

Shoemaker Donnelly Storage

From: Steve Thiessen

Sent: Monday, November 28, 2022 4:18 PM

To: Cynda Herrick

Cc: Jeffery Hatch

Subject: Re: Shoemaker Donnelly Storage

Good afternoon Cynda,

I have attached the revised drawings for the hearing and some additional docs. Please let us know if you have any questions.

Thank you,

Steve

Steve Thiessen, Architectural drafter

Hatch Design Architecture

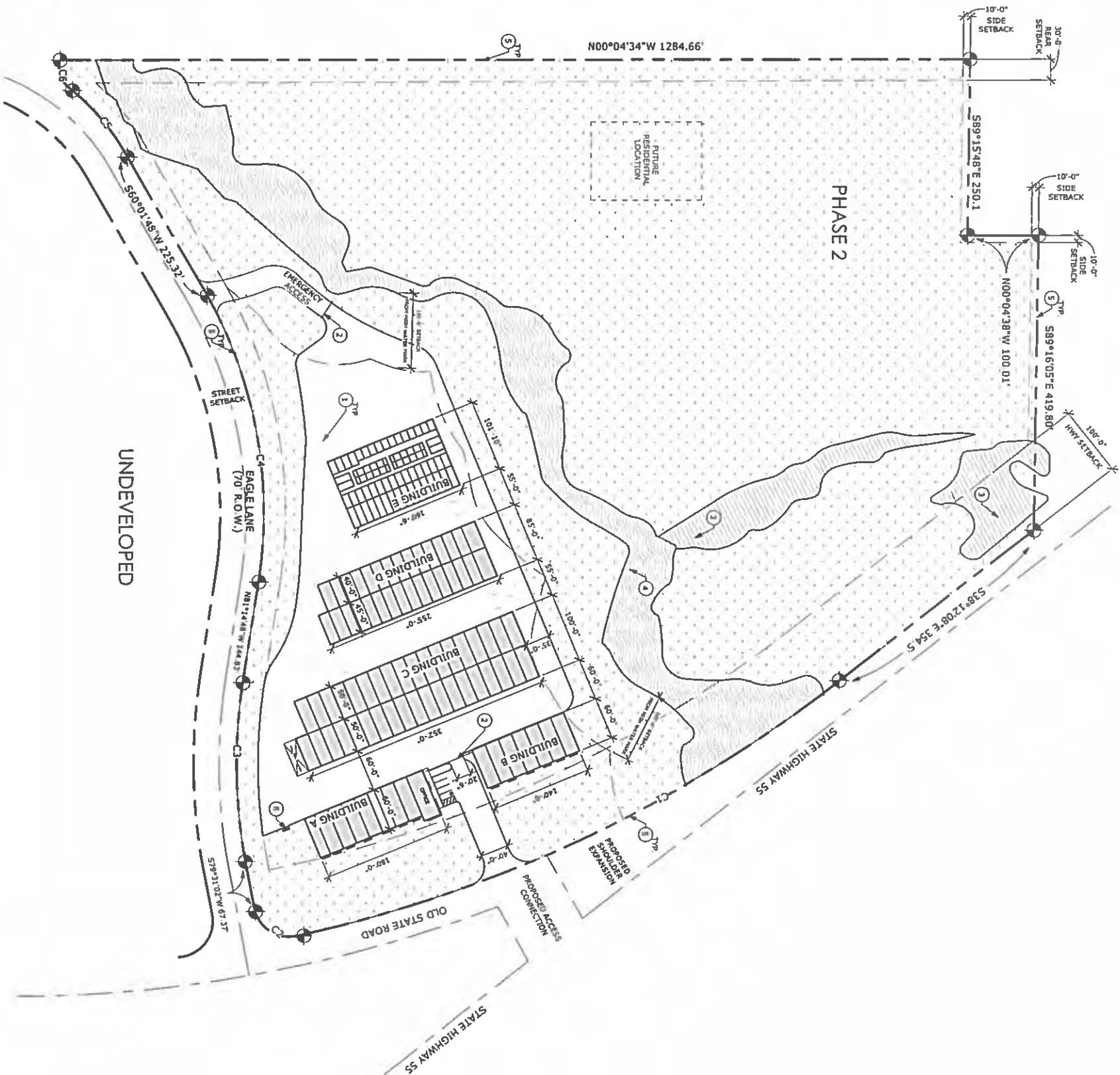
200 West 36th Street

Boise, ID 83714



PLOT PLAN

SCALE: 1" = 60'-0"



CURVE TABLE	
MARK	CHORD
C1	S25°14.38'E 841.79'
C2	S49°21.31'W 124.07'
C3	S79°23.50'W 421.04'
C4	S89°08.07'W 255.63'
C5	S33°36.56'W 71.81'
C6	S73°29.17'W 35.95'

SITE RECAP

ZONING: MULTIPLE USE
TOTAL PROJECT SITE: RP16NDSE157408 26.967 acres 1,175,518 SF
PROPOSED BUILDING FOOTPRINT: 12,001 SF

BUILDING A 8,401 SF
BUILDING B 34,275 SF
BUILDING C 21,075 SF
BUILDING D 16,344 SF
BUILDING E 92,094 SF
TOTAL

LOT COVERAGE:

PROPOSED 903 SF 0.1%
PROPOSED 34,275 SF 2.7%
IMPERVIOUS 177,264 SF 13.8%
PROPOSED

LANDSCAPE

EXISTING 860,017 SF 67.0%
VEGETATION 84,464 SF 6.6%
PROPOSED 480 SF 0.0%
PROPOSED 311 SF 0.0%
PROPOSED 32,201 SF 2.5%
PROPOSED 93,063 SF 7.3%
NET LOT AREA 1,282,978 SF 100.0%

SETBACKS:

FRONT (HWY 55) - 100'-0"
REAR - 30'-0"
SIDE - 10'-0"
STREET (EAGLE LN) - 30'-0"

PARKING:

REQUIRED: OFFICE - 1 SPACE PER 250 SF
1200 SF / 250 SF = 5 SPACES
HC ACCESSIBLE - 1 SPACE

PROVIDED: HC ACCESSIBLE 1 OF 1 SPACES
STANDARD 5 OF 5 SPACES
TOTAL 6 OF 6 SPACES

GENERAL NOTES

A. PROPOSED POWER FROM OLD STATE ROAD.

KEYNOTE

#	DESCRIPTION
1	Fire Turn Radius, 28' Interior Radius and 48' Exterior Radius
2	Lite Arm Access Gate, See Detail XXXX
3	Approximate Wetland Area, Per Wetland Delineation Report
4	Approximate Stream and Adjacent Wetland Area, Per Wetland Delineation Report
5	Property Boundary Line
6	Dump Station, See Civil Drawings

SHOEMAKER - DONNELLY
STORAGE

HWY 55 VALLEY COUNTY, ID

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CONSTRUCTION

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ARCHITECTURE
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BOISE, IDAHO 83714
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HATCH DESIGN
ARCHITECTURE

PLOT PLAN

A-1.0



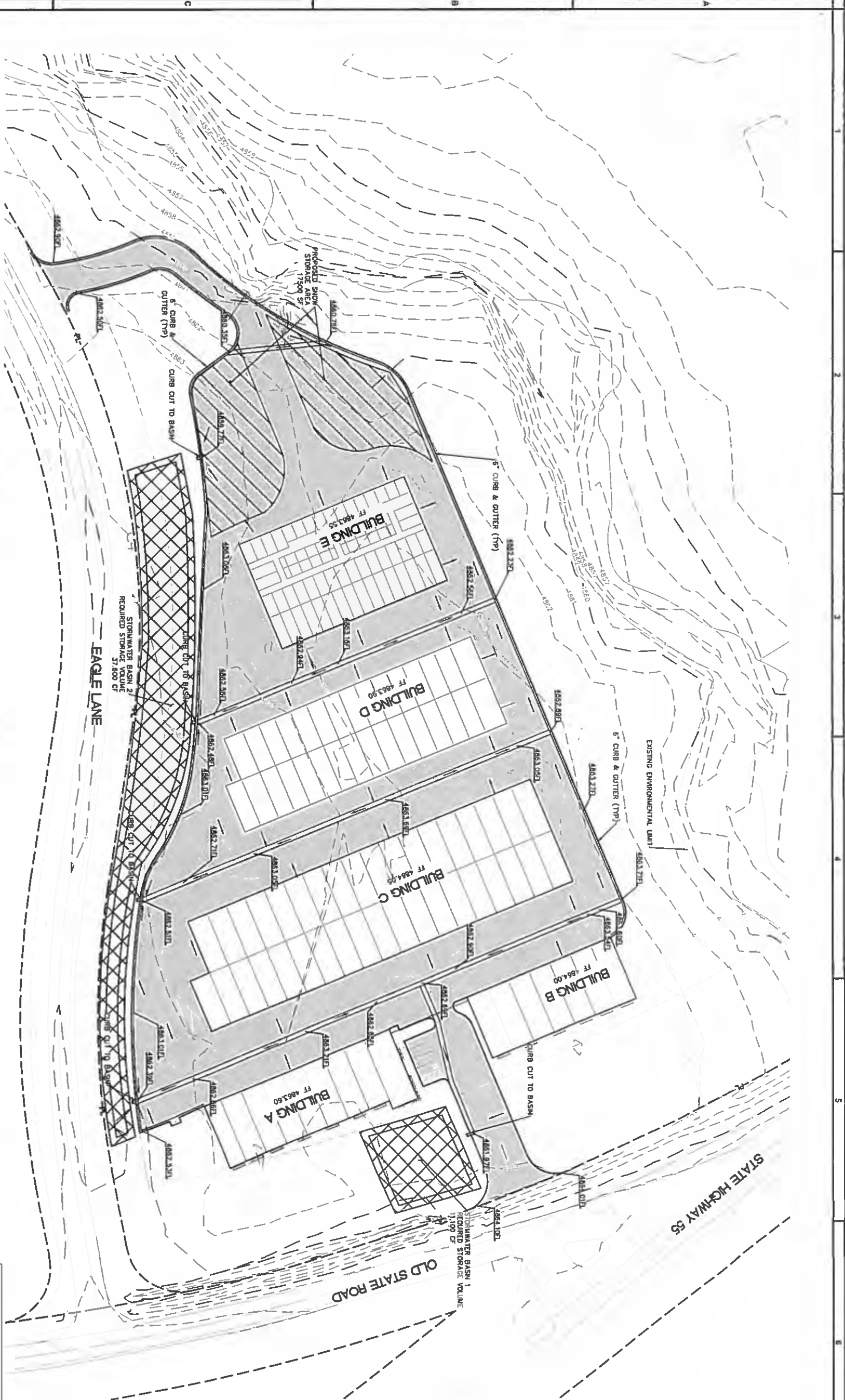
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DATE: 11/28/2022
DRAWN BY: KS
CHECKED BY: CS
JOB NUMBER: 222-1101
PRELIMINARY
GRADING
PLAN
C1.0

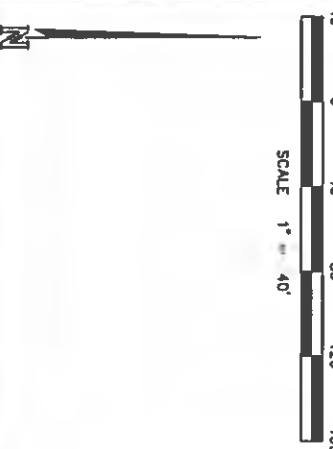
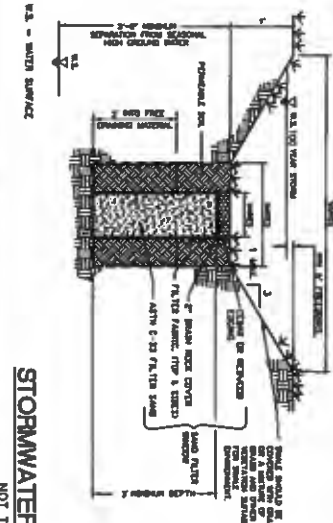


SOURCE OF TOPOGRAPHY IS A SURVEY COMPLETED BY
TERESA MARK LAND SURVEYING
ELEVATIONS SHOWN HEREON ARE BASED ON AN OP-15
RESOLUTION COMPUTED USING GEOID 18, AND ARE
SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF
1988. NO SUITABLE PUBLISHED BENCHMARK WAS FOUND
WITHIN A REASONABLE DISTANCE OF THE SUBJECT
PROPERTY.



- NOTES
1. THE FLOOR OF SURFACE INFILTRATION FACILITY SHALL BE LOCATED A MINIMUM OF 3 FEET ABOVE HIGH GROUNDWATER LEVEL OR BEDROCK.
 2. THE FLOOR OF SURFACE INFILTRATION FACILITIES SHALL HAVE A MINIMUM DEPTH OF 3 FEET OF FILTER SAND MEETING THE REQUIREMENTS OF ISPM SECTION 801, UNLESS 4 FEET OR MORE OF CLEARANCE TO HIGH GROUNDWATER, THEN THE DEPTH OF FILTER SAND MAY BE REDUCED TO 18 INCHES.
 3. THE NATIVE MATERIAL DIRECTLY BELOW THE FILTER SAND DOES NOT HAVE AN INFILTRATION RATE EQUAL TO OR EXCEEDING THE DESIGN INFILTRATION RATE. 5' UNCRUSHED AGGREGATE SAND OR FILTER SAND MEETING THE DESIGN INFILTRATION RATE IS ENCOURAGED.
 4. A MONITORING WELL EXTENDING A MINIMUM OF 4' BELOW THE INFILTRATION BASIN SHALL BE PROVIDED WITHIN 10' OF THE BASIN PERIMETER, WHEN THE HIGH GROUNDWATER LEVEL IS WITHIN 4 FEET OF THE PROPOSED BOTTOM OF THE POND OR WHEN REQUIRED BY THE DISTRICT ENGINEER. THE MONITORING WELL SHALL BE IN ACCORDANCE WITH THE ISPM, INCLUDING ISPM 50-627.
 5. DESIGN INFILTRATION: 1.08 IN/HR
 6. GROUNDWATER FOUND AT DEPTHS 6.5 FEET 965 PER GEOTECHNICAL ENGINEERING REPORT PREPARED BY ATLAS TECHNICAL CONSULTANTS DATED OCTOBER 11, 2022.

STORMWATER BASIN DETAIL 1











RE: Shoemaker Donnelly- Access

Josh Nopens [REDACTED]

Tue 11/1/2022 10:41 AM

To: Briley Thompson [REDACTED]

Cc: Jeffery Hatch [REDACTED]

📎 4 attachments (1 MB)

2109-Approach.docx; 405-1_0607b-Approach Standards.pdf; 3 Excavation and Paving.pdf; Guidelines for Temporary Traffic Control.docx;

Briley,

That looks more like something we could work with. However the final design approval is done by the engineering department her at ITD. Below is instructions for filling out a 2109 access permit application and that will be needed to get the design over to engineering for review and final markup.

Thank you for reaching out about the parcel RP16N03E157408. I just wanted to follow up on your email about access to the State Highway System and the permit process. I have attached a copy of the permit application, a copy of the ITD standard drawing for approaches, a copy of the excavation and paving requirements, and a list of requirements for the Traffic Control Plan.

Once you have completed an application for the requested approach, you will need to sign the application and submit it along with the following:

1. Copy of the latest deed for the parcel. If parcel has been split please supply a copy of the latest deed for each parcel.
2. If the parcel is split or there are multiple parcels, provide a recorded cross access or access easement documentation for all parcels showing they will be utilizing the requested access point.
3. Site plan for the full site at buildout.
4. If the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements, a Traffic Impact Study may be required.
5. Civil drawings for the approach showing approach style, radii dimensions, approach width at back of radii or right-of-way line, and materials typical section.
6. Photos looking each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.
7. \$100 non-refundable application fee (Payable by phone at 208-334-8300 ext 2 between 8 am and 3 pm Monday through Friday, \$1.50 electronic payment fee; other payment arrangements maybe made by calling 208-334-8300 ext. 2).
8. You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point prior to beginning any work within the ITD right-of-way. No work is allowed within the ITD right-of-way without an approved traffic control plan.

All documents may be submitted electronically.

Once the application is completed and signed by the property owner it can then be submitted by email. If there is more than one approach requested, an application packet will need to be submitted for each approach.

If the application is signed by anyone other than the deeded owner we will need a legal document from the owner certifying that the individual has the right to represent the owner.

Here is a short list of the most common things that will get an application held back for revision:

1. No signature on the application
2. Application signed by someone other than the current property owner without a letter granting signatory status
3. Deed that does not show current owner
4. Submission of purchase documents in place of the current deed
5. Lack of recorded cross access or joint access documents if shared access point
6. Civil drawings missing measurements or showing incorrect measurements
7. Civil drawings missing the typical section showing the materials layers
8. Civil drawings with a typical section missing one or more layers
9. Civil drawings with a typical section showing incorrect depths of materials
10. Documents that are not clearly legible
11. Broken email chain. Please use "Reply" button instead of starting a new email in order to maintain consistent subject line and minimize confusion.

In addition to these items, several things can delay the installation of an approach once the permit is issued to include the following:

1. No traffic control plan submitted
2. Traffic control plan with errors such as missing signs, incorrect sign spacing, or incorrect taper lengths
3. Incorrect installation of the traffic control devices
4. Failure to give the 5 day notice to ITD's assigned inspector

It will likely take about 30 days to process your application once we have all the correct documents.

Please be sure that all work within the Right-of Way is designed and constructed to meet current ITD Standards and Specifications.

Please submit all documents by email to:

ITDD3Permits@itd.idaho.gov

From: Briley Thompson [REDACTED]
Sent: Wednesday, October 26, 2022 4:48 PM
To: Josh Nopens [REDACTED]
Cc: Jeffery Hatch [REDACTED]
Subject: Shoemaker Donnelly- Access

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.
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Good afternoon Josh,

Attached is a PDF showing the updated changes to the access as you proposed. Please let us know if this will work, or if there are more changes to be made, thank you!

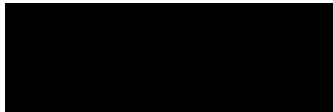
Best,

Briley Thompson, AIA

Hatch Design Architecture

200 West 36th Street

Boise, ID 83714



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