

May 23, 2019

To: City of Garden City, Planning Department

From: Surfer's Paradise LLC

Re: Bridge Townhomes – PUD Modification

Per the meeting on March 26th, 2019, the Bridge Townhome Subdivision has several as-built conditions that need to be addressed.

- 1.) Railing profile: Drawings accurately reflect vertical pickets or glass panels. Ref. shts A5.1 & 5.2 for buildings A & B.
- 2.) Breezeways: Between units 8 & 9 and 10 & 11 there is a breezeway for access to the side yards of units 8 & 10. Access has been simplified and is provided by landscape stepping-stones. Ref. shts A1.1, 1/EX-1.1 and A3.1 (bldg. B).
- 3.) Greenbelt steps: Between units 8 & 9 and 10 & 11 the steps to the Greenbelt have been combined to simplify access to the back patios. Ref. shts A1.1, A3.1 (bldg. B) and 1/A5.1 (bldg. B).
- 4.) Unit #7 Greenbelt stairway: The exterior stairway to the Greenbelt for the 2nd floor deck of unit #7 has been eliminated because an interior stairway better serves this function. Ref. sht A5.1 (bldg. B).
- 5.) Fencing: Greenbelt fencing and gates have been clarified. Ref. sht A1.1.
- 6.) Commercial patio slabs: Commercial units #1 and #15 have expanded concrete patio slabs for more outdoor seating. Ref. sht A1.1.
- 7.) Elimination of exterior doors: Exterior doors in units 1, 7 and 12 were unnecessary and have been eliminated. Ref. shts 2/A5.1 (bldg. A) and 4/A5.1 (bldg. B).
- 8.) Roofing material: Unit 5 roofing material for tower element has been changed to asphalt due to lack of pitch. Ref. sht 2/A5.1 and 1/A6.1 (bldg. A).
- 9.) Roof soffit over property line: Unit 18 (bldg. C) roof/soffit to be cut back so that it does not extend over property line. Ref. sht A1.6.
- 10.) Mail boxes & bike rack: Images for common mailbox and bike rack provided. Ref. sht EX1.3.
- 11.) Retaining wall: Decorative boulder retaining wall for units 8-11 has been further clarified. Due to grade of Greenbelt, grade of circulation driveway, floor heights and rear patios, height and setback of retaining wall exceeds code limitations. Ref. EX1.1, EX 1.2 & EX1.4.