



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
Final Plat Review #1**

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

Jenah:

On behalf of the City of Garden City, I have reviewed the submitted application materials for the 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. Land Division / Final Plat Application and Checklists received by the City on Sep. 20, 2024.
2. Application narrative and Compliance Statements dated Sep. 18, 2024 by Hatch Design Architecture
3. Final Plat consisting of 2 sheets bearing Professional Land Surveyor's stamp by Joseph D. Canning dated Aug. 21, 2024.
4. Applicant's Comment Response Letter dated Oct. 24, 2024 by Hatch Design Architecture

Other materials contained in the submittal packets were not reviewed including:

5. Landscape & Irrigation plans consisting of 5 sheets bearing Licensed Landscape Architect's stamp by Leslie N. Prendiville dated Sep. 16, 2024.

6. Unstamped and unsigned Site Plan, Building Floor Plans and Building Elevations dated June 2022.
7. Arborist Report by Legacy des Bois, LLC dated Sep. 17, 2024
8. Topographic Survey bearing Professional Land Surveyor's stamp by Patrick A. Tealey dated October 8, 2020.
9. Draft CC&Rs

General Comments:

1. The applicant has requested a waiver regarding various engineering materials which are required by the City for a final plat application. These include Grading Plan, Hydrology Report, Engineering Drawings, and information regarding proposed Dedications and Easements.

The Applicant's Comment Response letter further requested "that the engineering drawings be a condition of issuing building permits. We further request that the dedication and easements be a condition of occupancy for the project."

I do not recommend approval of the requested waivers. The proposed lots within the subdivision require water and sanitary sewer connections and an extension of Garden City utilities. The utilities are required to be contained within easements to the City, which per the Preliminary Plat Conditions of Approval, must be dedicated by the plat or referenced by instrument number on the plat. Without the utilities being designed and previously approved, the applicant cannot comply with the conditions of approval to show easements on the final plat.

Further, in order for the final plat to be recorded, the City Engineer must recommend to Central District Health that sanitary restrictions for all lots be lifted, on the basis that sanitary sewer and water services are being provided. Without the design and construction approval of these utilities, that recommendation will be withheld and Central District Health will not lift sanitary restrictions and building permits will not be available.

Detailed construction plans for the proposed subdivision improvements should be submitted for review and approval prior to signature on the final plat.

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.
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.

Final Plat Comments:

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

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

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

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:

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.

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.
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.
8. Revise the Survey Narrative, Note #1 to reflect that the subdivision consists of five building lots and two common lots.
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.
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.
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”.

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