



To: **Jenah Thornborrow**
Planning & Development Services
City of Garden City
6015 North Glenwood Street
Garden City, ID 83714

Copy: **Joseph D. Canning, PE**

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Subject: **Honcik Townhomes / Reed River Subdivision | SUBFY2022-00002
Construction Plans & Final Plat Review #2**

Status: **Construction Plans and Final Plat recommended revisions.**

Jenah:

On behalf of the City of Garden City, I have reviewed the submitted application materials for the construction plans and final plat of Honcik Townhomes / Reed River Subdivision. Please direct the following comments to the applicant's engineer.

Comments reflect review of the following documents:

1. Construction Plans consisting of 4 sheets bearing Professional Engineer's stamp by Joseph D. Canning dated November 18, 2024.
2. Storm Water Design Report and Site Geotech Report bearing Professional Engineer's stamp by Joseph D. Canning dated November 18, 2024.
3. Final Plat consisting of 2 sheets bearing Professional Land Surveyor's stamp by Joseph D. Canning dated November 18, 2024.

General Comments:

1. Joint trench utilities may have additional requirements for easements. Coordination with joint trench shall be the responsibility of the developer.

2. The proposed improvements include shared drive aisles. The following requirements related to the shared drive aisles should be submitted:
 - a. The construction plans should show signage for the drive aisles.
 - b. The applicant should provide a maintenance and operations plan and schedule, including a mechanism for replacement of the drive aisles.

3. The property is located within the floodplain of the Boise River. A floodplain development application will be required. The applicant should be aware that recent studies by FEMA have concluded, and Garden City has been placed in a seclusion area. Seclusion can be considered a “holding” designation where FEMA desires to further study the floodplain in the city during an interim period of several years. Under the seclusion area, FEMA mapping duplicates the prior 2003 mapping. All land developments must be aware of possible impacts of FEMA’s future studies adopting Base Flood Elevations (BFEs) higher than those currently shown in the seclusion area. The applicant should refer to the “work maps” available from the City for possible future BFE in this area, and is strongly advised to construct homes at least to elevations protected from flooding in the event FEMA adopts BFEs as indicated by the work maps.
 - a. Note #13 added to the final plat indicates that the current base flood elevation (06/19/2020 FEMA FIRM panel) is 2657.50. The engineer should review the work maps to identify any anticipated future BFE changes, which appears may be ~1 ft higher. The buildings are designed with a floor elevation of 2560.0.

Construction Plans:

1. Water services are shown lots 2-6 with the meter being located at the back of sidewalk along N. Reed Street. Show the private portion of the service line extending from the meter and terminating within each buildable lot. Ensure the service line meets applicable potable/non-

potable separation requirements and is contained in an easement if crossing any other buildable lot (Lot 7 is identified to have a blanket utility easement by the final plat).

2. The Legend identifies that 4-in sewer services shall be "Type C" and refers to Detail 2, Sheet 4. Add a "Type C" configuration to the detail on sheet 4.
3. All sewer services except the service to Lot 4 are labeled at the connection to the main in Reed Street as "Connect to existing sewer main via Inserta-Tee". Add this label to the Lot 4 service.
4. If Keynote #15 is intended to be associated with the existing water meter shown at the east edge of the west driveway, the Keynote is not found. Please revise or clarify the use of Keynote #15.

Final Plat Comments:

1. ~~Per the Preliminary Plat decision, revise the final plat to comply with this condition:~~ **RESOLVED**

3. A note must be provided on the final plat documenting:
 - a. The current flood zone in which the property or properties are located;
 - b. FEMA FIRM panel(s), FIRM effective date(s), flood zone(s), base flood elevation(s); and
 - c. A note: "Flood zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by this code."

2. Per the Preliminary Plat decision, revise the final plat to comply with this condition:

4. Easements:
- a. As required by the City Engineer or this decision easements shall be provided.
 - b. All easements must be depicted on the plat directly or noted by a separately recorded easement that is noted on the plat by the instrument number (generally preferred method).
 - c. Easements shall define the grantee and adequate information to fully identify the location of the easement such as a legal description and illustration and provide adequate information to clearly identify the intent of the easement.
 - d. Easements shall be unobstructed unless otherwise specified.
 - e. At a minimum, the following easements shall be provided:
 - i. Flood protection dedicated to the City for any portion the property that may be within 70' of the Boise River ordinary high-water mark.
 - ii. Public utility
 - iii. Water and sewer
 1. If not otherwise designated by the City Engineer the total easement width shall not be less than ten feet (10'), with twelve feet (12') recommended, front and rear, with at least twenty feet (20') required for water and sewer easements for main lines.
 - iv. Drainage
 - v. Connections to public right-of-way or pathways, including vehicular drives and connections to the greenbelt.
 - vi. Perpetual public access from Reed Street to the greenbelt connection

- a. Revise the final plat to reflect an easement for Flood Protection in favor of the City for any portion of the property within 70' of the Boise River ordinary high-water mark per PP condition of approval #4.e.i. The preliminary plat identified an area at the NW corner of the property that is within 70' of the top of bank of the Boise River.
 - b. Per PP condition of approval #4.e.iv, designate drainage easements on the final plat. It appears that adding "drainage" to the blanket easements over Lot 7 per Final Plat Note 11 would suffice.
3. ~~Per the Preliminary Plat decision, revise the final plat to comply with this condition:~~ **RESOLVED**

5. Provide a note on the final plat to read, "Building setback lines shall be in accordance with the approved planned unit development application, Garden City file number SUBFY2022-0002".
- a. The approved reductions from code required setback are:
 - i. Lots 1-6:
 1. Front Setback: 11'
 2. Side Yard Setbacks: 5'
 3. Rear Yard Setback: 5'

4. ~~Per the Preliminary Plat decision, revise the final plat to comply with this condition:~~ **RESOLVED**

7. A building envelope within which future building footprints will be located shall be shown on the lots.

5. ~~Revise the Final Plat to include Lot 1, Block 1 in Note #11's identification of common lots.~~
RESOLVED
6. ~~Update the Legend description for "10' wide Public utility easement line, see Note 9 for more information." Review as it may be the Legend should reference Note 7.~~ **RESOLVED**
7. Update the Legend description for "Found 1/2" pin with cap labeled ___" and "Found 5/8" pin with cap labeled ___" to include the missing information. **PARTIALLY RESOLVED**
- a. Add labels to all found monuments as indicated by the revised Legend. The NW monument has been indicated as PLS 4347. There are several other found monuments that lack labels.
8. ~~Revise the Survey Narrative, Note #1 to reflect that the subdivision consists of five building lots and two common lots. Not revised, but revisions to Note 11 and 12 clarify that Lot 1 is a common lot "intended to have a common use building on it."~~ **RESOLVED**
9. ~~Provide a dimension tie from the most southerly corner of Lot 2 to the intersection of the Ingress/Egress easement serving Lot 2 across Lot 3.~~ **RESOLVED**
10. ~~Review the Acknowledgement for the Owner's Signature on sheet 2. It appears the signer is listed as "HONDO REED", instead of Mr. Honcik, as the manager of that limited liability company.~~ **RESOLVED**
11. ~~Courtesy Comment: Correct a typo in the Central District Health approval where "Sanitary restrictions my be re-imposed", which should be "may be re-imposed".~~ **RESOLVED**
12. The sewer service to Lot 2 is shown by the Construction Plans to cross through Lot 3 and an easement shall be provided over Lot 3. The final plat shows an easement in the general area, but identifies it in the Legend for the purpose of Ingress/Egress only. Revise the easement over Lot 3 to provide for utilities.

Due to the number of comments received, new comments may become apparent on future reviews.