



LAND DIVISION

Permit info: SUBF42019-4
Application Date: 6/5/19 Rec'd by: MK
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

CONTACT INFORMATION

APPLICANT
Name: Sherry McKittrick Address: 519 W. Hayes St.
Email: sherrymckittrick@comcast.net BOISE, ID
Phone: 208-343-7851 83702

OWNER
Name: Hannah Ball Address: 215 E. 24th St
Email: hannahballcom@gmail.com GARDEN CITY, ID
Phone: 808-673-5815 83714

PROPERTY INFORMATION

Subdivision/Project Name: FAIRVIEW ARMS #5
Site address: SEE ATTACHED LOT #'S
Description of Existing Use(s): COMMERCIAL, LIGHT INDUSTRIAL, RESIDENTIAL.
Description of Surrounding Uses: SAME AS ABOVE

APPLICATION INFORMATION

- Minor Land Division Preliminary Plat Planned Unit Development
Combined Preliminary/Final Plat Final Plat Condominium S.A.P.

If final plat have there been any changes since the preliminary plat? Y/N NA.

Number of residential lots 27 Number of commercial lots 3 Number of mixed use lots 9

Number of common lots SEE S.A.P. Square feet of common open space APPROX. 88,000

Are any improvements planned within the common open space area? If so, specify. YES, SEE S.A.P./MASTER PLAN: PLAZAS, PLAY AREAS, COMMUNITY GARDENS, PUBLIC ART

What public services and facilities are required for this development? Fire Protection Police Protection Water Sewer Drainage Streets Schools

What housing types are proposed? MARK ALL THAT APPLY
Single Family Condos Townhomes Live/Work Manufactured/ Mobile Homes N/A

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. SEE S.A.P.

Is the project within the Floodplain? YES

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses? FARMER'S MARKET @ RIVER PLAZA EDDY - APPROX. 10,000 SF

What is the effect of this site development on roadways and traffic conditions? LOCAL STREETS will be improved; IMPROVEMENTS CAN HANDLE TRAFFIC  
Are there new roads proposed/required? NO

Are there new ingress/egress being proposed? YES; SOME EXISTG DRIVEWAYS will BE CLOSED and others opened for access to parking @ rear. SEE F.A.P./P.O.P.

How has off-street parking and loading been arranged and sized to prevent traffic congestion? YES; ACCESS TO PARKING @ REAR will be entered off of a minimal number of drive aisles.

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation? pedestrian circulation is located primarily at sidewalks AT STREETS, with common walks through common areas.

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit? There is a bicycle/ped route through the Eddy plaza to the greenbelt, and a 10' wide path @ the east side of Blk 35, lot 31-34.

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

What is the effect of this site development on the adequacy of storm and surface water facilities? Project will provide storm & surface water facilities for lots & streets (the latter is as per AENB).

How will the design create a sense of place (usable open space, public art, visual focus points)? RIVER ACTIVATED USES @ BUILDINGS, PLAZAS, GATHERING, COMMON SPACES. Will create sense of place plus views to river & mountains. BUILDINGS ENCLOSE STREET w/ terraces, ponds, public art and community garden.

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust? Salvagable trees will be protected; irrigation ditches will be protected or piped. Drought tolerant plantings installed.

What type of water will be used for landscaping? \_\_\_\_\_ Irrigation - Non-Potable  
\_\_\_\_\_ X \_\_\_\_\_ Irrigation - Potable \_\_\_\_\_ X \_\_\_\_\_ 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? 95% of all plants will be drought tolerant. 5% will be slightly more water intensive for seasonal display.

What sustainable concepts have been incorporated into the design? compact, mixed use development w/ mix of housing types; ped/bike oriented/transit supportive; reduced parking footprint w/ under-building parking areas; access to active & social spaces; energy efficient green buildings; low water use plantings; recycling & composting.

## APPLICATION INFORMATION REQUIRED

**NOTE:**

**AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**  
**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

**TWO (2) HARD COPIES OF EACH CHECKLIST ITEM REQUIRED**

- |   |   |
|---|---|
| <input type="checkbox"/> Planning Submittal Form  | <input type="checkbox"/> Compliance Statement |
| <input type="checkbox"/> Preliminary Title Report   | <input type="checkbox"/> Statement of Intent  |
| <input type="checkbox"/> Legal Description  | <input type="checkbox"/> Approved Sketch Plat |
| <input type="checkbox"/> Neighborhood Map   |   |
| <input type="checkbox"/> Sketch Map (Required for subs with 4 or more proposed lots)                  |   |
| <input type="checkbox"/> Subdivision Map  |   |
| <input type="checkbox"/> Site Plan  |   |
| <input type="checkbox"/> Landscape Plan   |   |
| <input type="checkbox"/> Schematic Drawings   |   |
| <input type="checkbox"/> Lighting Plan  |   |
| <input type="checkbox"/> Topographic Survey   |   |
| <input type="checkbox"/> Grading Plan   |   |
| <input type="checkbox"/> Soils Report   |   |
| <input type="checkbox"/> Hydrology Report   |   |
| <input type="checkbox"/> Engineering Drawings and Specifications                                      |   |
| <input type="checkbox"/> Natural Hazard and Resources Analysis  |   |
| <input type="checkbox"/> Dedications and Easements  |   |
| <input type="checkbox"/> Covenants and Deed Restrictions  |   |
| <input type="checkbox"/> Ability to Serve Letter  |   |
| <input type="checkbox"/> Neighborhood Meeting Verification  |   |
| <input type="checkbox"/> Affidavit of Legal Interest  |   |
| <input type="checkbox"/> Affidavit of Posting and Photos (Due 7 days before the hearing)              |   |
| <input type="checkbox"/> Irrigation/Ditch Company Information Form                                    |   |
| <input type="checkbox"/> Locations, elevations, and materials of proposed signage or Master Sign Plan |   |
| <input type="checkbox"/> Waiver Request of Application Materials                                      |   |

**FOR CONDOMINIUM SUBDIVISIONS:**

**IN ADDITION TO THE ABOVE REQUIRED DOCUMENTS AND INFORMATION, THE FOLLOWING MUST BE SUBMITTED:**

- Diagrammatic floor plans of the building or buildings built or to be built in sufficient detail to identify each unit, its relative location and approximate dimensions, showing elevations where multi-level or multi-story structures are diagrammed
- A declaration and by-laws consistent with the provisions contained in Idaho Code 15-1505

**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 REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):**

- Statement explaining how the proposed structure(s) is compliant with the standards of review for the proposed application

**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 PRELIMINARY TITLE REPORT (PLEASE CHECK):**

- Document confirming property has been purchased contingent to approvals by city and other agencies
- Document should confirm if there are liens on property and if there are other issues with title
- Document typically generated by lender or title company

**INFORMATION FOR LEGAL DESCRIPTION (PLEASE CHECK):**

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

**INFORMATION FOR SKETCH PLAT (PLEASE CHECK):**

- A plat preliminary to the preparation of a preliminary plat that show the basic outline of the plat, including lots, roads, and dedicated sites.
- Required for subs with 4 or more proposed lots

**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 PRELIMINARY SUBDIVISION MAP (PLEASE CHECK):**

- 30" x 42" minimum size
- Scale no less than one inch (1") to one hundred feet (100')
- The names, addresses, and telephone numbers of the planners, engineers, surveyors or other persons who designed the subdivision and prepared the plat
- The legal description of the proposed subdivision, and a topographical map showing the proposed subdivision at a scale of not less than one inch (1") to one hundred feet (100')
- The intended use of the lot such as: residential single-family, duplex, townhouse and multiple housing, commercial, industrial or recreational;
- A proposed building envelope shall be designated and dimensioned on each lot to demonstrate that a building can comply with the required setbacks. This building footprint is not binding on future building on the lot.
- Streets and public rights of way, including proposed street names and dimensions
- Blocks, if any, building envelopes and lot lines as required by subsection 10-4-4F of this Title, showing the dimensions and numbers of each. In addition to providing this information on the plat or supporting addenda, the applicant shall stake the perimeters of each lot and the center of its building envelope sufficiently to permit the Commission to locate the same when inspecting the site of the proposed subdivision
- Contour lines, shown at two foot (2') intervals, reference to an established bench mark, including location and elevation

- Location of any proposed or existing utilities, including, but not limited to, domestic water supply, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culvers, water mains, fire hydrants, and their respective profiles
- Location of bicycle parking
- Location of existing and proposed street lights
- Location of existing and proposed pedestrian and bicycle pathways

**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
- Location of municipal street lights

**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 SOILS REPORT (PLEASE CHECK):**

- Prepared by a licensed engineer
- Report showing the nature, distribution, and strength of existing soil;
- Conclusions and recommendations for grading procedures

- Opinions and recommendations regarding the adequacy of the soil for the proposed development
- The design criteria for any corrective measures which are recommended

**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 ENGINEERING DRAWINGS AND SPECIFICATIONS (PLEASE CHECK):**

- Prepared by a licensed engineer
- The engineering drawings and specifications are for streets, water systems, sewers, and other required public improvements to support the proposal
- The plans shall contain sufficient information and detail to enable the Planning Official to make a determination as to conformance of the proposed improvements to applicable regulations, ordinances, and standards
- For a sexually oriented business: The applicant shall provide evidence certified by a professional land surveyor licensed in the State of Idaho that the proposed adult entertainment establishment conforms to the separation requirements as set forth in Section 8-2C-33 of this Title

**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 indentified 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):**

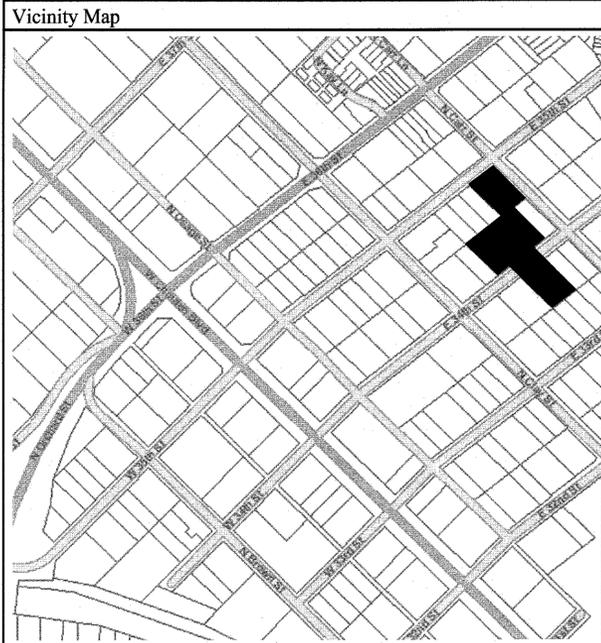
- A signed affidavit affirming that the required sign has been posting on the property ten days before the hearing
- Photos (digital or print) of posted sign

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

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

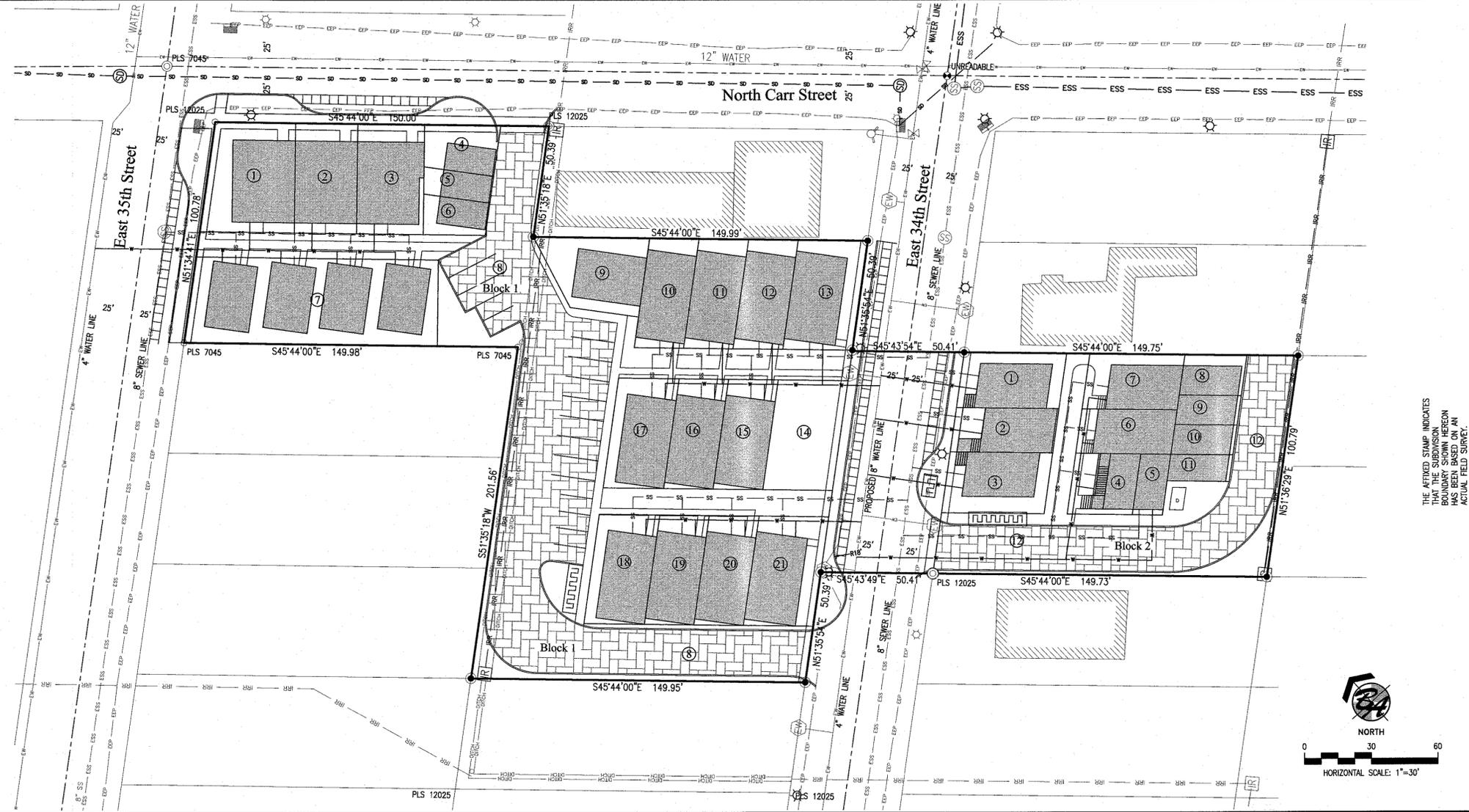
**INFORMATION REQUIRED FOR MASTER SIGN PLAN (PLEASE CHECK):**

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



**Legend**

- PROPERTY BOUNDARY OF URBAN LAND DEVELOPERS OR ASSOCIATES
- PROPOSED LOT LINE
- EXISTING LOT LINE
- STREET CENTERLINE
- PROPOSED CURB
- PROPOSED PRIVATE DRAINAGE-PERMEABLE PAVERS OR RAINSTORE/UNDERGROUND WATER STORAGE SYSTEM
- PROPOSED ACHD DRAINAGE-PERMEABLE PAVERS OR RAINSTORE/UNDERGROUND WATER STORAGE SYSTEM
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED SANITARY SEWER SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER INTERCEPTOR
- PROPOSED WATER SERVICE
- EXISTING WATER LINE
- EXISTING IRRIGATION DITCH
- PROPOSED IRRIGATION PIPE
- EXISTING IRRIGATION PIPE
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING IRRIGATION MANHOLE
- PROPOSED GRAVITY IRRIGATION BOX
- EXISTING DROP INLET, TO BE REMOVED AS STREET IS RECONSTRUCTED
- EXISTING STREET LIGHT
- PROPOSED BIKE RACK
- EXISTING GROUND ELEVATION
- PROPOSED SUBDIVISION LOT NUMBERS
- FAIRVIEW ACRES NO. 5 LOT NUMBERS
- FOUND ALUMINUM CAP, AS NOTED
- 
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- 



THE AFFIXED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.



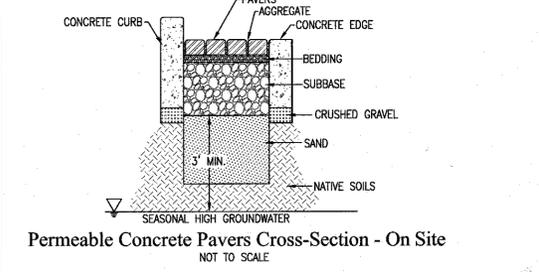
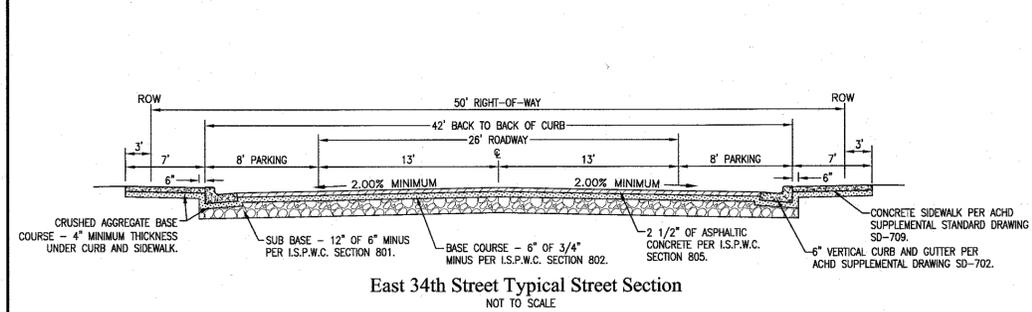
**Notes**

1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THE MTI REPORT DATED AUGUST 14, 2018 ESTIMATES GROUNDWATER DEPTHS TO REMAIN GREATER THAN APPROXIMATELY 7 FEET BGS THROUGHOUT THE YEAR, HOWEVER, AS THE SITE IS HEAVILY INFLUENCED BY THE BOISE RIVER FLOODING OR NEAR FLOODING CONDITIONS WILL RESULT IN TEMPORARILY HIGHER GROUNDWATER ELEVATIONS.
5. THIS PROPERTY IS IN A 100 YEAR FLOOD PLAIN AREA.
6. THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
7. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
8. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
9. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF GARDEN CITY.
10. POTABLE WATER IS TO BE PROVIDED BY GARDEN CITY WATER.
11. PROPERTY LIES WITHIN THE FAIRVIEW ACRES LATERAL WATER USERS ASSOCIATION'S DISTRICT.
12. PROPERTY LIES WITHIN THE NORTH ADA COUNTY FIRE & RESCUE DISTRICT.
13. EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
14. THIS PROPERTY IS CURRENTLY ZONED C-2 & M, TO BE REZONED TO R-1C.
15. EXISTING USE: RESIDENTIAL.
16. COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
17. THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
18. PUBLIC UTILITIES ARE TO BE PROVIDED FROM THE PUBLIC UTILITY PROVIDERS FROM JOINT TRENCH AT THE REAR OF THE UNDERLYING LOTS. SPECIFIC DESIGN CRITERIA WILL BE MET DURING THE CONSTRUCTION APPROVAL PHASE OF THIS DEVELOPMENT.
19. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAPS #16001C0276H AND #16001C0188H, PANELS NOT PRINTED.
20. THE FOLLOWING TAX PARCEL NUMBERS ARE INCLUDED WITHIN THIS SUBDIVISION: R2734540790, R2734540770, R2734540760, R2734540751, R2734540730, R2734541420
21. MULTIPLE SHEETS WERE USED FOR CLARITY OF INFORMATION.
22. THE LEGAL DESCRIPTIONS OF THE LOTS FROM THE UNDERLYING SUBDIVISION ARE PROVIDED.
23. SPOT ELEVATIONS ARE SHOWN IN PLACE OF CONTOURS AS THE SITE IS RELATIVELY FLAT AND CONTOURS DO NOT PROVIDE USEFUL INFORMATION.
24. THE CORNERS OF THE UNDERLYING SUBDIVISION HAVE BEEN MARKED TO INDICATE THE LOCATION OF THE PROPOSED SUBDIVISION.
25. INFORMATION ON THIS PRELIMINARY PLAT WAS TAKEN FROM THE "STORM WATER, GRADING AND DRAINAGE PLAN, EXISTING TOPOGRAPHIC INFORMATION, AND SUBDIVISION MAP" DOCUMENTS SUBMITTED WITH THE SAP AND PUD APPLICATIONS WITH THE FOLLOWING CHANGES:
  - SEWER AND WATER UTILITY PROPOSED LOCATIONS WERE ADDED.
  - MID-STREET BUMP-OUTS WERE REMOVED AND THE RADIIUSES WERE SET AT 18- FEET FOR STREET SWEEPING AT THE REQUEST OF ACHD. FACT.

**Underground Utility Note**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).

**Typical Street Sections**



**Land Use Calculations**

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	1.49	100%
RESIDENTIAL LOTS	0.70	47.0%
GARAGE LOTS	0.07	4.70%
OPEN SPACE AREA LOTS	0.60	40.3%
RIGHT-OF-WAY	0.12	8.0%

RESIDENTIAL LOTS	23
GARAGE LOTS	7
OPEN SPACE AREA LOTS	3
PUBLIC ROADWAY	1
RESIDENTIAL DENSITY	6.5/Acre

LAND USE AREAS	
RESIDENTIAL AREA	19,842 SF
GARAGE AREA	1,632 SF
OPEN SPACE AREA	22,247 SF
INTERIOR DRIVE/PARKING AREA	15,308 SF
PUBLIC ROADWAY AREA	5,875 SF

**Setback/Zoning Table**

BASE ZONING DISTRICT EXISTING ZONING - C2	
FRONT YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	5 FEET
INTERIOR SIDE YARD SETBACK	5 FEET

LIVE-WORK-CREATE OVERLAY DISTRICT	
MAXIMUM RESIDENTIAL LOT AREA	4,342 SF
MINIMUM RESIDENTIAL LOT AREA (GARAGE)	334 SF
LOT FRONT SETBACK	3 FEET
LOT REAR SETBACK	3 FEET
LOT STREET SIDE SETBACK	3 FEET
LOT INTERIOR SIDE SETBACK	0 FEET

**Owner/Applicant**

URBAN LAND DEVELOPMENT LLC  
215 E. 34TH STREET  
BOISE, ID. 83714  
(208) 808-5815

**Preliminary Plat Proposed**

**Coffee House Subdivision**

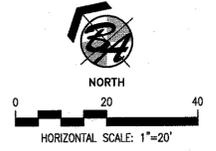
LOTS 4-7 AND 27-28, BLOCK 31, AND LOTS 29-30, BLOCK 34 OF FAIRVIEW ACRES SUBDIVISION NO. 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 11 OF PLATS, AT PAGE 619, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3, NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

REV.	DESC.	DATE	BY

SCALE: 1" = 30'  
DATE: JUNE 21, 2019  
DRAWN BY: KIM WETTELLE  
CHECKED BY: E.J. EBEL  
PROJECT NO.: BH12  
DRAWING FILE NAME: BH12 COFFEEHOUSE PRE-P.L.DWG



URBAN LAND DEVELOPERS  
ROS #11180



THE REFERRED STAMP INDICATES  
THAT THE SUBDIVISION  
BOUNDARY SHOWN HEREON  
HAS BEEN BASED ON AN  
ACTUAL FIELD SURVEY.

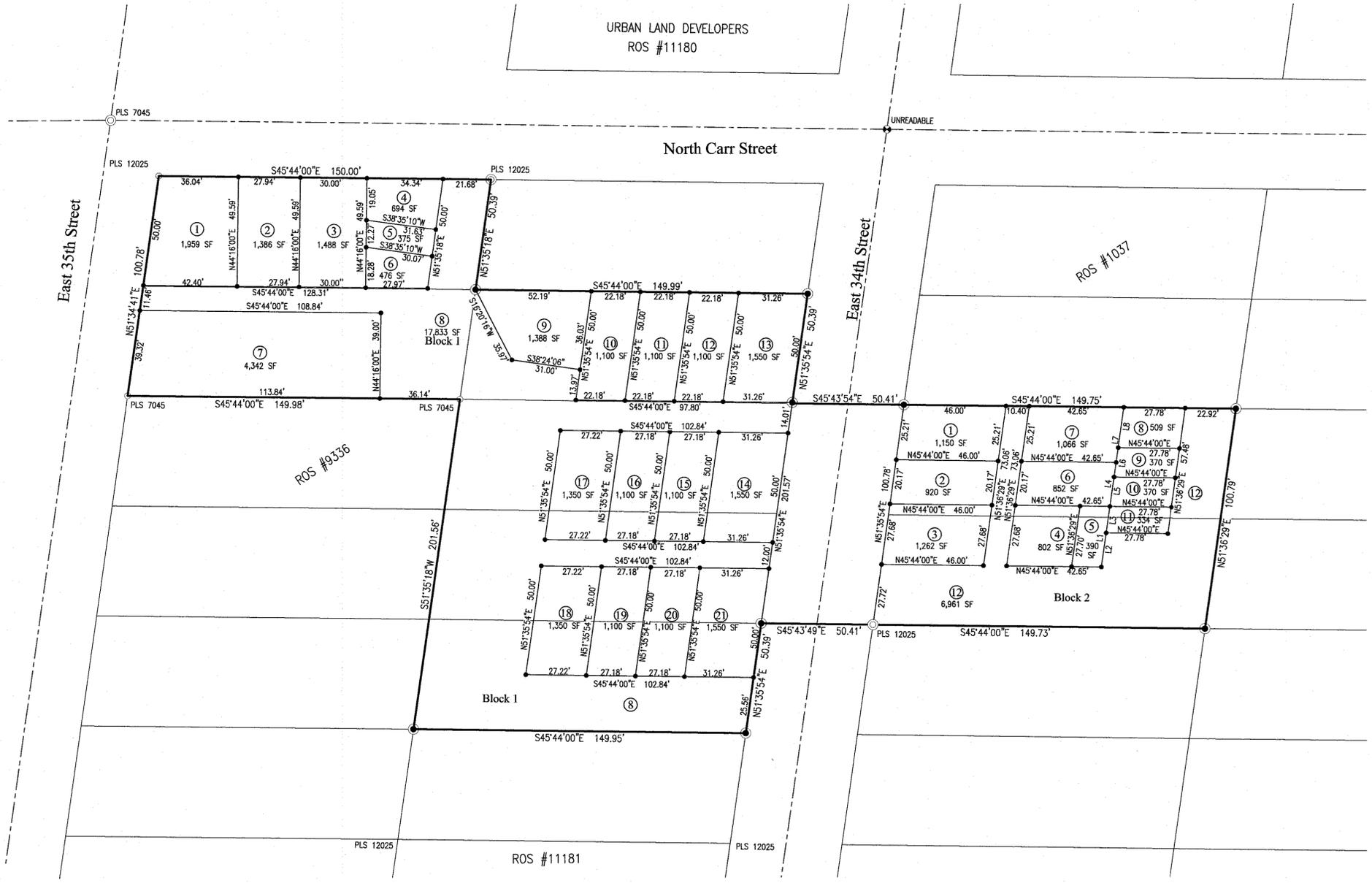
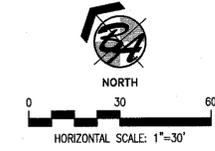
**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381




**Preliminary Plat  
Topography**  
**Coffee House Subdivision**  
LOTS 4-7 AND 27-28, BLOCK 31, AND LOTS 29-30, BLOCK 34 OF FAIRVIEW  
COFFEE SUBDIVISION, AS SHOWN ON THE OFFICIAL PLAT THEREOF IN  
BOOK 11 OF PLATS, AT PAGE 619, RECORDS OF ADA COUNTY, IDAHO, BEING  
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3, NORTH,  
RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

REV.	DESC.	DATE/BY

SCALE: 1" = 30'  
DATE: JUNE 21, 2019  
DRAWN BY: KIM STETTEL  
CHECKED BY: E.J. EBER  
PROJECT NO.: BH12  
DRAWING FILE NAME: BH12 COFFEEHOUSE PRE-PLATTING



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	27.70'	N51°36'29"
L2	15.59'	N51°36'29"
L3	12.11'	N51°36'29"
L4	20.15'	N51°36'29"
L5	13.44'	N51°36'29"
L6	13.44'	N51°36'29"
L7	25.21'	N51°36'29"
L8	18.48'	N51°36'29"

THE REFERRED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381



**Preliminary Plat**  
**Lot Layout**  
**Coffee House Subdivision**  
 LOTS 4-7 AND 27-28, BLOCK 31, AND LOTS 29-30, BLOCK 34, OF FAIRVIEW ACRES SUBDIVISION NO. 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 11 OF PLATS, AT PAGE 619, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF GARDEN CITY, ADA COUNTY, IDAHO.

REV.	DESC.	DATE/BY

SCALE: 1" = 30'  
 DATE: JUNE 21, 2019  
 DRAWN BY: K. KATTELLE  
 CHECKED BY: E. J. ERLIN  
 PROJECT NO.: BH12  
 DRAWING FILE NAME: BH12 COFFEEHOUSE PRE-PLAT.DWG

## Statement of Intent

Urban Land Development is pleased to bring you the 34th Street Specific Area Plan (“Plan”) to guide the future redevelopment of the City’s 34th Street area adjacent to the greenbelt. Enclosed with this Statement of Intent is the Plan, which includes detailed information to support the Plan as required by Garden City Code § 8-6B-4 and the City’s Specific Area Plan Application.

### Purpose

The primary purpose of the Plan is to create a clear plan for a large multi-phase residential and mixed-use development that will become a destination area that highlights the beauty of Garden City by creating an “urban neighborhood node” in the City’s Live Work Create District. We have spent months refining the Plan to ensure that it:

1. Implements the goals and objectives of the city’s comprehensive plan and future land use map;
2. Contributes to the social, economic and environmental sustainability of Garden City;
3. Creates a multi-phase mixed-use development, including residential, that is highly respectful of the natural setting, that is at a human scale, and ensures neighborhood compatibility;
4. Provides for an integrated transportation system which prioritizes a pedestrian environment and mass transit and reduces vehicular trips;
5. Provides community amenities including maintaining public access to the Boise River and public open space.

In addition, the Plan establishes a detailed development framework, an anticipated ten-year build out schedule, outlines future uses and applications, and the Plan’s benefit to the City.

As to the Comprehensive Plan specifically, the Plan furthers the City’s goals as follows:

1. Nurturing the City (Goal 1): The Plan supports community events by creating community spaces and a sense of place. The Plan works with the natural landscape and implements green development features such as permeable paver systems that filter storm water before it meets the aquifer to protect the City’s natural environmental features.
2. Improve the City Image (Goal 2): The Plan is in an Urban Renewal District and the property has no curb, gutter, landscaping, or sidewalk. The Plan will redevelop the property and beautify it by adding curb, gutter, landscaping, and sidewalk and constructing mixed-use residential and commercial building with high quality design.

3. Create a Heart for the City (Goal 3): The Plan puts old town Garden City and the live work create district on the map as an urban neighborhood node. The creates public gathering places on the east end of the City and adjacent to the greenbelt. The high quality street scape and building design invites public gathering and a safe pedestrian experience.
4. Emphasize the “Garden” in Garden City (Goal 4): The Plan provides an abundance of gardens, from the urban community garden to the streetscape planter boxes for gardening. The plaza and common areas will feature large garden boxes, community gardens, drought tolerant plantings, as well as a historic momentum to the City’s agricultural heritage. The Plan will also implement natural landscaping and plant selection to mirror and enhance the natural environment in the plaza near the greenbelt.
5. Focus on the River (Goal 5): The Plan increases accessibility to the greenbelt and Boise River by providing a river walk. Additionally, the proposed uses outlined by the Plan are river activated and welcome greenbelt users to the area. The parklet provides very important uses in its location and allows for the pedestrian experience to be in the plaza, these two uses work together and allow pedestrians to focus on the river and enjoy the environment.
6. Diversity in Housing (Goal 6): The Plan provides a range of housing types including both single-family and multi-family cottages, townhouses, and live-work units.
7. Connect the City (Goal 7): The Plan creates pedestrian and bicycle friendly connections in along the 34th Street corridor with the greenbelt. The Plan was specifically developed to promote connectivity by making access to the greenbelt a focal point. The Plan promotes alternative transit by developing commercial and residential along the greenbelt, which provides connectively throughout the City.
8. Maintain a Safe City (Goal 8): The Plan maintains a safe city by redeveloping a high crime area. Additionally, the Plan will provide many resources that promote a safe City; new sidewalk systems, new street lighting, bike routes, pedestrian specific environments, and a designated parking space for City police.
9. Develop a Sustainable City (Goal 9): The Plan creates many tools for a sustainable City including protecting the aquifer with a water filtering paver system, protecting riparian areas, and promoting high density mixed use, transit supportive construction close-in to Garden City and adjacent to the greenbelt to encourage and promote alternative methods of transportation.
10. Plan for the Future (Goal 10): The Plan offers a mixed-use transit oriented development node along Chinden in support of Objective 10.4.
11. Serve the City (Goal 11): The Plan supports a positive business environment by offering first class commercial space for local businesses in a high traffic area supported by dense residential. The Plan will also promote community civic uses by creating public spaces for educational purposes.

## **Scope**

The Plan covers 7.3 acres on 40 existing parcels of land in the City's Live/Work/Create District. The Plan proposes both single-family and multi-family residential units. Approximately 200 dwelling units are expected under the Plan. The Plan also proposes over 100,000 square feet of commercial space. Future commercial uses may require conditional use permits, which will be applied for as needed. The Plan proposes phased development of the property over approximately 10 years.

The Plan will require a Planned Unit Development (PUD) approval, which application is being submitted along with the Specific Area Plan application. The PUD allows for flexibility in setbacks and dimensional standards and is required in this case to reduce setbacks proposed by the Plan to support the desired active social urban environment by bringing buildings closer together and closer to the sidewalk. The Plan specifies each requested setback reduction. The PUD will allow a variety of housing and building types and it will create a more useful pattern of open space and recreation areas by using the property more efficiently.

The Plan includes vacating 34<sup>th</sup> Street north of Carr Street to the greenbelt. The Ada County Highway District staff has indicated support for the vacation. We are currently working with ACHD to carry out the vacation of 34<sup>th</sup> Street, which will become a pedestrian only plaza providing access to the greenbelt. The plaza area proposed by the Plan will provide a recreational environment and will enhance public enjoyment and access to the greenbelt and Boise River.

The Plan will provide residential units with on-site parking spaces with a ratio of 1:1, as a reduction from City Code. Parking for commercial and mixed uses will be provided on-site with additional spaces on-street adjacent to all the participating properties in the Plan.

## **Intent**

The intent of the Plan is to implement the goals and objectives of Garden City's Comprehensive Plan as outlined above, to show compliance with City Code, and to promote the orderly planning and development of the property. The intent is to also show the community benefits and amenities that the Plan will offer, including: the community plaza area, the urban parklet, the urban community garden, public river recreation features such as lockers, changing rooms, surfboard racks, and many more community features detailed in the Plan.

Thank you

Hannah Ball

Urban Land Development | 808-673-5815

**Compliance Statement**  
**34<sup>th</sup> Street Specific Area Plan**

The proposed structure designs will be compliant with the Specific Area Plan's PUD dimensional standards and Building Design Guidelines.

**Waiver Request of Materials**  
**34<sup>th</sup> Street Specific Area Plan/PUD**

We respectfully request waiver for the following application materials:

- Schematic Drawings – The Specific Area Plan/PUD proposes setbacks and other dimensional standards along with design standards in lieu of Schematics, and suggests that all buildings and landscape plans be submitted to the City for Design Review at the appropriate time.
- Approved Addresses – Addresses will be applied for when subdivisions and buildings are submitted for Final Plat or construction.
- Irrigation Ditch Letter – while we have been in communication with the ditch companies for months, we have yet to see an actual letter from them, which we find common. We will deliver it as soon as possible.
- Covenants and Deed Restrictions – We are submitting a draft for the Master HOA which will cover all of the Specific Area Plan. As we develop the blocks, we will create sub-HOA's subject to the Master HOA, which will have their own covenants, restrictions and fees.
- Master Signage Plan – This plan has yet to be developed but will include two entry/gateway art features as well as individual business and building signs. The two entry/gateway art features are located on the SAP's Public Art, Culture, History Map. For the others, we propose to create guidelines that the Master HOA will review for submission to the City for staff level review.
- Pre-Application Conference Form – we did not receive the form from City Staff but have many meetings, the most recent being March 27, 2019.



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208-343-3381 Facsimile 208-342-5792

### *34<sup>th</sup> Street Plan*

### *Natural Hazards and Resources Report*

*March 20, 2019*

#### SITE ANALYSIS

- Hazards – The site is relatively flat. The only known natural hazard is the Boise River to the North of the site. The river includes a water diversion structure owned by Thurman Mill Ditch Co. The ditch diversion is a substantial hazard with steep sides and water gates that operate automatically and have unprotected intakes. We will be proposing covering the diversion ditch on this site to improve safety and appearance. A Levy along the river with the Green Belt path on it protects the site from flooding.
- Resources – The Boise River is the only known natural resource connected with the site.
- Flood Plain – The site is located in the Boise River flood plain. The site is currently located in Zone X which has 0.2% chance of flood hazard. The river channel has undergone changes and a new study is proposing that this site be moved into a Zone AE designation with a 1% annual chance of flooding at a determined Base Flood Elevation. (BFE) The proposed BFE is three to four feet above the existing ground elevations on the site. We are proposing raising most of the finish floor elevations of the living and commercial structures above the proposed BFE thereby mitigating the potential for loss due to flooding.



**Ms. Hannah Ball**  
**Urban Land Development**  
**215 East 34th Street**  
**Garden City, ID 83714**  
**808-673-5815**

**Re: Limited Geotechnical Engineering Report**  
**Garden City Revitalization**  
**33rd, 34th, 35th, and 36th Streets**  
**Garden City, ID**

Dear Ms. Ball:

In compliance with your instructions, MTI has conducted a limited soils exploration for the above referenced development. Fieldwork for this investigation was conducted on 1 August 2018. The proposed development is in the southern portion of the City of Garden City, Ada County, ID, and occupies portions of the N $\frac{1}{2}$ SE $\frac{1}{4}$  and S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 5, Township 3 North, Range 2 East, Boise Meridian. This project will consist of construction of various revitalization developments. The project site consist of multiple properties along 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Streets. This report is being provided to gather general soils information and groundwater information. MTI has not been informed of the proposed grading plan.

### **Authorization**

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Ms. Hannah Ball of Urban Land Development to Jacob Schlador of Materials Testing and Inspection (MTI), on 27 July 2018. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Urban Land Development and MTI. Our scope of services for the proposed development has been provided in our proposal dated 19 July 2018.

### **General Site Characteristics**

The proposed development consists of multiple properties that had relatively flat and level terrain. Throughout the majority of the site, surficial materials consist of silt-sand-gravel mixtures. A majority of the properties had vegetation consisting of mature trees, bunchgrass, and other native grass varieties typical of arid to semi-arid environments. A limited number of properties had no vegetation on the site at the time of our investigation and many of the properties had existing buildings on the site.

Regional drainage is north and west toward the Boise River. Stormwater drainage for each site is achieved by percolation through surficial soils. The project sites are situated so that it is unlikely that they will receive any stormwater drainage from off-site sources. Stormwater drainage collection and retention systems are not in place on the project sites but were noted in the form of drop inlets along 33<sup>rd</sup>, 34<sup>th</sup>, 35<sup>th</sup>, and 36<sup>th</sup> Streets.

## Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-10. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

## Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within fifteen feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Enclosures** section. Results of field and laboratory tests are also presented in the **Enclosures** section. MTI recommends that these logs **not** be used to estimate fill material quantities.

## Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found on the accompanying logs located in the **Enclosures** section. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

## Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Enclosures** section.

Surficial materials predominately consisted of silt-sand-gravel fills and silty sand sediments. Silt-sand-gravel fills were encountered in test pits 1, 2, 6, 7, and 8. These fills were brown to light brown, dry to slightly moist, medium dense to dense, and contained fine to coarse-grained sand, fine to coarse gravel, and 7-inch-minus cobbles. Debris and organic materials were encountered in a limited number of the test pits to a depth of approximately 1.0 feet bgs. Silty sands were encountered at ground surface and beneath the fill materials in test pits 1 and borderline sandy silts/silty sands were encountered in test pit 7. Sandy silts and silty sands were dark brown, brown, and light brown, dry to slightly moist, stiff to very stiff/medium dense to dense, and contained fine to coarse-grained sand.

Underlying the fills in test pit 2 were poorly graded sand with silt sediments. Poorly graded sands with silt were brown to light brown, dry, dense to very dense, and contained fine to medium-grained sand and intermittent coarse-grained sand. At depth within the test pits were poorly graded gravel and sand sediments. Poorly graded gravels and sands were light brown to yellowish brown, dry to saturated, loose to dense, and contained fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.

Competency of test pit walls varied little across the site. In general, fine grained soils remained stable while more granular sediments readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

### **Groundwater**

During this field investigation, groundwater was encountered in test pits at depths ranging from 8.8 to 11.9 feet bgs. Soil moistures in the test pits were generally dry to slightly moist within surficial soils. Within the poorly graded gravels with sand, soil moistures graded from dry to saturated as the water table was approached and penetrated. In the vicinity of the project site, groundwater levels are controlled in large part by the stage and flow of the Boise River. Maximum groundwater elevations likely occur during late spring to early summer runoff season. During previous investigations performed in May 2013, March 2015, April 2015, August 2016, and August 2017 within approximately ¼-mile surrounding the project sites, groundwater was encountered within numerous test pits at depths ranging from 9.2 to 11.2 feet bgs.

Based on evidence of this investigation and background knowledge of the area, MTI estimates groundwater depths to remain greater than approximately 7 feet bgs throughout the year. This depth can be confirmed through long-term groundwater monitoring. However, as the site is heavily influenced by the Boise River, flooding or near flooding conditions will result in temporarily higher groundwater elevations.

### **Soil Infiltration Rates**

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Of soils comprising the generalized soil profile for this study, sandy silt soils will commonly exhibit infiltration rates from 2 to 4 inches per hour. Silty sand and poorly graded sand with silt sediments usually display rates of 4 to 8 inches per hour. Poorly graded gravel and sand sediments typically exhibit infiltration values in excess of 12 inches per hour. Infiltration testing is generally not required within these sediments because of their free-draining nature.

It is recommended that infiltration facilities constructed on the site be extended into native poorly graded gravel and sand sediments. Excavation depths ranging from 0.9 to 4.7 feet bgs should be anticipated to expose these poorly graded gravel and sand sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 8 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

## Warranty and Limiting Conditions

MTI warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

### Exclusive Use

**This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants (“Client”).** Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection (“Consultant”). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

### Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, MTI should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and MTI should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

This report is also limited to information available at the time it was prepared. In the event additional information is provided to MTI following publication of our report, it will be forwarded to the client for evaluation in the form received.

### Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, MTI can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

### General Comments

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with MTI must be arranged as supplementary recommendations may be required. Often, questions arise concerning soil conditions because of design and construction details that occur on a project. MTI would be pleased to continue our role as geotechnical engineers during project implementation. Additionally, MTI can provide materials testing and special inspection services during construction of this project. If you will advise us of the appropriate time to discuss these engineering services, we will meet with you at your convenience.

MTI appreciates this opportunity to be of service to you and looks forward to working with you in the future. If you have questions, please call (208) 376-4748.

Respectfully Submitted,  
**Materials Testing & Inspection**

  
Jacob Schlador, E.I.T.  
Staff Engineer

  
Reviewed by: Monica Saculles, P.E.  
Senior Geotechnical Engineer



Enclosures:  
*Geotechnical General Notes*  
*Geotechnical Investigation Test Pit Logs*  
*Vicinity Map*  
*Site Map*

### GEOTECHNICAL GENERAL NOTES

RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION			
Coarse-Grained Soils	SPT Blow Counts (N)	Fine-Grained Soils	SPT Blow Counts (N)
Very Loose:	< 4	Very Soft:	< 2
Loose:	4-10	Soft:	2-4
Medium Dense:	10-30	Medium Stiff:	4-8
Dense:	30-50	Stiff:	8-15
Very Dense:	>50	Very Stiff:	15-30
		Hard:	>30

Moisture Content	
Description	Field Test
Dry	Absence of moisture, dusty, dry to touch
Moist	Damp but not visible moisture
Wet	Visible free water, usually soil is below water table

Cementation	
Description	Field Test
Weakly	Crumbles or breaks with handling or slight finger pressure
Moderately	Crumbles or breaks with considerable finger pressure
Strongly	Will not crumble or break with finger pressure

PARTICLE SIZE					
Boulders:	>12 in.	Coarse-Grained Sand:	5 to 0.6 mm	Silts:	0.075 to 0.005 mm
Cobbles:	12 to 3 in.	Medium-Grained Sand:	0.6 to 0.2 mm	Clays:	<0.005 mm
Gravel:	3 in. to 5 mm	Fine-Grained Sand:	0.2 to 0.075 mm		

UNIFIED SOIL CLASSIFICATION SYSTEM			
Major Divisions		Symbol	Soil Descriptions
Coarse-Grained Soils <50% passes No.200 sieve	Gravel & Gravelly Soils <50% coarse fraction passes No.4 sieve	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils >50% coarse fraction passes No.4 sieve	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine Grained Soils >50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-1    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624853

**Longitude:** -116.236043

**Depth to Water Table:** 9.0 Feet bgs

**Total Depth:** 9.2 Feet bgs

**Notes:** Test pit was advanced at 300 E 34<sup>th</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-0.8	Silty Sand with Gravel Fill (SM-FILL): <i>Brown to light brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand and fine to coarse gravel.</i> <i>--Organics encountered throughout.</i>				
0.8-3.9	Silty Sand (SM): <i>Dark brown to brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand.</i> <i>--Organics encountered to a depth of 1.5 feet bgs and limited tree root organics encountered to 3.0 feet bgs.</i>				
3.9-9.2	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.</i>				

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-2    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.625184

**Longitude:** -116.235547

**Depth to Water Table:** 9.1 Feet bgs

**Total Depth:** 9.7 Feet bgs

**Notes:** Test pit was advanced at 306 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 9.7 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-1.6	Silty Gravel with Sand Fill (GM-FILL): <i>Light brown, dry, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 7-inch-minus cobbles.</i>				
1.6-4.0	Poorly Graded Sand with Silt (SP-SM): <i>Brown to light brown, dry, dense to very dense, with fine to medium-grained sand and intermittent coarse-grained sand.</i>				
4.0-9.7	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 9-inch-minus cobbles.</i>				

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-3    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service

**Location:** See Site Map Plates

**Latitude:** 43.624234

**Longitude:** -116.236388

**Depth to Water Table:** 8.9 Feet bgs

**Total Depth:** 9.5 Feet bgs

**Notes:** Test pit was advanced at 209 E 34<sup>th</sup> Street.  
Piezometer installed to a depth of 9.5 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.9	Silty Sand (SM): <i>Brown, dry, medium dense to dense, with fine to medium-grained sand. --Organics to a depth of 1.0 foot bgs.</i>				
3.9-4.7	Poorly Graded Sand with Gravel (SP): <i>Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand and fine to coarse gravel.</i>				
4.7-9.5	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 10-inch-minus cobbles.</i>				

**GEOTECHNICAL INVESTIGATION TEST PIT LOG**
**Test Pit Log #:** TP-4    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.624202

**Longitude:** -116.235746

**Depth to Water Table:** 8.8 Feet bgs

**Total Depth:** 9.4 Feet bgs

**Notes:** Test pit was advanced at 215 E 34<sup>th</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.8	Silty Sand (SM): <i>Dark brown to brown, dry to slightly moist, medium dense to dense, with fine to coarse-grained sand.</i> --Thin layer of poorly graded gravel fill was encountered at ground surface. --Limited tree root organics encountered to a depth of 2.5 feet bgs.	GS	1.0-1.5		A
2.8-9.4	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.</i>				

Lab Test ID	M	LL	PI	Sieve Analysis				
				#4	#10	#40	#100	#200
-	%	-	-					
A	8.1	NP	NP	96	96	87	47	35.0

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-5    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.624893    **Longitude:** -116.236877

**Depth to Water Table:** 9.5 Feet bgs    **Total Depth:** 10.2 Feet bgs

**Notes:** Test pit was advanced at 215 35<sup>th</sup> Street.  
 Piezometer installed to a depth of 10.2 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-2.5	Silty Sand (SM): <i>Brown to light brown, dry, medium dense to very dense, with fine to medium-grained sand.</i> <i>--Limited organics encountered to a depth of 2.0 feet bgs.</i>				
2.5-10.2	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 12-inch-minus cobbles.</i>				

### GEOTECHNICAL INVESTIGATION TEST PIT LOG

**Test Pit Log #:** TP-6    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.624063    **Longitude:** -116.237427

**Depth to Water Table:** 10.1 Feet bgs    **Total Depth:** 10.8 Feet bgs

**Notes:** Test pit was advanced at 202 E 34<sup>th</sup> Street.  
 Piezometer installed to a depth of 10.8 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-3.0	Silty Sand Fill (SM-FILL): <i>Light brown, dry, medium dense to dense, with fine to coarse-grained sand and intermittent fine to coarse gravel.</i> <i>--Tree roots and wood debris encountered throughout.</i>				
3.0-10.8	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 9-inch-minus cobbles.</i>				

**GEOTECHNICAL INVESTIGATION TEST PIT LOG**
**Test Pit Log #:** TP-7    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.623087    **Longitude:** -116.237989

**Depth to Water Table:** 11.9 Feet bgs    **Total Depth:** 12.4 Feet bgs

**Notes:** Test pit was advanced at 109 E 34<sup>th</sup> Street.  
 Piezometer installed to a depth of 12.4 feet bgs.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-1.1	Silty Gravel with Sand Fill (GM-FILL): <i>Brown, dry, medium dense to dense, with fine to coarse-grained sand and fine to coarse gravel.</i>				
1.1-4.5	Borderline Sandy Silt/Silty Sand (ML/SM): <i>Dark brown to brown, dry to slightly moist, stiff to very stiff/medium dense to dense, with fine to coarse-grained sand.</i> --An abandoned water line was encountered at a depth of 3.5 feet bgs on the west side of the test pit.	GS	2.0-2.5		B
4.5-12.4	Poorly Graded Gravel with Sand (GP): <i>Light brown, dry to saturated, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and 8-inch-minus cobbles.</i>				

Lab Test ID	M	LL	PI	Sieve Analysis				
				#4	#10	#40	#100	#200
B	12.4	26	2	85	83	74	62	49.3

**GEOTECHNICAL INVESTIGATION TEST PIT LOG**

**Test Pit Log #:** TP-8    **Date Advanced:** 1 Aug 2018    **Logged by:** Jacob Schlador, E.I.T.

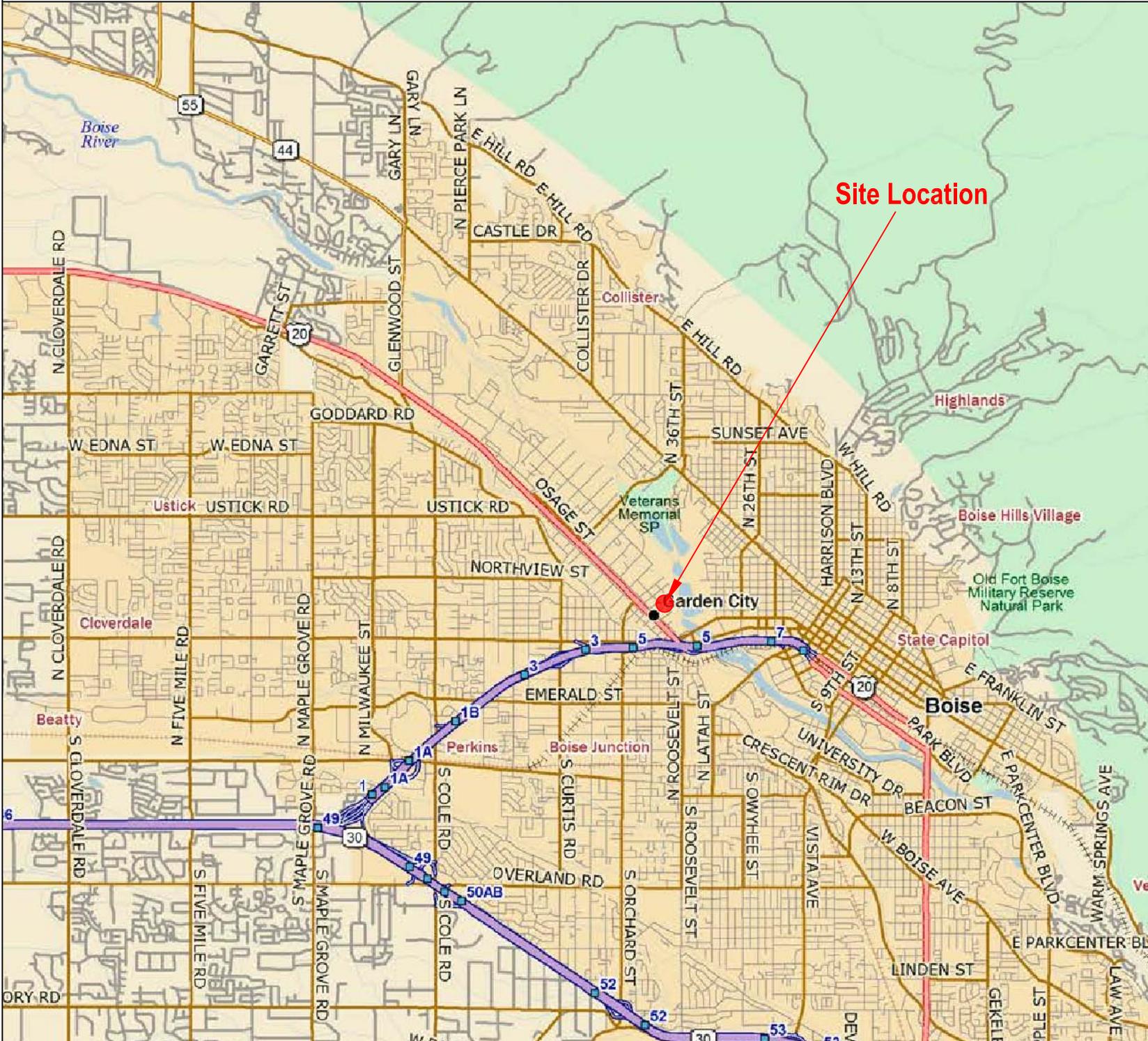
**Excavated by:** Struckman's Backhoe Service    **Location:** See Site Map Plates

**Latitude:** 43.623040    **Longitude:** -116.237233

**Depth to Water Table:** Not Encountered    **Total Depth:** 3.0 Feet bgs

**Notes:** Test pit was advanced on 118 E 33<sup>rd</sup> Street.

Depth (Feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (Feet bgs)	Qp	Lab Test ID
0.0-0.9	Silty Sand with Gravel Fill (SM-FILL): <i>Brown to light brown, dry, medium dense to dense, with fine to coarse-grained sand and fine to coarse gravel. --Organics encountered throughout.</i>				
0.9-6.0	Poorly Graded Gravel with Sand (GP): <i>Light brown to yellowish brown, dry to slightly moist, loose to medium dense, with fine to coarse-grained sand, fine to coarse gravel, and 6-inch-minus cobbles.</i>				



- MAP NOTES:**
- Delorme Street Atlas
  - Not to Scale

- LEGEND**
- Approximate Site Location ●



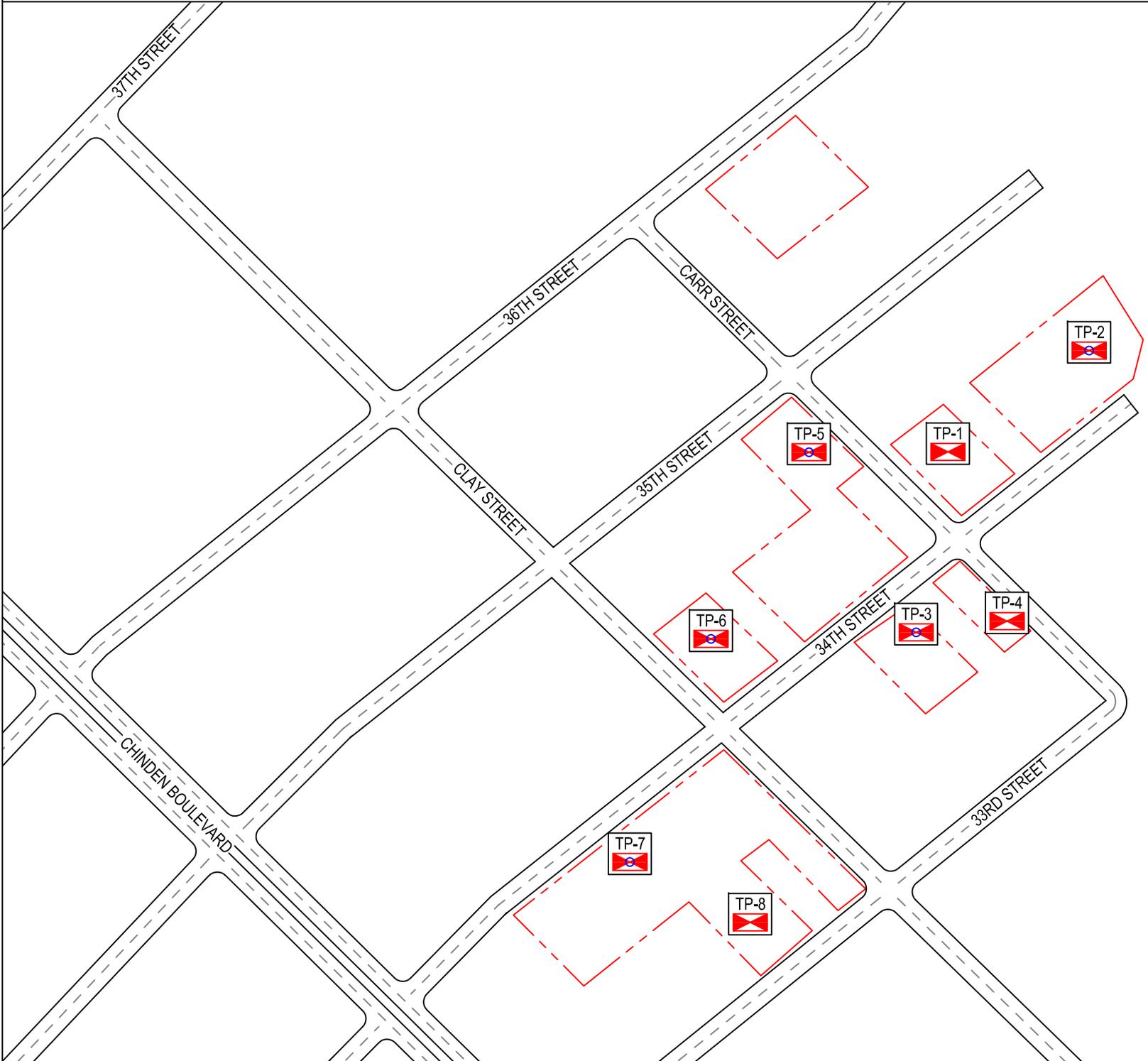
**Garden City Revitalization**  
 33rd, 34th, 35th, and 36th Street  
 Garden City, ID

Modified from DeLorme by: JBS  
 10 August 2018  
 Drawing: B181185g



**MATERIALS  
 TESTING &  
 INSPECTION**

2791 S. Victory View Way Phone: 208 376-4748  
 Boise, ID 83709-2835 Fax: 208 322-6515  
 E-mail: mti@mti-id.com



### NOTES:

- Not to Scale

### LEGEND

- Approximate Site Boundary 
- Approximate MTI Test Pit Location 
- Approximate MTI Test Pit Location with Piezometer 



### Garden City Revitalization

33rd, 34th, 35th, and 36th Streets  
Garden City, ID

Drawn by: JBS  
10 August 2018  
Drawing: B181185g



## MATERIALS TESTING & INSPECTION

2791 S. Victory View Way Phone: 208 376-4748  
Boise, ID 83709-2835 Fax: 208 322-6515  
E-mail: mti@mti-id.com



## STREET LIGHTING

Street lights are an integral part of a streetscape and within a community. Their function and purpose promotes safety in various forms, aesthetic opportunities, and provide a unified character that reinforces the theme of a place. Below is an overview of the lighting requirements for commercial and residential developments, and what is proposed for the 34th Street Specific Area Plan.

Per Garden City's Street Lighting Operations & Maintenance Manual, the following information is provided:

**PURPOSE:**  
 The purpose of this document is to promote uniformity within the City's street lighting system. Properly designed street lighting systems will:

- increase visibility and safety in locations where vehicular traffic and pedestrian traffic share the right-of-way,
- increase visibility and safety for vehicular traffic at intersections and other areas of potential hazard,
- act as a deterrent for certain types of crime, thereby increasing general public safety, and
- Provide for aesthetics in land use designations such as the live work create

**REQUIREMENTS**  
 Residential Local & Collector Streets:  
 Fixtures: 100 watt High Pressure Sodium  
 Height: 20' Local Streets, 25' Collector Streets  
 Locations where street lighting will improve public safety  
 Pedestrian crossings, steep embankments, sharp curves, public bike paths, dead-end streets, cul-de-sacs, bridges, steep inclines, intersections  
 And, other locations that may affect public safety and/or security  
 After the above criteria is met, lighting with 400' minimum spacing  
 Lower lighting levels allowed for residential uses to minimize negative implications

The 34th Street Specific Area Master Plan provides lighting above the minimum requirements of the manual outlined above. Proposed pedestrian lights are provided at all pedestrian crossings and other required locations specified, at a minimum spacing of 100', well above and beyond the minimum requirement of 400' minimum spacing. These lights are to be the minimum 25' tall height located along the sidewalks and in planters, and offer an aesthetic, that help unify the character of the overall development that will promote Garden City's liveability and vibrancy.  
 See Examples to the right of the proposed street light types.  
 DRAFT JB 4/30/19

### Legend

- PEDESTRIAN STREET LIGHTS
- ✱ INTERSECTION STREET LIGHTS
- BIKE & PEDESTRIAN GREENBELT

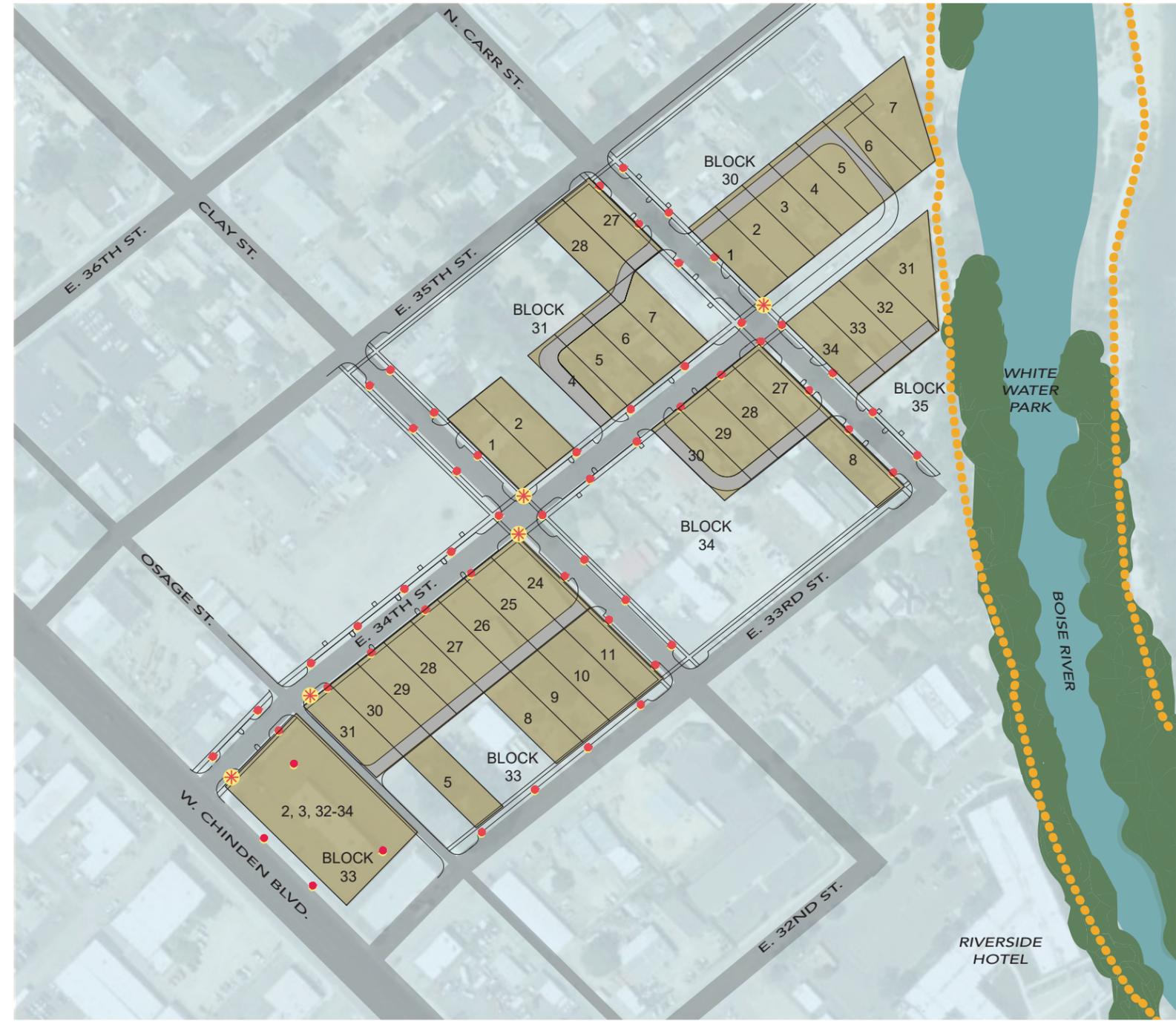


FIGURE : STREET LIGHTING



## VICINITY MAP

This Plan is located in the East End of Garden City at the heart of the Surel Mitchell Live Work Create District with 34th Street as the primary corridor connecting Chinden Boulevard to the Boise River Greenbelt. The lots in green are the Owner and Participating Owner properties; we hope adjacent owners will choose to develop similarly.

The map shows the easy connectivity to the I-84 Connector, Highway 20/Chinden Boulevard, Fairview and Main Streets, N. Orchard Street to the Bench, the Greenbelt and Greenbelt bridge across the river, as well as the existing grid of streets within the District.

The Plan area is close to extraordinary amenities within and near the area – the Boise River, Whitewater Park, Quinn’s Pond and Park, Esther Simplot Park, views to the mountains and city skylines, and the Greenbelt and it connections to other river-activated uses. Also located are some of the existing businesses that attract Live Work Create activities with artisans, artist studios, events, exhibits, restaurants, drinking establishments, and wineries.  
**Draft SM 4.19.19**

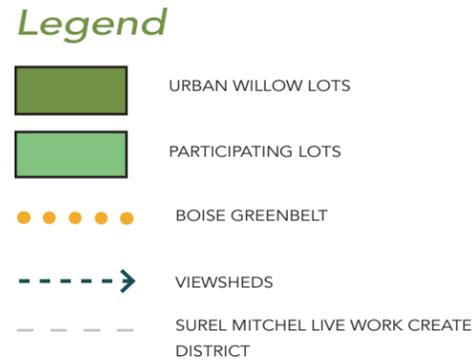
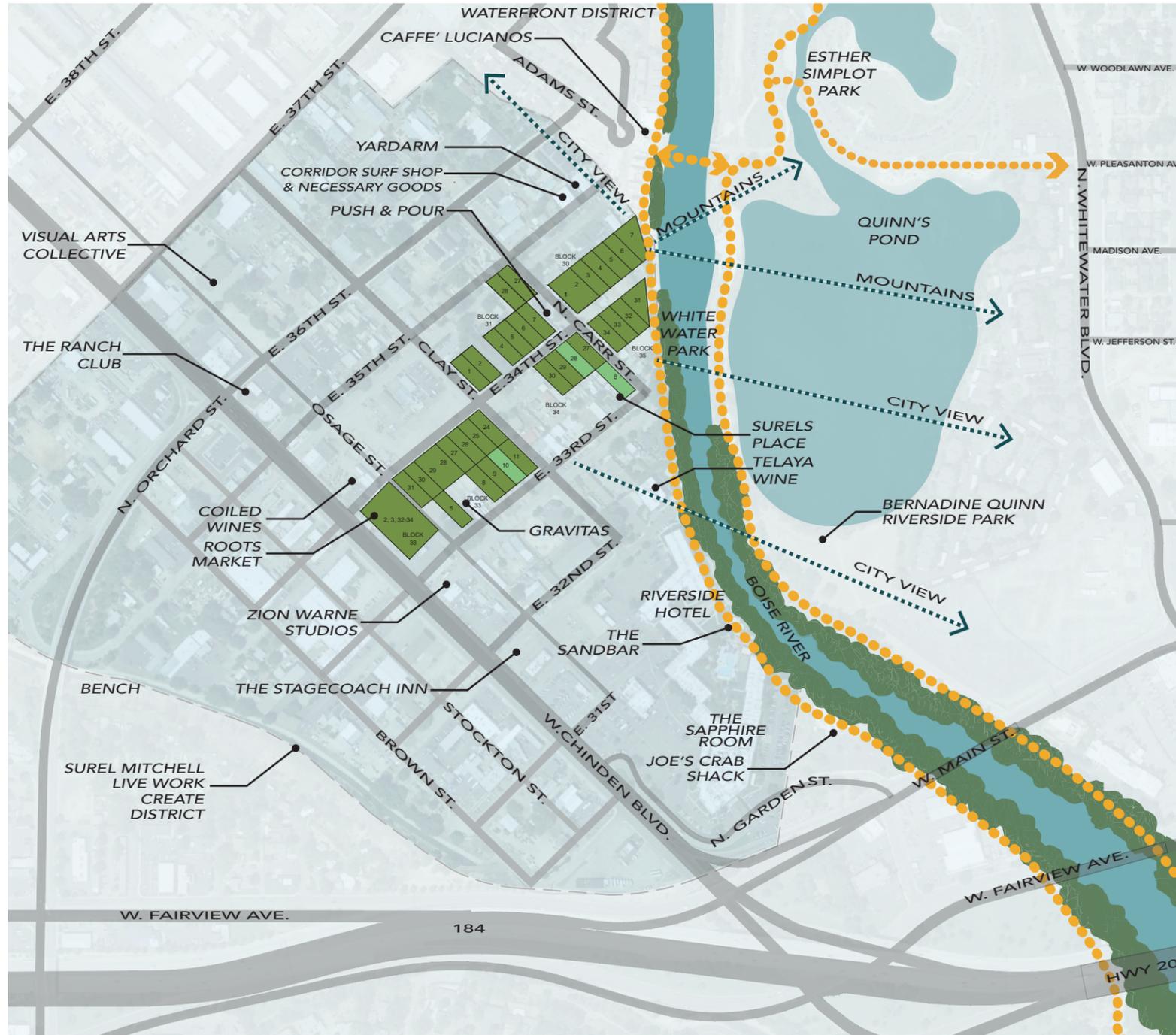


FIGURE : VICINITY MAP

