



APPROVED

10/12/2020 CC

CITY COUNCIL MEETING AGENDA ITEM HISTORY/COMMENTARY

ITEM TITLE CARLTON HANGAR ADDITION – PRELIMINARY PLAT		AGENDA NO. _____ AGENDA DATE <u>10-12-20</u> CONSENT: ☐ ACTIVE: ☐	1ST READING _____ 2ND READING _____ 3RD/ADOPTION _____
ORIGINATING SOURCE Mark Weigand, PLS Date: <u>9/24/20</u> <i>Mark Weigand</i>		FUNDING CERTIFICATION (IF APPLICABLE) Date: _____	
DIVISION MANAGER REVIEW (If applicable) Dustin Johnson, PE Date: <u>10/1/20</u> <i>Dustin Johnson</i>		DEPARTMENT MANAGER REVIEW (If applicable) Chris Davies, PE Date: <u>10/1/20</u> <i>Chris Davies</i>	
RECOMMENDED FOR COUNCIL ACTION	CITY MANAGER Alan Nygaard Date: _____		
ITEM HISTORY (PREVIOUS COUNCIL REVIEWS, ACTION RELATED TO THIS ITEM, OTHER PERTINENT HISTORY) The Council has not acted on this item previously. At their September 23, 2020 regular meeting, the City of Lewiston Planning and Zoning Commission considered the Carlton Hangar Addition Preliminary Plat, and voted unanimously to recommend approval of the plat as presented, to the Lewiston City Council.			
ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.) Please identify any or all impacts this proposed action would have on the City budget and/or personnel resources. The Carlton Hangar Addition preliminary plat proposes to subdivide approximately 8.99 acres of property located west of 4th Street, between Warner Avenue and Park Avenue, into 29 development lots and one public stormwater tract. Approximately 1598 l.f. of public street and associated public utilities will need to be constructed to service the finished subdivision. Warner Ave is proposed to be constructed to the Residential Collector standard, and in conformance with Section 32-32.(d) of the City Subdivision Code, will extend to the west boundary of the development, to provide for future connection with the adjoining unplatted land to the west. Park Drive is proposed to be constructed to the Local Residential standard, and is designed in a way which will discourage use by through traffic as prescribed by Section 32-32.(e) of the Subdivision Code. The east half of 4th Street was originally dedicated in 1907 as part of the Lewiston Orchards Tract No. 2, but the west half of 4th Street is currently being utilized by the public by prescriptive easement. The developer will be dedicating the portion of 4th Street west of the current street centerline to the public in conjunction with the platting process as well. The developer has designated a 0.22 Acre parcel of land to be used for mitigation of storm water generated by the impervious surfaces of the newly constructed public streets within the proposed subdivision. The developer will be responsible for construction of the stormwater swale on the parcel identified as "Tract A", and the tract will be dedicated to the public by the proposed plat document. The proposed subdivision is located in the Lewiston Orchards Irrigation District, and the Lewiston Orchards Sewer District, and representatives from both districts have			

indicated their intent to provide service for the proposed lots. Avista Utilities, Centurylink, and Sparklight have also confirmed their intent to provide utility service.

The subject property was recently re-zoned from PUD to R2, and the proposed lot configurations adhere to the requirements of the R2 zone and the City of Lewiston Zoning Ordinance, City Code Chapter 37.

The preliminary plat complies with the applicable requirements of the City of Lewiston Subdivision Ordinance, City Code Chapter 32, and Idaho State Code requirements for Plats and Vacations, Title 50, Chapter 13.

Recommendation:

Staff recommends that Council accept the unanimous recommendation of the City of Lewiston Planning and Zoning Commission, and approve the Carlton Hangar Addition Preliminary Plat as presented.

PRELIMINARY PLAT OF CARLTON HANGAR ADDITION (8.99 ac. ZONE R2)

THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF THE
SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5
WEST, BOISE MERIDIAN. CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

SHEET INDEX

- 1 - COVER SHEET
- 2 - PRELIMINARY PLAT NORTH HALF
- 3 - PRELIMINARY PLAT SOUTH HALF
- 4 - PRELIMINARY PLAT
- 5 - GRADING PLAN

SCALE 1"=50'

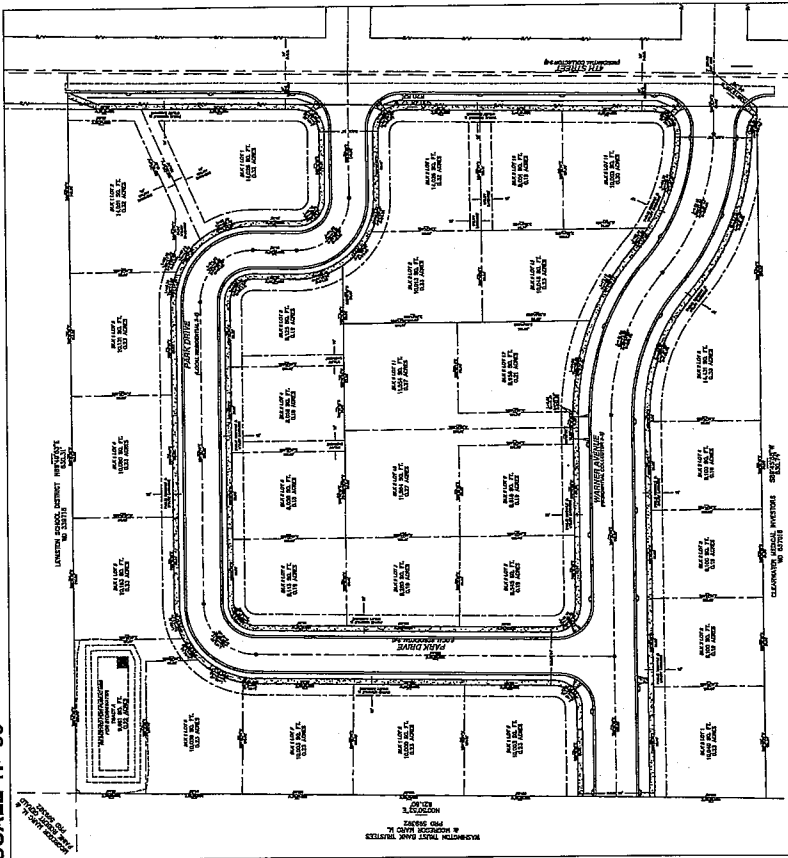
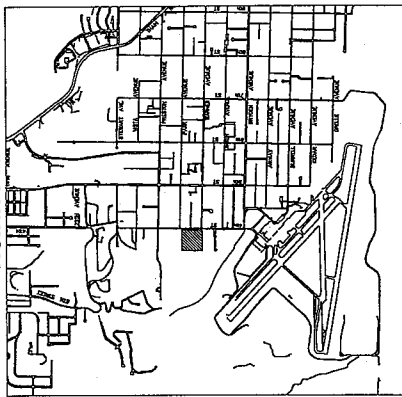
LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" BRASS CAP MONUMENT AT THE INTERSECTION OF 4TH STREET AND WARNER AVENUE, THENCE SOUTH 30°15'00" WEST, A DISTANCE OF 48.36 FEET, TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 89°45'00" WEST, A DISTANCE OF 630.74 FEET, THENCE NORTH 89°45'00" EAST, A DISTANCE OF 630.74 FEET, THENCE SOUTH 04°45'00" WEST, A DISTANCE OF 630.07 FEET, TO THE TRUE POINT OF BEGINNING FOR THIS PARCEL OF LAND.

SAD DESCRIBED PARCEL OF LAND CONTAINING 8.99 ACRES OF LAND MORE OR LESS.

VICINITY MAP



PLAT INFORMATION

OWNER - DEVELOPER
NAME: STEVE CARLTON CONSTRUCTION INC.
ADDRESS: 1102 BRYDEN AVENUE
CITY: LEWISTON, ID 83501
TELEPHONE: (208) 743-3257

PROFESSIONAL ENGINEER
NAME: ANACLINE ENGINEERING
C. RYAN FISKE, P.E.
ADDRESS: 4025 EAGLE CT.,
CITY: LEWISTON, ID 83501
PHONE: (208) 791-8055

PROFESSIONAL LAND SURVEYOR
NAME: CUDDY & ASSOCIATES
BRAD CUDDY
ADDRESS: 139 JOHNSON AVE.
CITY: OROFINO, ID 83544
PHONE: (208) 476-4643

ZONE DESIGNATION: R2A
TOTAL AREA: 8.99 ACRES
NO. OF LOTS: 30
FLOOD PLAIN ZONE: N/A

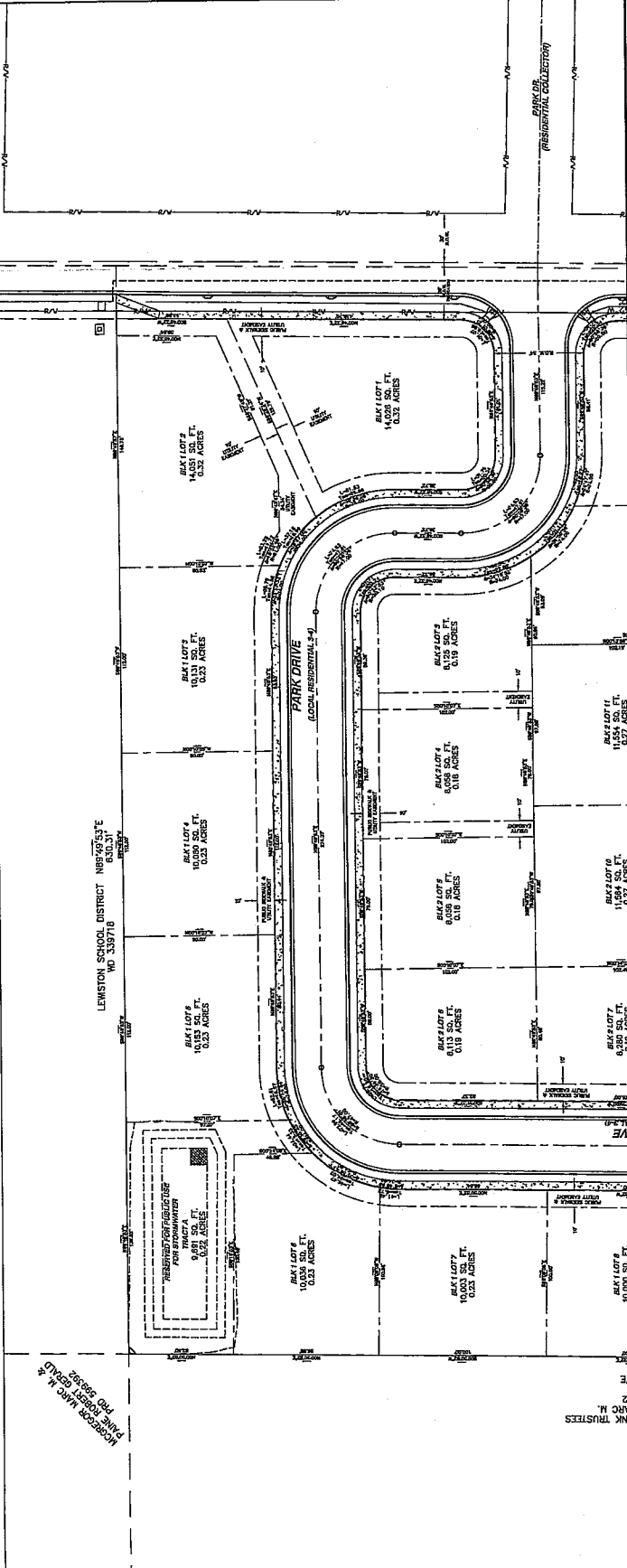
THERE ARE NO RECORDED SUBDIVISION
PLAT MAPS IMMEDIATELY ADJACENT TO
THE SUBJECT PARCEL

LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY EASEMENT LINE
- SECTION LINE
- EXISTING GRADE CONTOUR LINE
- PROPOSED GRADE CONTOUR LINE
- ROAD CENTERLINE
- CENTERLINE MONUMENT

THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF THE SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5 WEST, BOISE MERIDIAN. CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

LEWISTON IDAHO 83501	DATE OF ENTRY IN CONF	DATE OF ENTRY IN CONF	DATE 8/1/2023	SCALE 1" = 30'	SHEET 2 OF 5
CARTLTON HANGAR ADDITION 4TH ST-WARNER/PARK AVE. PRELIMINARY PLAT NORTH HALF					



DATE	10/1/2000
BY	WJL
CHECKED BY	WJL
SCALE	1" = 50'
PROJECT NO.	83501

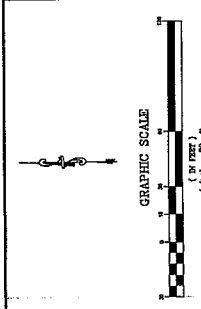
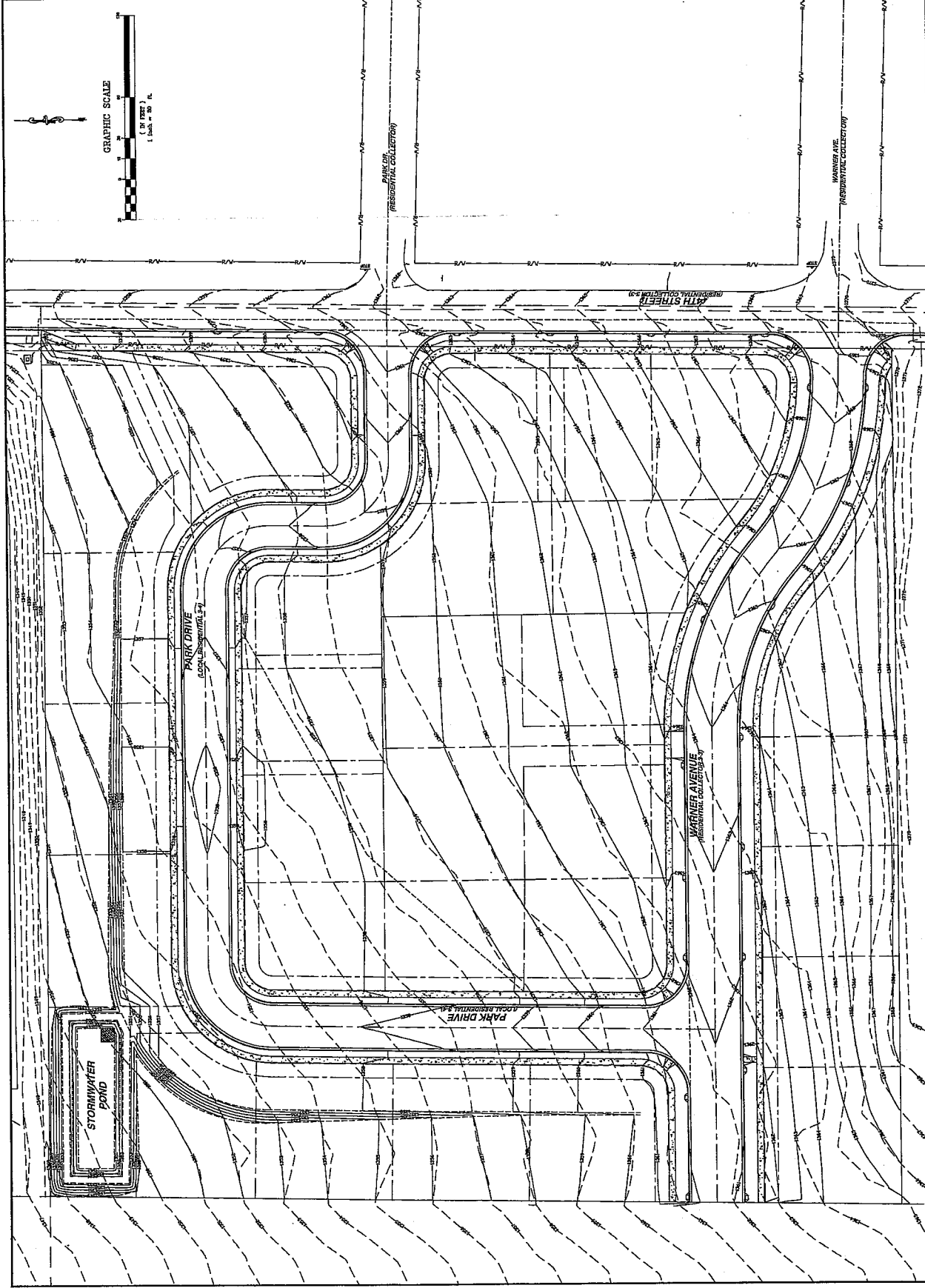
LEWISTON IDAHO 83501
4TH ST-WARNER/PARK AVE.
GRADING PLAN

MACLINE
ENGINEERING & DRAFTING
"an affordable alternative"

LEWISTON, IDAHO 83501
2000 791-1033



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CARLTON HANGAR ADDITION (8.99 ac.)

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SOUTHWEST QUARTER, OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 5
WEST, BOISE MERIDIAN. CITY OF LEWISTON, NEZ PERCE COUNTY, IDAHO

DRAFT

DRAFT

CONTACT INFORMATION

PROJECT ADDRESS: WEST OF 4TH STREET WARNER AVE. TO PARD DR.
OWNER: STEVE CARLTON CONSTRUCTION 1103 BRYDEN AVENUE LEWISTON, ID 83501 PHONE: (208) 743-3257 EMAIL: steve@carltonconstruction.com
CIVIL ENGINEER: C. EVAN FISKE, P.E. ANACLINE ENGINEERING 4045 EAGLE CT. LEWISTON, ID 83501 PHONE: (208) 791-9055 EMAIL: anacline@aol.com

STANDARDS

- 1) CITY INSPECTION CHECKLIST
- 2) IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (LATEST ED.)
- 3) AMERICAN WATER WORKS ASSOCIATION STANDARDS
- 4) IDAPA 58 & 10 STATE STANDARDS
- 5) CITY, COUNTY & STATE CODES
- 6) INTERNATIONAL BUILDING CODE 2003
- 7) INTERNATIONAL FIRE CODE 2003
- 8) CITY OF LEWISTON STANDARD DRAWINGS & SPECIFICATIONS
- 9) AMERICANS WITH DISABILITIES ACT
- 10) NATIONAL ELECTRIC COUNCIL & LOCAL ELECTRIC CODES
- 11) L.O.I.D. SUPPLEMENTAL TECHNICAL SPECIFICATIONS 1-18-18

UTILITY CONTACTS

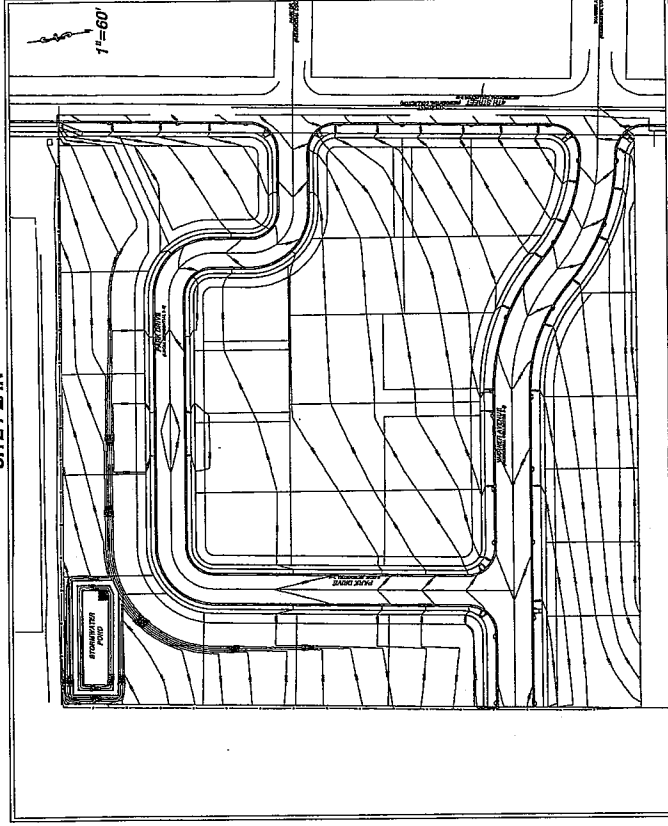
POWER	AVISTA	ENTITY	CONTACT	PHONE
WATER	L.O.I.D.	COURT WITTERS		508.700.1476
SEWER	C.O.S.D.	BARNES METZ		208.748.8236
PHONE	CENTURY LINK	MICHAEL GRUELL		208.748.9899
CABLE	SPARKLIGHT	CODY HOLLENBACK		208.798.8380
SEWER	L.O.S.D.	RICK RAMSEY		208.748.8336
FIRE	CITY OF LEW.	URBAN WESSELS		208.791.9346
HEALTH	NORTH CENTRAL	LINDA STERUPAT		208.743.9554
CITY	ENGINEER	ED MARUGG		208.799.3100
		PUBLIC WORKS		208.748.1318

INSPECTIONS & NOTIFICATIONS

NOTE: THE ENGINEER OF RECORD IS REQUIRED TO INSURE THAT THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL CITY REQUIREMENTS. THE CONTRACTOR WILL PROVIDE THE ENGINEER EVERY FRIDAY, A SCHEDULE OF THE WORK TO BE PERFORMED THE FOLLOWING WEEK. THE CONTRACTOR SHALL PROVIDE ACCURATE REDLINE DRAWINGS FOR THE ENGINEER TO COMPLETE. AS-BUILT PLANS AFTER THE CONSTRUCTION IS COMPLETE.

NOTIFICATION SIGN: A SIGN SHALL BE ERECTED UPON APPROVAL OF THE BUILDING PERMIT FOR THE PROJECT. AT A MINIMUM THE SIGN SHALL BE 15 FEET SQUARE IN SIZE. 1) THE SIGN SHALL BE AT LEAST 15 FEET SQUARE IN SIZE. 2) THE SIGN SHALL HAVE A DESCRIPTION OF THE APPROVED PROJECT. 3) THE SIGN SHALL CONTAIN THE PHONE NUMBER FOR THE PUBLIC TO OBTAIN ADDITIONAL INFORMATION.

SITE PLAN



SHEET INDEX

SHEET 1	- COVER
SHEET 2	- TRAFFIC CONTROL PLAN
SHEET 3	- EROSION CONTROL PLAN
SHEET 4	- EROSION CONTROL PLAN
SHEET 5	- EROSION CONTROL PLAN
SHEET 6	- 4TH STREET GRADING PLAN
SHEET 7	- 4TH STREET GRADING PLAN & PROFILE
SHEET 8	- PARK DRIVE 0+00 TO 8+50 GRADING PLAN, PROFILE
SHEET 9	- PARK DRIVE 8+50 TO 9+76 GRADING PLAN, PROFILE
SHEET 10	- WARNER AVENUE UTILITY PLAN & PROFILE
SHEET 11	- PARK DRIVE 0+00 TO 8+50 UTILITY PLAN, PROFILE
SHEET 12	- PARK DRIVE 8+50 TO 9+76 UTILITY PLAN, PROFILE
SHEET 13	- FRANCHISE UTILITY PLAN AVISTA UTILITIES
SHEET 14	- WARNER AVENUE CIVIL PLAN
SHEET 15	- PARK DRIVE 0+00 TO 8+50 CIVIL PLAN
SHEET 16	- PARK DRIVE 8+50 TO 9+76 CIVIL PLAN
SHEET 17	- CITY DETAILS FOR STREET & CONCRETE
SHEET 18	- CITY DETAILS FOR STREET & CONCRETE
SHEET 19	- CITY DETAILS FOR WATER UTILITIES
SHEET 20	- CITY DETAILS FOR WATER UTILITIES
SHEET 21	- CITY DETAILS FOR SEWER UTILITIES
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CALL BEFORE YOU DIG

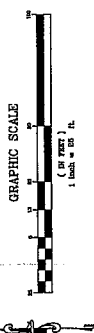
CONTRACTOR SHALL CALL 1-800-342-1585 & HAVE ALL UNDERGROUND UTILITIES LOCATED AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY CONSTRUCTION.



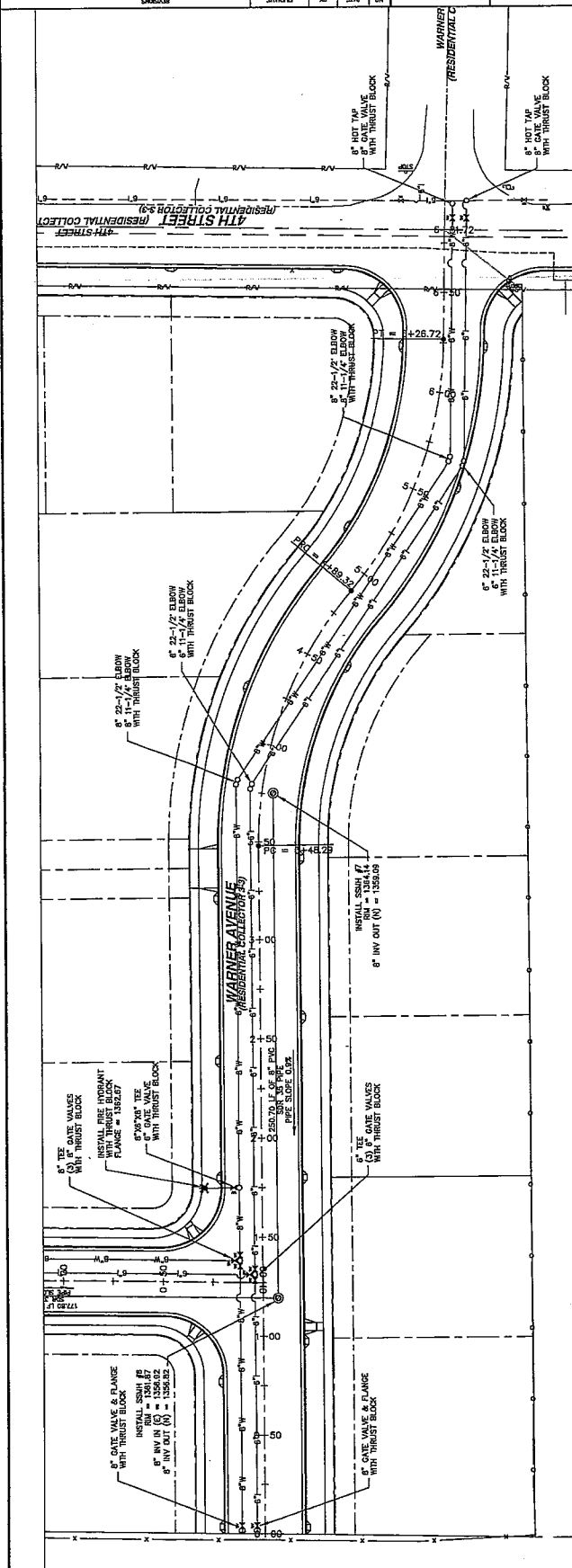
4025 EAGLE COURT
LEWISTON, IDAHO 83501
FAX (208) 798-1082
(208) 791-0085



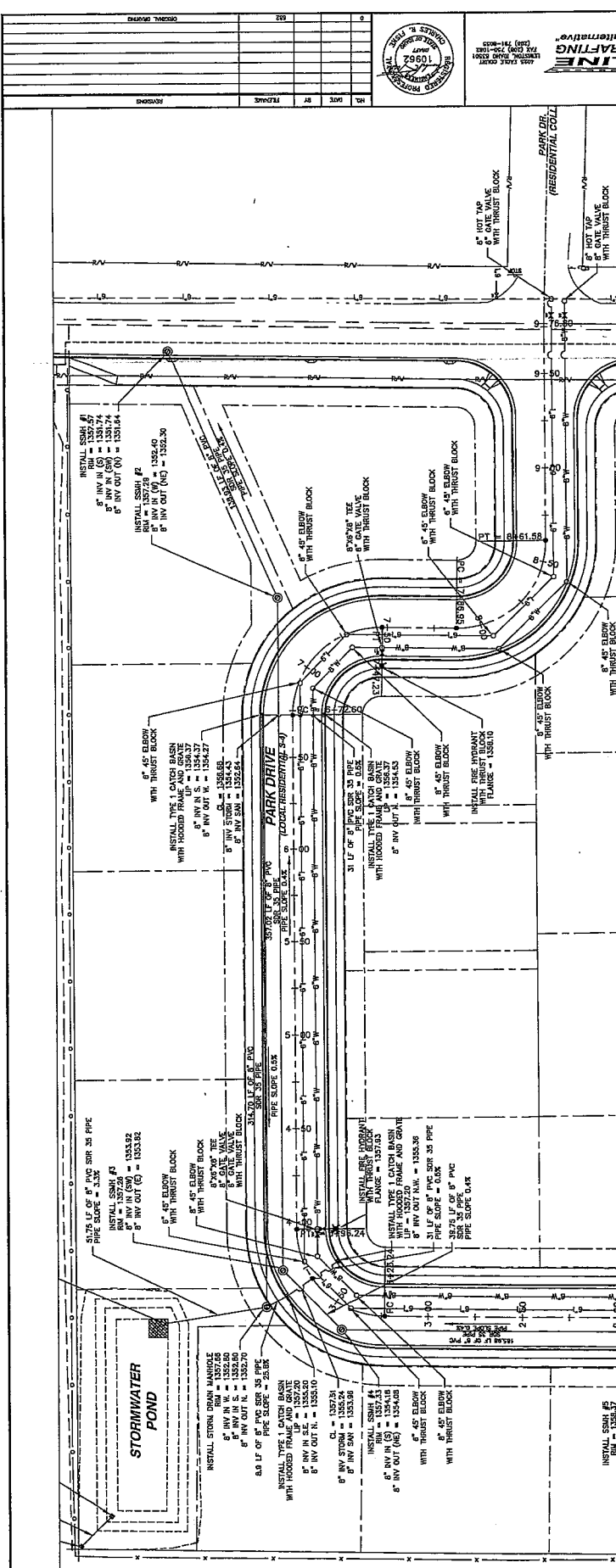
NACLINE
ENGINEERING & DRAFTING
"an affordable alternative"

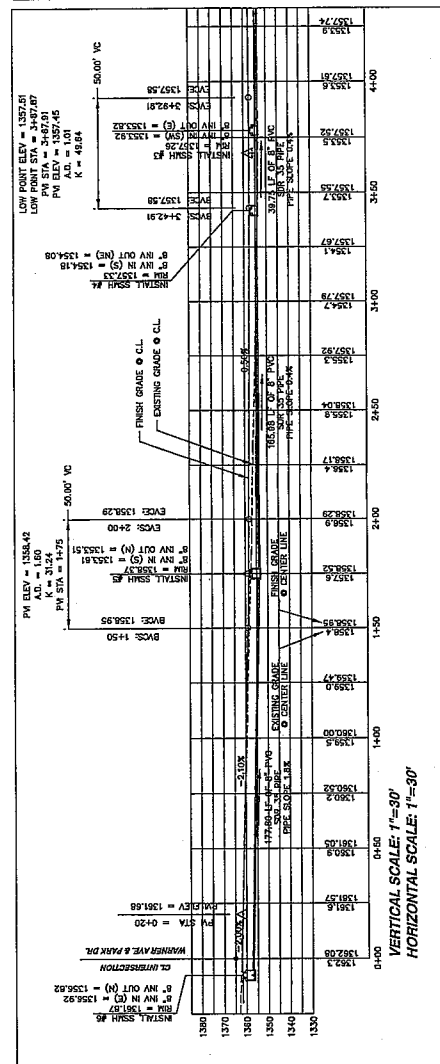
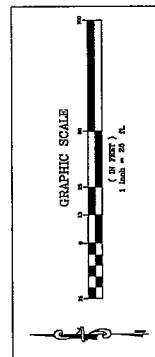


WARNER AVENUE PLAN VIEW



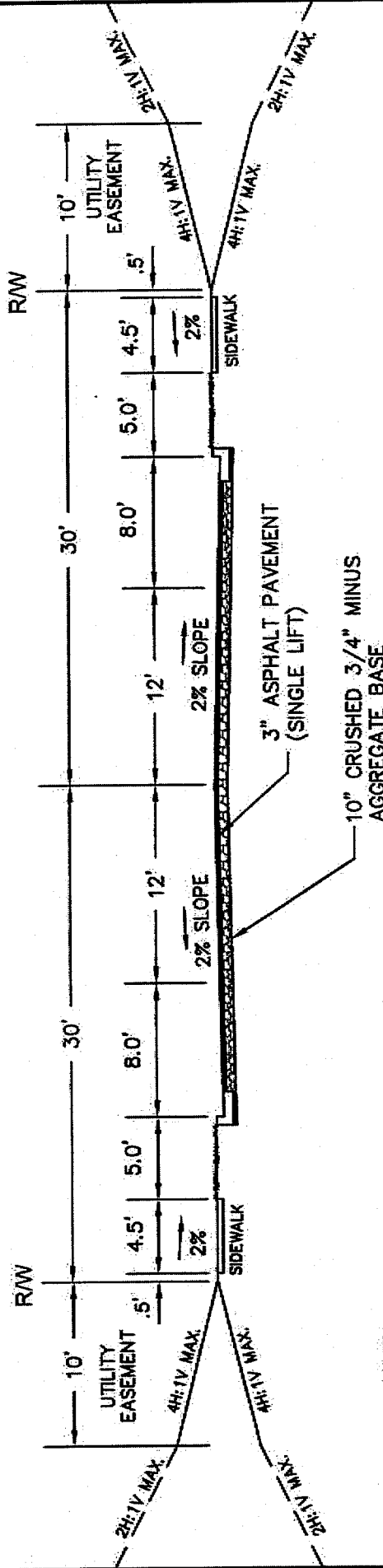
PARK DRIVE UTILITY PROFILE VIEW





PARK DRIVE UTILITY PLAN VIEW

PARK DRIVE UTILITY PROFILE VIEW



NOTES:

1. 60' RIGHT OF WAY WIDTH
2. 8% GRADE MAX
3. 200' CENTERLINE RADIUS (MIN.) - SMALLER RADIUS MAY BE ALLOWED IF CURVE IS SUPERELEVATED (REFER TO AASHTO)
4. HIGH BACK CURB ONLY
5. THE PLANTING STRIP SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.
6. CITY ENGINEER MAY REQUIRE SOIL TEST AND/OR GEOTECHNICAL ENGINEERING EVALUATION TO VERIFY LOAD BEARING CAPACITY OF SUBGRADE.
7. ADD 10' OF PAVEMENT WIDTH & RIGHT-OF-WAY WIDTH (5' EACH SIDE OF CENTERLINE WHEN BIKE LANES ARE REQUIRED)
8. TRAFFIC CALMING AND ENTRANCE FEATURES SHALL BE EVALUATED ON A CASE BY CASE BASIS; FINAL APPROVAL SHALL BE BY CITY ENGINEER.
9. ASPHALT PAVEMENT MAYBE WATER TESTED FOR PROPER DRAINAGE PRIOR TO FINAL APPROVAL.
10. CITY ENGINEER MAY REQUIRE CORING OF THE ASPHALT PAVEMENT TO VERIFY PAVEMENT THICKNESS OR DENSITY.
11. ANY VARIATION TO PROPOSED ROAD CROSS-SECTION MUST HAVE WRITTEN APPROVAL FROM CITY ENGINEER.
12. ALL TREE AND UTILITY PLACEMENT MUST MEET DWG NO. 1-1.
13. A 0.5' STRIP TO BE LOCATED BEHIND THE SIDEWALK FOR PLACEMENT OF PROPERTY PINS.

CITY OF LEWISTON, IDAHO
PUBLIC WORKS DEPARTMENT

RESIDENTIAL COLLECTOR

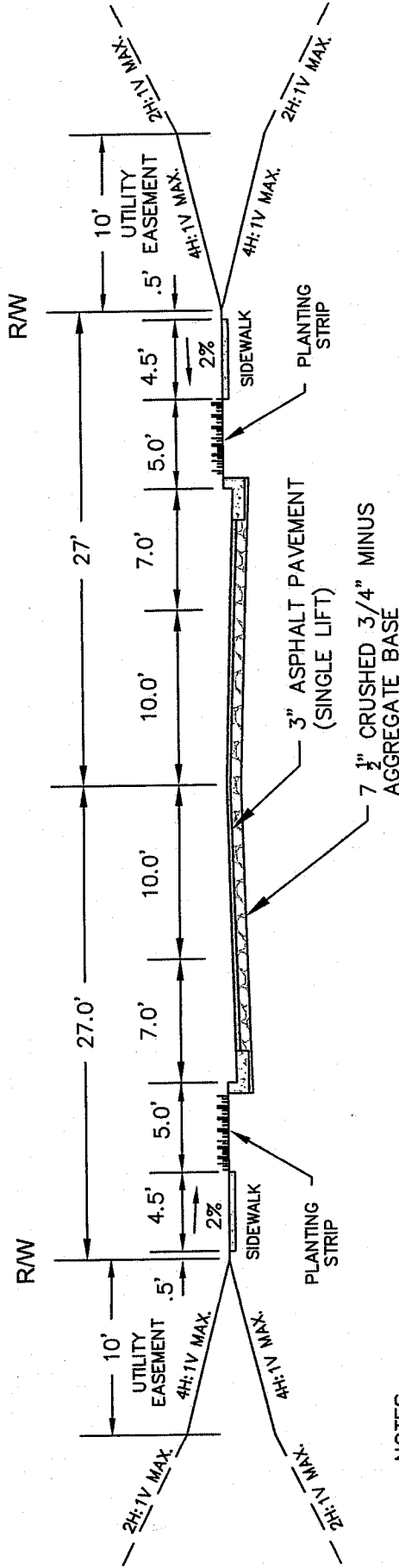
APPROVED FOR PUBLICATION

DWG. NO.

3-9

2-17-09

City Engineer



NOTES:

1. 54' RIGHT OF WAY WIDTH
2. 11% GRADE MAX
3. 200' CENTERLINE RADIUS (MIN.) - SMALLER RADIUS MAY BE ALLOWED IF CURVE IS SUPERELEVATED (REFER TO AASHTO)
4. INSTALL HIGH BACK CURB; ROLLED CURB ONLY WITH WRITTEN APPROVAL OF CITY ENGINEER.
5. THE PLANTING STRIP SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS.
6. THIS X-SECTION CAN BE USED FOR CUL-DE-SACS LONGER THAN 500 FT BUT LESS THAN 1200 FT.
7. CITY ENGINEER MAY REQUIRE SOIL TEST AND/OR GEOTECHNICAL ENGINEERING EVALUATION TO VERIFY LOAD BEARING CAPACITY OF SUBGRADE.
8. ADD 10' OF PAVEMENT WIDTH & RIGHT-OF-WAY WIDTH (5' EACH SIDE OF CENTERLINE WHEN BIKE LANES ARE REQUIRED)
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13. ALL TREE AND UTILITY PLACEMENT MUST MEET DWG NO. 1-1.
14. A 0.5' STRIP TO BE LOCATED BEHIND THE SIDEWALK FOR PLACEMENT OF PROPERTY PINS.

CITY OF LEWISTON, IDAHO PUBLIC WORKS DEPARTMENT	
TYPICAL LOCAL RESIDENTIAL STREET	
APPROVED FOR PUBLICATION <i>Chris Davis</i> City Engineer	DWG. NO. 3-4
Date 2-17-09	

City of Lewiston



CARLTON
HANGAR
ADDITION

This drawing is only a visual aid
information and locations are
approximate. There is no guarantee
or warranty is expressed or implied
for its accuracy.