



MINOR PLANNED UNIT DEVELOPMENT

Permit info: _____
 Application Date: _____ Rec'd by: _____
 FOR OFFICE USE ONLY

**6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org**

APPLICANT

Name: PAM GAINES **Address:** 725 E. 2ND STREET MERIDIAN, ID 83642
Email: PGAINES@NEUDESIGNARCH.COM
Phone: 208.884.2824

PROPERTY INFORMATION

Development Name:

Site address: 404 E. 49TH STREET GARDEN CITY, ID 83714

Minor PUD Template #: NEW **Zoning:** R-3

Is the property within the 100 Year Flood Plain or Floodway? **YES** **NO**
 CIRCLE ONE

Description of Existing Use(s): EMPTY LOT

Date of Pre-Application Meeting: 6.27.19 **Date of Neighborhood Meeting:** 08.02.19

Will there be a concurrent condominium plat? (CIRCLE ONE)	Number of building Lots
YES NO	8 LOTS

Square feet of common open space: 6,456 SF	Are any improvements planned within the common open space area? If so, specify. Greenbelt path access
---------------------------------------------------	--------------------------------------------------------------------------------------------------------------

Number of parking spaces: 22 (16 GARAGE, 3 SPACES, 2 STREET, 1 ADA)	Smallest Unit (sq. ft.): 1,840 SF
-------------------------------------------------------------------------------	---------------------------------------------

Proposed density: 8 UNITS (R-3 ALLOWED DENSITY 14-35)

Maximum Building Height: 30'	Number of Stories: 2
----------------------------------------	--------------------------------

Clearly detail any deviations from the Minor PUD templates :

a. Relocation of Building Footprints:

N/A

b. Relocation of Common Areas:

N/A

c. Relocation of Access Lanes:

N/A

d. Relocation of Parking:

N/A

e. Relocation of Private Open Space:

N/A

List any other deviations:

N/A

Does the project deviate more than 10% from the Site Layout Template?

YES

NO

How does this proposed Minor PUD development minimize impacts on adjacent properties?

THIS DEVELOPMENT FITS IN WITH THE STYLE AND TYPE OF STRUCTURES ON THE ADJACENT LOTS.

Are the proposed storm drain and surface water facilities adequate for the site?

YES

NO

How will this building(s) design create a sense of place (usable open space, public art, visual focus points)?

THE BUILDING WILL CREATE A SENSE OF PLACE DUE TO THE FACT THAT THERE WILL BE AN OPEN SPACE WITH A WALKWAY CONNECTING TO THE GREENBELT. THAT SPACE WILL BE ABLE TO BE USED BY ANYONE.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

What type of water will be used for landscaping? CIRCLE ONE

Irrigation - Non-Potable

Irrigation - Potable

City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

YES, NATIVE GRASS AND DROUGHT TOLERANT PLANTS (REFER TO LANDSCAPE PLAN)

What sustainable or "green" criteria have been utilized in the development?

Where is the nearest pedestrian/bike pathway from the development?

ON PROPERTY THAT LEADS TO THE STREET AND THEN A PATHWAY LEADING TO THE GREENBELT

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED

<input checked="" type="checkbox"/>	Planning Submittal Application	<input checked="" type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Statement of Intent	<input checked="" type="checkbox"/>	Landscape Plan
<input checked="" type="checkbox"/>	Neighborhood Map	<input checked="" type="checkbox"/>	Electronic Copy of Application Submittal
<input checked="" type="checkbox"/>	Grading Plan	<input checked="" type="checkbox"/>	Waiver Request of Application Materials
<input checked="" type="checkbox"/>	Lighting Plan		
<input checked="" type="checkbox"/>	Schematic Drawings		
<input checked="" type="checkbox"/>	Topographic Survey		
<input type="checkbox"/>	Hydrology Report		
<input type="checkbox"/>	Natural Hazard and Resources Analysis		
<input type="checkbox"/>	Dedications and Easements		
<input type="checkbox"/>	Covenants and Deed Restrictions		
<input checked="" type="checkbox"/>	Legal Description		
<input type="checkbox"/>	Ability to Serve Letter		
<input checked="" type="checkbox"/>	Affidavit of Legal Interest		
<input checked="" type="checkbox"/>	Neighborhood Meeting Verification		
<input checked="" type="checkbox"/>	Affidavit of Posting and Photo (due 7 days prior to public hearing)		

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS (PLEASE CHECK):

- Statement must include a list of the application materials to be waived and an explanation for the request.

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):

- A document legally describing the property.
- Must have Ada County instrument number or county seal inscribed.

INFORMATION FOR PRE-APPLICATION FORM (PLEASE CHECK):

- A form signed by the planning official certifying a pre-application conference took place for this application prior to applying. The sign-in sheet of the pre-application conference should also be attached.

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')

- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- 24" x 36" size minimum
- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.
- The site plan shall demonstrate safe vehicular access as required in 8-4E-4
- Driveways, access to public streets, parking with stalls, loading areas.
- Sidewalks, bike and pedestrian paths.
- Berms, walls, screens, hedges and fencing.
- Location and width of easements, canals, ditches, drainage areas.
- Location, dimensions and type of signs.
- Trash storage and mechanical equipment and screening.
- Parking including noted number of regular, handicap and bike parking as well as dimensions of spaces and drive aisles depicted on plan
- Log depicting square footage of impervious surface, building and landscaping
- Location and height of fences and exterior walls
- Location and dimensions of outdoor storage areas
- Location of utilities and outdoor serviced equipment and areas
- Location of any proposed public art
- Location of any proposed exterior site furniture
- Location of any exterior lighting
- Location of any existing or proposed signage

INFORMATION REQUIRED ON LANDSCAPE PLAN (PLEASE CHECK):

- 24" x 36" size minimum
- Scale the same as the site plan.
- Type, size, and location of all existing and proposed plants, trees, and other landscape materials.
- Size, location and species of existing vegetation labeled to remain or to be removed.
- All areas to be covered by automatic irrigation, including location of proposed irrigation lines.
- Cross section through any special features, berms, and retaining walls.
- A plant list of the variety, size, and quantity of all proposed vegetation
- Log of square footage of landscaping materials corresponding to location
- Proposed storm water systems
- Locations and dimensions of open space

INFORMATION REQUIRED ON SCHEMATIC DRAWINGS (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than 1/8 inch = 1 foot (1/8" = 1')
- Floor plans; elevations, including recorded grade lines; or cross sections that describe the highest points of all structures and/or buildings, showing relationship to recorded grade existing prior to any site preparation, grading or filing
- Decks, retaining walls, architectural screen walls, solid walls, and other existing and proposed landscape features shall be shown in elevations and sections with the details to show the completed appearance of those structures
- Overall dimensions of all proposed structures
- Specifications on exterior surface materials and color
Sample materials (as determined by the staff)

INFORMATION REQUIRED ON LIGHTING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Location, type, height, lumen output, and luminance levels of all exterior lighting
- Refer to Garden City Code 8-4A-6 for outdoor lighting requirements

INFORMATION FOR TOPOGRAPHIC SURVEY (PLEASE CHECK):

- The topographic map is a map of the application site and adjoining parcels prepared by an engineer and/or land surveyor, and at a scale of not less than one inch (1") to twenty feet (20'). If the site has been known to have been altered over time, then the applicant shall provide evidence of the natural topography of the site.

INFORMATION REQUIRED ON GRADING PLAN (PLEASE CHECK):

- 11" x 17" size minimum
- Scale not less than one inch equals twenty feet (1" = 20')
- Two foot (2') contours for the entire proposal site
- One foot (1') contours for details, including all planimetric features
- Existing site features, including existing structures, trees, streams, canals, and floodplain hazard areas
- Existing easement and utility locations
- Approximate limiting dimensions, elevations, and finish contours to be achieved by the contemplated grading within the project, showing all proposed cut and fill slopes, drainage channels, and related construction; and finish and spot grade elevations for all wall and fence construction, and paved and recreational surfaces
- Slope and soil stabilization and re-vegetation plan, including identification of areas where existing or natural vegetation will be removed and the proposed method of re-vegetating. Show all areas of disturbance and construction fencing location; re-vegetation is required for all disturbed areas
- Proposed storm water systems

INFORMATION FOR HYDROLOGY REPORT(PLEASE CHECK):

- Prepared by a licensed engineer
- Description of the hydrological conditions existing within the proposed site, the adequacy of the existing conditions for the proposed project and the design criteria for any recommended corrective measures

- Map or drawing showing existing surface drainage patterns in the proposed site and identifying any anticipated changes in those patterns due to the project development
- For preliminary plat: Preliminary plans and approximate locations of all surface and subsurface drainage devices or other devices to be employed in controlling drainage water within the project site, including proposed, existing, and natural drainage swales, culverts, catch basins, and subsurface drain piping
- For final plat: A storm drainage plan shall be submitted showing compliance with the standards of section 8-4B-1. The storm drainage plan shall include:
 - a. A map indicating the on-site and off-site drainage applicable to the site
 - b. Detailed engineering plans of all subsurface drainage improvements to be constructed as a part of the proposed development
 - c. Location of all drainage easements, or drainage rights of way
- For a subdivision within a floodplain, documentation shall be provided that will show and explain at the following to demonstrate conformance with Chapter 3, Article B. Flood Hazard. Location of all planned improvements:
 - a. The location of the floodway and the floodway fringe per engineering practices as specified by the Army Corp of Engineers
 - b. The location of the present water channel
 - c. Any planned re-routing of waterways
 - d. All major drainage ways
 - e. Areas of frequent flooding
 - f. Means of flood proofing buildings, and means of insuring loans for improvements within the floodplain

INFORMATION FOR NATURAL HAZARD AND RESOURCES ANALYSIS (PLEASE CHECK):

- Prepared by a licensed engineer
- The natural hazards and resources analysis shall provide an inventory and recommendation regarding natural conditions existing on the site.
- The analysis shall include: significant natural resources existing on the site shall be identified including vegetation; fish and wildlife habitat; and water, including streams and riparian zones. A plan for preservation and/or mitigation of significant resources should be prepared by a qualified professional.
- For subdivisions within a floodplain: Detailed information on the nature, source, and extent of the hazard and the proposed actions to minimize or eliminate danger to public health, safety or property. The analysis shall include the following information:
 - a. The location of existing water channels and drainage ways, floodway, flood plain and base flood elevation
 - b. The location of all planned improvements including dams, dikes, and similar structures
 - c. All planned diversions, alterations or rerouting of channels and drainage ways.

INFORMATION FOR DEDICATIONS AND EASEMENTS (PLEASE CHECK):

- The statement of intent for dedications and/or easements shall include the location, size, dimensions, and purpose.

INFORMATION FOR COVENANTS AND DEED RESTRICTIONS (PLEASE CHECK):

- The draft of any proposed covenants and deed restrictions to be recorded with the plat or plat amendment.

INFORMATION FOR WILL SERVE LETTER(PLEASE CHECK):

- A document from the City Engineer certifying that a property has adequate access to city services.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

INFORMATION FOR AFFIDAVIT OF LEGAL INTEREST (PLEASE CHECK):

- A signed affidavit indicating legal interest in a property and application

INFORMATION FOR AFFIDAVIT OF PROPERTY POSTING AND PHOTOS(PLEASE CHECK):

- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION REQUIRED MASTER SIGN PLAN (PLEASE CHECK):

- Required for commercial or mixed-use developments of two or more buildings
- Location, elevations, and materials of proposed signage



July 29, 2019

Attn: City of Garden City Planning & Zoning Services Department
6015 N. Glenwood Street Garden City, ID 83714-1347

Re: 404 E. 49th Street Townhomes Development

PUD Application / Variance Request

Please find attached a Planned Unit Development Application for the 49th Street Townhomes development. The project is located at 404 E. 49th Street., on a rectangular lot with Alworth street to the south, and 49th Street to the east. Single family homes surround the lot to the south and west. To the north is an apartment complex. The site coordinates are 4N, 2E, 31, Parcel #R7334160441, and is currently zoned R-3. The project will consist of the construction of two new Four-Plex townhome buildings with a two car garage for each unit. All units will have their own entry coming off the pathway to the south connecting to 49th Street and to the guest parking, which is centrally located between the two buildings. The total of conditioned space for the townhome will be approximately an overall 7,000 square feet with approximately 2,100 square feet of garage area per building. The buildings will be light-framed wood, Type VB construction. The owner of this site is intending on enhancing the neighboring community with his project infill on an empty site in an older neighborhood. The project provides diversity in type, density, and location of housing in a neighborhood that's transitioning from single family residential to a higher density residential. It will offer occupants access to a pedestrian / bicycle path and the close proximity to the Boise Greenbelt. The added benefits of the attached garage and the larger units compared to the single family houses in the neighborhood will encourage the residents to be more permanent in nature.

Planned Unit Development

The development property is 30,000 square feet of vacant lot, surrounded by single family homes and apartment complexes. The project will create diverse housing options while still complementing the nature and comprehensive plan for the surrounding community. The building will add to the visual interest and connectivity, both from vehicular and pedestrian viewpoints – eliminating a vacant lot that isolates portions of the neighborhood. The building will be oriented south toward Alworth Street with the alley drive aisle to the north, connecting 49th Street to the units' garages. The front entry and focus on public space will be to the south. There will be a meandering sidewalk running the full length of the front and connecting to the attached sidewalk along 49th Street. The buildings will be varying colors and materials including a combination of cultured stone wainscot, horizontal lap siding, and board and batten siding.

The intent of the design is to provide an alternative housing style as part of the gentrification of the area while still interacting with the surrounding community already in place. The townhomes are two stories which adds to the nature of the surrounding homes, progressing from single story single family homes to three story apartments. This seamless transition from single family residential to multi-dwelling ties into the comprehensive plan for Garden City's future.

Variance Request

Our initial understanding of the site was that garage or carport shall be deemphasized when viewed from the public street. (Garden City Code 8-4B-3-C). Our building is designed that the main entryway that most of the building users will enter will be to the south side of the building. This leaves the drive aisle to the north as the rear of the building. Under Garden City Code 8-4B-3-C the garage needs to be recessed at least six feet behind the building line unless the garage is located off an alley or has windows in or above the garage doors. We propose that the private access drive to the garages from 49th Street be classified as an "Alley". We have mitigated the lack of undulation by recessing the garage back two feet from the face of the building. We are seeking a variance that allows us to designate the access drive as an "Alley" and that excuses the six feet variance in garage facades requirement. We are also seeking a variance to the landscape buffer to the North. Code requires a 10'-0" landscape buffer around the perimeter of the property. With a limited site already due to the constraints of the ditch easement we are left with little room to plant the continuous canopy of trees surrounding the perimeter (8-4I-5-C). With this buffer to the North we would not be able to plant trees on the South property line due to the ditch and the easement for the ditch rider the building would be too close to plant. With shifting the easement up 5'-0" there is enough room to have the tree canopy coverage on the North and South property line instead of just the North. The last variance we are seeking is changing the width of the drive aisle from 26'-0" to 20'-0". Again this is in regards to the limited site constraints. If we classify the Private Road as a Driveway/Alley then we will have more space for the landscaping requirements and the buildings units could be offset which was suggested by the Design Review Committee in the Pre-App process.

In summary, we believe this project is congruous with the atmosphere of the neighborhood's future while still achieving the City's goals of providing diverse housing, minimizing sprawl, and creating links in street connectivity. The property owner has had a vision of developing this site, with the hope to build a suitable housing option in that area. Because he feels the site's location and natural elements offer more than most sites to potential residents he wants the project to go forth. He is excited to add to the existing infrastructure and provide a much needed use. He is attempting to work with the City, the neighbors, and the site's constraints to provide a high quality product(s) that is beneficial to the overall community plan. To deny the Minor PUD and requested variances would create a hardship for our client as he is invested in this idea both theoretically and financially. Granting these items will not conflict with the Comprehensive Plan or be detrimental in any way to our growing population.

We hope this project will be acceptable to the Planning and Zoning Commission. We feel that it truly will have a positive impact in the area and substantially increase the property value, while fulfilling everyone's needs.

Please call if you have any questions or concerns. Thank you for your time and consideration.

Sincerely,

Pamela Gaines, Project Manager

07.31.19



Attn: Garden City Planning Department
Garden City City Hall
6015 N Glenwood St, Garden City, ID 83714

Re: Waiver

Waiver Request:

The items we're requesting a waiver for are as follows –

- 1) Hydrology Report
- 2) Natural Hazards and Resource Analysis
- 3) Dedications and Easements
- 4) Covenants and Deed Restrictions
- 5) Ability to Serve Letter

Item number one – Do not currently have. Civil will provide in Construction Documents.

Item number two – Do not currently have. Civil will provide in Construction Documents.

Item number three – This will be taken care of when subdividing the parcel.

Item number four – This will be taken care of when subdividing the parcel.

Item number five – ACHD will send over.

Please let me know if you have any questions or concerns.

Sincerely,

Pam Gaines

SITE PLAN NOTES

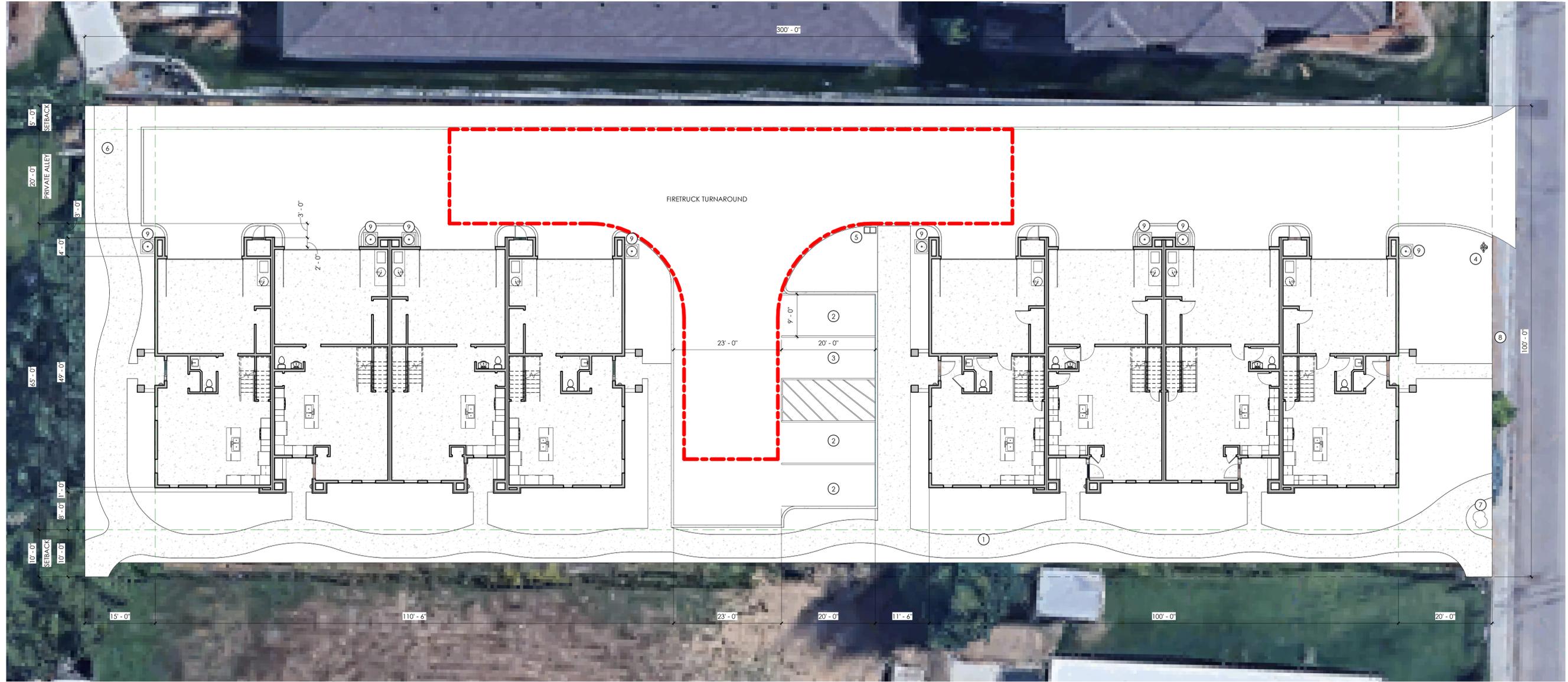
#	Note
1	DRIVEABLE SIDEWALK AND LANDSCAPING
2	STANDARD 9'x20' PARKING SPOT
3	ADA PARKING STALL
4	FIRE HYDRANT
5	8 CLUSTER MAILBOX WITH OUTGOING SLOT AND (2) PACKAGE SLOTS
6	CONNECTION TO GREENBELT ACCESS PATH THROUGH NORTH PROPERTY
7	ENTRY PLAZA WITH ROCK SIGN
8	ATTACHED PUBLIC SIDEWALK
9	AC UNIT (28'x28'x30')



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1 SITE PLAN - NEW
3/32" = 1'-0"

CLIENT:
JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

SITE PLAN

A-101



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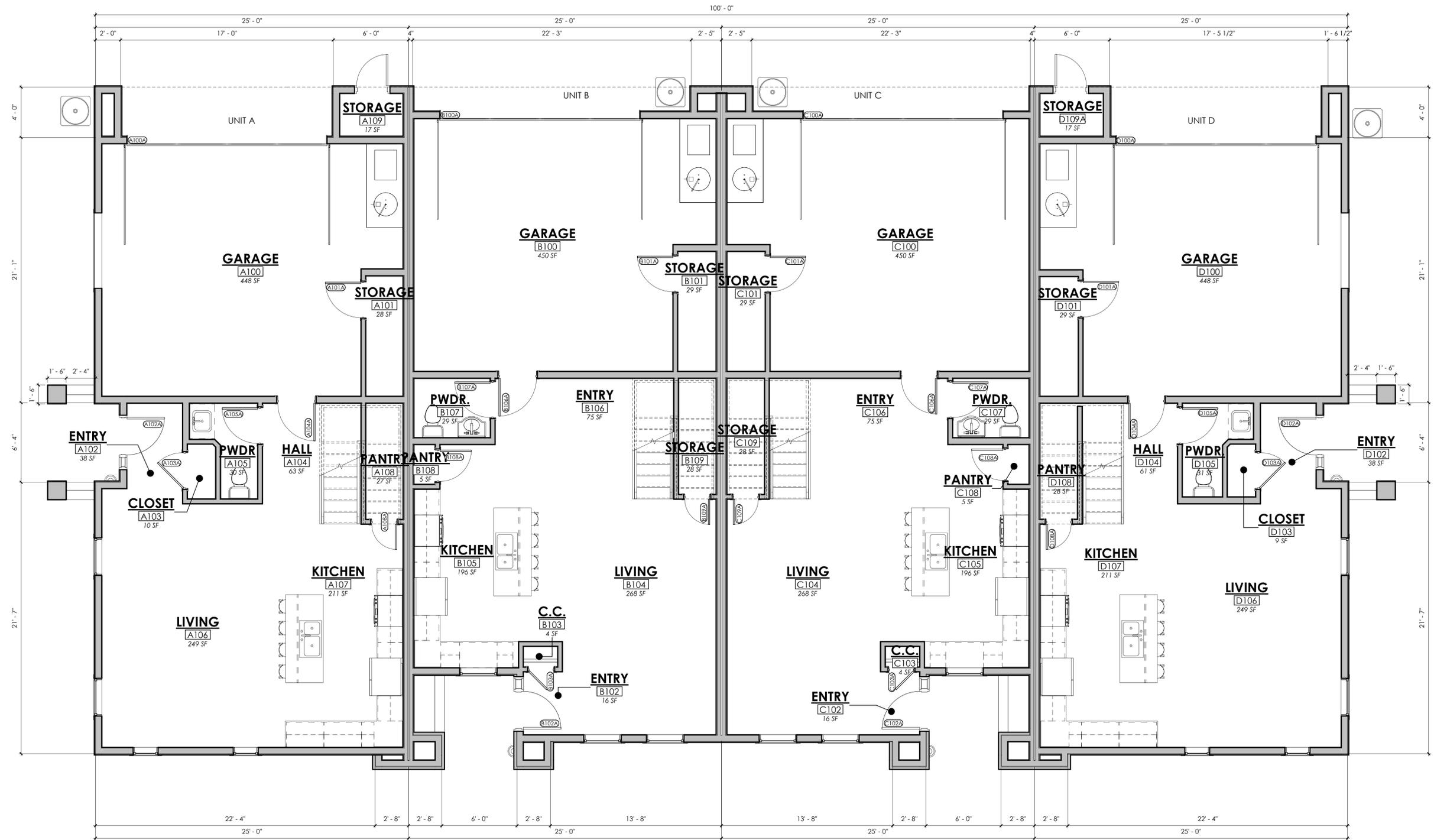
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49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

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NO.	DESCRIPTION	DATE



1 FIRST FLOOR PLAN - NEW
1/4" = 1'-0"



FIRST FLOOR
PLAN

A-111



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PROFESSIONAL SEAL

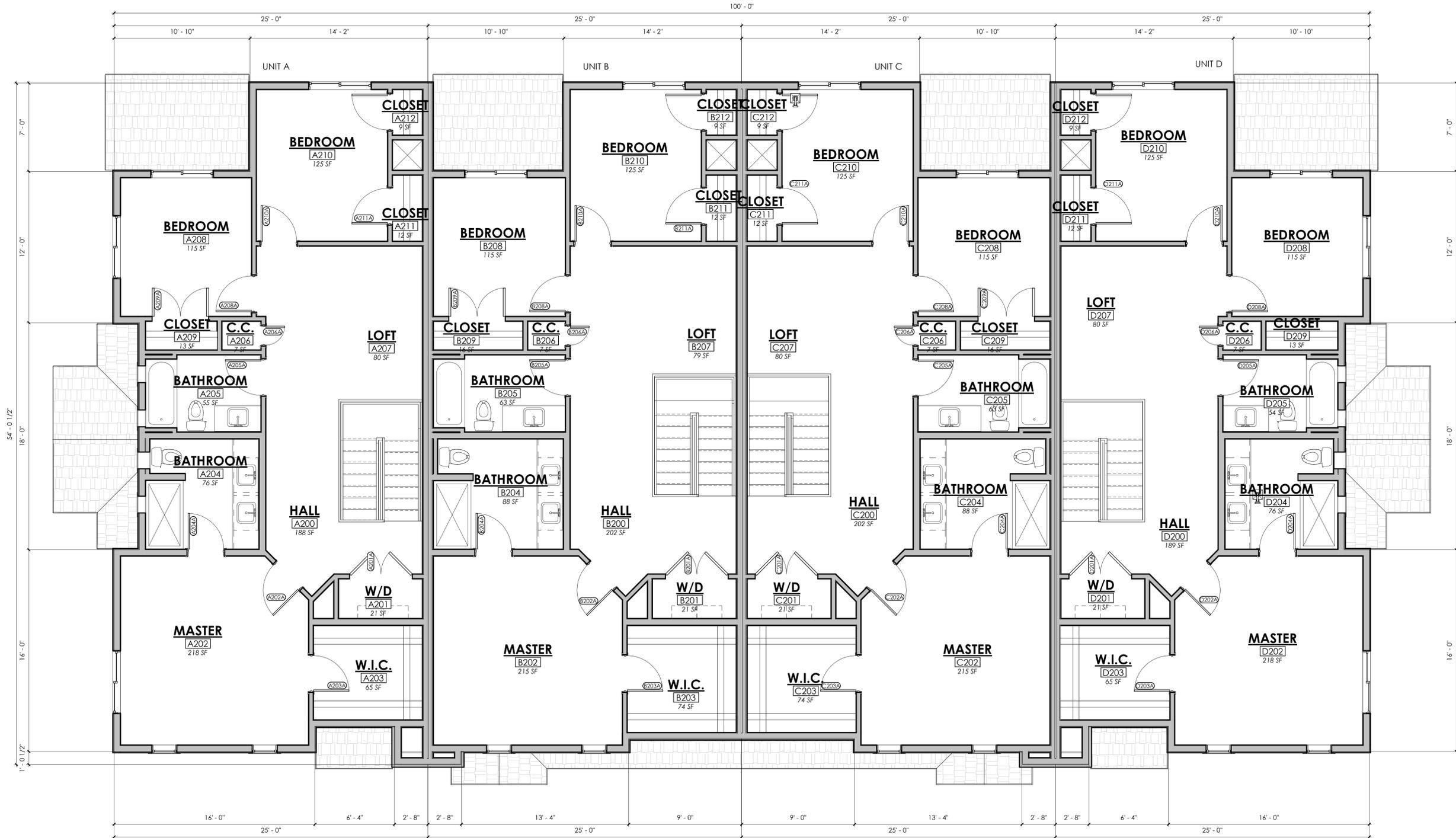
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NO. DESCRIPTION DATE

SECOND FLOOR PLAN

A-112

JOB NUMBER 19109
DRAWN BY PKC



1 SECOND FLOOR PLAN - NEW
1/4" = 1'-0"



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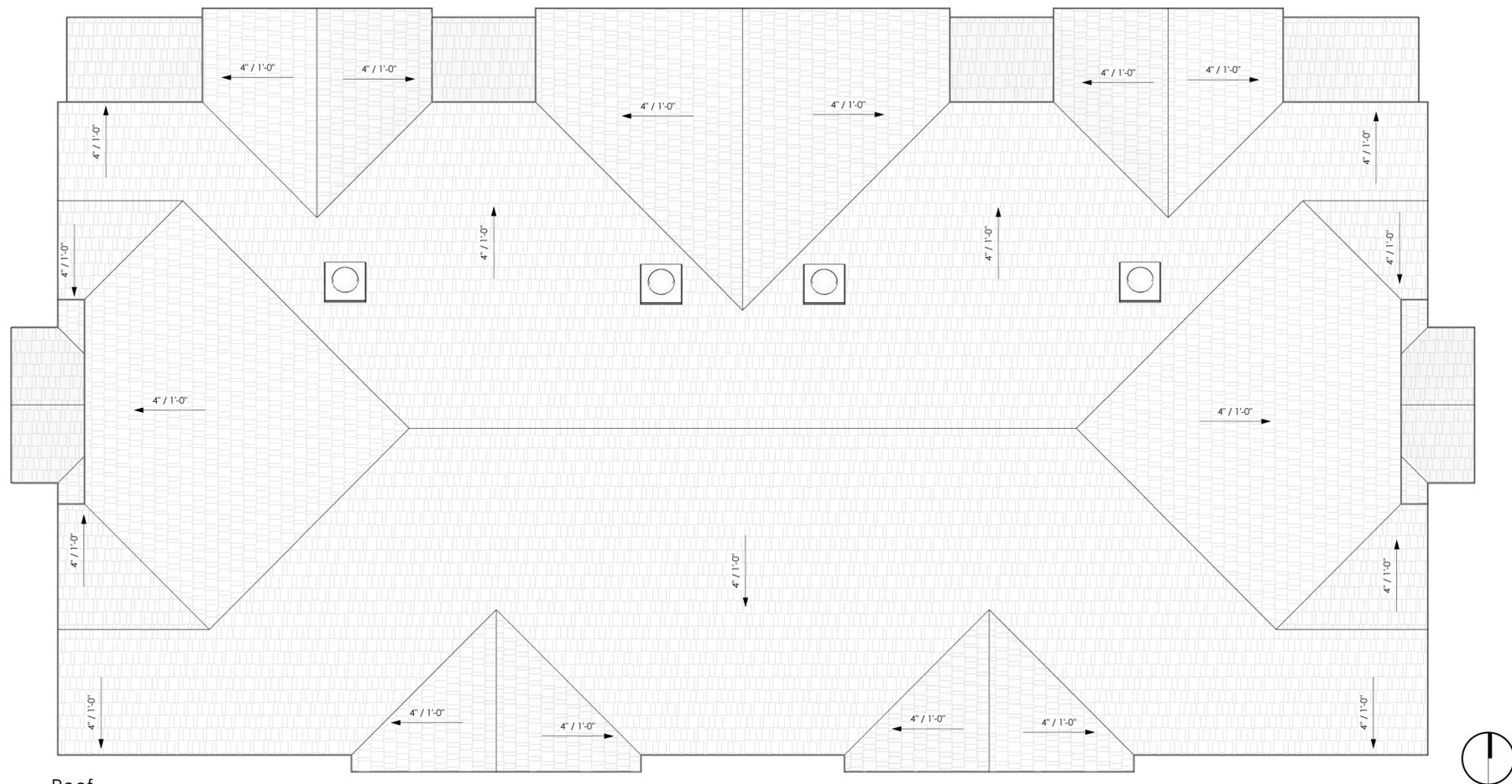
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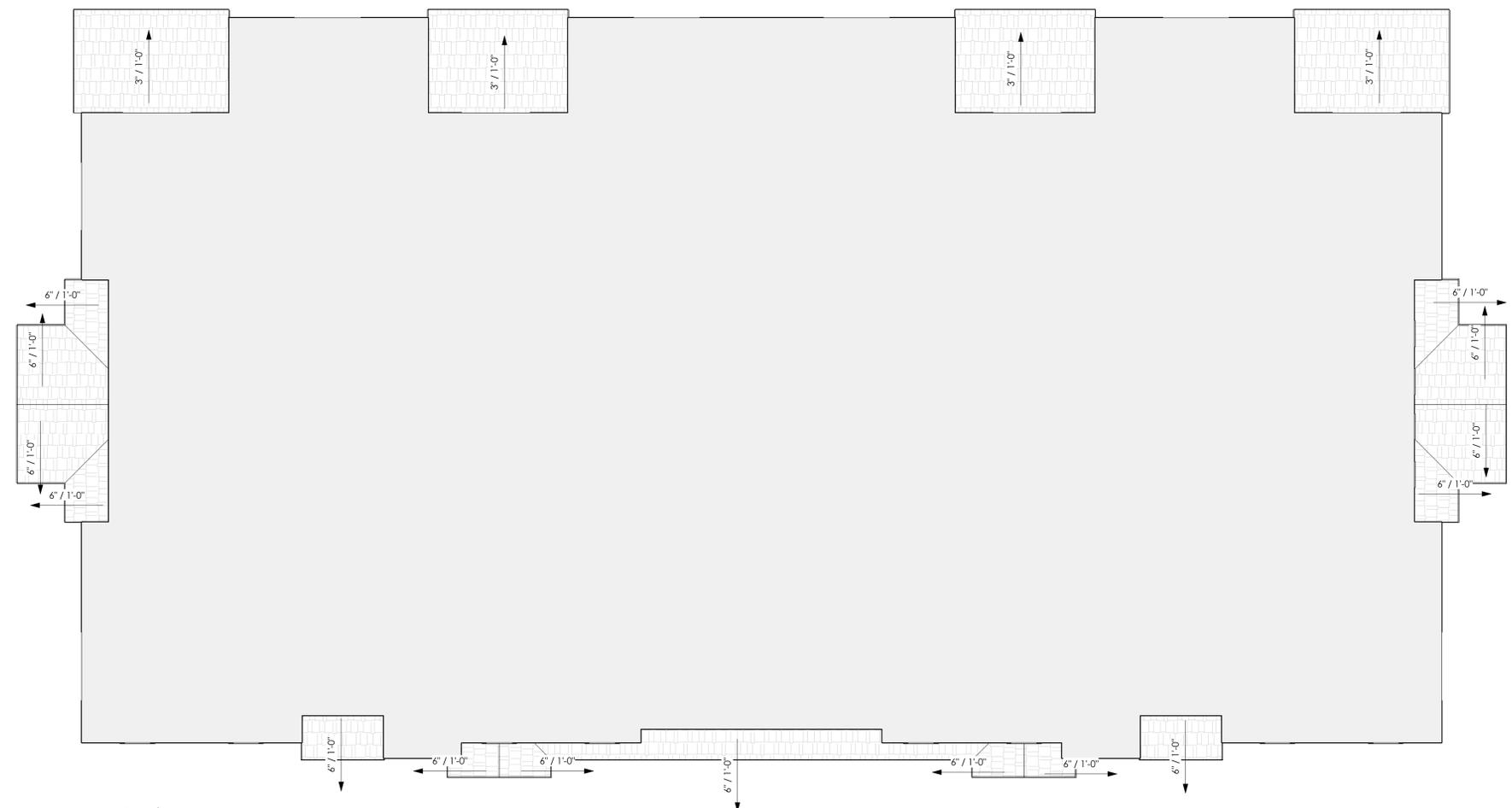
ROOF PLAN

A-131

JOB NUMBER 19109
DRAWN BY PKC



1 Roof
3/16" = 1'-0"



2 Lower Roof
3/16" = 1'-0"



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NO.	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A-211

JOB NUMBER 19109
DRAWN BY PKC

EXTERIOR FINISH LEGEND

*NOTE 1: PANEL SEAMS OF VERTICAL SIDING TO BE SHIPLAPPED.

- 1 HARDPLANK BOARD AND BATTEN - 1 X 2 VERTICAL BATTENS 2'-0" O.C.
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: MINERAL GRAY
COLOR NO: SW2740
- 2 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: UNCERTAIN GRAY
COLOR NO: SW6234
- 3 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004
- 4 HARDPLANK CEMENT LAP SIDING - 6" LAP HORIZONTAL; 1X4 TRIM
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: PERISTYLE BRASS
COLOR NO: SW0043
- 5 CULTURED STONE VENEER - BORAL - SKYLINE COUNTRY LEDGESTONE (ESR-1364 INSTALLED PER MFR.'S INSTALLATION INSTRUCTIONS)
- 6 30 YEAR ARCHITECTURAL ROOFING SHINGLE
- 7 TRIM: HARDI FASCIA 1X8; DOORS/WINDOWS 1X4; ACCENT BAND 1X8
PAINT MFR: SHERWIN WILLIAMS
COLOR NAME: SNOWBOUND
COLOR NO: SW7004





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PROFESSIONAL SEAL

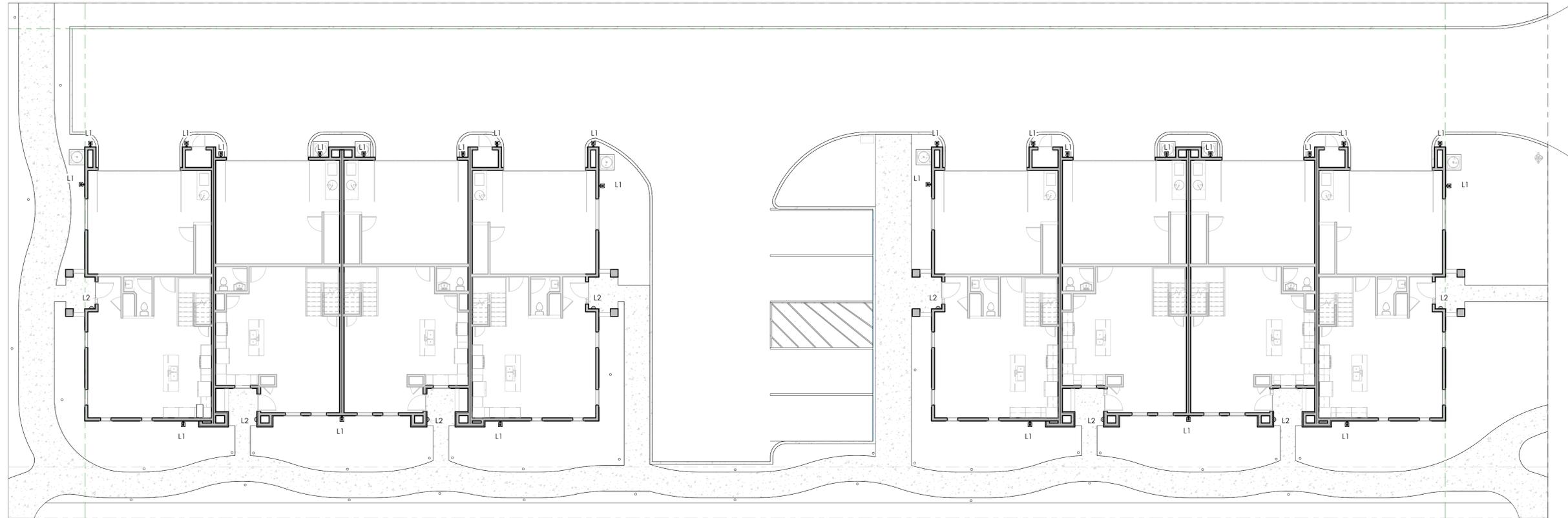
NOT FOR PERMIT

NO. DESCRIPTION DATE

SITE LIGHTING PLAN

E.100

JOB NUMBER 19109
DRAWN BY Author



1 SITE LIGHTING
3/32" = 1'-0"

L1

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Brass	Antique Nickel		A	B	C	D
P5628	46	1 (m) 100w	6-3/4	10-5/8	7-1/2	2-3/4	
P5629	46	1 (m) 150w	10	15-1/8	10-3/4	10	

Specifications:
General:
• Honey Art glass panels
• Lead painted weathered Bronze (L6) finish
• One-year aluminum construction
• Companion Bath and Vanity, Chain hung lantern, Chandelier, Close-to-ceiling, Hall and Foyer, Landscape, Pendant, Post top lantern, Wall bracket, Wall lantern, fixtures are available

Electrical:
• Medium base porcelain socket with nickel-plated brass screw shell
• Pre-wired
• CCSAus Wet location listed

Mounting:
• Wall mount
• Mounting strap for outlet box included
• Back plate covers a standard 4" hexagonal recessed outlet box
P5628 4-1/2" x 4"
P5629 5-1/2" x 4"

L2

Catalog No.	Finish		Lamping	Dimensions (Inches)			
	Brushed Nickel	Antique Bronze		A	B	C	D
P5990	-09	-20	1 (m) 100w	7-3/4	14	5-5/8	7

Specifications:
General:
• Opal etched glass shade: 6" w., 9-9/16" ht., 4" deep
• Brushed Nickel -09 plated finish
• Antique Bronze -20 painted finish
• Steel construction
• Companion Bath and Vanity, Chain hung lantern, Close-to-ceiling, Hall and Foyer, Pendant, Post top lantern, Sconce, Wall bracket, Wall lantern, fixtures are available

Mounting:
• Wall mount
• Back plate covers a standard 4" hexagonal recessed outlet box
• Mounting bracket for outlet box included

Electrical:
• Medium base ceramic sockets
• Pre-wired

Labeling:
• CCSAus Wet location listed

L3

*LIGHTING SCATTERED THROUGHOUT THE PATHWAY



Specifications		
Collection Name	N/A	Run Time (Fully Charged) (hours)
Power Source	Batteries	Lumens
Voltage Type	N/A (DC/AC)	Batteries Included
Adjustable Lamp Head	X	Number of Batteries Required
Wattage	0	Number of Light Fixtures
Bulbs Included	✓	Light Brightness
Number of Bulbs Required	0	Bulb(s)
Fixture Length (inches)	0.04	Light Spread Range
Fixture Height (inches)	13.75	Package Quantity
Fixture Width (inches)	0.04	Wire Length (inches)
Voltage	0	Number of Plug Lights
Battery Type	Lithium ION (rechargeable) (Li-ION)	Number of Spot Lights
IPX Rating	2 (spraying water)	Type
Fixture Material	Steel	Transformer Required
Light Bulb Base Type	LED	UNSPSC
Recommended Light Bulb Shape	LED	Fixture Color Family
Weight Equipment	0	Glass Lens Type
Manufacturer Catalog/Finish	Black	Bulb Type
Warranty	1 year limited	Fixture Finish
Weight (lbs.)	0.02	Motion Sensor
UL Safety Listing	X	Quartz Glass Lens
CSA Safety Listing	X	Lens's Eccentricity
ETL Safety Listing	X	
Color Temperature (kelvin)	3000	

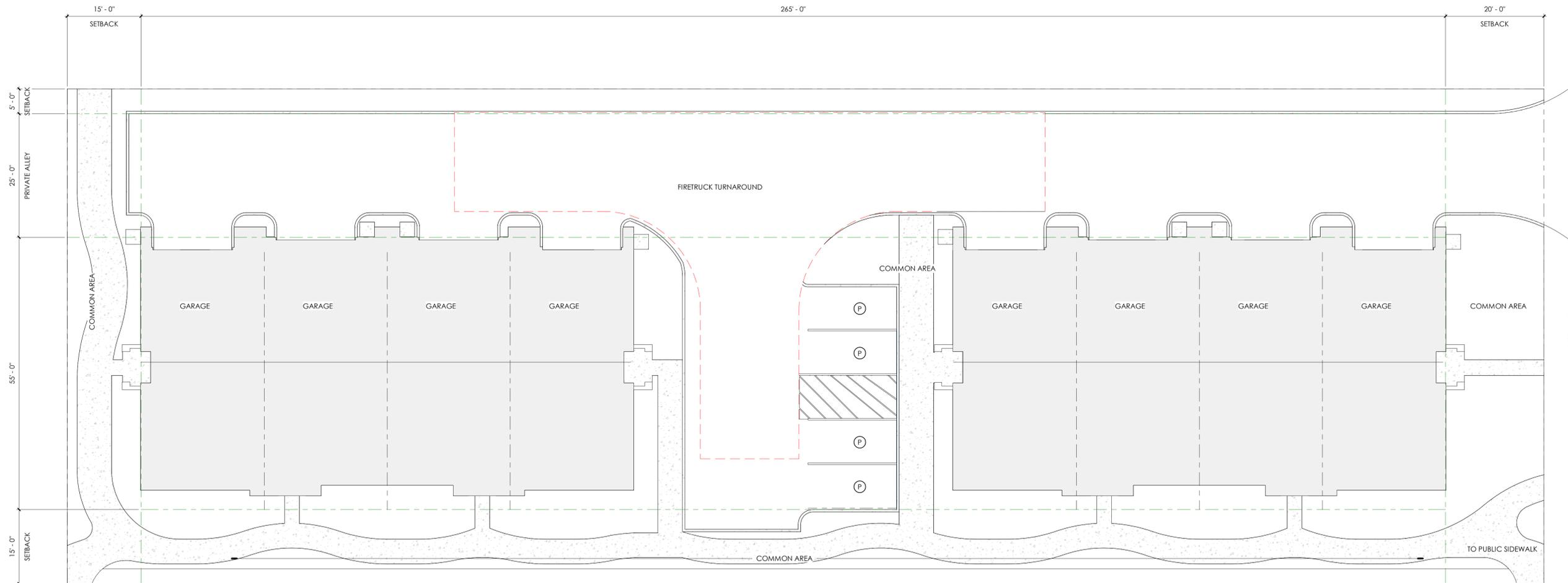
JOB NUMBER 19109
DRAWN BY Author



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT

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NUMBER OF UNITS: 8
BUILDING STORIES: 2
DWELLING SIZE: 4 @ 1739 SF
4 @ 1772 SF
REQUIRED PARKING: 2 PER UNIT (1 IN GARAGE)
.5 PER UNIT FOR GUEST
AS SHOWN: 2 PER UNIT (2 IN GARAGE)
5 GUEST SPOTS (1 ON STREET)
COMMON AREA: 5% OF SITE MIN.
AS SHOWN: 23% OR 6918SF

CLIENT:
JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY ID. 83714

PROFESSIONAL SEAL

NOT FOR PERMIT

NO.	DESCRIPTION	DATE

MINOR PUD
TEMPLATE

T-101

JOB NUMBER
DRAWN BY
19109
PKC

SITE PLAN NOTES

- Note
- 1 DRIVEABLE SIDEWALK AND LANDSCAPING
 - 2 STANDARD 9'X18' PARKING SPOT
 - 3 ADA PARKING STALL
 - 4 CONNECTS TO ADJACENT LOTS PATH TO THE GREENBELT
 - 5 PUBLIC SIDEWALK

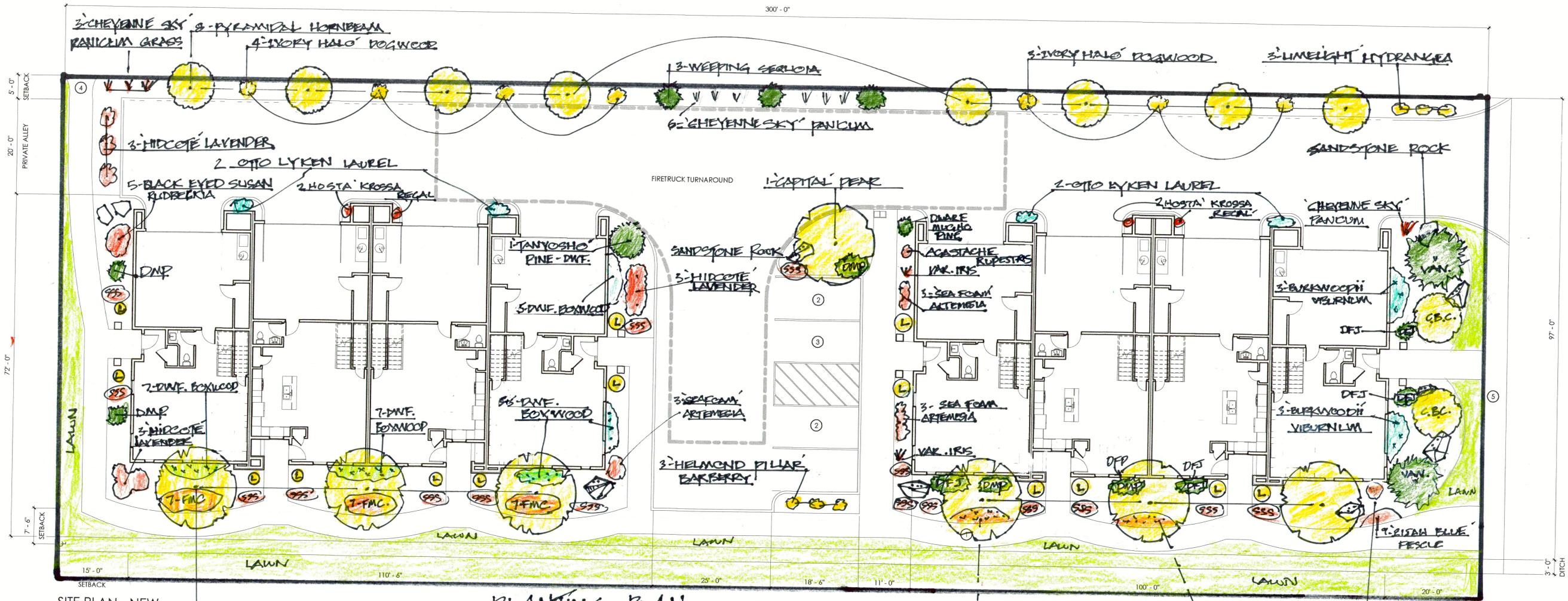


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CLIENT: JOHN HOOK
49TH STREET MULTIFAMILY
404 E. 44TH STREET GARDEN CITY, ID. 83714



1 SITE PLAN - NEW
3/32" = 1'-0"

PLANTING PLAN

DESIGNED BY: STEVEN GROSSETT A.S.L.A.

JULY 2019

John P. Smith

6 CAPITAL ORNAMENTAL PEAR + 1 = 7 TOTAL
2 CBC = CORAL BURST CRABAPPLE
2 VAN = YANPERWOLF WHITE PINE

14 (L) = LIMELIGHT HYDRANGEA ON STANDARD
SSS = SEDUM SUNSPARKLER - 3-10' GALLON
DFJ. = DAUBS FROSTED JUNIPER
DMP = DWARF MUGHO PINE
7+7 = COREOPSIS FULL MOON (FMC)

9+9 ELIZABETH BLUE FESCUE

AGASTACHE RUPESTRIS

NO.	DESCRIPTION	DATE
1		7/23/19

JPG

Gossett Landscape & Design

DESIGN - BUILD SPECIALISTS

PLANTING LIST 404 E. 44TH GARDEN CITY, IDAHO JULY 23, 2019

TREES

- 8- Pyramidal European Hornbeam, *Carpinus*
bet. 'Fastigiata', 2" Caliper
- 7-'Capital' Ornamental Pear call., *Pyrus* 2" Cal.
- 2- 'Vanderwolf' Pyramidal Pine, *Pinus flexilis* 6-8'
- 2-'Coral Burst' Dwarf Crabapple, *Malus* x 'Coralcole'
2 " Cal.
- 1- 'Tanyosho' Dwarf Globe Red Pine, *Pinus dens.*
2 " cal. or B & B
- 3- Weeping Sequoia, *Sequoiadendron gig.* 'Pendulum'
6-8'

SHRUBS

- 14- 'Limelight' Hydrangea' on standard 10 Gallon
- 4-'Daubs Frosted' Juniper, *Jun. Chin.* 3 or 5 Gallon
- 6- Dwarf Mugo Pine, *Pinus mugo* 'pumilio'
- 24- Dwarf Boxwood, *Buxus Semper.Suff.* 2 or 5 Gallon
- 6- 'Burkwoodii' Viburnum B & B or 7- 10 Gallon
- 4-'Otto Luyken' Laurel, *Prunus lauro.* 5 gallon or B & B
- 3-'Helmond Pillar' Pyramidal Barberry, *Berberis* 5 Gal.
- 3-'Limelight' Hydrangea 3-5 Gallon
- 7-'Ivory Halo' Dogwood *Cornus alba* 3-5 Gal.

PERENNIALS

- 9-'Hidcote' Lavender' 1 Gallon
- 27-'Elijah Blue' Fescue 1- Gal.
- 10-'Cheyenne Sky' *Panicum vir.* Ornamental Grass
1- gallon
- 5-'Black-Eyed Susan' *Rudbeckia hirta* 1-Gal.
- 48-Sedum Sun Sparkler 'Firecracker' 1 Gal.
- 21- *Coreopsis* 'Full Moon' 1 Gallon
- 4- 'Krossa Regal' Hosta 2 Gallon
- 9-'Sea Foam' *Artemisia* 1 Gallon
- 2- *Agastache Rupestris* 1 Gallon
- 2- Vareagated Iris, *Iris pallida* 1 Gallon

Record of Survey No. 11791



Survey Narrative

- PURPOSE: SURVEY AND MONUMENT BOUNDARY OF LOT 10 OF BLOCK 3 OF RANDALL ACRES SUBDIVISION NO. 5
- SEE FURTHER NOTES ON THIS SURVEY FOR RECORD INFORMATION USED IN THE PERFORMANCE OF THIS SURVEY
- RECOVERED AND ACCEPTED MONUMENTS AS SHOWN HEREON
- DID NOT PROPORTION PLATTED DISTANCES AS MONUMENTS RECOVERED WERE NOT A NOTABLE DEVIATION FROM RECORD NOR DID THE FOUND MONUMENTS EXCEED EXPECTED TOLERANCES

Legend

- FOUND MONUMENT (SEE DESCRIPTION)
- SET 1/2" X 24" IRON REBAR WITH PLASTIC CAP - PLS 4116
- BOUNDARY OF SURVEYED PARCEL
- SURVEY INFORMATION LINE
- SURVEY TIE LINE

Notes

- SEE DEED #2018-028031 RECORDS OF ADA COUNTY
- SEE THE PLAT OF RANDALL ACRES SUBDIVISION NO. 5 FOR ADDITIONAL INFORMATION
- DOCUMENTS OF RECORD OF INTEREST:
MYSTIC COVE SUBDIVISION
RECORD OF SURVEYS
6764
9438
9990
10897

County Recorder's Certificate

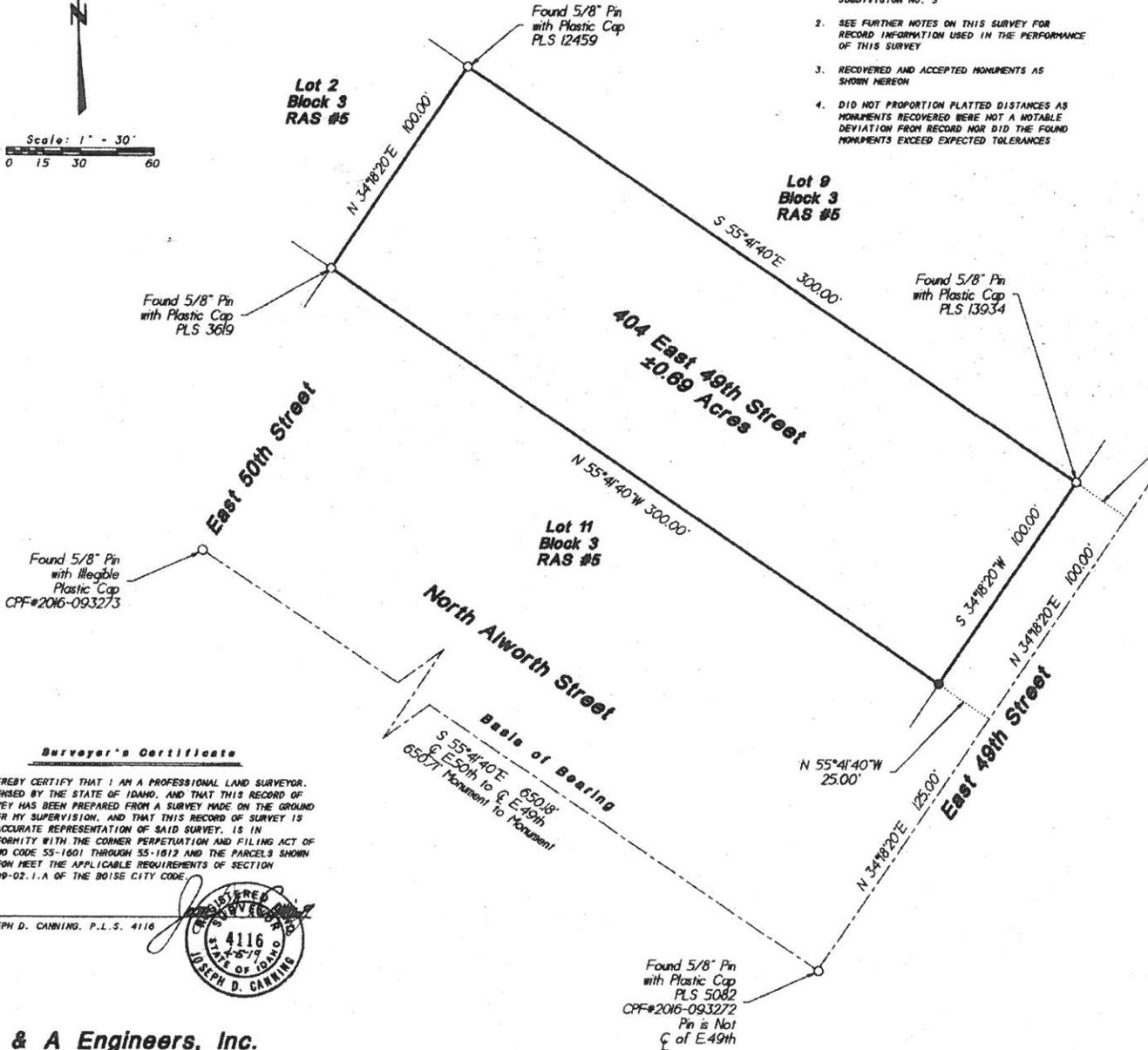
STATE OF IDAHO)
COUNTY OF ADA) SS.
INSTRUMENT NUMBER: 2019-027752
FILED FOR RECORD AT THE REQUEST OF John Hook
AT 9 MINUTES PAST 3 O'CLOCK, P. M., THIS 5 DAY
OF April, 2019.
EX-OFFICIO RECORDER: Phil McGraw
DEPUTY: Christina Ball
FEE: \$5.00

Record of Survey for John Hook

Lot 10 of Block 3 of
Randall Acres Subdivision No. 5
Situate in the Northeast Quarter of the
Northwest Quarter of Section 31,
Township 4 North, Range 2 East, Boise Meridian,
Garden City, Ada County, Idaho

Drawn By: J. Coasing
Survey By: KAC
Date: 5 April 2019

Index No. 421-31-1-4-0-12-725
Dwg. No. JDC-190405



Surveyor's Certificate

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS RECORD OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT OF IDAHO CODE SS-1801 THROUGH SS-1812 AND THE PARCELS SHOWN HEREON MEET THE APPLICABLE REQUIREMENTS OF SECTION 11-09-02.1.A OF THE BOISE CITY CODE.

JOSEPH D. CANNING, P.L.S. 4116



B & A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 West Franklin Road Boise, ID 83705
Voice: 208.343.3381 Facsimile: 208.342.5792
Web: <http://www.baengineers.com>

49th Street Townhomes

Hydrology, Storm Water Drainage Report Preliminary Calculations and Soil Information

August 2019

Lot 10, Block 3 of
Fairview Acres Subdivision No. 5

Northwest Quarter of the Northeast Quarter,
Section 31, Township 4 North, Range 2 East,
Boise Meridian
Garden City, Ada County, Idaho



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792



Storm Water Narrative

49th Street Townhomes is located on the northwest side of East 49th Street, northeast of North Alworth Street in Garden City.

Due to expected high groundwater, storm water run-off handling for the site will be via a horizontal flow sand filter located in the access drive along the northeast side of the project. The system will be sized to handle the entire site. Roof drainage from the two buildings must be guttered to discharge to areas that will slope to the access drive.

Site Soil Information

Information from the Natural Resources Conservation Service notes that the site is comprised of one soil type:

- Urban Land-Ballentine Complex

The expected soil profile is:

- 0 to 35 inches Fine Sandy Loam
- 35 to 70 inches Stratified Extremely Gravelly Coarse Sand to Very Gravelly Loamy Sand

Depth to groundwater is noted in the soil survey to be around 50 inches below the ground surface.

Storm water design infiltration rates in excess of 20-inches per hour are predicted in the native soils at depths over 35 inches. With the horizontal sand filter, we expect a long-term infiltration rate of 4-inches per hour.

Storm Water Calculations

Storm water is expected to be retained via:

- Horizontal Flow Sand Filter

The minimum vertical separation distance (created by horizontal flow) of three feet will be adhered to in the system design.

The following calculations depict the expected drainage data. As final grading plans for the project are completed after initial entitlement, the drainage will be fine-tuned and final drainage calculations, treatment and disposal components will be determined.

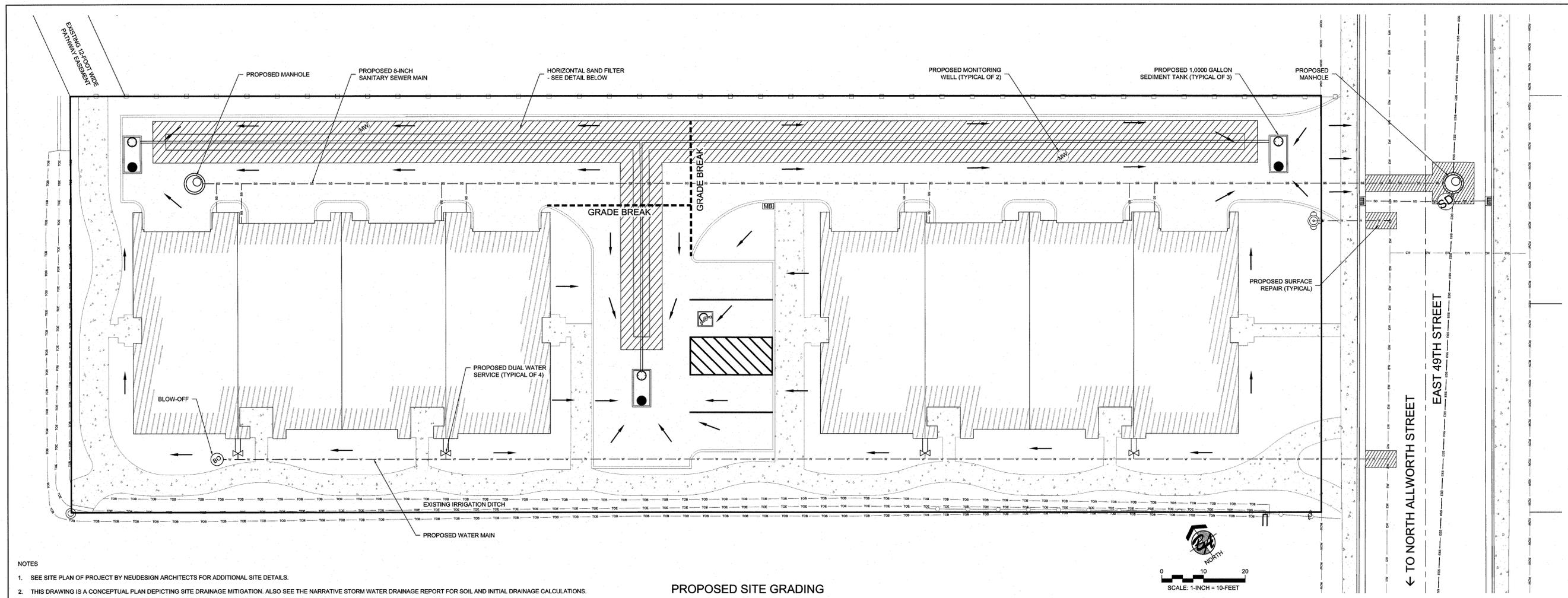
Project Details:

- Project Area: 30,000 Square Feet
- Access Drive Area: 9,252 Square Feet
- Buildings: 9,892 Square Feet
- Other Hard Surface Area: 3,501 Square Feet
- Soft Surface Area: 7,355 Square Feet
- Weighted C Factor: 0.77
- Rain Event (100-Year): 1.15 Inches per Hour
- Run-Off Volume: 2,214 Cubic Feet

- Expected Soil Infiltration Rate: 4 Inches per Hour
- Filter Dimensions at Rock/Sand Interface: 3.77 Feet by 310 Feet
- Filter Infiltration Surface at Rock/Sand Interface: 2,337 Square Feet
- Filter Infiltration Surface at 50% Capacity: 1,169 Square Feet
- Infiltration Volume per Hour: 390 Cubic Feet

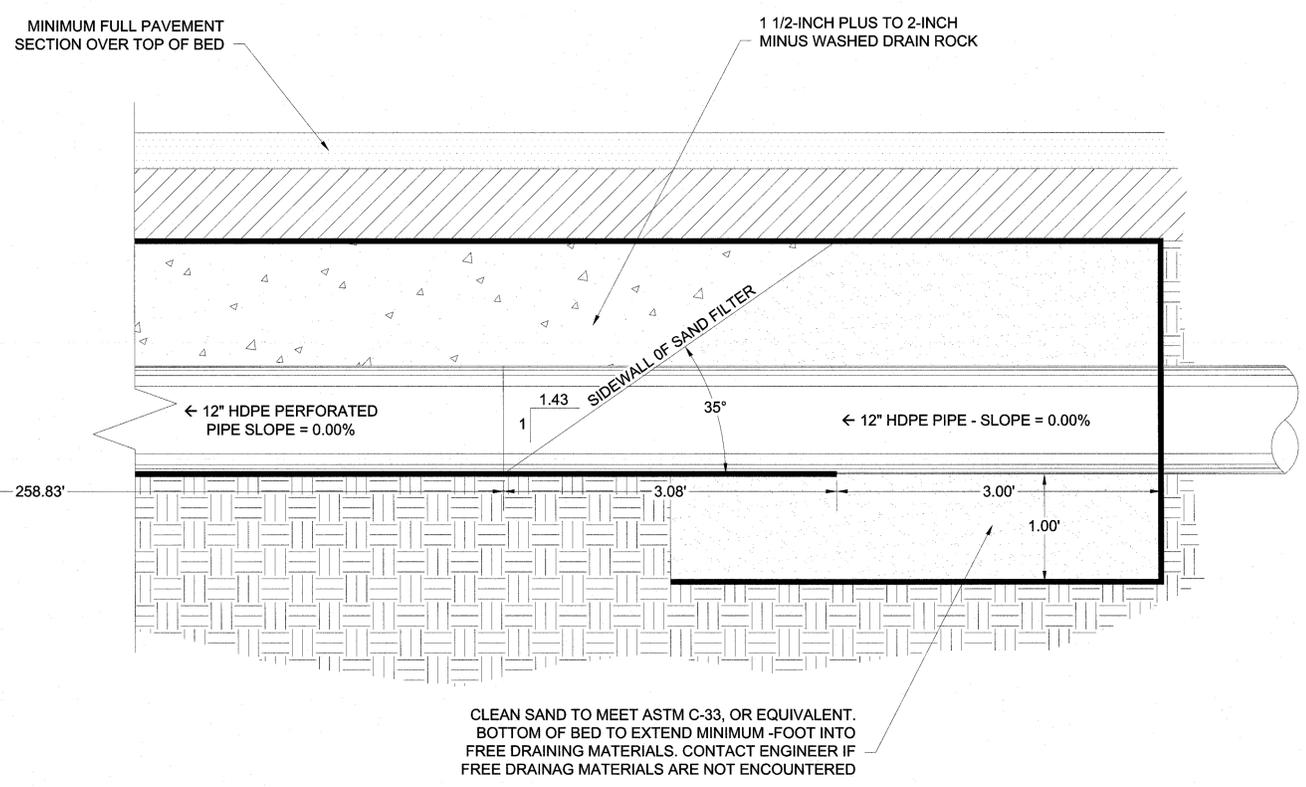
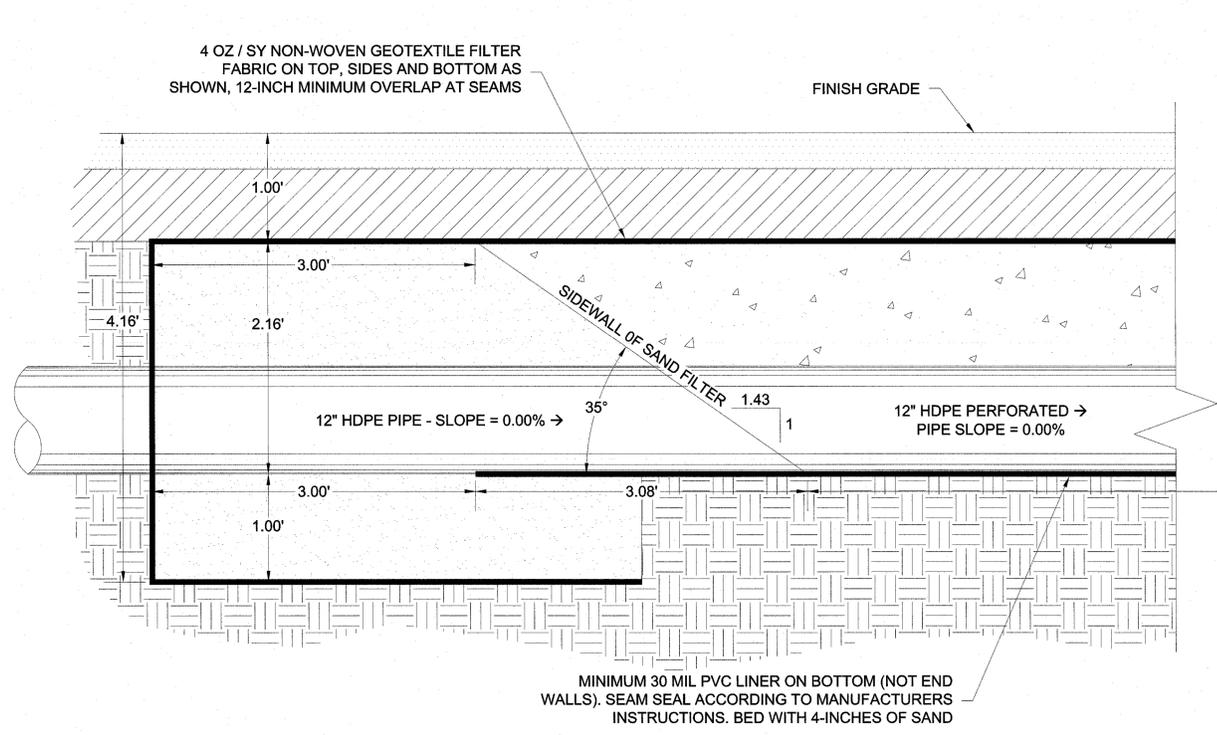
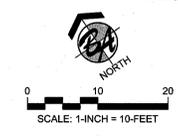
- Retention Volume Required: 1,824 Cubic Feet

- Rock Volume: 4,605 Cubic Feet
- Rock Void Ratio: 0.40
- Rock Water Volume: 1,842 Cubic Feet



- NOTES**
1. SEE SITE PLAN OF PROJECT BY NEUDESIGN ARCHITECTS FOR ADDITIONAL SITE DETAILS.
 2. THIS DRAWING IS A CONCEPTUAL PLAN DEPICTING SITE DRAINAGE MITIGATION. ALSO SEE THE NARRATIVE STORM WATER DRAINAGE REPORT FOR SOIL AND INITIAL DRAINAGE CALCULATIONS.

PROPOSED SITE GRADING



**HORIZONTAL SAND FILTER - PROFILE VIEW
NOT TO SCALE**

B & A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 505 West Franklin Road Boise, Idaho 83705
 Phone: 208-333-7272 Web: http://www.baengineers.com



49th Street Townhomes

LOCATED AT 404 EAST 49TH STREET, BEING LOT 10, BLOCK 3 OF FAIRVIEW ACRES SUBDIVISION NO. 5, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 2, EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO

Conceptual Site Grading Schematic

DATE:	01-AUGUST-2019
HORIZONTAL SCALE:	AS NOTED
VERTICAL SCALE:	AS NOTED
DRAWN BY:	C.A. JUTH
CHECKED BY:	J.D. CANNING
FILE:	H19SCPS.DWG

SHEET NO.:
GRADE



July 23, 2019

Dear Property Owner / Resident,

Prior to submittal of a development application, Garden City Code requires a meeting between the applicant and land owners or residents of the neighborhood in which the development site is located.

The project location(s) is **404 E. 49th Street** it and involves the consolidation and subdivision of this property into (9) lots. The lots will be comprised of (8) individual townhome lots and (1) communal lot shared by the townhome properties. There will be (2) buildings of attached single family residences that are two stories - ground floor parking and living, upper floor private dwelling and bedrooms. The units will vary in size between 1,735 sf and 1,775 sf (not including garage). Due to the proximity to the greenbelt as well as bus routes, the site is conducive to pedestrian use however the 2-car garages provided will allow for parking within and minimize clutter and parking lots. Both structures will create visual interest utilizing elements such as building modulation, various finish materials, planters/landscaping, as well as open space.

This letter is a notice of opportunity to review and discuss the proposed project. This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Planning Division at 208.472.2921.

Purpose: To review and provide comments regarding the proposed construction of a new townhome development on an infill site.

When: Friday August 2nd; 6:00 PM **Where:** 404 E. 49th Street

Project Location: 404 E. 49th Street

Project Description: The construction of (2) two-story, attached unit single family 4-plexes.

If you have questions about the meeting or development project, please contact Pam Gaines with neUdesign Architecture, at 725 E. 2nd Street, Meridian ID 83642. Phone contact information is 208.884.2824 and email is pgaines@neudesignarch.com.

Sincerely,

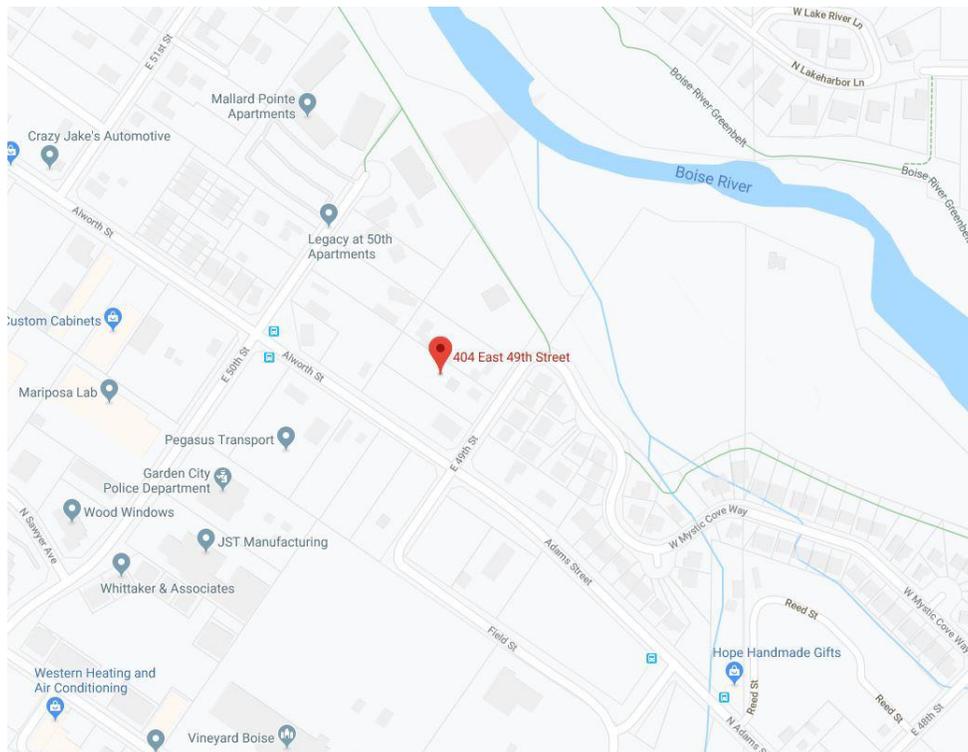
Pamela Gaines

Pamela Gaines, Project Manager

Project Site Layout



Meeting Location





neUdesign
ARCHITECTURE
725 East 2nd Street Meridian, ID 83642

NEIGHBORHOOD MEETING SIGN IN SHEET

PROJECT NAME:

TIME: 6:00

DATE: 08/02/2019

LOCATION: 404 E. 49th St. Garden City, ID 83714

NAME	ADDRESS	PHONE
1. Rodney Horn	407 E 49	208 559-6882
email: <u>Rodney.horn@89.yakima.gov</u>		
2. Daniel Marmontin	401 E 49th	
email: <u>demfamilystares@gmail.com</u> 208-605-9262		
3. Frank + Dickie Page		208-863-3167
email: <u>Chiefwanna fish@gmail.com</u>		
4. FAM GRINES	725 E. 2ND ST.	208.884.2824
email: <u>pgaines@neudesignarch.com</u>		
5.		
email: _____		
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email: _____		
12.		
email: _____		

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

