



DESIGN REVIEW		
Permit info:	DSRFY 2017-1	
Application Date:	10.21.16	Rec'd by: VJ.
FOR OFFICE USE ONLY		

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921 (tel.) • 208.472.2926 (fax)  
[www.gardencityidaho.org](http://www.gardencityidaho.org) • [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: MAVERICK TOWERS LLC Email: Andy @ mavericktowers.net Address: 1713 N. 16th St. Boise ID 83702 Attn: Andy Cockell	Name: KESOB LLC Email: Keith @ bodovino.com Address: 4280 E. Amity Ave. Ste 103 Nampa ID 83687 Attn: Keith Weeks

**PROPERTY AND DESIGN INFORMATION**

This application is a request to:  Construct new  Addition  Subdivision  
 Site address: 4202 W. Chinden Blvd. Garden City ID 83714  
 Use: Wireless Telecommunications Facility  
 Zoning Designation: C-1

**OBJECTIVES 8-4C**

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4C sustainability, how many points will the project have, as totaled from the sustainability checklist?

**Landscaping:** Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

**Building Design:** How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES. REQUIRED PLANS CAN BE COMBINED, SO LONG AS THEY MEET THE REQUIREMENTS LISTED BELOW AND ARE LEGIBLE.**

**APPLICATION INFORMATION REQUIRED FOR FORMAL APPLICATION (PLEASE CHECK)**

**A COPY OF ALL MATERIALS MUST BE SUBMITTED ELECTRONICALLY**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Statement of Intent   | <input checked="" type="checkbox"/> Compliance Statement                          |
| <input checked="" type="checkbox"/> Affidavit of Legal Interest   | <input checked="" type="checkbox"/> One (1) Schematic Drawing 11" X 17" or larger |
| <input checked="" type="checkbox"/> One (1) Site Plan 11" x 17" or larger   | <input checked="" type="checkbox"/> One (1) Landscape Plan 11" x 17" or larger    |
| <input checked="" type="checkbox"/> One (1) Neighborhood Map  |   |
| <input type="checkbox"/> One (1) Lighting Plan 11" x 17" or larger <i>N/A</i>   |   |
| <input checked="" type="checkbox"/> Legal Description   |   |
| <input type="checkbox"/> Sustainability Checklist (if proposed project not to be green building certified) <i>N/A</i>                                 |   |
| <input type="checkbox"/> Irrigation/Ditch Company letter (if applicable) <i>N/A</i>   |   |
| <input type="checkbox"/> Master Sign Plan (if applicable) <i>N/A</i>  |   |
| <input type="checkbox"/> Proof that project can be certified by a nationally or regionally credited green building program (if applicable) <i>N/A</i> |   |

**ALL BLUEPRINTS MUST BE FOLDED INTO 8<sup>1/2</sup>" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.**

**INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):**

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

**INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK): *N/A***

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements
- Location of municipal street lights

**INFORMATION REQUIRED ON SITE PLAN (PLEASE CHECK):**

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8. *N/A*
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas. *N/A*
- Sidewalks, bike and pedestrian paths. *N/A*

- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs. N/A
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan N/A
- Log depicting square footage of impervious surface, building and landscaping N/A
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas N/A
- Location of utilities and outdoor serviced equipment and areas N/A
- Location of any proposed public art, exterior site furniture, exterior lighting, signage N/A

**INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):**

- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed. N/A
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls. N/A
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Locations and dimensions of open space and proposed storm water systems N/A

**INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

**INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):**

- Purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community
- 

**INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (ELEVATIONS) (PLEASE CHECK):**

- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- N/A  Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- N/A  Specifications on exterior surface materials and color
- N/A  Sample materials (as determined by the staff)

**INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM Required if irrigation canal/irrigation ditch runs through property or along property lines (PLEASE CHECK):**

- N/A  Letter from company indicating approval

**INFORMATION REQUIRED MASTER SIGN PLAN Required for developments of two or more buildings (PLEASE CHECK):**

- N/A  Location, elevations, and materials of proposed signage



6015 Glenwood Street · Garden City, Idaho 83714  
Phone 208 - 472-2921 · Fax 208 - 472-2926  
www.gardencityidaho.org

### Affidavit of Legal Interest

State of Idaho)  
)SS

County of Ada)

I, Keith Weeks, 4204 & 4206 CHINDEN  
Name Address

Garden City 83714  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission

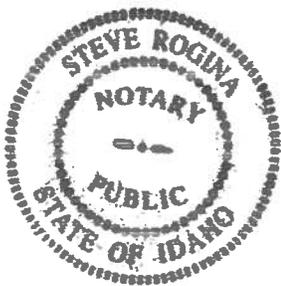
to MAJERICK TOWERS, \_\_\_\_\_  
Name Address  
to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 10-25-16 day of October, 2016

[Signature]  
Signature

Subscribed and sworn to before me the day and year first above written



[Signature]  
Notary Public for Idaho

Residing at: Nampa, ID

My Commission expires 02/11/19

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OCT 26 2016

GARDEN CITY  
DEVELOPMENT SERVICES



October 24, 2016

Garden City Planning and Zoning  
6015 Glenwood Street  
Garden City, ID 83714

**RE: Compliance Statement**

ATTN: Planning Staff

Maverick Towers is proposing to locate a new 100' monopole at 4202 W. Chinden. Also known as parcel number: R2734501053. The parcel is zoned C-1.

City code, 8-2C-45: Wireless Communication Facility (WCF) is the code that manages WCF's within Garden City, Idaho. There are 5 sections with the code and they are:

A. Setback:

1. A wireless communication facility shall not be located closer than five thousand two hundred eighty feet (5,280') (1 mile) from an existing cellular tower.
2. In addition to the setbacks required for the base zoning district as set forth in section [8-2B-3](#), table 8-2B-2, "Form Standards In All Base Zoning Districts", of this chapter, a support tower for a wireless communication facility shall be set back one foot (1') for every ten feet (10') of the total tower height.
3. All equipment shelters, cabinets or other on ground ancillary structures shall meet the setback requirements of the zone.

**THIS WCF MEETS ALL 3 REQUIREMENTS**

B. Height: The maximum height, including all antenna attachments shall be one hundred feet (100') in the C-1 zone and one hundred twenty five feet (125') in the LI zone.

## **THIS WCF MEETS THIS REQUIREMENT**

C. Collocation: No new towers shall be allowed unless there has been an analysis certified by a qualified engineer and specific to the site that collocation on an existing wireless communication facility is infeasible. Evidence to demonstrate that no existing facility can accommodate the proposed new facility may consist of any of the following:

1. No existing towers or structures are located within the geographic area required to meet the proposed facility's requirements;
2. Existing structures are not of sufficient height to meet the engineering requirements of the proposed structure;
3. Existing structures do not have sufficient structural strength to support the proposed antenna and/or equipment; or
4. The proposed antenna would cause electromagnetic interference with the antenna on existing structures, or the antenna on the existing structure would cause similar interference with the proposed antenna.

## **THIS WCF MEETS ALL THESE REQUIREMENTS**

D. Site Design:

1. Tower facilities shall be landscaped with a buffer outside the perimeter of the compound in accordance with the standards set forth in subsection 8-4I-5C of this title.
2. Materials, colors, textures and screening shall be used that blend the tower facility to the natural and built environment. Supporting electrical and mechanical equipment installed on the tower shall use colors that are similar to the tower.
3. Except as required by the federal aviation administration (FAA) or the federal communications commission (FCC), transmission structures shall not be artificially lighted. Equipment shelters may use lighting consistent with the lighting standards set forth in section 8-4A-4, "Outdoor Lighting", of this title.

## **THIS WCF MEETS ALL 3 REQUIREMENTS**

E. Site Maintenance: A wireless communication facility that is no longer in use shall be completely removed and the site restored to its preexisting condition within six (6) months of the cessation of operation.

**SHOULD THIS WCF NOT BE USED WILL BE RESTORED BACK TO IT'S  
PRE-EXISTING CONDITION WITHIN 6 MONTHS OF CESSATION.**

Please feel free to contact me with any questions.

If you have any questions, please feel free to contact me at 805-252-2436.

Sincerely,

Andy Cockell

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OCT 26 2016

GARDEN CITY  
DEVELOPMENT SERVICES



October 24, 2016

Garden City Planning and Zoning  
6015 Glenwood Street  
Garden City, ID 83714

**RE: Statement of Intent**

ATTN: Planning Staff

Maverick Towers has been retained by various wireless carriers to assist in the site acquisition, zoning and construction of their wireless networks.

Maverick Towers desires to locate a new wireless telecommunication facility in Garden City at 4202 W. Chinden Blvd. Also known as tax parcel # R2734501053. The parcel is zoned C-1.

The purpose for a wireless telecommunication facility at this location is to off load the existing data traffic on adjacent facilities. The upward trend of utilizing more and more data via new technology and enhanced phones by wireless consumers has taxed carrier networks. This increase in capacity demand has generated the need for more wireless facilities.

The development will consist of a 100' tall monopole tower within a fenced compound. Within the compound and on the tower will be space for a total of 3 carriers. The facility will be unmanned and the only services required will be power and fiber optics.

Because the facility is designed for multiple wireless carriers, we believe this tower will provide a viable solution to service the area without the need for any additional towers. We have a carrier that is interested in collocating on this facility and have entered into a lease agreement with the property owner.

3 The Grantees herein have read and approved the following: \_\_\_\_\_

Title File No.: T98-48912 TH/19

# WARRANTY DEED

## FOR VALUE RECEIVED

ANGEL PETRAGALLO, An Unmarried Person

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto: *KEBOB* LLC

GRANTEES(s), whose current address is: 1010 N. Orchard #4, Boise, Id 83706-2255  
the following described real property in Ada County, State of Idaho,  
more particularly described as follows, to wit:

Lots 1 and 2 in Block 4 of FAIRVIEW ACRES SUBDIVISION NO. 1, according to the  
official plat thereof, filed in Book 10 of Plats at Page 532, records of Ada  
County, Idaho.

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DEVELOPMENT SERVICES

ADA COUNTY RECORDER  
J. DAVID HAYARGO  
BOISE, IDAHO  
1998 AP - 1 P11 4: 35

RECORDED - REQUEST OF  
FEE 300 DEPUTY *[Signature]*  
98030039

TRANSACTION TITLE & ESCROW

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s)  
heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that  
Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances,  
EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the  
Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any)  
of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current  
year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful  
claims whatsoever.

Dated: March 30, 1998

*[Signature]*  
Angel Petragallo

STATE OF Idaho, County of Ada, ss.

On this 30th day of March in the year of  
1998, before me, the undersigned, a Notary Public in and  
for said State, personally appeared  
Angel Petragallo

known or identified to me to be the person whose name  
is subscribed to the within instrument, and acknowledged  
to me that She executed the same

Signature: *Tamera L. Hovde*

Name: Tamera L. Hovde

Residing at: Eagle, ID

My commission expires: 11/29/03



Transnation Title & Escrow, Inc.

# MAVERICK TOWERS

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OCT 26 2016

GARDEN CITY DEVELOPMENT SERVICES

SITE NAME:

**WEST CHINDEN**

SITE NUMBER:

**MT027**

**4202 W. CHINDEN BLVD.**

**GARDEN CITY, ID 83714**

## NEW SITE BUILD PROJECT

**FCC COMPLIANCE**  
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

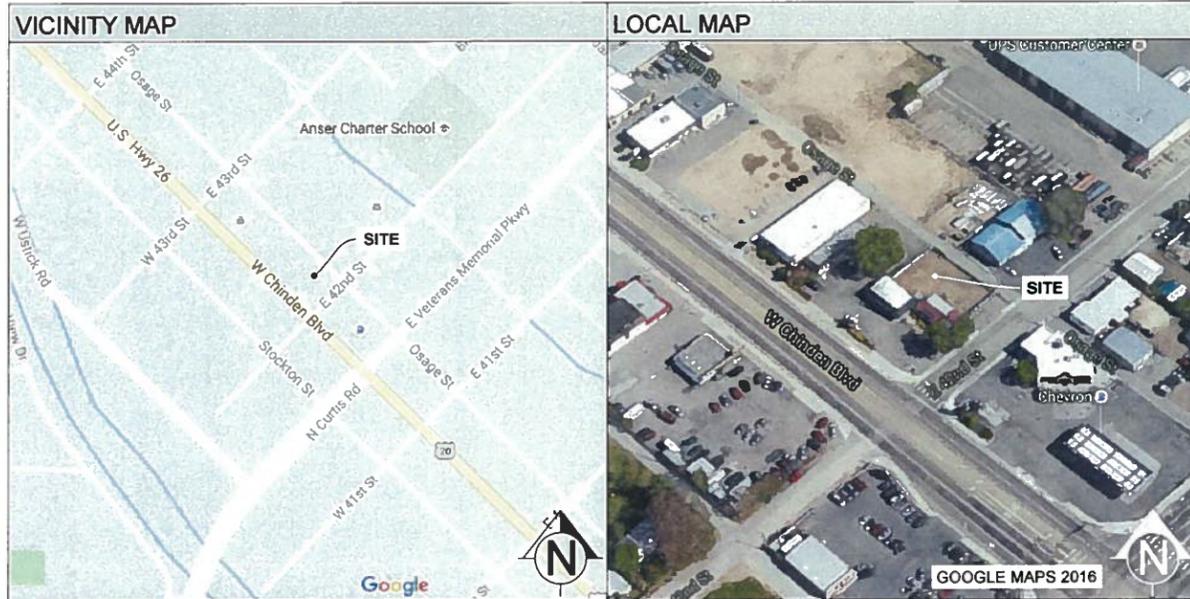
**CODE COMPLIANCE**  
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

**ADA COMPLIANCE**  
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. A TECHNICIAN WILL PERIODICALLY VISIT THE SITE FOR ROUTINE MAINTENANCE.

**SITE INFORMATION**  
PROPERTY LANDLORD OR OWNER: KEBOB LLC  
SITE ADDRESS: 4202 W. CHINDEN BLVD. GARDEN CITY, ID 83714  
COUNTY: ADA  
ZONING DESIGNATION: C-1  
PARCEL NUMBER: R2734501053  
POWER COMPANY: IDAHO POWER  
TELEPHONE COMPANY: -

**CONTACT INFORMATION**  
APPLICANT: MAVERICK TOWERS  
1713 N. 16th STREET  
BOISE, ID 83702  
PHONE: 805.252.2436  
CONTACT: ANDY COCKELL  
ARCHITECTURE & ENGINEERING: GEOSTRUCTURAL, LLC.  
PO BOX 2621  
BOISE, ID 83701  
PHONE: 530.539.4787  
CONTACT: DON GEORGE

**SITE ACCESS**  
COORDINATES ARE FOR NAVIGATIONAL PURPOSES ONLY, NOT TO 1A ACCURACY.  
COORDINATES: 43.631804° N / 116.251271° W  
SPECIAL ACCESS INFORMATION: NO SPECIAL ACCESS



**PROJECT INFORMATION**  
THIS PROJECT CONSISTS OF THE FOLLOWING:  
INSTALLATION: • (1) 100' MONOPOLE TOWER / DESIGNED FOR MULTIPLE CARRIERS  
• (1) 35'x55' LEASE AREA (1,925 SQ. FT.)

- GENERAL PROJECT NOTES**
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
  - CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
  - ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A MAVERICK TOWERS REPRESENTATIVE.
  - INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
  - NOTIFY MAVERICK TOWERS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A MAVERICK TOWERS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
  - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
  - CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A MAVERICK TOWERS REPRESENTATIVE.
  - THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY MAVERICK TOWERS, THE CONTRACTOR SHALL PROVIDE MAVERICK TOWERS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
  - VERIFY ALL FINAL EQUIPMENT WITH A MAVERICK TOWERS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY MAVERICK TOWERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
O-1	NEIGHBORHOOD MAP
L-1	LIGHTING PLAN
A-1	OVERALL SITE PLAN
A-2	TOWER ELEVATIONS
LS-1	LANDSCAPE PLAN
PS-1	PHOTO SIMULATIONS

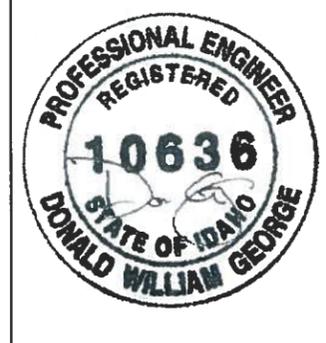
**MAVERICK TOWERS**  
1713 N. 16th STREET  
BOISE, ID 83702

**GEOSTRUCTURAL**  
PO BOX 2621, BOISE, ID 83701  
530.539.4787  
CONTACT@GEOSTRUCTURAL.COM  
WWW.GEOSTRUCTURAL.COM

**REVISIONS**

REV	DATE	DESCRIPTION	INT
A	10/22/16	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD  
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.



SITE INFORMATION:  
**W. CHINDEN**  
**MT027**  
4202 W CHINDEN BLVD.  
GARDEN CITY, ID 83714

SHEET TITLE:  
**TITLE SHEET**

SHEET NUMBER:  
**T-1**





KEY	
E	EXISTING
P	PROPOSED
F	FUTURE

**SITE NOTES**  
 PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. UTILITIES SHOWN ARE FOR REFERENCE ONLY AND INVENTORY IS NOT EXHAUSTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL UTILITIES AND MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

**MT MAVERICK TOWERS**

1713 N. 16th STREET  
 BOISE, ID 83702



**GEOSTRUCTURAL**

PO BOX 2621, BOISE, ID 83701  
 530.539.4787  
 CONTACT@GEOSTRUCTURAL.COM  
 WWW.GEOSTRUCTURAL.COM

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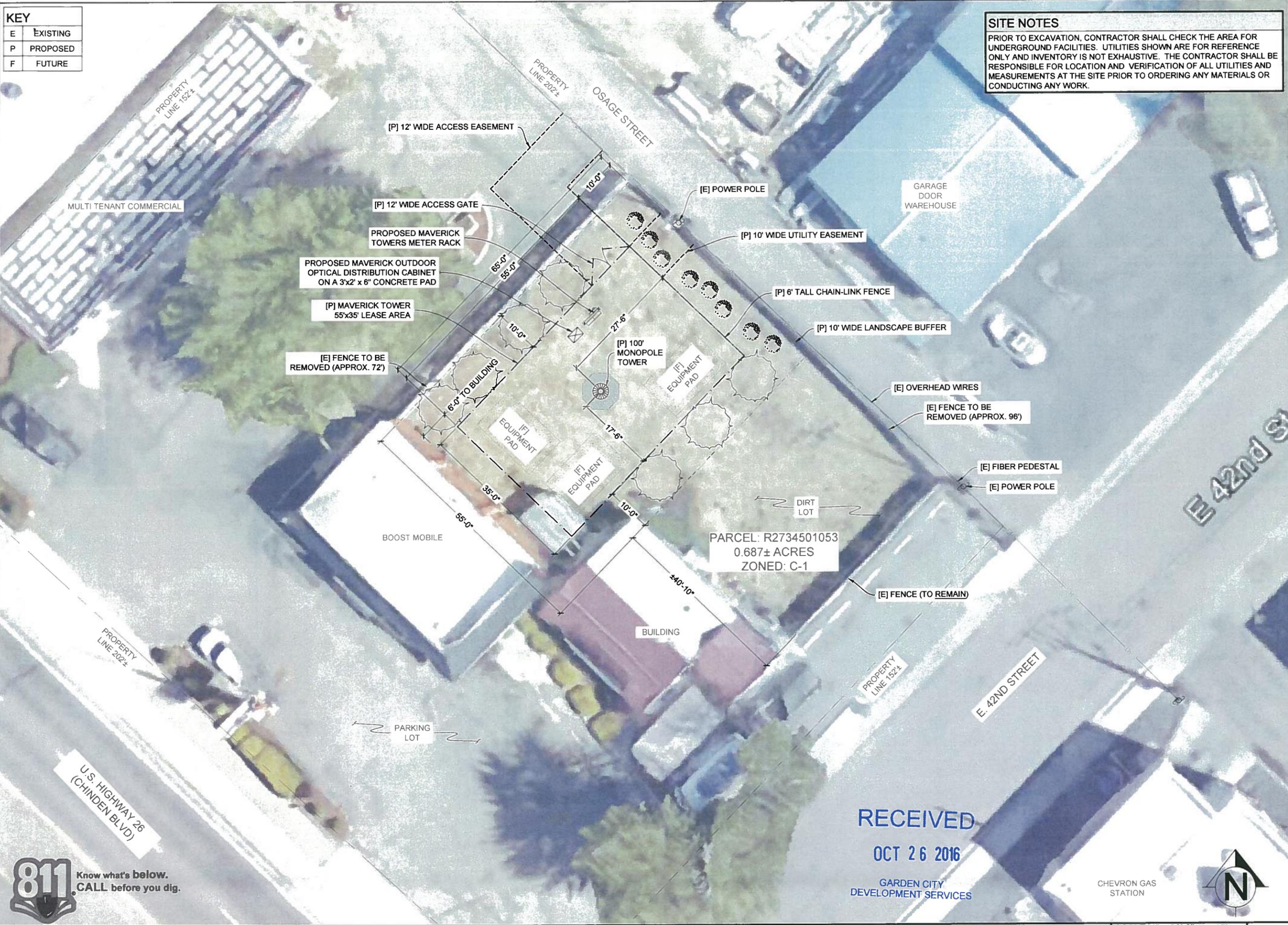
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SITE INFORMATION:  
**W. CHINDEN**  
 MT027  
 4202 W CHINDEN BLVD.  
 GARDEN CITY, ID 83714

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NUMBER:  
**A-1**

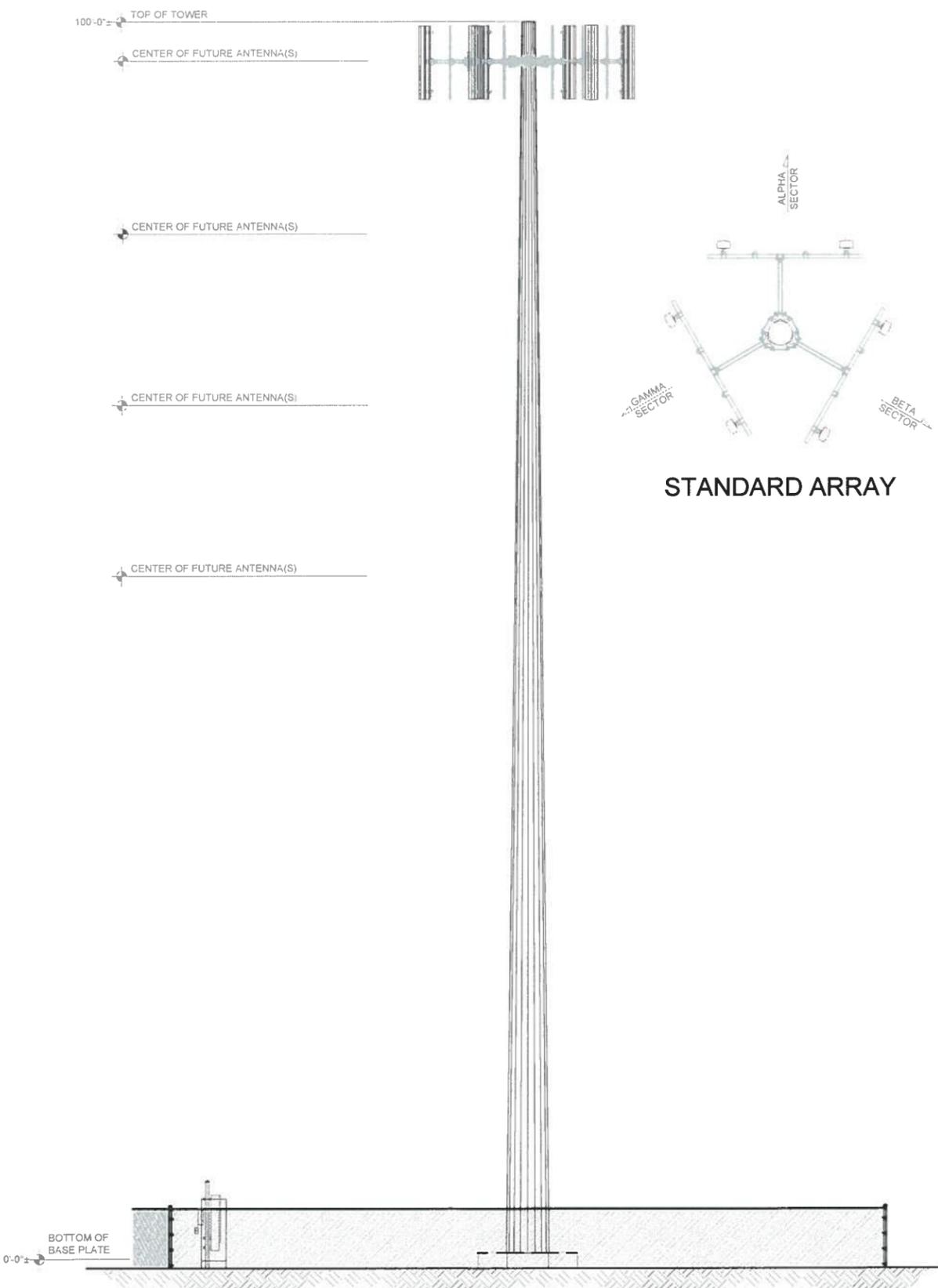


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SCALE: 1" = 20'-0" (11x17)

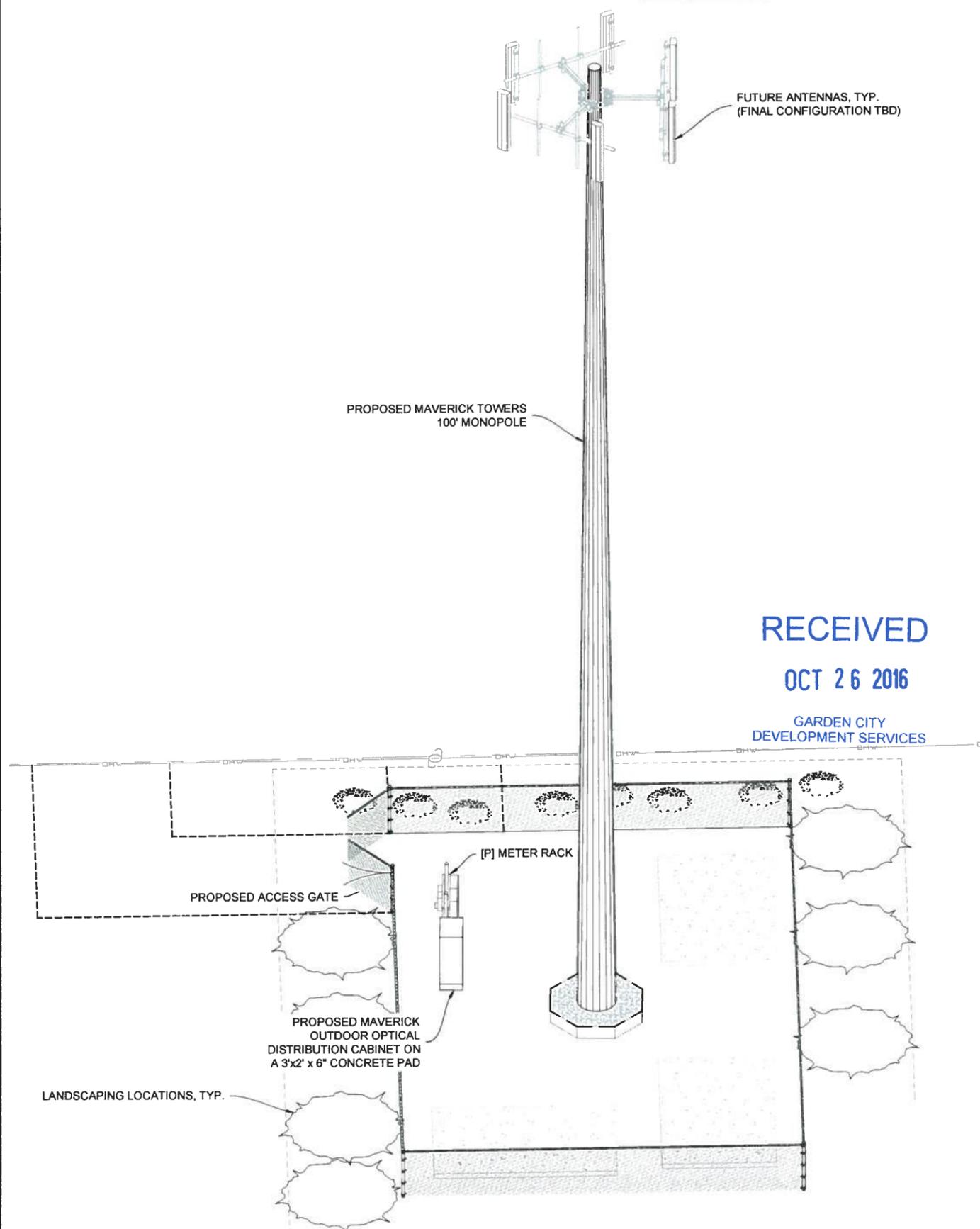
**TOWER HEIGHT NOTE**  
 ALL TOWER ELEVATIONS ARE MEASURED FROM BOTTOM OF BASE PLATE. BOTTOM OF BASE PLATE IS ~1' ABOVE GRADE.



PROPOSED TOWER ELEVATION

SCALE N.T.S. **2**

**STRUCTURAL ANALYSIS NOTE**  
 STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF NEW MOUNTS AND ANTENNAS.



TOWER ISOMETRIC VIEW

SCALE N.T.S. **1**

**MAVERICK TOWERS**  
 1713 N. 16th STREET  
 BOISE, ID 83702

**GEOSTRUCTURAL**  
 PO BOX 2621, BOISE, ID 83701  
 530 539 4787  
 CONTACT@GEOSTRUCTURAL.COM  
 WWW.GEOSTRUCTURAL.COM

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SITE INFORMATION:  
 W. CHINDEN  
 MT027  
 4202 W CHINDEN BLVD.  
 GARDEN CITY, ID 83714

SHEET TITLE:  
**TOWER ELEVATIONS**

SHEET NUMBER:  
**A-2**

**LANDSCAPE & IRRIGATION NOTES**

- IRRIGATION FOR THIS PLAN IS INTENDED TO BE SUPPLIED BY EXISTING WATER SUPPLY LINES IN EXISTING BOOST MOBILE BUILDING
- CONTRACTOR TO COORDINATE HOOK-UP TO EXISTING WATER LINES AND INSTALLATION/MAINTENANCE OF NEW IRRIGATION SYSTEM W/ BUILDING OWNER MANAGER.
- DESIGN OF PROPOSED IRRIGATION WATER SUPPLY LINES AND ANY FITTINGS/CONNECTIONS/ETC. AS REQUIRED IS NOT PART OF THE SCOPE OF THIS WORK.
- IRRIGATION SYSTEM STANDARDS OUTLINED IN THE APPLICABLE LAND USE AND ZONING ORDINANCES SHALL BE STRICTLY ADHERED TO. AN AUTOMATIC OR MANUAL DRIP IRRIGATION SYSTEM SHALL BE USED TO IRRIGATE THE TREES AND SHRUBS. TREES SHALL RECEIVE (5) 1 GPH EMITTERS AND SHRUBS (2) 1 GPH EMITTERS OR MORE AS REQUIRED.
- MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.
- DRIP IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ALL LANDSCAPING IS ADEQUATELY IRRIGATED.

**LANDSCAPING SELECTION NOTES**

VEGETATION SHALL BE AT LEAST SIX FEET (6') WIDE AND SIX FEET (6') IN HEIGHT AT MATURITY. TREES AND SHRUBS ARE TO BE DROUGHT TOLERANT AND BE APPROVED BY OWNER.

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. TREES AND SHRUBS ARE TO BE DROUGHT TOLERANT AND BE APPROVED BY OWNER.

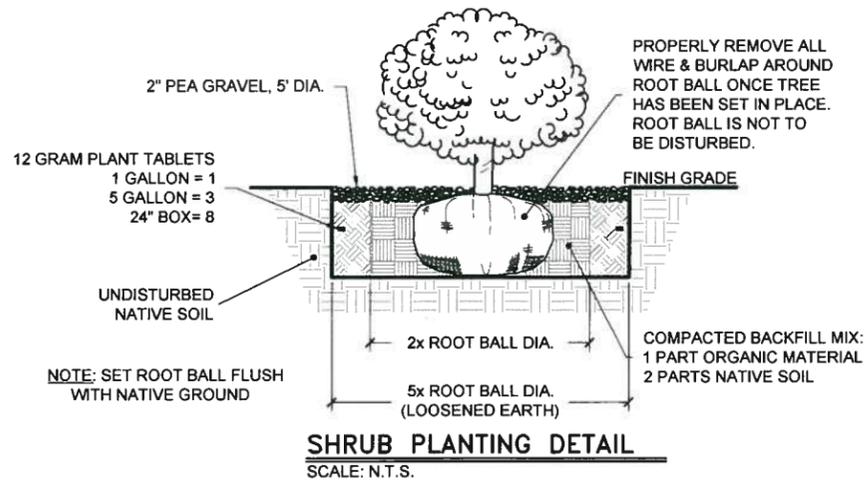
ONLY SHRUBS ARE TO BE PLANTED ALONG OSAGE STREET NO TREES

**GROUND COVERING:**

2" GRAY "PEA" SIZED GRAVEL  
3" DEPTH OVER WEED CONTROL FABRIC

**BACKFLOW PREVENTION:**

LANDSCAPE CONTRACTOR TO INSTALL AN APPROVED BACKFLOW PREVENTION DEVICE WITHIN IRRIGATION SYSTEM.



KEY	
E	EXISTING
P	PROPOSED
F	FUTURE



1713 N. 16th STREET  
BOISE, ID 83702



PO BOX 2621, BOISE, ID 83701  
530 539 4767  
CONTACT@GEOSTRUCTURAL.COM  
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REVISIONS

REV	DATE	DESCRIPTION	INT
A	10/22/16	ISSUED FOR REVIEW	GGD

REV	DATE	DESCRIPTION	INT
A	10/22/16	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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SITE INFORMATION:

W. CHINDEN

MT027

4202 W CHINDEN BLVD.  
GARDEN CITY, ID 83714

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

LS-1





RECEIVED

OCT 26 2016

GARDEN CITY  
DEVELOPMENT SERVICES

# NEIGHBORHOOD MAP

Address: R27445010N-5

Actions:  
Zoom to Feature: Zoom to the feature on the map.  
Pan: Pan the map to center the feature.

Details:

Parcel Number	R27445010N-5
Zoning Code	C-1
Tax Code Area	06
Total Assessed Value	327600
Assessed Acres	0.637
Property Tax Year	2016

Map controls: [Go to] [Zoom] [Layers]

All Available Layers

[Go to]

AerialSat