

"The District at Park Center"

Boise River System Permit Resource Review



Prepared by: Resource Systems, Inc.

Purpose: The purpose of this document is to describe resource values of the property located at 501 E. Parkcenter Blvd. and potential impacts of the proposed PUD site plan dated November 28, 2011 prepared by Rock Solid Civil as it pertains to the Boise River Ordinance and River System Permit.

The property is shown in the attached figure entitled "Park Center Apartments Environmental Assessment" and the following description utilizes the figure for the purposes of this report.

Description of the Existing Environment

The project area lies between Parkcenter Blvd. to the east and Logger's Creek to the west. The property was filled and leveled sometime after October 2006 with the exception of the area within a riparian setback along Logger's Creek.

Class A habitat exists within the riparian setback as shown on the figure and is consistent with the determination provided to the City of Boise by Resource Systems, Inc. and cited by the Boise River Ordinance.

Trout spawning: All of Logger's Creek is assumed to support trout spawning.

Jurisdictional Wetland: Wetland has been delineated previously for the property and is contained in the Corps of Engineers file on the property for the previous applicant (Steve Roth). The delineated wetland areas are shown on the figure and are within the riparian setback.

Detention areas: two detention areas were constructed sometime after Oct. 1, 2006. According to the Corps of Engineers (Greg Martinez, personal communication), these constructed detention areas are not considered jurisdictional wetland.

Floodplain: The area is outside of the 100-year FEMA effective floodway and floodplain, but within the 500-year (X-Zone) floodplain.

No other significant environmental features are on the property.

Elements of the Proposed Project as it Relates to the Boise River Ordinance and System Permit

The project does not involve the Boise River and therefore standards applicable specifically to the Boise River do not apply such as emergency access, Boise River greenbelt, etc.

Access - an access easement is provided along the north property boundary.

Parks/Open Space - the project provides open space to be used for site drainage which is located in the southwest corner of the property.

Riparian setback - The project has not significantly encroached into the riparian setback, although the plat does show some building footprint within the setback boundary by less than 1 foot . It is not clear if the building footprint is the foundation limit or actual structure.

The project appears to be in compliance with the Boise River Ordinance and River Systems Permit.

Karl Gebhardt, Hydrologist/Environmental Engineer
Resource Systems, Inc.

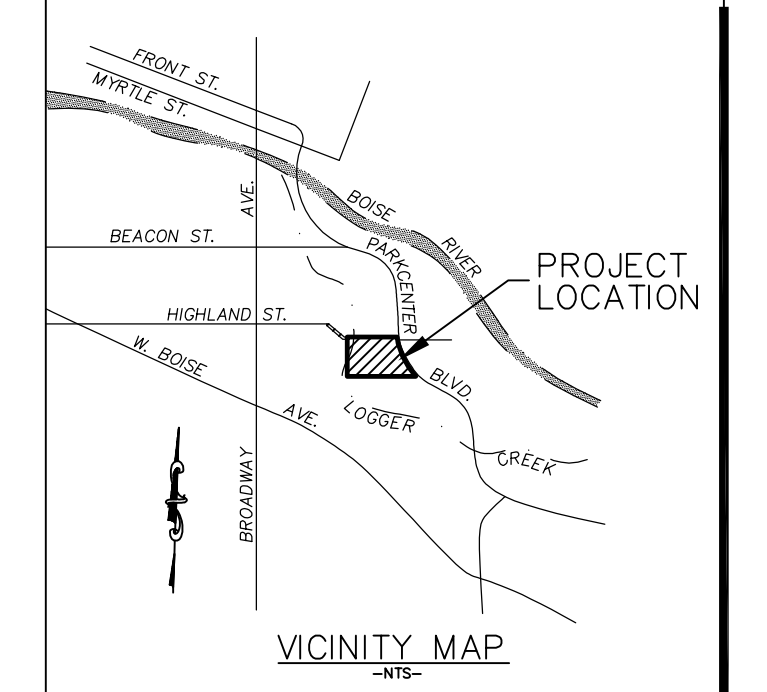


Prepared by:
 Resource Systems, Inc.
 10306 Harvester Dr.
 Boise, Idaho 83709



Park Center Apartments
 Environmental Assessment

SITE PLAN FOR
THE DISTRICT AT PARK CENTER
 PARCELS OF LAND LYING IN THE SE1/4 OF SECTION 14,
 T.3N., R.2E., BOISE MERIDIAN,
 ADA COUNTY, IDAHO
 2011



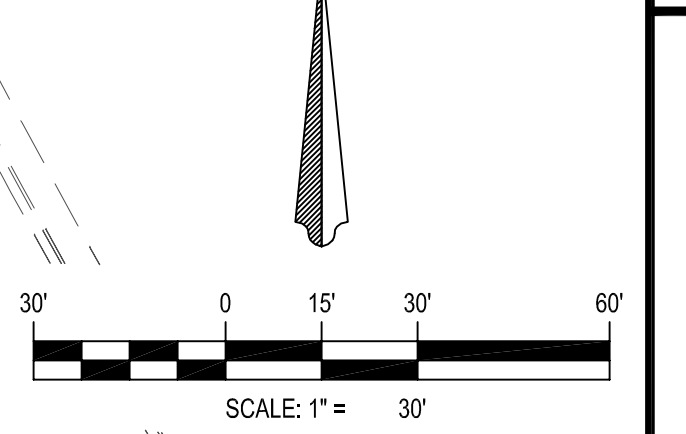
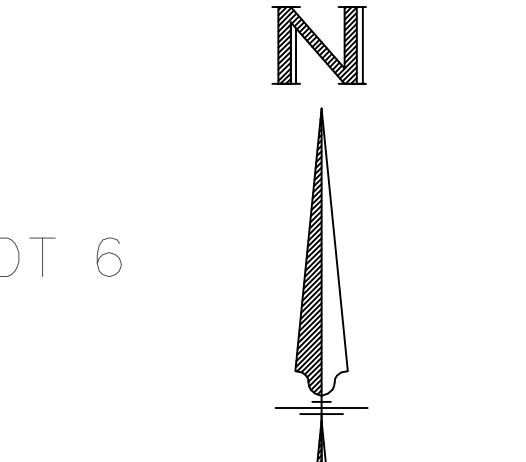
GENERAL LEGEND

	PROPERTY BOUNDARY
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED SEWER SERVICE
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT PER BOISE CITY
	STREET LIGHT REVISIONS TO ISWC DIVISION 1102
	PROPOSED STOP SIGN
	PROPOSED VERTICAL CURB & GUTTER
	PROPOSED CONCRETE SIDEWALK
	PROPOSED VERTICAL CURB NO GUTTER
	FIRE DEPARTMENT ACCESS LANE
	EXISTING VERTICAL CURB & GUTTER
	SETBACK LINE
	ZONE LINE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING LOT LINE
	EXISTING TREE

- ① GARAGE DOOR LOCATION
 ZONING:
 R-1B = 1.30 ac
 R-1C = 3.72 ac
 L-OD = 7.64 ac
 Total = 12.66 ac

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 P.O. Box 1065
 Sun Valley, ID 83353
 (208) 726-4300

ENGINEER
 JIM E. COSLETT, P.E.
 ROCK SOLID CIVIL, LLC
 181 E. 40th Street
 Garden City, ID 83714
 (208) 342-3277

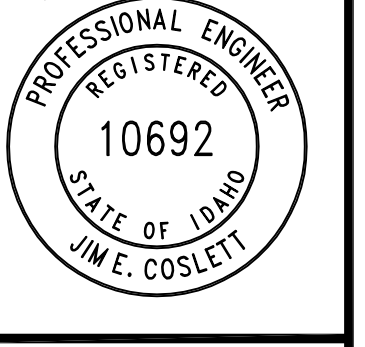


Revisions	Description
1	
2	
3	
4	

ROCK SOLID CIVIL
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Project Name: THE DISTRICT AT PARK CENTER
 501 E. PARKCENTER BLVD.
 Sheet Name: P.U.D. SITE PLAN



Project No. RSC-1108
 Drawn By: RLC
 Date: NOVEMBER 28, 2011
 Sheet No.

