantor hereby grants, for the benefit of Phase 1 Owner and Phase 2 Owner, and to be appurtenant to Phase 1 Owner Parcel and Phase 2 Owner Parcel and for the use and benefit of Phase 1 Owner's and Phase 2 Owner's respective tenants, officers, employees, agents, lessees, guests, contractors, subcontractors, licensees and invitees, a perpetual non-exclusive easement for vehicular, multimodal and pedestrian use for ingress and egress to and from the public roadways contiguous to any Parcel on, over, across and upon that portion of the Grantor Parcel on which are located paved roadways, driveways and walkways (the "Roadway Easement") attached hereto and made a part hereof by this reference. No Owner shall enter into any agreement or do or suffer any other act or permit any condition which would unreasonably interfere with the reasonable access to and use of the Roadway Easement. There is no shared parking on the Grantor Parcel, and all parking spaces on the Grantor Parcel are reserved for exclusive use by the Grantor and its tenants, guests, and invitees. In contrast, Phase 1 Property shall provide shared parking available for use by Phase 1 Owner, Phase 2 Owner, and Grantor, as well as their respective tenants, employees, agents, and invitees, subject to mutually agreed-upon terms and conditions. The shared parking on Phase 1 Property and Phase 2 Property shall be managed in a manner that ensures equitable access and reasonable availability for all parties entitled to its use.

3. Open Space Easements. Subject to the terms and conditions of this Agreement, Grantor hereby grants, for the benefit of Phase 1 Owner and Phase 2 Owner, and to be appurtenant to Phase 1 Owner Parcel and Phase 2 Owner Parcel and for the use and benefit of Phase 1 Owner's and Phase 2 Owner's respective tenants, officers, employees, agents, lessees, guests, contractors, subcontractors, licensees and invitees, a perpetual non-exclusive easement for the open space, which includes but is not limited to a dog park, playground and BBQ/picnic areas, legally described in

Exhibit D ("Open Space Easement") attached hereto and made a part hereof by this reference.

4. Cross Access Easement. A perpetual, non-exclusive easement for vehicular, multimodal, and pedestrian ingress and egress to and from public roadways contiguous to any Parcel, as well as for utility access, including but not limited to sewer, water, electric, gas, irrigation, and telecom infrastructure. This easement shall apply to, over, across, and upon the portions of the Grantor Parcel designated for such access and use, including paved roadways, driveways, walkways, and any other necessary pathways (the "Cross Access Easement Area"), as described and depicted in Exhibit E attached hereto and incorporated by reference.

   a. The Cross Access Easement Area shall include subsurface rights for the installation, maintenance, and operation of utility services, as may be required for the benefit of the Owner Parcels. While the actual installation of certain utilities (such as sewer, water, and gas) is not planned at present, this Agreement ensures the right to do so in the future without unreasonable interference.

   b. The Grantor acknowledges and agrees that pressure irrigation for the Owner Parcels shall be provided through the existing pump station located on the Grantor Parcel. Grantor shall maintain the pump station and associated infrastructure, invoicing the Owner Parcels proportionately for water usage and maintenance costs. Grantor further grants the Owners the right to access and tie into the existing irrigation infrastructure to irrigate their parcels, provided that such access does not unreasonably interfere with the use or operation of the pump station.

5. Cost, Maintenance and Repair Obligations. Subject to the terms below regarding the Shared Expenses, the Owner of each Parcel or its designee shall be responsible for operating, maintaining and repairing the landscaping, improvement and roads located on its respective Parcel. Owners shall keep their Parcels well maintained, in good repair and condition and reasonably free of trash and debris.

   Notwithstanding the foregoing, each Owner shall pay its proportionate share of the cost of operating, maintaining, restoring and using the Roadway Easement, which costs shall include but are not limited to, capital repair and replacements, insurance, maintenance and restoration of the physical facilities and utility costs and other associated costs (the "Shared Expenses"). Such proportionate share shall be allocated [53% to Grantor and 23% to Phase 1 Owner and 23% to Phase 2 Owner](the "Prorata Share(s) – Roadway Easement").

   Notwithstanding the foregoing, each Owner shall pay its proportionate share of the cost of operating, maintaining, restoring and using the Open Space Easement, which costs shall include but are not limited to, capital repair and replacements, insurance, maintenance and restoration of the physical facilities and utility costs and other associated costs (the "Shared Expenses"). Such proportionate share shall

be allocated [0% to Grantor and 50% to Phase 1 Owner and 50% to Phase 2 Owner](the "Prorata Share(s) – Open Space Easement").

Each Owner may send written notice to the other Owner from time to time requesting that Owner to pay its respective Prorata Share of Shared Expenses, provided that statements therefor shall be sent no more frequently than once each month. Each Owner shall pay, within fifteen (15) days of delivery of any such written notice, its Prorata Share of such Shared Expenses. Such notice shall include an itemized statement, with supporting evidence in the form of invoices, receipts, or other evidence of the nature of the expenses incurred, of all expenses incurred by the Owner seeking payment in operating, maintaining, repairing and/or replacing the Roadway Easement and the Open Space Easement.

In the event that any Owner fails to fulfill its obligations under the terms of this Agreement (a "Non-Performing Owner"), including, without limitation, performance of maintenance and repair of the Roadway Easement and Open Space Easement, then upon ten (10) days' written notice from any Owner of any other Parcel (a "Performing Owner"), such Performing Owner may perform any such obligations of the Non-Performing Owner in accordance with the terms and standards of this Agreement at the sole cost and expense of the Non-Performing Owner. Upon delivery of written notice of the cost and expense of completing such obligations, including an itemized statement thereof with supporting evidence in the form of invoices, receipts, or other evidence of the nature of the expenses incurred, such Non-Performing Owner shall immediately pay to the Performing Owner the full amount of such costs and expenses, together with interest at the rate of 6% per annum.

Notwithstanding anything to the contrary contained herein, nothing contained herein shall obligate any Owner to (1) construct any new improvement on its own Parcel, or (2) construct any new improvement on any other Owner's Parcel (or to directly or indirectly pay to such other Owner any amount on account of any such new improvement on such other Owner's Parcel).

6. Insurance. Grantees shall, at such Grantees' sole cost and expense, maintain in full force and effect Commercial general liability insurance written on an occurrence basis, with limits of at least $1,000,000 per person per accident and at least $1,000,000 property damage, or Combined Single Limit of at least $2,000,000 consisting of both bodily injury and property damage coverage with respect to such Grantees' parcel. Notwithstanding the foregoing, the Grantees shall not be required to carry such insurance until any of its development units are placed in service on condition that, throughout construction of any developments, their contractors shall carry comparable liability insurance as well as course of construction insurance.

Grantees shall cause the Owner of the other Parcels to be named as an additional insured under its respective commercial general liability policy.

At least annually and upon renewal, each Owner required to be insured under this paragraph shall furnish each other Owner with valid certificates of insurance for all of such policies showing the carriers, policy numbers, names of additional insureds and expiration dates.

7. Eminent Domain. Nothing herein shall be construed to give either Owner any interest in any award or payment made to the other Owner, as the Owner of its respective Parcel, in connection with any exercise of the power of eminent domain, or transfer in lieu thereof, affecting any portion of a Parcel, even though the affected portion of such Parcel is encumbered by the easement rights herein granted; however, each Owner shall have the right to make a separate claim against any condemning authority for any diminution in value of its Parcel on account of the loss of use of the easement rights herein granted and for the value of any improvements installed by such Owner pursuant to said easement rights which are damaged or destroyed in connection with any exercise of the power of eminent domain or any transfer in lieu thereof. The Owner of a Parcel that is subject to a taking or condemnation shall, to the extent reasonably practicable, subject to the rights of any such Owner's mortgagees under any Mortgages (defined below) encumbering Owner's Parcel, promptly repair, restore, and relocate, if necessary, any easements affected by such taking or condemnation.

8. Attorneys' Fees. In the event any Owner shall be in default under this Agreement, or if any dispute shall arise between the Owners concerning the interpretation of this Agreement, and if an action shall be brought in connection therewith in which it shall be finally (with no further appeal being available due to the expiration of appeal periods or otherwise) determined that any Owner was in default, or that the court agrees with one Owner's interpretation of the disputed provision of this Agreement, the Owner determined by the court to be in default, or with whose interpretation of this Agreement the court does not agree, shall pay to the other Owner's all reasonable attorneys' fees and litigation expenses incurred or paid by the other Owner's in connection therewith.

9. General Standard of Use and Maintenance. The Owners of each Parcel shall exercise their rights hereunder so as not to materially interfere with the normal use of the other Parcel and the rights of the other Owner, shall not construct or place any obstacle or otherwise interfere in any way with the use of the easements herein granted by any other parties entitled to the use and enjoyment of them as described herein, and shall maintain the Roadway Easement and the Open Space Easement located on its Parcel in a condition and appearance consistent with the integrated operation and appearance of the Parcels. Each of the Owners shall have the right in its sole discretion, to relocate, remove or alter the surface of or any structure or facility located on its Parcel, provided that such relocation, removal or alteration does not materially interfere with the rights granted hereunder to any other Owner.

10. Covenants Run with the Land. All of the easements, restrictions and obligations herein shall create servitudes running with the title to the Parcels herein described.

The benefits and burdens under this Agreement are not personal but shall run with the title to their respective Parcels and shall be binding upon and shall inure to the benefit of the Owners and their respective successors and assigns as Owners of the Parcels. In the event of sale of any of the Parcels, the purchaser shall be responsible for carrying out the obligations set forth herein and, in the event less than all of one Parcel is sold or transferred, the purchaser's prorata share shall be determined in the same manner set forth above in Section 4. The obligations of purchasers may be undertaken by homeowners' associations to which the purchaser belongs but the purchaser shall remain primarily liable for fulfillment of these obligations.

11. Notices. All notices, requests, demands, consents and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly and properly given on the date of service if delivered via hand delivery, or on the first business day following deposit with a nationally recognized overnight courier service (e.g. FedEx), postage prepaid, in any event addressed appropriately as follows:

If to Grantor:	Boise Bible College, 8695 W Marigold St Boise, ID 83714
With copy to:	[_____]
If to Phase 1 Owner:	Pacific West Communities, an Idaho corporation 430 E. State Street, Ste.100 Eagle, ID 83616
If to Phase 2 Owner:	Pacific West Communities, an Idaho corporation 430 E. State Street, Ste.100 Eagle, ID 83616

Any Party may change its address for purposes of this Section 10 by giving the other Parties written notice of the new address in the manner set forth above.

12. Mortgagee Protection.

(a) Agreement Superior to Mortgage. This Agreement, and the easements, covenants and restrictions contained herein shall at all times be superior to the lien of any deed of trust, mortgage, security agreement or other monetary lien or encumbrance that may exist against the Parcels as of, or any time after, the date of this Agreement (together, a "Mortgage"). Each party, upon the written request of the other party, shall obtain written recordable agreements from its lenders and other holders of such liens, if any, whereby such lienor agrees to subordinate their interests under such liens to the rights and interests of the parties created by this Agreement. As

used herein, the term "Mortgagee" or "mortgagee" shall mean the mortgagee, beneficiary or secured party under any Mortgage.

(b) Effect of Breach. No breach or violation of any term or provision hereof by any Owner shall defeat, render invalid, extinguish, modify or otherwise affect the lien of any Mortgage now or hereafter encumbering all or any part of such Owner's Parcel (and upon foreclosure of any such Mortgage, the purchaser at such foreclosure sale shall take the Parcel free of any lien or obligation arising with respect to any such breach or default by such Owner).

(c) Notices. Any default notices provided for in this Agreement shall also be provided to the holder of any Mortgage and such other party or parties related to an Owner which have delivered a copy of a notice to each party requesting a copy of such notices.

(d) Cure Right. Any mortgagee or limited partner of any Owner shall have the right but not the obligation within thirty (30) days after the receipt of a notice, to cure any default, or if such default (other than the payment of money) cannot be cured within thirty (30) days, to diligently commence curing within such time and complete the cure thereof within a reasonable period thereafter.

(e) Limitation of Liability. The liability of any Mortgagee for obligations under this Agreement, whether before or after foreclosure, shall be limited solely to its interest in the Development to which it encumbers and the proceeds received upon execution of judgment against such party's interest in such Development, and neither such entity nor any partner, officer, shareholder or member of such entity shall be personally liable for any deficiency in the payment of any judgment. No other property or assets of such entity shall be subject to execution or other enforcement procedure for the satisfaction of a judgment or other judicial process.

(f) No Amendment Without First Mortgagee Consent. This Agreement shall not be amended without the prior written consent of any first Mortgagee holding a valid first Mortgage with respect to one or more of the Parcels, which consent shall not be unreasonably withheld or delayed.

13. Miscellaneous.

(a) This Agreement may not be amended or modified orally but may be amended or modified only in writing, signed by all of the parties hereto (or their respective successors or assigns as Owners) and approved in writing by the limited partners of any Owner to the extent applicable (the "Limited Partners") and each holder of any deed of trust or mortgage on either Parcel. No waiver of any term or provision of this Agreement shall be effective

unless it is in writing, making specific reference to this Agreement and signed by the Parties and the Limited Partners, and any such waiver shall not constitute a waiver of any other or subsequent rights under or violations of this Agreement.

(b) This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter hereof. This Agreement shall be binding upon the Parties hereto and their respective successors and assigns and shall inure to the benefit of each of them.

(c) This Agreement has been executed and delivered in and shall be governed by and construed in accordance with the laws of the State of Idaho.

(d) If any term or provision of this Agreement shall be held invalid, illegal or unenforceable, in whole or in part, the validity of any and all other terms and provisions of this Agreement shall not in any way be affected thereby.

(e) The headings contained in this Agreement are for convenience of reference only and are not part of this Agreement and shall not be used in construing it.

(f) This Agreement may be executed in multiple counterparts, each of which, when taken together, shall constitute an original.

(g) Grantor represents and warrants that it is the owner of Grantor Parcel and has full and complete authority to enter into this Agreement. Grantor further represents and warrants that it has taken all actions necessary as a prerequisite for the execution of this Agreement and that upon the execution of this Agreement, the obligations of Grantor hereunder shall be valid and binding.

(h) Phase 1 Owner represents and warrants that it is the owner of Phase 1 Owner Parcel and has full and complete authority to enter into this Agreement. Phase 1 Owner further represents and warrants that it has taken all actions necessary as a prerequisite for the execution of this Agreement and that upon the execution of this Agreement, the obligations of Phase 1 Owner hereunder shall be valid and binding.

(i) Phase 2 Owner represents and warrants that it is the owner of Phase 2 Owner Parcel and has full and complete authority to enter into this Agreement. Phase 2 Owner further represents and warrants that it has taken all actions necessary as a prerequisite for the execution of this Agreement and that upon the execution of this Agreement, the obligations of Phase 2 Owner hereunder shall be valid and binding.

(h) This Agreement may be enforced in a Idaho court of law or equity in any manner provided by law or in this Agreement, including, without limitation, any action for specific performance or damages, and any failure by any party to enforce any provision of this Agreement shall in no event be deemed a waiver of the right to do so thereafter.

(i) Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcels, it being the intent of the Owners that this Agreement shall be strictly limited to and for the purposes herein expressed. No easements, except those expressly set forth herein, shall be implied by this Agreement.

(j) Nothing contained herein shall be construed to make any Party hereto partners or joint ventures, or to render either of the Parties liable for the debts or obligations of any other Party hereto.

(k) This Agreement shall be recorded in the County Recorder's Office of the County of Ada, Idaho.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the parties execute this agreement as of the date first above written.

BOISE BIBLE COLLEGE, INC.,
an Idaho nonprofit corporation

By: _____
Name: Scott Gerwick
Its: President

ACKNOWLEDGEMENTS ATTACHED

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

PACIFIC WEST COMMUNITIES, INC.
PHASE 1 OWNER/GRANTEE

By: _____
Name: CALEB ROOPE
Its: PRESIDENT

ACKNOWLEDGEMENTS ATTACHED

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

PACIFIC WEST COMMUNITIES, INC.
PHASE 2 OWNER/GRANTEE

By: _____
Name: CALEB ROOPE
ITS: President

ACKNOWLEDGEMENT ATTACHED

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho
County of Ada

On 11/13/25 before me, Katie Callen, Notary Public, personally appeared Scott Lerwick, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

KATIE CALLEN
COMMISSION #65899
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/08/2027

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Idaho
County of Ada

On 11/13/25 before me, Katie Callen, Notary Public, personally appeared Caleb Roope, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Idaho that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Katie Callen

KATIE CALLEN
COMMISSION #65899
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/08/2027

EXHIBIT "A"
LEGAL DESCRIPTION OF GRANTOR PARCEL

A parcel of land in the SW 1/4 of the NW 1/4 of Sec. 25, T. 4 N., R. 1 E., B.M., Ada County, Idaho, and further described as follows: Commencing at the 1/4 corner common to Sec. 25 and 26 of aforementioned Township and Range, and thence S on a section line common to Sec. 25 and 26, a distance of 295.79 ft to a point; thence N. 70° 08'45" W. a distance of 1,339.95 ft to a point; thence N. 18°49'48" E. 1008.79 ft to a point; thence N. 89°51'18" E. a distance of 934.75 ft to a point, said point being on section line common to Sec. 25 and 26; thence N. 85°51'51" E., a distance of 575.21 ft to the Real Point of Beginning; thence continuing N. 85°51'51" E a distance of 738.46 ft to a point; thence S. 0°01'14" E. to a point on the centerline of Thurman Mill Ditch; thence Northwesterly along the centerline of Thurman Mill Ditch, to a point which is directly S. 0°01'14" E. from the Point of Beginning; thence N. 0°01'14" W. to the Real Point of Beginning. EXCEPT: Thurman Mill Ditch right-of-way.

EXHIBIT "B"
LEGAL DESCRIPTION OF PHASE I PARCEL

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline, South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 373.11 feet to the **POINT OF BEGINNING**;

thence continuing, North 86°27'03" East, 359.81 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho;

thence leaving said southeasterly right-of-way line on the west boundary lines of said Bentwood Subdivision and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 429.21 feet;

thence leaving said west boundary lines, North 89°39'20" West, 46.50 feet;

thence South 00°20'40" West, 20.00 feet;

thence North 89°39'20" West, 291.17 feet;

thence North 02°31'37" West, 425.31 feet to the **POINT OF BEGINNING**;

Containing 151,414 square feet or 3.476 acres, more or less.

End of Description.

EXHIBIT "C"
LEGAL DESCRIPTION OF PHASE 2 PARCEL

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 732.92 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho; thence on the west boundary lines of said Bentwood Subdivision and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 429.21 feet to the **POINT OF BEGINNING**;

thence continuing on the west boundary line of said Willowbrook Estates No. 3 Subdivision and on the west boundary line of Willowbrook Estates No. 2 Subdivision as filed in Book 57 of Plats at Page 5404 and 5405, records of Ada County, Idaho, South 00°20'40" West, 574.50 feet;

thence leaving said west boundary lines, North 89°39'20" West, 267.21 feet;

thence North 00°20'40" East, 515.00 feet;

thence North 89°39'20" West, 68.48 feet;

thence North 02°31'37" West, 39.55 feet;

thence South 89°39'20" East, 291.17 feet;

thence North 00°20'40" East, 20.00 feet;

thence South 89°39'20" East, 46.50 feet to the **POINT OF BEGINNING**.

Containing 151,841 square feet or 3.486 acres, more or less.

End of Description.

EXHIBIT "D"
LEGAL DESCRIPTION OF OPEN SPACE EASEMENT

A parcel of land located in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 732.92 feet to the Northwest corner of Bentwood Subdivision as filed in Book 91 of Plats at Pages 10803 and 10804, records of Ada County, Idaho; thence on the west boundary line of said Bentwood Subdivision and on the west boundary lines Willowbrook Estates No. 2 Subdivision as filed in Book 57 of Plats at Page 5404 and 5405 and Willowbrook Estates No. 3 Subdivision as filed in Book 59 of Plats at Page 5730 through 5732, records of Ada County, Idaho, South 00°20'40" West, 1003.71 feet to the **POINT OF BEGINNING**;

thence continuing on the west boundary line of said Willowbrook Estates No. 2 Subdivision and the west boundary line of Willowbrook Estates No. 1 Subdivision as filed in Book 53 of Plats at Page 4620 and 4621, records of Ada County, Idaho, South 00°20'40" West, 371.50 feet to the centerline of the Thurman Mill Canal, said point being coincident with the Northeast corner of the Millstream No. 2 Subdivision as filed in Book 44 of Plats at Page 3532 and 3533, records of Ada County, Idaho;

thence leaving said west boundary lines on the centerline of the Thurman Mill Canal, coincident with the north boundary line of said Millstream No. 2 Subdivision the following seven (7) courses and distances:

North 47°44'49" West, 158.12 feet

93.61 feet along the arc of curve to the right having a radius of 356.00 feet, a central angle of 15°04'00" and a long chord which bears North 40°12'49" West, 93.35 feet;

North 32°40'49" West, 126.94 feet;

North 33°51'25" West, 73.65 feet;

36.26 feet along the arc of curve to the right having a radius of 57.00 feet, a central angle of 36°26'45" and a long chord which bears North 15°38'03" West, 35.65 feet;

North 02°35'20" East, 29.72 feet;

36.09 feet along the arc of curve to the left having a radius of 51.50 feet, a central angle of 40°09'06" and a long chord which bears North 17°29'13" West, 35.36 feet;

thence leaving said centerline, South 89°39'20" East, 41.22 feet;

thence South 00°20'40" West, 70.00 feet;

thence South 89°39'20" East, 267.21 feet to the **POINT OF BEGINNING**.

Containing 66,322 square feet or 1.523 acres, more or less.

End of Description.

EXHIBIT "E"
LEGAL DESCRIPTION OF CROSS ACCESS EASEMENT

A portion of the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 23, 24, 25 and 26, T.4N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 26 bears South 00°31'25" West, 2639.49 feet; thence on the west boundary line of said Section 25, South 00°31'25" West, 1,448.75 feet to the centerline of W. Marigold Street; thence on said centerline, North 86°25'53" East, 575.58 feet; thence leaving said centerline, South 00°31'25" West, 30.08 feet to the southeasterly right-of-way line of W. Marigold Street; thence on said southeasterly right-of-way line, North 86°27'03" East, 342.61 feet to the **POINT OF BEGINNING**;

thence continuing, North 86°27'03" East, 30.50 feet;

thence leaving said southeasterly right-of-way, South 02°31'37" East, 464.86 feet;

thence South 89°39'20" East, 44.63 feet;

thence South 00°18'48" West, 122.82 feet;

thence South 16°38'33" East, 81.43 feet;

thence South 00°20'40" West, 244.31 feet;

thence North 89°39'20" West, 20.00 feet;

thence North 00°20'40" East, 241.32 feet;

thence North 16°38'33" West, 101.99 feet;

thence North 00°18'48" East, 75.25 feet;

thence North 44°41'12" West, 18.38 feet;

thence North 89°41'12" West, 31.27 feet;

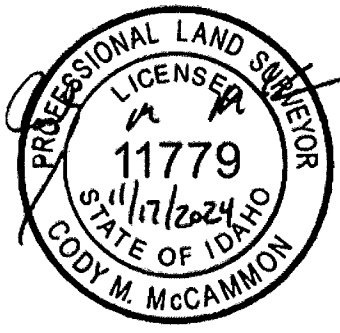
thence North 02°31'37" West, 359.83 feet;

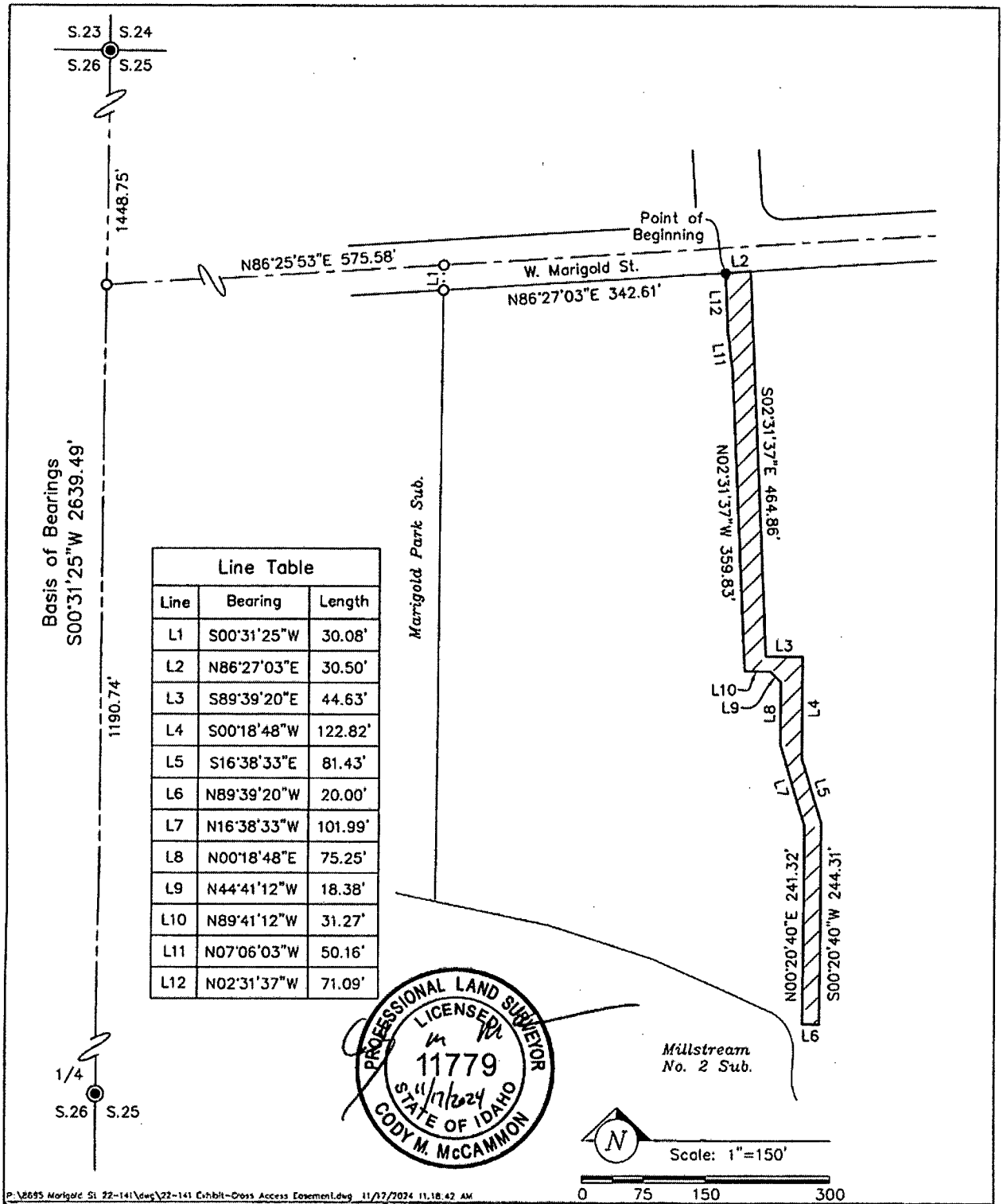
thence North 07°06'03" West, 50.16 feet;

thence North 02°31'37" West, 71.09 feet to the **POINT OF BEGINNING**.

Containing 23,231 square feet or 0.533 acres, more or less.

End of Description.



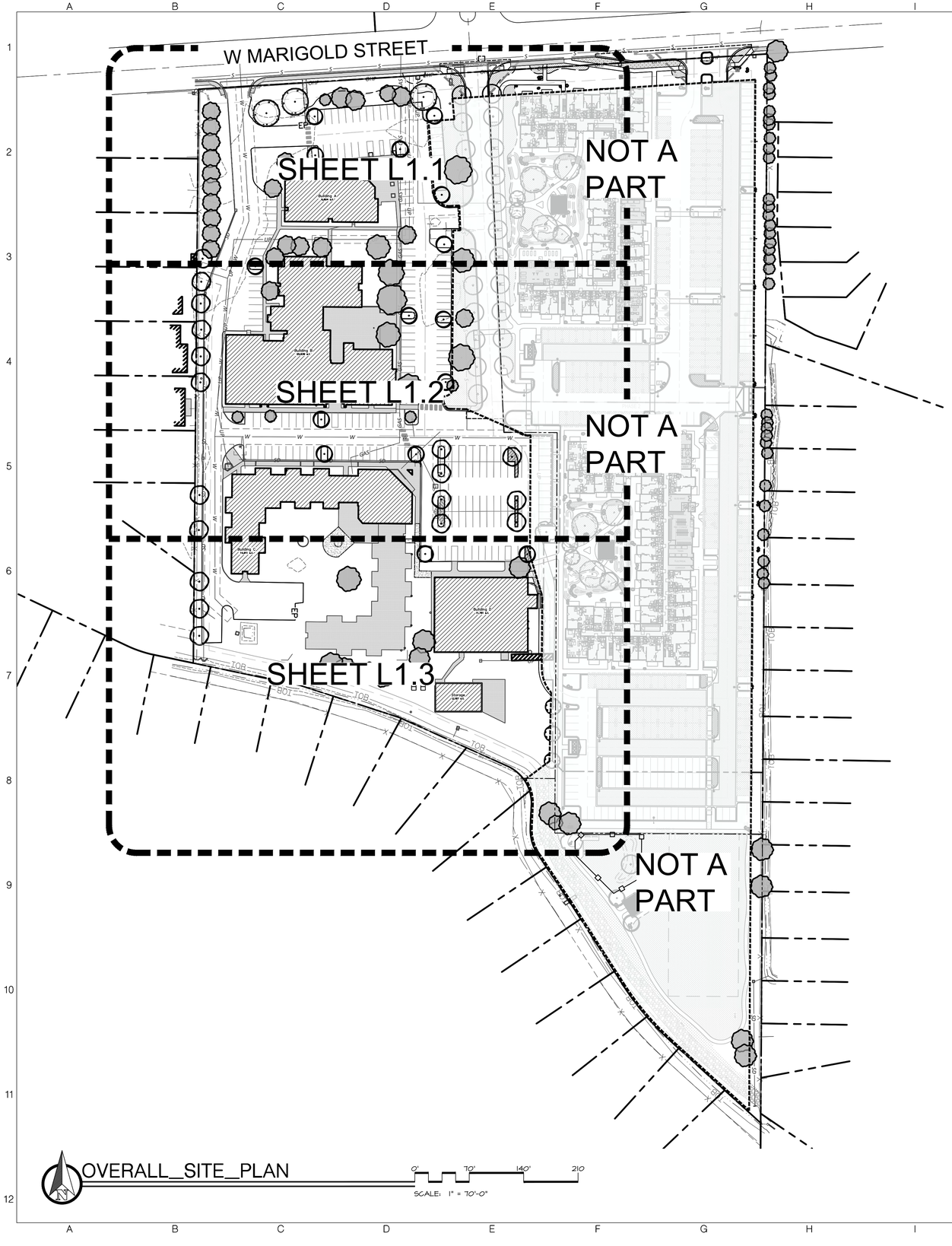


Line Table		
Line	Bearing	Length
L1	S00°31'25"W	30.08'
L2	N86°27'03"E	30.50'
L3	S89°39'20"E	44.63'
L4	S00°18'48"W	122.82'
L5	S16°38'33"E	81.43'
L6	N89°39'20"W	20.00'
L7	N16°38'33"W	101.99'
L8	N00°18'48"E	75.25'
L9	N44°41'12"W	18.38'
L10	N89°41'12"W	31.27'
L11	N07°06'03"W	50.16'
L12	N02°31'37"W	71.09'

P:\8695 Marigold St 22-141\dwg\22-141 Exhibit-Cross Access Easement.dwg 11/17/2024 11:18:42 AM

IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit Drawing for Cross Access Easement 8695 Marigold St. A portion of the SW1/4 of the NW1/4 of Section 25, T.4N., R.1E., B.M., Garden City, Ada County, Idaho.	Job No. 22-141 Sheet No. 1 Dwg. Date 11/17/2024

EXHIBIT C – Updated Landscape Drawings



LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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

DISCLAIMER:

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BOISE BIBLE COLLEGE
8695 W. MARIGOLD ST.
BOISE, ADA COUNTY IDAHO
JULY 2025



VICINITY MAP
SCALE: NTS

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  373' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 8 REQUIRED; 8 PROVEDED
  5 (EXISTING)
  3 (NEW)
- GROSS SITE AREA: = 310,758 SF
  LANDSCAPE AREA REQUIRED, 5% MIN. = 15,538 SF, (5%)
  TOTAL LANDSCAPE AREA PROVIDED; = 96,086 SF, (31%)
  EXISTING LANDSCAPE; = 90,492 SF
  NEW PROPOSED LANDSCAPE; = 5,594 SF
  (1 TREE/1,000 SF. LANDSCAPE AREA) = 16 REQUIRED, 75 PROVIDED
  41 (EXISTING)
  34 (NEW)
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 103 REQUIRED, 341 PROVIDED
  159 (EXISTING)
  182 (NEW)
- PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
  *WEST PERIMETER LINEAR FEET = 738 LF
  (1 TREE/35 LF.) = 21 REQUIRED; 21 PROVIDED
  10 (EXISTING)
  11 (NEW)*
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 50 REQUIRED, 99 PROVIDED
  40 (EXISTING)
  59 (NEW)
  **SOUTH PERIMETER LINEAR FEET = 445 LF
  (1 TREE/35 LF.) = 13 REQUIRED; 6 PROVIDED
  6 (EXISTING)
  0 (NEW)
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 30 REQUIRED, 0 PROVIDED
  0 (EXISTING)
  0 (NEW)
  ***EAST PERIMETER LINEAR FEET = 455 LF
  REFER TO THE LANDSCAPE PLANS FOR THE ANTIOCH APARTMENTS
  (1 TREE/35 LF.) = 32 REQUIRED;
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 75 REQUIRED,
- PARKING LANDSCAPE REQUIREMENTS:
  INTERIOR PARKING REQUIREMENT (1 TREE/ END OF ROW)
  = 28 REQUIRED, 28 PROVIDED
  6 (EXISITNG)
  22 (NEW)
- NO MITIGATION OR REMOVAL OF EXISTING TREES.

NOTES:

PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS*

*****VISUAL BARRIER ACHIEVED PER GRAVEL PATHWAY AND CANAL EASEMENT.***

******EXISTING LANDSCAPE TO REMAIN AND LANDSCAPE TO BE UPDATED PER THE ANTIOCH APARTMENTS***

LANDSCAPING INFORMATION

- L1.0 OVERALL SITE PLAN
- L1.1-1.3 DETAILED LANDSCAPE PLAN
- L2.0 OVERALL LANDSCAPE EXHIBIT C
- L2.1-2.4 DETAILED LANDSCAPE EXHIBIT C
- L3.0 PEDESTRIAN ACCESS PLAN
- L4.0 LANDSCAPE DETAILS

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
STATE OF IDAHO
JOHN D. BAIRD
LANDSCAPE ARCHITECT

DATE: 7/21/2025

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2002 S. Vista Ave
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208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

OVERALL LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM
CHECKED BY: JDR, AWJ
PROJECT NUMBER: SBB 24-123
SHEET: L1.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEEVER LOCATION:Z:\PROJECTS\FIVEIT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.DWG PRINT DATE:7/18/2025 9:59 AM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.0
	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS II
	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
SHRUBS				SEE DETAIL 2/L2.0
	Buxus x 'Green Mountain' Green Mountain Boxwood	2 Gal.	5' hgt. x 3' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 3/L2.0
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	

LANDSCAPING REQUIREMENTS

- ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  373' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 8 REQUIRED; 8 PROVEDED
  5 (EXISTING)

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

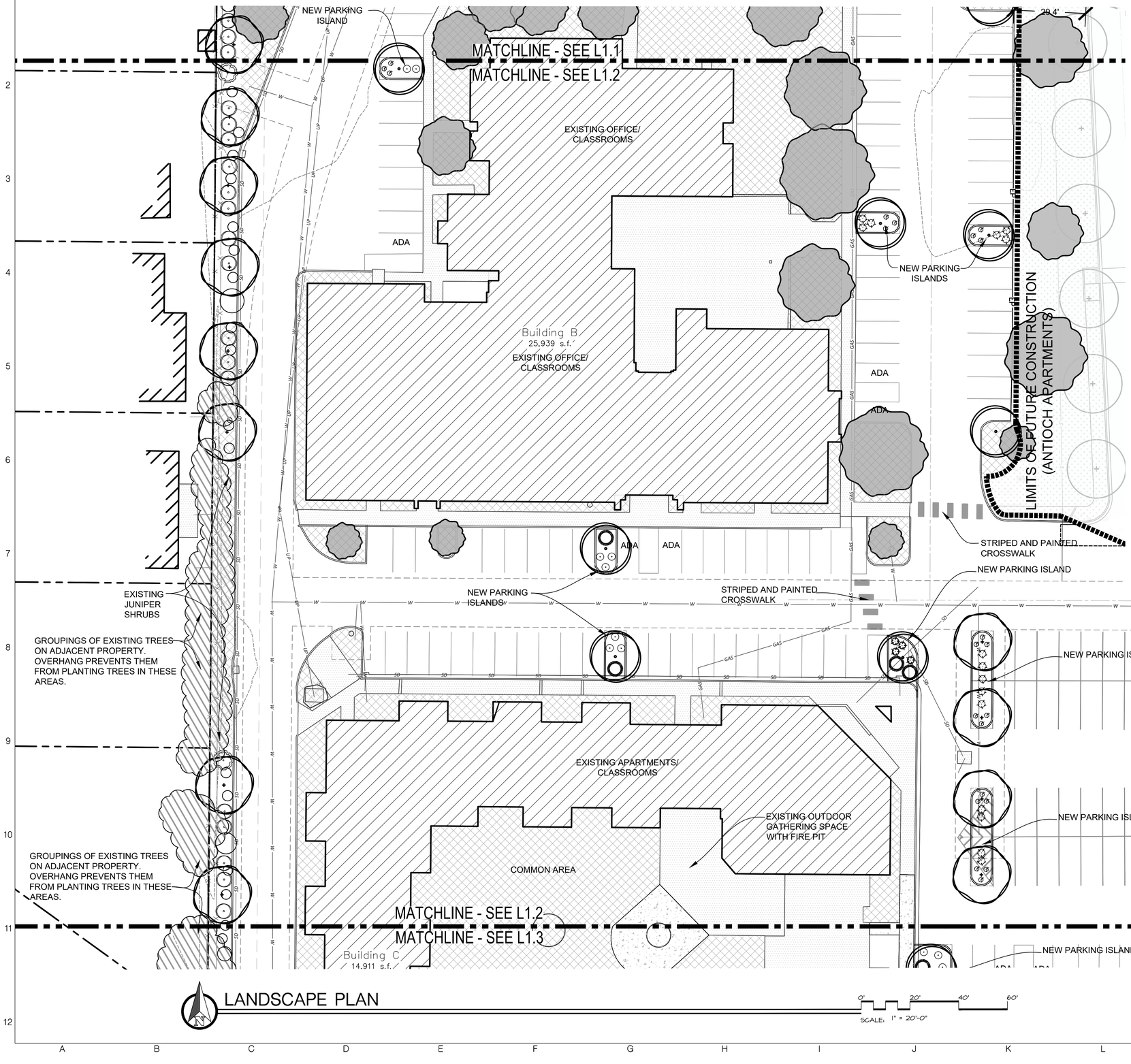
PROJECT NUMBER SBB 24-123

SHEET: L1.1

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY ON THE PROJECT.

USERS:SMOCKDAVI LOCATION:Z:\PROJECTS\PJV\07 NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.dwg PRINT DATE:11/12/2025 9:59 AM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.0
	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS II
	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
SHRUBS				SEE DETAIL 2/L2.0
	Buxus x 'Green Mountain' Green Mountain Boxwood	2 Gal.	5' hgt. x 3' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 3/L2.0
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

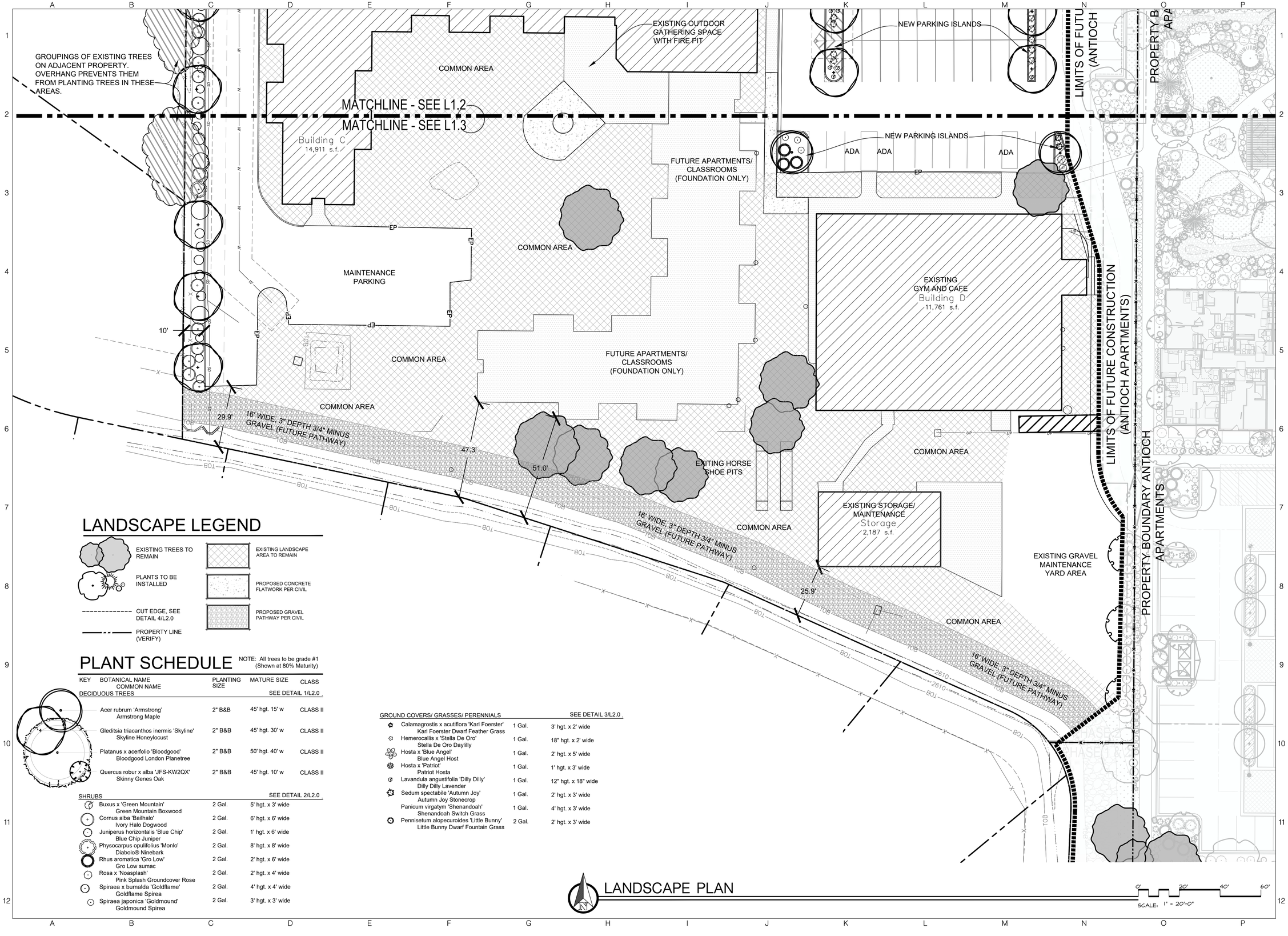
PROJECT NUMBER SBB 24-123

SHEET: L1.2

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE ENDORSED IN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT'S CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

C:\USERS\SHOKEDWN LOCATION2\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE\7/22/2025 9:09 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L2.0	
	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS II
	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
SHRUBS			SEE DETAIL 2/L2.0	
	Buxus x 'Green Mountain' Green Mountain Boxwood	2 Gal.	5' hgt. x 3' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	

GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

PROJECT NUMBER: SBB 24-123

SHEET: L1.3

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE:11/18/2025 10:01 AM

NOT A PART

NOT A PART

NOT A PART

NOT A PART

SHEET L2.1

SHEET L2.2

SHEET L2.3

SHEET L2.4

NOT A PART

NOT A PART

NOT A PART

W Marigold Street

Thurman Mill Canal

MATCHLINE - SEE L1.04



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

MULTIFAMILY AREA	6.51 ACRES TOTAL
ZONING	R-3
TOTAL MULTI FAMILY UNITS	236
TOTAL OPEN/COMMON AREA	.94 ACRES
PERCENT OPEN AREA	15.5%

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  375' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 9 REQUIRED; 17 PROPOSED

* TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)
  TOTAL LANDSCAPE AREA PROVIDED = 39,973 SF, 14% (*minus setbacks and perimeter areas*)

  (1 TREE/1,000 SF. LANDSCAPE AREA) =40 REQUIRED, 141 PROPOSED
  (1 SHRUB/150 SF. LANDSCAPE AREA) =266 REQUIRED, 2,295 PROPOSED

  TOTAL OPEN SPACE/COMMON AREA PROVIDED = 123,195 SF, 43%

  (1 TREE/1,000 SF. LANDSCAPE AREA) =184 REQUIRED, 197 PROPOSED
  (1 SHRUB/150 SF. LANDSCAPE AREA) =1,230 REQUIRED, 2,604 PROPOSED

* PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
  TOTAL LINEAR FEET = 1,377 L.F.
  (1 TREE/35 LF.) = 39 REQUIRED; 39 PROPOSED

* PARKING LANDSCAPE REQUIREMENTS:
  PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS

* MITIGATION FOR REMOVAL OF EXISTING TREES: (SEE MITIGATION SHEET L2.00)

* AMENTIES PROVIDED:
  DOG PARK
  PEDESTRIAN WALKING PATHWAY
  SPORTS FIELD
  OPEN GRASSY AREA
  PLAZA

50 0 50 100

SCALE (FT)

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

Know what's below. Call before you dig. CALL AT LEAST TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

OVERALL LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

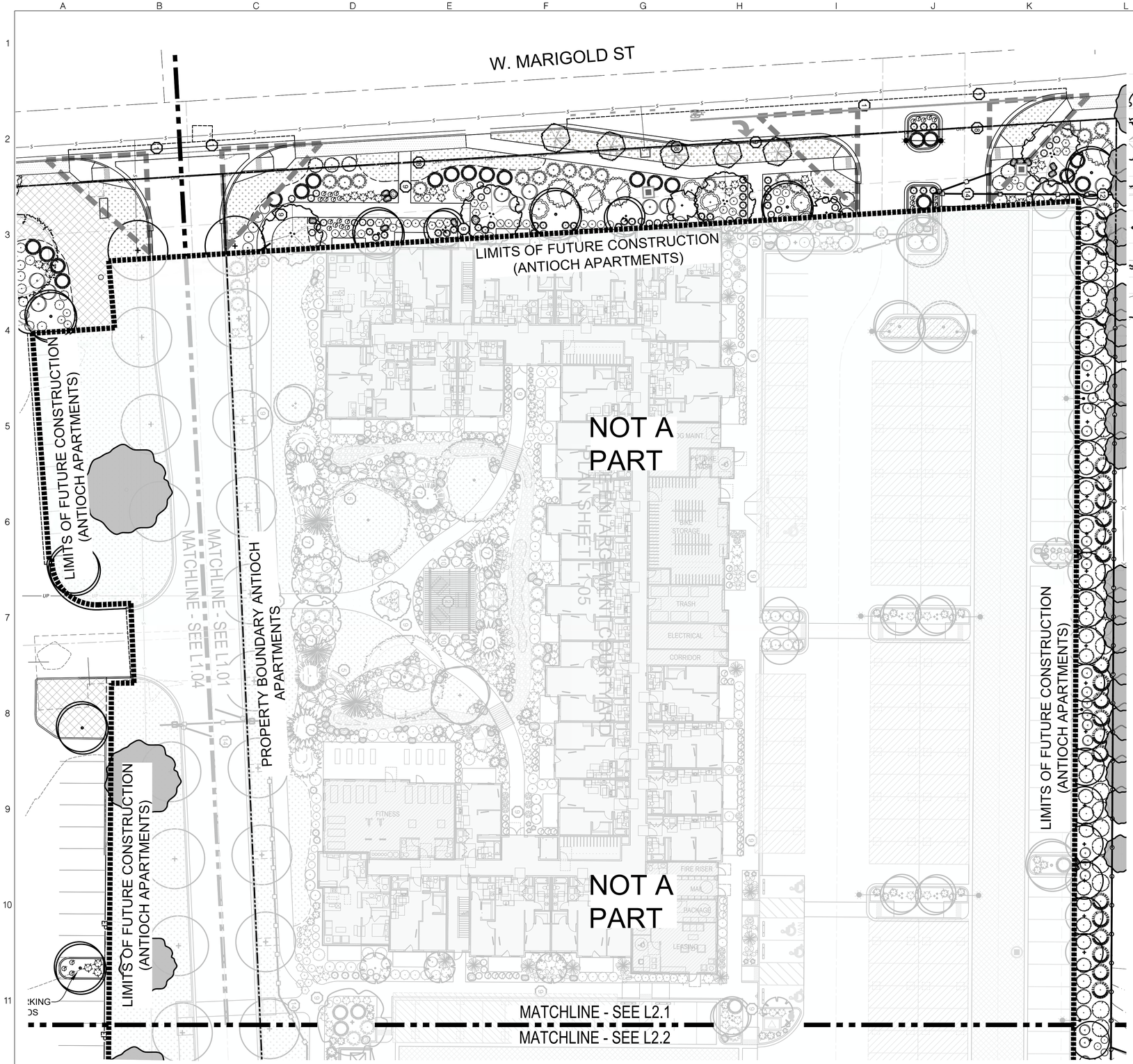
PROJECT NUMBER SBB 24-123

SHEET: L2.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

USER:SHOCKEDWN LOCATION:Z:\PROJECTS\VIVID NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE:11/12/2025 9:59 AM



PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat.'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bachen' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 3/L3.01	
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

STAMP: PRELIMINARY NOT FOR CONSTRUCTION — JOHN D. RUSSELL — STATE OF IDAHO — LANDSCAPE ARCHITECT

DATE: 7/21/2025

Know what's below. Call before you dig. 811

CALL BEFORE YOU DIG - IT'S THE LAW - IDAHO CODE 55-2201 - 55-2214 - EXCAVATORS MUST NOTIFY UNDERGROUND FACILITY OPERATORS BEFORE EXCAVATING

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AJW

PROJECT NUMBER SBB 24-123

SHEET: L2.1

DESIGN REVIEW

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

USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDVG PRINT DATE:7/21/2025 10:01 AM

MATCHLINE - SEE L2.1

MATCHLINE - SEE L2.2

PROPERTY BOUNDARY ANTIOCH APARTMENTS

LIMITS OF FUTURE CONSTRUCTION (ANTIOCH APARTMENTS)

NOT A PART

Building D
11,761 s.f.

COWORK

MAIL

FIRE RISER

BLDG MAINT.

BIKE WASH

BIKE STORAGE

TRASH

ELECTRICAL

CORRIDOR

SKY SHEET F10.0

MATCHLINE - SEE L2.2

MATCHLINE - SEE L2.3

LANDSCAPE EXHIBIT C - NORTH

SCALE: 1" = 20'-0"

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat.'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bachen' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
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SHRUBS			SEE DETAIL 3/L3.01	
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
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	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
3. DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
4. FLAG FOOTBALL FIELD, PER OWNER.
5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
7. 2'-3' BERM WITH 2:1 SLOPE
8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
11. START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
13. END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
14. WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
15. 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
16. AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
17. WOODEN BRIDGE, BY OWNER
18. EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

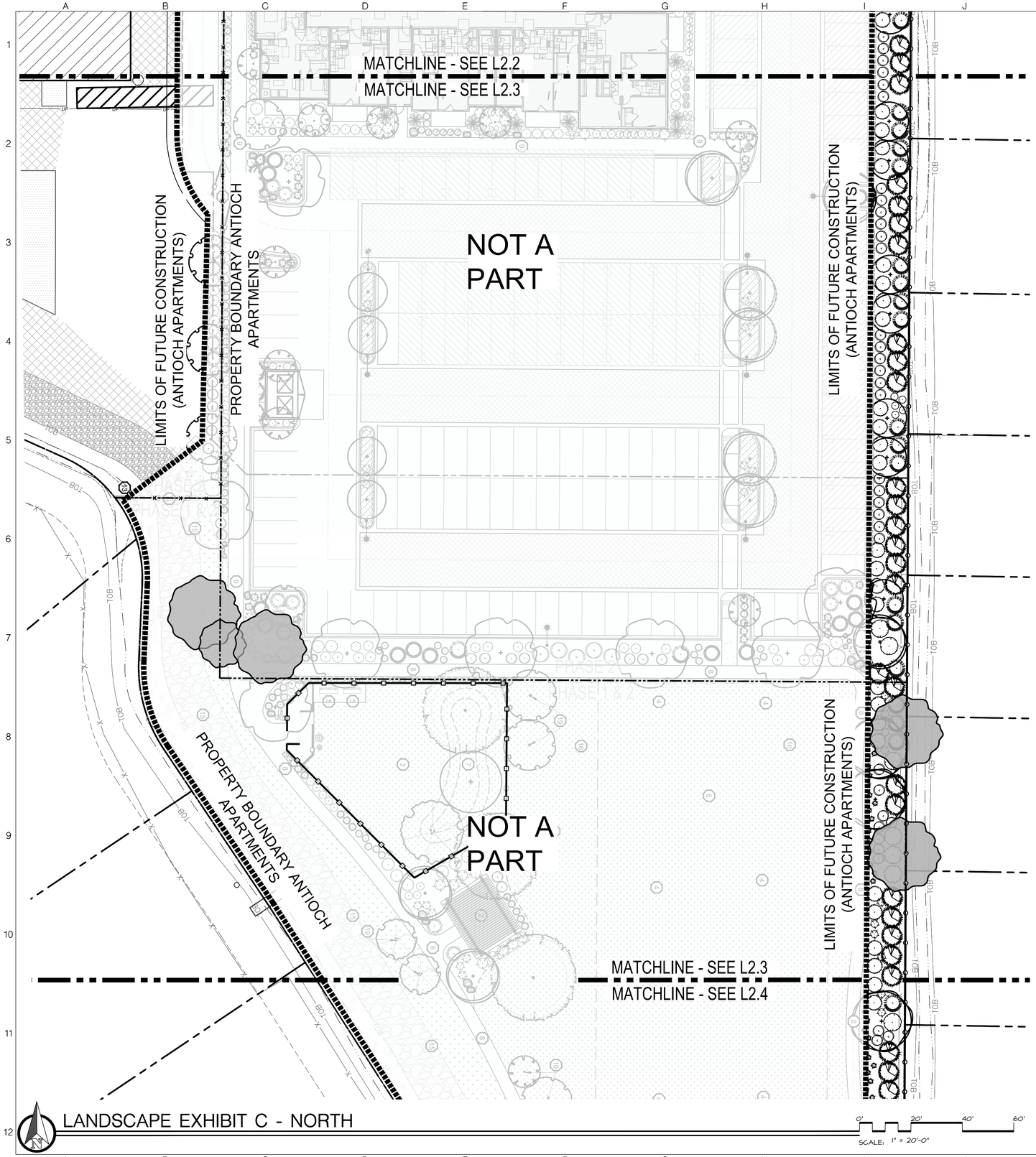
PROJECT NUMBER SBB 24-123

SHEET: L2.2

DESIGN REVIEW

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

USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDVG PRINT DATE:07/18/2025 10:00 AM



LANDSCAPE EXHIBIT C - NORTH

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
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ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
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	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
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	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber"' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
3. DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
4. FLAG FOOTBALL FIELD, PER OWNER.
5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
7. 2'-3' BERM WITH 2:1 SLOPE
8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
11. START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
13. END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
14. WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
15. 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
16. AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
17. WOODEN BRIDGE, BY OWNER
18. EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

811 Know what's below. Call before you dig. 48 HOURS BEFORE YOU BEGIN EXCAVATION CALL FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

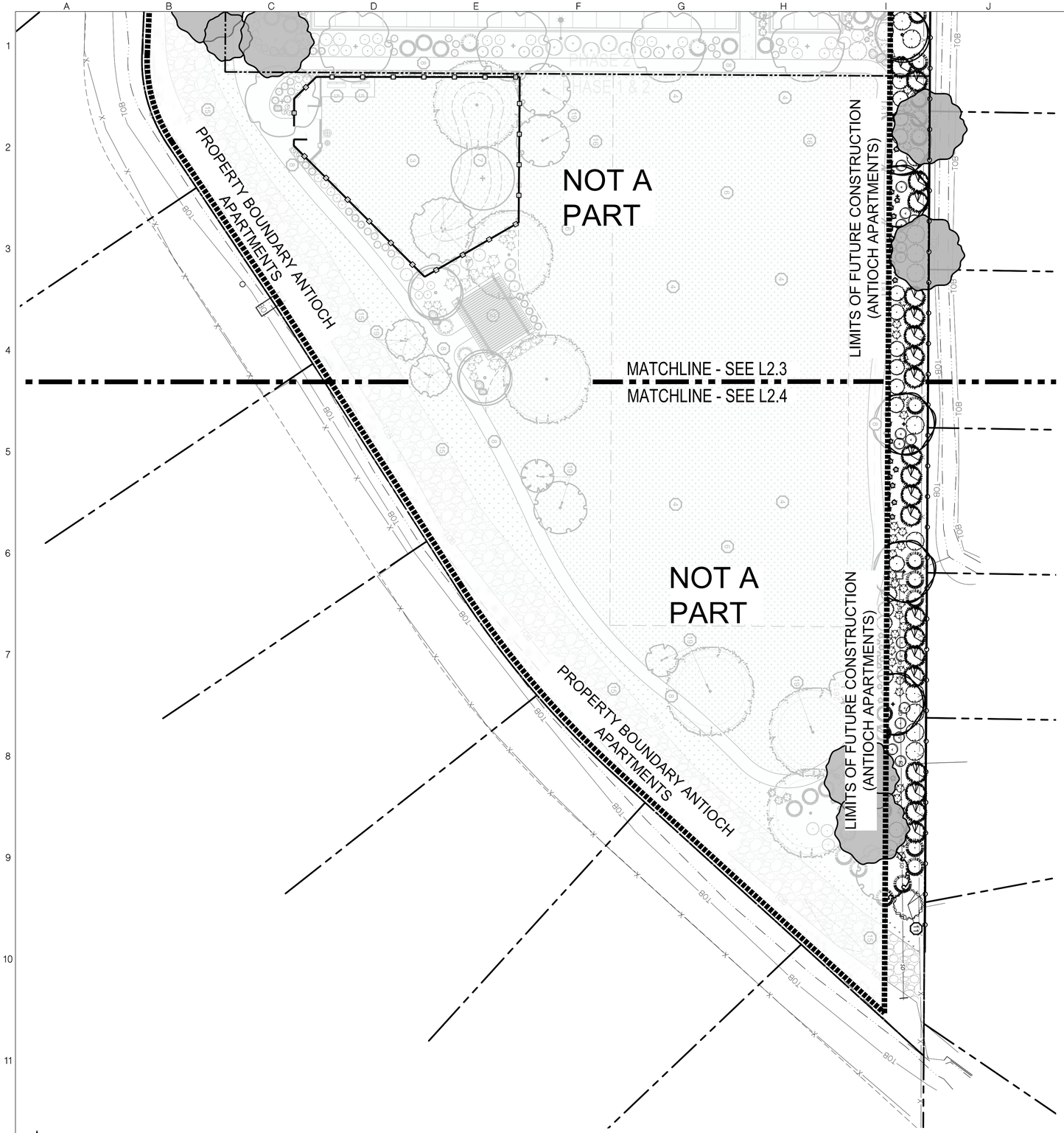
PROJECT NUMBER SBB 24-123

SHEET: L2.3

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:SMCKEEVER LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.DWG PRINT DATE:1/12/2025 10:00 AM



LANDSCAPE EXHIBIT C - NORTH

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat.'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 3/L3.01	
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
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5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
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8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
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12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
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19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

PROJECT NUMBER SBB 24-123

SHEET: L2.4

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:SMOKEDAW LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANNING PRINT DATE:7/21/2025 10:00 AM

W. MARIGOLD STREET

NEW 5' PATHWAY

STRIPED AND PAINTED CROSSWALK

Building A
6,804 s.f.
EXISTING OFFICE/ ADMINISTRATION

EXISTING OFFICE/ CLASSROOMS

Building B
25,939 s.f.
EXISTING OFFICE/ CLASSROOMS

LIMITS OF FUTURE CONSTRUCTION (ANTIOCH APARTMENTS)

PROPERTY BOUNDARY ANTIOCH APARTMENTS

MATCHLINE - SEE L1.01
MATCHLINE - SEE L1.04

PROPOSED ANTIOCH APARTMENTS

MATCHLINE - SEE L2.1
MATCHLINE - SEE L2.2

MATCHLINE - SEE L2.3

EXISTING JUNIPER SHRUBS

GROUPINGS OF EXISTING TREES ON ADJACENT PROPERTY. OVERHANG PREVENTS THEM FROM PLANTING TREES IN THESE AREAS.

EXISTING APARTMENTS/ CLASSROOMS

EXISTING OUTDOOR GATHERING SPACE WITH TABLES

COMMON AREA

Building C
14,311 s.f.

FUTURE APARTMENTS/ CLASSROOMS (FOUNDATION ONLY)

MAINTENANCE PARKING

EXISTING GYM AND CAFE
Building D
11,781 s.f.

EXISTING HORSE RIDE PITS

EXISTING STORAGE/ MAINTENANCE
Storage
2,187 s.f.

EXISTING GRAVEL MAINTENANCE YARD AREA

18' WIDE 3" DEPTH ROAD GRAVEL (FUTURE PATHWAY)

PEDESTRIAN ACCESS KEY:

- NEW 5' MIN. CONCRETE WALKWAY, SEE CIVIL
- EXISTING CONCRETE WALKWAYS AND STRIPED ACCESS ROUTES
- CROSSWALK STRIPING, SEE CIVIL.
- PROPERTY LINE (VERIFY)

PEDESTRIAN ACCESS PLAN

SCALE: 1" = 40'-0"

0' 40' 80' 120'

STAMP:

DATE: 7/21/2025

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com

SOUTH BECK & BAIRD

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Dba South Beck & Baird Landscape Architecture P.C.

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PEDESTRIAN ACCESS PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

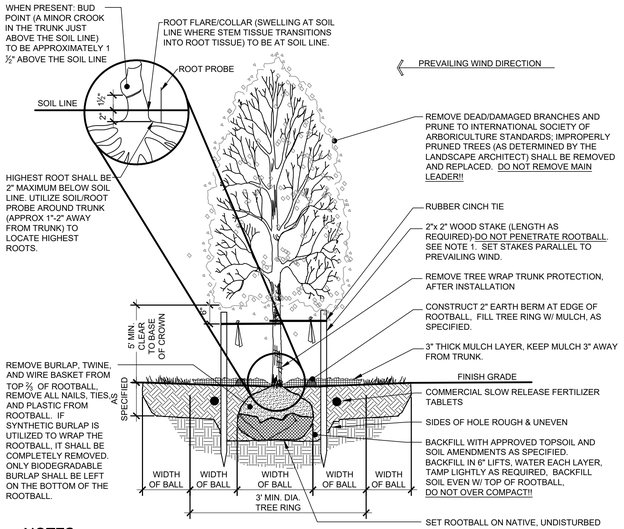
PROJECT NUMBER: SBB 24-123

SHEET: L3.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

C:\USERS\MCKEOWN\ LOCATION\2-PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDWG PRINT DATE:11/12/2025 10:00 AM

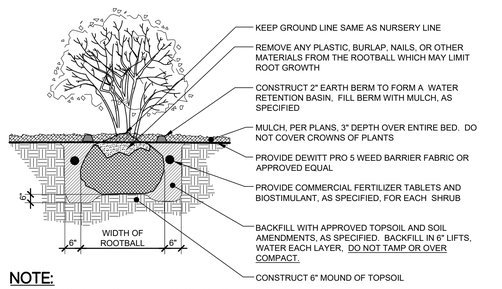


NOTES:

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

1 DECIDUOUS TREE PLANTING

NOT TO SCALE



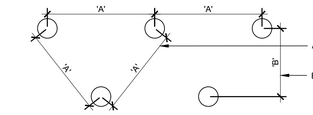
NOTE:

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

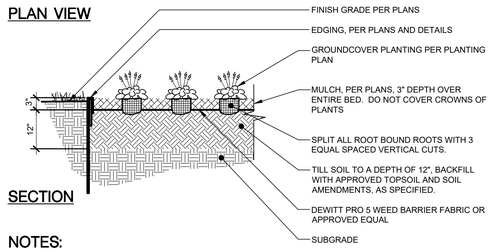
2 SHRUB PLANTING

NOT TO SCALE

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



PLAN VIEW



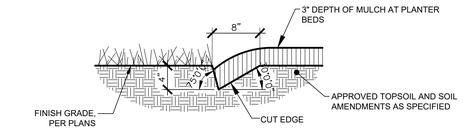
SECTION

NOTES:

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

3 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



4 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

STAMP:

DATE: 7/21/2025

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811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE DETAILS
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

PROJECT NUMBER: SBB 24-123

SHEET: L4.0

DESIGN REVIEW

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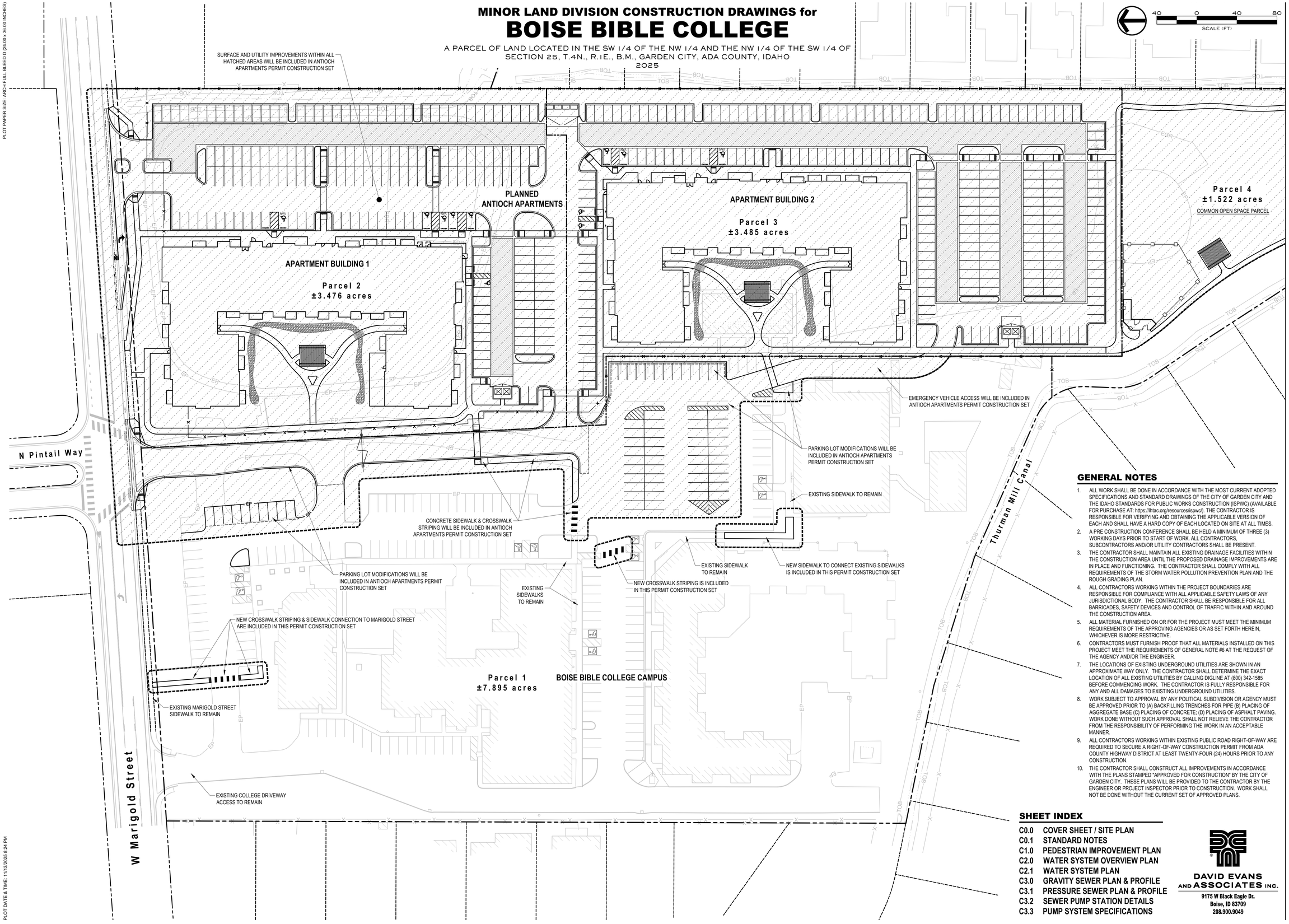
USER:SMCKEOWN L:\DATIONZ\PROJECTS\FIVDT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDWG PRINT DATE:9/12/2025 9:09 AM

EXHIBIT D – Civil Engineering Drawings for water, sewer and pathways

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

MINOR LAND DIVISION CONSTRUCTION DRAWINGS for
BOISE BIBLE COLLEGE

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.4N., R.1E., B.M., GARDEN CITY, ADA COUNTY, IDAHO
2025



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) (AVAILABLE FOR PURCHASE AT: https://lhtac.org/resources/ispwc/). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND OBTAINING THE APPLICABLE VERSION OF EACH AND SHALL HAVE A HARD COPY OF EACH LOCATED ON SITE AT ALL TIMES.
2. A PRE CONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHALL BE PRESENT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE ROUGH GRADING PLAN.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
5. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF GENERAL NOTE #6 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
8. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
9. ALL CONTRACTORS WORKING WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ADA COUNTY HIGHWAY DISTRICT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
10. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE CITY OF GARDEN CITY. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER OR PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.

SHEET INDEX

C0.0 COVER SHEET / SITE PLAN
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C3.3 PUMP SYSTEM SPECIFICATIONS

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

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△	Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Cover Sheet / Site Plan

Sheet Number
C0.0

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/13/2025 8:24 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

Garden City
Standard Construction Notes for Projects That Contain Public Water, Public Sewer, Non-ACHD Drainage, Private Roads and/or Permeable Pavers

August 2022

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 comply with the Storm Water Pollution Prevention Plan (SWPPP) for this project. The RP is responsible to file a Notice of Intent (NOI) to construct with 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 2020 edition of the Idaho Standards for Public Works Construction (ISPWC), unless specifically modified by these construction documents.

4. The contractor, all applicable sub-contractors, developer/owner, utility company representatives, a Garden City Department of Public Works representative and an Ada County Highway District representative shall attend a pre-construction conference prior to commencement of construction.

5. The contractor shall obtain a construction permit from the Ada County Highway District at least 24 hours prior to commencing construction of any of the improvements shown hereon located within public right-of-way.

6. Construction inspection shall be performed by the project engineer, the Ada County Highway District and/or the Garden City Department of Public Works. Inspection by the Garden City Department of Public Works will be for Department purposes only to spot check work compliance with the city's requirements. It is the project engineer's responsibility to assure compliance with the project plans and specifications.

7. The contractor shall verify site conditions and dimensions prior to beginning work. Any deviations, omissions or errors shall be presented to the project engineer for resolution. Any changes to the plans and specifications shall be submitted to and approved by the Garden City Department of Public Works prior to implementation of the change. Said change may also need to be submitted to the Idaho Department of Environmental Quality for approval.

8. The contractor shall contact Digline (811) and other appropriate utility providers for utility locations at least 72 hours prior to beginning any excavation.

9. Any waters created by dewatering shall not be permitted to directly discharge to any existing surface water facility. Prior to discharging to waters of the state of Idaho, the contractor shall secure a short-term activity exemption from the applicable regional office of the Idaho Department of Environmental Quality.

10. Horizontal and vertical separation of potable and non-potable pipelines shall meet the requirements of ISPWC Section 405 and ISPWC Drawing No. 407.

Sanitary Sewer Notes

11. All sewer pipe and fittings with cover greater than 3 feet, shall be Polyvinyl Chloride (PVC) conforming to the requirements of ASTM D-3034, SDR-35 for sizes 4-inch through 15-inch; ASTM F-679, SDR-35, T-1 wall for sizes 18-inch through 27-inch; or ASTM F-794, T-46 for sizes 18-inch through 36-inch. The minimum cover for all PVC sewer lines shall be 3 feet. Sewer pipe and fittings with cover less than 3 feet shall be Ductile Iron (DI) conforming to ANSI A-21.51 or AWWA C-151, minimum Class 50.

12. Sanitary sewer manholes shall be constructed of reinforced precast concrete per the ISPWC with a maximum of 12 inches of concrete grade rings, a 24-inch diameter cast iron ring and cover and a concrete collar per ISPWC drawings SD-501, SD-505, SD-507, SD-508, SD-509. Manholes shall not have steps. The sewer contractor shall field verify that no more than 12–inches of grade rings are necessary to adjust the manhole to final grade. Grade rings, ring and covers shall be provided by the sewer contractor. Manhole cones shall be eccentric for all manholes 4 feet and deeper. The vertical wall of the cone shall be placed upstream and rotated 45°. Concentric cones shall be used for manholes less than 4 feet deep.

13. Manufactured compression boots shall be used in manholes where pipelines enter and leave the manhole.

14. Sewer service lines shall be ISPWC type "A" or "B" and constructed and marked per ISPWC Drawing SD-511A. Services shall not be deeper than 5 feet at the property line, unless specifically approved by the city. Services shall extend horizontally 10 feet beyond the property line. Service lines shall include an inspection cleanout placed directly adjacent to and inside public street right-of-way or the sewer easement line. The cleanout shall conform to SD-506A & SD-506B (bolt down cover option) with the riser being the same size as the service line.

15. Service line connections to new mainlines shall use a full-service tee. Service line connections to existing mainlines that are concrete or a concrete derivative shall use a tapping saddle. Service connections to existing mainlines that are not concrete or a concrete derivative shall use an Inserta-Tee or a prior approved equal.

16. All sewer mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select ¾-inch maximum crushed gravel chips. All bedding shall be thoroughly shovel-sliced under the pipe.

17. Groundwater levels shall be maintained below the trench bottom at all times during construction. Groundwater shall not be permitted to enter the pipeline system during construction. As soon as possible the contractor shall install a removable watertight plug in the new pipeline at the point of connection to the existing sewer system.

18. Sewers shall be cleaned and tested after all utilities are installed and prior to paving. Material cleaned from the construction shall not be permitted to discharge to the downstream receiving pipeline. All installed sewer pipes shall be tested in accordance with Division 500 of the ISPWC. A representative of the city must be present must observe the testing. Mainline pipeline testing shall include air pressure, deflection and closed-circuit television (CCTV) visual inspection. Service line testing shall include air pressure and closed-circuit television (CCTV). The CCTV report shall be in the form of a VHS videotape or DVD and a written log. Manholes shall be vacuum or hydrostatically tested for leakage. The sewer system shall not accept any flows until the city issues an initial acceptance of the system.

19. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Waterline Notes

20. All water mains shall be Polyvinyl Chloride (PVC) conforming to the requirements of AWWA C-900, Class 235, DR-18. All fittings shall be mechanical joint or flanged ductile iron conforming to the requirements of AWWA C-110. All plastic pipe shall be installed with a #12 direct burial tracer wire placed along the north and east side of the main. The tracer wire will not be extended up in to or along valve boxes, but shall continue along the mainline, uninterrupted. Minimum burial depths for water mains shall be 4 feet from finish grade to the top of the pipe.

21. Individual or dual water service connections 1-inch or smaller shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the Garden City standard drawing. Service pipelines shall be a minimum 1-inch, unless otherwise noted.

22. Individual water service connections larger than 1-inch shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the ISPWC SD-402. Service pipelines shall be a minimum 2-inch, unless otherwise noted.

23. Water valves shall be resilient-seat gate valves conforming to AWWA C-509 or AWWA C-515. All water valves shall be installed with a standard 5-1/4 inch diameter, two piece adjustable cast iron valve box, Tyler/Union series 6855, or equal. The cast iron cover shall be marked with the word "Water" as an integral part of the cover.

24. Fire hydrants shall conform to AWWA C-502 and ISPWC Drawing SD-404. The pumper nozzle outlet shall be equipped with a "Storz" adapter.

25. All water mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select ¾-inch maximum crushed gravel chips for water mains and 3/8-inch maximum crushed gravel chips for service lines. All bedding shall be thoroughly shovel-sliced under the pipe.

26. All installed water lines shall be tested for leakage in accordance with Section 401.3.6 of the ISPWC following installation of all utilities and prior to paving. Each meter setter shall be opened to be sure that the service corporation stop is open and the service is functional prior to paving. A representative of the city must be present must observe the testing. All installed water lines shall be flushed, disinfected and tested for bacteria in accordance with Section 401.3.9 of the ISPWC. The water system shall not be opened to the city system until the city issues an initial acceptance of the system.

27. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Drainage Notes

Not applicable to this project

28. All inspections shall require a 24-hour notice prior to the requested inspection time. Call the inspection hot line at 208-472-2920.

Not applicable to this project

29. Prior to any earthwork a 24-hour notice to begin construction is required. Call Inspection hot line at 208-472-2920.

30. Drainage inspections shall be conducted at any given time or upon request, during construction, verifying compliance with the city requirements and construction activities are followed as per the approved plans.

31. All drainage construction observations must be performed by the applicant's design engineer.
    a) Submit to the Garden City Environmental Division the following documentation prior signature of the city on a final subdivision plat or prior to the final inspection for a Certificate of Occupancy, whichever occurs first:
        i) The design engineer's drainage construction observation reports.
        ii) A signed, written statement from the design engineer that all drainage structures and appurtenances were constructed in accordance to the approved plans.

32. The drainage system and any filter fabric shall not be covered prior to inspection. Call the inspection hot line at 208-472-2920.

33. The size and location of the drainage system shall correspond with the approved drainage system plan and shall be inspected.

34. Final inspection of the storm drainage system shall be conducted following the paving and final landscaping.

35. All drainage conveyance access points shall be stenciled or marked with identifying statement for the public "Do Not Dump – System Drains to Groundwater" or "River", whichever is relevant to the system disposal design.

36. Traffic rated manhole lids shall be used.

37. All parking lot grades shall be at least 1% for asphaltic-concrete and 0.4% for concrete.

Roadway Construction Notes

38. Manhole grade rings, cast iron rings and covers shall be provided by the sewer contractor. The road contractor shall install the sewer grade rings, cast iron rings, covers and concrete collars to finish grade. Water valve boxes and covers shall be provided by the water contractor. The road contractor shall install the water valve boxes covers and concrete collars to finish grade.

Permeable Paver Notes (when applicable)

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.

Not applicable to this project

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.

⚠ POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION OF POTABLE WATER LINES (i.e. CITY DOMESTIC WATER SYSTEM) & NON-POTABLE WATER LINE (i.e. SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET.
2. FULL COMPLIANCE WITH SECTION 430 OF IDAPA 58.01.16 OF THE IDAHO WASTEWATER RULES MUST BE FOLLOWED WHEN IT IS NECESSARY FOR NON-POTABLE MAINS OR SERVICES (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) TO CROSS POTABLE WATER MAINS OR SERVICES AND THE NON-POTABLE LINE IS LESS THAN EIGHTEEN (18) INCHES ABOVE OR BELOW THE POTABLE LINE. THE MINIMUM REQUIREMENTS ARE, BUT NOT LIMITED TO: THE NON-POTABLE LINE SHALL BE CONSTRUCTED OF MATERIALS CONFORMING TO WATER MAIN STANDARDS, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER LINE; OR THE NON-POTABLE OR POTABLE PIPELINE SHALL BE SLEEVED WITH POTABLE WATER CLASS PIPE FOR TEN (10) FEET EITHER SIDE OF THE CROSSING.
3. SEE ISPWC STD DWG No. SD-407 FOR ADDITIONAL INFORMATION.

DAVID EVANS AND ASSOCIATES INC.
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EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

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PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY

11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
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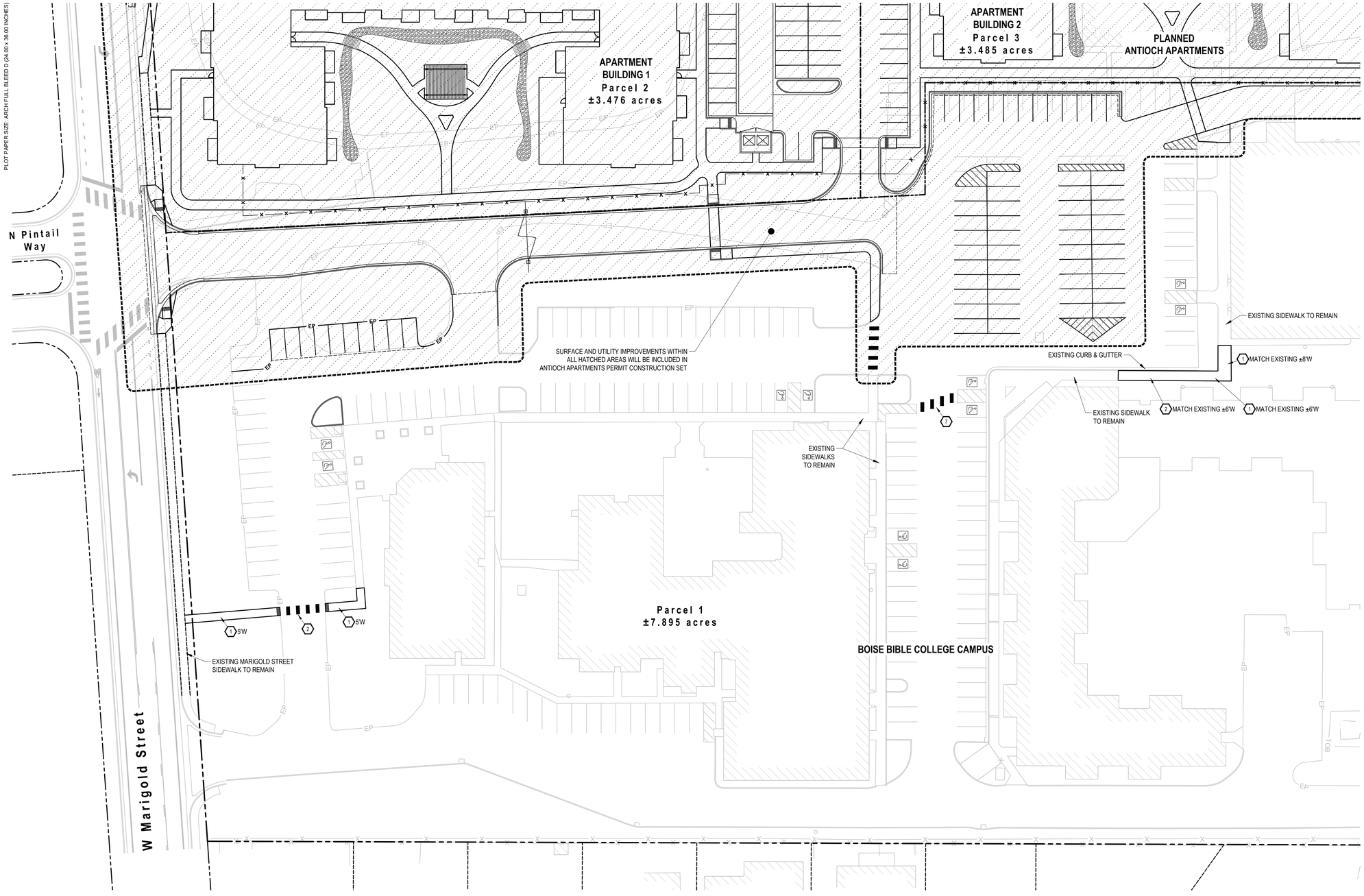
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Standard Notes

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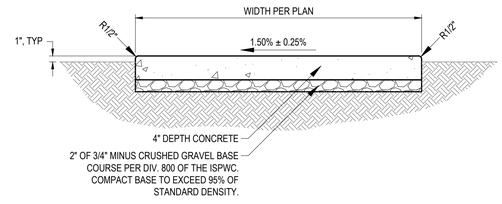


GENERAL GRADING NOTES

1. ADA PEDESTRIAN RAMPS SHALL NOT EXCEED 8.33% (1:12) LONGITUDINAL SLOPE. ADA WALKS SHALL NOT EXCEED 5.0% (1:20) LONGITUDINAL SLOPE AND 2.0% (1/4"/FT) CROSS SLOPE. NO TOLERANCES WILL BE ALLOWED.
2. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS WORK INCLUDES CLEARING AND GRUBBING, WHICH INCLUDES CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS AND/OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND OTHER MATERIAL NOT SUITABLE FOR THE FOUNDATION OF PAVEMENTS AND OTHER STRUCTURES. ALL MATERIAL NOT SUITABLE FOR USE ON-SITE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. ALSO REFER TO THE PROJECT GEOTECHNICAL REPORT.
3. OBSERVATIONS, APPROVAL AND FINAL ACCEPTANCE OF ALL GRADING (OUTSIDE THE PUBLIC RIGHT-OF-WAY) SHALL BE BY THE ENGINEER OF RECORD, AND THEIR DECISION SHALL BE FINAL. SUCH INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.

SITE IMPROVEMENT KEYNOTES

1. SITE CONCRETE SIDEWALK PER DETAIL 1/C1.0, WIDTH PER PLAN. SEE GRADING NOTE #1 REGARDING ALLOWABLE LONGITUDINAL AND CROSS SLOPES.
2. 24"-WIDE X 5'-LENGTH WHITE PAINT LADDER STYLE CROSSWALK, 48" TYPICAL SPACING.



SITE CONCRETE SIDEWALK (1)
SCALE: NOT TO SCALE

RENNISON DESIGN
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Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△ Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
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Sheet Title

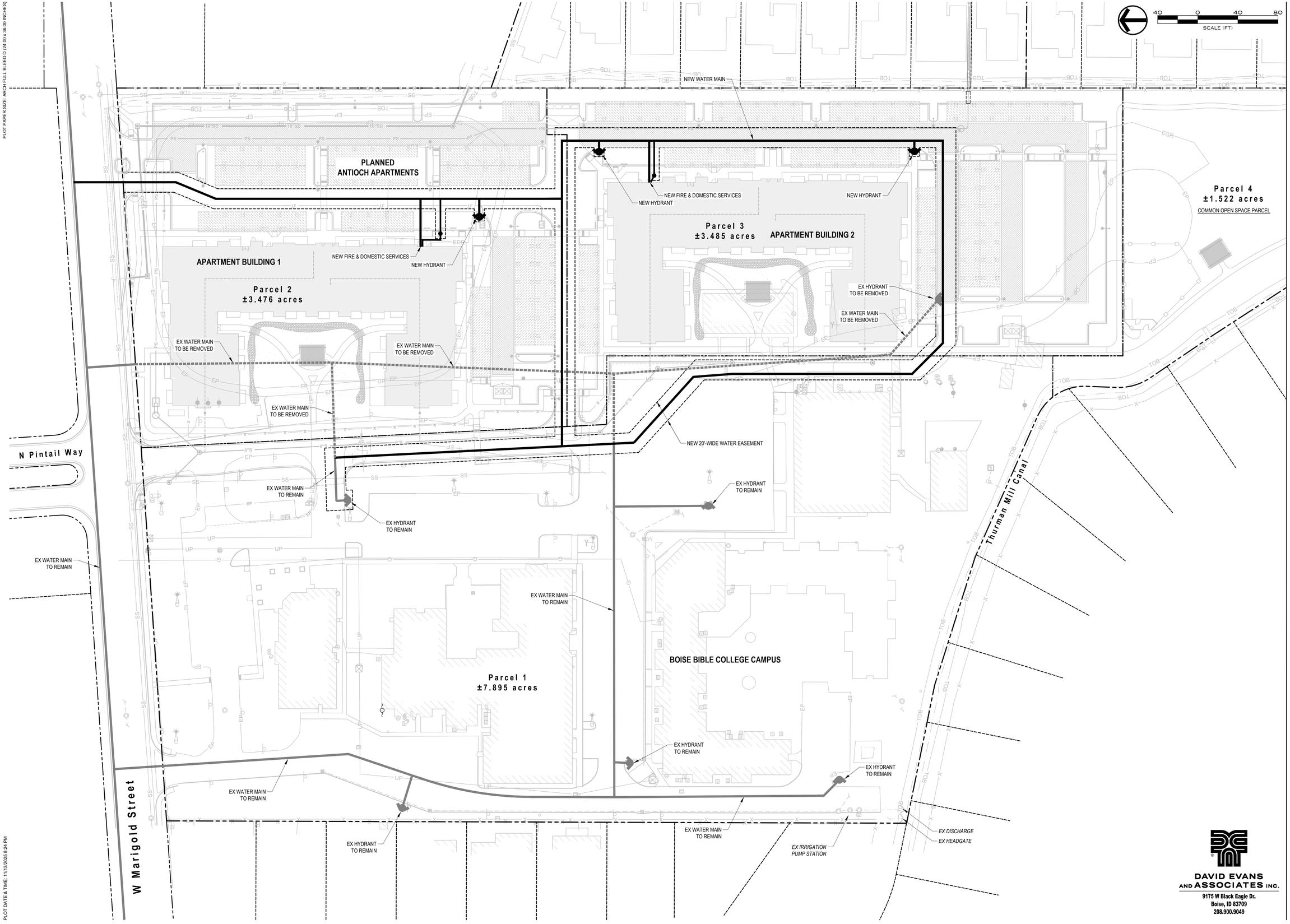
Pedestrian Improvement Plan

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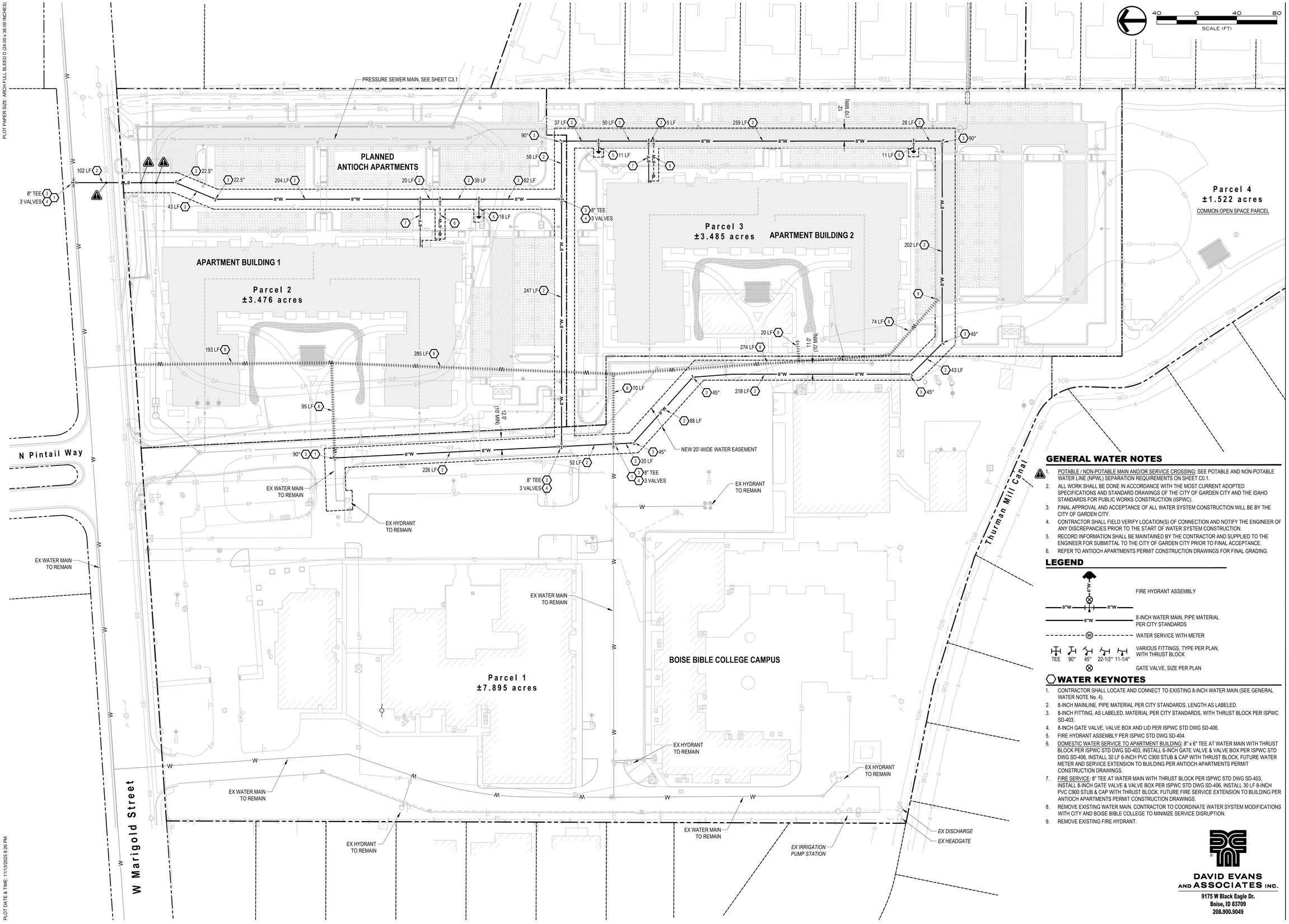
Water System Overview Plan

Sheet Number
C2.0

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208.900.9049

FILE NAME: R221201 PLAN SHEETS.DWG
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GENERAL WATER NOTES

1. POTABLE / NON-POTABLE MAIN AND/OR SERVICE CROSSING: SEE POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS ON SHEET C0.1.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION(S) OF CONNECTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WATER SYSTEM CONSTRUCTION.
5. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.
6. REFER TO ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS FOR FINAL GRADING.

LEGEND

- FIRE HYDRANT ASSEMBLY
- 8-INCH WATER MAIN, PIPE MATERIAL PER CITY STANDARDS
- WATER SERVICE WITH METER
- VARIOUS FITTINGS, TYPE PER PLAN, WITH THRUST BLOCK (TEE, 90°, 45°, 22-1/2°, 11-1/4°)
- GATE VALVE, SIZE PER PLAN

WATER KEYNOTES

1. CONTRACTOR SHALL LOCATE AND CONNECT TO EXISTING 8-INCH WATER MAIN (SEE GENERAL WATER NOTE No. 4).
2. 8-INCH MAINLINE, PIPE MATERIAL PER CITY STANDARDS, LENGTH AS LABELED.
3. 8-INCH FITTING, AS LABELED, MATERIAL PER CITY STANDARDS, WITH THRUST BLOCK PER ISPWC SD-403.
4. 8-INCH GATE VALVE, VALVE BOX AND LID PER ISPWC STD DWG SD-406.
5. FIRE HYDRANT ASSEMBLY PER ISPWC STD DWG SD-404.
6. DOMESTIC WATER SERVICE TO APARTMENT BUILDING: 8" x 6" TEE AT WATER MAIN WITH THRUST BLOCK PER ISPWC STD DWG SD-403, INSTALL 6-INCH GATE VALVE & VALVE BOX PER ISPWC STD DWG SD-406, INSTALL 30 LF 6-INCH PVC C900 STUB & CAP WITH THRUST BLOCK, FUTURE WATER METER AND SERVICE EXTENSION TO BUILDING PER ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS.
7. FIRE SERVICE: 8" TEE AT WATER MAIN WITH THRUST BLOCK PER ISPWC STD DWG SD-403, INSTALL 8-INCH GATE VALVE & VALVE BOX PER ISPWC STD DWG SD-406, INSTALL 30 LF 8-INCH PVC C900 STUB & CAP WITH THRUST BLOCK, FUTURE FIRE SERVICE EXTENSION TO BUILDING PER ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS.
8. REMOVE EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WATER SYSTEM MODIFICATIONS WITH CITY AND BOISE BIBLE COLLEGE TO MINIMZE SERVICE DISRUPTION.
9. REMOVE EXISTING FIRE HYDRANT.

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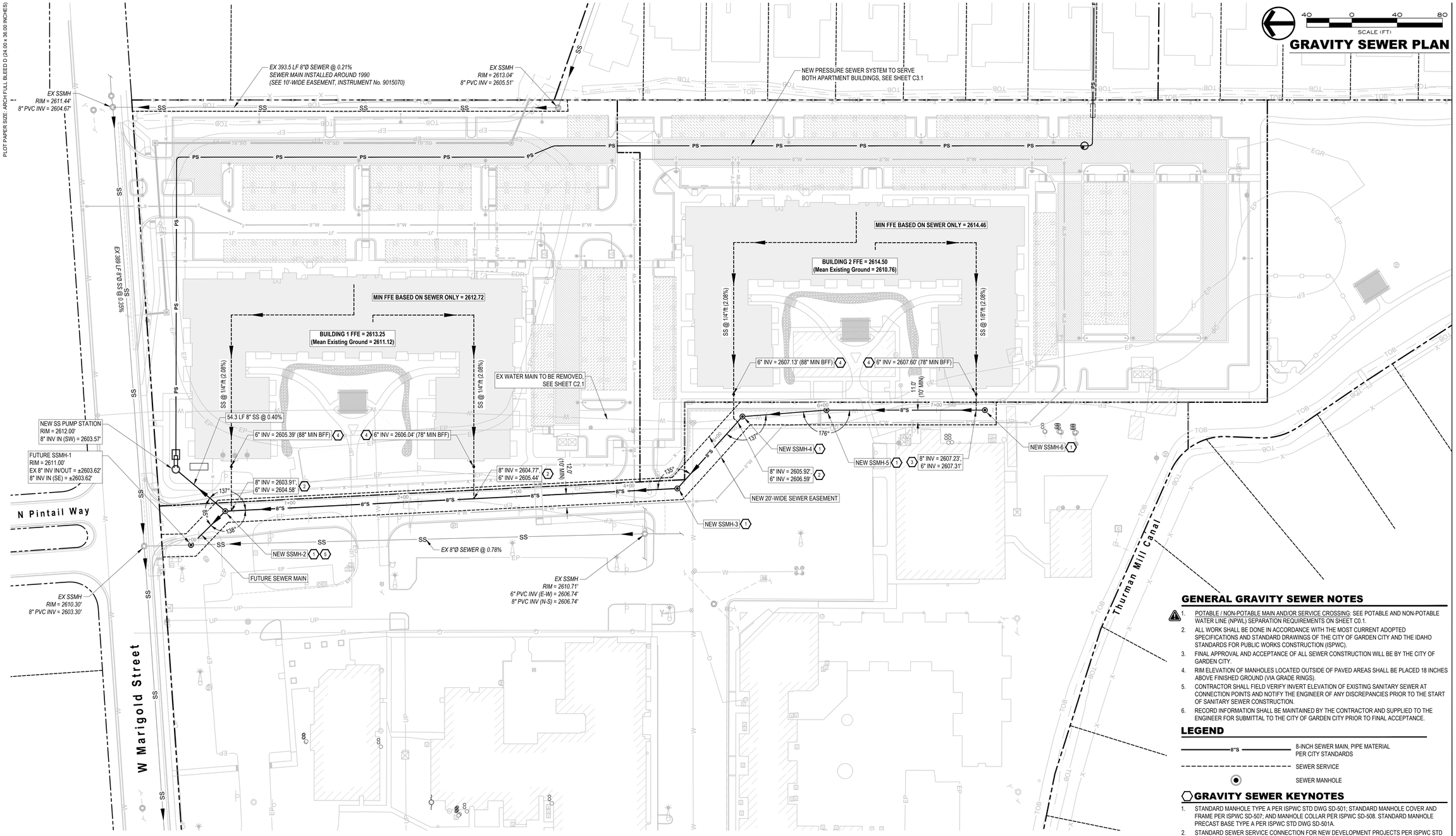
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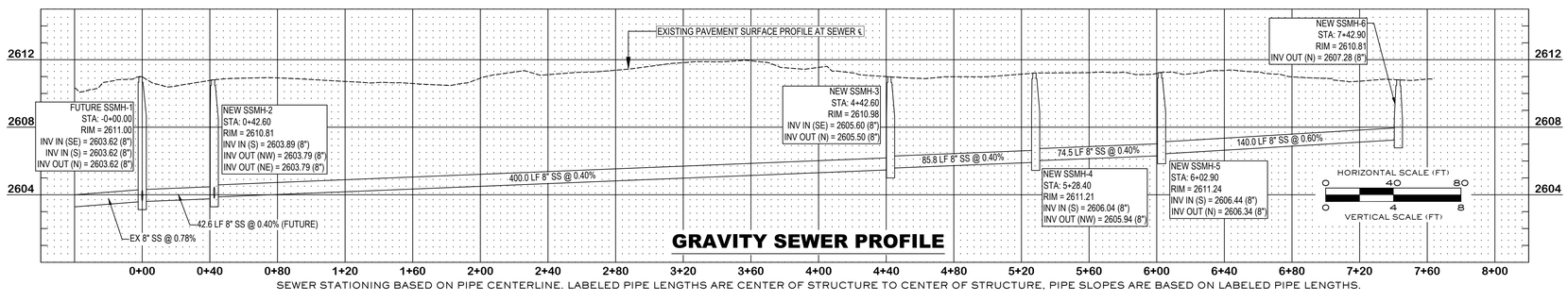
Water System Plan

Sheet Number
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GRAVITY SEWER PLAN

GENERAL GRAVITY SEWER NOTES

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2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. RIM ELEVATION OF MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL BE PLACED 18 INCHES ABOVE FINISHED GROUND (VIA GRADE RINGS).
5. CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER AT CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
6. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.

LEGEND

- 8"S — 8-INCH SEWER MAIN, PIPE MATERIAL PER CITY STANDARDS
- SEWER SERVICE
- SEWER MANHOLE

GRAVITY SEWER KEYNOTES

1. STANDARD MANHOLE TYPE A PER ISPWC STD DWG SD-501; STANDARD MANHOLE COVER AND FRAME PER ISPWC SD-507; AND MANHOLE COLLAR PER ISPWC SD-508. STANDARD MANHOLE PRECAST BASE TYPE A PER ISPWC STD DWG SD-501A.
2. STANDARD SEWER SERVICE CONNECTION FOR NEW DEVELOPMENT PROJECTS PER ISPWC STD DWG SD-511A.
3. STANDARD SEWER SERVICE LINE TYPE "C" PER ISPWC STD DWG SD-511.
4. EXTEND 6-INCH PVC ASTM D3034, SDR 35 TO BUILDING POINT OF CONNECTION (POC) OR STUB LOCATION PER PLAN. COORDINATE BUILDING POINT OF CONNECTION & MINIMUM DEPTH BELOW FINISHED FLOOR WITH ANTIOCH APARTMENTS PLUMBING PLANS. SEWER STUB(S) TO BE MARKED PER ISPWC STD DWG SD-512 & SHALL REMAIN IN PLACE DURING CONSTRUCTION AND FOR FINAL INSPECTION.
5. MANHOLE PRECAST BASE (PER KEYNOTE No. 1 ABOVE) SHALL INCLUDE 8-INCH CHANNELING AND BLOCK-OUT FOR FUTURE GRAVITY CONNECTION TO NORTHWEST. CHANNEL SHALL BE FILLED WITH WEAK GROUT THAT CAN BE EASILY REMOVED IN THE FUTURE (UPON DECOMMISSIONING OF SEWER PUMP STATION).

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

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△	Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Gravity Sewer Plan & Profile

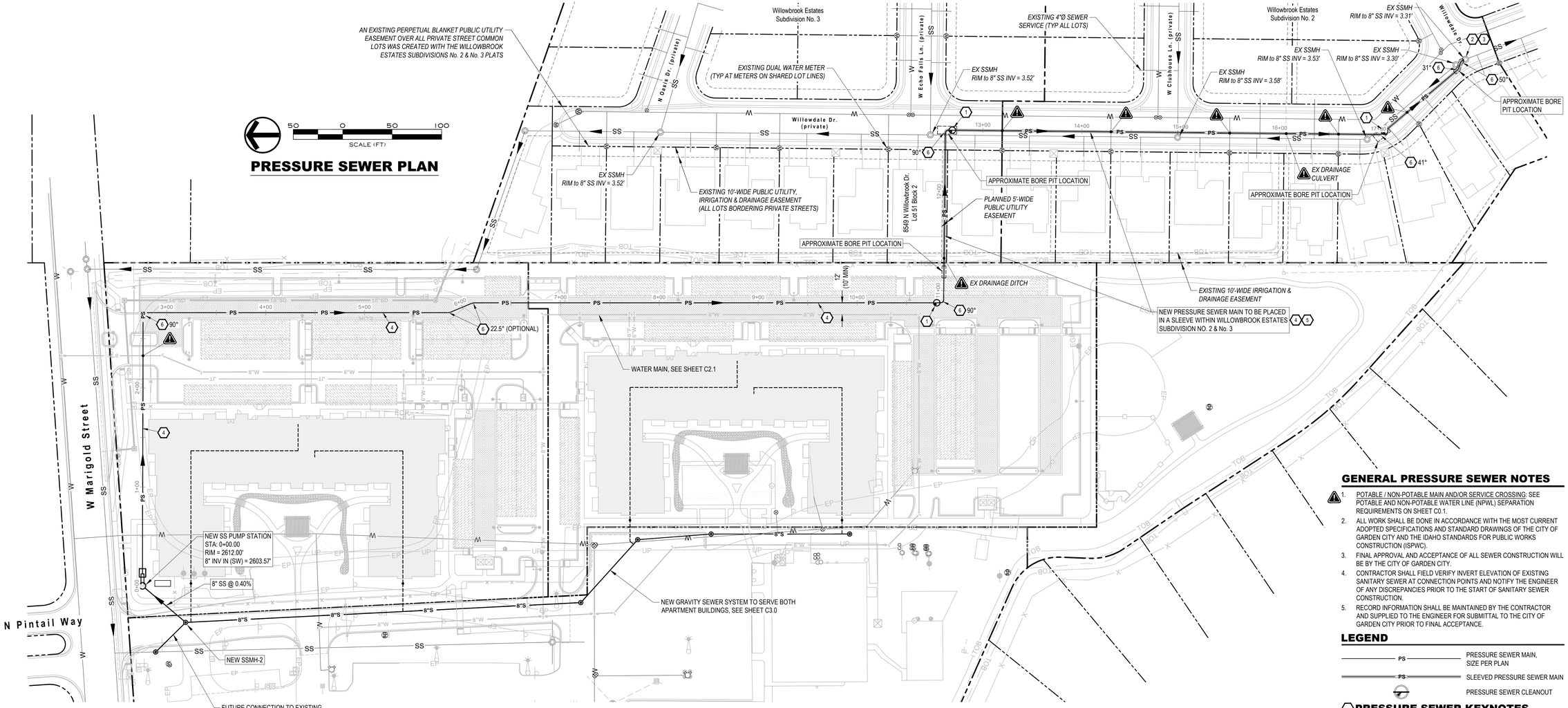
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FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/13/2025 8:27 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

PRESSURE SEWER PLAN

SCALE (FT): 50 0 50 100



GENERAL PRESSURE SEWER NOTES

1. POTABLE / NON-POTABLE MAIN AND/OR SERVICE CROSSING: SEE POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS ON SHEET C0.1.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER AT CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
5. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.

LEGEND

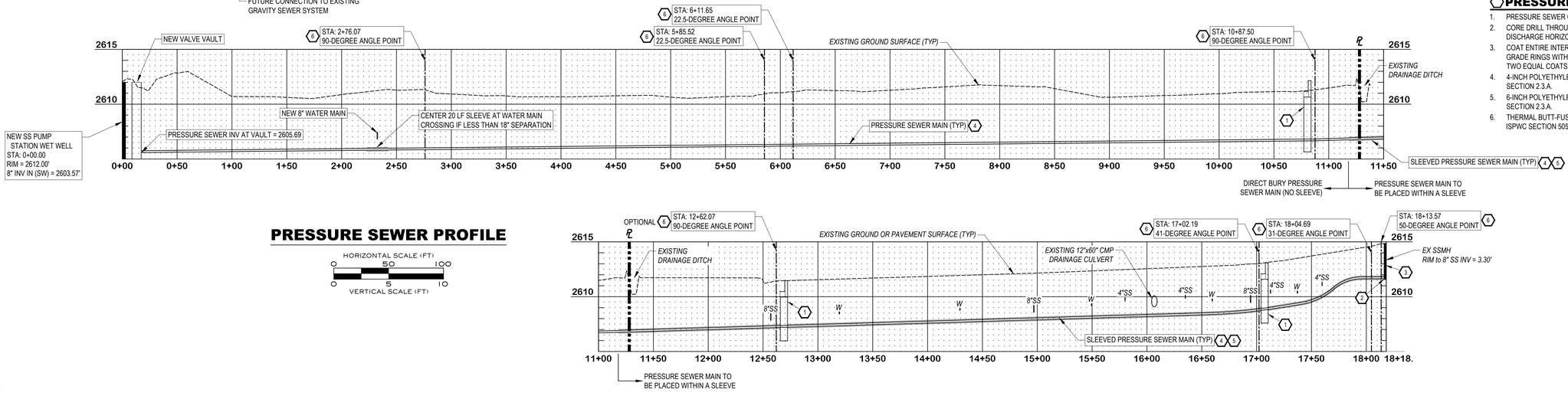
- PS — PRESSURE SEWER MAIN, SIZE PER PLAN
- PS — SLEEVED PRESSURE SEWER MAIN
- PRESSURE SEWER CLEANOUT

PRESSURE SEWER KEYNOTES

1. PRESSURE SEWER CLEANOUT PER ISPWC SD-515
2. CORE DRILL THROUGH SIDE WALL. PRESSURE SEWER MAIN TO DISCHARGE HORIZONTALLY TO EXISTING SEWER MANHOLE CHANNEL.
3. COAT ENTIRE INTERIOR CONCRETE SURFACE OF MANHOLE AND ANY GRADE RINGS WITH A TOTAL OF 80 MILS OF SPRAYED "SPRAYROQ" IN TWO EQUAL COATS.
4. 4-INCH POLYETHYLENE (PE) PIPE FORCE MAIN PER ISPWC SECTION 505, SECTION 2.3.A.
5. 6-INCH POLYETHYLENE (PE) PIPE SLEEVE PER ISPWC SECTION 505, SECTION 2.3.A.
6. THERMAL BUTT-FUSED WELDED POLYETHYLENE (PE) PIPE FITTING PER ISPWC SECTION 505, SECTION 2.3.A, ANGLE PER PLAN.

PRESSURE SEWER PROFILE

HORIZONTAL SCALE (FT): 0 50 100
VERTICAL SCALE (FT): 0 5 10



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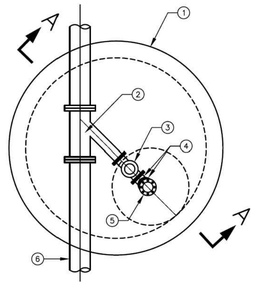
Pressure Sewer Plan & Profile

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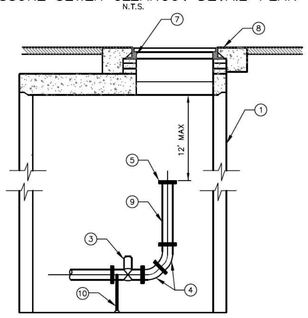
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PRESSURE SEWER CLEANOUT DETAIL—PLAN
N.T.S.



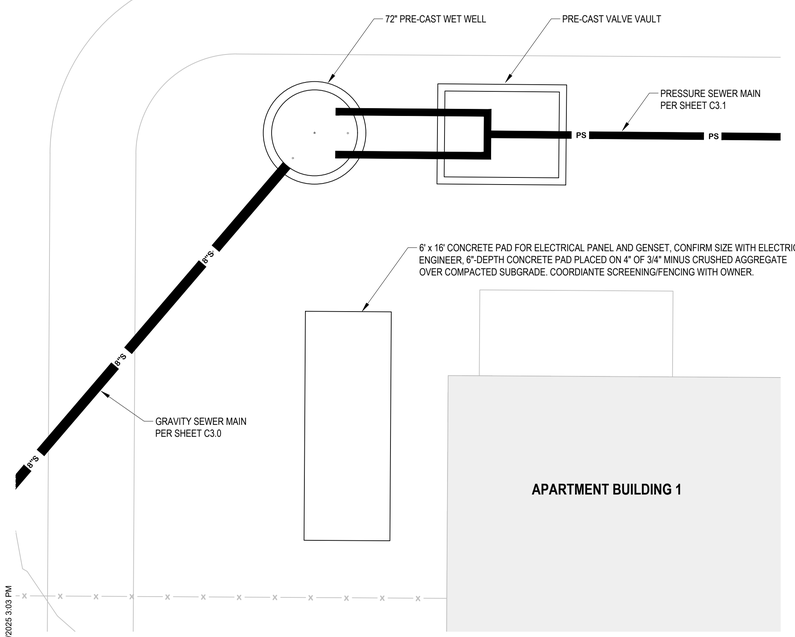
PRESSURE SEWER CLEANOUT DETAIL—SECTION A—A
N.T.S.

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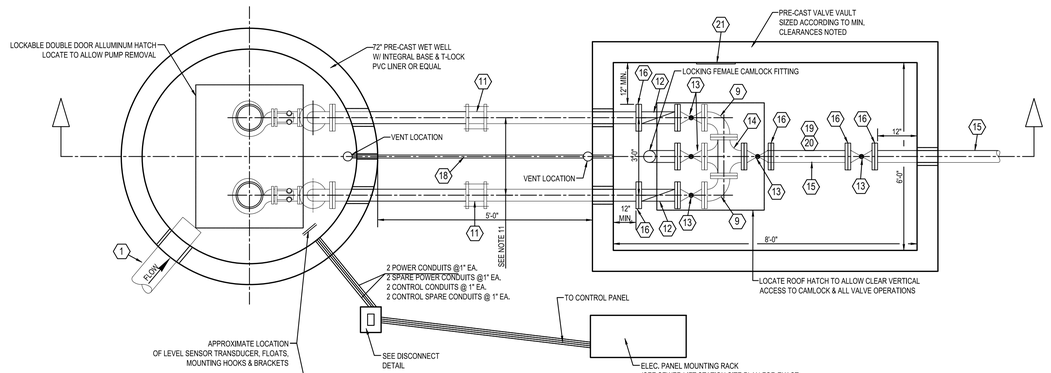
1. 6'—0"ø PRECAST CONCRETE MANHOLE.
2. "X"x4" MJxMJxFLG 45° WYE W/RESTRAINT.
3. 4" PLUG VALVE FLGxFLG.
4. 4" 45° FLGxFLG ELBOW.
5. 4" BLIND FLANGE.
6. "X" PRESSURE SEWER.
7. STANDARD MANHOLE RING AND COVER.
8. FINISHED GRADE.
9. 4" FLGxFLG DI SPOOL.
10. PIPE SUPPORT.

2020

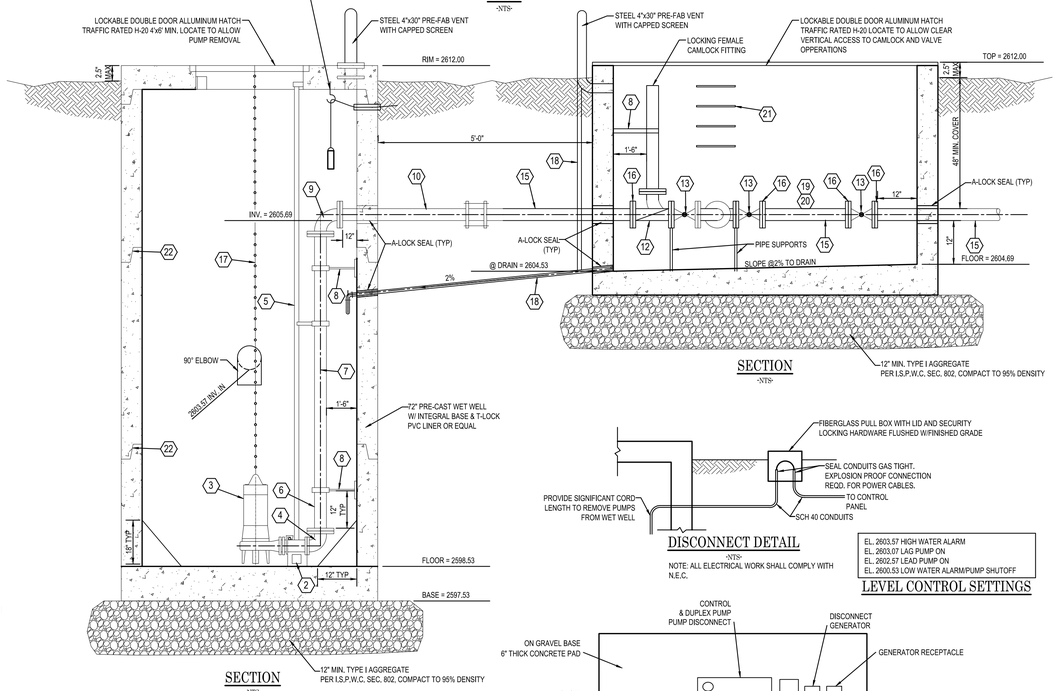
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	PRESSURE SEWER CLEANOUT	STANDARD DRAWING NO. SD—515



PUMP STATION PLAN



WET WELL & DUPLEX PUMP STATION PLAN
-NTS-



SECTION
-NTS-

DISCONNECT DETAIL
-NTS-
NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH N.E.C.

LEVEL CONTROL SETTINGS
EL. 2603.57 HIGH WATER ALARM
EL. 2603.07 LAG PUMP ON
EL. 2602.57 LEAD PUMP ON
EL. 2600.53 LOW WATER ALARM/PUMP SHUTOFF

GENERAL ELECTRICAL LAYOUT
-NTS-

ELECTRICAL LAYOUT NOTES:
1. PANEL COMPONENT LOCATIONS AND SIZES VARIES.
2. PANEL MOUNTING RACK AND CONCRETE PAD ARE SIZED ACCORDING TO THE ACTUAL SIZE OF THE PANELS.
3. METER BASE AND MAIN SERVICE ENTRANCE RATED DISCONNECT ARE LOCATED IN BUILDING. COORDINATE WITH ARCHITECT.

EQUIPMENT LIST:
ALL FITTINGS ARE AWWA DUCTILE IRON UNLESS OTHERWISE NOTED.

1. GRAVITY SEWER INLET PIPE.
2. BASE FOR DISCHARGE ELBOW. ANCHOR BASE TO WET WELL FLOOR.
3. DUPLEX SUBMERSIBLE PUMP (2 PUMPS) WITH SOFT START.
4. DISCHARGE ASSEMBLY.
5. STAINLESS STEEL GUIDE RAIL AND SUPPORT (ONE PER PUMP).
6. ECCENTRIC CONE (FL x FL), AS NEEDED.
7. SPOOL (FL x FL).
8. STAINLESS STEEL SUPPORT.
9. LONG RADIUS ELBOW (FL x FL).
10. SPOOL (FL x PE).
11. COUPLING ADAPTER. USE ROMAC STYLE RC501 OR EQUAL, AS NEEDED.
12. CHECK VALVE (FL x FL).
13. PLUG VALVE (FL x FL).
14. CROSS (FL x FL).
15. SPOOL (PE x PE).
16. FLANGE ADAPTER BY EBAA IRON SERIES 1000 OR EQUAL.
17. STAINLESS STEEL LIFTING CHAIN ASSEMBLY.
18. 2-INCH SCHEDULE 80 PVC VAULT DRAIN WITH BALL VALVE AND CURB STOP VALVE BOX AT FINISHED GRADE.
19. FUTURE SPOOL, AS NEEDED.
20. FLOW METER, AS REQUIRED. ELECTROMAGNETIC FLOW METER BY KROHNE "OPTIFLUX 2000" OR EQUIVALENT. UNIT SHALL BE EQUIPPED WITH KROHNE "OPTIFLUX IFC 300" SIGNAL CONVERTER.
21. PLASTIC COATED STEPS PER ISPWC SD-509. INSTALL STEPS DIRECTLY BELOW ACCESS HATCH.
22. INTERIOR OF WET WELL SHALL BE LINED WITH "T-LOCK" OR EQUAL. SECTIONS SHALL BE JOINT WITH "VULKEM" AND MASTIC WRAP TO PROVIDE 100% WATER TIGHT.

GENERAL NOTES

1. VALVE VAULT IS APPROXIMATELY 6'W x 8'L AND SIZED ACCORDING TO CLEARANCES NOTED.
2. SEE SEWER LIFT STATION SITE PLAN FOR ACTUAL LOCATION.
3. ALL DUCTILE IRON FITTINGS ARE AWWA C110 UNLESS OTHERWISE NOTED.
4. ALL DUCTILE IRON PIPE ARE AWWA C151 UNLESS OTHERWISE NOTED.
5. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST OF THE ISPWC, SECTION 505 FOR PRESSURE SEWERS.
6. ALL PIPE PENETRATIONS THROUGH WET WELL WALL SHALL BE WATERTIGHT. SEALOFFS ON THE PANEL SIDE ARE REQUIRED ON ALL CONDUITS LEAVING THE WET WELL.
7. INSTALL PUMP GUIDE RAILS AND SUPPORTS TO WET WELL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL ANCHOR BOLTS AND SHIMS SHALL BE STAINLESS STEEL.
9. ALL METAL IN WET WELL SHALL BE STAINLESS STEEL.
10. ALL VAULTS AND WET WELL SHALL BE WATERTIGHT WITH HS-20 RATED LOADING.
11. FORCE MAIN SEPARATION DETERMINED BY VALVE VAULT ASSEMBLY. COORDINATE WITH PUMP RAIL MANUFACTURER FOR REQUIRED SEPARATIONS OF PUMP AND GUIDE RAIL.
12. CONTRACTOR SHALL DETERMINE ZIZE OF VAULTS REQUIRED TO ACHIEVE MINIMUM CLEARANCES SHOWN, BASED ON SPECIFIC COMPONENTS FURNISHED AND INSTALLED.
13. BELOW GRADE PVC CONDUITS SHALL BE USED OUTSIDE OF VAULTS FOR BRANCH CIRCUITS, LIFT STATION SITE ELECTRICAL, TELEMETRY, AND AUXILARY CIRCUITS. CONDUITS SHALL BE UL LISTED AND SHALL BE IN ACCORDANCE WITH NEC AND NEMA STANDARDS.
14. IF A PERMANENT POWER AND WATER SOURCE IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A TEMPORARY POWER AND WATER AS NEEDED FOR TESTING OF NEW LIFT STATION.
15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECS TO GAIN APPROVAL FROM THE ENGINEER PRIOR CONSTRUCTION.
16. PUMPS, CONTROLS, PIPING, GUIDE RAILS, ACCESS COVER AND RELATED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS.
17. ALL CONCRETE SHALL HAVE A 28 DAYS MINIMUM STRENGTH OF 2,500 PSI
18. LIGHTING SHALL BE MOUNTED ON A 15 FOOT POLE ADJACENT TO THE CONTROL PANEL AND SHALL BE OPERATED BY A WEATHER-PROOF MANUAL ONE WAY SWITCH. EXACT LOCATION TO BE DETERMINED.
19. PROVIDE A FROST-FREE YARD HYDRANT INSIDE THE PUMP STATION.
20. SEE PUMP STATION ELECTRICAL PLANS FOR LINE DIAGRAM, CONDUCTOR SIZING, CONTROL LAYOUT, TRANSFER SWITCH, DISCONNECT DETAILS, AND OTHER ELECTRICAL COMPONENTS.

ELECTRICAL PANEL AND CONTROL NOTES

1. PANEL EXTERIOR SHALL BE 12 GA. H.D. GALV. STEEL. PANEL INTERIOR SHALL BE 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. PANEL CONSTRUCTION SHALL BE NEMA 3R RATED, RAINTIGHT AND DUSTTIGHT.
3. ALL NUTS, SCREWS AND HINGES SHALL BE STAINLESS STEEL.
4. NUTS, BOLTS AND SCREWS SHALL NOT BE VISIBLE FROM OUTSIDE OF PEDESTAL.
5. PHENOLIC NAMEPLATES ARE REQUIRED ON PANELS.
6. CONTROL WIRING SHALL BE MARKED BOTH ENDS BY PERMANENT WIRE MARKER.
7. A PLASTIC COVERED WIRING DIAGRAM SHALL BE ATTACHED TO THE BACKSIDE OF THE PANEL FRONT DOOR.
8. PANEL ENCLOSURE SHALL BE FACTORY WIRED AND CONFORM TO THE REQUIRED NEMA STANDARDS.
9. STUB-OUT 2 EACH, 1" SCH. 40 CONDUITS FOR FUTURE FLOW METER.
10. COORDINATE WITH IPC TO PROVIDE POWER HOOK-UP AND METERING.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NEC, STATE CODES, AND BE U.L. LISTED.
12. PANEL SHALL BE 3-POINT PAD LOCKABLE LATCHES.
13. PROVIDE AN AUXILIARY POWER GENERATOR RECEPTACLE AND A AUTOMATIC TRANSFER SWITCH FOR A PERMANENT POWER GENERATOR HOOK-UP IN CASE OF EMERGENCY OPERATION.
14. ULTRASONIC LEVEL SENSOR SHALL BE MILTRONICS MULTIRANGER OR EQUAL.
15. SEE GENERAL ELECTRICAL LAYOUT FOR PANEL COMPONENT LOCATIONS.

EMEGENCY OPERATION NOTES

1. EMERGENCY PERMANENT POWER GENERATOR SHALL HAVE SUFFICIENT CAPACITY TO START-UP AND MAINTAIN THE TOTAL RATED RUNNING CAPACITY OF THE STATION. A LICENSED OPERATOR SHALL COORDINATE WITH ELECTRICAL ENGINEER AND PUMP MANUFACTURER FOR REQUIRED RATING.

ALARM AND TELEMETRY NOTES

1. PROVIDE REMOTE ALARM TRANSMISSION TO A LICENSED OPERATOR AS WELL AS AUDIO-VISUAL ALARMS ACTIVATION WITH BACKUP POWER SOURCE FOR POWER FAILURE, PUMP FAILURE AND HIGH WATER LEVEL. COORDINATE WITH OWNER FOR DIAL-OUT NUMBERS AND CONTACT INFORMATION OF A LICENSED OPERATOR.
2. ALARM AND TELEMETRY SYSTEM SHALL BE PROVEN TO FUNCTION AS REQUIRED, AFTER INSTALLATION AND BEFORE FINAL ACCEPTANCE BY THE OWNER.
3. PHONE LINE AND PEDESTAL FOR TELEMETRY SHALL BE PROVIDED FOR DIAL-UP ALARMS. COORDINATE WITH UTILITY COMPANY.

PUMP STATION DESIGN CONDITIONS

1. 4-INCH DIAMETER FORCE MAIN.
2. 127 GPM AT 34' TOTAL DYNAMIC HEAD (TDH).

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Minor Land Division Construction Drawings for:

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△ Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY

11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Sewer Pump Station Details

Sheet Number
C3.2

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/14/2025 3:03 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

PART I GENERAL

SCOPE:
The contractor shall furnish and install one automatic sewage duplex pumping station. The station shall be completed with a valve vault and a wet well. Valves and fittings equipment are installed in a concrete valve vault. Duplex submersible pumps, motors, and pump removal equipment are installed in a concrete wet well. Vault and wet well come with traffic rated H-20, lockable double door aluminum hatch access lid. The principal items of equipment shall include a duplex system with two submersible, non-clog, motor driven sewage pumps and removal equipment; valves; internal piping & fittings; pump motor disconnect boxes; automatic central duplex pump controller panel; and all internal wiring.

SUBMITTALS:
Equipment submittals shall contain drawings that cover the station with equipment and electrical control schematic. The drawing shall be to scale and be specific to this project and illustrate the National Electrical Code (NEC) clearance. The submittals data for approval including the following items:

- Pump curves and motor performance data showing operation points, NPSH, curve, BHP and efficiencies.
- Pump and motor testing reports including pump testing procedures and protocol.
- Pump shop drawings showing pump dimensions, weights, materials of construction and assembly.
- Wet well and valve vault equipment layout shop drawings showing equipment placement and piping configurations.
- Control diagram and data drawings.
- Equipment Operation and Maintenance Manuals including installation guides, start-up procedures, equipment storage recommendations and part list.
- Written copies of manufacturer's warranties on specified products and equipment.

QUALITY ASSURANCE:
Inspect, test, adjust and operate pumps motors and all related components in accordance with the manufacturer's recommendations at the factory prior to shipment.

The contractor is hereby notified that responsibility for the complete and satisfactory operation or function of all equipment and materials, is definitely a part of this contract, regardless of the manufacturer's guarantee on any item furnished. It is the contractor's responsibility to place all equipment in operation, furnish all lubrication, packing and other accessories necessary for initial operation, and to see that proper operating and maintenance instructions are prepared and followed.

MAINTENANCE SERVICE:
Furnish service and maintenance of all supplied lift station components 18 months from date of delivery.

WARRANTY:
The manufacturer shall guarantee the duplex pumping system to be free from defects in materials and workmanship for a period of one year from the date of start-up or for a period of 18 months from the date of shipment. All consumable parts such as pump seals, filters, light bulbs, oil, grease, etc., shall be considered part of routine maintenance and shall not be covered under the terms of the manufacturer's warranty.

PERFORMANCE REQUIREMENTS:
Each sewage pump shall be capable of delivering 127 gallons per minute of raw, unscreened wastewater against a total dynamic pumping head of 34 feet. The pumps shall have a specified rated speed and specified rated horsepower. All openings and passages shall be large enough to permit passage of a 3-inch diameter sphere and any trash or stringy material that can pass through a 3" diameter collection system. The pumps shall have an approved pumping efficiency at the design conditions.

A complete sewage lift station including all necessary appurtenances is required for a fully operable system. All equipment shall be assembled, wired, and tested for operable before acceptance by the Owner.

PART II MATERIALS

PRE-APPROVED EQUIVALENT:
Contractors shall prepare their bid on basis of particular equipment and materials that are specified in the specifications and on the engineering drawings. Award of contract shall constitute contractual obligation to furnish specified equipment and materials unless the contractor desires to execute the following procedures:

- Alternate equipment shall be considered if a full submittal package (6 copies) on the pump station is furnished to the engineer 14 days prior to the bid date and approved by the engineer in writing. The submittals shall include detailed information on the pump station components and scaled drawings specific of the station chamber, pumps, piping, and electrical. Alternate manufacturers not submitted and approved by the engineer 14 days prior to the bid date will not be considered.
- After execution of contract, substitution of equipment of makes other than those named in the contract shall be considered for one reason only; the equipment proposed for substitution is superior in construction and/or efficiency to that named in the contract and that high quality, low maintenance and satisfactory service have been demonstrated by at least 15 years of service in sewage lift station installations or equivalent. Such substitution request of superior products shall only be at the engineer's determination.
- In the event the contractor obtains engineer's approval on equipment other than that which was specified, contractor shall, at his own expense, make any changes in structures, wet well, valve vault or piping necessary to accommodate equipment.
- It will be assumed that cost to contractor of proposed equipment to be substituted is less than that of the equipment in the contract, and if a substitution is approved, the contract price shall be reduced by an amount equal to savings.

MAIN LIFT PUMPS:
The pump station shall be equipped with two submersible non-clog type sewage pumps. Each pump shall have capacities as listed under PERFORMANCE REQUIREMENTS.

The lift pumps shall be manufactured by ABS or approved equal with 1-phase, 115/230 volt, 60-hertz power supply.

Pump volutes, impellers, suction elbows, and motor stands shall be cast of high-density cast iron. Pump bases may be either of cast iron or fabricated steel. Pump shafts shall be high-grade steel, protected in the seal area by stainless steel sleeves. These sleeves shall be field replaceable.

A double mechanical seal shall seal the pump shaft against leakage. This seal shall have carbon and ceramic faces with stainless steel metal parts. The seal shall be pressurized with water filtered from the pump discharge, to maintain a higher pressure inside the seal than in the pump case. The filter shall be corrosion resistant and shall screen out all solids larger than 50 microns.

Each pump shall be equipped with an enclosed, non-clog type, two ports, cast iron impeller, statically and dynamically balanced. The impeller shall be securely fastened to the steel shaft. Pumps shall have inspection hand holes in the volutes and the suction elbows.

Stainless steel nameplate shall be attached to the pump and motor providing the manufacturer's model and serial number, rated capacity, head, speed and pertinent data.

Each pump shall be mounted to a guide rail system. A guide rail system is a quick disconnect system which allows the pump to be removed from the wet well without disturbing the discharging piping. The guide rail base is anchored to the wet well floor and the discharge piping is attached to it. A coupling bracket is attached to the discharge flange of the pump and allows the pump to slide up and down a guide rail pipe when being removed and installed.

MOTORS:
Motor shall have specified horsepower, R.P.M., 1 phase, 60 hertz, 115/230 volt. Motors shall be NEMA Design B with Class B insulation, 40 degrees C ambient, and a 1.15 service factor. Motors shall be manufactured by nationally recognized manufacturers, and shall be available through local motor suppliers.

Each motor shall be supplied with a NEMA 1 115/230 volt, 1-phase disconnect switch. Each disconnect switch shall be non-fused pad lockable and meet UL and NEC requirements.

CERTIFIED PUMP TESTS:
The pumps shall be tested at the manufacturer's plant before shipment. The tests shall consist of checking the unit at the specified rated speed, capacity, efficiency, brake horsepower and at such other conditions of head and capacity to properly establish and provide a certified performance curve. The standards of the Hydraulic Institute shall govern the procedures and calculations for these tests. The tested pumps not using the Hydraulic Institute Standards will not be accepted.

PIPING, VALVES & FITTINGS:
The pump suction lines shall be 4-inch ductile iron pipe, terminating outside the wet well with plain ends. The discharge line from each pump shall include a 4-inch iron body, bronze mounted check valve (increasing swing check valves are not acceptable) and a 4-inch resilient wedge gate plug valve. The check valves shall have external levers and springs to allow for back flushing of the suction lines. The common discharge line shall be 4-inch ductile iron pipe and include setup for a future flow meter with isolation valve. The common discharge pipe shall be terminating outside the valve vault with a plain end.

The isolation valves used shall be a non-rising stem resilient wedge gate valve. The valve shall conform to the latest revision of AWWA Standard C-509 covering resilient seated gate valves. The wedge shall be of cast iron completely encapsulated (except for guide and stem nut areas) with polyurethane rubber. The polyurethane sealing rubber shall be permanently bonded to the cast iron wedge to meet ASTM tests for rubber to metal bond ASTM D429. Stems shall be cast bronze with integral collars. The stuffing box shall be the O-ring seal type with two rings located above thrust collar; the two rings shall be replaceable with valve fully open and subject to full rated working pressure. There shall be two low torque thrust bearings located above and below the stem collar. The stem nut shall be independent of wedge and shall be made of solid bronze. There shall be a smooth unobstructed waterway free of all pockets, cavities and depressions in the seat area.

The flanged check valves shall be of swing type and meet the material requirements of AWWA specifications C508. The valve shall be iron body, bronze mounted, single gate for non-shock working pressure of 175 psi and hydrostatically tested at double the working pressure. The valve shall be furnished with outside lever and spring or outside lever and weight. The check valves shall have a stainless steel hinge pin. The hinge pin shall operate in bronze support bearings.

Magnetic meters shall be flange connected and shall utilize the principle of electromagnetic induction to produce an output proportional to the fare of fluid flow. A set of pulsed DC, electrically powered coils shall generate magnetic fields in which in turns induces a voltage in the flowing fluid which then sensed by a pair of electrodes in contact with the fluid.

An adjustable mercury float switch shall be provided to sense a high water level condition in the wet well. The switch shall be connected to the pressure transducer and shall activate a contact to indicate the high water condition.

SPARE PARTS:
Spare parts shall be provided as per manufacturer's recommendations. One set of all specialty tools required for normal operation and maintenance shall be provided. All tools shall be furnished in a suitable steel tool chest. All spare parts shall be properly protected for long-term storage and packed in containers, which are clearly identified. The follow spare parts shall be provided:

- A complete spare double mechanical pump seal assemblies shall be provided with the pump station.
- A pump volute gasket and a seal water filter cone for each pump.
- Twelve-month supply of all required lubricants.

WIRING:
Wiring of the pump station shall be in accordance with the National Electrical Code (NEC). All internal wiring shall be run in conduit, and conduit shall be run up the wet well to receive power entrance and auxiliary wiring. An SLB fitting shall be provided on the inside of the tube, and shall terminate with a threaded nipple. The pump station interior shall be completely wired in the field, including power entrance wiring and external connections. The pump station shall be provided with a 120/240 volt, single-phase, 3-wire service by the utility company. The pumps shall be wired for 115/230 volt, 3-wire, single-phase power. Other miscellaneous loads such as controls, communications, maintenance outlets, lighting, etc. shall be wired for 120/240 volt, 3-wire, single-phase power.

The 120-volt electrical equipment shall be supplied with suitable lengths of 600 volt, #14 AWG 2-wire plus ground rubber covered cord, and shall plug directly into electrical outlets. These outlets shall be identified with engraved laminated plastic nameplates. One duplex outlet shall be provided on the side of the control panel for operation of 115-volt hand tools, lights, etc.

All wiring in the control panel shall be color-coded. All wiring from the control panel to the junction boxes adjacent to the served electrical equipment shall be in conduit. Short leads of flexible polyvinyl covered steel conduit, with compatible grounding fittings, shall be used between the junction boxes and the pump motors. All conduit and wires shall be adequately sized for the maximum anticipated loads. All conduits shall be neatly arranged and securely clamped to slotted steel channel, welded to the pump station structure.

CONTROL PANEL & SYSTEM:
The power distribution center and electrical controls shall be mounted in a common NEMA Type 1 fabricated steel enclosure. The enclosure shall have a full opening door, mounted on heavy piano hinges. Suitable type latching devices shall be provided on the door. Starters, breakers, relays, timers and wiring raceway shall be neatly arranged on a removable steel back plate. All circuit breaker operators, selector switches, indicating lights, and single phase items shall be mounted on or through die cut openings in the enclosure door. A duplex grounding type convenience outlet shall be mounted in die cut openings on the side of the enclosure, for operation of 120-volt devices. It shall not be necessary to open this enclosure, except for adjustment of controls. Additional enclosures may be used as necessary to meet power and control requirements.

Properly sized, heavy duty, molded case thermal-magnetic air circuit breakers shall be provided for branch circuit disconnect service and for over-current protection of all control, motor and auxiliary circuits.

The control panel shall conform to the National Electrical Code specifications and shall be UL listed and labeled in accordance with UL standard No. 508 for Industrial Control Panels. In accordance with U.L. procedures, a U.L. label shall be affixed to the control panel.

Properly sized open frame, across the line, NEMA rated magnetic motor starters shall be provided for the pump motors. Motor starters will be provided with these standard features; dual voltage, dual frequency coils, overload test feature, front removable auxiliary interlocks, straight through wiring with large silver cadmium contacts which are easily replaceable without removing starter from its mounted position. All NEMA rated starters will be provided with a solid state overload block which provides under voltage and overload protection, true phase loss protection; and trips within 3 seconds. Overload is self protected against short circuits, is self-powered and requires no hard wiring or separate power source. Starters will be U.L. listed 508 and CSA certified.

An automatic alternator shall be provided to change the sequence of operation of the pumps upon completion of each pumping cycle. The alternator shall be provided with an on/off switch. The alternator shall be Syrelec PJRS Alternator.

To protect the electrical system and equipment from damage due to excessive line surges caused by lightning or other circuit disturbances, a secondary surge arrester shall be supplied with the pump station controls. The arrester shall comply with ANSI standard C62.11-1987. The arrester shall be available in a one-pole, two-pole or three-pole version, and be suitable for both indoor and outdoor use. The arrester shall be permanently sealed in a LEXAN housing. The arrester shall have a maximum continuous operating voltage rating of 650 volts rms. The permissible line-to-line voltage of the system to which the arrester is applied depends on the circuit configuration, grounding, and voltage regulation. The secondary surge arrester shall be a SDSA1175 for single phase applications.

For water level indication in the dry well, a direct acting level float switch shall be provided. The level switch stem, float, mounting and other wetted accessories shall be all CPVC. The float switch shall have polyurethane foam resin body, encapsulating a mercury tube switch. The float switch shall be rated 20 amps at 115-volts with a type SJO power cord. The electrical termination shall be 18 gauge PVC jacketed lead wires. The sensor shall be supplied with a ¼" NPT connection, have an operating temperature of -40 degrees F to +180 degrees F and a PSI pressure maximum of 15. The switch shall be recognized under File #E45168.

Each check valve shall be supplied with a limit switch for pump fail indication. The limit switch be mounted on and activated by the external arm of the discharge check valve of each pump to detect failure of the pump to deliver normal operation flow. An auxiliary time delay relay shall be provided to provide an alarm signal and shut pump down when pump fail occurs.

Six-digit, non-resettable elapsed time meters shall be provided to record the running time of each pump motor. These devices shall be mounted in die cut openings in the enclosure door.

To control the operation of the sewage pumps, in response to variation in sewage level in the wet well, a solid state electronic pump control system shall be provided and installed in the duplex pump control panel. The multi-purpose level transmitter system shall be a microprocessor based echo-time measuring type providing an electronic output signal proportional to the level of material, space, volume, flow or differential as may be required. It shall consist of a transmitter and one transducer. The level transmitter shall be Siemens MultiRanger 200 or approved equivalent.

The operating principle shall be as follows: acoustic impulses emitted from an ultrasonic transducer are reflected back from the material surface and are received by the transducer. The transit time of pulse travel from the generation to echo is measured. The elapsed time is proportional to the distance between the transducer face and material surface.

The primary sensor shall be an acoustic transducer and shall contain a polarized Zirconium crystal with acoustic impedance matching face and transformer. The range of the transducer shall be 1 to 33 feet. The transducer shall be permanently mounted at the measuring site and shall be installed in accordance with the manufactures recommendations. The power to operate the transducer shall come solely from the transmitter over the signal interconnection cable.

The transmitter enclosure shall be a NEMA 4X polycarbonate, the power supply shall be 120 VAC@ 60HZ, the power consumption shall be 15 VAm. All parameters and commands shall be entered in a removable infrared keypad from outside the enclosure without opening the enclosure. The transmitter shall process all echoes from stored memory that is continually updated after echo enhancement. The echoes shall be processed comparing returns for largest echo, tallest echo spike and first echo returned. The patented Sonic Intelligence shall compare the various returns and select the echo with the greatest confidence factor. There shall be no internal potentiometers or switches used in programming or adjusting the transmitter.

The transmitter and transducer performance range shall be 1 to 33 feet: accuracy shall be +/- 0.25% or range or 2mm, whichever is greater; resolution shall be 0.1% of range: and the maximum separation between transmitter and transducer shall be 1200 feet. Indication display shall be a 4 digit LCD with 0.7-inch high characters. It shall also have individual alarm status lights. The level controller shall be a Siemens MultiRanger 200 with a Siemens Milltronics transducer.

The level control system shall operate the pumps as follows: Each pump shall have it's own individual start and stop set points. The lead pump shall be started when the liquid level in the wet well reaches a predetermined elevation. The lag pump shall be stared in parallel with the lead pump when the liquid level in the wet well reaches an elevation above the lead pump on elevation. Upon decrease in wet well level both the pumps shall be shut down simultaneously. Pumps shall then stop, allowing the wet well to refill to normal operating level. Normal pump control, as described above, shall restart. The lag start relay must be separated with dry contacts.

The level control system shall incorporate a backup/override float system. A high and low level float shall be provided above and below the programmed set points of the Level Controller. The floats shall be connected to intrinsically safe barriers. When the high level float is raised this shall call either pump to run. If the high level float remains on for thirty seconds, the lag pump shall be called. The pumps shall continue to run until the low level float is reached.

SCADA RTU CAPABILITY (FOR FUTURE USE):
Optional item for the Owner to provide a panel to be installed on the panel mounting frame by the contractor. The panel shall be setup for a future SCADA RTU. The panel is size is 24" tall by 24" wide by 7" deep).

The pump control panel shall have the following I/O contacts for future interface capability with the SCADA RTU:

- High wet well water alarm
- Lead pump failure
- Lead pump running
- Lag pump running
- Wet well levels
- Reserved slots for future use

FACTORY TEST:
The pumps shall be operationally tested at the manufacturer's plant before shipment. This test shall include capacity, head, amperage draw and R.P.M. checks at various points along the pump curve.

PART III WORKMANSHIP

INSTALLATION AND SERVICE INSTRUCTIONS:
Installation of the pumps and equipment shall be in accordance with the written installation instructions furnished by the manufacturers. In addition to these installation instructions, the manufacturers shall furnish six complete and detailed Operation and Maintenance manuals. These manuals shall cover the initial start-up, operating procedures, maintenance and servicing procedures on the major components in the pump station. Manuals shall be supplied directly to the contractor.

FIELD REPRESENTATIVE:
The manufacturer and supplier shall employ qualified competent field personnel to review the installation, testing and start-up of the lift station equipment. All testing shall perform by the installation contractor. As part of this installation contract, the services of a field representative supplying the pumping equipment and lift station shall supervise the installation and start-up of all the equipment. After installation and before start-up, the field representative shall realign all pumps and motor shafts with the manufacturer's specifications. The field representative shall remain on the job until each pump has operated satisfactorily.

LUBRICANTS:
The manufacturer shall furnish all necessary oils, lubricants, grease guns, or other necessary applicators and shall lubricate the mechanical equipment prior to initial operation. The grade of oil and grease furnished by the manufacturer shall be in accordance with the recommendation of the equipment manufacturer. The manufacturer shall supply a 12-month supply of each lubricant.

START-UP SERVICES:
The manufacturer shall provide the services of a factory-trained representative to assist the contractor with the initial start-up of the pump station. It shall be the responsibility of the contractor to inform all parties of this initial start-up, and to insure their attendance. The manufacturer's representative shall instruct all personnel attending the start-up in the correct and required operation, maintenance and service procedures for the pump station including motors and other lift station components.

The manufacturer's field representative shall analyze the complete pump and piping system and recommend such supports and modifications as necessary to eliminate harmonics and vibration in the system when operated over the operational speed range. Pump bases and foundations shown on the plans shall be modified and enlarged as necessary to provide adequate support and vibration control. A certified vibration test is required with a detailed report of results.

The manufacturer's field representative shall perform hydraulic testing for each pump verifying performance on the pump curve. Data shall include flow measurement and discharge pressure at three different operation points for each pump.

PUMP OPERATION:
Starting from a low wet well and neither pump operating, the pump operation sequence shall be as follows:

- When the wet well rises to a preset lead pump "ON" level, an electrical signal provides power to the controller causing the lead pump to turn on
- If the capacity of the lead pump is greater than the flow into the wet well, as the wet well level continues to drop
- If the flow into the wet well increases beyond the capacity of the lead pump operating alone at maximum speed, a high level electrical signal shall start the lag pump which shall pump up to full speed
- Both pumps operating will then pump the wet well down to the pumps "OFF" level, stopping both pumps and completing the pumping cycle. This process will repeat itself as the wet well liquid level rises.

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Pump System Specifications

Sheet Number
C3.3

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

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/14/2025 3:04 PM

Company: David Evans and Associates, Inc.
Prepared by: Ken Nguyen
Date: 11/13/2025

Antioch Apartments
Private Sewer Lift Station Calculations (Building 1)

Purpose: Determine quantity of flow, wet well volume, pump & main line sizes necessary to operate a private sewage lift station for the Antioch Apartments, located at 8695 W Marigold St., Garden City, Idaho. The Sewer Lift Station is designed to be in compliance with the IDEQ requirements.

Conditions: A temporary onsite private lift station is proposed for the Antioch Apartments to service the proposed buildings 1 and 2. An 8-inch private gravity sewer line conveys flow to a wet well. A duplex pumping system transports the wastewater flow in a 3-inch force main to an existing gravity sewer manhole offsite. The lift station and collection piping will be privately owned by a HOA and maintained by a qualified state licensed operator.

Wastewater Flow		
Area of Site =	3.48	acres
# of Apartment/Club House Units =	118	units
Avg. # of People per Unit =	2.8	people
Daily Flow per Person =	80	gallons per capital day (gpcd)
Commercial Development Area =	0	acres
Daily Flow per Commercial Area=	800	gallons per day (gpad)
Infiltration per Service Area=	250	gallons per acre per day (gpad)
Qavg =	26432	gpd
Qavg =	**18**	**gpm**
Peaking Factor =	3.0763	
Peak Daily Flow, Qpeak =	Qave * Peaking Factor	
Qpeak =	**57**	**gpm**
=	0.13	cfs
Qinflt =	0.60	gpm
	0.001346	cfs
Force Main & Pump		
Pipe Size =	4	in
Pipe Area =	0.09	sf
Min. Pump Size =	110% * Qpeak	
=	63	gpm
Velocity =	Qpeak / Pipe Area	
=	1.60	fps *(minimum 2 fps required for scour)*
Design Pump Flow, **Qpump =**	**127**	**gpm (Capacity of Qpeak)**
=	0.28	cfs
Velocity =	Pump Flow / Pipe Area	
=	3.24	fps
Wet Well		
Inside Diameter =	72	in
Volume per vertical foot =	28.3	cf/ft
=	211	gal/ft
Cycle Time, T =	30	minutes
Number of Pumps, n =	2	*duplex pumps required*
Active Volume =	$\frac{T * Qpeak}{4 * n}$	
=	214	gallons

WET WELL

Active Depth =	Active Volume / Volume per Foot						
=	1.01	ft					
Time to Fill Active Depth =	Active Volume / Qave						
=	11.7	minutes *(maximum 30 minute fill time)*					
Time to Pump Active Depth =	Active Volume / Qpump						
=	1.7	minutes					
Total Time =	13.3	minutes					
Starts/Hour/Pump =	**2.2**	*(maximum 5 pump starts per hour)*					
Minimum Response Time =	0.0	*(use auto transfer switch for a permanent backup power gene*					
Wet Well Top Elev. =	2612.00						
Inv. In of Gravity Sewer =	2603.57						
Emergency Flow Volume =	Response Time * Peak Hour Flow						
=	0	gallons					
Storage in 8" sewer line =	Pi * r^2 * L			Size of pipe =	0	in	
=	0	cf		Length of pipe =	0	ft	
=	0	gallons					
Emergency Storage Depth =	Remaining Emergency Volume / Volume per Foot						
=	0.00	ft					
Emergency Alarm Elev. =	Inv. In - Emergency Storage Depth						
=	2603.57						
2nd Pump ON Elev. =	Alarm Elev. - 0.5ft						
=	2603.07						
1st Pump ON Elev. =	Alarm Elev. - 1.0ft						
=	2602.57						
Pump OFF Elev. =	Pump ON Elev. - Active Depth						
=	2601.56						
Wet Well Bottom Elev. =	Pump OFF Elev. - 2.0 ft clearance						
=	2599.56						
Wet Well Depth =	Top Elev. - Bottom Elev.						
=	**12.44**	ft					
Base Bottom Elev. =	Wet Well Bottom Elev. - Base Height						
=	2598.56	ft					

Buoyancy Check							
Weight of the wet well must exceed the hydrostatic uplift from the displaced volume of groundwater.							
Dave =	6.0	ft	Outside Diameter =	84	in		
Base Height =	12	in	Lid Height =	8.5	in		
Base Diameter =	108	in	Access Length =	48	in		
Barrell Height =	10.7	ft	Access Width =	36	in		
HWL Depth =	5.37	ft	Hopper Height, Hh =	18	in		
Barrell H2O Height =	5.4	ft	Hopper Width, Hw =	12	in		
Wet Well Area =	38.5	sf	Ave. Hopper Dia. =	Inside Dia-Hw			
Lid Vol =	Pi * R^2 * Lid Height =			27.3	cf		
Access Door Vol =	Length * Width * Lid Height =			8.5	cf		
Hopper Vol =	0.5 * Hd * Hw * Pi * Dave =			14.1	cf		
Base Vol =	Pi * R^2 * Base Height =			63.6	cf		
Barrel H2O Vol =	Pi * R^2 * Barrel H2O Height =			206	cf		
Displaced Water Vol =	Barrel H2O Vol. + Base Vol. =			270	cf		
Dry Soil Vol =	(Area Base - Barrel) * HWL Depth =			135	cf		
Wet Soil Vol =	(Area Base-Barrel)*Barrell H2O Ht. =			135	cf		
Barrel Weight =	1810	lb/ft * Barrel Height =		19428	lbs		
Misc. Conc. Weight =	150 pcf * (Vol. of Lid+Hopper+Base-Access) =			14477	lbs		
Dry Soil Weight =	100 pcf * Dry Soil Volume =			13496	lbs		
Wet Soil Weight =	100-62.4 pcf * Wet Soil Vol =			5069	lbs		
Total Wet Well Weight =	Barrel Weight + Misc. Concrete Weight + Soil Weight						
=	**52470**	**lbs = Wet Well Weight**					
Displaced H2O Weight =	62.4 pcf * Displaced Water Volume						
=	**16850**	**lbs = Buoyancy Force**					
Factor of Safety =	Wet Well Weight / Buoyancy Force						
=	**3.11**	*(1.5 minimum required)*					

Sanitary Sewer Flow Calculations
for
Antioch Apartments (Buildings 1 2)

Company: David Evans and Associates, Inc
Prepared by: Ken Nguyen
Date: 11/13/2025

Residential Service Area =	6.54	acres
No. of Units =	238	units
Avg. No. of People per Units =	2.8	people per unit
[1]Service Population =	666.4	people
Avg. Daily Flow per Person =	80	gpcd
[2]Avg. Residential Sanitary Flow =	0.0824548	cfs
Commercial Service Area =	0	acres
Avg. Daily Flow per Commercial Area =	800	gpad
[3]Avg. Commercial Sanitary Flow =	0	cfs
[4]Peaking Factor =	3.0762683	
[5]Peak Sanitary Flow =	0.2536532	cfs
Infiltration per Service Area	250	gpad
[6]Estm. Infiltration =	0.0025288	cfs
[7]Total Peak Flow =	0.256182	cfs
	115	gpm

Legend

	Enter value here
	Textbook/estm. value
	Computed value

Assumptions:

[1] no. of homes x people per home

[2] service pop x avg daily flow per person

[3] commercial service area x avg daily flow per acre

[4] $(14+p^{0.5}) / (4+p^{0.5})$

[5] avg flows from res & comm x pk factor

[6] infilt per serv area x serv areas from res & comm

[7] pk san flow + estm infilt

Part Full Pipe - For Design of Future Systems

D diam (in)	d/D[1] depth/ diam	Slope[2]	Mann n[3]	Total Peak Flow (cfs)	Vel (fps)	Infilt.[5] (cfs)	Peak Sanitary Flow (cfs)	Iterative Peaking Factor	Calced Peaking Factor[4]	Average Sanitary Flow (cfs)	Service Population[6]	Service Dwelling Units[7]	Service Area[8] (Ac)	Service Area (sq mi)
8	0.50	0.40%	0.016	0.31	1.78	0.03	0.28	3.06	3.06	0.09	745	266	76	0.12
10	0.55	0.28%	0.016	0.55	1.80	0.05	0.50	2.93	2.93	0.17	1,374	491	140	0.22
12	0.60	0.22%	0.016	0.91	1.86	0.09	0.82	2.81	2.81	0.29	2,365	845	241	0.38
15	0.65	0.15%	0.015	1.64	1.95	0.18	1.47	2.63	2.63	0.56	4,499	1,607	459	0.72
18	0.75	0.12%	0.015	2.88	2.03	0.33	2.55	2.45	2.45	1.04	8,415	3,005	859	1.34
21	0.75	0.10%	0.015	3.97	2.05	0.48	3.49	2.34	2.34	1.49	12,072	4,312	1,232	1.92
24	0.75	0.10%	0.015	5.67	2.24	0.71	4.95	2.21	2.21	2.24	18,096	6,463	1,847	2.89
27	0.75	0.10%	0.015	7.76	2.43	1.02	6.74	2.10	2.10	3.21	25,916	9,256	2,644	4.13
30	0.75	0.10%	0.015	10.28	2.60	1.41	8.87	2.00	2.00	4.43	35,774	12,776	3,650	5.70
36	0.80	0.10%	0.015	17.92	2.96	2.68	15.24	1.82	1.82	8.38	67,732	24,190	6,911	10.80
42	0.85	0.10%	0.014	30.52	3.50	4.92	25.60	1.66	1.66	15.43	124,624	44,509	12,717	19.87
48	0.85	0.10%	0.014	43.58	3.83	7.38	36.20	1.57	1.57	23.12	186,744	66,694	19,055	29.77
60	0.85	0.10%	0.014	79.02	4.44	14.39	64.62	1.43	1.43	45.09	364,266	130,095	37,170	58.08
72	0.85	0.10%	0.014	128.49	5.02	24.64	103.85	1.35	1.35	77.20	623,658	222,735	63,639	99.44
Full Pipe - For Analysis of Existing Systems														
8	1	0.40%	0.013	0.77	2.20	0.08	0.69	2.85	2.85	0.24	1,953	698	199	0.31
10	1	0.28%	0.013	1.16	2.13	0.12	1.04	2.74	2.74	0.38	3,066	1,095	313	0.49
12	1	0.22%	0.013	1.68	2.13	0.18	1.49	2.63	2.63	0.57	4,583	1,637	468	0.73
15	1	0.15%	0.013	2.51	2.04	0.28	2.23	2.50	2.50	0.89	7,178	2,564	732	1.14
18	1	0.12%	0.013	3.65	2.06	0.43	3.22	2.37	2.37	1.36	10,946	3,909	1,117	1.75
21	1	0.10%	0.013	5.02	2.09	0.62	4.40	2.26	2.26	1.95	15,731	5,618	1,605	2.51
24	1	0.10%	0.013	7.17	2.28	0.94	6.24	2.13	2.13	2.93	23,678	8,456	2,416	3.78
27	1	0.10%	0.013	9.82	2.47	1.34	8.48	2.02	2.02	4.20	33,943	12,123	3,464	5.41
30	1	0.10%	0.013	13.01	2.65	1.85	11.15	1.92	1.92	5.80	46,874	16,741	4,783	7.47
36	1	0.10%	0.013	21.15	2.99	3.24	17.91	1.77	1.77	10.14	81,910	29,254	8,358	13.06
42	1	0.10%	0.013	31.90	3.32	5.18	26.73	1.65	1.65	16.22	131,020	46,793	13,369	20.89
48	1	0.10%	0.013	45.55	3.62	7.75	37.79	1.56	1.56	24.29	196,250	70,089	20,026	31.29
60	1	0.10%	0.013	82.58	4.21	15.11	67.47	1.42	1.42	47.35	382,507	136,610	39,031	60.99
72	1	0.10%	0.013	134.29	4.75	25.86	108.43	1.34	1.34	81.01	654,439	233,728	66,779	104.34

Assumptions:

[1] City of Caldwell standards

[2] 10 State Standards minimum slope for 8" - 21", 0.1% for constructibility larger than 21"

[3] Based on variable mannings n at d/D specified and Mannings n of 0.013 for full pipe

[4] 10 State Standards Equation modified to local conditions $(14+P^{0.5})/(4+P^{0.5})$ where P equals population in thousands

[5] Based on 250 GPAD Infiltration

[6] Based on 80 GPCD sanitary flow per person

[7] Based on 2.8 People per dwelling unit

[8] Based on 3.5 Dwelling units per acre residential density

Company: David Evans and Associates, Inc.
Prepared by: Ken Nguyen
Date: 11/14/2025

Antioch Apartments

Private Sewer Lift Station Calculations (Buildings 1&2)

Purpose: Determine quantity of flow, wet well volume, pump & main line sizes necessary to operate a private sewage lift station for the Antioch Apartments, located at 8695 W Marigold St., Garden City, Idaho. The Sewer Lift Station is designed to be in compliance with the IDEQ requirements.

Conditions: A temporary onsite private lift station is proposed for the Antioch Apartments to service the proposed buildings 1 and 2. An 8-inch private gravity sewer line conveys flow to a wet well. A duplex pumping system transports the wastewater flow in a 4-inch force main to an existing gravity sewer manhole offsite. The lift station and collection piping will be privately owned by a HOA and maintained by a qualified state licensed operator.

Wastewater Flow			
Area of Site =	6.54	acres	
# of Apartment/Club House Units =	238	units	
Avg. # of People per Unit =	2.8	people	
Daily Flow per Person =	80	gallons per capital day (gpcd)	
Commercial Development Area =	0	acres	
Daily Flow per Commercial Area=	800	gallons per day (gpad)	
Infiltration per Service Area=	250	gallons per acre per day (gpad)	
Qavg =	53312	gpd	
Qavg =	**37**	**gpm**	
Peaking Factor =	3.0763		
Peak Daily Flow, Qpeak =	Qave * Peaking Factor		
Qpeak =	**115**	**gpm**	
=	0.26	cfs	
Qinflt =	1.14	gpm	
	0.002529	cfs	
Force Main & Pump			
Pipe Size =	4	in	
Pipe Area =	0.09	sf	
Min. Pump Size =	110% * Qpeak		
=	127	gpm	
Velocity =	Qpeak / Pipe Area		
=	3.23	fps *(minimum 2 fps required for scour)*	
Design Pump Flow, **Qpump =**	**127**	**gpm (Capacity of Qpeak)**	
=	0.28	cfs	
Velocity =	Pump Flow / Pipe Area		
=	3.24	fps	
Wet Well			
Inside Diameter =	72	in	
Volume per vertical foot =	28.3	cf/ft	
=	211	gal/ft	
Cycle Time, T =	30	minutes	
Number of Pumps, n =	2	*duplex pumps required*	
Active Volume =	$\frac{T * Qpeak}{4 * n}$		
=	431	gallons	

WET WELL								
	Active Depth =		Active Volume / Volume per Foot					
		=	2.04	ft				
	Time to Fill Active Depth =		Active Volume / Qave					
		=	11.7	minutes *(maximum 30 minute fill time)*				
	Time to Pump Active Depth =		Active Volume / Qpump					
		=	3.4	minutes				
	Total Time =		15.0	minutes				
	Starts/Hour/Pump =		**2.0**	*(maximum 5 pump starts per hour)*				
	Minimum Response Time =		0.0	*(use auto transfer switch for a permanent backup power gene*				
	Wet Well Top Elev. =		2612.00					
	Inv. In of Gravity Sewer =		2603.57					
	Emergency Flow Volume =		Response Time * Peak Hour Flow					
		=	0	gallons				
	Storage in 8" sewer line =		Pi * r^2 * L		Size of pipe =		0	in
		=	0	cf	Length of pipe =		0	ft
		=	0	gallons				
	Emergency Storage Depth =		Remaining Emergency Volume / Volume per Foot					
		=	0.00	ft				
	Emergency Alarm Elev. =		Inv. In - Emergency Storage Depth					
		=	2603.57					
	2nd Pump ON Elev. =		Alarm Elev. - 0.5ft					
		=	2603.07					
	1st Pump ON Elev. =		Alarm Elev. - 1.0ft					
		=	2602.57					
	Pump OFF Elev. =		Pump ON Elev. - Active Depth					
		=	2600.53					
	Wet Well Bottom Elev. =		Pump OFF Elev. - 2.0 ft clearance					
		=	2598.53					
	Wet Well Depth =		Top Elev. - Bottom Elev.					
		=	**13.47**	ft				
	Base Bottom Elev. =		Wet Well Bottom Elev. - Base Height					
		=	2597.53	ft				

Buoyancy Check								
Weight of the wet well must exceed the hydrostatic uplift from the displaced volume of groundwater.								
	Dave =	6.0	ft	Outside Diameter =	84	in		
	Base Height =	12	in	Lid Height =	8.5	in		
	Base Diameter =	108	in	Access Length =	48	in		
	Barrell Height =	11.8	ft	Access Width =	36	in		
	HWL Depth =	5.37	ft	Hopper Height, Hh =	18	in		
	Barrell H2O Height =	6.4	ft	Hopper Width, Hw =	12	in		
	Wet Well Area =	38.5	sf	Ave. Hopper Dia. =	Inside Dia-Hw			
	Lid Vol =	Pi * R^2 * Lid Height =			27.3	cf		
	Access Door Vol =	Length * Width * Lid Height =			8.5	cf		
	Hopper Vol =	0.5 * Hd * Hw * Pi * Dave =			14.1	cf		
	Base Vol =	Pi * R^2 * Base Height =			63.6	cf		
	Barrel H2O Vol =	Pi * R^2 * Barrel H2O Height =			246	cf		
	Displaced Water Vol =	Barrel H2O Vol. + Base Vol. =			310	cf		
	Dry Soil Vol =	(Area Base - Barrel) * HWL Depth =			135	cf		
	Wet Soil Vol =	(Area Base-Barrel)*Barrell H2O Ht. =			161	cf		
	Barrel Weight =	1810	lb/ft * Barrel Height =		21288	lbs		
	Misc. Conc. Weight =	150 pcf * (Vol. of Lid+Hopper+Base-Access) =			14477	lbs		
	Dry Soil Weight =	100 pcf * Dry Soil Volume =			13496	lbs		
	Wet Soil Weight =	100-62.4 pcf * Wet Soil Vol =			6040	lbs		
	Total Wet Well Weight =	Barrel Weight + Misc. Concrete Weight + Soil Weight						
	=	**55301**	**lbs = Wet Well Weight**					
	Displaced H2O Weight =	62.4 pcf * Displaced Water Volume						
	=	**19318**	**lbs = Buoyancy Force**					
	Factor of Safety =	Wet Well Weight / Buoyancy Force						
	=	**2.86**	*(1.5 minimum required)*					

Company: David Evans and Associates, Inc.
Prepared by: Ken Nguyen
11/14/2025

Antioch Apartments Lift Station Sewer Force Main Calculations

TDH (Total Dynamic Head) = Static Head + Friction Loss + Minor Losses

FRICTION LOSS (HAZEN-WILLIAMS EQUATION)

$h_f=(3.022*V^{1.85}L)/(C^{1.85}*D^{1.17})$

Constants

V (ft/s) = velocity L (ft) = Length D (ft) = Pipe Diameter

C = 120 PVC

PIPE SIZE

	3	4
AREA (ft^2)	0.05	0.09
DIA. (ft)	0.25	0.33

MINOR LOSSES

		3		4	
SIZE	QTY.	EQ. LEN.	TOTAL	EQ. LEN.	TOTAL
GATE VALVE	3	2.6	7.8	2.8	8.4
90 DEG. BEND	3	2.7	8.1	3.4	10.2
45 DEG. BEND	0	1.7	0	2.6	0
CHECK VALVE	3	17	51	27	81
COUPLING	1	8.5	8.5	13	13
TEE (thru flow)	0	1.8	0	2.2	0
TEE (branch flow)	1	6.6	6.6	9.4	9.4
			82		122

LIFT STATION

PUMP ELEVATION =	2598.53
DISCHARGE ELEVATION =	2605.69
STATIC HEAD =	7.16
FORCE MAIN LENGTH =	1818

3" PIPE

FLOW (gpm)	FLOW (cfs)	VEL. (ft/s)	FRICTION LOSS (ft)	MINOR LOSS (ft)	TDH (ft)
0	0.00	0.00	0.00	0.00	7.16
20	0.04	0.91	3.31	0.15	10.62
21	0.05	0.95	3.62	0.16	10.95
22	0.05	1.00	3.95	0.18	11.29
23	0.05	1.04	4.29	0.19	11.64
24	0.05	1.09	4.64	0.21	12.01
25	0.06	1.13	5.00	0.23	12.39
35	0.08	1.59	9.33	0.42	16.91
40	0.09	1.82	11.94	0.54	19.64
60	0.13	2.72	25.28	1.14	33.58
80	0.18	3.63	43.04	1.94	52.14
90	0.20	4.08	53.52	2.41	63.09
100	0.22	4.54	65.04	2.93	75.13
120	0.27	5.45	91.13	4.11	102.40
127	0.28	5.76	101.20	4.56	112.93
140	0.31	6.35	121.20	5.47	133.83
160	0.36	7.26	155.16	7.00	169.32
180	0.40	8.17	192.94	8.70	208.80
200	0.45	9.08	234.46	10.58	252.19
220	0.49	9.99	279.67	12.61	299.44
224	0.50	10.17	289.15	13.04	309.35
240	0.53	10.89	328.51	14.82	350.49
260	0.58	11.80	380.95	17.18	405.29
280	0.62	12.71	436.92	19.71	463.79
300	0.67	13.62	496.41	22.39	525.95
320	0.71	14.52	559.36	25.23	591.75

4" PIPE

FLOW (gpm)	FLOW (cfs)	VEL. (ft/s)	FRICTION LOSS (ft)	MINOR LOSS (ft)	TDH (ft)	
0	0.00	0.00	0.00	0.00	7.16	
20	0.04	0.51	0.82	0.05	8.03	
40	0.09	1.02	2.94	0.20	10.30	
60	0.13	1.53	6.23	0.42	13.80	
80	0.18	2.04	10.60	0.71	18.47	
90	0.20	2.30	13.18	0.88	21.23	
100	0.22	2.55	16.02	1.08	24.26	
120	0.27	3.06	22.45	1.51	31.11	
121	0.27	3.09	22.80	1.53	31.49	
122	0.27	3.11	23.15	1.55	31.86	
123	0.27	3.14	23.50	1.58	32.23	
124	0.28	3.17	23.85	1.60	32.61	
125	0.28	3.19	24.21	1.62	32.99	
126	0.28	3.22	24.57	1.65	33.38	
127	0.28	3.24	24.93	1.67	33.76	***Design Conditions***
128	0.29	3.27	25.30	1.70	34.15	
129	0.29	3.29	25.66	1.72	34.54	
130	0.29	3.32	26.03	1.75	34.94	
140	0.31	3.57	29.86	2.00	39.02	
160	0.36	4.08	38.22	2.57	47.95	
180	0.40	4.60	47.53	3.19	57.88	
200	0.45	5.11	57.76	3.88	68.79	
220	0.49	5.62	68.90	4.62	80.68	
224	0.50	5.72	71.23	4.78	83.17	
240	0.53	6.13	80.93	5.43	93.52	
260	0.58	6.64	93.84	6.30	107.30	
280	0.62	7.15	107.63	7.22	122.02	
300	0.67	7.66	122.29	8.21	137.65	
320	0.71	8.17	137.80	9.25	154.20	

EXHIBIT E – Restricted Build Agreement - Revised

After
Recording
Return to:

City of Garden City
6015 N. Glenwood Street
Garden City, ID 83714

FOR RECORDING INFORMATION

RESTRICTED BUILD AGREEMENT

THE CITY OF GARDEN CITY (hereinafter the "**City**"), and jointly Pacific West Communities, Inc. (hereinafter the "**Developer**") and Boise Bible College Inc. an Idaho nonprofit corporation (hereinafter the "**Landowner**"), who may each individually be referred to herein as a "**Party**" and collectively as the "**Parties**," as appropriate under the circumstances, enter into this Agreement effective the ___ day of _____ 202 5 , respecting the development of a Minor Land Division (hereinafter the "**Project**"), affecting systems, equipment, and/or property within the City of Garden City. This Restricted Build Agreement (hereinafter the "**Agreement**") provides for construction of minor land division improvements to support the development in accordance with the Development Code of the City of Garden City.

I, Caleb Roope the registered agent of Pacific West Communities, Inc., an Idaho corporation, execute this Agreement as the Developer with responsibility for the proper development of the Project in accordance with provisions of the law and the specific terms and conditions made applicable to the Project in the course of project review by the City of Garden City, as applicable. It is understood that the person(s) who execute this Agreement on behalf of the Developer does so in the capacity of Developer, and that they represent that they have full legal authority to do so. The parties to this Agreement shall accept notices at the below respective addresses and telephone numbers:

I, Scott Lerwick the registered agent of Boise Bible College, Inc., an Idaho nonprofit corporation, execute this Agreement as the Landowner with responsibility for the proper development of the Project in accordance with provisions of the law and the specific terms and conditions made applicable to the Project in the course of project review by the City of Garden City, as applicable. It is understood that the person(s) who execute this Agreement on behalf of the Landowner does so in the capacity of Landowner, and that they represent that they have full legal authority to do so. The parties to this Agreement shall accept notices at the following respective addresses and telephone numbers:

DEVELOPER
Caleb Roope
President and CEO
Pacific West Communities, Inc.
430 E. State Street, Ste 100
Eagle, Idaho 83616
(208) 461-0022

CITY
Jenah Thornborrow
Development Services Director
City of Garden City
6015 Glenwood
Garden City, Idaho 83714
(208) 472-2921

LANDOWNER
Scott Lerwick
President
Boise Bible College, Inc.
8695 W. Marigold St.
Garden City, Idaho 83714
(208) 376-7731

WHEREAS, if a Developer and/or Landowner desire to record a new project record of survey while the minor land division is being constructed in the City without bonding, no building construction of the Project shall be allowed until this Agreement has been signed; and

WHEREAS, the Project is described in **Exhibit A** attached hereto and incorporated herein; and

WHEREAS, the real property which is the subject of this Agreement (hereinafter the "**Property**") is located in the City of Garden City and is described in **Exhibit B** attached hereto and incorporated herein (legal description of external boundaries of lands subject to this agreement); and

WHEREAS, this Agreement encumbers the real property which is described in Exhibit B and creates a restrictive covenant thereon, which runs with the land and binds any successors; and

WHEREAS, Title 8, Subdivisions, of the City of Garden City Code requires certain common improvements and public infrastructure to be provided by the Developer and/or Landowner prior to issuance of a building permit within a development project or acceptance of improvements for maintenance; and

WHEREAS, minor land divisions and their inclusive lots must be provided with survey monuments, street surfacing, curbs and gutters, drainage systems, sidewalks, street name signs, street lighting, public water supply, fire hydrants and sanitary sewer system, among others; and

WHEREAS, no building permits will be issued until the record of survey has been recorded and all improvements necessary for public health and safety are constructed and substantially complete. Said requirement shall not prohibit construction provided that the Project is not intended for occupancy before all minor land division improvements are substantially complete and adequate life safety measures are addressed; and

WHEREAS, an approved Restricted Build Agreement has the following three general steps: (1) signing of the Agreement by the Parties, and recording of the Agreement; (2) signing and recording of the record of survey; and (3) releasing the Agreement wholly or in part when appropriate by recording a release(s) when all improvements required have been constructed; and

NOW, THEREFORE, in consideration of mutual promises and covenants contained herein, and upon representations made in application documents and presentations before the

City's deliberative bodies, the Parties agree as follows:

The Developer and/or Landowner seeks the City's permission to enter into an Agreement to construct and install the improvements listed in the approved Project in accordance with all terms, covenants and conditions of this Agreement. The Scope of Work for this Restricted Build Agreement is outlined and described in **Exhibit C**.

ARTICLE I

IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES

1.01 OBLIGATIONS REGARDING MINOR LAND DIVISION

City, in exchange for Developer and/or Landowner's agreement not to build structures within the above-named Project until requirements are met, will sign the record of survey of the above-mentioned minor land division on the basis that the minor land division criteria have been met, provided:

A. The minor land division has been approved by the Garden City Engineer and Planning Official;

B. Easement agreements have been reviewed and accepted by the City;

C. All other applicable agreements have been submitted, and if applicable, recorded;

D. The Developer and/or Landowner recorded the Agreement, and provided a record copy of the Agreement to City;

E. A note is placed on the face of the final record of survey referencing the Agreement by name and Instrument Number.

1.02 DEVELOPER AND/OR LANDOWNER OBLIGATIONS REGARDING PERMITS

Developer and/or Landowner agrees that no building permits will be applied for and the City will not issue any such permits in the Project until such time as the above-mentioned conditions have been met.

1.03 DEVELOPER AND/OR LANDOWNER OBLIGATIONS REGARDING RESTRICTIONS

Developer and/or Landowner agree to the following restrictions on building permits:

A. Construction plans for the lots associated with the minor land division have been reviewed and approved by the City;

B. The Agreement will be recorded in Ada County and will remain as a building restriction on all the land described in **Exhibit B** until this agreement is released by a subsequent recording authorized and executed by the City. Said recording may name all lots or any combination of lots or lot;

C. No building permits will be issued until the Project infrastructure construction completion certifications, applicable testing results and field survey verification of sanitary sewer manhole invert elevations are received and approved by the City;

D. Building permit(s) will not be issued until certain improvements are completed and accepted by the City as noted herein in Section 1.04;

E. Only non-combustible work (utilities, footings, and foundations) will be allowed until after fire approved roads and hydrants have been installed and accepted by the City, or otherwise approved by the North Ada County Fire & Rescue District;

F. No Certificates of Occupancy will be issued until the Project is complete in its entirety; or a surety is in place for common area landscape, other common area improvements as permissible by Garde City Code, and all other components of the Project is complete.

G. Lot improvements specific to individual parcels that are not common lots may be provided in conjunction with the redevelopment of the parcel.

1.04 PARTIES AGREE THAT THE AGREEMENT HAS TIERS

The Parties agree on the following tiers that are to be sequentially completed and procedure to be followed:

A. The Parties are entering into the following “Tiered” Agreement:

1. Tier 1: Infrastructure Construction Only (no other construction allowed)

Tier 1 construction will not be allowed to begin until all associated fees are paid.

Tier 1 shall be considered complete when the following occurs:

(a) Water and sewer for the minor land division has been inspected and approved by the City;

(b) All necessary water and sewer system quality control tests, reports and field survey verification of sanitary sewer manhole invert elevations are provided to and approved by the City;

(c) Drainage (or temporary drainage) is installed, inspected, and approved by the City;

(d) Developer and/or Landowner submit a copy of recorded record of survey (with instrument number); and

(e) Ada County approved addresses are submitted to City.

2. Tier 2: Limited Construction Building Permits (permits may be issued by the City for only non-combustible work - footings and foundations)

Tier 2 construction will not be allowed to begin until all associated building permit fees are paid.

Tier 2 shall be considered complete when the following occurs:

(a) All fire access roads, fire hydrants, and joint trench utilities are installed and approved by the City;

(b) All necessary road and fire hydrant quality control tests and reports are provided to and approved by the City and the North Ada County Fire & Rescue District; and

(c) Record construction plans for infrastructure are provided to and have been approved by the City.

3. Tier 3: Full Building Permits (building permits may be submitted by Developer and/or Landowner to City for the entire structure and lot)

Tier 3 construction will not be allowed to begin until all associated building permit fees are paid. Building permits may be issued for any individual lot or all lots within the Project.

Tier 3 shall be considered complete when the following occurs:

(a) All construction authorized by the building permit has been completed and approved by the City;

(b) All required landscaping of individual lots and any common areas has been completed and approved by the City;

(c) Certificates of Occupancy are issued by the City (certificates will not occur until the work authorized by the building permit is complete in its entirety); and

(d) Any sureties covering items within the Project are released.

B. Release of the Agreement and Notification of Completion issued:

1. When all requirements of Tiers 1 and 2 are completed, and any final access roads and drainage improvements are completed and accepted for the entire project, the City shall fully release the Agreement and a Notification of Project Completion shall be issued. Said Project Completion notice will not cover or include the completion of building permits or any required landscaping. Should landscaping not be completed, an additional surety will be required.

1.05 RECORDING OF RECORD OF SURVEY

Developer and/or Landowner shall be solely responsible for recording the record of survey.

1.06 TERMS

The term of this Agreement shall commence as of the date hereof, and shall continue in perpetuity until it is released.

1.07 TERMINATION

This Agreement may be terminated upon mutual agreement of the parties upon ninety ("90") days written notice. The City has the right to terminate this Agreement upon written notice if the Developer and/or Landowner are in Default under Section 2.12 of this Agreement.

1.08 GUARANTEE

The Developer and/or Landowner shall guarantee, for the sole benefit of the City that the Developer and/or Landowner will perform all of its obligations not yet completed under this Agreement.

1.09 PREREQUISITES TO CONSTRUCTION

The Developer and/or Landowner shall not obtain permits for the construction of improvements or commence the construction of improvements until approval by all other agencies as required to construct the required improvements have been obtained and this Agreement has been completed and signed by the Developer, the Landowner, and the City, and all Engineering Inspection Fees have been paid as required by City ordinance or resolution.

1.10 ENGINEER

A. The Developer and/or Landowner shall retain an Engineer of Record, licensed as a professional engineer under the laws of the State of Idaho, to design and administer the construction of the improvements, including preparing plans and specifications, inspecting and controlling the quality of work and preparing the record construction data. The Engineer shall perform the work described herein in accordance with the City's required procedures for the Engineer of

Record.

B. The Developer and/or Landowner shall inform the City of the name and mailing address of the Engineer of Record it has retained to perform the duties described in Subsection A of this section. Developer and/or Landowner agrees that notice to the Developer and/or Landowner and engineer at the addresses so specified regarding the performance of such duties shall constitute notice to the Developer and/or Landowner. The Developer and/or Landowner shall promptly inform the City of any change in the information required under this subsection.

1.11 PLANS AND SPECIFICATIONS

A. The Developer and/or Landowner shall submit to the City, in such form as the City may specify, all plans and specifications pertaining to the construction of the improvements.

B. If the City requires soil tests, traffic studies, or other tests and studies pertaining to the design of improvements, the Developer and/or Landowner shall submit reports of the test results with the plans and specifications.

C. The City may approve the plans and specifications as submitted, or indicate to the Developer and/or Landowner deficiencies to be corrected to secure approval, within a reasonable time from the submission of all plans and specifications for the improvements. The City's approval of the plans and specifications is for general conformance with City Standards. The City will endeavor to provide a complete and thorough review of all plans and specifications; however, ultimate design and function remains the responsibility of the Developer and/or Landowner. It shall be the responsibility of the Developer and/or Landowner to correct errors and omissions found prior to Final Acceptance as provided in Section 3.01 of this Agreement.

1.12 GENERAL STANDARDS OF WORKMANSHIP

A. The Developer and/or Landowner shall construct all improvements in accordance with plans and specifications approved by the City, and with the terms, covenants, and conditions of this Agreement, including installation of landscaping. The Developer and/or Landowner shall not incorporate any material or equipment into an improvement unless the City has approved its use. Unless the City specifically agrees otherwise in writing, all materials, supplies, and equipment incorporated into an improvement shall be new.

B. If, in the course of construction, conditions appear, which, in the exercise of reasonable engineering judgment, require a modification of, or substitution for, approved materials, equipment, plans, specifications or contracts to meet an acceptable standard of performance, the Developer and/or Landowner shall make the modification or substitution. The City must approve all such substitutions prior to their installation if acceptable to the City.

C. The Developer and/or Landowner shall construct all facilities in the minor land division not otherwise subject to this Agreement in accordance with applicable statutes, ordinances, and specifications.

1.13 WORK IN RIGHTS-OF-WAY

The Developer and/or Landowner shall comply with all ordinances and secure all necessary permits and authorizations pertaining to work in public rights-of- way. The Developer and/or Landowner shall coordinate and supervise the installation and construction of all utility improvements, including those not otherwise covered by this Agreement, in a manner that will prevent delays in City construction or other damage to the City and that will permit the City to properly schedule work that it will perform. The Contractor's offsite work schedule and efforts shall be to expedite the work, to minimize the inconvenience towards the public.

1.14 SURVEYOR

A person licensed as a professional land surveyor under the laws of the State of Idaho shall make all land surveys required for the completion of the improvements under this Agreement.

1.15 PROGRESS PAYMENTS

The Developer and/or Landowner shall hold the City harmless against any claims made by Developer or Landowner's contractors for nonpayment.

1.16 STOP WORK ORDERS

A. If the Developer and/or Landowner fail to comply with this Agreement, the City may stop all further construction of improvements by issuing a stop work order regarding the nonconforming construction and notifying the Developer and/or Landowner and its Engineer of the order.

B. A stop work order shall remain in effect until the City approves:

1. Arrangements made by the Developer and/or Landowner to remedy the nonconformity; and

2. Assurances by the Developer and/or Landowner that future nonconformities will not occur.

C. The issuance of a stop work order under this section is solely for the benefit of the City. The City does not undertake to supervise the work for the benefit of the Developer and/or Landowner or any other person. No suspension of work under this section shall be grounds for any action or claim against the City or for an extension of time to perform the work.

D. The Developer and/or Landowner shall include in all contracts for work to be performed, or materials to be used under this Agreement, the following provision:

The City of Garden City, pursuant to a Restricted Build Agreement on file with the City Clerk and incorporated by reference herein, has the authority to inspect all work or materials under this contract and to stop work in the event that the work performed under this Agreement fails to comply with any provision of the Restricted Build Agreement. In the event that the City issues a stop work order, the contractor shall immediately cease all work and await further instructions from the Developer and/or Landowner and City. Site safety is the Developer and/or Landowner's responsibility.

1.17 ACCESS

The City shall have access to all parts of the Project necessary or convenient for monitoring the Developer and/or Landowner's performance, inspecting, surveying, testing, or performing any other work.

1.18 MAINTENANCE

A. The Developer and/or Landowner shall repair or pay the cost of repairing damage to any improvement that occurs prior to completion of the terms of this Agreement, except for damage caused solely by the City, its agents, employees, or contractors. The Developer and/or Landowner shall give reasonable notice to the City before undertaking the repair of any damaged improvement.

1.19 OPERATION OF IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE

A. Before completion of the terms of this Agreement, the City may enter upon, inspect, control, and operate any improvement if the City determines that such action is necessary to protect the public's health, safety, and welfare.

B. The action described in subsection A of this section shall not affect in any way the Developer and/or Landowner's guarantee under this Agreement.

C. The Developer and/or Landowner or his agents may not connect to or operate any City utilities without written consent from the City. No structure shall be occupied, nor shall any land use be established which requires a building or construction permit, until the improvements required by this Agreement or by applicable provisions of law have been accepted by the City or other responsible public agency or have been completed as required by this Agreement.

ARTICLE II

GENERAL PROVISIONS

2.01 APPLICATION OF ARTICLE

Unless this Agreement expressly provides otherwise, all provisions of this Article applies to every part of this Agreement.

2.02 PERMITS, LAWS, AND FEES

The Developer and/or Landowner shall acquire and maintain in good standing all permits, licenses, application approvals, and other requirements necessary to its performance under this Agreement. All actions taken by the Developer and/or Landowner under this Agreement shall comply with all applicable statutes, ordinances, rules, and regulations. The Developer and/or Landowner shall pay all fees pertaining to its performance under this Agreement in accordance with this Agreement or with laws applicable to actions contemplated. Applicable fees shall be required by Garden City Municipal Code and/or resolutions adopted by the City Council implementing Code requirements.

2.03 RELATIONSHIP OF PARTIES

Neither by entering into this Agreement, nor by doing any act hereunder, may the Developer or Landowner, or any contractor or subcontractor of the Developer or Landowner, be deemed an agent, employee, or partner of the City, nor otherwise associated with the City other than, in the case of Developer or Landowner, as an independent contractor. The Developer and Landowner, and its contractors and subcontractors shall not represent themselves to be agents, employees or partners of the City, or otherwise associated with the City other than, in the case of the Developer or Landowner, as an independent contractor. The Developer and/or Landowner shall notify all its contractors and subcontractors of the provision of this section.

2.04 ENGINEER'S AND LAND SURVEYOR'S RELATION TO THE CITY

Notwithstanding any other agreement, an engineer and/or land surveyor retained by the Developer or Landowner to perform work under this Agreement shall not be deemed an agent, employee, partner, or contractor of the City, or otherwise associated with the City. The parties agree that the engineer and/or land surveyor retained by the Developer or Landowner to supervise the construction and inspection of the Project is doing so for the benefit of the Developer, Landowner, and City. Engineer's duties include responsible and in- charge, fair, honest, and competent inspection of the work undertaken pursuant to this Agreement in accordance with standards of practice in the engineering profession.

2.05 DEVELOPER AND/OR LANDOWNER'S RESPONSIBILITY

The Developer and/or Landowner shall be ultimately responsible for the faithful performance of all terms, covenants, and conditions of this Agreement, notwithstanding the Developer and Landowner's delegation to another of the actual performance of any terms, covenants or conditions hereof. The Developer and/or

Landowner shall notify all contractors, subcontractors, or agents providing professional services of conditions and requirements of this Agreement.

2.06 DISCLAIMER OF WARRANTY

Notwithstanding this Agreement or any action taken by any person hereunder, neither the City nor any City officer, agent or employee warrants or represents the fitness, suitability or merchantability of a property, plan, design, material, workmanship or structure for any purpose.

2.07 NON-DISCRIMINATION

A. In performing its obligations under this Agreement, the Developer and/or Landowner shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.

B. In selling property or improvements in the minor land division, the Developer and/or Landowner shall not discriminate against any person on the basis of disability, race, creed, color, national origin, sex, marital status, or age.

2.08 COST OF DOCUMENTS

All plans, reports, drawings, or other documents that this Agreement requires to be provided to the City by the Developer and/or Landowner shall be furnished at the Developer and/or Landowner's expense.

2.09 CITY AND PUBLIC UTILITIES

A. Any city and public utility service contemplated by this Agreement shall be provided only to areas where the service is allowed by applicable law. All utility service shall conform to the rules, regulations, and tariffs of the State of Idaho to the extent they may apply.

B. If the State of Idaho or other agency having authority disallows any utility service to be provided by the City or any utility following execution of this Agreement, requirements of this Agreement relating to the disallowed service shall be deleted from the requirements of the Developer and/or Landowner under this Agreement. The disallowance shall not be grounds for any claim, action, or demand against the City.

C. The Developer and/or Landowner shall bear all costs associated with the installation of all utilities. These installation costs shall not be passed on to the City unless provided for otherwise within an appendix to this Agreement.

2.10 TIME IS OF THE ESSENCE

Unless otherwise expressly provided herein, time is of the essence of each and every term, covenant, and condition of this Agreement.

2.11 ASSIGNMENTS

A. Except insofar as Subsection B of this section specifically permits assignments, any assignment by the Developer and/or Landowner of its interest in any part of this Agreement or any delegation of duties under this Agreement shall be void and any attempt by the Developer and/or Landowner to assign any part of its interest or delegate any duty under this Agreement shall constitute a default entitling the City to invoke any remedy available to it under Section 2.12.

B. This Agreement encumbers the real property which is described in Exhibit B and creates a restrictive covenant thereon, which runs with the land and binds any successors.

C. The Developer and/or Landowner may assign its interest or delegate its duties under this Agreement:

1. To the extent that applicable codes require that assignments of contract rights be allowed;

2. To contractors and subcontractors, or to partnerships, limited liability companies or corporations in which the Developer and/or Landowner may have a substantial interest, subject to Section 1.09, provided that guaranties can be provided or maintained;

3. As expressly permitted in writing by the City. The City will not unreasonably deny assignment if security of performance is provided.

2.12 DEFAULT – CITY'S REMEDIES

A. The City may declare the Developer and/or Landowner to be in default:

1. If the Developer and/or Landowner is adjudged bankrupt, makes a general assignment for the benefit of creditors, suffers a receiver to be appointed on account of insolvency, takes advantage of any law for the benefit of insolvent debtors; or

2. Except as provided in subsections 3 and 4 below, if the Developer and/or Landowner has failed in any measurable way to perform its obligations under this Agreement, except if delayed by an act or omission of the City, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, labor disputes, shortage of materials, sabotage or freight embargoes, provided the City gives the Developer and/or Landowner notice of the failure to perform and the Developer and/or Landowner fails to correct the failure within twenty-eight (28) days of receiving the notice; or if the

failure requires more than twenty-eight (28) days to cure, the Developer and/or Landowner fails within twenty-eight (28) days of receiving the notice to commence and proceed with diligence to prosecute the cure. All such notices to the Developer and/or Landowner shall be in writing by certified mail, return receipt requested.

3. If the Developer and/or Landowner fails to continue with sustained effort, and the City provides twenty-four (24) hours' notice of this default and the Developer and/or Landowner fails to correct the failure within that time period.

4. If the actions of the Developer and/or Landowner have created a public hazard or conditions deemed an emergency by the City, the City may declare the Developer and/or Landowner in default without providing prior notice and opportunity to cure.

B. Upon a declaration of default, and failure to cure under Section 2.12, the City may do any one or more of the following:

1. Perform any act required of the Developer and/or Landowner under this Agreement, including drawing surety and construction of all or any part of the improvements after giving formal notice in writing to the Developer and/or Landowner. The Developer and/or Landowner shall be liable to the City for any costs thus incurred. The City may deduct any costs incurred from the surety, if any, or any payments then or thereafter due the Developer and/or Landowner from the City whether under this Agreement or otherwise. No advance notice shall be required by the City to the Developer and/or Landowner to corrective actions to remedy any items that fall under Section 2.12.A.4.

2. Exercise its rights under any provision of this Agreement.

3. Pursue any appropriate judicial remedy including, but not limited to, an action for specific performance, injunction, and civil penalties. City shall be entitled to its attorney's fees in any enforcement action necessary to enforce the terms of this Agreement.

2.13 NON-WAIVER

The failure of the City at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of the City thereafter to enforce each and every provision hereof.

2.14 INTERPRETATION

A. Each document incorporated by reference herein is an essential part of this Agreement, and any requirement, duty or obligation stated in one document is as binding as if stated in all. All documents shall be construed to operate in a complementary manner and to provide for a complete project. Unless stated otherwise in express terms, the duties to complete the Project in compliance with the approved plans is the sole responsibility of the Developer and/or Landowner.

B. If the terms of any of the documents and amendments thereto comprising this Agreement conflict, the conflict shall be resolved by giving the conflicting documents and amendments thereto the following order of preference:

1. Documents, appendixes, or sections titled "SPECIAL PROVISIONS".

2. Article I of this Agreement, titled "IMPROVEMENT CONSTRUCTION STANDARDS AND PROCEDURES" and Article III of this Agreement titled "FINAL ACCEPTANCE OF IMPROVMENTS".

3. Article II of this Agreement titled "GENERAL PROVISIONS".

4. Any other documents incorporated by reference herein.

2.15 AMENDMENT

The parties may amend this Agreement only by written agreement, which shall be attached as an appendix hereto and recorded.

2.16 JURISDICTION – CHOICE OF LAW

Any civil action arising from this Agreement shall be brought in the District Court of the Fourth Judicial District; venue shall be in Ada County. The law of the State of Idaho shall govern the rights and duties of the parties under this Agreement.

2.17 SEVERABILITY

Any provision of this Agreement that may be declared invalid or otherwise unenforceable by a Court of competent jurisdiction shall not affect the validity or enforceability of any other part of this Agreement, so long as the remainder of the Agreement is reasonably capable of completion.

2.18 INTEGRATION

This instrument, including Exhibits and Appendixes and any writings incorporated by reference herein, embody the entire Agreement of the parties. This Agreement shall supersede all previous communications, representations or agreements, whether written or oral, between the parties hereto.

2.19 DEFINITIONS

Unless this Agreement expressly provides otherwise, the following definitions shall apply herein:

A. "**Improvements**" mean all work, which the Developer and/or Landowner are required to perform by this Agreement.

B. "**City**", for the purpose of administering this Agreement, means the City of Garden City, or its chief executive or his/her administrative designee.

C. "**Final Acceptance**" by the City means that the City is satisfied that all improvements required by this Agreement and Titles 7 and 8 of the Garden City Municipal Code, or as a result of the procedures required thereby, have been constructed in a satisfactory manner to comply with the specifications.

2.20 APPROVALS AND CONSENTS

Wherever in the Agreement consents or approvals of either party are required, they shall not be unreasonably withheld. Nothing in this provision shall compromise the general police power authority in the City in matters governmental in nature.

2.21 ATTORNEY FEES – MEET AND CONFER

Should either party need to resort to Court proceedings to interpret or enforce provisions of this Agreement, the prevailing party in any such action shall be entitled to recovery of its reasonable attorney fees. No legal action shall begin, nor shall any attorney fees be recoverable, unless the parties have first met and conferred regarding the contested issues. Any party, which refuses to meet and confer in good faith, shall not be entitled to recovery of its attorney fees.

ARTICLE III

FINAL ACCEPTANCE OF IMPROVEMENTS

3.01 PREREQUISITES TO ACCEPTANCE

The City shall not accept the improvements until all the requirements of Section 3.02 and 3.03 have been met.

3.02 CERTIFICATE OF COMPLIANCE

The Developer and/or Landowner shall furnish the City with a Certificate of Compliance for the work performed under this Agreement. Developer and/or Landowner shall also certify that all utility installation has been completed according to plan.

3.03 INSPECTION

A. Upon receiving notice that the Developer and/or Landowner have completed the improvements, the City shall schedule inspections of the improvements. The City may inspect all improvements and any other work in dedicated easements or rights-of-way.

B. The City may inspect any phase of work on an improvement of which it is to assume control.

C. The City shall inform the Developer and/or Landowner in writing of any deficiencies in the work found in the course of the inspection.

D. The Developer and/or Landowner shall, at its own expense, correct all deficiencies found by inspections under Subsection A or B of this section. Upon receiving notice that the deficiencies have been corrected, the City, or appropriate privately owned utility shall re-inspect the improvements.

E. The City or appropriate privately owned utility may continue to re-inspect an improvement until the Developer and/or Landowner has corrected all deficiencies in the improvement.

F. After final inspection has revealed that all improvements and other work in dedicated easements and rights-of-way meet City standards and the Developer and/or Landowner has furnished the record construction drawings and project certification required by Section 3.02, and upon written request by the Developer and/or Landowner, the City Engineer shall submit to the City a recommendation for Final Acceptance of the improvements.

3.04 DEVELOPER AND/OR LANDOWNER ONE-YEAR WARRANTY

Final Acceptance does not waive the requirement of the Developer and/or Landowner to provide a one-year warranty on the installation of City water and sanitary sewer following the Final Acceptance provided for the purposes of this Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the City has executed this Agreement effective as of the Effective Date.

CITY:

City of Garden City,
an Idaho municipal corporation

By:_____
Name: Jenah Thornborrow
Its: Development Services Director

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of _____, 20__, before me a Notary Public, personally appeared Jenah Thornborrow, known or identified to me (or proved to me on the oath of _____) to be the Development Services Director of the City of Garden City, who executed the said instrument, and acknowledged to me that the City of Garden City executed the same.

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

_____
NOTARY PUBLIC FOR _____
Residing at _____
My Commission Expires_____

IN WITNESS WHEREOF, the City has executed this Agreement effective as of the Effective Date.

Developer:

Pacific West Communities, Inc.,
an Idaho corporation

By:_____
Name: Caleb Roope
Its: President and CEO

STATE OF IDAHO)
) ss.
County of Ada)

On this ___ day of _____, 20__, before me a Notary Public, personally appeared _____, known or identified to me (or proved to me on the oath of _____).

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

_____
NOTARY PUBLIC FOR _____
Residing at _____
My Commission Expires_____

IN WITNESS WHEREOF, the City has executed this Agreement effective as of the Effective Date.

Landowner:

Boise Bible College, Inc.,
an Idaho nonprofit corporation

By:_____
Name: Scott Lerwick
Its: President

STATE OF IDAHO)
) ss.
County of Ada)

On this ___ day of _____, 20__, before me a Notary Public, personally appeared _____, known or identified to me (or proved to me on the oath of _____)

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

_____
NOTARY PUBLIC FOR _____
Residing at _____
My Commission Expires_____

EXHIBIT A

Description of the Project

Minor Land Division dividing 1 parcel into 4 parcels.

EXHIBIT B

Legal Description of External Boundaries of Lands

A parcel of land in the SW 1/4 of the NW 1/4 of Sec. 25, T. 4 N., R. 1 E., B.M., Ada County, Idaho, and further described as follows: Commencing at the 1/4 corner common to Sec. 25 and 26 of aforementioned Township and Range, and thence S on a section line common to Sec. 25 and 26, a distance of 295.79 ft to a point; thence N. 70° 08'45" W. a distance of 1,339.95 ft to a point; thence N. 18°49'48" E. 1008.79 ft to a point; thence N. 89°51'18" E. a distance of 934.75 ft to a point, said point being on section line common to Sec. 25 and 26; thence N. 85°51'51" E., a distance of 575.21 ft to the Real Point of Beginning; thence continuing N. 85°51'51" E a distance of 738.46 ft to a point; thence S. 0°01'14" E. to a point on the centerline of Thurman Mill Ditch; thence Northwesterly along the centerline of Thurman Mill Ditch, to a point which is directly S. 0°01'14" E. from the Point of Beginning; thence N. 0°01'14" W. to the Real Point of Beginning. EXCEPT: Thurman Mill Ditch right-of-way.

EXHIBIT C

Scope of Work

1. Water and sewer services exist and are readily accessible to Parcels 2, 3 and 4. Refer to the location of Parcels 2, 3, and 4 as delineated on the Record of Survey in Exhibit C. The Minor Land Division does not include plans for new buildings. Before the City issues Building Permits for any future buildings on Parcels 2, 3 or 4, the Developer must design and install water and sewer connections suitable for the scale and needs of the proposed buildings. The Reciprocal Maintenance and Use Agreement (RMUA) designates Parcel 4 as Open Space.

   The Developer must meet City requirements for adequate sewer service to future buildings located on Parcels 2, 3, and 4, by either:
   a. Upgrading the Ruby Pump Station and Monitor #8 Sewer Shed
      OR
   b. Providing a sewer main connection to the Monitor #7 Sewer Shed, which has available capacity. The Developer must provide the connection method to the City for review and approval.

2. Pathways identified in the Garden City Minor Land Division Report, code section 8-4E-7 “Pedestrian and Bicycle Accessibility Standards,” and located within Parcel 1 of the Record of Survey.

3. Landscaping identified in the Garden City Minor Land Division Report, code section 8-4I-4 “Landscape Provisions for Specific Uses,” and located within Parcel 1 of the Record of Survey.

4. Landscaping identified in the Garden City Minor Land Division Report, code section 8-4I-5 “Perimeter Landscaping Provisions,” and located within Parcel 1 of the Record of Survey.

EXHIBIT C

Scope of Work

Excerpts from the Garden City Minor Land Division Report:

8-4E-7 Pedestrian and Bicycle Accessibility Standards	Not Determined	A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances. The site plans do not show a pedestrian pathway system linking the primary entrance of each building to an internal system that connects to the public sidewalk. **The applicant has stated that paved surfaces connect the buildings to the existing sidewalk on Marigold. However, code requires that the pathways be concrete, pavers, brick, or other ornamental paving be used so long as it has a smooth finish. The pathways shall be a minimum of 4' wide, or a width appropriate for the function, as well as ADA compliant. The pathways shall be free from hazards, meaning separate in function and not within the drive isles unless for traversing common drives and parking lots.** **New plans shall be submitted showing the required improvements and installation of such improvements will be required prior to the city signing the survey. Or a Restricted Build Agreement between the owner and the city may be recorded and noted on the survey. Or a surety bond agreement may be made between the owner and the city. Please clarify which option you intend to pursue.**
		Otherwise, A condition has been drafted requiring pathways be constructed in accordance with this section of code. Additional permits may be required for the construction.

EXHIBIT C

Scope of Work

Excerpts from the Garden City Minor Land Division Report:

8-4I-4 Landscaping Provisions for Specific Uses	Not Compliant	A minimum of five percent (5%) of the gross site area shall be landscaped areas, excluding areas for setback or perimeter landscaping. Required landscaping: 35,676sqft Provided: 496,538sqft A minimum of one tree per one thousand (1,000) square feet of landscaped area and one shrub per one hundred fifty (150) square feet of landscaped area shall be planted. Trees required: 36 Trees provided: ~126 Shrubs required: 238 Shrubs provided: **Unknown**. **Please clarify. Review of this section of code is required as a minor land division application. If the site is deficient, installation of landscaping will be required prior to signature of the survey.** A minimum of one class III or class II tree shall be planted in the frontage and every adjacent streetside. An additional tree shall be planted in the corresponding setback for every increment of fifty feet (50') of linear feet of frontage. Marigold Street Trees Required (732.92LF): 16 Trees provided: 13 **(Deficient 3)** **New plans shall be submitted showing the required improvements and installation of such improvements will be required prior to the city signing the survey. Or a Restricted Build Agreement between the owner and the city may be recorded and noted on the survey. Or a surety bond agreement may be made between the owner and the city. Please clarify which option you intend to pursue.**

EXHIBIT C

Scope of Work

Excerpts from the Garden City Minor Land Division Report:

8-4I-5 Perimeter Landscaping Provisions	Not Determined	Perimeter landscaping is required along the common property line between an adjacent nonresidential use and a residential use. Perimeter landscaping is required along the eastern and western property boundary lines. **Landscape plans appear to show some areas containing perimeter landscaping along the western property boundary line. More information is required.** There is no perimeter landscaping along the eastern property boundary line. However, Parcels 2, 3, & 4 consist primarily of landscaping due to the nature of the use (sports fields) and thus meet the intent of perimeter landscaping by creating a visual barrier and buffer between the residential neighborhood and the school. However, based on the use being commercial, perimeter landscaping is still required. Perimeter landscaping will also be required along the eastern property boundary line if multi-family dwelling units are developed on Parcels 2, 3, & 4. Perimeter landscaping area shall be at least ten feet (10') wide measured from the property line to the interior of the lot and contain at least one tree shall be planted for every fifteen (15) linear feet of perimeter length (or as appropriate to the selected species) to quickly establish continuous canopy coverage. **If the eastern and western property boundary lines do not currently meet this requirement, new plans shall be submitted showing the required improvements and installation of such improvements will be required prior to the city signing the survey. Or a Restricted Build Agreement between the owner and the city may be recorded and noted on the survey. Or a surety bond agreement may be made between the owner and the city. Please clarify which option you intend to pursue.**

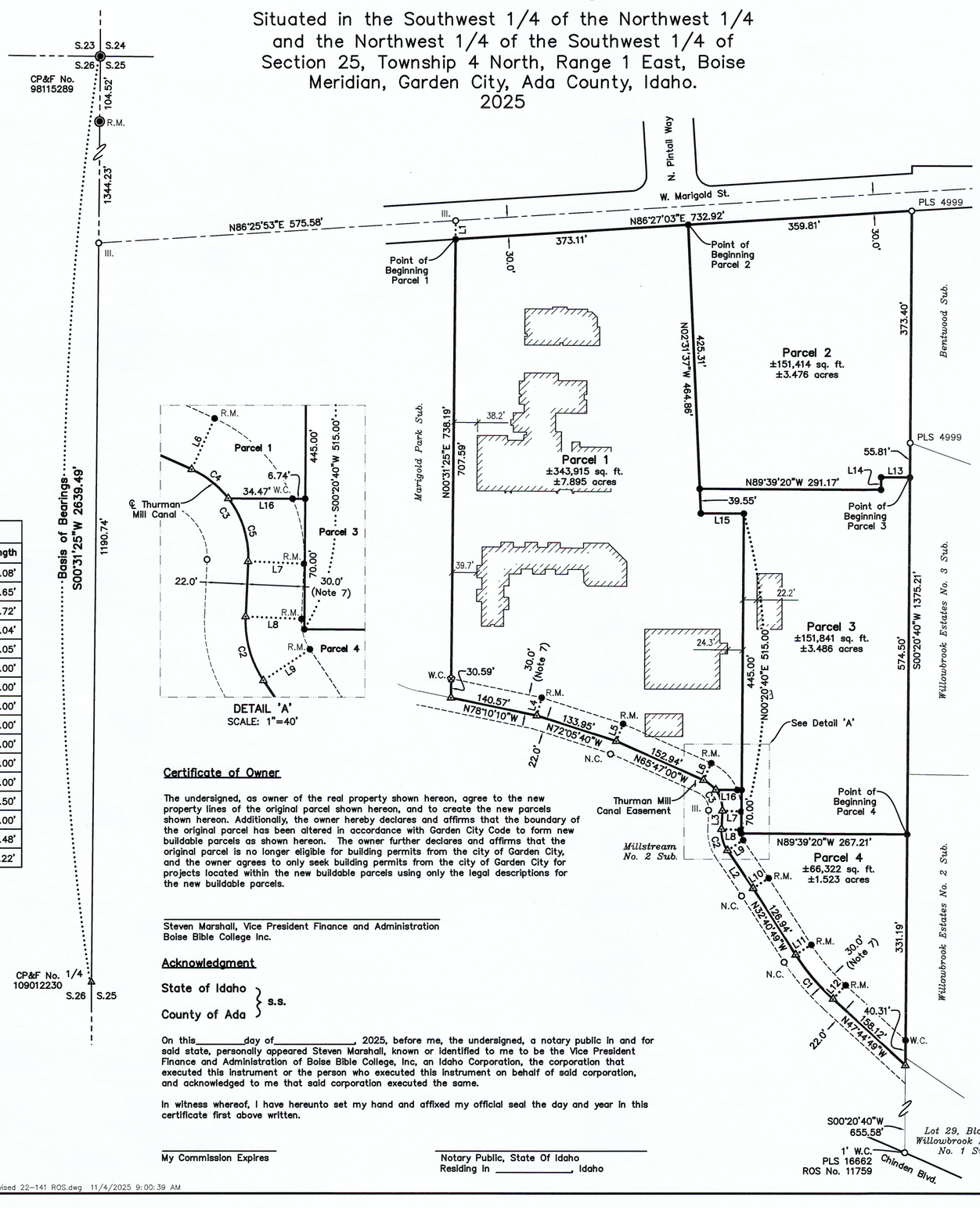
EXHIBIT C
Scope of Work

Record of Survey:

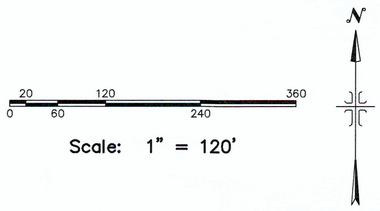
ROS No._____

Minor Land Division Record of Survey for
Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.
2025



Line Table		
Line	Bearing	Length
L1	S00°31'25"W	30.08'
L2	N33°51'25"W	73.65'
L3	N02°35'20"E	29.72'
L4	N14°52'05"E	30.04'
L5	N21°03'40"E	30.05'
L6	N24°13'00"E	30.00'
L7	S87°24'40"E	30.00'
L8	S87°24'40"E	30.00'
L9	N56°08'35"E	30.00'
L10	N56°43'53"E	30.00'
L11	N57°19'11"E	30.00'
L12	N42°15'11"E	30.00'
L13	N89°39'20"W	46.50'
L14	S00°20'40"W	20.00'
L15	N89°39'20"W	68.48'
L16	N89°39'20"W	41.22'



Legend

	Property Boundary Line	○	Found 1/2" Iron Pin, as Noted
	Right-of-Way Line	❀	Found 1/2" Iron Pin, No Cap, Re-Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
	Adjacent Subdivision Boundary Line	○	Found 5/8" Iron Pin, as Noted
	Tie Line	◉	Found Aluminum Cap Monument
	Centerline	●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
	Existing Building	△	Calculated Point, Nothing Found or Set
III.	Illegible Cap	W.C.	Witness Corner, marked "W.C."
N.C.	No Cap	R.M.	Reference Monument, marked "R.M."

Certificate of Garden City Development Services

This signature certifies the minor land division has been reviewed and approved by the city. The parcels created through minor land division application MLDFY2024-0001 are recognized as legal lots of record by the city.

Garden City Development Services Date

Certificate of City Engineer

I, the undersigned, am the city engineer for the City of Garden City, Ada County, Idaho, and hereby approve this record of survey and that it is in conformance with Garden City Code.

Garden City Engineer Date

Reference Documents:

Deed Inst. No.s: 180271, 811280, 7923556 and 9208601.
ROS No.s: A007, A015, 302, 3895, 1866, 2416, 11759
Subdivisions: Strawberry Glenn (Bk. 6, Pg. 255); Marigold Park Sub. (Bk. 44, Pg. 3573-3574); Millstream No. 2 Sub. (Bk. 44, Pg. 3532-3533); R E No. 1 Sub. (Bk. 57, Pg. 5369-5370); Willowbrook Estates No. 1 Sub. (Bk. 53, Pg. 4620-4621); Willowbrook Estates No. 2 Sub. (Bk. 57-Pg. 5404-5405); R E No. 3 Sub. (Bk. 58, Pg. 5471-5472); Willowbrook Estates No. 3 Sub. (Bk. 59, Pg. 5730-5732); Bentwood Sub. (Bk. 91, Pg. 10803-10804).

Surveyor's Narrative:

The purpose of this survey is to perform a minor land division on the parcel of land conveyed by a Warranty Deed recorded as Instrument No. 7923556, records of Ada County, Idaho. The monuments found on the adjacent subdivision boundary lines as shown hereon are in substantial agreement and were held as controlling corners for this survey. The West 1/4 corner established using the ties as shown on CP&F No. 109012230.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	93.61'	356.00'	15°04'00"	N40°12'49"W	93.35'
C2	36.26'	57.00'	36°26'45"	N15°38'03"W	35.65'
C3	61.46'	51.50'	68°22'20"	N31°35'50"W	57.87'
C4	25.37'	51.50'	28°13'14"	N51°40'23"W	25.11'
C5	36.09'	51.50'	40°09'06"	N17°29'13"W	35.36'

See Sheet 2 for Notes and Additional Easement Information

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 11/4/2025

Certificate of Owner

The undersigned, as owner of the real property shown hereon, agree to the new property lines of the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner hereby declares and affirms that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner further declares and affirms that the original parcel is no longer eligible for building permits from the city of Garden City, and the owner agrees to only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.

Steven Marshall, Vice President Finance and Administration
Boise Bible College Inc.

Acknowledgment

State of Idaho } s.s.
County of Ada }

On this_____day of_____, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Steven Marshall, known or identified to me to be the Vice President Finance and Administration of Boise Bible College, Inc, an Idaho Corporation, the corporation that executed this instrument or the person who executed this instrument on behalf of said corporation, and acknowledged to me that said 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.

My Commission Expires

Notary Public, State Of Idaho
Residing In _____, Idaho

Recording Index Number: 414-25-3&4-0-0-00-000

Sheet 1 of 2

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

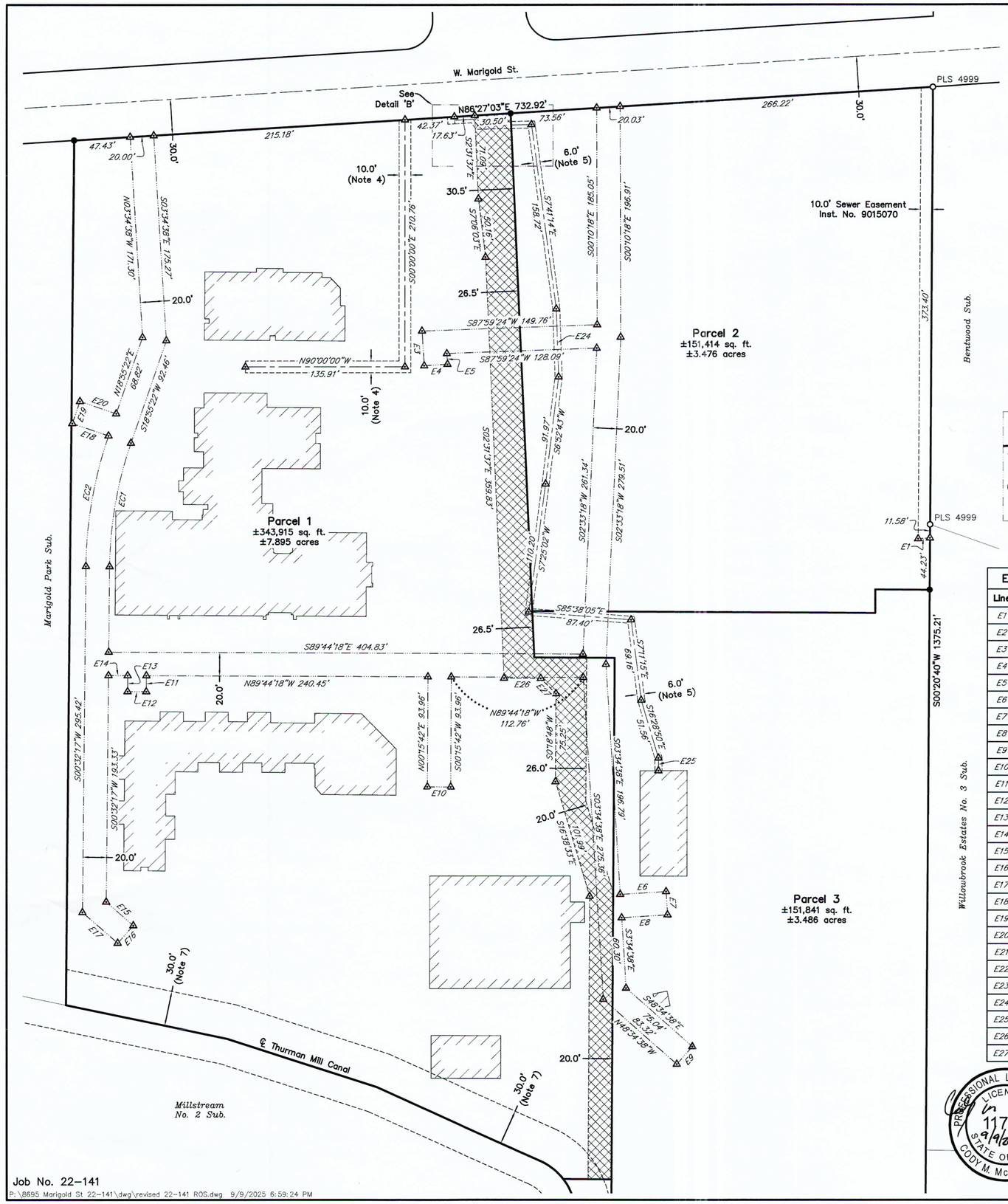
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ROS No._____

Minor Land Division Record of Survey for

Boise Bible College Inc.

Situated in the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.
2025



DETAIL 'B'
SCALE: 1"=30'

Scale: 1" = 60'

Legend

- Property Boundary Line
- Right-of-Way Line
- Adjacent Subdivision Boundary Line
- Centerline
- Easement Line, as Noted
- Sanitary Sewer and Water Main Easement– Inst. No. 106146814
- Cross Access Easement (Note 8)
- Tie Line
- Existing Building
- Found 1/2" Iron Pin, as Noted
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- N0°43'53"E 100.00' Easement Dimension

Easement Line Table		
Line	Bearing	Length
E1	S86°26'55"W	10.02'
E2	N03°32'57"W	6.00'
E3	N03°34'38"W	29.76'
E4	S86°25'22"W	20.00'
E5	S03°34'38"E	9.21'
E6	N86°25'22"E	39.00'
E7	S03°34'38"E	20.00'
E8	S86°25'22"W	39.00'
E9	S41°25'22"W	20.00'
E10	N89°44'18"W	20.00'
E11	S00°15'42"W	13.62'
E12	N89°44'18"W	15.81'
E13	N00°15'42"E	13.62'
E14	N89°44'18"W	16.30'
E15	S48°34'38"E	30.59'
E16	S41°25'22"W	20.00'
E17	N48°34'38"W	39.72'
E18	N71°04'38"W	32.36'
E19	N18°55'22"E	20.00'
E20	S71°04'38"E	32.36'
E21	N86°27'03"E	16.00'
E22	S35°33'04"E	6.93'
E23	N88°43'58"E	45.67'
E24	S01°55'48"E	58.20'
E25	S00°07'40"E	10.88'
E26	S89°41'12"E	31.27'
E27	S44°41'12"E	18.38'

Easement Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
EC1	107.49'	335.00'	018°23'05"	S09°43'49"W	107.03'
EC2	113.57'	355.00'	018°19'46"	S09°42'10"W	113.08'

Notes:

1. This property is currently zoned R-3.
2. The recording of this Record of Survey does not enable the owners of the parcels to convey ownership based solely on this map. a written conveyance must accompany such a change in ownership.
3. Idaho Survey Group, LLC assumes no liability for present or future compliance or non-compliance with the Garden City planning and zoning ordinance restrictions as it pertains to building permits and the issuance thereof.
4. Power Line Easement – Instrument No. 9290238. Location depicted hereon per the field located power transformers at the north and west end of the easement and record bearings.
5. Telecommunications Line Easement – Instrument No. 9288785. Location depicted hereon per the field located paint markings.
6. Telecommunications Line Easement – Instrument No. 9220497
7. Public Pathway Easement – Instrument No. 2025–
8. Cross Access Easement – Instrument No. 2025–
9. See Restricted Build Agreement – Instrument No. 2025–

County Recorder's Certificate

State of Idaho } ss.
County of Ada }

Instrument No. _____

I hereby certify that this instrument was filed at the request of Boise Bible College Inc,

at _____ minutes past _____ o'clock ____ M., this _____ day of _____,20___,

Fee $ _____

_____ Deputy

_____ Ex-Officio Recorder

PROFESSIONAL LAND SURVEYOR LICENSED in ID 11779 9/9/2025 STATE OF IDAHO CODY M. McCAMMON

Recording Index Number: 414-25-3&4-0-0-00-000

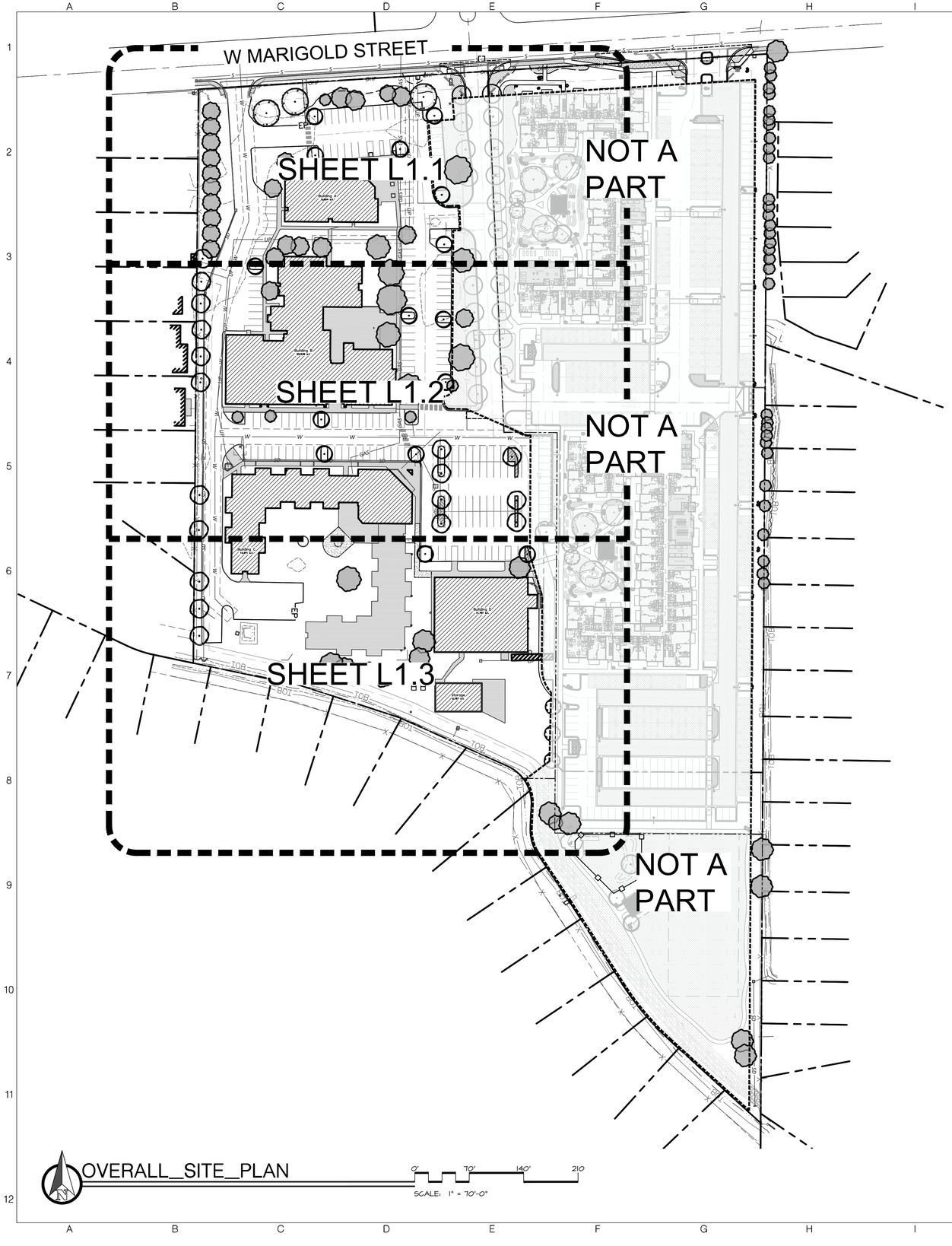
Sheet 2 of 2

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-141

P:\8595 Marigold St 22-141\dwg\revised 22-141 ROS.dwg 9/9/2025 6:59:24 PM

EXHIBIT C
Scope of Work



LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

BOISE BIBLE COLLEGE
8695 W. MARIGOLD ST.
BOISE, ADA COUNTY IDAHO
JULY 2025



VICINITY MAP
SCALE: NTS

LANDSCAPING INFORMATION

- ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  373' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 8 REQUIRED; 8 PROVEDED
  5 (EXISTING)
  3 (NEW)
- GROSS SITE AREA: = 310,758 SF
  LANDSCAPE AREA REQUIRED, 5% MIN. = 15,538 SF, (5%)
  TOTAL LANDSCAPE AREA PROVIDED; = 96,086 SF, (31%)
  EXISTING LANDSCAPE; = 90,492 SF
  NEW PROPOSED LANDSCAPE; = 5,594 SF
  (1 TREE/1,000 SF. LANDSCAPE AREA) = 16 REQUIRED, 75 PROVIDED
  41 (EXISTING)
  34 (NEW)
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 103 REQUIRED, 341 PROVIDED
  159 (EXISTING)
  182 (NEW)
- PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
  *WEST PERIMETER LINEAR FEET = 738 LF
  (1 TREE/35 LF.) = 21 REQUIRED; 21 PROVIDED
  10 (EXISTING)
  11 (NEW)*
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 50 REQUIRED, 99 PROVIDED
  40 (EXISTING)
  59 (NEW)
  **SOUTH PERIMETER LINEAR FEET = 445 LF
  (1 TREE/35 LF.) = 13 REQUIRED; 6 PROVIDED
  6 (EXISTING)
  0 (NEW)
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 30 REQUIRED, 0 PROVIDED
  0 (EXISTING)
  0 (NEW)
  ***EAST PERIMETER LINEAR FEET = 455 LF
  REFER TO THE LANDSCAPE PLANS FOR THE ANTIOCH APARTMENTS
  (1 TREE/35 LF.) = 32 REQUIRED;
  (1 SHRUB/150 SF. LANDSCAPE AREA) = 75 REQUIRED,
- PARKING LANDSCAPE REQUIREMENTS:
  INTERIOR PARKING REQUIREMENT (1 TREE/ END OF ROW)
  = 28 REQUIRED, 28 PROVIDED
  6 (EXISITNG)
  22 (NEW)
- NO MITIGATION OR REMOVAL OF EXISTING TREES.

NOTES:

PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS*

*****VISUAL BARRIER ACHIEVED PER GRAVEL PATHWAY AND CANAL EASEMENT.***

******EXISTING LANDSCAPE TO REMAIN AND LANDSCAPE TO BE UPDATED PER THE ANTIOCH APARTMENTS***

LANDSCAPING INFORMATION

- L1.0 OVERALL SITE PLAN
- L1.1-1.3 DETAILED LANDSCAPE PLAN
- L2.0 OVERALL LANDSCAPE EXHIBIT C
- L2.1-2.4 DETAILED LANDSCAPE EXHIBIT C
- L3.0 PEDESTRIAN ACCESS PLAN
- L4.0 LANDSCAPE DETAILS

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION
STATE OF IDAHO
JOHN D. BAIRD
LANDSCAPE ARCHITECT

DATE: 7/21/2025

811 Know what's below. Call before you dig. CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

OVERALL LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM
CHECKED BY: JDR, AWJ
PROJECT NUMBER: SBB 24-123
SHEET: L1.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEEVER LOCATION:Z:\PROJECTS\FIVEIT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.DWG PRINT DATE:7/18/2025 9:59 AM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.0
	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS II
	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
SHRUBS				SEE DETAIL 2/L2.0
	Buxus x 'Green Mountain' Green Mountain Boxwood	2 Gal.	5' hgt. x 3' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 3/L2.0
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	

LANDSCAPING REQUIREMENTS

- ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  373' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 8 REQUIRED; 8 PROVEDED
  5 (EXISTING)

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

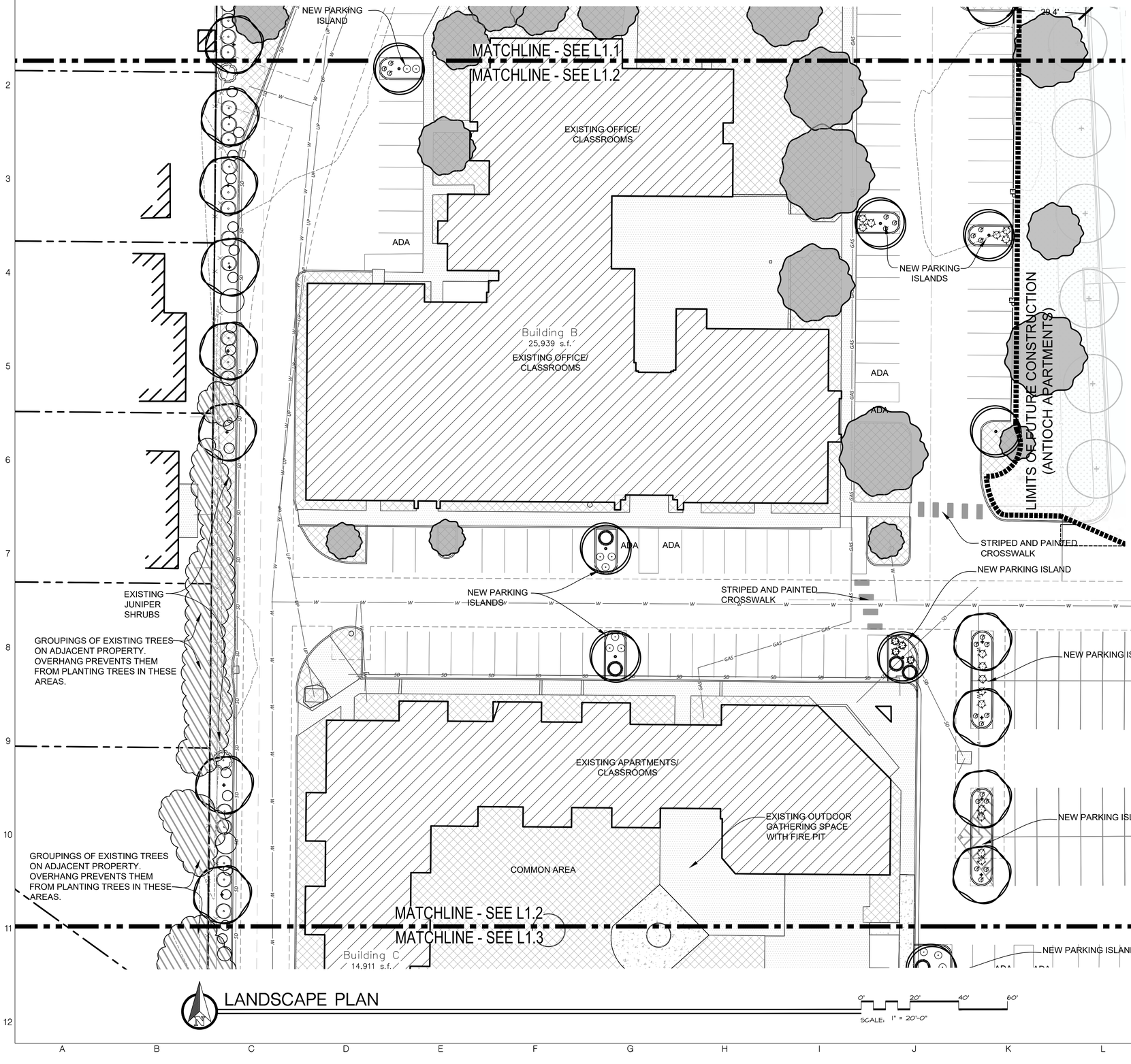
PROJECT NUMBER SBB 24-123

SHEET: L1.1

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY ON THE PROJECT.

USERS:SMOCKDAVI LOCATION:Z:\PROJECTS\PJV\07 NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.dwg PRINT DATE:11/12/2025 9:59 AM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 1/L2.0
	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS II
	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
SHRUBS				SEE DETAIL 2/L2.0
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	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	6' hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	2 Gal.	8' hgt. x 8' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 3/L2.0
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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
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STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

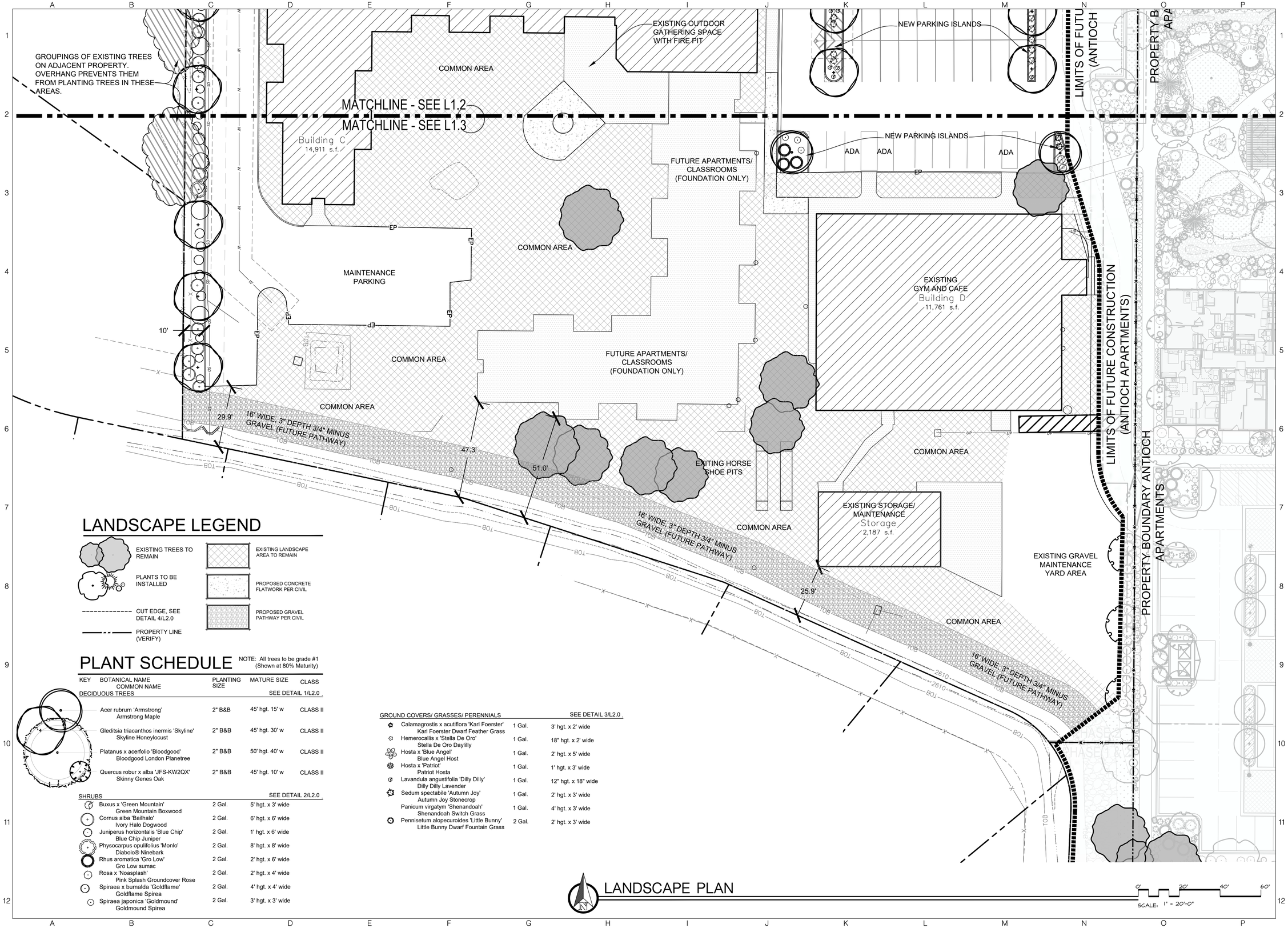
PROJECT NUMBER SBB 24-123

SHEET: L1.2

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE ENDORSED IN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT'S CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

C:\USERS\SHOKEDWN LOCATION2\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE\7/22/2025 9:09 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 4/L2.0
- PROPERTY LINE (VERIFY)
- EXISTING LANDSCAPE AREA TO REMAIN
- PROPOSED CONCRETE FLATWORK PER CIVIL
- PROPOSED GRAVEL PATHWAY PER CIVIL

PLANT SCHEDULE

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

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STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

PROJECT NUMBER: SBB 24-123

SHEET: L1.3

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE:11/18/2025 10:01 AM

NOT A PART

NOT A PART

NOT A PART

NOT A PART

SHEET L2.1

SHEET L2.2

SHEET L2.3

SHEET L2.4

NOT A PART

NOT A PART

NOT A PART

W Marigold Street

Thurman Mill Canal

MATCHLINE - SEE L1.04



VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

MULTIFAMILY AREA	6.51 ACRES TOTAL
ZONING	R-3
TOTAL MULTI FAMILY UNITS	236
TOTAL OPEN/COMMON AREA	.94 ACRES
PERCENT OPEN AREA	15.5%

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:
  W MARIGOLD STREET:
  20' STREET BUFFER
  375' FEET OF STREET BUFFER
  STREET TREES @ 1/50' = 9 REQUIRED; 17 PROPOSED

* TOTAL SITE LANDSCAPE AREA: (5% MIN. REQUIRED)
  TOTAL LANDSCAPE AREA PROVIDED = 39,973 SF, 14% (*minus setbacks and perimeter areas*)

  (1 TREE/1,000 SF. LANDSCAPE AREA) =40 REQUIRED, 141 PROPOSED
  (1 SHRUB/150 SF. LANDSCAPE AREA) =266 REQUIRED, 2,295 PROPOSED

  TOTAL OPEN SPACE/COMMON AREA PROVIDED = 123,195 SF, 43%

  (1 TREE/1,000 SF. LANDSCAPE AREA) =184 REQUIRED, 197 PROPOSED
  (1 SHRUB/150 SF. LANDSCAPE AREA) =1,230 REQUIRED, 2,604 PROPOSED

* PERIMETER LANDSCAPE AREA: (10' WIDE MIN. AND 6' HIGH)
  TOTAL LINEAR FEET = 1,377 L.F.
  (1 TREE/35 LF.) = 39 REQUIRED; 39 PROPOSED

* PARKING LANDSCAPE REQUIREMENTS:
  PERIMETER LANDSCAPE/SCREENING PROVIDED = TREES AT 35' O.C., 6' HIGH SOLID FENCE, AND SHRUB PLANTINGS

* MITIGATION FOR REMOVAL OF EXISTING TREES: (SEE MITIGATION SHEET L2.00)

* AMENTIES PROVIDED:
  DOG PARK
  PEDESTRIAN WALKING PATHWAY
  SPORTS FIELD
  OPEN GRASSY AREA
  PLAZA

50 0 50 100

SCALE (FT)

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

Know what's below. Call before you dig. CALL AT LEAST TWO WORKING DAYS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

OVERALL LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

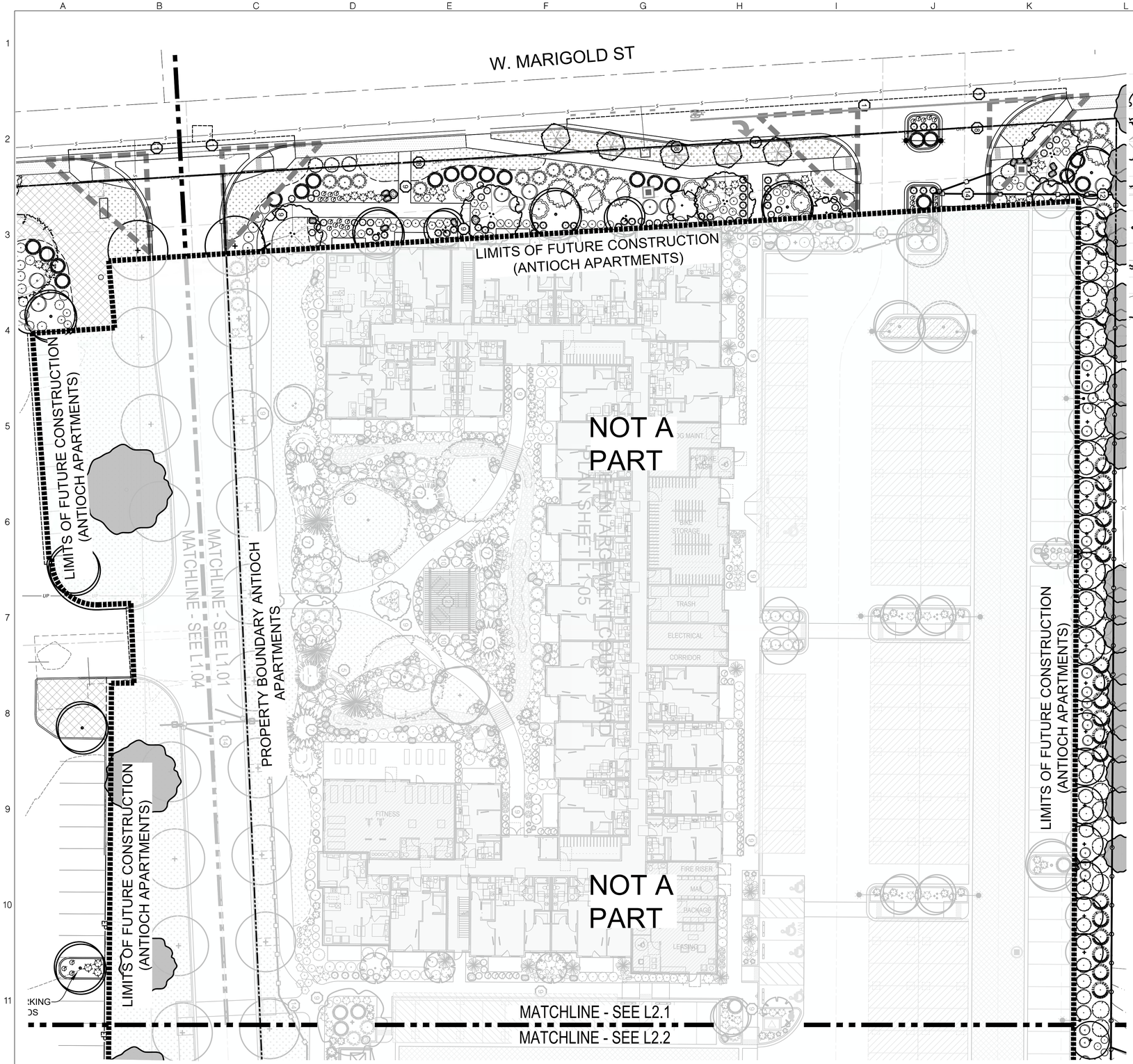
PROJECT NUMBER SBB 24-123

SHEET: L2.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

USER:SHOCKEDWN LOCATION:Z:\PROJECTS\VIVID NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANING PRINT DATE:11/12/2025 9:59 AM



PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat.'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bachen' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 3/L3.01	
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

STAMP: PRELIMINARY NOT FOR CONSTRUCTION — JOHN D. RUSSELL — STATE OF IDAHO — LANDSCAPE ARCHITECT

DATE: 7/21/2025

Know what's below. Call before you dig. 811

CALL BEFORE YOU DIG - IT'S THE LAW - IDAHO CODE 55-2201 - 55-2214 - EXCAVATORS MUST NOTIFY UNDERGROUND FACILITY OPERATORS BEFORE EXCAVATING

SOUTH BECK & BAIRD
2002 S. Vista Ave
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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AJW

PROJECT NUMBER SBB 24-123

SHEET: L2.1

DESIGN REVIEW

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USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDVG PRINT DATE:7/21/2025 10:01 AM

MATCHLINE - SEE L2.1

MATCHLINE - SEE L2.2

PROPERTY BOUNDARY ANTIOCH APARTMENTS

LIMITS OF FUTURE CONSTRUCTION (ANTIOCH APARTMENTS)

NOT A PART

Building D
11,761 s.f.

COWORK

MAIL

FIRE RISER

BLDG MAINT.

BIKE WASH

BIKE STORAGE

TRASH

ELECTRICAL

CORRIDOR

SKY SHEET F10.0

MATCHLINE - SEE L2.2

MATCHLINE - SEE L2.3

LANDSCAPE EXHIBIT C - NORTH

SCALE: 1" = 20'-0"

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
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GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
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	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
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	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
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GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
3. DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
4. FLAG FOOTBALL FIELD, PER OWNER.
5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
7. 2'-3' BERM WITH 2:1 SLOPE
8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
11. START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
13. END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
14. WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
15. 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
16. AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
17. WOODEN BRIDGE, BY OWNER
18. EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

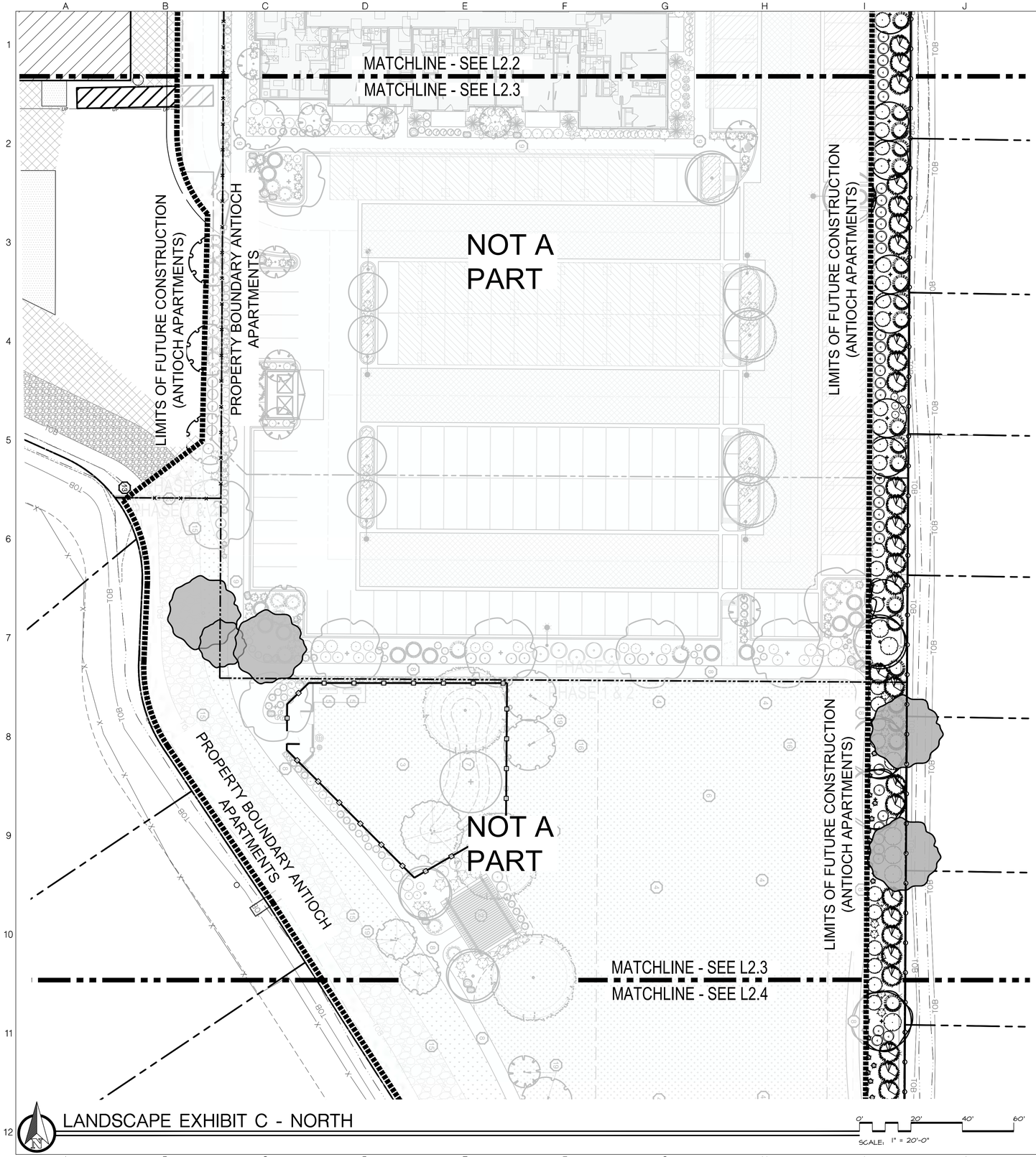
PROJECT NUMBER SBB 24-123

SHEET: L2.2

DESIGN REVIEW

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

USER:SMCKEOWN LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDVG PRINT DATE:07/18/2025 10:00 AM



LANDSCAPE EXHIBIT C - NORTH

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
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MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
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TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
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	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	6' B&B	35' hgt. 15' w	CONIF.
SHRUBS			SEE DETAIL 3/L3.01	
	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	5' hgt. x 3' wide	
	Cornus sericea 'Flaviramea' Yellow Twig Dogwood	2 Gal.	6' hgt. x 8' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	3' hgt. x 6' wide	
	Cornus alba 'Elegantissima' Variegated Red Twig Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	5 Gal.	4' hgt. x 4' wide	
	Euonymus fortunei 'Ivory Jade' Ivory Jade Wintercreeper	5 Gal.	3' hgt. x 6' wide	
	Euonymus fortunei 'Sunrise' PP #12,341 Sunrise Wintercreeper	2 Gal.	2' hgt. x 4' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
	Juniperus scopulorum 'Medora' Medora Juniper	5 Gal.	10' hgt. x 3' wide	
	Physocarpus opulifolius 'Dart's Gold' Dart's Gold Ninebark	2 Gal.	5' hgt. x 5' wide	
	Physocarpus opulifolius 'Monlo' Diabolo® Ninebark	5 Gal.	8' hgt. x 8' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Ilex crenata 'Sky pencil' Sky Pencil Holly	2 Gal.	6' hgt. x 3' wide	
	Rhus aromatica 'Gro Low' Gro Low sumac	2 Gal.	2' hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber"' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Rosa x 'Nearly Wild' Nearly Wild Rose	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Mahonia repens Creeping Oregon Grape	2 Gal.	2' hgt. x 4' wide	
	Spiraea x bumalda 'Goldflame' Goldflame Spirea	2 Gal.	4' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. x 3' wide	
	Blue Prince Holly Ilex x meserveae 'Blue Prince'	2 Gal.	6' hgt. x 4' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. x 10' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
	Lavandula angustifolia 'Dilly Dilly' Dilly Dilly Lavender	1 Gal.	12" hgt. x 18" wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Panicum virgatym 'Shenandoah' Shenandoah Switch Grass	1 Gal.	4' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. PERGOLA ON CONCRETE PAD WITH PICNIC TABLES, SEE DETAILS 8, 9, AND 12/L3.01
3. DOG PARK w/DOUBLE GATE, BENCHES, TRASH RECEPTACLE, AND DOG STATION, PER OWNER; SEE DETAILS 10 AND 11/L3.01
4. FLAG FOOTBALL FIELD, PER OWNER.
5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
7. 2'-3' BERM WITH 2:1 SLOPE
8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
11. START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
13. END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
14. WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
15. 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
16. AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
17. WOODEN BRIDGE, BY OWNER
18. EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

811 Know what's below. Call before you dig. 48 HOURS BEFORE YOU BEGIN EXCAVATION CALL FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

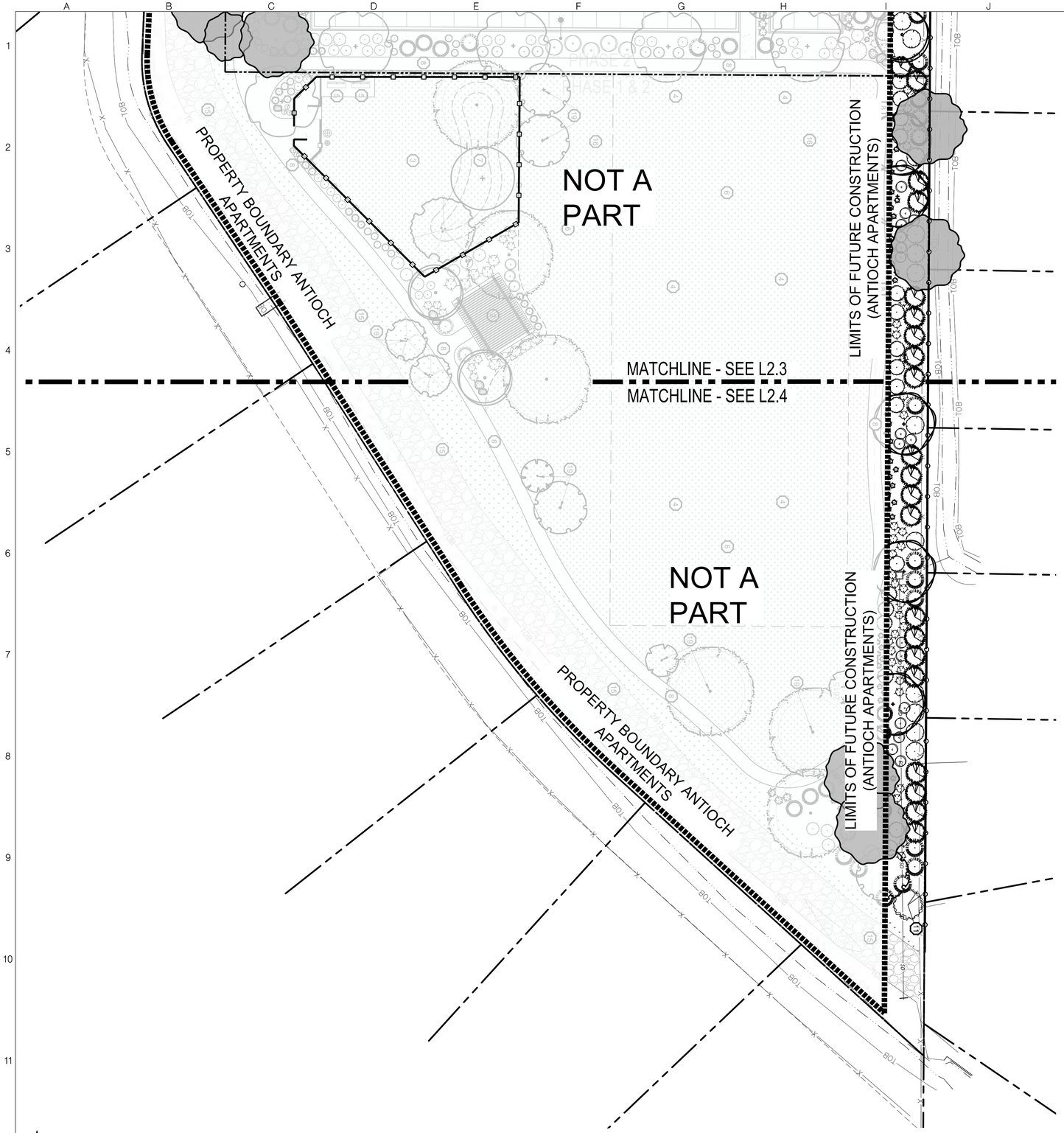
PROJECT NUMBER SBB 24-123

SHEET: L2.3

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:SMCKEEVER LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLAN.DWG PRINT DATE:1/12/2025 10:00 AM



LANDSCAPE EXHIBIT C - NORTH

PLANT SCHEDULE

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

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 1/L3.01	
AC	Acer platanoides 'Columnaris' Columnar Norway Maple	2" B&B	35' hgt. 15' w	CLASS II
AP	Acer rubrum 'Armstrong' Armstrong Maple	2" B&B	45' hgt. 15' w	CLASS II
AK	Acer truncatum x A. plat.'Keithsform' Norwegian Sunset Maple	2" B&B	45' hgt. 25' w	CLASS II
BN	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
CE	Carpinus betulus 'Fastigiata' Pyramidal European Hornbeam	2" B&B	35' hgt. 25' w	CLASS II
CC	Carpinus caroliniana 'Uxbridge' Rising Fire American Hornbeam	2" B&B	30' hgt. 15' w	CLASS II
GT	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
KP	Malus 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' w	CLASS I
MA	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	2" B&B	20' hgt. 15' w	CLASS I
PC	Platanus x acerfolio 'Bloodgood' Bloodgood London Planetree	2" B&B	50' hgt. 40' w	CLASS III
TA	Tilia americana 'Boulevard' Boulevard Linden	3" B&B	35' hgt. 30' w	CLASS II
TS	Quercus robur x alba 'JFS-KW2QX' Skinny Genes Oak	2" B&B	45' hgt. 10' w	CLASS II
TT	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
ZS	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS I
CONIFEROUS TREES			SEE DETAIL 2/L3.01	
	Pinus strobus 'Fastigiata' Fastigiate White Pine	6' B&B	30' hgt. 10' w	CONIF.
	Picea pungens 'Bacheri' Fat Albert Colorado Blue Spruce	6' B&B	40' hgt. 20' w	CONIF.
	Picea glauca 'Pendula' Weeping White Spruce	6' B&B	25' hgt. 7' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	25' hgt. 15' w	CONIF.
	Pinus nigra 'Oregon Green' Oregon Green Austrian Pine	6' B&B	18' hgt. 15' w	CONIF.
	Pinus sylvestris 'Fastigiata' Columnar Scotch Pine	6' B&B	25' hgt. 8' w	CONIF.
	Picea glauca 'Densata' Black Hills Spruce	6' B&B	25' hgt. 15' w	CONIF.
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	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	1' hgt. x 6' wide	
	Juniperus scopulorum 'Blue Arrow' Blue Arrow Juniper	2 Gal.	12' hgt. x 2' wide	
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GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 4/L3.01	
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	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Hosta x 'Blue Angel' Blue Angel Host	1 Gal.	2' hgt. x 5' wide	
	Hosta x 'Patriot' Patriot Hosta	1 Gal.	1' hgt. x 3' wide	
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	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Hypericum frondosum 'Sunburst' Sunburst St. John's Wort	4" Pot	2' hgt. x 4' wide (36" O.C.)	

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4. FLAG FOOTBALL FIELD, PER OWNER.
5. 6'-0" BENCH, SEE DETAIL 7/L3.01
6. OPEN GRASSY PLAY SPACE
7. 2'-3' BERM WITH 2:1 SLOPE
8. 5'-0" WIDE ASPHALT PATHWAY
9. 6'-0" WIDE CONCRETE PATHWAY
10. 5'-0" WIDE CONCRETE PATHWAY
11. START OF VINYL FENCE LINE ON PROPERTY LINE, SEE DETAIL 4/L1.07.
12. TRANSITION TO WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
13. END OF WROUGHT IRON FENCE, SEE DETAIL 1/L1.07.
14. WROUGHT IRON FENCE GATE, SEE DETAIL 3/L1.07.
15. 3" DEPTH OF 3/4" MINUS GRAVEL, (FUTURE PATHWAY - 16' EASEMENT)
16. AREA FOR FUTURE CONSTRUCTION OF PHASE 2, AREA TO REMAIN AS LAWN UNTIL PHASE 2 COMPLETION.
17. WOODEN BRIDGE, BY OWNER
18. EXISTING OVERHEAD POWER LINES, ONLY CLASS I TREES PERMITTED
19. 3" CALIPER MITIGATION TREE
20. FUTURE PATHWAY GATE ACCESS

STAMP: PRELIMINARY NOT FOR CONSTRUCTION

DATE: 7/21/2025

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

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
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Boise, ID 83705
208.342.2999 Office
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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE EXHIBIT C
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AW

PROJECT NUMBER SBB 24-123

SHEET: L2.4

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS UNDERTAKEN FOR AND PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL RELATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:SMOKEDAW LOCATION:Z:\PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANNING PRINT DATE:7/21/2025 10:00 AM

W. MARIGOLD STREET

NEW 5' PATHWAY

STRIPED AND PAINTED CROSSWALK

Building A
6,804 s.f.
EXISTING OFFICE/ ADMINISTRATION

EXISTING OFFICE/ CLASSROOMS

Building B
25,939 s.f.
EXISTING OFFICE/ CLASSROOMS

LIMITS OF FUTURE CONSTRUCTION (ANTIOCH APARTMENTS)

PROPERTY BOUNDARY ANTIOCH APARTMENTS

MATCHLINE - SEE L1.01
MATCHLINE - SEE L1.04

PROPOSED ANTIOCH APARTMENTS

MATCHLINE - SEE L2.1
MATCHLINE - SEE L2.2

MATCHLINE - SEE L2.3

EXISTING JUNIPER SHRUBS

GROUPINGS OF EXISTING TREES ON ADJACENT PROPERTY. OVERHANG PREVENTS THEM FROM PLANTING TREES IN THESE AREAS.

EXISTING APARTMENTS/ CLASSROOMS

EXISTING OUTDOOR GATHERING SPACE WITH TABLES

COMMON AREA

Building C
14,311 s.f.

FUTURE APARTMENTS/ CLASSROOMS (FOUNDATION ONLY)

MAINTENANCE PARKING

EXISTING GYM AND CAFE
Building D
11,781 s.f.

EXISTING HORSE RIDE PITS

EXISTING STORAGE/ MAINTENANCE
Storage
2,187 s.f.

EXISTING GRAVEL MAINTENANCE YARD AREA

18' WIDE 3" DEPTH ROAD GRAVEL (FUTURE PATHWAY)

PEDESTRIAN ACCESS KEY:

- NEW 5' MIN. CONCRETE WALKWAY, SEE CIVIL
- EXISTING CONCRETE WALKWAYS AND STRIPED ACCESS ROUTES
- CROSSWALK STRIPING, SEE CIVIL.
- PROPERTY LINE (VERIFY)

PEDESTRIAN ACCESS PLAN

SCALE: 1" = 40'-0"

0' 40' 80' 120'

STAMP:

DATE: 7/21/2025

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208.342.2999 Office
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REVISIONS:

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PEDESTRIAN ACCESS PLAN
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

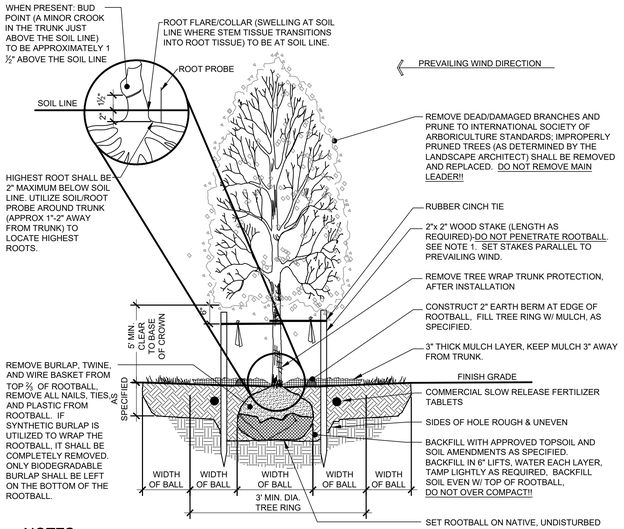
PROJECT NUMBER: SBB 24-123

SHEET: L3.0

DESIGN REVIEW

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL WAS PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

C:\USERS\MCKEOWN\ LOCATION\2-PROJECTS\PIVOT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDWG PRINT DATE:11/12/2025 10:00 AM

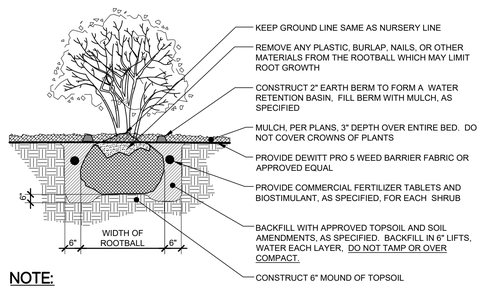


NOTES:

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

1 DECIDUOUS TREE PLANTING

NOT TO SCALE



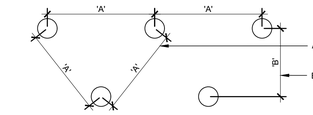
NOTE:

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

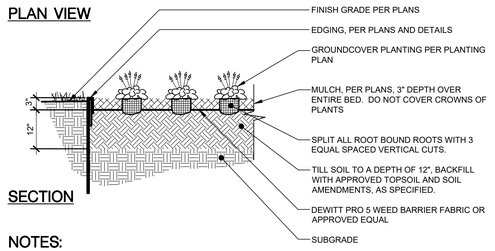
2 SHRUB PLANTING

NOT TO SCALE

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



PLAN VIEW



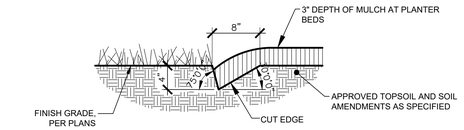
SECTION

NOTES:

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

3 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



4 PLANTER BED CUT EDGE

(TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE

STAMP:

DATE: 7/21/2025

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811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	9/16/2025	City Comments

LANDSCAPE DETAILS
BOISE BIBLE COLLEGE
W. MERIGOLD STREET, GARDEN CITY

DRAWN BY: JRB, SCM

CHECKED BY: JDR, AWJ

PROJECT NUMBER: SBB 24-123

SHEET: L4.0

DESIGN REVIEW

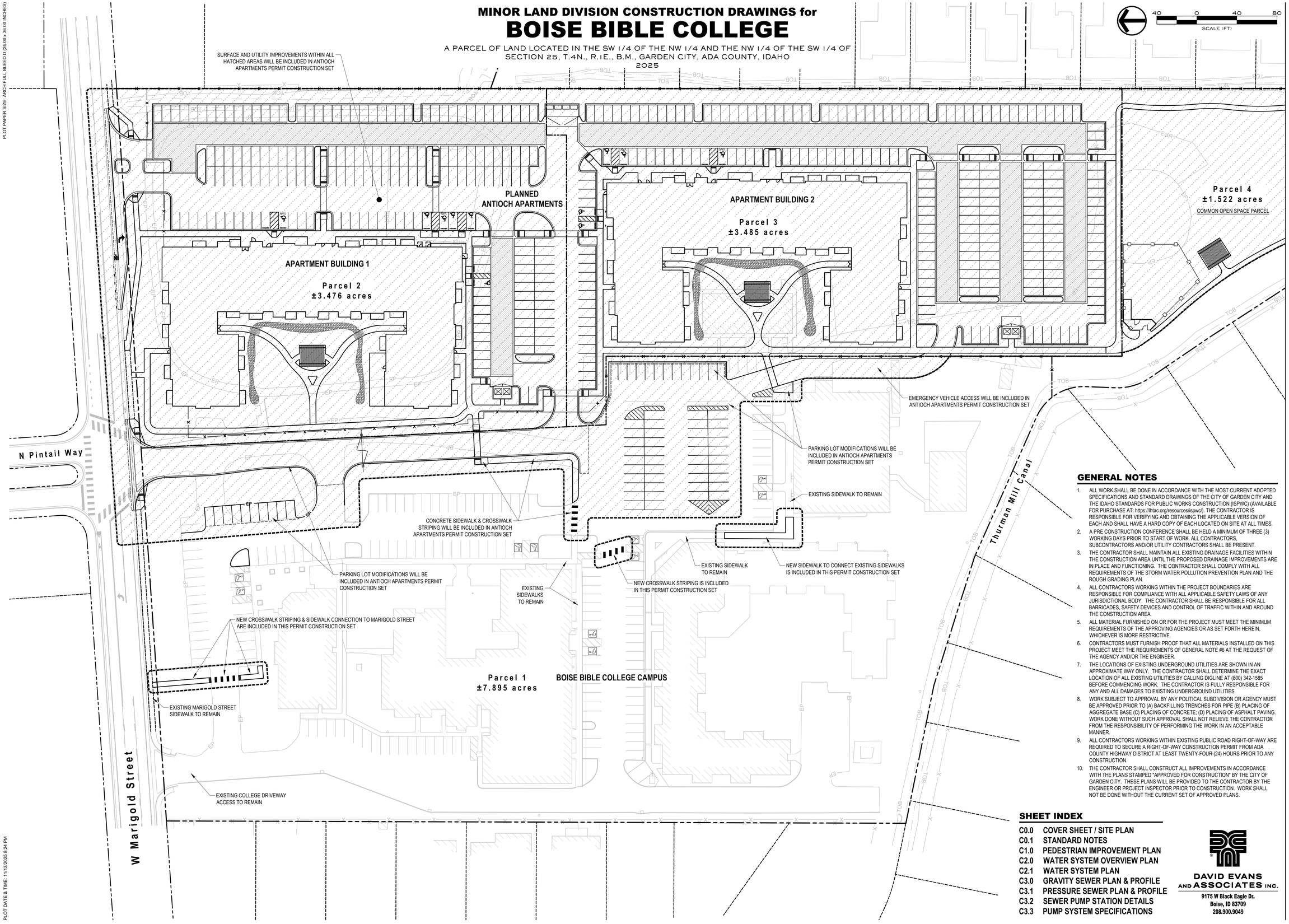
THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT

USER:SMCKEOWN L:\DATIONZ\PROJECTS\FIVDT NORTH ARCHITECTURE\24-123 BOISE BIBLE COLLEGE\CAD\SHEETS\24-123 EX-LANDSCAPE PLANDWG PRINT DATE:9/12/2025 9:09 AM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

MINOR LAND DIVISION CONSTRUCTION DRAWINGS for
BOISE BIBLE COLLEGE

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 25, T.4N., R.1E., B.M., GARDEN CITY, ADA COUNTY, IDAHO
2025



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC) (AVAILABLE FOR PURCHASE AT: https://lhtac.org/resources/ispwc/). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND OBTAINING THE APPLICABLE VERSION OF EACH AND SHALL HAVE A HARD COPY OF EACH LOCATED ON SITE AT ALL TIMES.
2. A PRE CONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS SHALL BE PRESENT.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE ROUGH GRADING PLAN.
4. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
5. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF GENERAL NOTE #6 AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
8. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE (B) PLACING OF AGGREGATE BASE (C) PLACING OF CONCRETE; (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
9. ALL CONTRACTORS WORKING WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ADA COUNTY HIGHWAY DISTRICT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
10. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED "APPROVED FOR CONSTRUCTION" BY THE CITY OF GARDEN CITY. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER OR PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.

SHEET INDEX

C0.0 COVER SHEET / SITE PLAN
C0.1 STANDARD NOTES
C1.0 PEDESTRIAN IMPROVEMENT PLAN
C2.0 WATER SYSTEM OVERVIEW PLAN
C2.1 WATER SYSTEM PLAN
C3.0 GRAVITY SEWER PLAN & PROFILE
C3.1 PRESSURE SEWER PLAN & PROFILE
C3.2 SEWER PUMP STATION DETAILS
C3.3 PUMP SYSTEM SPECIFICATIONS

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

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△	Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Cover Sheet / Site Plan

Sheet Number
C0.0

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/13/2025 8:24 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

Garden City
Standard Construction Notes for Projects That Contain Public Water, Public Sewer, Non-ACHD Drainage, Private Roads and/or Permeable Pavers

August 2022

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 comply with the Storm Water Pollution Prevention Plan (SWPPP) for this project. The RP is responsible to file a Notice of Intent (NOI) to construct with 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 2020 edition of the Idaho Standards for Public Works Construction (ISPWC), unless specifically modified by these construction documents.

4. The contractor, all applicable sub-contractors, developer/owner, utility company representatives, a Garden City Department of Public Works representative and an Ada County Highway District representative shall attend a pre-construction conference prior to commencement of construction.

5. The contractor shall obtain a construction permit from the Ada County Highway District at least 24 hours prior to commencing construction of any of the improvements shown hereon located within public right-of-way.

6. Construction inspection shall be performed by the project engineer, the Ada County Highway District and/or the Garden City Department of Public Works. Inspection by the Garden City Department of Public Works will be for Department purposes only to spot check work compliance with the city's requirements. It is the project engineer's responsibility to assure compliance with the project plans and specifications.

7. The contractor shall verify site conditions and dimensions prior to beginning work. Any deviations, omissions or errors shall be presented to the project engineer for resolution. Any changes to the plans and specifications shall be submitted to and approved by the Garden City Department of Public Works prior to implementation of the change. Said change may also need to be submitted to the Idaho Department of Environmental Quality for approval.

8. The contractor shall contact Digline (811) and other appropriate utility providers for utility locations at least 72 hours prior to beginning any excavation.

9. Any waters created by dewatering shall not be permitted to directly discharge to any existing surface water facility. Prior to discharging to waters of the state of Idaho, the contractor shall secure a short-term activity exemption from the applicable regional office of the Idaho Department of Environmental Quality.

10. Horizontal and vertical separation of potable and non-potable pipelines shall meet the requirements of ISPWC Section 405 and ISPWC Drawing No. 407.

Sanitary Sewer Notes

11. All sewer pipe and fittings with cover greater than 3 feet, shall be Polyvinyl Chloride (PVC) conforming to the requirements of ASTM D-3034, SDR-35 for sizes 4-inch through 15-inch; ASTM F-679, SDR-35, T-1 wall for sizes 18-inch through 27-inch; or ASTM F-794, T-46 for sizes 18-inch through 36-inch. The minimum cover for all PVC sewer lines shall be 3 feet. Sewer pipe and fittings with cover less than 3 feet shall be Ductile Iron (DI) conforming to ANSI A-21.51 or AWWA C-151, minimum Class 50.

12. Sanitary sewer manholes shall be constructed of reinforced precast concrete per the ISPWC with a maximum of 12 inches of concrete grade rings, a 24-inch diameter cast iron ring and cover and a concrete collar per ISPWC drawings SD-501, SD-505, SD-507, SD-508, SD-509. Manholes shall not have steps. The sewer contractor shall field verify that no more than 12–inches of grade rings are necessary to adjust the manhole to final grade. Grade rings, ring and covers shall be provided by the sewer contractor. Manhole cones shall be eccentric for all manholes 4 feet and deeper. The vertical wall of the cone shall be placed upstream and rotated 45°. Concentric cones shall be used for manholes less than 4 feet deep.

13. Manufactured compression boots shall be used in manholes where pipelines enter and leave the manhole.

14. Sewer service lines shall be ISPWC type "A" or "B" and constructed and marked per ISPWC Drawing SD-511A. Services shall not be deeper than 5 feet at the property line, unless specifically approved by the city. Services shall extend horizontally 10 feet beyond the property line. Service lines shall include an inspection cleanout placed directly adjacent to and inside public street right-of-way or the sewer easement line. The cleanout shall conform to SD-506A & SD-506B (bolt down cover option) with the riser being the same size as the service line.

15. Service line connections to new mainlines shall use a full-service tee. Service line connections to existing mainlines that are concrete or a concrete derivative shall use a tapping saddle. Service connections to existing mainlines that are not concrete or a concrete derivative shall use an Inserta-Tee or a prior approved equal.

16. All sewer mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select ¾-inch maximum crushed gravel chips. All bedding shall be thoroughly shovel-sliced under the pipe.

17. Groundwater levels shall be maintained below the trench bottom at all times during construction. Groundwater shall not be permitted to enter the pipeline system during construction. As soon as possible the contractor shall install a removable watertight plug in the new pipeline at the point of connection to the existing sewer system.

18. Sewers shall be cleaned and tested after all utilities are installed and prior to paving. Material cleaned from the construction shall not be permitted to discharge to the downstream receiving pipeline. All installed sewer pipes shall be tested in accordance with Division 500 of the ISPWC. A representative of the city must be present must observe the testing. Mainline pipeline testing shall include air pressure, deflection and closed-circuit television (CCTV) visual inspection. Service line testing shall include air pressure and closed-circuit television (CCTV). The CCTV report shall be in the form of a VHS videotape or DVD and a written log. Manholes shall be vacuum or hydrostatically tested for leakage. The sewer system shall not accept any flows until the city issues an initial acceptance of the system.

19. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Waterline Notes

20. All water mains shall be Polyvinyl Chloride (PVC) conforming to the requirements of AWWA C-900, Class 235, DR-18. All fittings shall be mechanical joint or flanged ductile iron conforming to the requirements of AWWA C-110. All plastic pipe shall be installed with a #12 direct burial tracer wire placed along the north and east side of the main. The tracer wire will not be extended up in to or along valve boxes, but shall continue along the mainline, uninterrupted. Minimum burial depths for water mains shall be 4 feet from finish grade to the top of the pipe.

21. Individual or dual water service connections 1-inch or smaller shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the Garden City standard drawing. Service pipelines shall be a minimum 1-inch, unless otherwise noted.

22. Individual water service connections larger than 1-inch shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the ISPWC SD-402. Service pipelines shall be a minimum 2-inch, unless otherwise noted.

23. Water valves shall be resilient-seat gate valves conforming to AWWA C-509 or AWWA C-515. All water valves shall be installed with a standard 5-1/4 inch diameter, two piece adjustable cast iron valve box, Tyler/Union series 6855, or equal. The cast iron cover shall be marked with the word "Water" as an integral part of the cover.

24. Fire hydrants shall conform to AWWA C-502 and ISPWC Drawing SD-404. The pumper nozzle outlet shall be equipped with a "Storz" adapter.

25. All water mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select ¾-inch maximum crushed gravel chips for water mains and 3/8-inch maximum crushed gravel chips for service lines. All bedding shall be thoroughly shovel-sliced under the pipe.

26. All installed water lines shall be tested for leakage in accordance with Section 401.3.6 of the ISPWC following installation of all utilities and prior to paving. Each meter setter shall be opened to be sure that the service corporation stop is open and the service is functional prior to paving. A representative of the city must be present must observe the testing. All installed water lines shall be flushed, disinfected and tested for bacteria in accordance with Section 401.3.9 of the ISPWC. The water system shall not be opened to the city system until the city issues an initial acceptance of the system.

27. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Drainage Notes

Not applicable to this project

28. All inspections shall require a 24-hour notice prior to the requested inspection time. Call the inspection hot line at 208-472-2920.

Not applicable to this project

29. Prior to any earthwork a 24-hour notice to begin construction is required. Call Inspection hot line at 208-472-2920.

30. Drainage inspections shall be conducted at any given time or upon request, during construction, verifying compliance with the city requirements and construction activities are followed as per the approved plans.

31. All drainage construction observations must be performed by the applicant's design engineer.
    a) Submit to the Garden City Environmental Division the following documentation prior signature of the city on a final subdivision plat or prior to the final inspection for a Certificate of Occupancy, whichever occurs first:
        i) The design engineer's drainage construction observation reports.
        ii) A signed, written statement from the design engineer that all drainage structures and appurtenances were constructed in accordance to the approved plans.

32. The drainage system and any filter fabric shall not be covered prior to inspection. Call the inspection hot line at 208-472-2920.

33. The size and location of the drainage system shall correspond with the approved drainage system plan and shall be inspected.

34. Final inspection of the storm drainage system shall be conducted following the paving and final landscaping.

35. All drainage conveyance access points shall be stenciled or marked with identifying statement for the public "Do Not Dump – System Drains to Groundwater" or "River", whichever is relevant to the system disposal design.

36. Traffic rated manhole lids shall be used.

37. All parking lot grades shall be at least 1% for asphaltic-concrete and 0.4% for concrete.

Roadway Construction Notes

38. Manhole grade rings, cast iron rings and covers shall be provided by the sewer contractor. The road contractor shall install the sewer grade rings, cast iron rings, covers and concrete collars to finish grade. Water valve boxes and covers shall be provided by the water contractor. The road contractor shall install the water valve boxes covers and concrete collars to finish grade.

Permeable Paver Notes (when applicable)

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.

Not applicable to this project

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.

⚠ POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION OF POTABLE WATER LINES (i.e. CITY DOMESTIC WATER SYSTEM) & NON-POTABLE WATER LINE (i.e. SANITARY SEWER, STORM DRAIN, AND IRRIGATION) SHALL BE A MINIMUM OF TEN (10) FEET.
2. FULL COMPLIANCE WITH SECTION 430 OF IDAPA 58.01.16 OF THE IDAHO WASTEWATER RULES MUST BE FOLLOWED WHEN IT IS NECESSARY FOR NON-POTABLE MAINS OR SERVICES (SANITARY SEWER, STORM DRAIN, AND IRRIGATION) TO CROSS POTABLE WATER MAINS OR SERVICES AND THE NON-POTABLE LINE IS LESS THAN EIGHTEEN (18) INCHES ABOVE OR BELOW THE POTABLE LINE. THE MINIMUM REQUIREMENTS ARE, BUT NOT LIMITED TO: THE NON-POTABLE LINE SHALL BE CONSTRUCTED OF MATERIALS CONFORMING TO WATER MAIN STANDARDS, FOR A DISTANCE OF TEN (10) FEET ON BOTH SIDES OF THE WATER LINE; OR THE NON-POTABLE OR POTABLE PIPELINE SHALL BE SLEEVED WITH POTABLE WATER CLASS PIPE FOR TEN (10) FEET EITHER SIDE OF THE CROSSING.
3. SEE ISPWC STD DWG No. SD-407 FOR ADDITIONAL INFORMATION.

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

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

△	Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY

11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

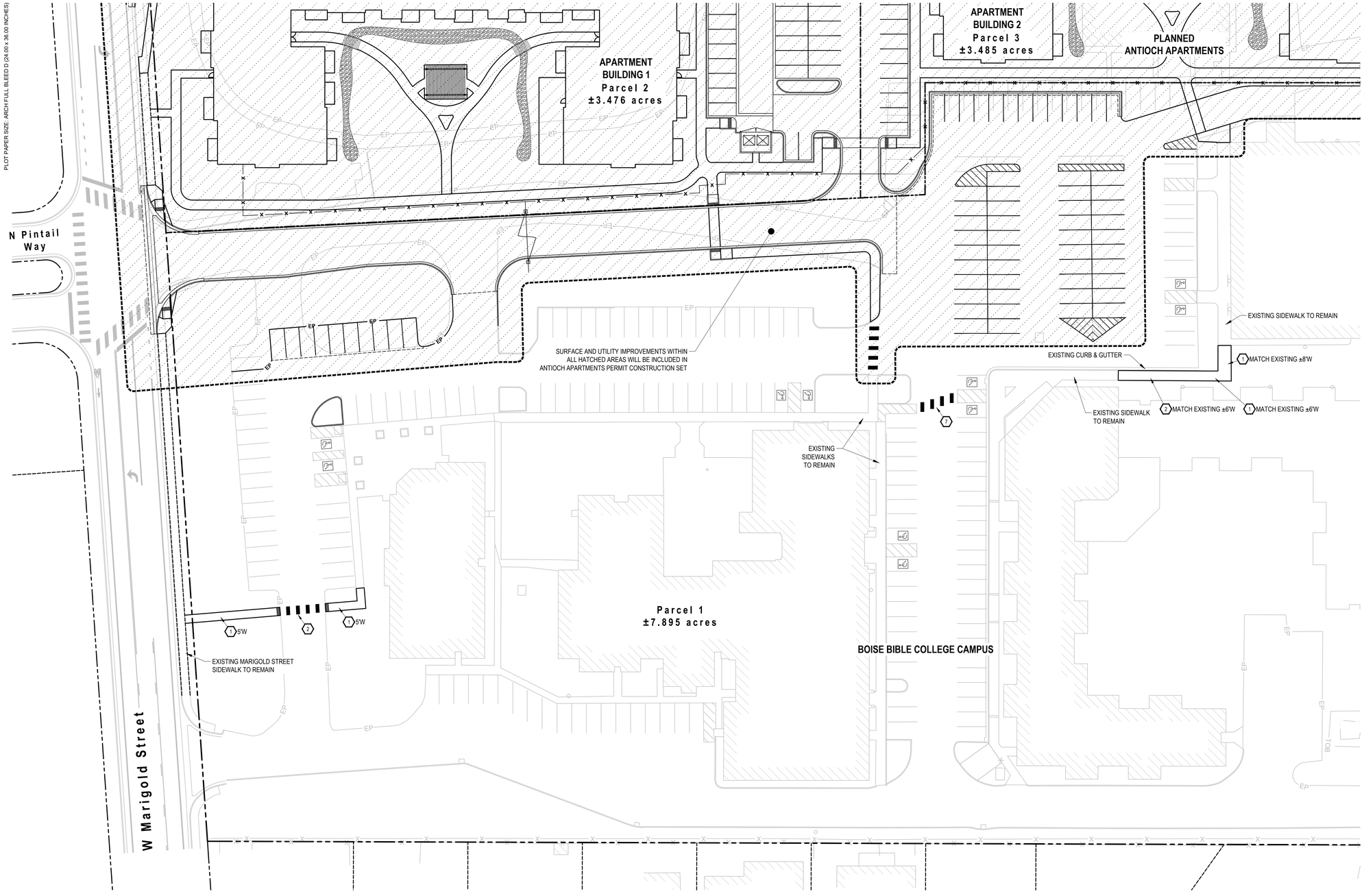
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Standard Notes

Sheet Number
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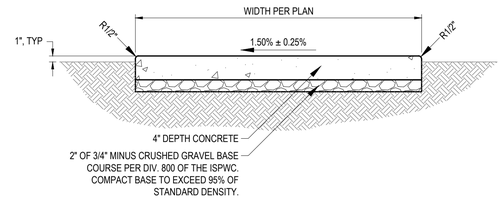


GENERAL GRADING NOTES

1. ADA PEDESTRIAN RAMPS SHALL NOT EXCEED 8.33% (1:12) LONGITUDINAL SLOPE. ADA WALKS SHALL NOT EXCEED 5.0% (1:20) LONGITUDINAL SLOPE AND 2.0% (1/4"/FT) CROSS SLOPE. NO TOLERANCES WILL BE ALLOWED.
2. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS ABOVE AND BELOW GROUND REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS WORK INCLUDES CLEARING AND GRUBBING, WHICH INCLUDES CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS AND/OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND OTHER MATERIAL NOT SUITABLE FOR THE FOUNDATION OF PAVEMENTS AND OTHER STRUCTURES. ALL MATERIAL NOT SUITABLE FOR USE ON-SITE SHALL BE DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. ALSO REFER TO THE PROJECT GEOTECHNICAL REPORT.
3. OBSERVATIONS, APPROVAL AND FINAL ACCEPTANCE OF ALL GRADING (OUTSIDE THE PUBLIC RIGHT-OF-WAY) SHALL BE BY THE ENGINEER OF RECORD, AND THEIR DECISION SHALL BE FINAL. SUCH INSPECTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.

SITE IMPROVEMENT KEYNOTES

1. SITE CONCRETE SIDEWALK PER DETAIL 1/C1.0, WIDTH PER PLAN. SEE GRADING NOTE #1 REGARDING ALLOWABLE LONGITUDINAL AND CROSS SLOPES.
2. 24"-WIDE X 5'-LENGTH WHITE PAINT LADDER STYLE CROSSWALK, 48" TYPICAL SPACING.



SITE CONCRETE SIDEWALK (1)
SCALE: NOT TO SCALE

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208.900.9049

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

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PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
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Project No.	R221201
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Sheet Title

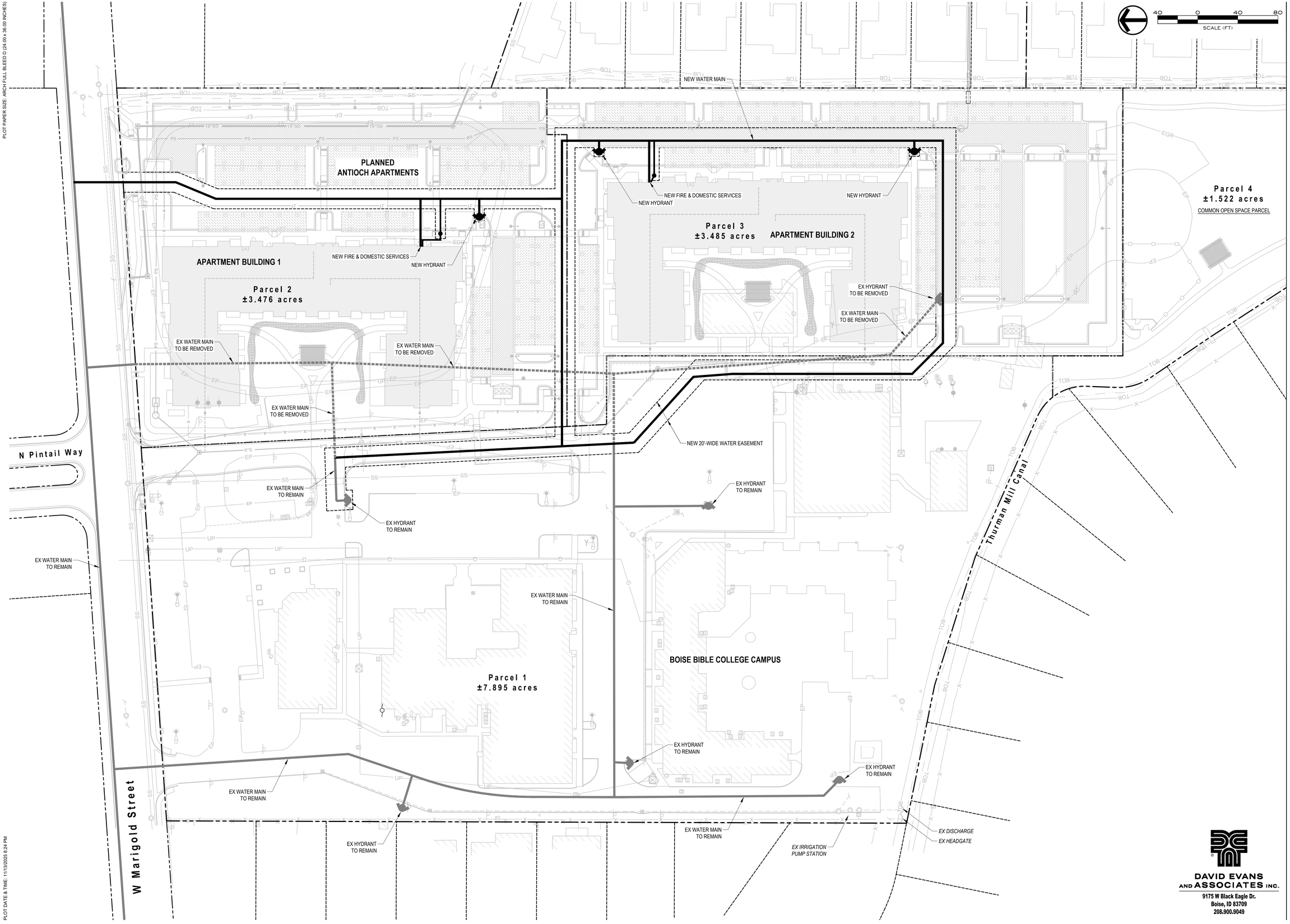
Pedestrian Improvement Plan

Sheet Number

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PLOT DATE & TIME: 11/13/2025 8:24 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)



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Project No.	R221201
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Sheet Title

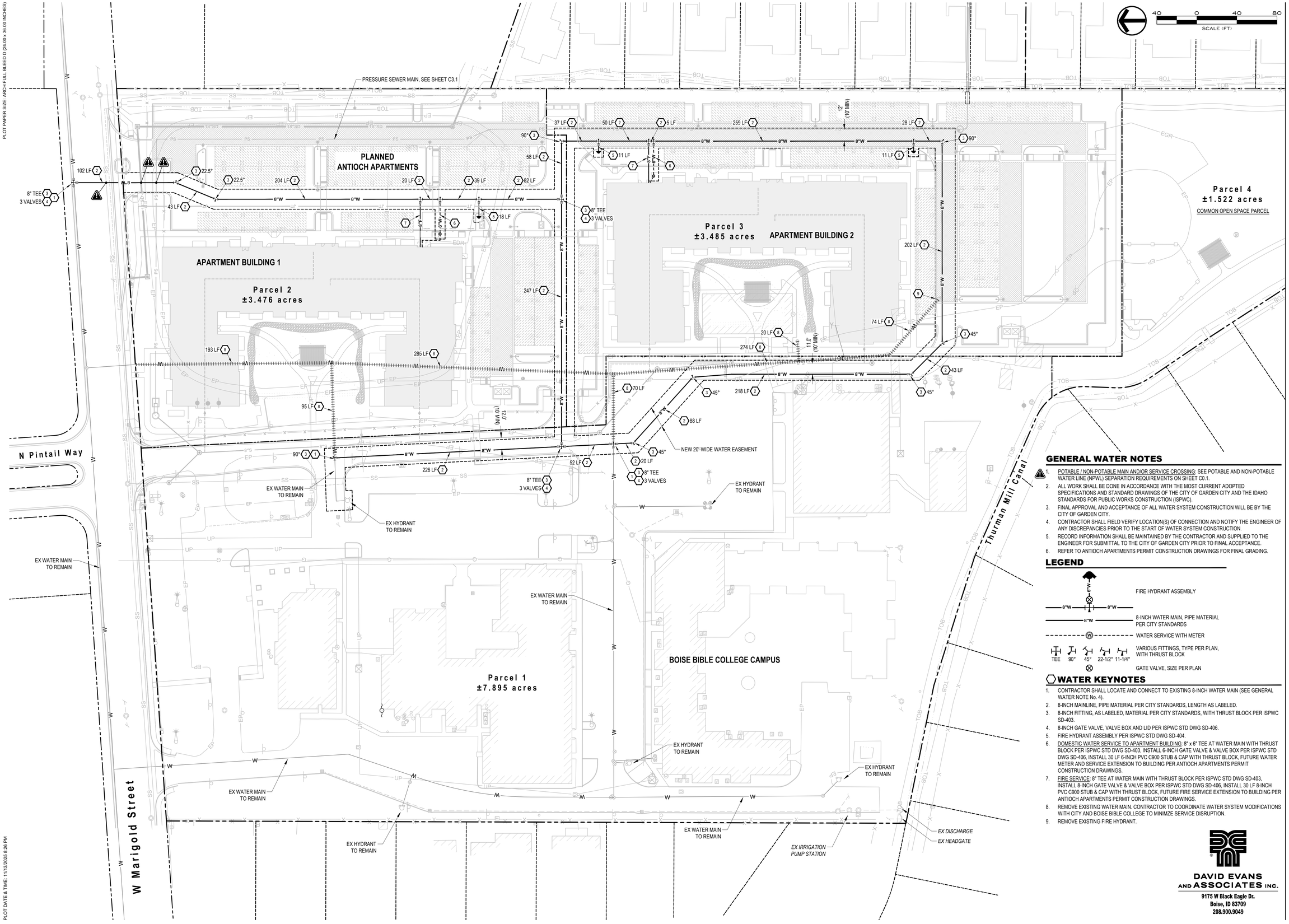
Water System Overview Plan

Sheet Number
C2.0

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Boise, ID 83709
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FILE NAME: R221201 PLAN SHEETS.DWG
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GENERAL WATER NOTES

1. POTABLE / NON-POTABLE MAIN AND/OR SERVICE CROSSING: SEE POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS ON SHEET C0.1.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL WATER SYSTEM CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION(S) OF CONNECTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF WATER SYSTEM CONSTRUCTION.
5. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.
6. REFER TO ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS FOR FINAL GRADING.

LEGEND

- FIRE HYDRANT ASSEMBLY
- 8-INCH WATER MAIN, PIPE MATERIAL PER CITY STANDARDS
- WATER SERVICE WITH METER
- VARIOUS FITTINGS, TYPE PER PLAN, WITH THRUST BLOCK (TEE, 90°, 45°, 22-1/2°, 11-1/4°)
- GATE VALVE, SIZE PER PLAN

WATER KEYNOTES

1. CONTRACTOR SHALL LOCATE AND CONNECT TO EXISTING 8-INCH WATER MAIN (SEE GENERAL WATER NOTE No. 4).
2. 8-INCH MAINLINE, PIPE MATERIAL PER CITY STANDARDS, LENGTH AS LABELED.
3. 8-INCH FITTING, AS LABELED, MATERIAL PER CITY STANDARDS, WITH THRUST BLOCK PER ISPWC SD-403.
4. 8-INCH GATE VALVE, VALVE BOX AND LID PER ISPWC STD DWG SD-406.
5. FIRE HYDRANT ASSEMBLY PER ISPWC STD DWG SD-404.
6. DOMESTIC WATER SERVICE TO APARTMENT BUILDING: 8" x 6" TEE AT WATER MAIN WITH THRUST BLOCK PER ISPWC STD DWG SD-403, INSTALL 6-INCH GATE VALVE & VALVE BOX PER ISPWC STD DWG SD-406, INSTALL 30 LF 6-INCH PVC C900 STUB & CAP WITH THRUST BLOCK, FUTURE WATER METER AND SERVICE EXTENSION TO BUILDING PER ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS.
7. FIRE SERVICE: 8" TEE AT WATER MAIN WITH THRUST BLOCK PER ISPWC STD DWG SD-403, INSTALL 8-INCH GATE VALVE & VALVE BOX PER ISPWC STD DWG SD-406, INSTALL 30 LF 8-INCH PVC C900 STUB & CAP WITH THRUST BLOCK, FUTURE FIRE SERVICE EXTENSION TO BUILDING PER ANTIOCH APARTMENTS PERMIT CONSTRUCTION DRAWINGS.
8. REMOVE EXISTING WATER MAIN. CONTRACTOR TO COORDINATE WATER SYSTEM MODIFICATIONS WITH CITY AND BOISE BIBLE COLLEGE TO MINIMZE SERVICE DISRUPTION.
9. REMOVE EXISTING FIRE HYDRANT.

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PACIFIC WEST COMMUNITIES

Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

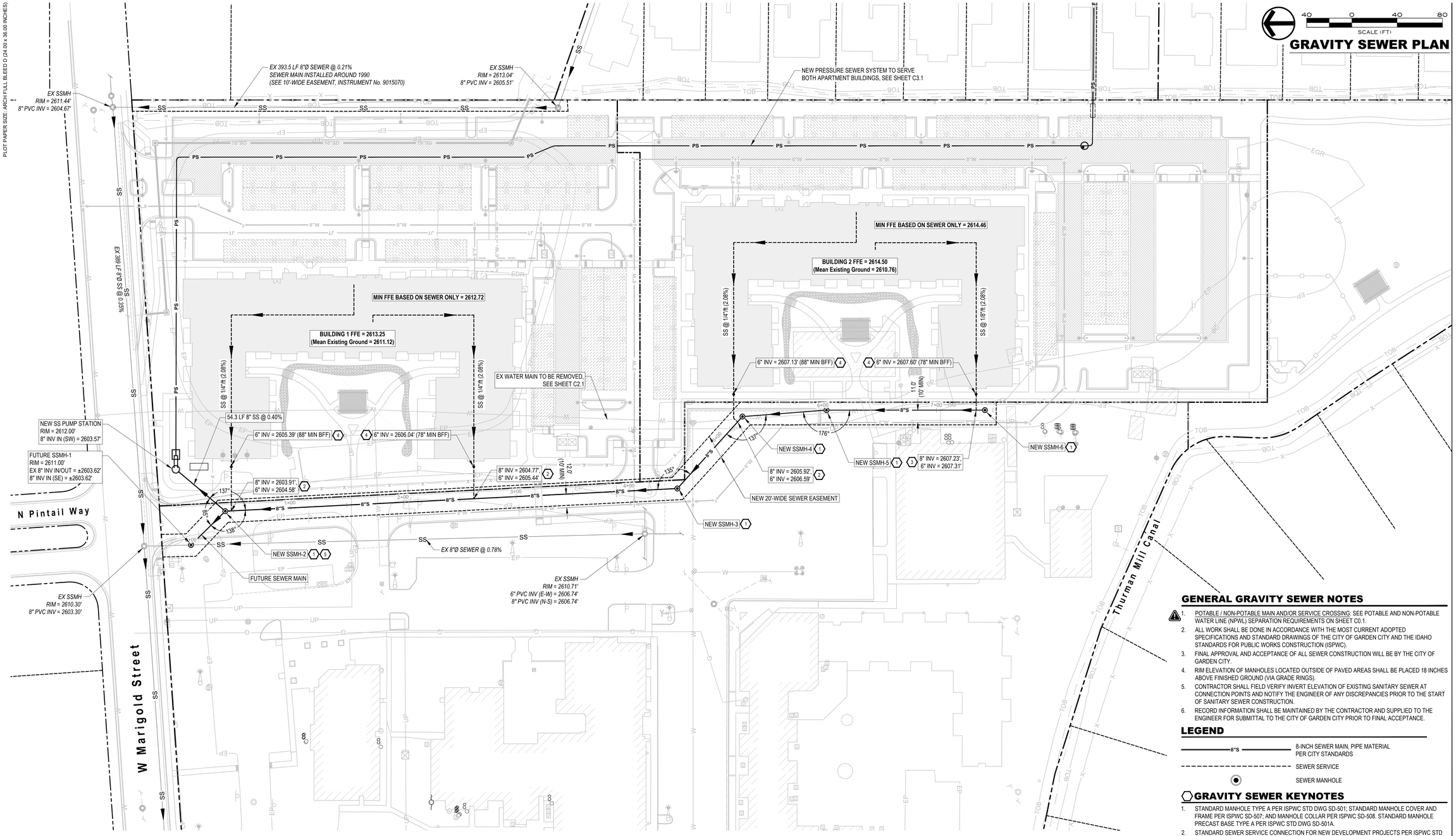
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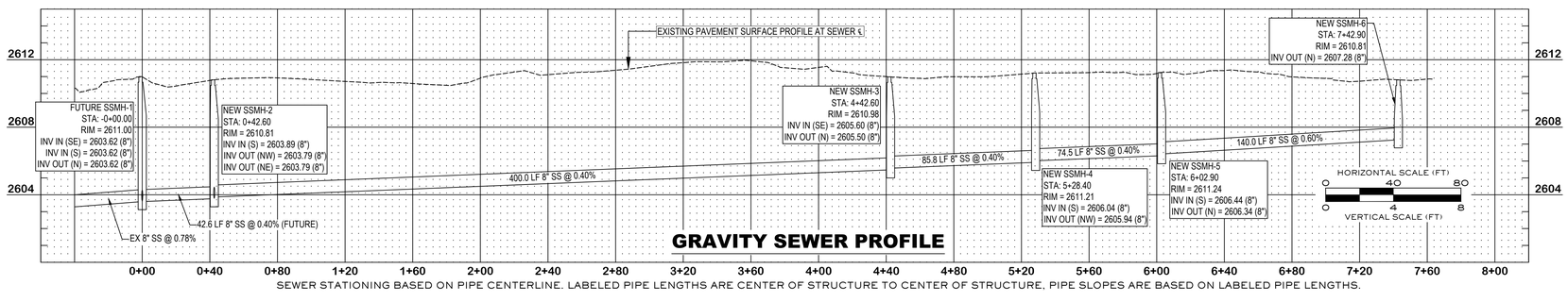
Water System Plan

Sheet Number
C2.1

FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/13/2025 8:26 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)





40 0 40 80
SCALE (FT)

GRAVITY SEWER PLAN

GENERAL GRAVITY SEWER NOTES

1. POTABLE / NON-POTABLE MAIN AND/OR SERVICE CROSSING: SEE POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS ON SHEET C0.1.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. RIM ELEVATION OF MANHOLES LOCATED OUTSIDE OF PAVED AREAS SHALL BE PLACED 18 INCHES ABOVE FINISHED GROUND (VIA GRADE RINGS).
5. CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER AT CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
6. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.

LEGEND

- 8"S — 8-INCH SEWER MAIN, PIPE MATERIAL PER CITY STANDARDS
- SEWER SERVICE
- SEWER MANHOLE

GRAVITY SEWER KEYNOTES

1. STANDARD MANHOLE TYPE A PER ISPWC STD DWG SD-501; STANDARD MANHOLE COVER AND FRAME PER ISPWC SD-507; AND MANHOLE COLLAR PER ISPWC SD-508. STANDARD MANHOLE PRECAST BASE TYPE A PER ISPWC STD DWG SD-501A.
2. STANDARD SEWER SERVICE CONNECTION FOR NEW DEVELOPMENT PROJECTS PER ISPWC STD DWG SD-511A.
3. STANDARD SEWER SERVICE LINE TYPE "C" PER ISPWC STD DWG SD-511.
4. EXTEND 6-INCH PVC ASTM D3034, SDR 35 TO BUILDING POINT OF CONNECTION (POC) OR STUB LOCATION PER PLAN. COORDINATE BUILDING POINT OF CONNECTION & MINIMUM DEPTH BELOW FINISHED FLOOR WITH ANTIOCH APARTMENTS PLUMBING PLANS. SEWER STUB(S) TO BE MARKED PER ISPWC STD DWG SD-512 & SHALL REMAIN IN PLACE DURING CONSTRUCTION AND FOR FINAL INSPECTION.
5. MANHOLE PRECAST BASE (PER KEYNOTE No. 1 ABOVE) SHALL INCLUDE 8-INCH CHANNELING AND BLOCK-OUT FOR FUTURE GRAVITY CONNECTION TO NORTHWEST. CHANNEL SHALL BE FILLED WITH WEAK GROUT THAT CAN BE EASILY REMOVED IN THE FUTURE (UPON DECOMMISSIONING OF SEWER PUMP STATION).

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

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

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Gravity Sewer Plan & Profile

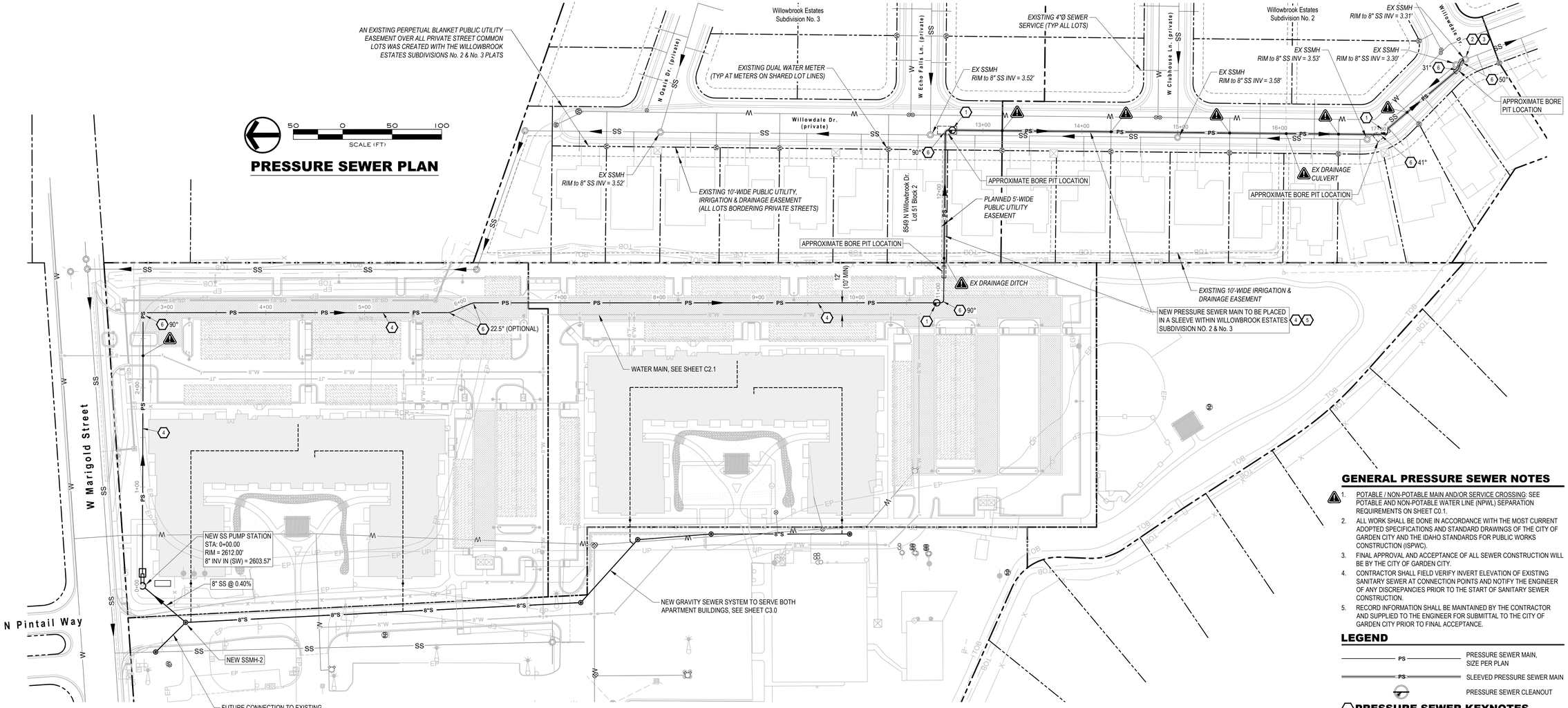
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FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/13/2025 8:27 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

PRESSURE SEWER PLAN

SCALE (FT): 50 0 50 100



GENERAL PRESSURE SEWER NOTES

1. POTABLE / NON-POTABLE MAIN AND/OR SERVICE CROSSING: SEE POTABLE AND NON-POTABLE WATER LINE (NPWL) SEPARATION REQUIREMENTS ON SHEET C0.1.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF GARDEN CITY AND THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC).
3. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY THE CITY OF GARDEN CITY.
4. CONTRACTOR SHALL FIELD VERIFY INVERT ELEVATION OF EXISTING SANITARY SEWER AT CONNECTION POINTS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO THE START OF SANITARY SEWER CONSTRUCTION.
5. RECORD INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR AND SUPPLIED TO THE ENGINEER FOR SUBMITTAL TO THE CITY OF GARDEN CITY PRIOR TO FINAL ACCEPTANCE.

LEGEND

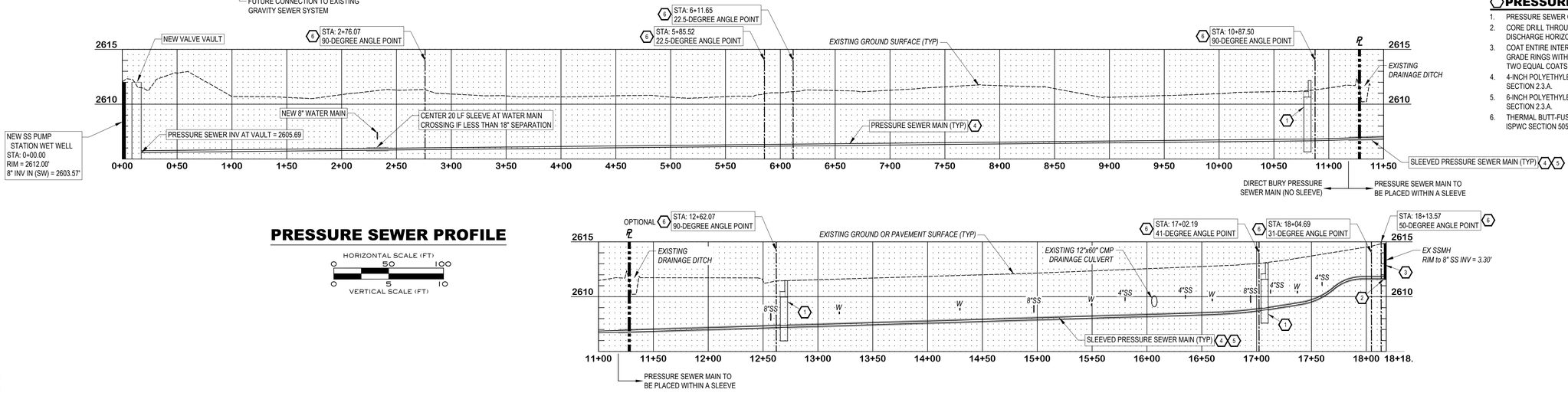
- PS — PRESSURE SEWER MAIN, SIZE PER PLAN
- PS — SLEEVED PRESSURE SEWER MAIN
- PRESSURE SEWER CLEANOUT

PRESSURE SEWER KEYNOTES

1. PRESSURE SEWER CLEANOUT PER ISPWC SD-515
2. CORE DRILL THROUGH SIDE WALL. PRESSURE SEWER MAIN TO DISCHARGE HORIZONTALLY TO EXISTING SEWER MANHOLE CHANNEL.
3. COAT ENTIRE INTERIOR CONCRETE SURFACE OF MANHOLE AND ANY GRADE RINGS WITH A TOTAL OF 80 MILS OF SPRAYED "SPRAYROQ" IN TWO EQUAL COATS.
4. 4-INCH POLYETHYLENE (PE) PIPE FORCE MAIN PER ISPWC SECTION 505, SECTION 2.3.A.
5. 6-INCH POLYETHYLENE (PE) PIPE SLEEVE PER ISPWC SECTION 505, SECTION 2.3.A.
6. THERMAL BUTT-FUSED WELDED POLYETHYLENE (PE) PIPE FITTING PER ISPWC SECTION 505, SECTION 2.3.A, ANGLE PER PLAN.

PRESSURE SEWER PROFILE

HORIZONTAL SCALE (FT): 0 50 100
VERTICAL SCALE (FT): 0 5 10



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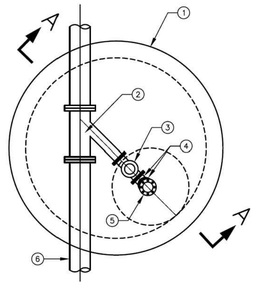
Pressure Sewer Plan & Profile

Sheet Number
C3.1

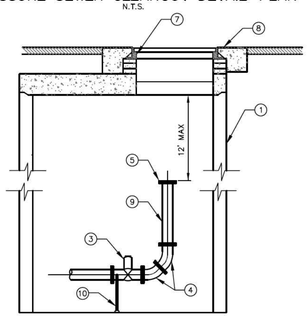
DAVID EVANS AND ASSOCIATES INC.
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PRESSURE SEWER CLEANOUT DETAIL—PLAN
N.T.S.



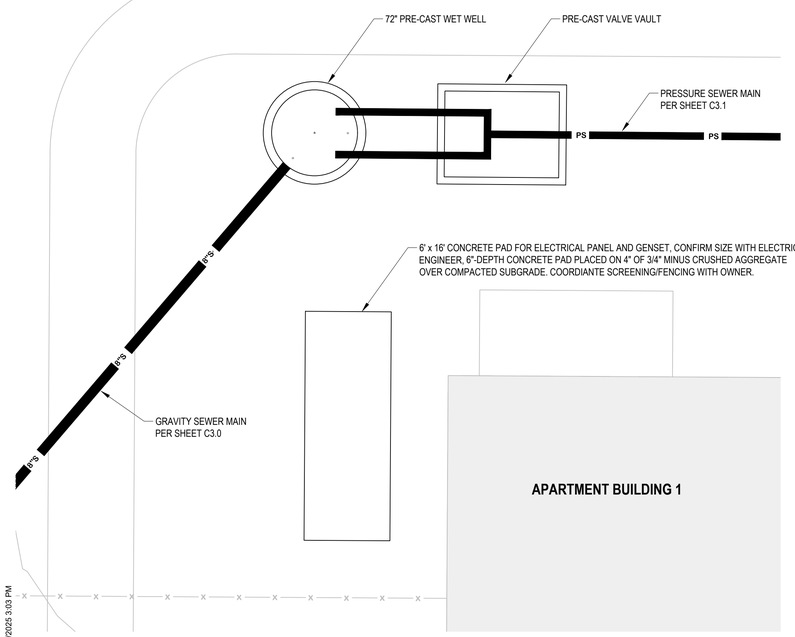
PRESSURE SEWER CLEANOUT DETAIL—SECTION A—A
N.T.S.

LEGEND

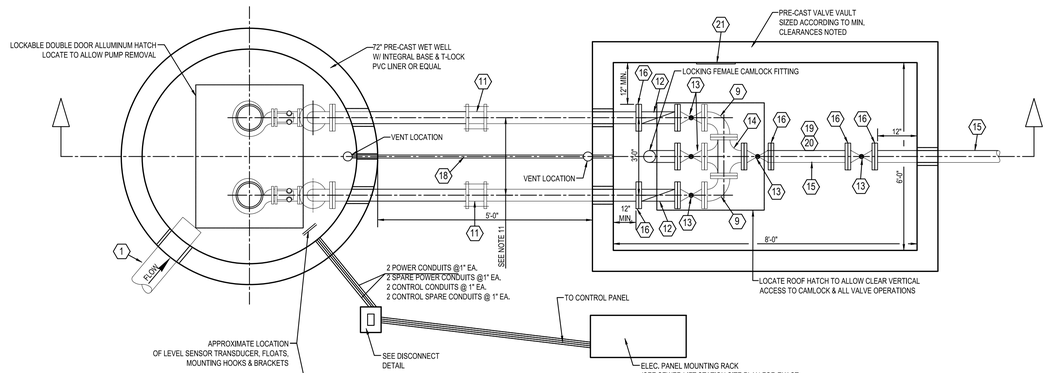
1. 6'—0"ø PRECAST CONCRETE MANHOLE.
2. "X"x4" MJxMJxFLG 45° WYE W/RESTRAINT.
3. 4" PLUG VALVE FLGxFLG.
4. 4" 45° FLGxFLG ELBOW.
5. 4" BLIND FLANGE.
6. "X" PRESSURE SEWER.
7. STANDARD MANHOLE RING AND COVER.
8. FINISHED GRADE.
9. 4" FLGxFLG DI SPOOL.
10. PIPE SUPPORT.

2020

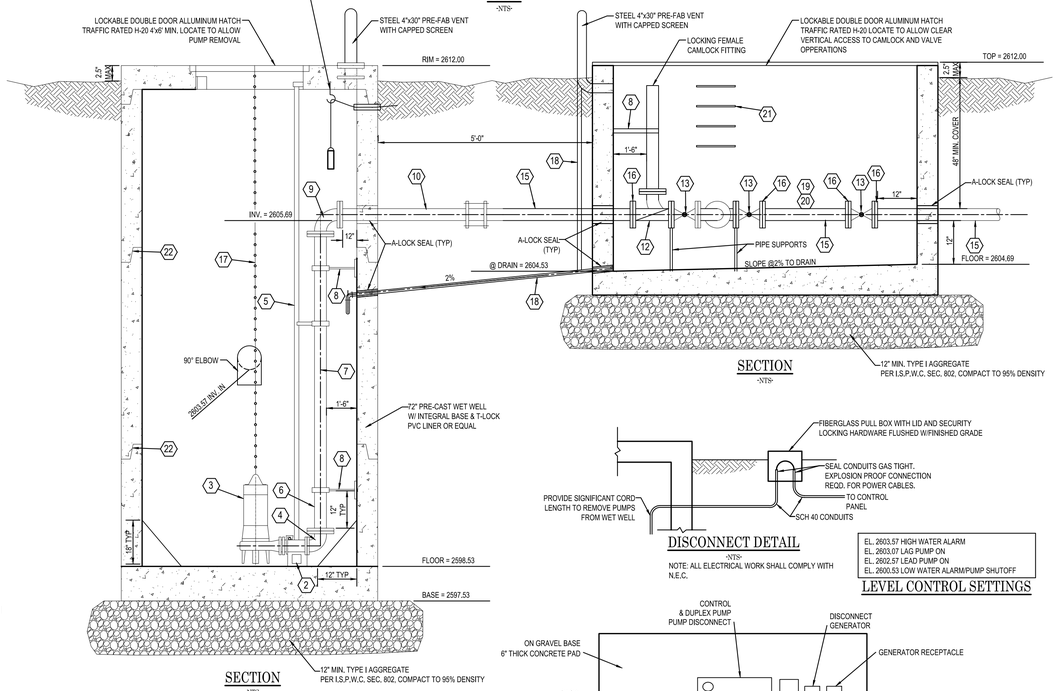
IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION	PRESSURE SEWER CLEANOUT	STANDARD DRAWING NO. SD—515



PUMP STATION PLAN



WET WELL & DUPLEX PUMP STATION PLAN
-NTS-



SECTION
-NTS-

DISCONNECT DETAIL
-NTS-
NOTE: ALL ELECTRICAL WORK SHALL COMPLY WITH N.E.C.

LEVEL CONTROL SETTINGS
EL. 2603.57 HIGH WATER ALARM
EL. 2603.07 LAG PUMP ON
EL. 2602.57 LEAD PUMP ON
EL. 2600.53 LOW WATER ALARM/PUMP SHUTOFF

GENERAL ELECTRICAL LAYOUT
-NTS-

ELECTRICAL LAYOUT NOTES:
1. PANEL COMPONENT LOCATIONS AND SIZES VARIES.
2. PANEL MOUNTING RACK AND CONCRETE PAD ARE SIZED ACCORDING TO THE ACTUAL SIZE OF THE PANELS.
3. METER BASE AND MAIN SERVICE ENTRANCE RATED DISCONNECT ARE LOCATED IN BUILDING. COORDINATE WITH ARCHITECT.

EQUIPMENT LIST:
ALL FITTINGS ARE AWWA DUCTILE IRON UNLESS OTHERWISE NOTED.

1. GRAVITY SEWER INLET PIPE.
2. BASE FOR DISCHARGE ELBOW. ANCHOR BASE TO WET WELL FLOOR.
3. DUPLEX SUBMERSIBLE PUMP (2 PUMPS) WITH SOFT START.
4. DISCHARGE ASSEMBLY.
5. STAINLESS STEEL GUIDE RAIL AND SUPPORT (ONE PER PUMP).
6. ECCENTRIC CONE (FL x FL), AS NEEDED.
7. SPOOL (FL x FL).
8. STAINLESS STEEL SUPPORT.
9. LONG RADIUS ELBOW (FL x FL).
10. SPOOL (FL x PE).
11. COUPLING ADAPTER. USE ROMAC STYLE RC501 OR EQUAL, AS NEEDED.
12. CHECK VALVE (FL x FL).
13. PLUG VALVE (FL x FL).
14. CROSS (FL x FL).
15. SPOOL (PE x PE).
16. FLANGE ADAPTER BY EBAA IRON SERIES 1000 OR EQUAL.
17. STAINLESS STEEL LIFTING CHAIN ASSEMBLY.
18. 2-INCH SCHEDULE 80 PVC VAULT DRAIN WITH BALL VALVE AND CURB STOP VALVE BOX AT FINISHED GRADE.
19. FUTURE SPOOL, AS NEEDED.
20. FLOW METER, AS REQUIRED. ELECTROMAGNETIC FLOW METER BY KROHNE "OPTIFLUX 2000" OR EQUIVALENT. UNIT SHALL BE EQUIPPED WITH KROHNE "OPTIFLUX IFC 300" SIGNAL CONVERTER.
21. PLASTIC COATED STEPS PER ISPWC SD-509. INSTALL STEPS DIRECTLY BELOW ACCESS HATCH.
22. INTERIOR OF WET WELL SHALL BE LINED WITH "T-LOCK" OR EQUAL. SECTIONS SHALL BE JOINT WITH "VULKEM" AND MASTIC WRAP TO PROVIDE 100% WATER TIGHT.

GENERAL NOTES

1. VALVE VAULT IS APPROXIMATELY 6'W x 8'L AND SIZED ACCORDING TO CLEARANCES NOTED.
2. SEE SEWER LIFT STATION SITE PLAN FOR ACTUAL LOCATION.
3. ALL DUCTILE IRON FITTINGS ARE AWWA C110 UNLESS OTHERWISE NOTED.
4. ALL DUCTILE IRON PIPE ARE AWWA C151 UNLESS OTHERWISE NOTED.
5. MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST OF THE ISPWC, SECTION 505 FOR PRESSURE SEWERS.
6. ALL PIPE PENETRATIONS THROUGH WET WELL WALL SHALL BE WATERTIGHT. SEALOFFS ON THE PANEL SIDE ARE REQUIRED ON ALL CONDUITS LEAVING THE WET WELL.
7. INSTALL PUMP GUIDE RAILS AND SUPPORTS TO WET WELL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL ANCHOR BOLTS AND SHIMS SHALL BE STAINLESS STEEL.
9. ALL METAL IN WET WELL SHALL BE STAINLESS STEEL.
10. ALL VAULTS AND WET WELL SHALL BE WATERTIGHT WITH HS-20 RATED LOADING.
11. FORCE MAIN SEPARATION DETERMINED BY VALVE VAULT ASSEMBLY. COORDINATE WITH PUMP RAIL MANUFACTURER FOR REQUIRED SEPARATIONS OF PUMP AND GUIDE RAIL.
12. CONTRACTOR SHALL DETERMINE ZIZE OF VAULTS REQUIRED TO ACHIEVE MINIMUM CLEARANCES SHOWN, BASED ON SPECIFIC COMPONENTS FURNISHED AND INSTALLED.
13. BELOW GRADE PVC CONDUITS SHALL BE USED OUTSIDE OF VAULTS FOR BRANCH CIRCUITS, LIFT STATION SITE ELECTRICAL, TELEMETRY, AND AUXILARY CIRCUITS. CONDUITS SHALL BE UL LISTED AND SHALL BE IN ACCORDANCE WITH NEC AND NEMA STANDARDS.
14. IF A PERMANENT POWER AND WATER SOURCE IS NOT AVAILABLE, CONTRACTOR SHALL PROVIDE A TEMPORARY POWER AND WATER AS NEEDED FOR TESTING OF NEW LIFT STATION.
15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SPECS TO GAIN APPROVAL FROM THE ENGINEER PRIOR CONSTRUCTION.
16. PUMPS, CONTROLS, PIPING, GUIDE RAILS, ACCESS COVER AND RELATED ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS.
17. ALL CONCRETE SHALL HAVE A 28 DAYS MINIMUM STRENGTH OF 2,500 PSI
18. LIGHTING SHALL BE MOUNTED ON A 15 FOOT POLE ADJACENT TO THE CONTROL PANEL AND SHALL BE OPERATED BY A WEATHER-PROOF MANUAL ONE WAY SWITCH. EXACT LOCATION TO BE DETERMINED.
19. PROVIDE A FROST-FREE YARD HYDRANT INSIDE THE PUMP STATION.
20. SEE PUMP STATION ELECTRICAL PLANS FOR LINE DIAGRAM, CONDUCTOR SIZING, CONTROL LAYOUT, TRANSFER SWITCH, DISCONNECT DETAILS, AND OTHER ELECTRICAL COMPONENTS.

ELECTRICAL PANEL AND CONTROL NOTES

1. PANEL EXTERIOR SHALL BE 12 GA. H.D. GALV. STEEL. PANEL INTERIOR SHALL BE 14 GA. COLD ROLLED STEEL ELECTRICALLY WELDED AND REINFORCED WHERE REQUIRED.
2. PANEL CONSTRUCTION SHALL BE NEMA 3R RATED, RAINTIGHT AND DUSTTIGHT.
3. ALL NUTS, SCREWS AND HINGES SHALL BE STAINLESS STEEL.
4. NUTS, BOLTS AND SCREWS SHALL NOT BE VISIBLE FROM OUTSIDE OF PEDESTAL.
5. PHENOLIC NAMEPLATES ARE REQUIRED ON PANELS.
6. CONTROL WIRING SHALL BE MARKED BOTH ENDS BY PERMANENT WIRE MARKER.
7. A PLASTIC COVERED WIRING DIAGRAM SHALL BE ATTACHED TO THE BACKSIDE OF THE PANEL FRONT DOOR.
8. PANEL ENCLOSURE SHALL BE FACTORY WIRED AND CONFORM TO THE REQUIRED NEMA STANDARDS.
9. STUB-OUT 2 EACH, 1" SCH. 40 CONDUITS FOR FUTURE FLOW METER.
10. COORDINATE WITH IPC TO PROVIDE POWER HOOK-UP AND METERING.
11. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST EDITION OF THE NEC, STATE CODES, AND BE U.L. LISTED.
12. PANEL SHALL BE 3-POINT PAD LOCKABLE LATCHES.
13. PROVIDE AN AUXILIARY POWER GENERATOR RECEPTACLE AND A AUTOMATIC TRANSFER SWITCH FOR A PERMANENT POWER GENERATOR HOOK-UP IN CASE OF EMERGENCY OPERATION.
14. ULTRASONIC LEVEL SENSOR SHALL BE MILTRONICS MULTIRANGER OR EQUAL.
15. SEE GENERAL ELECTRICAL LAYOUT FOR PANEL COMPONENT LOCATIONS.

EMEGENCY OPERATION NOTES

1. EMERGENCY PERMANENT POWER GENERATOR SHALL HAVE SUFFICIENT CAPACITY TO START-UP AND MAINTAIN THE TOTAL RATED RUNNING CAPACITY OF THE STATION. A LICENSED OPERATOR SHALL COORDINATE WITH ELECTRICAL ENGINEER AND PUMP MANUFACTURER FOR REQUIRED RATING.

ALARM AND TELEMETRY NOTES

1. PROVIDE REMOTE ALARM TRANSMISSION TO A LICENSED OPERATOR AS WELL AS AUDIO-VISUAL ALARMS ACTIVATION WITH BACKUP POWER SOURCE FOR POWER FAILURE, PUMP FAILURE AND HIGH WATER LEVEL. COORDINATE WITH OWNER FOR DIAL-OUT NUMBERS AND CONTACT INFORMATION OF A LICENSED OPERATOR.
2. ALARM AND TELEMETRY SYSTEM SHALL BE PROVEN TO FUNCTION AS REQUIRED, AFTER INSTALLATION AND BEFORE FINAL ACCEPTANCE BY THE OWNER.
3. PHONE LINE AND PEDESTAL FOR TELEMETRY SHALL BE PROVIDED FOR DIAL-UP ALARMS. COORDINATE WITH UTILITY COMPANY.

PUMP STATION DESIGN CONDITIONS

1. 4-INCH DIAMETER FORCE MAIN.
2. 127 GPM AT 34' TOTAL DYNAMIC HEAD (TDH).

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Sewer Pump Station Details

Sheet Number
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FILE NAME: R221201 PLAN SHEETS.DWG
PLOT DATE & TIME: 11/14/2025 3:03 PM

PLOT PAPER SIZE: ARCH FULL BLEED D (24.00 x 36.00 INCHES)

PART I GENERAL

SCOPE:
The contractor shall furnish and install one automatic sewage duplex pumping station. The station shall be completed with a valve vault and a wet well. Valves and fittings equipment are installed in a concrete valve vault. Duplex submersible pumps, motors, and pump removal equipment are installed in a concrete wet well. Vault and wet well come with traffic rated H-20, lockable double door aluminum hatch access lid. The principal items of equipment shall include a duplex system with two submersible, non-clog, motor driven sewage pumps and removal equipment; valves; internal piping & fittings; pump motor disconnect boxes; automatic central duplex pump controller panel; and all internal wiring.

SUBMITTALS:
Equipment submittals shall contain drawings that cover the station with equipment and electrical control schematic. The drawing shall be to scale and be specific to this project and illustrate the National Electrical Code (NEC) clearance. The submittals data for approval including the following items:

- Pump curves and motor performance data showing operation points, NPSH, curve, BHP and efficiencies.
- Pump and motor testing reports including pump testing procedures and protocol.
- Pump shop drawings showing pump dimensions, weights, materials of construction and assembly.
- Wet well and valve vault equipment layout shop drawings showing equipment placement and piping configurations.
- Control diagram and data drawings.
- Equipment Operation and Maintenance Manuals including installation guides, start-up procedures, equipment storage recommendations and part list.
- Written copies of manufacturer's warranties on specified products and equipment.

QUALITY ASSURANCE:
Inspect, test, adjust and operate pumps motors and all related components in accordance with the manufacturer's recommendations at the factory prior to shipment.

The contractor is hereby notified that responsibility for the complete and satisfactory operation or function of all equipment and materials, is definitely a part of this contract, regardless of the manufacturer's guarantee on any item furnished. It is the contractor's responsibility to place all equipment in operation, furnish all lubrication, packing and other accessories necessary for initial operation, and to see that proper operating and maintenance instructions are prepared and followed.

MAINTENANCE SERVICE:
Furnish service and maintenance of all supplied lift station components 18 months from date of delivery.

WARRANTY:
The manufacturer shall guarantee the duplex pumping system to be free from defects in materials and workmanship for a period of one year from the date of start-up or for a period of 18 months from the date of shipment. All consumable parts such as pump seals, filters, light bulbs, oil, grease, etc., shall be considered part of routine maintenance and shall not be covered under the terms of the manufacturer's warranty.

PERFORMANCE REQUIREMENTS:
Each sewage pump shall be capable of delivering 127 gallons per minute of raw, unscreened wastewater against a total dynamic pumping head of 34 feet. The pumps shall have a specified rated speed and specified rated horsepower. All openings and passages shall be large enough to permit passage of a 3-inch diameter sphere and any trash or stringy material that can pass through a 3" diameter collection system. The pumps shall have an approved pumping efficiency at the design conditions.

A complete sewage lift station including all necessary appurtenances is required for a fully operable system. All equipment shall be assembled, wired, and tested for operable before acceptance by the Owner.

PART II MATERIALS

PRE-APPROVED EQUIVALENT:
Contractors shall prepare their bid on basis of particular equipment and materials that are specified in the specifications and on the engineering drawings. Award of contract shall constitute contractual obligation to furnish specified equipment and materials unless the contractor desires to execute the following procedures:

- Alternate equipment shall be considered if a full submittal package (6 copies) on the pump station is furnished to the engineer 14 days prior to the bid date and approved by the engineer in writing. The submittals shall include detailed information on the pump station components and scaled drawings specific of the station chamber, pumps, piping, and electrical. Alternate manufacturers not submitted and approved by the engineer 14 days prior to the bid date will not be considered.
- After execution of contract, substitution of equipment of makes other than those named in the contract shall be considered for one reason only; the equipment proposed for substitution is superior in construction and/or efficiency to that named in the contract and that high quality, low maintenance and satisfactory service have been demonstrated by at least 15 years of service in sewage lift station installations or equivalent. Such substitution request of superior products shall only be at the engineer's determination.
- In the event the contractor obtains engineer's approval on equipment other than that which was specified, contractor shall, at his own expense, make any changes in structures, wet well, valve vault or piping necessary to accommodate equipment.
- It will be assumed that cost to contractor of proposed equipment to be substituted is less than that of the equipment in the contract, and if a substitution is approved, the contract price shall be reduced by an amount equal to savings.

MAIN LIFT PUMPS:
The pump station shall be equipped with two submersible non-clog type sewage pumps. Each pump shall have capacities as listed under PERFORMANCE REQUIREMENTS.

The lift pumps shall be manufactured by ABS or approved equal with 1-phase, 115/230 volt, 60-hertz power supply.

Pump volutes, impellers, suction elbows, and motor stands shall be cast of high-density cast iron. Pump bases may be either of cast iron or fabricated steel. Pump shafts shall be high-grade steel, protected in the seal area by stainless steel sleeves. These sleeves shall be field replaceable.

A double mechanical seal shall seal the pump shaft against leakage. This seal shall have carbon and ceramic faces with stainless steel metal parts. The seal shall be pressurized with water filtered from the pump discharge, to maintain a higher pressure inside the seal than in the pump case. The filter shall be corrosion resistant and shall screen out all solids larger than 50 microns.

Each pump shall be equipped with an enclosed, non-clog type, two ports, cast iron impeller, statically and dynamically balanced. The impeller shall be securely fastened to the steel shaft. Pumps shall have inspection hand holes in the volutes and the suction elbows.

Stainless steel nameplate shall be attached to the pump and motor providing the manufacturer's model and serial number, rated capacity, head, speed and pertinent data.

Each pump shall be mounted to a guide rail system. A guide rail system is a quick disconnect system which allows the pump to be removed from the wet well without disturbing the discharging piping. The guide rail base is anchored to the wet well floor and the discharge piping is attached to it. A coupling bracket is attached to the discharge flange of the pump and allows the pump to slide up and down a guide rail pipe when being removed and installed.

MOTORS:
Motor shall have specified horsepower, R.P.M., 1 phase, 60 hertz, 115/230 volt. Motors shall be NEMA Design B with Class B insulation, 40 degrees C ambient, and a 1.15 service factor. Motors shall be manufactured by nationally recognized manufacturers, and shall be available through local motor suppliers.

Each motor shall be supplied with a NEMA 1 115/230 volt, 1-phase disconnect switch. Each disconnect switch shall be non-fused pad lockable and meet UL and NEC requirements.

CERTIFIED PUMP TESTS:
The pumps shall be tested at the manufacturer's plant before shipment. The tests shall consist of checking the unit at the specified rated speed, capacity, efficiency, brake horsepower and at such other conditions of head and capacity to properly establish and provide a certified performance curve. The standards of the Hydraulic Institute shall govern the procedures and calculations for these tests. The tested pumps not using the Hydraulic Institute Standards will not be accepted.

PIPING, VALVES & FITTINGS:
The pump suction lines shall be 4-inch ductile iron pipe, terminating outside the wet well with plain ends. The discharge line from each pump shall include a 4-inch iron body, bronze mounted check valve (increasing swing check valves are not acceptable) and a 4-inch resilient wedge gate plug valve. The check valves shall have external levers and springs to allow for back flushing of the suction lines. The common discharge line shall be 4-inch ductile iron pipe and include setup for a future flow meter with isolation valve. The common discharge pipe shall be terminating outside the valve vault with a plain end.

The isolation valves used shall be a non-rising stem resilient wedge gate valve. The valve shall conform to the latest revision of AWWA Standard C-509 covering resilient seated gate valves. The wedge shall be of cast iron completely encapsulated (except for guide and stem nut areas) with polyurethane rubber. The polyurethane sealing rubber shall be permanently bonded to the cast iron wedge to meet ASTM tests for rubber to metal bond ASTM D429. Stems shall be cast bronze with integral collars. The stuffing box shall be the O-ring seal type with two rings located above thrust collar; the two rings shall be replaceable with valve fully open and subject to full rated working pressure. There shall be two low torque thrust bearings located above and below the stem collar. The stem nut shall be independent of wedge and shall be made of solid bronze. There shall be a smooth unobstructed waterway free of all pockets, cavities and depressions in the seat area.

The flanged check valves shall be of swing type and meet the material requirements of AWWA specifications C508. The valve shall be iron body, bronze mounted, single gate for non-shock working pressure of 175 psi and hydrostatically tested at double the working pressure. The valve shall be furnished with outside lever and spring or outside lever and weight. The check valves shall have a stainless steel hinge pin. The hinge pin shall operate in bronze support bearings.

Magnetic meters shall be flange connected and shall utilize the principle of electromagnetic induction to produce an output proportional to the fare of fluid flow. A set of pulsed DC, electrically powered coils shall generate magnetic fields in which in turns induces a voltage in the flowing fluid which then sensed by a pair of electrodes in contact with the fluid.

An adjustable mercury float switch shall be provided to sense a high water level condition in the wet well. The switch shall be connected to the pressure transducer and shall activate a contact to indicate the high water condition.

SPARE PARTS:
Spare parts shall be provided as per manufacturer's recommendations. One set of all specialty tools required for normal operation and maintenance shall be provided. All tools shall be furnished in a suitable steel tool chest. All spare parts shall be properly protected for long-term storage and packed in containers, which are clearly identified. The follow spare parts shall be provided:

- A complete spare double mechanical pump seal assemblies shall be provided with the pump station.
- A pump volute gasket and a seal water filter cone for each pump.
- Twelve-month supply of all required lubricants.

WIRING:
Wiring of the pump station shall be in accordance with the National Electrical Code (NEC). All internal wiring shall be run in conduit, and conduit shall be run up the wet well to receive power entrance and auxiliary wiring. An SLB fitting shall be provided on the inside of the tube, and shall terminate with a threaded nipple. The pump station interior shall be completely wired in the field, including power entrance wiring and external connections. The pump station shall be provided with a 120/240 volt, single-phase, 3-wire service by the utility company. The pumps shall be wired for 115/230 volt, 3-wire, single-phase power. Other miscellaneous loads such as controls, communications, maintenance outlets, lighting, etc. shall be wired for 120/240 volt, 3-wire, single-phase power.

The 120-volt electrical equipment shall be supplied with suitable lengths of 600 volt, #14 AWG 2-wire plus ground rubber covered cord, and shall plug directly into electrical outlets. These outlets shall be identified with engraved laminated plastic nameplates. One duplex outlet shall be provided on the side of the control panel for operation of 115-volt hand tools, lights, etc.

All wiring in the control panel shall be color-coded. All wiring from the control panel to the junction boxes adjacent to the served electrical equipment shall be in conduit. Short leads of flexible polyvinyl covered steel conduit, with compatible grounding fittings, shall be used between the junction boxes and the pump motors. All conduit and wires shall be adequately sized for the maximum anticipated loads. All conduits shall be neatly arranged and securely clamped to slotted steel channel, welded to the pump station structure.

CONTROL PANEL & SYSTEM:
The power distribution center and electrical controls shall be mounted in a common NEMA Type 1 fabricated steel enclosure. The enclosure shall have a full opening door, mounted on heavy piano hinges. Suitable type latching devices shall be provided on the door. Starters, breakers, relays, timers and wiring raceway shall be neatly arranged on a removable steel back plate. All circuit breaker operators, selector switches, indicating lights, and single phase items shall be mounted on or through die cut openings in the enclosure door. A duplex grounding type convenience outlet shall be mounted in die cut openings on the side of the enclosure, for operation of 120-volt devices. It shall not be necessary to open this enclosure, except for adjustment of controls. Additional enclosures may be used as necessary to meet power and control requirements.

Properly sized, heavy duty, molded case thermal-magnetic air circuit breakers shall be provided for branch circuit disconnect service and for over-current protection of all control, motor and auxiliary circuits.

The control panel shall conform to the National Electrical Code specifications and shall be UL listed and labeled in accordance with UL standard No. 508 for Industrial Control Panels. In accordance with U.L. procedures, a U.L. label shall be affixed to the control panel.

Properly sized open frame, across the line, NEMA rated magnetic motor starters shall be provided for the pump motors. Motor starters will be provided with these standard features; dual voltage, dual frequency coils, overload test feature, front removable auxiliary interlocks, straight through wiring with large silver cadmium contacts which are easily replaceable without removing starter from its mounted position. All NEMA rated starters will be provided with a solid state overload block which provides under voltage and overload protection, true phase loss protection; and trips within 3 seconds. Overload is self protected against short circuits, is self-powered and requires no hard wiring or separate power source. Starters will be U.L. listed 508 and CSA certified.

An automatic alternator shall be provided to change the sequence of operation of the pumps upon completion of each pumping cycle. The alternator shall be provided with an on/off switch. The alternator shall be Syrelec PJRS Alternator.

To protect the electrical system and equipment from damage due to excessive line surges caused by lightning or other circuit disturbances, a secondary surge arrester shall be supplied with the pump station controls. The arrester shall comply with ANSI standard C62.11-1987. The arrester shall be available in a one-pole, two-pole or three-pole version, and be suitable for both indoor and outdoor use. The arrester shall be permanently sealed in a LEXAN housing. The arrester shall have a maximum continuous operating voltage rating of 650 volts rms. The permissible line-to-line voltage of the system to which the arrester is applied depends on the circuit configuration, grounding, and voltage regulation. The secondary surge arrester shall be a SDSA1175 for single phase applications.

For water level indication in the dry well, a direct acting level float switch shall be provided. The level switch stem, float, mounting and other wetted accessories shall be all CPVC. The float switch shall have polyurethane foam resin body, encapsulating a mercury tube switch. The float switch shall be rated 20 amps at 115-volts with a type SJO power cord. The electrical termination shall be 18 gauge PVC jacketed lead wires. The sensor shall be supplied with a ¼" NPT connection, have an operating temperature of -40 degrees F to +180 degrees F and a PSI pressure maximum of 15. The switch shall be recognized under File #E45168.

Each check valve shall be supplied with a limit switch for pump fail indication. The limit switch be mounted on and activated by the external arm of the discharge check valve of each pump to detect failure of the pump to deliver normal operation flow. An auxiliary time delay relay shall be provided to provide an alarm signal and shut pump down when pump fail occurs.

Six-digit, non-resettable elapsed time meters shall be provided to record the running time of each pump motor. These devices shall be mounted in die cut openings in the enclosure door.

To control the operation of the sewage pumps, in response to variation in sewage level in the wet well, a solid state electronic pump control system shall be provided and installed in the duplex pump control panel. The multi-purpose level transmitter system shall be a microprocessor based echo-time measuring type providing an electronic output signal proportional to the level of material, space, volume, flow or differential as may be required. It shall consist of a transmitter and one transducer. The level transmitter shall be Siemens MultiRanger 200 or approved equivalent.

The operating principle shall be as follows: acoustic impulses emitted from an ultrasonic transducer are reflected back from the material surface and are received by the transducer. The transit time of pulse travel from the generation to echo is measured. The elapsed time is proportional to the distance between the transducer face and material surface.

The primary sensor shall be an acoustic transducer and shall contain a polarized Zirconium crystal with acoustic impedance matching face and transformer. The range of the transducer shall be 1 to 33 feet. The transducer shall be permanently mounted at the measuring site and shall be installed in accordance with the manufactures recommendations. The power to operate the transducer shall come solely from the transmitter over the signal interconnection cable.

The transmitter enclosure shall be a NEMA 4X polycarbonate, the power supply shall be 120 VAC@ 60HZ, the power consumption shall be 15 VAm. All parameters and commands shall be entered in a removable infrared keypad from outside the enclosure without opening the enclosure. The transmitter shall process all echoes from stored memory that is continually updated after echo enhancement. The echoes shall be processed comparing returns for largest echo, tallest echo spike and first echo returned. The patented Sonic Intelligence shall compare the various returns and select the echo with the greatest confidence factor. There shall be no internal potentiometers or switches used in programming or adjusting the transmitter.

The transmitter and transducer performance range shall be 1 to 33 feet: accuracy shall be +/- 0.25% or range or 2mm, whichever is greater; resolution shall be 0.1% of range: and the maximum separation between transmitter and transducer shall be 1200 feet. Indication display shall be a 4 digit LCD with 0.7-inch high characters. It shall also have individual alarm status lights. The level controller shall be a Siemens MultiRanger 200 with a Siemens Milltronics transducer.

The level control system shall operate the pumps as follows: Each pump shall have it's own individual start and stop set points. The lead pump shall be started when the liquid level in the wet well reaches a predetermined elevation. The lag pump shall be stared in parallel with the lead pump when the liquid level in the wet well reaches an elevation above the lead pump on elevation. Upon decrease in wet well level both the pumps shall be shut down simultaneously. Pumps shall then stop, allowing the wet well to refill to normal operating level. Normal pump control, as described above, shall restart. The lag start relay must be separated with dry contacts.

The level control system shall incorporate a backup/override float system. A high and low level float shall be provided above and below the programmed set points of the Level Controller. The floats shall be connected to intrinsically safe barriers. When the high level float is raised this shall call either pump to run. If the high level float remains on for thirty seconds, the lag pump shall be called. The pumps shall continue to run until the low level float is reached.

SCADA RTU CAPABILITY (FOR FUTURE USE):
Optional item for the Owner to provide a panel to be installed on the panel mounting frame by the contractor. The panel shall be setup for a future SCADA RTU. The panel is size is 24" tall by 24" wide by 7" deep).

The pump control panel shall have the following I/O contacts for future interface capability with the SCADA RTU:

- High wet well water alarm
- Lead pump failure
- Lead pump running
- Lag pump running
- Wet well levels
- Reserved slots for future use

FACTORY TEST:
The pumps shall be operationally tested at the manufacturer's plant before shipment. This test shall include capacity, head, amperage draw and R.P.M. checks at various points along the pump curve.

PART III WORKMANSHIP

INSTALLATION AND SERVICE INSTRUCTIONS:
Installation of the pumps and equipment shall be in accordance with the written installation instructions furnished by the manufacturers. In addition to these installation instructions, the manufacturers shall furnish six complete and detailed Operation and Maintenance manuals. These manuals shall cover the initial start-up, operating procedures, maintenance and servicing procedures on the major components in the pump station. Manuals shall be supplied directly to the contractor.

FIELD REPRESENTATIVE:
The manufacturer and supplier shall employ qualified competent field personnel to review the installation, testing and start-up of the lift station equipment. All testing shall perform by the installation contractor. As part of this installation contract, the services of a field representative supplying the pumping equipment and lift station shall supervise the installation and start-up of all the equipment. After installation and before start-up, the field representative shall realign all pumps and motor shafts with the manufacturer's specifications. The field representative shall remain on the job until each pump has operated satisfactorily.

LUBRICANTS:
The manufacturer shall furnish all necessary oils, lubricants, grease guns, or other necessary applicators and shall lubricate the mechanical equipment prior to initial operation. The grade of oil and grease furnished by the manufacturer shall be in accordance with the recommendation of the equipment manufacturer. The manufacturer shall supply a 12-month supply of each lubricant.

START-UP SERVICES:
The manufacturer shall provide the services of a factory-trained representative to assist the contractor with the initial start-up of the pump station. It shall be the responsibility of the contractor to inform all parties of this initial start-up, and to insure their attendance. The manufacturer's representative shall instruct all personnel attending the start-up in the correct and required operation, maintenance and service procedures for the pump station including motors and other lift station components.

The manufacturer's field representative shall analyze the complete pump and piping system and recommend such supports and modifications as necessary to eliminate harmonics and vibration in the system when operated over the operational speed range. Pump bases and foundations shown on the plans shall be modified and enlarged as necessary to provide adequate support and vibration control. A certified vibration test is required with a detailed report of results.

The manufacturer's field representative shall perform hydraulic testing for each pump verifying performance on the pump curve. Data shall include flow measurement and discharge pressure at three different operation points for each pump.

PUMP OPERATION:
Starting from a low wet well and neither pump operating, the pump operation sequence shall be as follows:

- When the wet well rises to a preset lead pump "ON" level, an electrical signal provides power to the controller causing the lead pump to turn on
- If the capacity of the lead pump is greater than the flow into the wet well, as the wet well level continues to drop
- If the flow into the wet well increases beyond the capacity of the lead pump operating alone at maximum speed, a high level electrical signal shall start the lag pump which shall pump up to full speed
- Both pumps operating will then pump the wet well down to the pumps "OFF" level, stopping both pumps and completing the pumping cycle. This process will repeat itself as the wet well liquid level rises.

RENNISON DESIGN
2025 E RIVERSIDE DRIVE, SUITE 200
EAGLE, IDAHO 83616

Minor Land Division Construction Drawings for:

Boise Bible College

8695 W Marigold Street, Garden City, Idaho

PACIFIC WEST COMMUNITIES

Description	Date

PROFESSIONAL ENGINEER REGISTERED 12645 STATE OF IDAHO BRYAN APPLEBY
11/14/2025

Drawing Set Issued for:
CITY PERMIT

Project No.	R221201
Issued Date	14 NOV 2025
Drawn by	BEA

Sheet Title

Pump System Specifications

Sheet Number
C3.3

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

FILE NAME: R221201 PLAN SHEETS.DWG
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