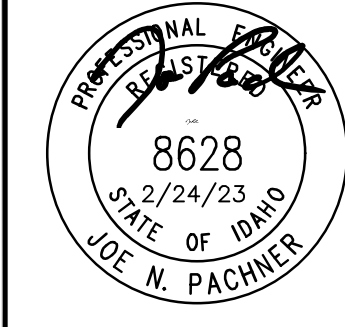
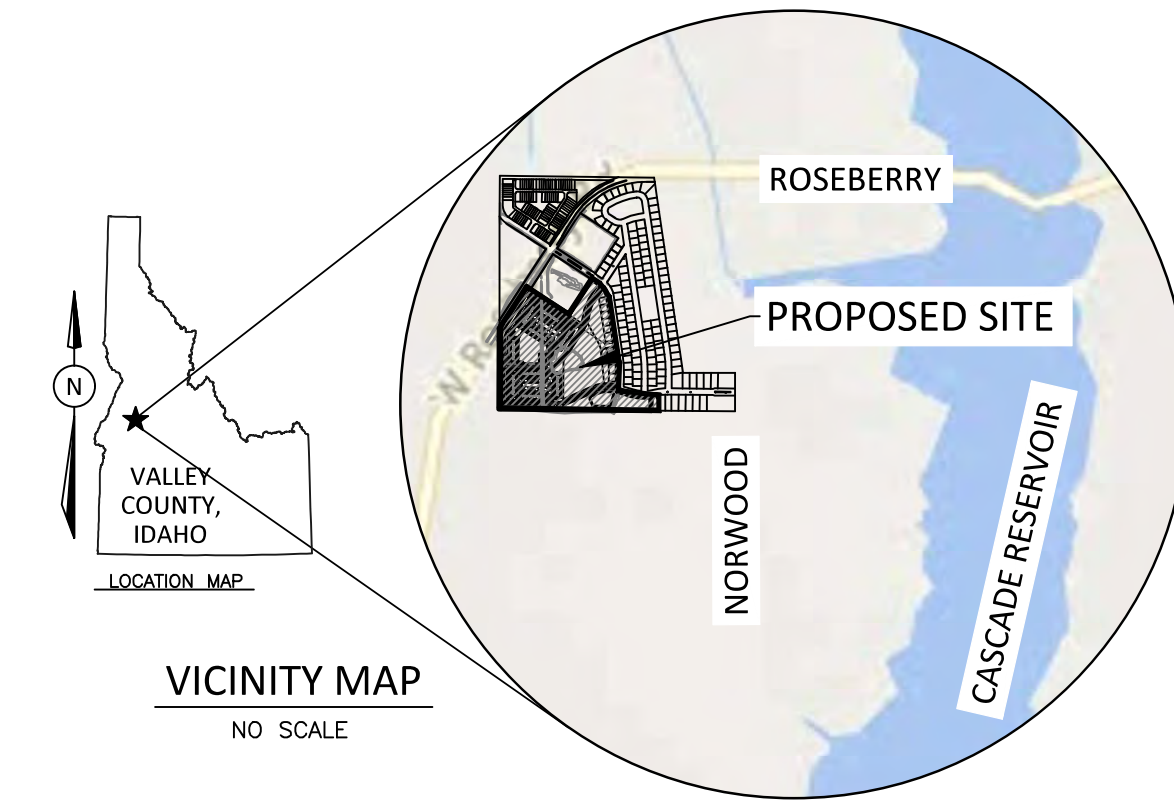


DRAWINGS

PRELIMINARY PLAT

GARNET VALLEY SUBDIVISION

SITUATED IN A PORTION OF THE NE 1/4 OF SECTION 17,
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
VALLEY COUNTY, IDAHO



Digitally signed by
Joe Pachner, P.E.
Date: 2023.02.24
15:02:20 -07'00'

REVISIONS	DATE	ITEM
NO.		

GARNET VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT
COVER AND GENERAL NOTES

PRELIMINARY LOT DATA

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengilp.com

DESIGN BY: JNP
DRAWN BY: DMZ
CHECKED BY: JNP
DATE: 2/24/23
PROJECT: 22-021
SHEET NO.
PP1.0

LEGEND

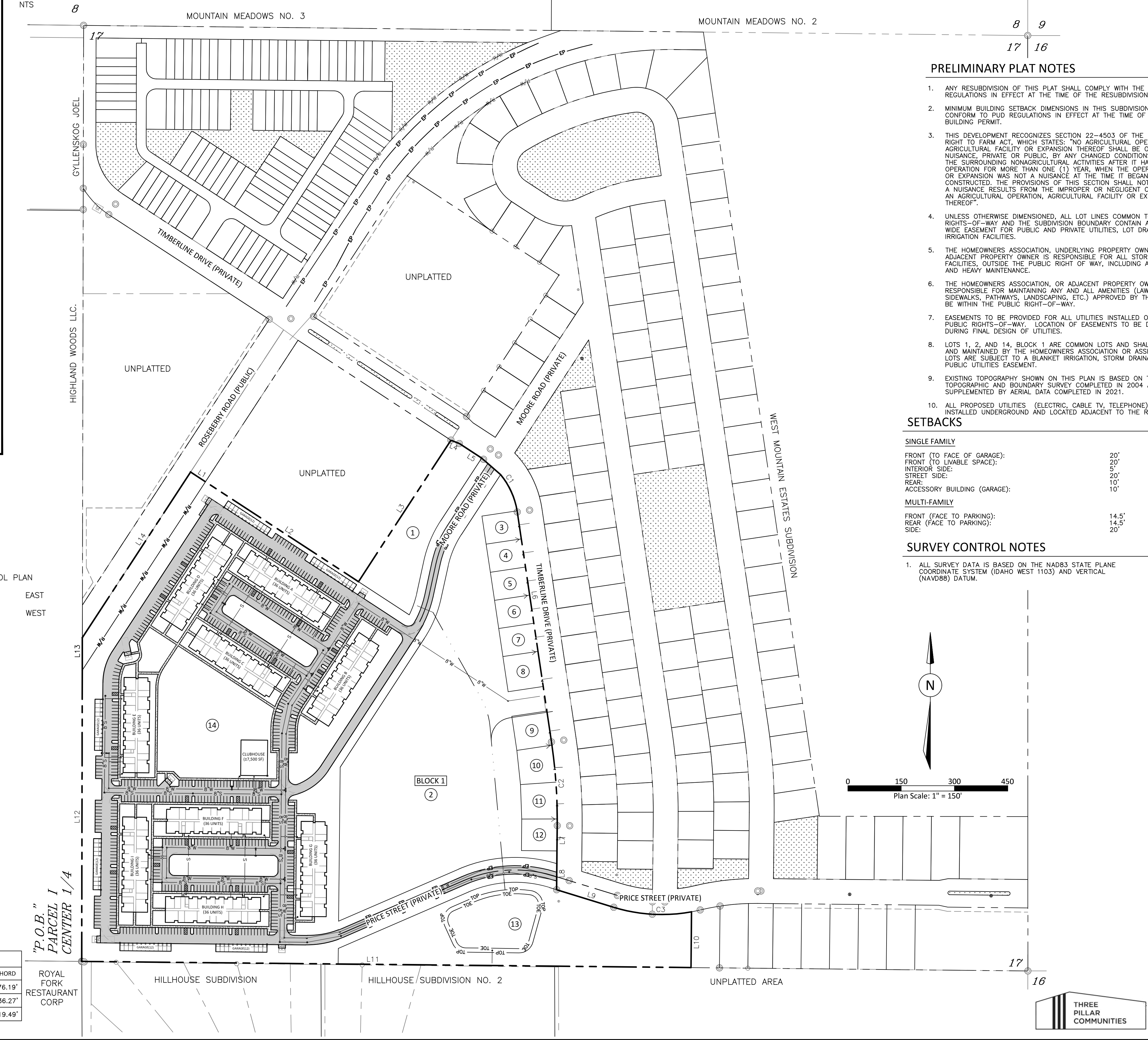
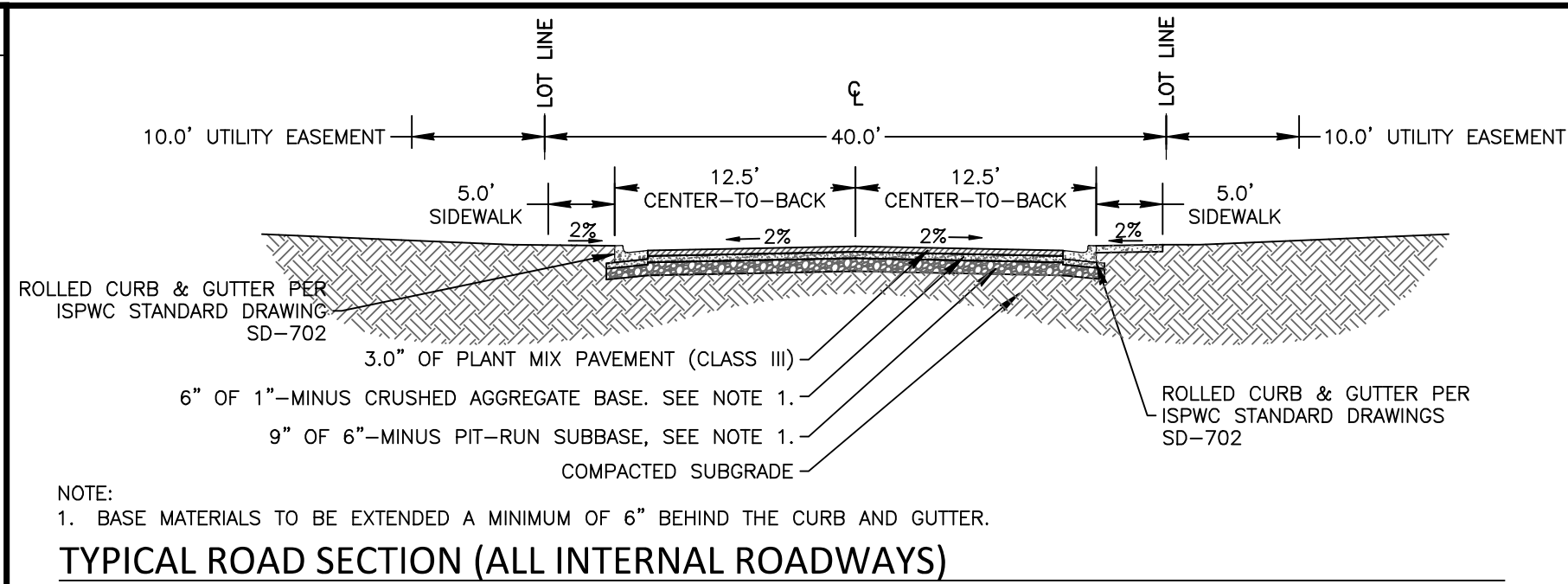
SECTION LINE
BOUNDARY LINE
OFFSITE BOUNDARY LINE
PROPOSED EASEMENT
PROPOSED LOT LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING RIGHT-OF-WAY LINE
1/2 INCH REBAR
5/8 INCH REBAR
ALUMINUM CAP
CALCULATED POINT
SHEET MATCH-LINE
COMMON LOT

PROPOSED IMPROVEMENTS

WALKING PATHWAY
PRESSURE IRRIGATION LINE
EDGE OF PAVEMENT
FENCE
DRAINAGE ARROW
SEWER LINE
WATER LINE
SEWER MANHOLE
FIRE HYDRANT
CLUBHOUSE

EXISTING FEATURES

CONTOUR LINE
GAS LINE
OVERHEAD POWER LINE
GRAVITY IRRIGATION LINE
EXISTING FENCE
POWER POLE
POWER BOX
IRRIGATION CONTROL BOX
EDGE OF PAVEMENT
EDGE OF GRAVEL
EASEMENT
UNDERGROUND TELEPHONE LINE
NATURAL FLOW LINE
PRESSURE IRRIGATION LINE



INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER AND GENERAL NOTES
PP1.1	PRELIMINARY EROSION SEDIMENT CONTROL PLAN
PP2.0	PRELIMINARY ENGINEERING EAST
PP2.1	PRELIMINARY ENGINEERING WEST
PP3.0	PERLIMINARY GRADING

LINE	BEARING	DISTANCE
L1	N56°50'17"W	50.00
L2	N56°50'17"W	514.23
L3	S33°09'48"W	475.78
L4	N68°08'34"W	25.51
L5	N56°50'17"W	81.20
L6	N8°27'33"W	654.53
L7	N0°31'50"E	107.89
L8	N0°38'28"E	72.47
L9	N72°53'42"W	168.20
L10	N0°34'36"E	157.04
L11	S89°25'24"E	1714.86
L12	S0°07'06"W	820.13
L13	S0°07'06"W	91.70
L14	S33°09'43"W	556.77

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	215.00'	181.54'	48°22'44"	N32°38'55"W	176.19'
C2	1500.00'	236.52'	9°02'04"	N3°56'32"W	236.27'
C3	458.37'	221.65'	27°42'22"	N86°43'14"W	219.49'

FEMA NOTES

FEMA FIRM PANEL: #16085C1305C
FIRM EFFECTIVE DATE: 02/01/2019
FLOOD ZONE: ZONE X
BASE FLOOD ELEVATION: NOT APPLICABLE IN ZONE X
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

BUILDING NOTES

RESTRICTIVE COVENANTS

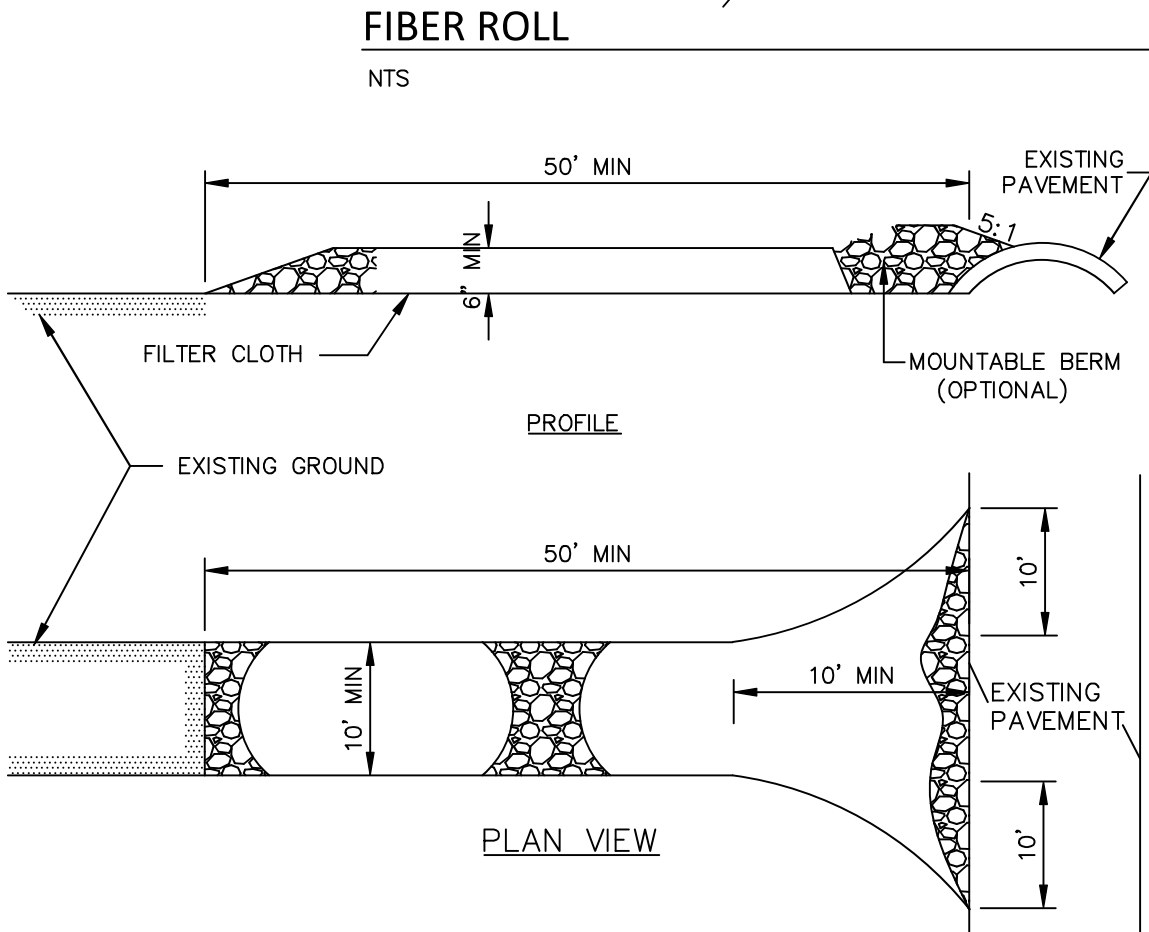
BUILDING AND OCCUPANCY IN THIS SUBDIVISION SHALL CONFORM TO STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN BOOK _____ AT PAGE _____, MISCELLANEOUS RECORDS, VALLEY COUNTY, IDAHO.

PRELIMINARY LOT DATA

SITE DATA		
EXISTING ZONING	N/A	
COMPREHENSIVE PLAN DESIGNATION	PUD	
AREA CALCULATIONS	ACRES	PERCENT
MULTI-FAMILY LOT AREA	22.61	59%
SINGLE FAMILY LOT AREA	2.04	5%
COMMON LOT AREA	13.31	34%
STREET RIGHT-OF-WAY AREA	6.68	2%
TOTAL AREA OF SITE	38.84	100%
OVERALL LOT DATA		
MULTI-FAMILY LOTS	1	
SINGLE FAMILY LOTS	3	
COMMON OPEN SPACE LOTS	1	
RIGHT-OF-WAY LOTS	15	
TOTAL LOTS	1	
OVERALL DENSITY	8.6	UNITS/ACRE
MULTI-FAMILY LOT DATA		
MULTI-FAMILY HOUSING	324	UNITS
MULTI-FAMILY NET DENSITY	14.2	UNITS/ACRE
SINGLE FAMILY LOT DATA		
MINIMUM PROPERTY SIZE (SINGLE FAMILY)	8,000	SQ. FT.
AVERAGE PROPERTY SIZE (SINGLE FAMILY)	8,888	SQ. FT.
SINGLE FAMILY NET DENSITY	4.9	UNITS/ACRE
OPEN SPACE CALCULATIONS		
OPEN SPACE CALCULATIONS	ACRES	PERCENT
COMMON LOT AREA	13.31	34%
MULTI-FAMILY LOT AREA	6.44	17%
TOTAL OPEN SPACE	19.75	51%

CONTACT INFORMATION

ENGINEER/SURVEYOR	DEVELOPER	OWNER
km ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 CONTACT: JOE PACHNER, P.E. EMAIL: joe@kmengilp.com	ROSEBERRY PARK, LLC 221 MAIN STREET SUITE 2039 LOS ALTOS, CALIFORNIA 94023-9051 PHONE: (866) 758-7899 CONTACT: DEAN WARHAFT EMAIL: dwarhaft@warhaft.com	TIMBERLINE DEVELOPMENT, LLC 132 SW 5TH AVE SUITE 100 MERIDIAN ROAD MERIDIAN, IDAHO 83642 PHONE: (801) 403-3074 CONTACT: MARK REICHMAN EMAIL: mrv01@mac.com



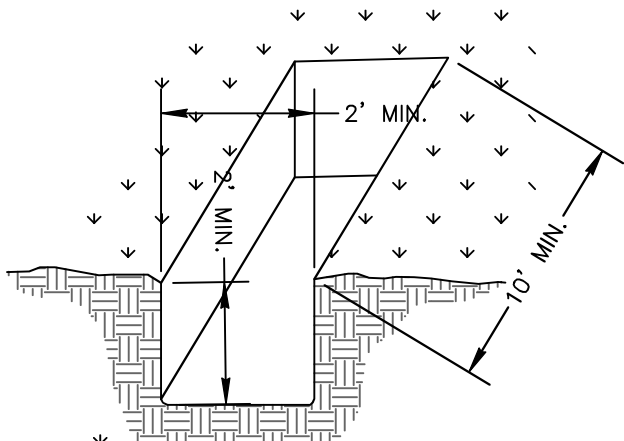
NTS

CONSTRUCTION SPECIFICATIONS

1. STONE-USING FRACTURED STONE 2 TO 8 INCH DIAMETER (FOR THE BASE LAYER) AND CRUSHED STONE 2 INCH DIAMETER OR RECLAIMED CURB/CONCRETE CURB EQUIVALENT (FOR THE TOP LAYER).
2. LENGTH-IF REQUIRED, NOT LESS THAN 30 FEET LENGTH (EXCEPT ON A SINGLE RESIDE LOT WHERE A 15 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS-NOT LESS THAN 6 INCHES.
4. WIDTH-10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. SURFACE-GLASS OR GLOTTED SURFACE TO PREVENT AREA PRIOR TO PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. DRAINAGE-IF SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE CONSIDERED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT PROPERTY. WHEN WHEELS ARE WASHED WITH PRESSURE WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT SHALL BE COMPLETED IMMEDIATELY AFTER THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING-WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO BEING DRIVEN ONTO ADJACENT PROPERTY-WHEN WHEELS ARE WASHED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE

NTS (MUD AND DIRT TRACKING CONTROL)



NOTES:

1. LOCATE A MINIMUM OF 20 FEET FROM ROADS OR STORM DRAINAGE SYSTEMS.
2. LINE TRENCH WITH A MINIMUM OF 10-MILL POLYETHYLENE SHEETING, FREE OF HOLES OR OTHER DEFECTS.
3. IF TRENCH FILLS WITH WASTE, CLEAN SOLID WASTE OUT AND DISPOSE OF WASTE AT APPROVED LOCATION TO PREVENT OVERFLOW.
4. AT COMPLETION OF CONSTRUCTION REMOVE ALL SOLID WASTE AND DISPOSE OF AT AN APPROVED LOCATION.

WATER BASED WASTE TRENCH

NTS

SWPPP LEGEND



SITE SPECIFIC NOTES

1. PROVIDE WASTE CONTAINERS FOR BUILDING MATERIALS IN STORAGE CONTAINMENT AREA. DISPOSE AT A FREQUENCY ACCORDING TO CONTAINER SIZE.
2. AREA OF SITE TO BE DISTURBED BY GRADING IS ± 21 ACRES. PRESERVE NATIVE VEGETATION WHERE POSSIBLE.
3. THE CONTRACTOR SHALL COORDINATE PROPER ESC AND SWPPP MEASURES WITH CONTRACTORS COMPLETELY SURROUNDING IMPROVEMENTS.
4. DROP INLET PROTECTION TO BE INSTALLED ON ALL PROPOSED DROP INLETS AFTER COMPLETION OF STORM SEWER SYSTEM.

ESC SITE SPECIFIC NOTES

1. RECEIVING WATERS FOR THIS PROJECT ARE THE FIVEMILE, EIGHTMILE, AND NINEMILE CREEKS.

BMP IMPLEMENTATION

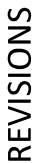
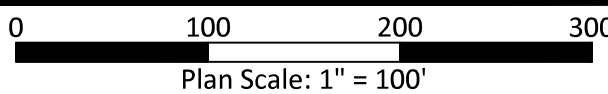
1. CONSTRUCTION ENTRANCE AND FIBER ROLL, AS NEEDED, MUST BE IN PLACE AT COMMENCEMENT OF CONSTRUCTION.

SHEET NOTES

1. ANY MODIFICATIONS TO THIS PLAN SHALL REQUIRE APPROVAL THE PLAN DESIGNER.
2. ALL PORTABLE REST ROOMS SHALL BE LOCATED AS FAR FROM PUBLIC AND PRIVATE STORM DRAIN SYSTEMS AS POSSIBLE. PROTECT CONTAINMENT AREAS AROUND REST ROOMS. PROTECT AGAINST POLLUTION DUE TO VANDALISM.
3. ALL EXCESS MATERIALS SHALL BE HAULED OFF SITE AND DISPOSED OF AT AN APPROVED LOCATION. EXCESS MATERIAL MAY BE TEMPORARILY STORED ON SITE (IF APPROVED BY OWNER) AT A PRE APPROVED LOCATION.
4. ALL SPECIFIED BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AS APPLICABLE.
5. DIRT AND MUD TRACKING onto STREETS IS PROHIBITED. PROVIDE PROTECT AGAINST MUD AND DIRT TRACKING. SWEET STREET AS NECESSARY.
6. SEE LANDSCAPE, GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION, FINAL SOIL STABILIZATION MEASURES AND PERMANENT BMP'S.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ISPMW AND CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL APPLICABLE LOCAL, STATE, AND FEDERAL CONSTRUCTION PERMITS.

ESC GENERAL NOTES

1. UPON COMPLETION OF PROJECT ALL PERMANENT STORM WATER MANAGEMENT SYSTEM MAINTENANCE WILL BECOME THE RESPONSIBILITY OF THE LOCAL GOVERNMENT AGENCY AND/OR THE OWNER(S).
2. CONTRACTOR TO SUBMIT PROPOSED CONSTRUCTION PROCEDURES AND TIMELINE TO RESPONSIBLE PERSON(S) BEFORE COMMENCEMENT OF CONSTRUCTION.
3. INSPECTION RECORDS SHALL BE MAINTAINED AT THE INTERVAL INDICATED IN THE REPORT BY THE RESPONSIBLE PERSON. SEE REPORT FOR INSPECTION REQUIREMENTS. THE RESPONSIBLE PERSON SHALL KEEP ON FILE INSPECTION REPORT RECORDS WITH A COMPLETE COPY OF SWPPP FOR A MINIMUM OF THREE YEARS AFTER COMPLETION OF PROJECT.
4. RESPONSIBLE PERSON SHALL MAINTAIN A LOG OF ALL PERMIT, SUBMITTAL, REPORTS, AND OTHERS AT THE PROJECT SITE. SEE REPORT FOR LOG FORM. A COMPLETE COPY OF THE LOG SHALL BE KEPT WITH THE SWPPP.
5. THE STORM WATER POLLUTION PREVENTION PLAN, HERE AFTER "THE PLAN", SHALL BE THE RESPONSIBILITY OF THE RESPONSIBLE PERSON TO ENSURE THE PLAN IS IMPLEMENTED AND TO DETERMINE THE LOCATION WHERE THE PLAN IS KEPT.
6. ALL CONSTRUCTION ACTIVITY WILL CONFORM TO THE SWPP PLAN AND REPORT TO BE PREPARED BY SWMAN CONSULTING, INC. WHICH MUST BE REVIEWED BY A PROFESSIONAL ENGINEER AND APPROVING AGENCIES FOR APPROVAL.

[illegible]

GARNET VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO

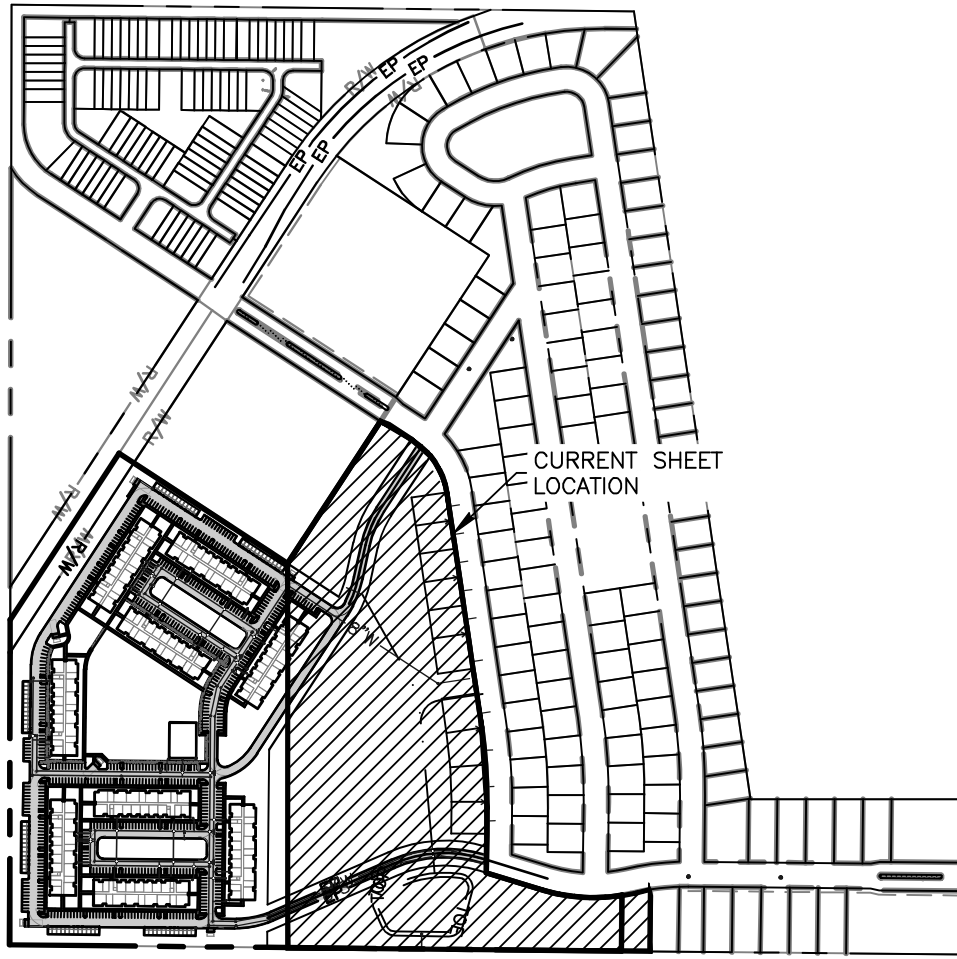
PRELIMINARY PLAT

PRELIMINARY EROSION SEDIMENT CONTROL PLAN



DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
DATE:	2/24/23
PROJECT:	22-021

PP1.1



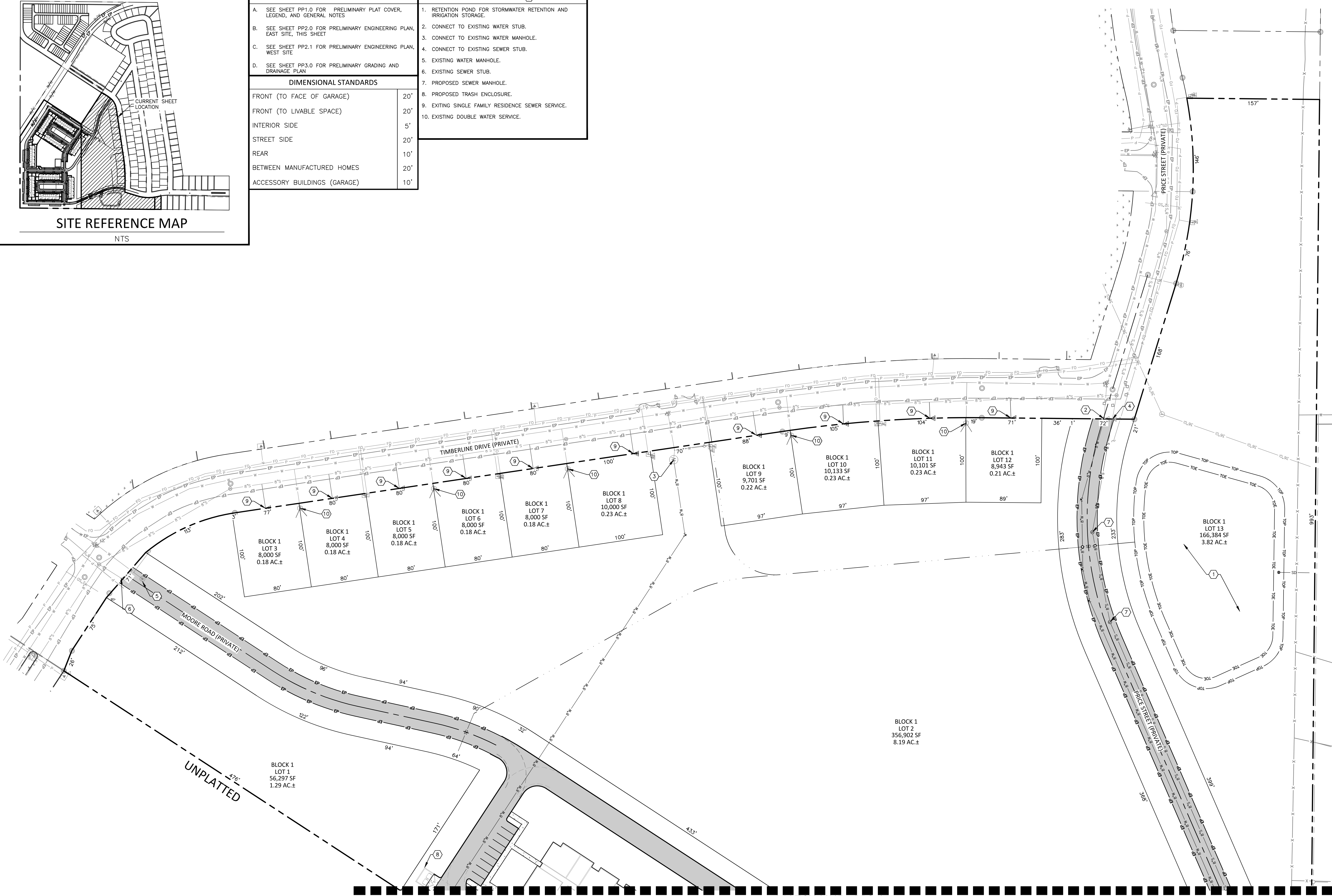
SITE REFERENCE MAP

NTS

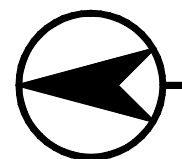
SHEET NOTES	
A.	SEE SHEET PP1.0 FOR PRELIMINARY PLAT COVER, LEGEND, AND GENERAL NOTES
B.	SEE SHEET PP2.0 FOR PRELIMINARY ENGINEERING PLAN, EAST SITE, THIS SHEET
C.	SEE SHEET PP2.1 FOR PRELIMINARY ENGINEERING PLAN, WEST SITE
D.	SEE SHEET PP3.0 FOR PRELIMINARY GRADING AND DRAINAGE PLAN

DIMENSIONAL STANDARDS	
FRONT (TO FACE OF GARAGE)	20'
FRONT (TO LIVABLE SPACE)	20'
INTERIOR SIDE	5'
STREET SIDE	20'
REAR	10'
BETWEEN MANUFACTURED HOMES	20'
ACCESSORY BUILDINGS (GARAGE)	10'

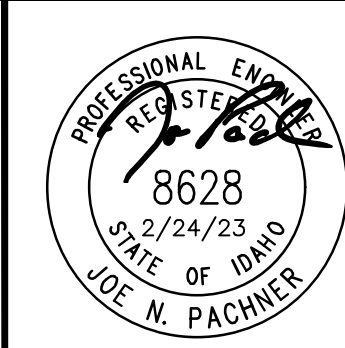
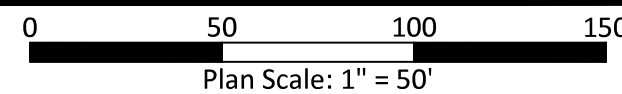
KEYNOTES (#)
1. RETENTION POND FOR STORMWATER RETENTION AND IRRIGATION STORAGE.
2. CONNECT TO EXISTING WATER STUB.
3. CONNECT TO EXISTING WATER MANHOLE.
4. CONNECT TO EXISTING SEWER STUB.
5. EXISTING WATER MANHOLE.
6. EXISTING SEWER STUB.
7. PROPOSED SEWER MANHOLE.
8. PROPOSED TRASH ENCLOSURE.
9. EXITING SINGLE FAMILY RESIDENCE SEWER SERVICE.
10. EXISTING DOUBLE WATER SERVICE.



MATCH LINE - PP2.1



PRELIMINARY ENGINEERING - EAST



REVISIONS	
NO.	DATE

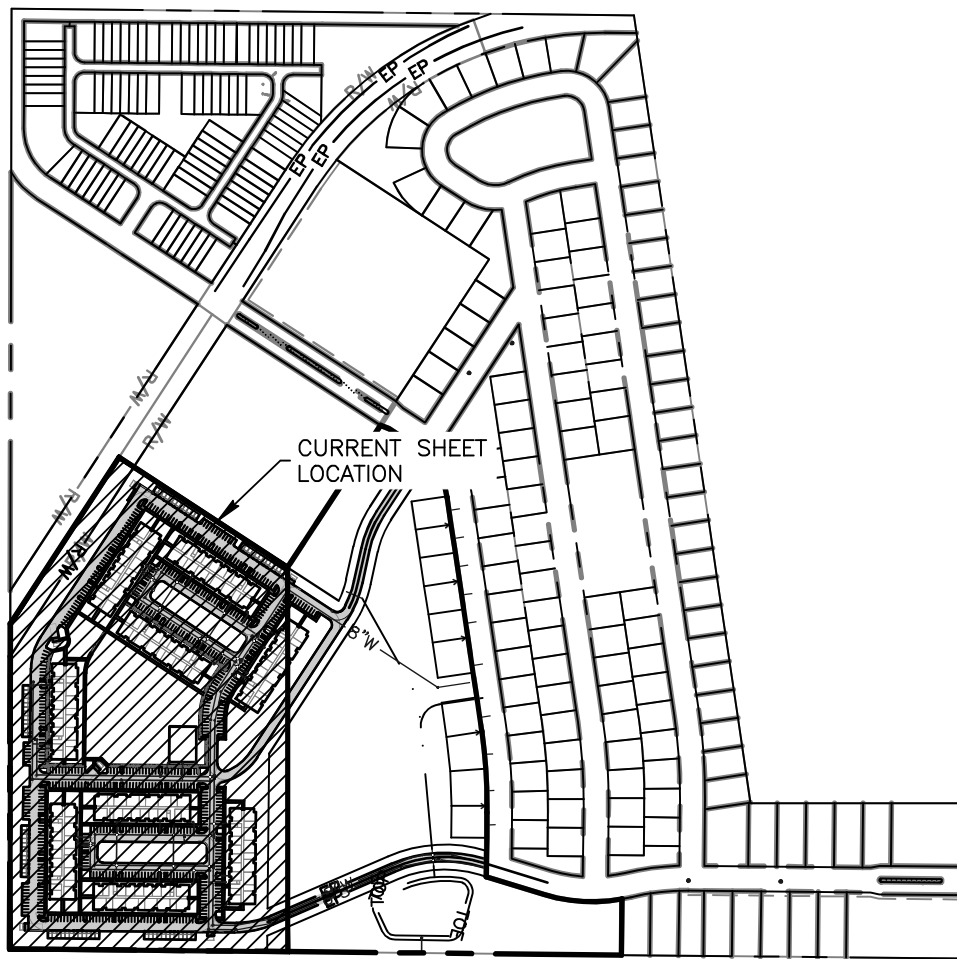
GARNET VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT
PRELIMINARY ENGINEERING
EAST



DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
DATE:	2/24/23
PROJECT:	22-021

SHEET NO. PP2.0



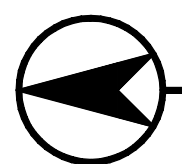
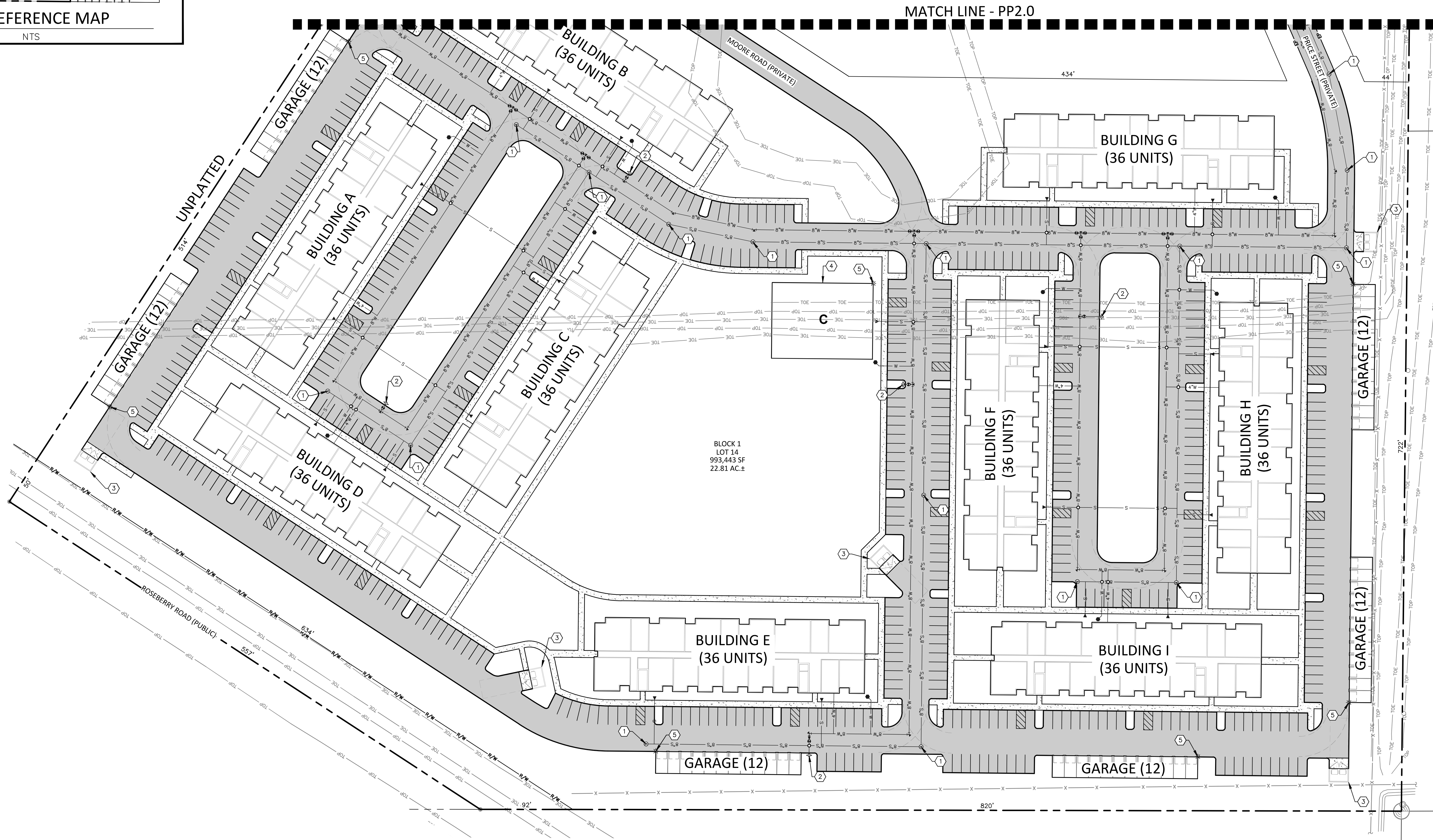
SITE REFERENCE MAP

NTS

SHEET NOTES	
A.	SEE SHEET PP1.0 FOR PRELIMINARY PLAT COVER, LEGEND, AND GENERAL NOTES
B.	SEE SHEET PP2.2 FOR PRELIMINARY ENGINEERING PLAN, EAST SITE
C.	SEE SHEET PP2.1 FOR PRELIMINARY ENGINEERING PLAN, WEST SITE, THIS SHEET
D.	SEE SHEET PP3.0 FOR PRELIMINARY GRADING AND DRAINAGE PLAN

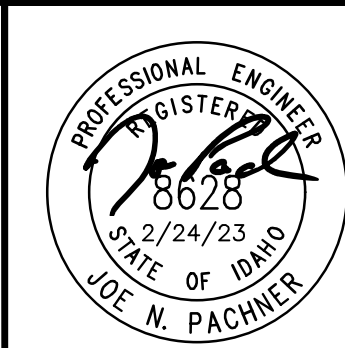
DIMENSIONAL STANDARDS	
FRONT (TO FACE OF GARAGE)	20'
FRONT (TO LIVABLE SPACE)	20'
INTERIOR SIDE	5'
STREET SIDE	20'
REAR	10'
BETWEEN MANUFACTURED HOMES	20'
ACCESSORY BUILDINGS (GARAGE)	10'

KEYNOTES (#)
1. PROPOSED SEWER MANHOLE.
2. PROPOSED FIRE HYDRANT.
3. PROPOSED TRASH ENCLOSURE.
4. PROPOSED CLUBHOUSE WITH MAILBOX CLUSTER.
5. DARK SKY COMPLIANT LIGHTING.



PRELIMINARY ENGINEERING - WEST

0 50 100 150
Plan Scale: 1" = 50'



REVISIONS	
NO.	DATE

GARNET VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT
PRELIMINARY ENGINEERING
WEST



DESIGN BY:	JNP
DRAWN BY:	DMZ
CHECKED BY:	JNP
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PROJECT:	22-021

SHEET NO.
PP2.1

