

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting
~Agenda~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/581/Agendas-and-Minutes>

Wednesday
April 28, 2021

7:00 PM

Council Chambers
206 E Third Street

WELCOME AND ATTENDANCE

REGULAR AGENDA

1. Approval of April 14, 2021 Minutes (ACTION ITEM)

PROPOSED ACTIONS: Approve minutes as presented; approve minutes with amendments; or provide staff further direction.

2. Public Comment

(Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.)

3. Public Hearing: Proposed Planned Unit Development (PUD) and Preliminary Plat of a 2.16-acre parcel located at 1606 E. Third Street within the City of Moscow – Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD: LUP2021-0007 & LUP2021-0013 (ACTION ITEM)

Proposed Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed PUD with no conditions; or recommend approval of the proposed PUD with conditions; or recommend denial of the proposed PUD; or take such other action deemed appropriate.
2. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
3. In accordance with the Commission's decision on the PUD and Preliminary Plat, direct staff to prepare Relevant Criteria and Standards documents.

4. Public Hearing: Proposed Preliminary Plat of a 17.2-acre area generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow - Harvest Hills 2nd Addition: LUP2021-0008 (ACTION ITEM)

Proposed Preliminary Plat of a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

NOTICE: Moscow Council and Commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

PROPOSED ACTIONS: After conducting the public hearing and consideration of testimony received:

1. Recommend approval of the proposed Preliminary Plat with conditions; or recommend approval of the proposed Preliminary Plat with no conditions; or recommend denial of the proposed Preliminary Plat; or take such other action deemed appropriate.
2. In accordance with the Commission's decision on the Preliminary Plat, direct staff to prepare a Relevant Criteria and Standards document.

5. Proposed Final Planned Unit Development (PUD) and Final Subdivision Plat for numerous parcels generally located north of the intersection of Sixth Street and Deakin Avenue within the City of Moscow – University Gateway on Sixth Addition: LUP2021-0014 & LUP2021-0015 (ACTION ITEM)

1. Proposed Planned Unit Development (PUD) of a 1.41-acre area to construct twenty-seven (27) townhouse dwellings and a 4-story multi-family building containing eighteen (18) dwelling units with enclosed parking on the ground floor.
2. Proposed Preliminary Subdivision Plat of a 2.49-acre area to create twenty-seven (27) townhouse parcels ranging from 696 to 829 square feet in size; one (1) Multi-Family Residential (R-4) parcel of 0.37 acres in size; and three (3) Central Business (CB) parcels ranging from 0.20 to 0.29 acres in size, referred to as the University Gateway on Sixth Addition.

PROPOSED ACTIONS: Review the University Gateway on Sixth final plat and final PUD and recommend approval to City Council; or recommend approval of the final plat and final PUD with conditions; or recommend denial of the final plat and final PUD; or provide Staff further direction as deemed necessary.

REPORTS

1. Transportation Commission meeting report.

ANNOUNCEMENTS

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for May 12, 2021.

ADJOURN

NOTICE: Moscow commission meetings can be televised, videotaped and/or recorded. Individuals attending the meeting who require special assistance to accommodate physical, hearing, or other impairments, please contact the City Clerk, at (208) 883-7015 or TDD 883-7019, as soon as possible so that arrangements may be made.

PLANNING & ZONING COMMISSION



Robb Parish
Commission Chair
p&z@ci.moscow.id.us

Regular Meeting ~Minutes~

Mike Ray
Staff Liaison
208.883.7008

<https://www.ci.moscow.id.us/457/Planning-Zoning-Commission>

Wednesday
April 14, 2021

7:00 PM

Council Chambers
206 E Third Street

The meeting was called to order at 7:00 PM

MEMBERS PRESENT: Robb Parish, Chair; Rich Beebe, Joel Hamilton, Wendy McClure, Michael Nelsen, Nels Reese, Victoria Seever, Dennis Wilson
MEMBERS ABSENT: Scott Gropp
OTHERS: Jeffrey Hicke (virtual), Tina Hilding (virtual), Maureen Laflin (virtual)
STAFF: Jennifer Fleischman, Mike Ray

REGULAR AGENDA

1. Approval of March 24, 2021 Minutes (ACTION ITEM)

McClure moved for approval of the minutes as presented, seconded by Wilson. Vote by Acclamation; Ayes: Unanimous (8). Nays: None. Abstentions: None. Motion carried.

2. Public Comment

Time limit 15 minutes. Members of the Public may speak to the Commission regarding matters NOT on the Agenda nor currently pending before the Planning and Zoning Commission. Please state your name and resident city for the record and limit your remarks to three minutes.
None.

3. Climate Change Impact Assessment Discussion (ACTION ITEM)

The City's Sustainable Environment Commission's Climate Action Working Group (CAWG) has prepared and distributed to the members of the City Council a Climate Change Impacts Assessment for Moscow. The CAWG would like to present this information to the members of the Planning and Zoning Commission, discuss its findings, and gather the Commission's suggestions as the city moves forward to formulate mitigation and adaption strategies.

Tina Hilding introduced Jeffrey Hicke, who proceeded with the first half of the presentation as described above and, in the slides, attached. Hicke focused on the Climate Change Impacts Assessment and requested suggestions from the Commission in regards to mitigation and adaptation efforts. Hilding continued with the second half of the presentation about the Climate Action Working Group, for which the slides are attached. She requested discussion and input from the Commission regarding CAWG's seven (7) focus questions about climate action.

The Commission discussed the upcoming growth of Moscow's subdivisions as an opportunity to mitigate climate change. There was also a discussion regarding updating the Comprehensive Plan in the next few years, specifically addressing climate change. Parish suggested that climate change proposals be brought before the Commission and reviewed for possible Zoning Code amendments. McClure mentioned energy neutrality and moving to electric, or encouraging more alternatives to transportation. Talk about in-

migration of people moving to Moscow because they can work from home, and the reduction in traffic surrounding the shift to working from home. Seever wanted a focus to be development affordability to get developers and buyers to want to be climate focused. Reservoir water issues were discussed.

CAWG had not yet given a presentation to the Fair and Affordable Housing Commission yet, but it has been scheduled. The Commission will continue the conversation and respond back to the CAWG after more information and ideas are collected. Seever wanted community and developer incentives to be a part of the conversation and suggestions. The Commission will decide if climate change would be a good continuing education subject.

REPORTS

1. Transportation Commission Meeting

Transportation Commission last met on April 8th. Preliminary reviews for two different subdivisions were discussed at the meeting.

ANNOUNCEMENTS

This is McClure's last meeting as a Planning & Zoning Commissioner.

UPCOMING EVENTS/MEETINGS

1. Next Planning & Zoning Commission regular meeting is scheduled for April 28, 2021.

The meeting adjourned at 8:06 PM

Robb Parish, Chair

CITY OF MOSCOW
COMMUNITY PLANNING AND DESIGN DEPARTMENT
STAFF REPORT

DATE: April 9, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Hearing Date: April 28, 2021

Subject:

1. Proposed Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twinhome parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

Attachments:

1. Notice of Public Hearing
2. Application for Planned Unit Development
3. Application for Preliminary Plat
4. Proposed Preliminary Plat
5. Neighborhood Meeting Materials

STAFF REVIEW

Proposal: The applicant, Phil Rheingans, is requesting a proposed Planned Unit Development (PUD) and Replat of a 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size, four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size, and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size. The proposal is referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.

Site and Area Land Use: The subject property is currently a vacant lot identified as Lot 1, Block 1 of the Harvest Hills 1st Addition. The subject property was platted in 2016 as a 2.16 acre parcel in the Harvest Hills 1st Addition. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north and the Rolling Hills Additions to the south. The remainder of the lots within the Harvest Hills 1st Addition to the south and east are currently developed as twinhome lots.

Background: In 2015, the applicant submitted the Harvest Hills 1st Addition subdivision plat for 7.45 acres of the entire 24.7-acre property. The applicant proposed to rezone the majority of the property to Medium Density Single Family Residential (R-3) and plat twinhomes lots and also create a 2.2-acre Neighborhood Business (NB) lot at the intersection of Mountain View Road and Third Street. On February 1, 2016, City Council approved the proposed rezone request and then on April 18, 2016 the Council approved the preliminary subdivision plat for Harvest Hills 1st Addition with three conditions. One of the conditions required the applicant to provide nine (9) on-street parking spaces on the north side of Third Street.



Vicinity Map

The subject property has already been pre-graded as part of the grading of Harvest Hills 1st Addition. The property averages around a 6% slope, with the exception of the area along the north property lines which contains a relatively steep slope down to the stormwater detention pond and Paradise Creek.



Topography Maps

Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Suburban Commercial (SC). According to the Comprehensive Plan, SC designated areas are,

“designated areas are intended to provide local and neighborhood commercial services in a manner that is compatible within a residential neighborhood environment. Lands appropriate for this designation include areas in close proximity to higher-density residential development and intersections of designated collector or arterial streets near residential development. Developments within these designated areas should include additional building scale and design standards (e.g., roof shape and materials, building height, setbacks, lighting, signage, etc., coupled with increased buffer yard requirements would better ensure compatibility). Developments within Suburban Commercial designated areas should limit the floor area ratios and require greater landscaping. Suburban Commercial designated areas are most appropriately zoned Neighborhood Business (NB).”

All of the surrounding subdivisions are designated as Auto-Urban Residential, except for the park pathway property to the west which is designated as Parks and Open Space.

The Comprehensive Plan designates Mountain View Road as a minor arterial and Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.



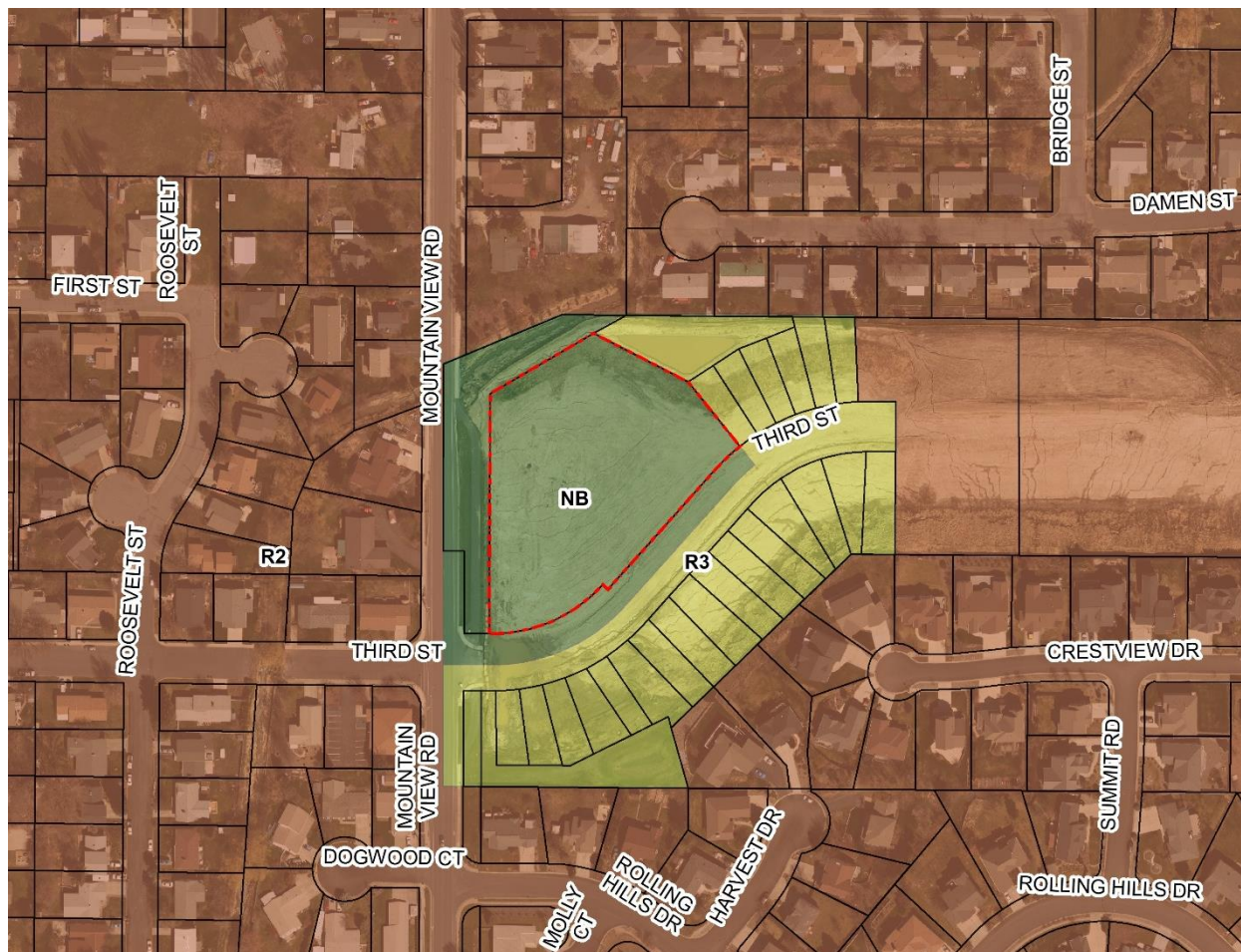
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as the Neighborhood Business (NB) Zoning District. The properties directly adjacent to the south and east are designated as Medium Density Residential (R-3). All other surrounding properties are within the Moderate Density Residential (R-2) Zoning District.

The NB Zoning District is appropriately applied in the following circumstances:

1. Where local commercial facilities will serve the everyday needs of a limited neighborhood area;
2. Where activity levels associated with small scale office development can be accommodated or tolerated by surrounding land uses and existing public services;
3. Where a neighborhood core is identified which is easily accessible by pedestrian or vehicular circulation; and
4. Where such commercial development will result in minimal interference with residential uses in the vicinity of the NB Zoning District.

Uses permitted within the NB Zone include residential uses above or behind a commercial use on the property, community and market gardens, fitness centers, veterinary services, professional offices, restaurants, coffee and espresso stands, child care facilities, community/neighborhood centers, health care services, museums and art galleries, religious facilities, retail and personal services, off-street parking areas, and bed and breakfast inns.



Current Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 2.16-acre parcel to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,592 to 3,852 square feet in size; and one (1) Neighborhood Business (NB) parcel of 17,905 square feet in size. All of the proposed lots meet the minimum lot size of 5,000 sf for standard lots, 2,250 sf for twinhome lots, and 1,800 sf for townhouse lots within the NB Zoning District. Additionally, all of the proposed lots meet the minimum lot width of 50 ft for standard lots, 25 feet for twinhome lots, and 18 feet for townhouse lots.

PUD: The applicant is proposing to construct 10 twinhome dwellings, 4 townhouse dwellings, and create a 17,905 square foot parcel on the northeast corner of Mountain View Road and Sixth Street. The primary reason for the PUD request is to allow a private street which serves the proposed lots. The private street is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. Contained within the center of the private drive is an open space island that contains 9 angled common parking spaces.

The proposed twinhome lots range from 2,643 to 6,602 square feet in size and the buildings are the same design as the twinhomes that have been constructed on the south side of Third Street in Harvest Hills 1st Addition. The buildings are two stories in height, have covered front porches,

recessed garages, and rear patios. The exterior building materials include Hardi Board siding, glulam posts and beams, and a 6:12 roof pitch with asphalt shingles. A larger single car garage, living room, dining room, kitchen, and bathroom are on the first floor. The second floor contains four bedrooms, two bathrooms, and a laundry room. The total square footage of the floor plans are approximately 2,100 square feet. The applicant is requesting a slight reduction in the exterior side yard setbacks because of the pie shape of the lots as they surround the looped private street. The required twinhome exterior side setback is 8 feet and the applicant is requesting a 7 foot setback. The front setbacks adjacent to the private street range between 8 to 25 feet, depending on the location of the lot. The setback to all garage doors will all be at least 20 feet to allow the parking of a single vehicle in the driveway. The rear setbacks are all proposed to meet the 20-foot setback requirement, but the street side setback along Third Street is proposed to be reduced from 10 feet to 5 feet.

The proposed townhouse lots range from 2,592 to 3,852 square feet in size and the buildings are of a similar design to the twinhomes constructed on the south side of Third Street in the Harvest Hills 1st Addition. The exterior building materials and floor plans are similar to the proposed twinhome design. The applicant is requesting a reduction in the exterior side yard setback for the townhouse on Lot 2, adjacent to the Neighborhood Business parcel. The townhouse exterior setbacks are required to be 8 feet and the applicant is requesting 3 feet on Lot 2. The other exterior side setback on Lot 5 meets the required setback.

The proposed 17,905 square foot Neighborhood Business (NB) lot is intended to be a vacant lot that would be developed in the future. Any use currently allowed in the NB Zone would be permitted, but per the PUD code, the property must incorporate at least one commercial use located along the primary street frontage. Any development would need to meet all of the typical requirements of the NB Zone.

A 10-foot-wide Type A landscape buffer is typically required along the exterior property lines of NB Zoned property when adjacent to property zoned R-2 or R-3. Since the proposed use of the twinhomes and townhouses is residential and similar to the surrounding land uses, staff is recommending that a Type A buffer not be required except for the 17,905 square foot parcel which will be developed with a commercial component.

Water and Sewer: Water service is proposed to be extended via an existing water main that is located Third Street. A new water main will be looped around the private street in order to serve all of the proposed lots.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 14 lots could be reasonably anticipated to use approximately 1.31 million gallons of water per year ($14 \text{ du} \times 2.25 \text{ occupants/du} \times 114 \text{ gallons/occupant} \times 365 \text{ days/year} = 1.31 \text{ M gallons/year}$).

Sanitary sewer currently exists within Third Street, as well as Mountain View Road. A new main will be constructed within the center of the private street and extended through a 10-foot-wide sewer easement between Lots 5 and 6 to the existing main in Mountain View Road.

Storm Sewer will be conveyed through a new main in the private street that ultimately is conveyed to the stormwater detention ponds within Harvest Hills 1st Addition. There is a proposed swale

shown on the east side of the park property along Mountain View Road. Engineering is recommending that the applicant relocate the stormwater facility outside of the park property.

Access, Streets, Traffic: The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat. Third Street has also been widened near the intersection of Third Street and Mountain View Road to accommodate a left turn lane.

The proposed private street which loops through the development is proposed to be a 20-foot paved width with curb and a 4-foot sidewalk on one side of the street. This proposed street meets the City's standard for private streets and there will be no on-street parking, but the applicant has provided 9 angled parking spaces within the center open space island.

Parkland Dedication: The applicant has previously dedicated two parkland tracts within Harvest Hills 1st Addition which has satisfied the parkland dedication requirement for the subject property. Since the zoning designation is remaining the same, there is no change in the parkland dedication requirement.

Input From Other Departments:

Engineering Division: The Engineering Department has submitted comments via the attached memo from Todd Drage, Engineering Technician, dated April 21, 2021. Engineering is recommending two conditions pertaining to the stormwater management on the site.

RELEVANT CRITERIA & STANDARDS:

1. **This plat is not contradictory to the Moscow Comprehensive Plan.**
 2. **This plat is compatible with the Moscow Zoning Ordinance.**
 3. **This plat is compatible with the Moscow Subdivision Ordinance.**
 4. **This plat is considerate of the natural features of the subject land.**
 5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.**
-
1. **The proposed PUD is consistent with the Comprehensive Plan.**
 2. **The proposed PUD is consistent with the intents and purposes of this Chapter.**
 3. **The proposed PUD is compatible with the character and uses in the surrounding area.**
 4. **Public services and utilities are available or can be made available and are adequate to accommodate the proposed PUD.**
 5. **The proposed PUD will not endanger the public health or safety.**
 6. **The residential densities, proposed land uses, and design proposed within the PUD promote the innovative, efficient, economic and attractive development of the subject property.**

RECOMMENDATIONS:

Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented:

1. Recommend approval of the proposed Planned Unit Development (PUD) with no conditions.
2. Recommend approval of the preliminary plat with the following two conditions:
 - a. Engineering:
 - i. The stormwater runoff control facility design shall be evaluated to verify that there will be zero net increase in the rate of stormwater runoff from the development as a result of design changes.
 - ii. The proposed stormwater swale running north to south along the east side of the parkland parcel shall be relocated so that it will not be on property previously dedicated as parkland for the development.
3. In accordance with the Commission's decision on the PUD and preliminary plat, direct staff to prepare Relevant Criteria and Standards documents.

NOTICE OF PUBLIC HEARING

Proposal for a Planned Unit Development (PUD), Replat, and a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow. Permit Applications LUP2021-0007 and LUP2021-0008

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposals will be considered:

1. Proposed PUD and Replat of a 2.16-acre parcel (Area #1 below) to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,505 to 4,159 square feet in size; and one (1) Neighborhood Business (NB) parcel of 18,812 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.
2. Proposed Preliminary Plat of a 17.2-acre area (Area #2 below) to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

MEETING DATE: Wednesday, April 28, 2021

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

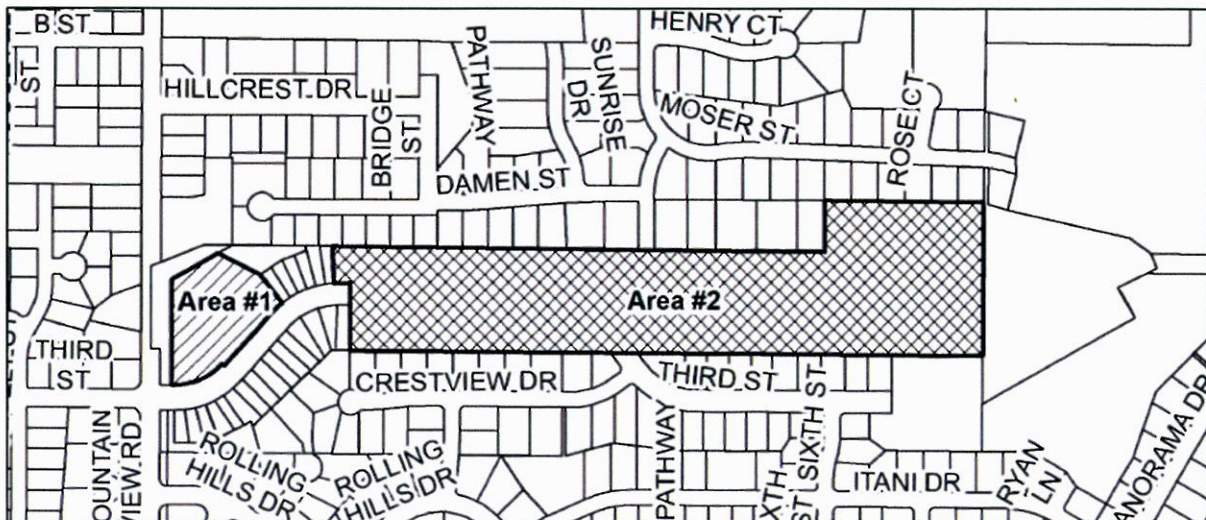
Note: Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, April 10, 2021





**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Phil Rheingans Telephone: 619-520-8753
Complete Address: PO Box 8986 Moscow, ID 83843
E-Mail: megandh@hotmail.com Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520
Complete Address: 405 S Washington
E-Mail: scottbecker@moscow.com Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor X

PROPERTY:

- Proposed Subdivision Name: Replat Harvest Hills Lot 1 Block 1
- Address(as) or Parcel Number(s): Lot 1 Block 1 Harvest Hills Addition
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 2.16 acres, and/or _____ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
1.69 acres, and/or _____ square feet.
- Total number of lots: 15 Average lot size: 4097
- Existing Zoning of subject property: NB

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

75% Single Family Lots, 25% Commercial, Parkland has been previously dedicated.

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.

Applicant's Signature

Date

4-2-21

Property Owner's Signature (if different)

Date

Legal Description

A parcel of land located in the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, being Lot 1, Block 1 of Harvest Hills First Addition to the City of Moscow, described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17'01"E, 1320.60 feet, to the northwest corner of the South Half of the Southwest Quarter of Section 9; Thence along the north line of the South Half of the Southwest Quarter of Section 9, S89°30'25"E, 251.48 feet to the northwest corner of Tract A of Harvest Hills First Addition; Thence S59°42'14"W, 49.41 feet to the north corner of Lot 1, Block 1 of Harvest Hills First Addition and the **Point of Beginning**;

Thence S62°48'31"E, 148.88 feet to the to the northwest corner of Lot 2, Block 1 of Harvest Hills First Addition;

Thence S38°42'13"E, 115.43 feet to the southwest corner of said Lot 2 and the northerly right-of-way of Third Street;

Thence along said northerly right-of-way the following five courses:

Thence 47.00 feet along a curve to the left, said curve having a Delta = 9°26'56", Radius = 285.00 feet, Chord = 46.95 feet and a Chord Bearing = S46°34'19"W;

Thence S41°50'51"W, 225.06;

Thence N48°09'09"W, 10.00 feet;

Thence 173.30 feet along a curve to the right, said curve having a Delta = 48°26'10", Radius = 205.00 feet, Chord = 168.19 feet and a Chord Bearing = S66°03'56"W;

Thence N89°42'59"W, 5.20 feet to the southeast corner of Tract B of Harvest Hills First Addition;

Thence leaving said right-of-way, along the easterly boundary of said Tract B the following two courses:

Thence N0°17'01"E, 335.23 feet;

Thence N59°42'14"E, 167.19 feet to the **Point of Beginning**.

Parcel Contains 2.16 Acres±

Notes

1. Plat area is currently Zoned NB. Surrounding area in Harvest Hills First Addition is Zoned R-3, area in W.M. Dahmen's Replat of Lot 4 of Shields 5 Acre Tract is Zoned R-2.
2. Total plat area: 2.16 acres±
Tract 1 area: 0.47 acres±
Net Lot Area: 1.69 acres±.
3. All the area within Re-Plat of Lot 1, Block 1 of Harvest Hills First Addition is within designated Flood Zone "C": Areas of minimal flooding.
4. All Harvest Hills Second Addition subdivision lots lying in the South Half of the Southwest Quarter are subject to the provisions of the right-of-way easements for overhead power to Washington Water Power set forth in instrument #12860, Book 95 of Deeds, Page 349, dated 4-15-1936 and instrument #128796 Book 95 of Deeds Page 374, dated 4-28-1936.

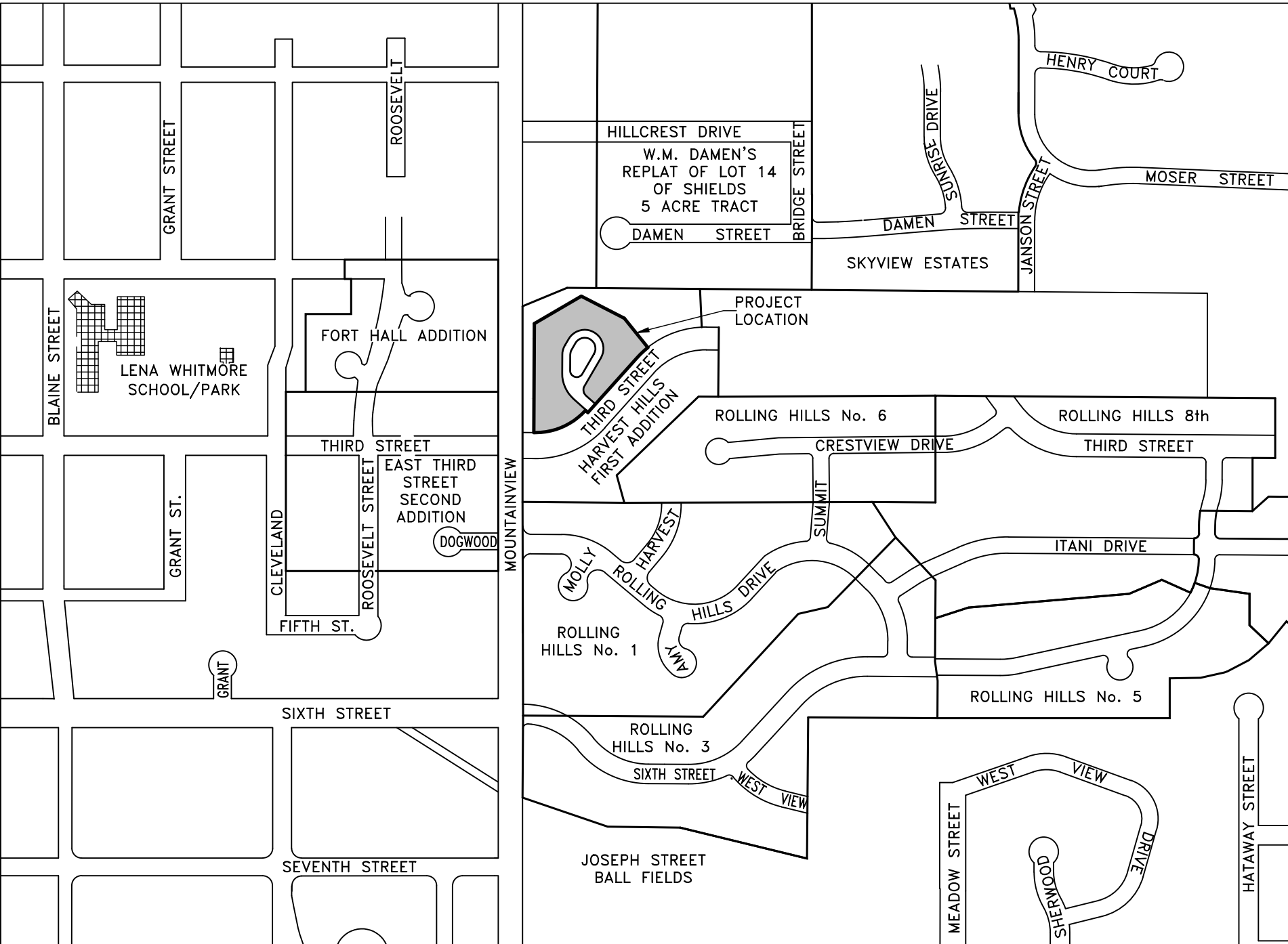
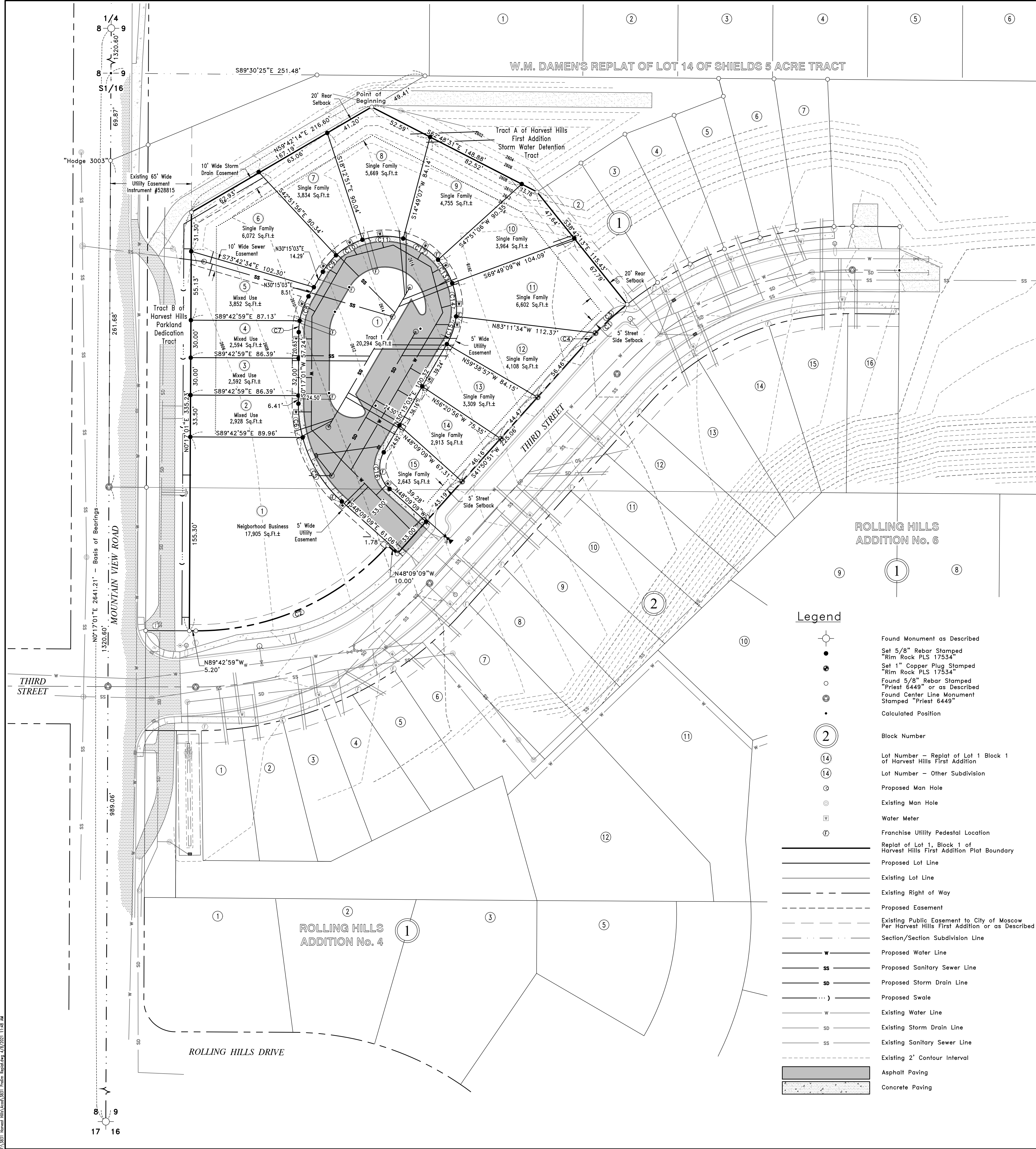
Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found southwest corner of Section 9 and the found northwest corner of the Southwest Quarter of Section 9, said bearing being N0°17'01"E.

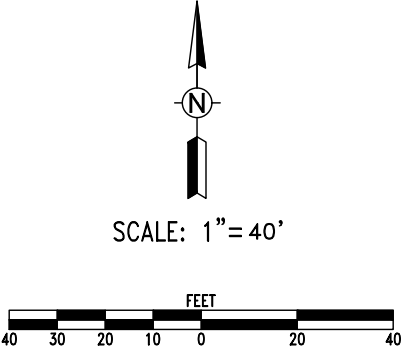
PRELIMINARY
NOT FOR
CONSTRUCTION

Re-Plat of Lot 1, Block 1 of Harvest Hills First Addition
to the City of Moscow, Latah County, Idaho - Preliminary Plat
Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843
April - 2020

Drafted by: SW
Checked by: MED
File Name: HH FIRST ADDO PRELIM
Tab: P1
Layer Style: TOPO
Plot Style: Primary.ctb
Project: 3483-07-13
Date: 4/2/21



Curve Data					
Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	47.00'	9°26'56"	285.00'	46.95'	S46°34'19"W
C2	173.30'	48°26'10"	205.00'	168.19'	S66°03'56"W
C3	34.26'	6°53'15"	285.00'	34.24'	S47°51'09"W
C4	12.74'	2°33'41"	285.00'	12.74'	N43°07'42"E
C5	60.94'	33°24'48"	104.50'	60.08'	S31°26'45"E
C6	27.40'	15°01'22"	104.50'	27.32'	S7°13'40"E
C7	9.21'	9°10'43"	57.50'	9.20'	S4°52'22"W
C8	20.86'	20°47'20"	57.50'	20.75'	S19°51'23"W
C9	16.94'	16°53'01"	57.50'	16.88'	S38°41'34"W
C10	24.74'	24°39'04"	57.50'	24.55'	S59°27'37"W
C11	33.15'	33°01'59"	57.50'	32.69'	S88°18'08"W
C12	33.15'	33°01'59"	57.50'	32.69'	N58°39'53"W
C13	22.05'	21°58'03"	57.50'	21.91'	N31°09'53"W
C14	27.08'	26°59'17"	57.50'	26.83'	N6°41'13"W
C15	23.53'	23°26'37"	57.50'	23.36'	N18°31'45"E
C16	32.16'	78°24'12"	23.50'	29.71'	S8°57'03"E



For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Preliminary or Major Amendment	\$565	
CD	Minor Amendment or Design Review	\$220	
	Receipt Number		

Completed Application Recieved 04-08-2021

AUTHORIZATION:

1. Section _____ of the Moscow Zoning Ordinance authorizes the proposed use through a Planned Unit Development application.
2. The Moscow Planning and Zoning Commission must make findings of compliance with the following six **relevant criteria and standards**. Please indicate in the spaces provided below the justifications you believe show compliance with each of the relevant criteria and standards:

A. The proposed development is consistent with the Comprehensive Plan.

Yes, Harvest Hills is affordable housing that blends urban environment and rural landscape
while allowing for town growth.

B. The proposed development is consistent with the intents and purposes of Chapter 7 of the City Zoning Code.

Yes, Harvest Hills is an economical and attractive development made up of the 16 parcels
of mixed use development.

C. The proposed development is compatible with the character and uses in the surrounding area.

Yes, Harvest Hills meets current and future community needs, preserves the community
identity and character while allowing for housing to meet needs of all economic abilities.

D. Public Services and utilities are available or can be made available and are adequate to accommodate the proposed development.

Utilities are on site with availability for expansion.

E. The proposed development will not endanger the public health or safety.

Yes, Harvest Hills enables safe access and promotes alternative modes of mobility including
pedestrians, bicycles, motorists, and public transit users of all ages and abilities.

F. The residential densities, proposed land uses, and design proposed with the development promote the innovative, efficient, economic, and attractive development of the subject property.

Combined PUD in a NB zone promotes efficient economic growth while maintaining an
attractive development.

CONDITIONS OF APPROVAL:

The Commission may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) Should the preliminary PUD be approved, a final PUD review before the original decision making body is required to determine whether the proposed development conforms to the intent and conditions of the preliminary PUD approval.
- 2) Approval of a preliminary PUD proposal shall expire automatically eighteen (18) months after the date of approval unless final PUD approval has been obtained prior to such time.
- 3) Where final PUD plans approved by the decision making body are subsequently modified following such approval, such plan modifications must be submitted to the Community Development Department to be reviewed for substantial conformance with the approved plans. If plan modifications are not in substantial conformance, the plans may need to go through a minor or major amendment process as detailed in Section 4-7-13 of Moscow City Code.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

This application must be completed and submitted with the below-described items to the Moscow Community Development Department before the application will be scheduled for a public hearing:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 full size electronic copy; two 11" x 17" hard copies)

I understand this information is a public record and may be posted to a public website.

Applicant's Signature

Date

3-17-21

3-17-21

Property Owner's Signature

Date

April 2, 2021

Mike Ray
City of Moscow
Planning Manager

RE: Harvest Hills Lot 1 Block 1 Replat-PUD, Purpose for PUD Request

Dear Mike,

The reasons for the PUD Request of the Harvest Hills Lot 1 Block 1 are as follows:

1. With an odd shaped lot, the standard City Street does not lend itself to an efficient lot layout and use. By utilizing the PUD option, a private one-way street though the site offers a better layout for the project and more efficient traffic flow than a typical city street.
2. The PUD option will provide smaller, more economically feasible lots for development so more people can achieve the dream of home ownership while creating a local community within the larger community.
3. Lastly the reason for a PUD for this development, is for increased flexibility of home configuration and setbacks to accommodate odd shaped lots.

For these reasons the developer is requesting the lot be developed as a PUD.

In addition to the PUD the developer would like to request 5' building setbacks along Third Street. Third Street has been widened in this this area for a turn lane and on street parking. This widened section cuts into the developable lot sizes. Utilities for the site are on the interior which lessens the need for extended setbacks along Third Street. The reduced setback along Third Street will also provide visual traffic calming to heighten driver awareness and discourage excessive speed as drivers approach the intersection with Mountain View Street.

If you have any questions please do not hesitate to contact me.

Thank you,



Scott Becker, PE

Hodge & Associates, Inc.

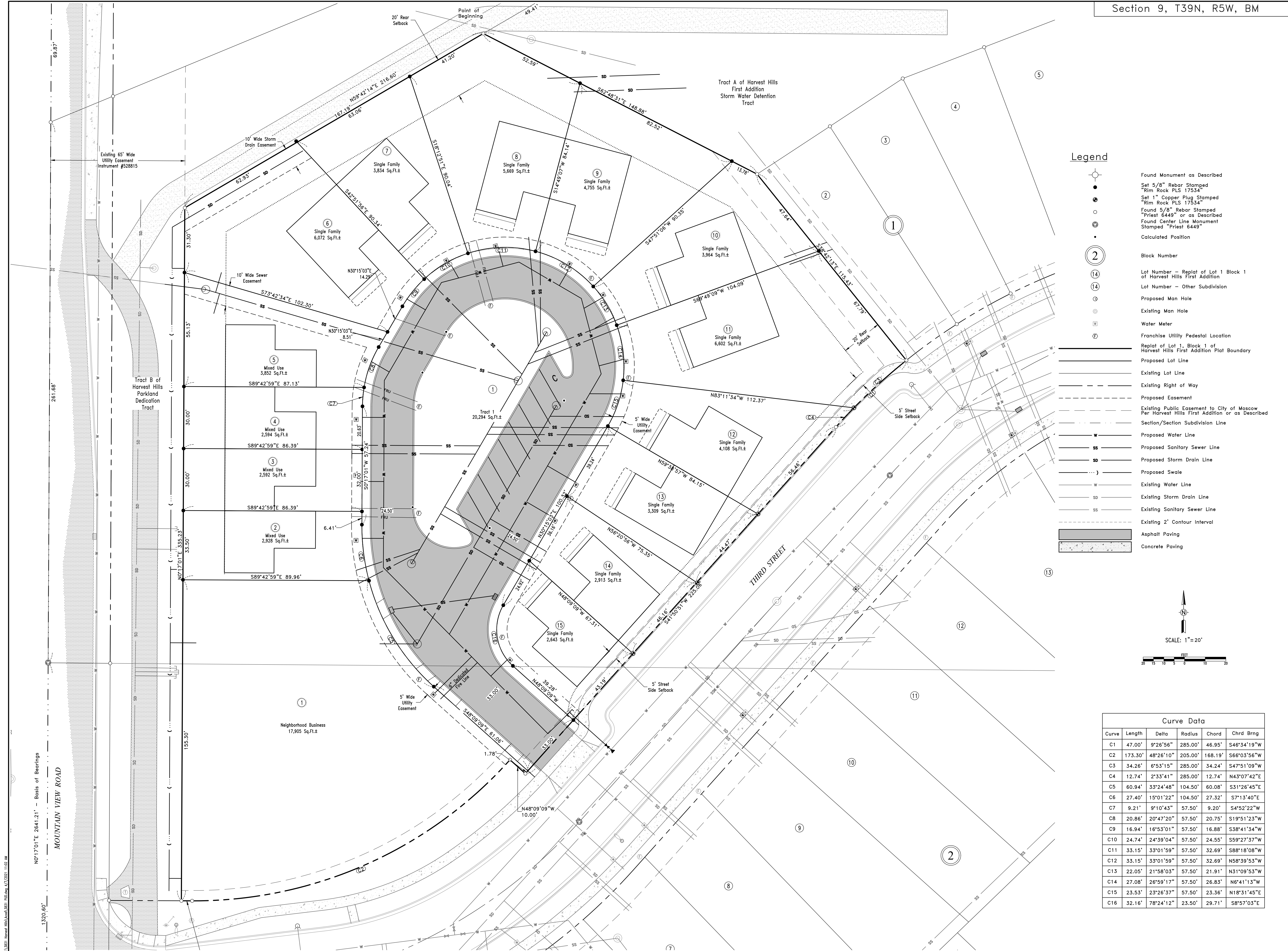
P.O. Box 8728
Moscow, Idaho 83843
(208) 882-5520

Handwritten Signature
RIM ROCK CONSULTING, INC.
Land Surveying
Professional Seal
2019-2024 (2024-2025)

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Re-Plat of Lot 1, Block 1 of Harvest Hills First Addition
to the City of Moscow, Latah County, Idaho - Planned Unit Development Site Plan
Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843
April - 2020

Drafted by:	SW
Checked by:	MED
File Name:	HH FIRST ADD PRELIM
Tab:	P1
Layer Style:	TOPO
Plot Style:	Primary.ctb
Project:	3483-07-13
Date:	4/7/21



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Harvest Hills Twin Homes Lots 7 to 8

Owner - Phil Rhiengans

East Third St

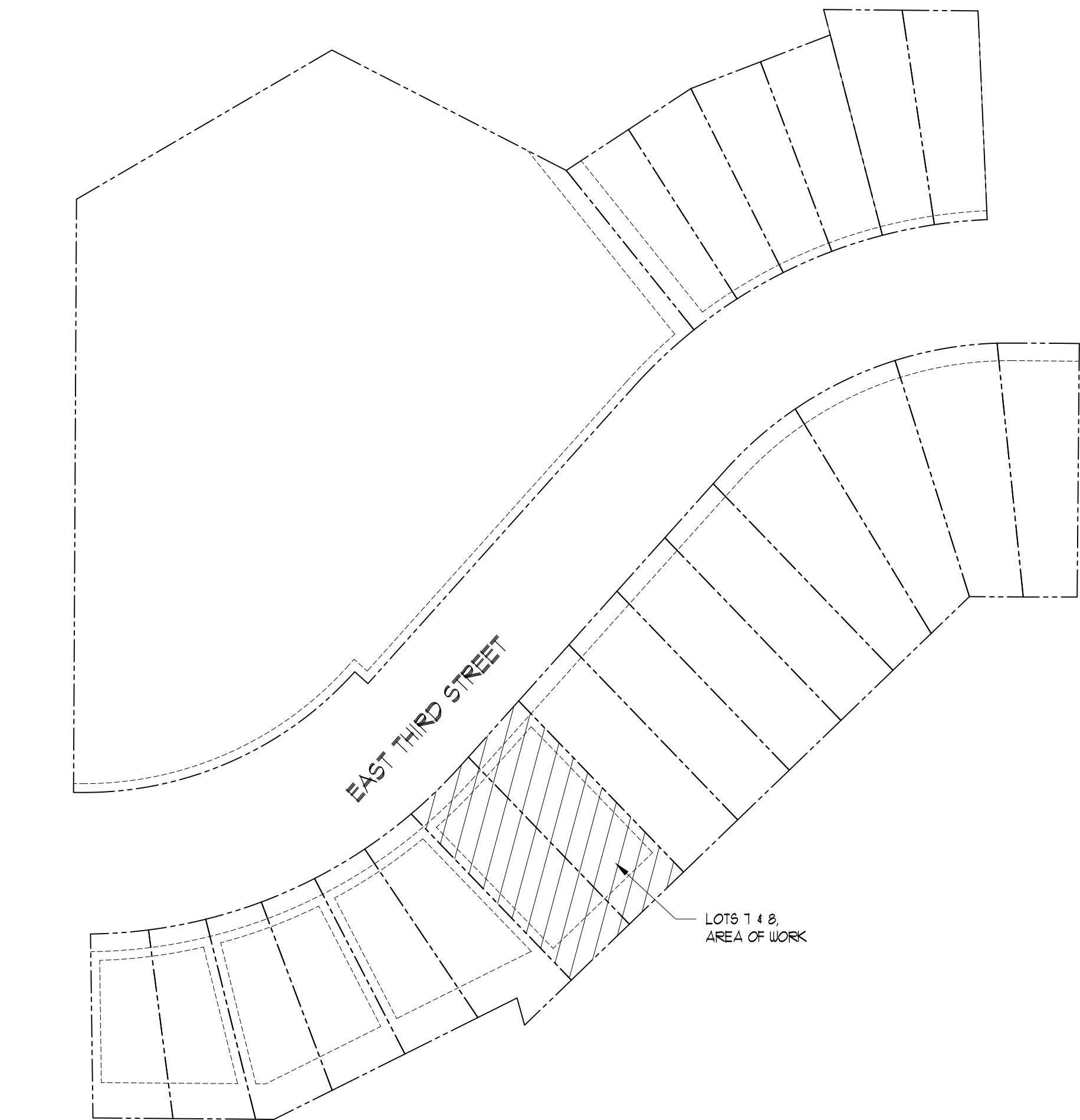
Moscow, Idaho

INDEX OF DRAWINGS

- A-0 TITLE SHEET, GEN. NOTES, VICINITY MAP
- A-1 SITE PLAN, SITE DETAILS, EXT ELEVATION
- A-2 FOUNDATION PLAN
- A-3 MAIN FLOOR FRAMING PLAN
- A-4 MAIN FLOOR PLAN, WINDOW SCHEDULE
- A-5 UPPER FLOOR FRAMING PLAN
- A-6 UPPER FLOOR PLAN
- A-7 ROOF FRAMING PLAN
- A-8 EXTERIOR ELEVATIONS
- A-9 BUILDING SECTION, BUILDING DETAILS

GENERAL / CONSTRUCTION NOTES (unless noted otherwise)

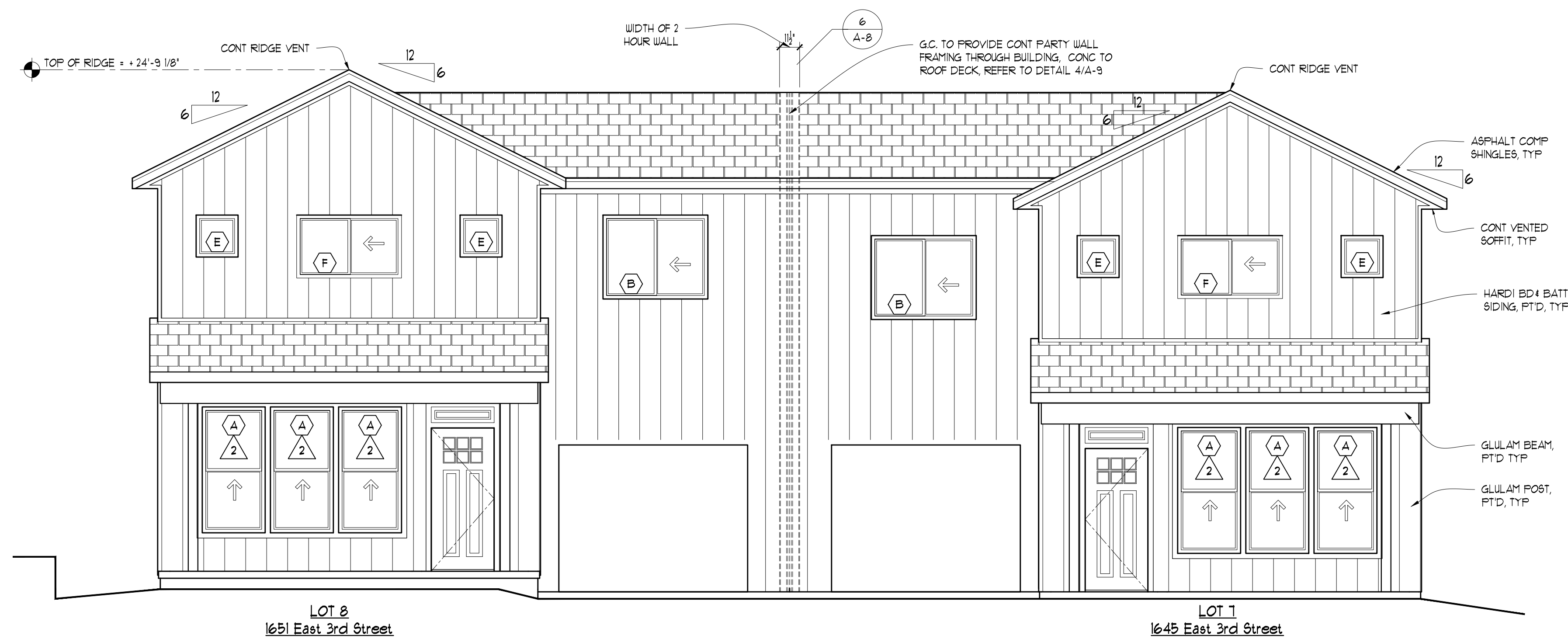
GENERAL THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEVIATE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER. THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE THAN SPECIFIED LOCATION ON THE TITLE BLOCK WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN M PAUL) THE OWNER. DESIGN CRITERIA SNOW LOAD 64 PSF (VERIFY W/ OFFICIAL) FLOOR LIVE LOAD 40 PSF (VERIFY W/ OFFICIAL) BASIC WIND SPEED 110 MPH (3 SEC 50 MPH (FAST MILE) SEISMIC LOADING ZONE 8 SOIL BEARING 1500 PSF (ASSUMED) SITE CLEARING CONDUCT SITE CLEARING OPERATIONS IN A MANNER THAT WILL ENSURE MINIMUM INTERFERENCE WITH NEIGHBORS STREETS, WALKS OR OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.	CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE. REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY. EARTHWORK CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION. FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF .2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS. REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT. CAST-IN-PLACE-CONCRETE FOUNDATIONS ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION. PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE. REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS: CONCRETE CAST AGAINST SOL = 3" SLABS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1" WALL-ON-GRADE = 2" APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL. IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.	FOUNDATION DRAINAGE THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SEVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE, COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL. ROUGH CARPENTRY ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES. LUMBER SHALL BE OF THE FOLLOWING GRADES: STUDS - 2x4 - STANDARD OR BETTER JOIST - 2 TO 4 WIDE 6 TO 8 - #2 OR BETTER 10, 12 & 14 - #1 OR BETTER BEAMS AND STRINGERS #1 POSTS AND TIMBERS #1 SHEATHING SHALL BE APA RATED SHEATHING AND SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK. WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK. ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC. UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT. HARDWARE AND FASTENINGS UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 10" LONG WITH HEAD END HOOKED 2". BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS. NUMBER AND SPACING OF NAILS AND METHOD OF NAILING OF FRAMING SHALL MEET THE REQUIREMENTS OF U.B.C. NAILING SCHEDULE, TABLE NO 23-1-0. METAL FRAMING ANCHORS, HANGERS, STRAP ANCHORS, THE STRAPS, END JOIST ANCHORS AND OTHER MISCELLANEOUS ACCESSORIES SHALL BE OF GALVANIZED STEEL, MANUFACTURED BY SIMPSON COMPANY OR EQUAL. SPRINKS, SCREWS, LAG BOLTS, AND OTHER MISCELLANEOUS FASTENINGS AND ROUGH HARDWARE SHALL BE SUPPLIED AS REQUIRED TO ASSEMBLE AND SECURE ROUGH CARPENTRY ITEMS.	FLOOR AND WALL FRAMING WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BUCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BUCKS OR OPENINGS WIDER THAN 6 FEET. PROVIDE DOUBLE TOP PLATE. OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP ONTO EXTERIOR WALLS. LAP ENDS 48 INCHES. BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING. IF WALL SHEATHING IS TO BE USED TO FULFILL DIAGONAL BRACING REQUIREMENTS, IT SHALL BE NAILED AT 4" SPACING AT EDGES AND 6" SPACING IN FIELD. AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING. FLOOR JOISTS SHALL BE WOOD "T" JOISTS AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS WHICH RUN PARALLEL WITH THE DIRECTION OF THE FLOOR JOIST TYPICAL. ALL SUBFLOORING SHALL BE GLUED AND NAILED TO FLOOR JOISTS. SILL SEALER SHALL BE PROVIDED AT ALL SILL PLATES AND SHALL BE 1/2 THICK FOAM PLATES OR OTHER MATERIAL APPROVED FOR SAME PURPOSE. ENGINEERED WOOD TRUSSES WOOD ROOF TRUSSES SHALL BE DESIGNED BY AN APPROVED FABRICATOR OF ENGINEERED WOOD ROOF TRUSSES AND SHALL BE ACCOMPANIED BY SHOP DRAWINGS FROM S&D FABRICATOR STAMPED AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE WITHIN THE SAME REGION OF THE PROJECT. WOOD ROOF TRUSSES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS AND SHALL BE DESIGNED TO WITHSTAND THE DESIGN LOADS INDICATED ABOVE AS WELL AS STANDARD LOAD REQUIREMENTS FOR THE REGION IN WHICH THE PROJECT IS BEING BUILT. INSTALL ROOF TRUSSES AT 24" CENTERS MAXIMUM AND INSTALL. SECURE AND BRACE AS PER MANUFACTURERS RECOMMENDATIONS AS WELL AS ANY APPLICABLE BUILDING CODES AND REGULATIONS. INSULATION AND THERMAL REQUIREMENTS EXTERIOR WALLS SHALL HAVE AN R-VALUE OF NOT LESS THAN R-21. ATTIC INSULATION SHALL BE NOT LESS THAN R-49, BELOW GRADE WALLS AND BASEMENT WALLS USED FOR LIVING SPACE SHALL HAVE A MINIMUM R-VALUE OF R-10 CONT INSUL ON EXT OF WALL OR R-15 CONT INSUL ON INT OF WALL OR R-21 CAVITY INSUL PLUS THERMAL BREAK BETWEEN SLAB AND THE BASEMENT WALL AT THE INT OF BASEMENT WALL. FLOORS OVER UNHEATED SPACES SHALL HAVE A MIN. "R" VALUE OF R-38.	ALL PENETRATIONS (INCLUDING WIRING PENETRATIONS AT TOP AND BOTTOM PLATES, EXTERIOR JOINTS AT FLOORS IN EXTERIOR WALLS, ROOF OR CEILING WALL) WILL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO REDUCE AIR LEAKAGE. CONTRACTOR SHALL STUFF ALL SHIM SPACE OR OTHER SIMILAR VOIDS IN EXTERIOR WALLS AROUND DOORS, WINDOWS, ETC. WITH INSULATION. A VAPOR BARRIER RATED AT ONE PERM, DRY CLIP, IS REQUIRED ON THE HEATED SIDE OF INSULATION. A BLACK GROUND COVER NOT LESS THAN 6 MILLS THICK WILL BE INSTALLED IN ALL CRAWL SPACES. COMPOSITION SHINGLE ROOFING PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY. UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF ADHERING, MINIMUM 40 MILS THICK; MINIMUM TENSILE STRENGTH 250 PSI. CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS). PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES. PROVIDE CONTINUOUS METAL GUTTERS AT ALL DRIP EDGES OF ROOFS. LIFE SAFETY SD INDICATES THE LOCATION OF SMOKE DETECTORS. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS. DOORS AND WINDOWS ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQ FT (820 SQ INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS SHOWN ON THE DRAWINGS WHICH DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL WINDOW SELECTION. WINDOWS SHALL BE GLAZED WOOD UNITS SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOWS SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL SYSTEMS IN THIS REGION. WINDOWS WILL BE TESTED AND LABELED FOR THERMAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR ANSI Z39.9-88B; A MINIMUM U-VALUE OF 0.25 IS TO BE MET. WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES.	ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES. DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 283-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20. GYPSUM DRYWALL GYPSUM WALL BOARD SHALL BE 1/2" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS. INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS. INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EXCEPT WALLS ARE NOT TO RECEIVE PAINT. MECHANICAL / PLUMBING ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES. STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY CODE OR BY MANUFACTURERS INSTRUCTIONS. ELECTRICAL ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS.
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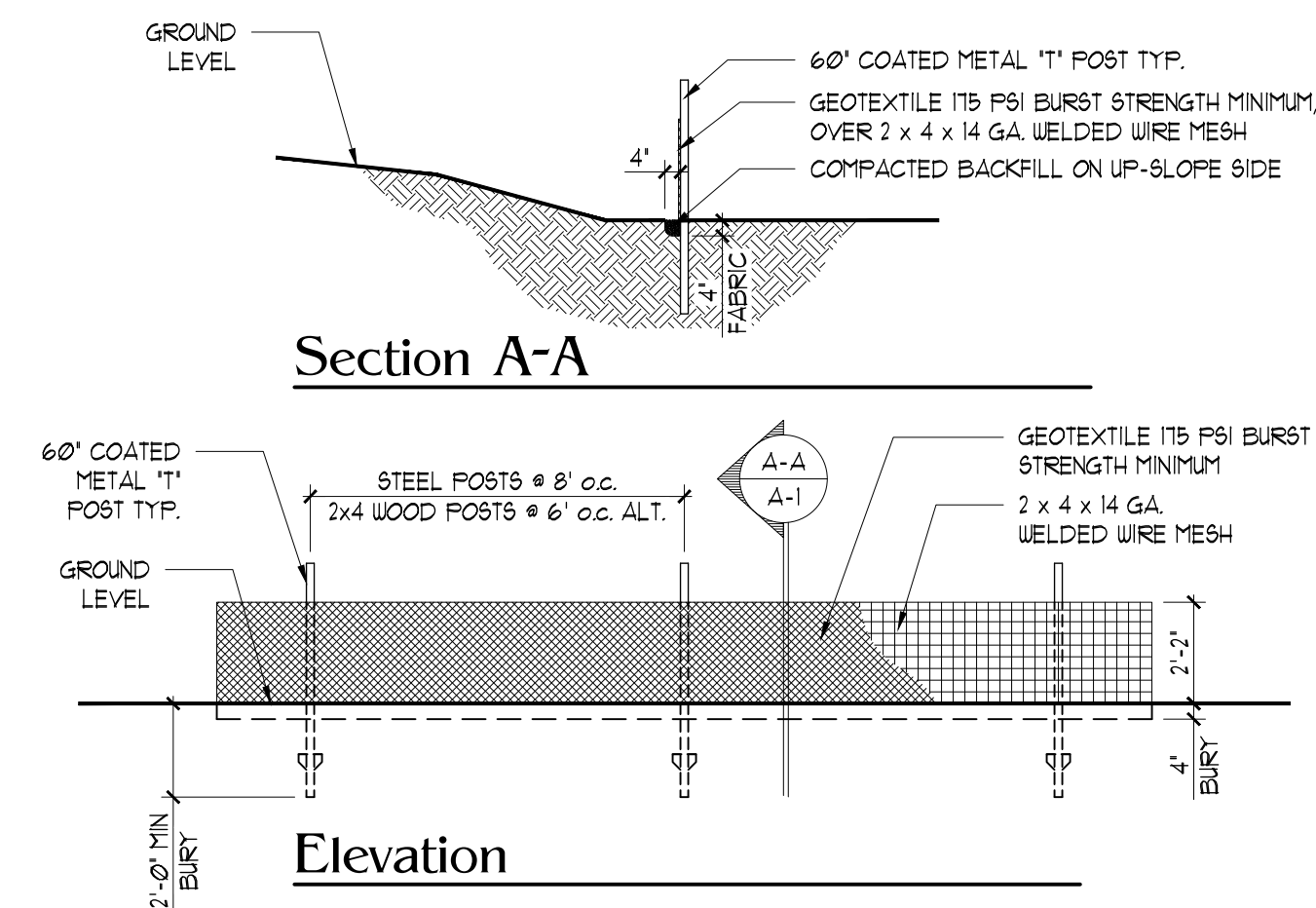
Vicinity Map
N.T.S.

Job Number:
Date:
Sheet Contents:
Cover Sheet
General Notes
Vicinity Map

A-0

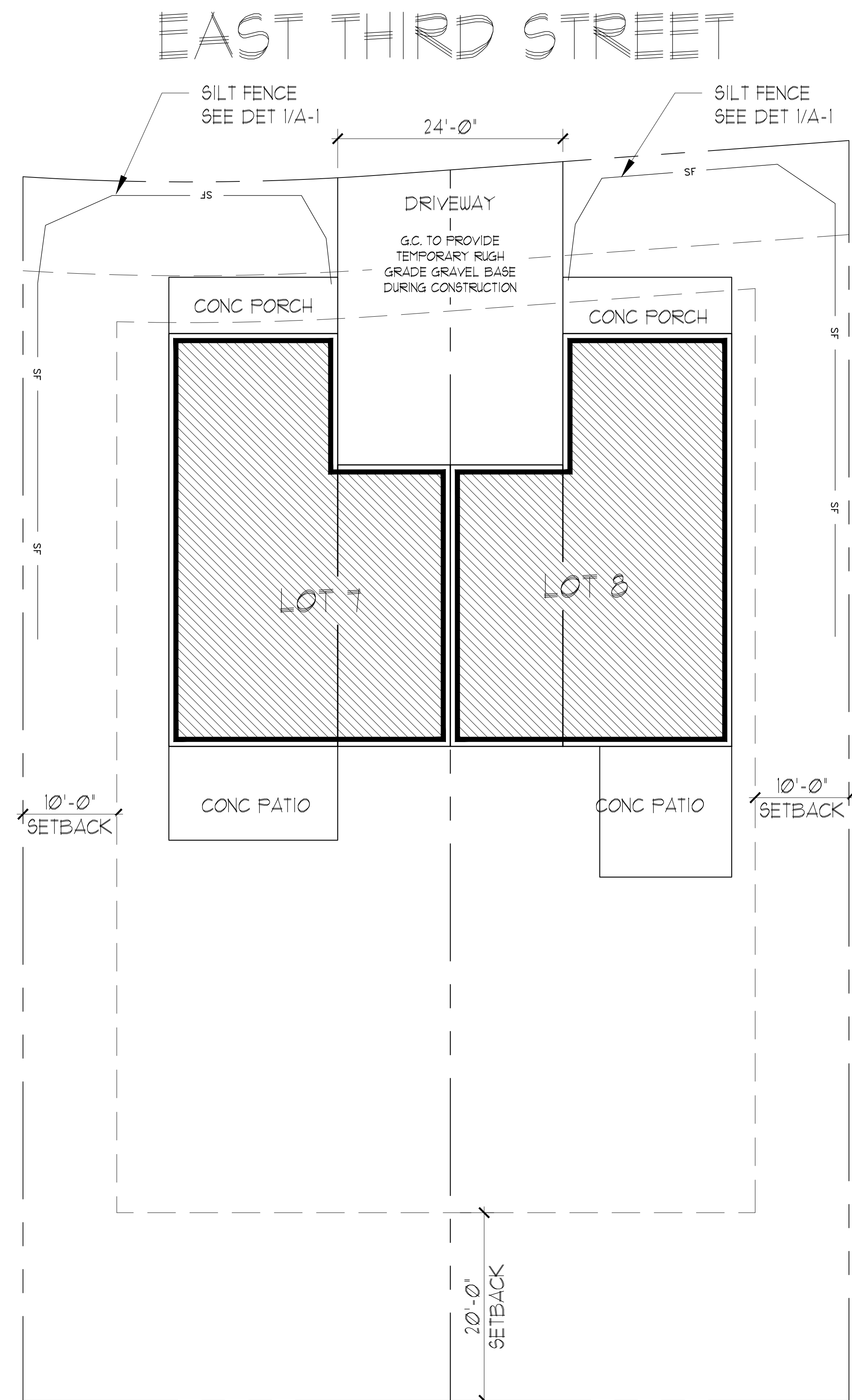


Northwest Elevation
SCALE: 1/4" = 1'-0"

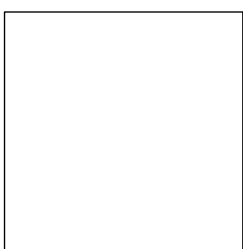


- Silt Fence Notes:
1. ATTACH WIRE MESH TO POSTS W/ APPROVED METAL DEVICES
 2. ATTACH GEOTEXTILE FABRIC TO THE UP-SLOPE SIDE OF POSTS AND WIRE MESH TOP AND BOTTOM W/ APPROVED METAL FASTENERS @ 24" o.c. MAXIMUM SPACING
 3. GEOTEXTILE FABRIC TOP EDGE SHALL BE 26" MINIMUM ABOVE GROUND
 4. OVERLAP VERTICAL SILT FENCE SPLICES 8" MINIMUM (POST TO POST). SEE ELEVATION ABOVE. AVOID BUMPS AND OTHER LOW POINTS

Silt Fence Detail
N.T.S. 1

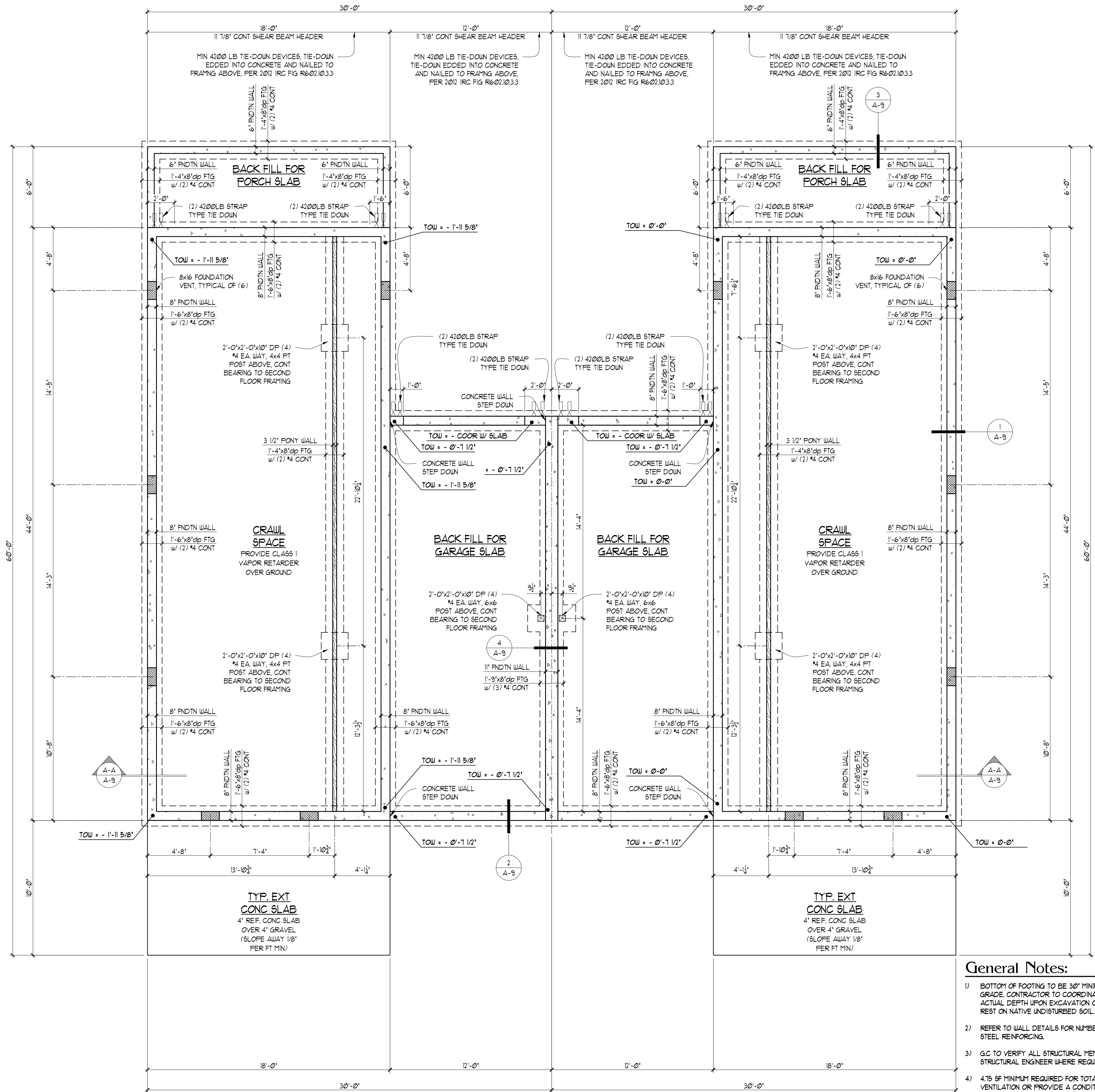


HH South Lot 7 & 8 - Site Plan
SCALE: 1/8" = 1'-0"



Job Number:
Date:
Sheet Contents:
Site Plan
Exterior Elevation

A-1



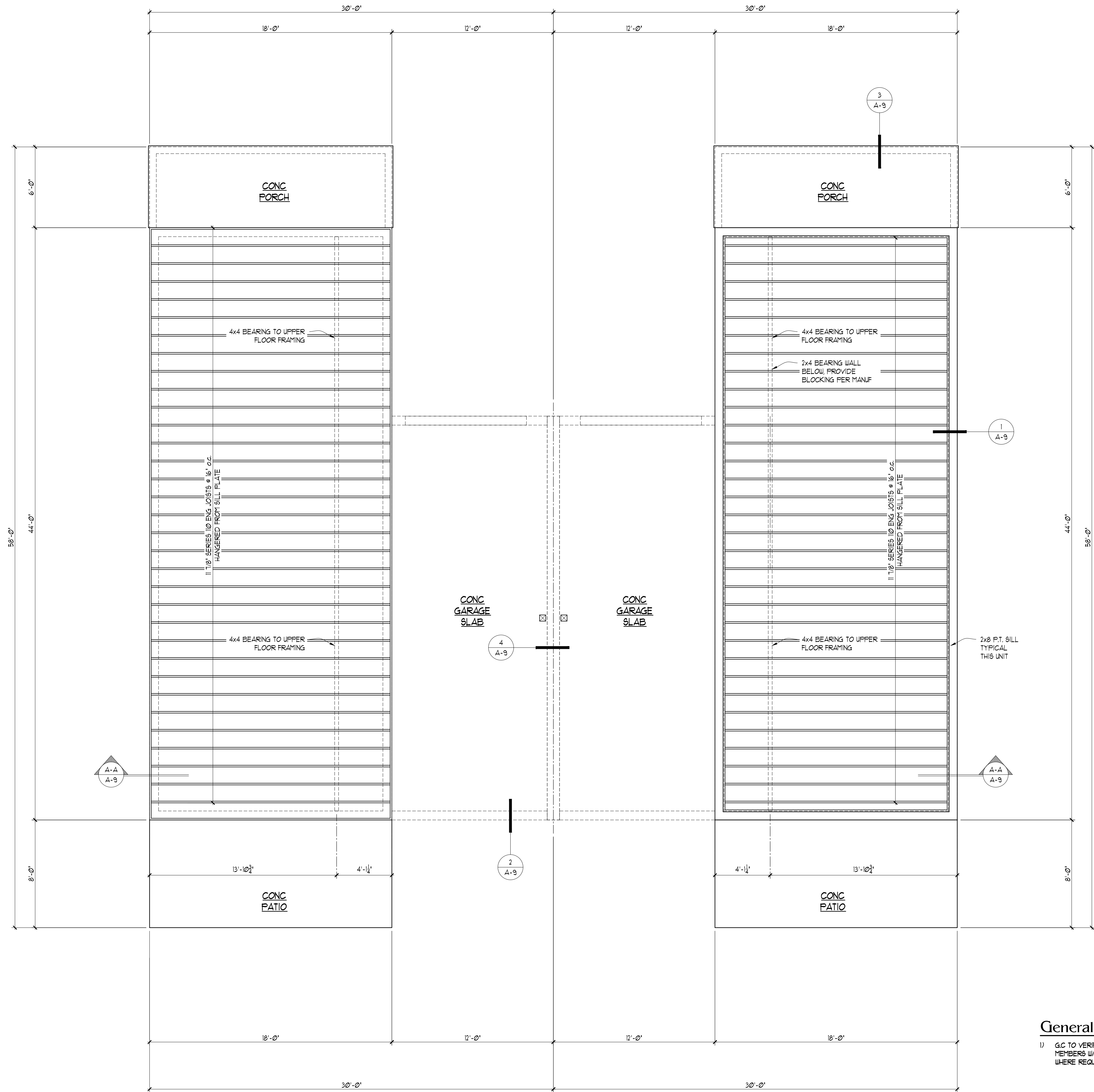
Foundation Plan

SCALE: 1/4" = 1'-0"

Dated 11-06-20

Job Number:
Date:
Sheet Contents:
Foundation Plan

A-2

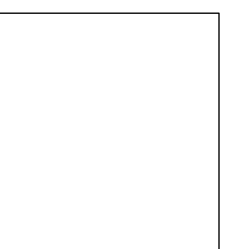


Floor Framing Plan

SCALE: 1/4" = 1'-0"

General Note:

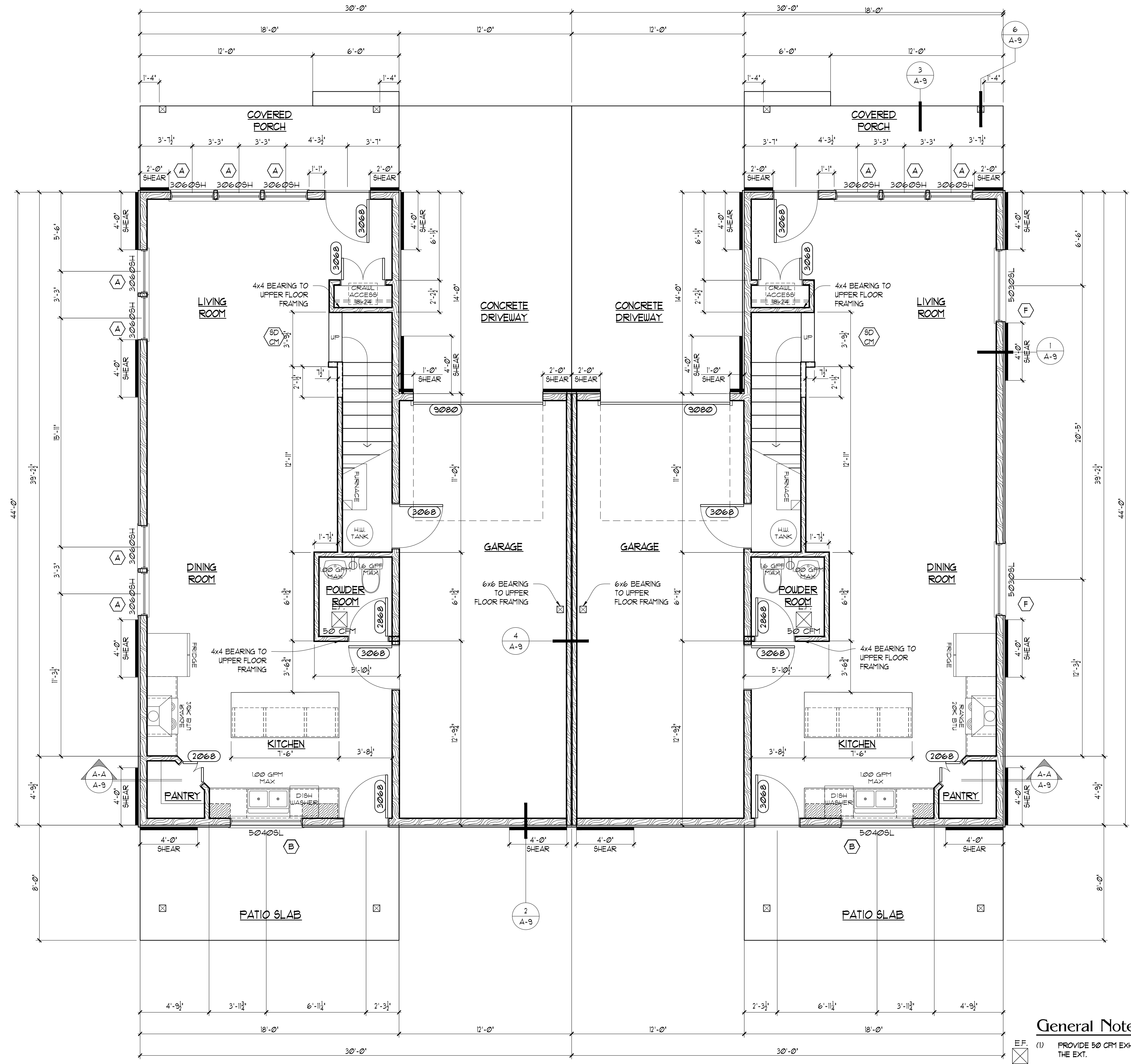
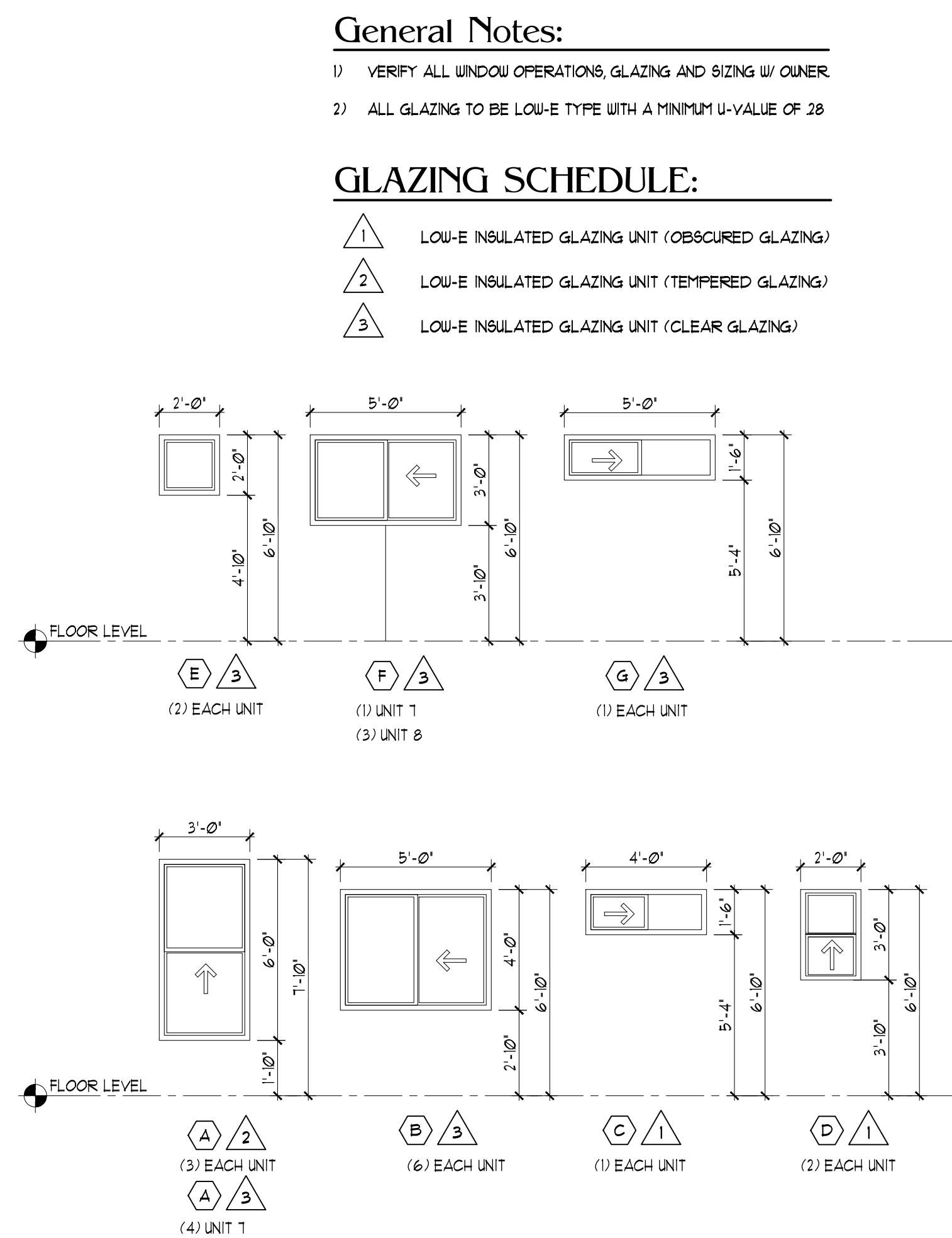
- 1) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.



Job Number:
Date:

Sheet Contents:
Floor Framing Plan

A-3



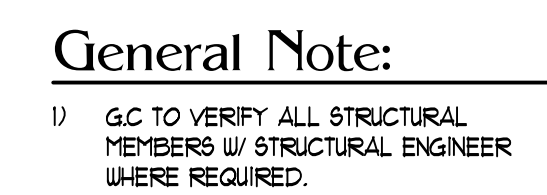
- General Note:**
- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
 - (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
 - (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
 - (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Bracing Method:

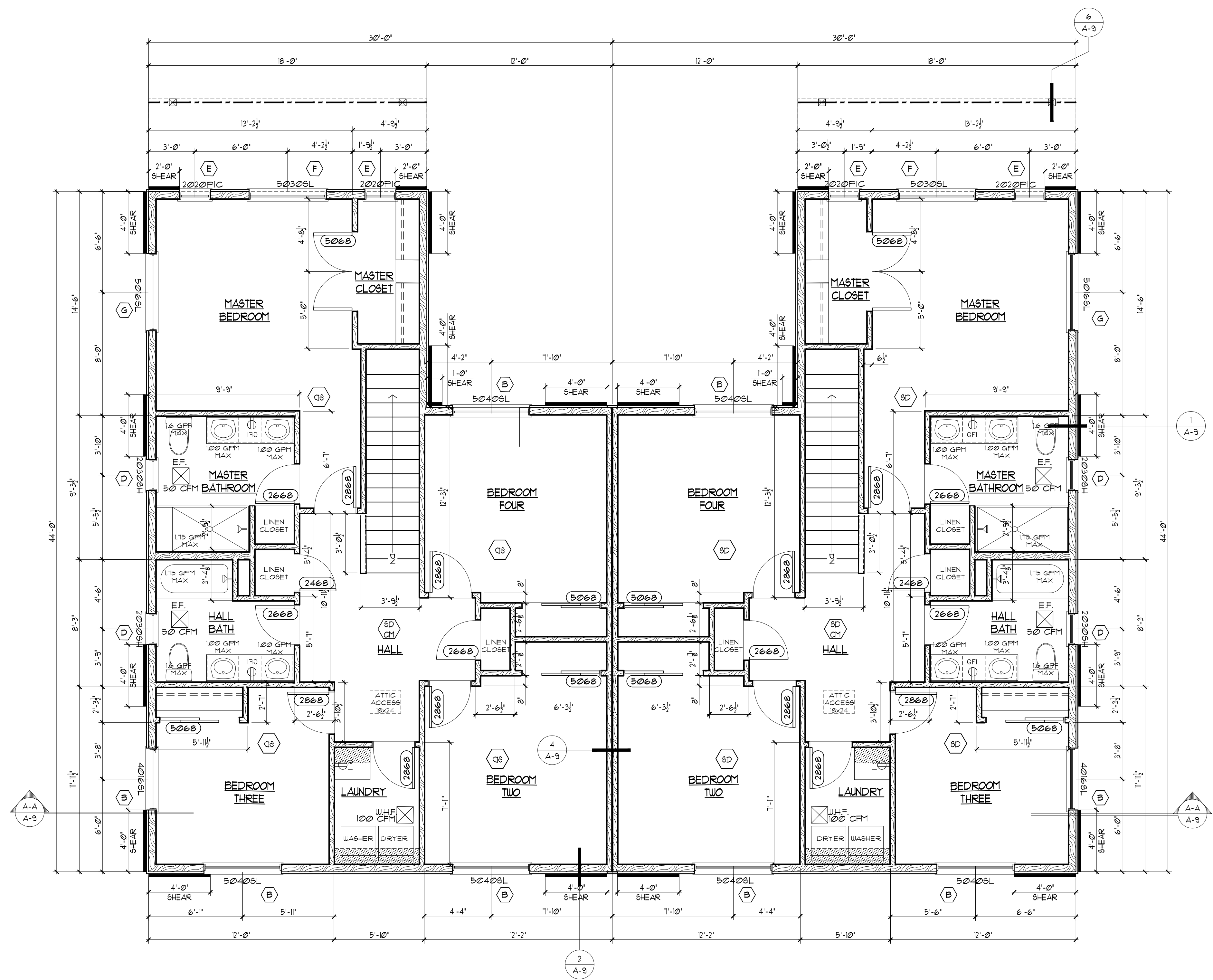
- 1) ALL WALL PANELS TO BE SHEATHING METHOD CS-WSP, UNLESS NOTED OTHERWISE

Job Number:
Date:
Sheet Contents:
Main Floor Plan

A-4



SCALE: 1/4" = 1'-0"



Upper Floor Plan

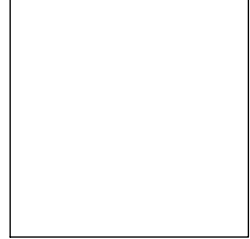
SCALE: 1/4" = 1'-0"

General Note:

- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
- (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
- (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
- (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Bracing Method:

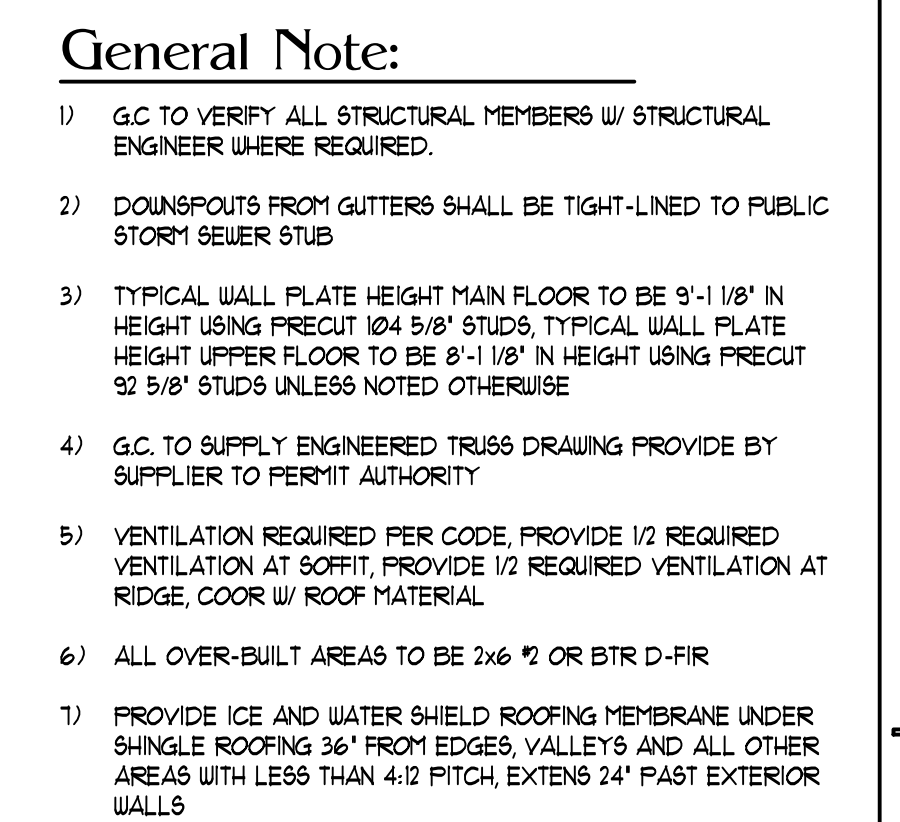
- (1) ALL WALL PANELS TO BE SHEATHING METHOD CS-WSP, UNLESS NOTED OTHERWISE



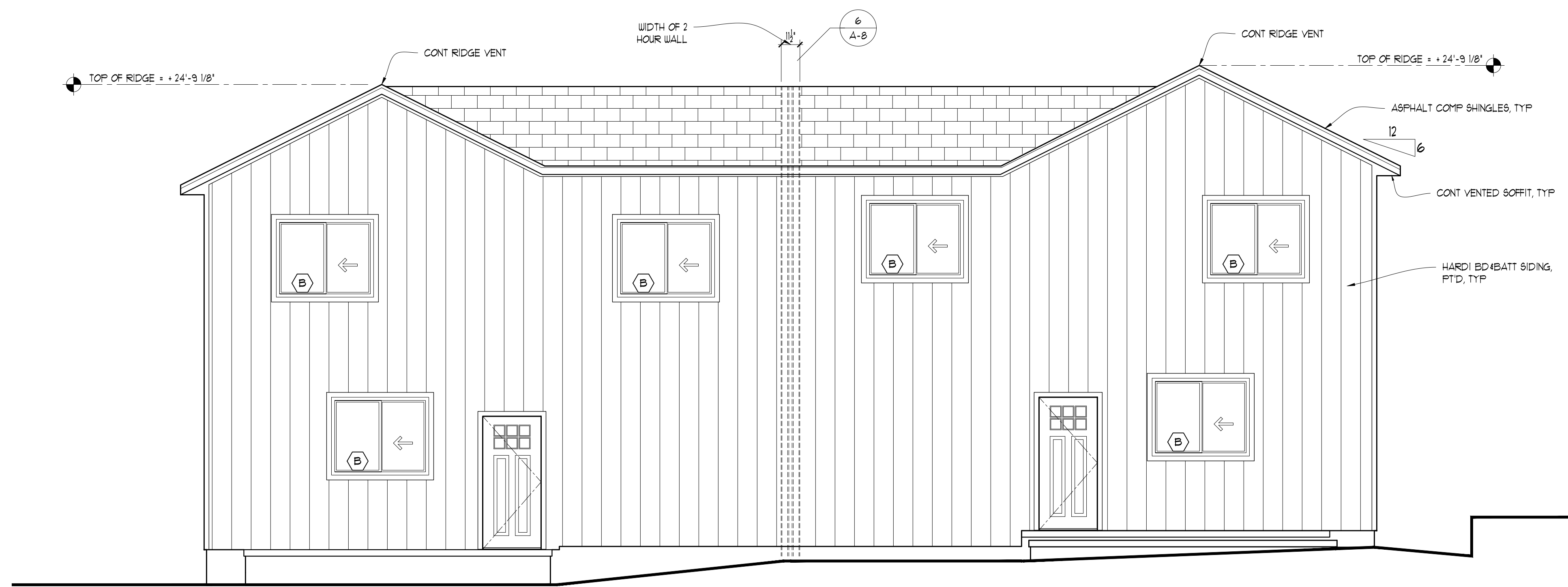
Job Number:
Date:

Sheet Contents:
Upper Floor Plan

A-6

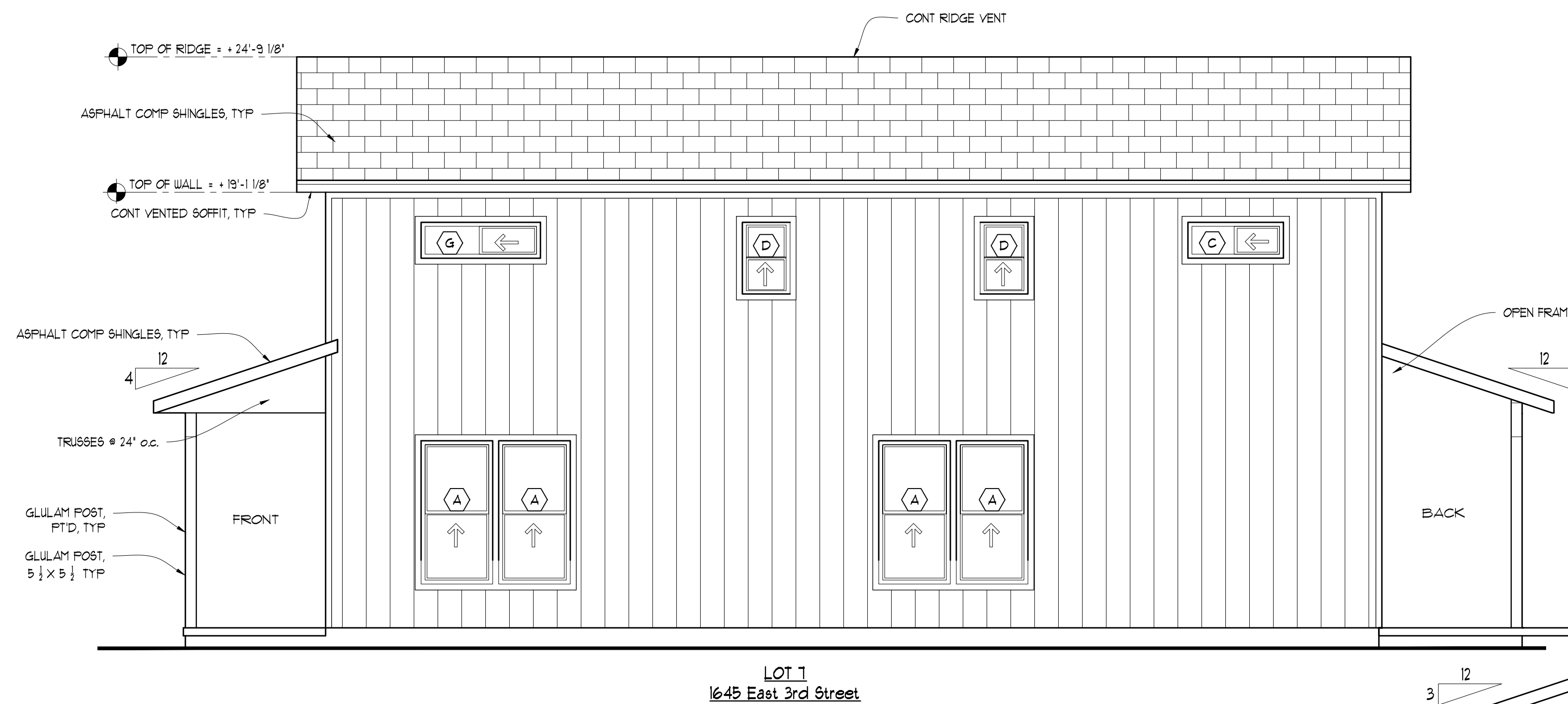


SCALE: 1/4" = 1'-0"



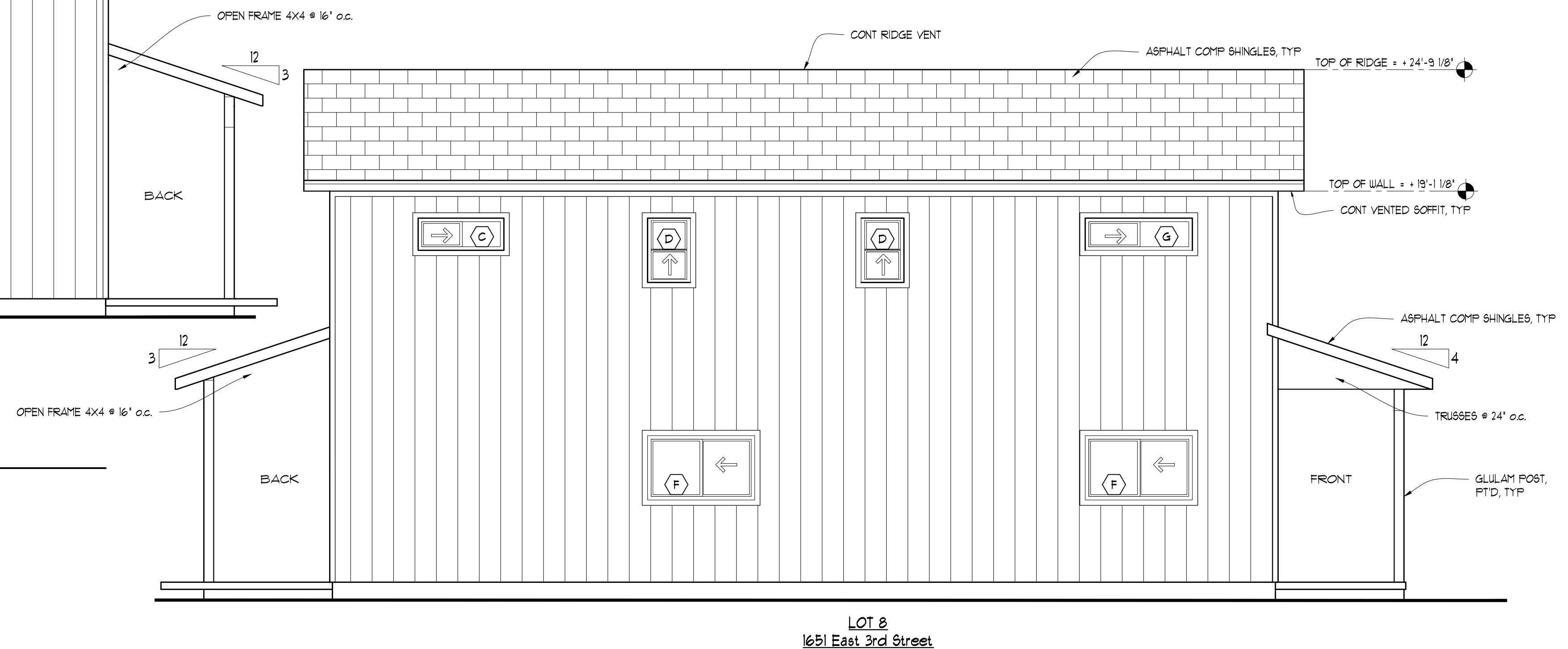
Southeast Elevation

SCALE: 1/4" = 1'-0"



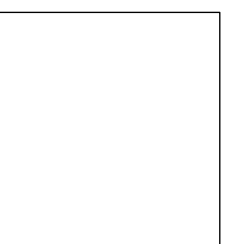
Southwest Elevation

SCALE: 1/4" = 1'-0"



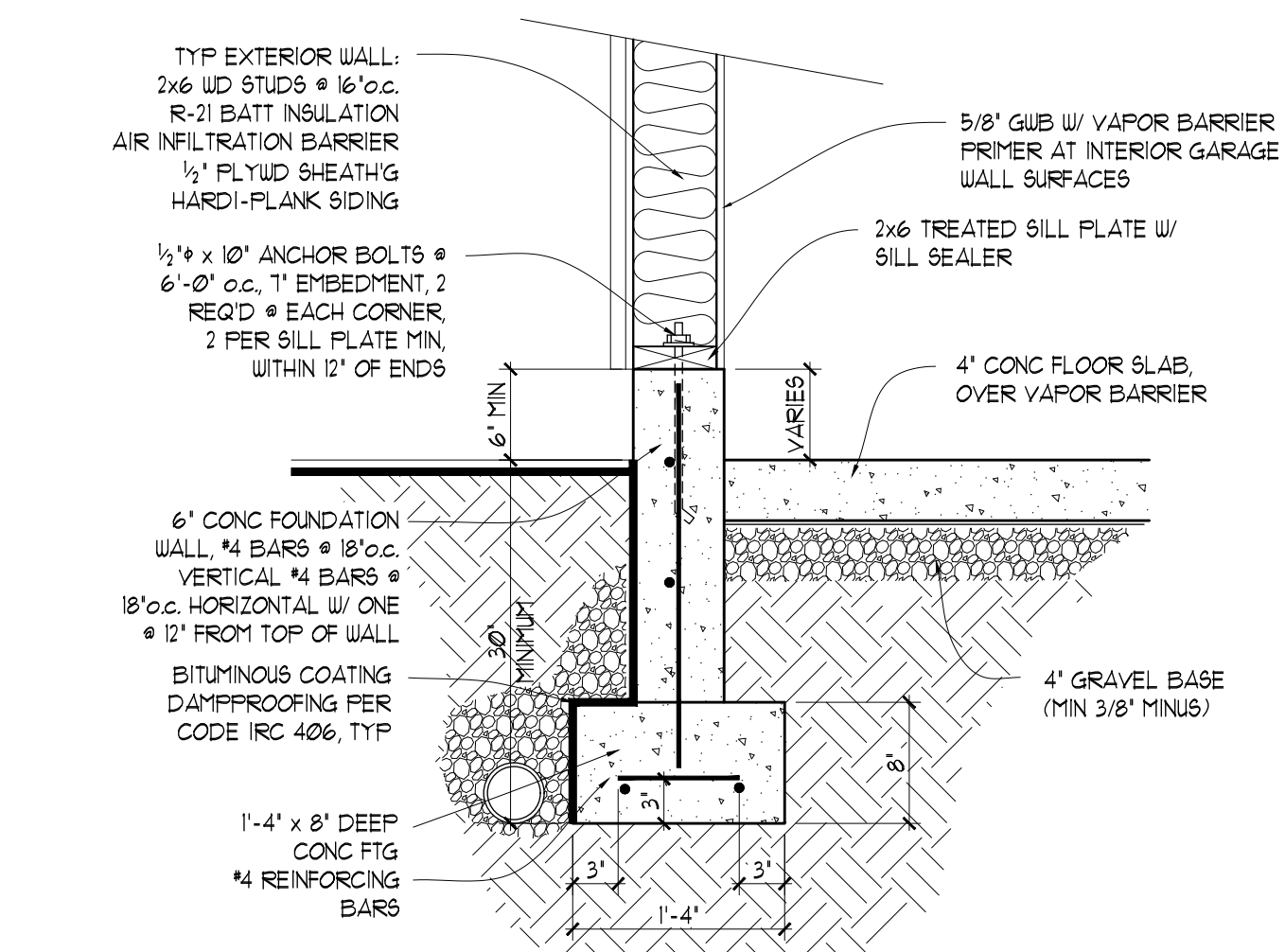
Northeast Elevation

SCALE: 1/4" = 1'-0"



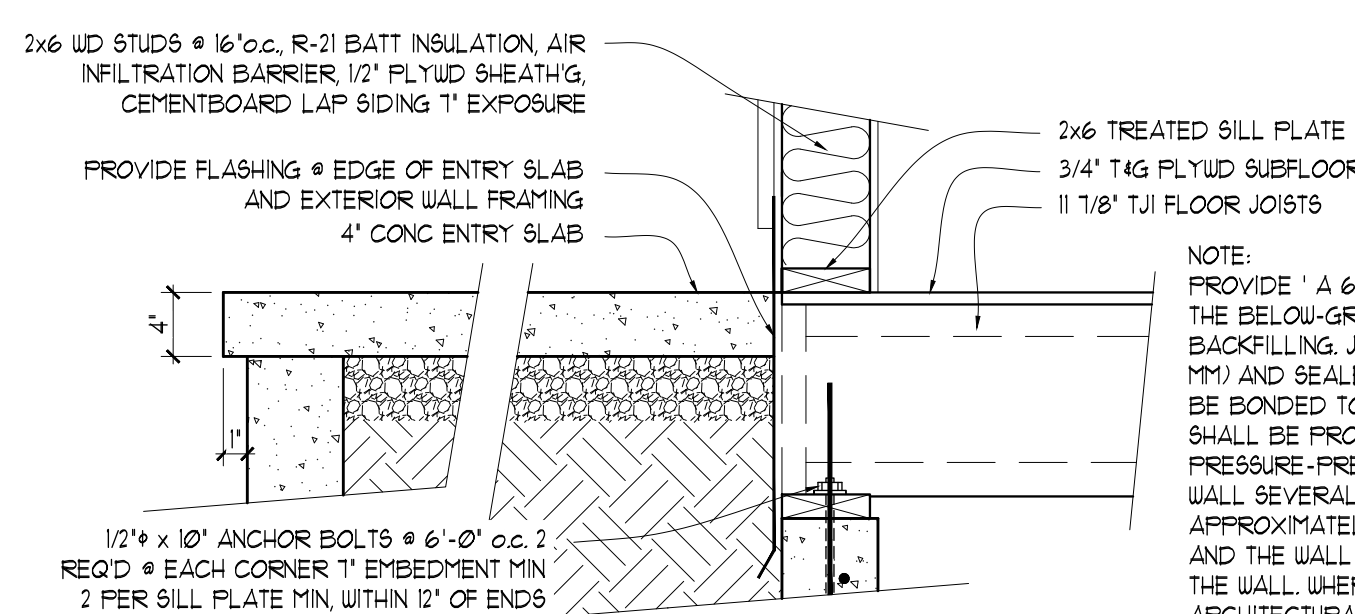
Job Number:
Date:
Sheet Contents:
Exterior Elevations

A-8



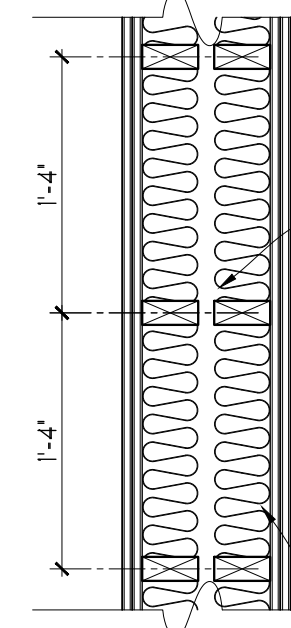
Typ Garage Wall Sec.

SCALE: 1" = 1'-0"



Typ Elevated Conc Slab

SCALE: 1" = 1'-0"



GA FILE NO.
WP 3820

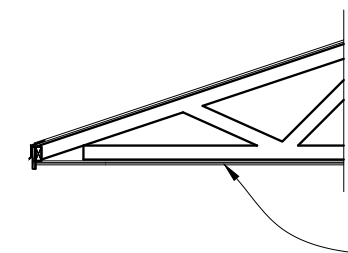
GA FILE NO. WP3820 - BASE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW 2x4 WOOD STUDS 16" *oc.* ON SEPARATE PLATES 1" APART MIN. W/ 6d COATED NAILS, 1 7/8" LONG, 0.085" SHANK, 1/4" HEADS 24" *oc.* FACE LAYER 5/8" TYPE X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE WITH 8d COATED NAILS, 2 3/4" LONG, 0.100" SHANK, 1/4" HEADS 8" *oc.*

JOINTS STAGGERED 16" EACH LAYER AND SIDE, SOUND TESTED W. 3 1/2"
GLASS FIBER INSULATION STAPLED TO STUD SPACES ON EACH SIDE AND
WITH NAILS FOR BASE LAYER SPACED 6" o.c. HORIZONTAL BRACING
REQUIRED AT MID-HEIGHT

— PROVIDE R-11 SOUND BATT INSULATION EACH SIDE

2 Hour Party Wall Const

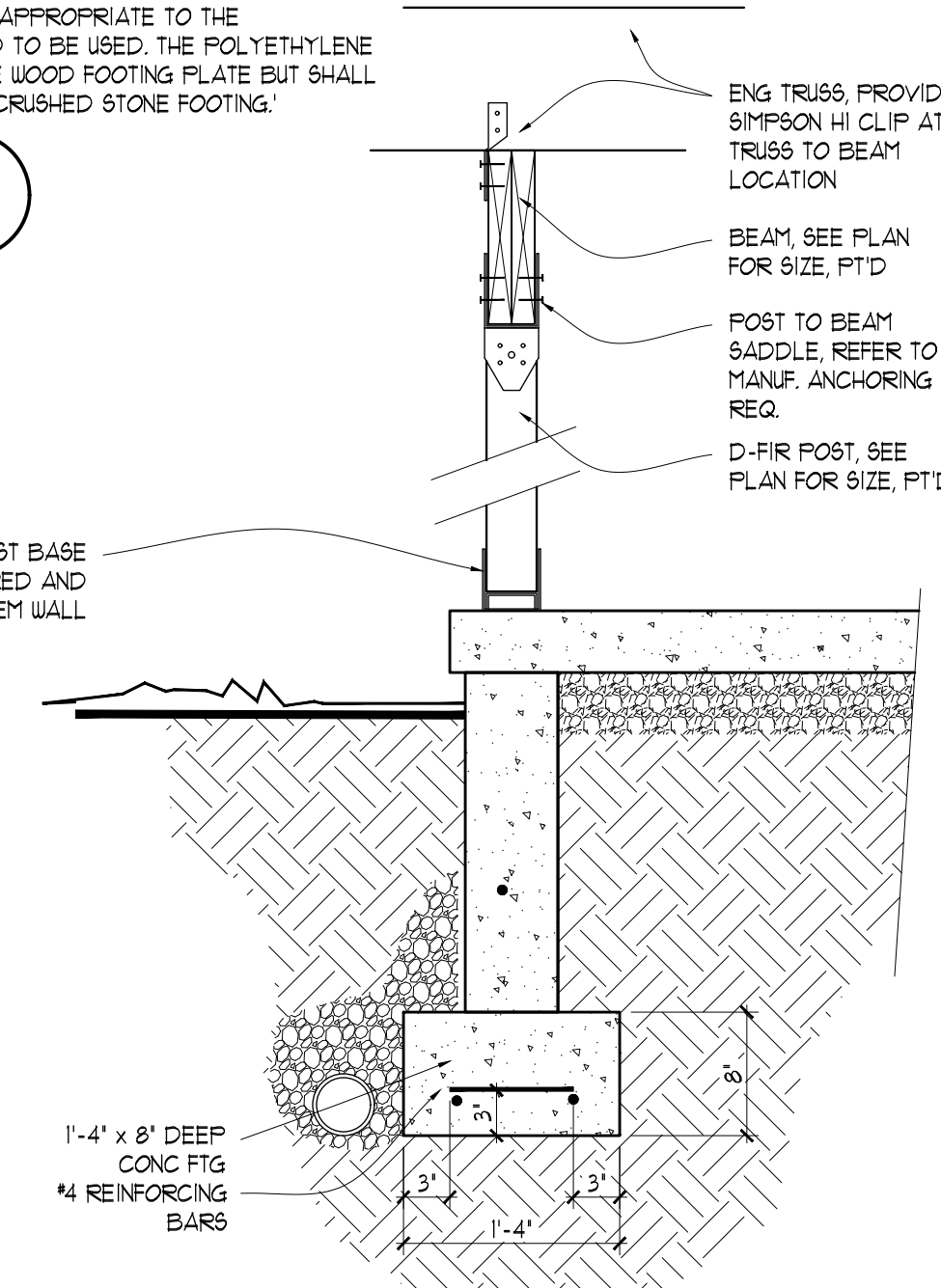
SCALE: 1" = 1'-0"



Common Soffit Detail

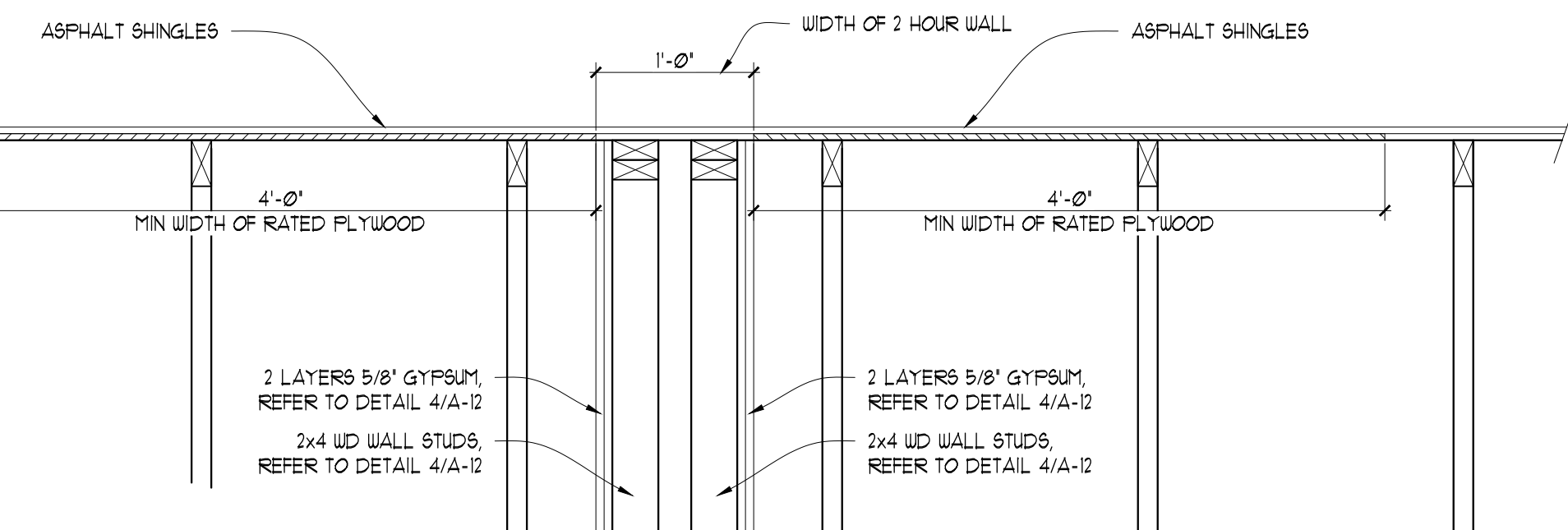
SCALE: 1/4" = 1'-0"

3



Porch Post Details

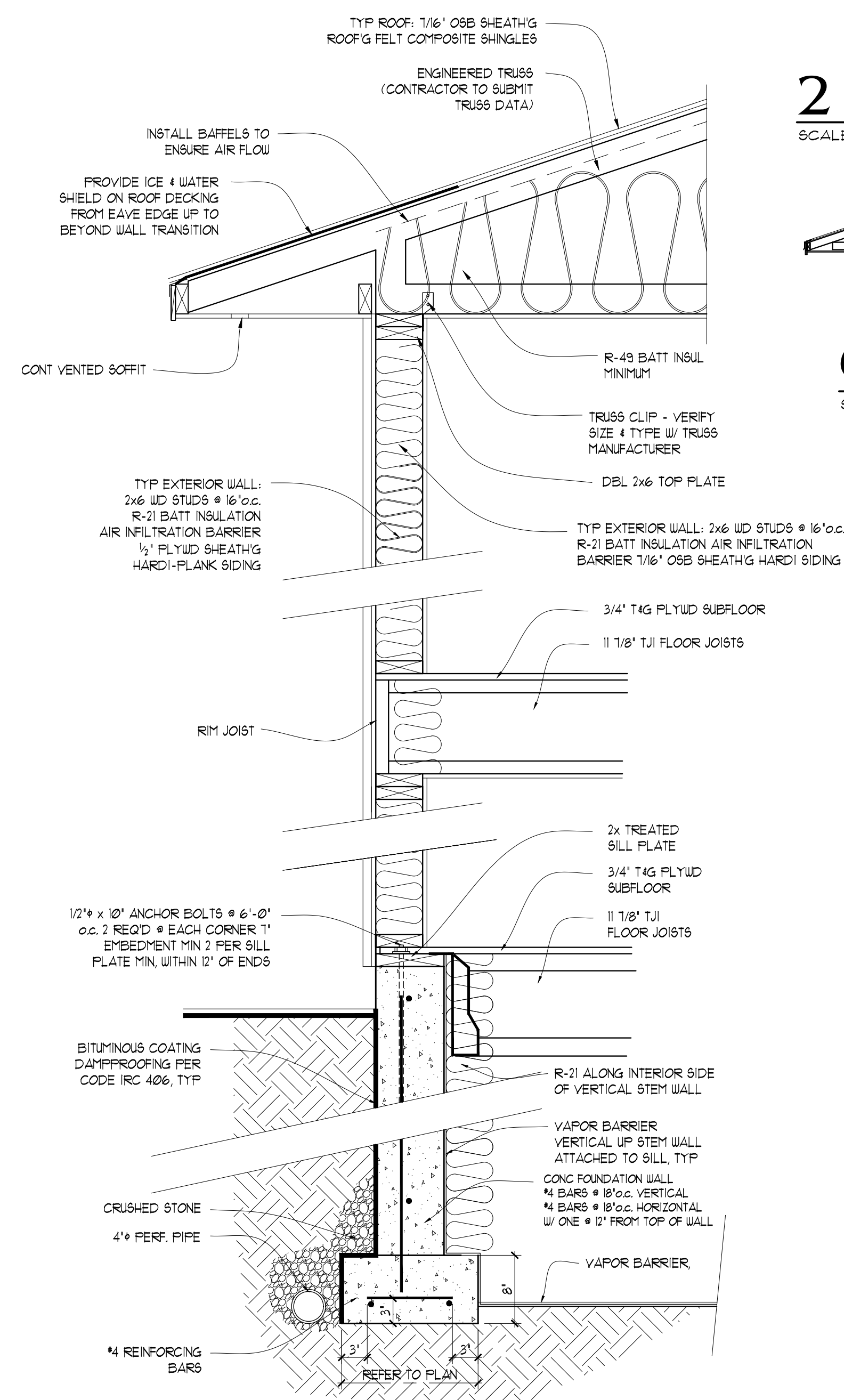
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2 Hour Wall @ Roof Deck

SCALE: 1" = 1'-0"

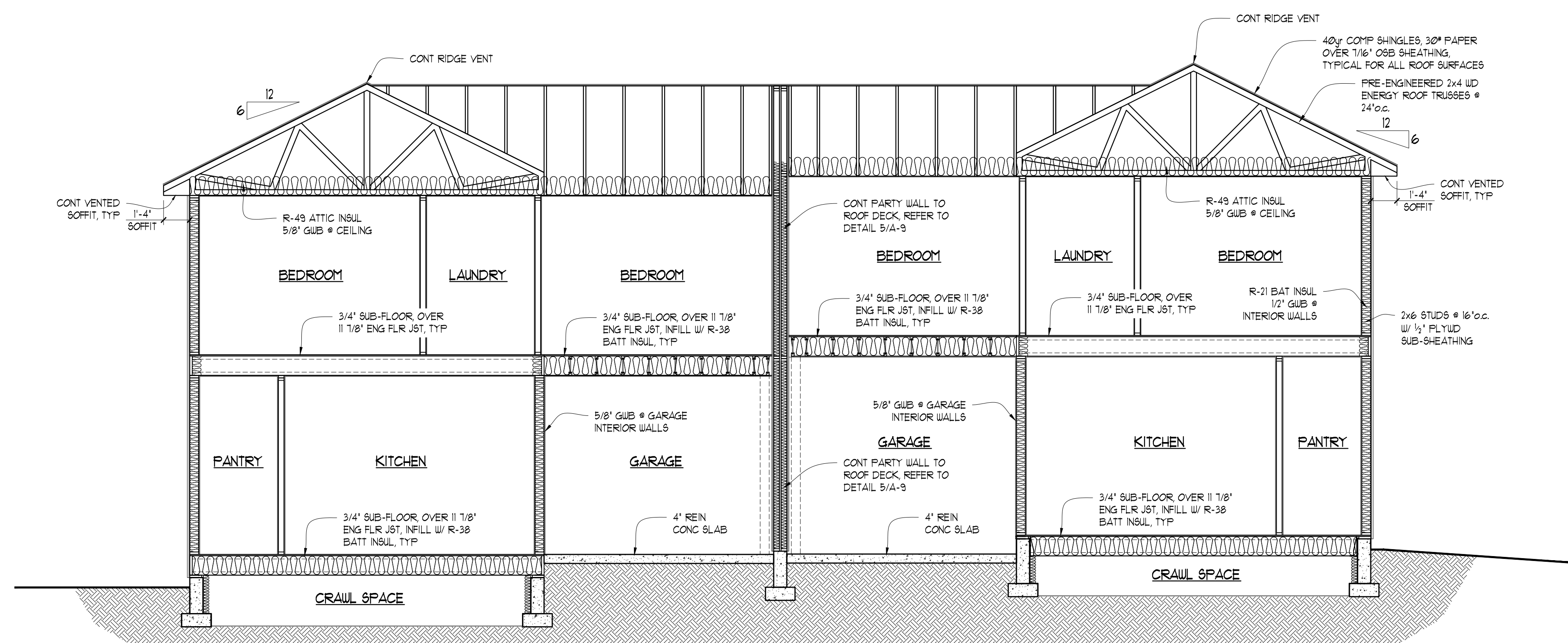
7



Typ Wall Section

SCALE: 1" = 1'-0"

①

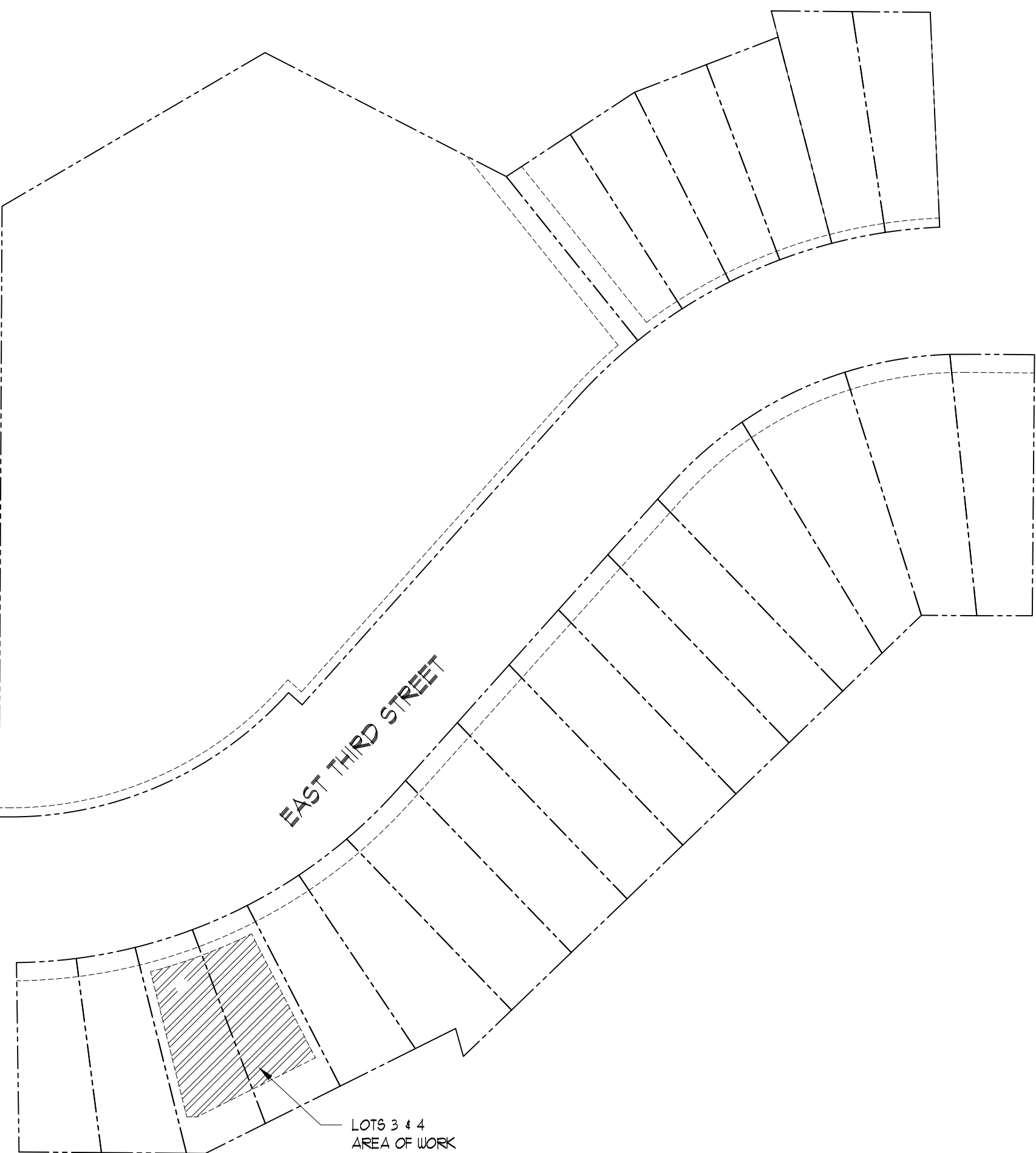


Building Section A-A

SCALE: 1/4" = 1'-0"

Harvest Hills Twin Homes South Lots 3 to 4

East Third St Moscow, Idaho



Vicinity Map

N.T.S.

INDEX OF DRAWINGS

- A-0 TITLE SHEET, GEN. NOTES, VICINITY MAP
- A-1 SITE PLAN, SITE DETAILS, EXT ELEVATION
- A-2 FOUNDATION PLAN
- A-3 MAIN FLOOR FRAMING PLAN
- A-4 MAIN FLOOR PLAN, WINDOW SCHEDULE
- A-5 UPPER FLOOR FRAMING PLAN
- A-6 UPPER FLOOR PLAN
- A-7 ROOF FRAMING PLAN
- A-8 EXTERIOR ELEVATIONS
- A-9 BUILDING SECTION, BUILDING DETAILS

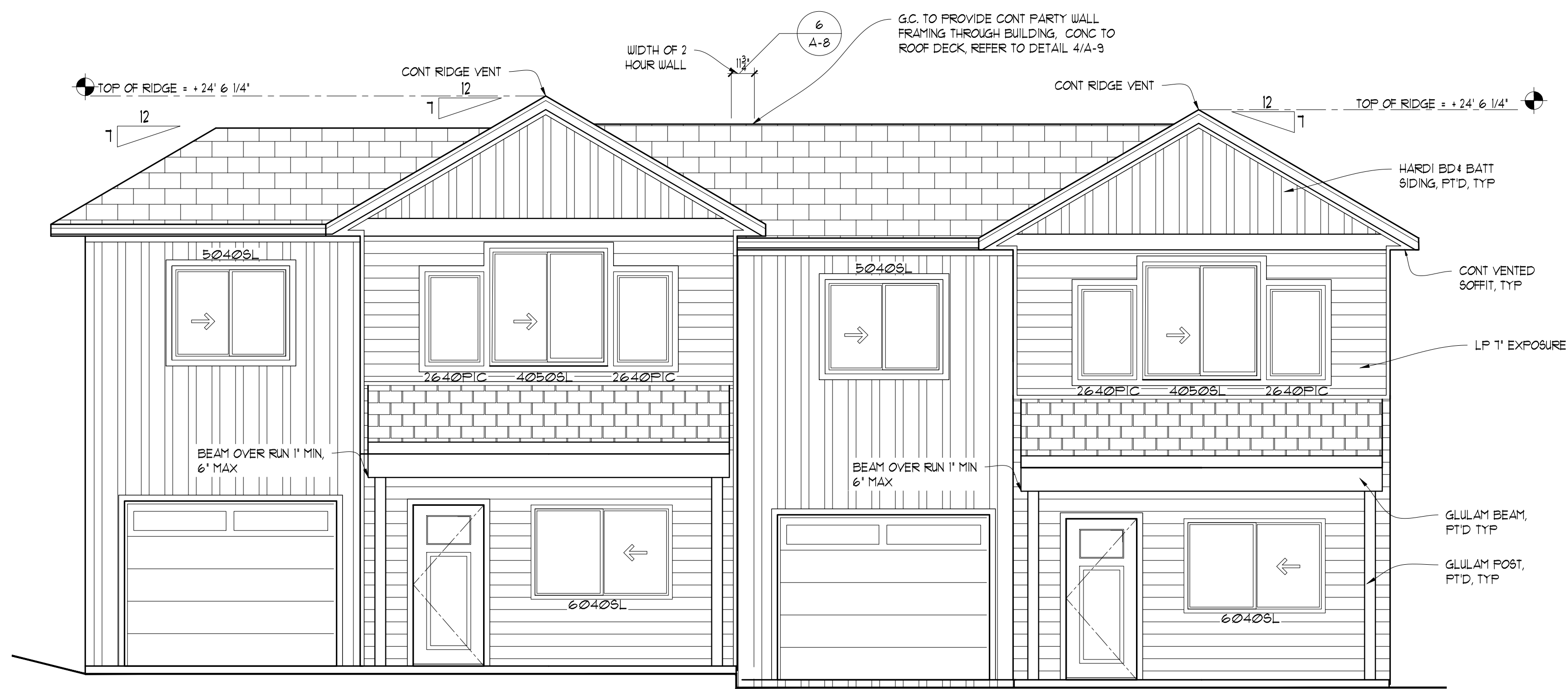
GENERAL / CONSTRUCTION NOTES (unless noted otherwise)

GENERAL THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEVIATE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER. THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE THAN SPECIFIED LOCATION ON THE TITLE BLOCK WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN N PAUL) THE OWNER	CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE. REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY. EARTHWORK CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION. FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF 2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 6'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS. REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT. CAST-IN-PLACE-CONCRETE FOUNDATIONS ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. THE BOTTOM OF ALL FOOTINGS SHALL BEAR ON NATIVE, INORGANIC, UNDISTURBED SOIL. ALL EXTERIOR FOOTINGS SHALL EXTEND 2'-6" MINIMUM BELOW FINISH GRADE. NO FOOTING SHALL BEAR HIGHER THAN 1' VERTICAL TO 1.5 HORIZONTAL SLOPE ABOVE ANY EXCAVATION, EXISTING OR PLANNED. CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION. PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE. REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS: CONCRETE CAST AGAINST SOIL = 3" FORMED CONCRETE AGAINST SOIL = 2" WALLS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1" SLAB-ON-GRADE = 2" APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL, IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.	FOUNDATION DRAINAGE THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPES OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL.	ROUGH CARPENTRY ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES. LUMBER SHALL BE OF THE FOLLOWING GRADES: STUDS - 2x4 - STANDARD OR BETTER JOIST - 2 TO 4 WIDE - #2 OR BETTER 6 TO 8 - #1 OR BETTER 10, 12 & 14 - #1 BEAMS AND STRINGERS - #1 POSTS AND TIMBERS - #1 SHEATHING SHALL BE OSB. SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK. WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK. ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC... UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT.	FLOOR AND WALL FRAMING WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BLOCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BLOCKS OF OPENINGS WIDER THAN 6 FEET. PROVIDE DOUBLE TOP PLATE, OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP OUTSIDE EXTERIOR WALLS. LAP ENDS 48 INCHES. BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING. WALL SHEATHING IS 5/8" OSB AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING. FLOOR JOISTS SHALL BE WOOD "I" JOISTS AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS WHICH RUN PARALLEL WITH THE DIRECTION OF THE FLOOR JOIST TYPICAL. ALL SUBFLOORING SHALL BE GLUED AND NAILED TO FLOOR JOISTS. SILL SEALER SHALL BE PROVIDED AT ALL SILL PLATES AND SHALL BE 1/2 THICK FOAM PLATES OR OTHER MATERIAL APPROVED FOR SAME PURPOSE.	COMPOSITION SHINGLE ROOFING PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY. ADHERING, MINIMUM 40 MILS THICK, MINIMUM TENSILE STRENGTH 250 PSI. UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF-ADHERING, MINIMUM 40 MILS THICK, MINIMUM TENSILE STRENGTH 250 PSI. CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS) PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES. PROVIDE CONTINUOUS METAL CUTTERS AT ALL DRIP EDGES OF ROOFS. LIFE SAFETY SD INDICATES THE LOCATION OF SMOKE DETECTORS. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS DOORS AND WINDOWS ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQFT (800 SQ INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS INDICATED ON THE DRAWINGS, WHEN DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL WINDOW SELECTION. WINDOWS SHALL BE GLAD WOOD UNITS SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOW SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AAMA 1503-1-1980. A MINIMUM U-VALUE OF 0.28 IS TO BE MET. SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SIGHTLINES. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED.	ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES. DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 283-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20. GYPSUM DRYWALL GYPSUM WALL BOARD SHALL BE 1/2" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS. INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS. INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EVEN IF WALLS ARE NOT TO RECEIVE PAINT. MECHANICAL/PLUMBING ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES. STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY IT OR BY MANUFACTURERS INSTRUCTIONS. ELECTRICAL ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES WITH THE AUTHORIZED AUTHORITY AND ALL UTILITY COMPANIES.
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Job Number:
Date:

Sheet Contents:
Cover Sheet
General Notes
Vicinity Map

A-0

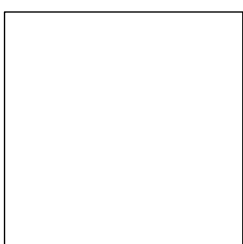
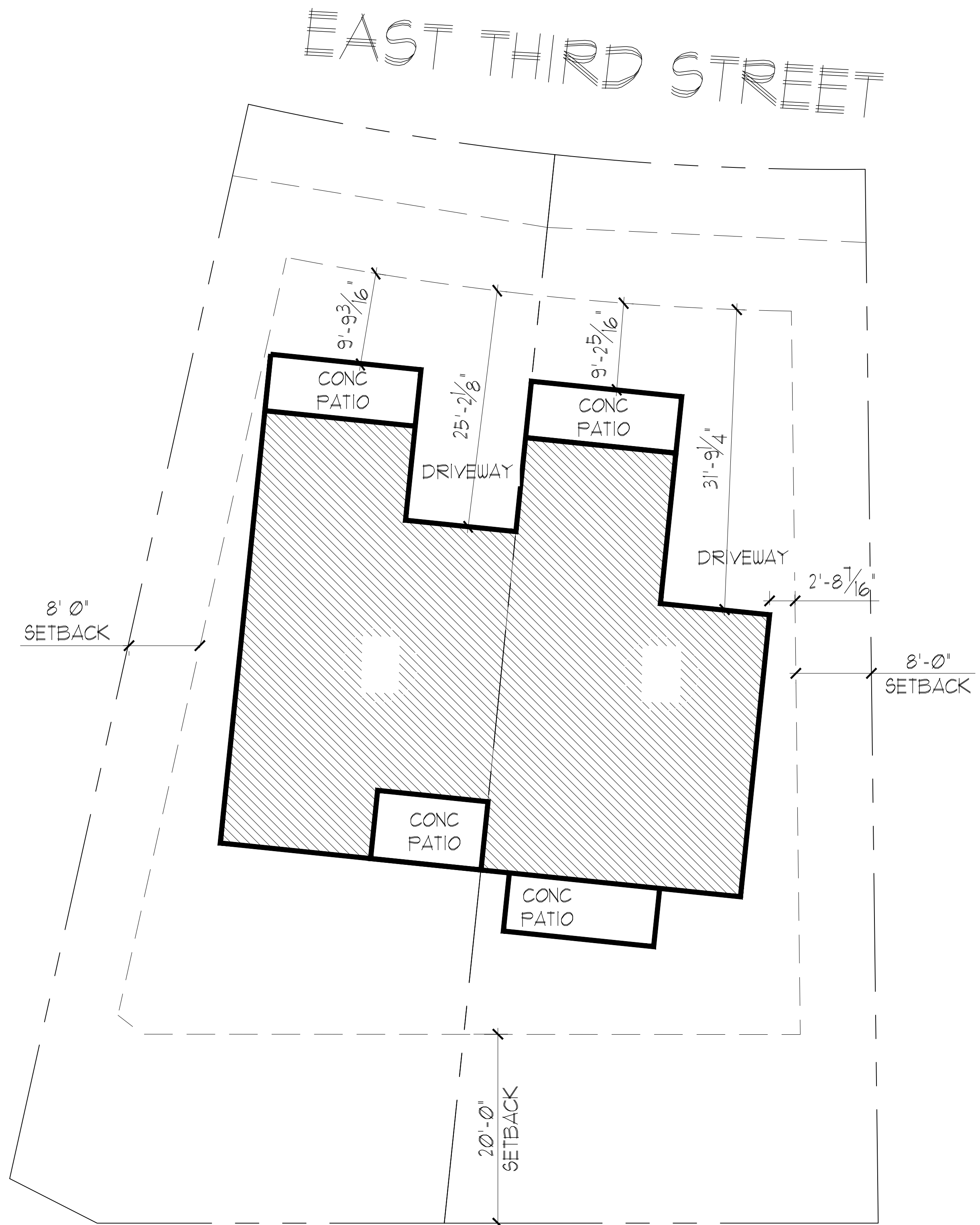


Front Elevation

SCALE: 1/4" = 1'-0"

General Notes:

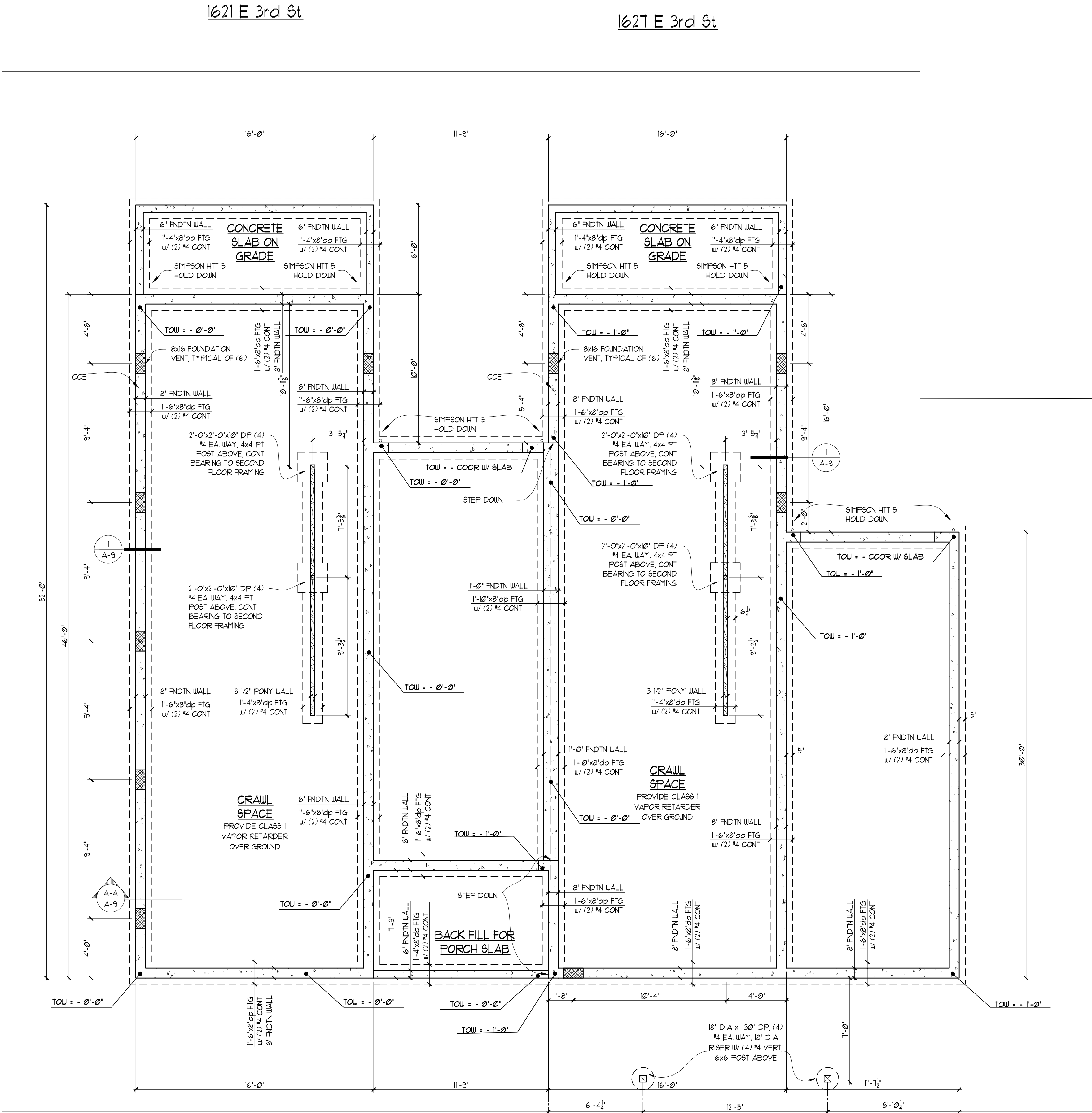
1. G.C. TO REPLACE ALL DAMAGED FRONTAGE IMPROVEMENTS.
2. G.C. TO NOTIFY CITY WHEN COMPLETED, AND SCHEDULE AN INSPECTION.
3. G.C. TO PROVIDE WHOLE HOUSE FRESH AIR MAKE-UP VENTILATION, LOCATED BEHIND THE FRIDGE (SEE A-4)
4. G.C. TO PROVIDE TRUSS AND FLOOR JOIST DRAWINGS.



Job Number:
Date:

Sheet Contents:
Site Plan
Exterior Elevation

A-1



Foundation Plan

SCALE: 1/4" = 1'-0"

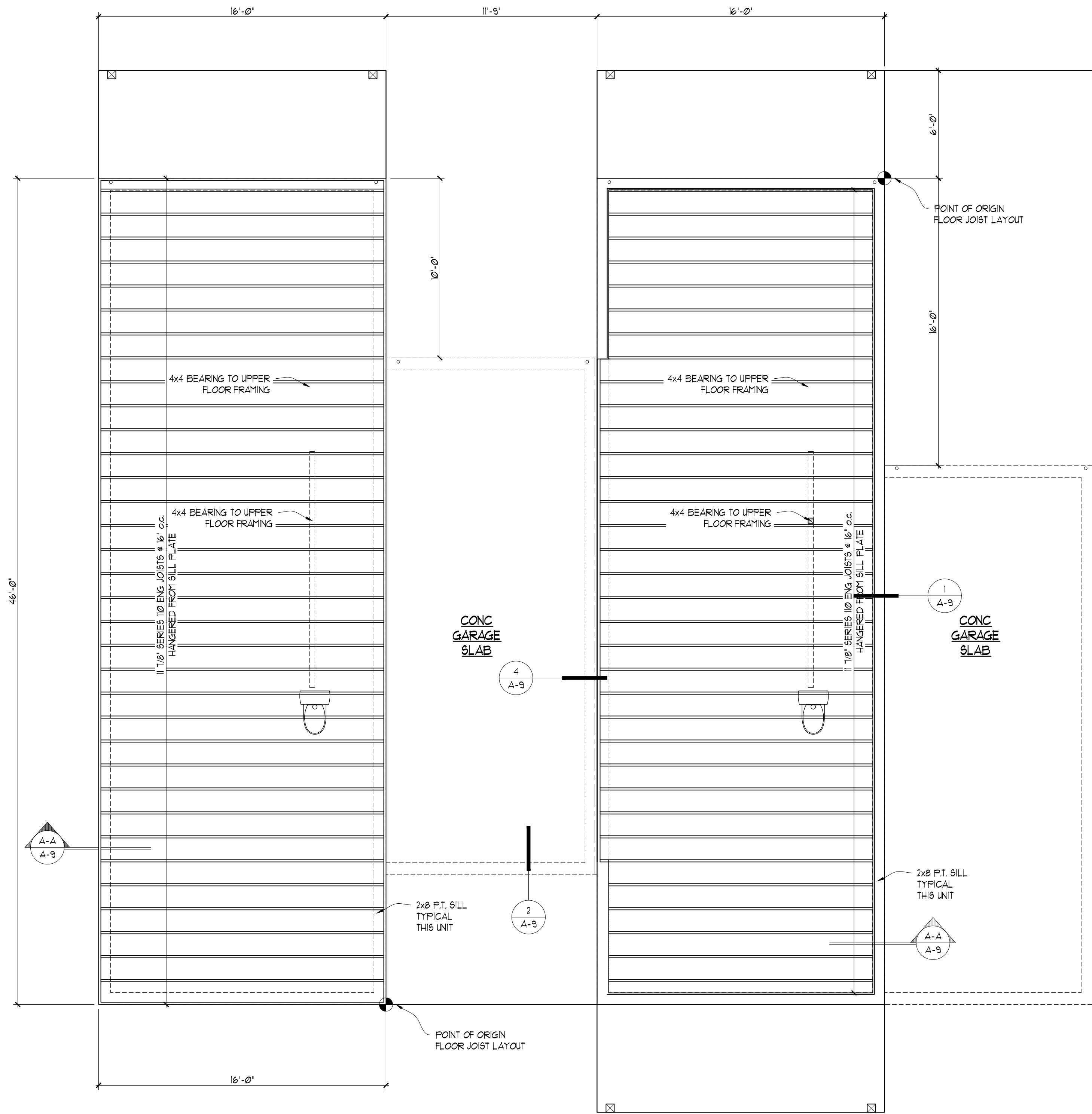
Dated 01-19-20

General Notes:

- 1) BOTTOM OF FOOTING TO BE 30" MINIMUM FROM FINAL GRADE. CONTRACTOR TO COORDINATE FOOTING ACTUAL DEPTH UPON EXCAVATION OF SITE. FOOTING TO REST ON NATIVE UNDISTURBED SOIL.
- 2) REFER TO WALL DETAILS FOR NUMBER AND SIZING OF STEEL REINFORCING.
- 3) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
- 4) 431 CF MINIMUM REQUIRED FOR TOTAL CRAWL SPACE VENTILATION OR PROVIDE A CONDITIONED CRAWL.
- 5) TOP OF CONCRETE STEY WALL TO BE NOTED AS 0'-0" FOR UNIT ON LOT 3, TOTAL 0'-1" DROP BETWEEN LOT 4 AND LOT 3 PER CONTRACTOR.
- 6) G.C. TO ASSUME RISK OF EXCAVATION OF SITE AND POURING OF CONCRETE FOUNDATION PRIOR TO RECEIPT OF COMPLETE CONSTRUCTION DOCUMENTS.
- 7) FLOOR JOISTS ARE TO BE SET INTO THE FOUNDATION OF PART OF LOT 4.
- 8) MIN 4200 LB HOLD DOWN DEVICES, HOLD DOWNS TO BE SIMPSON HTT5, EMBEDDED INTO THE CONCRETE AND NAILED TO THE FRAMING ABOVE. (PER 2018 IRC FIG R602.10.6.3)

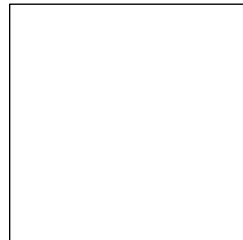
Job Number:
Date:
Sheet Contents:
Foundation Plan

A-2



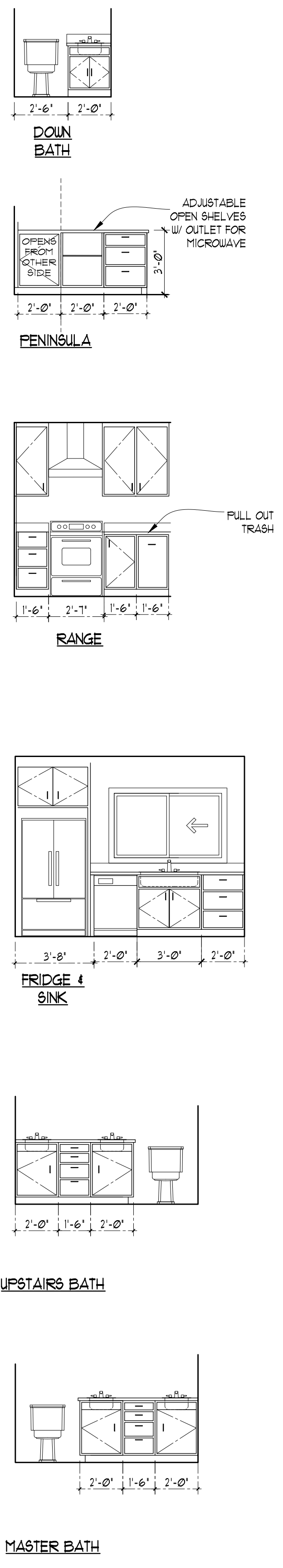
Floor Framing

SCALE: 1/4" = 1'-0"

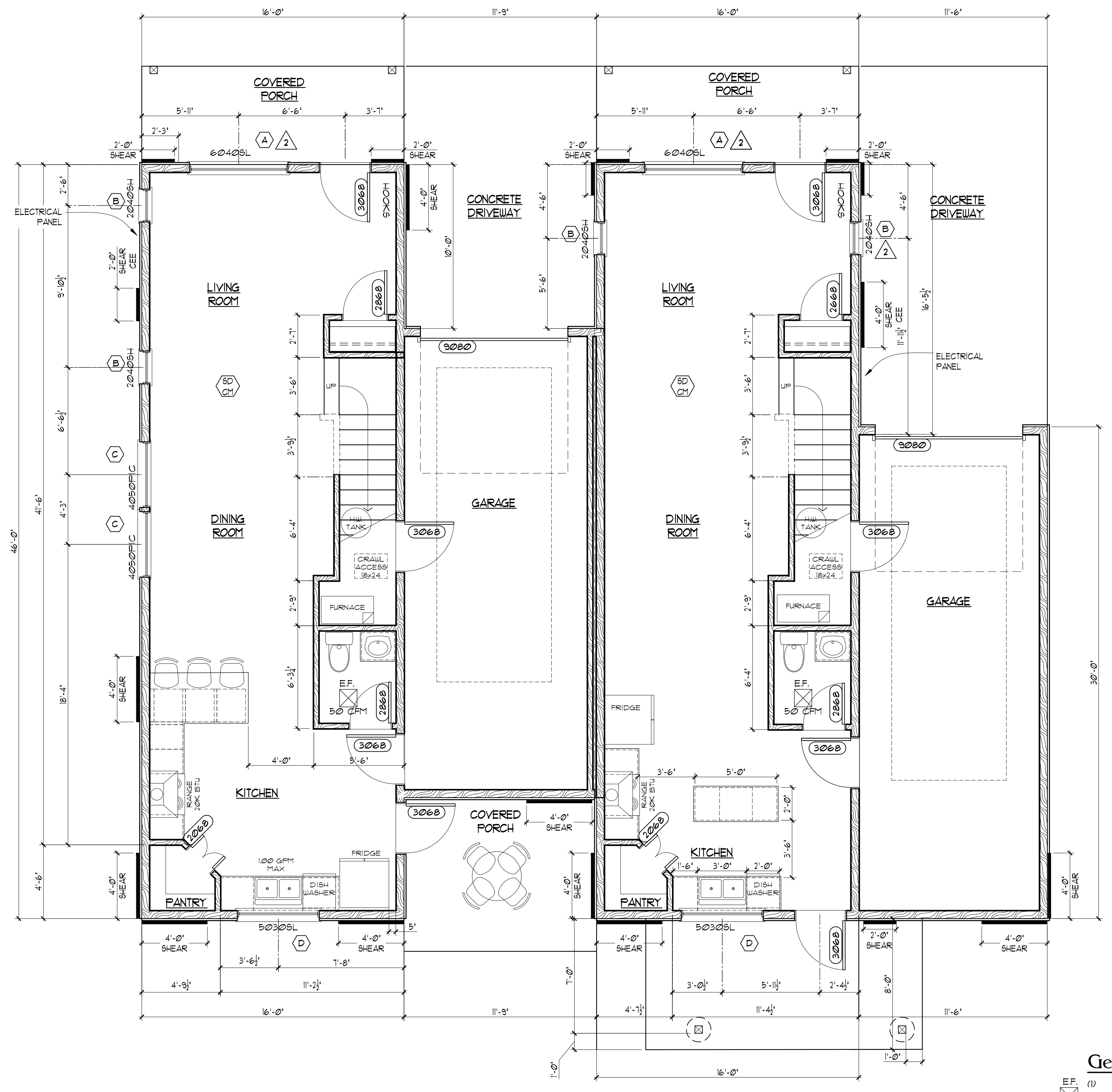
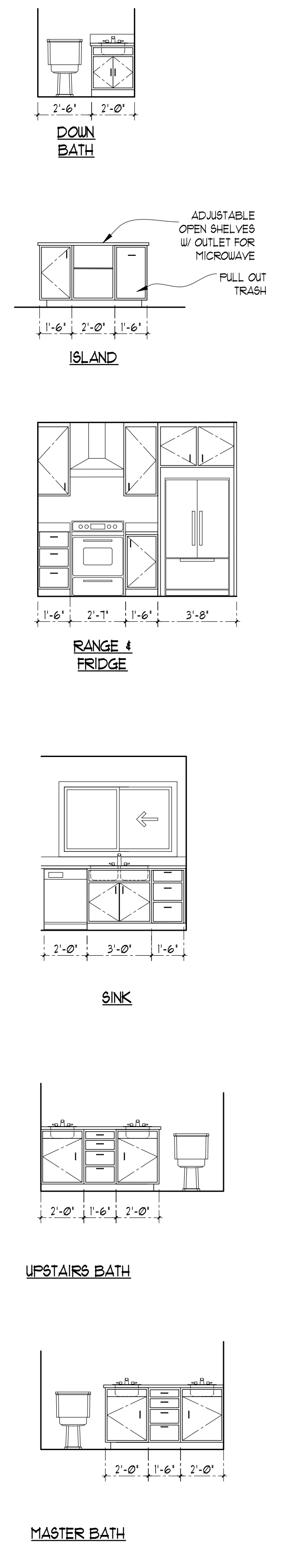


Job Number:
Date:
Sheet Contents:
Floor Framing Plan

LOT 3



LOT 4



Kitchen Cabinets

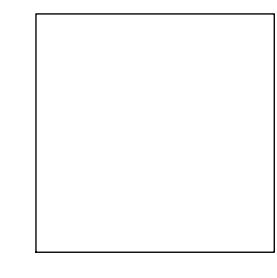
SCALE: 1/4" = 1'-0"

Main Floor Plan

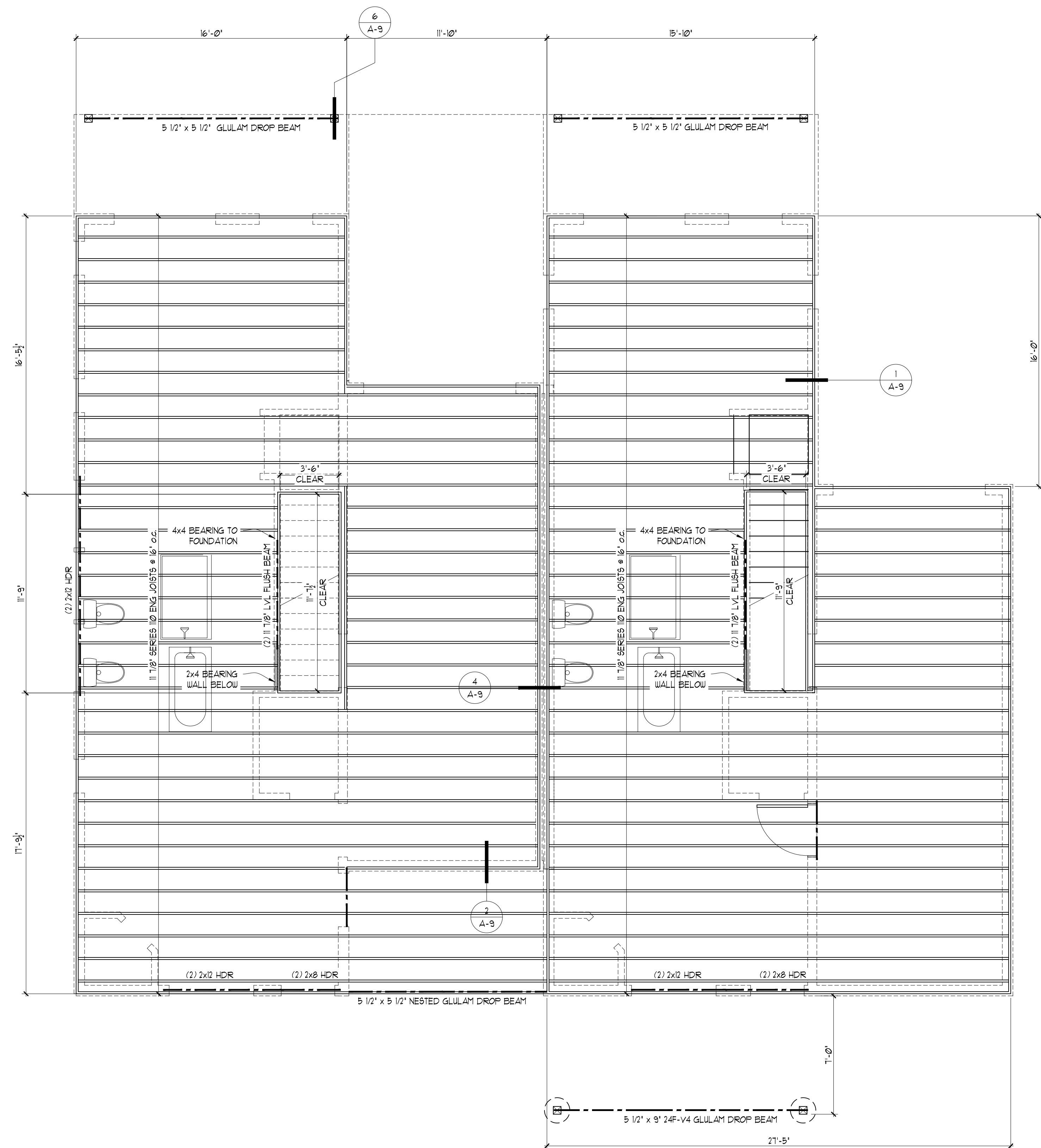
SCALE: 1/4" = 1'-0"

General Note:

- (1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
- (2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
- (3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
- (4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.



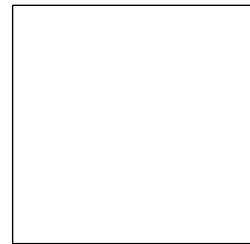
Job Number:
Date:
Sheet Contents:
Main Floor Plan



General Note:
1/ G.C TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

Upper Floor Framing Plan

SCALE: 1/4" = 1'-0"



Job Number:
Date:
Sheet Contents:
Floor Framing Plan

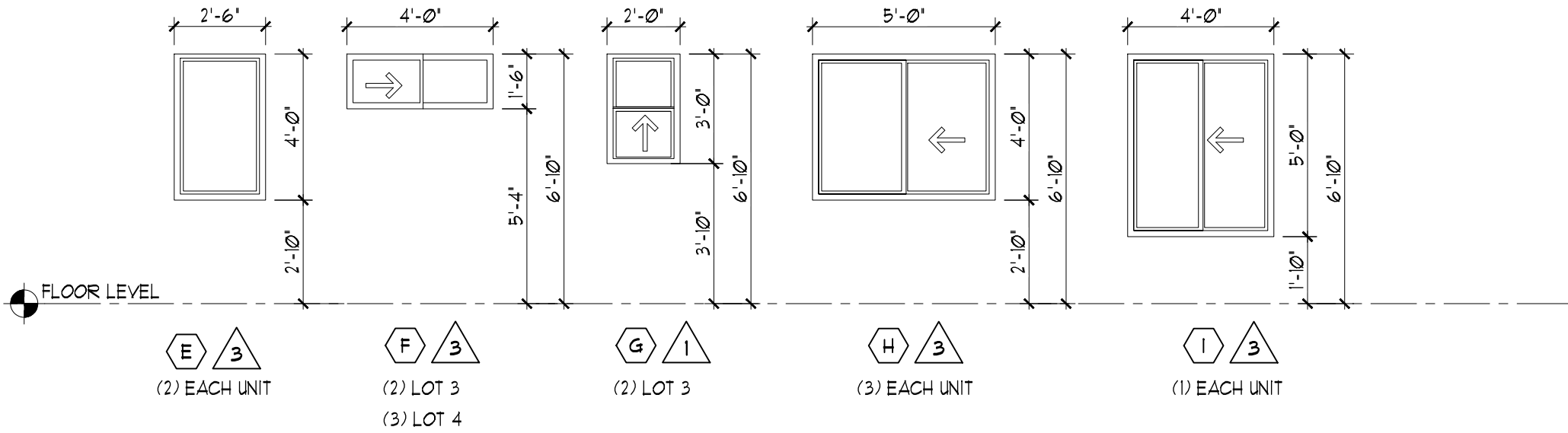
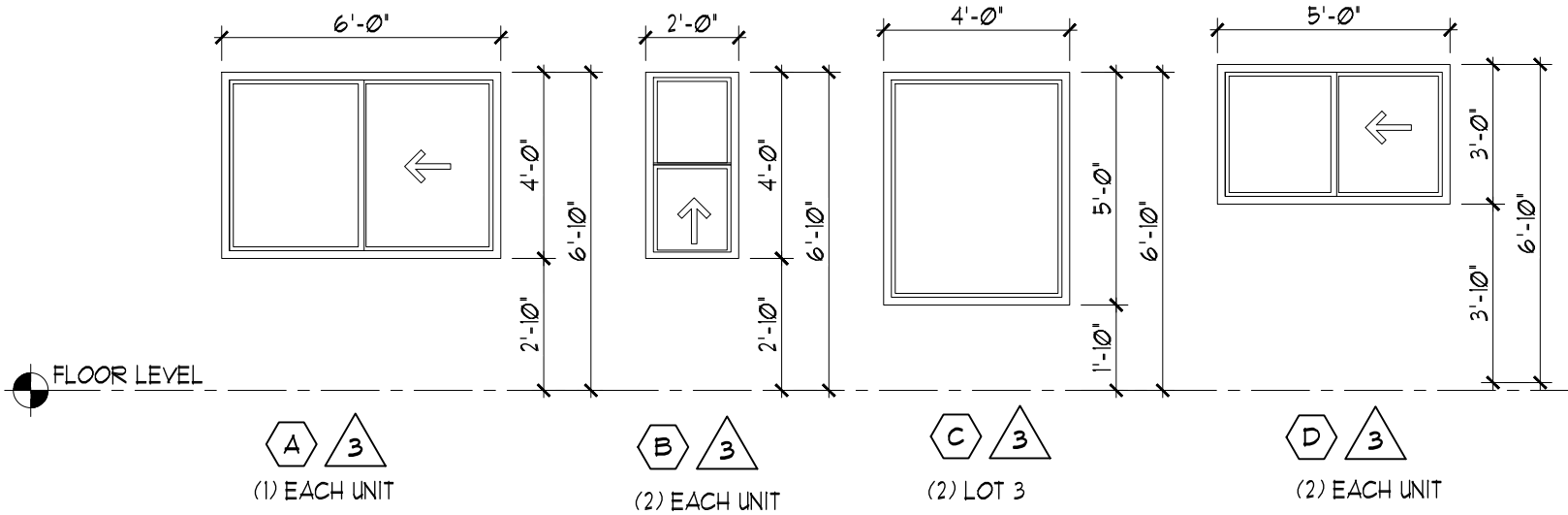
A-5

General Notes:

- 1) VERIFY ALL WINDOW OPERATIONS, GLAZING AND SIZING W/ OWNER
2) ALL GLAZING TO BE LOW-E TYPE WITH A MINIMUM U-VALUE OF 28

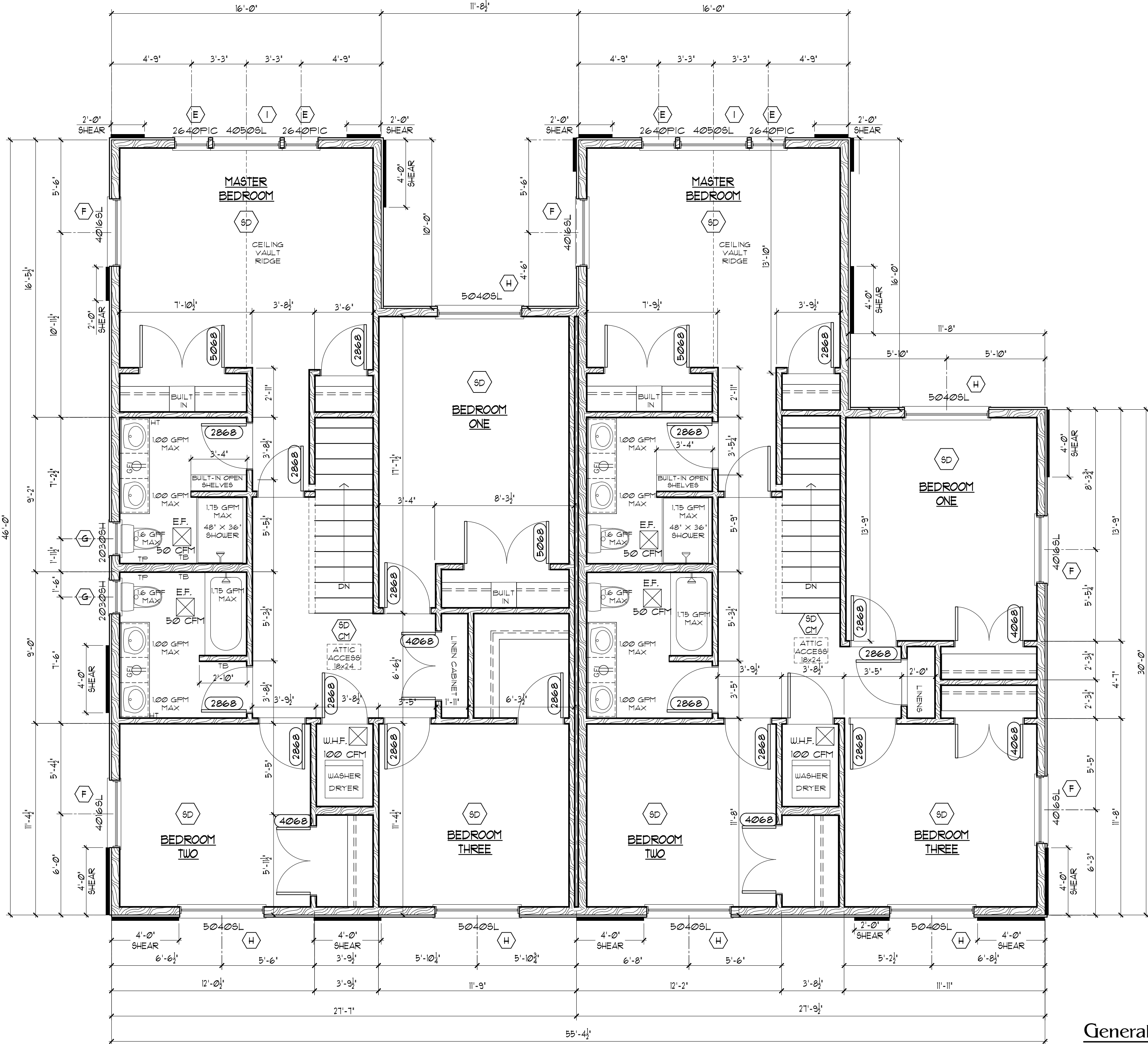
GLAZING SCHEDULE:

- 1 LOW-E INSULATED GLAZING UNIT (OBSCURED GLAZING)
2 LOW-E INSULATED GLAZING UNIT (TEMPERED GLAZING) NONE IN THESE UNITS
3 LOW-E INSULATED GLAZING UNIT (CLEAR GLAZING)



Window Types

SCALE: 1/4" = 1'-0"

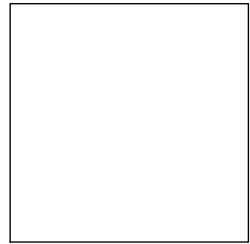


General Note:

- 1) PROVIDE 50 CFM EXHAUST FAN IN BATHROOMS, VENT TO THE EXT.
2) PROVIDE 100 CFM EXHAUST FAN IN LAUNDRY ROOM AS THE WHOLE HOUSE FAN, VENT TO THE EXT.
3) G.C. TO COOR GFCI CIRCUITS AS REQUIRED BY CODE
4) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.

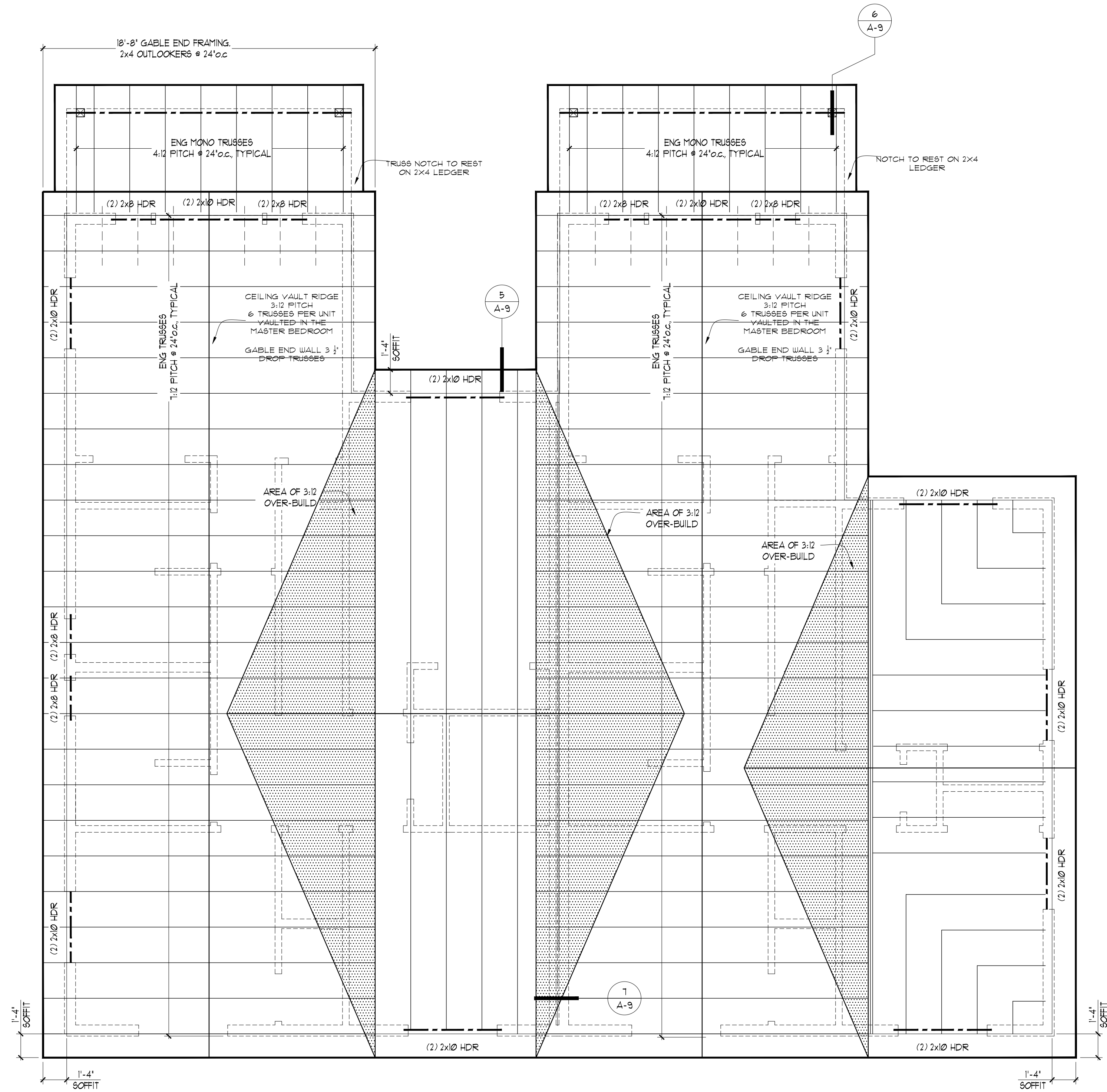
Upper Floor Plan

SCALE: 1/4" = 1'-0"



Job Number:
Date:
Sheet Contents:
Upper Floor Plan

A-6



Roof Framing Plan

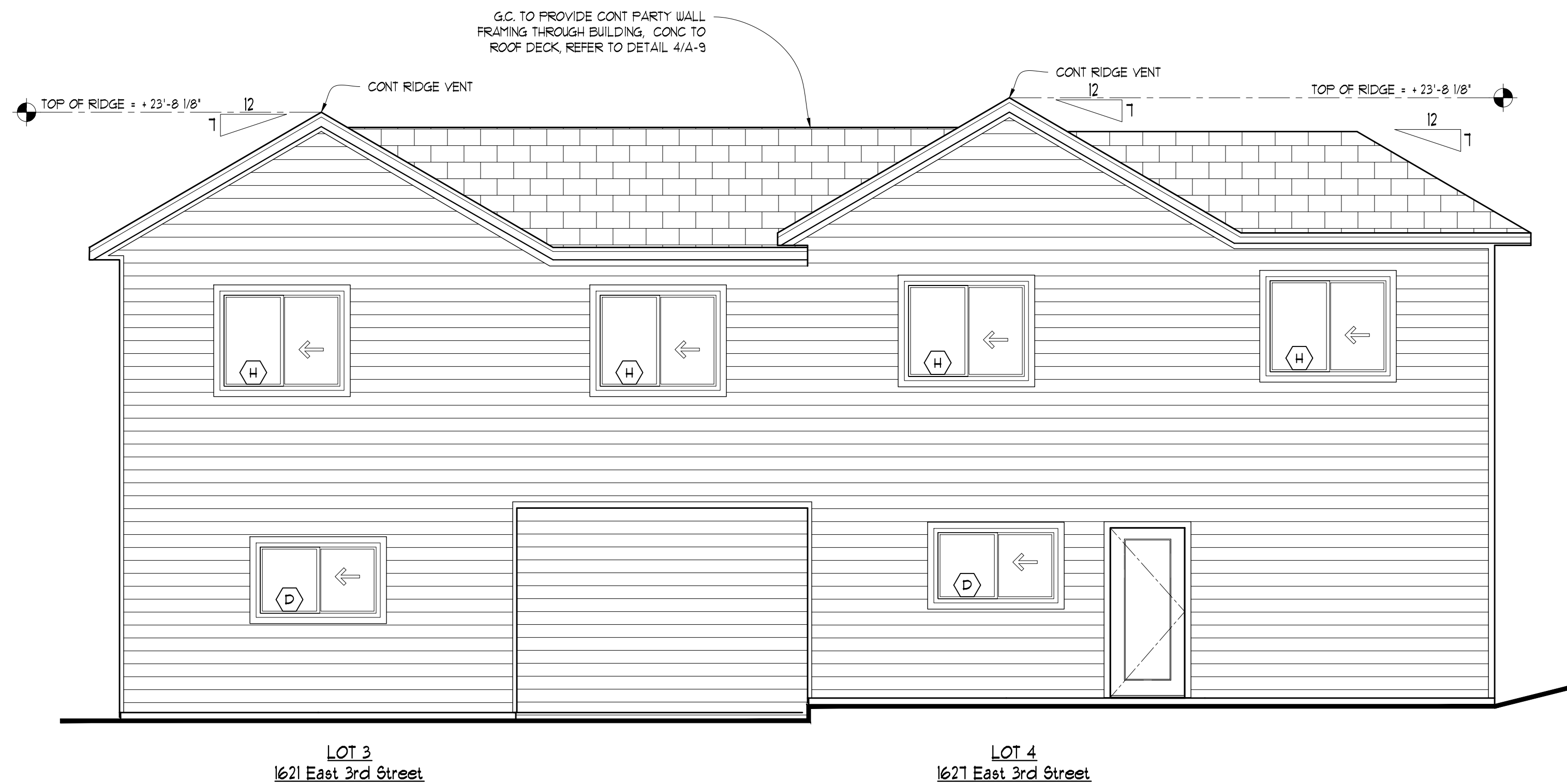
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General Note:

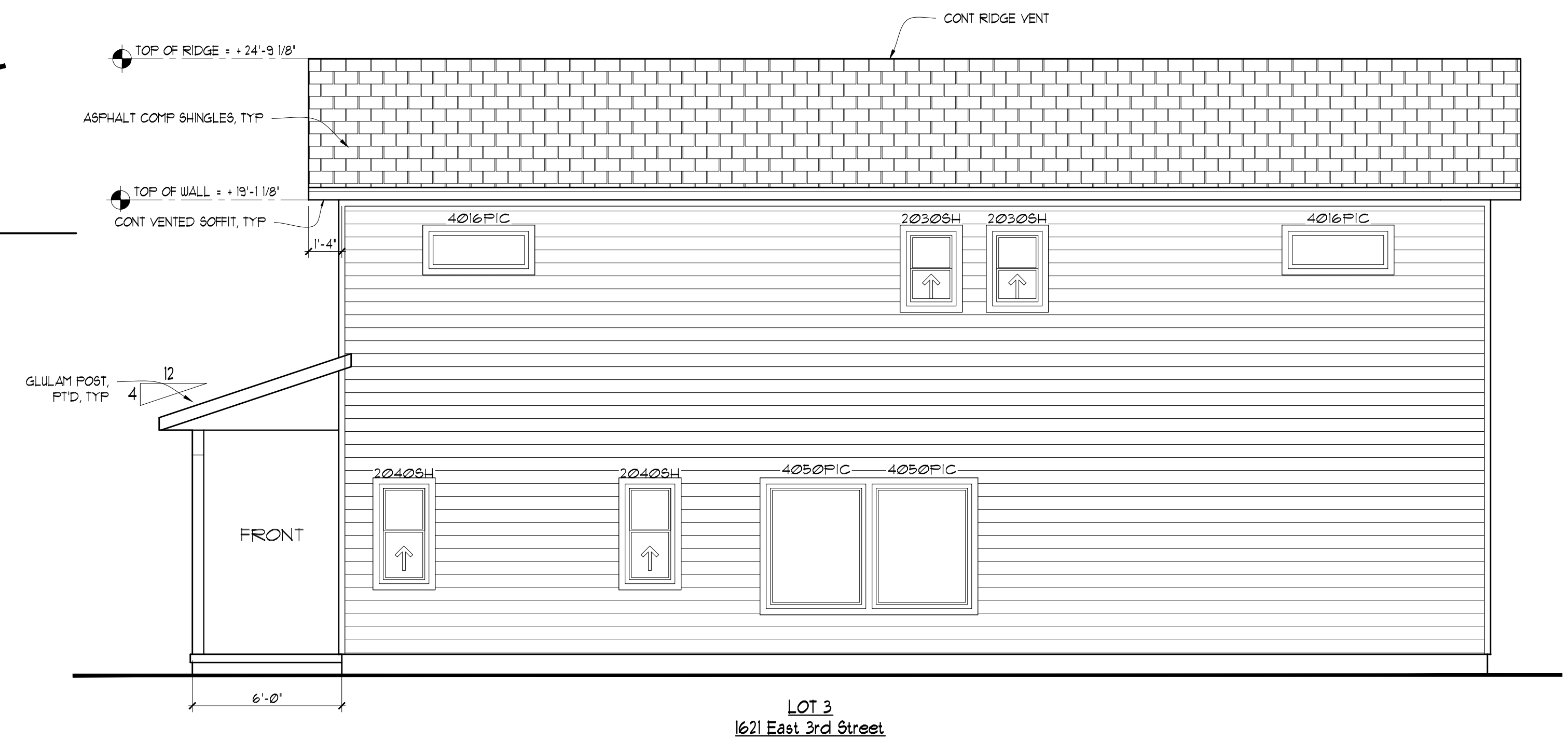
- 1) G.C. TO VERIFY ALL STRUCTURAL MEMBERS W/ STRUCTURAL ENGINEER WHERE REQUIRED.
- 2) DOWNSPOUTS FROM GUTTERS SHALL BE TIGHT-LINED TO PUBLIC STORM SEWER STUD.
- 3) TYPICAL WALL PLATE HEIGHT MAIN FLOOR TO BE 9'-1 1/8" IN HEIGHT USING PRECUT 104 5/8" STUDS, TYPICAL WALL PLATE HEIGHT UPPER FLOOR TO BE 8'-1 1/8" IN HEIGHT USING PRECUT 92 5/8" STUDS UNLESS NOTED OTHERWISE.
- 4) G.C. TO SUPPLY ENGINEERED TRUSS DRAWING PROVIDE BY SUPPLIER TO PERMIT AUTHORITY.
- 5) VENTILATION REQUIRED PER CODE, PROVIDE 1/2 REQUIRED VENTILATION AT SOFFIT, PROVIDE 1/2 REQUIRED VENTILATION AT RIDGE, COOR W/ ROOF MATERIAL.
- 6) ALL OVER-BUILT AREAS TO BE 2x6 "2" OR BTR D-FIR.
- 7) PROVIDE ICE AND WATER SHIELD ROOFING MEMBRANE UNDER SHINGLE ROOFING 36" FROM EDGES, VALLEYS AND ALL OTHER AREAS WITH LESS THAN 4:12 PITCH, EXTENDS 24"

Job Number:
Date:
Sheet Contents:
Roof Framing Plan

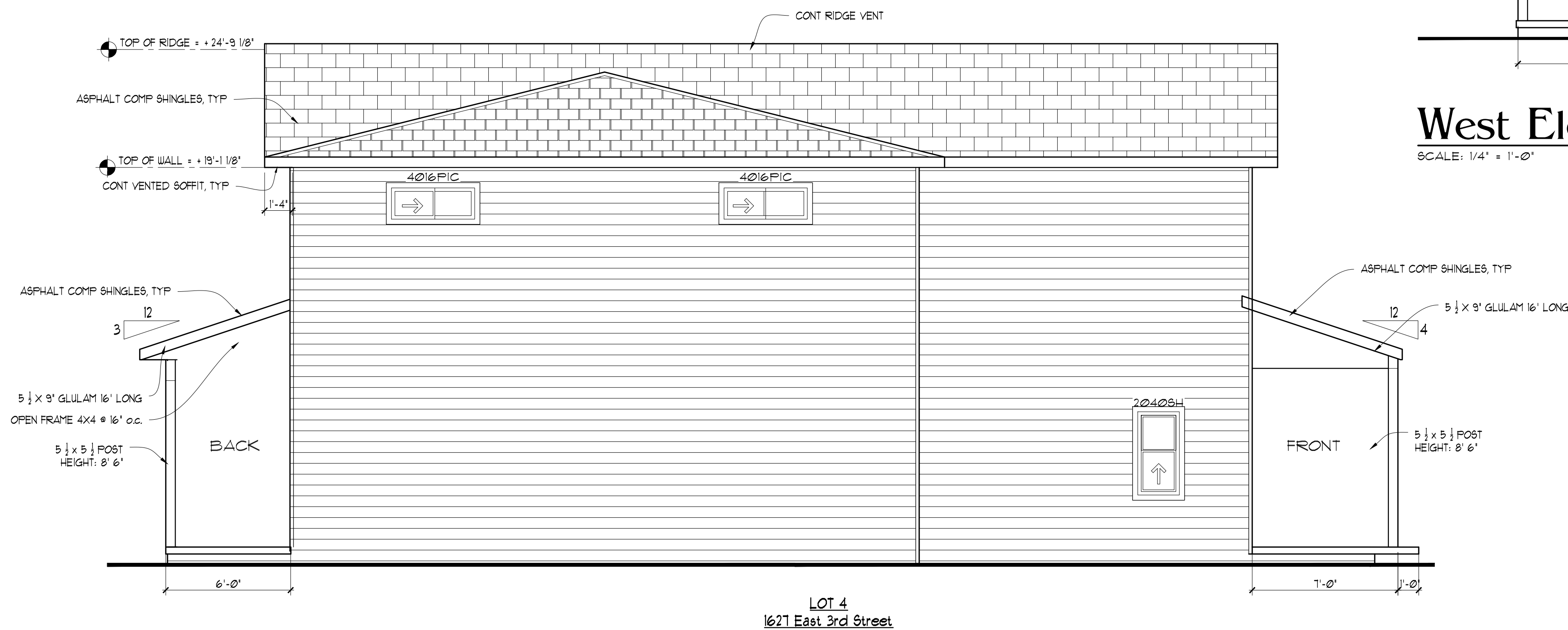
A-7



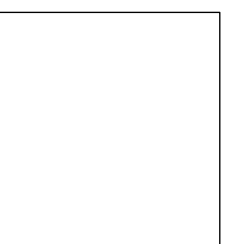
Back Elevation
SCALE: 1/4" = 1'-0"



West Elevation
SCALE: 1/4" = 1'-0"

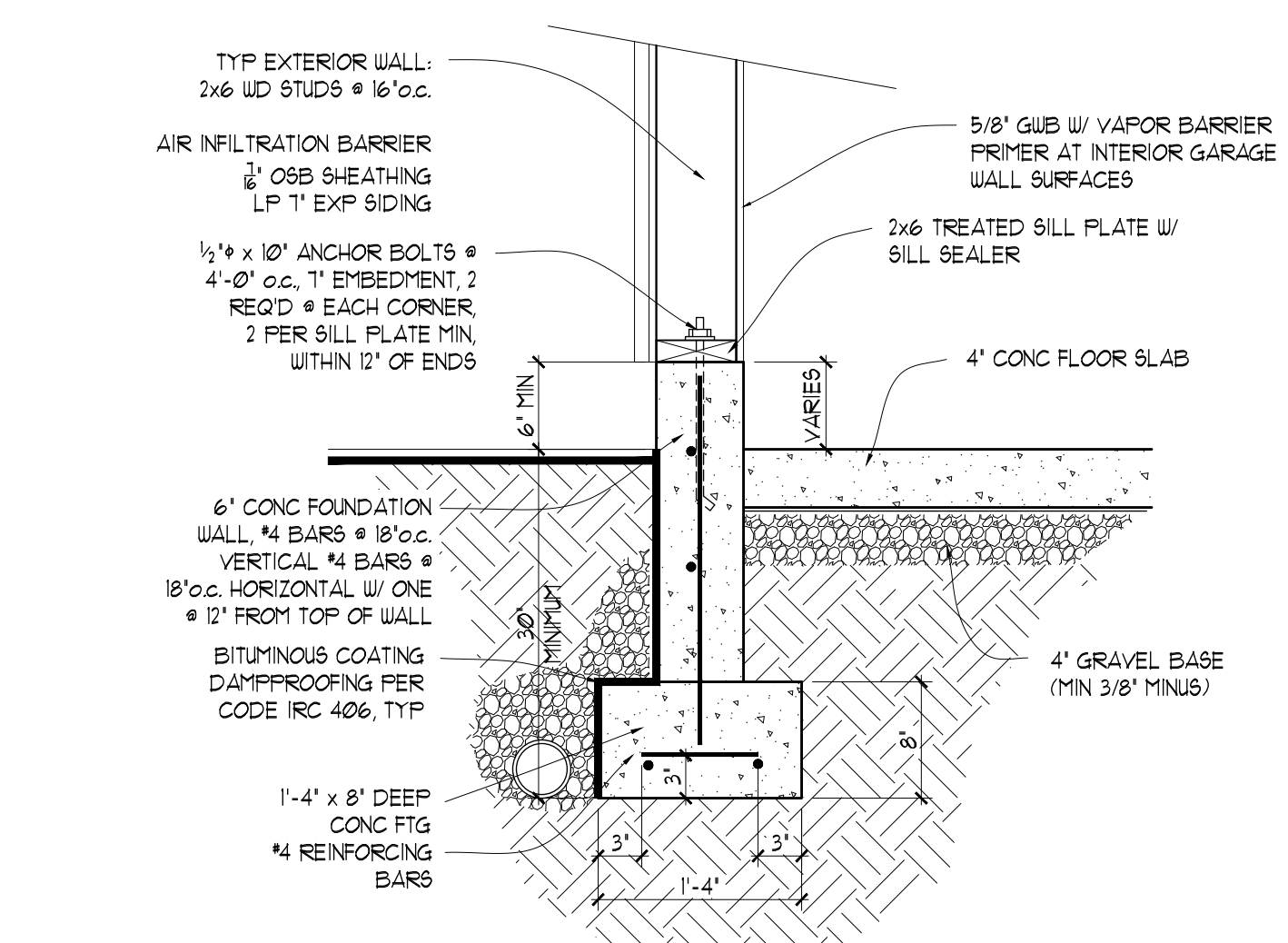


East Elevation
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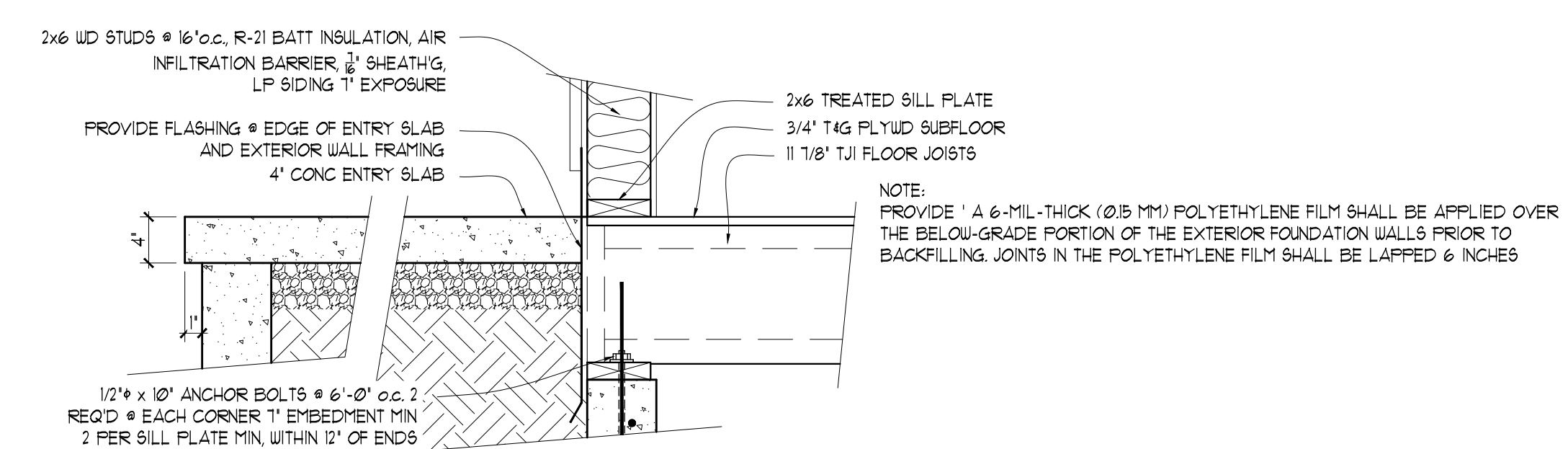


Job Number:
Date:
Sheet Contents:
Exterior Elevations

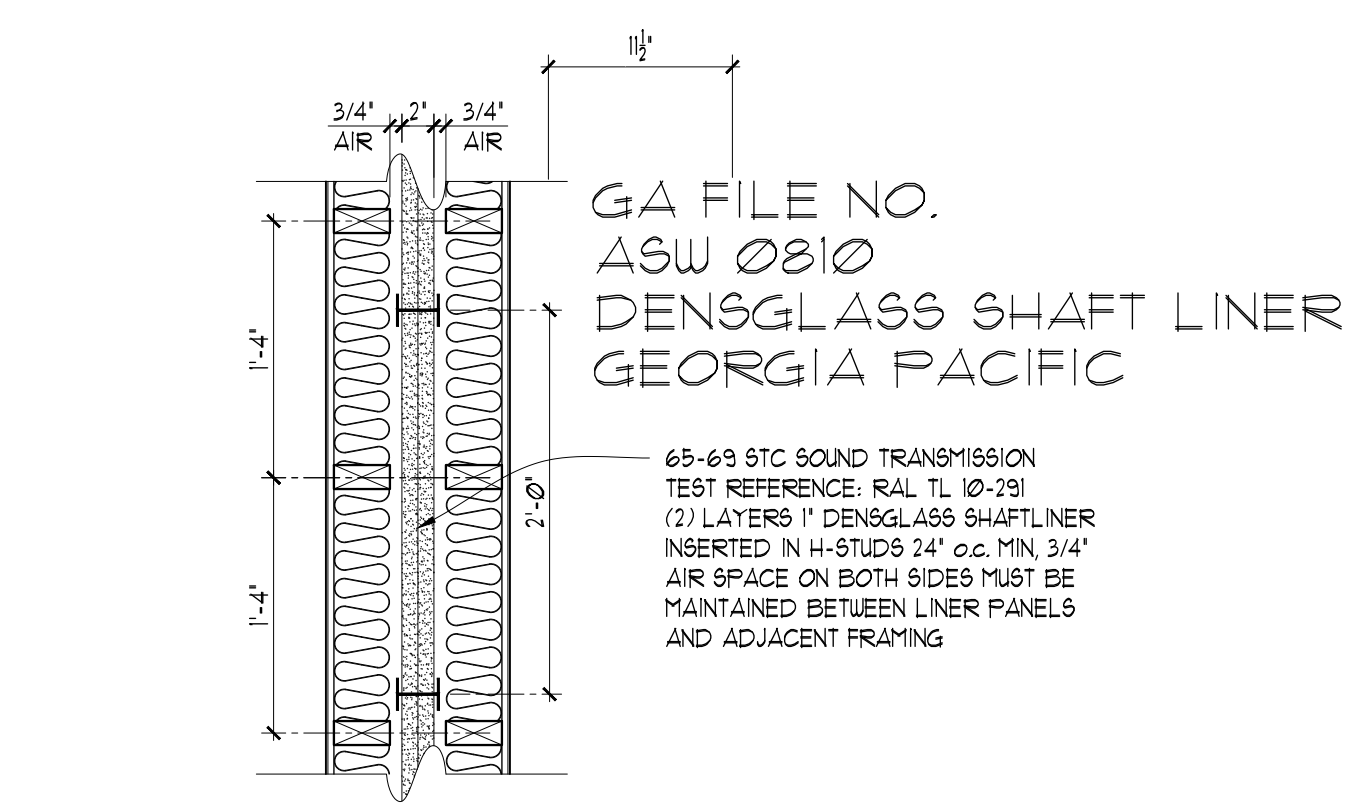
A-8



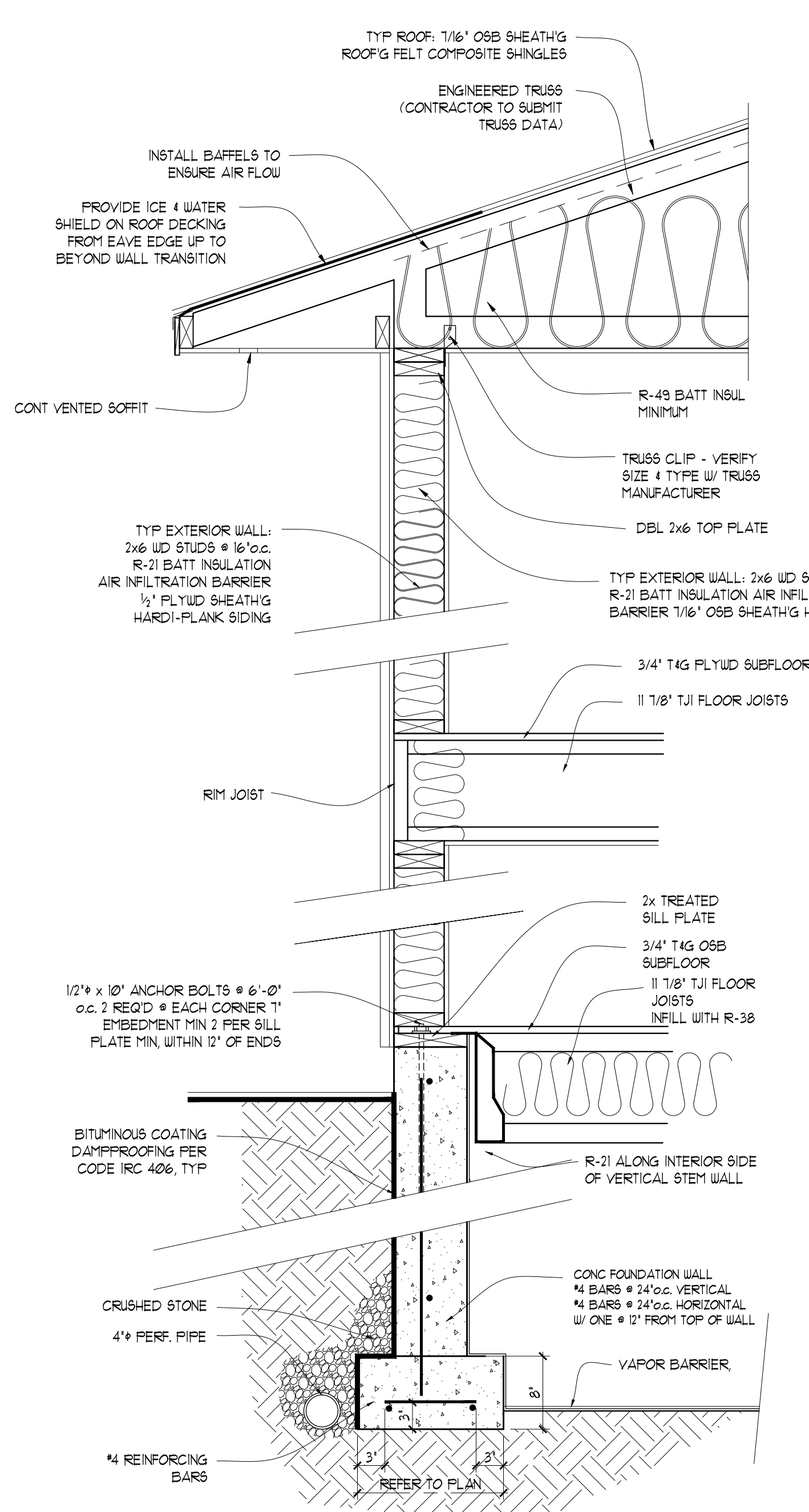
Typ Garage Wall Sec. 2
SCALE: 1" = 1'-0"



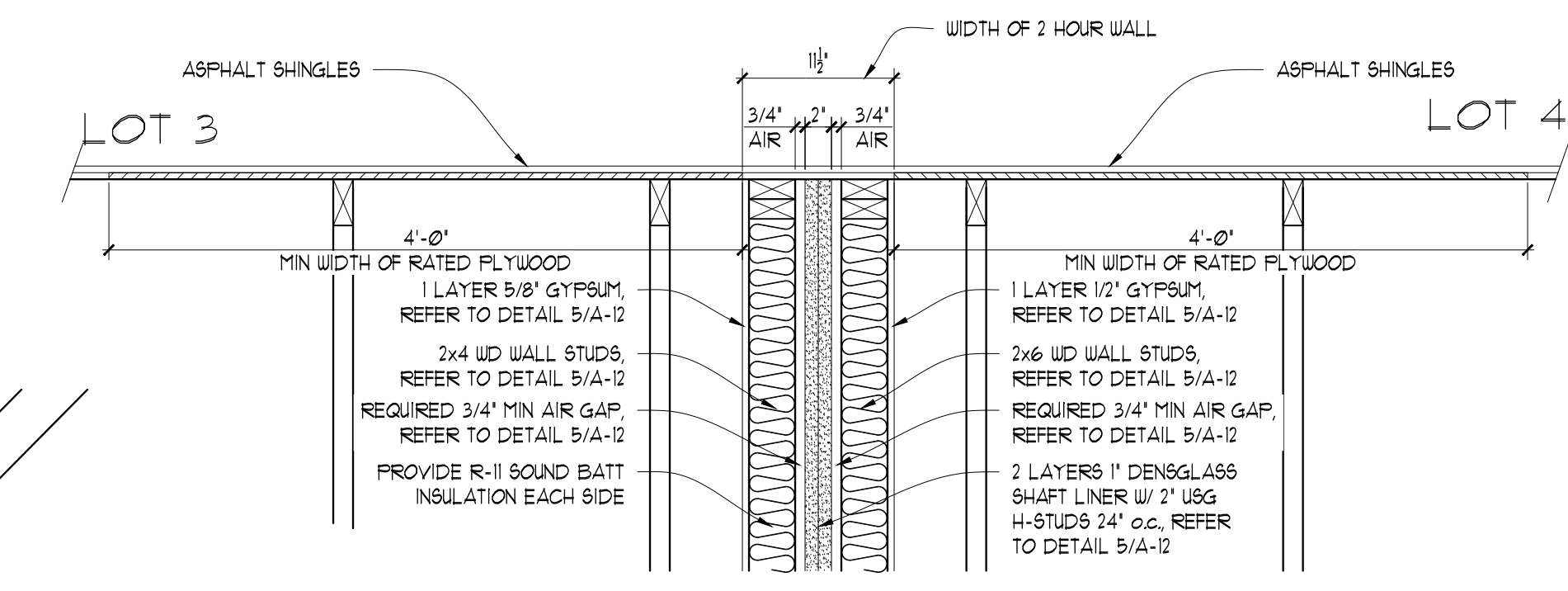
Typ Elevated Conc Slab 3
SCALE: 1" = 1'-0"



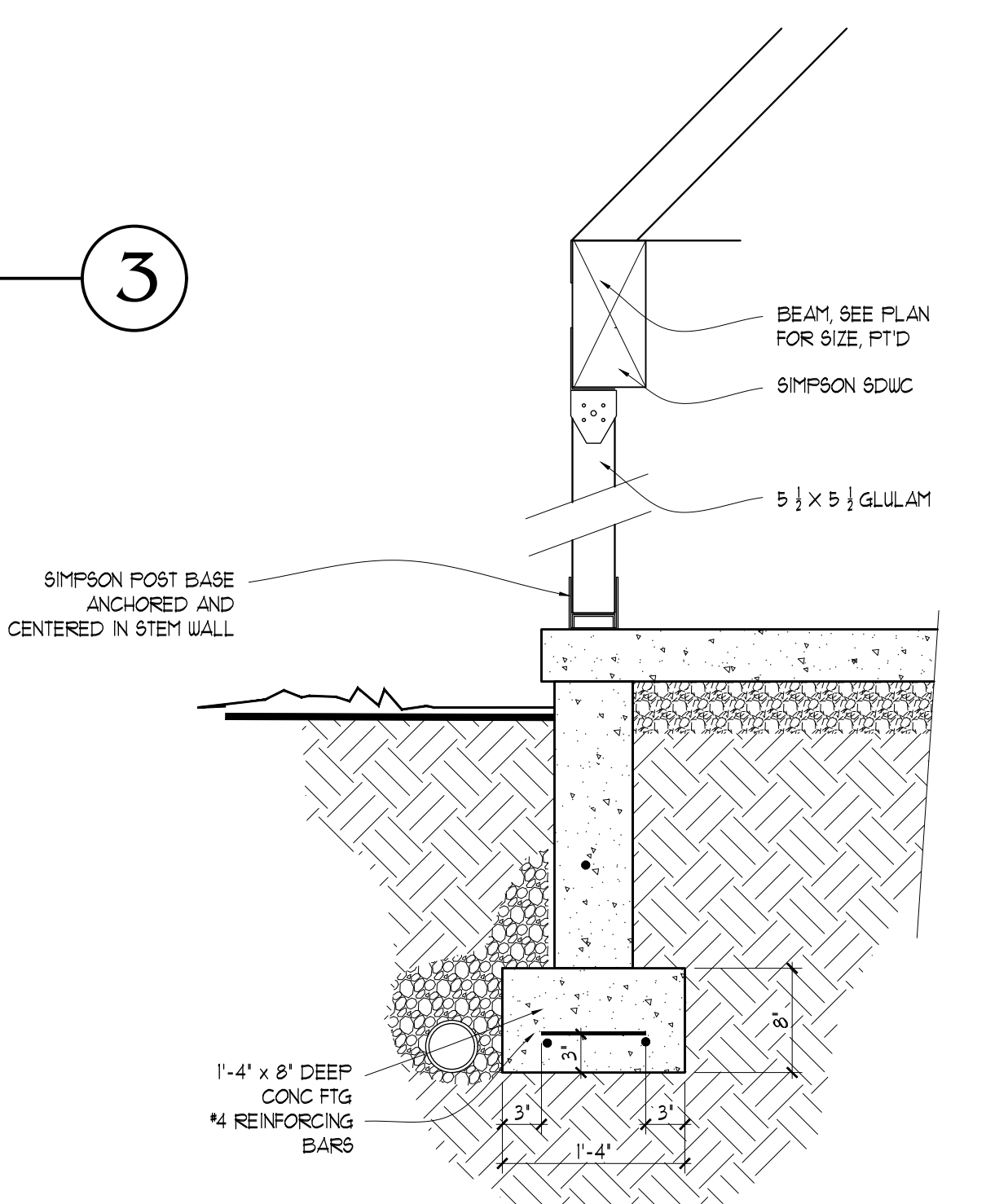
2 Hour Party Wall Const 4
SCALE: 1" = 1'-0"



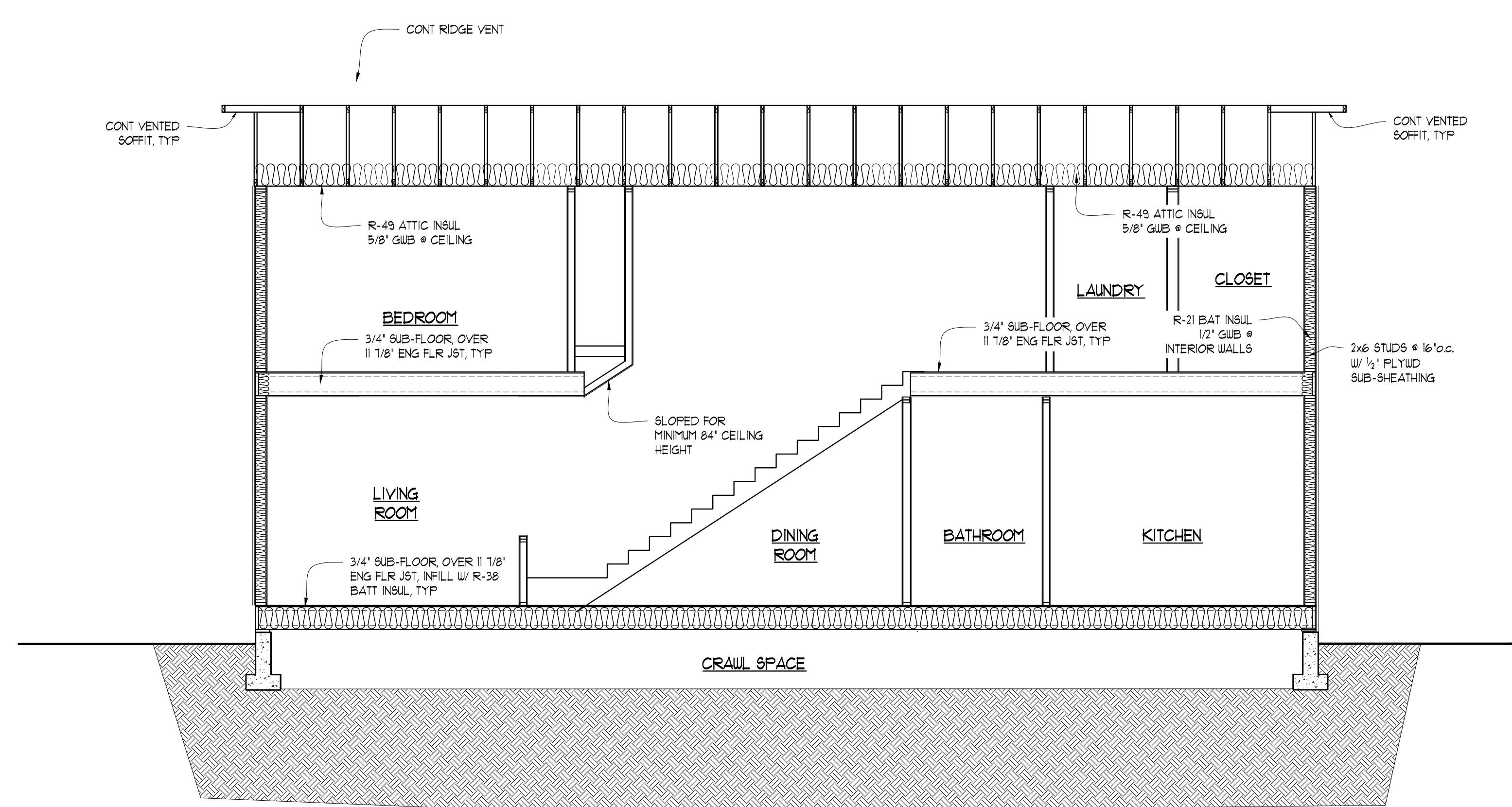
Typ Wall Section 1
SCALE: 1" = 1'-0"



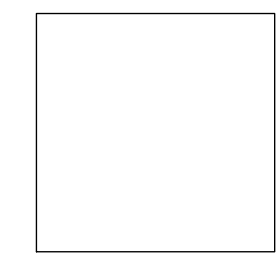
2 Hour Wall @ Roof Deck 6
SCALE: 1" = 1'-0"



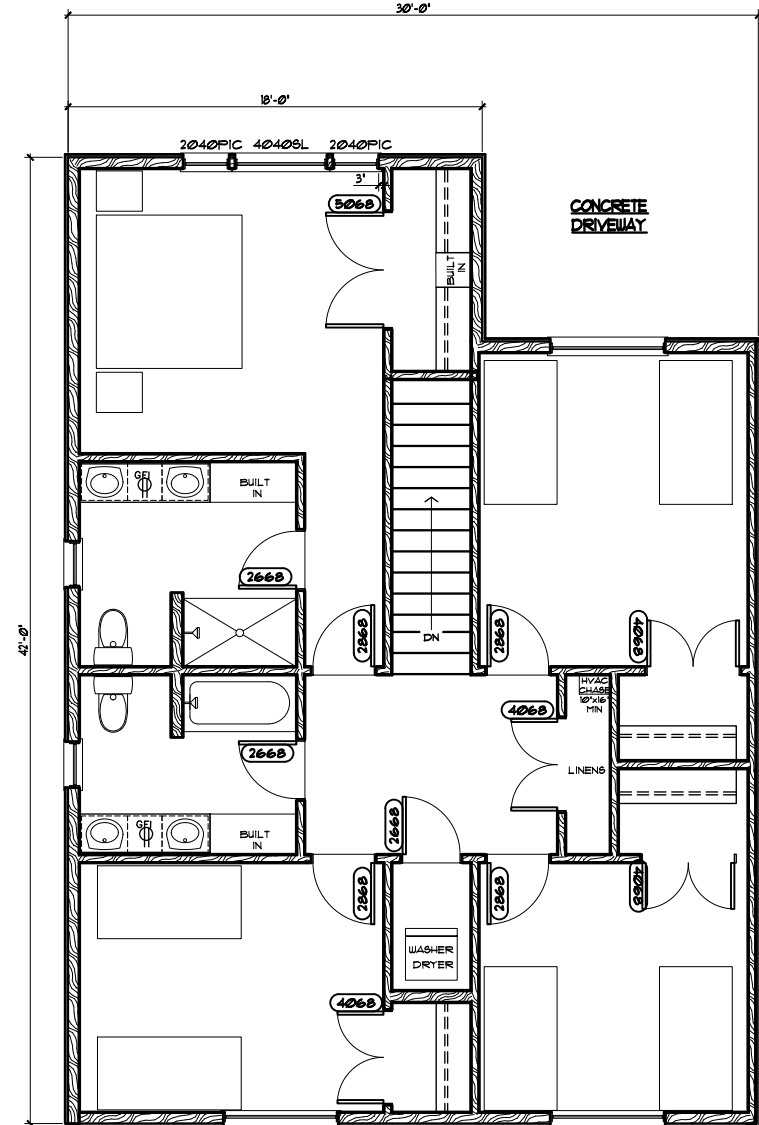
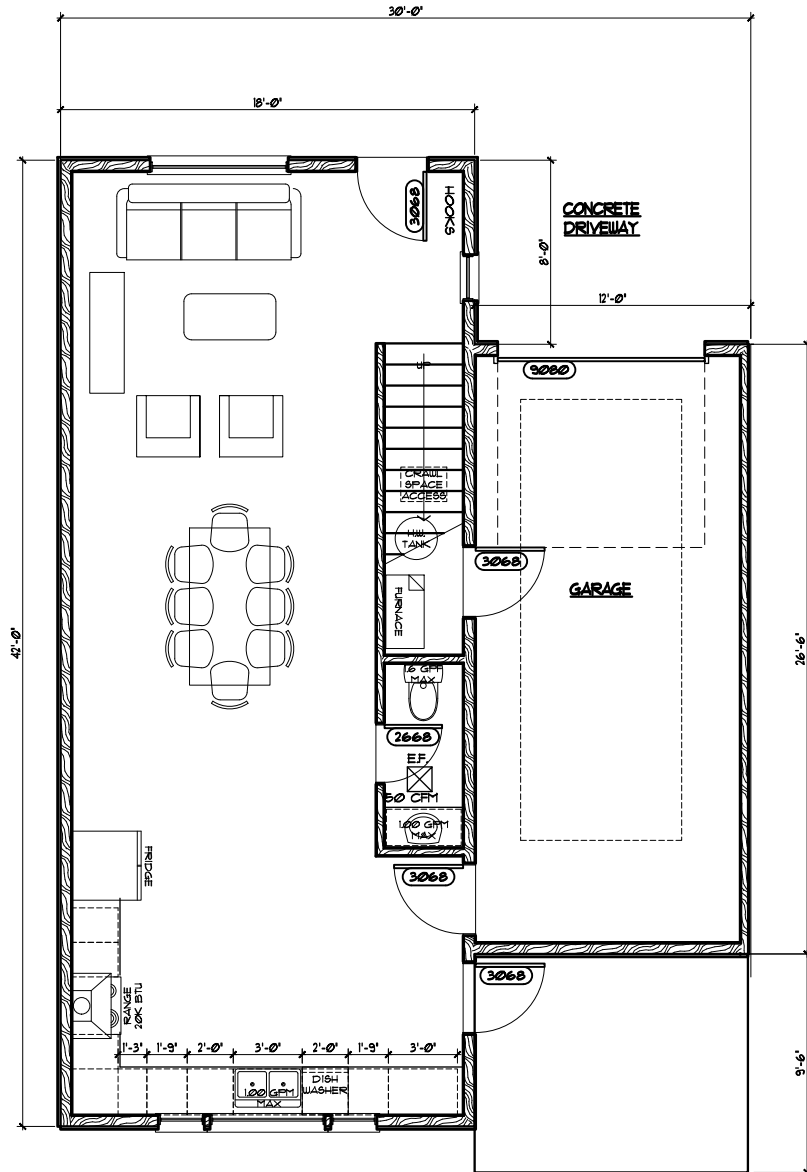
Porch Post Details 6
SCALE: 1" = 1'-0"

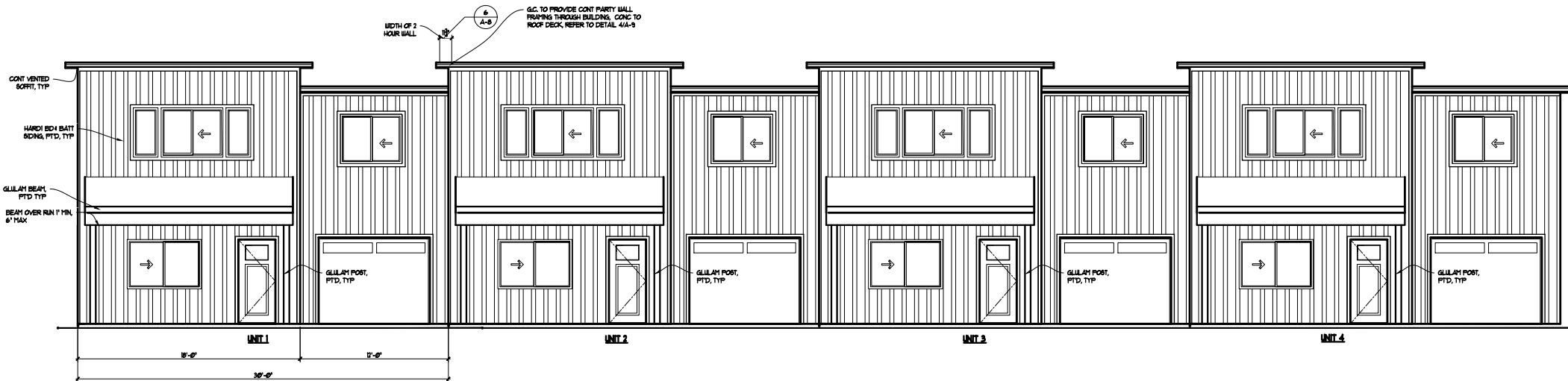


Building Section A-A
SCALE: 1/4" = 1'-0"



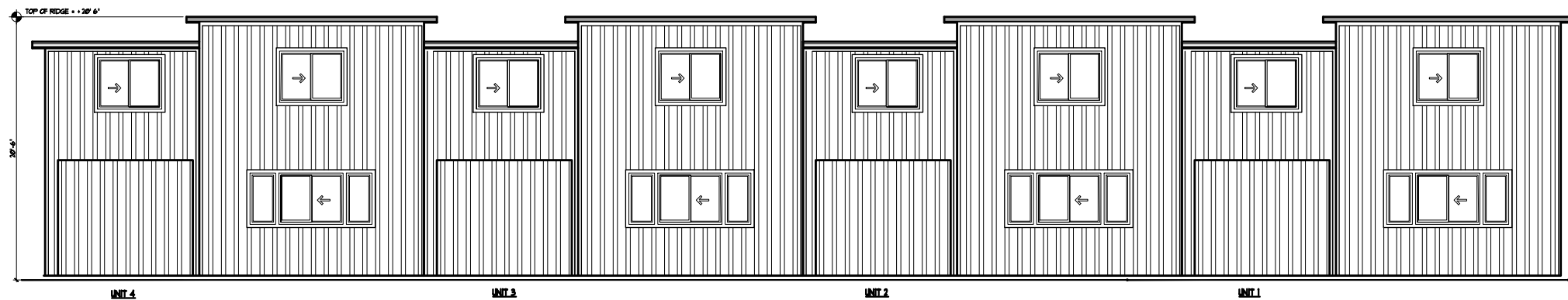
Job Number:
Date:
Sheet Contents:
Building Section
Building Details





Front Elevation

SCALE: 1/4" = 1'-0"



Back Elevation

SCALE: 1/4" = 1'-0" (VIEW FROM MOUNTAIN VIEW ROAD)

DETAILS FOR UNIT 1 ARE THE SAME ON THE OTHER UNITS

Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Harvest Hills PUD and Plat for 2nd Addition

WHEN: Friday, February 26, 2021 4:00 pm

WHERE: Latah County Fairgrounds, Main Building, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding a Planned Unit Development for the Harvest Hills neighborhood business zone and a plat for Harvest Hills 2nd addition. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

Due to concerns over the COVID-19 virus, I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through February 26, 2021. All questions and comments will be recorded and submitted to the City as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Scott Becker
Project Manager
Hodge and Associates, Inc.

Recieved 04-08-2021

ADAMS, JUDY
128 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

ADMASSU, WUDNEH
254 SUNRISE DR
MOSCOW, ID 83843

ALESSA, LILIAN
1795 AMY CT
MOSCOW, ID 83843

ALEXANDER, BENJAMIN
1676 DAMEN ST
MOSCOW, ID 83843

ALLEN, MALLORY
1426 E FIFTH ST
MOSCOW, ID 83843

ANDERSON, ALISA JO
1941 CRESTVIEW DR
MOSCOW, ID 83843

ANDERSON, DWIGHT
433 HARVEST RD
MOSCOW, ID 83843

ANDERSON, KATHERINE
1505 E THIRD ST
MOSCOW, ID 83843

ANDERSON, KEITH
2312 ITANI DR
MOSCOW, ID 83843

ARMSTRONG, PATRICIA
1779 AMY CT
MOSCOW, ID 83843

AUGENSTEIN, ELISE
2229 MOSER ST
MOSCOW, ID 83843

BACON, ADAM
1628 ROLLING HILLS DR
MOSCOW, ID 83843

BAILEY, JEFFREY
PO BOX 8428
MOSCOW, ID 83843

BAIR, JERROLD
1513 B ST
MOSCOW, ID 83843

BAIRD, DENNIS
PO BOX 8787
MOSCOW, ID 83843

BARBOUR REVOCABLE LIVING TRUST
2106 ITANI DR
MOSCOW, ID 83843

BARENDREGT, MORGAN
486 HARVEST DR
MOSCOW, ID 83843

BARHAM, ALEX
1811 AMY CT
MOSCOW, ID 83843

BARNARD, MARK
1950 CRESTVIEW DR
MOSCOW, ID 83843

BAXTER LIVING TRUST
2246 HENRY CT
MOSCOW, ID 83843

BECKER, CHRISTY
1650 DAMEN ST
MOSCOW, ID 83843

BECKER, JAMES
1942 CRESTVIEW DR
MOSCOW, ID 83843

BENARD, PHILIP
1800 WHITE AVE #3
MOSCOW, ID 83843

BENNETT, SHELLEY
2279 MOSER ST
MOSCOW, ID 83843

BENTLEY, ROBERT
128 E THIRD ST
MOSCOW, ID 83843

BENTZ, MARIAN
1946 CRESTVIEW DR
MOSCOW, ID 83843

BERG, JAMIE
2373 MOSER ST
MOSCOW, ID 83843

BERG, MITCHELL
435 HARVEST DR
MOSCOW, ID 83843

BERGLEY, CLIFFORD
1836 ROLLING HILLS DR
MOSCOW, ID 83843

BIELLENBERG, ADINA GENIECE
321 PANORMA DR
MOSCOW, ID 83843

BINGMAN, ELEANOR
177 S ROOSEVELT ST
MOSCOW, ID 83843

BLUTO, JASSEN
460 HARVEST DR
MOSCOW, ID 83843

BOHACH REVOCABLE LIVING TRUST
300 ROSE CT
MOSCOW, ID 83843

BONGIORNO, FRANK
1514 E THIRD ST
MOSCOW, ID 83843

BONTE, DAVID
2135 MOSER ST
MOSCOW, ID 83843

BOYDSTON, MONTY
424 RYAN LN
MOSCOW, ID 83843

BRAGG, JANE
2373 E SIXTH ST
MOSCOW, ID 83843

BROOKS, JASON
1816 ROSEMARY ST
ANCHORAGE, AK 99508

BROWER, KIRK
276 SUNRISE DR
MOSCOW, ID 83843

BRUCE, RICHARD
2573 MOSER ST
MOSCOW, ID 83843

BRUDIE, DEBRA
1411 E FIRST ST
MOSCOW, ID 83843

BRUST, COLIN
846 RIVERTREE DR
OCEANSIDE, CA 92058

BUCHANAN, DEBRA
213 SUNRISE DR
MOSCOW, ID 83843

BURNHAM, KATHERINE
1747 AMY CT
MOSCOW, ID 83843

BURNS, DAWN
1416 E THIRD ST
MOSCOW, ID 83843

BYRD, BRUCE
PO BOX 189
FRASER, CO 80442

CAISLEY, SHERRY
104 N CLEVELAND ST
MOSCOW, ID 83843

CAMPBELL, JOSEPH
2252 MOSER ST
MOSCOW, ID 83843

CAMPBELL, MARTIN JOE
1875 ROLLING HILLS DR
MOSCOW, ID 83843

CANTRELL, BRIGITTE
1629 DAMEN ST
MOSCOW, ID 83843

CARPENTER, LEILANI
1548 DOGWOOD CT
MOSCOW, ID 83843

CARSCALLEN, DANIEL
318 S CLEVELAND ST
MOSCOW, ID 83843

CARTER, LARRY
2315 ITANI DR
MOSCOW, ID 83843

CASEBOLT, DAVID
1612 HILLCREST DR
MOSCOW, ID 83843

CATHY ROHEIM TRUST
1945 CRESTVIEW DR
MOSCOW, ID 83843

CHEATHAM, DAVID
9304 HALLSTON CT
FAIRFAX STATION, VA 22039

CHEN, YIMIN
2415 E SIXTH ST
MOSCOW, ID 83843

CHRISTENSEN, JACOB
2309 E THIRD ST
MOSCOW, ID 83843

CHRISTENSON, CAROLINE
1654 ROLLING HILLS DR
MOSCOW, ID 83843

CHRISTIAN SCIENCE CHURCH
PO BOX 9726
MOSCOW, ID 83843

METHODIST CHURCH
PO BOX 9774
MOSCOW, ID 83843

NAZARENE CHURCH
1400 E SEVENTH ST
MOSCOW, ID 83843

CIMIJOTTI, JERRY
1962 ROLLING HILLS DR
MOSCOW, ID 83843

CLOTT, LARRY
1634 DAMEN ST
MOSCOW, ID 83843

COLDIRON, LUKE
421 PANORAMA DR
MOSCOW, ID 83843

CORLETT, THOMAS
2521 ITANI DR
MOSCOW, ID 83843

COWAN, ROBERT JR
1955 CRESTVIEW DR
MOSCOW, ID 83843

COX, JOSHUA
210 N ROOSEVELT ST
MOSCOW, ID 83843

CRUMP, ROBERT
1827 ROLLING HILLS DR
MOSCOW, ID 83843

DAMBRA, MICHAEL
106 S ROOSEVELT ST
MOSCOW, ID 83843

DAVIS, JACKSON
1954 CRESTVIEW DR
MOSCOW, ID 83843

DE LANO, RICHARD
2406 E SIXTH ST
MOSCOW, ID 83843

DECKER, MATTHEW
2306 E THIRD ST
MOSCOW, ID 83843

DEOBALD, LEE ALLEN
1944 DAMEN ST
MOSCOW, ID 83843

DIRKS, JAY
PO BOX 9362
MOSCOW, ID 83843

DITTON, GREGORY
PO BOX 8933
MOSCOW, ID 83843

DODGE REVOCABLE LIVING TRUST
2406 ITANI DR
MOSCOW, ID 83843

DUKE, KATHLEEN
PO BOX 3554
MOSCOW, ID 83843

DUMAN, ANTHONY
214 N ROOSEVELT ST
MOSCOW, ID 83843

EASTON, THOMAS
2215 ITANI DR
MOSCOW, ID 83843

FALEN, DENNIS
411 S ROOSEVELT ST
MOSCOW, ID 83843

FEMREITE, DONNA
1579 DOGWOOD CT
MOSCOW, ID 83843

FLATHERS, RONALD
1645 DAMEN ST
MOSCOW, ID 83843

FLETCHER, RORY
1944 CRESTVIEW DR
MOSCOW, ID 83843

FLOCH, DALE
423 SUMMIT RD
MOSCOW, ID 83832

FLOWERS, JESSE
2524 ITANI DR
MOSCOW, ID 83843

FOILES, CONNIE
1531 DOGWOOD CT
MOSCOW, ID 83843

FOUTCH, BRYAN
1727 E THIRD ST
MOSCOW, ID 83843

FRANKLIN, MARILYN
1958 CRESTVIEW DR
MOSCOW, ID 83843

FREI, HERBERT
1572 DOGWOOD CT
MOSCOW, ID 83843

FREI, MARK
209 S ROOSEVELT ST
MOSCOW, ID 83843

FREY, ROLAND
209 N ROOSEVELT ST
MOSCOW, ID 83843

GARCIA, JESSICA
1661 DAMEN ST
MOSCOW, ID 83843

GILMAN, CELESTE ELENA
1715 E THIRD ST
MOSCOW, ID 83843

GILMORE, DEANNE
1661 HILLCREST DR
MOSCOW, ID 83843

GODFREY, MATTHEW
2272 HENRY CT
MOSCOW, ID 83843

GRIEBLING, DANIEL
2075 DAMEN ST
MOSCOW, ID 83843

GUTSCH, BARBARA
234 S ROOSEVELT ST
MOSCOW, ID 83843

HADLEY, VINCE
1859 ROLLING HILLS DR
MOSCOW, ID 83843

HAGEN, GARY
2243 HENRY CT
MOSCOW, ID 83843

HALLADAY, JOLENE
2243 MOSER ST
MOSCOW, ID 83843

HANNON, CATHERINE
1943 DAMON ST
MOSCOW, ID 83843

HANSEN, JEREMY
1715 ROLLING HILLS DR
MOSCOW, ID 83843

HARRIS, LAWRENCE
2521 MOSER ST
MOSCOW, ID 83843

HATHAWAY, DAVID
2336 HENRY CT
MOSCOW, ID 83843

HE, BINGJUN
2078 DAMEN ST
MOSCOW, ID 83843

HEISIG, MATTHEW
2350 E SIXTH ST
MOSCOW, ID 83843

HELBLING, WILLIAM
238 MOSER ST
MOSCOW, ID 83843

HEMMING, BENJAMIN
2603 ITANI DR
MOSCOW, ID 83843

HERMANN, BERNARD
315 PANORAMA DR
MOSCOW, ID 83843

HIERSCHBIEL, STUART
243 MOSER ST
MOSCOW, ID 83843

HIGHFILL, MICHAEL GARY
2409 ITANI DR
MOSCOW, ID 83843

HILL, JOHN MASON
2568 MOSER ST
MOSCOW, ID 83843

HOBBS, LINDSEY
1751 E THIRD ST
MOSCOW, ID 83843

HORNE, JANA
142 SUNRISE DR
MOSCOW, ID 83843

HUBNER, GENEVA
PO BOX 8215
MOSCOW, ID 83843

HUIE, HENRY
1013 AMBROSIA DR
LAS VEGAS, NV 89138

HULL, TAMARA
124 S CLEVELAND ST
MOSCOW, ID 83843

HUNT, CARL
409 PANORAMA DR
MOSCOW, ID 83843

ISAAC, MICHAEL
4090 HIGHWAY 8
TROY, ID 83871

ISBELLE, MIKEL
1658 DAMEN ST
MOSCOW, ID 83843

ITANI DEVELOPMENT INC
1515 SW WADLEIGH DR
PULLMAN, WA 99163

JAHNS, ROBERT
2542 MOSER ST
MOSCOW, ID 83843

JAIN, BRADLEY
1986 DAMEN ST
MOSCOW, ID 83843

JENSEN, ERIC
1907 ROLLING HILLS DR
MOSCOW, ID 83843

JENSEN, NICHOLAS
2412 ITANI DR
MOSCOW, ID 83843

JONES, ADAM
2316 E SIXTH ST
MOSCOW, ID 83843

JONES, DANIEL
1924 ROLLING HILLS DR
MOSCOW, ID 83843

JORDAN, AARON
422 SUMMIT RD
MOSCOW, ID 83843

KARASEV, ALEXANDER
2418 ITANI DR
MOSCOW, ID 83843

KASSEM, EMAD
1008 JULIE CT
MOSCOW, ID 83843

KIM, SEAN JIHOON
2303 E THIRD ST
MOSCOW, ID 83843

KINZER, ART
122 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

KIRCHNER, KEVIN
2415 MOSER ST
MOSCOW, ID 83843

KLINGENBERG, DAVID
3448 W 5300 S
ROY, UT 84067

KLOWDEN, J MARC
2356 MOSER ST
MOSCOW, ID 83843

KNEALE, SCOTT
1676 HILLCREST DR
MOSCOW, ID 83843

KOEPKE, LEONARD
108 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

KONEN, CADE
2515 ITANI DR
MOSCOW, ID 83843

KREIS, ROBERT
1987 DAMEN ST
MOSCOW, ID 83843

KRUEGER RENTALS, LLC
609 N ALMON ST #4008
MOSCOW, ID 83843

LANGFIELD, GEORGE
2165 HENRY CT
MOSCOW, ID 83843

LAWFORD, JANE MARIE
317 S ROOSEVELT ST
MOSCOW, ID 83843

LAWTON, JOHN
1426 E FIRST ST
MOSCOW, ID 83843

LEI, HANGTIAN
421 SUMMIT RD
MOSCOW, ID 83843

LESLIE, ELIZABETH
200 S ROOSEVELT ST
MOSCOW, ID 83843

LEWIN, PAUL ANDREW
2357 MOSER ST
MOSCOW, ID 83843

LEWIS, JERALD BRADLEY
2209 ITANI DR
MOSCOW, ID 83843

LI, FENG
2115 ITANI DR
MOSCOW, ID 83843

LICHTHE, AMY
1653 DAMEN ST
MOSCOW, ID 83843

LINDSEY, LINN
201 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

LIVELSBERGER, PHILLIP
1425 E FIFTH ST
MOSCOW, ID 83843

LOCKE, KENNETH
420 SUMMIT RD
MOSCOW, ID 83843

LUNDQUIST, WILLIAM
1964 DAMEN ST
MOSCOW, ID 83843

LYLE, SHERRY
1545 DOGWOOD CT
MOSCOW, ID 83843

MacDONALD, TARA
125 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

MADDOX, TIMBERLY
1627 MOLLY CT
MOSCOW, ID 83843

MARCHANT, GREGORY
1921 DAMEN ST
MOSCOW, ID 83843

MARR, MARK
2109 ITANI DR
MOSCOW, ID 83843

MARTIN, TODD
2032 DAMEN ST
MOSCOW, ID 83843

MASCIOTRA, JAMES
1628 HILLCREST DR
MOSCOW, ID 83843

MATTHEWS, DENNIS
223 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

McEVOY, ELIZABETH
2403 ITANI DR
MOSCOW, ID 83843

McGURKIN, PAM
705 E EIGHTH ST
MOSCOW, ID 83843

McKINLAY, KIRK
1649 MOLLY CT
MOSCOW, ID 83843

MEANS, MARY
1538 E THIRD ST
MOSCOW, ID 83843

MEIER, TESSA
1922 DAMEN ST
MOSCOW, ID 83843

MILLER, CRAIG ALAN II
213 ROSE CT
MOSCOW, ID 83843

MILLER, STEPHANIE
1965 DAMEN ST
MOSCOW, ID 83843

MILLS, PETER
1878 ROLLING HILLS DR
MOSCOW, ID 83843

MINARD, RICHARD JR
216 SUNRISE DR
MOSCOW, ID 83843

MINDEN, JUSTIN
145 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

MORBECK, L LOUISE
118 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

MORDHORST, TODD
1709 E THIRD ST
MOSCOW, ID 83843

MORGAN, DIANA LYNN
1677 HILLCREST DR
MOSCOW, ID 83843

MORSHECK, WILLIAM
201 S ROOSEVELT ST
MOSCOW, ID 83843

MOSMAN, WYNN
251 SUNRISE DR
MOSCOW, ID 83843

NEEDHAM, SHANE
2506 ITANI DR
MOSCOW, ID 83843

NELSON, KEALAN
1417 E FIRST ST
MOSCOW, ID 83843

NORTON, ANDREW
418 SUMMIT RD
MOSCOW, ID 83843

O'BRIEN, JENNIFER
1608 HILLCREST DR
MOSCOW, ID 83843

OFSTAD-COX, PATRICIA
310 S CLEVELAND ST
MOSCOW, ID 83843

OPLINGER, SCOTT
2402 ITANI DR
MOSCOW, ID 83843

PARIS LIVING TRUST
126 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

PARKS, MITCHELL
261 MOSER ST
MOSCOW, ID 83843

PAYTON, R MARK
425 SUMMIT RD
MOSCOW, ID 83843

PENBERTHY, EVAN
1960 CRESTVIEW DR
MOSCOW, ID 83843

PENG, CHING-AN
1929 ROLLING HILLS DR
MOSCOW, ID 83843

PICKARD, MICHAEL
221 PANORAMA DR
MOSCOW, ID 83843

PIERCE-GARNETT, DAVID
434 HARVEST DR
MOSCOW, ID 83843

PITTS, CRYSTAL
1637 DAMEN ST
MOSCOW, ID 83843

PLUMMER, DONALD
316 S ROOSEVELT ST
MOSCOW, ID 83843

PRESCOTT, JERILYN
2309 ITANI DR
MOSCOW, ID 83843

PRESSNALL, RANDY
185 S ROOSEVELT ST
MOSCOW, ID 83843

QUAADE, WILLIAM
1529 B ST
MOSCOW, ID 83843

RADCLIFFE, KARL
104 S ROOSEVELT ST
MOSCOW, ID 83843

RAUCH, RANDY
536 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

RAY, MONICA
2129 HENRY CT
MOSCOW, ID 83843

REED, WENDY
3510 23RD ST
LEWISTON, ID 83501

REHDER, TERRY
1843 ROLLING HILLS DR
MOSCOW, ID 83843

REID LIVING TRUST
37930 S SILVERWOOD DR
TUCSON, AZ 85739

RICHARDS REVOCABLE TRUST
1616 HILLCREST DR
MOSCOW, ID 83843

RICHARDS, BRANDON
1650 HILLCREST DR
MOSCOW, ID 83843

RICHARDS, SHAWN
275 SUNRISE DR
MOSCOW, ID 83843

RICKER, BRYAN
237 SUNRISE DR
MOSCOW, ID 83843

RIETH LIVING TRUST
2062 W CEDAR GROVE ST
MERIDIAN, ID 83642

ROBISON, BRADLY
2012 ITANI DR
MOSCOW, ID 83843

ROESLER, JASON
1677 DAMEN ST
MOSCOW, ID 83843

ROSALES, JUAN BERNARDO
2331 MOSER ST
MOSCOW, ID 83843

ROSGEN, MICHAEL
324 S ROOSEVELT ST
MOSCOW, ID 83843

RUSSELL, STEVEN
1731 ROLLING HILLS DR
MOSCOW, ID 83843

RYCH, GLENN DAVID
218 ROSE CT
MOSCOW, ID 83843

SACK, RONALD
2338 MOSER ST
MOSCOW, ID 83843

SANDERS, MICHAEL
1643 HILLCREST DR
MOSCOW, ID 83843

SAUL, BRAD
2038 ROLLING HILLS DR
MOSCOW, ID 83843

SCHNEIDER, LYDDA
804 DUNCAN PLACE SE
LEESBURG, VA 20175

SCHROEDER, DOUGLAS
1763 AMY CT
MOSCOW, ID 83843

SCOTT, STANLEY
PO BOX 13
MALTA, ID 83342

SEAMAN, RONALD
2236 MOSER ST
MOSCOW, ID 83843

SEUBERT, CASSANDRA
1627 HILLCREST DR
MOSCOW, ID 83843

SHARMA, BAL
2341 HENRY CT
MOSCOW, ID 83843

SHELDEN, ERIC
2547 MOSER ST
MOSCOW, ID 83843

SHIPLEY, MARK
108 S ROOSEVELT ST
MOSCOW, ID 83843

SHRESTHA, DEV
2374 MOSER ST
MOSCOW, ID 83843

SHUFFIELD, BRIAN
1956 CRESTVIEW DR
MOSCOW, ID 83843

SINCLAIR, ROBERT
2053 DAMEN ST
MOSCOW, ID 83843

SKANDALOS, GEORGE
112 S ROOSEVELT ST
MOSCOW, ID 83843

SKAUG, JACOB
108 N CLEVELAND ST
MOSCOW, ID 83843

SKIBIEL, AMY
2206 E THIRD ST
MOSCOW, ID 83843

SMILEY, RICHARD
1666 DAMEN ST
MOSCOW, ID 83843

SMITH, BRIAN
735 E SEVENTH ST
MOSCOW, ID 83843

SMITH, LLOYD
1947 CRESTVIEW DR
MOSCOW, ID 83843

SMITH, MARY
1526 DOGWOOD CT
MOSCOW, ID 83843

SNEGOSKY, DAKOTA
1733 E THIRD ST
MOSCOW, ID 83843

SPELLMAN, EMILY
2367 HENRY CT
MOSCOW, ID 83843

SPILLMAN, BRIAN
609 BRITTON LN
MOSCOW, ID 83843

ST HILAIRE PROPERTIES, LLC
PO BOX 486
NEWPORT, WA 99156

STANKE, WILLIAM
1953 CRESTVIEW DR
MOSCOW, ID 83843

STEELE, EDWARD
1646 HILLCREST DR
MOSCOW, ID 83843

STEVENSON, JOSHUA
1617 HILLCREST DR
MOSCOW, ID 83843

STINSON, CHRISTOPHER
1745 E THIRD ST
MOSCOW, ID 83843

STINSON, LORI
2221 ITANI DR
MOSCOW, ID 83843

STRIFFLER, JESSICA
1421 E THIRD ST
MOSCOW, ID 83843

STRONG, NATHAN
225 MOSER ST
MOSCOW, ID 83843

SULLIVAN, THOMAS
2518 ITANI DR
MOSCOW, ID 83843

SUQUET, CHRISTINE
105 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

SUTERA, JOHN
2031 DAMEN ST
MOSCOW, ID 83843

TALBOTT, IVAN
1669 DAMEN ST
MOSCOW, ID 83843

TAYLOR, JAMES
216 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

TAYLOR, WILLIAM
437 HARVEST DR
MOSCOW, ID 83843

TENNEY, BARRY
1505 E FIFTH ST
MOSCOW, ID 83843

THOMPSON, HAROLD
1642 DAMEN ST
MOSCOW, ID 83843

THOMSON, BRYAN
2221 HENRY CT
MOSCOW, ID 83843

TOTTEN, WAYNE
2015 ITANI DR
MOSCOW, ID 83843

TOWNSEND, EDGAR
231 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

TREADWELL, JOHN
1891 ROLLING HILLS DR
MOSCOW, ID 83843

TRIVELPIECE, MARCUS
411 HARVEST DR
MOSCOW, ID 83843

TRUJILLO-BARRERA, ANDRES
1810 ROLLING HILLS DR
MOSCOW, ID 83843

TUCKER, DANIEL
1602 ROLLING HILLS DR
MOSCOW, ID 83843

TYLER, DONALD
1671 MOLLY CT
MOSCOW, ID 83843

UBERUAGA, DAVID
1411 E THIRD ST
MOSCOW, ID 83843

UNLU, GULHAN
1862 ROLLING HILLS DR
MOSCOW, ID 83843

URQUIDI, ANTONIO
1739 E THIRD ST
MOSCOW, ID 83843

VADYVALOO, VIVEKA
1752 ROLLING HILLS DR
MOSCOW, ID 83843

VAN ECK, PETER
1040 BARTHO LN
TROY, ID 83871

VENEZIANO, ANNETTE
1666 HILLCREST DR
MOSCOW, ID 83843

VORHIES, ROBERT
404 S ROOSEVELT ST
MOSCOW, ID 83843

WALKER, MATTHEW
287 MOSER ST
MOSCOW, ID 83843

WALL, NORMAN
215 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

WANAMAKER, NANCY
2284 MOSER ST
MOSCOW, ID 83843

WANG, CHING-PI
1011 80TH AVE NE
MEDINA, WA 98039

WARNER, GERALD
PO BOX 8685
MOSCOW, ID 83843

WARREN, LINDSAY
2381 E SIXTH ST
MOSCOW, ID 83843

WEAVER LIVING TRUST
PO BOX 3367
MOSCOW, ID 83843

WEBB, WILLIAM
2190 MOSER ST
MOSCOW, ID 83843

WESSELS, DUANE
2512 ITANI DR
MOSCOW, ID 83843

WIGLE, TONI LYNN
1948 CRESTVIEW DR
MOSCOW, ID 83843

WILD, MARGARET ANN
415 PANORAMA DR
MOSCOW, ID 83843

WILLIAMS, DAVID III
2459 MOSER ST
MOSCOW, ID 83843

WILLIAMS, JANET
193 S ROOSEVELT ST
MOSCOW, ID 83843

WINTERBOTTOM, EDWARD
2364 HENRY CT
MOSCOW, ID 83843

WNEK, BRITTANY
310 S ROOSEVELT ST
MOSCOW, ID 83843

WU, XIAO
2509 ITANI DR
MOSCOW, ID 83843

YATES, DIANE
1605 MOLLY CT
MOSCOW, ID 83843

YEAGER, KENNETH
1635 HILLCREST DR
MOSCOW, ID 83843

YOPP, DAVID
1952 CRESTVIEW DR
MOSCOW, ID 83843

ZUBA, JAMES
251 ROSE CT
MOSCOW, ID 83843

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 24, 2021 1:38 PM
To: 'Baird, Dennis (dbaird@uidaho.edu)'
Subject: RE: Harvest Hills questions

Dennis,

Thanks for all your input. Let me know if you think of anything else. All the questions and comments will be forwarded to the developer and the City so your information is greatly appreciated.
 Scott

From: Baird, Dennis (dbaird@uidaho.edu) <dbaird@uidaho.edu>
Sent: Wednesday, February 24, 2021 1:34 PM
To: scottbecker@moscow.com
Subject: Re: Harvest Hills questions

Thanks very much for your reply. I sure hope that you are able to really minimize the amount of cut and fill that will be required.

My father was a realtor and developer, and told me that he knew of just one good rule for home buying: never buy a house built on fill. I also personally know of several contractors in Moscow who have been asked to bid on repair jobs at homes recently built on what is called compacted fill, which is not an issue on Moser Street which still happily rolls up and down and has no homes built on fill.

Anyhow, my hawthorn trees that are at the bottom of my property are looking forward to their new neighbors, and will of course not be looking forward to falling onto their property.

Dennis

From: scottbecker@moscow.com <scottbecker@moscow.com>
Sent: Wednesday, February 24, 2021 11:07 AM
To: Baird, Dennis (dbaird@uidaho.edu) <dbaird@uidaho.edu>
Cc: Baird, Lynn (lbaird@uidaho.edu) <lbaird@uidaho.edu>
Subject: FW: Harvest Hills questions

Hi Dennis,

I appreciate the questions. If you have further questions please do not hesitate to send them along.

1. The long culdesac has been reviewed by the fire department. It does push the limits of what they would prefer to see for a dead end street but they also understand the situation of that specific lot. They also prefer the large turn around versus the traditional culdesac turn around.
2. The parkland at the east end of the development is Moser Park. The land has been dedicated and is ready to be developed into a park as soon as the housing reaches the park. There is a dedicated right of way which extends from the culdesac to the park for a future walking path connection. The main connection to Moser park will be off of Third Street when it is extended to the east.
3. The water will be collected at the end of Third Street and conveyed to the detention pond near the PUD lot. This water conveyance will reduce the frequency and severity of the flooding on Dahmen Street

4. There will be some cut and fill required to develop the site. This will be minimized by house styles that utilize the slopes for garages and walk in basements. Fill when constructed and compacted properly with the typical Latah clay is generally very solid.

One other point that was not discussed is the connection of Jansen Street. The Jansen Street connection will be the key to connect to McDonald School and helps to tie the neighboring subdivision together.

Let me know if you have any additional questions.

Thank you,

Scott Becker, P.E.
Principal Engineer
Hodge and Associates, Inc.
405 S. Washington St.
Moscow, ID 83843
(208) 882-3520

From: Hodge & Associates <hodge@moscow.com>
Sent: Wednesday, February 24, 2021 10:05 AM
To: scottbecker@moscow.com
Subject: FW: Harvest Hills questions

From: Baird, Dennis (dbaird@uidaho.edu) [<mailto:dbaird@uidaho.edu>]
Sent: Wednesday, February 24, 2021 10:02 AM
To: scottbecker@moscow.com
Cc: Baird, Lynn (lbaird@uidaho.edu)
Subject: Harvest Hills questions

Thank you for sending me the meeting notice on this subdivision plat, which is directly below, south of, and in the valley below my home at 2187 Moser Street.

My wife and I have had the first of two Moderna vaccine shots, but as a result are still at considerable COVID19 risk and so will probably not want to attend the meeting.

This plat is infill, which is generally a good way to plan housing, and it features many small lots, for which there is a real need in Moscow. But I do have some questions, which I hope you will be able to answer.

At the east end, the plat map shows 29 lots, all on a cul de sac with just one exit. From a fire standpoint, this seems very risky to me. Is approval by the fire department necessary for this, and if so, has that been obtained?

At one time there was, I believe, a parkland dedication at the east end of the valley. Do you know anything about that, and does this plat have any impact on that dedication if it still exists?

The bottom of the valley is not, according to the city planning office, any kind of wetland, but despite that conclusion by the city, the valley floor is wet much of the year, is actually a small stream right now, and is home to a very large, annual frog population. What will be the impact on all of that?

Most of the developments on the south side of the valley were done on hills that were once "rolling," hence the no longer accurate name of some of them. All the sites are on heavily bulldozed and flattened fill, which is often erroneously called "compacted fill." Do you have yet a development plan for this plat? If so, do you intend to maintain the existing slopes on either side of the valley floor? I ask this because I don't wish to have my lower property undermined by some sort of flattening project, but also for a second reason: lots on natural, sloping terrain can be used to build nice homes that follow the lay of the land and can also avoid the cracking and subsiding that always follows homes built on fill. I have two relatives who have PhD degrees in civil engineering and they can attest to the risks of building on fill. Maybe these lots, if fill free, would sell better?

I can already guess that the answer is no, but would you have any interest in sharing the cost of a north side boundary fence project?

Dennis Baird
PO Box 8787
2187 Moser
Moscow



Virus-free. www.avast.com

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Thursday, February 18, 2021 7:46 AM
To: 'Matthew Halladay'
Subject: RE: Harvest Hills
Attachments: 3831 HH2 pre plat..pdf

Hi Matt,

There is a 2 acre PUD parcel at the corner of Third and Mountain View that is zoned Neighborhood Business which could be constructed with a mix of residential and some light commercial such as offices or small convenience store or other permissible uses. Drive throughs are NOT permissible in the NB zone. The other parcel to be platted east of the existing construction is to remain zoned R2 and develop with lot sizes almost identical to what was almost developed 15 years ago.

We will discuss this at the up coming meeting. As far as what business is going into the Neighborhood Business, the developer does not have any business lined up for that at this time.

Please feel free to send me additional questions if you have any.

Thank you,

Scott

From: Matthew Halladay <mhalladay@gmail.com>

Sent: Wednesday, February 17, 2021 7:55 PM

To: scottbecker@moscow.com

Subject: Re: Harvest Hills

Hi Scott,

I would like to know what you are planning to present at the upcoming meeting. There have been several attempts to re-zone, is this another one of those? I guess that would be my primary question. I'm also interested in any changes you might be trying to propose.

Thanks,

Matt

On Wed, Feb 17, 2021 at 4:20 PM <scottbecker@moscow.com> wrote:

Hi Matt,

Here is my contact information. Please let me know if I can answer any questions for you regarding the Harvest Hills project.

Thank you,

Scott Becker, P.E.

Principal Engineer

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 17, 2021 10:34 AM
To: 'Debra Saul'
Subject: RE: Harvest Hills PUD and Plat for 2nd Addition

Hi Debra,

Thank you for the inquiry.

There are some traffic measures that are in the works to help mitigate traffic delays. One is a roundabout at Sixth and Mountain View, another is the left and right turn lanes at Third and Mountain View, and lastly the Third Street Bridge is still on the comprehensive plan which would help to divide some of the east-west traffic. Additional improvements are planned for Mountain View from Sixth Street to Highway 8 as funding becomes available. The bridge at Third Street is controversial but once constructed will increase continuity and connectivity for the east side of town. The roundabout is somewhat controversial but will improve traffic flow and reduce drive frustration by maintaining a consistent 4-way flow of traffic.

The proposed subdivision is consistent with the City's comprehensive plan including increased vehicular and pedestrian connectivity.

Please let me know if you have additional or follow up questions.

Scott Becker, P.E.
 Principal Engineer
 Hodge and Associates, Inc.
 405 S. Washington St.
 Moscow, ID 83843
 (208) 882-3520

-----Original Message-----

From: Debra Saul <mk_wonder@yahoo.com>
 Sent: Tuesday, February 16, 2021 7:18 PM
 To: scottbecker@moscow.com
 Subject: Harvest Hills PUD and Plat for 2nd Addition

Hi Scott Becker,

We live in the Rolling Hills Addition at 6th Street and Rolling Hills. We would like to know how the City of Moscow is planning to mitigate the added traffic congestion this subdivision will bring to an already over congested intersection at Mountain View and 6th Street at rush hour in both the morning and evening hours.

We have lived on Rolling Hills Drive for 15 years and have learned to avoid that intersection in the morning due to both incoming traffic north bound on Mountain View which turns west at 6th Street to access the University of Idaho Campus and downtown Moscow, and the traffic going to the 3 schools located on D Street.

As the attempt to push through 3rd Street, by proposing to eliminate the front lawns of the properties between the Moscow Creek and Mountain View, did not succeed, please let us know how the addition of 91 new houses with cars (the duplexes under construction plus this new plat) will be able to successfully integrate into this area without major consequences to the current traffic issue. This number does not include the subdivision currently under construction at the east end of 3rd Street along with all the houses that have been built in the last 2 years.

Mask up to keep us all safe.
Stay safe. Stay well. Get vaccinated!

Debra Saul

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 17, 2021 10:07 AM
To: 'Ronald Sack'
Subject: RE: Harvest Hills
Attachments: 3831 HH2 pre plat..pdf

Hi Ronald,

Attached is a drawing of the lot layout to better illustrate what the developer is planning for that parcel. There will be a Planned Unit Development (PUD) component near Mountain View and R2 residential throughout the rest of the undeveloped portion. When the project is completed Jansen Street will be connected and Third Street will be connected to Rolling Hills 8th.

It is estimated that development to Jansen Street will start in June and finish in October 2021. Housing construction will continue as lots can be sold. After this meeting there will be a public hearing at Planning and Zoning to discuss both plats and the PUD. This project was platted in 2005 but the plat was never filed. The current layout is very similar to the previous plat.

At this time there is no plan to hold the meeting virtually but I will continue to take comments and answer questions. All correspondence will be submitted to the City as part of the preliminary plat application.

Please let me know if you have any additional questions or if you would like to come by the office and review the project.

Thank you,

Scott Becker, P.E.
Principal Engineer
Hodge and Associates, Inc.
405 S. Washington St.
Moscow, ID 83843
(208) 882-3520

From: Ronald Sack <ronald.sack@gmail.com>
Sent: Sunday, February 14, 2021 11:54 AM
To: scottbecker@moscow.com
Subject: Harvest Hills

Dear Mr. Becker:

Thanks for the notice of the hearing on Harvest Hills. The map is very illegible; please send me a plot plan of the development, including boundaries of the development and boundaries for the 1st and 2nd additions. Please hold the "neighborhood meeting" as a virtual event (e.g., Zoom) since I assume a large group interested in the project, which would probably violate the State guidelines on assembly of large groups.

Since the existing construction seems to be dragging on and on ad infinitum, I would appreciate knowing the start and end dates of any additional construction.

Incidentally, I recall Larry Hodge and Quentin Bohne (I think he was one of the original partners with Larry) in my structural engineering class at U of I many years ago so I have more than a casual interest in this project, but also a professional concern in the quality, timing, and integrity of the work.

Sincerely,
Ronald L. Sack,, Ph.D.
2338 Moser Street
Moscow, ID 83843

**Harvest Hills PUD and 2nd Addition Plat Meeting
SIGN IN SHEET
February 26, 2021 4:00 PM**



Peter Van Eck
1040 Bartho Ln.
Troy, ID 83871

Address

Phone Number

Email

		208-8354081	VANECKPX@BETHLE.COM
Phil Rheingans	620 E Palouse River Dr	882-0767	
Ed Barb Tournent	231 S. Mt View Rd	208-883-3387	edbarb9@gmail.com
Amy Lichte	1653 Damen St	208-669-8878	lichtea@yahoo.com
Anne Peterson	2132 Henry Ct	509-336-1804	shortie mom@live.com
Patricia Taylor	437 Harvest Drive	(208) 883-4984	
Linda Christenson	1654 Rolling Hills D		
Katelyn Foutch	1727 E. 3rd St	208 882 5010	katejenningsphotography@gmail.com
Mary Mordhorst	1709 E 3rd St.	(916) 580-5060	mordhorst3@sbglobal.net
Christine Seguet	105 Mtn View	208-310-2312	cpsuguet@gmail.com
David Phelan	1965 Damen St		davidgur+quail.com
STEPHANIE MILLER	"	208-310-1345	stwiller@uidaho.edu
Juan B Albaitero	2331 Moser St	360 936 8843	juan-bernardo@albaitero.com
Jason Franklin	1958 Crestview Dr.	208 596 2609	mcf Frank97@gmail.com
SCOTT DPLINGER	2402 ITANI DR	208 892 1341	

Harvest Hills PUD and Subdivision Plat

Neighborhood Meeting Minutes

Friday, February 26, 2021, 4:00pm

Presenter: Scott Becker, PE Hodge and Associates

Developer: Phil Rheingans

Meeting Location: Latah County Fairgrounds

Meeting Purpose

The presentation and discussion of the proposed PUD and 2nd Addition Plat

Meeting

The meeting was called to order at 4:00 and was open to the neighbors.

Scott Becker opened the meeting by introducing a general overview of the project. He presented 5 slides; first slide was an introduction, second slide was a vicinity map, third slide showed the Neighborhood Business/PUD lot and proposed layout, the fourth slide showed the 2nd Addition plat layout and the fifth slide illustrated the connectivity of the proposed development and how it ties the other subdivisions together.

Scott asked that everyone be respectful during the questions and answer period

Q: What type of housing is being proposed?

A: The PUD will have commercial space with attached housing above it at the entrance to the property. There will be twin homes and townhouses primarily withing the rest of the PUD. The 2nd Addition plat is zoned R2 and will have single family homes on each lot.

Q: What is permitted in the Neighborhood Business zone?

A: There are numerous permitted uses for the Neighborhood business zone Dwellings above or behind commercial uses and as permitted in commercial zones. Some examples permitted in a NB zone are; Professional offices, Financial and investment offices, Restaurants, Coffee stands, Neighborhood centers, Child care and Residential on secondary street frontage.

Q: How will stormwater and runoff be controlled during construction?

A: Construction runoff will be controlled using best management practices for erosion and sediment control with City of Moscow oversight. A swale will be constructed at the bottom of the slope to reduce excessive runoff.

Comment: We have experience backyard flooding during a recent storm event.

Discussion: There was discussion about runoff from that field especially from a storm event on frozen ground. Phil has been farming that lot for some time and has had difficulty with that issue in the past. Scott mentioned that once the lots are developed much less runoff will occur since most of the impervious surfaces will drain to the storm sewer in 3rd Street.

Q: what is the timing of construction and will there be a sidewalk connection to the Harvest Hills dead end street

A: Not sure on the timing of construction. Much of the timing is out of our control and some will depend on pricing from the contractor. Scott will look into the sidewalk.

Q: I heard the NB lots will be senior housing. Is that true.

A: This is not true. Rumors get started base on speculation.

Q: How will stormwater be handled.

A: stormwater will be collected and conveyed to the existing detention pond to be released at a reduced rate into Paradise Creek

Comment: There was discussion of the City's efforts to improve Paradise Creek downstream from this project and how that will help with upstream flooding.

Q: How large at the lots

A: Lot sizes vary from large to modest. Scott did not bring the preliminary plat with him to discuss each lot and lot size.

Q: Will lots be for sale or will they all be built out by the developer

A: It's not known for sure at this time. The intention is for the developer to construct most of the housing.

Q: Will the short section of Jansen Street be constructed

A: Yes. Jansen Street construction is tied the movement of the Verizon Pedestal in Mountain View Street.

Comment: I'm opposed the idea of a store located Mountain View and 3rd Street. Too many students will gather at that spot.

Q: More questions about the timing of each element of the project and the use of the commercial lot.

A: Timing of construction has not been nailed down at this time. There is no tenant for the commercial lot

Comment: I would like to see larger lots with less density.

With no other questions, the meeting adjourned at 5:25.

Attached is a copy of the attendance sheet.

Respectfully

Scott Becker, PE

Hodge & Associates, Inc.

Memo

To: Michael Ray, Assistant Community Development Director

From: Todd Drage, Engineering Technician

cc: Bob Buvel, Staff Engineer

Date: 2020-04-21

Re: Department Review of the Harvest Hills 1st Addition Preliminary Re-plat and PUD

Upon reviewing the preliminary re-plat and planned unit development (PUD) for the Harvest Hills 1st addition, the engineering department has the following recommendations:

- 1) As this development has changed, we recommend the stormwater runoff control facility design be evaluated to verify that there will be zero net increase in the rate of stormwater runoff from the development as a result of design changes.
- 2) The proposed preliminary plat shows a swale running north to south along the western edge of the development. As this is on dedicated parkland we recommend that this not be permitted and that no infrastructure be located within parkland.

This concludes our comments for this preliminary application. Please let me know if you have any questions or comments.

Regards,

Todd Drage

CITY OF MOSCOW
COMMUNITY PLANNING AND DESIGN DEPARTMENT
STAFF REPORT

DATE: April 9, 2021

GENERAL INFORMATION

Hearing Body: Planning and Zoning Commission

Hearing Date: April 28, 2021

Subject: Proposed Preliminary Plat of a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition: LUP2021-0008

Attachments:

1. Notice of Public Hearing
2. Application for Preliminary Plat
3. Proposed Preliminary Plat
4. Neighborhood Meeting Materials
5. Memo from David Schott, Assistant Parks and Recreation Director, dated April 19, 2021

STAFF REVIEW

Proposal: The applicant, Phil Rheingans, is requesting a preliminary plat of a 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size and located east of the current terminus of East Third Street, referred to as Harvest Hills 2nd Addition.

Site and Area Land Use: The subject property has historically been utilized for agricultural purposes and is currently vacant. The property is adjacent to single family residential developments (Damen's Addition, Skyview Estates Addition, Moser Estates Addition) to the north, the Rolling Hills Additions to the south, and the Harvest Hills 1st Addition directly to the west. Moser Park is directly adjacent to the east and is currently undeveloped.

Background: In 2005, the subject property was annexed into the City and rezoned from Agriculture/Forestry (AF) to the Moderate Density Single Family Residential (R-2) Zoning District. The Comprehensive Plan Land Use Designation at the time was Low Density Residential (LR). Also included in the land use actions in 2005 was a preliminary plat for the Windfall Hills Subdivision. The Windfall Hills Subdivision included 77 single family residential lots, averaging 9,700 sq. ft. at a density of approximately 4.5 units per net acre.

The Windfall Hills preliminary plat was approved by City Council on August 1st, 2005 subject to seven conditions. The developer then submitted a preliminary Planned Unit Development (PUD) to reduce the required front yard setbacks from 25 feet as required by the R-2 Zone to 10 feet. The PUD also included sample home elevations that specified a certain architectural style for the development. In exchange for the reduction in setback requirements, the developer proposed to provide additional landscaping and public amenities above those required by the code, as well as certain design elements of the proposed houses intended to improve the aesthetic appeal of the neighborhood and reduce the amount of site grading. On July 19th, 2006, the Planning and Zoning Commission approved the preliminary PUD for Windfall Hills with three conditions. On July 21st,

2008 the Windfall Hills final plat and development agreement came before the City Council and both were subsequently approved.

In 2008, the developer of Windfall Hills approached the City about a Verizon pedestal that needed to be moved as part of the proposed subdivision. At the time, the City was contemplating a road improvement project on the portion of Mountain View Road that includes the Windfall Hills Subdivision frontage. There was also a desire by the City to extend the section of Janson Street from the north subdivision plat boundary to its intersection with Damen Street since the development of the Janson Street Extension was not required of the previous subdivision plats to the north. The City and the developer reached an agreement whereas the City would contribute up to \$50,000 towards the relocation of the Verizon pedestals and be responsible for the underground utilities on the Janson Street Extension, if the developer paid for public improvements to Mountain View Rd including the bicycle and pedestrian path on the east side and paid for the above-ground improvements for the Janson Street Extension. This agreement was executed through a Memorandum of Understanding (MOU) which was approved by Council on April 21st, 2008. Subsequently in 2009 a revised MOU was entered into which replaced the 2008 MOU. Below is a detailed description of what was required within the 2008 MOU and the subsequent 2009 MOU.

The 2008 MOU was entered into on July 21st, 2008 and contained the following requirements of the developer:

1. That the developer deposit a security for all Mountain View Road bicycle and pedestrian path public improvements by July 27th, 2008; and
2. That the developer deposit a security for the above-ground improvements to extend Janson Street from the north subdivision boundary to Damen Street; and
3. Designating the timing of the aforementioned Janson Street extension to occur in Phase II of the development; and
4. That the developer dedicate a portion of property for street right-of-way for the widening of Mountain View Road and a 25 ft. wide pedestrian and bicycle path easement to the east of Mountain View Road; and
5. That the developer assumes the costs in excess of the City's \$50,000 contribution for moving a Verizon pedestal located on the east side of Mountain View Road.

The MOU also required that the City:

1. Assume full financial responsibility up to \$50,000 toward the cost of relocation of the Verizon pedestal; and
2. Assume full financial responsibility for or shall install all required below-ground public improvements for the Janson Street Extension prior to the developer installing all above-ground public improvements required for the Janson Street Extension.

For various reasons, portions of the July 21st, 2008 MOU were not completed and the City and the developer then entered into a June 8th, 2009 MOU which replaced the previous MOU. The 2009 MOU contained the following requirements of the developer:

1. That the developer assumes the total cost of the Janson Street Extension prior to receiving building permits on lots within Phase I of the development.
2. That the developer dedicate a portion of property for street right-of-way for the widening of Mountain View Road and a 25 ft. wide pedestrian and bicycle path easement to the east of Mountain View Road on or before June 3, 2009; and
3. That the developer shall grant a 35 ft. wide easement for street purposes on the east side of Mountain View Road for the widening of the road; and
4. That the developer shall file the final plat for Windfall Hills Subdivision by June 3rd, 2009.

The 2009 MOU required that the City:

1. Construct improvements on Mountain View Road including paving, curb and gutter, and a drainage system; and
2. The aforementioned improvements shall include the entire subdivision frontage as well as the Hoffman unplatted property to the south of the subdivision.

The City has since constructed the agreed-upon construction improvements on Mountain View Road and the developer only completed conditions #2 and #3 that were required above. The developer failed to record the final plat for the Windfall Hills Subdivision so consequently the Windfall Hills Subdivision final plat approval expired and the Janson Street Extension was never paid for or completed.

In 2013, a preliminary subdivision plat on the subject property was approved for Harvest Hills Addition that was very similar to the original Windfall Hills proposal. There were five conditions placed upon the approval which included the requirement that the applicant construct Janson Street and that a portion of Third Street be widened to accommodate on-street parking on one side of the street. After the preliminary plat approval the applicant indicated that the approved project was not financially feasible and never proceeded with the final plat stage of the subdivision plat process.

Then in 2015, the applicant submitted a new Harvest Hills subdivision plat for only 7.45 acres of the entire 24.7-acre property. The applicant proposed to rezone the majority of the property to Medium Density Single Family Residential (R-3) and plat twinhomes lots and also create a 2.2-acre Neighborhood Business (NB) lot at the intersection of Mountain View Road and Third Street. On February 1, 2016, City Council approved the proposed rezone request and then on April 18, 2016 the Council approved the preliminary subdivision plat for Harvest Hills 1st Addition with three conditions. Since the proposed subdivision plat boundary did not extend to the Janson Street intersection, the Council approved a new MOU and Development Agreement that allowed the deferral of the construction of Janson Street to future plats to the east.



Vicinity Map

The subject property contains areas of moderate to steeply sloping topography as the land slopes down from the southeast portion of the property in a northwesterly direction with slopes up to 20%.



Topography Maps

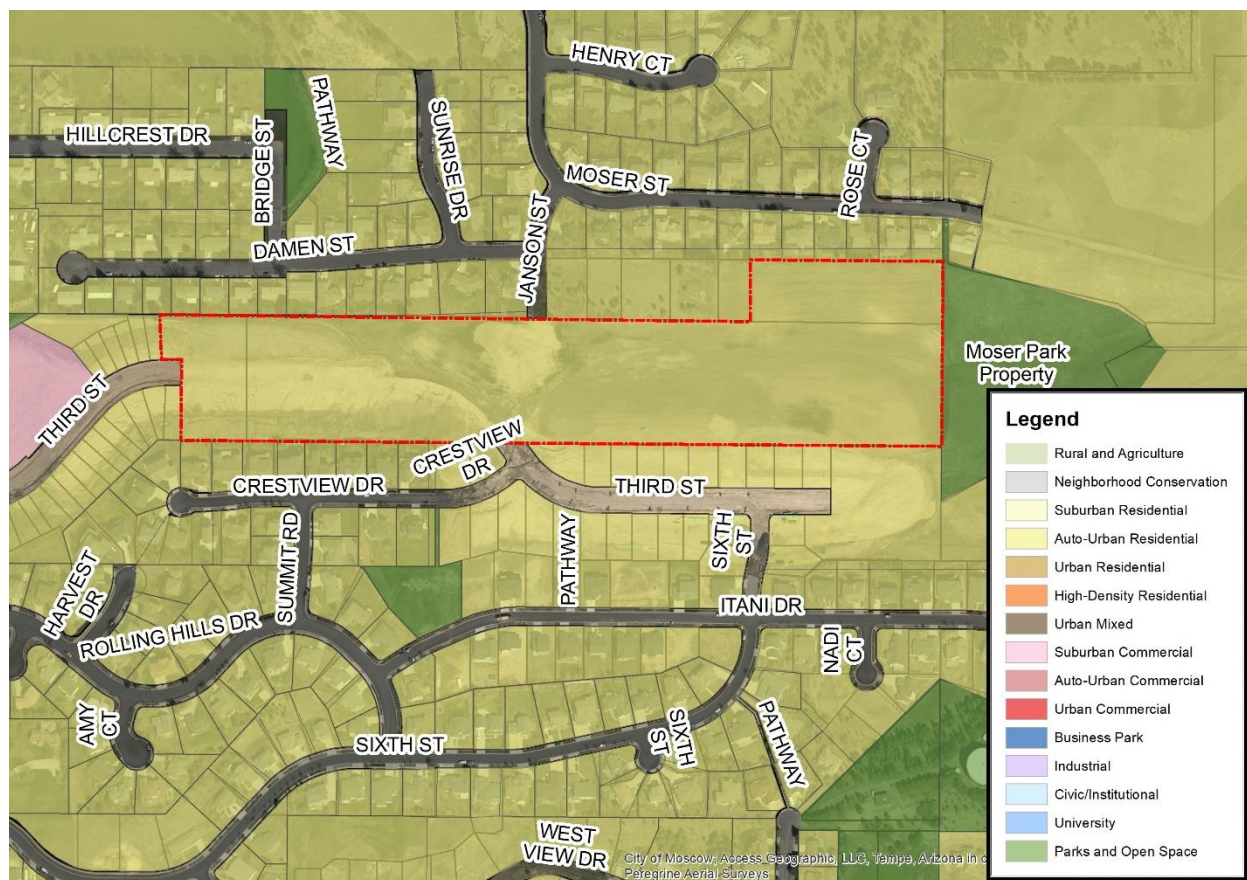
Comprehensive Plan Land Use Designation:

The subject property is currently designated by the 2019 Comprehensive Plan as Auto-Urban Residential (AU-R). According to the Comprehensive Plan, AU-R designated areas are,

“designated areas contain predominantly single-family detached homes on lots ranging from 7,000 to 11,000 square feet in size and are more isolated from surrounding uses which may require residents to rely more on automobile transportation. This designation includes those areas generally anticipated to be developed for low- to moderate-density residential uses at densities between three to six units per acre which could include a mix of detached single-family, twinhome, and townhome residential dwellings. Appropriate current zoning for Auto-Urban Residential designated areas include Low Density Residential (R-1), Moderate Density Single Family Residential (R-2) and Medium Density Residential (R-3) in order to include a mixture of attached and detached dwellings where appropriate.”

All of the surrounding subdivisions are also designated as Auto-Urban Residential, with the exception of the 2.16-acre Neighborhood Business parcel in Harvest Hills 1st Addition which is designated as Suburban Commercial. All parks and open space within the area including the Moser Park property located directly to the east of the subject property are designated as Parks and Open Space.

The Comprehensive Plan designates Mountain View Road as a minor arterial and the proposed extension of Third Street as a collector. All other surrounding streets are designated as local neighborhood streets.



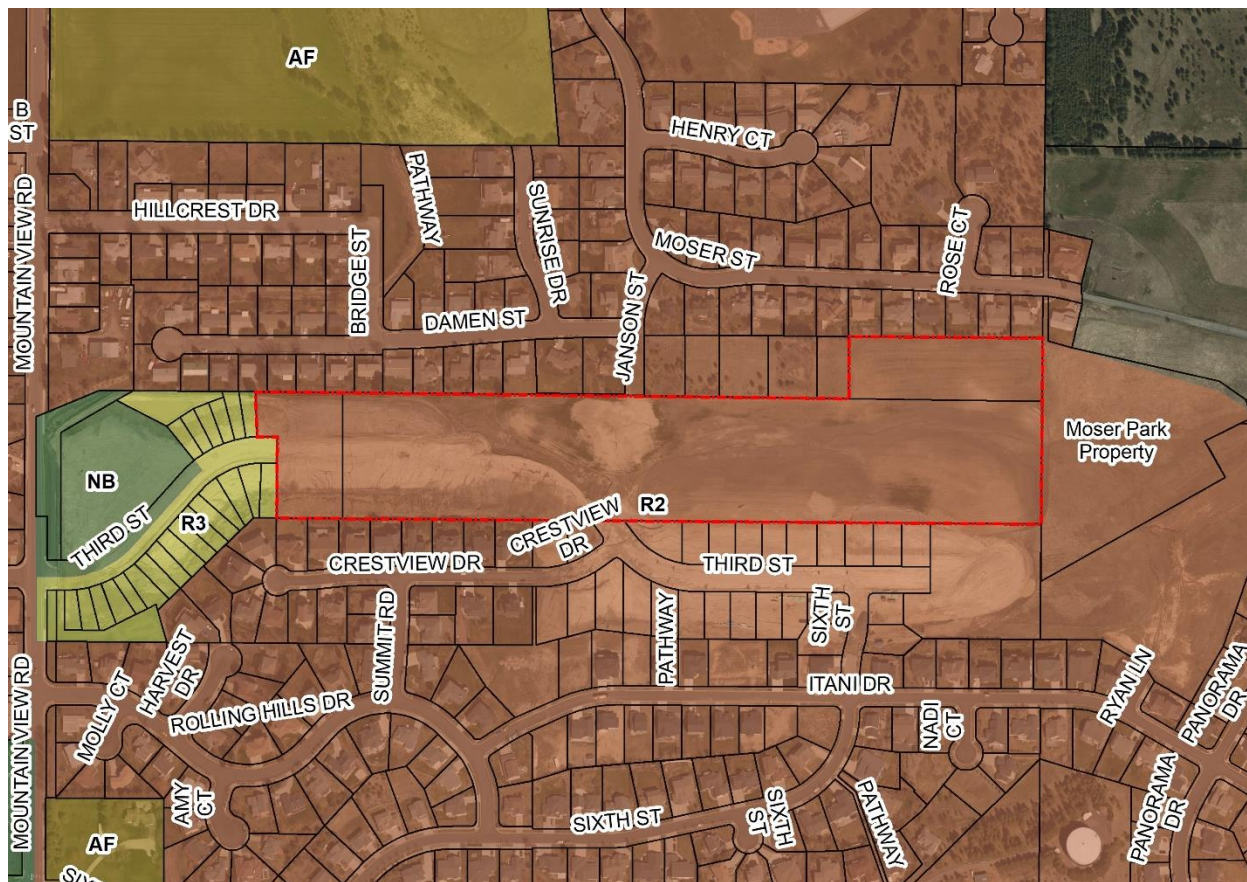
Current Comprehensive Plan Land Use Designations

Zoning: The subject property is currently designated as the Moderate Density Residential (R-2) Zoning District. The properties to the north, east, and south of the subject property are also zoned R-2. Harvest Hills 1st Addition to the west is zoned a combination of the Neighborhood Business (NB) and Medium Density Residential (R-3) Zones.

The R-2 zoning district is a moderate density residential zone appropriate where the following circumstances are present:

1. Single family dwellings predominate.
2. The terrain is not harshly irregular and smaller lot sizes can be accommodated without extensive earthwork.
3. Utilities and other public facilities are adequate for the densities allowed.
4. Existing lot development patterns and policies embodied in the Plan will also guide application of this zoning district.

Uses permitted within the R-2 Zone include single-family residential dwellings, market and community gardens, group child care facilities, and public parks and recreational facilities.



Current Zoning

Preliminary Plat: The applicant is proposing to subdivide the existing 17.2-acre area to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size. All of the proposed lots meet the minimum lot size of 7,000 sf and minimum lot width of 60 feet for the R-2 Zoning District.

Water and Sewer: Water service is proposed to be extended via existing water mains that have been extended to the current terminus of Third Street at the far east end of Harvest Hills 1st Addition. A new water main will be extended off of the existing and will extend along the Third Street alignment to the eastern subdivision boundary.

It is anticipated that under commonly observed household water use within the City (114 gallons per day per occupant) that the proposed 56 lots could be reasonably anticipated to use approximately 5.24 million gallons of water per year (56 du x 2.25 occupants/du x 114 gallons/occupant x 365 days/year = 5.24 M gallons/year).

Sanitary sewer currently exists within the Third Street alignment on the subject property and is currently connected to Rolling Hills 8th Addition. This 8" sanitary sewer main was installed a few years ago as part of an agreement between the previous Windfall Hills developer and the developer of the Rolling Hills Additions. Sanitary sewer mains will be extended through Janson Street and Amber Court to the eastern subdivision boundary.

Storm Sewer will be conveyed through the subdivision through a new main in Third Street that connects with the main in Harvest Hills 1st Addition and the storm main extending from Rolling Hills 8th Addition. The stormwater will ultimately be conveyed to stormwater detention ponds in Harvest Hills 1st Addition. The stormwater detention ponds then drain to Paradise Creek.

Access, Streets, Traffic: The subject property is located adjacent to Third Street to the west which is designated as a collector street. The section of Third Street adjacent to the subject property is developed as a 34-foot-wide roadway with two travel lanes, bike lanes on both sides of the street, and curbing and gutters on both sides of the street. A portion of the north side of Third Street within Harvest Hills 1st Addition is widened to provide nine (9) on-street parking spaces per a City Council condition for the Harvest Hills 1st Addition plat.

The proposed preliminary plat includes the continuation of Third Street to the east. Third Street through the subject property is also considered a collector street and will be developed to the same standard as Harvest Hills 1st Addition, with bike lanes and no on-street parking permitted.

There are two pedestrian pathway connections provided on the preliminary plat. At the far east end of the development there is a right-of-way dedication that provides a ten-foot-wide connection from Amber Court to Moser Park. Additionally, between Lots 8 and 9 of Block 4 there is a proposed ten-foot-wide pedestrian easement which allows for the connection of the pedestrian pathway which extends to the property from Third Street to the south.

Parkland Dedication: The subject property contains approximately 13.32 acres of net developable land. Since the entire property is within the R-2 Zoning District, the developer is required to dedicate 5%, which equates to 29,031 square feet. There is an excess balance of 11,265 square feet that was dedicated and banked as part of Harvest Hills 1st Addition, which results in a total parkland dedication requirement of 17,747 square feet. The developer has proposed a 19,083 square foot

island at the center of the cul-de-sac and a 10-foot-wide, 1,525 square foot tract that provides pedestrian access from Amber Court to Moser Park. The sum of the two proposed dedications meets the parkland dedication requirement of the proposed subdivision. David Schott, Assistant Parks and Recreation Director, has indicated within the attached April 19, 2021 memo that he is in support of the proposed dedication.

Input From Other Departments:

Parks and Recreation Department

The Parks and Recreation Department and Commission have provided parkland dedication requirements within an attached April 19, 2021 memo from David Schott, Assistant Parks and Recreation Director.

RELEVANT CRITERIA & STANDARDS:

1. **This plat is not contradictory to the Moscow Comprehensive Plan.**
2. **This plat is compatible with the Moscow Zoning Ordinance.**
3. **This plat is compatible with the Moscow Subdivision Ordinance.**
4. **This plat is considerate of the natural features of the subject land.**
5. **This plat is not expected to place an undue burden on public services and infrastructure, and does not pose an apparent threat to the public health, safety or welfare.**

RECOMMENDATIONS:

1. Staff recommends that the Commission conduct the public hearing and upon consideration of testimony presented recommend approval of the proposed preliminary plat with no conditions.
2. In accordance with the Commission's decision on the preliminary plat, direct staff to prepare a Relevant Criteria and Standards document.

NOTICE OF PUBLIC HEARING

Proposal for a Planned Unit Development (PUD), Replat, and a Preliminary Subdivision Plat for property generally located east of the intersection of Third Street and Mountain View Road within the City of Moscow. Permit Applications LUP2021-0007 and LUP2021-0008

A public hearing at which you may be present and speak will be conducted by the Planning and Zoning Commission of the City of Moscow at which time the following proposals will be considered:

1. Proposed PUD and Replat of a 2.16-acre parcel (Area #1 below) to create ten (10) twin-home parcels ranging from 2,643 to 6,602 square feet in size; four (4) townhouse parcels ranging from 2,505 to 4,159 square feet in size; and one (1) Neighborhood Business (NB) parcel of 18,812 square feet in size, referred to as the Replat of Lot 1, Block 1 of Harvest Hills 1st Addition and the Harvest Hills PUD.
2. Proposed Preliminary Plat of a 17.2-acre area (Area #2 below) to create fifty-six (56) single-family parcels ranging from 7,219 to 24,075 square feet in size, referred to as Harvest Hills 2nd Addition.

MEETING DATE: Wednesday, April 28, 2021

HEARING LOCATION: Council Chambers on the Second Floor of Moscow City Hall
206 East Third Street, Moscow, Idaho

MEETING TIME: 7:00 p.m.

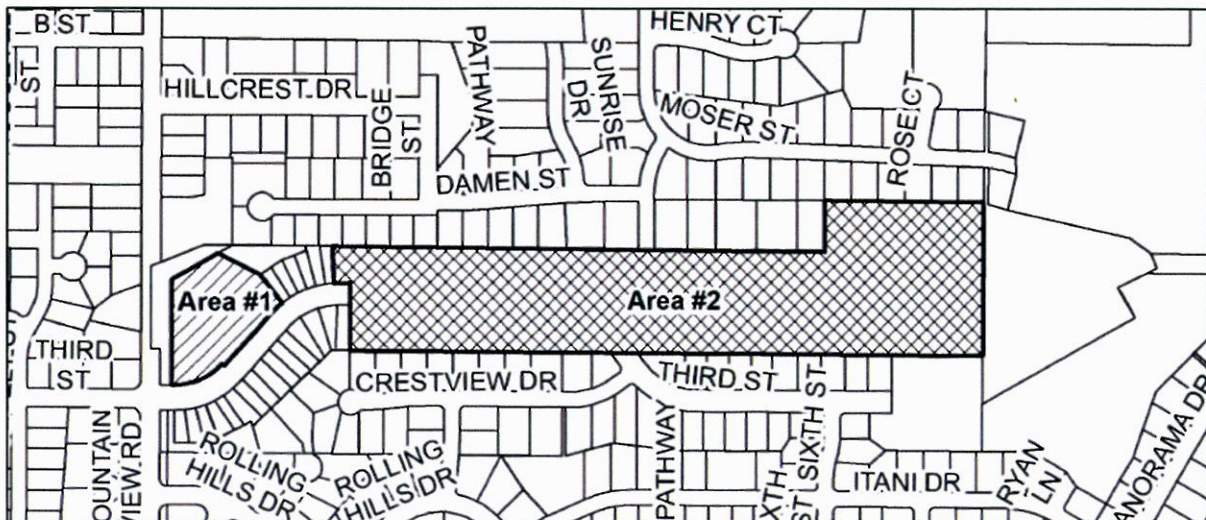
Note: Meeting start time is not necessarily indicative of the hearing start time for the proposal advertised in this notice. Multiple hearings and/or agenda items may make it difficult to determine hearing start time, which could occur late in the meeting. The file containing information on this matter is available for public review at the Community Planning & Design Department located in the Paul Mann Building, 221 East Second Street, Moscow, Idaho. Call 883-7035 to get a meeting agenda and further information about the matter.

Verbal testimony at the hearing is generally limited to three (3) minutes time. Minor amounts of written materials (less than two (2) pages) may be submitted to the hearing body at any time prior to the close of comments, as determined by the hearing body. More in-depth written materials require at least five (5) calendar days for review prior to the hearing. You may obtain further information about the public hearing process and procedures on the City's Website at: <http://id-moscow.civicplus.com/593/Public-Hearing-Notices>

Laurie M. Hopkins, Moscow City Clerk


Jennifer Fleischman, Deputy City Clerk

Publish: Saturday, April 10, 2021





**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received			
Dept	Fee Type	Fees	Paid
CD	Application Fee	\$895	
Receipt Number			

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

APPLICANT:

Name: Phil Rheingans Telephone: 619-520-8753
Complete Address: PO Box 8986 Mosocw, ID 83843
E-Mail: _____ Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: Scott Becker Telephone: 208-882-3520
Complete Address: 405 S Washington St. Moscow, ID 83843
E-Mail: scottbecker@moscow.com Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor X

PROPERTY:

- Proposed Subdivision Name: Harvest Hills- 2nd Addition
- Address(as) or Parcel Number(s): 3rd St and Mt.View
- Legal Description: *Please attach copy of full description.*
- Gross area of all land involved: 17.2 acres, and/or _____ sq. ft.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands:
13.56 acres, and/or _____ square feet.
- Total number of lots: 56 Average lot size: 10,742 SQ FT
- Existing Zoning of subject property: R2

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

PROJECT DESCRIPTION:

Please describe the concept of the proposed subdivision and approximate percentage (%) of each proposed new land use, i.e. 75% single family residential; 20% multi-family; 5% commercial. Also include any proposed park land and the acreage:

100 % Single Family Lots. Total proposed parkland is 20,753 ft in addition to the previously dedicated.

PRELIMINARY PLAT CHECKLIST:

- _____ 1. Subdivision name
- _____ 2. Location: Section, Township, Range
- _____ 3. Subdivider's name & address
- _____ 4. Engineer/surveyor name & address
- _____ 5. Date of subdivision
- _____ 6. Reference to adjoining subdivisions with names
- _____ 7. North arrow
- _____ 8. Scale, not less than 1 in. = 60 ft.
- _____ 9. Existing and proposed right-of-way or public tracts with widths and names
- _____ 10. Lot and block layout with numbering and dimensions
- _____ 11. Existing zoning designation, or proposed if a rezone is requested
- _____ 12. All existing and proposed easements of record stating width and purpose
- _____ 13. Location of any existing open spaces or permanent structures
- _____ 14. General layout of sewer and water utilities
- _____ 15. Proposed phasing, if any
- _____ 16. Acreage breakdown with gross and net (less right-of-way)
- _____ 17. Plan/profile of proposed street grades
- _____ 18. Existing Topography*
- _____ 18. Proposed finished grading plan*
- _____ 19. Location of any delineated wetlands and/or water bodies and, if applicable, the floodway and 100-year floodplain (BFE data must be included if the plat is ≥ 5 acres or ≥ 50 lots)
- _____ 20. Vicinity sketch

*5' max. contour interval, except for slopes $> 50\%$ may have 10' interval) Areas with existing slopes $\geq 20\%$ shall be shaded or clearly indicated on the plans.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Copy of neighborhood meeting invitation, mailing list, attendance list and minutes.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.

Applicant's Signature

Date

3-17-21

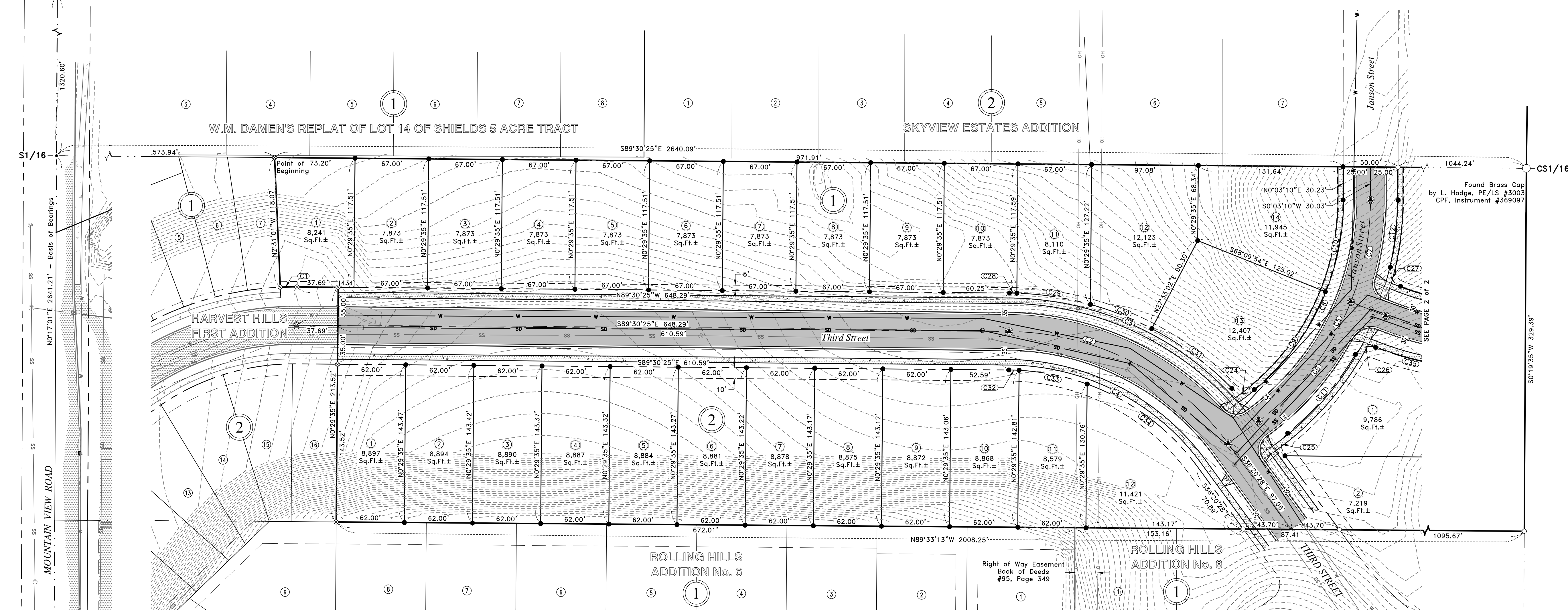
Property Owner's Signature (if different)

Date

3-17-21

Found Brass Cap
by W. Smith, PE/LS #2481
CPF, Instrument #285184

Section 9, T39N, R5W, BM



Legal Description

A parcel of land located in the Southwest Quarter of Section 9, Township 39 North, Range 5 West, Boise Meridian, more particularly described as follows:

Commencing at the southwest corner of Section 9, thence along the westerly line of Section 9, N0°17'01"E, 1320.60 feet, to the northwest corner of the South Half of the Southwest Quarter of Section 9; thence along the north line of said South Half, S89°30'25"E, 573.94 feet to the northeast corner of Harvest Hills First Addition and the **Point of Beginning**;

Thence continuing along said north line the following three courses:

Thence S89°30'25"E, 971.91 feet to the west right-of-way line of Janson Street;
Thence S89°30'25"E, 50.00 feet to the east right-of-way line of Janson Street;
Thence S89°30'25"E, 538.16 feet;

Thence leaving said north line, N0°12'44"W, 157.00 feet to the southwest corner of Lot 5, Block 2 of Moser Estates Third Addition;
Thence along the south line of Moser Estates Third Addition, S89°32'04"E, 508.66 feet to the southeast corner of said Addition and the east line of the North Half of the Southwest Quarter of Section 9;

Thence along said east line, S0°43'42"W, 157.23 feet to the northeast corner of the South Half of the Southwest Quarter of Section 9;
Thence along the east line of the South Half of the Southwest Quarter of Section 9, S0°19'35"W, 329.39 feet;

Thence leaving said east line, N89°33'13"W, 291.71 feet to the northeast corner of Rolling Hills Addition No. 8;

Thence along the north line of Rolling Hills Addition No. 8 the following three courses:

Thence N89°33'13"W, 803.96 feet to the northeasterly right-of-way line of Third Street;
Thence N89°33'13"W, 87.41 feet to the southeasterly right-of-way line of Third Street;
Thence N89°33'13"W, 153.16 feet to the northeast corner of Rolling Hills Addition No. 6;

Thence along the north line of Rolling Hills Addition No. 6, N89°33'13"W, 672.01 feet to the southeast corner of Harvest Hills First Addition;
Thence along the easterly boundary of Harvest Hills First Addition the following five courses:

Thence N0°29'35"E, 143.52 feet to the south right-of-way line of Third Street;
Thence N0°29'35"E, 70.00 feet to the north right-of-way line of Third Street;
Thence continuing along said easterly boundary and along said north right-of-way line the following two courses:

Thence N89°30'25"W, 37.69 feet;
Thence 14.97 feet along a curve to the left, having a Delta = 3°00'35",
Radius = 285.00 feet, Chord = 14.97 feet and a Chord Bearing = S88°59'17"W;
Thence continuing along said easterly boundary and leaving said north right-of-way line N2°31'01"W, 118.07 feet to the **Point of Beginning**.

Parcel Contains 17.20 Acres±

Notes

1. Plat area is currently Zoned R2. Surrounding area in Harvest Hills First Addition is Zoned R-3, area in W.M. Damen's Replat of Lot 14 of Shields 5 Acre Tract, Skyview Estates Addition, Moser Estates Third Addition, Rolling Hills Additions No. 6 & No. 8 and unplatted surrounding areas are Zoned R-2.

2. Total plat area: 17.20 acres±
Plat R/W area: 3.41 acres±
Tracts A & B: 0.47 acres± (Parkland Dedication)
Net Lot Area: 13.32 acres±.

3. All the area within of Harvest Hills Second Addition is within designated Flood Zone "C": Areas of minimal flooding.

Flood Zone designation and definitions from Flood Insurance Rate Map (FIRM) Community-Panel Number 1600860240D, dated 4-15-2002. No delineated wetlands on site.

4. All Harvest Hills Second Addition Subdivision lots lying in the South Half of the Southwest Quarter are subject to the provisions of the right-of-way easements for overhead power to Washington Water Power as set forth in Instrument #128580, Book 95 of Deeds, Page 349, dated 4-15-1936 and Instrument #128796 Book 95 of Deeds Page 374, dated 4-28-1936.

Basis of Bearings

The Basis of Bearings for this survey is identical to the Idaho Coordinate System, West Zone, NAD 83 as shown between the found southwest corner of Section 9 and the found northwest corner of the Southwest Quarter of Section 9, said bearing being N0°17'01"E.

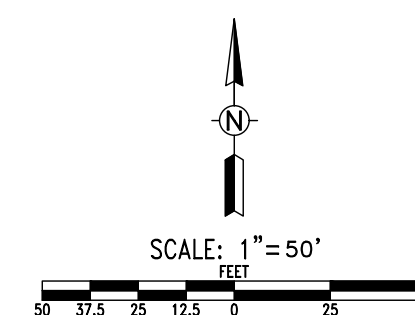
Curve Table

Curve	Length	Delta	Radius	Chord	Chrd Brng
C1	14.97'	3°00'35"	285.00'	14.97'	S88°59'17"W
C3	225.96'	45°25'36"	285.00'	220.09'	N66°47'38"W
C4	199.50'	53°09'57"	215.00'	192.42'	S62°55'27"E
C5	233.89'	53°36'12"	250.00'	225.45'	S26°51'16"W
C7	95.04'	21°46'56"	250.00'	94.47'	N10°56'38"E
C8	196.65'	50°04'34"	225.00'	190.45'	S25°05'27"W
C9	111.11'	28°17'38"	225.00'	109.98'	N35°58'55"E
C10	85.54'	21°46'56"	225.00'	85.02'	N10°56'38"E
C11	95.05'	19°48'11"	275.00'	94.58'	N40°39'41"E
C12	61.69'	12°51'10"	275.00'	61.56'	N6°28'45"E
C24	22.46'	85°47'26"	15.00'	20.42'	N86°58'33"W
C25	22.75'	86°54'15"	15.00'	20.63'	N7°06'39"E
C26	21.11'	80°37'14"	15.00'	19.41'	N71°04'13"E
C27	21.40'	81°43'25"	15.00'	19.63'	N27°57'23"W
C28	6.75'	1°21'25"	285.00'	6.75'	N88°49'43"W
C29	67.85'	13°38'24"	285.00'	67.69'	N81°19'48"W
C30	60.11'	12°05'05"	285.00'	60.00'	N68°28'03"W
C31	91.25'	18°20'41"	285.00'	90.86'	N53°15'10"W
C32	9.41'	2°30'29"	215.00'	9.41'	N88°15'11"W
C33	63.38'	16°53'25"	215.00'	63.15'	N78°33'14"W
C34	126.71'	33°46'04"	215.00'	124.89'	N53°13'30"W

Legend

○	Found Monument as Described
●	Set 5/8" Rebar Stamped "Rim Rock PLS 17534"
⊙	Set Centerline Monument Stamped "Rim Rock PLS 17534"
⊙	Found 5/8" Rebar Stamped "Priest 6449"
⊙	Found 5/8" Rebar Stamped "Hodge 3003" or as Described
⊙	Found Centerline Monument Stamped "Priest 6449"
⊙	Calculated Position
2	Block Number
14	Lot Number - Harvest Hills Second Addition
14	Lot Number - Other Subdivision
⊙	Proposed Man Hole
⊙	Existing Man Hole
—	Harvest Hills Second Addition Plat Boundary
—	Proposed Lot Line
—	Existing Lot Line
—	Proposed Right of Way
—	Existing Right of Way
—	Proposed Easement
—	Section Line
—	Existing Public Easement to City of Moscow
—	Proposed Water Line
—	Proposed Sanitary Sewer Line
—	Proposed Storm Drain Line
—	Existing Water Line
—	Existing Storm Drain Line
—	Existing Sanitary Sewer Line
—	Existing Overhead Power Line
—	Existing 2' Contour Interval
—	Asphalt Paving
—	Concrete Paving

Found Brass Cap
by W. Smith, PE/LS #2481
CPF, Instrument #278778

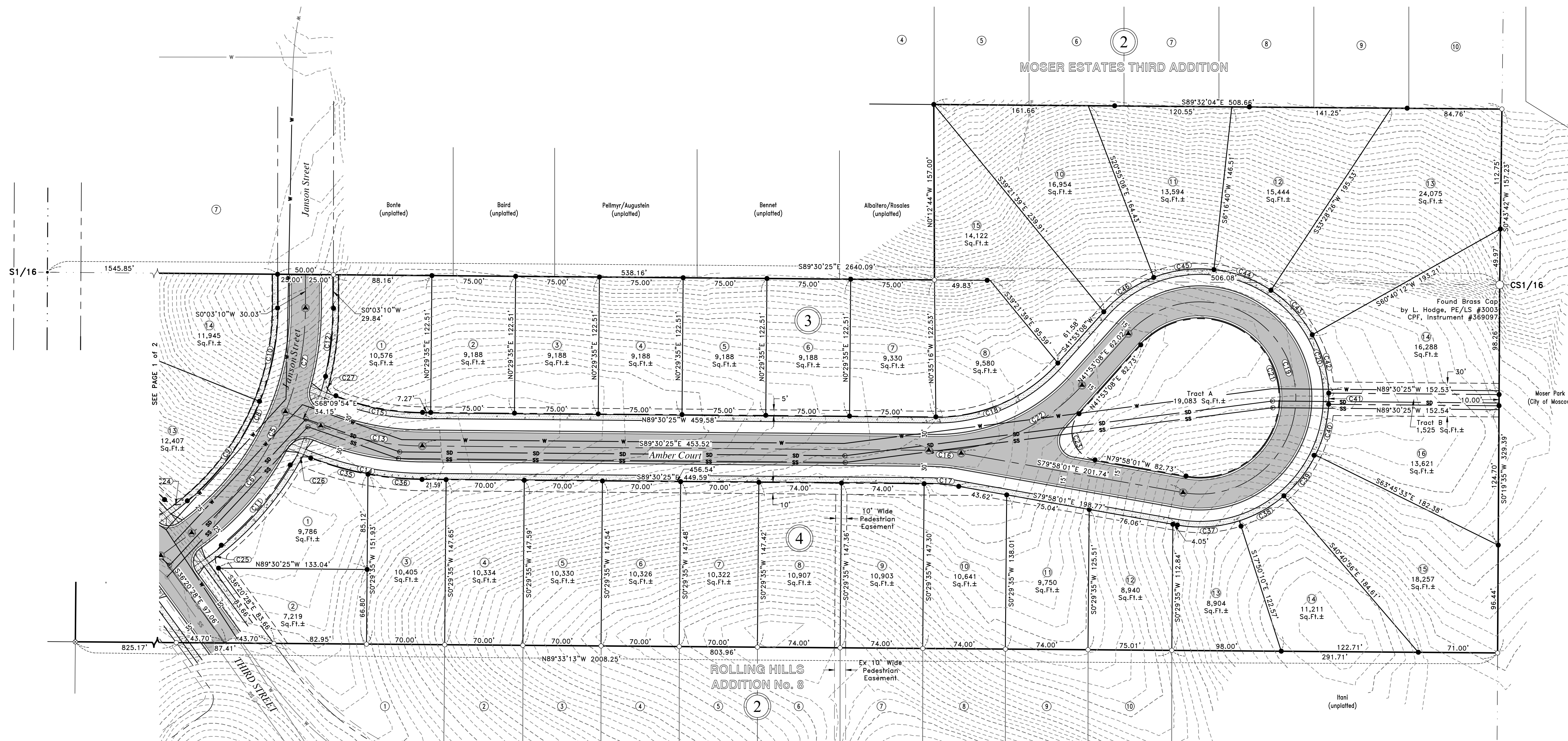


PRELIMINARY
NOT FOR
CONSTRUCTION

Harvest Hills Second Addition
to the City of Moscow, Latah County, Idaho - Preliminary Plat
Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843

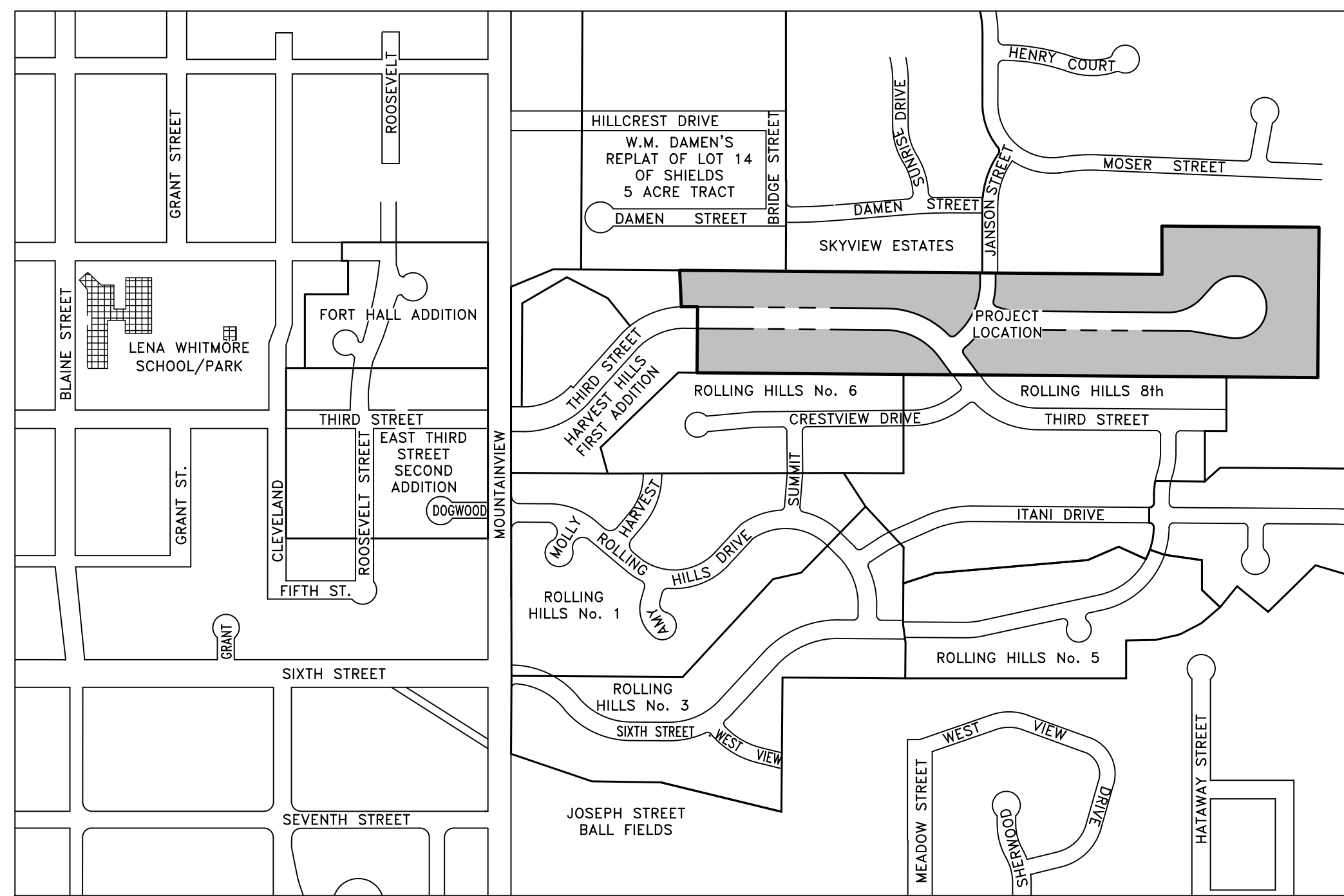
Drafted by: SW
Checked by: T??/MED
File Name: HH FIRST ADD PRELIM
Tab: P1
Layer Style: TOPO
Plot Style: Primary.ctb
Project: 3483-07-13
Date: 4/2/21

1 OF 2



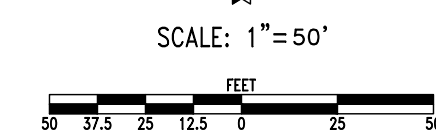
Curve Table				
Curve	Length	Delta	Radius	Chrd Brng
C5	233.89'	53°36'12"	250.00'	S26°51'16"W
C6	138.85'	31°49'16"	250.00'	N37°44'44"E
C7	95.04'	21°46'56"	250.00'	N10°56'38"E
C8	196.65'	50°04'34"	225.00'	S25°05'27"W
C9	111.11'	28°17'38"	225.00'	N35°58'55"E
C10	85.54'	21°46'56"	225.00'	N10°56'38"E
C11	95.05'	19°48'11"	275.00'	N40°39'41"E
C12	61.69'	12°51'10"	275.00'	N6°28'45"E
C13	93.12'	21°20'31"	250.00'	S78°50'10"E
C14	102.08'	20°53'15"	280.00'	S79°03'48"E
C15	79.44'	20°41'20"	220.00'	N79°09'45"W
C16	29.14'	9°32'24"	175.00'	S84°44'13"E
C17	24.14'	9°32'24"	145.00'	S84°44'13"E
C18	123.01'	48°36'27"	145.00'	N66°11'21"E
C19	357.46'	238°08'51"	86.00'	N19°02'28"W
C20	480.07'	238°08'51"	115.50'	N19°02'27"W
C21	295.11'	238°08'52"	71.00'	N19°02'27"W
C22	148.46'	48°36'27"	175.00'	N66°11'21"E

Curve Table				
Curve	Length	Delta	Radius	Chrd Brng
C23	53.17'	121°51'09"	25.00'	S19°02'27"E
C24	22.46'	85°47'26"	15.00'	N86°58'33"W
C25	22.75'	86°54'15"	15.00'	N7°06'39"E
C26	21.11'	80°37'14"	15.00'	N71°04'13"E
C27	21.40'	81°43'25"	15.00'	N27°57'23"W
C35	53.42'	10°55'49"	280.00'	S74°05'05"E
C36	48.66'	9°57'25"	280.00'	S84°31'43"E
C37	56.18'	27°52'09"	115.50'	N86°05'54"E
C38	46.05'	22°50'46"	115.50'	N60°44'27"E
C39	46.52'	23°04'37"	115.50'	N37°46'45"E
C40	47.20'	23°24'45"	115.50'	N14°32'04"E
C41	10.00'	4°57'44"	115.50'	N0°20'50"E
C42	54.82'	27°11'46"	115.50'	N15°43'55"W
C43	54.82'	27°11'46"	115.50'	N42°55'41"W
C44	54.82'	27°11'46"	115.50'	N70°07'27"W
C45	54.82'	27°11'46"	115.50'	S82°40'47"W
C46	54.82'	27°11'46"	115.50'	S55°29'01"W



Legend

- Found Monument as Described
- Set 5/8" Rebar Stamped "Rim Rock PLS 17534"
- Set Centerline Monument Stamped "Rim Rock PLS 17534"
- Found 5/8" Rebar Stamped "Priest 6449"
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- Existing Overhead Power Line
- Existing 2' Contour Interval
- Asphalt Paving
- Concrete Paving



Harvest Hills Second Addition

to the City of Moscow, Latah County, Idaho - Preliminary Plat

Phil Rheingans, P.O.Box 8986 Moscow, Idaho 83843

March - 2021

Drafted by:	SW
Checked by:	TPP/MED
File Name:	HH FIRST ADD PRELIM
Tab:	P2
Layer Style:	TOPO
Plot Style:	Primary.ctb
Project:	3483-07-13
Date:	4/2/21

Neighborhood Meeting

TO: Neighbors and Interested Community Members

RE: Harvest Hills PUD and Plat for 2nd Addition

WHEN: Friday, February 26, 2021 4:00 pm

WHERE: Latah County Fairgrounds, Main Building, 1021 Harold St, Moscow

WHAT: You are invited to a neighborhood meeting regarding a Planned Unit Development for the Harvest Hills neighborhood business zone and a plat for Harvest Hills 2nd addition. Project team members will be available for discussion with individual attendees after the presentation to answer questions and record comments. See Attached Map for proposed layout.

Due to concerns over the COVID-19 virus, I will also respond to email questions and comments at scottbecker@moscow.com as well as phone calls at (208) 882-3520 through February 26, 2021. All questions and comments will be recorded and submitted to the City as part of the subdivision and rezone request submittal. You will also have an opportunity to comment on the project at a future public hearing for the project.



Sincerely,

Scott Becker
Project Manager
Hodge and Associates, Inc.

ADAMS, JUDY
128 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

ADMASSU, WUDNEH
254 SUNRISE DR
MOSCOW, ID 83843

ALESSA, LILIAN
1795 AMY CT
MOSCOW, ID 83843

ALEXANDER, BENJAMIN
1676 DAMEN ST
MOSCOW, ID 83843

ALLEN, MALLORY
1426 E FIFTH ST
MOSCOW, ID 83843

ANDERSON, ALISA JO
1941 CRESTVIEW DR
MOSCOW, ID 83843

ANDERSON, DWIGHT
433 HARVEST RD
MOSCOW, ID 83843

ANDERSON, KATHERINE
1505 E THIRD ST
MOSCOW, ID 83843

ANDERSON, KEITH
2312 ITANI DR
MOSCOW, ID 83843

ARMSTRONG, PATRICIA
1779 AMY CT
MOSCOW, ID 83843

AUGENSTEIN, ELISE
2229 MOSER ST
MOSCOW, ID 83843

BACON, ADAM
1628 ROLLING HILLS DR
MOSCOW, ID 83843

BAILEY, JEFFREY
PO BOX 8428
MOSCOW, ID 83843

BAIR, JERROLD
1513 B ST
MOSCOW, ID 83843

BAIRD, DENNIS
PO BOX 8787
MOSCOW, ID 83843

BARBOUR REVOCABLE LIVING TRUST
2106 ITANI DR
MOSCOW, ID 83843

BARENDREGT, MORGAN
486 HARVEST DR
MOSCOW, ID 83843

BARHAM, ALEX
1811 AMY CT
MOSCOW, ID 83843

BARNARD, MARK
1950 CRESTVIEW DR
MOSCOW, ID 83843

BAXTER LIVING TRUST
2246 HENRY CT
MOSCOW, ID 83843

BECKER, CHRISTY
1650 DAMEN ST
MOSCOW, ID 83843

BECKER, JAMES
1942 CRESTVIEW DR
MOSCOW, ID 83843

BENARD, PHILIP
1800 WHITE AVE #3
MOSCOW, ID 83843

BENNETT, SHELLEY
2279 MOSER ST
MOSCOW, ID 83843

BENTLEY, ROBERT
128 E THIRD ST
MOSCOW, ID 83843

BENTZ, MARIAN
1946 CRESTVIEW DR
MOSCOW, ID 83843

BERG, JAMIE
2373 MOSER ST
MOSCOW, ID 83843

BERG, MITCHELL
435 HARVEST DR
MOSCOW, ID 83843

BERGLEY, CLIFFORD
1836 ROLLING HILLS DR
MOSCOW, ID 83843

BIELLENBERG, ADINA GENIECE
321 PANORMA DR
MOSCOW, ID 83843

BINGMAN, ELEANOR
177 S ROOSEVELT ST
MOSCOW, ID 83843

BONGIORNO, FRANK
1514 E THIRD ST
MOSCOW, ID 83843

BRAGG, JANE
2373 E SIXTH ST
MOSCOW, ID 83843

BRUCE, RICHARD
2573 MOSER ST
MOSCOW, ID 83843

BUCHANAN, DEBRA
213 SUNRISE DR
MOSCOW, ID 83843

BYRD, BRUCE
PO BOX 189
FRASER, CO 80442

CAMPBELL, MARTIN JOE
1875 ROLLING HILLS DR
MOSCOW, ID 83843

CARSCALLEN, DANIEL
318 S CLEVELAND ST
MOSCOW, ID 83843

CATHY ROHEIM TRUST
1945 CRESTVIEW DR
MOSCOW, ID 83843

CHRISTENSEN, JACOB
2309 E THIRD ST
MOSCOW, ID 83843

BLUTO, JASSEN
460 HARVEST DR
MOSCOW, ID 83843

BONTE, DAVID
2135 MOSER ST
MOSCOW, ID 83843

BROOKS, JASON
1816 ROSEMARY ST
ANCHORAGE, AK 99508

BRUDIE, DEBRA
1411 E FIRST ST
MOSCOW, ID 83843

BURNHAM, KATHERINE
1747 AMY CT
MOSCOW, ID 83843

CAISLEY, SHERRY
104 N CLEVELAND ST
MOSCOW, ID 83843

CANTRELL, BRIGITTE
1629 DAMEN ST
MOSCOW, ID 83843

CARTER, LARRY
2315 ITANI DR
MOSCOW, ID 83843

CHEATHAM, DAVID
9304 HALLSTON CT
FAIRFAX STATION, VA 22039

CHRISTENSON, CAROLINE
1654 ROLLING HILLS DR
MOSCOW, ID 83843

BOHACH REVOCABLE LIVING TRUST
300 ROSE CT
MOSCOW, ID 83843

BOYDSTON, MONTY
424 RYAN LN
MOSCOW, ID 83843

BROWER, KIRK
276 SUNRISE DR
MOSCOW, ID 83843

BRUST, COLIN
846 RIVERTREE DR
OCEANSIDE, CA 92058

BURNS, DAWN
1416 E THIRD ST
MOSCOW, ID 83843

CAMPBELL, JOSEPH
2252 MOSER ST
MOSCOW, ID 83843

CARPENTER, LEILANI
1548 DOGWOOD CT
MOSCOW, ID 83843

CASEBOLT, DAVID
1612 HILLCREST DR
MOSCOW, ID 83843

CHEN, YIMIN
2415 E SIXTH ST
MOSCOW, ID 83843

CHRISTIAN SCIENCE CHURCH
PO BOX 9726
MOSCOW, ID 83843

METHODIST CHURCH
PO BOX 9774
MOSCOW, ID 83843

NAZARENE CHURCH
1400 E SEVENTH ST
MOSCOW, ID 83843

CIMIOTTI, JERRY
1962 ROLLING HILLS DR
MOSCOW, ID 83843

CLOTT, LARRY
1634 DAMEN ST
MOSCOW, ID 83843

COLDIRON, LUKE
421 PANORAMA DR
MOSCOW, ID 83843

CORLETT, THOMAS
2521 ITANI DR
MOSCOW, ID 83843

COWAN, ROBERT JR
1955 CRESTVIEW DR
MOSCOW, ID 83843

COX, JOSHUA
210 N ROOSEVELT ST
MOSCOW, ID 83843

CRUMP, ROBERT
1827 ROLLING HILLS DR
MOSCOW, ID 83843

DAMBRA, MICHAEL
106 S ROOSEVELT ST
MOSCOW, ID 83843

DAVIS, JACKSON
1954 CRESTVIEW DR
MOSCOW, ID 83843

DE LANO, RICHARD
2406 E SIXTH ST
MOSCOW, ID 83843

DECKER, MATTHEW
2306 E THIRD ST
MOSCOW, ID 83843

DEOBALD, LEE ALLEN
1944 DAMEN ST
MOSCOW, ID 83843

DIRKS, JAY
PO BOX 9362
MOSCOW, ID 83843

DITTON, GREGORY
PO BOX 8933
MOSCOW, ID 83843

DODGE REVOCABLE LIVING TRUST
2406 ITANI DR
MOSCOW, ID 83843

DUKE, KATHLEEN
PO BOX 3554
MOSCOW, ID 83843

DUMAN, ANTHONY
214 N ROOSEVELT ST
MOSCOW, ID 83843

EASTON, THOMAS
2215 ITANI DR
MOSCOW, ID 83843

FALEN, DENNIS
411 S ROOSEVELT ST
MOSCOW, ID 83843

FEMREITE, DONNA
1579 DOGWOOD CT
MOSCOW, ID 83843

FLATHERS, RONALD
1645 DAMEN ST
MOSCOW, ID 83843

FLETCHER, RORY
1944 CRESTVIEW DR
MOSCOW, ID 83843

FLOCH, DALE
423 SUMMIT RD
MOSCOW, ID 83832

FLOWERS, JESSE
2524 ITANI DR
MOSCOW, ID 83843

FOILES, CONNIE
1531 DOGWOOD CT
MOSCOW, ID 83843

FOUTCH, BRYAN
1727 E THIRD ST
MOSCOW, ID 83843

FRANKLIN, MARILYN
1958 CRESTVIEW DR
MOSCOW, ID 83843

FREI, HERBERT
1572 DOGWOOD CT
MOSCOW, ID 83843

FREI, MARK
209 S ROOSEVELT ST
MOSCOW, ID 83843

FREY, ROLAND
209 N ROOSEVELT ST
MOSCOW, ID 83843

GARCIA, JESSICA
1661 DAMEN ST
MOSCOW, ID 83843

GILMAN, CELESTE ELENA
1715 E THIRD ST
MOSCOW, ID 83843

GILMORE, DEANNE
1661 HILLCREST DR
MOSCOW, ID 83843

GODFREY, MATTHEW
2272 HENRY CT
MOSCOW, ID 83843

GRIEBLING, DANIEL
2075 DAMEN ST
MOSCOW, ID 83843

GUTSCH, BARBARA
234 S ROOSEVELT ST
MOSCOW, ID 83843

HADLEY, VINCE
1859 ROLLING HILLS DR
MOSCOW, ID 83843

HAGEN, GARY
2243 HENRY CT
MOSCOW, ID 83843

HALLADAY, JOLENE
2243 MOSER ST
MOSCOW, ID 83843

HANNON, CATHERINE
1943 DAMON ST
MOSCOW, ID 83843

HANSEN, JEREMY
1715 ROLLING HILLS DR
MOSCOW, ID 83843

HARRIS, LAWRENCE
2521 MOSER ST
MOSCOW, ID 83843

HATHAWAY, DAVID
2336 HENRY CT
MOSCOW, ID 83843

HE, BINGJUN
2078 DAMEN ST
MOSCOW, ID 83843

HEISIG, MATTHEW
2350 E SIXTH ST
MOSCOW, ID 83843

HELBLING, WILLIAM
238 MOSER ST
MOSCOW, ID 83843

HEMMING, BENJAMIN
2603 ITANI DR
MOSCOW, ID 83843

HERMANN, BERNARD
315 PANORAMA DR
MOSCOW, ID 83843

HIERSCHBIEL, STUART
243 MOSER ST
MOSCOW, ID 83843

HIGHFILL, MICHAEL GARY
2409 ITANI DR
MOSCOW, ID 83843

HILL, JOHN MASON
2568 MOSER ST
MOSCOW, ID 83843

HOBBS, LINDSEY
1751 E THIRD ST
MOSCOW, ID 83843

HORNE, JANA
142 SUNRISE DR
MOSCOW, ID 83843

HUBNER, GENEVA
PO BOX 8215
MOSCOW, ID 83843

HUIE, HENRY
1013 AMBROSIA DR
LAS VEGAS, NV 89138

HULL, TAMARA
124 S CLEVELAND ST
MOSCOW, ID 83843

HUNT, CARL
409 PANORAMA DR
MOSCOW, ID 83843

ISAAC, MICHAEL
4090 HIGHWAY 8
TROY, ID 83871

ISBELLE, MIKEL
1658 DAMEN ST
MOSCOW, ID 83843

ITANI DEVELOPMENT INC
1515 SW WADLEIGH DR
PULLMAN, WA 99163

JAHNS, ROBERT
2542 MOSER ST
MOSCOW, ID 83843

JAIN, BRADLEY
1986 DAMEN ST
MOSCOW, ID 83843

JENSEN, ERIC
1907 ROLLING HILLS DR
MOSCOW, ID 83843

JENSEN, NICHOLAS
2412 ITANI DR
MOSCOW, ID 83843

JONES, ADAM
2316 E SIXTH ST
MOSCOW, ID 83843

JONES, DANIEL
1924 ROLLING HILLS DR
MOSCOW, ID 83843

JORDAN, AARON
422 SUMMIT RD
MOSCOW, ID 83843

KARASEV, ALEXANDER
2418 ITANI DR
MOSCOW, ID 83843

KASSEM, EMAD
1008 JULIE CT
MOSCOW, ID 83843

KIM, SEAN JIHOON
2303 E THIRD ST
MOSCOW, ID 83843

KINZER, ART
122 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

KIRCHNER, KEVIN
2415 MOSER ST
MOSCOW, ID 83843

KLINGENBERG, DAVID
3448 W 5300 S
ROY, UT 84067

KLOWDEN, J MARC
2356 MOSER ST
MOSCOW, ID 83843

KNEALE, SCOTT
1676 HILLCREST DR
MOSCOW, ID 83843

KOEPKE, LEONARD
108 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

KONEN, CADE
2515 ITANI DR
MOSCOW, ID 83843

KREIS, ROBERT
1987 DAMEN ST
MOSCOW, ID 83843

KRUEGER RENTALS, LLC
609 N ALMON ST #4008
MOSCOW, ID 83843

LANGFIELD, GEORGE
2165 HENRY CT
MOSCOW, ID 83843

LAWFORD, JANE MARIE
317 S ROOSEVELT ST
MOSCOW, ID 83843

LAWTON, JOHN
1426 E FIRST ST
MOSCOW, ID 83843

LEI, HANGTIAN
421 SUMMIT RD
MOSCOW, ID 83843

LESLIE, ELIZABETH
200 S ROOSEVELT ST
MOSCOW, ID 83843

LEWIN, PAUL ANDREW
2357 MOSER ST
MOSCOW, ID 83843

LEWIS, JERALD BRADLEY
2209 ITANI DR
MOSCOW, ID 83843

LI, FENG
2115 ITANI DR
MOSCOW, ID 83843

LICHTHE, AMY
1653 DAMEN ST
MOSCOW, ID 83843

LINDSEY, LINN
201 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

LIVELSBERGER, PHILLIP
1425 E FIFTH ST
MOSCOW, ID 83843

LOCKE, KENNETH
420 SUMMIT RD
MOSCOW, ID 83843

LUNDQUIST, WILLIAM
1964 DAMEN ST
MOSCOW, ID 83843

LYLE, SHERRY
1545 DOGWOOD CT
MOSCOW, ID 83843

MacDONALD, TARA
125 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

MADDOX, TIMBERLY
1627 MOLLY CT
MOSCOW, ID 83843

MARCHANT, GREGORY
1921 DAMEN ST
MOSCOW, ID 83843

MARR, MARK
2109 ITANI DR
MOSCOW, ID 83843

MARTIN, TODD
2032 DAMEN ST
MOSCOW, ID 83843

MASCIOTRA, JAMES
1628 HILLCREST DR
MOSCOW, ID 83843

MATTHEWS, DENNIS
223 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

McEVOY, ELIZABETH
2403 ITANI DR
MOSCOW, ID 83843

McGURKIN, PAM
705 E EIGHTH ST
MOSCOW, ID 83843

McKINLAY, KIRK
1649 MOLLY CT
MOSCOW, ID 83843

MEANS, MARY
1538 E THIRD ST
MOSCOW, ID 83843

MEIER, TESSA
1922 DAMEN ST
MOSCOW, ID 83843

MILLER, CRAIG ALAN II
213 ROSE CT
MOSCOW, ID 83843

MILLER, STEPHANIE
1965 DAMEN ST
MOSCOW, ID 83843

MILLS, PETER
1878 ROLLING HILLS DR
MOSCOW, ID 83843

MINARD, RICHARD JR
216 SUNRISE DR
MOSCOW, ID 83843

MINDEN, JUSTIN
145 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

MORBECK, L LOUISE
118 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

MORDHORST, TODD
1709 E THIRD ST
MOSCOW, ID 83843

MORGAN, DIANA LYNN
1677 HILLCREST DR
MOSCOW, ID 83843

MORSHECK, WILLIAM
201 S ROOSEVELT ST
MOSCOW, ID 83843

MOSMAN, WYNN
251 SUNRISE DR
MOSCOW, ID 83843

NEEDHAM, SHANE
2506 ITANI DR
MOSCOW, ID 83843

NELSON, KEALAN
1417 E FIRST ST
MOSCOW, ID 83843

NORTON, ANDREW
418 SUMMIT RD
MOSCOW, ID 83843

O'BRIEN, JENNIFER
1608 HILLCREST DR
MOSCOW, ID 83843

OFSTAD-COX, PATRICIA
310 S CLEVELAND ST
MOSCOW, ID 83843

OPLINGER, SCOTT
2402 ITANI DR
MOSCOW, ID 83843

PARIS LIVING TRUST
126 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

PARKS, MITCHELL
261 MOSER ST
MOSCOW, ID 83843

PAYTON, R MARK
425 SUMMIT RD
MOSCOW, ID 83843

PENBERTHY, EVAN
1960 CRESTVIEW DR
MOSCOW, ID 83843

PENG, CHING-AN
1929 ROLLING HILLS DR
MOSCOW, ID 83843

PICKARD, MICHAEL
221 PANORAMA DR
MOSCOW, ID 83843

PIERCE-GARNETT, DAVID
434 HARVEST DR
MOSCOW, ID 83843

PITTS, CRYSTAL
1637 DAMEN ST
MOSCOW, ID 83843

PLUMMER, DONALD
316 S ROOSEVELT ST
MOSCOW, ID 83843

PRESCOTT, JERILYN
2309 ITANI DR
MOSCOW, ID 83843

PRESSNALL, RANDY
185 S ROOSEVELT ST
MOSCOW, ID 83843

QUAADE, WILLIAM
1529 B ST
MOSCOW, ID 83843

RADCLIFFE, KARL
104 S ROOSEVELT ST
MOSCOW, ID 83843

RAUCH, RANDY
536 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

RAY, MONICA
2129 HENRY CT
MOSCOW, ID 83843

REED, WENDY
3510 23RD ST
LEWISTON, ID 83501

REHDER, TERRY
1843 ROLLING HILLS DR
MOSCOW, ID 83843

REID LIVING TRUST
37930 S SILVERWOOD DR
TUCSON, AZ 85739

RICHARDS REVOCABLE TRUST
1616 HILLCREST DR
MOSCOW, ID 83843

RICHARDS, BRANDON
1650 HILLCREST DR
MOSCOW, ID 83843

RICHARDS, SHAWN
275 SUNRISE DR
MOSCOW, ID 83843

RICKER, BRYAN
237 SUNRISE DR
MOSCOW, ID 83843

RIETH LIVING TRUST
2062 W CEDAR GROVE ST
MERIDIAN, ID 83642

ROBISON, BRADLY
2012 ITANI DR
MOSCOW, ID 83843

ROESLER, JASON
1677 DAMEN ST
MOSCOW, ID 83843

ROSALES, JUAN BERNARDO
2331 MOSER ST
MOSCOW, ID 83843

ROSGEN, MICHAEL
324 S ROOSEVELT ST
MOSCOW, ID 83843

RUSSELL, STEVEN
1731 ROLLING HILLS DR
MOSCOW, ID 83843

RYCH, GLENN DAVID
218 ROSE CT
MOSCOW, ID 83843

SACK, RONALD
2338 MOSER ST
MOSCOW, ID 83843

SANDERS, MICHAEL
1643 HILLCREST DR
MOSCOW, ID 83843

SAUL, BRAD
2038 ROLLING HILLS DR
MOSCOW, ID 83843

SCHNEIDER, LYDDA
804 DUNCAN PLACE SE
LEESBURG, VA 20175

SCHROEDER, DOUGLAS
1763 AMY CT
MOSCOW, ID 83843

SCOTT, STANLEY
PO BOX 13
MALTA, ID 83342

SEAMAN, RONALD
2236 MOSER ST
MOSCOW, ID 83843

SEUBERT, CASSANDRA
1627 HILLCREST DR
MOSCOW, ID 83843

SHARMA, BAL
2341 HENRY CT
MOSCOW, ID 83843

SHELDEN, ERIC
2547 MOSER ST
MOSCOW, ID 83843

SHIPLEY, MARK
108 S ROOSEVELT ST
MOSCOW, ID 83843

SHRESTHA, DEV
2374 MOSER ST
MOSCOW, ID 83843

SHUFFIELD, BRIAN
1956 CRESTVIEW DR
MOSCOW, ID 83843

SINCLAIR, ROBERT
2053 DAMEN ST
MOSCOW, ID 83843

SKANDALOS, GEORGE
112 S ROOSEVELT ST
MOSCOW, ID 83843

SKAUG, JACOB
108 N CLEVELAND ST
MOSCOW, ID 83843

SKIBIEL, AMY
2206 E THIRD ST
MOSCOW, ID 83843

SMILEY, RICHARD
1666 DAMEN ST
MOSCOW, ID 83843

SMITH, BRIAN
735 E SEVENTH ST
MOSCOW, ID 83843

SMITH, LLOYD
1947 CRESTVIEW DR
MOSCOW, ID 83843

SMITH, MARY
1526 DOGWOOD CT
MOSCOW, ID 83843

SNEGOSKY, DAKOTA
1733 E THIRD ST
MOSCOW, ID 83843

SPELLMAN, EMILY
2367 HENRY CT
MOSCOW, ID 83843

SPELLMAN, BRIAN
609 BRITTON LN
MOSCOW, ID 83843

ST HILAIRE PROPERTIES, LLC
PO BOX 486
NEWPORT, WA 99156

STANKE, WILLIAM
1953 CRESTVIEW DR
MOSCOW, ID 83843

STEELE, EDWARD
1646 HILLCREST DR
MOSCOW, ID 83843

STEVENSON, JOSHUA
1617 HILLCREST DR
MOSCOW, ID 83843

STINSON, CHRISTOPHER
1745 E THIRD ST
MOSCOW, ID 83843

STINSON, LORI
2221 ITANI DR
MOSCOW, ID 83843

STRIFFLER, JESSICA
1421 E THIRD ST
MOSCOW, ID 83843

STRONG, NATHAN
225 MOSER ST
MOSCOW, ID 83843

SULLIVAN, THOMAS
2518 ITANI DR
MOSCOW, ID 83843

SUQUET, CHRISTINE
105 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

SUTERA, JOHN
2031 DAMEN ST
MOSCOW, ID 83843

TALBOTT, IVAN
1669 DAMEN ST
MOSCOW, ID 83843

TAYLOR, JAMES
216 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

TAYLOR, WILLIAM
437 HARVEST DR
MOSCOW, ID 83843

TENNEY, BARRY
1505 E FIFTH ST
MOSCOW, ID 83843

THOMPSON, HAROLD
1642 DAMEN ST
MOSCOW, ID 83843

THOMSON, BRYAN
2221 HENRY CT
MOSCOW, ID 83843

TOTTEN, WAYNE
2015 ITANI DR
MOSCOW, ID 83843

TOWNSEND, EDGAR
231 S MOUNTAIN VIEW RD
MOSCOW, ID 83843

TREADWELL, JOHN
1891 ROLLING HILLS DR
MOSCOW, ID 83843

TRIVELPIECE, MARCUS
411 HARVEST DR
MOSCOW, ID 83843

TRUJILLO-BARRERA, ANDRES
1810 ROLLING HILLS DR
MOSCOW, ID 83843

TUCKER, DANIEL
1602 ROLLING HILLS DR
MOSCOW, ID 83843

TYLER, DONALD
1671 MOLLY CT
MOSCOW, ID 83843

UBERUAGA, DAVID
1411 E THIRD ST
MOSCOW, ID 83843

UNLU, GULHAN
1862 ROLLING HILLS DR
MOSCOW, ID 83843

URQUIDI, ANTONIO
1739 E THIRD ST
MOSCOW, ID 83843

VADYVALOO, VIVEKA
1752 ROLLING HILLS DR
MOSCOW, ID 83843

VAN ECK, PETER
1040 BARTHO LN
TROY, ID 83871

VENEZIANO, ANNETTE
1666 HILLCREST DR
MOSCOW, ID 83843

VORHIES, ROBERT
404 S ROOSEVELT ST
MOSCOW, ID 83843

WALKER, MATTHEW
287 MOSER ST
MOSCOW, ID 83843

WALL, NORMAN
215 N MOUNTAIN VIEW RD
MOSCOW, ID 83843

WANAMAKER, NANCY
2284 MOSER ST
MOSCOW, ID 83843

WANG, CHING-PI
1011 80TH AVE NE
MEDINA, WA 98039

WARNER, GERALD
PO BOX 8685
MOSCOW, ID 83843

WARREN, LINDSAY
2381 E SIXTH ST
MOSCOW, ID 83843

WEAVER LIVING TRUST
PO BOX 3367
MOSCOW, ID 83843

WEBB, WILLIAM
2190 MOSER ST
MOSCOW, ID 83843

WESSELS, DUANE
2512 ITANI DR
MOSCOW, ID 83843

WIGLE, TONI LYNN
1948 CRESTVIEW DR
MOSCOW, ID 83843

WILD, MARGARET ANN
415 PANORAMA DR
MOSCOW, ID 83843

WILLIAMS, DAVID III
2459 MOSER ST
MOSCOW, ID 83843

WILLIAMS, JANET
193 S ROOSEVELT ST
MOSCOW, ID 83843

WINTERBOTTOM, EDWARD
2364 HENRY CT
MOSCOW, ID 83843

WNEK, BRITTANY
310 S ROOSEVELT ST
MOSCOW, ID 83843

WU, XIAO
2509 ITANI DR
MOSCOW, ID 83843

YATES, DIANE
1605 MOLLY CT
MOSCOW, ID 83843

YEAGER, KENNETH
1635 HILLCREST DR
MOSCOW, ID 83843

YOPP, DAVID
1952 CRESTVIEW DR
MOSCOW, ID 83843

ZUBA, JAMES
251 ROSE CT
MOSCOW, ID 83843

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 24, 2021 1:38 PM
To: 'Baird, Dennis (dbaird@uidaho.edu)'
Subject: RE: Harvest Hills questions

Dennis,

Thanks for all your input. Let me know if you think of anything else. All the questions and comments will be forwarded to the developer and the City so your information is greatly appreciated.
 Scott

From: Baird, Dennis (dbaird@uidaho.edu) <dbaird@uidaho.edu>
Sent: Wednesday, February 24, 2021 1:34 PM
To: scottbecker@moscow.com
Subject: Re: Harvest Hills questions

Thanks very much for your reply. I sure hope that you are able to really minimize the amount of cut and fill that will be required.

My father was a realtor and developer, and told me that he knew of just one good rule for home buying: never buy a house built on fill. I also personally know of several contractors in Moscow who have been asked to bid on repair jobs at homes recently built on what is called compacted fill, which is not an issue on Moser Street which still happily rolls up and down and has no homes built on fill.

Anyhow, my hawthorn trees that are at the bottom of my property are looking forward to their new neighbors, and will of course not be looking forward to falling onto their property.

Dennis

From: scottbecker@moscow.com <scottbecker@moscow.com>
Sent: Wednesday, February 24, 2021 11:07 AM
To: Baird, Dennis (dbaird@uidaho.edu) <dbaird@uidaho.edu>
Cc: Baird, Lynn (lbaird@uidaho.edu) <lbaird@uidaho.edu>
Subject: FW: Harvest Hills questions

Hi Dennis,

I appreciate the questions. If you have further questions please do not hesitate to send them along.

1. The long culdesac has been reviewed by the fire department. It does push the limits of what they would prefer to see for a dead end street but they also understand the situation of that specific lot. They also prefer the large turn around versus the traditional culdesac turn around.
2. The parkland at the east end of the development is Moser Park. The land has been dedicated and is ready to be developed into a park as soon as the housing reaches the park. There is a dedicated right of way which extends from the culdesac to the park for a future walking path connection. The main connection to Moser park will be off of Third Street when it is extended to the east.
3. The water will be collected at the end of Third Street and conveyed to the detention pond near the PUD lot. This water conveyance will reduce the frequency and severity of the flooding on Dahmen Street

4. There will be some cut and fill required to develop the site. This will be minimized by house styles that utilize the slopes for garages and walk in basements. Fill when constructed and compacted properly with the typical Latah clay is generally very solid.

One other point that was not discussed is the connection of Jansen Street. The Jansen Street connection will be the key to connect to McDonald School and helps to tie the neighboring subdivision together.

Let me know if you have any additional questions.

Thank you,

Scott Becker, P.E.
Principal Engineer
Hodge and Associates, Inc.
405 S. Washington St.
Moscow, ID 83843
(208) 882-3520

From: Hodge & Associates <hodge@moscow.com>
Sent: Wednesday, February 24, 2021 10:05 AM
To: scottbecker@moscow.com
Subject: FW: Harvest Hills questions

From: Baird, Dennis (dbaird@uidaho.edu) [<mailto:dbaird@uidaho.edu>]
Sent: Wednesday, February 24, 2021 10:02 AM
To: scottbecker@moscow.com
Cc: Baird, Lynn (lbaird@uidaho.edu)
Subject: Harvest Hills questions

Thank you for sending me the meeting notice on this subdivision plat, which is directly below, south of, and in the valley below my home at 2187 Moser Street.

My wife and I have had the first of two Moderna vaccine shots, but as a result are still at considerable COVID19 risk and so will probably not want to attend the meeting.

This plat is infill, which is generally a good way to plan housing, and it features many small lots, for which there is a real need in Moscow. But I do have some questions, which I hope you will be able to answer.

At the east end, the plat map shows 29 lots, all on a cul de sac with just one exit. From a fire standpoint, this seems very risky to me. Is approval by the fire department necessary for this, and if so, has that been obtained?

At one time there was, I believe, a parkland dedication at the east end of the valley. Do you know anything about that, and does this plat have any impact on that dedication if it still exists?

The bottom of the valley is not, according to the city planning office, any kind of wetland, but despite that conclusion by the city, the valley floor is wet much of the year, is actually a small stream right now, and is home to a very large, annual frog population. What will be the impact on all of that?

Most of the developments on the south side of the valley were done on hills that were once "rolling," hence the no longer accurate name of some of them. All the sites are on heavily bulldozed and flattened fill, which is often erroneously called "compacted fill." Do you have yet a development plan for this plat? If so, do you intend to maintain the existing slopes on either side of the valley floor? I ask this because I don't wish to have my lower property undermined by some sort of flattening project, but also for a second reason: lots on natural, sloping terrain can be used to build nice homes that follow the lay of the land and can also avoid the cracking and subsiding that always follows homes built on fill. I have two relatives who have PhD degrees in civil engineering and they can attest to the risks of building on fill. Maybe these lots, if fill free, would sell better?

I can already guess that the answer is no, but would you have any interest in sharing the cost of a north side boundary fence project?

Dennis Baird
PO Box 8787
2187 Moser
Moscow



Virus-free. www.avast.com

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Thursday, February 18, 2021 7:46 AM
To: 'Matthew Halladay'
Subject: RE: Harvest Hills
Attachments: 3831 HH2 pre plat..pdf

Hi Matt,

There is a 2 acre PUD parcel at the corner of Third and Mountain View that is zoned Neighborhood Business which could be constructed with a mix of residential and some light commercial such as offices or small convenience store or other permissible uses. Drive throughs are NOT permissible in the NB zone. The other parcel to be platted east of the existing construction is to remain zoned R2 and develop with lot sizes almost identical to what was almost developed 15 years ago.

We will discuss this at the up coming meeting. As far as what business is going into the Neighborhood Business, the developer does not have any business lined up for that at this time.

Please feel free to send me additional questions if you have any.

Thank you,

Scott

From: Matthew Halladay <mhalladay@gmail.com>

Sent: Wednesday, February 17, 2021 7:55 PM

To: scottbecker@moscow.com

Subject: Re: Harvest Hills

Hi Scott,

I would like to know what you are planning to present at the upcoming meeting. There have been several attempts to re-zone, is this another one of those? I guess that would be my primary question. I'm also interested in any changes you might be trying to propose.

Thanks,

Matt

On Wed, Feb 17, 2021 at 4:20 PM <scottbecker@moscow.com> wrote:

Hi Matt,

Here is my contact information. Please let me know if I can answer any questions for you regarding the Harvest Hills project.

Thank you,

Scott Becker, P.E.

Principal Engineer

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 17, 2021 10:34 AM
To: 'Debra Saul'
Subject: RE: Harvest Hills PUD and Plat for 2nd Addition

Hi Debra,

Thank you for the inquiry.

There are some traffic measures that are in the works to help mitigate traffic delays. One is a roundabout at Sixth and Mountain View, another is the left and right turn lanes at Third and Mountain View, and lastly the Third Street Bridge is still on the comprehensive plan which would help to divide some of the east-west traffic. Additional improvements are planned for Mountain View from Sixth Street to Highway 8 as funding becomes available. The bridge at Third Street is controversial but once constructed will increase continuity and connectivity for the east side of town. The roundabout is somewhat controversial but will improve traffic flow and reduce drive frustration by maintaining a consistent 4-way flow of traffic.

The proposed subdivision is consistent with the City's comprehensive plan including increased vehicular and pedestrian connectivity.

Please let me know if you have additional or follow up questions.

Scott Becker, P.E.
 Principal Engineer
 Hodge and Associates, Inc.
 405 S. Washington St.
 Moscow, ID 83843
 (208) 882-3520

-----Original Message-----

From: Debra Saul <mk_wonder@yahoo.com>
 Sent: Tuesday, February 16, 2021 7:18 PM
 To: scottbecker@moscow.com
 Subject: Harvest Hills PUD and Plat for 2nd Addition

Hi Scott Becker,

We live in the Rolling Hills Addition at 6th Street and Rolling Hills. We would like to know how the City of Moscow is planning to mitigate the added traffic congestion this subdivision will bring to an already over congested intersection at Mountain View and 6th Street at rush hour in both the morning and evening hours.

We have lived on Rolling Hills Drive for 15 years and have learned to avoid that intersection in the morning due to both incoming traffic north bound on Mountain View which turns west at 6th Street to access the University of Idaho Campus and downtown Moscow, and the traffic going to the 3 schools located on D Street.

As the attempt to push through 3rd Street, by proposing to eliminate the front lawns of the properties between the Moscow Creek and Mountain View, did not succeed, please let us know how the addition of 91 new houses with cars (the duplexes under construction plus this new plat) will be able to successfully integrate into this area without major consequences to the current traffic issue. This number does not include the subdivision currently under construction at the east end of 3rd Street along with all the houses that have been built in the last 2 years.

Mask up to keep us all safe.
Stay safe. Stay well. Get vaccinated!

Debra Saul

scottbecker@moscow.com

From: scottbecker@moscow.com
Sent: Wednesday, February 17, 2021 10:07 AM
To: 'Ronald Sack'
Subject: RE: Harvest Hills
Attachments: 3831 HH2 pre plat..pdf

Hi Ronald,

Attached is a drawing of the lot layout to better illustrate what the developer is planning for that parcel. There will be a Planned Unit Development (PUD) component near Mountain View and R2 residential throughout the rest of the undeveloped portion. When the project is completed Jansen Street will be connected and Third Street will be connected to Rolling Hills 8th.

It is estimated that development to Jansen Street will start in June and finish in October 2021. Housing construction will continue as lots can be sold. After this meeting there will be a public hearing at Planning and Zoning to discuss both plats and the PUD. This project was platted in 2005 but the plat was never filed. The current layout is very similar to the previous plat.

At this time there is no plan to hold the meeting virtually but I will continue to take comments and answer questions. All correspondence will be submitted to the City as part of the preliminary plat application.

Please let me know if you have any additional questions or if you would like to come by the office and review the project.

Thank you,

Scott Becker, P.E.
 Principal Engineer
 Hodge and Associates, Inc.
 405 S. Washington St.
 Moscow, ID 83843
 (208) 882-3520

From: Ronald Sack <ronald.sack@gmail.com>
Sent: Sunday, February 14, 2021 11:54 AM
To: scottbecker@moscow.com
Subject: Harvest Hills

Dear Mr. Becker:

Thanks for the notice of the hearing on Harvest Hills. The map is very illegible; please send me a plot plan of the development, including boundaries of the development and boundaries for the 1st and 2nd additions. Please hold the "neighborhood meeting" as a virtual event (e.g., Zoom) since I assume a large group interested in the project, which would probably violate the State guidelines on assembly of large groups.

Since the existing construction seems to be dragging on and on ad infinitum, I would appreciate knowing the start and end dates of any additional construction.

Incidentally, I recall Larry Hodge and Quentin Bohne (I think he was one of the original partners with Larry) in my structural engineering class at U of I many years ago so I have more than a casual interest in this project, but also a professional concern in the quality, timing, and integrity of the work.

Sincerely,
Ronald L. Sack,, Ph.D.
2338 Moser Street
Moscow, ID 83843

Harvest Hills PUD and 2nd Addition Plat Meeting

SIGN IN SHEET

February 26, 2021 4:00 PM



Address

Phone Number

Email

Peter Van Eck 1040 Bartho Ln. Troy, ID 83871		208-8354081	VANECKPX@BETHLE.COM
Phil Rheingans	620 E Palouse River Dr	882-0767	
Ed Barb Tournent	231 S. Mt View Rd	208-883-3387	edbarb9@gmail.com
Amy Lichte	1653 Damen St	208-669-8878	lichtea@yahoo.com
Anne Peterson	2132 Henry Ct	509-336-1804	shortie mom@live.com
Patricia Taylor	437 Harvest Drive	(208) 883-4984	
Linda Christenson	1654 Rolling Hills D		
Katelyn Foutch	1727 E. 3rd St	208 882 5010	katejenningsphotography@gmail.com
Mary Mordhorst	1709 E 3rd St.	(916) 580-5060	mordhorst3@sbglobal.net
Christine Seguet	105 Mtn View	208-310-2312	cpsuguet@gmail.com
David Phelan	1965 Damen St		davidgur+quail.com
STEPHANIE MILLER	"	208-310-1345	stwiller@uidaho.edu
Juan B Albaitero	2331 Moser St	360 936 8843	juan-bernardo@albaitero.com
Jason Franklin	1958 Crestview Dr.	208 596 2609	mcfrank97@gmail.com
SCOTT DPLINGER	2402 ITANI DR	208 892 1341	

Harvest Hills PUD and Subdivision Plat

Neighborhood Meeting Minutes

Friday, February 26, 2021, 4:00pm

Presenter: Scott Becker, PE Hodge and Associates

Developer: Phil Rheingans

Meeting Location: Latah County Fairgrounds

Meeting Purpose

The presentation and discussion of the proposed PUD and 2nd Addition Plat

Meeting

The meeting was called to order at 4:00 and was open to the neighbors.

Scott Becker opened the meeting by introducing a general overview of the project. He presented 5 slides; first slide was an introduction, second slide was a vicinity map, third slide showed the Neighborhood Business/PUD lot and proposed layout, the fourth slide showed the 2nd Addition plat layout and the fifth slide illustrated the connectivity of the proposed development and how it ties the other subdivisions together.

Scott asked that everyone be respectful during the questions and answer period

Q: What type of housing is being proposed?

A: The PUD will have commercial space with attached housing above it at the entrance to the property. There will be twin homes and townhouses primarily withing the rest of the PUD. The 2nd Addition plat is zoned R2 and will have single family homes on each lot.

Q: What is permitted in the Neighborhood Business zone?

A: There are numerous permitted uses for the Neighborhood business zone Dwellings above or behind commercial uses and as permitted in commercial zones. Some examples permitted in a NB zone are; Professional offices, Financial and investment offices, Restaurants, Coffee stands, Neighborhood centers, Child care and Residential on secondary street frontage.

Q: How will stormwater and runoff be controlled during construction?

A: Construction runoff will be controlled using best management practices for erosion and sediment control with City of Moscow oversight. A swale will be constructed at the bottom of the slope to reduce excessive runoff.

Comment: We have experience backyard flooding during a recent storm event.

Discussion: There was discussion about runoff from that field especially from a storm event on frozen ground. Phil has been farming that lot for some time and has had difficulty with that issue in the past. Scott mentioned that once the lots are developed much less runoff will occur since most of the impervious surfaces will drain to the storm sewer in 3rd Street.

Q: what is the timing of construction and will there be a sidewalk connection to the Harvest Hills dead end street

A: Not sure on the timing of construction. Much of the timing is out of our control and some will depend on pricing from the contractor. Scott will look into the sidewalk.

Q: I heard the NB lots will be senior housing. Is that true.

A: This is not true. Rumors get started base on speculation.

Q: How will stormwater be handled.

A: stormwater will be collected and conveyed to the existing detention pond to be released at a reduced rate into Paradise Creek

Comment: There was discussion of the City's efforts to improve Paradise Creek downstream from this project and how that will help with upstream flooding.

Q: How large at the lots

A: Lot sizes vary from large to modest. Scott did not bring the preliminary plat with him to discuss each lot and lot size.

Q: Will lots be for sale or will they all be built out by the developer

A: It's not known for sure at this time. The intention is for the developer to construct most of the housing.

Q: Will the short section of Jansen Street be constructed

A: Yes. Jansen Street construction is tied the movement of the Verizon Pedestal in Mountain View Street.

Comment: I'm opposed the idea of a store located Mountain View and 3rd Street. Too many students will gather at that spot.

Q: More questions about the timing of each element of the project and the use of the commercial lot.

A: Timing of construction has not been nailed down at this time. There is no tenant for the commercial lot

Comment: I would like to see larger lots with less density.

With no other questions, the meeting adjourned at 5:25.

Attached is a copy of the attendance sheet.

Respectfully

Scott Becker, PE

Hodge & Associates, Inc.



City of Moscow Parks and Recreation

Memo

To: Mike Ray, Planning Manager

From: David Schott, Assistant Parks and Recreation Director

Date: April 19, 2021

Re: Parkland Dedication Requirements for the Proposed Harvest Hills Second Subdivision and Harvest Hills First Addition Re-plat.

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City. However, the parkland dedication requirements have previously been satisfied.

In 2015, there was 95,927 sf (2.20 acres) of platted NB Zone (9%) for Lot 1, Block 1, which required 8,633.43 sf (0.198 acres) of parkland dedication for a portion of Harvest Hills First Addition, see Exhibit A. The net developable area proposed in the re-plat of Harvest Hills First Addition has been reduced to 73,740 sf (1.69 acres) of platted NB. The parkland dedication requirement is 6,636.60 sf (0.152 acres), leaving a credit with a balance of 1,996.83 sf (0.046 acres).

There already exists the dedication of 25,824 sf (0.592 acres), see Exhibit B.

1. 3,333 sf (0.076 acre) 25-foot ROW along Mountainview Road
2. 22,491 sf (0.516 acre) ROW along NW end (Paradise Creek)

Based on the previous dedications and the balance left by the re-platting of Harvest Hills First Addition, Lot 1, Block 1, there exists an excess of 11,265.99 sf (0.259 acres) over the required parkland dedication.

In Harvest Hills Second Addition there are 580,268 sf (13.321 acres) of net developable area. The R-2 parkland dedication requirement is 5%. This equals to 29,013.40 sf (0.666 acres) of parkland dedication.

The required parkland dedication for Harvest Hills Second Addition is 17,747.41 sf (0.407 acres) after applying the excess of 11,265.99 sf (0.259 acres). The proposed 19,083 sf (0.438 acres) of the cul-de-sac park area at the end of Amber Court and Tract B, 10-foot access easement, 1,525 sf (0.035 acres)

satisfies the remaining parkland dedication requirements for the Harvest Hills Second Addition with an excess of 2,860.55 sf (0.066 acres).

This original parkland dedication proposal was reviewed by Parks and Recreation Commission on October 24, 2013 and supported the parkland dedication for the Harvest Hills subdivision as described herein.

It is my opinion that as proposed, the owner meets (exceeds) the parkland dedication requirements for the Harvest Hills subdivision.

Should there be any changes to the developable land or zoning on the final plat, I would need to review those changes for any possible affects to my recommendation.

Please do not hesitate to contact my office with any questions or clarifications.

Exhibit A

City of Moscow
Parks and Recreation

Memo

To: Mike Ray, City Planner
From: Dwight Curtis, Parks & Recreation Director
Date: June 16, 2015
Re: Parkland Dedication Requirements for the Proposed Harvest Hills Subdivision

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

There is 95,927 sf (2.20 acres) of platted NB Zone (9%) = 8,633.43 sf (0.198 acres) of parkland dedication required for this portion. There is 113,163 sf (2.597865 acres) of platted R-3 Zone (7%) = 7,921.41 sf (0.182 acres) of parkland dedication required for this portion. The total parkland dedication required for this proposed subdivision is 16,554.84 sf (0.380 acres).

There already exists the dedication of 25,824 sf (0.592 acres)

1. 3,333 sf (0.076 acre) 25 foot ROW along Mountainview Road
2. 22,491 sf (0.516 acre) ROW along NW end (Paradise Creek)

Based on the previous dedication and new requirements, there exists an excess of 9,269.16 sf (0.213 acres) over the required parkland dedication.

Staff is supportive of banking this excess for application toward future parkland dedication required as the subdivision additions extend beyond Harvest Hills. If the owner is not interested in this arrangement, then adjustments to the existing dedications would be required.

It is my opinion that as proposed, the owner meets (exceeds) the parkland dedication requirements for this subdivision.

Should there be any changes to the developable land or zoning on the *final* plat, I would need to review those changes for any possible affects to my recommendation.

I am available for any questions you might have of me.

Exhibit B

City of Moscow
Parks and Recreation

Memo

To: Mike Ray, City Planner
From: Dwight Curtis, Parks & Recreation Director
Date: December 5, 2013
Re: Parkland Dedication Requirements for the Proposed Harvest Hills Subdivision

As part of the subdivision process, this proposed subdivision falls under the requirements of the parkland dedication codes of the City.

There are 20 acres of R-2 Zone developable land in this proposed subdivision preliminary plat.

Parkland Dedication for R-2 Zone (5%) = 43,560 sf (1.00 acres) of parkland dedication required.

Proposed Parkland Dedication Elements:

1. 3,333 sf (0.076 acre) 25 foot ROW along Mountainview Road
2. 22,491 sf (0.516 acre) ROW along NW ends of Lot 6 & 7 (Paradise Creek)
3. 19,112 sf (0.438 acre) cul-de-sac park area at the end of Amber Court
4. 10,541 sf (0.241 acre) strip east side of lots 1, 2, 13, 14 – adjacent to Moser Park property (see note below).

NOTE: The submitted preliminary plat includes an overage of parkland dedication in the amount of 11,917 square feet. This can be resolved by eliminating #4 above and increasing those lot sizes to make up the 1,376 sf difference... or donating it beyond the required parkland dedication.

This parkland dedication proposal was reviewed by Parks and Recreation Commission on October 24, 2013 (see excerpt from Commission meeting minutes below):

After some discussion regarding park safety and clarifying that the developers would still be committed to this proposed parkland dedication layout even if they are not given control over what features and amenities go into the park, the Commission unanimously recommended approval of the current proposal to the City Council with the qualification that the developers would not be allowed to place any restrictions on what type of park would be developed there [referring to the cul-de-sac park area].

Concerns by staff include: a) safety surrounding the cul-de-sac park area for children and, b) it appears the cul-de-sac park area would become the deposit for snow removal. The applicant needs to still satisfactorily address these concerns.

It is my opinion that *if* the staff concerns are satisfactorily addressed and that the applicant agrees to the Parks and Recreation Commission condition that the developers would not be allowed to place any restrictions on what type of park would be developed in the cul-de-sac park area, then the four elements satisfy the parkland dedication requirements for this subdivision.

Should there be any changes to the developable land or zoning on the *final* plat, I would need to review those changes for any possible affects to my recommendation.

I am available for any questions you might have of me.

Memo

To: Planning and Zoning Commission
From: Mike Ray, AICP - Planning Manager
Date: April 22, 2021
Re: University Gateway on Sixth Final Plat and Final PUD Review

The Planning & Zoning Commission conducted a public hearing on July 22, 2020 to consider the request of J&S Holding Company, LLC for a rezone, preliminary subdivision plat, and planned unit development (PUD) for a 2.49-acre area of land generally located to the north of the intersection of Sixth Street and Deakin Avenue referred to as University Gateway on Sixth Addition. After considering public testimony and the relevant criteria and standards, the Planning and Zoning Commission recommended approval of the preliminary subdivision plat with three conditions and recommended approval of the rezone and PUD with no conditions.

City Council then conducted a public hearing on September 8, 2020 and approved the University Gateway on Sixth Addition preliminary plat with same three conditions recommended by P&Z and approved the PUD and rezone with no conditions. The three conditions on the preliminary plat were:

1. The water line tap design for the 4-story multi-family property will need to be revised to come directly from a City water main instead of a dedicated fire hydrant line, as is currently proposed.
2. All water lines from water main to each water meter and each fire hydrant are required to be within a City easement to allow access.
3. The access drive at the southwest end of the property near the Sixth Street and Deakin Avenue intersection is limited to emergency vehicle and pedestrian access only due to the proximity to the intersection.

On April 9, 2021 the applicant submitted the final subdivision plat and final PUD to be reviewed by the Planning and Zoning Commission and City Council. Staff has reviewed the final plat and final PUD for conformance with City and State Code requirements and found both to be in conformance. Therefore, Staff recommends that the Commission recommend approval of the final plat and final PUD for University Gateway on Sixth Addition to City Council with no conditions.



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph.: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received		4/9/21	
Dept	Fee Type	Fees	Paid
CD	Final Review	\$425 plus \$27/lot	4/9/21
Receipt Number		LUP2021-0014	

APPLICATION FOR FINAL SUBDIVISION PLAT

APPLICANT:

Name: J & S HOLDING COMPANY, LLC Telephone: (208) 640-9301
Complete Address: 11245 N. EASTSHORE DRIVE, HAYDEN, ID 83835
E-Mail: jafstephens@earthlink.net Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

ENGINEER/SURVEYOR:

Name: HODGE & ASSOCIATES / RIM ROCK CONSULTING Telephone: (208) 882-3520 / (208) 882-3520
Complete Address: 405 S. WASHINGTON ST / 129 W. 3RD #102 MOSCOW, ID 83843
E-Mail: NURINIMMER@MOSCOW.COM / TAMARA@RIMROCKCONSULTING.NET Fax: _____

Primary point of contact (select one): Applicant _____ Owner _____ Engineer/Surveyor ☒

PROPERTY:

- Proposed Subdivision Name: UNIVERSITY GATEWAY ON SIXTH
- Address(as) or Parcel Number(s): RPM00000078970A, RPM00000078870A, RPM0550006022CA
- Gross area of all land involved: 2.49 acres, and/or 108,464.4 sq.
- Total Net Area of land area exclusive of proposed or existing public street and other public lands: 2.49 acres, and/or 108,464.4 square feet.
- Total number of lots: 31 Average lot size: 637,696,714,813,827 SQ FT
.20 AC, .29 AC

SEWER AND WATER MAIN OVERSIZING REIMBURSEMENT POLICY

Oversizing of utilities will not be eligible for reimbursement from the City unless a written request is submitted to the City Engineer prior to approval of the project construction drawings and a written approval of such request is issued by the City Engineer.

FINAL PLAT CHECKLIST:

All Final plats, including the legal description of the exterior boundary, shall be prepared in accordance with the Idaho Code. Final plats shall be drawn to a scale no larger than 1"=100' unless pre-approved by the city engineer. The final plat drawing shall not be substantially different than the approved preliminary plat for the subdivision and shall contain the following information:

- _____ 1. Name of subdivision and its location by section, township, range, and county, with drawing scale, date of submission, and north arrow.
- _____ 2. Name, address, phone number, registration number and seal of the professional land surveyor preparing the plat, and name of subdivider and owners of property being platted.
- _____ 3. Boundary lines of property being platted including bearings, distances and curve data based on an accurate survey in the field closing within the tolerances prescribed by Idaho Code; lines of departure and owners of unplatted adjoining property; and lots, blocks and names of adjoining subdivisions. Adjoining subdivision lots shall be shown with dashed lines.
- _____ 4. Names and widths of all proposed streets; bearings, distances, and curve data of all street centerlines; location, width, purpose, and dimensions of easements; location and description of all property being dedicated for public use. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 5. Location, name, and widths of adjacent street rights-of-way, the location and width of adjacent public easements, and the location and purpose of any adjacent property previously dedicated for public use.
- _____ 6. Lots and blocks with lots numbered consecutively within each block; bearings, distances, and curve data for each lot; the square footage of lots less than one acre in size or acreage of lots one acre or greater. Blocks shall be labeled consecutively. All curves shall be described by central angle, radius, arc length, and chord bearing and distance.
- _____ 7. Location and description of all monuments, including found monuments. If interior monuments are not set at the time the plat is recorded (as allowed by Idaho Code), include a statement indicating the date which they shall be set. Said date shall be approved by the City Engineer.
- _____ 8. Basis of bearing used to determine bearings shown on plat.
- _____ 9. Point of beginning of the subdivision with ties to the point of beginning from a minimum of two established corners of the Public Land Survey System (PLSS) in one or more of the sections containing the subdivision. List the recording numbers of the corner perpetuation and filing forms of the PLSS monuments. List horizontal coordinates for each PLSS monument and the point of beginning based on the Idaho Coordinate System West Zone. All coordinates values shall be grid coordinates based on the North American Datum of 1983 (NAD83) and specified as such.
- _____ 10. Street centerline monuments at each intersection, point of curvature, and point of tangency. Street monuments shall be constructed in accordance with City of Moscow standard specifications for street monuments. All other monuments shall be as prescribed by Idaho Code.
- _____ 11. Signed certificate by the owners of the land containing a correct legal description of the land, with the statement containing their intentions to include the same in the plat, and make a dedication of all public rights-of-way, easements, and parkland. The owners' signatures upon the certificate shall be notarized upon the plat by an officer duly authorized to take acknowledgements. If the property being mortgaged, the signature of the mortgagee's representative is also required.

- _____ 12. Signed certificate by the land surveyor, stating that the plat is correct and accurate, the land survey of the platted property was performed by him/her or under his/her direct supervision, the monuments indicated on the plat have been located as described, and the surveying and platting was done in accordance with Idaho Code. The statement shall be accompanied by the seal of the registered professional land surveyor, signed and dated. The surveyor shall in every case have a valid certificate of registration with the Idaho Board of Registration of Professional Engineers and Professional Land Surveyors.
- _____ 13. Signed certificate by the City of Moscow Planning and Zoning Commission with date of approval.
- _____ 14. Certificate stating that the City Council has approved the plat and accepts all public dedications as shown thereon. The certificate shall be signed by the Mayor and attested to by the City Clerk.
- _____ 15. Certificate by the City Engineer that the plat conforms to the requirements of Title 50, Chapter 13, Idaho Code, and with the requirements of this chapter.
- _____ 16. Signed certification by the subdivider stating the City of Moscow has agreed in writing to supply water to all the lots in the subdivision from the municipal water system.
- _____ 17. Certificate signed and sealed by the Latah County Surveyor stating the plat and computations have been checked and the plat meets the requirements of Title 50, Chapter 13, Idaho Code.
- _____ 18. Certificate of satisfaction of the sanitary restrictions, to be endorsed by the Latah County Recorder at the time of filing if the sanitary restrictions have been satisfied according to Idaho Code, Section 50-1326.
- _____ 19. Certificate that taxes have been paid to date on the property to be signed by the Latah County Treasurer at the time of filing.
- _____ 20. Certificate of recording, to be signed by the Latah County Recorder at the time of filing.

SUBMITTAL:

A Subdivision application is made by submitting the following information to the Community Development Department:

- Completed application.
- Payment of application fees.
- One full-sized Preliminary Plat Map and one electronic copy.

I understand this information is a public record and may be posted to a public website.

James H. Stephens
Applicant's Signature

4/8/2021
Date

James H. Stephens
Property Owner's Signature (if different)

4/8/2021
Date

T 39 N, R 5 W, S 7

Moscow Planning & Zoning Commision

Approval of this plat by the City of Moscow certifies agreement to allow connection of the above described property to the municipal water system and satisfies Section 50-1334, Idaho Code.

Examined and approved by action of the Moscow Planning and Zoning Commission at a regular meeting with a quorum present this ____day of _____, 2021.

Chairperson, Planning & Zoning Commision

Moscow City Council

Examined and approved by action of the Moscow City Council at a regular meeting with a quorum present this ____day of _____ 2021.

Mayor, City of Moscow

Clerk

City Engineer, City of Moscow

Examined and approved by the City Engineer this ____day of _____, 2021.

City Engineer, City of Moscow

Latah County Surveyor

Examined and approved by the Latah County Surveyor this ____day of _____ 2021.

Latah County Surveyor

Latah County Treasurer

I hereby certify that taxes and assessments on property shown hereon have been paid for ____ and preceding years as of this ____day of _____, 2021.

Latah County Treasurer

Public Health - Idaho North Central District

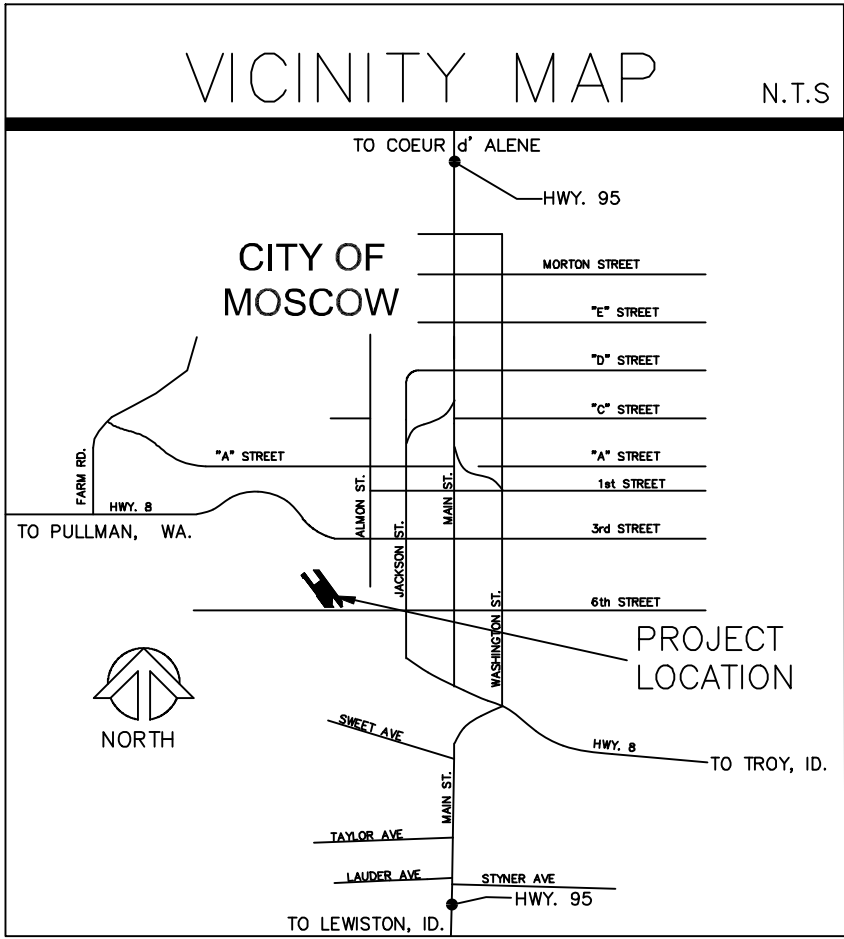
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

North Central District Health Department, REHS

Date

UNIVERSITY GATEWAY ON SIXTH

A Subdivision to the City of Moscow,
Located in the S1/2 of the SE1/4,
Section 7, T39N, R5W, Boise Meridian
Latah County, Idaho



LEGAL DESCRIPTION

A parcel of land located in the southeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the southeast corner of said Section 7, from which the south quarter corner of said Section bears S 87°45'17" W, 2673.50 feet; Thence S 87°45'17" W, 1070.11 feet along the south line of said section to the intersection with the northeasterly right of way line of the former Blue Mountain Railroad (UPRR); Thence N 36°38'03" W, 32.23 feet along said easterly line to the intersection with the north right of way line of Sixth Street, Thence along said north right of way line N 88°16'46" E, 45.73 feet, to the POINT OF BEGINNING;

Thence S 88°16'46" W, 30.49 feet to the easterly line of a parcel of land described in Quitclaim Deed Inst. No. 493001, Latah County Records;
Thence along said east line, N 36°38'03" W, 197.32 feet to a point on the west line of Block 6 of Lieuallen's Third Addition;
Thence along said west line, S 00°27'03" W, 130.18 feet;
Thence continuing along the west line of said parcel, S 36°38'03" E, 38.68 feet to a point on the north right of way line of Sixth Street;
Thence leaving said parcel and along said right of way line, S 88°16'46" W, 121.95 feet to the southwesterly right of way line of the former Northern Pacific Railroad & City of Moscow, Ghormley Park boundary line;
Thence along said right of way line, N 36°38'03" W, 189.46 feet to the southwest corner of a parcel of land described in Quit Claim Deed Inst. No. 495435, Latah County Records;
Thence along the south line thereof, N 53°21'57" E, 10.50 feet to the southeast corner of said parcel;
Thence along the east line thereof, N 36°38'03" W, 316.91 feet to the northeast corner of said parcel;
Thence along the north line thereof, S 53°21'57" W, 10.50 feet to the northwest corner of said parcel, said corner also being a point on the former southwesterly Northern Pacific Railroad right of way line;
Thence along said right of way line, N 36°38'03" W, 49.70 feet to the southwest corner of a parcel of land described in Quit Claim Deed Inst. No. 581486, Latah County Records;
Thence leaving said right of way line and along the southerly boundary line of said parcel, N 53°21'57" E, 59.44 feet;
Thence continuing along said parcel the following three courses:
Thence S 36°38'03" E, 225.58 feet;
Thence N 53°21'57" E, 119.06 feet;
Thence N 36°38'03" W, 181.11 feet to the southwest corner of parcel as described in Warranty Deed Inst. No. 550002, Latah County records;
Thence along the south line of the parcel described in Warranty Deed Inst. No. 573574, Latah County records, S 89°29'56" E, 78.40 feet to a point on the northeasterly right of way line of the former Palouse River Coulee City Railroad;
Thence along said northeasterly right of way line, S 36°38'03" E, 542.63 feet to the northwest corner of a parcel of land described in Quitclaim Deed Inst. No. 550001, Latah County Records;
Thence leaving said right of way line, S 00°27'03" W, 62.18 feet;
Thence S 36°38'03" E, 14.07 feet to the POINT OF BEGINNING.

Containing 2.49 acres more or less.

COUNTY RECORDER CERTIFICATE

STATE OF IDAHO, COUNTY OF LATAH
RECORDED AT THE REQUEST OF _____
AT _____ THIS ____ DAY OF _____,

RECORDER

DEPUTY

OWNERS DEDICATION CERTIFICATE

Know all persons by these presents: That J & S Holding Company LLC and Right Field LLC, owners of the land and premises included in this plat have caused said land to be subdivided and platted as shown hereon as an addition to the City of Moscow, Latah County, Idaho, to be known as Gateway on Sixth. The undersigned declares that this plat is in conformance with the City of Moscow Subdivision and Planned Unit Development Ordinances. The undersigned also, dedicates the access easement shown hereon, as public access for pedestrian walkway. The undersigned also declares that the individual lots described in the plat will be eligible to receive water service from the City of Moscow Water System, a public utility subject to the regulation of the Idaho Public Utilities Commission and said water system has agreed in writing to serve all of the lots in the subdivision.

In witness of this declaration, we set our hands:

Jim Stephens _____ Date
J & S Holding Company LLC, Owner

Rusty Oips _____ Date
Right Field LLC, Owner

ACKNOWLEDGEMENT

State of Idaho } Sworn Statement
County of Latah }

Before me, the undersigned Notary Public, personally appeared _____

Known to me to be the person(s) who executed the forgoing owners certificate, a free and voluntary Act and Deed.

In witness thereof, this ____day of _____
20_____. I set my hand and affix my seal.

Notary Public in and for the State of Idaho

Residing at _____

My commission expires _____

ACKNOWLEDGEMENT

State of Idaho } Sworn Statement
County of Latah }

Before me, the undersigned Notary Public, personally appeared _____

Known to me to be the person(s) who executed the forgoing owners certificate, a free and voluntary Act and Deed.

In witness thereof, this ____day of _____
20_____. I set my hand and affix my seal.

Notary Public in and for the State of Idaho

Residing at _____

My commission expires _____

SURVEYORS CERTIFICATION

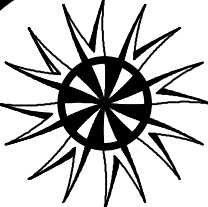
This map correctly represents a survey made by me or under my direction in conformance with the Idaho Code, Title 50, Chapter 13 and City of Moscow Subdivision Ordinance in March, 2021, at the request of J & S Holding Company LLC.

PRELIMINARY
NOT FOR RECORDING

John L. Dunn _____ Idaho Professional Land Surveyor

PROFESSIONAL LAND SURVEYOR
REGISTERED
10162
STATE OF IDAHO
JOHN L. DUNN

DATE	STATE	COUNTY	PROJECT	DRAWN BY
MARCH 2021	ID	LATAH	GATEWAY ON 6TH	TLW

 **RIM ROCK CONSULTING, INC.**

Land Surveying
Site Planning
Mapping

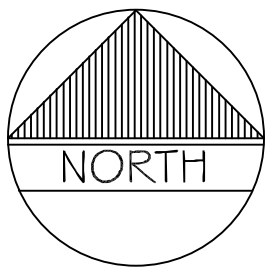
129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET
1
OF
2

T 39 N, R 5 W, S 7

UNIVERSITY GATEWAY ON SIXTH

A Subdivision to the City of Moscow,
Located in the S 1/2 of the SE 1/4,
Section 7, T39N, R5W, Boise
Meridian, Latah County, Idaho



ORIGINAL SCALE : 1" = 40 FEET
CADD FILE : Gateway on 6th.dwg

LEGEND

- Property corners of Townhomes nothing set
- Set 5/8" X 30" long rebar w/ aluminum cap L5 6449
- Found 5/8" rebar with cap L5 6449
- Calculated Position - Nothing Found or Set
- Found Section or 1/4 Section Corner
- Subject Property Boundary Line
- Section Line
- Section Subdivision Line
- City Street Centerline
- City Street Right of Way Line
- Easement Line
- Fenceline
- Firelane
- Adjacent Property Lines

BASIS OF BEARINGS

The Basis of Bearings for this survey is the Idaho Coordinate System, West Zone, NAD 83, as shown between the found southeast corner and south quarter corner of Section 7, said bearing being S 87°45'17" W.

SURVEY REFERENCES

- Warranty Deed Inst. No. 446652
- Quit Claim Deed Inst. No. 550130
- Quit Claim Deed Inst. No. 581486
- Corporate Deed of Dedication Inst. No. 196277
- Easement for Street Right of Way Inst. No. 352751
- Quit Claim Deed Inst. No. 493001
- Quit Claim Deed Inst. No. 495435
- Lieuallens 3rd Addition Bk 1 of Plats, Pg 22
- Lieuallens 4th Addition Plat No. 238184
- Record of Survey Inst. No. 497960, LS 6449, July 2005
- Record of Survey Inst. No. 503986, LS 6449, Apr. 2006
- Record of Survey Inst. No. 509750, LS 6449, Nov. 2006
- Record of Survey Inst. No. 542551, LS 6449, Jan. 2011
- Parking Easement per Agreement LI No. 890601
- Utility Easement per Document No. 495478
- Sixth Street Widening per Agreement LD No. 26514
- Partial Release of Deed of Trust Inst. No. 580339
- Warranty Deed Inst. No. 580340
- Ingress & Egress Easement & Maintenance Agreement Inst. No. 580341
- Permanent Utility Easement Inst. No. 583970

SURVEYOR NARRATIVE

- The property corners of Townhome Nos. 1-27 are represented by the exterior corners and/or party wall common to townhouse units. No other corner monument was set.
- The 10 foot wide pedestrian/bicycle pathway connects Sixth Street to the northwest corner of the project per City requirements.
- The 3 ft Ingress, Egress & Utility easement along the east side of "Townhomes A" extends from the east property line to the east wall of the townhomes and vertically to the bottom of the second story of each townhome approximately 9 ft.

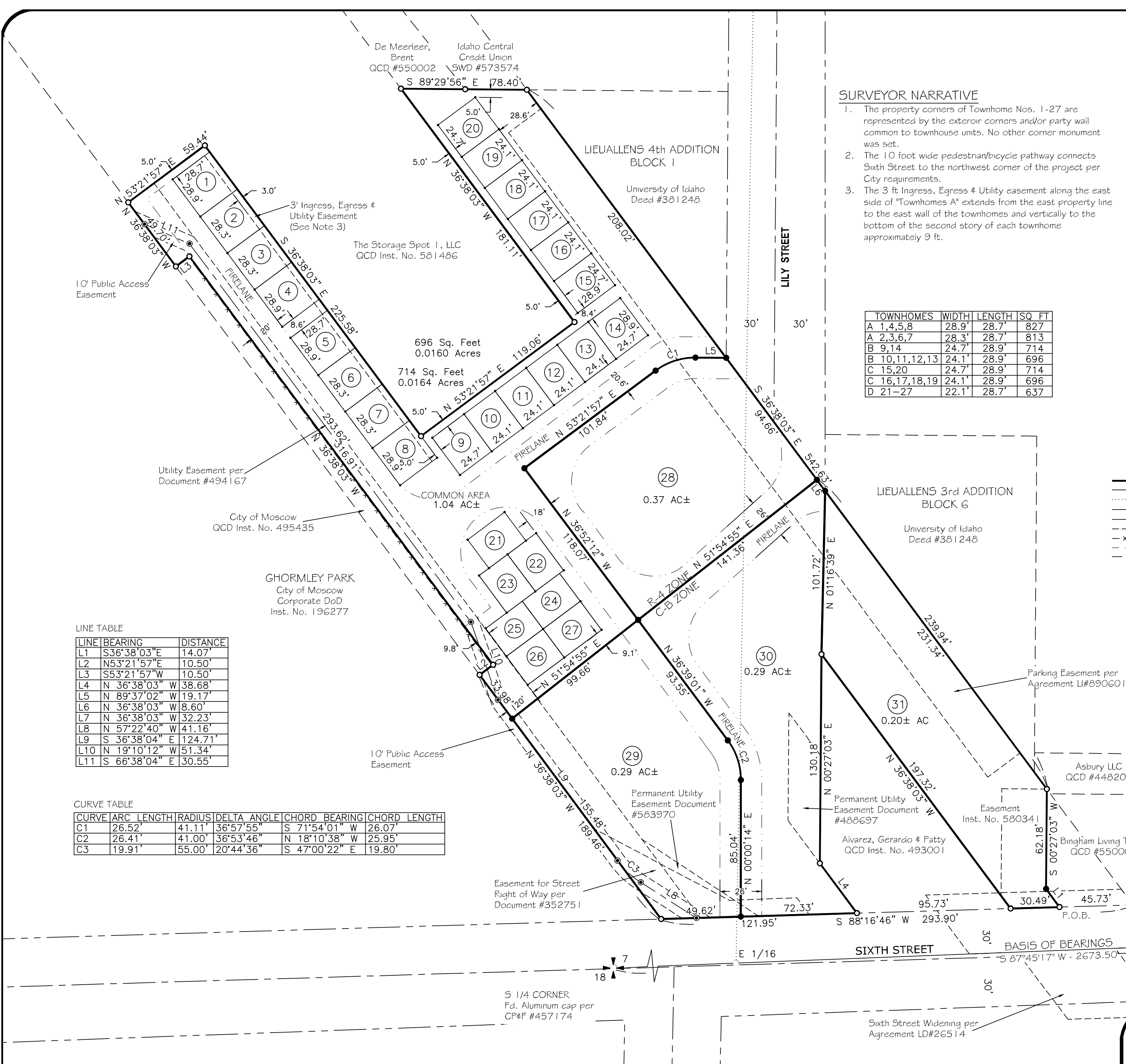
TOWNHOMES	WIDTH	LENGTH	SQ. FT.
A 1,4,5,8	28.9'	28.7'	827
A 2,3,6,7	28.3'	28.7'	813
B 9,14	24.7'	28.9'	714
B 10,11,12,13	24.1'	28.9'	696
C 15,20	24.7'	28.9'	714
C 16,17,18,19	24.1'	28.9'	696
D 21-27	22.1'	28.7'	637

LINE TABLE

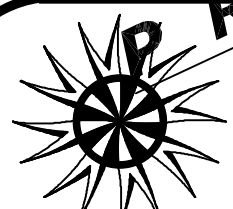
LINE	BEARING	DISTANCE
L1	S36°38'03"E	14.07'
L2	N53°21'57"E	10.50'
L3	S53°21'57"W	10.50'
L4	N 36°38'03" W	38.68'
L5	N 89°37'02" W	19.17'
L6	N 36°38'03" W	8.60'
L7	N 36°38'03" W	32.23'
L8	N 57°22'40" W	41.16'
L9	S 36°38'04" E	124.71'
L10	N 19°10'12" W	51.34'
L11	S 66°38'04" E	30.55'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.52'	41.11'	36°57'55"	S 71°54'01" W	26.07'
C2	26.41'	41.00'	36°53'46"	N 18°10'38" W	25.95'
C3	19.91'	55.00'	20°44'36"	S 47°00'22" E	19.80'



DATE	STATE	COUNTY	PROJECT	DRAWN BY
MARCH 2021	ID	LATAH	GATEWAY ON 6TH	TLW



RIM ROCK CONSULTING, INC.

- Land Surveying
- Site Planning
- Mapping

129 West 3rd Street #102 Moscow, Idaho 83843 208-883-5339 rimrock@rimrockconsulting.net

SHEET

2
OF
2

Recieved 04-09-2021



Rim Rock Consulting, Inc.

PROFESSIONAL LAND SURVEYORS
GIS & MAPPING SERVICES

JOHN L. DUNN, PLS / ID, WA / CFEDS
DUANE E. PRIEST, PLS / ID
MICHAEL E. DAHLIN, PLS / ID, WA

PROPERTY DESCRIPTION FOR J & S HOLDINGS PUBLIC ACCESS EASEMENT

A public access easement located in the southeast quarter of Section 7, Township 39 North, Range 5 West of the Boise Meridian, Latah County, Idaho, described as follows:

COMMENCING at the southeast corner of said Section 7, from which the south quarter corner of said Section bears S 87°45'17" W, 2673.50 feet; Thence along the south line of said section, S 87°45'17" W, 1070.11 feet to the intersection with the northeasterly right of way line of the former Blue Mountain Railroad (UPRR); Thence along said northeasterly line, N 36°38'03" W, 32.23 feet to the intersection with the north right of way line of Sixth Street, Thence along said north right of way line, S 88°16'46" W, 271.93 feet, to the POINT OF BEGINNING:

A strip of land, 10 feet wide, lying 5 feet on each side of the following described centerline:

Thence N 57°22'40" W, 41.16 feet;

Thence along a tangent curve to the right having an arc length of 19.91 feet, a radius of 55.00 feet, the long chord of which bears N 47°00'22" W, 19.80 feet to the west right of way line of the former Northern Pacific Railroad;

Thence along said right of way line, N 36°38'04" W, 124.71 feet;

Thence leaving said right of way line, N 19°10'12" W, 51.34 feet;

Thence N 36°38'03" W, 293.62 feet;

Thence N 66°38'04" W, 30.55 feet to the west right of way line of the former Northern Pacific Railroad and the termination of this easement.

The sidelines of this easement shall be lengthened or shortened to terminate on the north right of way line of sixth street and the west right of way line of the former Northern Pacific Railroad & City of Moscow, Ghormley Park boundary line.

This description was prepared by John L. Dunn on April 6, 2021.



129 West 3rd Street, #102 • Moscow, ID 83843
(208) 883-5339 phone • (208) 883-4309 fax
rimrock@rimrockconsulting.net



Recieved 04-09-2021



**CITY OF MOSCOW
COMMUNITY DEVELOPMENT**
Ph: 208-883-7035
Fax: 208-883-7033
jfleischman@ci.moscow.id.us

For City Use Only			
Date Received		4/9/21	
Dept	Fee Type	Fees	Paid
CD	Final PUD	\$425 plus \$27/lot	4/9/21
Receipt Number		LUP2021-0015	

APPLICATION FOR FINAL PLANNED UNIT DEVELOPMENT

APPLICANT:

Name: J&S Holding Company, LLC Telephone: 208-640-9301
Complete Address: 11245 N. EASTSHORE DRIVE, HAYDEN, ID 83835
E-Mail: jafstephens@earthlink.net Fax: _____

OWNER: (if other than applicant)

Name: _____ Telephone: _____
Complete Address: _____
E-Mail: _____ Fax: _____

PROPERTY:

- Proposed PUD Name: UNIVERSITY GATEWAY ON SIXTH
- Address or Parcel Number: RPM00000078970A, RPM00000078870A, RPM0550006022CA

AUTHORIZATION:

- Describe any changes in design or construction since approval of the Preliminary PUD:

PARCELS 1 THROUGH 20 HAVE BEEN ADJUSTED TO ACCOMMODATE TOWNHOUSE
FLOOR PLATES

CONDITIONS OF APPROVAL:

The Commission or Council (in the case of a Type 2 PUD application) may impose conditions including, but not limited to, those (1) minimizing adverse impact on other development; (2) controlling the sequence and timing of development; (3) controlling the duration of development; (4) assuring that development is maintained properly; (5) designating the exact location and nature of development; (6) requiring the provision for onsite or offsite public facilities or services; (7) requiring more restrictive standards than those generally required in an ordinance; and/or (8) requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

Compliance:

- 1) The Final PUD process is intended to give the Zoning Administrator, Planning and Zoning Commission, or the Council (in the case of Type 2 PUD application), an opportunity to determine whether the proposed development conforms to the intent of the preliminary approval. The applicant is required to detail any proposed development agreements, condominium agreements, deed restrictions, or other commitments needed to assure adherence to the proposed development plan, and to provide final plans indicating how conditions or modifications imposed at preliminary approval will be met.
- 2) If the final proposal is substantially unchanged from the application provided for preliminary approval, and if it adequately incorporates all required conditions or modifications, it may be acted on by majority vote of the Planning and Zoning Commission as a regular agenda item at a regularly scheduled meeting (or City Council, in the case of a Type 2 PUD application). The deciding body may grant final approval, may grant final approval with minor modifications or conditions, or may deny the application.
- 3) If the proposal differs significantly from the proposal discussed at earlier public hearings beyond those changes required as conditions of the preliminary approval, or if conditions or modifications are contemplated which differ significantly from those presented at earlier hearings, then a new public hearing must be conducted by the Planning and Zoning Commission (or City Council in the case of a Type 2 PUD application) prior to final project approval.

Revocations:

- 1) If building permits pertaining to an approved PUD, consistent with any proposed phasing, are not obtained within eighteen (18) months of the final PUD approval, such final PUD approval shall be immediately revoked and shall be automatically null and void.
- 2) The applicant may request a one (1) time extension of a final PUD approval not to exceed one (1) year. Such request shall be in writing and shall be approved by the applicable decision-making body prior to expiration of the original PUD approval or such approval shall not be granted.

SUBMITTAL:

A Final PUD application is made by submitting the following information to the Community Planning and Design Department:

- Completed application.
- Payment of application fees.
- Site Plan, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Floor Plans, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Elevation Drawings and/or Renderings, drawn to scale (1 electronic copy; 2 - 11" x 17" hard copies)
- Evidence of clear title to any lands to be conveyed or reserved for parks, scenic ways, playgrounds, schools, public buildings, or other public purposes.
- Final plans showing location of water, sewer, drainage and all other utilities, and plans for street improvements and grading.
- A final phasing plan.

I understand this information is a public record and may be posted to a public website.

James Y. Stephens
Applicant's Signature

4/8/2021
Date

James Y. Stephens
Property Owner's Signature

4/8/2021
Date

GATEWAY ON SIXTH

CITY OF MOSCOW

LATAH COUNTY, IDAHO

BASIS OF ELEVATION
THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD88, ESTABLISHED BY GPS.
THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER
SERVICE (OPUS).

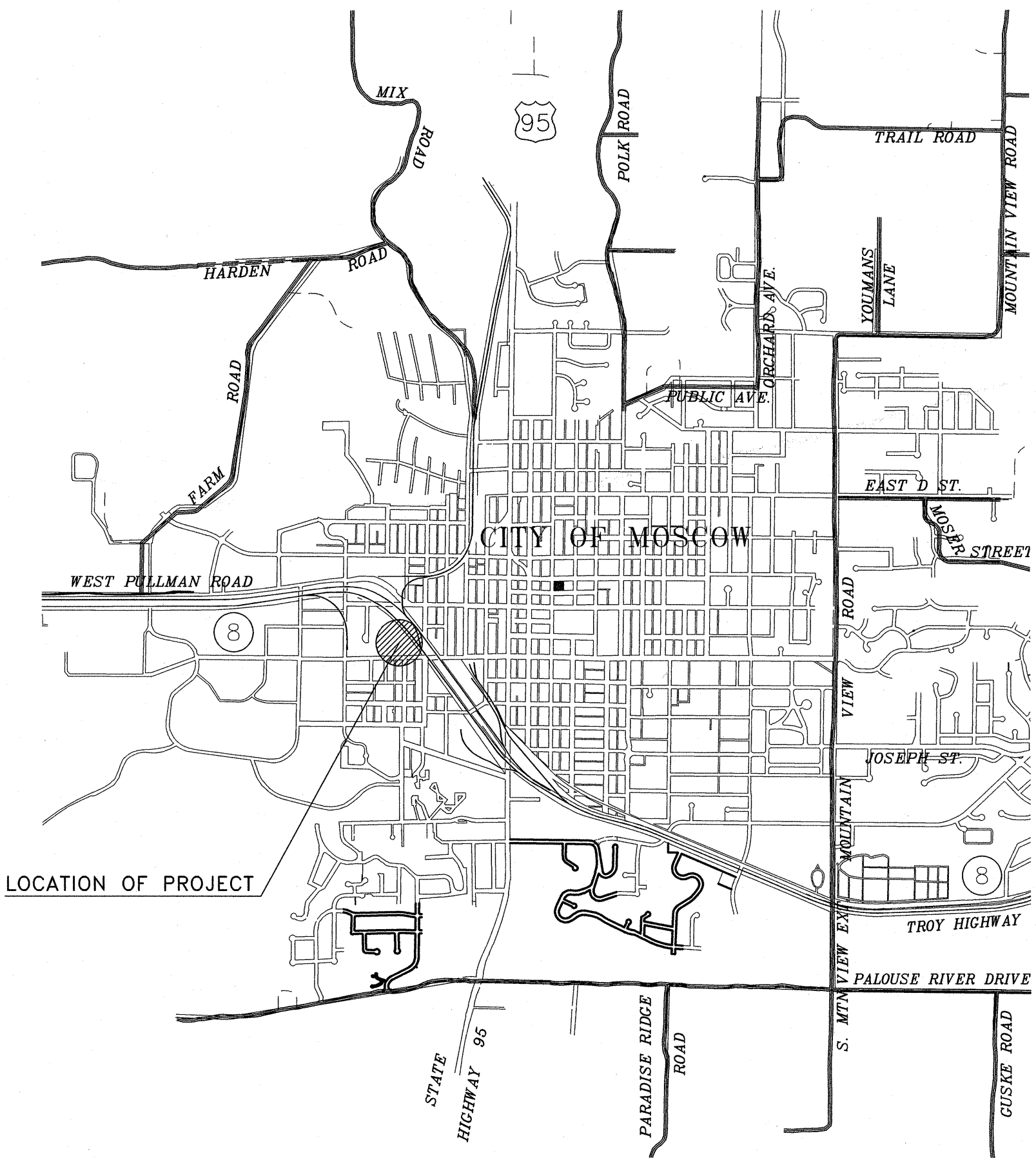
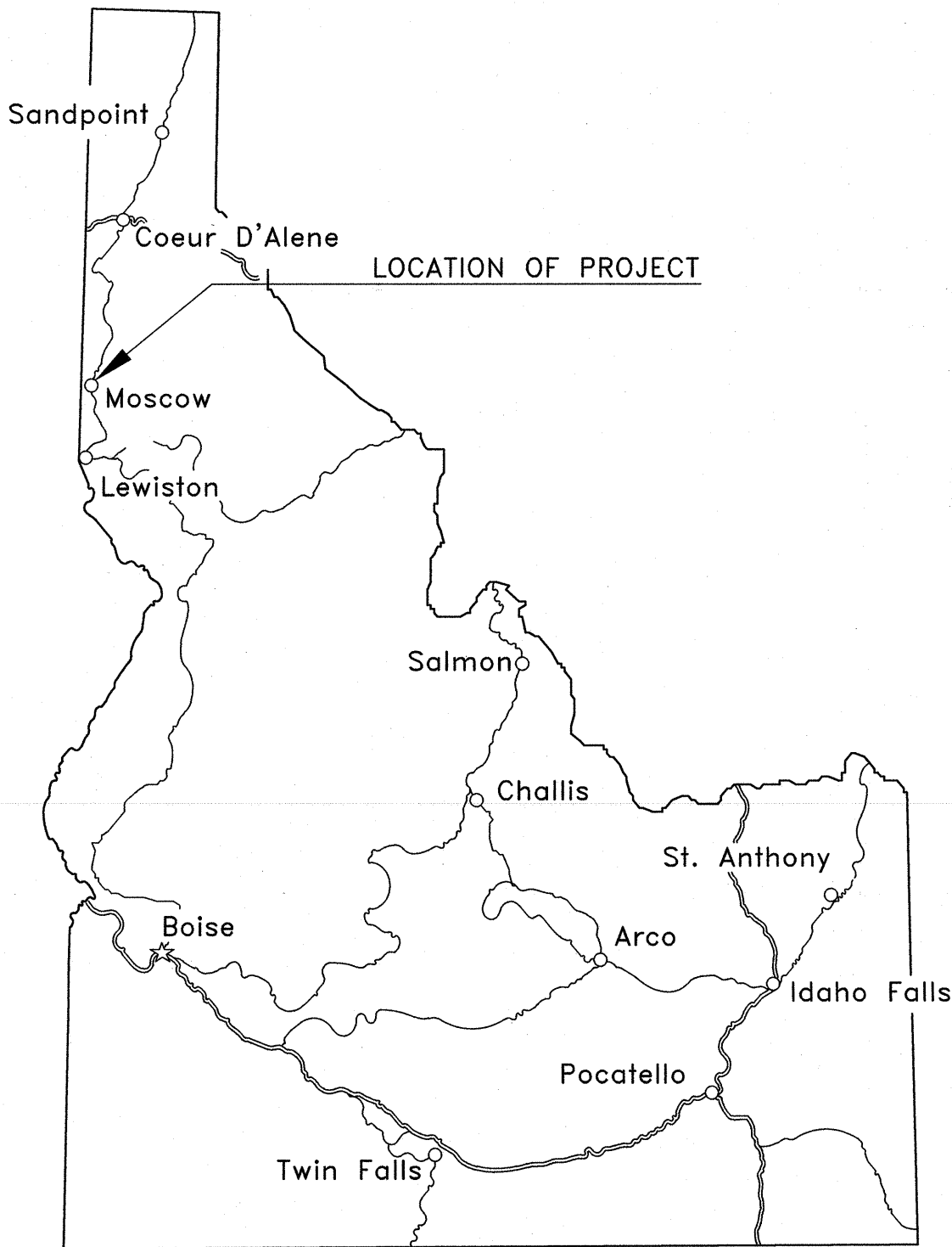
DRAWING INDEX

Sheet Number	Sheet Title
C1	COVER SHEET
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	EROSION CONTROL AND GRADING PLAN
C4	UTILITY LAYOUT PLAN
C5	PLAN AND PROFILE-MAIN ENTRANCE AND NORTH CROSSING
C6	PLAN AND PROFILE-SOUTH CROSSING AND WEST SIDE
C7	EAST PARKING LOT - NORTH SECTION
C8	EAST PARKING LOT - MID SECTION
C9	EAST PARKING LOT - SOUTH SECTION
C10	GENERAL NOTES AND DETAILS
C11	GENERAL NOTES AND DETAILS

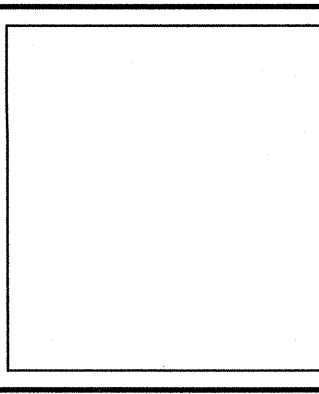
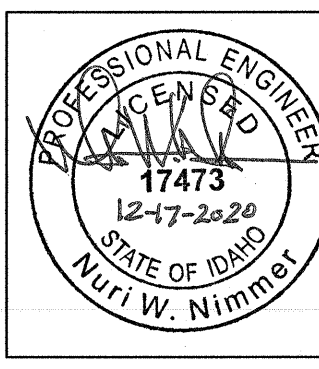
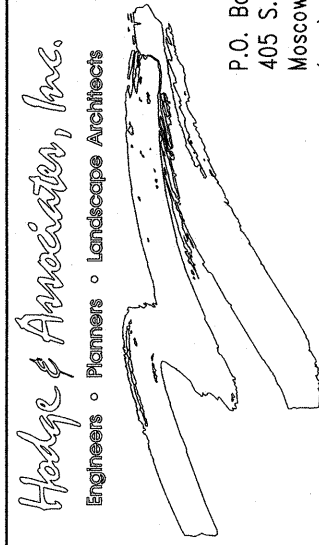
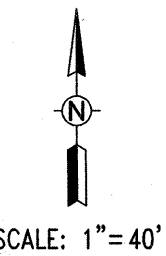
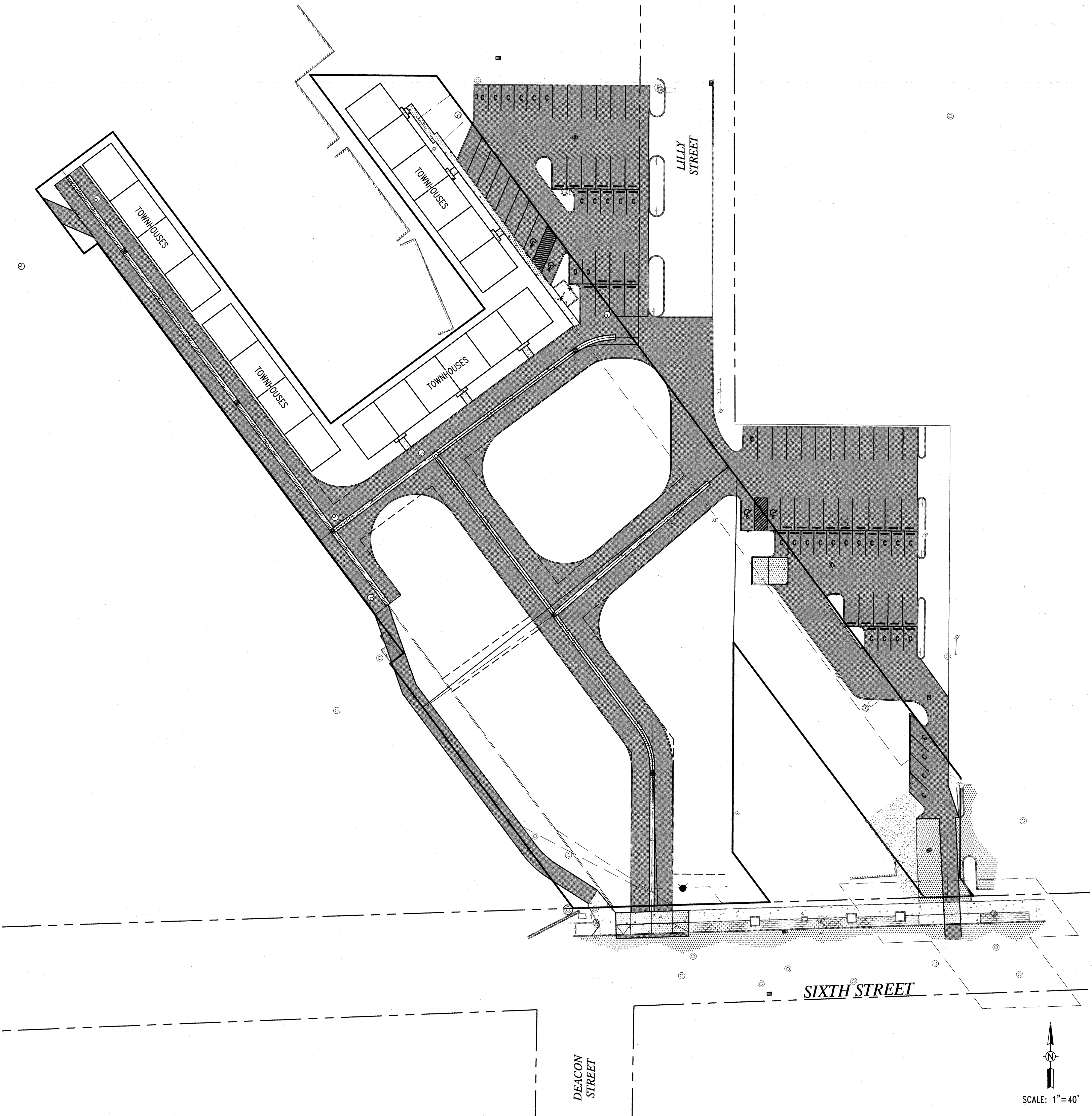
***WATER LINE NOTE:**
NOTIFY CITY OF MOSCOW WATER DEPARTMENT MINIMUM 48 HOURS PRIOR TO ANY
HEAVY EQUIPMENT WORK ON SITE TO VERIFY ALL VALVES ARE IN GOOD WORKING ORDER.



Know what's below.
Call before you dig.



VICINITY MAP



GATEWAY ON SIXTH
COVER SHEET
J&S HOLDING COMPANY AND RUSTY OLIPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-5301

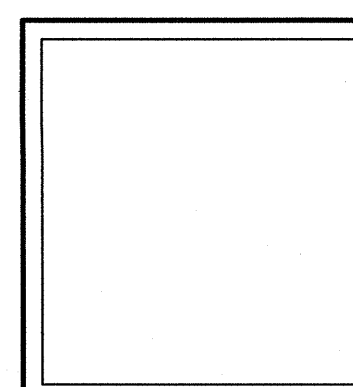
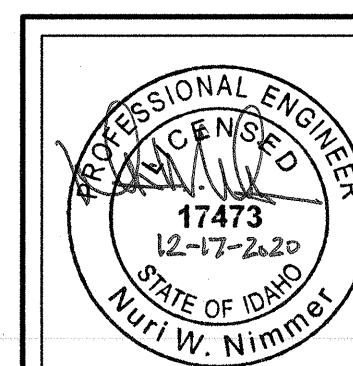
Designed by:	SB/NN
Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 COVER.dwg
Tab:	COVER
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4271-02-20
Date:	12/15/2020

C1



Hodge & Associates, Inc.
Engineers • Planners • Landscape Architects

P.O. Box 8728
405 S. Washington Street
Moscow, Idaho 83843

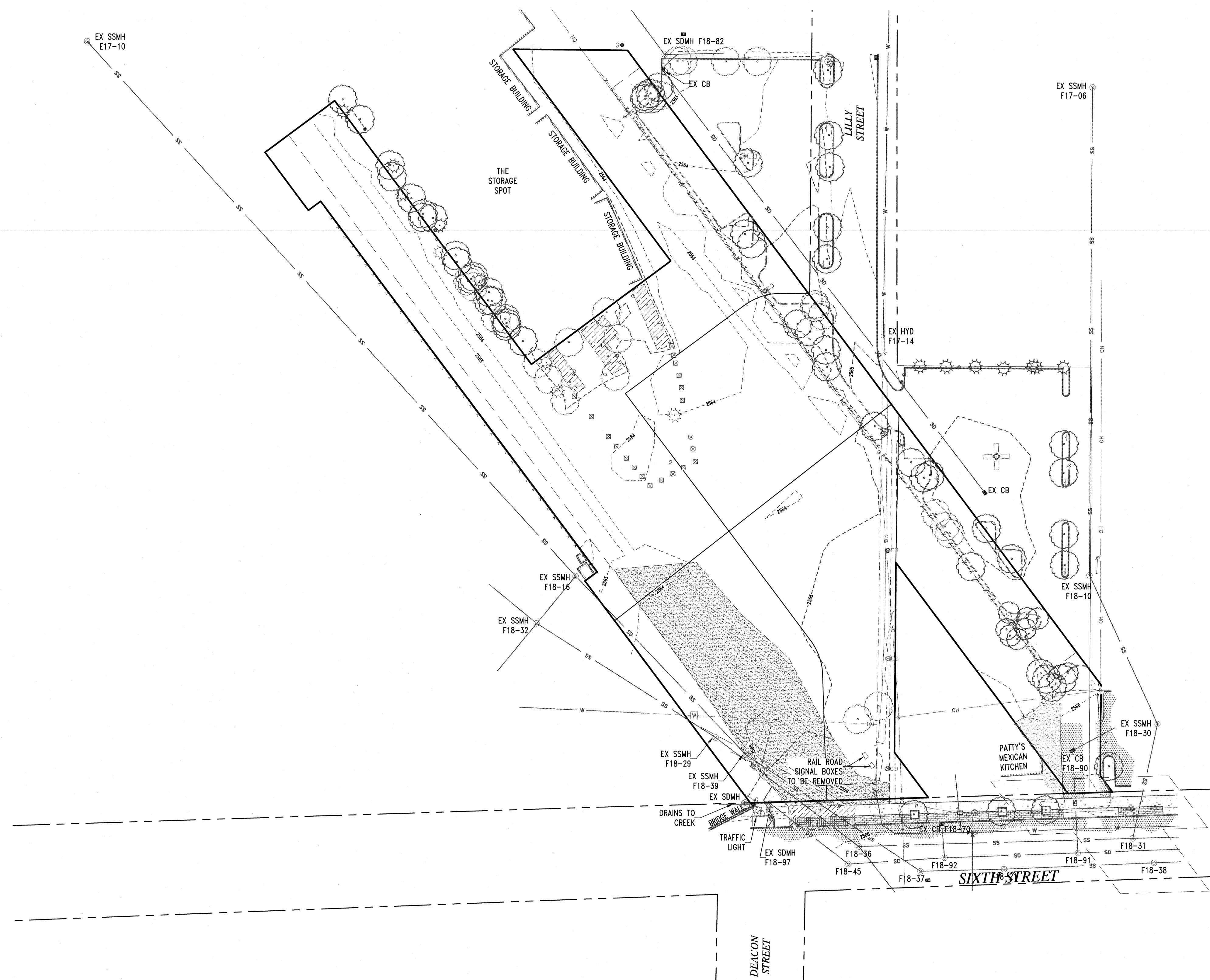


GATEWAY ON SIXTH
EXISTING CONDITIONS AND DEMOLITION PLAN
J&S HOLDING COMPANY AND RUSTY OLPS

J&S HOLDING
SIXTH STREET
MOSCOW, IDAHO

Designed By:	SB/NN
Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 DEMO.dwg
Tab:	LAYOUT
Layer Style:	STANDARD
Plot Style	PRIMARY.CTB
Project:	4271-02-2
Date:	12/16/2020

C2



*WATER LINE NOTE:

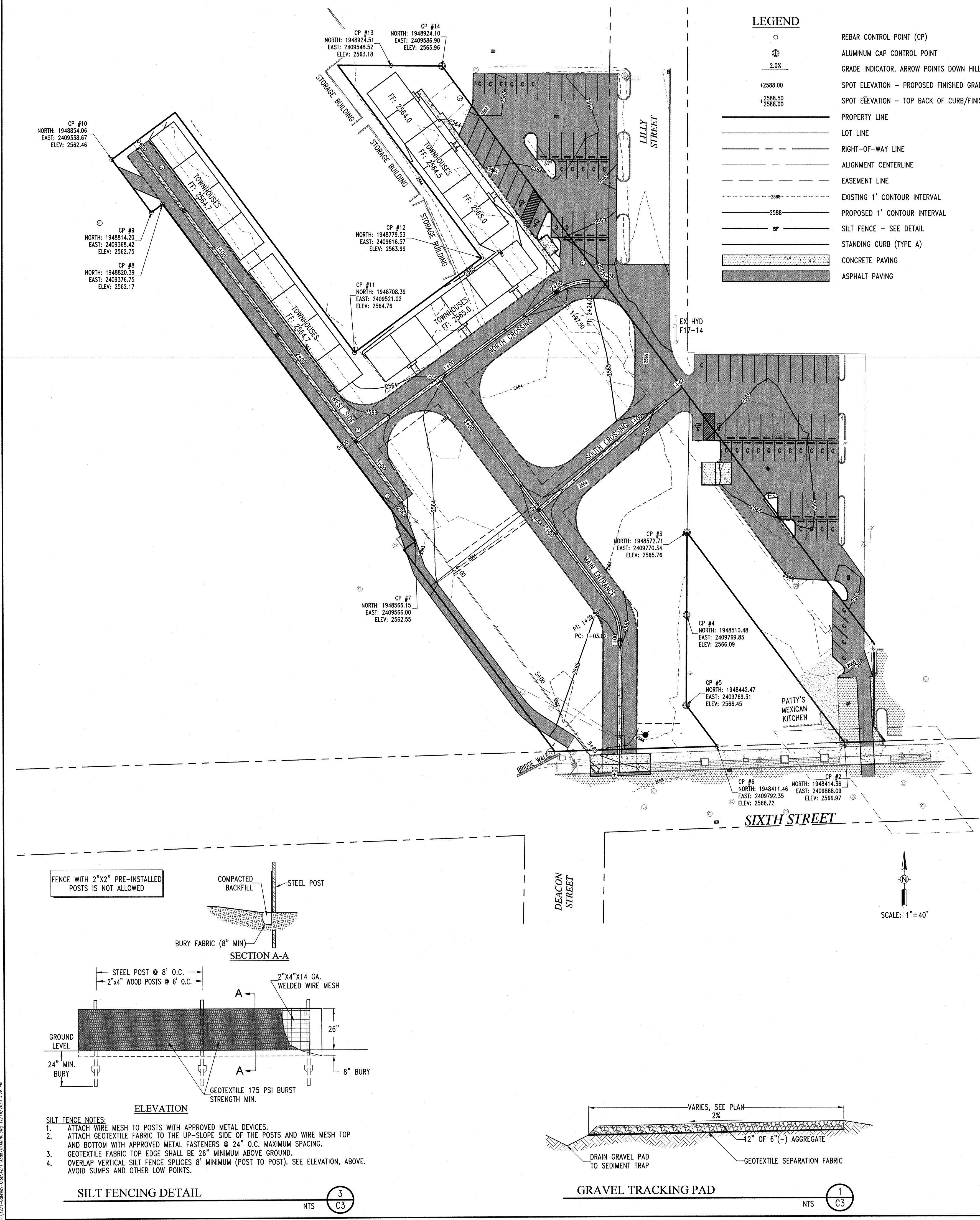
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LEGEND

	MANHOLE
	CATCH BASIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	FRANCHISE UTILITY PEDESTAL
	UNDER GROUND GAS LINE MARKER
	UTILITY POLE
	LIGHT POLE
	LIGHT POLE - TO BE REMOVED
	DECIDUOUS TREE
	DECIDUOUS TREE - TO BE REMOVED
	CONIFEROUS TREE
	CONIFEROUS TREE - TO BE REMOVED
	SHRUB TREE
	SHRUB TREE - TO BE REMOVED
	FENCE POST - TO BE REMOVED
	FENCE LINE
	FENCE LINE - TO BE REMOVED
	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	UNDERGROUND POWER LINE
	UNDERGROUND UTILITY LINE - TO BE ABANDONED OR REMOVED
	OVERHEAD UTILITY LINE
	STANDING CURB
	STANDING CURB - TO BE REMOVED
	ASPHALT PAVING
	ASPHALT PAVING - TO BE REMOVED
	CONCRETE PAVING
	CONCRETE PAVING - TO BE REMOVED
	BRICK PAVERS
	BRICK PAVERS - TO BE REMOVED
	GRAVEL

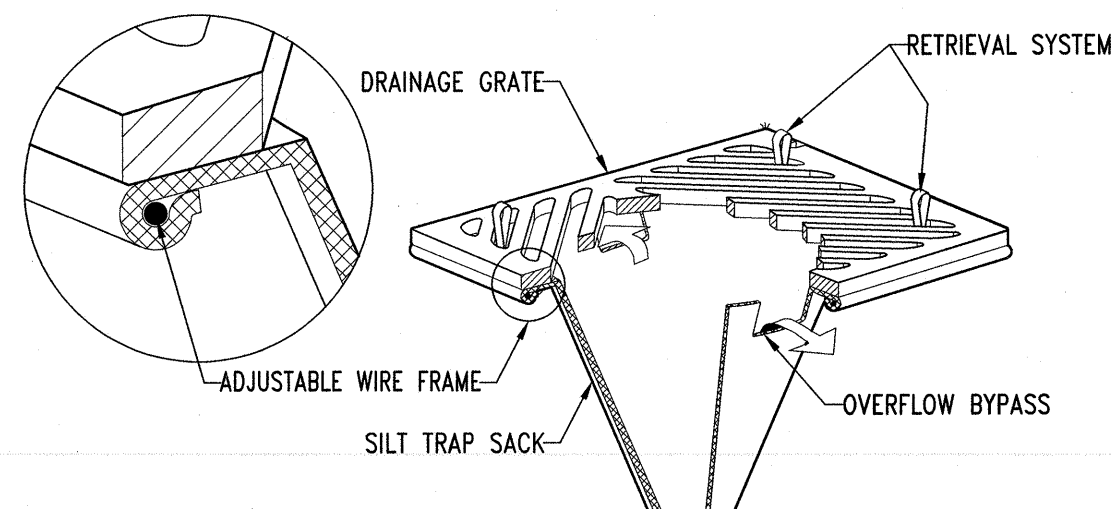
SCALE: 1"=40'

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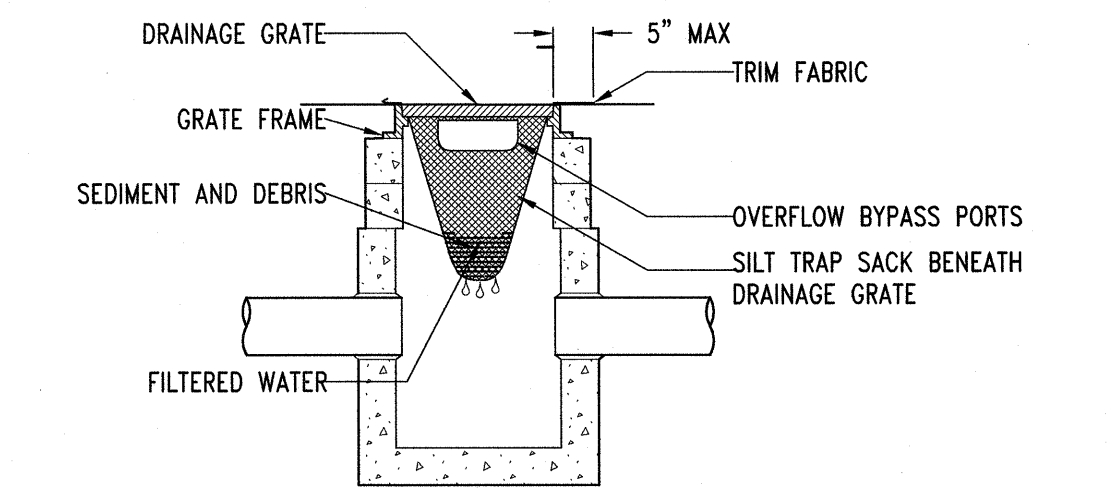


LEGEND	
	REBAR CONTROL POINT (CP)
	ALUMINUM CAP CONTROL POINT
	GRADE INDICATOR, ARROW POINTS DOWN HILL
	SPOT ELEVATION - PROPOSED FINISHED GRADE
	SPOT ELEVATION - TOP BACK OF CURB/FINISHED GROUND
	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	ALIGNMENT CENTERLINE
	EASEMENT LINE
	EXISTING 1' CONTOUR INTERVAL
	PROPOSED 1' CONTOUR INTERVAL
	SILT FENCE - SEE DETAIL
	STANDING CURB (TYPE A)
	CONCRETE PAVING
	ASPHALT PAVING

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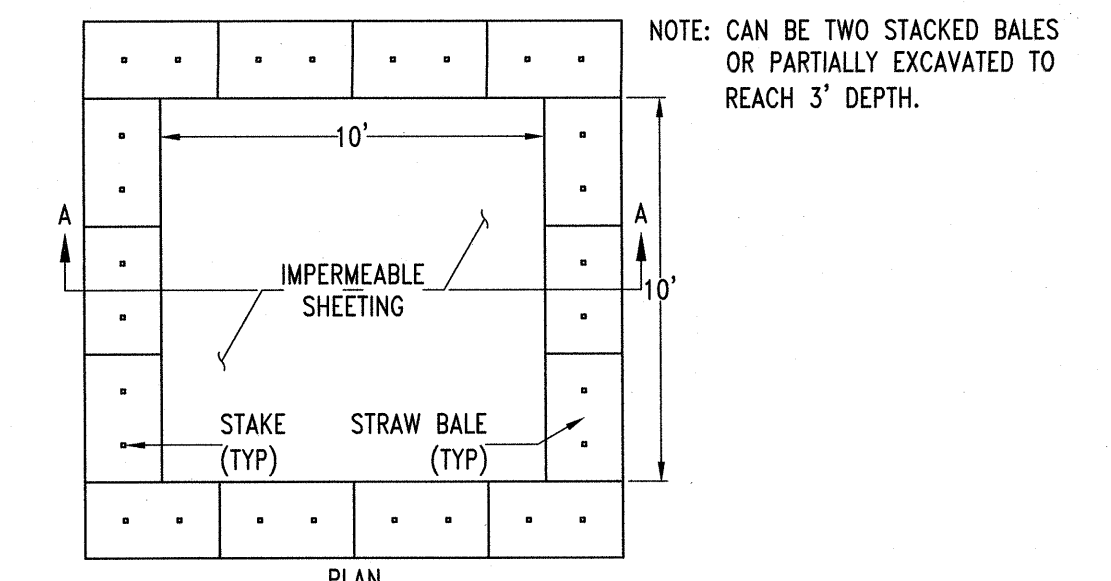
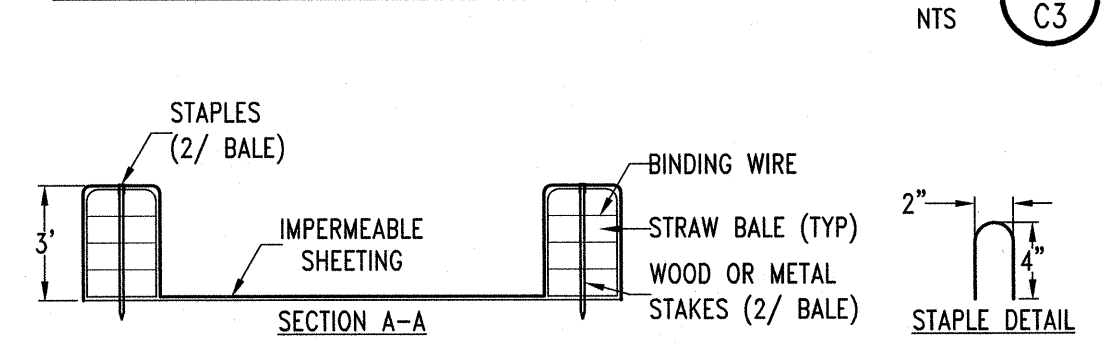
DETAILS



SECTION
NOT TO SCALE

- NOTES:**
1. SIZE AND SHAPE OF THE SILT TRAP SACK TO FIT THE STORM STRUCTURE IT WILL SERVICE. (RECTANGULAR OR ROUND).
 2. THE SILT TRAP SACK SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
 3. THE SILT TRAP SACK ASSEMBLY MUST ALLOW REMOVAL WITHOUT SPILLING THE COLLECTED MATERIAL.
 4. EMPTY SILT TRAP SACK AND DISPOSE OF SEDIMENT AND DEBRIS BEFORE THE SACK IS HALF-FULL.
 5. ENSURE THE SILT TRAP SACK ASSEMBLY DOES NOT SPILL OR FALL INTO THE STORM STRUCTURE. IF SEDIMENT IS SPILLED INTO THE STORM STRUCTURE, REMOVE THE SPILLED MATERIAL BY SUCTION HOSE OR OTHER APPROVED METHOD.

CATCH BASIN PROTECTION



CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50' AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4" OF FREEBOARD. TYPICAL DIMENSIONS ARE 10'x10'x3' DEEP.
3. PREPARE SOIL BASE FREE OF ROCK OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75% FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORM, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

ONSITE CONCRETE WASHOUT STRUCTURE

BASIS OF ELEVATION
THE BASIS OF ELEVATION FOR THIS SURVEY IS NAVD83, ESTABLISHED BY GPS. THE BASE POSITION BEING CORRECTED BY NGS ONLINE POSITIONING USER SERVICE (OPUS).

GRADING NOTES

ESTIMATED GRADING QUANTITIES

CUT VOLUME = 377 C.Y.
FILL VOLUME = 924 C.Y. (ASSUMES 22% SHRINKAGE)

1. THIS PLAN IS ACCURATE FOR GRADING AND THE RELATED EROSION AND SEDIMENT CONTROL PURPOSES ONLY.
2. ALL AREAS TO RECEIVE EMBANKMENT (FILL) SHALL FIRST BE CLEARED AND GRUBBED.
3. ALL TOPSOIL SHALL BE EXCAVATED AND REMOVED FROM EMBANKMENT (FILL) AREAS. EXCAVATED TOPSOIL MATERIAL MAY BE STOCKPILED ON-SITE FOR USE AS LANDSCAPING MATERIAL - PROVIDE SILT FENCE AROUND STOCKPILES.
4. BORROW FOR EMBANKMENT (FILL) SHALL CONSIST OF NATIVE PALOUSE LOESS OR CLAY, OR ANY APPROVED GRAVELLY MATERIAL. ALL BORROW SHALL BE FREE OF ROOTS, BARK, TOPSOIL, ORGANIC OR OTHER DELETERIOUS MATERIALS.
5. COMPACT ALL EMBANKMENT (FILL) TO 95% MINIMUM OF THE PROCTOR VALUE DENSITY DETERMINED BY THE AASHTO T-99 METHOD. THE METHOD FOR CONSTRUCTING EMBANKMENT (FILL) SHALL BE SUCH THAT 95% MINIMUM DENSITIES ARE ACHIEVED THROUGHOUT.
6. WHERE EMBANKMENT (FILL) IS PLACED ON AN EXISTING SLOPE 4:1 OR STEEPER THE EXISTING SLOPE SHALL BE BENCHMARKED HORIZONTAL PRIOR TO PLACING BORROW. THE WIDTH OF THE BENCHES SHALL NOT BE LESS THAN FIVE (5) FEET IN WIDTH.
7. COMPACTION TESTING SHALL BE PROVIDED BY THE OWNER. COMPACTION TEST LOCATIONS SHALL BE RECORDED ON A SITE PLAN SHOWING TEST NUMBER, DATE, AND ELEVATION OF EACH TEST. A REPORT OF THESE TESTS SHALL BE PROVIDED TO THE OWNERS, ENGINEER, CONTRACTOR, AND CITY. THERE SHALL BE A SUFFICIENT NUMBER OF TESTS TO ASSURE THAT 95% MINIMUM COMPACTION HAS BEEN ACHIEVED THROUGHOUT ALL EMBANKMENT (FILL) AREAS.
8. OWNER IS RESPONSIBLE TO SECURE ALL NECESSARY AUTHORIZATION FOR GRADING ACTIVITIES REQUIRED ON ADJACENT PROPERTIES.
9. A CITY OF MOSCOW GRADING PERMIT IS REQUIRED.
10. COMPLIANCE WITH NPDES PHASE II IS REQUIRED.

EROSION CONTROL NOTES

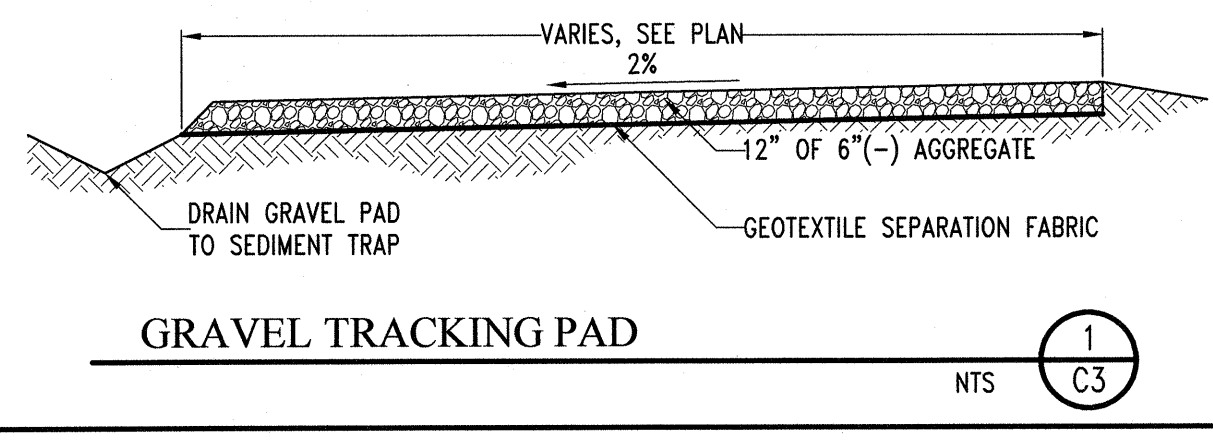
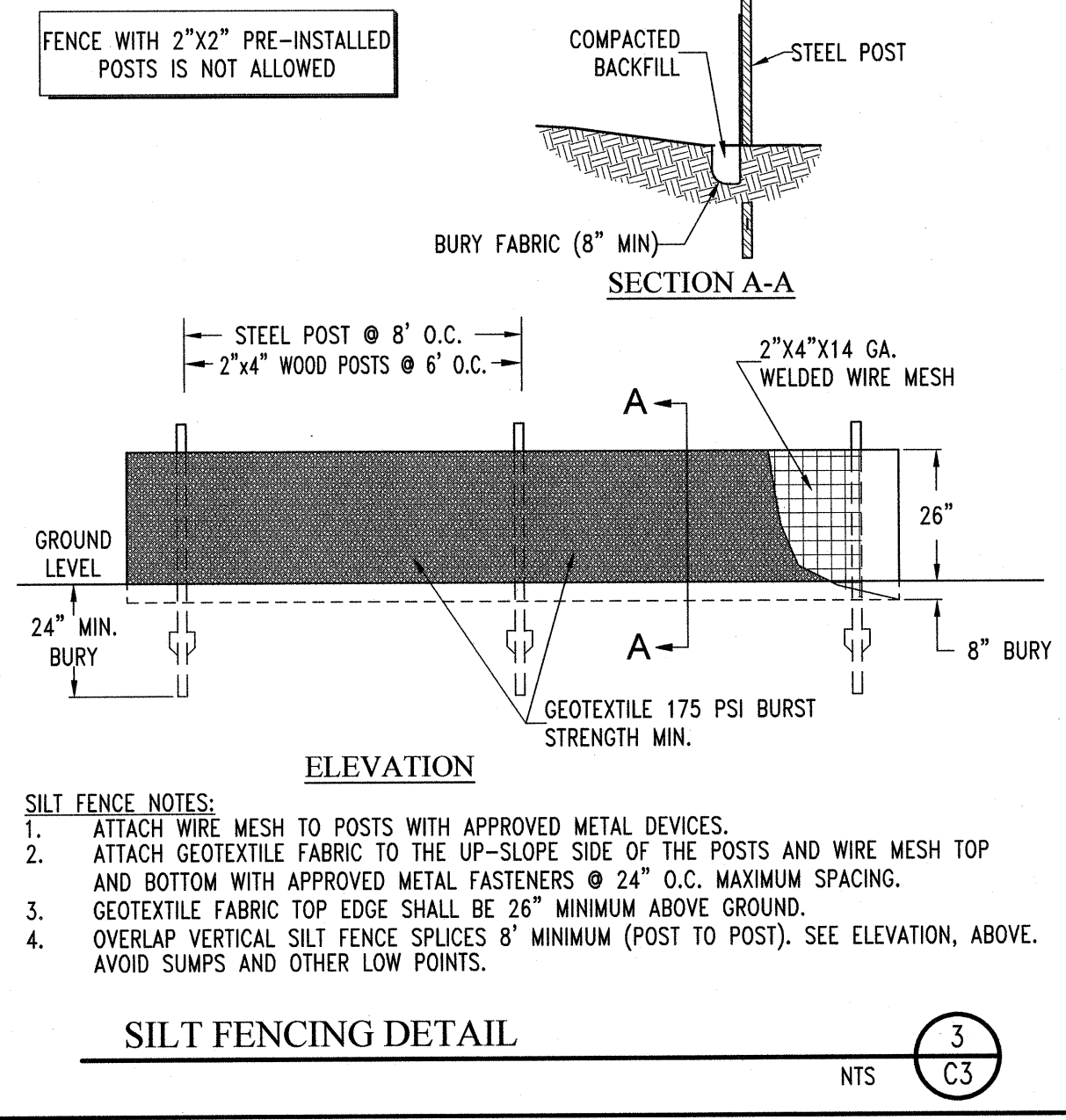
1. EROSION CONTROL MEASURES AS SET FORTH IN THIS PLAN SHALL APPLY TO ALL CONSTRUCTION ACTIVITY RELATIVE TO THIS SITE, INCLUDING BUT NOT LIMITED TO, ALL EARTHWORK AND INSTALLATION OF PUBLIC IMPROVEMENTS.
 2. SHOULD THE CITY ENGINEER DETERMINE THAT THE EROSION CONTROL MEASURES INSTALLED AS INDICATED ON THIS EROSION CONTROL PLAN ARE INADEQUATE AND/OR INEFFECTIVE, THE CITY ENGINEER SHALL DIRECT THE IMPLEMENTATION OF ADDITIONAL EROSION CONTROL MEASURES (AT THE EXPENSE OF THE DEVELOPER) TO ALLEVIATE INADEQUACIES.
 3. THE OWNER AND/OR DEVELOPER OF THE PROPERTY IS ULTIMATELY RESPONSIBLE FOR THE FURNISHING, INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES NECESSARY FOR FULL COMPLIANCE WITH MOSCOW CITY CODE.
- IT IS NECESSARY FOR ANY PROJECT LARGER THAN ONE ACRE IN SIZE TO HAVE AN EPA NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER AN NPDES GENERAL PERMIT (NOT PHASE II) FORM ON FILE WITH THE EPA STORM WATER NOTICE PROCESSING CENTER AT:
- FOR REGULAR U.S. MAIL DELIVERY: EPA STORMWATER NOTICE PROCESSING CENTER MAIL CODE 4203M U.S. EPA 1200 PENNSYLVANIA AVENUE, NW WASHINGTON, DC 20460
- FOR OVERNIGHT/EXPRESS MAIL DELIVERY: EPA STORMWATER NOTICE PROCESSING CENTER ROOM 7420 U.S. EPA 1201 CONSTITUTION AVENUE, NW WASHINGTON, DC 20004

PRIOR TO CONSTRUCTION ACTIVITIES:

1. INFORM CITY, AND OTHER INSPECTORS, OF WORK SCHEDULED FOR WEEKENDS OR HOLIDAY.
2. CONSTRUCT GRAVEL PADS AT ENTRANCES TO SITE, AS INDICATED ON PLAN.
3. PLACE SILT FENCING AND CHECK DAMS AS INDICATED ON PLAN PRIOR TO ANY EXCAVATION OR EMBANKMENT WORK. IN GENERAL, CHECK DAMS SHALL BE PLACED AT MINIMUM 100 FOOT SPACING IN ALL SWALES AND DITCHES AND AT MINIMUM 50 FOOT SPACING ALONG SILT FENCE. ON SLOPES GREATER THAN 10% CHECK DAMS SHALL BE MADE OF ROCK, STRAW BALES, OR SILT FENCE, PER MOSCOW CITY STANDARDS.
4. GRADE ACCESS ROAD(S) TO ROADWAY CROSS-SLOPE TO PROVIDE DRAINAGE TO ROADSIDE DITCHES.
5. PLACE SILT FENCING AND STRAW BALES TO PROTECT EXISTING STORM WATER DRAINAGE FACILITIES THAT WILL BE IMPACTED BY THIS WORK. PROTECT EXISTING FACILITIES ON ADJACENT PROPERTY, AS NECESSARY. EXISTING CATCH BASINS SHALL BE PROTECTED PER DETAIL 2. THIS PAGE. MAINTAIN UNIMPEDED FLOW INTO CATCH BASINS THROUGHOUT CONSTRUCTION.
6. CONSTRUCT TEMPORARY SEDIMENT POND(S) IN THE LOCATION(S) AS SHOWN ON THE PLAN, INCLUDING DIRECTIVE DITCHES ALSO AS SHOWN THEREON AND/OR OTHERWISE REQUIRED.

DURING CONSTRUCTION ACTIVITIES AND WINTER SHUTDOWN, AS NECESSARY:

1. SUSPEND ALL EXCAVATION AND EMBANKMENT WORK DURING RAIN STORMS TO MINIMIZE EROSION AND SEDIMENT CONTROL SITE CONDITIONS DURING AND FOLLOWING RAIN EVENTS FOR EROSION AND SEDIMENT CONTROL PROBLEMS - INSTALL CORRECTIVE MEASURES AND INITIATE CLEANUP MEASURES AS REQUIRED.
 2. SPRAY WATER ON DISTURBED AREAS TO CONTROL DUST EROSION DURING DRY SEASON.
 3. CONSTRUCT STORM WATER FACILITIES AS EARLY AS POSSIBLE DURING CONSTRUCTION, PROTECT NEW STORM WATER FACILITIES SIMILAR TO EXISTING (SEE NOTE 5 OF "PRIOR TO CONSTRUCTION ACTIVITIES").
 4. SEED AND MULCH ALL DISTURBED AREAS.
 5. ALL GRADED AREAS, FINISHED OR UNFINISHED, SHALL HAVE ACCEPTABLE EROSION CONTROL MEASURES APPLIED PRIOR TO OCTOBER 1 - NO EXCEPTIONS WITHOUT PRIOR WRITTEN CITY APPROVAL. ACCEPTABLE EROSION CONTROL MEASURES SHALL BE CONSIDERED ONE OF THE FOLLOWING:
 - a. HYDRAULICALLY APPLIED MIXTURE OF MULCH AND TACKIFIER - OF A TYPE AND APPLICATION RATE RECOMMENDED FOR MOSCOW AREA OPEN SOIL EROSION PROTECTION - SEED TO BE INCLUDED IF AREA IS FINISH GRADED.
 - b. AREAS SLOPING LESS THAN 4:1 TILLED WITH A FARM IMPLEMENT SUCH AS A DISC, PLOW OR SPRING TOOTH THAT RESULTS IN COARSE SURFACE TEXTURE.
 - c. STRAW SPREAD AND TRACKED INTO THE SURFACE. TRACK PERPENDICULAR TO THE DIRECTION OF FLOW.
 - d. EROSION CONTROL BLANKETS - INCLUDING AN APPROVED GRASS SEED/FERTILIZER MIX IF AREA IS FINISH GRADED.
 - e. OTHER METHODS AS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
 6. ALL SLOPES 4:1 OR STEEPER SHALL BE CAT-TRACKED PERPENDICULAR TO THE DIRECTION OF FLOW PRIOR TO OCTOBER 1 - IN ADDITION TO ONE OF THE ACCEPTABLE EROSION CONTROL MEASURES SET FORTH IN NO. 5 ABOVE.
 7. SEED MIXTURES SHALL INCLUDE FERTILIZERS OF THE TYPE AND RATE OF APPLICATION AS RECOMMENDED BY GENERALLY ACCEPTED AREA PRACTICES.
 8. PRIOR TO OCTOBER 1 CONTINUOUS EROSION CONTROL BLANKETS PLUS STRAW BALES AND/OR ROCK CHECK DAMS @ 100 FOOT INTERVALS SHALL BE INSTALLED IN ALL AREAS HAVING A POTENTIAL FOR CONCENTRATED WATER FLOW (I.E. SWALES AND DRAINAGE CHANNELS).
 9. SEDIMENT PONDS INCLUDING CUTOFF / DIRECTIVE DITCHING, AS REQUIRED AND AS SHOWN ON THE PLANS SHALL BE IN PLACE AND OPERATIONAL PRIOR TO OCTOBER 1.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES:**
1. SILT FENCING SHALL REMAIN AFTER THE COMPLETION OF CONSTRUCTION UNTIL SUFFICIENT VEGETATION IS ESTABLISHED TO PREVENT EROSION AND MOBILIZATION OF SEDIMENT, AND UNTIL APPROVAL FOR REMOVAL IS OBTAINED FROM THE CITY ENGINEER.
 2. PERIODIC MAINTENANCE OF EROSION CONTROL MEASURES IS REQUIRED UNTIL PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND SUFFICIENT VEGETATION IS ESTABLISHED. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO: CLEANING OF CATCH BASINS AND STORM SEWER MANHOLES; MAINTAINING SILT FENCING AND STRAW BALE STRUCTURE; REMOVAL OF ACCUMULATED SOIL; AND STREET CLEANING. A TYPICAL SCHEDULE FOR SUCH MAINTENANCE WOULD BE AT LEAST ONCE PER MONTH AND AFTER ALL SIGNIFICANT STORM EVENTS.
- UPON ESTABLISHMENT OF SUFFICIENT VEGETATION AND PERMANENT DRAINAGE FACILITIES OPERATION:**
1. REMOVE ALL EROSION CONTROL MEASURES UPON RECEIPT OF APPROVAL FOR SUCH REMOVAL FROM CITY ENGINEER. CLEAR STREETS AND SIDEWALKS OF ACCUMULATED SILT, MUD, AND DEBRIS.
 2. CONTINUED EROSION CONTROL IS THE PROPERTY OWNER'S RESPONSIBILITY AFTER EROSION CONTROL MEASURES ARE REMOVED, AND RECEIPT OF APPROVAL FROM THE CITY ENGINEER.



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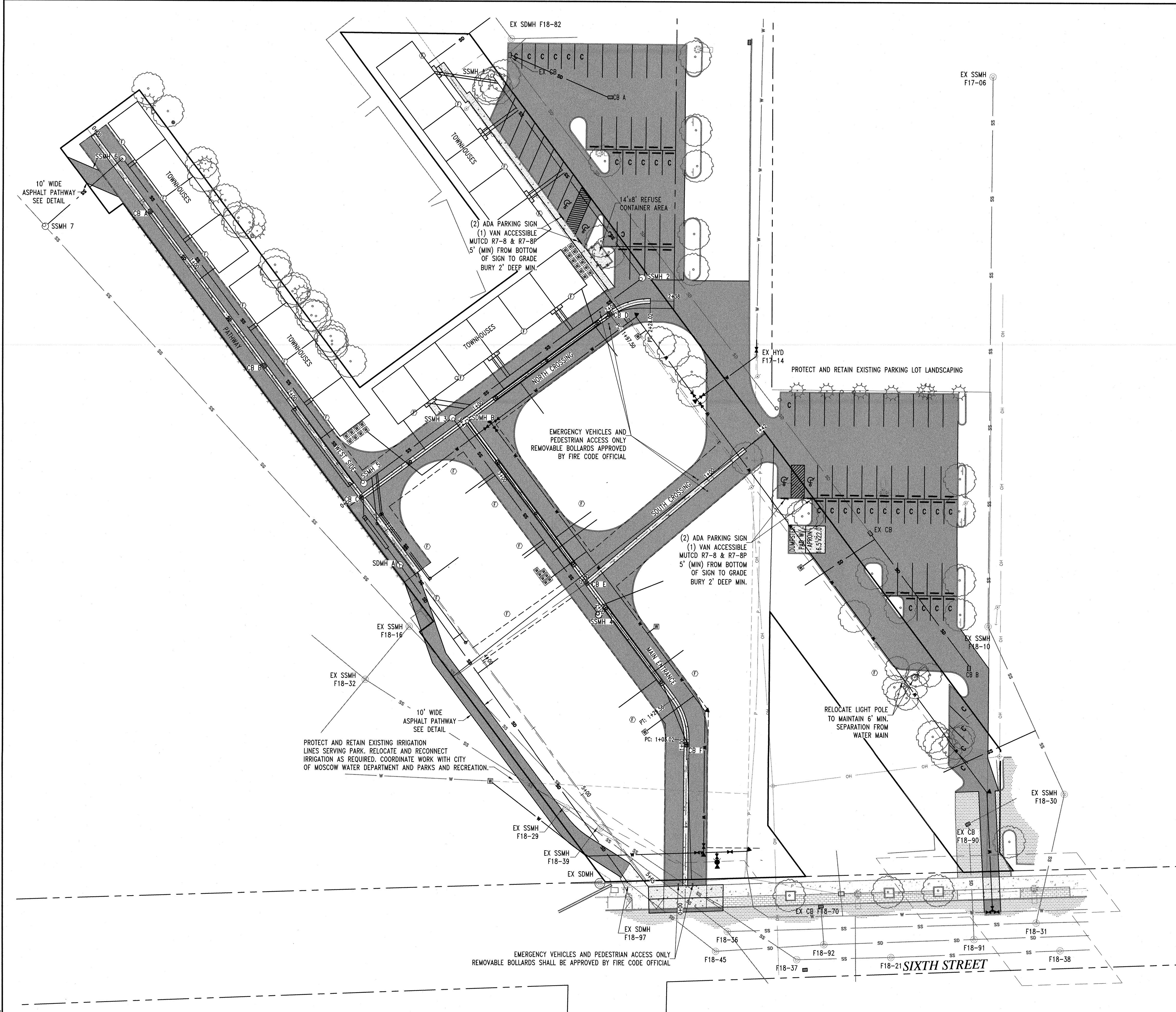
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Moscow Idaho 83843
(208) 882-3520

PROFESSIONAL ENGINEER
EXPIRATION DATE 12-17-2020
17473
STATE OF IDAHO
Nurul W. Nimi

GATEWAY ON SIXTH
EROSION CONTROL AND GRADING PLAN
J&S HOLDING COMPANY AND RUSTY OLPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-9301

Designed By:	SB/NI
Drafted by:	SW/NI
Checked by:	SB/NI
File Name:	4271 GRADING.dwg
Tab:	GRADING
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4271-02-20
Date:	12/16/2020

C3

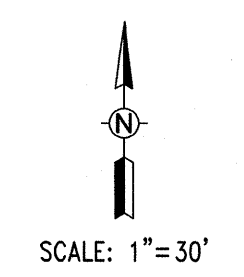


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***WATER LINE NOTE:**
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HEAVY EQUIPMENT WORK ON SITE TO VERIFY ALL VALVES ARE IN GOOD WORKING ORDER.

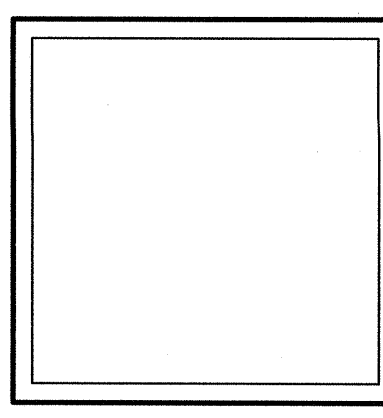
LEGEND

- | | |
|-----|--|
| ○ | MANHOLE |
| ■ | CATCH BASIN |
| ○ | CLEAN OUT - INSPECTION PORT |
| ○ | FIRE HYDRANT |
| ⊞ | WATER METER |
| ⊞ | FRANCHISE UTILITY PEDESTAL |
| ⊞ | UTILITY POLE |
| ⊞ | LIGHT POLE |
| ⊞ | EXISTING SHRUB |
| ⊞ | EXISTING CONIFEROUS TREE |
| ⊞ | EXISTING DECIDUOUS TREE |
| — | PROPERTY LINE |
| — | LOT LINE |
| — | RIGHT-OF-WAY LINE |
| — | ALIGNMENT CENTERLINE |
| — | EASEMENT LINE |
| W | WATER LINE |
| IRR | IRRIGATION LINE |
| FW | FIRE PROTECTION WATER LINE |
| SS | SANITARY SEWER LINE |
| SD | STORM DRAIN LINE |
| TD | TRENCH DRAIN |
| FRU | GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION
BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED |
| G | EXISTING GAS LINE |
| — | STANDING CURB (TYPE A) |
| — | ASPHALT PAVING |
| — | CONCRETE PAVING |



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PROFESSIONAL ENGINEER
17473
12-17-2020
STATE OF IDAHO
Nurti W. Nimmet

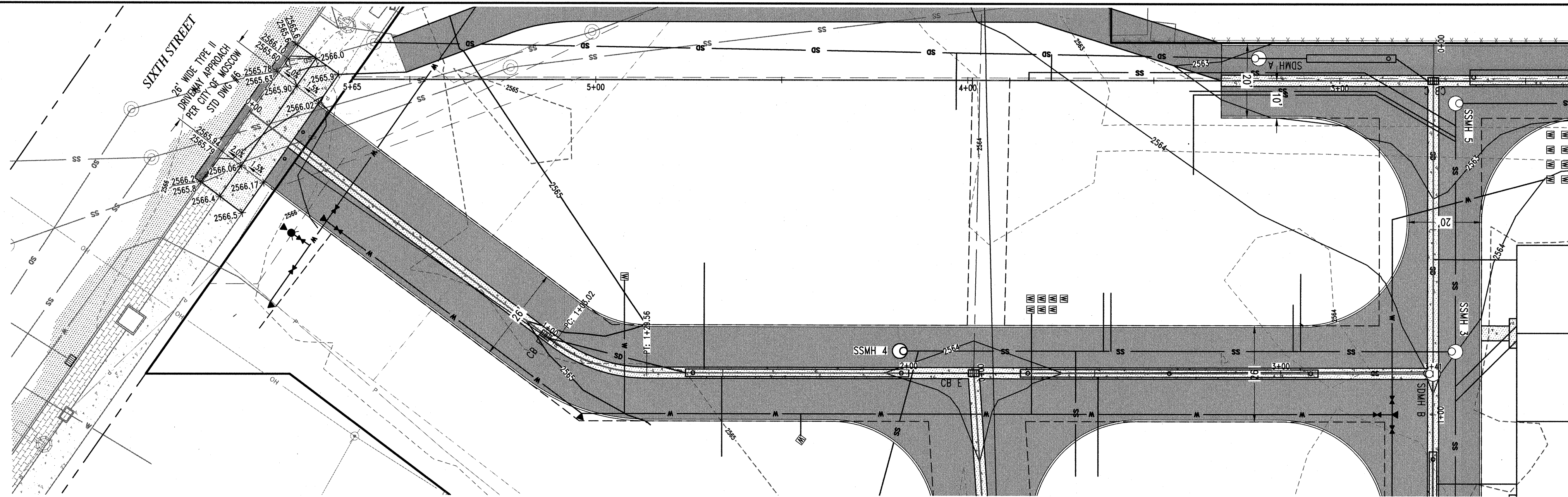


GATEWAY ON SIXTH
UTILITY LAYOUT PLAN
J&S HOLDING COMPANY AND RUSTY OLPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-9301

Designed By:	SB/NN
Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 UTILITY.dwg
Tab:	UTILITY
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4271-02-20
Date:	12/16/2020

C4

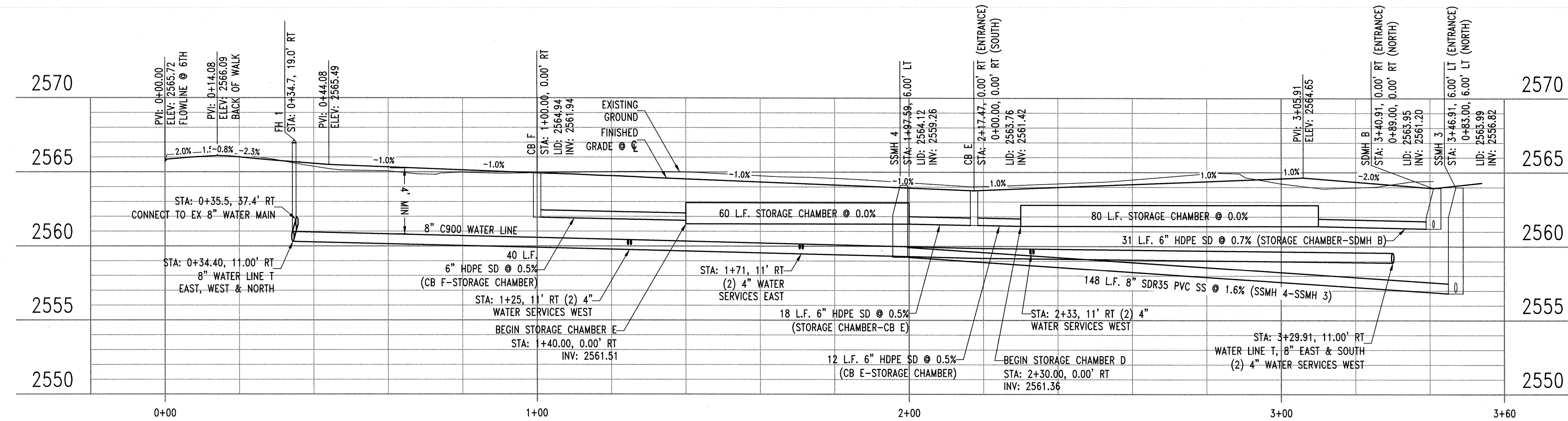
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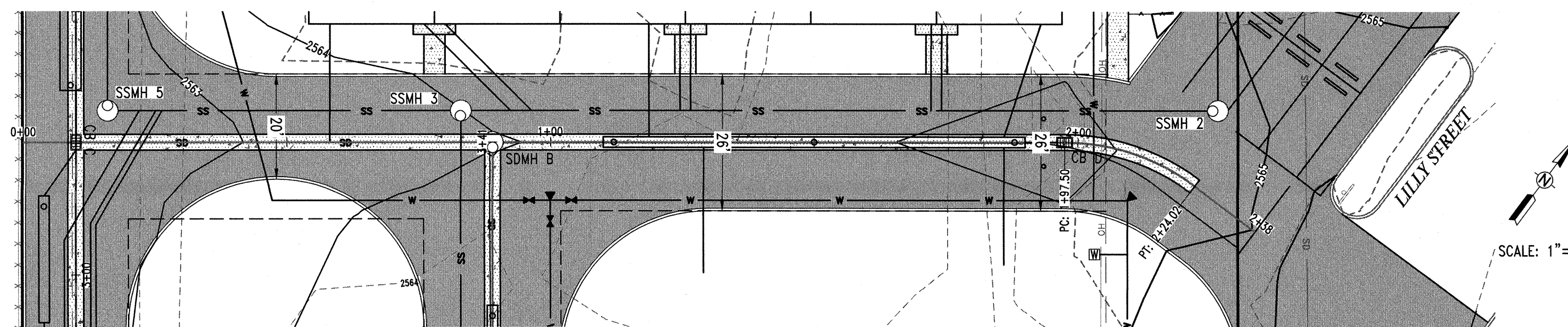
***WATER LINE NOTE:**
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HEAVY EQUIPMENT WORK ON SITE TO VERIFY ALL VALVES ARE IN GOOD WORKING ORDER.

SCALE: 1"=20'

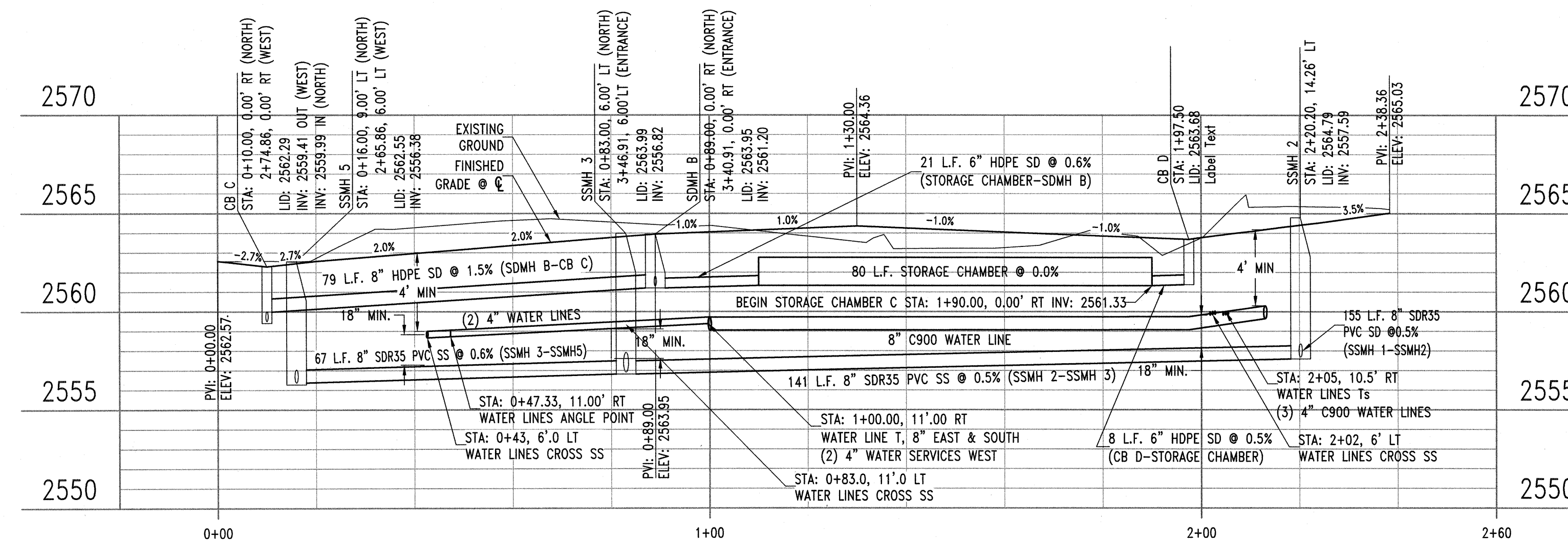


SCALE:
HORIZ: 1"=20'
VERT: 1"=5'

PLAN AND PROFILE - MAIN ENTRANCE



SCALE:
HORIZ: 1"=20'
VERT: 1"=5'



PLAN AND PROFILE - NORTH CROSSING

LEGEND

2.0%

+2588.00

2588.50

2588.00

MANHOLE

CATCH BASIN

CLEAN OUT - INSPECTION PORT

EXISTING FIRE HYDRANT

WATER METER

FRANCHISE UTILITY PEDESTAL

UTILITY POLE

LIGHT POLE

PROPERTY LINE

LOT LINE

ALIGNMENT CENTERLINE

EASEMENT LINE

WATER LINE

IRRIGATION LINE

FIRE PROTECTION WATER LINE

SANITARY SEWER LINE

STORM DRAIN LINE

TRENCH DRAIN

GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION
BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED

EXISTING GAS LINE

STANDING CURB (TYPE A)

ASPHALT PAVING

CONCRETE PAVING

GRADE INDICATOR, ARROW POINTS DOWN HILL
SPOT ELEVATION - PROPOSED FINISHED GRADE
SPOT ELEVATION - TOP BACK OF CURB/FINISHED GROUND
TW = TOP OF WALL, BW = BOTTOM OF WALL
MANHOLE

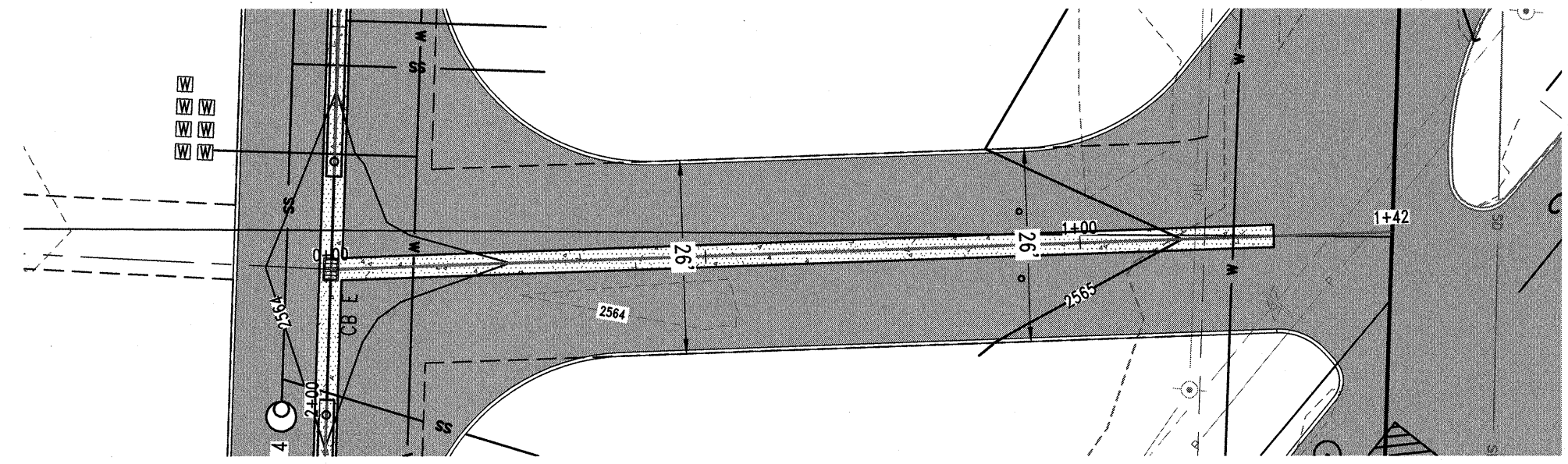
CATCH BASIN
CLEAN OUT - INSPECTION PORT
EXISTING FIRE HYDRANT
WATER METER
FRANCHISE UTILITY PEDESTAL
UTILITY POLE
LIGHT POLE

PROPERTY LINE
LOT LINE
ALIGNMENT CENTERLINE
EASEMENT LINE
WATER LINE
IRRIGATION LINE
FIRE PROTECTION WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TRENCH DRAIN
GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION
BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED
EXISTING GAS LINE
STANDING CURB (TYPE A)
ASPHALT PAVING
CONCRETE PAVING

GATEWAY ON SIXTH
PLAN AND PROFILE - MAIN ENTRANCE AND NORTH CROSSING
J&S HOLDING COMPANY AND RUSTY OLPS
MOSCOW, IDAHO
(208) 640-9301

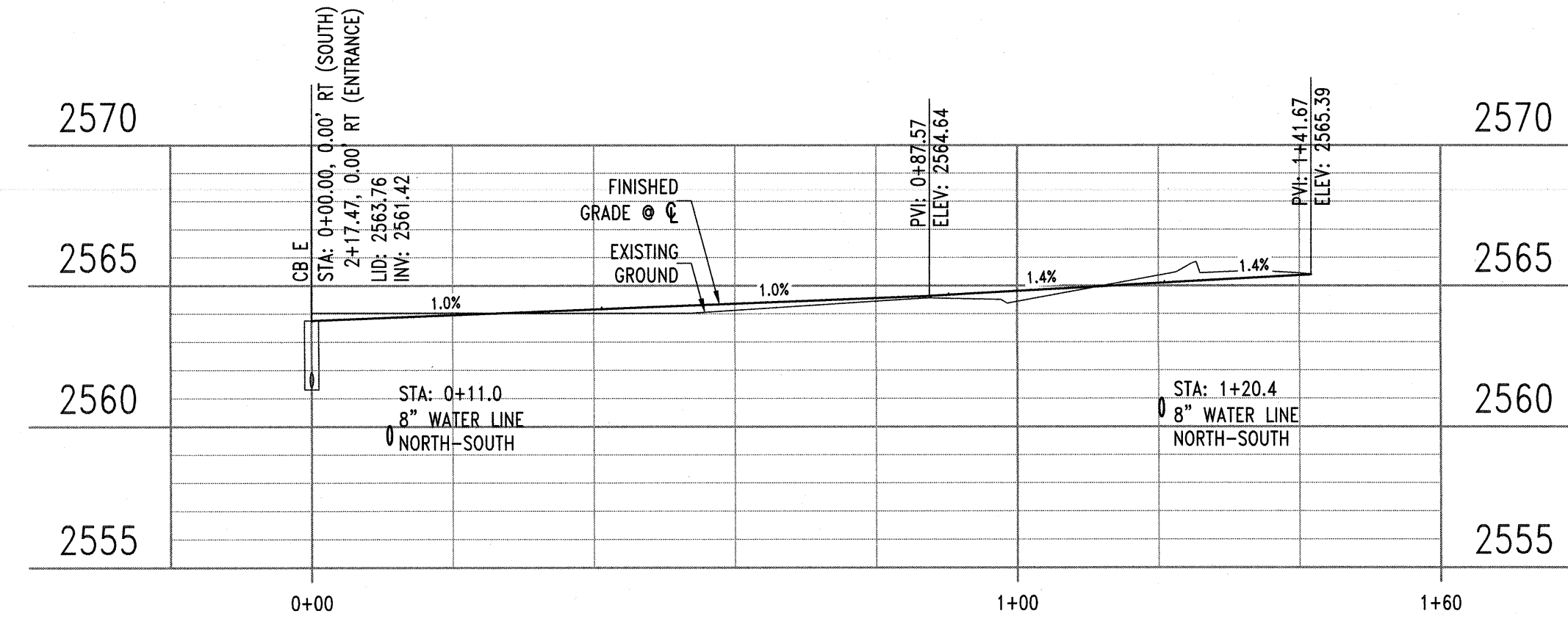
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Drafted by: SW/NN
Checked by: SB/NN
File Name: 4271 PROFILE.dwg
Tab: PROFILE 1
Layer Style: STANDARD
Plot Style: PRIMARY.CTB
Project: 4271-02-20
Date: 12/16/2020

C5



SCALE: 1"=20'

SCALE:
HORIZ: 1"=20'
VERT: 1"=5'



PLAN AND PROFILE - SOUTH CROSSING

LEGEND

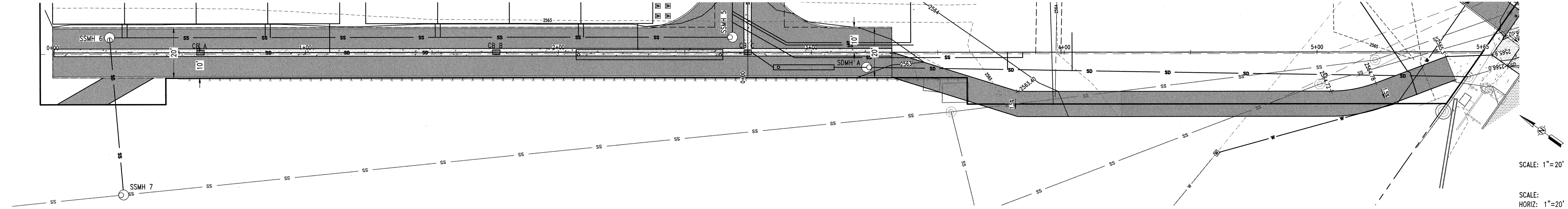
- 2.0%
- 2588.00
2588.50
2588.00
- GRADE INDICATOR, ARROW POINTS DOWN HILL
- SPOT ELEVATION - PROPOSED FINISHED GRADE
- SPOT ELEVATION - TOP BACK OF CURB/FINISHED GROUND
- TW = TOP OF WALL, BW = BOTTOM OF WALL
- MANHOLE
- CATCH BASIN
- CLEAN OUT - INSPECTION PORT
- EXISTING FIRE HYDRANT
- WATER METER
- FRANCHISE UTILITY PEDESTAL
- UTILITY POLE
- LIGHT POLE
- PROPERTY LINE
- LOT LINE
- ALIGNMENT CENTERLINE
- EASEMENT LINE
- WATER LINE
- IRRIGATION LINE
- FIRE PROTECTION WATER LINE
- SANITARY SEWER LINE
- SD
- TRENCH DRAIN
- GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED
- EXISTING GAS LINE
- STANDING CURB (TYPE A)
- ASPHALT PAVING
- CONCRETE PAVING



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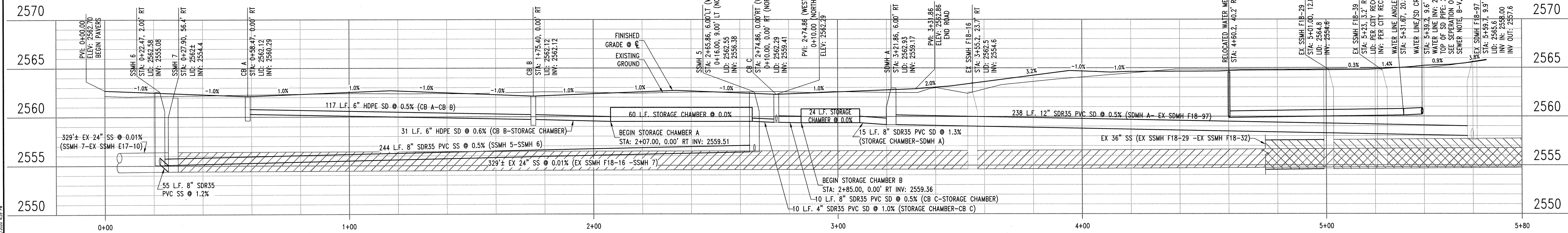
*WATER LINE NOTE:

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SCALE: 1"=20'

SCALE:
HORIZ: 1"=20'
VERT: 1"=5'



PLAN AND PROFILE - WEST SIDE

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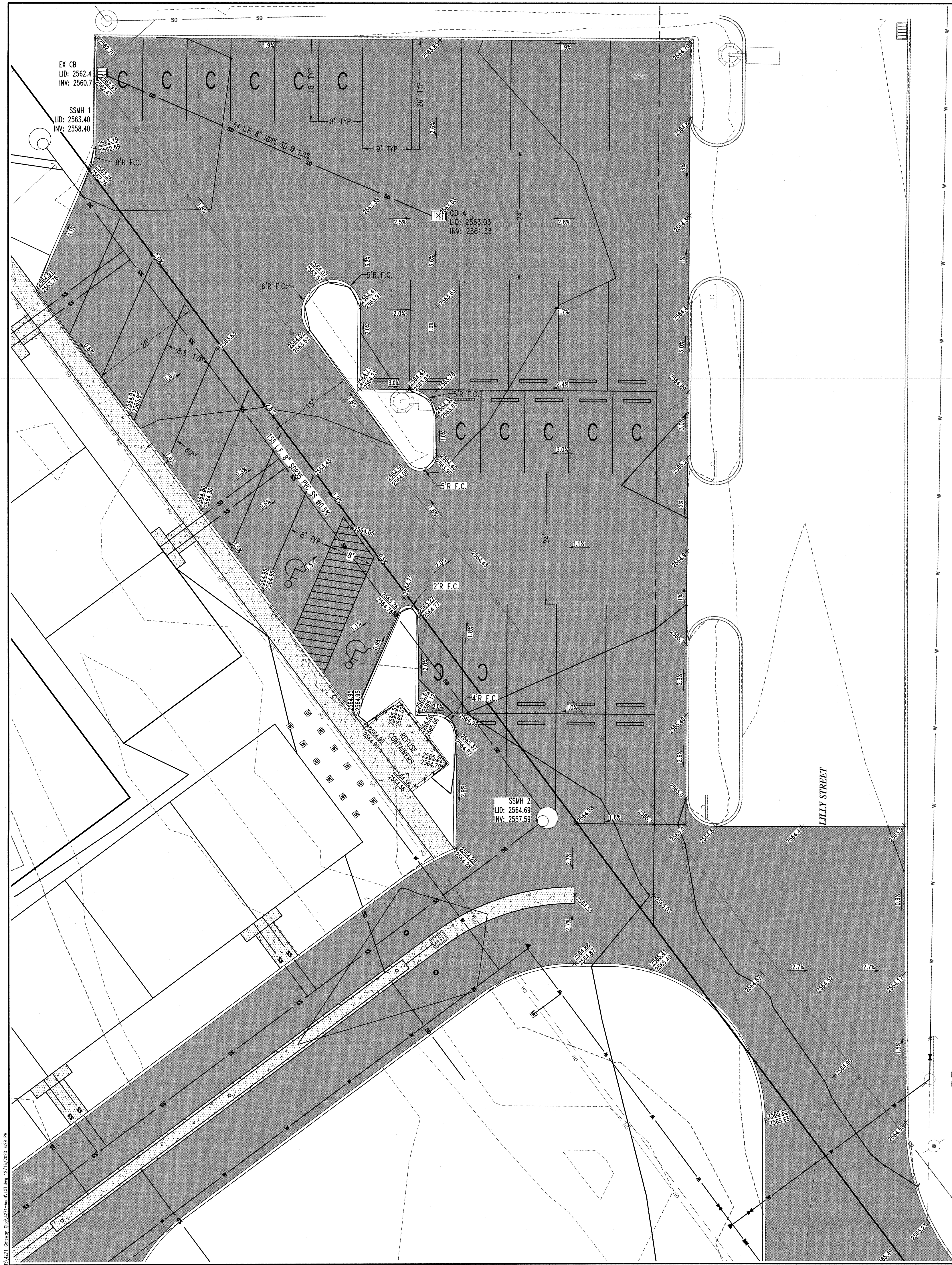
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GATEWAY ON SIXTH
PLAN AND PROFILE - SOUTH CROSSING AND WEST SIDE
J&S HOLDING COMPANY AND RUSTY OLPS
SIXTH STREET
MOSCOW IDAHO
(208) 940-9301

Designed By:	SB/NN
Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 PROFILE.dwg
Tab:	PROFILE 2
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4271-02-20
Date:	12/16/2020

C6

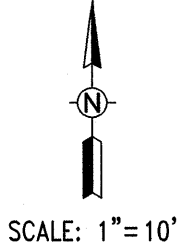


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HEAVY EQUIPMENT WORK ON SITE TO VERIFY ALL VALVES ARE IN GOOD WORKING ORDER.

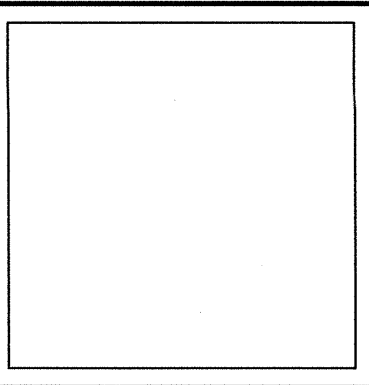
LEGEND

- GRADE INDICATOR, ARROW POINTS DOWN HILL
- SPOT ELEVATION - PROPOSED FINISHED GRADE
- SPOT ELEVATION - TOP BACK OF CURB/FINISHED GROUND
- TW = TOP OF WALL, BW = BOTTOM OF WALL
- MANHOLE
- CATCH BASIN
- CLEAN OUT - INSPECTION PORT
- EXISTING FIRE HYDRANT
- WATER METER
- FRANCHISE UTILITY PEDESTAL
- UTILITY POLE
- LIGHT POLE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- WATER LINE
- IRRIGATION LINE
- FIRE PROTECTION WATER LINE
- SS
- SANITARY SEWER LINE
- SD
- STORM DRAIN LINE
- TD
- TRENCH DRAIN
- GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION
BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED
- EXISTING GAS LINE
- STANDING CURB (TYPE A)
- ASPHALT PAVING
- CONCRETE PAVING



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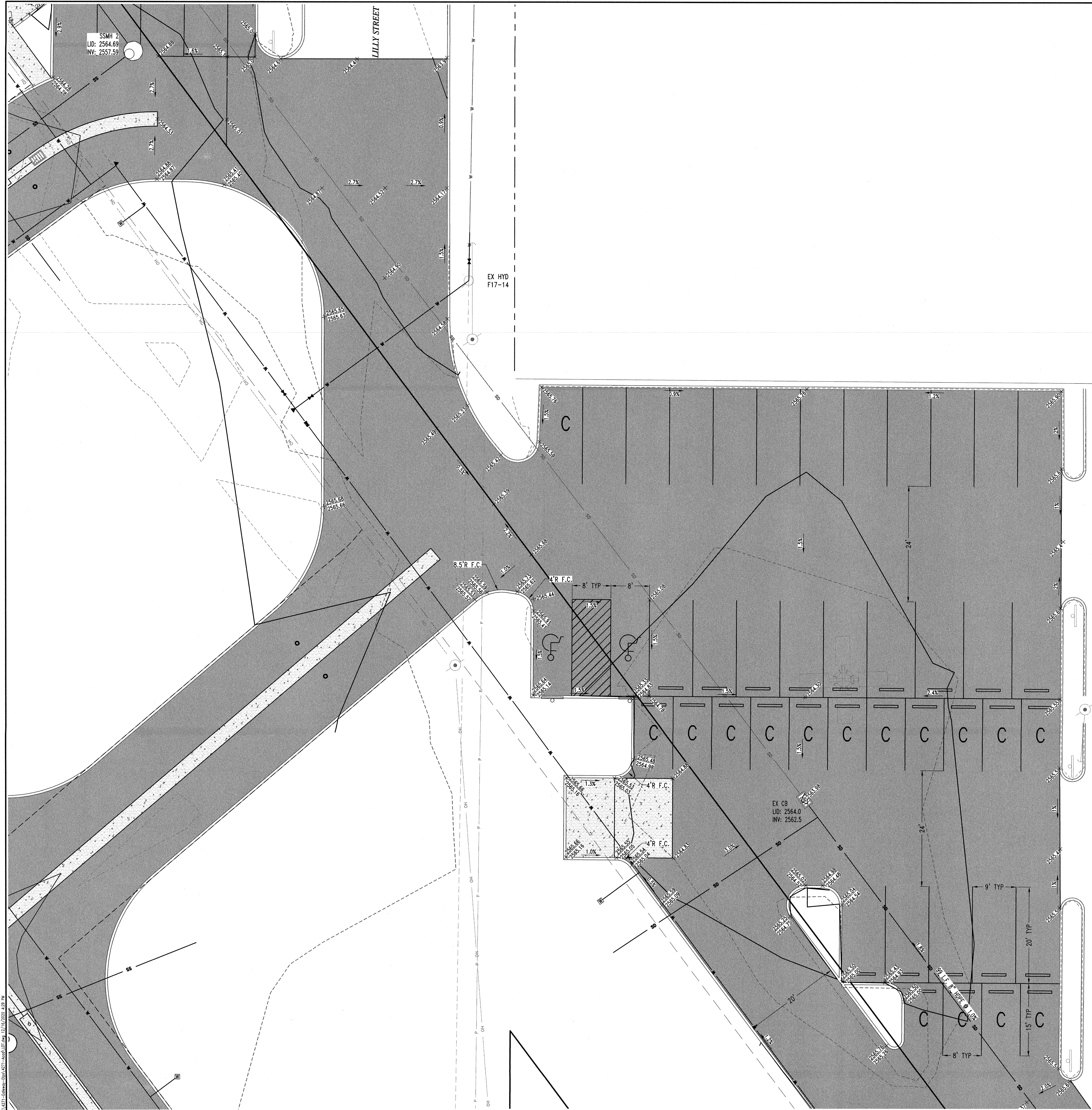
PROFESSIONAL ENGINEER
LICENSED
17473
12-17-2020
STATE OF IDAHO
Nurt W. Nimmo



GATEWAY ON SIXTH
EAST PARKING LOT - NORTH SECTION
J&S HOLDING COMPANY AND RUSTY OLIPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-9301

Designed By:	SB/NN
Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 LOT.dwg
Tab:	LOT 1
Layer Style:	STANDARD
Plot Style:	PRIMARY.CTB
Project:	4271-02-20
Date:	12/16/2020

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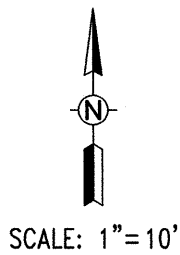


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LEGEND

- 2.0%
- +2588.00
2588.50
2588.00
- MANHOLE
- CATCH BASIN
- CLEAN OUT - INSPECTION PORT
- EXISTING FIRE HYDRANT
- WATER METER
- FRANCHISE UTILITY PEDESTAL
- UTILITY POLE
- LIGHT POLE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- W WATER LINE
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- FW FIRE PROTECTION WATER LINE
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BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED
- G EXISTING GAS LINE
- STANDING CURB (TYPE A)
- ASPHALT PAVING
- CONCRETE PAVING



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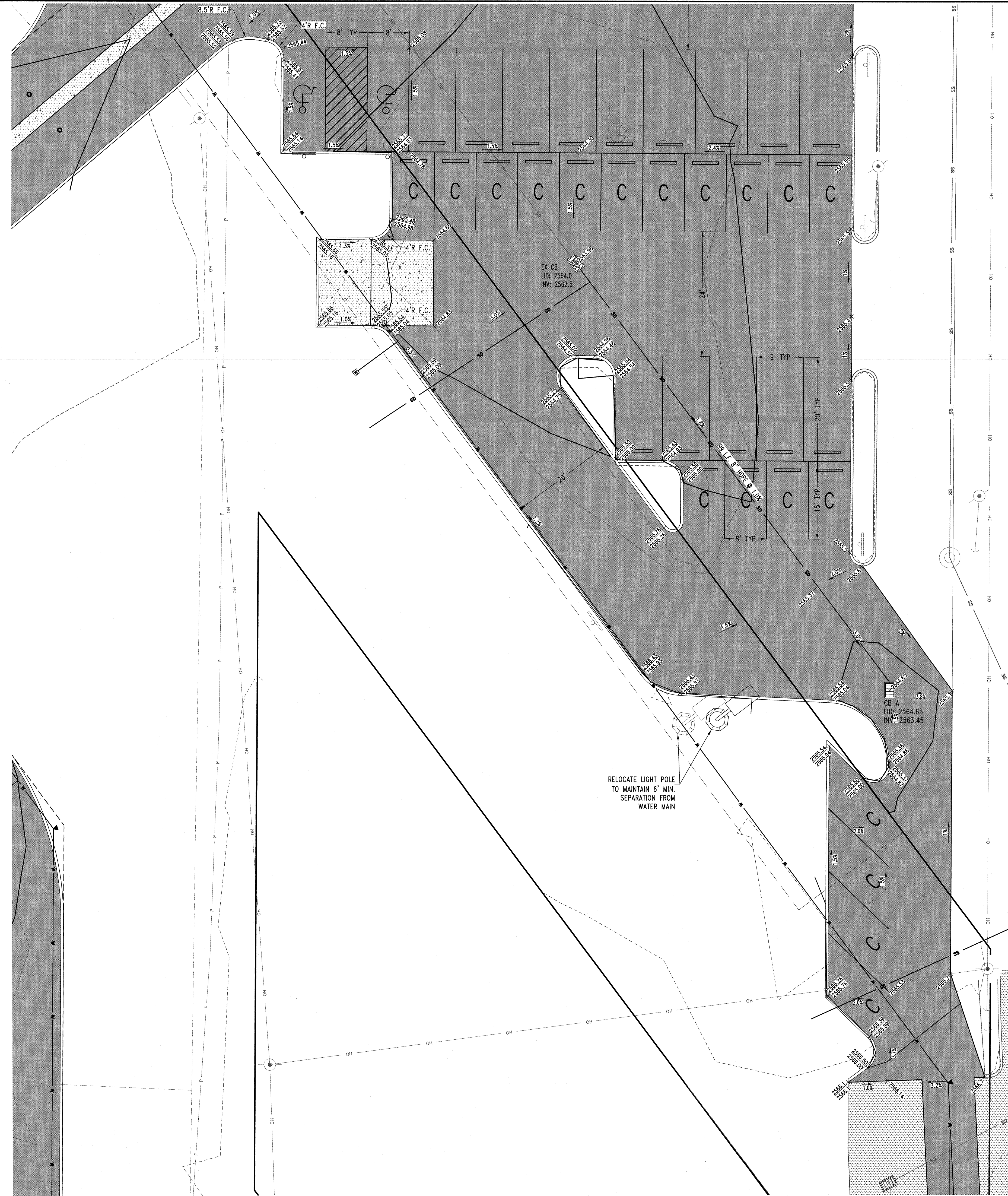
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PROFESSIONAL ENGINEER
LICENSED
17473
12-17-2010
STATE OF IDAHO
Nuri W. Nimmet

GATEWAY ON SIXTH
EAST PARKING LOT - MID SECTION
J&S HOLDING COMPANY AND RUSTY OLPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-3301

Designed By: SB/NN
Drafted by: SW/NN
Checked by: SB/NN
File Name: 4271 LOT.dwg
Tab: LOT 2
Layer Style: STANDARD
Plot Style: PRIMARY.CTB
Project: 4271-02-20
Date: 12/16/2020

C8

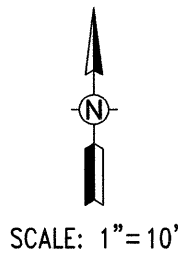


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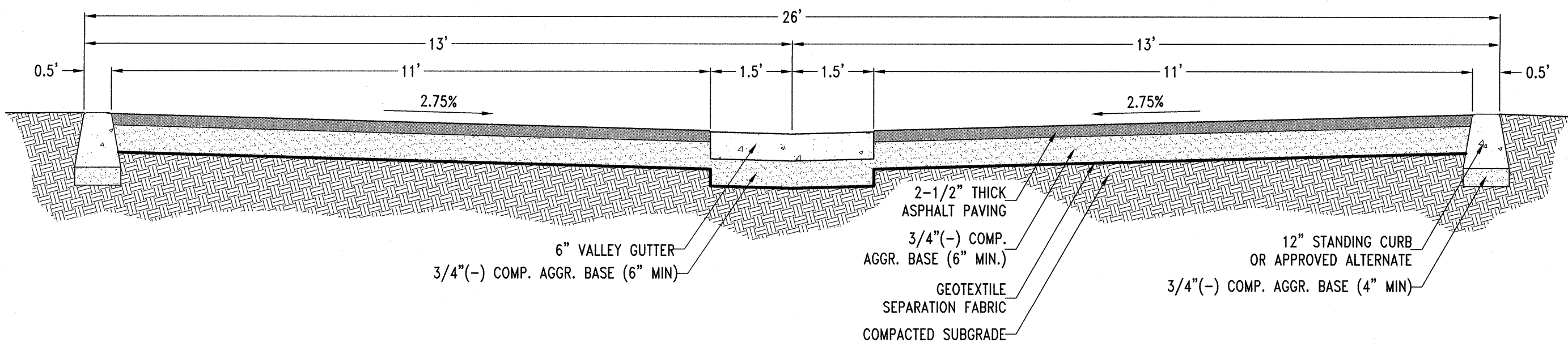
LEGEND

- 2.0%
- +2588.00
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- LOT LINE
- EASEMENT LINE
- WATER LINE
- IRRIGATION LINE
- FIRE PROTECTION WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TRENCH DRAIN
- GAS, POWER, TELECOMMUNICATIONS - 1' SEPARATION
BETWEEN SERVICES, 30" BELOW GRADE, 6" SAND BED
- EXISTING GAS LINE
- STANDING CURB (TYPE A)
- ASPHALT PAVING
- CONCRETE PAVING

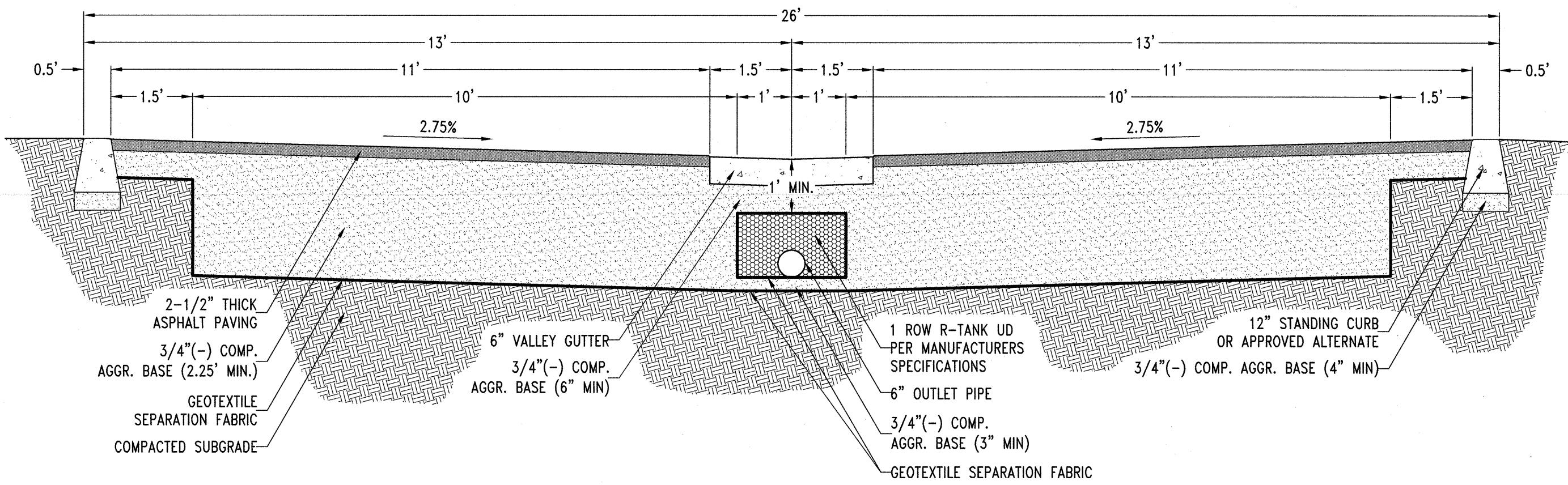


CATEWAY ON SIXTH
EAST PARKING LOT - SOUTH SECTION
J&S HOLDING COMPANY AND RUSTY OLPS
SIXTH STREET
MOSCOW, IDAHO
(208) 640-3301

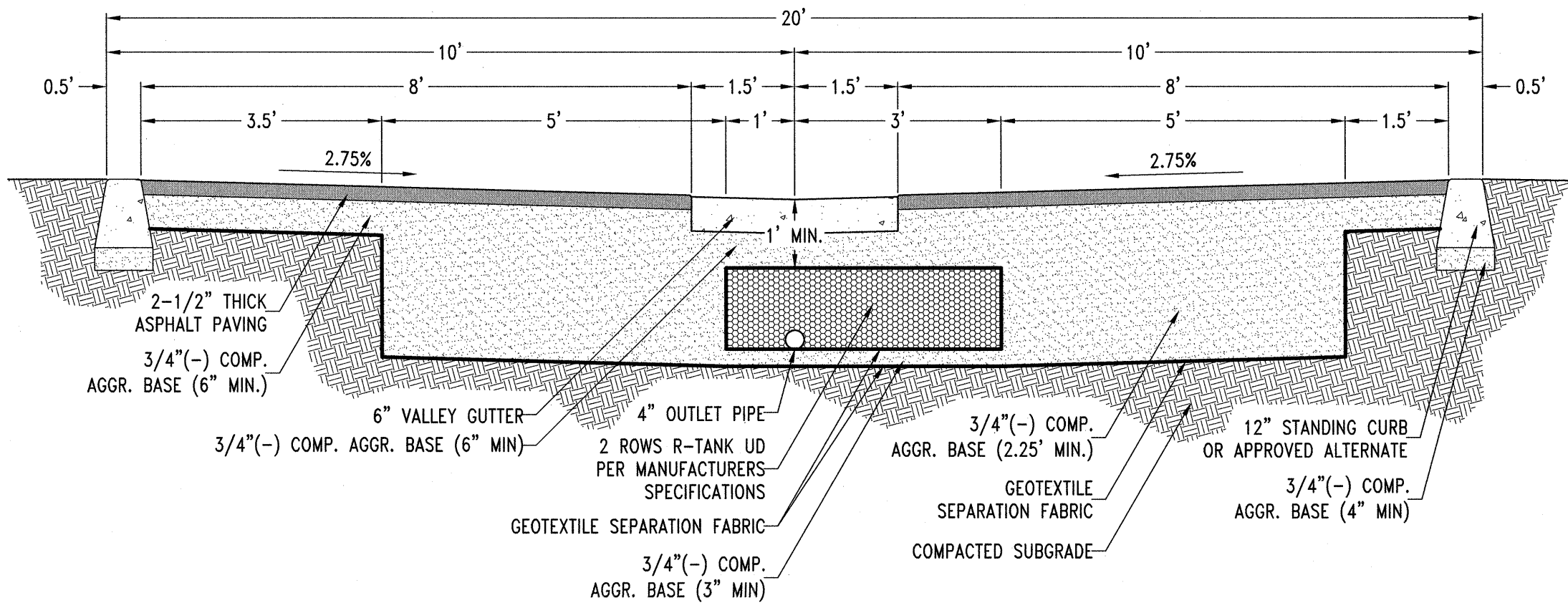
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Date:	12/16/2020



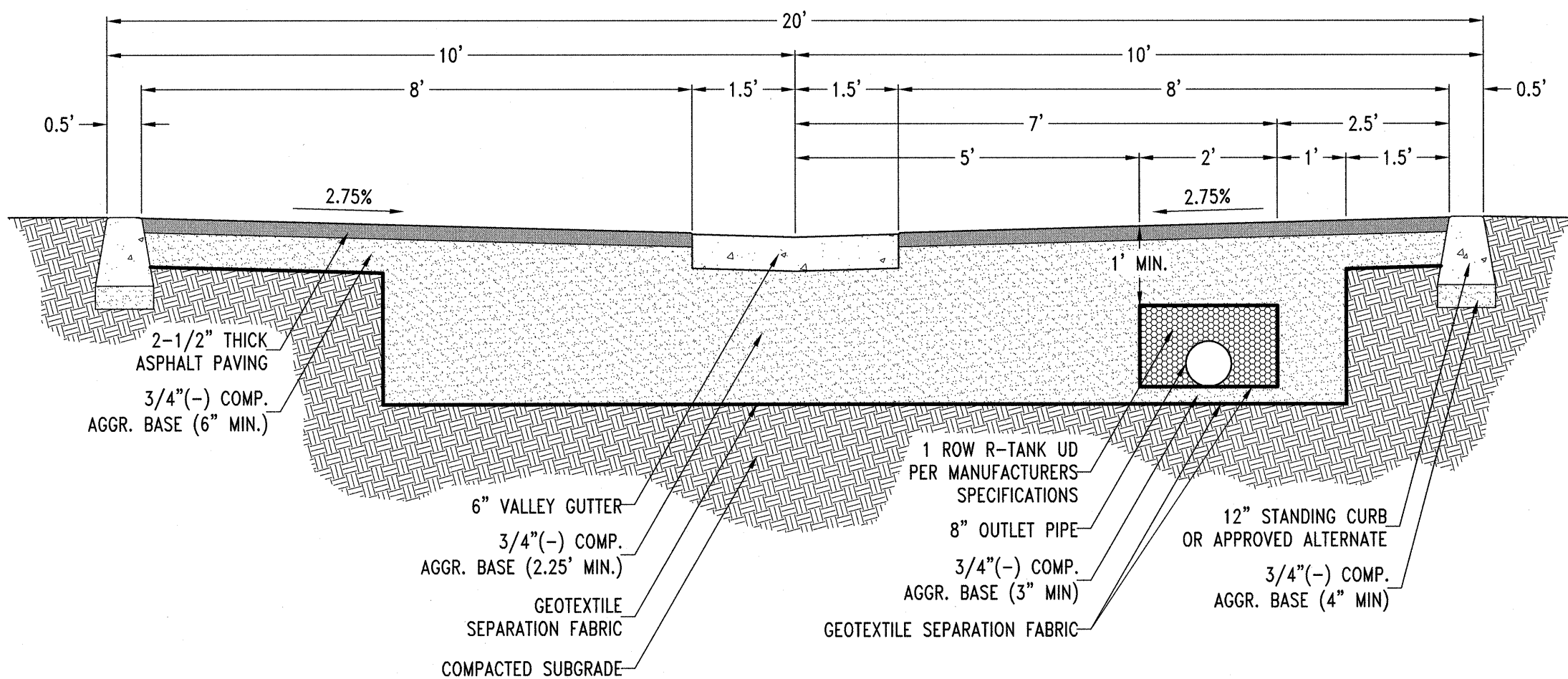
ROADWAY SECTION
TYPICAL SECTION



ROADWAY SECTION WITH STORAGE CHAMBER
TYPICAL SECTION



ROADWAY SECTION STORAGE CHAMBER A
TYPICAL SECTION



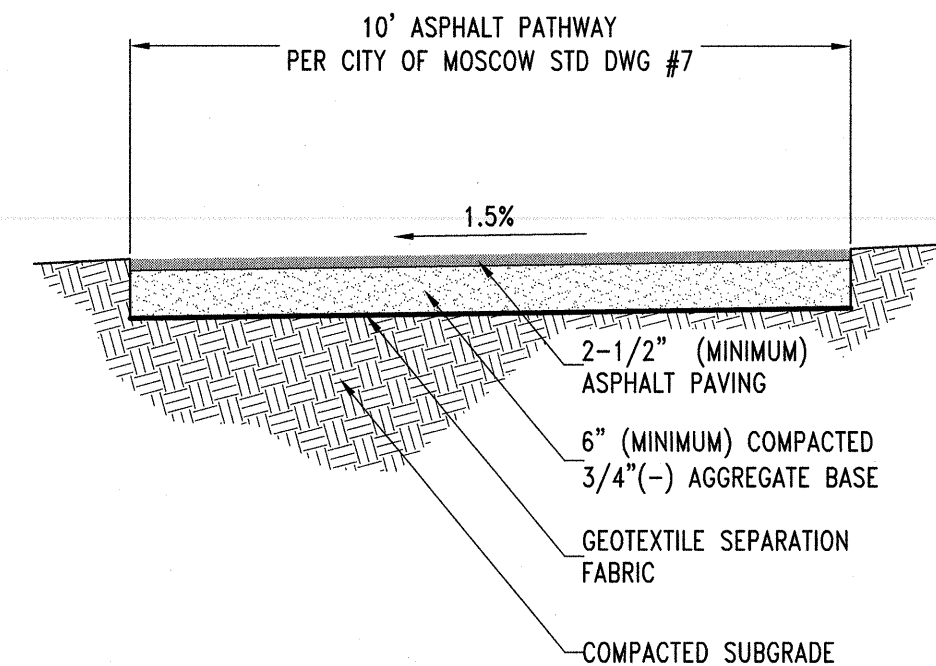
ROADWAY SECTION STORAGE CHAMBER B
TYPICAL SECTION



Know what's below.
Call before you dig.

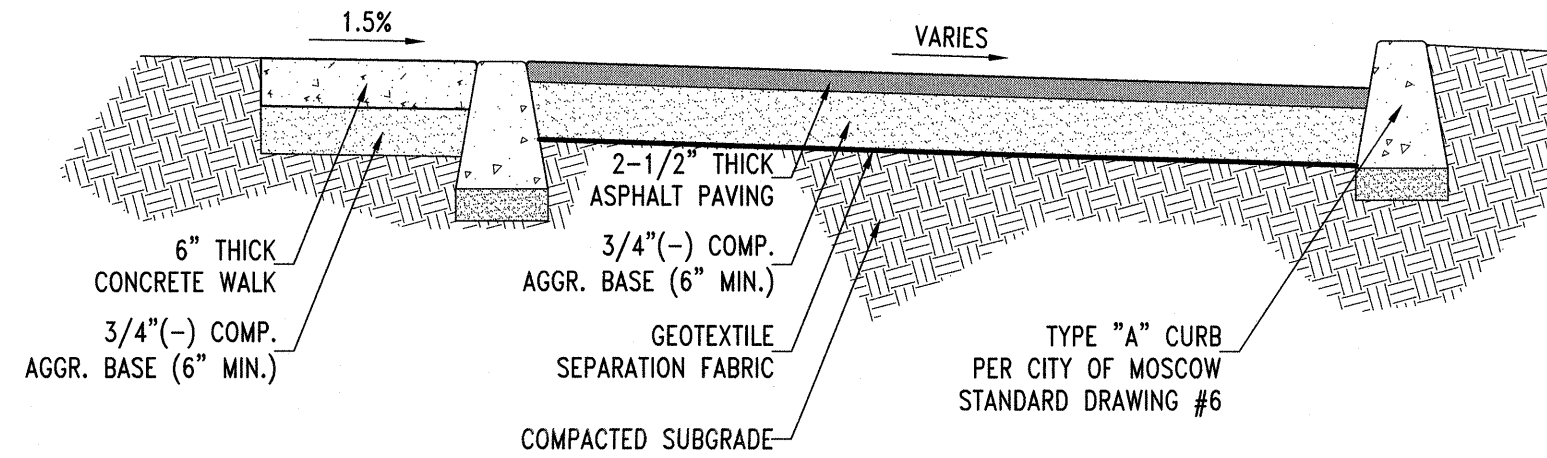
***WATER LINE NOTE**

NOTIFY CITY OF MOSCOW WATER DEPARTMENT MINIMUM 48 HOURS PRIOR TO ANY HEAVY EQUIPMENT WORK ON SITE TO VERIFY ALL VALVES ARE IN GOOD WORKING ORDER.

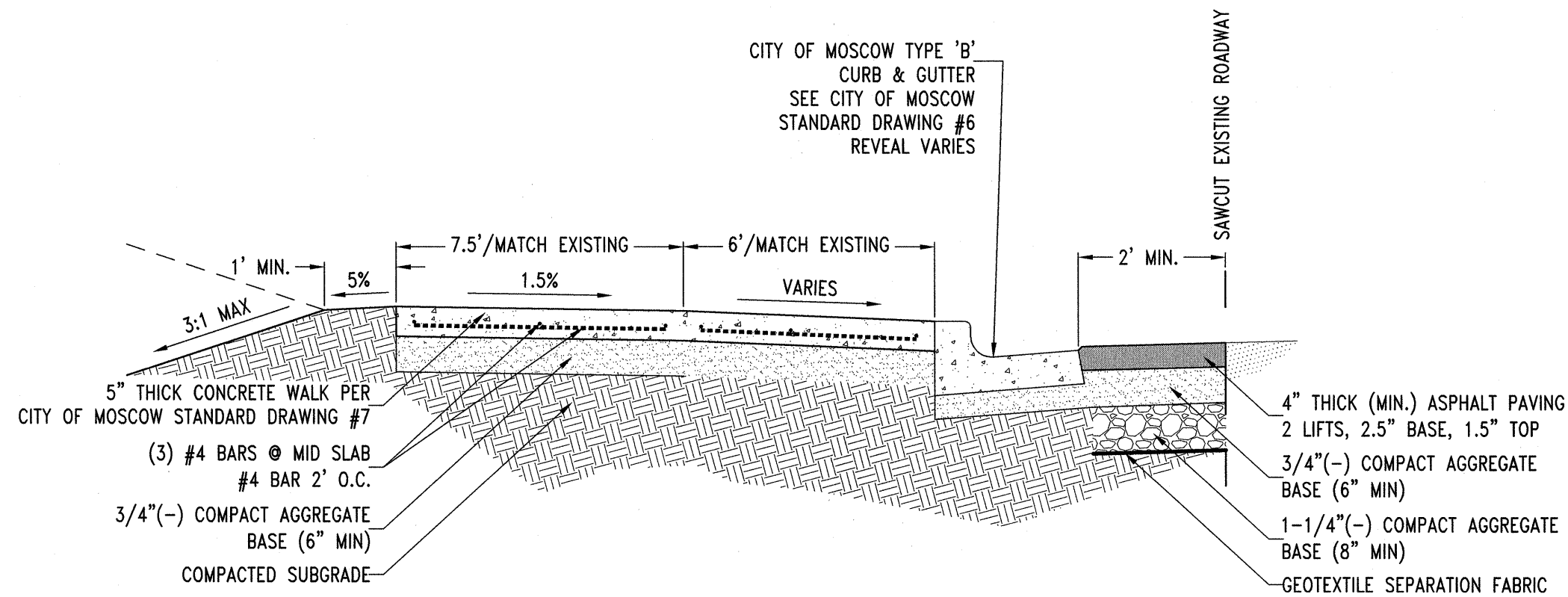


SEE SHEET C6 FOR GRADING DATA

ASPHALT PATHWAY
TYPICAL SECTION



EAST PARKING LOT PAVING
TYPICAL SECTION



SIDEWALK REPLACEMENT IN RIGHT-OF-WAY
TYPICAL SECTION

GENERAL NOTES

- ALL WORK TO BE IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS.
- UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS ARE NOT GUARANTEED ACCURATE OR COMPLETE. CALL 811 FOR UTILITY LOCATES BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH STATE OF IDAHO STANDARDS FOR DRINKING WATER SYSTEMS AND WITH THE STATE OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY CRITERIA FOR SEWAGE WORKS DESIGN.
- THE OWNER IS RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL ORDINANCES, POLICIES AND LAWS. AN APPROVED EROSION CONTROL PLAN IS PROVIDED AS PART OF THESE CONSTRUCTION DRAWINGS.
- MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT WILL BE DETERMINED USING AASHTO T99 EXCEPT AS NOTED. IN PLACE DENSITY AND MOISTURE CONTENT SHALL BE DETERMINED BY ASTM D 2922 (NUCLEAR DENSOMETER).
- THE DEVELOPER'S ENGINEER TO FURNISH DESCRIPTIONS FOR ALL PUBLIC UTILITY EASEMENTS OUTSIDE THE BOUNDARY OF THE PLAT. THE CITY WILL PREPARE THE EASEMENT DOCUMENTS.

ROADWAY

- ALL BACKFILL AND SUBGRADE IN PUBLIC STREET SECTION SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- SEE TYPICAL SECTION 1, 2, & 3 THIS SHEET. PLACE COMBINATION CURB AND GUTTER, (SEE DWG #6 CITY OF MOSCOW STANDARD DRAWINGS) ON ALL PUBLIC STREETS.
- ADJUST ALL MANHOLES AND WATER VALVE BOXES TO FINISHED GRADE PRIOR TO PAVING.
- ALL OFFSET DIMENSIONS ARE FROM INDICATED STATION LINES UNLESS OTHERWISE NOTED.
- STREET MONUMENTS SHALL BE SET BY ENGINEER IN CASINGS PROVIDED AND SET BY CONTRACTOR. ENGINEER SHALL MARK LOCATION OF CASINGS FOR CONTRACTOR.
- ALL CUT OR FILL SLOPES ON STREET RIGHTS-OF-WAY SHALL BE MULCHED TO PREVENT EROSION. SEE EROSION CONTROL PLAN, SHEET C2.
- ALL CURB RADII AT INTERSECTIONS TO BE 25 FEET, PER CITY STANDARD, UNLESS SPECIFICALLY NOTED OTHERWISE.

STORM & SANITARY SEWER

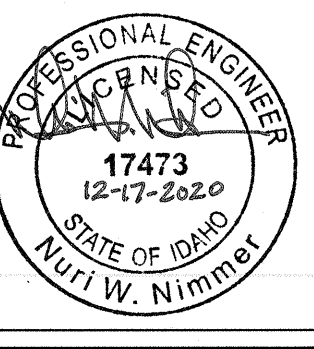
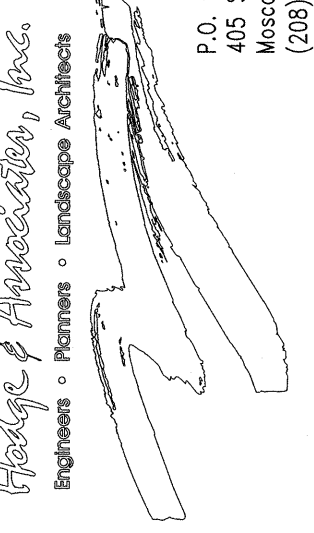
- THE CITY OF MOSCOW IS OPERATOR OF WATER AND SEWER FACILITIES SERVING THIS DEVELOPMENT.
- ALL TRENCH AND FOUNDATION EXCAVATIONS GREATER THAN FOUR FEET DEEP SHALL HAVE SLOPES OF 1.5:1 (HORIZONTAL TO VERTICAL) OR, BRACING OR SHORING SHALL BE PROVIDED IN ACCORDANCE WITH OSHA AND OTHER APPROPRIATE LOCAL CODES.
- ALL SATURATED, LOOSE, OR DISTURBED SOIL SHALL BE REMOVED FROM THE BOTTOM OF UTILITY TRENCHES PRIOR TO PLACEMENT OF PIPE BEDDING. PIPE BEDDING AND TRENCH BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS.
- SEWER STUBS SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT, AND CONNECTED TO MAINS USING MANUFACTURED WYES.
- SANITARY SEWER STUBS SHALL BE TERMINATED BY PROVIDING AN ELBOW AND CAPPED RISER TO 12" MINIMUM ABOVE FINISHED GRADE. TERMINATE AT PROPERTY LINE. MATERIAL SHALL BE GREEN (SDR 35) PVC. WRAP 'SEWER' LOCATE TAPE ON ENDS; TAPE FURNISHED BY CONTRACTOR.
- FOUNDATION DRAIN STUBS SHALL BE TERMINATED BY PROVIDING AN ELBOW & CAPPED RISER TO 12" MINIMUM ABOVE GRADE. TERMINATE AT PROPERTY LINE. MATERIAL SHALL BE WHITE PVC. WRAP 'STORM SEWER' LOCATE TAPE ON ENDS; TAPE FURNISHED BY CONTRACTOR.
- ALL STORM AND SANITARY SEWER LINES SHALL HAVE 2.0' MINIMUM COVER.
- USE ECCENTRIC CONES EXCEPT WHEN SPECIFICALLY APPROVED BY THE ENGINEER. PLACE THE CONE ENTRY HOLE ABOVE THE OUTLET PIPE. FLAT TOPS ARE NOT ALLOWED WITHOUT APPROVAL OF THE ENGINEER.
- SANITARY SEWER PIPE (SS): ALL SS PIPE TO BE SDR 35, PVC (GREEN), UNLESS OTHERWISE NOTED.
- STORM SEWER PIPE (SD): ALL SD PIPE TO BE SDR 35, PVC (WHITE), UNLESS OTHERWISE NOTED.

WATER

- WATER SERVICES SHALL BE DUG AND INSTALLED BY CONTRACTOR AT OWNER'S EXPENSE. CONTRACTOR TO FURNISH ALL WATER SERVICE MATERIALS AND PERFORM ALL TAPS TO NEW PIPE OWNED BY CONTRACTOR. CITY CREW WILL MAKE TAP TO EXISTING MAINS ONLY.
- ALL WATER SERVICES SHALL BE INSPECTED BY THE CITY PRIOR TO BACKFILLING TRENCHES.
- INSTALL "LOCATE" TAPE 18" ABOVE PIPE AND #10 LOCATE WIRE DIRECTLY ABOVE PIPE IN PVC WATER LINE TRENCH. REFER TO DETAIL, THIS SHEET.
- HYDROSTATIC TESTING AND DISINFECTION OF WATER MAINS SHALL BE DONE IN ACCORDANCE WITH CITY OF MOSCOW STANDARDS. THE CONTRACTOR SHALL REQUEST PIPE TESTING AT LEAST 48 HOURS IN ADVANCE OF THE TIME ACTUAL TESTS SHALL BE PERFORMED.
- BACK FLOW DEVICES SHALL BE PROVIDED PER CITY CODES AND POLICIES.
- FIRE HYDRANTS SHALL BE PLACED WITH THE STEAMER PORT FACING THE STREET OR DRIVEWAY AS APPROPRIATE AND SHALL BE MAINTAINED CLEAR AND ACCESSIBLE FOR FIRE PROTECTION DURING CONSTRUCTION. NO OBSTRUCTIONS SHALL BE PLACED WITHIN THREE FEET OF THE FIRE HYDRANT.
- WATER PIPE: ALL WATER MAINS TO BE C 900 CLASS 150 PVC, UNLESS OTHERWISE NOTED.
- ALL WATER SERVICE MATERIALS SHALL BE IRON PIPE SIZE (IPS).
- WATER MAIN DISINFECTION:
A. NEW WATER MAIN DISINFECTION SHALL BE CONDUCTED IN ACCORDANCE WITH ANSI/ASSW C651 AND SHALL CONFORM TO ALL STATE OF IDAHO AND CITY OF MOSCOW STANDARDS FOR WATER MAIN DISINFECTION.
B. MINIMUM CHLORINATION SOLUTION SHALL BE 25 MG/L.
C. MINIMUM CHLORINATION CONTACT TIME SHALL BE 24 HOURS WITH A RESIDUAL CHLORINE SOLUTION OF 10 MG/L.

SEPARATION OF WATER AND SEWER

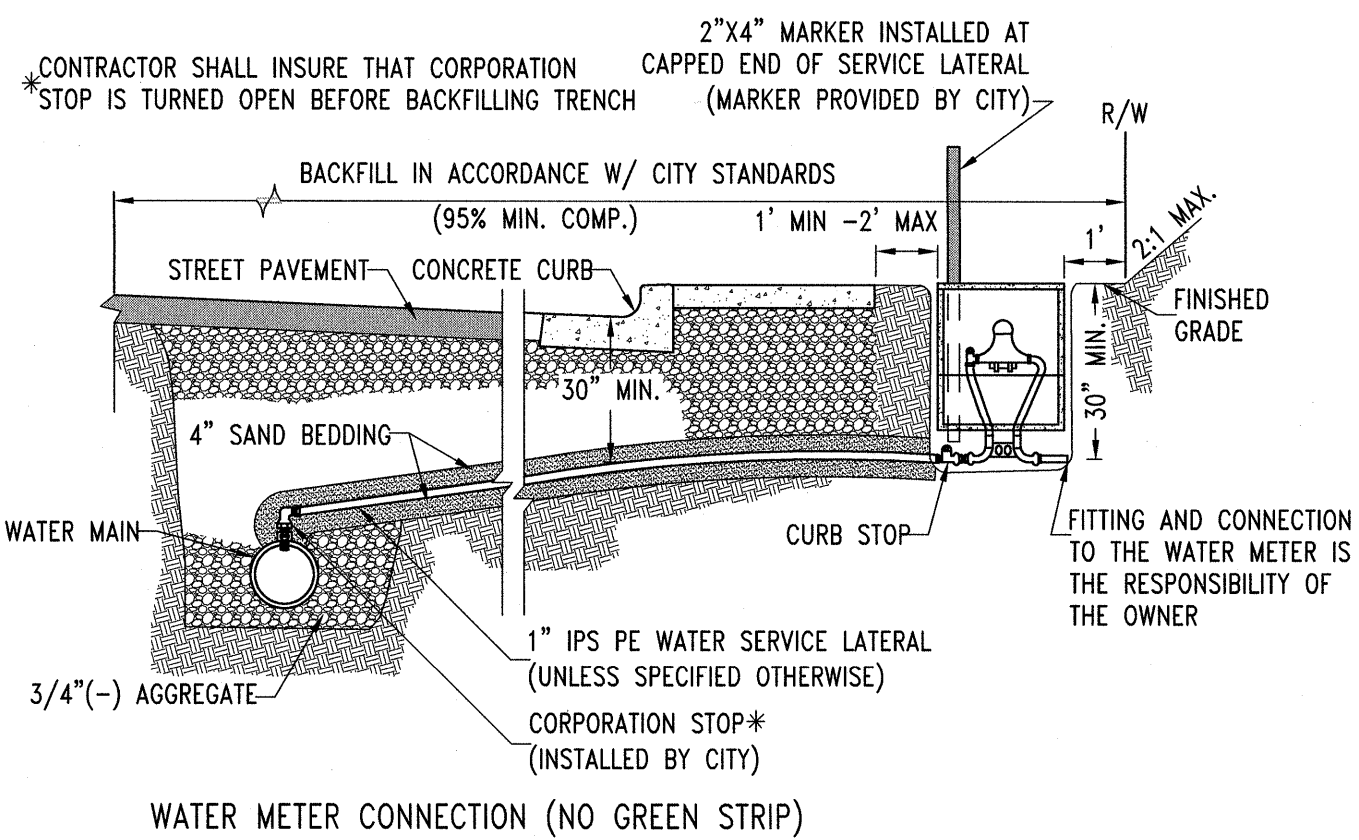
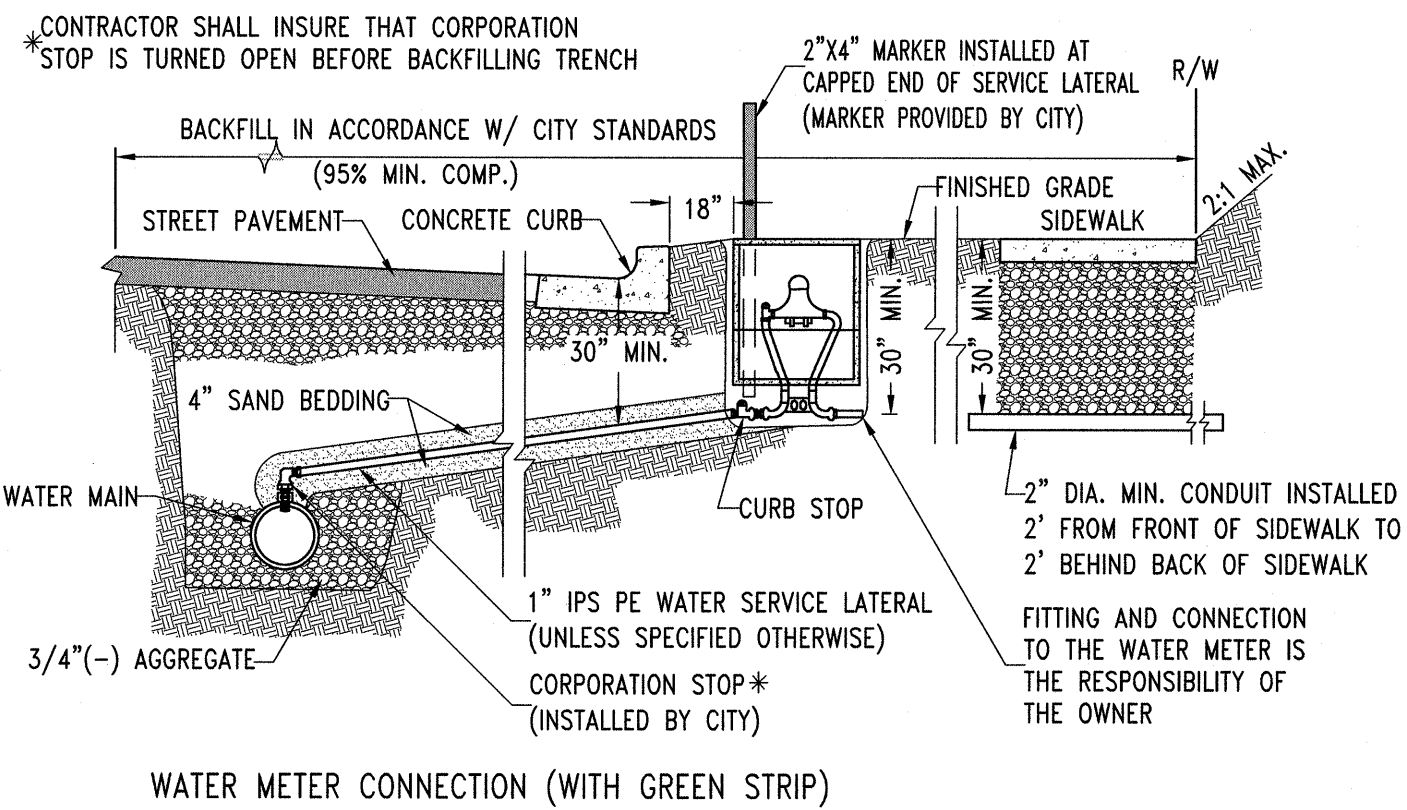
- WATER AND SEWER (SANITARY OR STORM) MAINS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE NO LESS THAN TEN (10) FEET. IN ANY INSTANCE WHERE SUCH SEPARATION IS NOT ACHIEVABLE, THE FOLLOWING STANDARDS SHALL BE MET:
 - THE WATER AND SEWER MAINS SHALL BE SEPARATED BY AT LEAST SIX (6) HORIZONTAL FEET MEASURED BETWEEN THE OUTSIDE WALLS OF THE PIPES, AND THE SEWER MAIN SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS AT ALL SUCH POINTS; AND
 - THE WATER MAIN SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE SEWER MAIN.
 - THE REQUIREMENTS FOR THE VERTICAL SEPARATION OF WATER AND SEWER MAINS ARE AS FOLLOWS:
 - AT ANY POINT WHERE THE SEWER AND WATER MAINS CROSS, THEY SHALL BE SEPARATED BY A VERTICAL DISTANCE OF NO LESS THAN EIGHTEEN (18) INCHES.
 - AT ANY POINT WHERE THE SEWER MAIN CROSSES ABOVE THE WATER MAIN THE SEWER MAIN SHALL BE SUPPORTED TO MAINTAIN LINE & GRADE.
 - AT ANY POINT WHERE THE SEWER AND WATER MAIN CROSS, THE CROSSING SHALL BE ARRANGED SO THAT THE WATER MAIN JOINTS WILL BE EQUAL DISTANCE AND AS FAR AS POSSIBLE FROM THE SEWER MAIN JOINTS.
 - IF THE WATER MAIN IS BELOW THE SEWER MAIN, THE SEWER MAIN SHALL BE CONSTRUCTED OF MATERIALS CONFORMING TO WATER MAIN STANDARDS AND PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING IF THE EIGHTEEN (18) INCH VERTICAL SEPARATION CANNOT BE MAINTAINED.
 - IN LIEU OF CONSTRUCTING (OR RECONSTRUCTING) A NON-POTABLE WATER MAIN DUE TO LESS THAN EIGHTEEN (18) INCHES OF VERTICAL SEPARATION FROM A POTABLE WATER MAIN, EITHER THE NON-POTABLE MAIN OR THE POTABLE WATER MAIN MAY BE ENCASED WITH A SLEEVEING MATERIAL ACCEPTABLE TO DEQ FOR A DISTANCE OF TEN (10) HORIZONTAL FEET ON BOTH SIDES OF THE CROSSING.



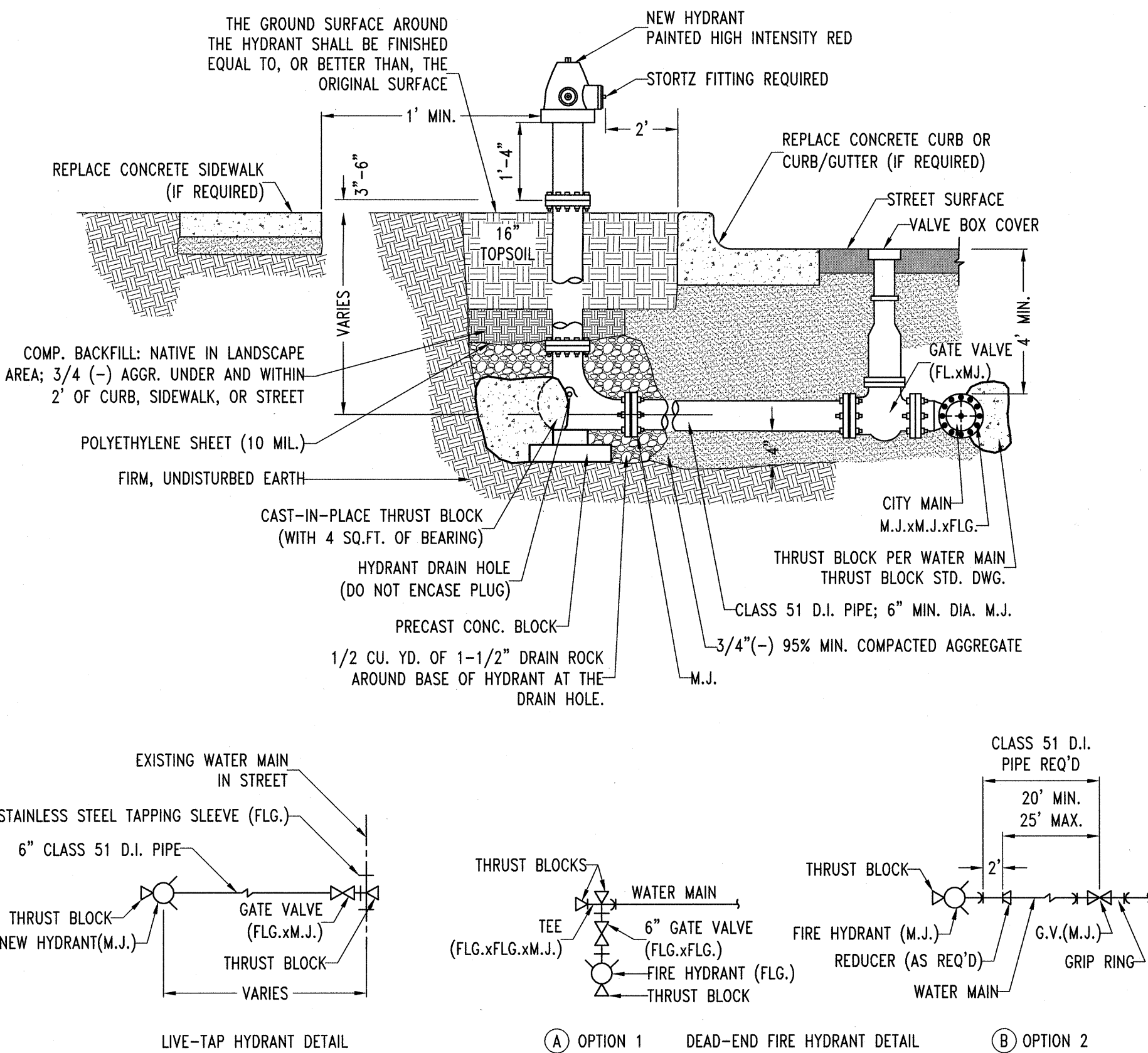
GATEWAY ON SIXTH
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Drafted by:	SW/NN
Checked by:	SB/NN
File Name:	4271 DETAIL.dwg
Tab:	DETAIL
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C10



WATER SERVICE CONNECTIONS
TYPICAL SECTION NTS C11



FIRE HYDRANT ASSEMBLY
TYPICAL SECTION NTS C11

NOTES

- ALL WATER SERVICE MATERIALS FURNISHED BY CONTRACTOR.
- TRENCH BOTTOM TO BE PREPARED, AS REQUIRED, FOR A FIRM BED. IF THE WATER SERVICE LINE AND SANITARY OR STORM DRAIN SERVICE LINES FROM THE RIGHT-OF-WAY TO THE HOUSE, ARE INSTALLED IN THE SAME TRENCH, THEN ALL THREE OF THE FOLLOWING REQUIREMENTS SHALL BE MET:
 - THE BOTTOM OF THE WATER PIPE, AT ALL JOINTS, SHALL BE AT LEAST TWELVE INCHES (12") ABOVE THE TOP OF THE SANITARY OR STORM DRAIN SERVICE LINES.
 - THE WATER PIPE SHALL BE PLACED ON A SOLID SHELF, EXCAVATED AT ONE SIDE OF THE COMMON TRENCH, WITH A MINIMUM CLEAR HORIZONTAL DISTANCE OF AT LEAST TWELVE INCHES (12") FROM THE SANITARY OR STORM DRAIN SERVICE LINE.
 - WHERE THE SANITARY OR STORM DRAIN LINE CROSSES THE WATER SERVICE LINE, THE TOP OF THE SANITARY OR THE STORM DRAIN LINE IS A MINIMUM OF TWELVE INCHES (12") BELOW THE WATER SERVICE LINE.
- THE ROADWAY SUBGRADE SHALL BE ESTABLISHED PRIOR TO THE INSTALLATION OF THE WATER SERVICE LATERALS.
- THE WATER SERVICE LATERAL SHALL BE BEDDED IN SAND OR PEA GRAVEL FROM FOUR INCHES (4") UNDER THE PIPE TO FOUR INCHES (4") OVER THE PIPE.
- AFTER THE INSTALLATION OF THE WATER SERVICE LATERAL, A 2"x4" WOODEN MARKER SHALL BE PLACED AT THE CAPPED END OF THE CURB STOP. THE MARKER WILL BE PROVIDED BY THE CITY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, MAINTAIN, AND PROTECT THE MARKER.
- THE CAPPED CURB STOP SHALL BE LOCATED EIGHTEEN INCHES (18") BEYOND THE BACK OF CURB, IF PLACED IN THE GREEN STRIP, AND ONE FOOT (1') MINIMUM TO TWO FEET (2') MAXIMUM BEYOND THE BACK OF SIDEWALK, IF SIDEWALK IS INSTALLED NEXT TO THE CURB.
- THE CAPPED CURB STOP SHALL BE BURIED TO A MINIMUM DEPTH OF THIRTY INCHES (30") FROM FINISHED GRADE ELEVATION.
- THE WATER SERVICE LATERAL AND CURB STOP SHALL BE INSTALLED PERPENDICULAR TO EITHER THE CURB OR THE SIDEWALK.
- WHEN WATER METER IS LOCATED IN THE GREEN STRIP, A TWO INCH (2") MINIMUM DIAMETER CONDUIT SHALL BE INSTALLED EXTENDING TWO FEET (2") FROM THE FRONT OF THE SIDEWALK TO TWO FEET (2") BEHIND THE BACK OF THE SIDEWALK.
- PIPE INSTALLATION SHALL BE INSPECTED BY THE CITY BEFORE THE TRENCH IS BACKFILLED.
- OWNER TO OBTAIN THE NECESSARY PERMITS FROM THE MOSCOW COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT.
- THE OWNER'S WORK SHALL COMPLY WITH THE UNIFORM PLUMBING CODE (UPC).
- ALL BACKFILL UNDER SIDEWALKS SHALL BE 3/4"(-) CRUSHED AGGREGATE (95% MIN. COMPACTION).

NOTES

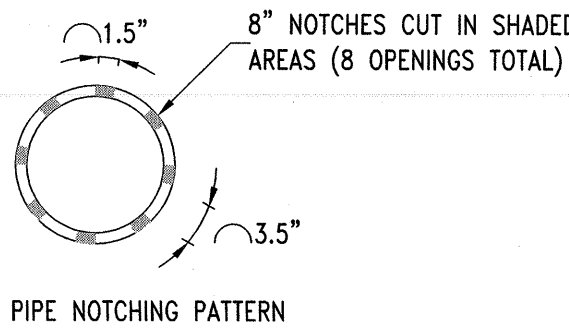
- THRUST BLOCKS SHALL BE CAST AGAINST UNDISTURBED, FIRM EARTH.
- HYDRANTS SHALL BE SET TRULY VERTICAL.
- MATERIALS AND INSTALLATION SHALL ALSO CONFORM TO THE CITY'S STANDARD SPECIFICATIONS.
- FOR LIVE TAP ONLY: AFTER THE CONTRACTOR EXPOSES THE MAIN, THE CITY WILL PROVIDE THE LABOR AND PIPE TAPPING TOOLS FOR THIS CONNECTION AT A SET FEE TO THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR TRENCH BACKFILL AND STREET PATCH IN ACCORDANCE WITH CITY STANDARDS.
- WHERE SIDEWALK IS ADJACENT TO OR WITHIN FOUR FEET (4') OF THE BACK OF CURB THE HYDRANT SHALL BE LOCATED ONE FOOT (1') BEHIND THE SIDEWALK (MEASURED FROM THE FACE OF THE HYDRANT CAP TO BACK OF SIDEWALK). WHERE THERE IS CURB BUT NO SIDEWALK THE HYDRANT SHALL BE LOCATED TWO FEET (2') FROM THE BACK OF CURB (MEASURED TO THE FACE OF THE HYDRANT CAP). WHERE THERE IS NO SIDEWALK OR CURB LOCATE THE HYDRANT AS DIRECTED BY THE CITY ENGINEER.
- ALL FIRE HYDRANTS AND THE WATER LINES TO THE FIRE HYDRANTS BECOME THE CITY'S ONCE INSTALLED. TWENTY FOOT (20') WIDE PUBLIC UTILITY EASEMENTS CENTERED ON AND AROUND THE FIRE HYDRANT AND THE WATER LINE TO THE FIRE HYDRANT SHALL BE GRANTED TO THE CITY.
- FURNISH AND INSTALL PROTECTIVE BOLLARDS IF REQUIRED BY THE CITY ENGINEER.
- A THREE FOOT (3') RADIUS CLEAR ZONE REQUIRED ALL AROUND FIRE HYDRANT, MAXIMUM SLOPE OF 10%.
- FIRE HYDRANT TO BE SET TO MANUFACTURER ELEVATION AND BURY SPECIFICATIONS.

GENERAL NOTES

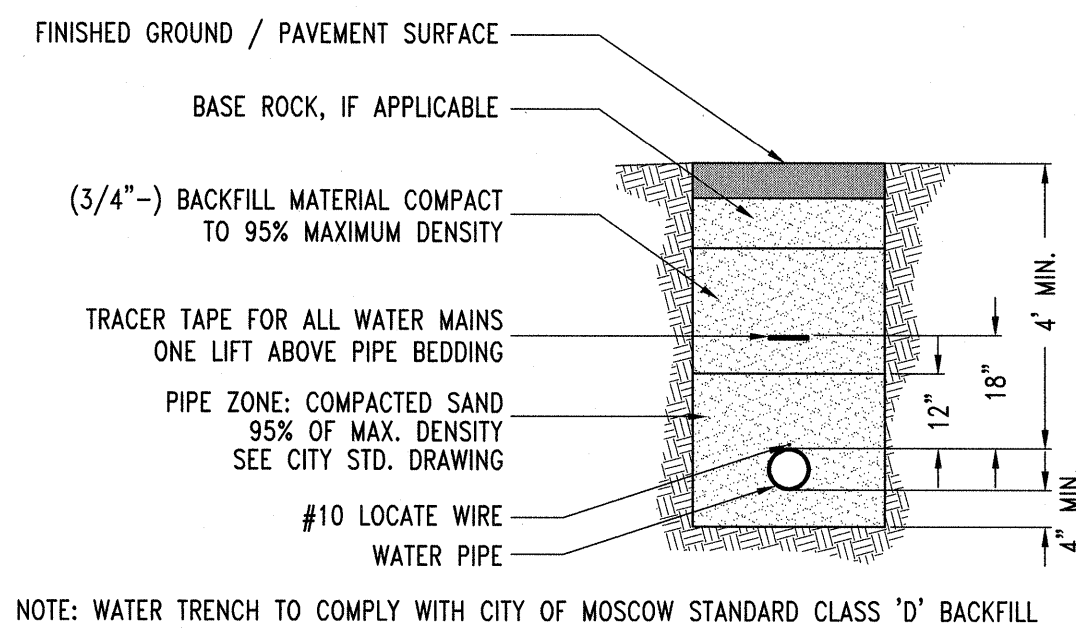
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NOTES

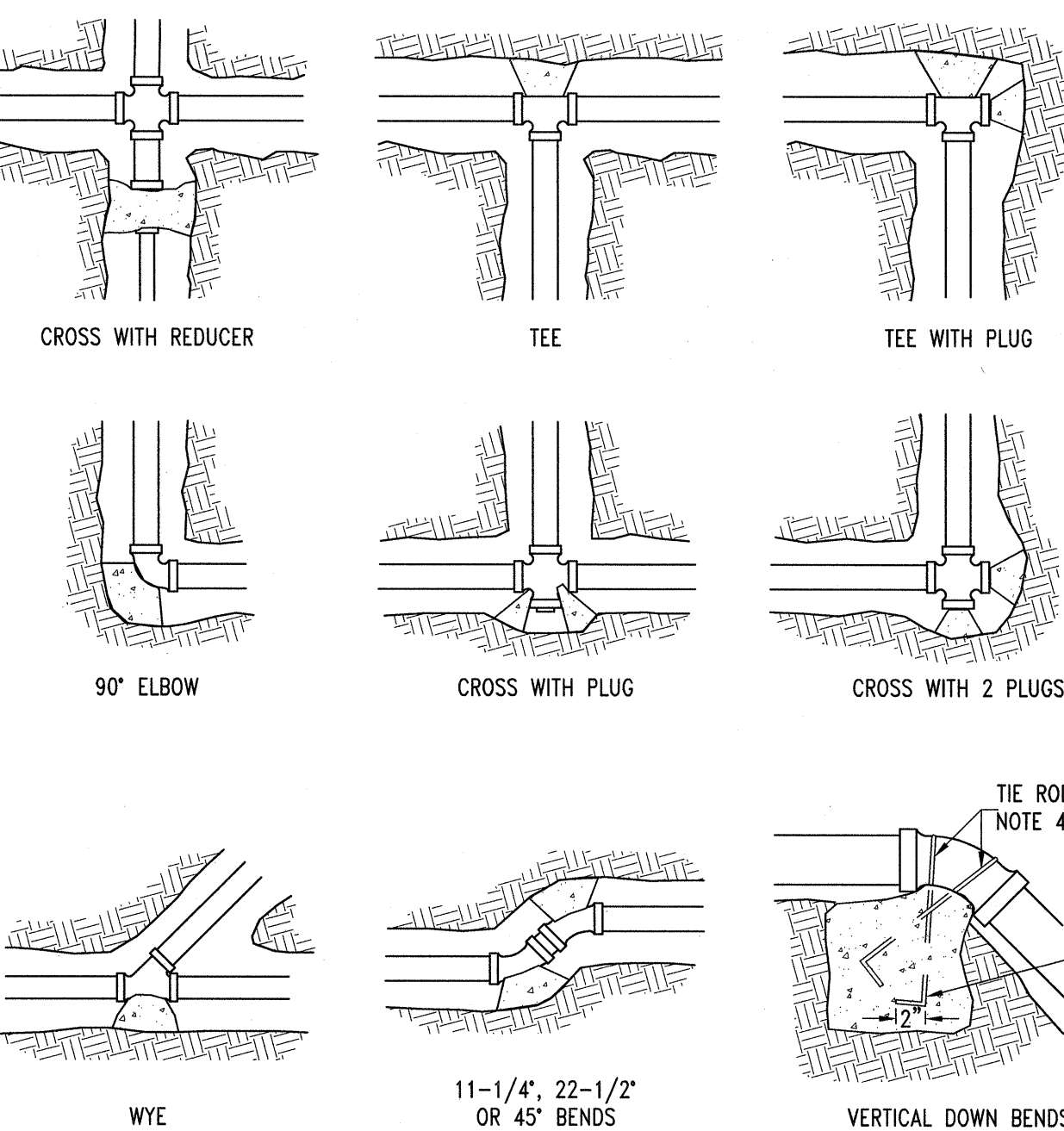
- THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT.
- MINIMUM REQUIRED MAINTENANCE INCLUDES QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.
- SEE MANUFACTURERS SPECIFICATIONS.



R-TANK INSPECTION MAINTENANCE PORT
TYPICAL SECTION NTS C11



WATER LINE TRENCH
TYPICAL SECTION NTS C11



WATER MAIN THRUST BLOCKING
TYPICAL SECTION NTS C11

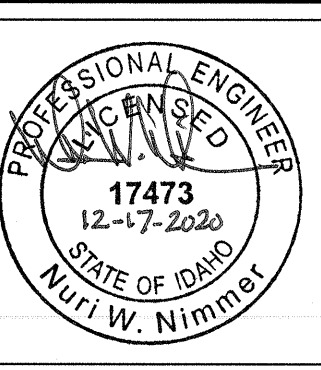
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GATEWAY ON SIXTH
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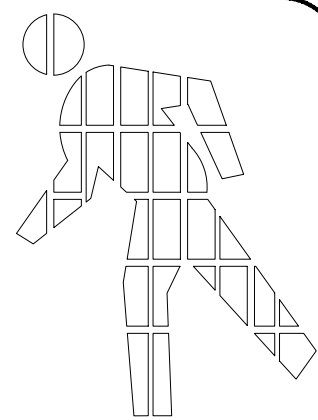
C11

Moscow Gateway on 6th Townhouse "A" 6th Street Moscow, Idaho

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6th Street
Moscow, Idaho

University Gateway on Sixth Townhouse A Review Documents



Job Number: 00-10420
Date: 09-14-20

Sheet Contents:
Cover Sheet
General Notes
Perspective Image

A-0



GENERAL / CONSTRUCTION NOTES

GENERAL

THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE JURISDICTION ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS.

LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES.

THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER.

THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEVIATE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER.

THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE OTHER THAN THAT AT THE LOCATION LISTED ON THE TITLE SHEET WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN M PAUL) AND THE OWNER.

DESIGN CRITERIA

SNOW LOAD 30 PSF (VERIFY W/ OFFICIAL)
FLOOR LIVE LOAD 40 PSF (VERIFY W/ OFFICIAL)
BASIC WIND SPEED 85 MPH (3 SEC) 85 MPH (FAST MILE)
SEISMIC LOADING ZONE B
SOIL BEARING 1500 PSF (ASSUMED)

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS IN A MANNER THAT WILL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE.

REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION.

REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY.

EARTHWORK

CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK.

ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION.

FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF 2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES.

PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS.

REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT.

CAST-IN-PLACE-CONCRETE FOUNDATIONS

ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION.

PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE.

REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS:

CONCRETE CAST AGAINST SOIL = 2"

FORMED CONCRETE AGAINST SOIL = 2"

WALLS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1"

SLAB-ON-GRADE = 2"

APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL. IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.

FOUNDATION DRAINAGE

THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL.

THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE, COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL.

ROUGH CARPENTRY

ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES.

LUMBER SHALL BE OF THE FOLLOWING GRADES:

STUDS -	2x4 -	STANDARD OR BETTER
JOIST -	2x4 -	#2 OR BETTER
	6" TO 8" -	#2 OR BETTER
	10, 12 & 14 -	#1 OR BETTER
BEAMS AND STRINGERS		#1
POSTS AND TIMBERS		#1

SHEATHING SHALL BE APA RATED SHEATHING AND SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.

SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES.

ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK.

WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK.

ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC.

UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT.

HARDWARE AND FASTENINGS

UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 10' LONG WITH HEAD END HOOKED 2".

BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS.

NUMBER AND SPACING OF NAILS AND METHOD OF NAILING OF FRAMING SHALL MEET THE REQUIREMENTS OF U.B.C. NAILING SCHEDULE, TABLE NO 23-1-O.

METAL FRAMING ANCHORS, HANGERS, STRAP ANCHORS, THE STRAPS, END JOIST ANCHORS AND OTHER MISCELLANEOUS ACCESSORIES SHALL BE OF GALVANIZED STEEL, MANUFACTURED BY SIMPSON COMPANY OR EQUAL.

SPICES, SCREWS, LAG BOLTS, AND OTHER MISCELLANEOUS FASTENINGS AND ROUGH HARDWARE SHALL BE SUPPLIED AS REQUIRED TO ASSEMBLE AND SECURE ROUGH CARPENTRY ITEMS.

FLOOR AND WALL FRAMING

WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BUCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BUCKS OR OPENINGS WIDER THAN 6 FEET.

PROVIDE DOUBLE TOP PLATE. OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP ONTO EXTERIOR WALLS. LAP ENDS 48 INCHES.

BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING.

IF WALL SHEATHING IS TO BE USED TO FULFILL DIAGONAL BRACING REQUIREMENTS, IT SHALL BE NAILED AT 4" SPACING AT EDGES AND 6" SPACING IN FIELD.

AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING.

FLOOR JOISTS SHALL BE WOOD "T" JOISTS SHALL BE APPROVED AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS.

ENGINEERED WOOD TRUSSES

WOOD ROOF TRUSSES SHALL BE DESIGNED BY AN APPROVED FABRICATOR OF ENGINEERED WOOD ROOF TRUSSES AND SHALL BE ACCOMPANIED BY SHOP DRAWINGS FROM S&D FABRICATOR STAMPED AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE WITHIN THE SAME REGION OF THE PROJECT.

WOOD ROOF TRUSSES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS AND SHALL BE DESIGNED TO WITHSTAND THE DESIGN LOADS INDICATED ABOVE AS WELL AS STANDARD LOAD REQUIREMENTS FOR THE REGION IN WHICH THE PROJECT IS BEING BUILT.

INSTALL ROOF TRUSSES AT 24" CENTERS MAXIMUM AND INSTALL, SECURE AND BRACE AS PER MANUFACTURERS RECOMMENDATIONS AS WELL AS ANY APPLICABLE BUILDING CODES AND REGULATIONS.

INSULATION AND THERMAL REQUIREMENTS

EXTERIOR WALLS SHALL HAVE AN R-VALUE OF NOT LESS THAN R-21. ATTIC INSULATION SHALL BE NOT LESS THAN R-49. BELOW GRADE WALLS AND BASEMENT WALLS USED FOR LIVING SPACE SHALL HAVE A MINIMUM R-VALUE OF R-21. FLOORS OVER UNHEATED SPACES SHALL HAVE A MIN. R" VALUE OF R-38.

ALL PENETRATIONS (INCLUDING WIRING PENETRATIONS AT TOP AND BOTTOM PLATES, EXTERIOR JOINTS AT FLOORS, IN EXTERIOR WALLS, ROOF OR CEILING WALL) WILL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO REDUCE AIR LEAKAGE. CONTRACTOR SHALL STUFF SHIM SPACE OR OTHER SIMILAR VOIDS IN EXTERIOR WALLS AROUND DOORS, WINDOWS, ETC. WITH INSULATION.

A VAPOR BARRIER RATED AT ONE PERM, DRY CUP, IS REQUIRED ON THE HEATED SIDE OF INSULATION.

A BLACK GROUND COVER NOT LESS THAN 6 MILLS THICK WILL BE INSTALLED IN ALL CRAWL SPACES.

COMPOSITION SHINGLE ROOFING

PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY.

UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF ADHERING, MINIMUM 40 MILS THICK; MINIMUM TENSILE STRENGTH 250 PSI.

CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS).

PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES.

PROVIDE CONTINUOUS METAL GUTTERS AT ALL DRIP EDGES OF ROOFS.

LIFE SAFETY

SD INDICATES THE LOCATION OF SMOKE DETECTORS AND CARBON MONOXIDE COMBINATION APPLIANCE. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS

DOORS AND WINDOWS

ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQ-FT (820 SQ-INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS INDICATED ON THE DRAWINGS WHICH DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL

WINDOWS SHALL BE SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOWS SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL SYSTEMS IN THIS REGION. WINDOWS WILL BE TESTED AND LABELED FOR THERMAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AAMA 1503.1-1980. A MAXIMUM U-VALUE OF 0.28 IS TO BE MET.

SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SIGHTLINES. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED.

ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES.

DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 283-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20.

GYPSUM DRYWALL

GYPSUM WALL BOARD SHALL BE 5/8" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS.

INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS.

INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EVEN IF WALLS ARE NOT TO RECEIVE PAINT.

MECHANICAL/PLUMBING

ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS.

ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY AND ALL UTILITY COMPANIES.

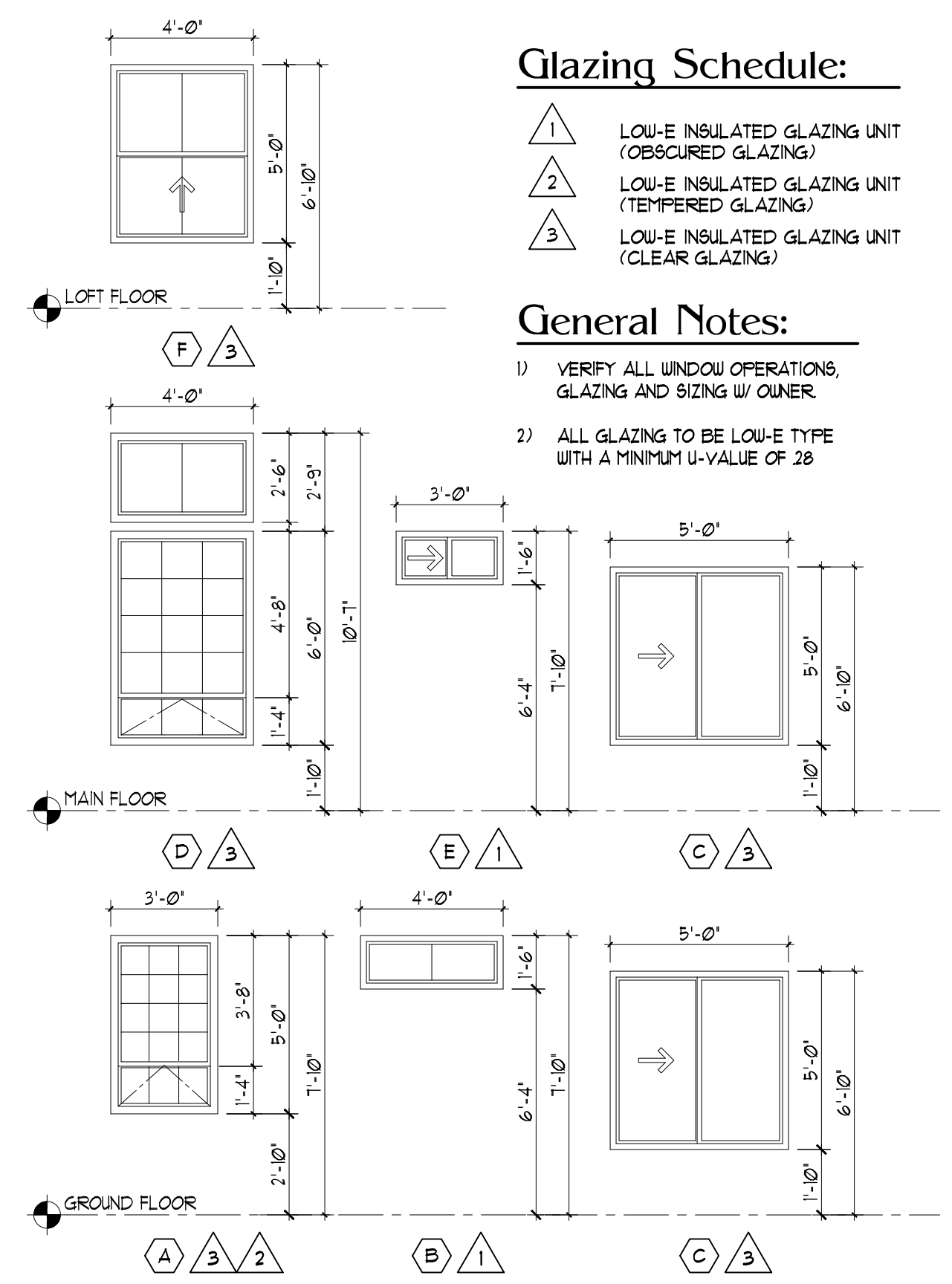
STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY CODE OR BY MANUFACTURERS INSTRUCTIONS.

ELECTRICAL

ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS.

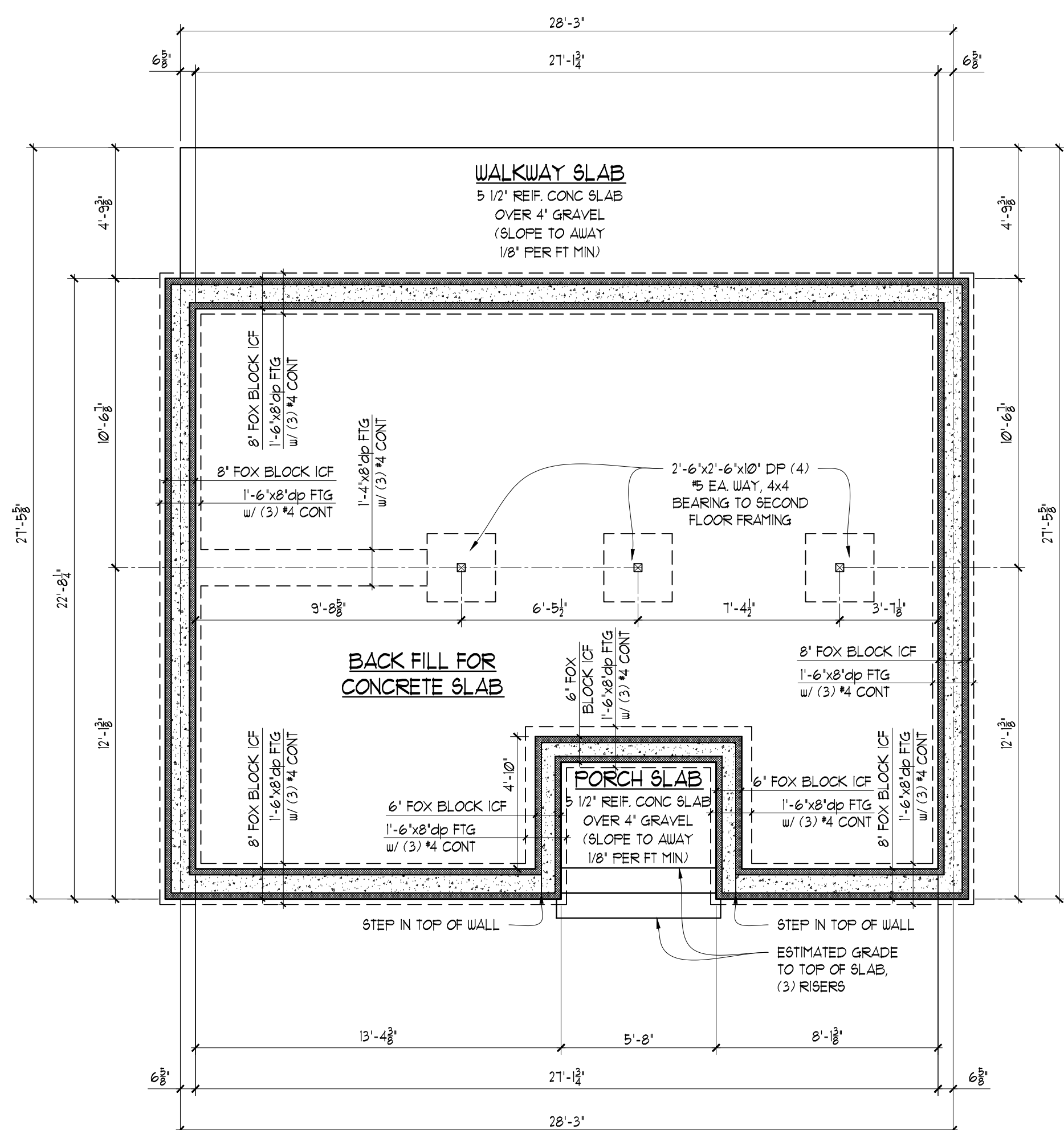
WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY AND ALL UTILITY COMPANIES.



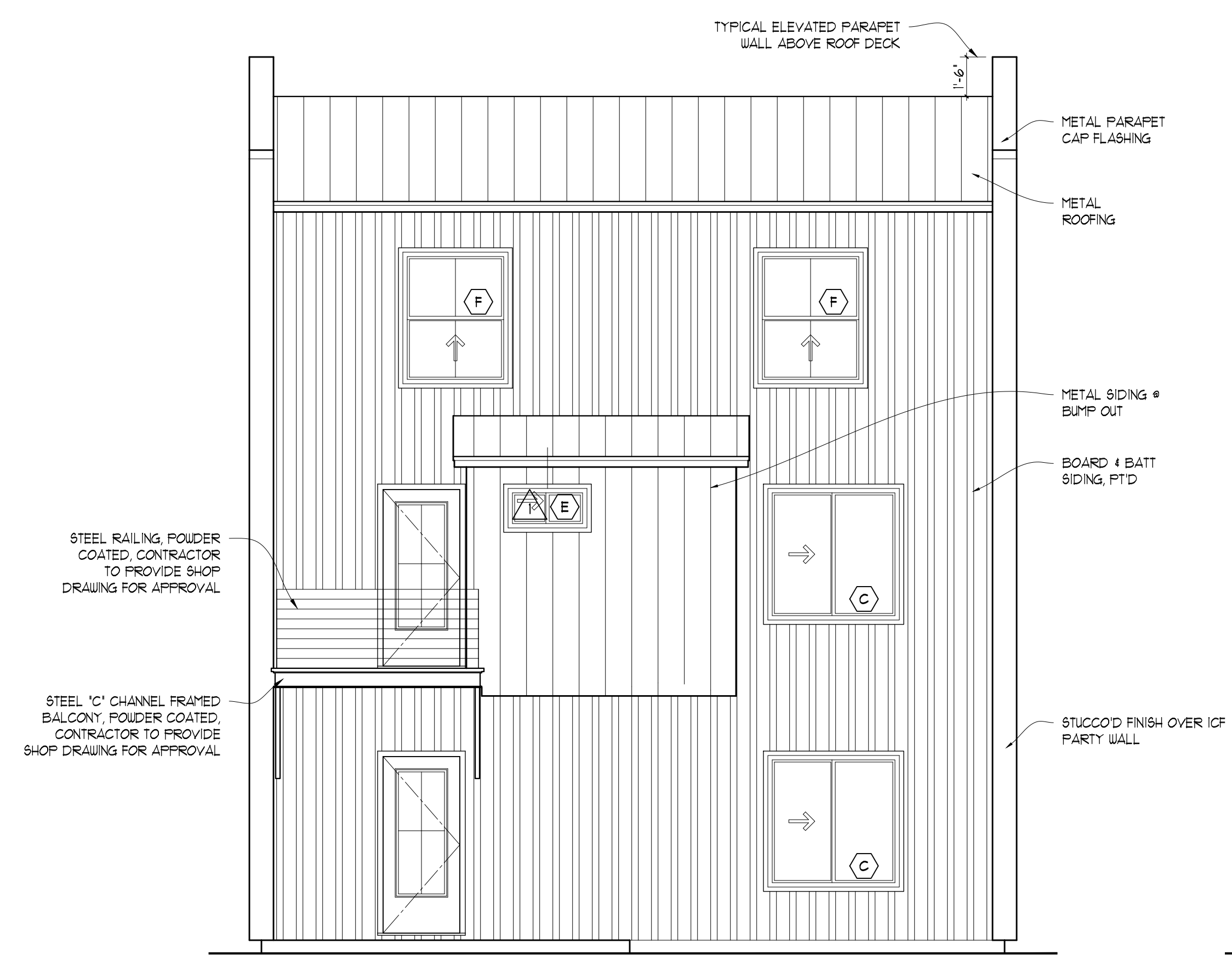
Window Schedule

SCALE: 1/4" = 1'-0"



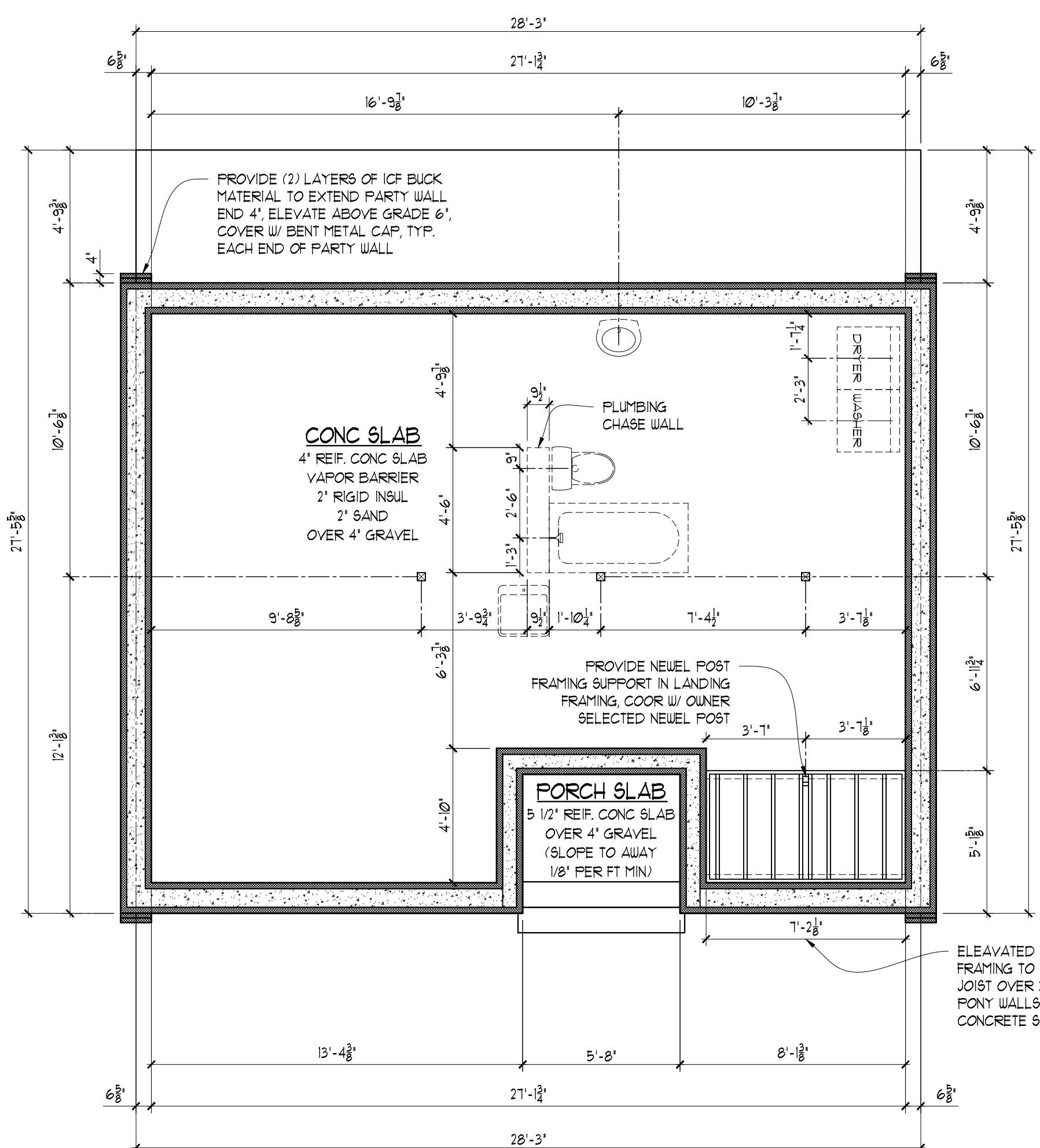
TH-A Foundation Plan

SCALE: 1/4" = 1'-0"



Rear Elevation

SCALE: 1/4" = 1'-0"



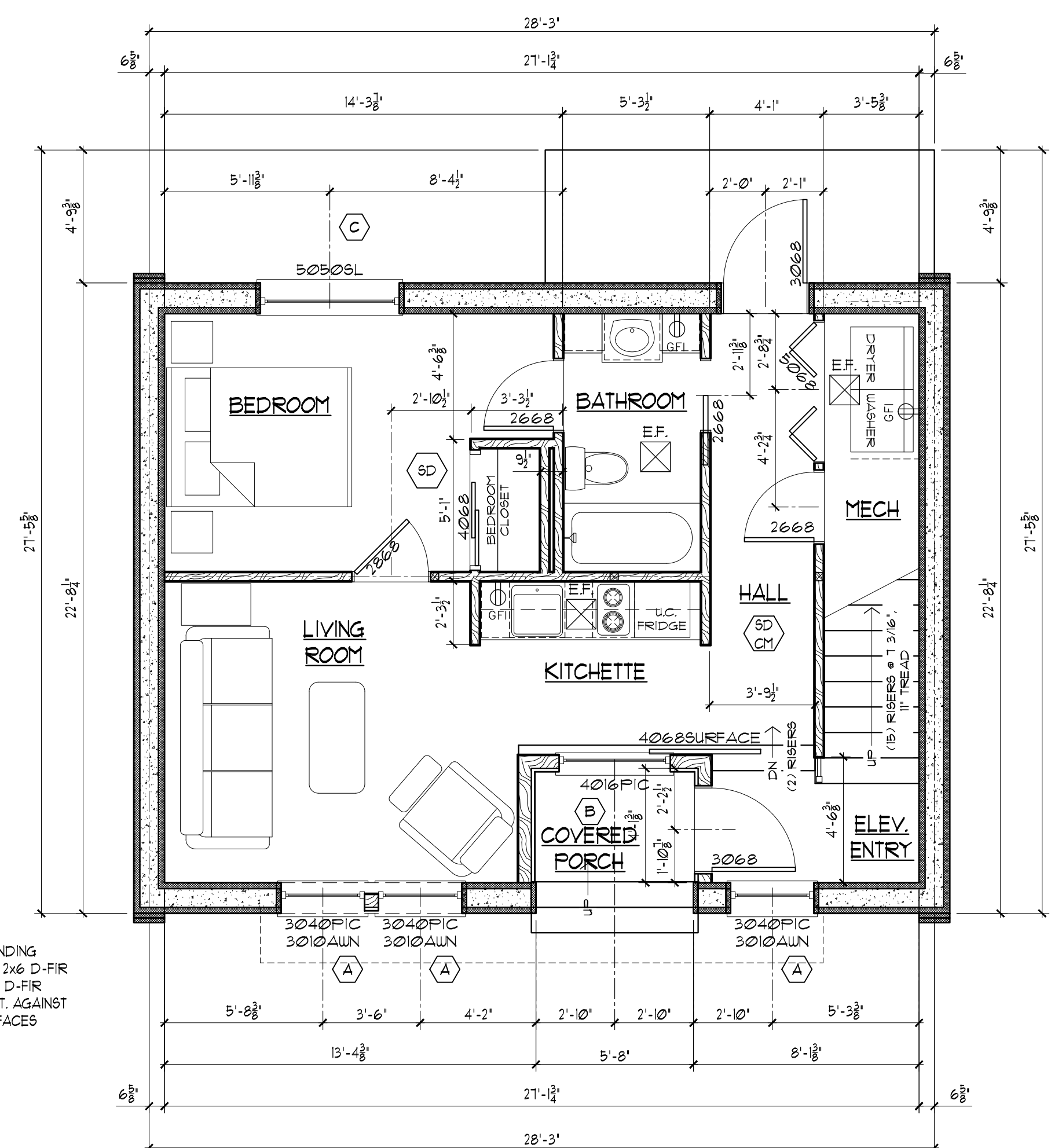
TH-A Conc Slab Plan

SCALE: 1/4" = 1'-0"



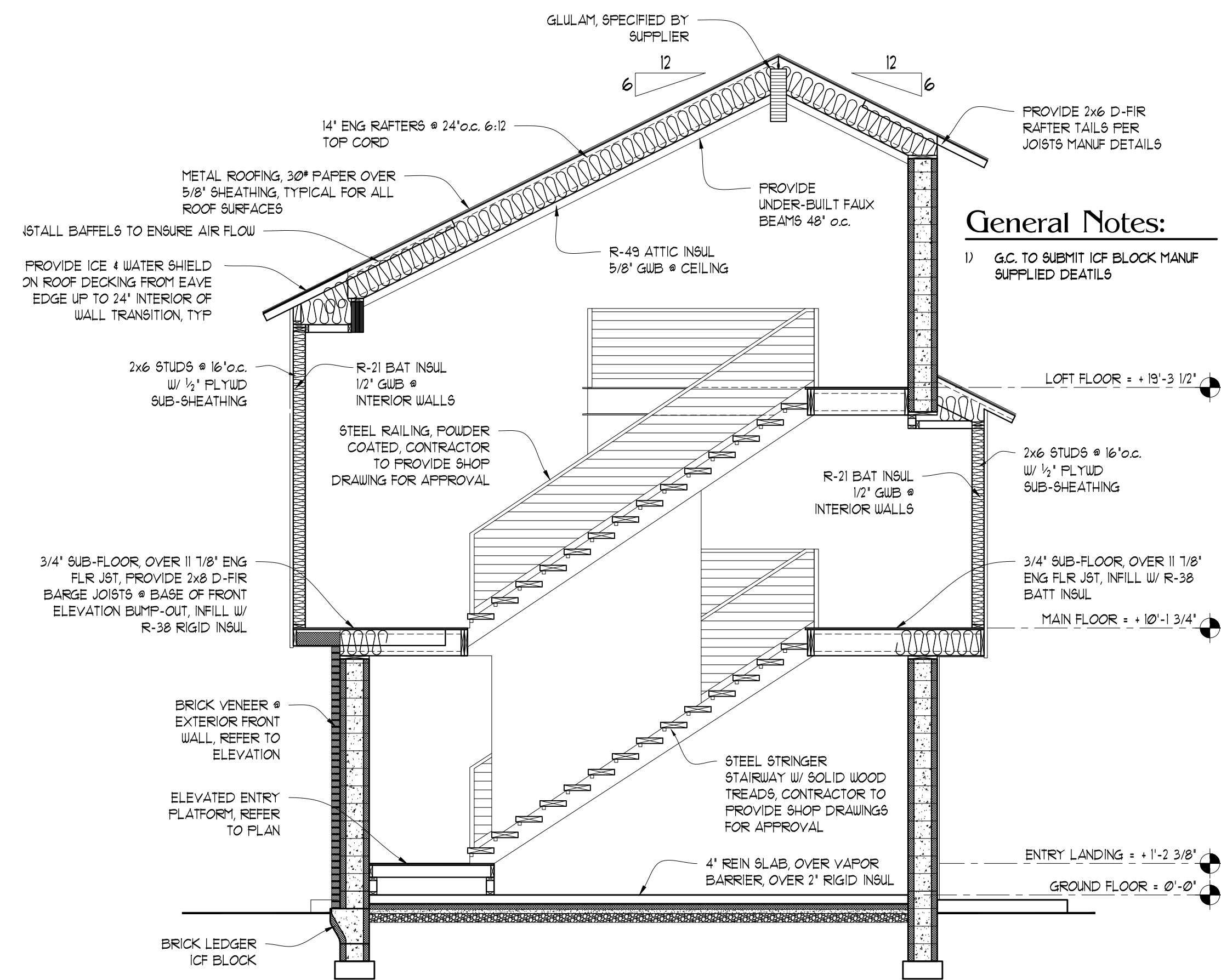
Front Elevation

SCALE: 1/4" = 1'-0"



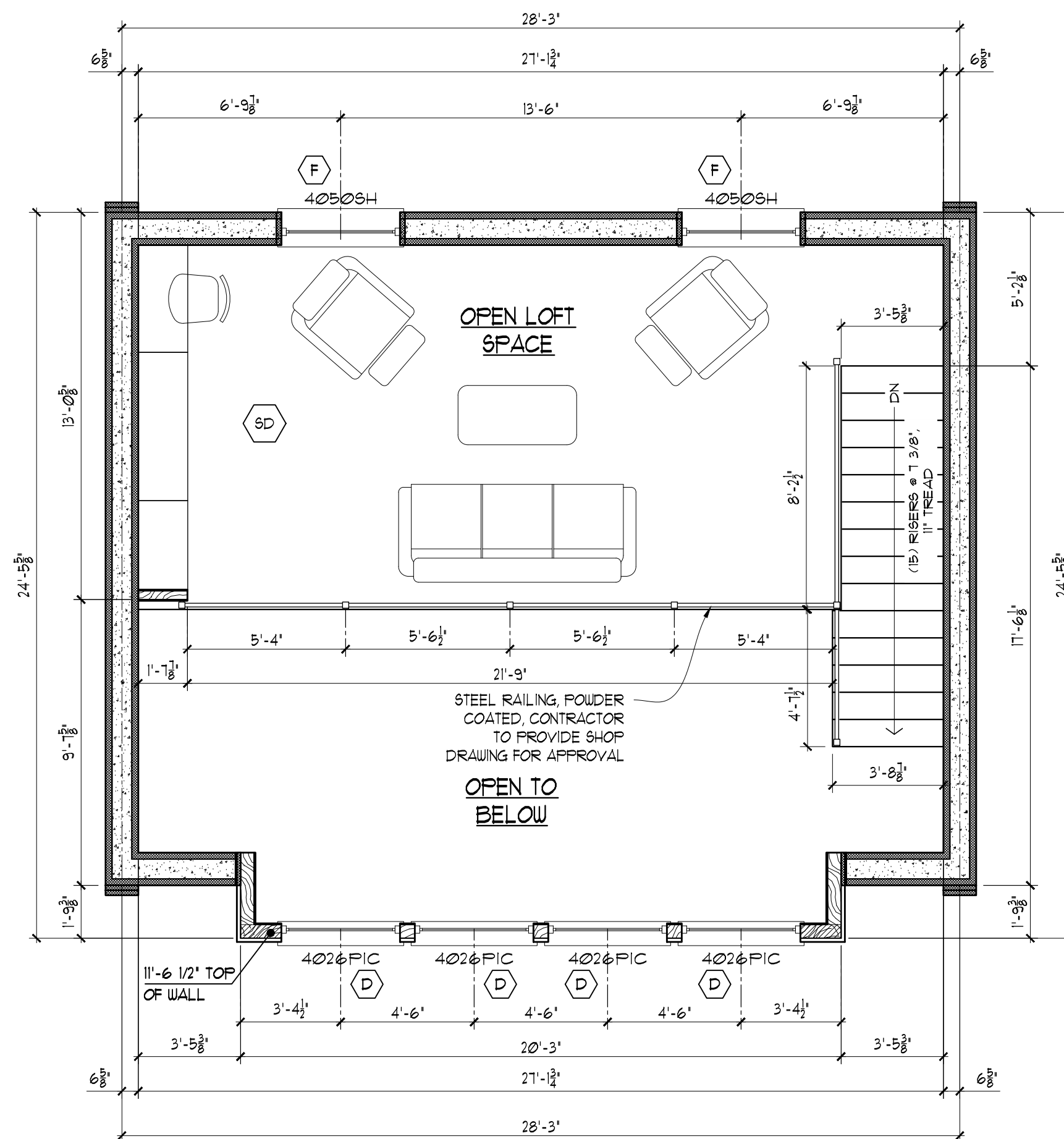
TH-A Ground Level Plan

SCALE: 1/4" = 1'-0"



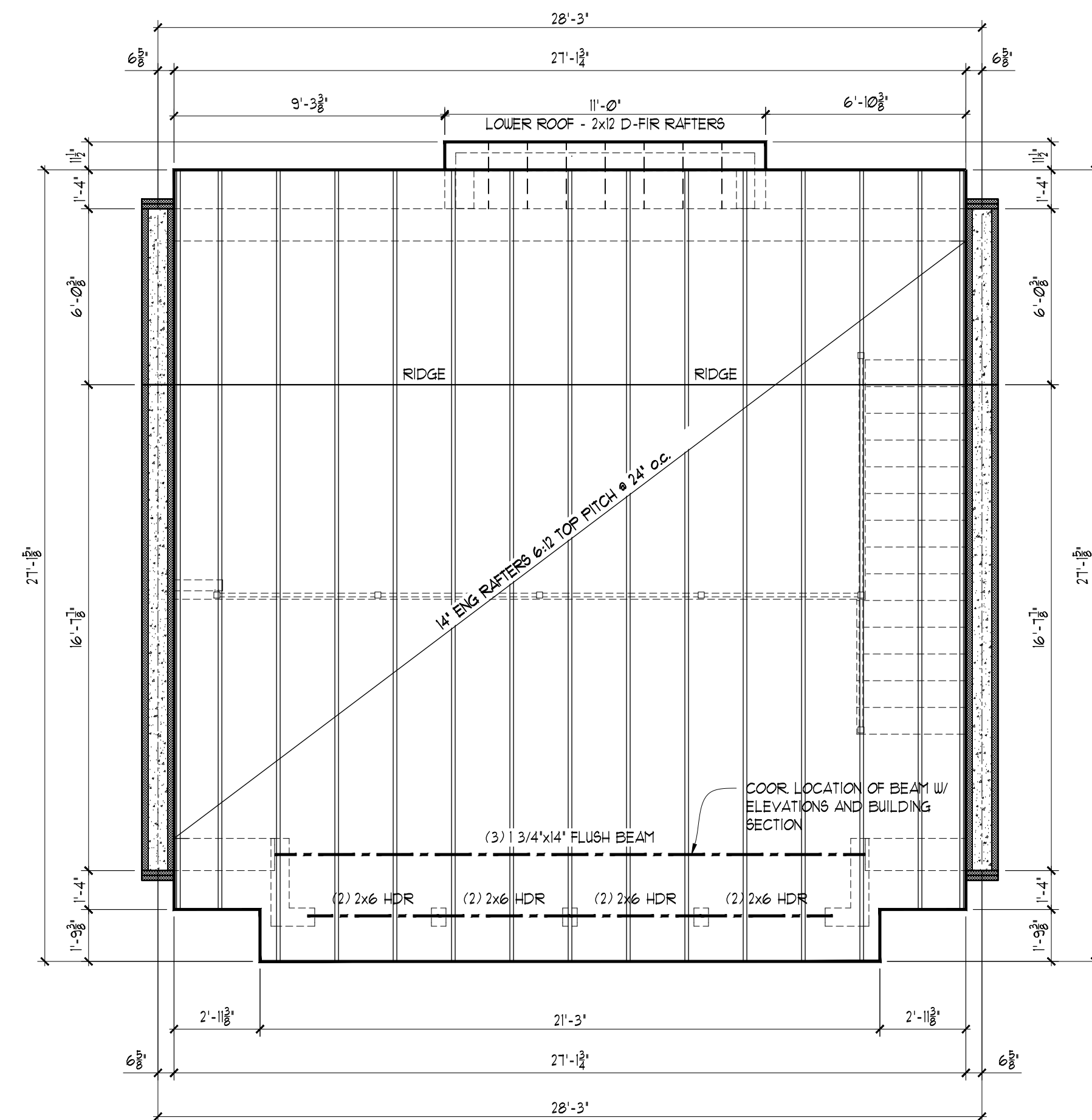
Building Section

SCALE: 1/4" = 1'-0"



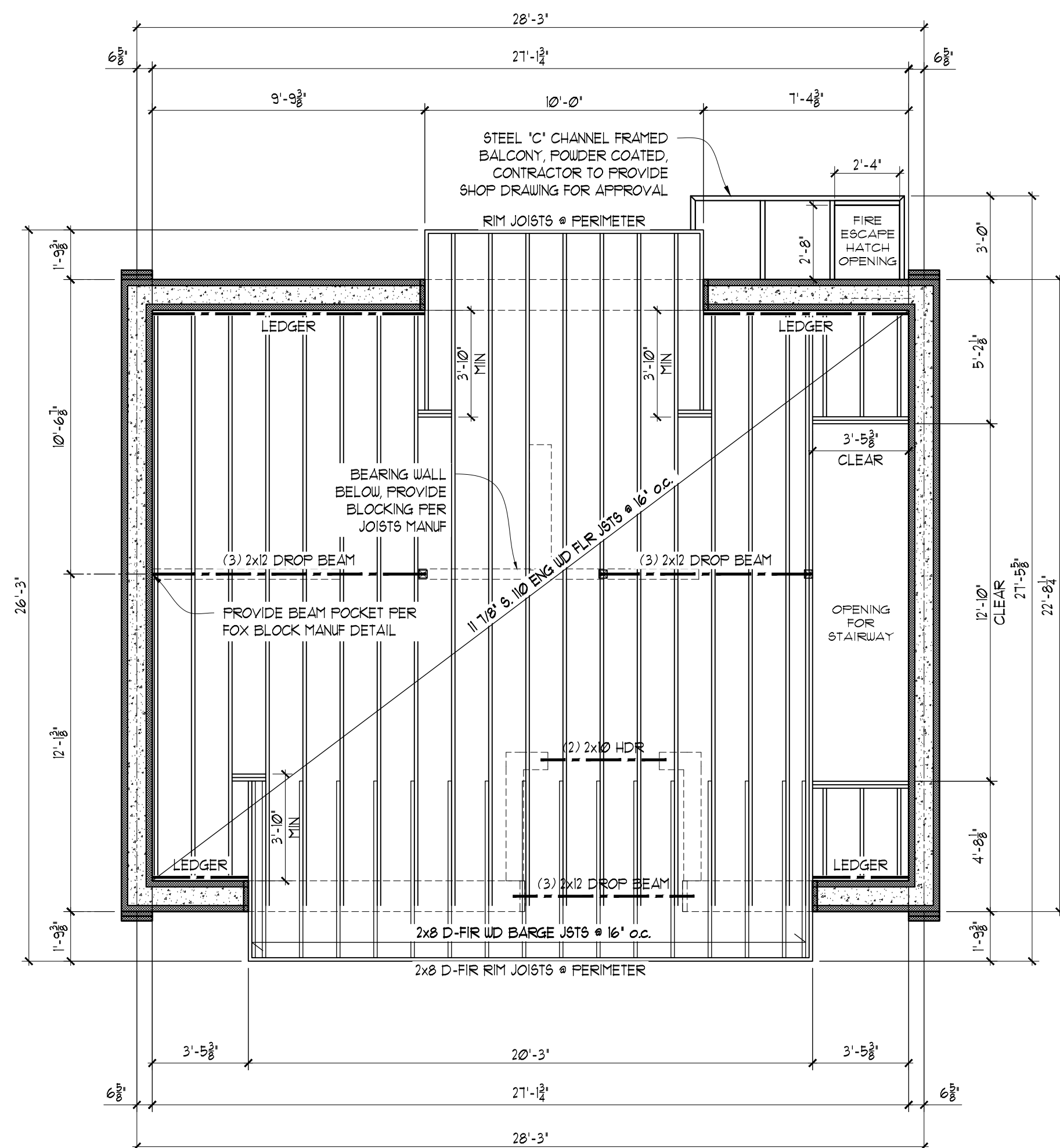
TH-A Loft Level Plan

SCALE: 1/4" = 1'-0"



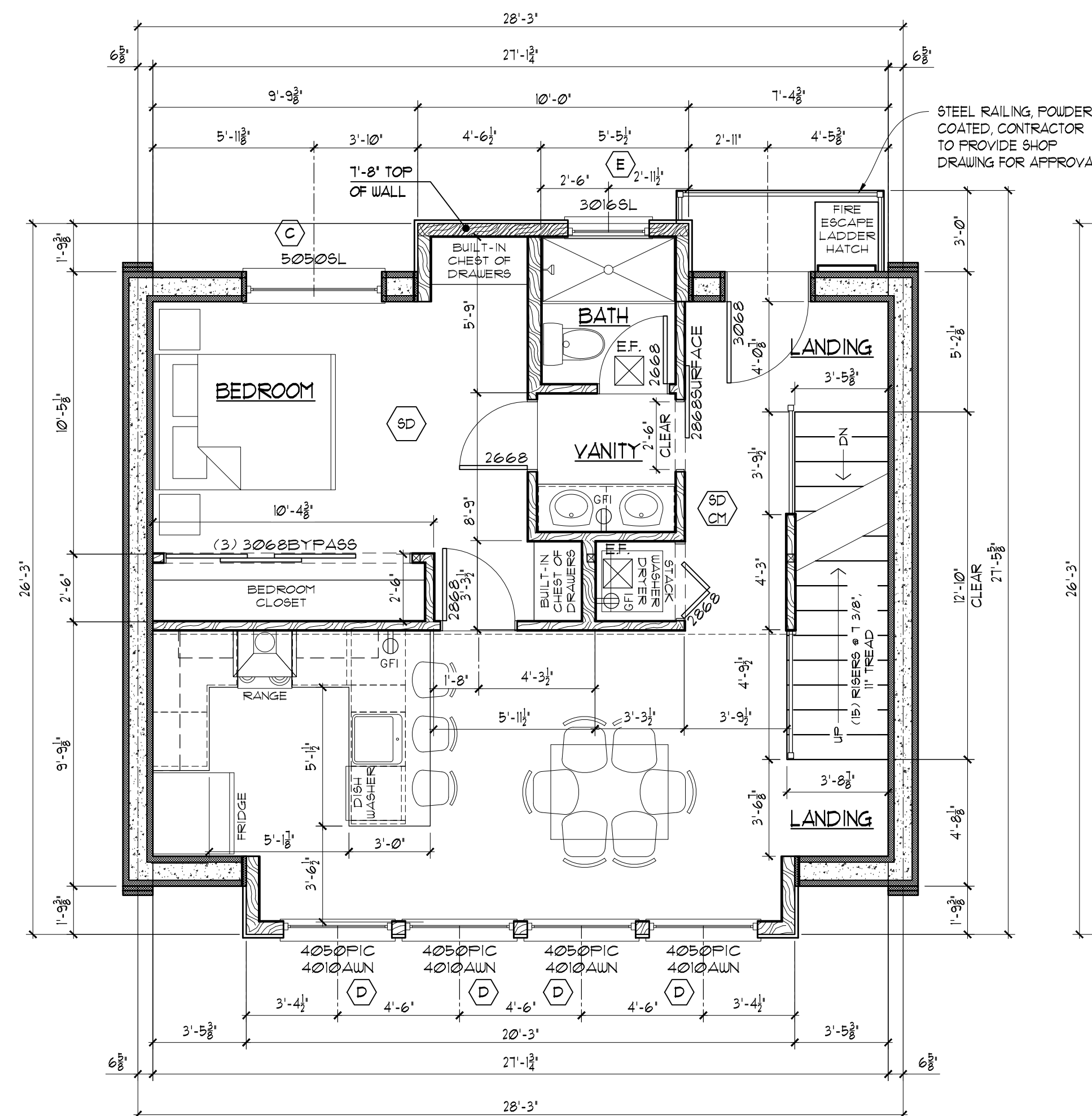
TH-A Roof Plan

SCALE: 1/4" = 1'-0"



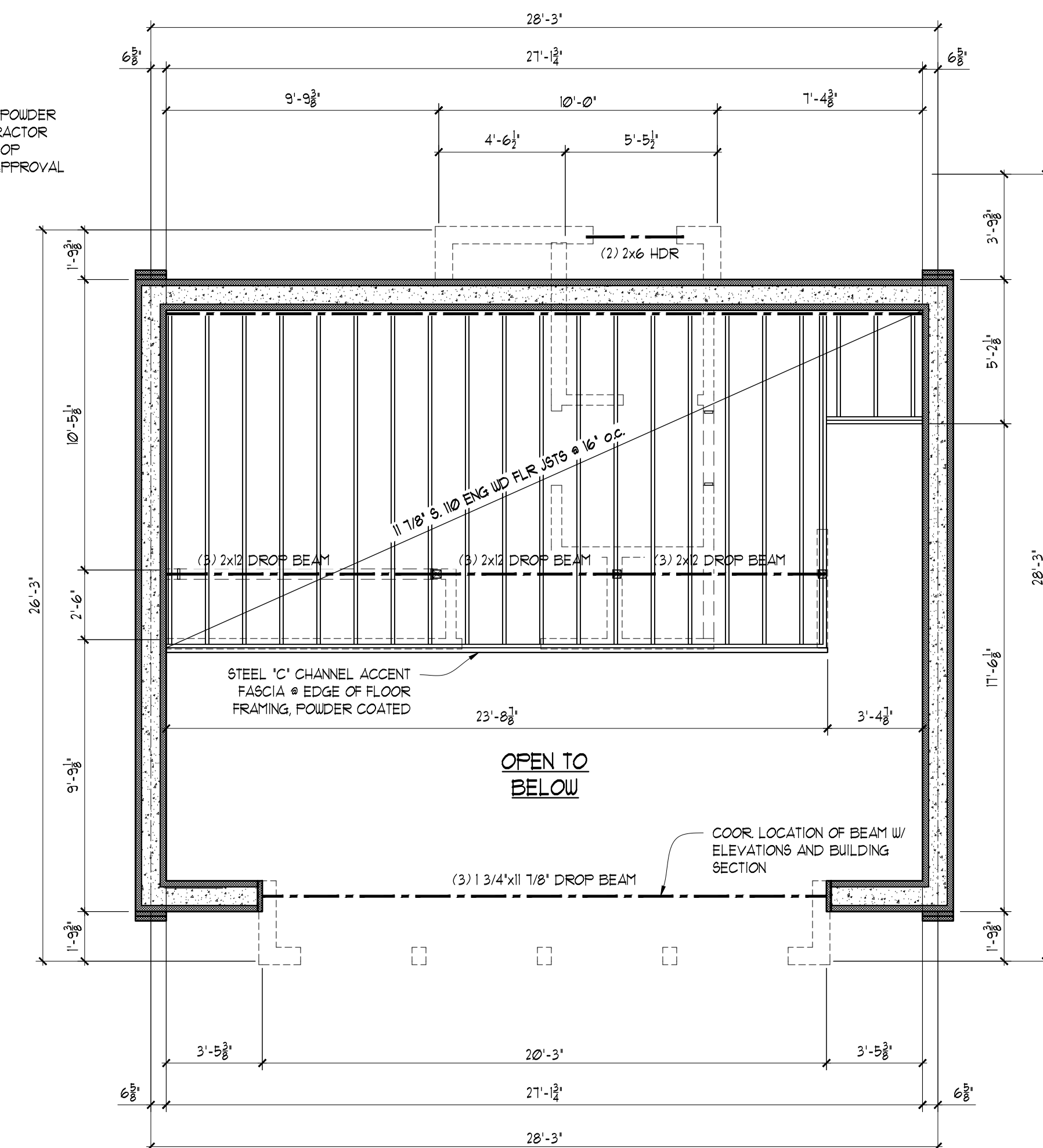
TH-A Floor Framing Plan

SCALE: 1/4" = 1'-0"



TH-A Main Level Plan

SCALE: 1/4" = 1'-0"



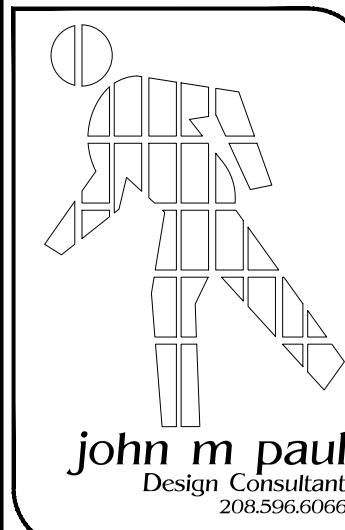
TH-A Floor Framing Plan

SCALE: 1/4" = 1'-0"

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6th Street
Moscow, Idaho

University Gateway on Sixth
Townhouse A Review Documents



john m paul
Design Consultant
208.596.6066

Job Number: 00-10420
Date: 09-24-20

Sheet Contents:
Foundation Plan

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Moscow Gateway on 6th Townhouse "B" 6th Street Moscow, Idaho

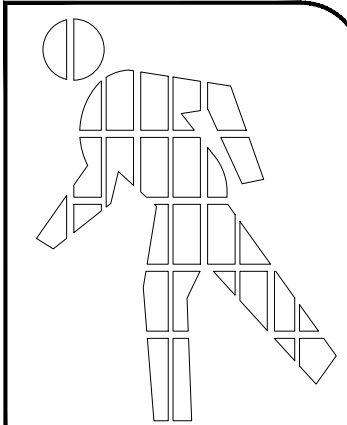
Dated 01-26-21



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6th Street
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University Gateway on Sixth Townhouse B Review Documents



john m paul
Design Consultant
208.556.0096

Job Number: 00-110420
Date: 01/26/21

Sheet Contents:
Cover Sheet
General Notes
Perspective Image

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GENERAL / CONSTRUCTION NOTES

GENERAL

THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE JURISDICTION ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS.

LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES.

THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER.

THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEVIATE FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER.

THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE OTHER THAN THAT AT THE LOCATION LISTED ON THE TITLE SHEET ABOVE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN M PAUL) AND THE OWNER.

DESIGN CRITERIA

SNOW LOAD 30 PSF (VERIFY W/ OFFICIAL)
FLOOR LIVE LOAD 40 PSF (VERIFY W/ OFFICIAL)
BASIC WIND SPEED 85 MPH (3 SEC) 85 MPH (FAST MILE)
SEISMIC LOADING ZONE B
SOIL BEARING 1500 PSF (ASSUMED)

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS IN A MANNER THAT WILL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE.

REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION.

REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY.

EARTHWORK

CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION.

FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF 2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES.

PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS.

REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT.

CAST-IN-PLACE-CONCRETE FOUNDATIONS

ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.

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POSTS AND TIMBERS - #1

SHEATHING SHALL BE APA RATED SHEATHING AND SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES.

ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK.

WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK.

ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC.

UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT.

HARDWARE AND FASTENINGS

UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 10' LONG WITH HEAD END HOOKED 2".

BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS.

NUMBER AND SPACING OF NAILS AND METHOD OF NAILING OF FRAMING SHALL MEET THE REQUIREMENTS OF U.B.C. NAILING SCHEDULE, TABLE NO 23-1-D.

METAL FRAMING ANCHORS, HANGERS, STRAP ANCHORS, THE STRAPS, END JOIST ANCHORS AND OTHER MISCELLANEOUS ACCESSORIES SHALL BE OF GALVANIZED STEEL, MANUFACTURED BY SIMPSON COMPANY OR EQUAL.

SPICES, SCREWS, LAG BOLTS, AND OTHER MISCELLANEOUS FASTENINGS AND ROUGH HARDWARE SHALL BE SUPPLIED AS REQUIRED TO ASSEMBLE AND SECURE ROUGH CARPENTRY ITEMS.

FLOOR AND WALL FRAMING

WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BUCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BUCKS OF OPENINGS WIDER THAN 6 FEET.

PROVIDE DOUBLE TOP PLATE. OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP ONTO EXTERIOR WALLS. LAP ENDS 48 INCHES.

BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING.

IF WALL SHEATHING IS TO BE USED TO FULFILL DIAGONAL BRACING REQUIREMENTS, IT SHALL BE NAILED AT 4" SPACING AT EDGES AND 6" SPACING IN FIELD.

AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING.

FLOOR JOISTS SHALL BE WOOD "T" JOISTS SHALL BE APPROVED AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS.

ENGINEERED WOOD TRUSSES

WOOD ROOF TRUSSES SHALL BE DESIGNED BY AN APPROVED FABRICATOR OF ENGINEERED WOOD ROOF TRUSSES AND SHALL BE ACCOMPANIED BY SHOP DRAWINGS FROM S&D FABRICATOR STAMPED AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE WITHIN THE SAME REGION OF THE PROJECT.

WOOD ROOF TRUSSES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS AND SHALL BE DESIGNED TO WITHSTAND THE DESIGN LOADS INDICATED ABOVE AS WELL AS STANDARD LOAD REQUIREMENTS FOR THE REGION IN WHICH THE PROJECT IS BEING BUILT.

INSTALL ROOF TRUSSES AT 24" CENTERS MAXIMUM AND INSTALL. SECURE AND BRACE AS PER MANUFACTURERS RECOMMENDATIONS AS WELL AS ANY APPLICABLE BUILDING CODES AND REGULATIONS.

INSULATION AND THERMAL REQUIREMENTS

EXTERIOR WALLS SHALL HAVE AN R-VALUE OF NOT LESS THAN R-21. ATTIC INSULATION SHALL BE NOT LESS THAN R-49. BELOW GRADE WALLS AND BASEMENT WALLS USED FOR LIVING SPACE SHALL HAVE A MINIMUM R-VALUE OF R-21. FLOORS OVER UNHEATED SPACES SHALL HAVE A MIN. R-VALUE OF R-38.

ALL PENETRATIONS (INCLUDING WIRING PENETRATIONS AT TOP AND BOTTOM PLATES, EXTERIOR JOINTS AT FLOORS, IN EXTERIOR WALLS, ROOF OR CEILING WALL) WILL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO REDUCE AIR LEAKAGE. CONTRACTOR SHALL STUDY SHIM SPACE OR OTHER SIMILAR VOIDS IN EXTERIOR WALLS AROUND DOORS, WINDOWS, ETC. WITH INSULATION.

A VAPOR BARRIER RATED AT ONE PERM, DRY CLIP, IS REQUIRED ON THE HEATED SIDE OF INSULATION.

A BLACK GROUND COVER NOT LESS THAN 6 MILLS THICK WILL BE INSTALLED IN ALL CRAWL SPACES.

COMPOSITION SHINGLE ROOFING

PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY.

UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF ADHERING, MINIMUM 40 MILS THICK; MINIMUM TENSILE STRENGTH 250 PSI.

CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS).

PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES.

PROVIDE CONTINUOUS METAL GUTTERS AT ALL DRIP EDGES OF ROOFS.

LIFE SAFETY

SD INDICATES THE LOCATION OF SMOKE DETECTORS AND CARBON MONOXIDE COMBINATION APPLIANCE. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS

DOORS AND WINDOWS

ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPENABLE AREA OF AT LEAST 5.7 SQ-FT (820 SQ-INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS INDICATED ON THE DRAWINGS WHICH DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL

WINDOWS SHALL BE SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOWS SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL SYSTEMS IN THIS REGION. WINDOWS WILL BE TESTED AND LABELED FOR THERMAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AAMA 1503.1-1980. A MINIMUM U-VALUE OF 0.28 IS TO BE MET.

SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SIGHTLINES. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED.

ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES.

DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 288-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20.

GYPSUM DRYWALL

GYPSUM WALL BOARD SHALL BE 5/8" THICK WITH TAPERED EDGES TYPICAL GARAGE WALLS AND CEILING SHALL BE TYPE X 5/8" THICK. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS.

INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS.

INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EVEN IF WALLS ARE NOT TO RECEIVE PAINT.

MECHANICAL/PLUMBING

ANY MECHANICAL/PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS.

ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY, AND ALL UTILITY COMPANIES.

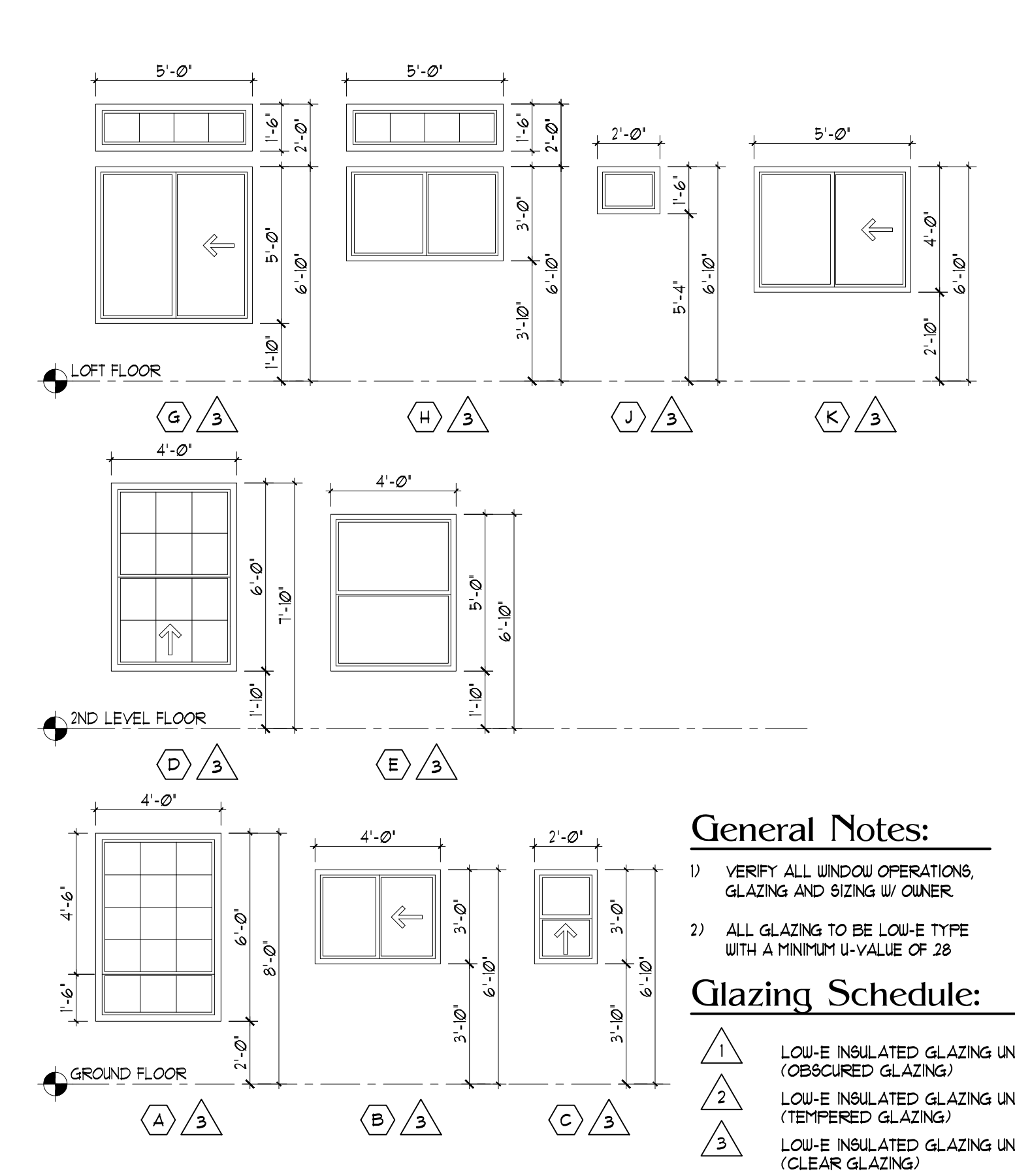
STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL/PLUMBING ITEMS UNLESS PERMITTED BY CODE OR BY MANUFACTURERS INSTRUCTIONS.

ELECTRICAL

ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS.

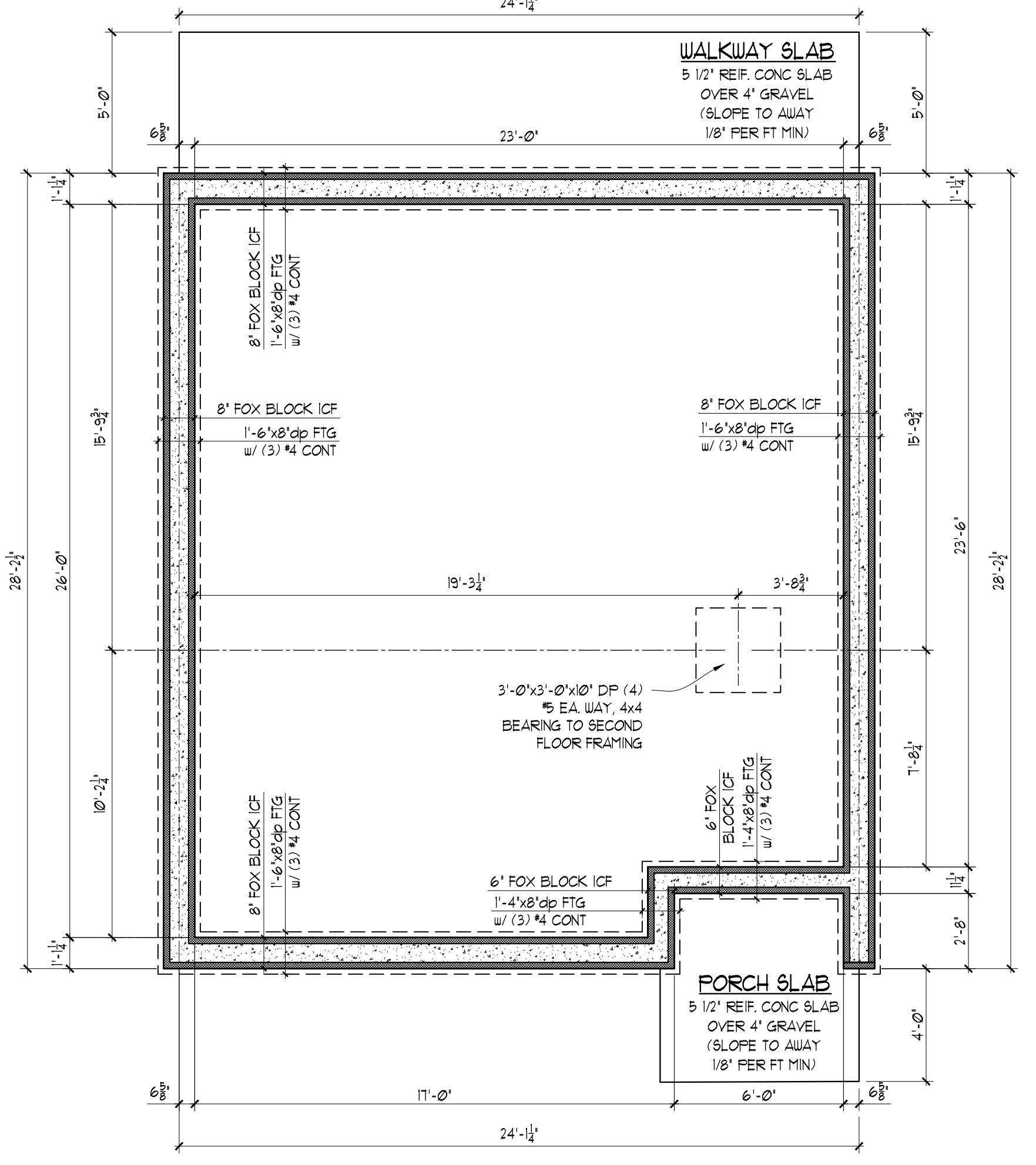
WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY, AND ALL UTILITY COMPANIES.



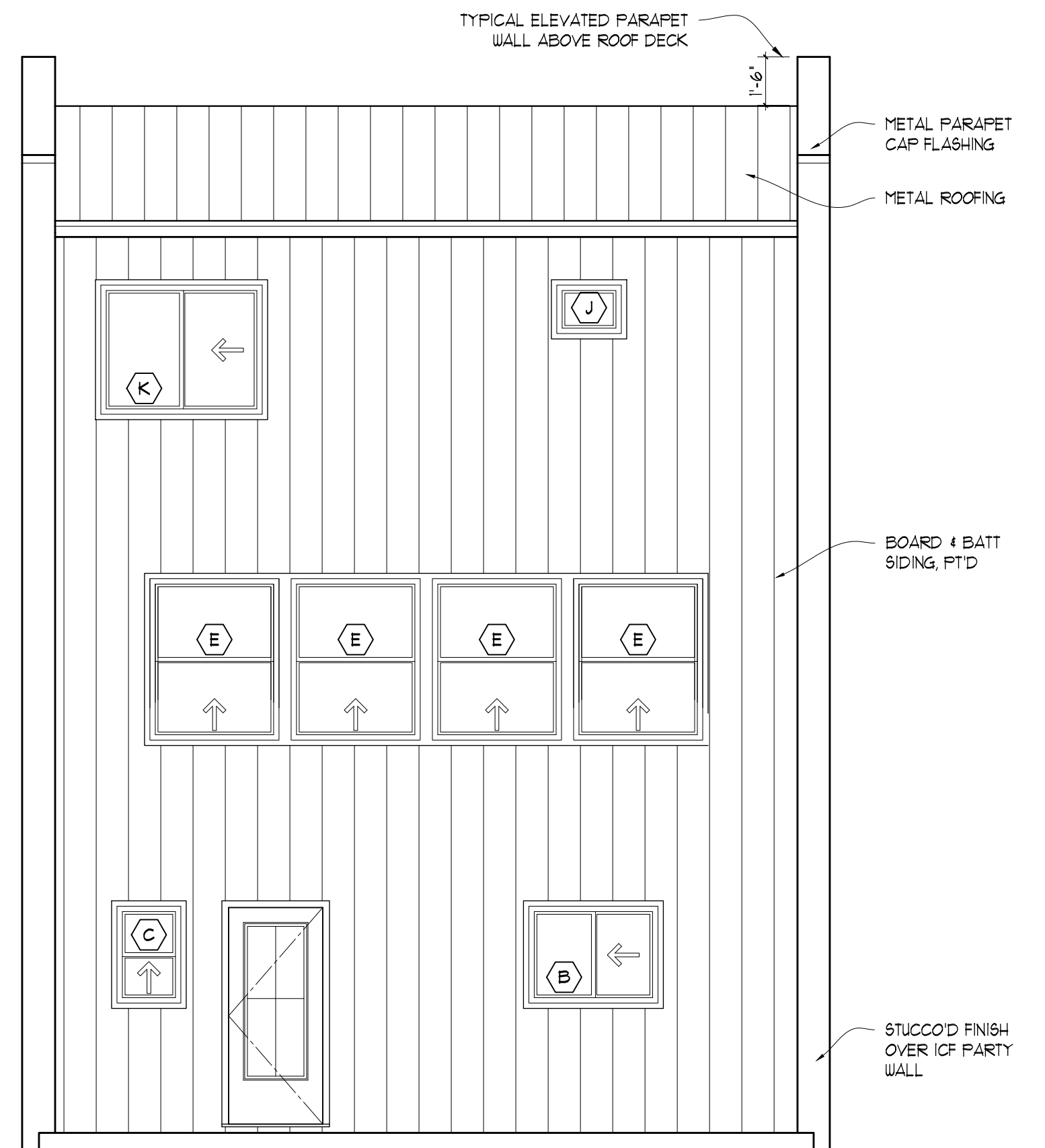
Window Schedule

SCALE: 1/4" = 1'-0"



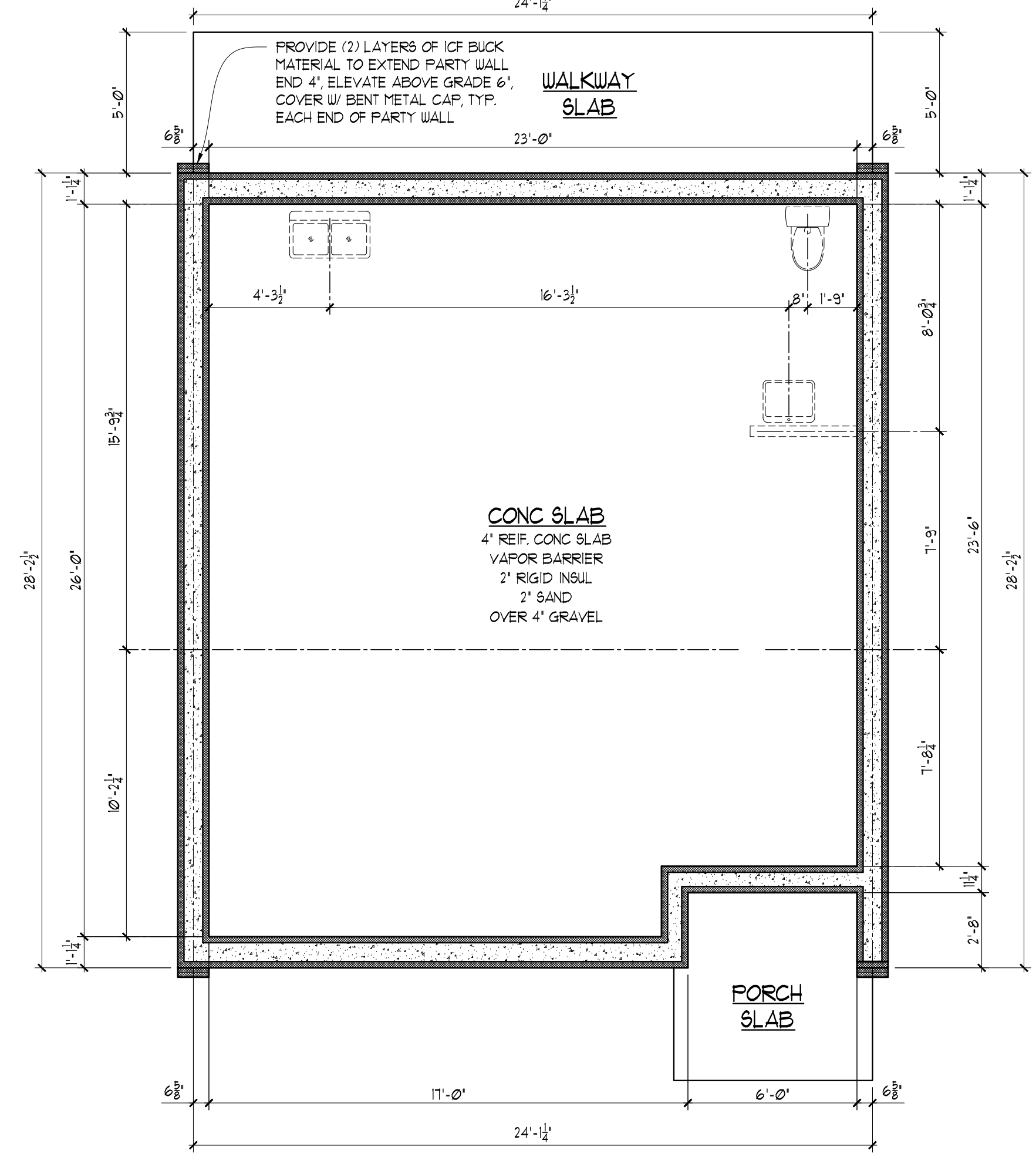
TH-B Foundation Plan

SCALE: 1/4" = 1'-0"



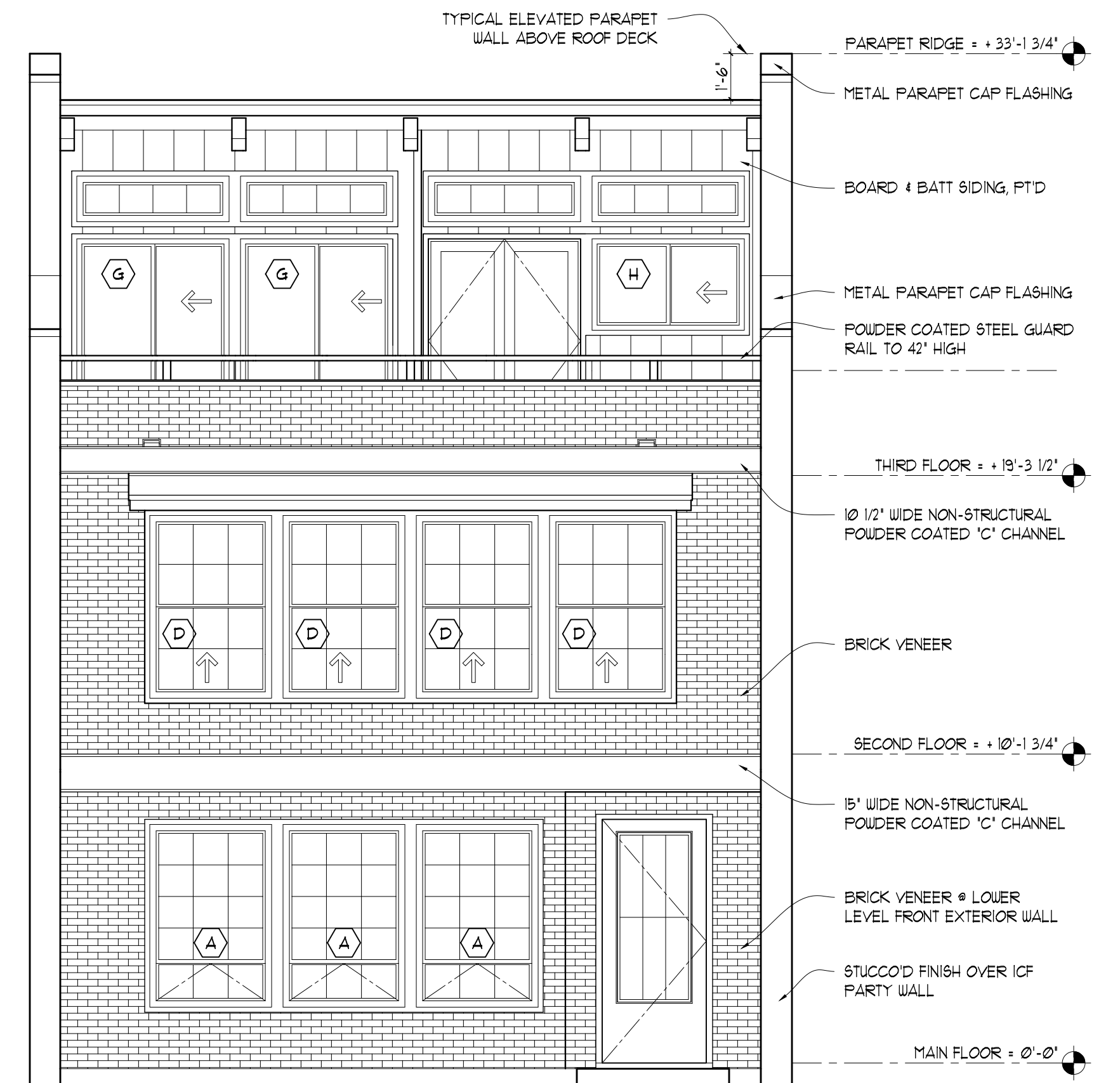
Rear Elevation

SCALE: 1/4" = 1'-0"



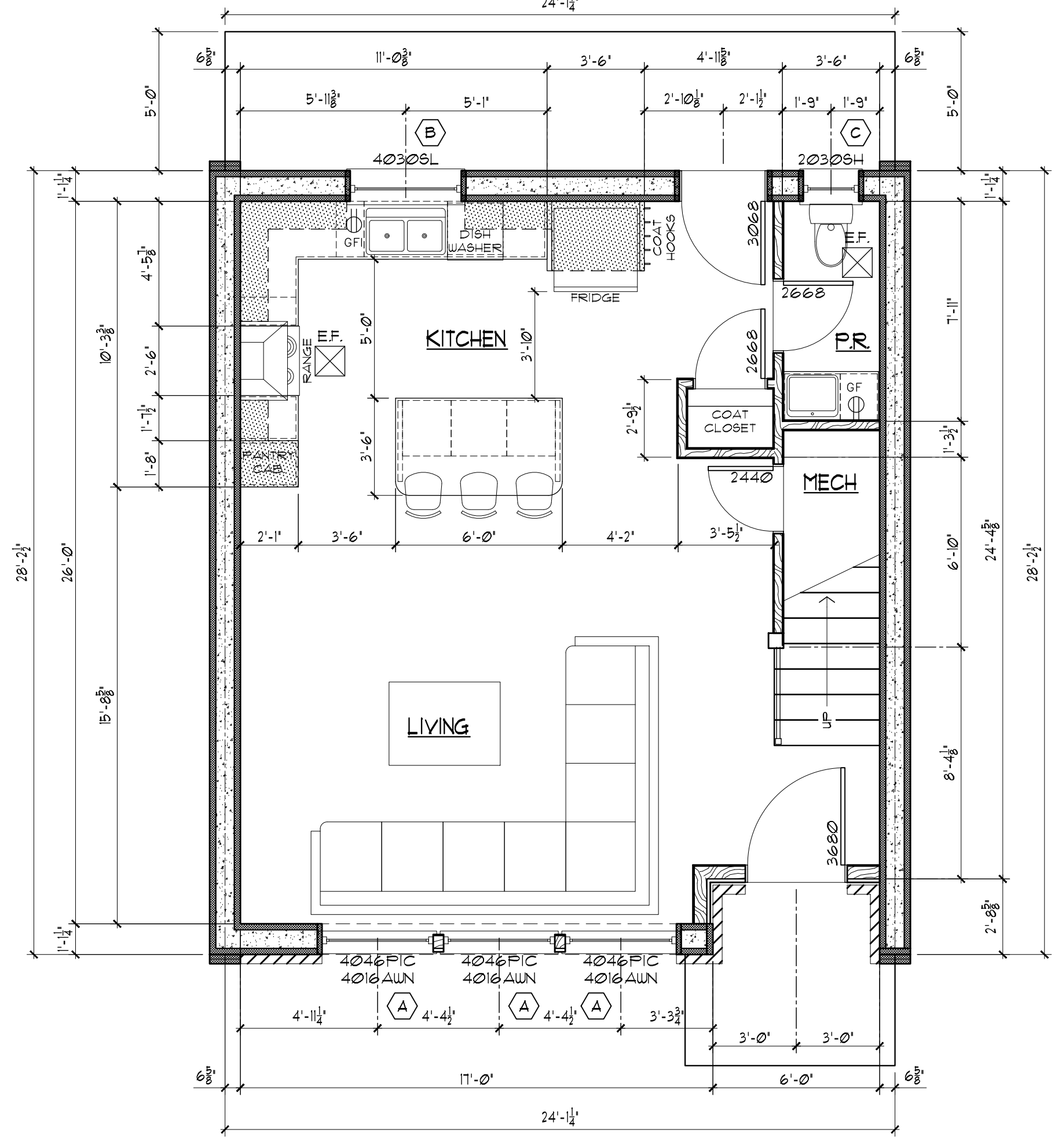
TH-B Conc Slab Plan

SCALE: 1/4" = 1'-0"



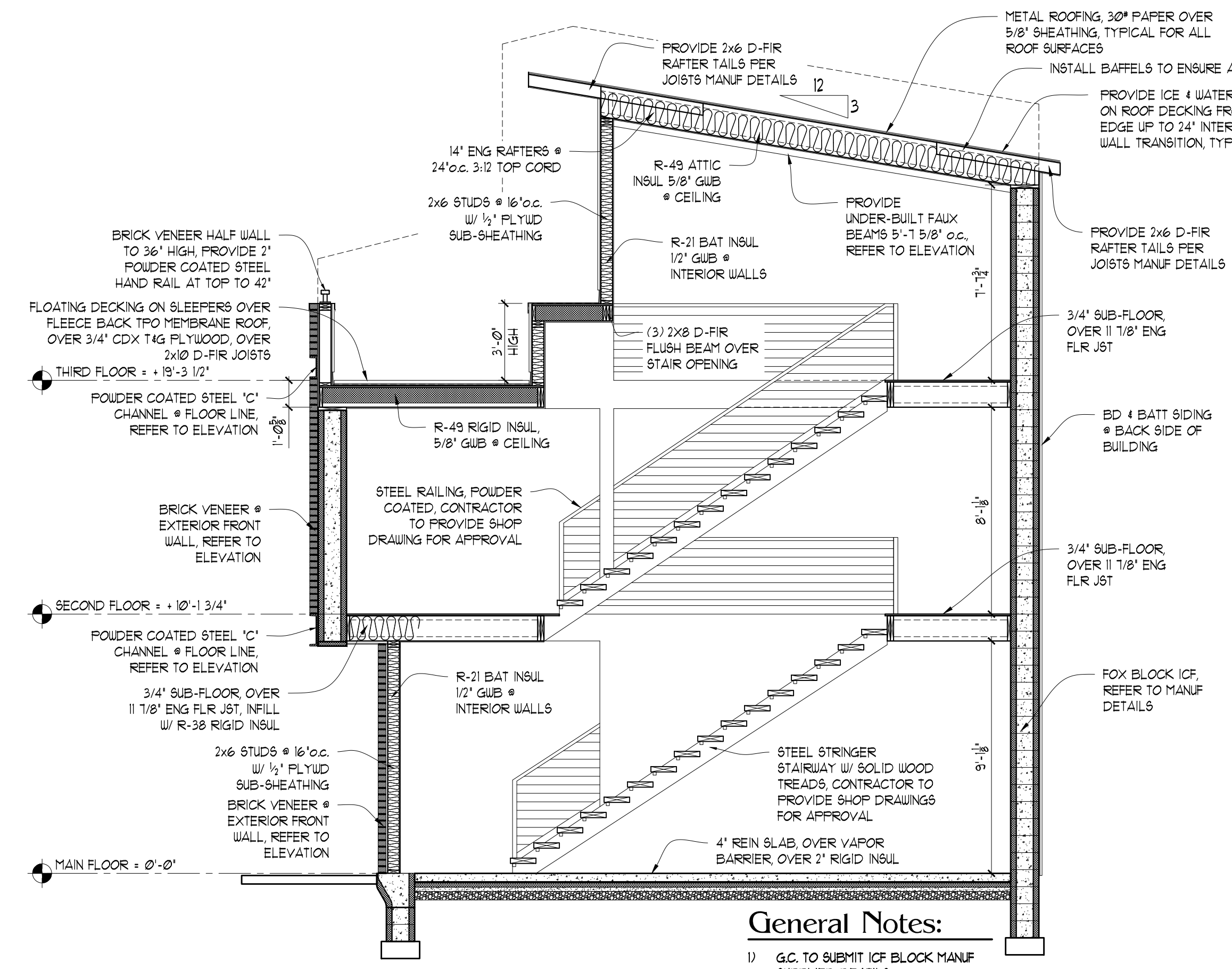
Front Elevation

SCALE: 1/4" = 1'-0"



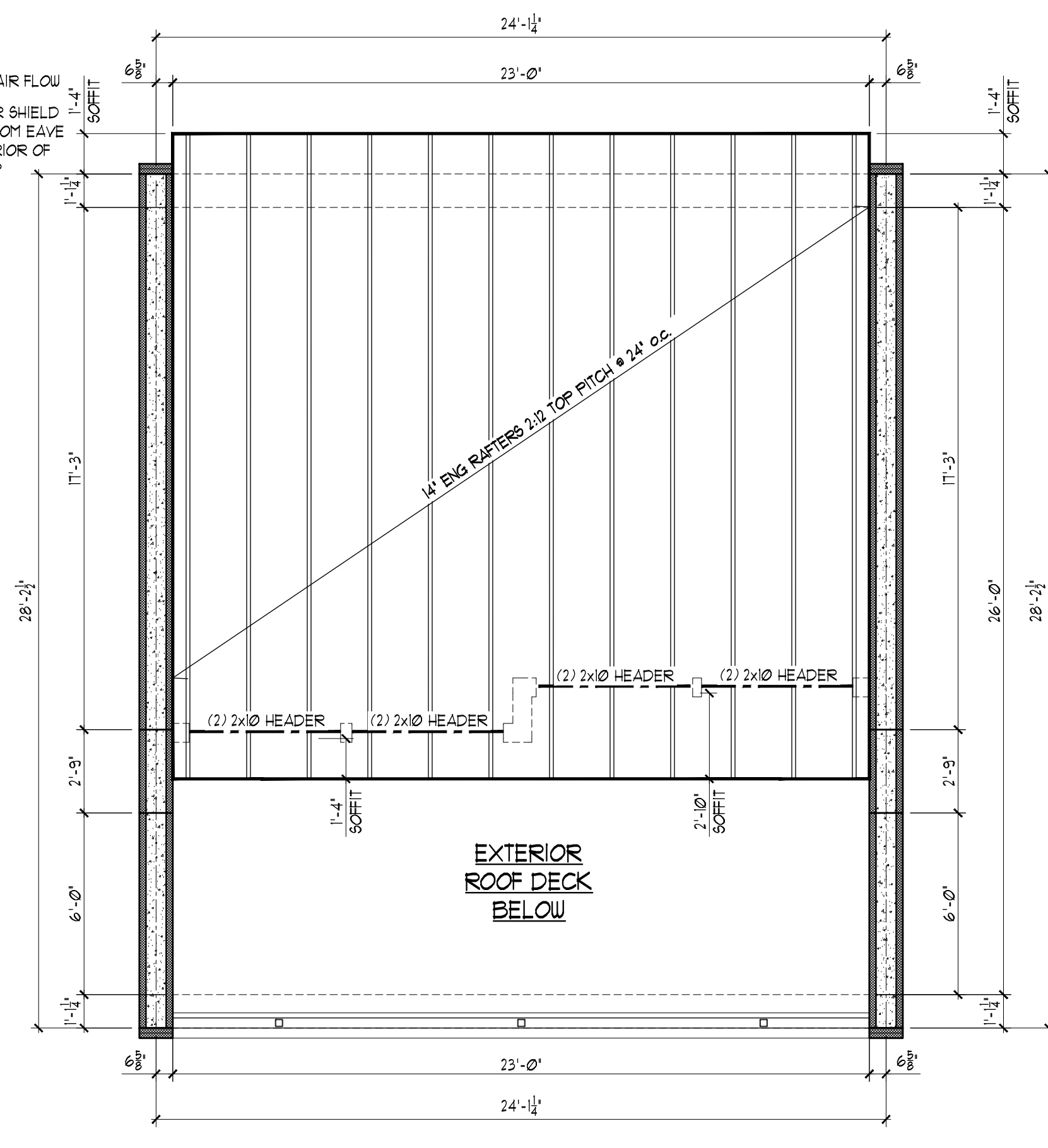
TH-B Ground Level Plan

SCALE: 1/4" = 1'-0"



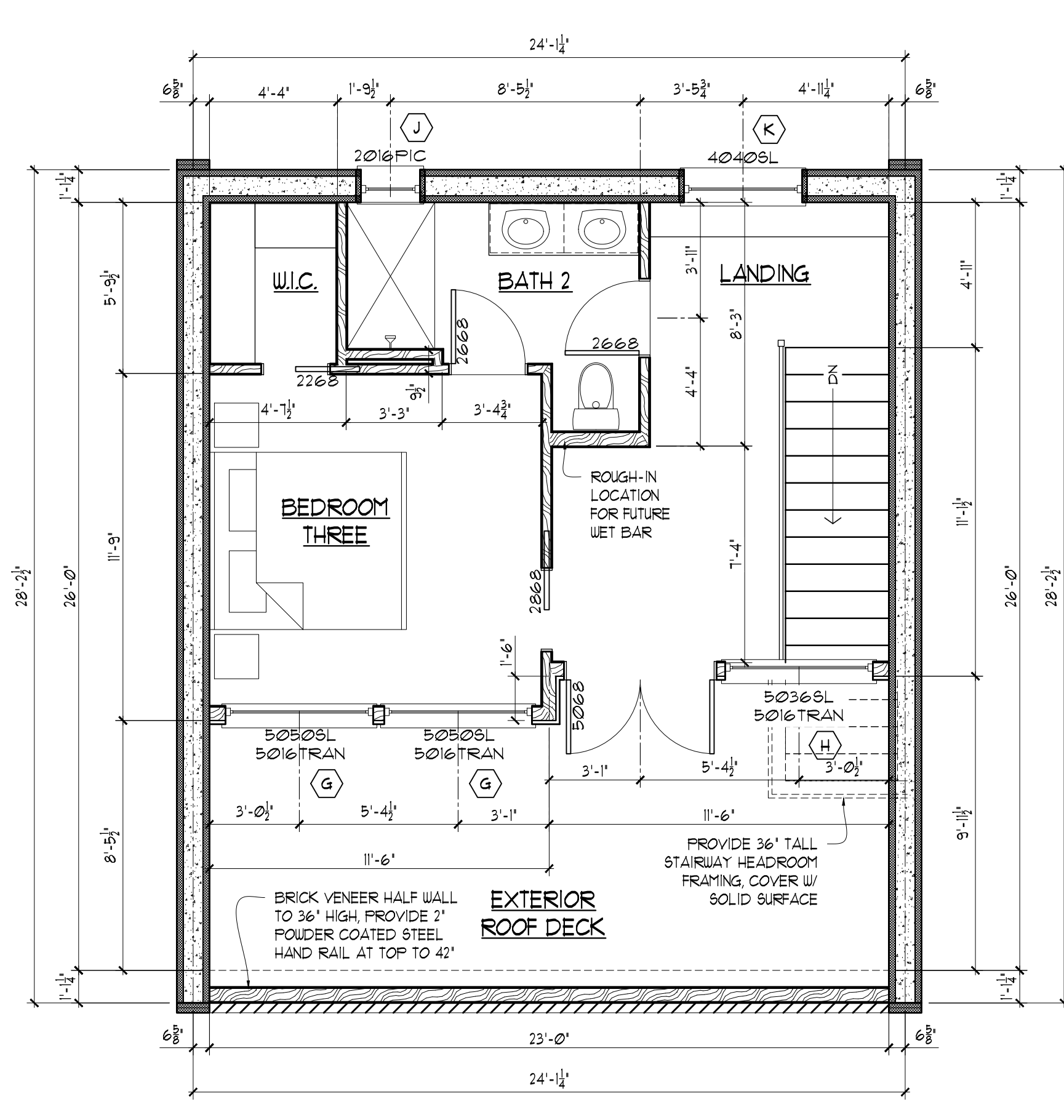
Building Section

SCALE: 1/4" = 1'-0"



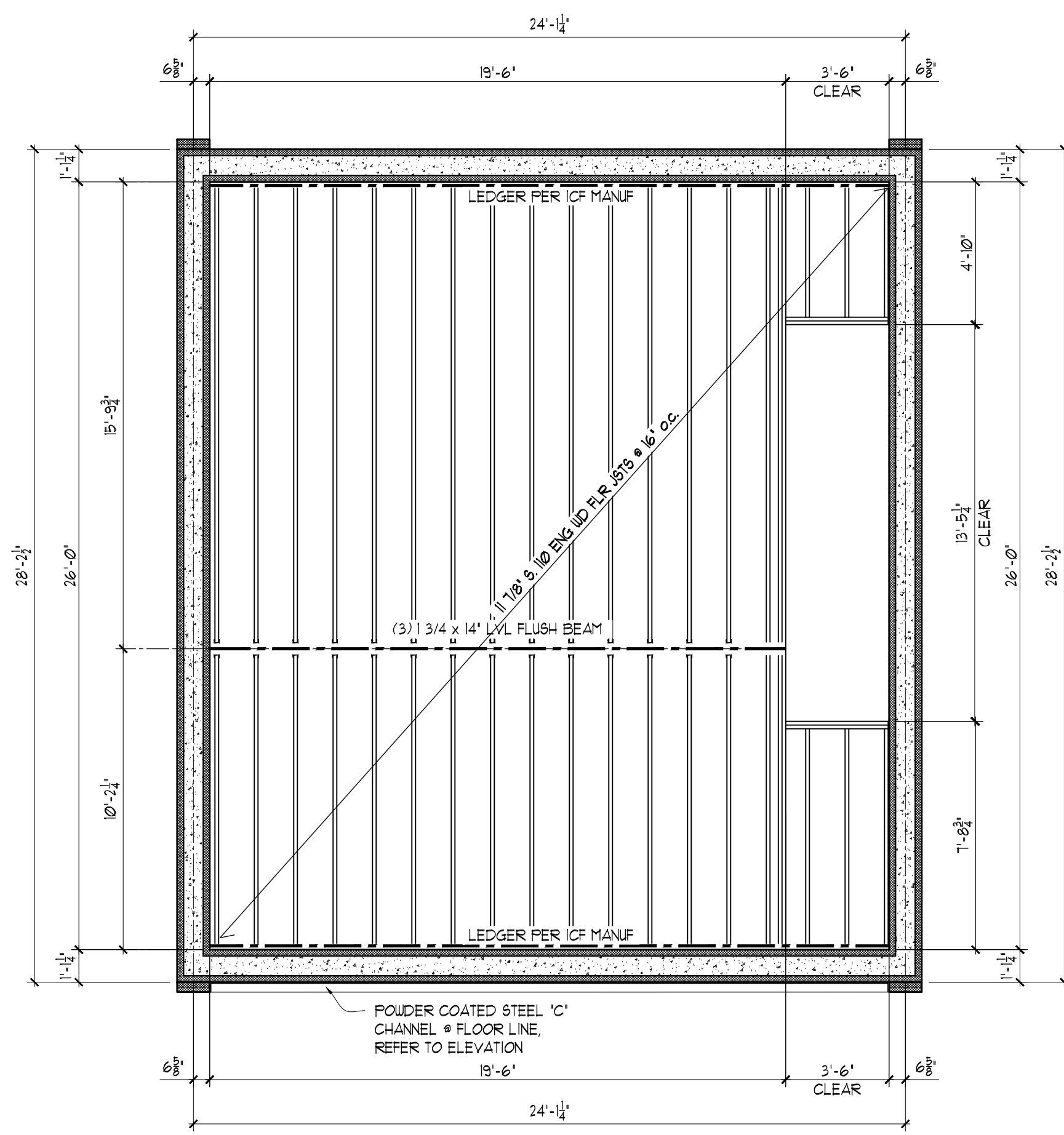
TH-B Roof Plan

SCALE: 1/4" = 1'-0"



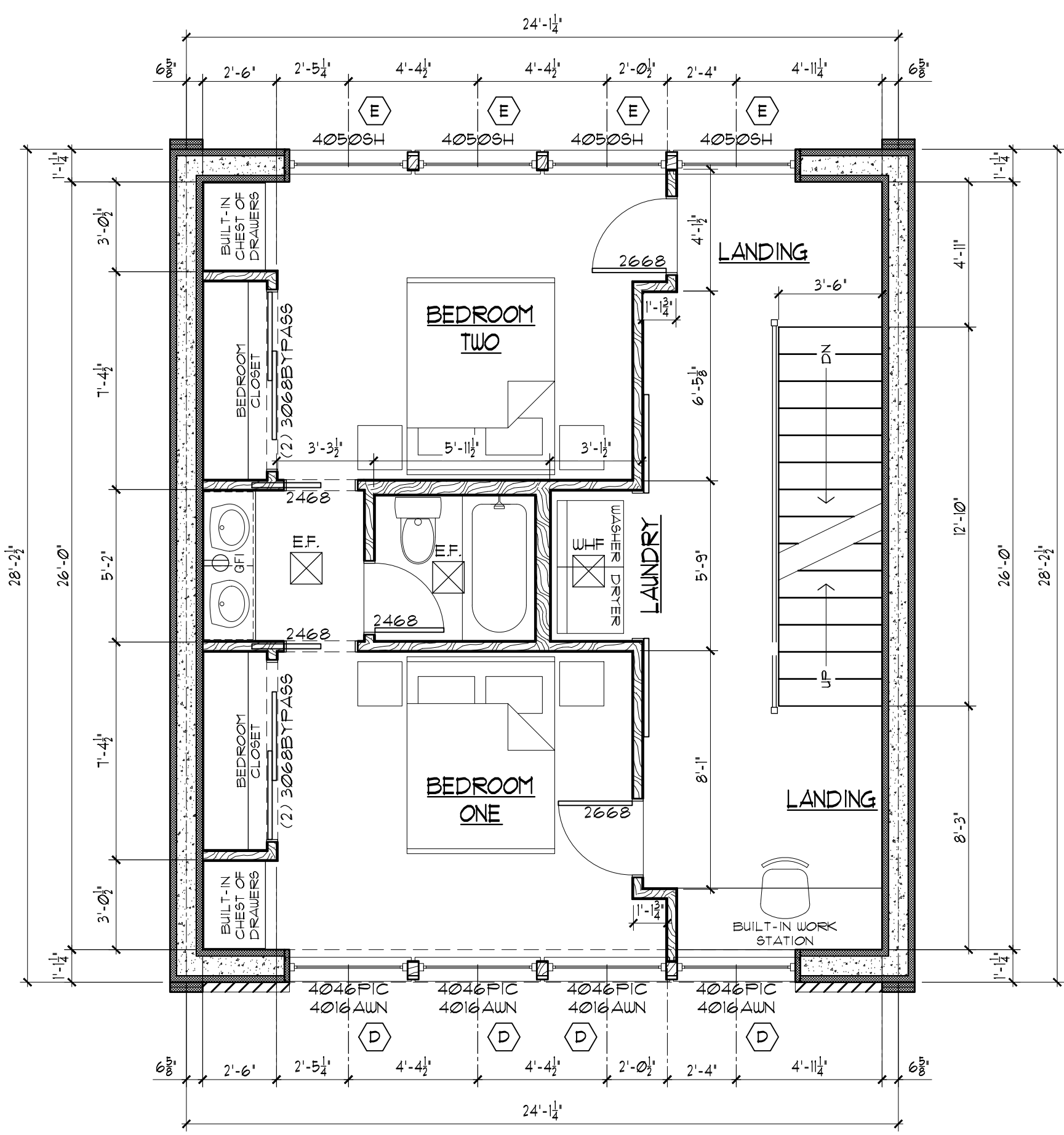
TH-B 3rd Level Plan

SCALE: 1/4" = 1'-0"



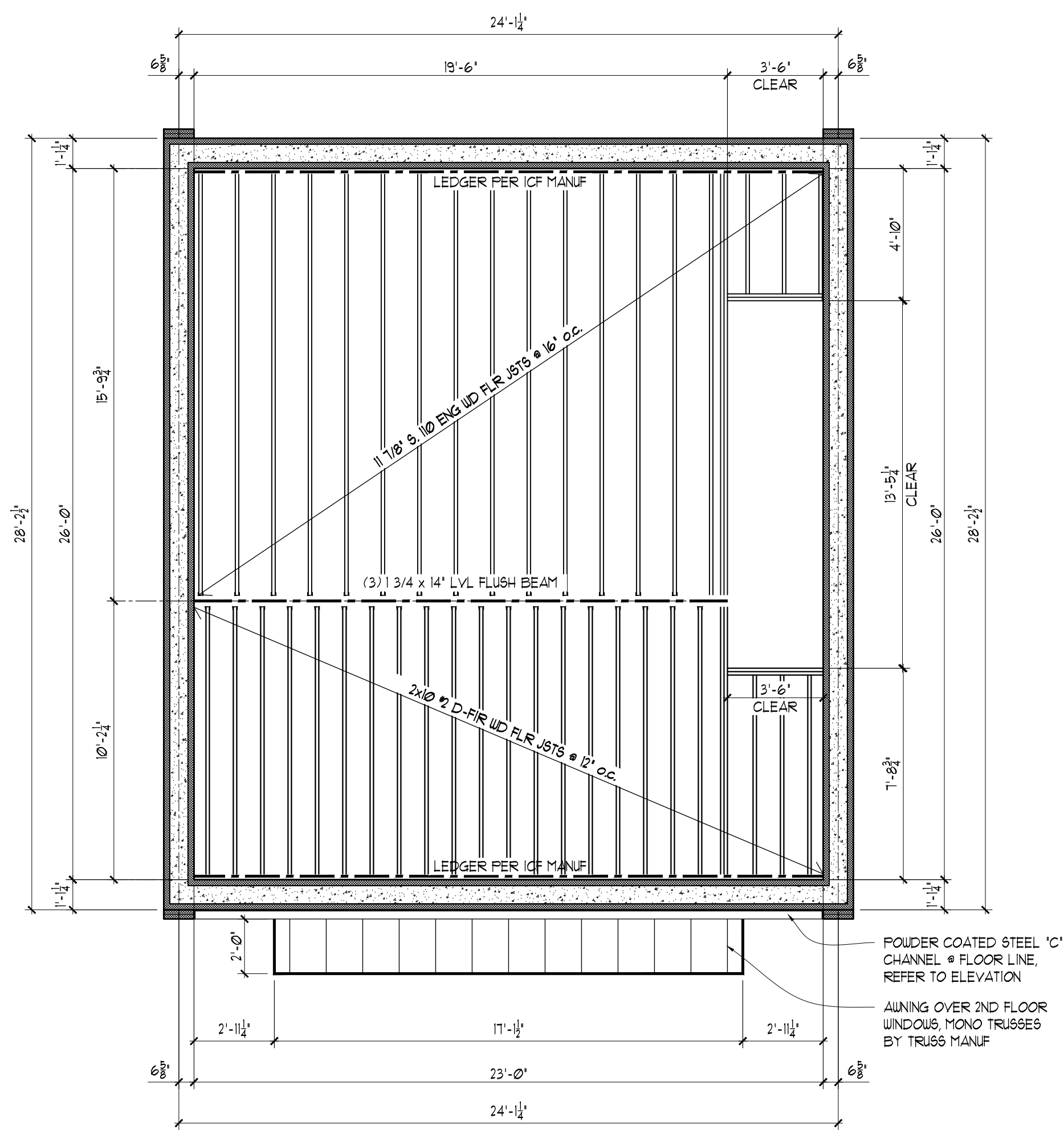
TH-B 2nd Floor Framing

SCALE: 1/4" = 1'-0"



TH-B 2nd Level Plan

SCALE: 1/4" = 1'-0"



TH-B 2nd Floor Framing

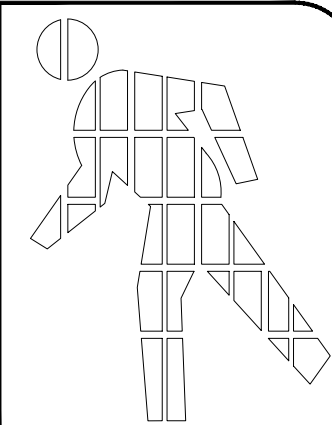
SCALE: 1/4" = 1'-0"

Moscow Gateway on 6th Townhouse "C" 6th Street Moscow, Idaho

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6th Street
Moscow, Idaho

University Gateway on Sixth Townhouse C Review Documents



Job Number: 00-110420
Date: 1/16/10

Sheet Contents:
Cover Sheet
General Notes
Perspective Image

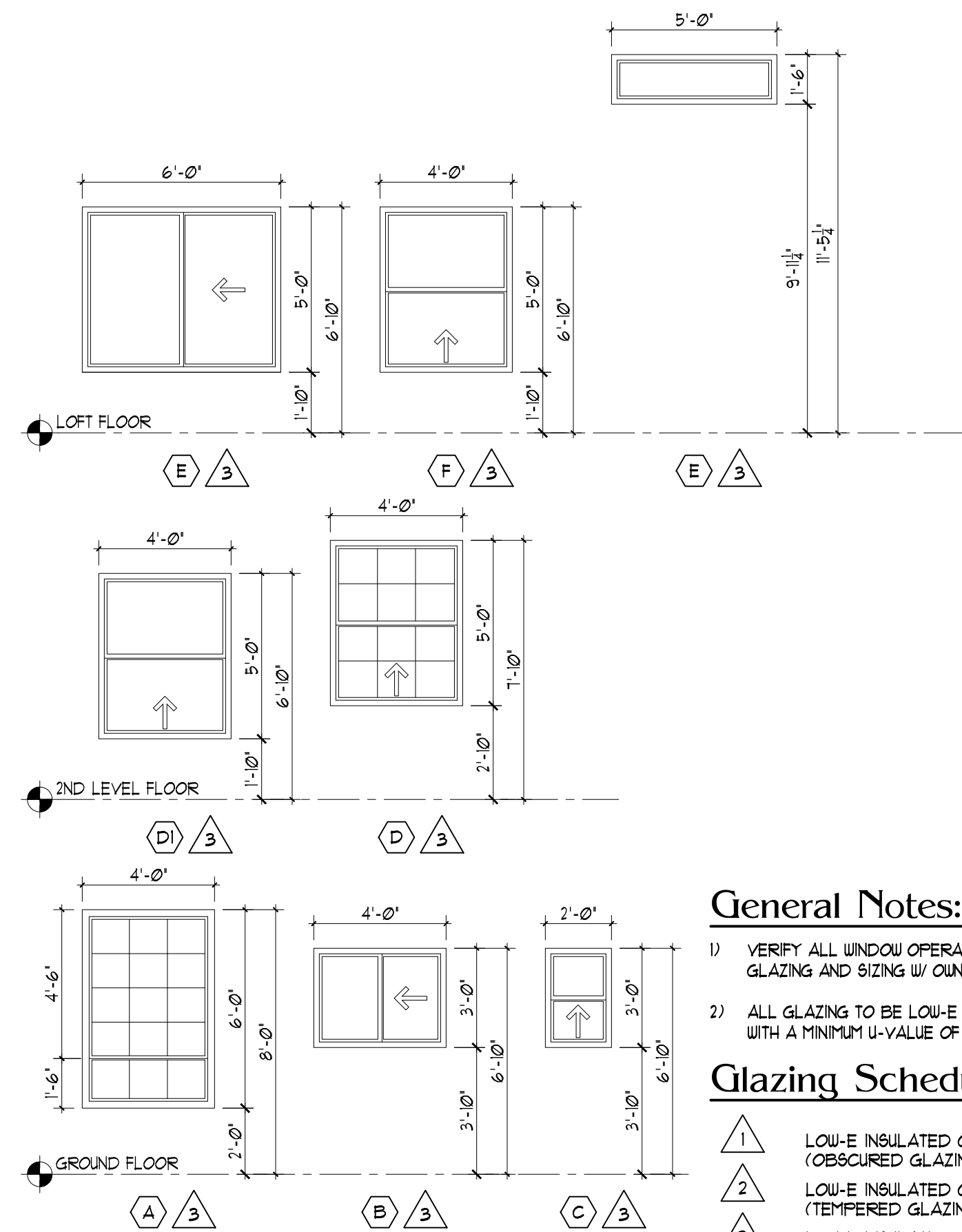
A-0

Dated 01-26-21



GENERAL / CONSTRUCTION NOTES

GENERAL THESE DRAWINGS ARE INTENDED TO SERVE AS AN OUTLINE FOR CONSTRUCTION ONLY. THE CONTRACTOR SHALL BEAR THE FULL RESPONSIBILITY FOR VERIFYING THAT ALL ELEMENTS OF THE DESIGN AND CONSTRUCTION CONFORM TO INDUSTRY STANDARDS AND TO THE STANDARDS OF THE JURISDICTION ADOPTED BUILDING CODE AS WELL AS ANY OTHER LOCAL ORDINANCES AND/OR REGULATIONS AND REQUIREMENTS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ALL CONSTRUCTION ITEMS AND ACCESSORIES WHICH MAY NOT BE INDICATED ON THE DRAWINGS, BUT ARE REQUIRED FOR COMPLETION OF THE PROJECT. THE COST OF ALTERING ANY ITEMS, CONSTRUCTED OR OTHERWISE, BECAUSE OF NON-COMPLIANCE WITH BUILDING CODES AND LOCAL ORDINANCES, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO INFORM HIMSELF OF ANY AND ALL SUCH REQUIREMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS. LISTED DIMENSIONS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS OBTAINED BY SCALING FROM THE PLANS. CONTRACTOR SHALL AVOID SCALING FROM THE PLANS WHENEVER POSSIBLE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ARRANGE ANY SPECIAL TESTING AND/OR SPECIAL INSPECTIONS AS REQUIRED BY APPLICABLE BUILDING CODES AND LOCAL BUILDING ORDINANCES. THE CONTRACTOR SHALL PROVIDE BLOCKING IN WALLS AS REQUIRED FOR THE MOUNTING OF ANY SHELVES, SPECIAL ITEMS AND/OR EQUIPMENT. THE CONTRACTOR SHALL COORDINATE ALL LOCATIONS OF ANY SPECIAL ITEMS OR EQUIPMENT WITH THE OWNER. THE CONTRACTOR SHALL HAVE THE ABILITY TO ALTER CONSTRUCTION ITEMS OR DETAILS AS REQUIRED TO CONFORM TO STANDARD BUILDING PRACTICES, UNFORESEEN CONDITIONS, CODE COMPLIANCE ISSUES AND ECONOMIC BUILDING PRACTICES. HOWEVER, WHETHER IT BE BY PREFERENCE OR BY REQUIREMENT, THE CONTRACTOR MUST CONSULT WITH THE OWNER PRIOR TO MAKING ANY CHANGES WHICH WILL DEViate FROM THE DRAWINGS. THE CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DRAWINGS OR CONSTRUCTION WITHOUT RECEIVING VERBAL OR WRITTEN AUTHORIZATION FROM THE OWNER. THESE DRAWINGS SHALL NOT BE COPIED WITHOUT THE WRITTEN CONSENT OF THE OWNER. NEITHER THESE DRAWINGS, OR A RE-CREATION OF THE THE DESIGN CONTAINED HEREIN, SHALL BE USED BY ANY INDIVIDUAL OR COMPANY FOR THE CONSTRUCTION OF ANY OTHER HOUSE OR STRUCTURE OTHER THAN AT THE LOCATION LISTED ON THE TITLE SHEET ABOVE WITHOUT THE WRITTEN CONSENT OF THE AUTHOR (JOHN M. PAUL) AND THE OWNER. DESIGN CRITERIA SNOW LOAD 30 PSF (VERIFY W/ OFFICIAL) FLOOR LIVE LOAD 40 PSF (VERIFY W/ OFFICIAL) BASIC WIND SPEED 110 MPH (3 SEC) 110 MPH (FAST MILE) SEISMIC LOADING ZONE 8 SOIL BEARING 1500 PSF (ASSUMED) SITE CLEARING CONDUCT SITE CLEARING OPERATIONS IN A MANNER THAT WILL ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.	CONTRACTOR SHALL COORDINATE WITH THE OWNER WHICH EXISTING SITE FEATURES, EXISTING TREES AND VEGETATION ARE TO REMAIN, AND WHICH ARE TO BE REMOVED, PRIOR TO ANY SITE CLEARING OPERATIONS. PROTECT EXISTING TREES AND OTHER VEGETATION, WHICH IS NOT TO BE REMOVED, AGAINST ANY UNNECESSARY DAMAGE DURING THE DURATION OF CONSTRUCTION ACTIVITIES ON THE SITE. REMOVE TREES, GRASS AND OTHER VEGETATION, IMPROVEMENTS, OR OTHER OBSTRUCTIONS AS REQUIRED TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REMOVE ALL WASTE MATERIAL, DEBRIS AND UNSUITABLE OR EXCESS TOPSOIL FROM OWNERS PROPERTY. BURNING IS NOT PERMITTED ON THE OWNERS PROPERTY. EARTHWORK CONTRACTOR SHALL VERIFY, TO THE BEST EXTENT POSSIBLE, THE LOCATION OF ANY UNDERGROUND FEATURES, IMPROVEMENTS OR UTILITIES PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION AND BACKFILL WORK SHALL COMPLY ALL LOCAL CODES, ORDINANCES AND REQUIREMENTS OF ANY AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL INQUIRE OF AND CONFORM TO ANY SPECIAL INSPECTION REQUIREMENTS REQUIRED BY LOCAL AGENCIES HAVING JURISDICTION. FINISH GRADE AREAS ADJACENT TO BUILDING LINES SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM SLOPE OF 2% AND/OR AS INDICATED ON DRAWINGS. FINISHED GRADES AND SURFACES SHOULD PREVENT PONDING AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING FOR A MINIMUM OF 10'-0", AND BE FREE FROM IRREGULAR SURFACE CHANGES. PROVIDE AND IMPLEMENT EROSION CONTROL MEASURES TO PREVENT EROSION DAMAGE TO FRESHLY GRADED AREAS. REMOVE EXCESS EXCAVATED MATERIAL, TRASH, DEBRIS AND WASTE MATERIALS FROM OWNERS PROPERTY AND DISPOSE OF IT. CAST-IN-PLACE-CONCRETE FOUNDATIONS ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CONCRETE STRENGTH, MIXTURES, MATERIALS AND CONSTRUCTION IN GENERAL SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF THE ADOPTED BUILDING CODE AND ANY AND ALL REGULATIONS, REQUIREMENTS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION. PROVIDE AN APPROVED WATER RESISTANT VAPOR BARRIER (POLYETHYLENE FILM) OVER PREPARED BASE MATERIAL UNDER ALL INTERIOR CONCRETE SLABS ON GRADE. REINFORCING STEEL SHALL BE DEFORMED BARS - GRADE 60 FOR #4 & LARGER. SECURELY TIE IN PLACE WITH DOUBLE ANNEALED 16 GAUGE IRON WIRE OR APPROVED CLIPS. PROVIDE CLEAR EMBEDMENT AT REINFORCING BARS AS FOLLOWS: CONCRETE CAST AGAINST SOIL = 2" WALLS, COLUMNS OR BEAMS NOT EXPOSED TO WEATHER = 1" SLAB-ON-GRADE = 2" APPLY DAMPROOFING TO ALL BELOW-GRADE SURFACES OF UNDERGROUND WALLS IN CONTACT WITH EARTHWORK OR OTHER BACKFILL. IN ANY SITUATION WHERE SPACE OF ANY KIND IS ENCLOSED ON THE OPPOSITE SIDE.	FOUNDATION DRAINAGE THE FOUNDATION DRAIN SHALL CONSIST OF GRAVEL, CRUSHED STONE, AND A CORRUGATED PERFORATED POLYETHYLENE DRAINAGE TILE. GRAVEL OR CRUSHED STONE SHALL CONTAIN NOT MORE THAN TEN (10) PERCENT MATERIAL THAT PASSES A NO. 4 SIEVE. THE DRAIN SHALL EXTEND A MINIMUM OF TWELVE (12) INCHES BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE DEPTH SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE MATERIAL UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN SIX (6) INCHES ABOVE THE SPREAD PORTION OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE INVERT OF THE DRAIN PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS AT TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE PIPE OF THE TILE SHALL BE PLACED ON NOT LESS THAN TWO (2) INCHES OF GRAVEL OR CRUSHED STONE COMPLYING WITH LOCAL BUILDING ORDINANCES AND SHALL BE COVERED WITH NOT LESS THAN SIX (6) INCHES OF THE SAME MATERIAL. ROUGH CARPENTRY ALL DIMENSIONAL/SAWN LUMBER TO BE DOUGLAS-FIR / LARCH, WMPA 1991 WESTERN GRADING RULES. LUMBER SHALL BE OF THE FOLLOWING GRADES: STUDS - 2x4 - STANDARD OR BETTER JOIST - 6 TO 8 - #2 OR BETTER 10, 12 & 14 - #1 OR BETTER #1 BEAMS AND STRINGERS - #1 POSTS AND TIMBERS - #1 SHEATHING SHALL BE APA RATED SHEATHING AND SHALL BEAR THE APA TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. SUBFLOORING SHALL BE APA RATED STURD-I-FLOOR, EXPOSURE 1, 48/24, 3/4" THICK WITH T&G SIDES. ROOF SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20 5/8" THICK. WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, 40/20, 1/2" THICK. ALL WOODS BEARING ON CONCRETE OR MASONRY, IF LESS THAN 4'-0" ABOVE GRADE, SHALL BE PRESSURE TREATED. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, DUCTS, ETC. UNDERLAYMENT SHALL BE 1/2" THICK PARTICLE BOARD UNDERLAYMENT. HARDWARE AND FASTENINGS UNLESS OTHERWISE NOTED, ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 10" LONG WITH HEAD END HOOKED 2". BOLT HEADS OR NUTS IN CONTACT WITH WOOD SHALL HAVE WASHERS. NUMBER AND SPACING OF NAILS AND METHOD OF NAILING OF FRAMING SHALL MEET THE REQUIREMENTS OF IRC TABLE 602.3. METAL FRAMING ANCHORS, HANGERS, STRAP ANCHORS, THE STRAPS, END JOIST ANCHORS AND OTHER MISCELLANEOUS ACCESSORIES SHALL BE OF GALVANIZED STEEL, MANUFACTURED BY SIMPSON COMPANY OR EQUAL. SPICES, SCREWS, LAG BOLTS, AND OTHER MISCELLANEOUS FASTENINGS AND ROUGH HARDWARE SHALL BE SUPPLIED AS REQUIRED TO ASSEMBLE AND SECURE ROUGH CARPENTRY ITEMS.	FLOOR AND WALL FRAMING WALL STUDS SHALL BE 2x4 OR 2x6 AT 16-INCH CENTER WITH THE LARGE DIMENSION PERPENDICULAR TO THE WALL, UNLESS OTHERWISE SHOWN OR NOTED. DOUBLE STUDS AT OPENING BUCKS AND TRIPLE STUDS AT CORNERS AND INTERSECTIONS AND AT BUCKS OF OPENINGS WIDER THAN 6 FEET. PROVIDE DOUBLE TOP PLATE. OVERLAP TOP PLATE AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. INTERIOR WALLS SHALL HAVE THE TOP PLATE OVERLAP ONTO EXTERIOR WALLS. LAP ENDS 48 INCHES. BRACE STUDS WHICH EXCEED 10 FEET IN HEIGHT WITH BLOCKING CUT FROM STUD MATERIAL. LOCATE BLOCKING AT MID HEIGHT OF STUD. STUD WALLS OVER 10 FEET IN HEIGHT REQUIRE FIRE BLOCKING. IF WALL SHEATHING IS TO BE USED TO FILL DIAGONAL BRACING REQUIREMENTS, IT SHALL BE NAILED AT 4" SPACING AT EDGES AND 6" SPACING IN FIELD. AIR INFILTRATION BARRIER SHALL BE "TYVEK HOUSEWRAP" OR APPROVED EQUAL AND SHALL BE INSTALLED UNDER ALL SIDING. FLOOR JOISTS SHALL BE WOOD "T" JOISTS SHALL BE APPROVED AND STAMPED BY THE APA FOR SPANS AND APPLICATIONS INDICATED ON DRAWINGS. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS WHICH RUN PARALLEL WITH THE DIRECTION OF THE FLOOR JOIST TYPICAL. ALL SUBFLOORING SHALL BE GLUED AND NAILED TO FLOOR JOISTS. SILL SEALER SHALL BE PROVIDED AT ALL SILL PLATES AND SHALL BE 1/2 THICK FOAM PLATES OR OTHER MATERIAL APPROVED FOR SAME PURPOSE. ENGINEERED WOOD TRUSSES WOOD ROOF TRUSSES SHALL BE DESIGNED BY AN APPROVED FABRICATOR OF ENGINEERED WOOD ROOF TRUSSES AND SHALL BE ACCOMPANIED BY SHOP DRAWINGS FROM S&D FABRICATOR STAMPED AND SIGNED BY AN ENGINEER LICENSED TO PRACTICE WITHIN THE SAME REGION OF THE PROJECT. WOOD ROOF TRUSSES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS AND SHALL BE DESIGNED TO WITHSTAND THE DESIGN LOADS INDICATED ABOVE AS WELL AS STANDARD LOAD REQUIREMENTS FOR THE REGION IN WHICH THE PROJECT IS BEING BUILT. INSTALL ROOF TRUSSES AT 24" CENTERS MAXIMUM AND INSTALL, SECURE AND BRACE AS PER MANUFACTURERS RECOMMENDATIONS AS WELL AS ANY APPLICABLE BUILDING CODES AND REGULATIONS. INSULATION AND THERMAL REQUIREMENTS EXTERIOR WALLS SHALL HAVE AN R-VALUE OF NOT LESS THAN R-21. ATTIC INSULATION SHALL BE NOT LESS THAN R-49. BELOW GRADE WALLS AND BASEMENT WALLS USED FOR LIVING SPACE SHALL HAVE A MINIMUM R-VALUE OF R-21. FLOORS OVER UNHEATED SPACES SHALL HAVE A MIN. "R" VALUE OF R-38. ALL PENETRATIONS (INCLUDING WIRING PENETRATIONS AT TOP AND BOTTOM PLATES, EXTERIOR JOINTS AT FLOORS, IN EXTERIOR WALLS, ROOF OR CEILING WALL) WILL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO REDUCE AIR LEAKAGE. CONTRACTOR SHALL STUDY THE SHIM SPACE OR OTHER SIMILAR VOIDS IN EXTERIOR WALLS AROUND DOORS, WINDOWS, ETC. WITH INSULATION.	A VAPOR BARRIER RATED AT ONE PERM, DRY CLIP, IS REQUIRED ON THE HEATED SIDE OF INSULATION. A 6 MIL POLYETHYLENE VAPOR BARRIER PER IRC 301.2(4) WILL BE INSTALLED IN ALL CRAWL SPACES. COMPOSITION SHINGLE ROOFING PROVIDE MINERAL-SURFACED, SELF-SEALING, GLASS-FIBER BASED ARCHITECTURAL GRADE ASPHALT SHINGLES. SHINGLES SHALL BE CLASS "A", U.L. RATED AND BEAR A U.L. WIND RESISTANT LABEL. SHINGLES SHALL HAVE A MANUFACTURERS 40-YEAR WARRANTY. UNDERLAYMENT SHALL BE RUBBERIZED ASPHALT MEMBRANE, SELF ADHERING, MINIMUM 40 MILS THICK; MINIMUM TENSILE STRENGTH 250 PSI. CEMENT LAYERS OF SELF ADHERING UNDERLAYMENT FROM THE EAVES TO A POINT AT LEAST 24" BEYOND THE INTERIOR WALL LINE OF THE BUILDING. THE CEMENTED UNDERLAYMENT SERVES AS EAVES FLASHING (ICE DAMS). PROVIDE METAL VALLEY AND WALL FLASHING AS PER MANUFACTURERS STANDARD INSTALLATION GUIDELINES. PROVIDE CONTINUOUS METAL GUTTERS AT ALL DRIP EDGES OF ROOFS. LIFE SAFETY INDICATES THE LOCATION OF SMOKE DETECTORS AND CARBON MONOXIDE COMBINATION APPLIANCE. PROVIDE ELECTRICAL SERVICE WITH BATTERY BACKUP, DETECTOR TO BE ON AN INTERCONNECTED SYSTEMS. DOORS AND WINDOWS ALL BEDROOMS OR SLEEPING ROOMS MUST HAVE AN EMERGENCY EGRESS WINDOW WITH A MIN. NET OPERABLE AREA OF AT LEAST 5.7 SQ-FT (820 SQ-INCHES). THE MINIMUM WIDTH FOR AN EGRESS OPENING SHALL BE 20 INCHES AND THE MINIMUM HEIGHT FOR AN EGRESS OPENING SHALL BE 24 INCHES. THE FINISHED SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. THESE MINIMUM REQUIREMENTS SHALL HAVE PRECEDENCE OVER ANY WINDOWS INDICATED ON THE DRAWINGS WHICH DO NOT MEET THESE REQUIREMENTS. CONTRACTOR SHALL VERIFY EGRESS REQUIREMENTS WITH FINAL WINDOW SELECTION. WINDOWS SHALL BE SELECTED FROM MANUFACTURERS STANDARD SIZES TO MATCH WINDOWS SIZES AND OPERABLE CONFIGURATIONS AS INDICATED ON DRAWINGS. WINDOWS SHALL BE SELECTED IN COORDINATION WITH THE OWNER AND SHALL BE QUALITY UNITS WHICH MEET OR EXCEED LOCAL ORDINANCES AND UTILITY COMPANY REGULATIONS CONCERNING MINIMUM THERMAL PERFORMANCE REQUIREMENTS FOR WINDOW RESIDENTIAL SYSTEMS IN THIS REGION. WINDOWS WILL BE TESTED AND LABELED FOR THERMAL PERFORMANCE AND AIR INFILTRATION BY THE MANUFACTURER TO COMPLY WITH ASTM C236, C976 OR AAMA 1503.1-1980. A MINIMUM U-VALUE OF 0.28 IS TO BE MET. SAFETY GLASS IS REQUIRED IN ALL AREAS WHERE GLASS IS WITHIN 18" OF THE FLOOR, OR IS IN EITHER THE DOOR OR DOOR SIGHTLINES. ANY REQUIRED SAFETY GLASS SHALL BE TEMPERED. ALL DOORS SHALL BE 6'-8" MINIMUM IN HEIGHT AND ALL EXIT DOORS SHALL BE A MINIMUM OF 3'-0" WIDE. REFER TO DRAWINGS FOR INDIVIDUAL DOOR SIZES. DOORS AND FRAMES WILL COMPLY WITH ASTM STANDARD 288-73 FOR AIR LEAKAGE AND A MAXIMUM U-VALUE OF 0.20.	GYPSUM DRYWALL GYPSUM WALL BOARD SHALL BE 5/8" THICK WITH TAPERED EDGES TYPICAL. GARAGE WALLS AND CEILING SHALL BE 5/8" THICK TYPE X. PROVIDE ALL CORNER BEADS, EDGE TRIM AND CONTROL JOINTS NECESSARY TO COMPLETE INSTALLATION OF GYPSUM WALL BOARD. FASTEN AS PER MANUFACTURERS SUGGESTED RECOMMENDATIONS FOR VARIOUS WALL / CEILING APPLICATIONS. INSTALL WATER RESISTIVE GYPSUM WALL BOARD IN ALL BATHROOMS. INSTALL TYPE "X" FIRE RESISTIVE GYPSUM WALL BOARD IN ANY ENCLOSED SPACES UNDER STAIRS TYPICAL. ALL PANEL JOINTS MUST BE TAPED AND FINISHED IN THESE AREAS EVEN IF WALLS ARE NOT TO RECEIVE PAINT. MECHANICAL / PLUMBING ANY MECHANICAL / PLUMBING ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE MECHANICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL MECHANICAL / PLUMBING WORKMANSHIP AND INSTALLATION SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF MECHANICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. ALL GAS INSTALLATIONS MUST BE PERFORMED BY A GAS INSTALLER LICENSED TO OPERATE IN THE REGION OF THIS PROJECT. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY AND ALL UTILITY COMPANIES. STRUCTURAL ITEMS SHALL NOT BE CUT OR NOTCHED FOR INSTALLATION OF MECHANICAL / PLUMBING ITEMS UNLESS PERMITTED BY CODE OR BY MANUFACTURERS INSTRUCTIONS. ELECTRICAL ANY ELECTRICAL ITEMS INDICATED ON DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO REPRESENT A COMPLETE ELECTRICAL DESIGN. IT SHALL BE THE CONTRACTOR'S / INSTALLER'S COMPLETE RESPONSIBILITY TO INSURE THAT THE DESIGN MEETS ALL APPLICABLE BUILDING CODES, REQUIREMENTS OR REGULATIONS FROM ANY AND ALL GOVERNING AUTHORITIES HAVING JURISDICTION. ALL ELECTRICAL WORKMANSHIP AND INSTALLATION SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL COMPLY WITH INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS. THE CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ELECTRICAL SYSTEMS SHALL BEAR ALL RESPONSIBILITY FOR CORRECTING ANY ITEMS WHICH ARE IN NON-COMPLIANCE WITH THE BUILDING CODES, LOCAL ORDINANCES, AND UTILITY COMPANY REGULATIONS. WHERE INDICATED ITEMS ON THE DRAWINGS ARE IN EXCESS OF THAT REQUIRED BY THE BUILDING CODE AND LOCAL ORDINANCES, THE CONTRACTOR SHALL PROVIDE ITEMS AS PER THE DRAWINGS. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES LOCAL MUNICIPALITY AND ALL UTILITY COMPANIES.
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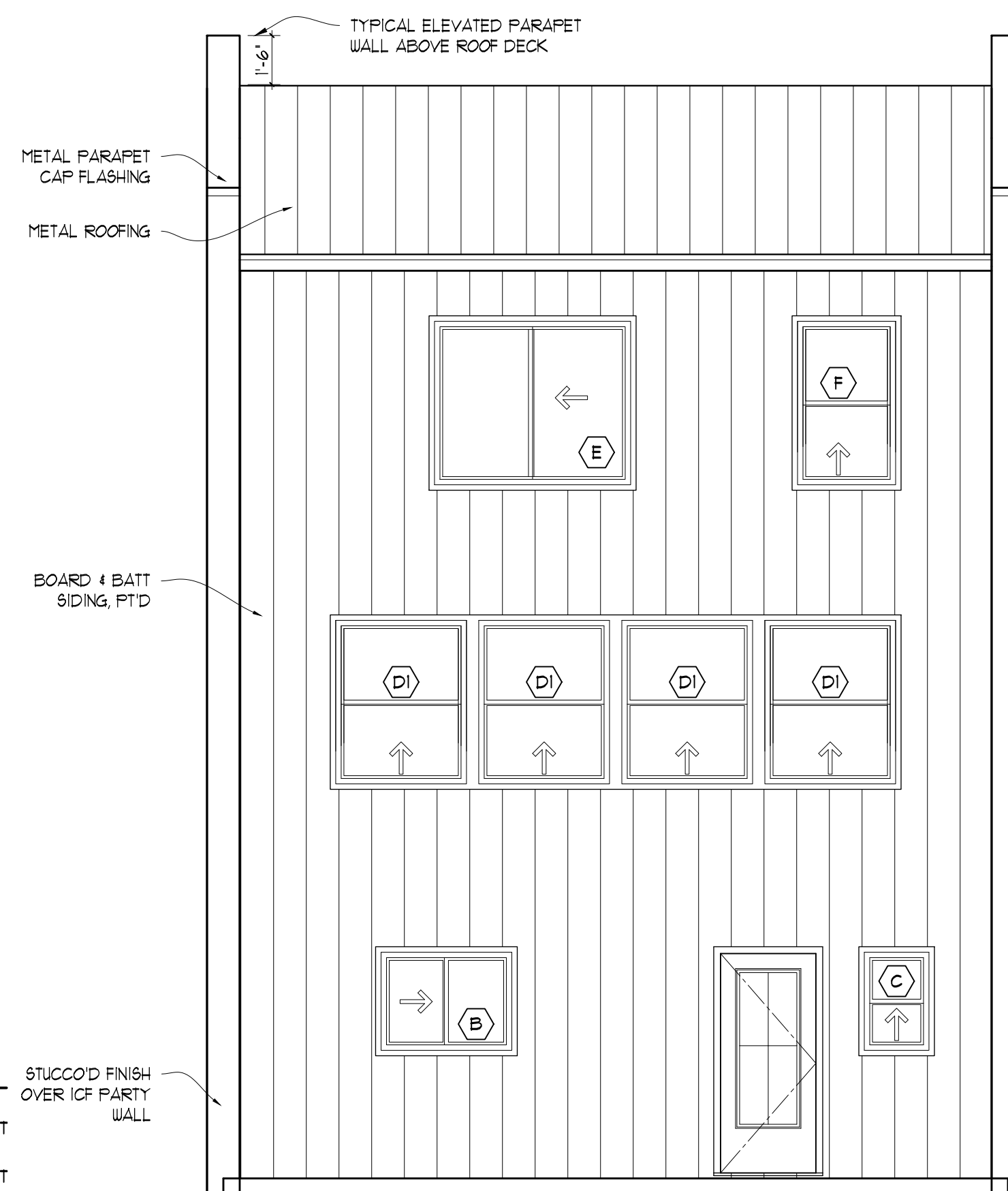


General Notes:

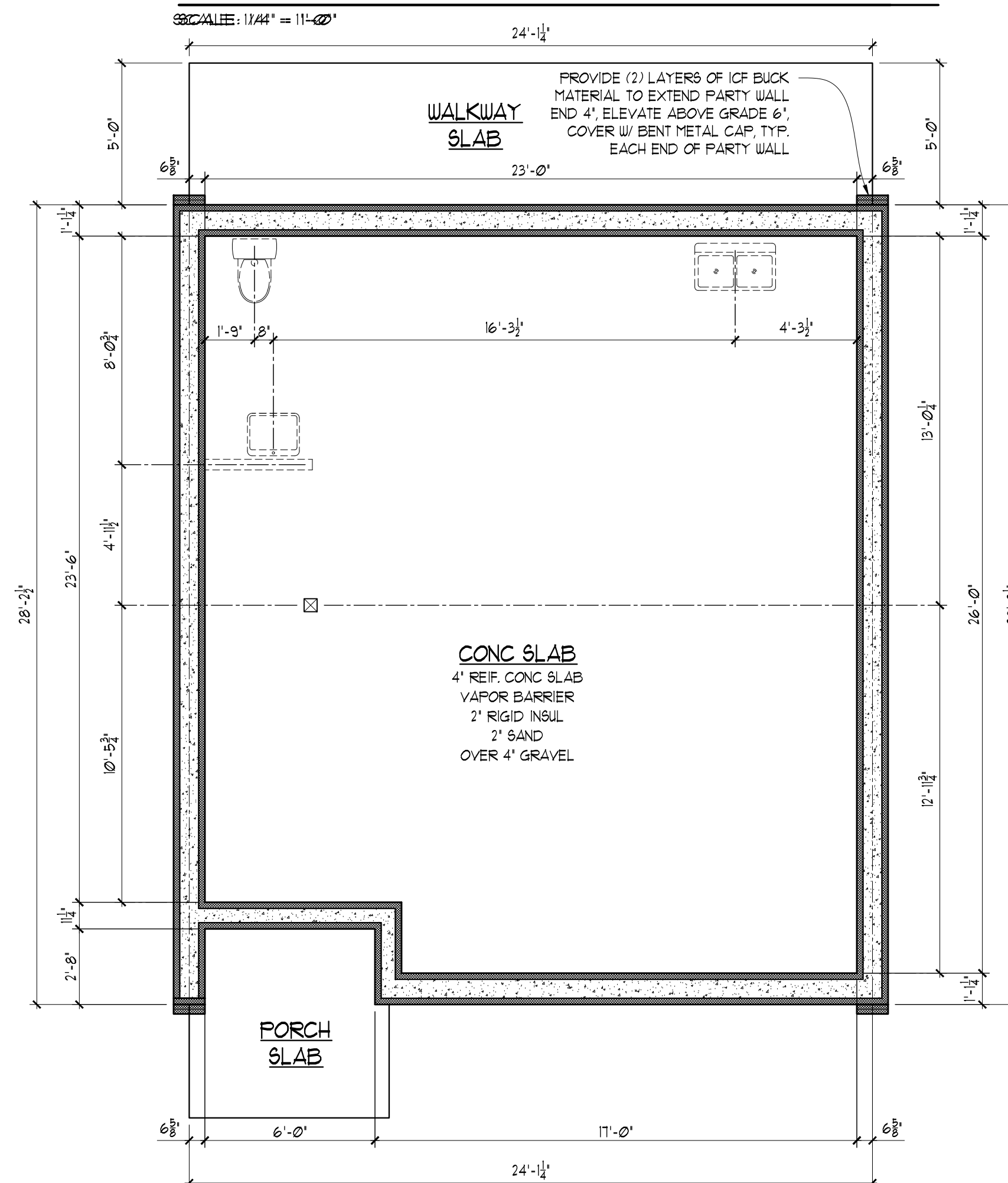
- 1) VERIFY ALL WINDOW OPERATIONS
GLAZING AND SIZING W/ OWNER
- 2) ALL GLAZING TO BE LOW-E TYPE
WITH A MINIMUM U-VALUE OF 28

Glazing Schedule:

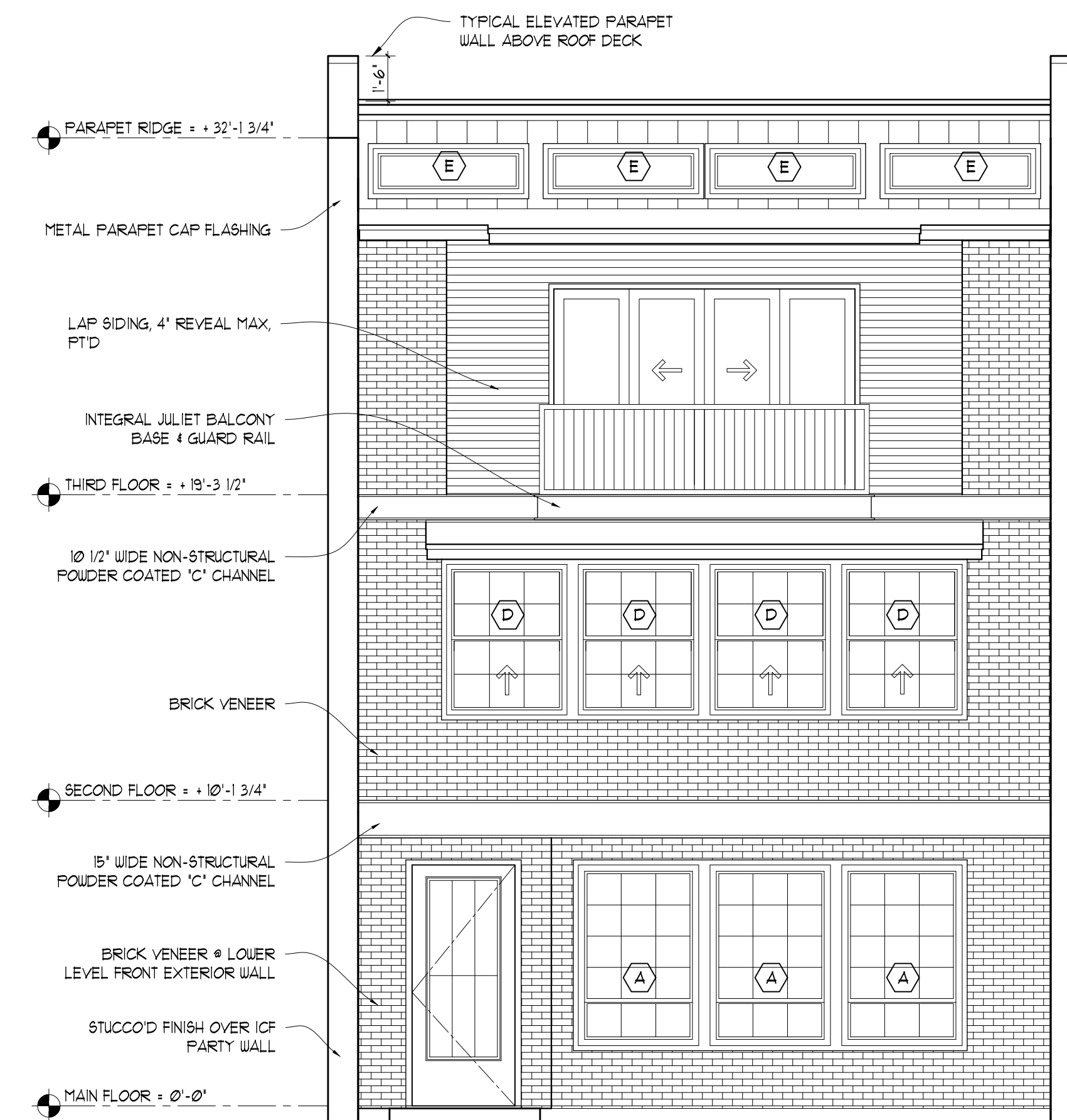
- | | |
|---|--|
|  | LOW-E INSULATED GLAZING UNIT
(OBSCURED GLAZING) |
|  | LOW-E INSULATED GLAZING UNIT
(TEMPERED GLAZING) |
|  | LOW-E INSULATED GLAZING UNIT
(CLEAR GLAZING) |



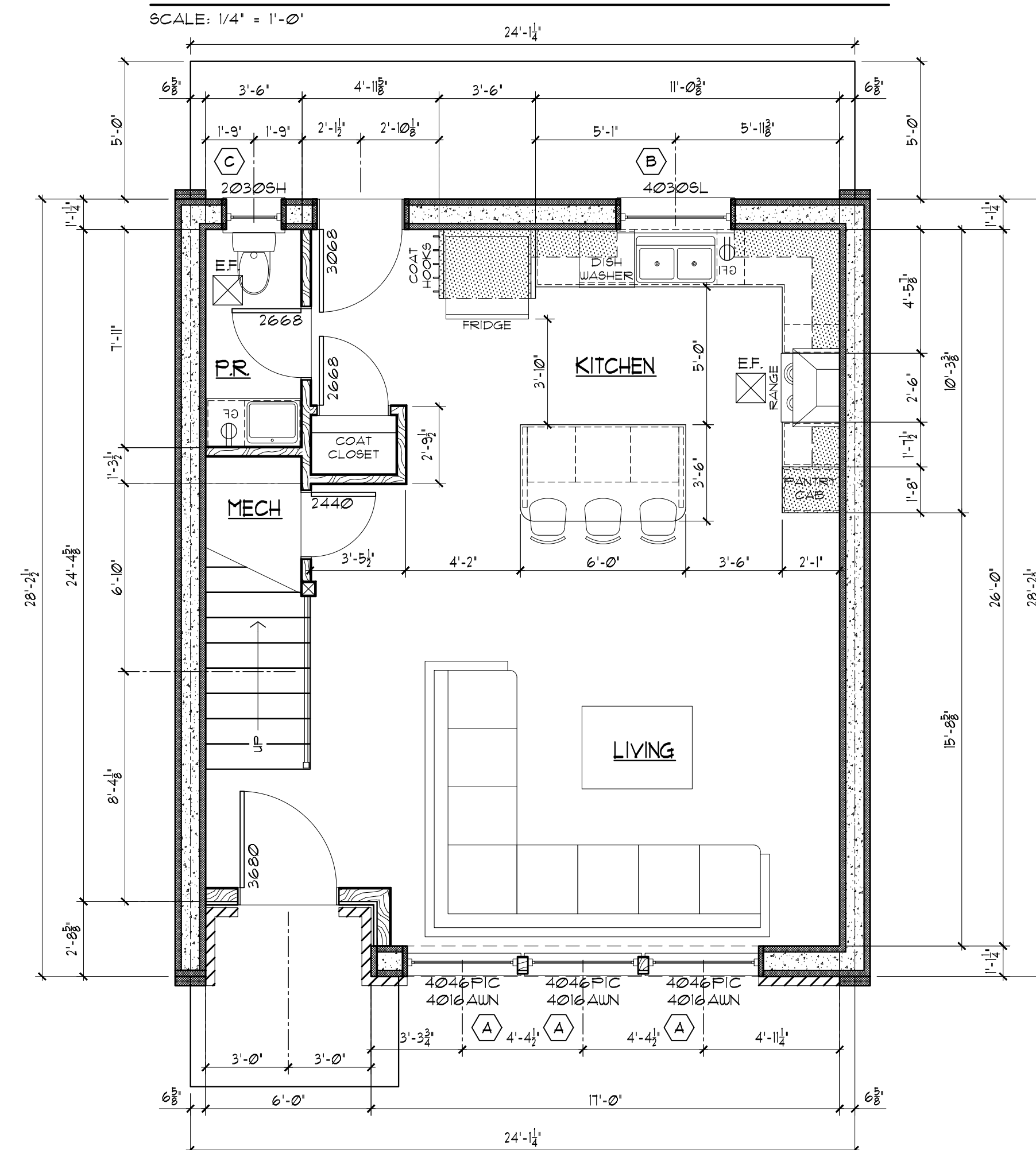
Rear Elevation



TH-C Conc Slab Plan

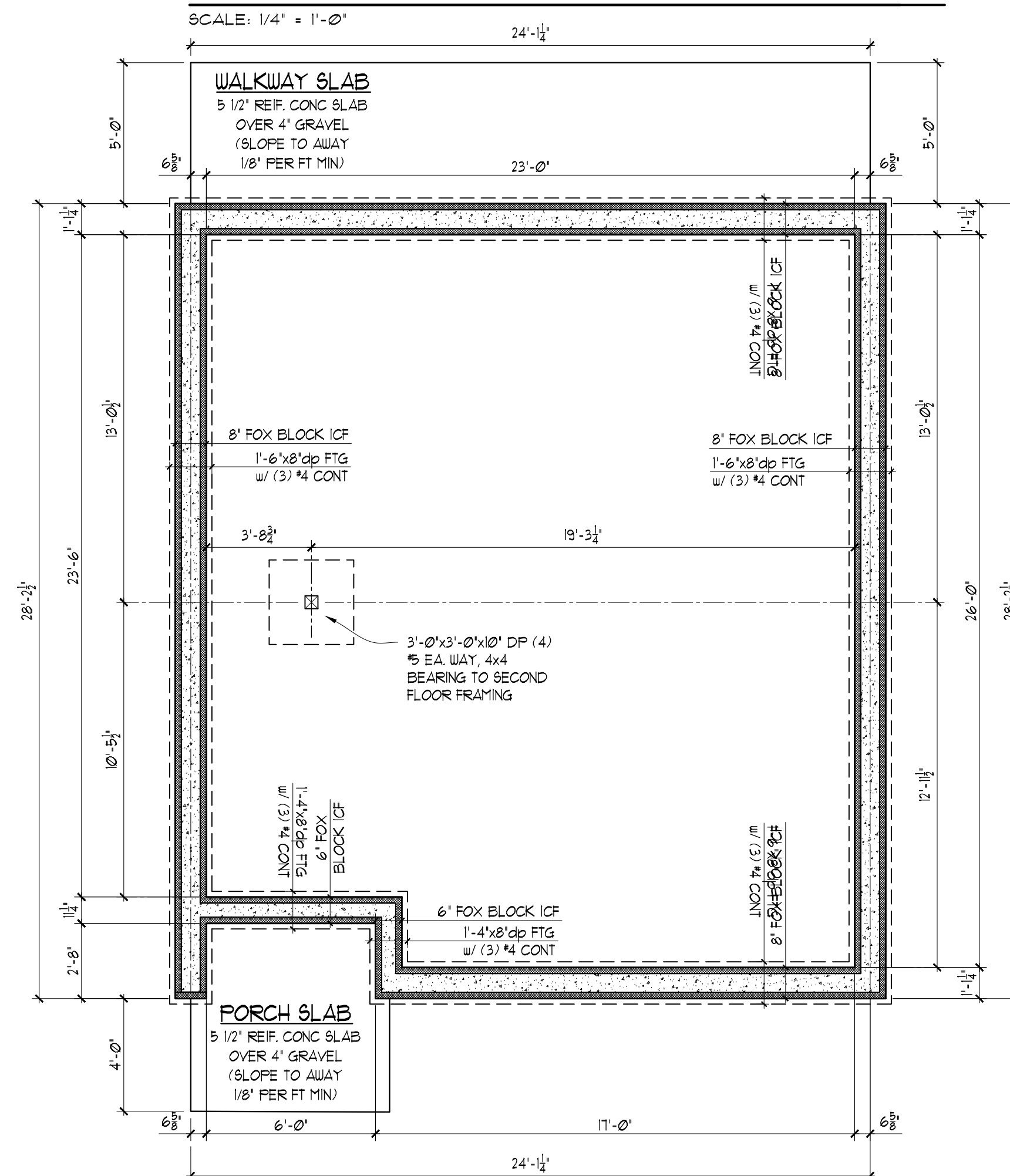


Front Elevation

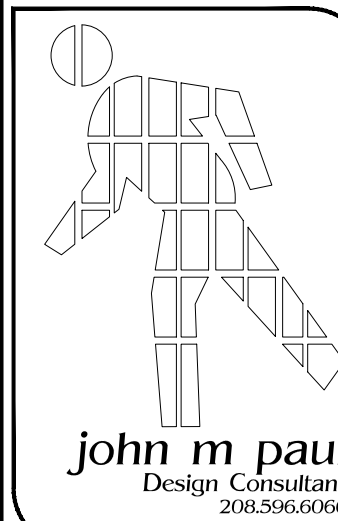


TH-C Ground Level Plan

TH-C Foundation Plan



TH-C Foundation Plan



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

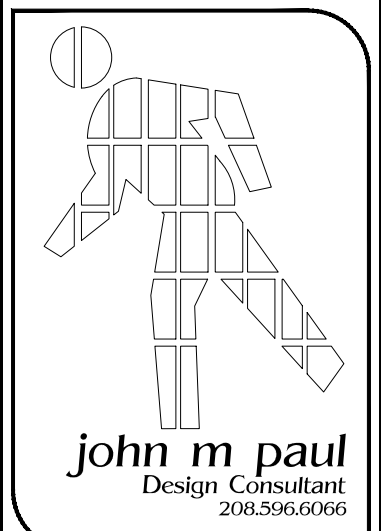


SCALE: 1/4" = 1'-0"

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6th Street
Moscow, Idaho

University Gateway on Sixth
for JS Holding & Rusty Olps



Job Number: 00-10420
Date: 06-25-20
Sheet Contents:

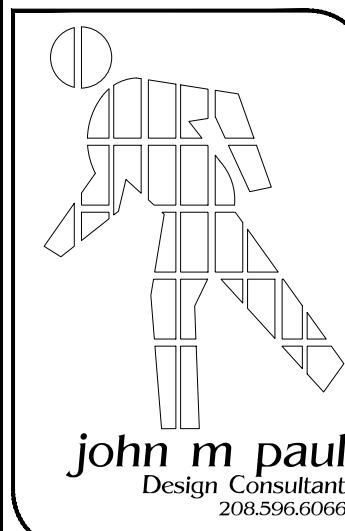


4 Story Building - Southeast Elevation
SCALE: 1/4" = 1'-0"

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6th Street
Moscow, Idaho

University Gateway on Sixth
for JS Holding & Rusty Olps



Job Number: 00-10420
Date: 06-25-20
Sheet Contents:



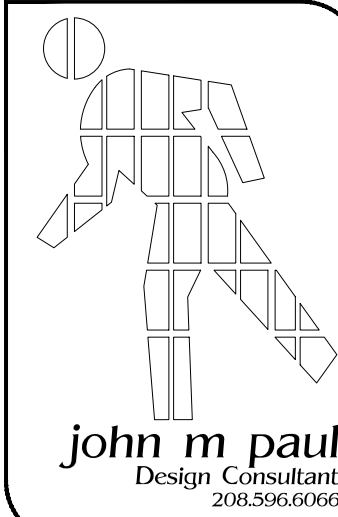
4 Story Building - Northwest Elevation

SCALE: 1/4" = 1'-0"

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6th Street
Moscow, Idaho

University Gateway on Sixth
for JSHolding & Rusty Olps



Job Number: 00-10420
Date: 06-25-20
Sheet Contents:



4 Story Building - Southwest Elevation

SCALE: 1/4" = 1'-0"



4 Story Building - 2nd Level Plan (3rd & 4th Floor Similar)

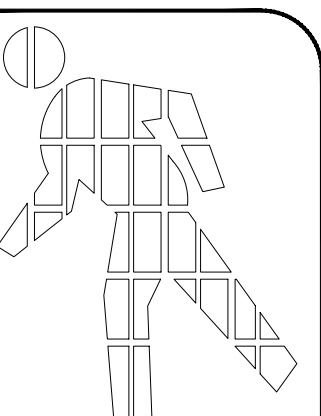
SCALE: 1/4" = 1'-0"

Dated 06-17-20

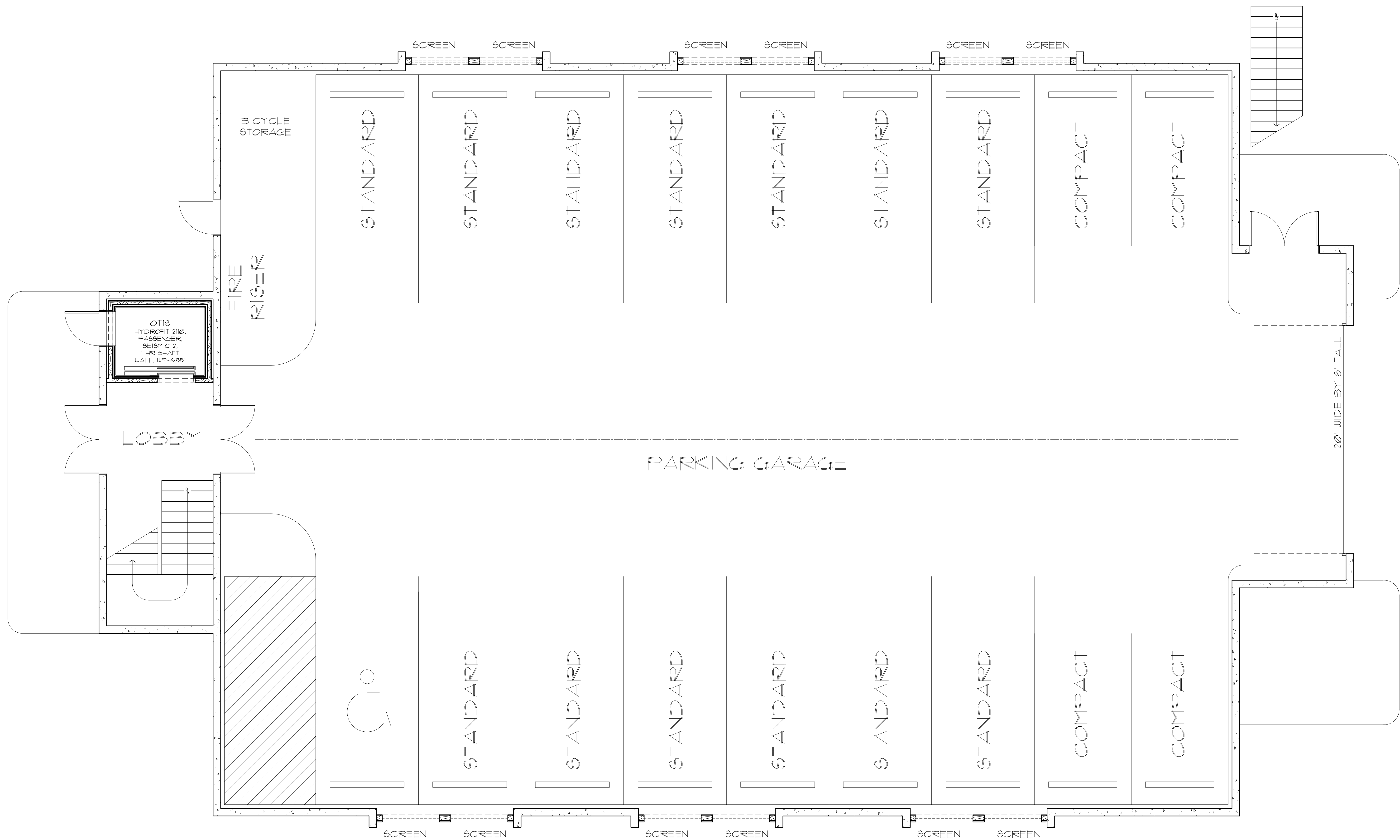
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6th Street
Moscow, Idaho

University Gateway on Sixth
for JSHolding & Rusty Olps


john m paul
Design Consultant
208.556.0266

Job Number: 00-10420
Date: 06-15-20
Sheet Contents:



4 Story Building - Garage Level Plan

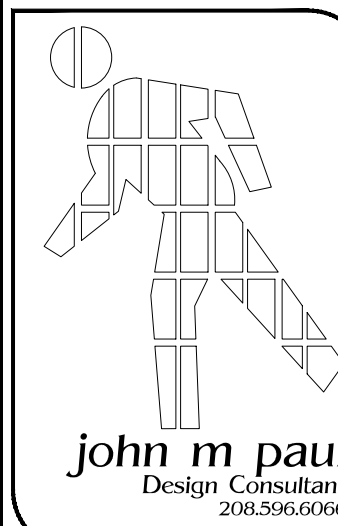
SCALE: 1/4" = 1'-0"

Dated 06-17-20

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6th Street
Moscow, Idaho

University Gateway on Sixth
for JSHolding & Rusty Olps

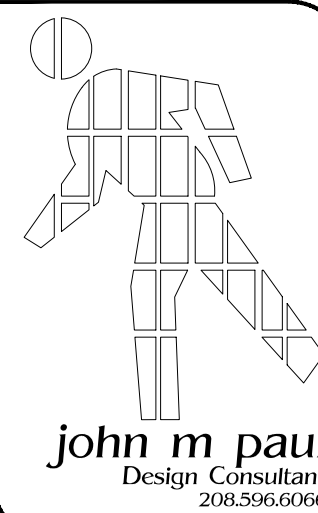


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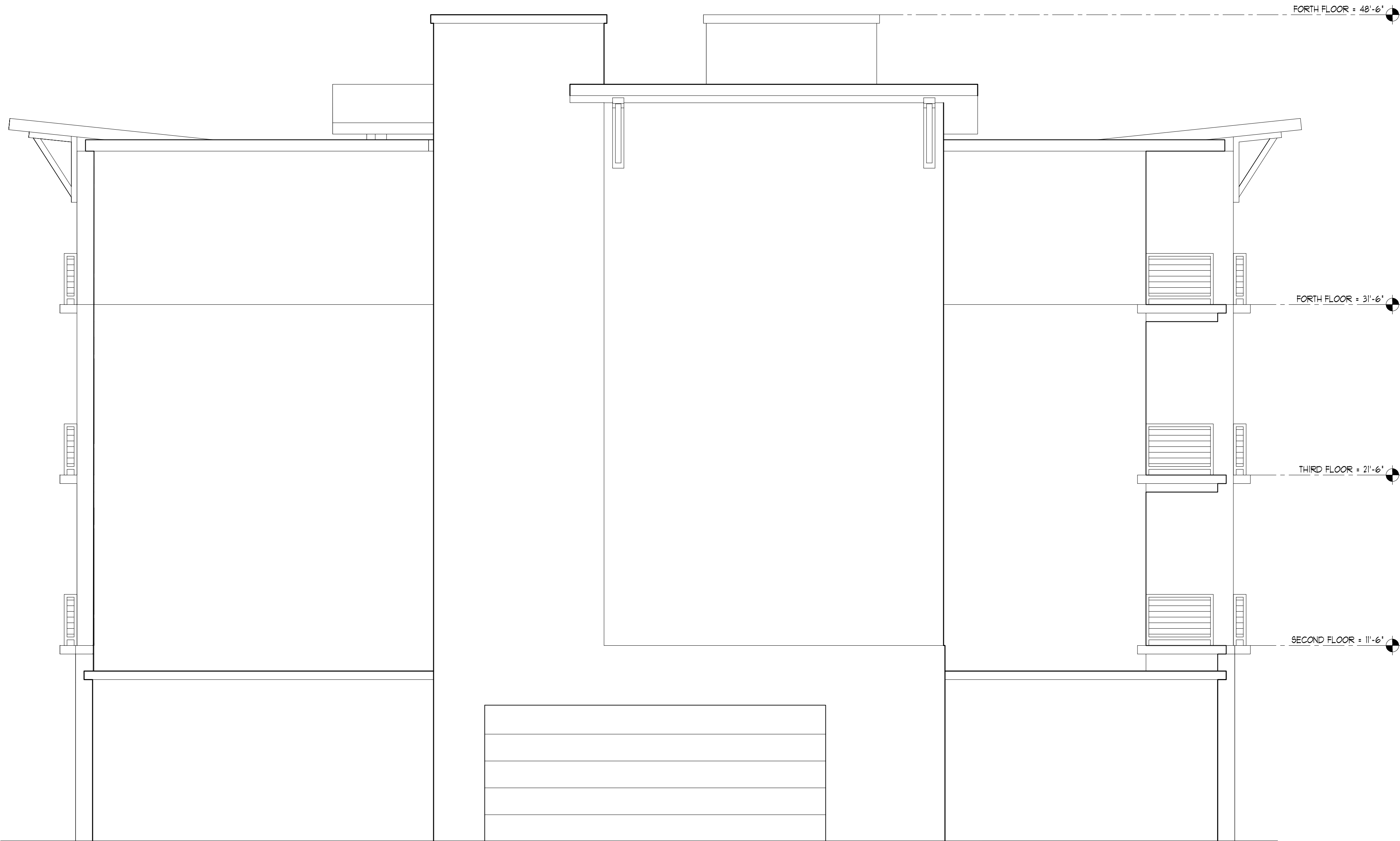
THESE DRAWINGS ARE COPYRIGHTED AND ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE APPROVAL AND PARTICIPATION OF THE DESIGN PROFESSIONAL.

6th Street
Moscow, Idaho

University Gateway on Sixth
for JSHolding & Rusty Olps



Job Number: 00-10420
Date: 06-25-20
Sheet Contents:



4 Story Building - Northeast Elevation

SCALE: 1/4" = 1'-0"



















Phasing Plan for University Gateway on Sixth PUD

Phase One (yellow)

Phase one will be the construction of the fire lane starting at Lily Street and crossing the center of the PUD then running north and south along Ghormley Park. The fire lane and Public Access Easement will connect with Sixth Street, giving the necessary connectivity for the fire department vehicles and pedestrian walkway.

Phase Two (pink)

Phase two will be the construction of townhouses 1 through 8.

Phase Three (blue)

Phase three will be the construction of townhouses 9 through 14.

Phase Four (green)

Phase four will begin with the construction of townhouses 21 through 27. Once the townhouses are started, the balance of the fire lane will be completed.

Phase Five (orange)

Phase five will start with the lot 28. A 55 and older, 4 story tower will be built on the site. Townhouses 18 through 20 will be the last phase since it will have the least impact on the University Gateway on Sixth Development.

Contingency plans regarding the site development

Depending on the housing market and a change in economic conditions, Phase Four (green) might be moved in front of Phase Three (blue). Next to be built would be the 55 and older, 4 story tower (Phase Five, lot 28). It would be constructed next in order to cause minimum impact on the townhouse owners. Phase Two (blue) would be constructed next with Phase Five (orange) townhouses 15 through 20 completing the project.

The contingency plan would look like this in order of construction:

1. Phase One (yellow, fire lane and public access easement along Ghormley Park)
2. Phase Two (pink, parcels 1-8)
3. Phase Four (green, interior fire lane, parcels 21-27)
4. Phase Five (orange, parcel 28)
5. Phase Three (blue, parcels 9-14)
6. Phase Five (orange, parcels 15-20)

Addendum to the Phasing Plan for University Gateway on Sixth PUD

This is an addendum to the **Phase One** (yellow) plan. Along with the previously submitted construction plans listed in **Phase One** (yellow), J&S Holding Company, LLC will, concurrently, add access to the south parking lot from the Sixth Street driveway (east of Patty's Kitchen). We will remove the planter that is blocking thruway access; add new curbs, repave and strip. This will create access into the property when traveling west on Sixth Street. We will also stripe the driveway apron for a right turn onto Sixth Street when leaving the parking lot. The goal is to create a right in and a right out for access and egress from and onto Sixth Street.

Another addition will be the installation of removal bollards at the Lily Street entrance to the property to allow for only pedestrian and bicycle traffic. They are removable so that the fire department vehicles will have access to the development. Removable bollards will also be added along the sidewalk fronting Sixth Street for the same reason mentioned above.

Finally, in order to present a more welcoming and park-like appearance, we will be planting and maintaining grass on parcels 21-27, 28, 29, 30 and 31. As each parcel is developed the appropriate grass area will be abandoned.

Covenants, Conditions and Restrictions for the University Gateway on Sixth Development

The following Covenants, Conditions, and Restrictions (CC&Rs) are created for the “common interest” of the University Gateway on Sixth Development to insure that the residential area will remain a desirable community to live in and that the properties contained therein will retain their value. These CC&Rs are a safeguard to protect the appearance, maintenance, quality of life, shared amenities and the character of the neighborhood. It is our feeling that in return for some minor sacrifices, homeowners will be able to better enjoy their own properties.

Use and Personal Conduct Restrictions

Home Business

To minimize the impact on the residents of the development (i.e. traffic, noise, pollution, etc.), home businesses are prohibited within the townhouses 1 thru 27. A private home office is allowed due to the increase of those people telecommuting for employment. The home office is to be used only by the occupants of the townhouse.

Commercial or licensed day care is prohibited from being conducted within the townhouses.

Noise Covenants

In order to insure a tranquil environment, excessive noise and loud music is prohibited particularly during the hours of 10:00 p.m. and 7:00 a.m. The level of noise or music should be contained within the walls of the townhouse. Speakers are not allowed outside the townhome. If music is played through open windows, neighbors may contact the police to immediately address the problem, then file a complaint with the homeowners’ association for covenant violation.

Pet Covenants

The number of domestic pets (dogs or cats) shall be limited to two (2) animals per townhouse. An exception may be granted by the homeowners’ association, for other animals to be allowed in the townhouse. Caged animals such as mice, guinea pigs, rats, turtles, lizards, snakes or fish are allowed. The aforementioned mammals, reptiles or fish shall not be raised or sold for commercial endeavor and only for the personal, private enjoyment.

Pet waste removal shall be done within an appropriate time frame so as not to cause an odor or smell that will emanate from the animal’s residence. Pet waste shall be placed in the trash bins supplied by the homeowners’ association. Barking is subject

to the Noise Covenants listed above. The homeowners' association does have the right to compel removal of pets in violation of covenants. However, this can be done only after proper notice and hearing, followed by a judgment in a court of law to enforce the covenant. Members of the homeowners' association do not have the authority to enter the property of another to remove pets.

Personal Conduct

Drunk or disorderly conduct, disturbing the peace, the imbibing or consumption of alcohol or illegal substances is prohibited in the areas of communal use in the University Gateway on Sixth Development. These activities are subject to the laws, regulations and ordinances of the City of Moscow, Latah County and State of Idaho.

Vehicle and Parking

Each townhouse is assigned two (2) permanent parking stalls which are numbered for their use only. Anyone found parking in one of these stalls is subject to towing and storage charges to be paid by the violator.

Motorhomes, recreational vehicles, campers, commercial vehicles, all off road vehicles, trailers of any kind and boats are prohibited from parking in the assigned parking stalls or any public parking that is provided by the University Gateway on Sixth Development.

The storing of "junk," non running or disabled vehicles are prohibited in the assigned parking stalls or the public parking that is provided by University Gateway on Sixth Development. Vehicle repair is not permitted in either the assigned or public parking stalls.

The on-sight management company supplied by J&S Holding Company, LLC, will monitor all assigned and public parking stalls to insure compliance of the CC&Rs. All violators will be subject to having their vehicle towed. All towing and storage charges will be the responsibility of the owner of the vehicle.

Townhouse residents are allowed to use the University Gateway on Sixth fire lanes to drop off appliances or furniture to their residence. A permit must be attained from University Gateway on Sixth management.

All internal combustion (gas) or battery powered motorcycles, mopeds or scooters are prohibited from using the University Gateway on Sixth fire lanes, Public Access Easement or pedestrian walkways. All the aforementioned are prohibited from being parked in the front yard, back yard or inside the townhouses. They will be towed and stored at the owners expense whether a resident or guest.

Bicycles or tricycles are to be parked in either the bike racks provided for the townhouse residents or stored within the confines of their townhouse. Battery powered bicycles may be stored inside the townhouse.

Appearance and Maintenance Covenants

Flagpoles, banners, stickers, posters and signs are prohibited on the exterior of the townhouse, in the windows, on patio railing, Juliet balcony or on the roof.

Clotheslines or the hanging of laundry on railings, Juliet balconies or out of the windows is prohibited.

Nothing is allowed on the roof. Satellite dishes, TV and/or radio antennas are prohibited. There is to be nothing to be placed or affixed above the eaves of the townhouse. Nothing shall be placed on the roof to restrict or interrupt the view of the University Gateway on Sixth Development, the skyline of the University of Idaho or City of Moscow.

All exterior and security lighting is to be done with white, natural light colored light bulbs, LED bulbs or LED fixtures. No colored bulbs or lights are allowed. Holiday lights are permitted on the townhouse two weeks before a recognized holy or national holiday. Holiday lights should be white or clear in order to present a uniform and cohesive look and feel to the University Gateway on Sixth Development. They must be taken down within one week of the conclusion of said holiday. Holiday lights may be turned on at the start of dusk and must be turned off by 10 p.m.

Inflatables, yard decorations and projections on the townhouse are prohibited.

Garbage generated by each townhouse shall be placed in the trash bins provided by the homeowners' association next to the parking lot. No personal trashcans, trash sacks or boxes are permitted in the front or behind each townhouse. Recycling bins are provided next to the communal trash bins.

The use of patio furniture is restricted to those townhouses with an outside patio or balcony. Exterior home décor such as personalized address signs, hanging pots, umbrellas, umbrella stands, benches, bistro sets, chairs and swings are prohibited unless approved by the homeowners' association.

The fire lanes, Public Access Easement and pedestrian walkways shall remain clear of patio furniture, bar-b-ques, tables, chairs, wagons, toys, potted plants and all other personal items.

Personal mailboxes are prohibited. Mailboxes are provided by the homeowners' association.

Home security systems are to be silent without alarms, sirens or bells sounding. The security system shall not have flashing lights.

The maintenance of lawns, flowerbeds, common areas and snow removal is the responsibility of the homeowners' association. The homeowners' association is also responsible for electricity, water, legal fees, common area lighting expense, infrastructure upgrades and parking lot maintenance.

Design and Construction Restrictions

Exterior

The exterior color and materials of the each townhouse has been chosen to add harmony and uniformity to the University Gateway on Sixth Development. The exterior colors and materials can only be changed by unanimous approval of the homeowners' association members. A change in style, design or color of the front and rear doors must be approved by a simple majority of the homeowners' association members.

Changes in roof materials can only be made by unanimous approval of the homeowners' association members.

Changes in window styles and materials, the addition of shutters, window shades and awnings must be approved by a simple majority of the homeowners' association members.

Townhouse additions are prohibited.

Fences are prohibited within the University Gateway on Sixth Development.

Exterior storage buildings or storage boxes are prohibited.

Interior

All front window coverings facing the fire lane, Public Access Easement and pedestrian walkway shall be of the same material and present a uniform look within each townhouse. There is no standard for the rear window shades, shutters or curtains. The use of paper, cardboard, aluminum foil, posters and shower curtains as window coverings are prohibited.

Building plans to modify, change or remodel the interior of the townhouse must be submitted to the homeowners' association for approval before being submitted to the of Moscow building department. A time-to-finish limit on the length of time for the construction project must be supplied and agreed to by the homeowners' association.

Rental Restrictions

Subletting a room is discouraged, but may occur as long as the occupancy of the townhouse does not exceed more than one (1) person per bedroom. All the CC&Rs of the University Gateway on Sixth Development apply to the renter. The owner of the townhouse will be held liable for all the actions of the renter.

CC&R Creation and Enforcement

Covenants Running With the Land

The covenants for the University Gateway on Sixth "run with the land." This means that the subject property itself and not the current owners are subject to the conditions or restrictions contained in them. The liability to perform a covenant, refrain from doing something, and/or take advantage of a covenant passes with the land itself to any subsequent owners.

In order for the covenants to run with the land, they are included in a deed when transferring the property, and the covenants become part and parcel of the "chain of titles." The covenants remain binding on each successive owner of the property, whether or not the new owner has been advised of them.

CC&R Enforcement

The enforcement of the CC&Rs for the University Gateway on Sixth Development will be by the homeowners' association with participation from J&S Holding Company, LLC. Each homeowner will have one (1) vote. There will be 27 members plus two members from J&S Holding Company, LLC. There will be a governing board made up of five (5) elected members and the two members from J&S Holding Company, LLC. Meetings will be held quarterly.