



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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Pages: 3

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Subject: **Honcik Townhomes / Reed River Subdivision | SUBFY2022-00002 Review #1**

Status: **Preliminary Plat recommended for approval with conditions.**

Jenah:

On behalf of the City of Garden City, I have reviewed the submitted application materials for the preliminary 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. Application narrative dated Dec. 1, 2021 by Hatch Design Architecture
2. Preliminary Plat consisting of 1 sheet bearing Professional Engineer's stamp by Joseph D. Canning dated November 19, 2021.
3. Natural Features, Resource Analysis & Site Geotech Report of 21 pages bearing Professional Engineer's stamp by Joseph D. Canning dated November 18, 2021.
4. Topographic Survey bearing Professional Land Surveyor's stamp by Patrick A. Tealey dated October 8, 2021.
5. Design Review Landscape Plan by RE+P, unsigned and dated July 2021 (referenced but not reviewed)
6. Unsigned and undated architectural plans by Hatch Design Architecture (referenced but not reviewed) consisting of:

- a. A-1.0 – Site Plan
- b. A-2.0, 2.1, 2.2, 2.4, 2.5 and 2.8 – Floor Plans
- c. A-4.0, 4.1 - Elevations

General Comments:

1. Detailed construction plans for the proposed subdivision improvements should be submitted for review and approval.
2. Easements shall be provided for all proposed sanitary sewer and water systems to be owned and operated by the City of Garden City.
3. Joint trench utilities may have additional requirements for easements. Coordination with joint trench shall be the responsibility of the developer.
4. 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.
 - c. The CC&Rs should address the perpetual maintenance of the drive aisles.
5. 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.

Preliminary Plat Comments:

1. Revise the Preliminary Plat to include the following:
 - a. Label proposed lots with lot and block number.
 - b. Provide proposed dimensions of each lot.
 - c. Indicate location of proposed utilities to each lot.
 - d. Indicate bicycle parking location(s).
2. Engineer should review and revise the following items, if required:
 - a. Note Item #2 indicates that “Potable water is to be provided by Suez Water Garden City.” Clarify that water service is proposed from the Garden City system. Recommend removing the reference to Suez Water.
 - b. Legend indicates symbols used for proposed sewer services and water services. No proposed services were found on the preliminary plat.
 - c. Legend describes the 4” Type “C” sewer services should be referred to a “Detail 3, Sheet 8”, which is not found.

- d. Legend describes the sizes of water main lines can be found on sheet 3.2, which is not found.
- e. Legend describes the proposed water services are per “City of Kuna SD-K401.75”. Water services shall be per Garden City standards.
- f. The “Typical 27.5-foot local street section” indicates a dimension of 14.5-ft to the “right-of-way”. It appears the existing R/W measures 20-ft from centerline of Reed Street.
- g. Dimensions shown on the “Setback/Zoning Table” should be confirmed against the zoning ordinance. Proposed lots do not appear to conform to all of the setback and dimensional standards (ie, 50-ft minimum lot width and 30-ft minimum street frontage). Clarify by dimensioning the lots, or clarify that the PUD is proposed to obtain approval for deviations to the zoning dimensional standards.
- h. Land Use Calculations table indicates that five (5) residential lots are proposed and the resulting density is 13.15 units/acre. It appears that six (6) lots are shown, which would result in a density of 15.8 units/acre. Please verify.

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