



Twin Falls Planning & Zoning Commission Agenda

Wednesday, August 6, 2025, 12:00 PM

203 Main Ave East
Twin Falls, ID 83303

Members -

City Limits: Cortney Campbell, Chairperson; Tiffany Zimmerman, Vice-Chairperson; Todd Rambur; Robyn Weatherford; Kelly Herrgesell; Rui Gomes

Area of Impact: Jeff Bulkley

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Items of Consideration
 - a) **ACTION ITEM:** Request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)
By: Kelli Ebersole, City Planner
 - b) **ACTION ITEM:** Consideration of an alternative plan and grouping to the required landscape per city code, Title 10-11-3 (A) 4, for the Canyon Trail Junction Chobani Wellness Park located at 2550 Pole Line Road East. (PZ25-0103)
By: Jonathan Spendlove, Planning and Zoning Director
- 3) Training
 - a) **PRESENTATION:** Preliminary Plats - Conditions of Approval and Engineering Memo.
By: Jonathan Spendlove, William Klaver
- 4) Upcoming Meeting(s)
 - a) August 12, 2025
- 5) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
3. A City Staff Report shall summarize the application and history of the request.
4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:

- **A complete explanation and description of the request.**
- **Why the request is being made.**
- **Location of the Property.**
- **Impacts on the surrounding properties and efforts to mitigate those impacts.**

5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.

- **Individuals are not permitted to give their time to other speakers.**
- **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
- **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**

8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.

* Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Date: Wednesday, August 6, 2025
To: Planning and Zoning Commission
From: Kelli Ebersole, City Planner

ACTION ITEM

Request:

Request to start revocation process for Special Use Permit #PZ24-0111 on property located at 328 5th Avenue West. (PZ25-0091)

Time Estimate:

Approximately 5-10 minutes including questions/comments.

Background:

On November 19, 2024, a Special Use Permit was approved for Logan Summers to operate an automobile and truck service and/or repair shop on property located at 328 5th Avenue West.

The Special Use Permit was approved with the following conditions:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in the public Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.

Mr. Summers was informed he is not allowed to operate his business until all conditions have been met, including an approved building permit. Although a building permit has been submitted for review, it has not been approved and issued. As of today, Mr. Summers has not brought his property into compliance.

On July 7, 2025, Sean Standley, the City's Code Enforcement Officer, brought a written complaint to our department regarding this property. Mark Theis is the next door neighbor to Mr. Summers. Mr. Theis stated that Mr. Summers is conducting business at his property and submitted testimony and pictures substantiating his complaint. Mr. Theis has asked staff to review this Special Use Permit and bring it to the commission for reevaluation and revocation.

Approval Process:

If the commission directs staff to pursue the revocation process, a public hearing will be scheduled and the original SUP applicant will be informed of the process.

Budget Impact:

N/A

Regulatory Impact:

City code 10-13-4 (K) states if a special use permit is approved on condition that certain improvements be made to the subject property, no permit shall be issued until the applicant has provided proof that the conditions have been complied with. If the applicant fails to provide proof of compliance within six (6) months of approval, the special use permit shall be void.

History:

On April 5, 2024, an investigation was started by the Building Safety department regarding a Garage/Shop being used as a business at the residential property at 328 5th Avenue West. Code Enforcement responded to the complaint and informed the owner, Logan Summers, of the complaint and potential code violations. Mr. Summers was told he would need to get a Special Use Permit to operate his business in the C-B, Central Business zone, and the building would need to be brought up to commercial building standards before he would be allowed to operate his business. Planning and Zoning received a Special Use Permit application from Mr. Summers in October 2024. Once the application was deemed a complete application, Mr. Summer's request to operate a vehicle and truck service and/or repair shop was scheduled for Public Hearing on November 19, 2024.

On November 19, 2024, Special Use Permit #PZ24-0111, was conditionally approved. The applicant, Logan Summers, agreed to the conditions and stated he would comply with them. Mr Summers was made aware of city code and that he had six months to bring the property into compliance. Mr. Summers was also notified that he could not run his business from his home location until all conditions were met. He stated he would solely run his mobile repair business until the conditions were met and approved by city staff.

A building permit was submitted to our offices on April 24, 2025, 5 months after the initial Special Use Permit approval. As of today, this building permit has not been issued and is currently under review.

On July 7, 2025, Sean Standley brought a written complaint to our department regarding this property. Mark Theis is the next door neighbor to Mr. Summers. Mr. Theis stated that Mr. Summers is conducting business at his property and submitted testimony and pictures substantiating his complaint. Mr. Theis has asked staff to review this Special Use Permit and bring it to the commission for reevaluation and possible revocation.

Analysis:

It is staff's recommendation that the Commission grants staff the authority to move forward with the SUP revocation process and schedule it for Public Hearing.

Conclusion:

In conclusion, the Commission is tasked with directing staff how to proceed with this complaint. Staff will be tasked with following the commission's direction.

Attachments:

1. PZ24-0111 Approved SUP
2. PZ25-0091 Neighbor Complaint - 7-7-25
3. PZ25-0091 Additional Photos - 7-14-25



CITY OF TWIN FALLS
PLANNING AND ZONING DEPARTMENT
203 Main Avenue East
P.O. Box 1907
Twin Falls, Idaho 83303-1907
Phone: 208-735-7267 Fax: 208-736-2641

SPECIAL USE PERMIT

Permit No. PZ24-0111

Granted by the Twin Falls City Planning and Zoning Commission, as presented, on November 19, 2024, to Logan Summers whose address is 328 5th Avenue West for the purpose of an automobile and truck service and/or repair on property located at 328 5th Ave W and legally identified with the following Parcel ID:RPT00011420130

The Commission has attached the following conditions which must be fully implemented to avoid permit revocation (City Code Section 10-13-2.3):

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.
2. Subject to the primary residential building not used for the business.
3. Subject to the required parking spaces for the residence and business be located on property, and not in public the Right-of-Way.
4. Subject to non-operating vehicles or vehicle parts required to be stored within a site-obscuring fenced area or inside an enclosed building.
5. Subject to a site plan and building permit following city and building codes submitted prior to business operation.



Chairman Planning & Zoning Commission

11/19/24

Date

This permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

Please contact the Building Department at 735-7238 for further information.

Date: 6-19-2025

Name: MARK W. THEIS

Address: 312 5TH AVE WEST

Phone: CELL 208-731-6283 Work Phone: 208-825-1636

THE AUTOMOTIVE SHOP - LOGAN SUMMERS COMPLAINT INFORMATION

Property Location/Address: 308 5TH AVE WEST

Complaint: LOGAN SUMMERS WHO LIVES & WORKS OUT OF HIS HOME WENT BEFORE THE CITY TO REQUEST A OCCUPANCY CERTIFICATE TO WORK OUT OF HIS SHOP IN THE ALLEY. TO MY UNDERSTANDING HE HAD CONDITIONS THAT HAD TO BE MET, BUT COULD NOT WORK OUT OF HIS PLACE IN THE ALLEY OR OUT OF HIS HOUSE. OVER THE LAST 8 MONTHS OR SO, LOGAN HAS IGNORED ALL GOOD NEIGHBOR PRACTICES AS WELL AS THE WRITTEN RULES PERTAINING TO WORKING OUT OF HIS HOUSE AND UNPERMITTED SHOP IN THE ALLEY.

MOST ALL OF THE VEHICLES IN HIS YARD ARE CUSTOMERS VEHICLES. ON A DAILY BASIS I HAVE TO DEAL WITH CUSTOMER LOOKING FOR LOGAN SUMMERS BUSINESS. HIS CUSTOMERS PARK ON MY PROPERTY BLOCKING ACCESS TO MY BUSINESS WHEN IN FACT THERE IS NO PERMITS FOR HIM TO WORK AT THE SHOP IN THE ALLEY, SO THERE SHOULD BE NO CUSTOMERS ASK FOR LOGAN AND DRIVING OFF THEIR VEHICLES FOR HIM TO WORK ON.

LOGAN SUMMERS BLOCKS THE ALLEYWAY ALMOST DAILY AT SOME POINT AND NOW HAS A ROLLBACK TOW TRUCK THAT HE USES TO TOW VEHICLES IN SO HE CAN WORK ON THEM AT HIS HOUSE.

ALTHOUGH THE CITY SET FORTH A PLAN WITH RULES TO HELP LOGAN. LOGAN HAS BECOME A HORRIBLE NEIGHBOR AND THE CITY OF TWIN FALLS NEEDS TO ENFORCE THE RULES SET FORTH ON THIS MATTER TO ENSURE BUSINESS LIKE MINE, THE TRANSMISSION SHOP ARE NOT IMPACTED.

Signature

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ATTACHED WILL FIND A SMALL SAMPLE OF THE DISREGARD FOR GOOD NEIGHBOR POLICIES AND COMMON SENSE. LOGAN HAS FLOWN UNDER THE RADAR FOR FAR TOO LONG. WHEN LOGAN HAS TO MANY VEHICLES AT HIS HOUSE, HE PARKS THEM AT THE END OF THE BLOCK. THERE IS EVEN 1 VEHICLE THAT IS LOCATED IN THE ALLEY THAT HAS ~~THE~~ A CALIFORNIA FRONT LICENSE PLATE AND A UTAH REAR PLATE

~~THE~~ ATTACHED ARE PHOTO'S WITH NOTES

PHOTO #1 GREY SUBARU PARKED IN ALLEY BEEN THE AWHILE - FRONT & REAR PLATE ARE NOT MATCHED

PHOTO #2 FRONT CALIFORNIA PLATE ON GREY SUBARU

PHOTO #3 REAR UTAH PLATE ON GREY SUBARU

PHOTO #4 2014 DODGE JOURNEY

PHOTO #5 LICENSE PLATE FOR 2014 DODGE JOURNEY

PHOTO #6 2012 TOYOTA TACOMA

PHOTO #7 LICENSE PLATE FOR 2012 TOY. TACOMA

PHOTO #9 PHOTO OF MOTOR HOME BLOCKING ALLEYWAY

PHOTO #10 PHOTO OF MOTOR HOME BLOCKING ALLEYWAY

PHOTO #11 PHOTO OF THE END OF THE BLOCK WHERE THE ALLEY DUMPS OUT. THIS IS WHERE LOGAN STORES THE VEHICLES THAT ARE OVERFLOW.

PHOTO #12 TOW TRUCK BLOCKING ACES

PHOTO #13 BOTH ~~THE~~ SHOP VEHICLES BLOCKING TRAFFIC

PHOTO #14 WHITE DODGE ~~REDUCED~~ CUSTOMER CAR BLOCKING MY ACCESS TO MY PARKING

PHOTO #15 ANOTHER VIEW OF WHITE DODGE

PHOTO #16 1998 DODGE CALAVAN ~~IS~~ SITTING IN FRONT OF LOGAN'S HOUSE

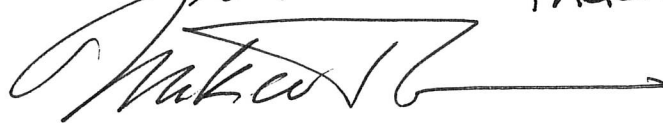
PHOTO #17 WHITE WORK TRUCK THAT HAD TO BE MOVED OFF OUR PROPERTY. HIS CUSTOMER DROPPED OFF IN WRONG SPOT

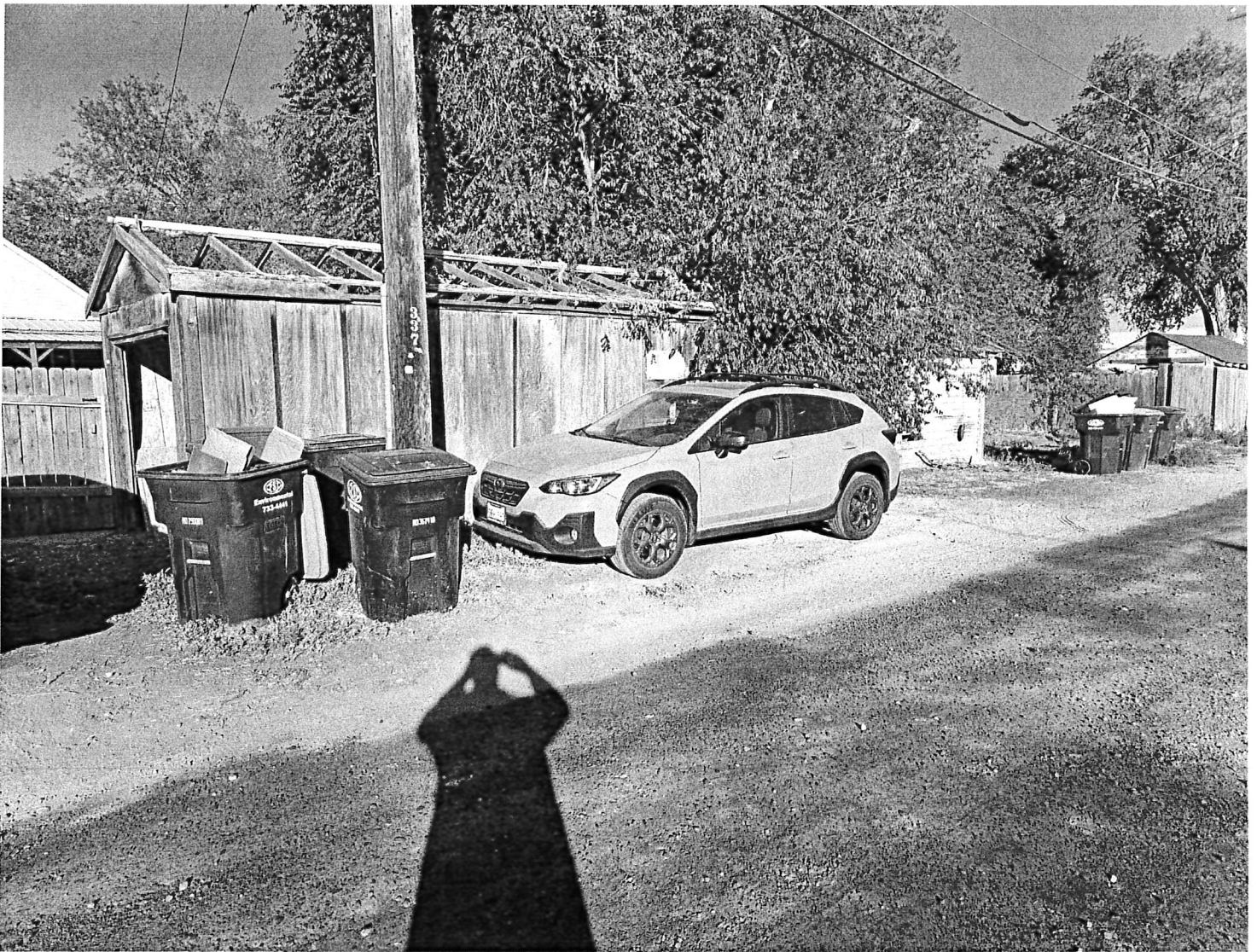
PHOTO #18 ANOTHER VEHICLE

IN CLOSING THE CITY OF TWIN FALLS NEEDS TO ENFORCE THE LAWS & RULES SET FORTH IN THIS MATTER.

YOURS

PAGE 2 OF 20





GREY SUBARU PARKED IN ALLEY
HAS A CALIFORNIA PLATE IN FRONT
AND A UTAH PLATE IN REAR
SEE PHOTO #2 #3

PHOTO #1

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GREY SUBARU
FRONT PLATE SEE PHOTO #1 #3

PHOTO #2

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GREY SUBARU
REAR PLATE SEE PHOTO
#1 #2

PHOTO #3

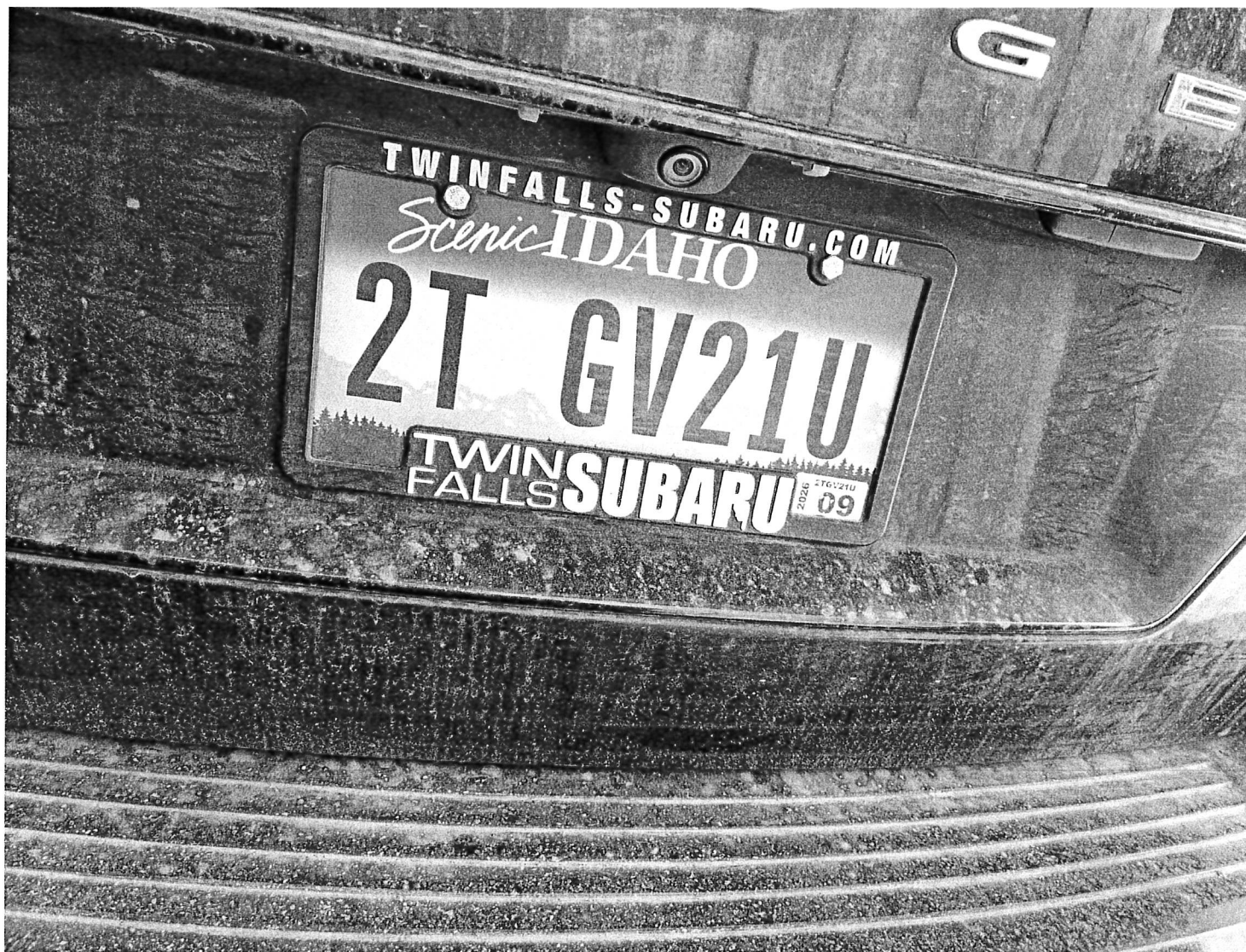
PAGE 5 OF 20



2014 DODGE JOURNEY
LICENSE PLATE 2TGV214
SEE PHOTO #5

PHOTO # 4

PAGE 6 OF 20



2014 DODGE JOURNEY
SEE PHOTO #6.

PHOTO #5

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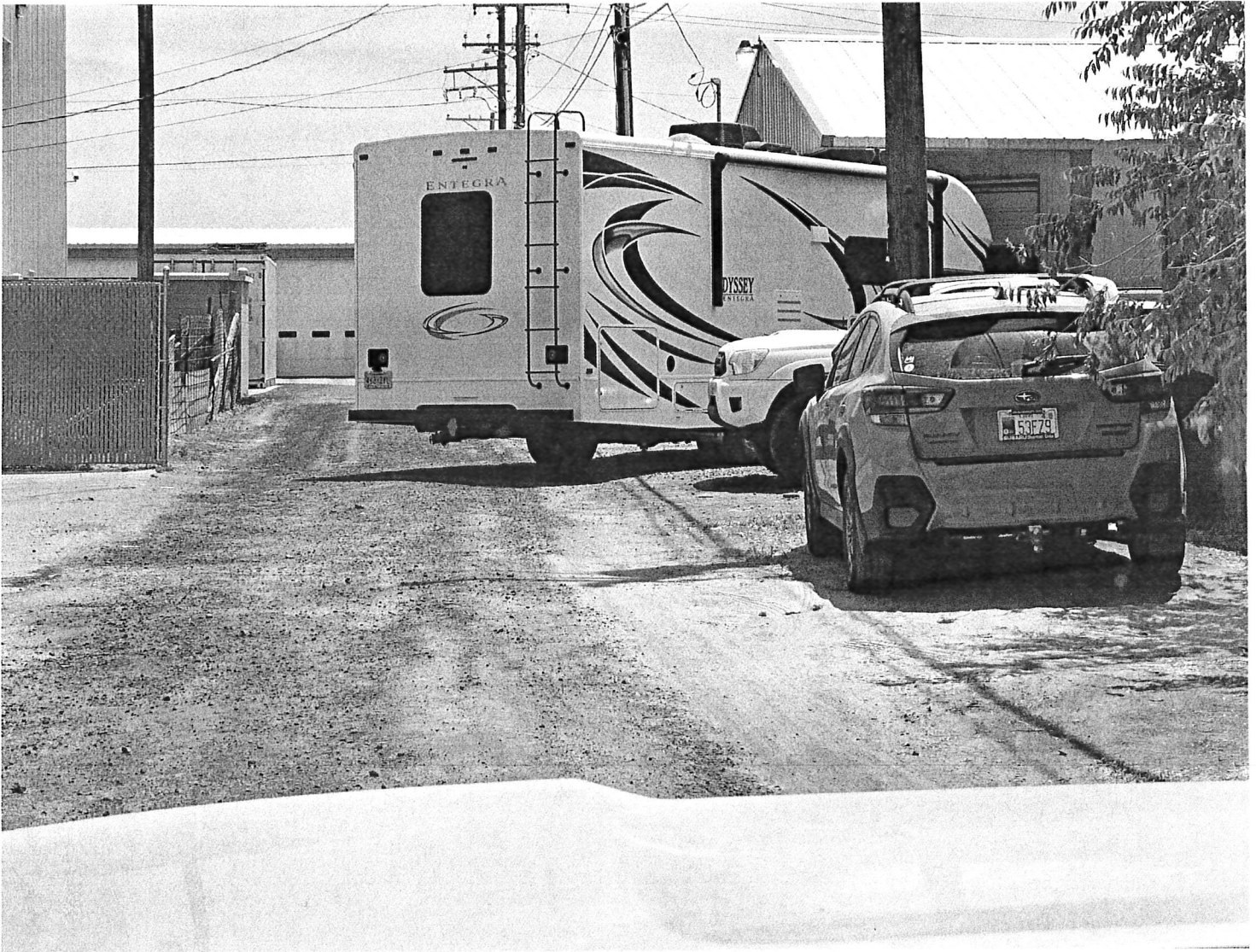
2012 TOYOTA TACOMA
LICENSE PLATE
UTAH A22 3BU
PARKED IN ALLEY BEHIND 328 5TH
AVE W
PHOTO # 6

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LICENSE PLATE 1

WHITE 2012 TOYOTA TACOMA
LOCATED IN ALLEY BEHIND 328 5TH AVE WEST
PHOTO #17



MOTOR HOME BLOCKING THE ALLEY
LOGAN & CUSTOMER WERE WORKING ON
THE VEHICLE THIS WAS ON SAT.
6-14-2025. THIS IS A REGULAR OCCURANCE
SEE PHOTO #10

PHOTO #9

PAGE 10 OF 20



SAME DAY JUST ANOTHER VIEW
SEE PHOTO #9

PHOTO #10

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THIS IS THE STREET AT THE END OF
THE ALLEY. THIS IS WHERE LOGAN PARKS HIS
OVERFLOW VEHICLES.

PHOTO #11

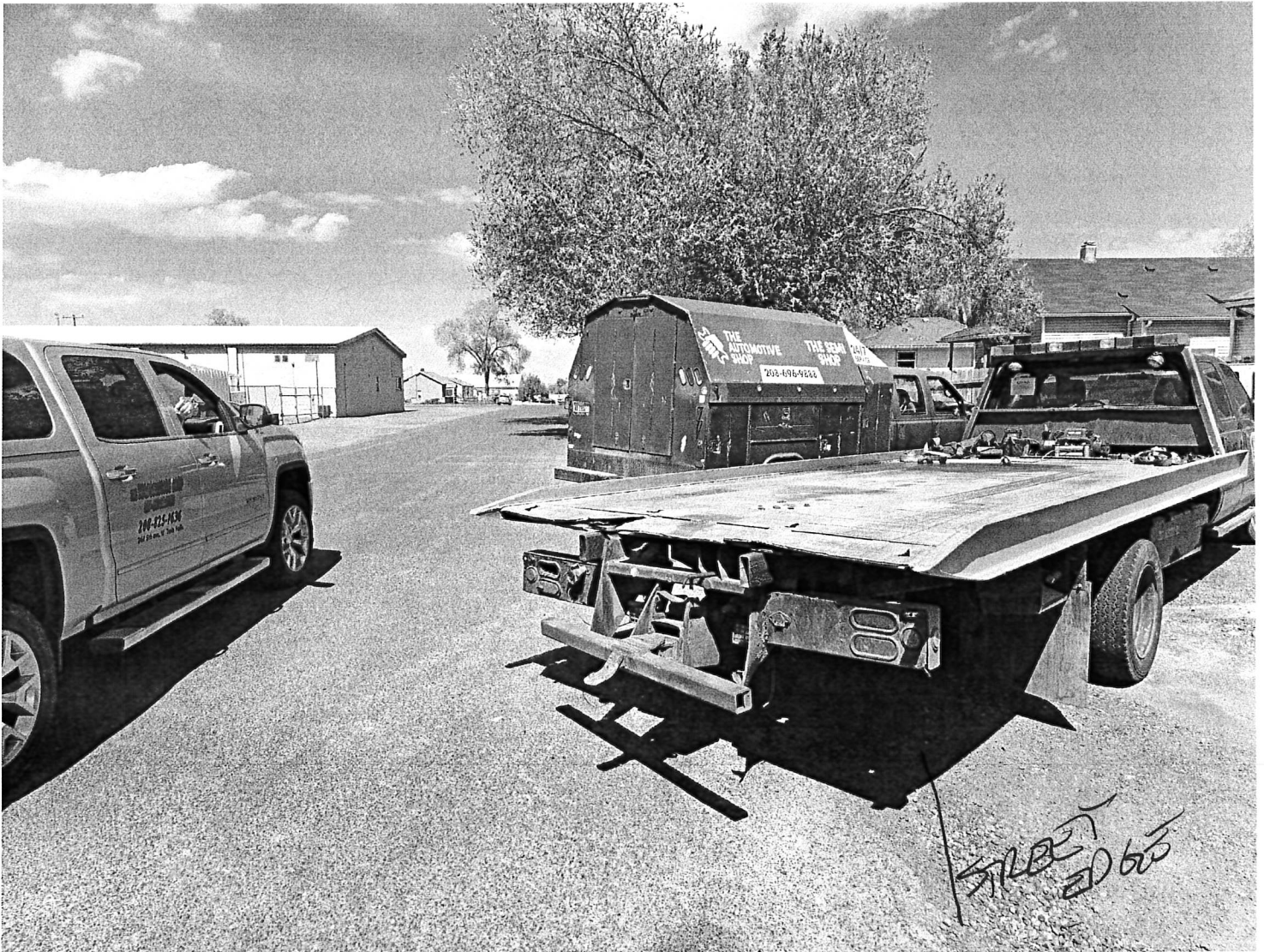
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THE PHOTO SHOWS THE TOW TRUCK
AGAIN BLOCKING MY ACCESS TO MY
CUSTOMER PARKING - THIS TRUCK SAT HERE
ALL NIGHT & THE NEXT DAY.
SEE PHOTO #13

PHOTO #12

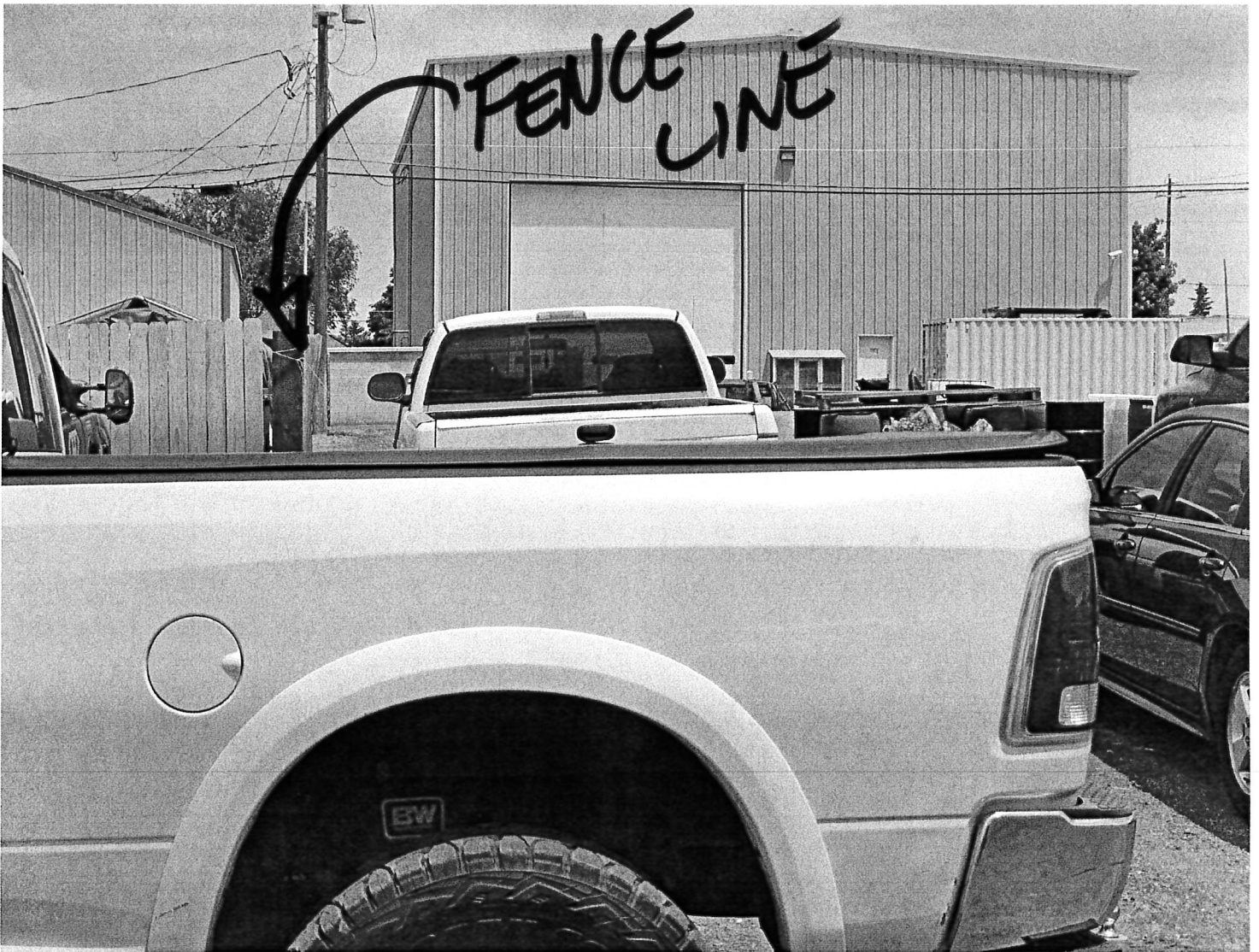
PAGE 13 OF 20



THIS IS ANOTHER VIEW OF PHOTO #12
 NOTICE HOW FAR INTO THE STREET
 BOTH SHOP VEHICLES PROTRUDE INTO
 TRAFFIC. THESE VEHICLES SAT IN THIS
 PLACE ALL NIGHT & THE ENTIRE NEXT DAY.
 SEE PHOTO #12

PHOTO #13

PAGE 14 OF 20



CUSTOMERS TRUCK PARKED SO I
CANNOT ACCESS MY SPACES TO MOVE
MY CUSTOMER CARS.
SEE PHOTO #15

PHOTO #14

PAGE 15 OF 20



ANOTHER VIEW OF THE WHITE
DODGE TRUCK THAT A CUSTOMER
DROPPED OFF WHICH IS BLOCKING
MY CUSTOMER PARKING
SEE PHOTO # 14

PHOTO #15



ANOTHER VEHICLE SETTING IN FRONT
OF LOGAN SUMMER'S HOUSE.
1998 DODGE CARAVAN

PHOTO # 16



ANOTHER VEHICLE SETTING IN FRONT
OF LOGAN SUMMER'S HOUSE

THIS PLATE DOES NOT DECODE

NOTICE - THIS TRUCK WAS PARKED IN FRONT OF MY
SHOP FOR 3 OR 4 DAYS. WE THOUGHT IT WAS ONE OF OUR
CUSTOMERS. LOGAN CAME OVER AND SAID HIS CUSTOMER
HAD DROPPED IT OFF IN OUR PARKING LOT BY ACCIDENT
SO HE MOVED IT TO HIS HOUSE SO HE CAN WORK ON IT.

PHOTO # 17



ANOTHER VEHICLE SETTING
IN FRONT OF LOGAN SUMMER'S
HOUSE

PHOTO #18

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1/1

Date: _____

Name: _____

Address: _____

Phone: _____ Work Phone: _____

COMPLAINT INFORMATION

Property Location/Address: _____

Complaint: 6-20-2025. VERY SOON AFTER LOGAN SUMMERS SAW ME TAKING PICTURES OF ALL THE CUSTOMER CARS. LOGAN WENT INTO OVER DRIVE AND MOVED ALL THE VEHICLES FROM THE ALLEY MOST LIKELY OUT TO A PROPERTY IN NEARBY TWIN TO HIDE THE VEHICLES.

NOW THAT THE VEHICLES ARE MOSTLY GONE FOR NOW, IT DOES NOT NEGATE THE FACT THAT HE HAS DISREGARDED THE TERMS OF HIM GETTING A PERMIT.

MARK "MICK" THEIS
OWNER THE TRANSMISSION SHOP
312 5TH AVE WEST
TWIN FALLS ID. 83301
SHOP 208-825-1636 CELL 208-731-6283

Signature

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85°

95.7

3:19

BROWSE

VOICE

92.1

99.9

103.1

105.1

104.7

RADIO

MEDIA

BACK

MENU

SYNC





























Date: Wednesday, August 6, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Consideration of an alternative plan and grouping to the required landscape per city code, Title 10-11-3 (A) 4, for the Canyon Trail Junction Chobani Wellness Park located at 2550 Pole Line Road East. (PZ25-0103)

Time Estimate:

Approximately five (5) minutes for staff presentation, questions, and response.

Background:

Attached is the submitted site/landscape plan for the Canyon Trail Junction Chobani Wellness Park. This is a city project. Due to water restrictions on the property, an alternative landscape plan is being proposed by the Parks Department to accommodate the restrictions, using low-water landscaping and limiting plantings.

A native plant mix is proposed in the 35' gateway arterial landscape buffer with minimal trees and shrubs for water conservation.

An explanation for the needed changes from Park Superintendent, Chance Munns, has been included with this report.

Approval Process:

The commission is tasked with reviewing the request and making a final decision on it.

Budget Impact:

N/A

Regulatory Impact:

City Code Title 10-11-3 (A) 4 states *the commission may approve alternative plans or designs to allow innovative landscaping.*(Ord. 2012, 7-6-1981).

History:

N/A

Analysis:

N/A

Conclusion:

The commission is tasked with making the final decision on the request. The commission may approve the plan, as presented, approve with conditions, or deny the request.

Attachments:

1. PZ25-0103 alt landscaping review
2. 25-2453 2250 Pole Line Rd E-Canyon Trail Junction - Combined Set

Kelli Ebersole

From: Kelli Ebersole
Sent: Thursday, July 31, 2025 9:35 AM
To: Chance Munns; Wendy Davis
Cc: Jonathan Spendlove; Will Klaver
Subject: RE: 2250 Pole Line Rd E - Canyon Trail Junction Chobani Wellness Park with Restroom Plans - Zoning Review



Hi Chance,

We are going to take the alternative landscape plan to the P&Z Commission at our Worksession on Wednesday, August 6th. The meeting is at noon, and it will be an item of consideration. We will do the leg work for the staff report and plan. If you can join us on Wednesday, that would be great. If you aren't available, Jonathan feels confident he can explain the changes.

Thank you,

Kelli Ebersole, *City Planner*
Planning & Zoning Department
203 Main Ave. E., Twin Falls, ID 83301
208-735-7294 keebersole@tfid.org

From: Chance Munns
Sent: Wednesday, July 30, 2025 4:00 PM
To: Kelli Ebersole ; Wendy Davis
Subject: RE: 2250 Pole Line Rd E - Canyon Trail Junction Chobani Wellness Park with Restroom Plans - Zoning Review

Thanks Kelli,
I'll try to answer as much as possible from our meetings last year with the group regarding these requirements.

- 1) We'll get an updated parking lot drawing from architect to match.
- 2) Parking Islands: we are installing a low-water use landscape and trying to limit plantings.
- 3) Same with note 2
- 4) Same with note 2
- 5) Lighting required unless it is locked at night, correct? We are proposing a gate, which will be locked up with our restroom closures at night.
- 6) Trash is picked up by parks staff each day with no large bin on-site.

- 7) Since PI water was not available on-site, we are proposing to use Potable. Because of this, we reduced plant quantity for water efficiency.
- 8) 35' landscape buffer is provided, but not all in trees and shrubs. A native plant mix is proposed in the berm with minimal trees and shrubs for water conservation
- 9) Park will be locked at night.

This was all discussed in a meeting with Engineering, P&Z, Building safety, and PW representation. After five years of design, we really don't want to go back to the drawing board on this one.

We can add a few more trees along Eastland if that helps meet the intention of that corridor.

It sounds like we need to present our landscape plan to the P&Z commission 10-11-3 (A) 4.

Is that what you'd recommend so we can get an alternate approved?

Chance Munns

Parks Superintendent

City of Twin Falls

Parks & Recreation

Twin Falls, Idaho

cmunns@tfid.org

(208) 736-2265 #1308



From: Kelli Ebersole <KeEbersole@tfid.org>

Sent: Tuesday, July 29, 2025 2:06 PM

To: Wendy Davis <wdavis@tfid.org>; Chance Munns <cmunns@tfid.org>

Subject: 2250 Pole Line Rd E - Canyon Trail Junction Chobani Wellness Park with Restroom Plans - Zoning Review

Good Afternoon,

I have completed my first review for this project. I have made markups to the plans, according to City Code.

Since this is a city project, the site may be modified from code for Title 10 requirements, if needed.

Please review my comments below and let me know how to proceed. I have the permit marked as Revision Required at this point.

- Civil plans and landscaping parking plans don't match. Provide matching site plans for civil and landscaping so that we know which ones are the actual parking layouts. (Building comment)

- Landscaped parking islands required. Please revise plans to reflect this requirement. (This can be modified).
- 10-10-11: Interior Landscaping required in parking area that contains 20 or more parking spaces. 8'x15' Landscape islands shall be located at the terminus of all parking rows.
- Each island to be protected by a raised 6" curb and 1 tree required in each island.



- 10-11-5: Parking Lot Lighting required: yes
- Trash Enclosure: Enclosed to obscure from adjacent street and properties.
- Site landscaping required: (calculated at 20% of 3 acres)
 - 54 trees
 - 270 shrubs
 - At least 50% required to be evergreens
- Gateway Arterial Landscaping:
 - **Preserve PUD requirements:**
 - A 35-foot wide landscape buffer including meandering sidewalk, measured from the back of the curb or edge of paved travel way, will be constructed along Eastland Drive.
 - Required landscaping;
 - 9 trees
 - 45 shrubs
 - At least 50% required to be evergreens.
- Parking lot lighting required for lots with more than 18 spaces. Please revise to show lighting.
 - Is the park open after dark? If not, this requirement may be modified due to proximity of houses.

Let me know if you have any questions.

Kelli Ebersole, *City Planner*
 Planning & Zoning Department
 203 Main Ave. E., Twin Falls, ID 83301

208-735-7294 keebersole@tfid.org

TWIN FALLS, IDAHO

25-2543



**LANDSCAPE
ARCHITECTURE
& MASTER PLANNING**

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com

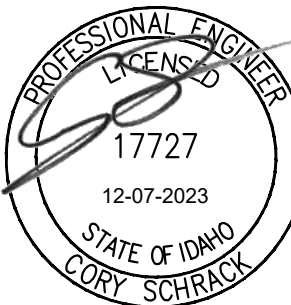
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
WILL@STACKROCKGROUP.COM
www.STACKROCKGROUP.COM

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Seals:



PRESERVE PARK

TWIN FALLS, ID.

REVISIONS

MRK	DATE	Description
	**	**

JOB NO:	322-009.1
DATE:	12/07/2023
DRAWN BY:	WS
CHECKED BY:	CS

DRAWING TITLE

NOTES AND DETAILS

SHEET NUMBER

C100

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

3. NASLAND ENGINEERING WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL PROPOSED CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY NASLAND ENGINEERING.
2. CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTORS SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER AND GEOTECHNICAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROPERTY, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
3. NEITHER THE CITY NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
4. ALL WORK SHALL CONFORM TO THE LATEST STANDARD DRAWINGS OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), CITY OF TWIN FALLS STANDARD DRAWINGS AND/OR CITY OF TWIN FALLS SPECIFICATION REVISIONS TO THE ISPCW.
5. DURING CONSTRUCTION: THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. THEY SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE.
6. WORK PERFORMED WITHOUT BENEFIT OF TESTING AND/OR INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL. ALL COST INCURRED BY THE CONTRACTOR FOR CORRECTING DEFICIENT WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WHO PERFORMED THE WORK.
7. THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES THAT MAY NOT BE SHOWN.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
9. THE CONTRACTOR SHALL REMOVE AND REPLACE, TO THE SATISFACTION OF THE OWNER, ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS WITH IMPROVEMENTS EQUAL OR SUPERIOR.
10. SUBGRADE SHALL BE INSPECTED BY THE PROJECT ENGINEER RESPONSIBLE FOR THE GEOTECHNICAL ASPECTS OF THE PROJECT PRIOR TO INSTALLATION OF FOOTINGS OR SLABS.
11. FINAL GRADING SHALL BE INSPECTED BY THE SITE DESIGN ENGINEER. PRIOR TO OCCUPANCY, THE SITE DESIGN ENGINEER SHALL EVALUATE ALL GRADING ACTIVITIES FOR COMPLIANCE WITH APPROVED PLANS. A SUMMARY OF THIS GRADING EVALUATION AND COMPLIANCE DETERMINATION SHALL BE SENT TO THE PSDS. ANY REVISIONS TO THE APPROVED GRADING PLAN MUST BE APPROVED BY BOTH THE SITE DESIGN ENGINEER AND THE PSDS. IF THE GRADING DIFFERS FROM WHAT WAS ORIGINALLY APPROVED, A REVISED GRADING PLAN SHALL BE SUBMITTED AND APPROVED BEFORE ANY MODIFIED GRADING IS UNDERTAKEN.
12. CONTRACTOR SHALL APPLY FOR ALL FULL OR PARTIAL STREET CLOSURE PERMITS AND PROVIDE TRAFFIC CONTROL PLANS TO BE APPROVED BY ITD, AND/OR CITY OF TWIN FALLS PRIOR TO MOBILIZATION.
13. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. ALL GRADES SHOWN ON THESE PLANS WERE DESIGNED IN COMPLIANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 ADA STANDARDS FOR ACCESSIBLE DESIGN (ADA) TO ALLOW FOR CONSTRUCTION TOLERANCES. IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THESE CODES. SHOULD A DESIGN QUESTION ARISE OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THESE PLANS, WORK SHALL CEASE AND THE CIVIL ENGINEER BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO CBC AND ADA ACCESS FOR THIS PROJECT. CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS DEFINED BY IBC AND ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE COST. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS DURING CONSTRUCTION, THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADA-RELATED ITEMS BY THE AGENCY HAVING JURISDICTION, ANY OTHER AUTHORITY, OR OTHER AFFECTED PARTIES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATION OF THEIR OWN EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES. SOILS SHALL BE IMPORTED OR EXPORTED AS REQUIRED TO MEET THE GRADES INDICATED ON THIS PLAN.

EAST 4100 NORTH AT EASTLAND ROAD
TWIN FALLS, ID 83301

PROJECT BENCH MARK TFCBM #4049-3079
"B" BOLT ON FIRE HYD. @ NORTH SIDE OF
CANDLERIDGE DR. & MOUNTAIN VIEW DR.
ELEVATION = 3680.75

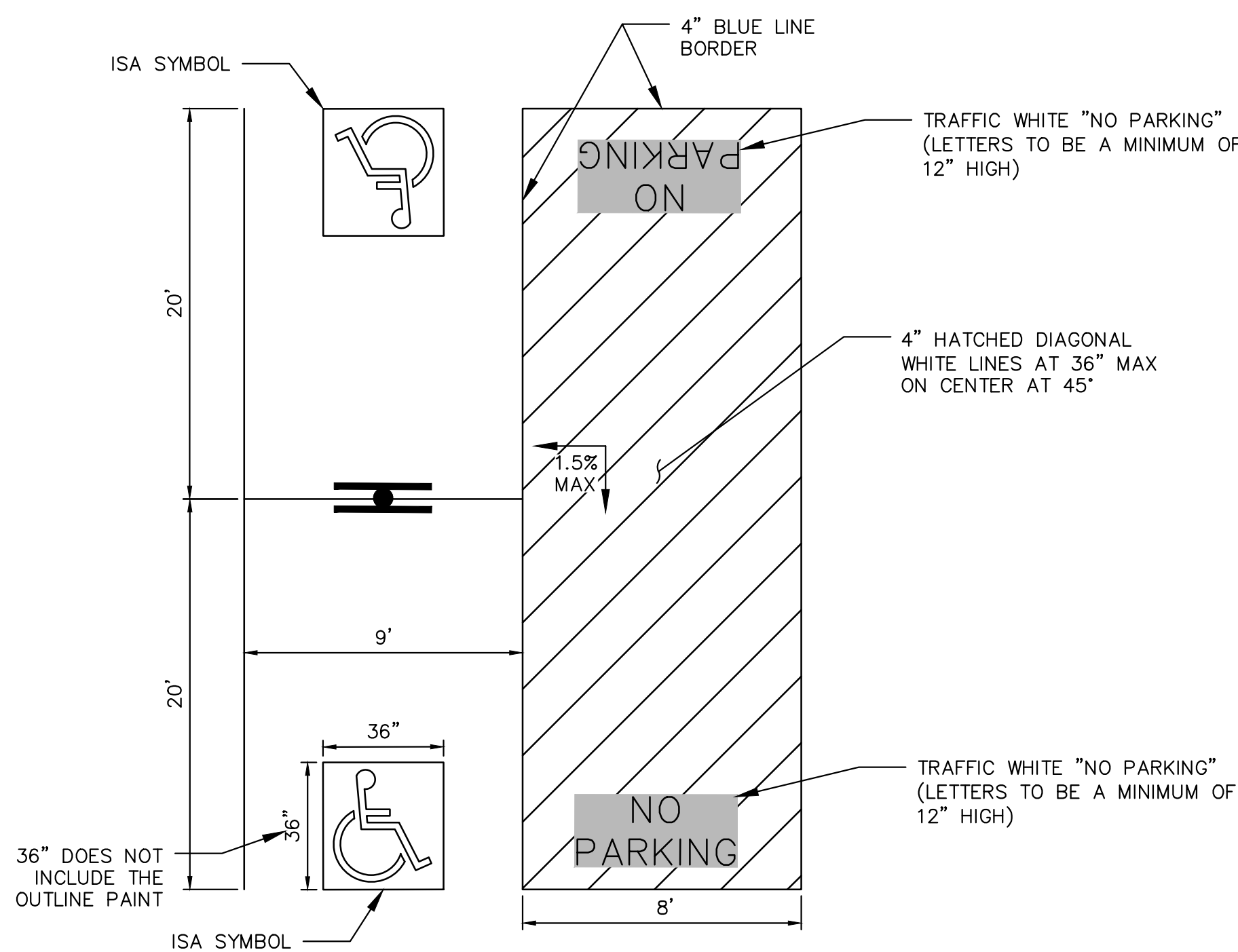
SURVEY COMPLETED BY EHM ENGINEERS
ON MAY 2018

C100 NOTES AND DETAILS
C200 GRADING AND DRAINAGE PLAN



1. REFER TO ISPPC SECTION-800 AND THE "GEOTECHNICAL INVESTIGATION PRESERVE PARK" PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC, DATED JULY 05, 2022 FOR ADDITIONAL INFORMATION AND INSTALLATION RECOMMENDATIONS.

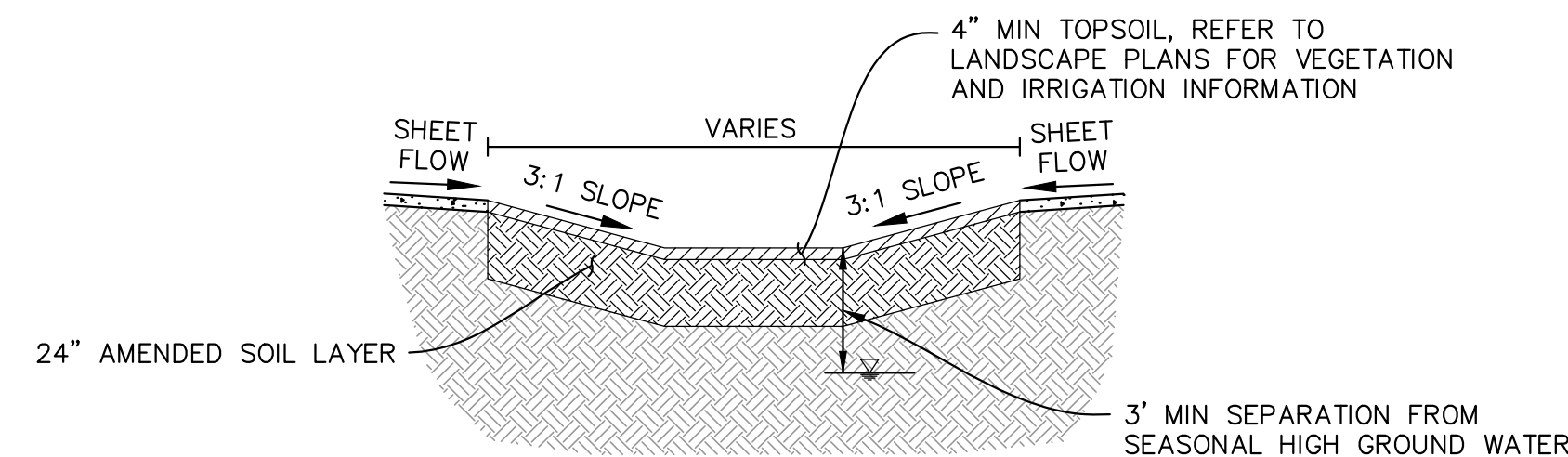
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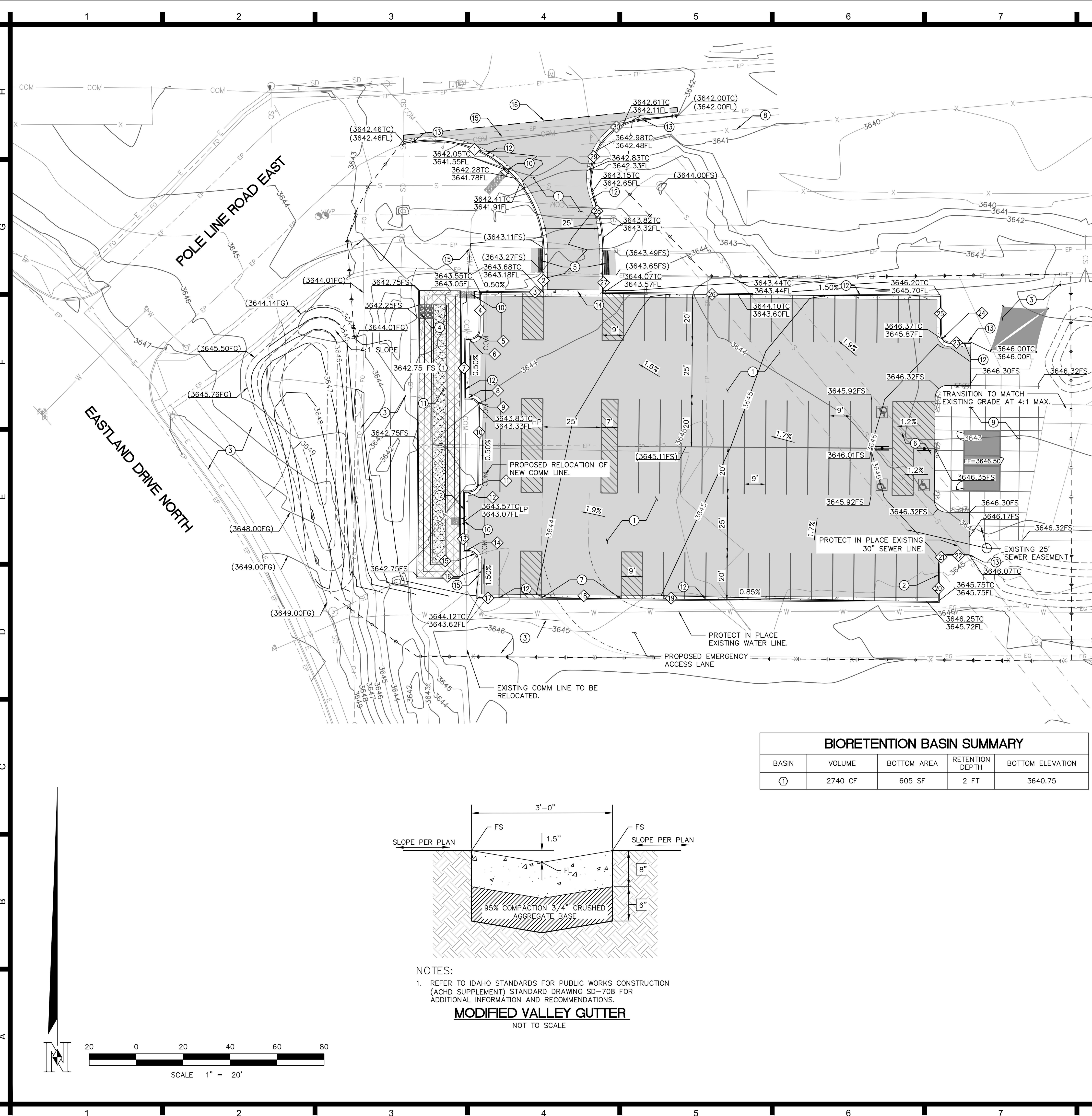
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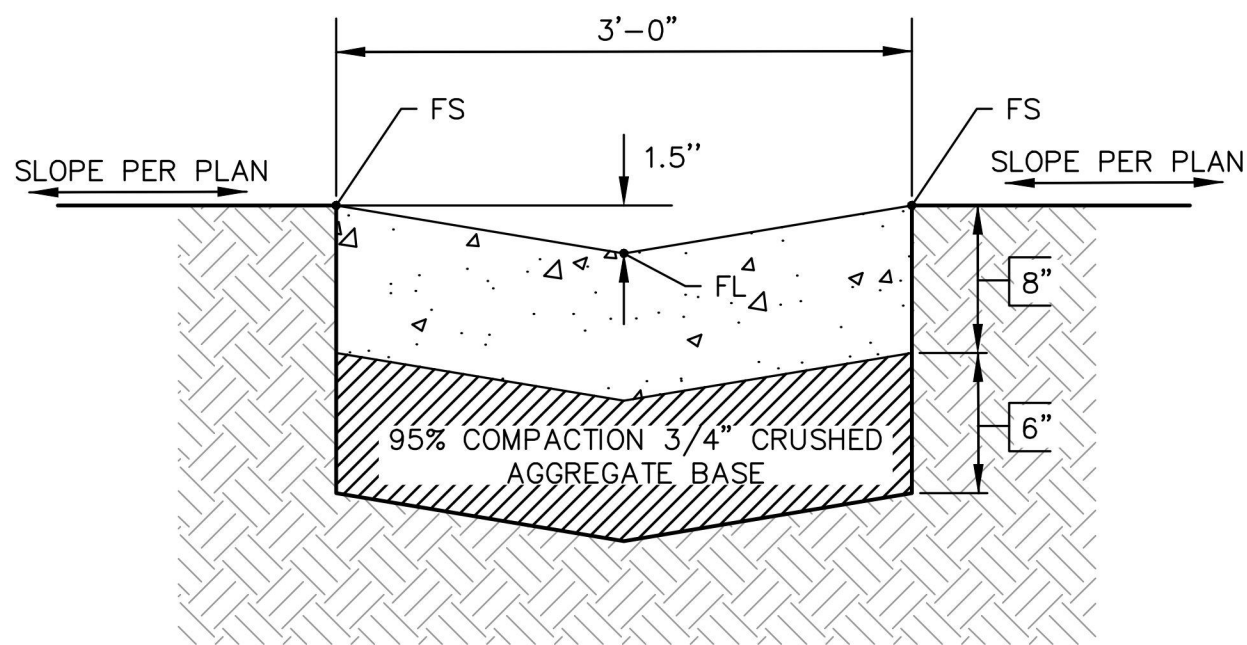
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- ### CONSTRUCTION NOTES
1. INSTALL LIGHT DUTY ASPHALT CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C100
 2. INSTALL 6" VERTICAL CURB (NO GUTTER) PER ISPCW SD-701A.
 3. PROPOSED LANDSCAPING AND IRRIGATION PER LANDSCAPE PLANS. REFER TO LANDSCAPE PLANS FOR CONTINUATION OF WORK IN THIS AREA.
 4. CONSTRUCT 6' WIDE OVERFLOW SPILLWAY, INSTALL 8" TO 12" DIAMETER RIP-RAP FOR EROSION PROTECTION.
 5. INSTALL CAST-IN-PLACE DETECTABLE WARNING DOMES.
 6. PROPOSED ACCESSIBLE PARKING STALLS, REFER TO DETAIL 3 ON SHEET C100 FOR ADDITIONAL INFORMATION.
 7. INSTALL ROLLED CURB AND GUTTER PER ISPCW SD-702.
 8. REMOVE APPROXIMATELY 39 LF OF EXISTING CHAIN LINK FENCE.
 9. CONSTRUCT CONCRETE SIDEWALK PER TFSD-709 AND TFSD-714-A.
 10. INSTALL CURB CUT PER ISPCW SD-715.
 11. INSTALL DRAINAGE BASIN PER DETAIL 2 ON SHEET C100.
 12. INSTALL 6 INCH CURB AND GUTTER PER ISPCW SD-701.
 13. INSTALL CURB TERMINUS PER ISPCW SD-707.
 14. INSTALL MODIFIED 3' WIDE VALLEY GUTTER PER DETAIL ON THIS SHEET.
 15. REROUTE COMMUNICATION LINE. CONTRACTOR TO COORDINATE WITH CITY AND UTILITY COMPANY.
 16. SAWCUT, REMOVE AND REPLACE ASPHALT CONCRETE PAVEMENT SECTION PER DETAIL ON SHEET C100.

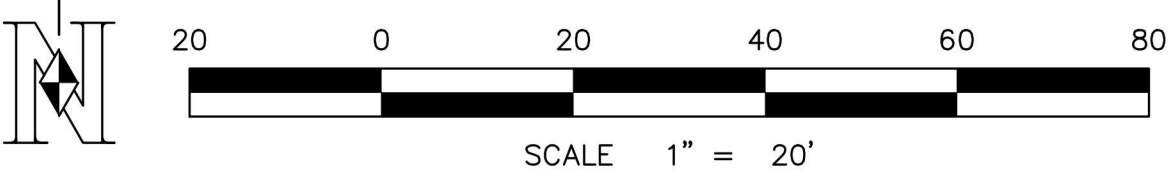
CURB DATA TABLE				
◆	LENGTH	RADIUS	BEARING/DELTA	NOTE
1	84.78'	48.00'	101°12'00"	6" CURB & GUTTER ISPCW TFSD-701
2	16.69'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
3	27.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
4	16.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
5	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
6	2.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
7	25.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
8	2.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
9	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
10	32.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
11	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
12	2.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
13	25.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
14	2.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
15	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
16	16.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
17	27.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
18	34.00'	--	N89°32'12"W	3" ROLLED CURB & GUTTER ISPCW TFSD-702
19	135.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
20	16.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
21	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
22	9.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
23	9.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
24	6.28'	4.00'	90°00'00"	6" CURB & GUTTER ISPCW TFSD-701
25	16.00'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
26	144.00'	--	N89°32'12"W	6" CURB & GUTTER ISPCW TFSD-701
27	16.69'	--	N0°27'48"E	6" CURB & GUTTER ISPCW TFSD-701
28	25.07'	73.00'	19°40'48"	6" CURB & GUTTER ISPCW TFSD-701
29	45.37'	25.00'	103°58'48"	6" CURB & GUTTER ISPCW TFSD-701
30	14.79'	--	N84°46'08"E	6" CURB & GUTTER ISPCW TFSD-701

BIORETENTION BASIN SUMMARY				
BASIN	VOLUME	BOTTOM AREA	RETENTION DEPTH	BOTTOM ELEVATION
①	2740 CF	605 SF	2 FT	3640.75



NOTES:
1. REFER TO IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ACHD SUPPLEMENT) STANDARD DRAWING SD-708 FOR ADDITIONAL INFORMATION AND RECOMMENDATIONS.

MODIFIED VALLEY GUTTER
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Seals

PRESERVE PARK

TWIN FALLS, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO: 322-009.1
DATE: 12/07/2023
DRAWN BY: WS
CHECKED BY: CS

DRAWING TITLE

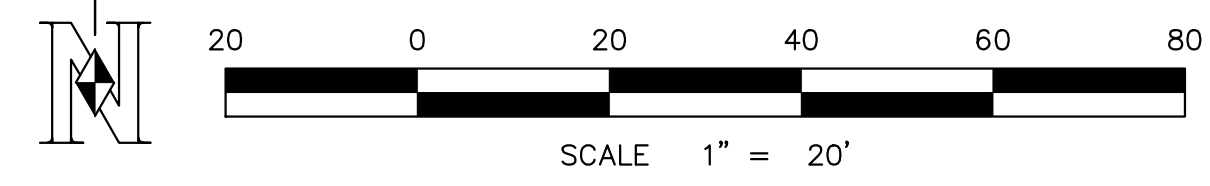
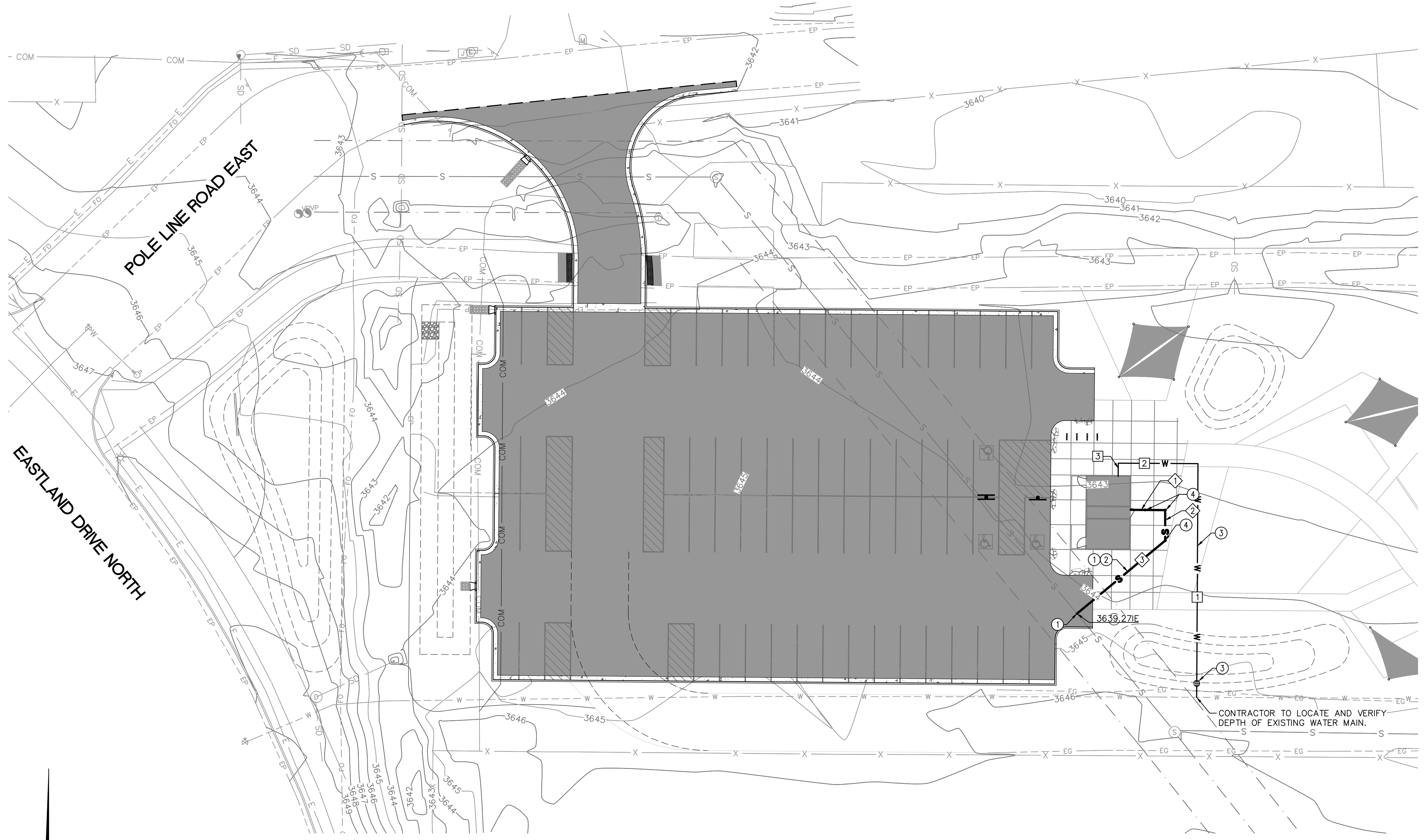
**GRADING
AND
DRAINAGE**

SHEET NUMBER

C200

STACK ROCK GROUP - 30% REVIEW SET

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SEWER DATA TABLE				
#	LENGTH	BEARING	SLOPE	NOTE
1	12.04'	N89°32'12"W	2.0% MIN	4" PVC TYPE SDR-35
2	10.65'	N0°00'00"W	2.0% MIN	4" PVC TYPE SDR-35
3	39.96'	N50°24'29"W	2.0% MIN	4" PVC TYPE SDR-35

WATER DATA TABLE			
#	LENGTH	BEARING	NOTE
1	81.53'	N0°19'32"E	2" SDR-9
2	27.81'	N89°40'28"E	2" SDR-9
3	4.60'	N0°27'48"E	2" SDR-9

- CONSTRUCTION NOTES**
- 1. INSTALL 4" SEWER SERVICE LINE AT BUILDING PER TFSD-511 TYPE-G, REFER TO RESTROOM PLANS FOR ADDITIONAL INFORMATION.
 - 2. PERFORM SEWER SERVICE EXCAVATION, BEDDING, PIPE INSTALLATION AND BACKFILL PER ISPMC DIVISION 300 AND 500.
 - 3. INSTALL DOMESTIC 2" WATER METER AND LINE PER TFSD-402A. REFER TO PLUMBING PLANS FOR BACKFLOW LOCATION WITHIN THE BUILDING.
 - 4. INSTALL 4" SEWER CLEAN-OUT PER ISPMC SD-506A.

NOTES

ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF ISPMC AND CITY OF TWIN FALLS SUPPLEMENTAL SPECIFICATIONS TO ISPMC AND STANDARD DRAWINGS.

THE HORIZONTAL SEPARATION OF THE WATER AND NON-POTABLE MAINS SHALL BE A MINIMUM OF 10 FEET. WHERE IT IS NECESSARY FOR THE WATER AND NON-POTABLE MAINS TO CROSS EACH OTHER AND THE NON-POTABLE MAIN IS LESS THAN 18 INCHES BELOW OR ABOVE WATER MAIN, THE NON-POTABLE MAIN SHALL BE CONSTRUCTED WITH 150 PSI CLASS WATER PIPE FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE WATER MAIN. ONE FULL LENGTH OF BOTH WATER MAIN AND NON-POTABLE LINE SHALL BE CENTERED AT THE CROSSING POINT SO THAT ALL JOINTS WILL BE AS FAR FROM THE CROSSING AS POSSIBLE. A SEPARATION DISTANCE OF 25 FEET SHALL BE MAINTAINED FROM THE WATER MAIN TO ANY SUBSURFACE DISPOSAL SYSTEM.



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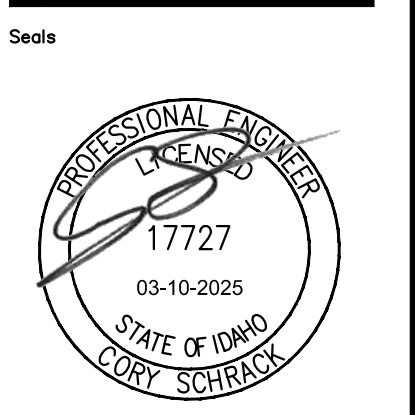
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PRESERVE PARK

TWIN FALLS, ID

REVISIONS		
MRK	DATE	Description
Δ	**	**

JOB NO:

322-009.1

DATE:

03/10/2025

DRAWN BY:

WS

CHECKED BY:

CS

DRAWING TITLE

WATER AND SEWER PLAN

SHEET NUMBER

C300



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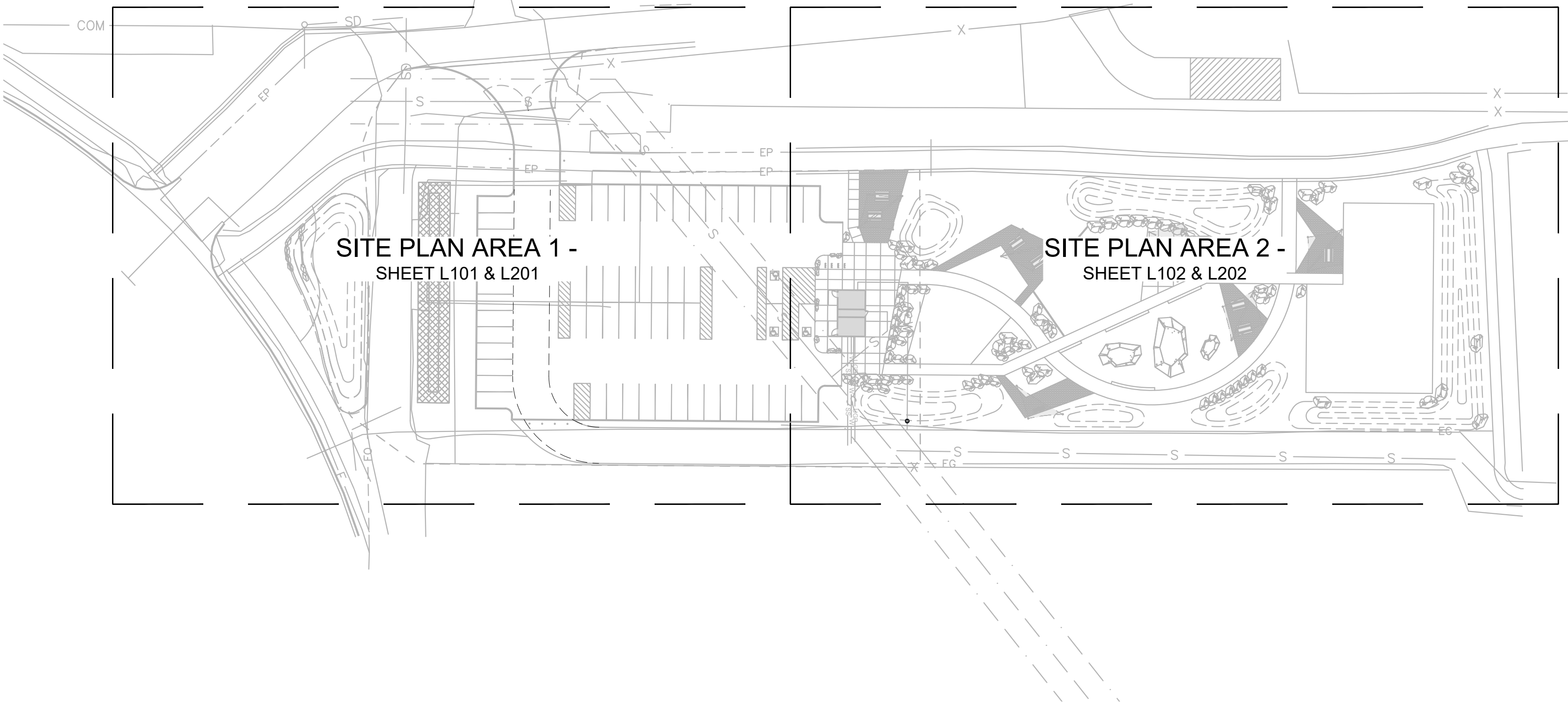
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LANDSCAPE NOTES:

- REGULATIONS & STANDARDS
 - All contractor work shall be conducted in accordance with ISPMC (Idaho Standard Public Works Construction), 2017, and City of Twin Falls, ID codes, standards and state and local regulations.
- EXISTING CONDITIONS
 - All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
- GRADING & SITE PREPARATION
 - Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - All gravel overprep to be removed and disposed of off site.
 - Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - No pooling or standing water will be accepted per industry standards.
- SOILS
 - All planter beds to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
 - All lawn areas to receive a minimum of 6" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
- Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
 - Topsoil is to be loose, friable natural soil that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials larger than 1.5 inches in any dimension.
 - Topsoil should have a pH of 7.1 to 8.5.
 - If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the specifications in the Twin Falls Parks and Recreation Standard Specification Handbook.
- If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
- Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
- Amend all new plantings with 2 parts topsoil and 1 part compost.
- PLANTER BED MULCH
 - Planter beds to receive 3" depth of $\frac{3}{4}$ " minus rock mulch, color: black or approved other by architect.
 - Install over commercial grade weed barrier fabric.
 - All planter beds shall have a raw steel landscape edge per detail 3/L250.
- PLANTS
 - All plant material shall be installed per industry standards and comply with the city of twin falls "Community Forestry Ordinance"
- All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
- All trees and shrubs to be installed per details.
- Fertilize all trees and shrubs per the Twin Falls Parks and Recreation Standard Specifications Handbook. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
- IRRIGATION
 - All sprinkler system contractors shall notify the Twin Falls Parks & Recreation department before starting any project. There will be a site review as well as an installation overview for each project.
 - Irrigation system shall be built to the specifications laid out in the Twin Falls Parks and Recreation Standard Specification Handbook.
- CONTRACTOR RESPONSIBILITIES
 - Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
 - In the event of a discrepancy, notify the Architect.

SITE PLAN OVERALL:



0 50 100 150 feet
SCALE: 1" = 50'

PRESERVE PARK

TWIN FALLS, ID

REVISIONS

MRK	DATE	Description
△	**	**

JOB NO:	20-1588
DATE:	03.13.2025
DRAWN BY:	TC
CHECKED BY:	MW

DRAWING TITLE

SITE PLAN -
OVERALL

SHEET NUMBER

L100



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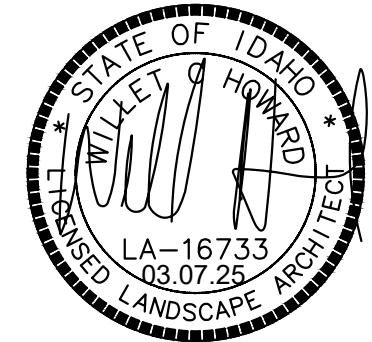
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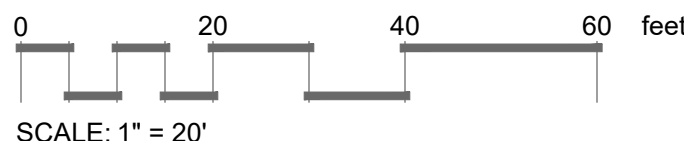
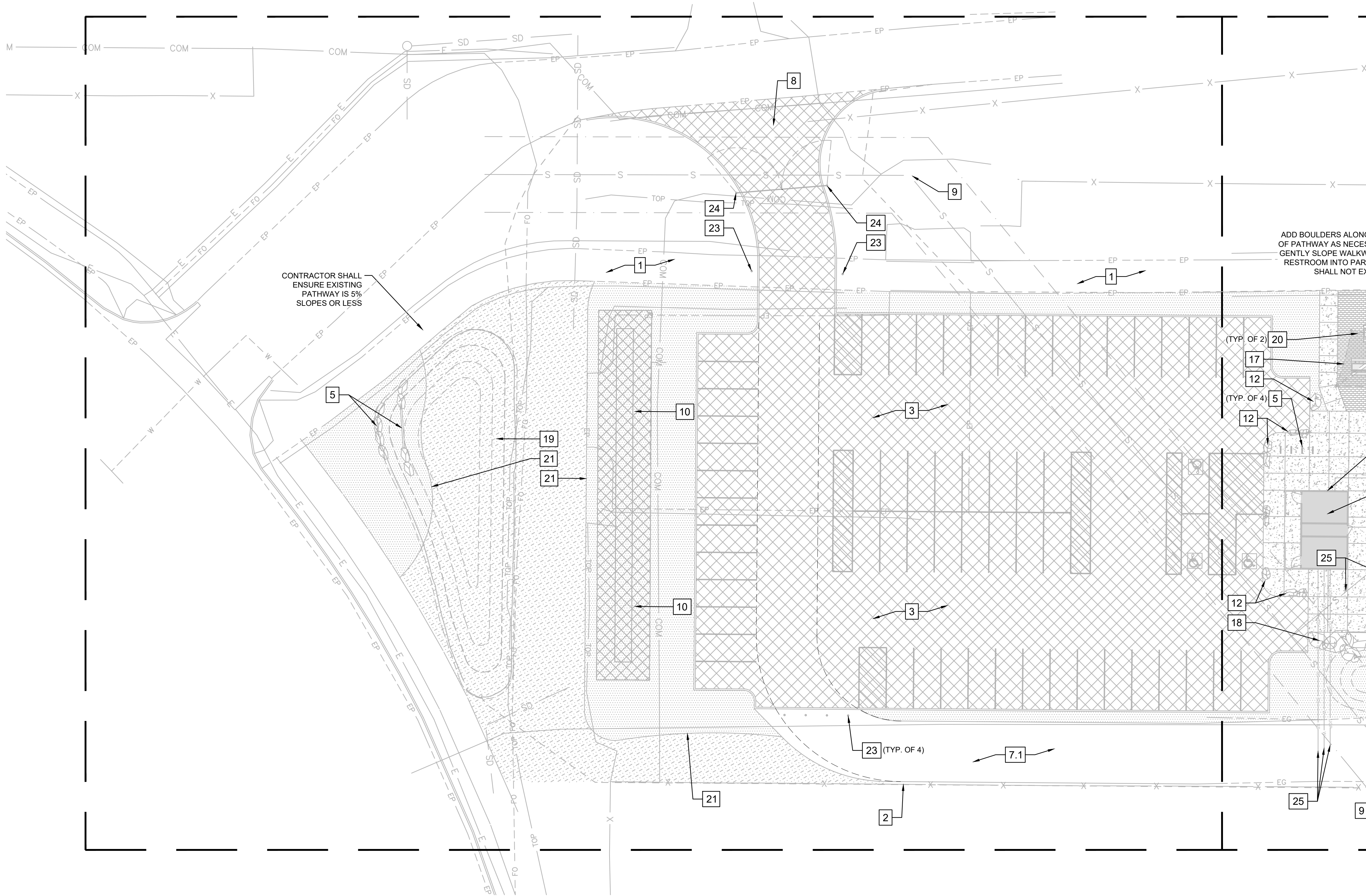
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LANDSCAPE KEYNOTES:

- EXISTING ASPHALT PATHWAY TO REMAIN - RETAIN AND PROTECT.
- EXISTING POST AND RAIL FENCE TO REMAIN RETAIN AND PROTECT.
- NEW ASPHALT PARKING LOT - SEE CIVIL PLANS FOR GRADING AND CURB DETAILS.
- NEW RESTROOM BUILDING - CXT PRECAST RESTROOM BUILDING, MODEL: MONTROSE WITH PORCH, ON CONCRETE PAD PER MANUFACTURER'S STANDARDS.
- BIKE RACKS - DERO HOOP RACK OR OTHER APPROVED BY OWNER. COLOR - GALVANIZED, SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS.
- MONUMENT SIGN - EXACT DESIGN TO BE COORDINATED WITH THE CITY.
- EXISTING GRAVEL ACCESS ROAD / FIRE LANE.
- EXPAND GRAVEL ACCESS ROAD TO NEW PARKING LOT OPENING.
- NEW ASPHALT ENTRANCE TO PARKING AREA. INSTALL DRIVE TO BE TO THE EAST OF THE EXISTING SEWER MANHOLE.
- EXISTING SEWER MANHOLE TO REMAIN - RETAIN AND PROTECT.
- SWALE / DETENTION BASIN - SEE CIVIL GRADING PLANS FOR MORE INFORMATION.
- INSTALL TRAILHEAD SIGN ON SIDE OF RESTROOM BUILDING - SIGN TO BE PROVIDED BY OWNER.
- INSTALL BOULDERS INSET IN CONCRETE AS VEHICLE STOPS.
- OUTDOOR PLAYGROUND CLIMBING BOULDERS/WALLS - CONTRACTOR SHALL COORDINATE DESIGN OF PLAYGROUND CLIMBING BOULDERS WITH ENTRE-PRISES IN BEND, OREGON, OR SUBMIT OTHER DESIGN ALTERNATIVES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER. SEE DETAIL 9/L250 FOR DESIGN INTENT OF CLIMBING BOULDERS.
- FITNESS EQUIPMENT AREA - FITNESS EQUIPMENT TO BE FROM MOVE STRONG OUTDOOR FUNCTIONAL FITNESS EQUIPMENT. CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR EXACT LAYOUT OF FITNESS EQUIPMENT IN THE SPACE PROVIDED. LAYOUT SHALL BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. INSTALL ALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
- CONCRETE SEAT WALL - SEE DETAIL 5/L250.
- TRIANGULAR SHADE SAIL GROUPING - SEE DETAIL 6/L250 FOR TYPICAL SHADE SAIL SIZE AND DETAIL 10/L250 FOR SHADE SAIL GROUP POST LAYOUT.
- SHADE SAILS - SEE DETAIL 6/L250 FOR TYPICAL SHADE SAIL SIZE AND DETAIL 1/L251 FOR EACH SHADE SAIL GROUP POST LAYOUT.
- BOULDER ACCENT WALL OR BOULDER ACCENT IN LANDSCAPE - FIELD FIT BOULDERS IN APPROXIMATE LOCATION SHOWN. BOULDERS SHALL BE LOCALLY SOURCED AND VARY IN SIZE 4-7" IN DIAMETER. BURY LOWER 1/3 OF BOULDER AS NECESSARY TO KEEP IN PLACE. COORDINATE WITH PARKS DEPARTMENT ON SOURCE OF BOULDERS.
- BERM - 3'-4" HEIGHT BERM. CONTRACTOR SHALL FIELD FIT BERM AS NECESSARY. GRADES OF BERM SHALL BE 3:1 - 4:1 SLOPES, NOT TO EXCEED 3:1 SLOPE MAXIMUM.
- PICNIC TABLE - PROVIDED BY OWNER.
- RAW STEEL LANDSCAPE EDGE - SEE DETAIL 4/L250.
- BENCH - PROVIDED BY OWNER.
- BOLLARD - BOLLARD FABRICATED BY CITY OF TWIN FALLS, CONTRACTOR SHALL COORDINATE WITH CITY FOR ACQUISITION OF BOLLARDS.
- GALVANIZED STEEL TUBULAR DOUBLE VEHICLE GATE - S-SERIES DOUBLE GATE KIT BY HOOVER FENCE COMPANY OR APPROVED EQUAL. IT'S BARRIER GATE-S-GALV-DBL. 30' TOTAL WIDTH OR WIDTH NEEDED TO SPAN DRIVEWAY WIDTH. PLACE FENCE A DISTANCE AWAY FROM MAIN ENTRANCE FOR A VEHICLE TO FIT WITH GATE CLOSED. CONTRACTOR SHALL COORDINATE WITH PARK AND RECREATION FOR EXACT GATE LOCATION AND SUBMIT GATE TYPE FOR APPROVAL BY OWNER.
- SEWER, WATER, AND POWER UTILITIES STUBBED FROM RESTROOM BUILDING. SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM EXACT REQUIREMENTS, CONNECTION POINTS, LOCATION, ETC WITH RESTROOM BUILDING MANUFACTURER AND CITY STAFF.

LANDSCAPE MATERIALS LEGEND:

- | | |
|--|---|
| | PLANTER BED AREA - SEE LANDSCAPE PLAN FOR MORE INFORMATION |
| | NEW CONCRETE FLATWORK - 5" THICK SIDEWALK PER ISPCW SD-709. |
| | LIGHT DUTY ASPHALT PAVING PER PAVEMENT SECTION DETAIL ON SHEET C100. |
| | SYNTHETIC TURF - SYNAUGUSTINE X47 BY SYNLAWN OR OTHER APPROVED EQUAL. INSTALL WITH SYNLAWN ENVIROFILL. INSTALL TURF AND INFILL PER MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL 7/L250. |
| | PLAYGROUND SURFACING - SYNLAWN FULL PLAYGROUND SYSTEM WITH SYNLAWN ARTIFICIAL GRASS WITH HEATBLOCK FALL PAD UNDERLAYMENT SYSTEM, AND ENVIROFILL. FALL PAD DEPTH AS REQUIRED FOR 8' MINIMUM FALL HEIGHT. INSTALL TURF PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 8/L250. |
| | DRAINAGE SWALE WITH XERISCAPE GRASS MIX BY GREAT BASIN SEED OR OTHER APPROVED BY OWNER. SEED AT 15LBS PER ACRE OR OTHER RECOMMENDED BY MANUFACTURER. |
| | POLLINATOR GARDEN - CITY TO PLANT GARDEN AS NECESSARY. |
| | PAVERS - MELVILLE PLANK PAVER BY BELGARD OR OTHER APPROVED EQUAL. COLOR: AMBER BEIGE, PATTERN: LINEAR SLIM/LARGE COMBO |



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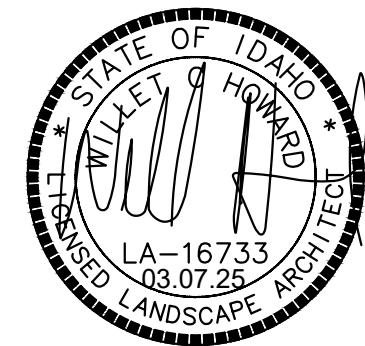
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PRESERVE PARK

TWIN FALLS, ID

REVISIONS

MRK	DATE	Description
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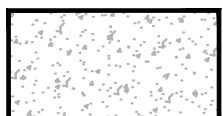
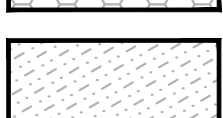
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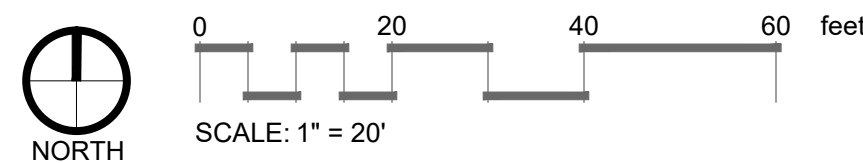
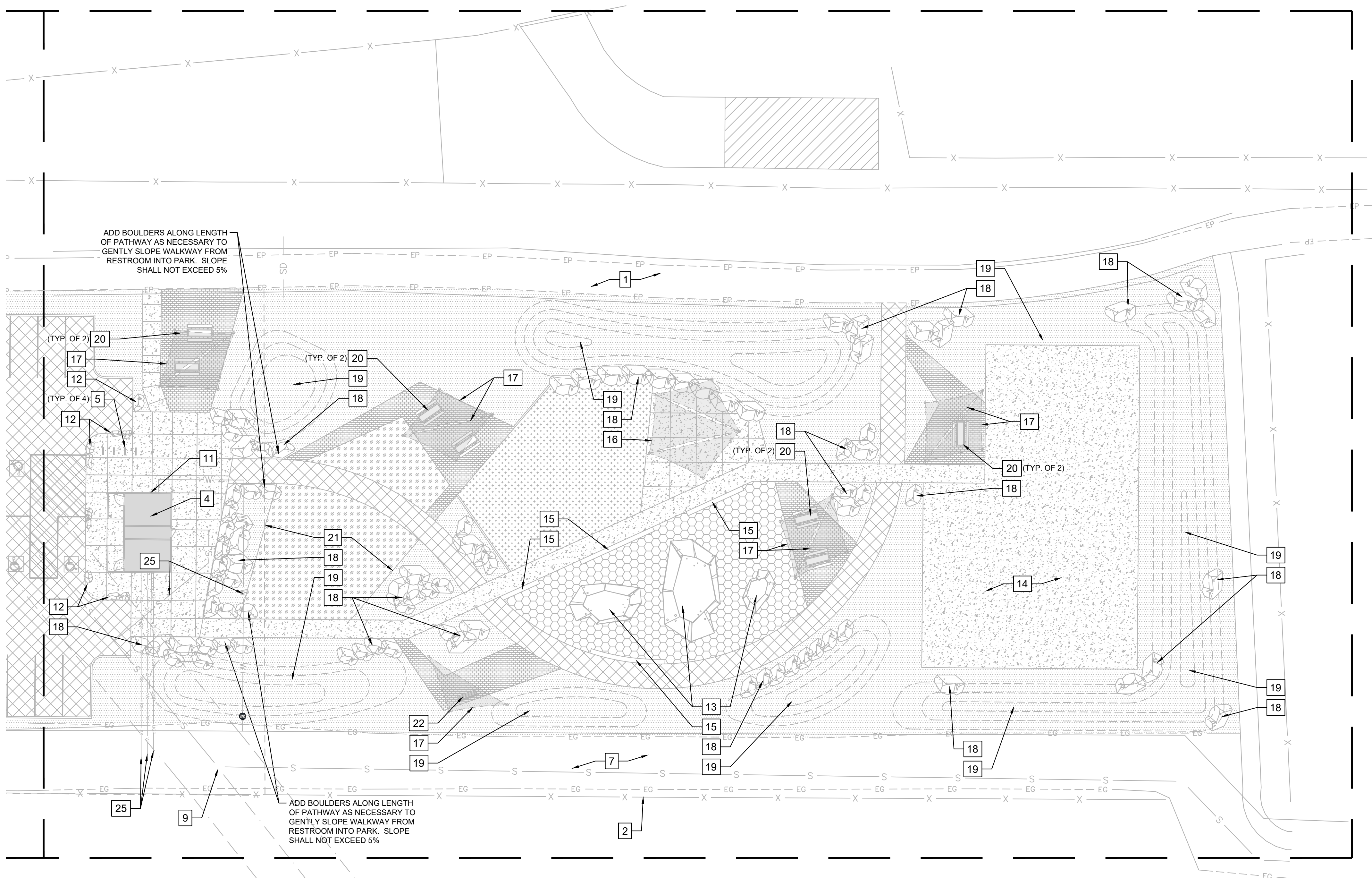
SITE PLAN -
AREA 1

SHEET NUMBER

L101

- LANDSCAPE MATERIALS LEGEND:

	PLANTER BED AREA - SEE LANDSCAPE PLAN FOR MORE INFORMATION
	NEW CONCRETE FLATWORK - 5" THICK SIDEWALK PER ISPMC SD-709.
	LIGHT DUTY ASPHALT PAVING PER PAVEMENT SECTION DETAIL ON SHEET C100.
	SYNTHETIC TURF - SYNAGUSTINE X47 BY SYNLAWN OR OTHER APPROVED EQUAL. INSTALL WITH SYNLAWN ENVIROFILL. INSTALL TURF AND INFILL PER MANUFACTURER'S RECOMMENDATIONS - SEE DETAIL 7/L250.
	PLAYGROUND SURFACING - SYNLAWN FULL PLAYGROUND SYSTEM WITH SYNLAWN ARTIFICIAL GRASS WITH HEATBLOCK, FALL PAD UNDERLAYMENT SYSTEM, AND ENVIROFILL. FALL PAD DEPTH AS REQUIRED FOR 8" MINIMUM FALL HEIGHT. INSTALL TURF PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 8/L250.
	DRAINAGE SWALE WITH XERISCAPE GRASS MIX BY GREAT BASIN SEED OR OTHER APPROVED BY OWNER. SEED AT 15LBs PER ACRE OR OTHER RECOMMENDED BY MANUFACTURER.
	POLLINATOR GARDEN - CITY TO PLANT GARDEN AS NECESSARY.
	PAVERS - MELVILLE PLANK PAYER BY BELGARD OR OTHER APPROVED EQUAL. COLOR: AMBER BEIGE, PATTERN: LINEAR SLIM/LARGE COMBO



PRESERVE PARK

TWIN FALLS, ID

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MRK	DATE	Description
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SITE PLAN -
AREA 2

SHEET NUMBER

L102

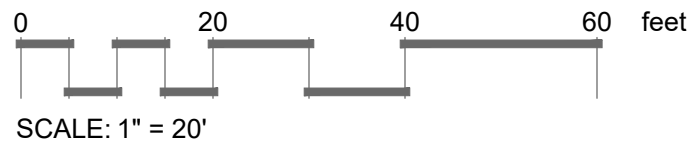
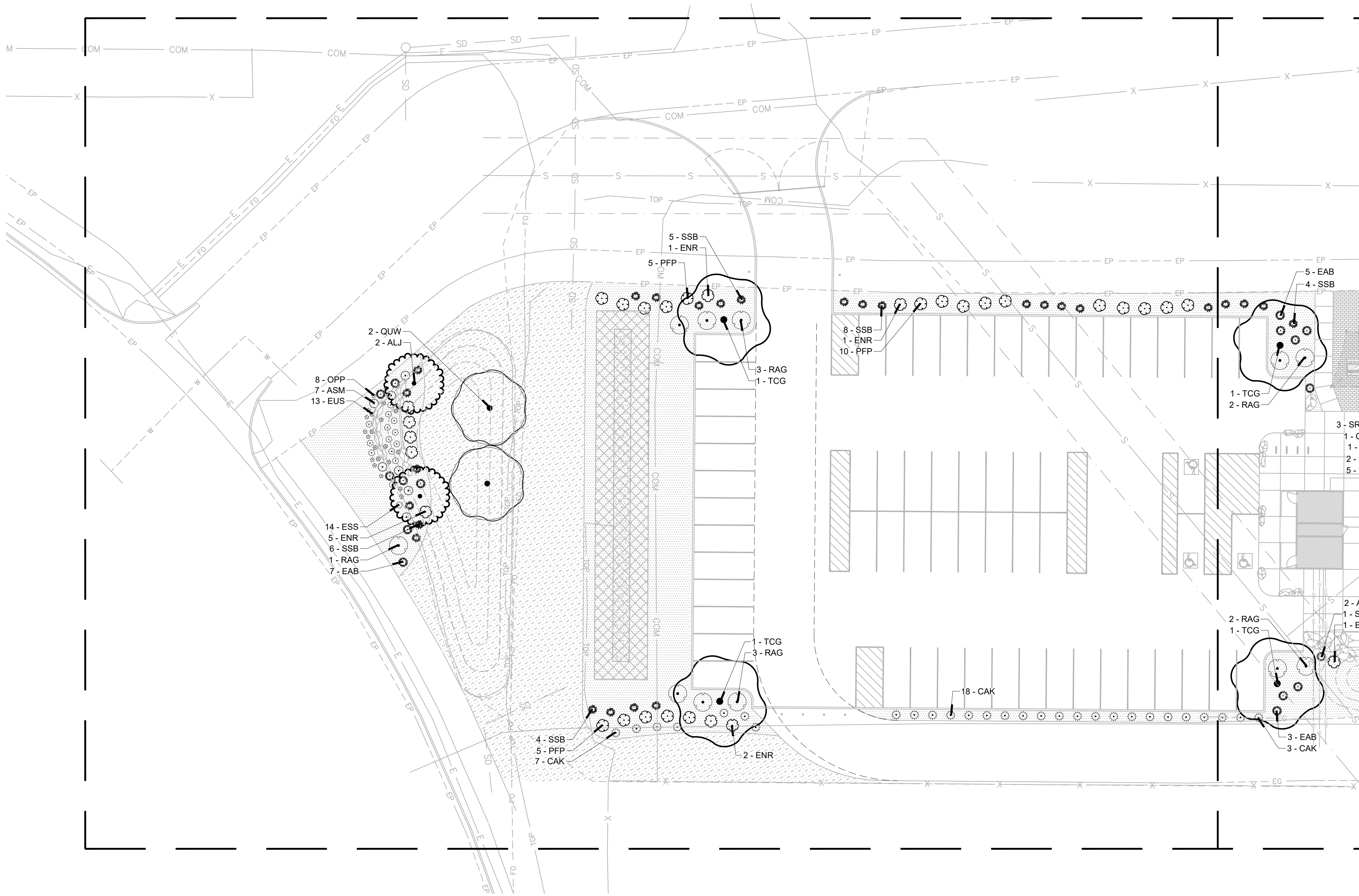
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	ALJ	Amelanchier laevis 'JFS-Arb' / Spring Flurry® Allegheny Serviceberry 28'h x 20'w	B&B	2"	4
	CRN	Celtis reticulata / Netleaf Hackberry 30'h x 25'w	B&B	2"	4
	KPJ	Koeleruteria paniculata 'JFS-Sunleaf' / Summerburst® Goldenrain Tree 30'h x 30'w	B&B	2"	5
	QUW	Quercus x warei 'Long'™ / Regal Prince Oak 40'h x 25'w	B&B	2"	6
	TCG	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden 50'h x 30'w	B & B	2"	4
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY
SHRUBS					
	ASM	Artemisia x 'Silver Mound' / Powis Castle Artemisia 3'h x 3'w	2 gal		18
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	2 gal		28
	CMF	Chamaebatiaria millefolium 'Fernbush' / Fernbush 5'h x 5'w	5 gal		9
	EAB	Elymus arenarius Blue Dune / Blue Dune Lyme Grass 30'h x 36'w	1 gal		26
	ENR	Ericameria nauseosa / Rubber Rabbitbrush 4'h x 4'w	5 gal		34
	ESS	Eriogonum strictum / Strict Buckwheat 18'h x 24'w	1 gal		14
	EUS	Eriogonum umbellatum / Sulfurflower Buckwheat 12'h x 18'w	1 gal		13
	OPP	Oenothera pallida / Pale Evening Primrose 12'h x 12'w	1 gal		18
	PFP	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Potentilla 3'h x 4'w	5 gal		20
	RAG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18'h x 6'w	5 gal		52
	SSB	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem 3'h x 3'w	1 gal		58
	SRS	Sorghastrum nutans 'Sioux Blue' / Blue Indian Grass 3'h x 3'w	1 gal		32

LANDSCAPE MATERIALS LEGEND:

	LANDSCAPE ROCK MULCH - SEE NOTE 5/L100
	SYNTHETIC TURF - SYNAUGUSTINE X47 BY SYNLAWN OR OTHER APPROVED EQUAL. INSTALL WITH SYNLAWN ENVIROFILL. INSTALL TURF AND INFILL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 7/L150.
	PLAYGROUND SURFACING - SYNLAWN FULL PLAYGROUND SYSTEM WITH SYNLAWN ARTIFICIAL GRASS WITH HEATBLOCK, FALL PAD UNDERLAYMENT SYSTEM, AND ENVIROFILL. FALL PAD DEPTH AS REQUIRED FOR 8' MINIMUM FALL HEIGHT. INSTALL TURF PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 8/L150.
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	POLLINATOR GARDEN - CITY TO PLANT GARDEN AS NECESSARY.



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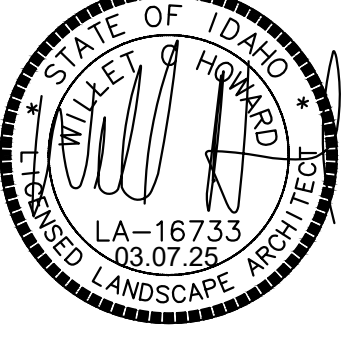
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PRESERVE PARK

TWIN FALLS, ID

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LANDSCAPE
PLAN - AREA 1

SHEET NUMBER

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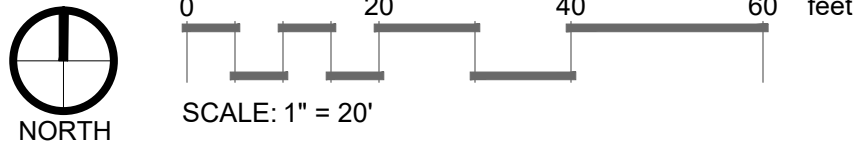
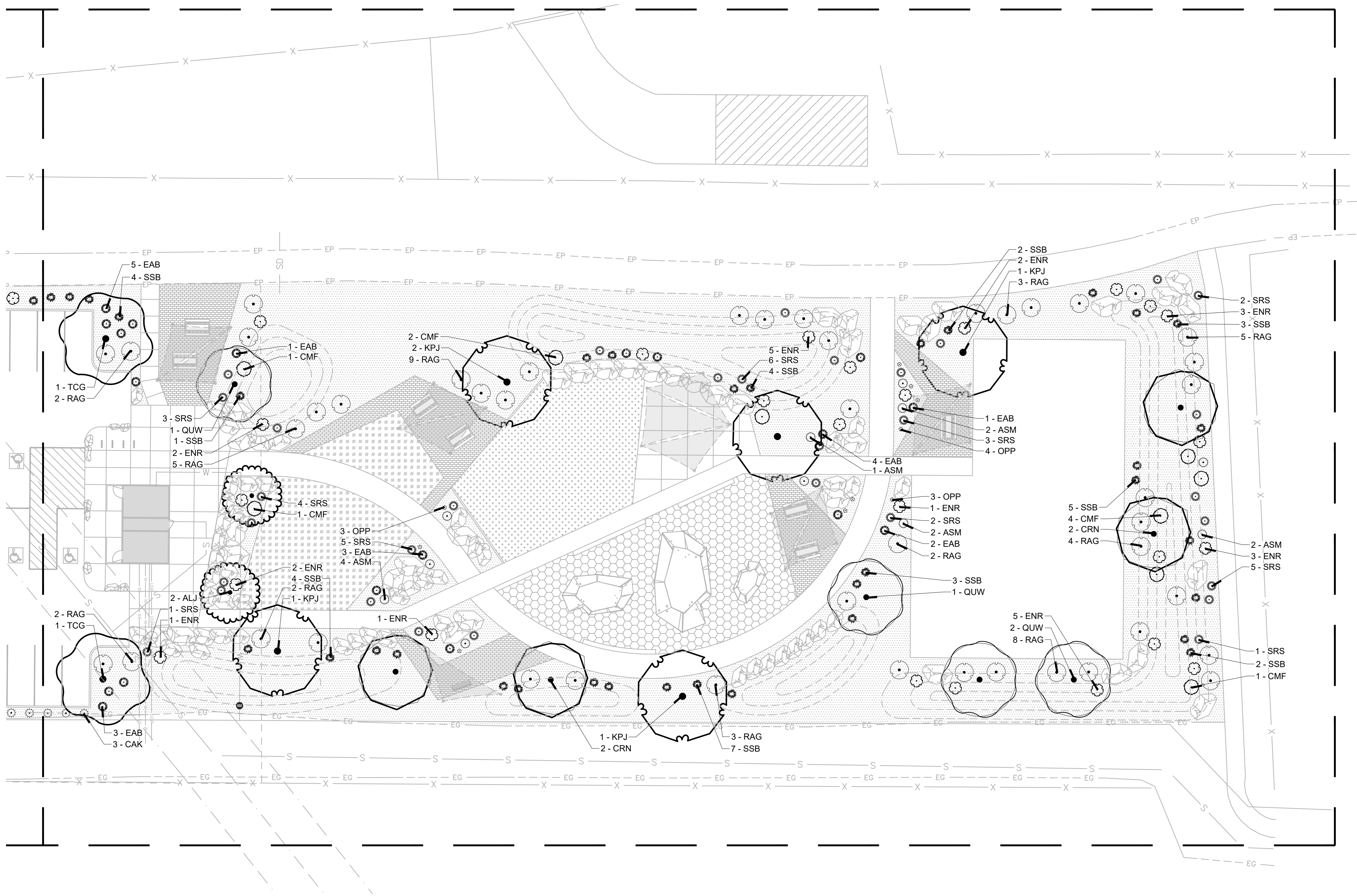
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PLANT SCHEDULE

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LANDSCAPE MATERIALS LEGEND:

	LANDSCAPE ROCK MULCH - SEE NOTE 5/L100
	SYNTHETIC TURF - SYNAUGUSTINE X47 BY SYNLAWN OR OTHER APPROVED EQUAL. INSTALL WITH SYNLAWN ENVIROFILL. INSTALL TURF AND INFILL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL 7/L150.
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	DRAINAGE SWALE WITH XERISCAPE GRASS MIX BY GREAT BASIN SEED OR OTHER APPROVED BY OWNER. SEED AT 15LBS PER ACRE OR OTHER RECOMMENDED BY MANUFACTURER.
	POLLINATOR GARDEN - CITY TO PLANT GARDEN AS NECESSARY.



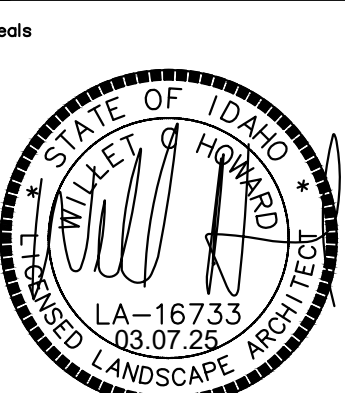
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PRESERVE PARK

TWIN FALLS, ID

MRK	DATE	Description
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LANDSCAPE
PLAN - AREA 2

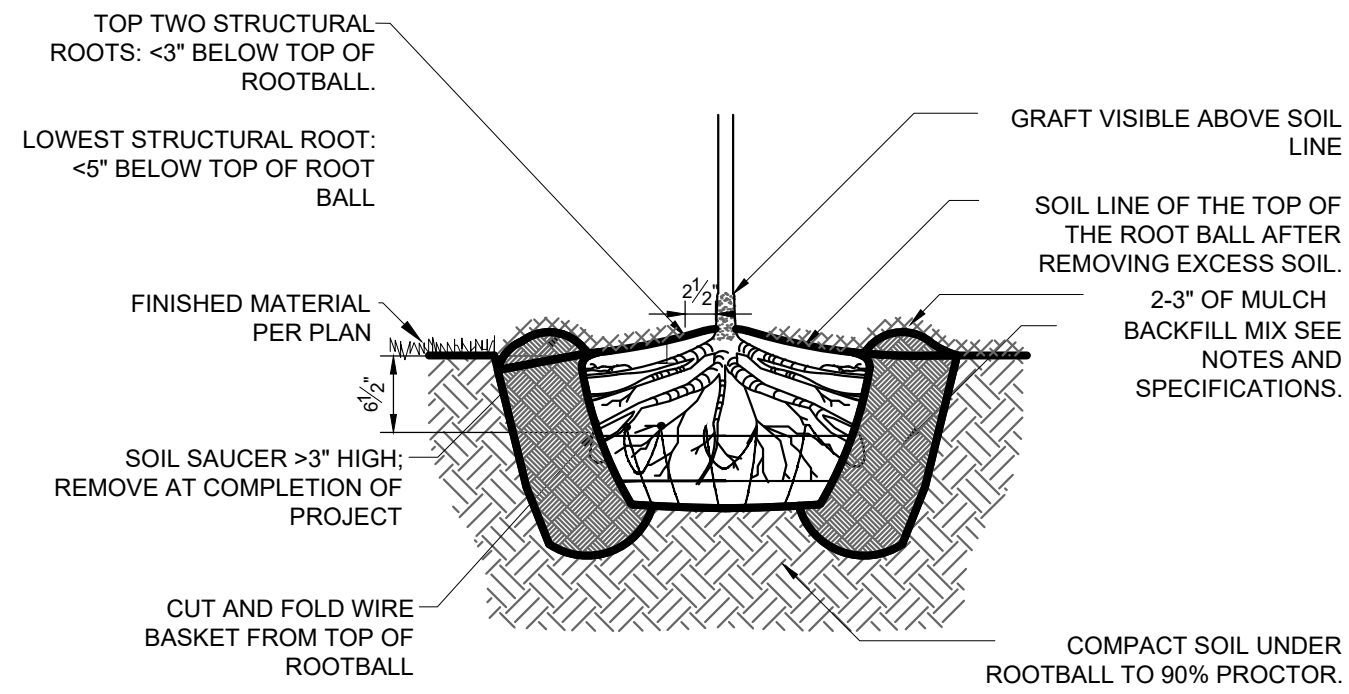
SHEET NUMBER

L202

STACK ROCK GROUP - CONSTRUCTION DOCUMENT SET

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- NOTES:
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{4}$ OF THE ROOTBALL.
 - 4" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

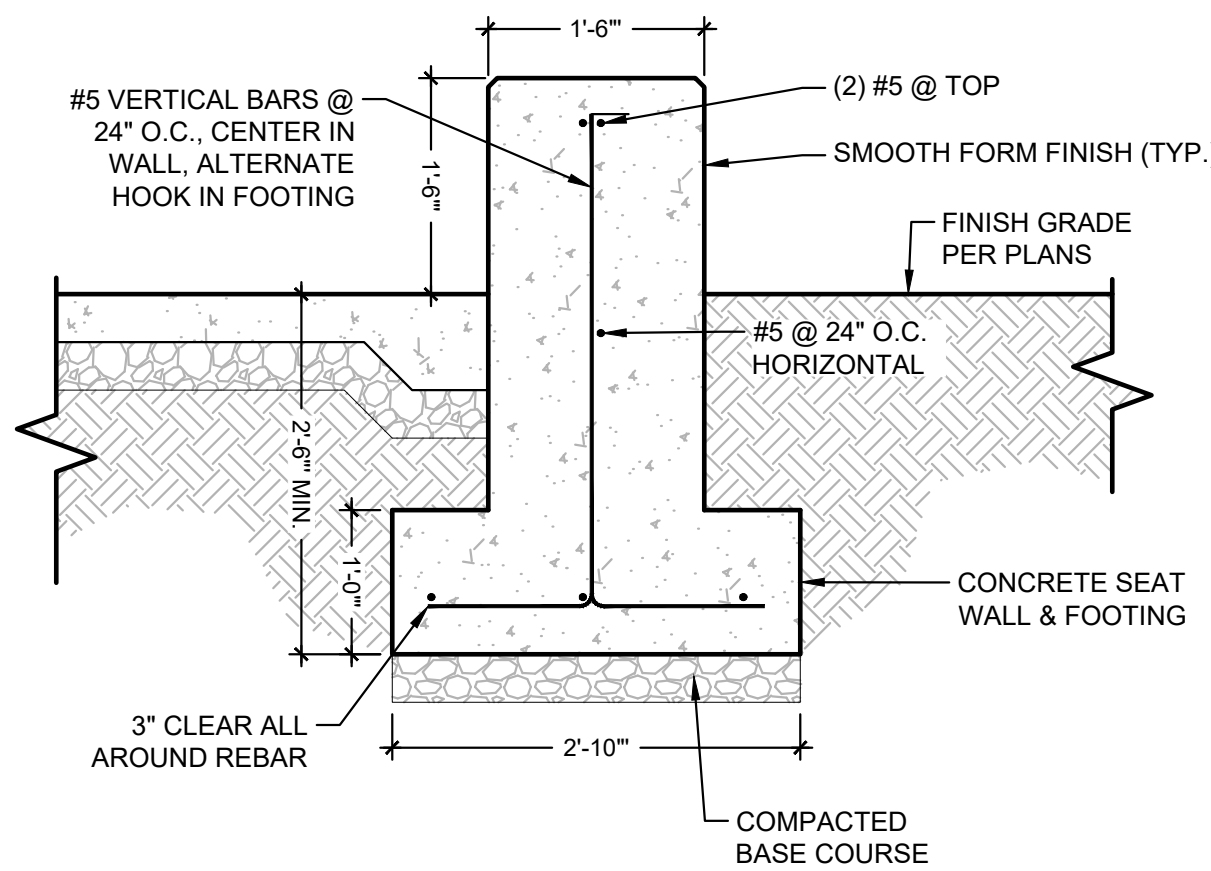


1 BALL AND BURLAP TREE PLANTING

3/4" = 1'-0"

NOTES:

- ALL EXPOSED CONCRETE SURFACES SHALL BE SMOOTH-FORMED FINISH PER ACI 301.
- VERTICAL CONTROL JOINTS SHALL BE 10' O.C. MAXIMUM. ADJUST SPACING TO MATCH FLATWORK JOINTS.



5 CONCRETE SEAT WALL

SCALE: 3/4" = 1'

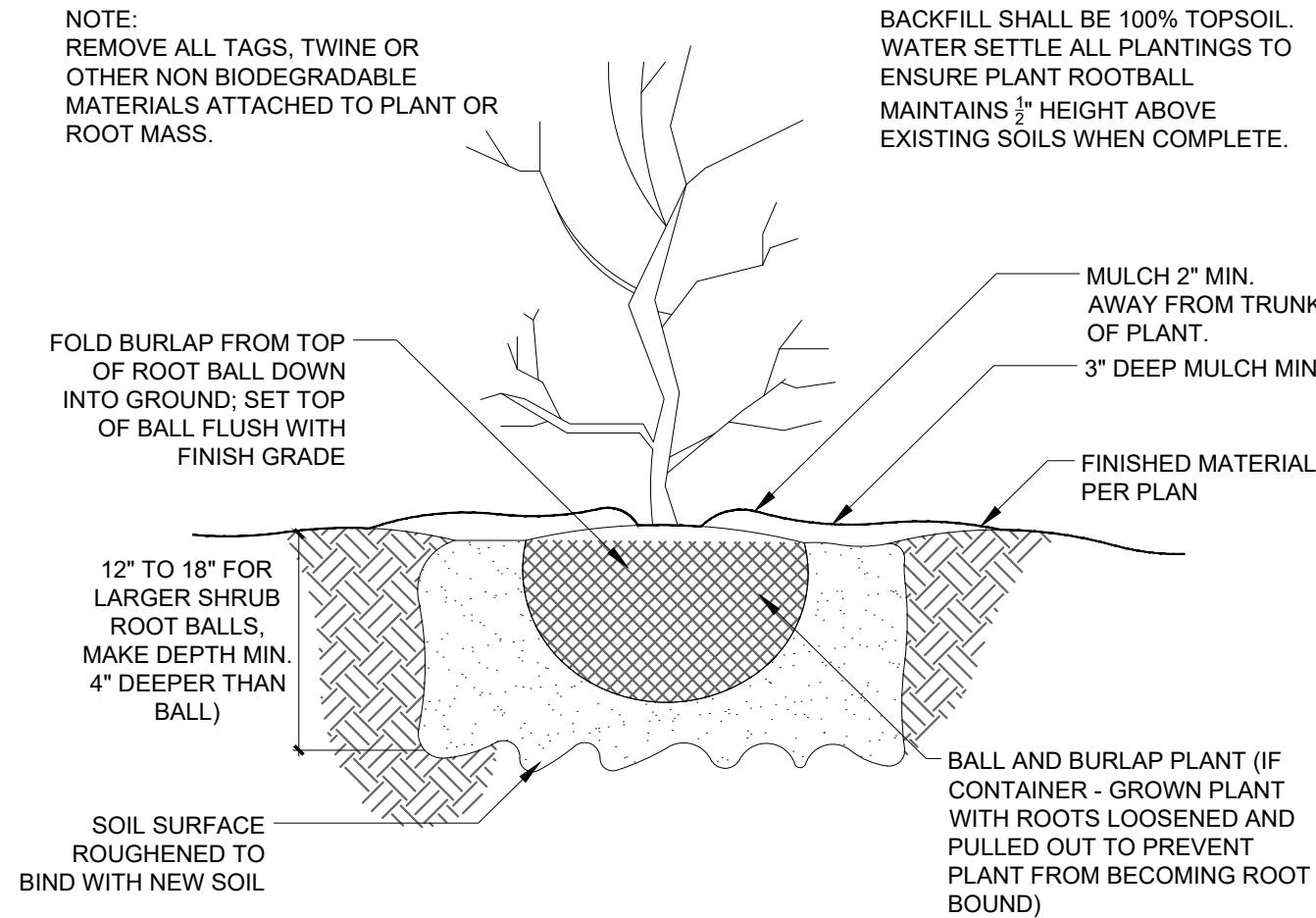
NOTES:

- IMAGE SHOWN FOR DESIGN INTENT ONLY, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PRODUCT INFORMATION.
- CLIMBING BOULDERS SHALL NOT EXCEED 8' HEIGHT. IF 8' HEIGHT IS EXCEEDED, PLAYGROUND SAFETY PAD SHALL BE REVISED FOR NEW TOTAL FALL HEIGHT.



9 PLAYGROUND CLIMBING BOULDER

SCALE: NTS

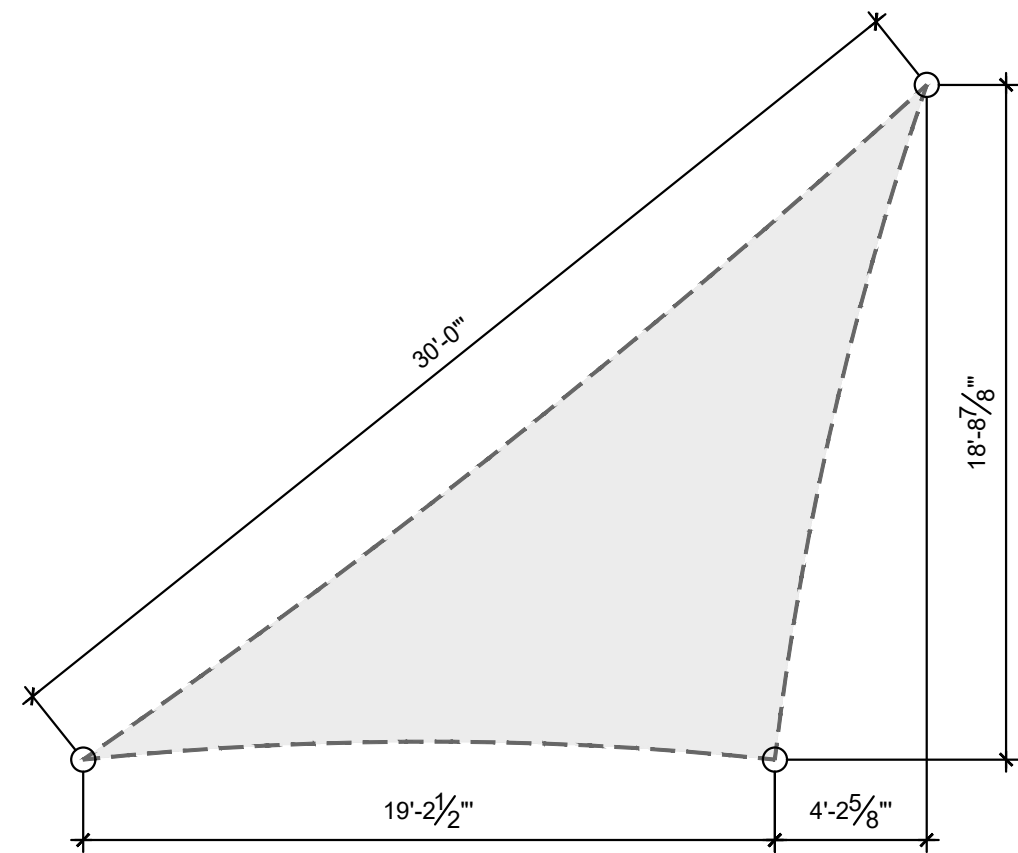


2 SHRUB PLANTING

1" = 1'-0"

NOTES:

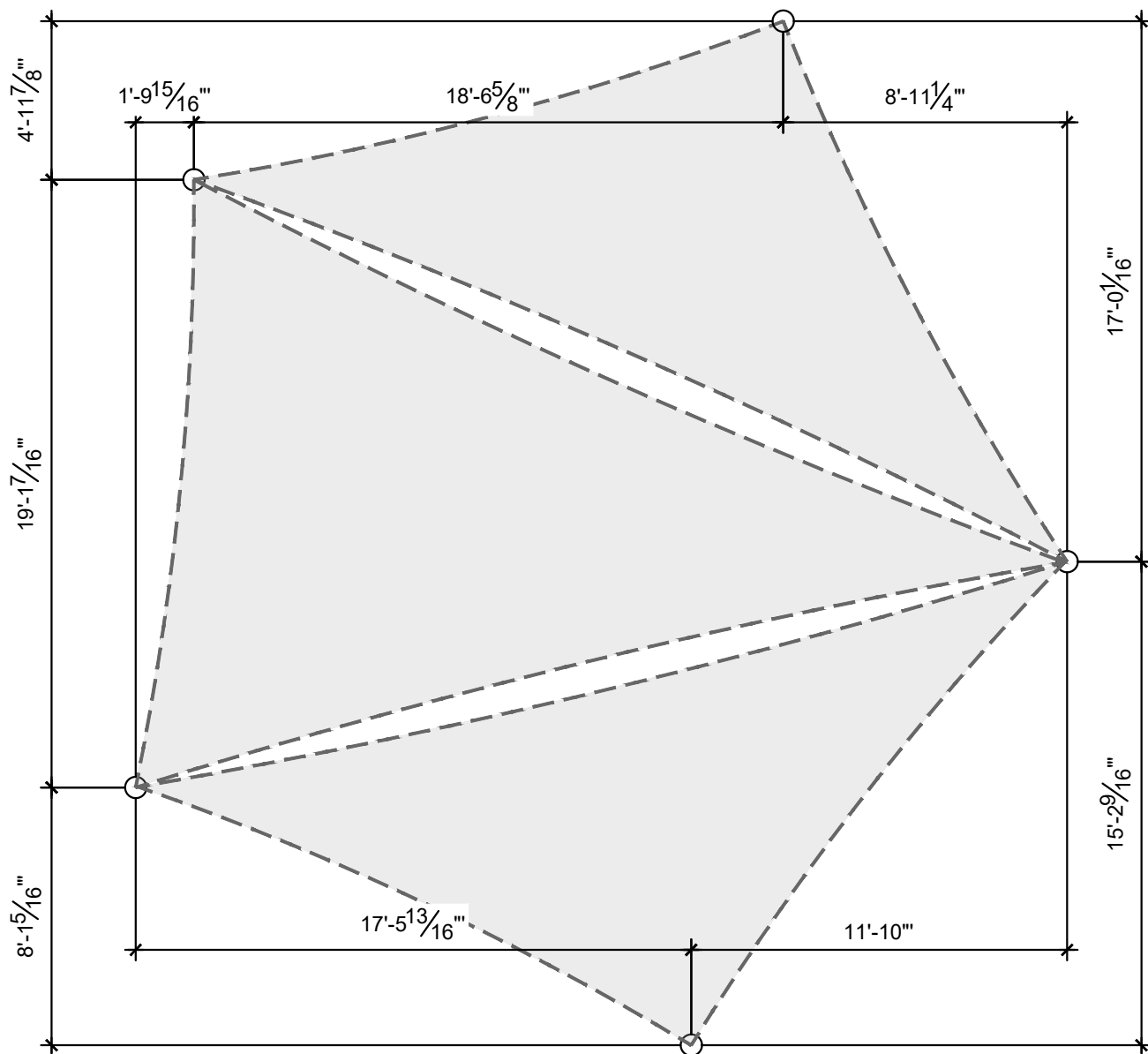
- SHADE CLOTH BY TENSION, COLOR: IVORY, OR OTHER APPROVED EQUAL.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF POSTS, SHADE CLOTH, ATTACHMENTS, ETC FOR OWNER APPROVAL.
- ALL STEEL SHALL BE PRIMED AND PAINTED BLACK OR OTHER APPROVED COLOR BY OWNER.



SHADE SAIL SIZE - SEE INDIVIDUAL SHADE SAIL GROUPS FOR POST LAYOUT, DETAIL 1/L251.

6 SHADE SAIL TYPICAL SIZE

SCALE: 3/16" = 1"

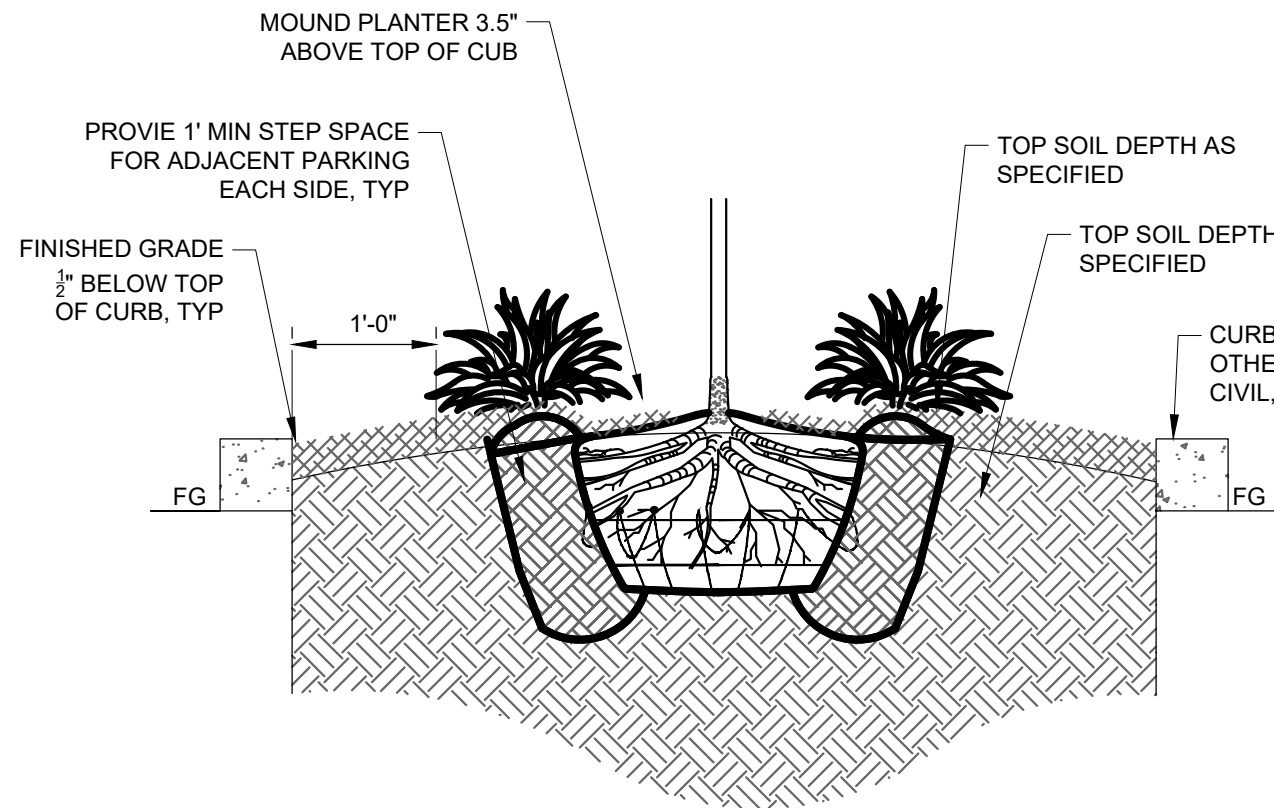


10 TRIANGULAR SHADE SAIL LAYOUT

SCALE: 3/16" = 1"

NOTES:

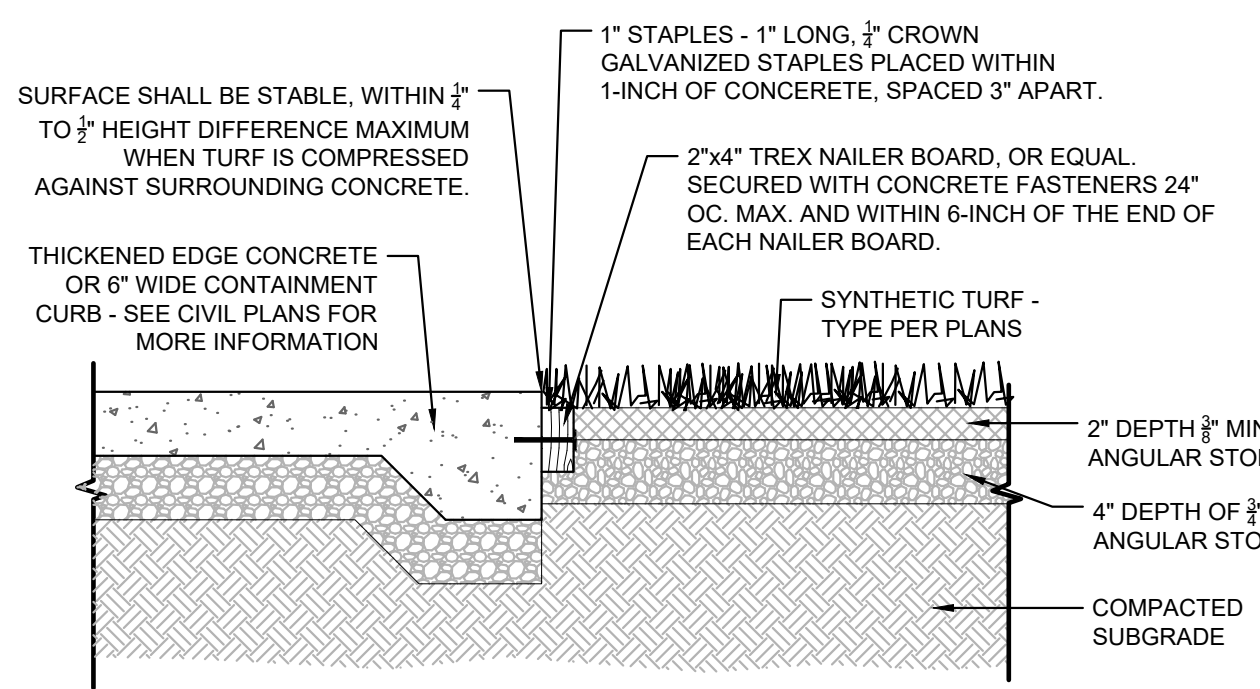
- CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

P-CO-01



NOTES:

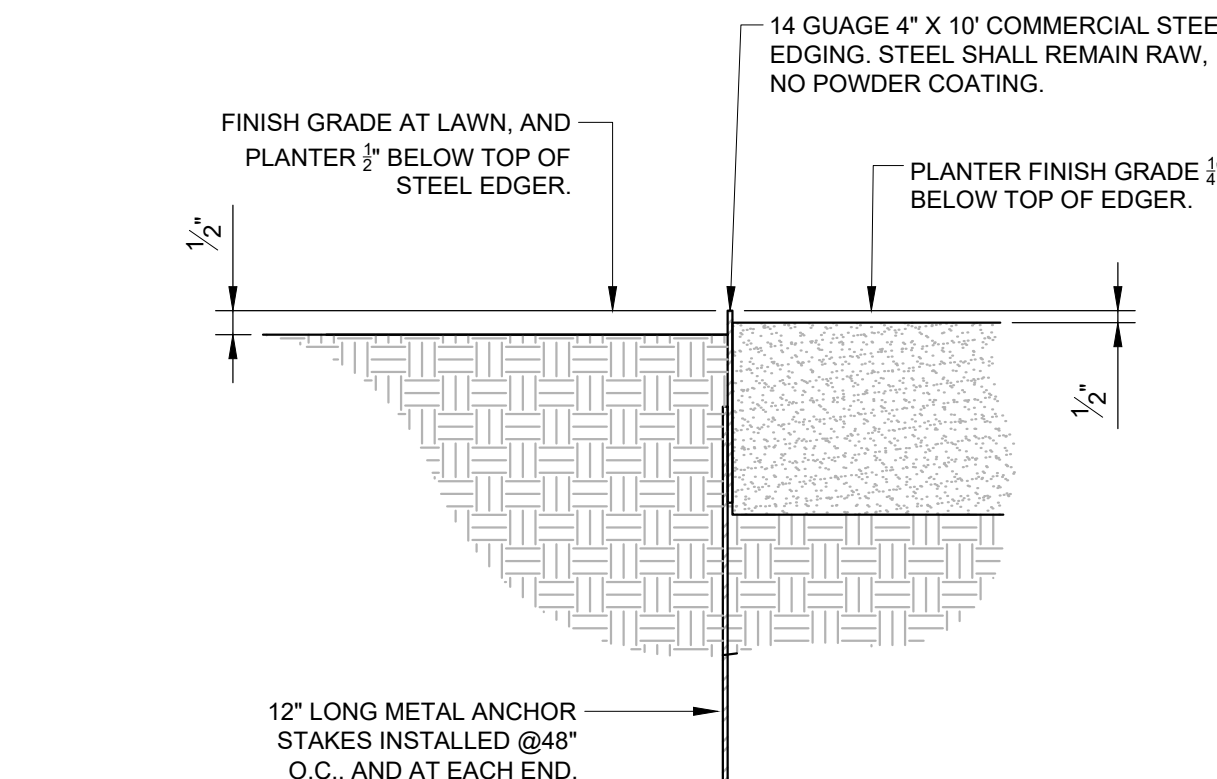
- 1.1. SYNTHETIC TURF AT TO HAVE ENVIROFILL INFILL BY SYNLAWN, INSTALLED AT A RATE RECOMMENDED BY THE MANUFACTURER PER TURF TYPE.
- 1.2. TURF SHALL HAVE A WARRANTY PERIOD FOR 8 YEARS FROM FADE, FAIL, OR HAVE A PILE HEIGHT DECREASE TO 50% PILE HEIGHT AS A RESULT OF UV DEGRADATION.
- 1.3. CONTRACTOR SHALL SUBMIT SUBMITTAL FOR EACH TURF TYPE, INFILL, AND SEAM LAYOUT.

7 SYNTHETIC TURF

SCALE: 1" = 1'

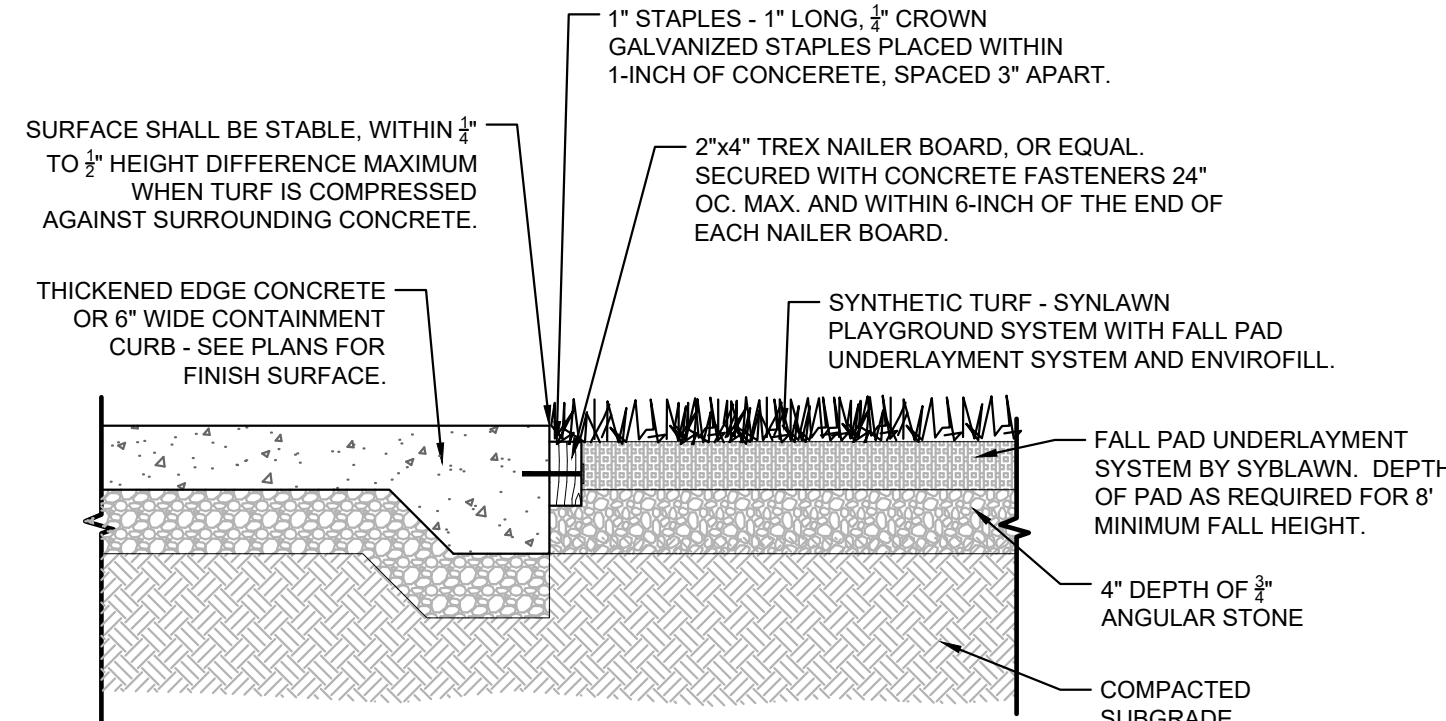
NOTES:

- SHADE CLOTH BY TENSION, COLOR: IVORY, OR OTHER APPROVED EQUAL.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF POSTS, SHADE CLOTH, ATTACHMENTS, ETC FOR OWNER APPROVAL.
- ALL STEEL SHALL BE PRIMED AND PAINTED BLACK OR OTHER APPROVED COLOR BY OWNER.
- SEE DETAIL 6/L150 FOR TYPICAL SHADE SAIL SIZE.



4 STEEL LANDSCAPE EDGING

3" = 1'-0"

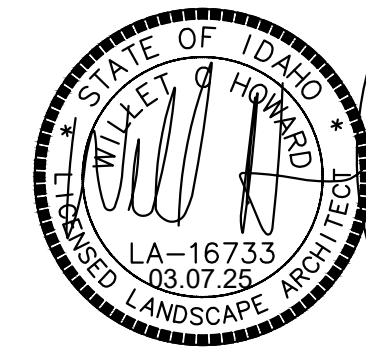


NOTES:

- 1.1. SYNTHETIC TURF AT TO HAVE ENVIROFILL INFILL BY SYNLAWN, INSTALLED AT A RATE RECOMMENDED BY THE MANUFACTURER PER TURF TYPE.
- 1.2. TURF SHALL HAVE A WARRANTY PERIOD FOR 8 YEARS FROM FADE, FAIL, OR HAVE A PILE HEIGHT DECREASE TO 50% PILE HEIGHT AS A RESULT OF UV DEGRADATION.
- 1.3. CONTRACTOR SHALL SUBMIT SUBMITTAL FOR EACH TURF TYPE, INFILL, AND SEAM LAYOUT.

8 SYNTHETIC TURF AT PLAYGROUND

SCALE: 1" = 1'



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DATE:	03.13.2025
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CHECKED BY:	MW

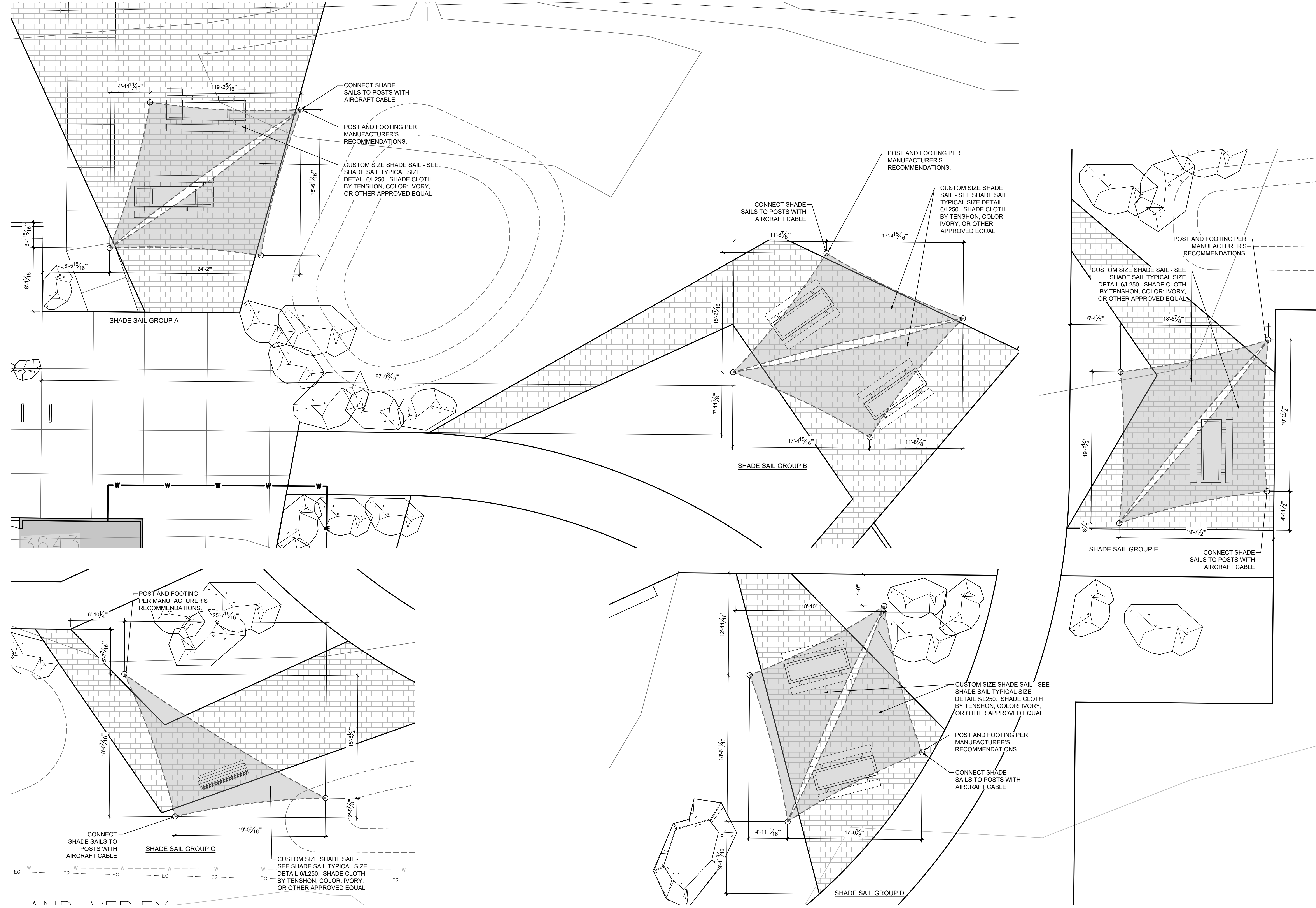
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LANDSCAPE DETAILS

SHEET NUMBER

L250

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SHADE SAIL GROUP LAYOUTS
SCALE: 3/16" = 1'

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Seals

PRESERVE PARK

TWIN FALLS, ID

REVISIONS

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JOB NO: 20-1588
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DRAWN BY: TC
CHECKED BY: MW

DRAWING TITLE

LANDSCAPE DETAILS

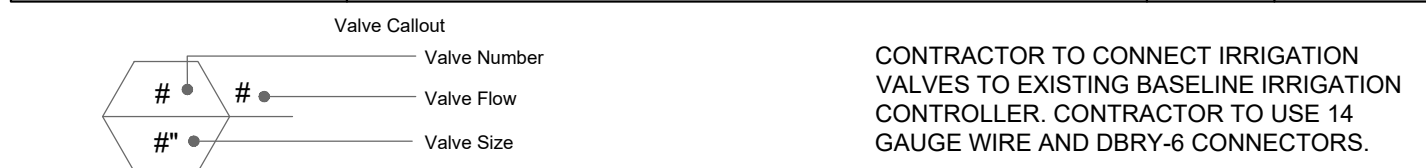
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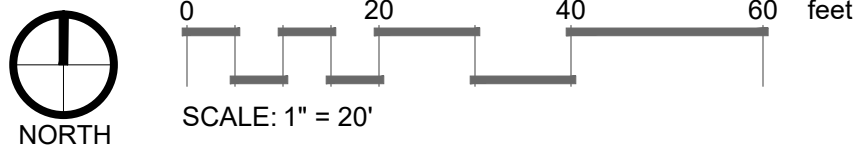
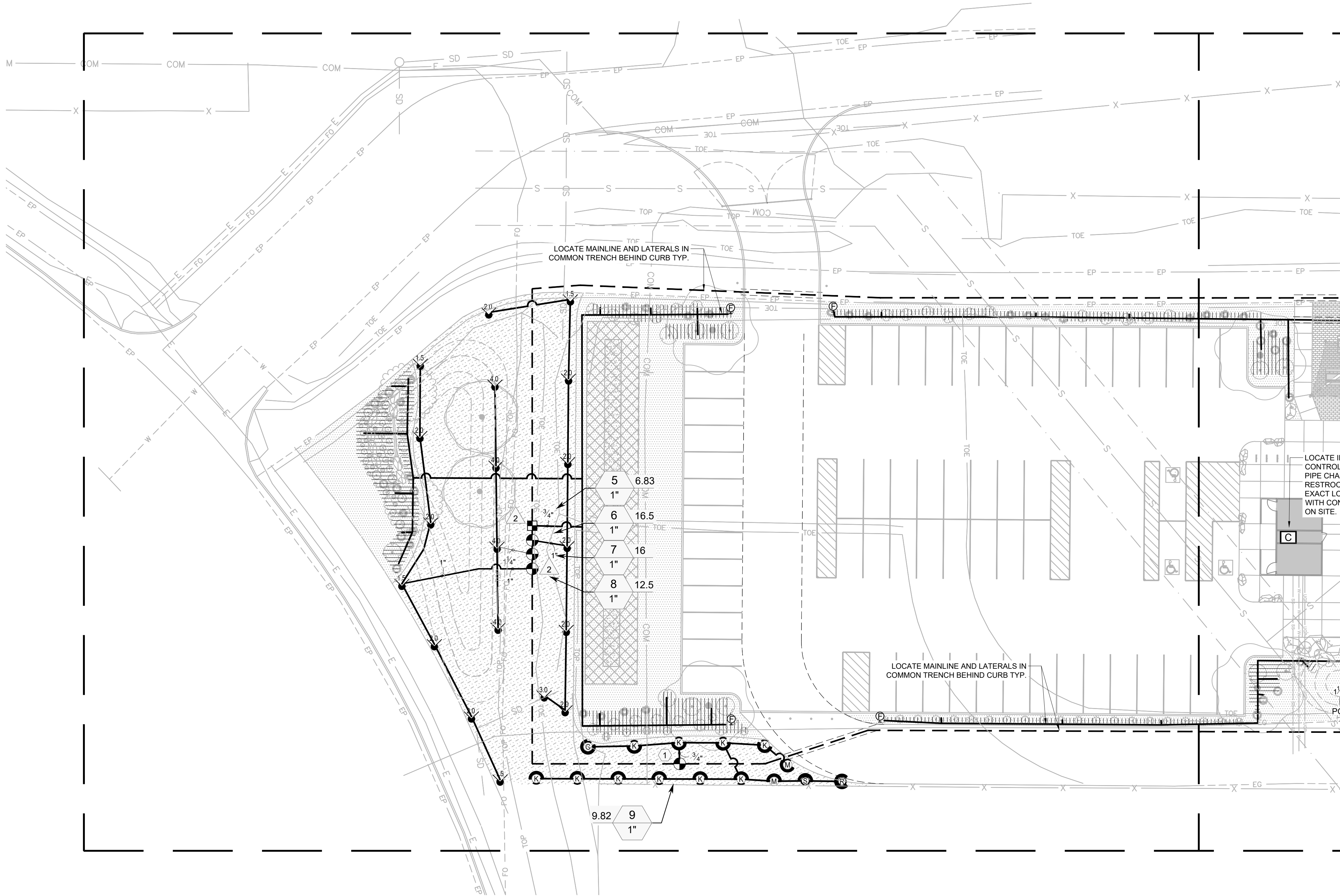
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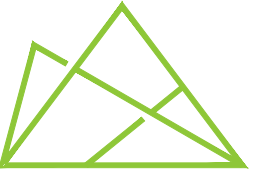
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IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter MP Strip PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip, on PRS40 body.	2	8/L250
	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	2	8/L250
	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	11	8/L250
SYMBOL	MANUFACTURER/MODEL	QTY	DETAIL
	Hunter GPG-12 1.5	4	1/L251
	Hunter GPG-12 2.0	10	1/L251
	Hunter GPG-12 3.0	1	1/L251
	Hunter GPG-12 4.0	4	1/L251
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	5	5/L251
	Netafim TLFV-1 Automatic Flush Valve, with insert Inlet	9	6/L251
	Area to Receive Dripline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	5,672 lf	3/L251
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter PGV-100A 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, No Flow Control.	4	2/L251
	Matco-Norca 207TM 1/2"-3/4" Brass No Kink Hose Bibb. MIP Fitting. Same size as mainline pipe.	2	6/L250
	Zurn 375 1-1/4" Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1	4/L250
	Baseline BL-1000X Two-wire controller in large 16 gauge powder-coated wall mount cabinet, base model 50 stations, expandable to 75 or 100 stations.	1	9/L251
	Baseline BL-5201 Single station direct burial biCoder	5	9/L251
	Baseline BL-5202 Two station direct burial biCoder	2	10/L251
	V.I.T. Products SBBC-45CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 46.5"L, 28"H, 17.75"W (118.11cm L, 71.12cm H, 45.085cm W).	1	5/L250
	Point of Connection 1" Connect to water service in approximate location. Verify exact location with general on site.	1	3/L250
	Irrigation Lateral Line: PVC Schedule 40	3,219 lf	1/L250
	Irrigation Mainline: PVC Schedule 40	1,503 lf	1/L250
	Pipe Sleeve: PVC Class 200 SDR 21	193.5 lf	2/L250



VALVE SCHEDULE								
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-101-25	1"	Area for Dripline	10.52	115.0	40.0	52.5	0.43 in/h
2	Hunter ICZ-101-25	1"	Area for Dripline	6.07	147.8	36.4	48.6	0.43 in/h
3	Hunter ICZ-101-25	1"	Area for Dripline	5.53	474.3	36.0	48.6	0.45 in/h
4	Hunter ICZ-101-25	1"	Area for Dripline	6.88	806.3	37.0	49.9	0.44 in/h
5	Hunter ICZ-101-25	1"	Area for Dripline	6.83	432.1	37.2	50.0	0.43 in/h
6	Hunter PGV-100A	1"	Shrub Rotor	16.5	427.2	48.5	64.9	0.52 in/h
7	Hunter PGV-100A	1"	Shrub Rotor	16	422.6	47.6	63.6	0.47 in/h
8	Hunter PGV-100A	1"	Shrub Rotor	12.5	417.6	47.8	62.4	0.59 in/h
9	Hunter PGV-100A	1"	Shrub Rotary	9.82	302.4	42.5	55.8	0.51 in/h
	Common Wire				1,510			

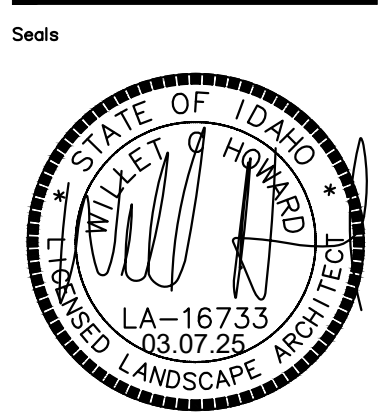



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PRESERVE PARK

TWIN FALLS, ID

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JOB NO:	20-1588
DATE:	03.13.2025
DRAWN BY:	TC
CHECKED BY:	MW

DRAWING TITLE

IRRIGATION PLAN - AREA 1

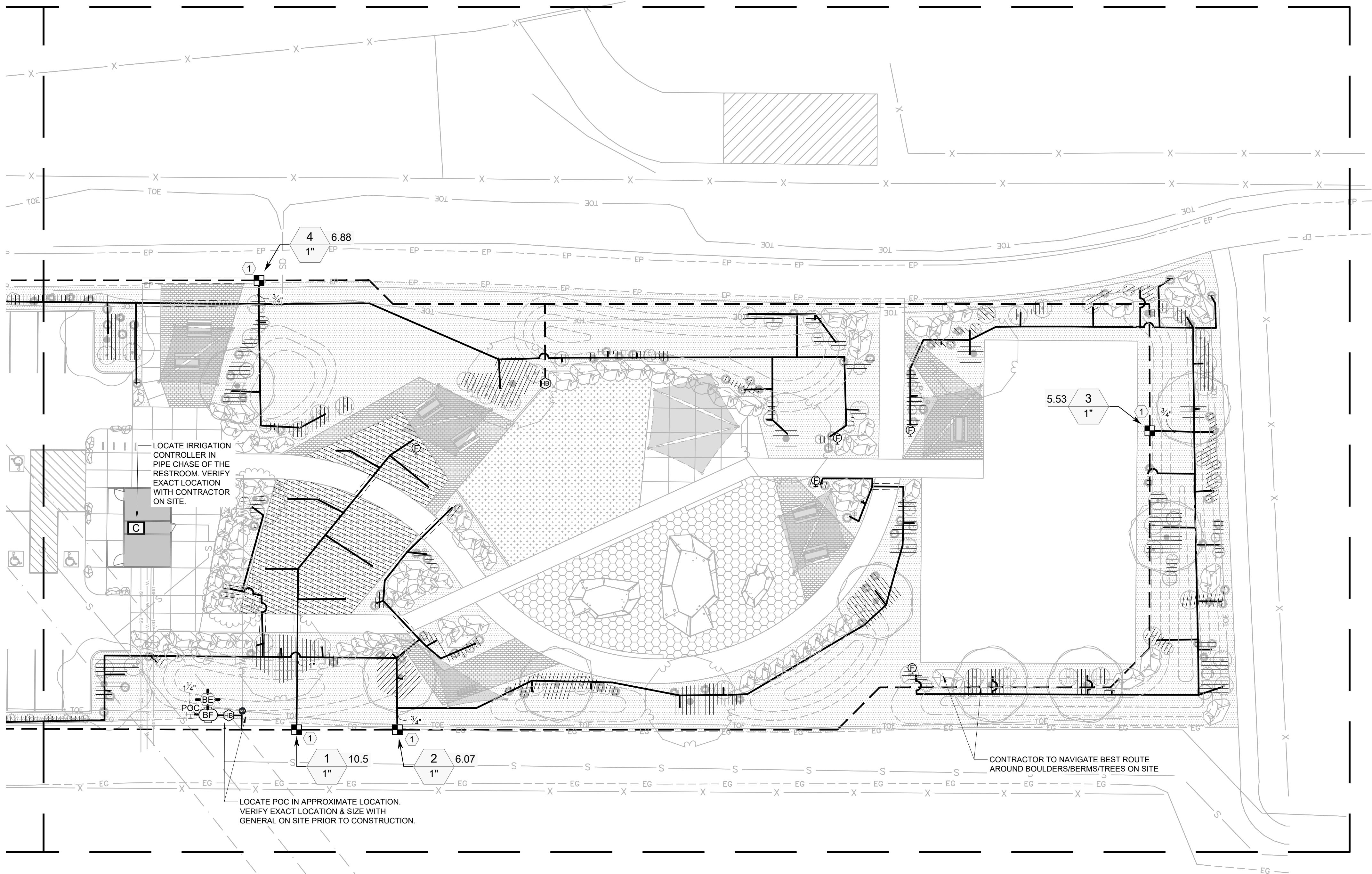
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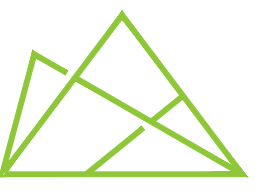
L301

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IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter MP Strip PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle. LCS=Ivory left strip, SS=Brown side strip, RCS=Copper right strip, on PRS40 body.	2	8/L250
	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	2	8/L250
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SYMBOL	MANUFACTURER/MODEL	QTY	DETAIL
	Hunter PGP-12 1.5	4	1/L251
	Hunter PGP-12 2.0	10	1/L251
	Hunter PGP-12 3.0	1	1/L251
	Hunter PGP-12 4.0	4	1/L251
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-25 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.	5	5/L251
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	9	6/L251
	Area to Receive Dripline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	5,672 lf	3/L251
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter PGV-100A 1" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Angle Configuration, No Flow Control.	4	2/L251
	Matco-Morco 2077M 1/2"-3/4" Brass No Kink Hose Bibb. MIP Fitting. Same size as mainline pipe.	2	6/L250
	Zurn 375 1-1/4" Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1	4/L250
	Baseline BL-1000X Two-wire controller in large 16 gauge powder-coated wall mount cabinet, base model 50 stations, expandable to 75 or 100 stations.	1	9/L251
	Baseline BL-5201 Single station direct burial biCoder	5	9/L251
	Baseline BL-5202 Two station direct burial biCoder	2	10/L251
	V.I.T. Products SBBC-45CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 46.5"L, 28"H, 17.75"W (118.11cm L, 71.12cm H, 45.085cm W).	1	5/L250
	Point of Connection 1" Connect to water service in approximate location. Verify exact location with general on site.	1	3/L250
	Irrigation Lateral Line: PVC Schedule 40	3,219 lf	1/L250
	Irrigation Mainline: PVC Schedule 40	1,503 lf	1/L250
	Pipe Sleeve: PVC Class 200 SDR 21	193.5 lf	2/L250

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STACK ROCK GROUP

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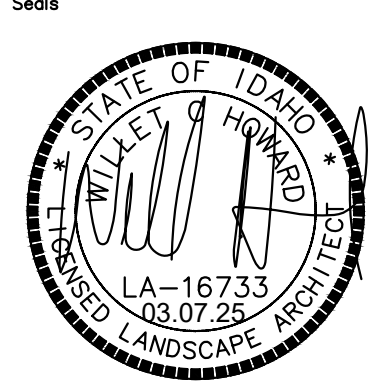
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JOB NO:	20-1588
DATE:	03.13.2025
DRAWN BY:	TC
CHECKED BY:	MW

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IRRIGATION PLAN - AREA 2

SHEET NUMBER

L302

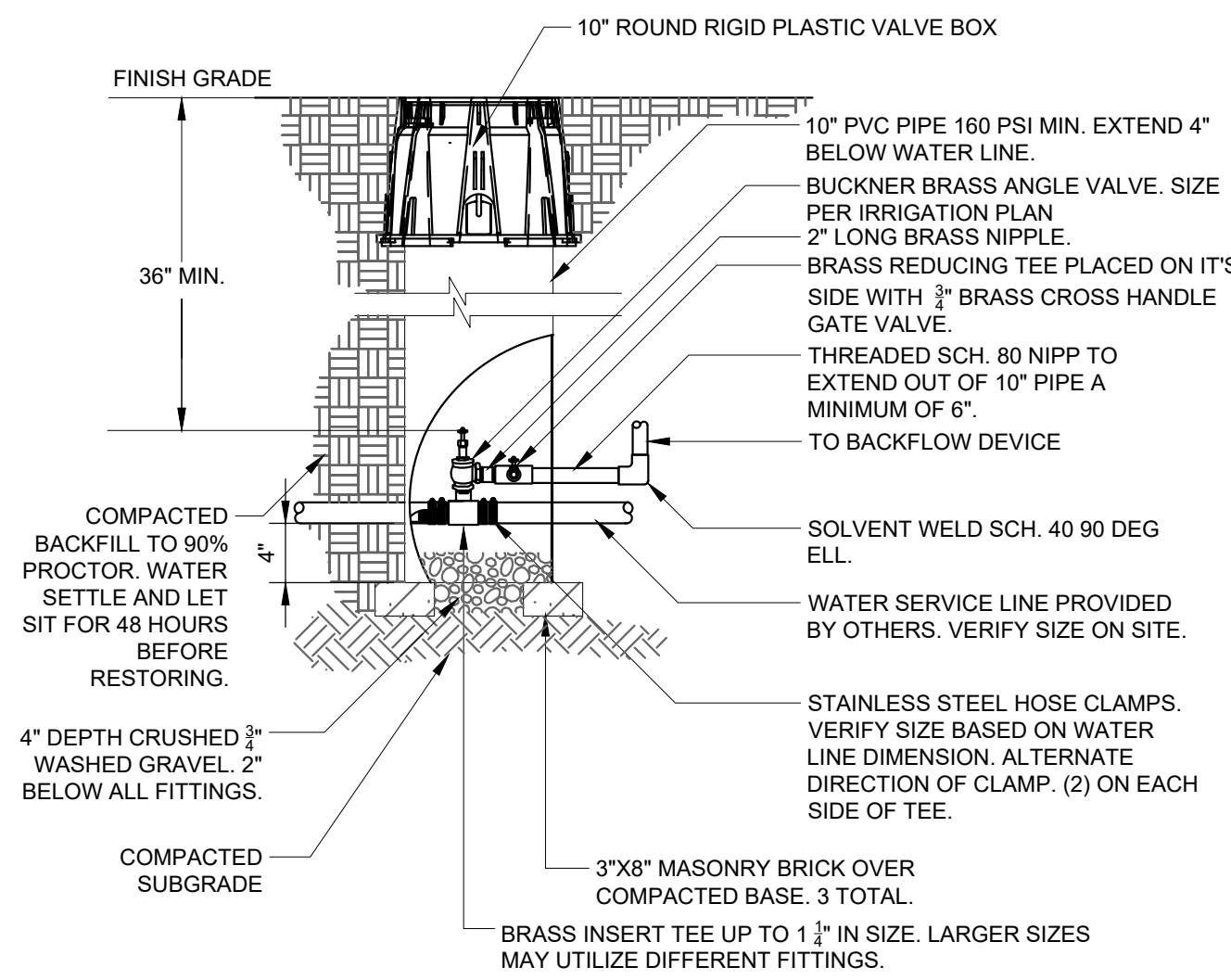
IRRIGATION SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
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	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle, M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, C=Olive 360 arc on PRS40 body.	2	8/L250	
	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12in. pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle, K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	11	8/L250	
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	Hunter PGP-12 2.0	10	1/L251	
	Hunter PGP-12 3.0	1	1/L251	
	Hunter PGP-12 4.0	4	1/L251	
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	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	9	6/L251	
	Area to Receive Dripline Hunter HDL-06-18-CV HDL-06-18-CV: Hunter Dripline w/ 0.6 GPH emitters at 18" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	5,672 lf	3/L251	
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	Zurn 375 1-1/4" Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1	4/L250	
	Baseline BL-1000X Two-wire controller in large 16 gauge powder-coated wall mount cabinet, base model 50 stations, expandable to 75 or 100 stations.	1	9/L251	
	Baseline BL-5201 Single station direct burial biCoder	5	9/L251	
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	V.I.T. Products SBBC-45CR Low profile, tube and wire construction smooth touch surface, cold rolled steel, backflow enclosure. 46.5"L, 28"H, 17.75"W (118.11cm L, 71.12cm H, 45.085cm W).	1	5/L250	
	Point of Connection 1" Connect to water service in approximate location. Verify exact location with general on site.	1	3/L250	
	Irrigation Lateral Line: PVC Schedule 40	3,219 lf	1/L250	
	Irrigation Mainline: PVC Schedule 40	1,503 lf	1/L250	
	Pipe Sleeve: PVC Class 200 SDR 21	193.5 lf	2/L250	



VALVE SCHEDULE								
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-101-25	1"	Area for Dripline	10.52	115.0	40.0	52.5	0.43 in/h
2	Hunter ICZ-101-25	1"	Area for Dripline	6.07	147.8	36.4	48.6	0.43 in/h
3	Hunter ICZ-101-25	1"	Area for Dripline	5.53	474.3	36.0	48.6	0.45 in/h
4	Hunter ICZ-101-25	1"	Area for Dripline	6.88	806.3	37.0	49.9	0.44 in/h
5	Hunter ICZ-101-25	1"	Area for Dripline	6.83	432.1	37.2	50.0	0.43 in/h
6	Hunter PGV-100A	1"	Shrub Rotor	16.5	427.2	48.5	64.9	0.52 in/h
7	Hunter PGV-100A	1"	Shrub Rotor	16	422.6	47.6	63.6	0.47 in/h
8	Hunter PGV-100A	1"	Shrub Rotor	12.5	417.6	47.8	62.4	0.59 in/h
9	Hunter PGV-100A	1"	Shrub Rotary	9.82	302.4	42.5	55.8	0.51 in/h
	Common Wire				1,510			

CRITICAL ANALYSIS

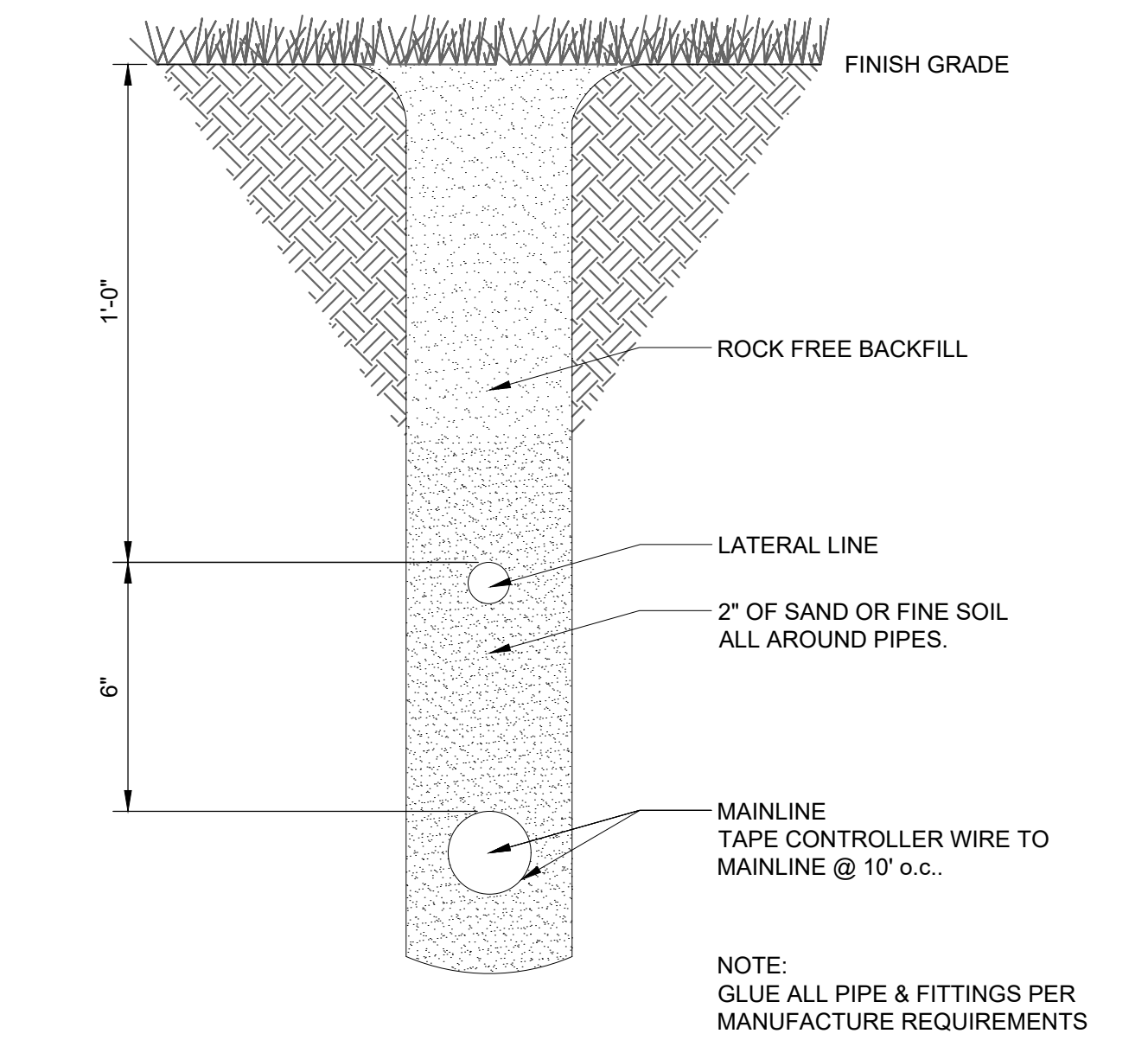
Generated:	2025-03-13 12:48
P.O.C. NUMBER: 01	
Water Source Information:	Connect to water service in approximate location. Verify exact location with general on site.
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	25.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	65 PSI
Pressure Available:	65 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	16.5 GPM
Flow Available at POC:	25.12 GPM
Residual Flow Available:	8.62 GPM
Critical Station:	6
Design Pressure:	45 PSI
Friction Loss:	2.02 PSI
Fittings Loss:	0.22 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.3 PSI
Pressure Req. at Critical Station:	48.5 PSI
Loss for Fittings:	0.39 PSI
Loss for Main Line:	3.94 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12 PSI
Critical Station Pressure at POC:	64.9 PSI
Pressure Available:	65 PSI
Residual Pressure Available:	0.13 PSI



- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, AND FEES.
 - NOTCH 10" PVC 3/4" MIN. LARGER THAN ALL PIPES ENTERING AND LEAVING SLEEVE. AT NO TIME SHALL 10" PIPE TOUCH WATERLINE OR SERVICE LINE TO BACKFLOW.

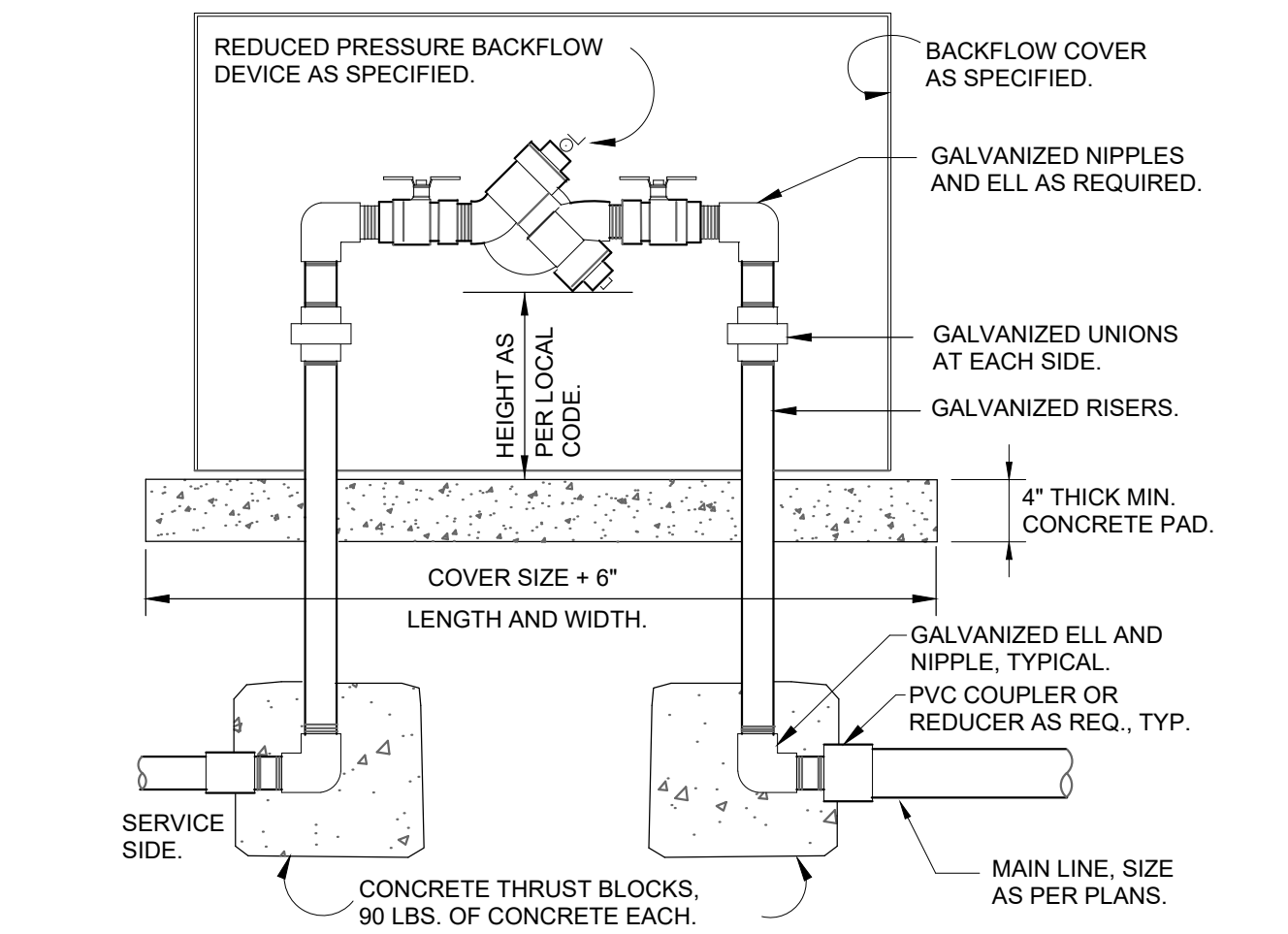
3/4"-1 1/4" POINT OF CONNECTION

1" = 1'-0"



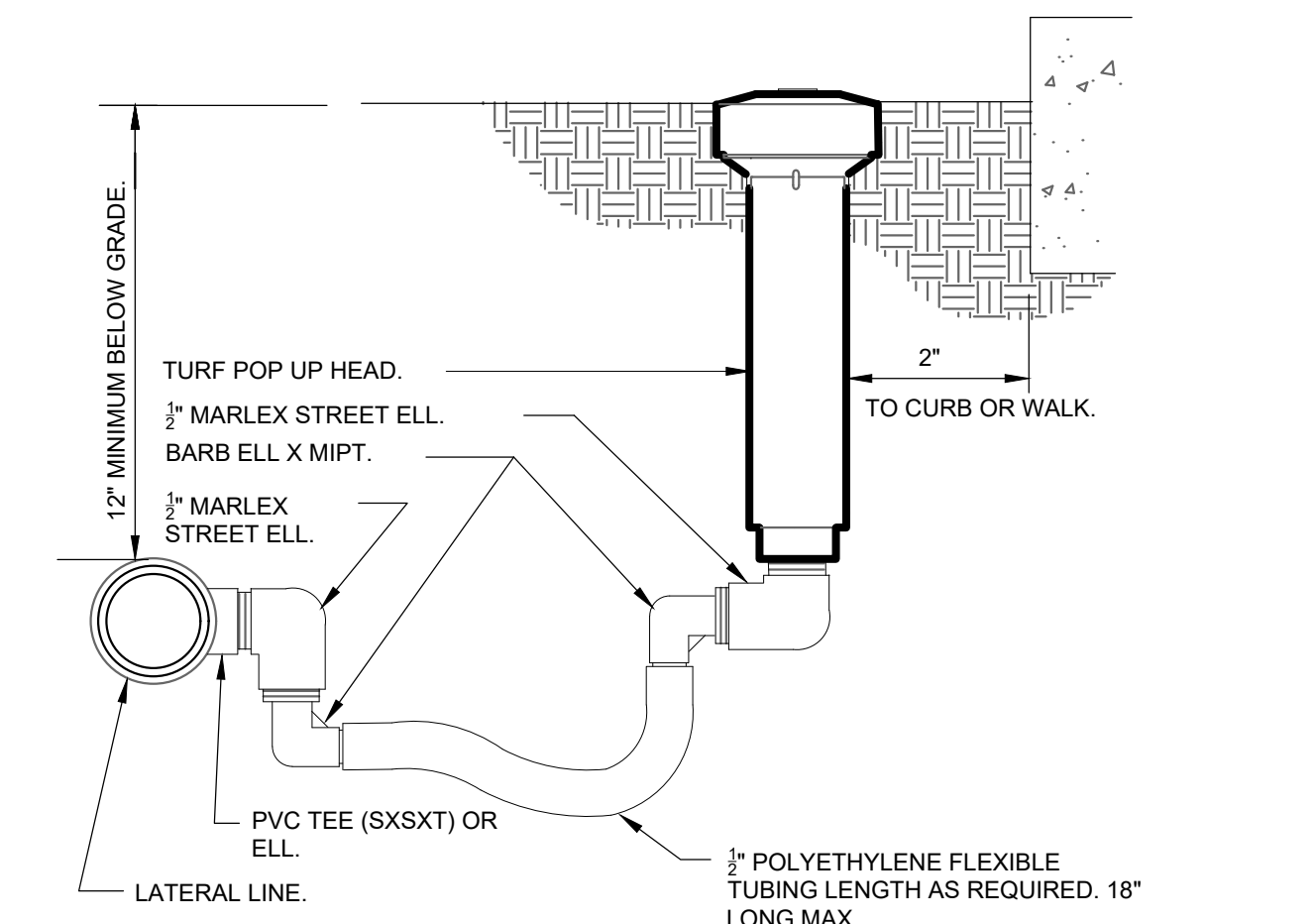
TRENCH SECTION DETAIL

3" = 1'-0"



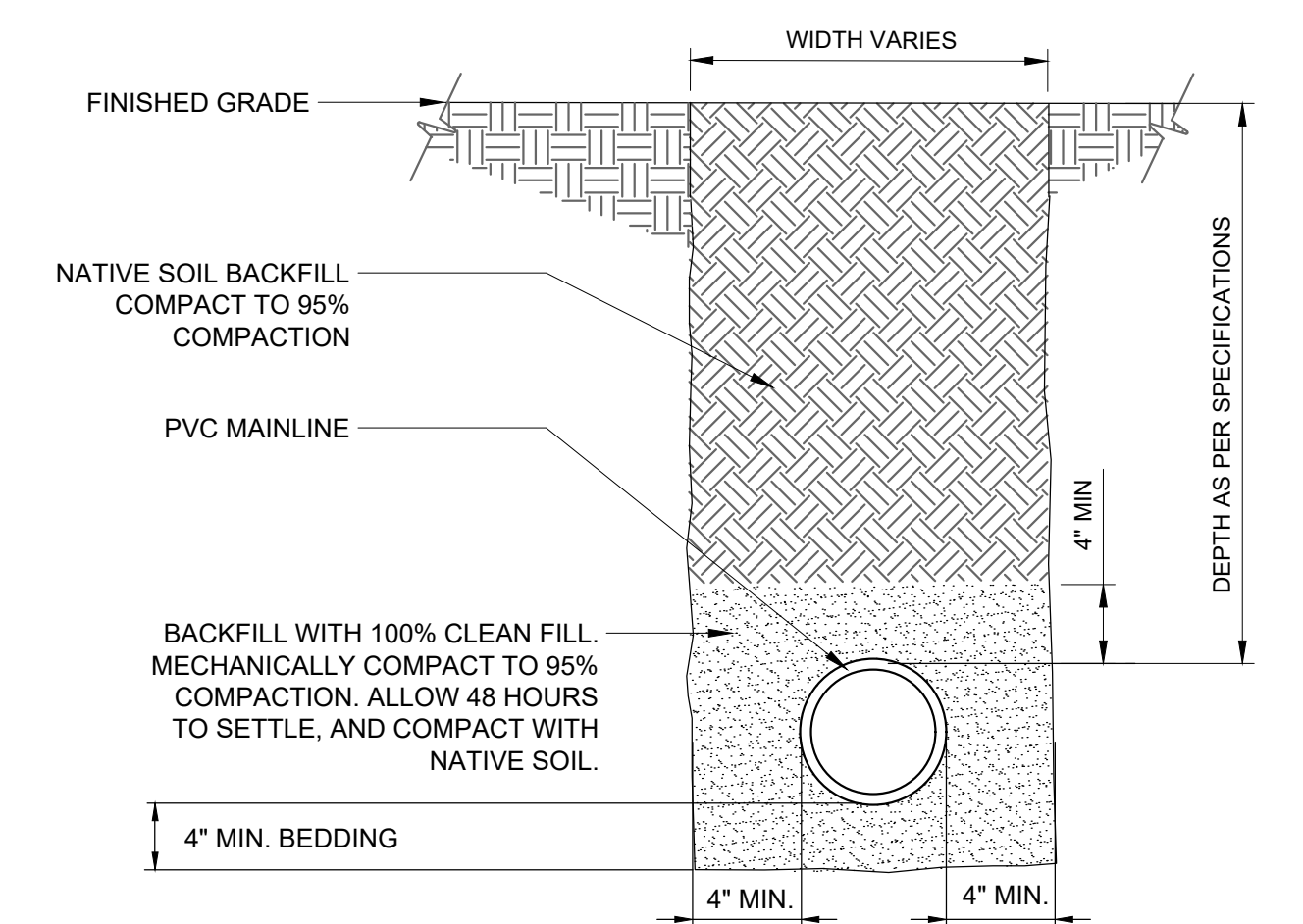
RP BACKFLOW W/ENCLOSURE

1" = 1'-0"



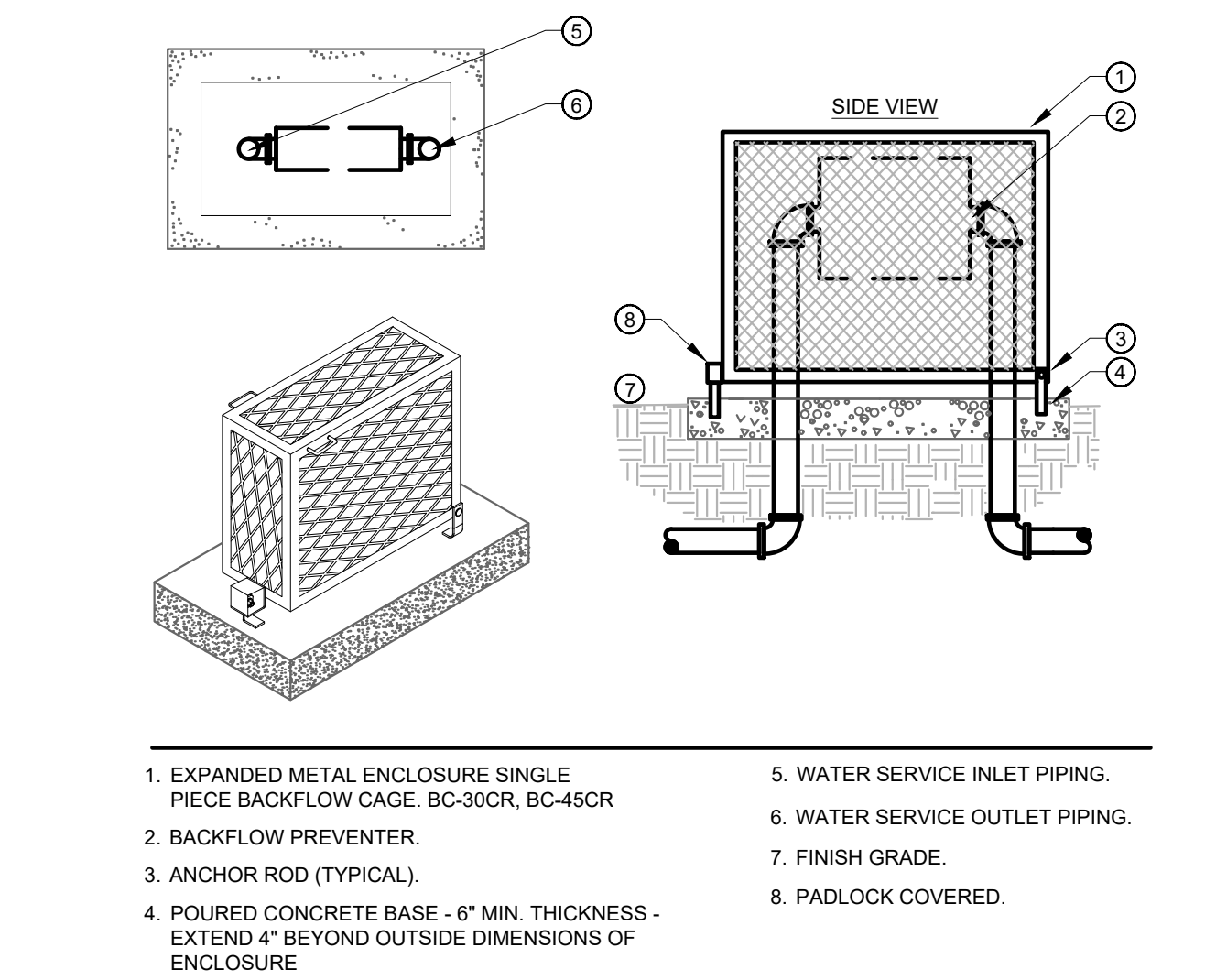
TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"



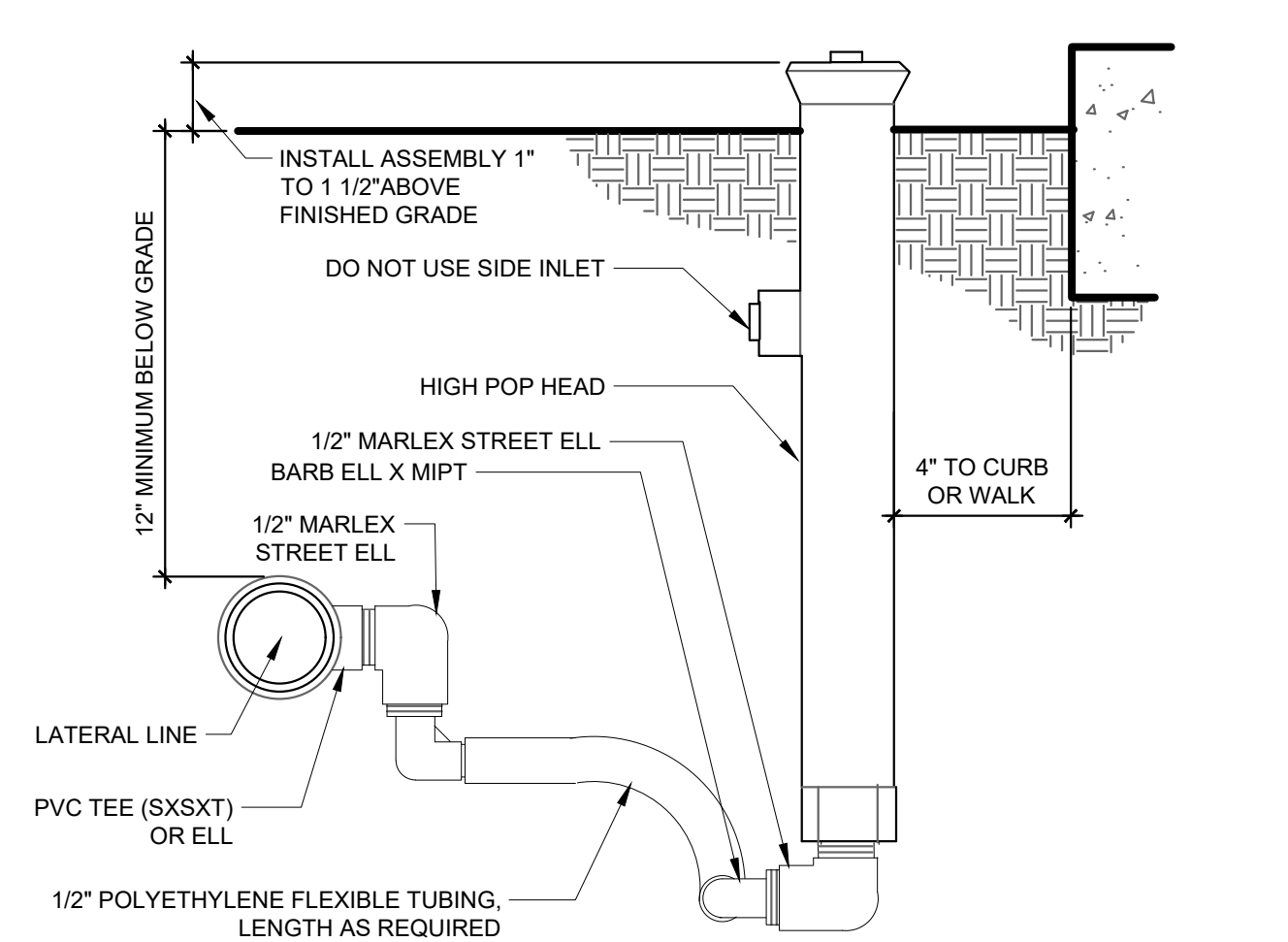
SLEEVE AT ROAD

1 1/2" = 1'-0"



EXPANDED METAL BACKFLOW COVER

1" = 1'-0"



SHRUB SPRAY HIGHPOP W/FLEX ASSEMBLY

3" = 1'-0"

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(208) 345-0500
404 S 8th St. #300A1
Boise, ID 83702
StackRockGroup.com

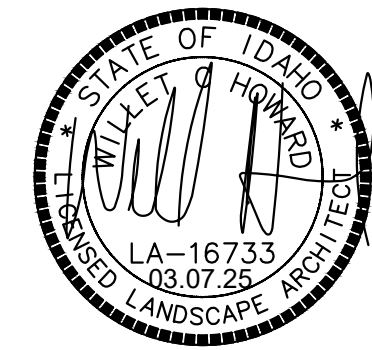
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL: WLLG@STACKROCKGROUP.COM
WWW.STACKROCKGROUP.COM

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Seals



PRESERVE PARK

TWIN FALLS, ID

REVISIONS		
MRK	DATE	Description
Δ	**	**

JOB NO:	20-1588
DATE:	03.13.2025
DRAWN BY:	TC
CHECKED BY:	MW

DRAWING TITLE

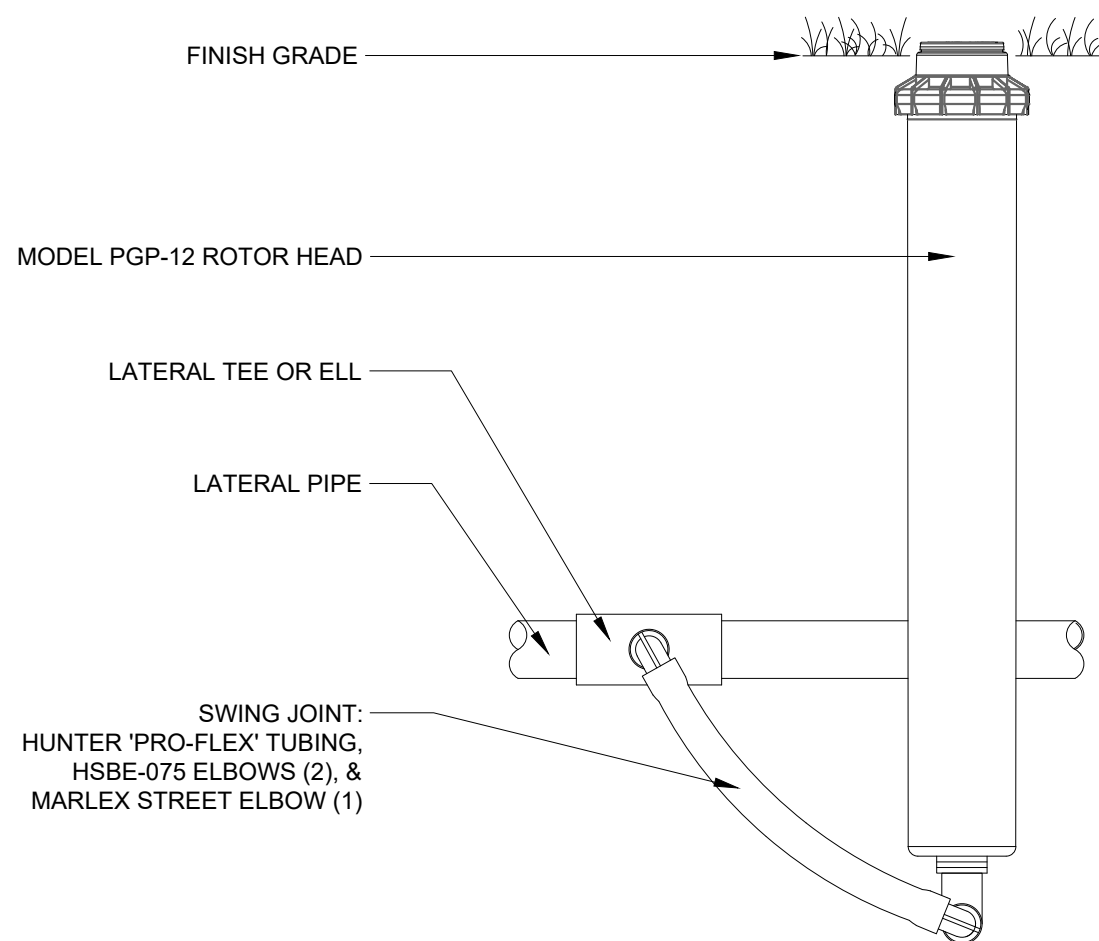
IRRIGATION DETAILS

SHEET NUMBER

L350

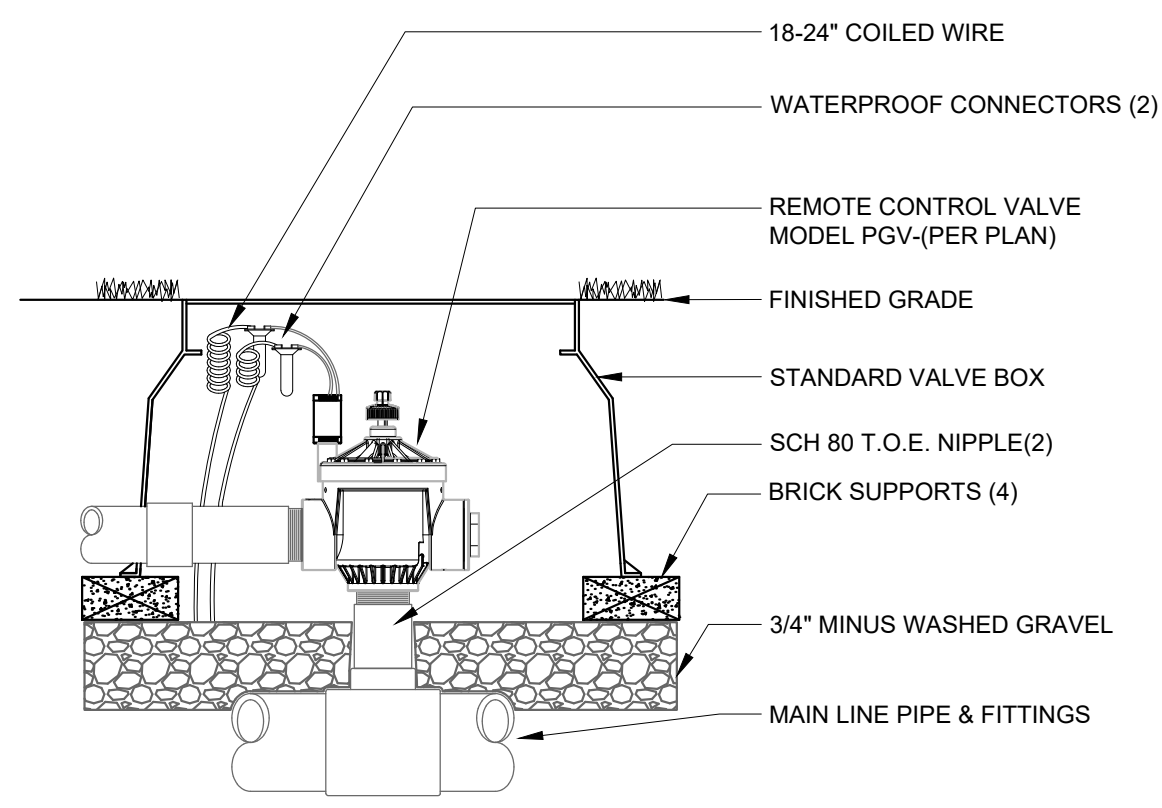
* WHEN USING LARGER GPM NOZZLES, BEWARE OF HIGH FRICTION LOSS IN SWING JOINTS.

Hunter®

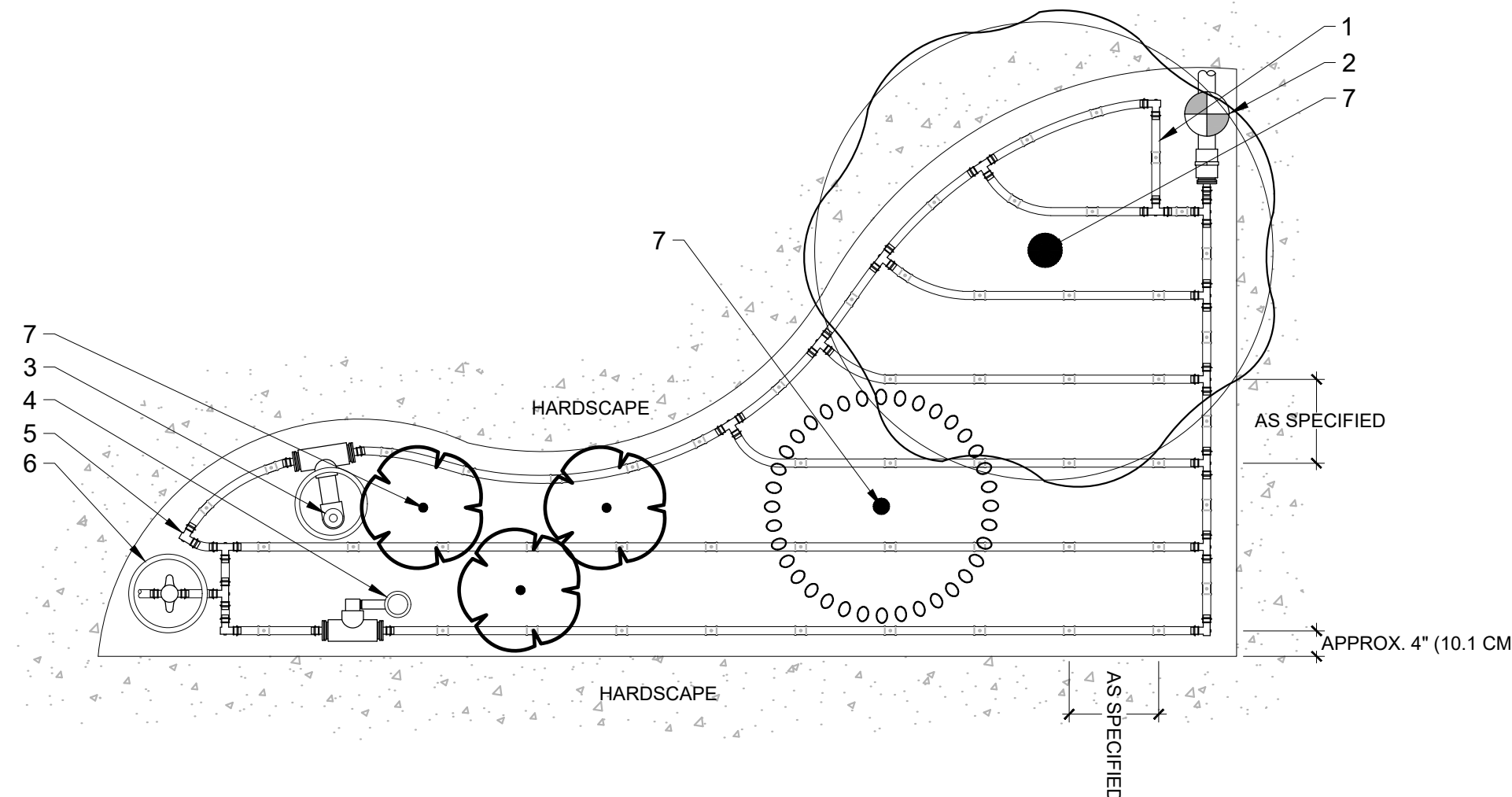


OPTIONS:
R = FACTORY INSTALLED RECLAIMED RUBBER COVER

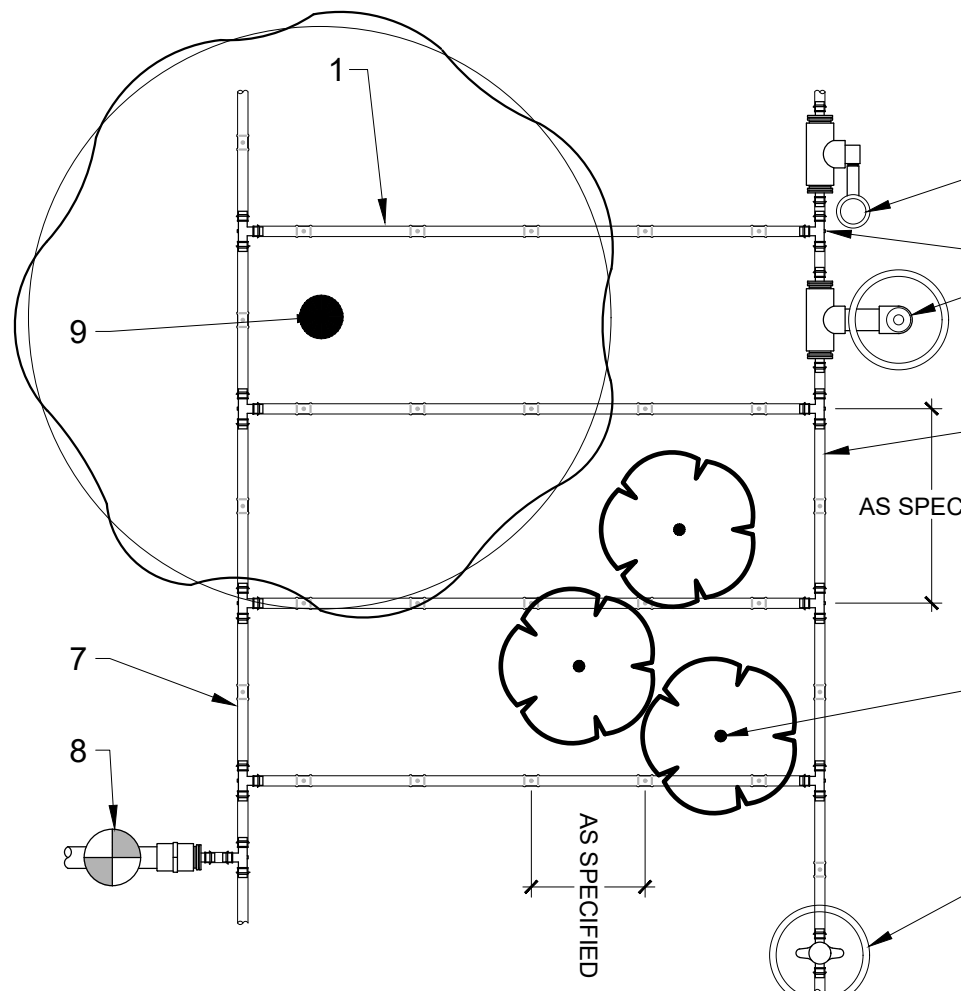
1 PGP-12 ROTOR HEAD WITH PRO-FLEX TUBING
3" = 1'-0" FX-IR-HUNT-ROTR-70



2 HUNTER PGV ANGLE VALVE
1" = 1'-0" 328406.13-08



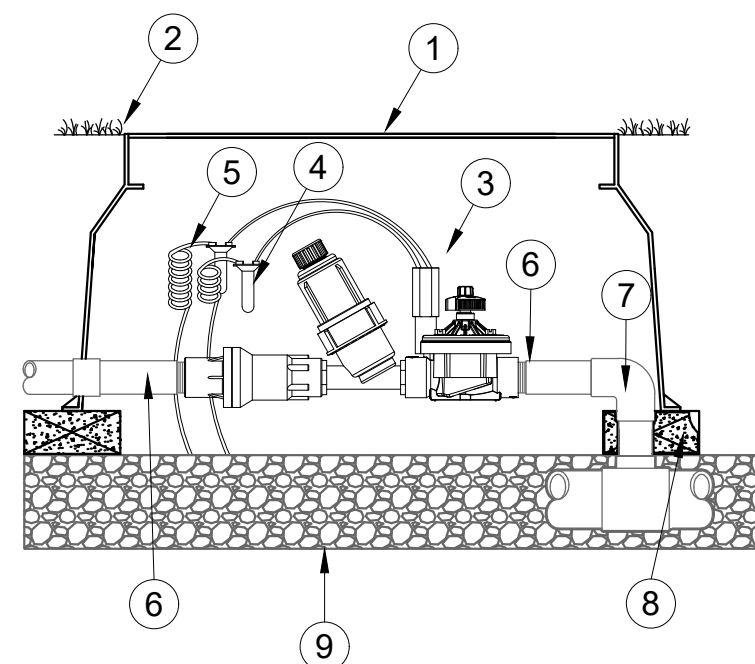
3 HUNTER HDL DRIPLINE - IRREGULAR PLANTED AREA
N.T.S. 328413.56-87



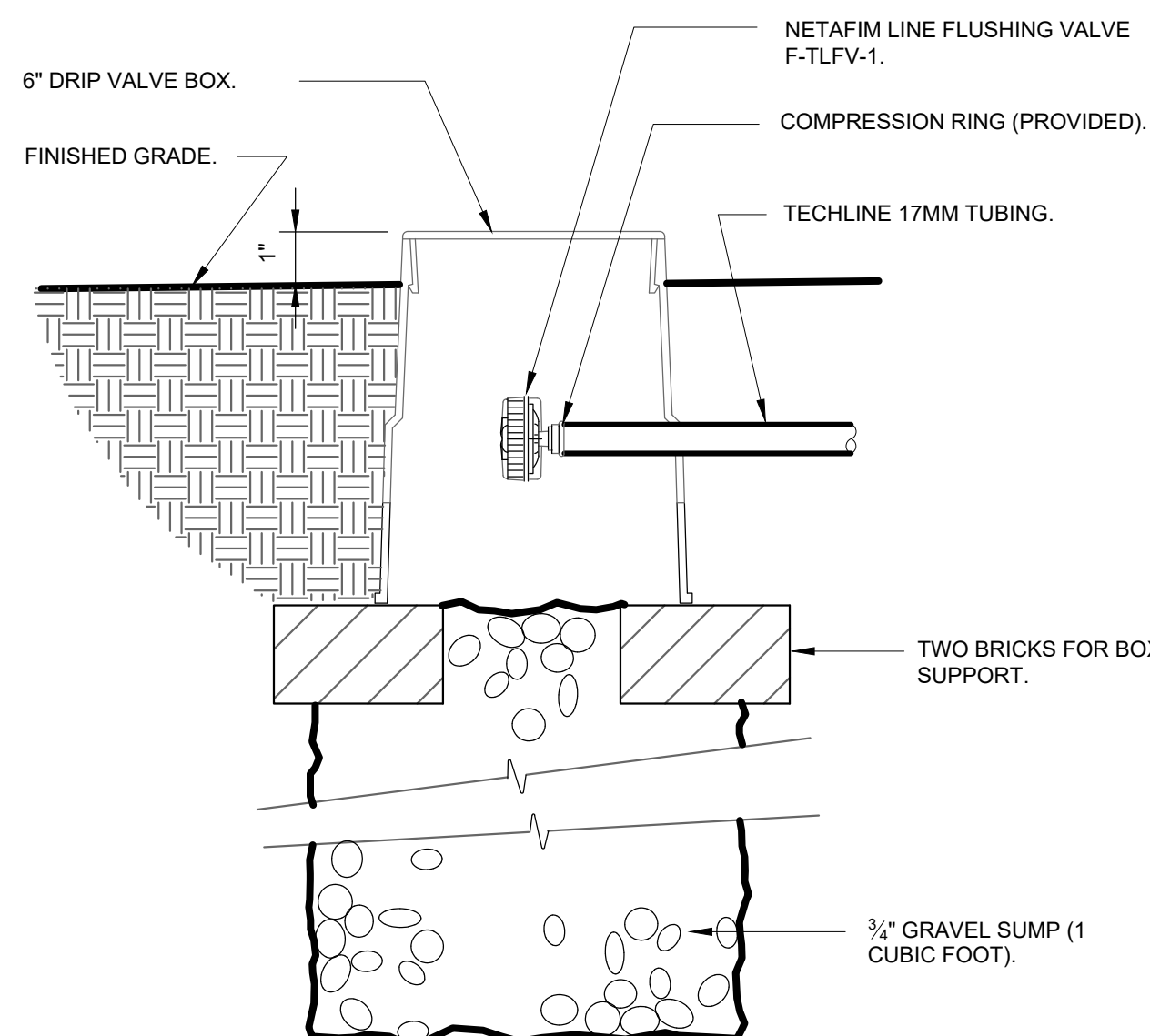
4 HUNTER HDL DRIPLINE - PLANTING BED
N.T.S. 328413.56-86

LEGEND:

- 1.) HUNTER DRIPLINE (HDL) PER PLAN
 - 2.) ECO-INDICATOR ON SWING ARM
 - 3.) PDL OR PDL-LOC FITTINGS TYP.
 - 4.) AIR RELIEF VALVE IN VALVE BOX
 - 5.) HDL TUBING EXHAUST HEADER
 - 6.) FLUSH POINT (PLD-BV) IN SUBTERRANEAN BOX PER PLAN
 - 7.) HDL TUBING SUPPLY HEADER
 - 8.) DRIP CONTROL ZONE KIT PER PLAN
 - 9.) SITE VEGETATION - LOCATE IN CLOSE PROXIMITY TO DRIP EMITTERS ON 18" SPACING
- NOTES: AIR RELIEF VALVE (PLD-AVR) INSTALLED INSTALLED IN VLAVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
- ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.
- FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

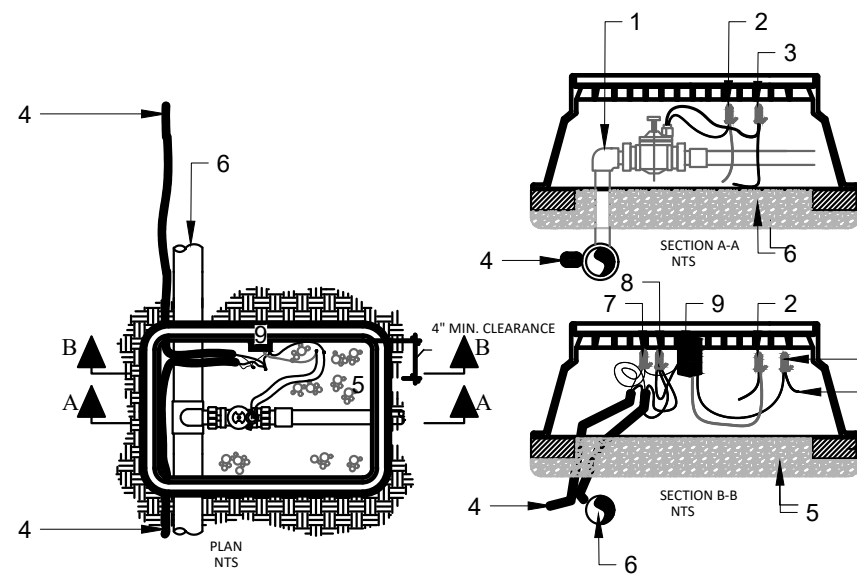


5 HUNTER ICZ DRIP CONTROL ZONE
1 1/2" = 1'-0" 328413.76-31



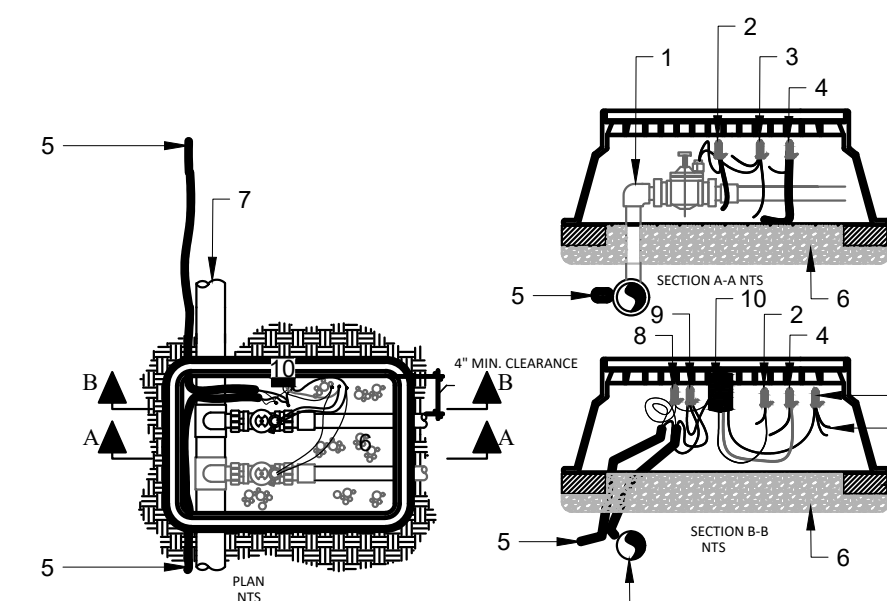
6 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0" FX-IR-NETA-DRIP-01

1. VALVE & PIPING PER PLANS
2. MOISTURE-RESISTANT CONNECTION TO VALVE (DBR/Y-6 OR EQ.)
3. MOISTURE-RESISTANT CONNECTION FOR COMMON WIRE TO VALVE (DBR/Y-6 OR EQ.)
4. TWO-WIRE - GAUGE PER PLANS
5. POROUS MATERIAL FOR DRAINAGE - 3" MINIMUM
6. MAINLINE AS PER PLANS
7. TWO-WIRE RED TO RED biCODER MOISTURE-RESISTANT CONNECTION (DBR/Y-6 OR EQ.)
8. TWO-WIRE BLACK TO biCODER BLACK MOISTURE-RESISTANT CONNECTION (DBR/Y-6 OR EQ.)
9. BASELINE BL-5201 VALVE biCODER - ATTACH TO VALVE BOX WITH TIE OR METAL SCREW
10. CORNER VALVE BOX SUPPORT (TYPICAL OF FOUR)



7 BASELINE BL-5201 SINGLE STATION BICODER
N.T.S. 32 8409.79-05

1. VALVE & PIPING PER PLANS
2. MOISTURE-RESISTANT CONNECTION TO VALVE #2 (DBR/Y-6 OR EQ.)
3. MOISTURE-RESISTANT CONNECTION FOR COMMON WIRES TO VALVES #1 & #2 (DBR/Y-6 OR EQ.)
4. MOISTURE-RESISTANT CONNECTION TO VALVE #1 (DBR/Y-6 OR EQ.)
5. TWO-WIRE - GAUGE PER PLANS
6. POROUS MATERIAL FOR DRAINAGE - 3" MINIMUM
7. MAINLINE AS PER PLANS
8. TWO-WIRE RED TO RED biCODER MOISTURE-RESISTANT CONNECTION (DBR/Y-6 OR EQ.)
9. TWO-WIRE BLACK TO biCODER BLACK MOISTURE-RESISTANT CONNECTION (DBR/Y-6 OR EQ.)
10. BASELINE BL-5202 VALVE biCODER - ATTACH TO VALVE BOX WITH TIE OR METAL SCREW
11. CORNER VALVE BOX SUPPORT (TYPICAL OF FOUR)



8 BASELINE BL-5202 TWO STATION BICODER
N.T.S. 32 8409.79-06

SET CONTROLLER 60" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED.

CONTROLLER AS SPECIFIED. SECURELY BOLT CONTROLLER TO WALL. INSTALL BACKUP BATTERIES AS REQUIRED. GROUD AS PER MFG. SPECIFICATIONS.

3/4" DIAMETER RIGID STEEL CONDUIT FOR 110 VAC ELECTRICAL SOURCE. INSTALL AS PER LOCAL ELECTRICAL CODES BY LICENSED ELECTRICIAN.

2" DIAMETER GRAY PVC CONDUIT FOR RCV WIRES.

FINISHED FLOOR

18"

LONG SWEEP ELL

18" BEYOND STRUCTURE OR TO BOX AS PER PLANS

9 INTERIOR WALL MOUNT CONTROLLER
1" = 1'-0" 32 8409.19-07



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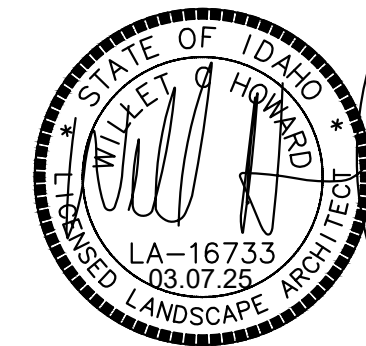
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TWIN FALLS, ID

REVISIONS

MRK	DATE	Description
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JOB NO: 20-1588
DATE: 03.13.2025
DRAWN BY: TC
CHECKED BY: MW

DRAWING TITLE

IRRIGATION DETAILS

SHEET NUMBER

L351



Date: Wednesday, August 6, 2025
To: Planning and Zoning Commission
From: Jonathan Spendlove, William Klaver

PRESENTATION

Request:

Preliminary Plats - Conditions of Approval and Engineering Memo.

Time Estimate:

Background:

Approval Process:

Budget Impact:

Regulatory Impact:

History:

Analysis:

Conclusion:

Attachments:

None