

**From:** [Bob Taunton](#)  
**To:** [Jenah Thornborrow](#); [building](#)  
**Cc:** [JoAnn Butler](#); [Jason Densmer](#); [Doug Russell](#)  
**Subject:** Glass Island View Subdivision - SUBFY2020-6  
**Date:** Tuesday, July 21, 2020 7:47:44 AM  
**Attachments:** [PP-5 Pre Plat Landscape Details - Rev 1.pdf](#)  
[PP-4 Pre Plat Landscape Plan - Rev 1.pdf](#)  
[PP-3 Pre Plat - Rev 1.pdf](#)  
[PP-2 Pre Plat Existing Conditions - Rev 1.pdf](#)

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Jenah and Elizabeth,

Attached are updated plans for the Glass Island View Subdivision application. The updates are primarily a result of additional survey work and discussions with the immediate neighbours. The attached plans are dated 7-20-20 and include:

- Sheet PP-2 Existing Conditions-Topographic Survey-Project Area
- Sheet PP-3 Preliminary Plat & Site Plan
- Sheet PP4 Landscape Plan
- Sheet PP-5 Landscape Details

The plans were updated to reflect the following changes:

- Revised the 6500 CFS line to the 2623 elevation contour
- Revised the 70' building setback line
- Extended the Lots 1-3 lot lines north to create a 20' front setback including a 10' public utility easement (PUE) south of the shared drive
- Reduced the area of common Lot 4 by including a portion of the shared drive as an easement on Lots 1-3 (refer to Staff report page 18 comment under 8-5A-5 Design Standards)
- Adjusted the width, square footage and building pad size of Lots 1-3
- Reduced the landscaped area slightly and the open space percentage from 16.3% to 16% due to the extended lot line on Lot 1
- Relocated a planned tree adjacent Lot 1
- Removed the proposed 10' public access pathway

Please let me know if you have any questions.

Thank you,  
Bob



**Bob Taunton**

President, Taunton Group, LLC  
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Email: [bobtaunton@tauntongroup.com](mailto:bobtaunton@tauntongroup.com)

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THE PLANTATION No. 2  
SUBDIVISION AMENDED

N. Plantation River Dr.

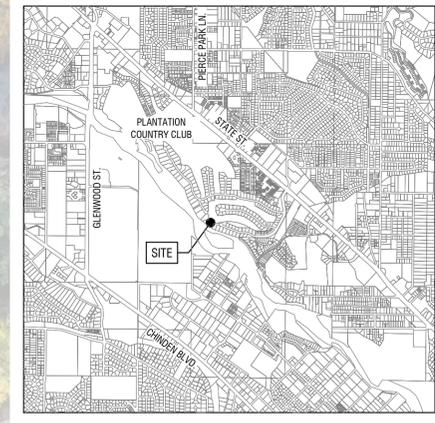
W. Gramarcy Ln.

Boise River

**Sheet Notes:**

- EXISTING CONTOURS ARE AT A 1-FT INTERVAL.
- HORIZONTAL DATUM: NAD 83 STATE PLANE COORDINATES IDAHO WEST ZONE 1103
- VERTICAL DATUM: NAVD 1988

**Vicinity Map:**



**Legend:**

	FOUND BRASS CAP MONUMENT
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR
	FOUND 1/2" REBAR
	FOUND 3/8" REBAR
	FOUND CHISELED "X"
	FOUND 1" PIPE
	FOUND PLUG AND TACK
	CALCULATED POINT, NOTHING FOUND
	DATA OF RECORD
	BOUNDARY LINE
	ADJOINING PROPERTY LINE
	SECTION LINE
	EASEMENT LINE
	GROUND CONTOUR (1-FT INTERVAL)

**GLASS ISLAND VIEW SUBDIVISION  
PRELIMINARY PLAT**

N. PLANTATION RIVER DR.  
GARDEN CITY, IDAHO

Revisions  
1. CITY COUNCIL REVS 07-17-20



Project No.: 118161  
Date of Issuance: 07-20-2020  
Project Milestone: PRELIMINARY PLAT

**Existing Conditions -  
Topographic Survey -  
Project Area**

**PP-2**

**Existing Conditions - Topographic Survey - Project Area**

Horizontal Scale: 1" = 20'



File Location: C:\31111\118161\Drawings\118161-PP-02-Topographic-Survey-Conditions.dwg  
User: jacob@landgroup.com  
Date: 07/20/2020 10:45:09 AM

**Project Contacts:**

OWNER/DEVELOPER:  
GLASS CREEK, LLC.

REPRESENTATIVE:  
TAUNTON GROUP - BOB TAUNTON

ENGINEER / SURVEYOR / LANDSCAPE ARCHITECT:  
THE LAND GROUP, INC.  
432 E. SHORE DRIVE, SUITE 100, EAGLE, ID. 83616  
208-939-4041

CONTACT: JASON DENSMER, PE. (PROJECT ENGINEER)  
JIM WASHBURN, PLS. (PROJECT SURVEYOR)  
DOUG RUSSELL, RLA. (LANDSCAPE ARCHITECT)

**Zoning Regulations:**

CURRENT ZONING: R-2

PROPOSED ZONING: R-2 (NO CHANGE)

BUILDING SETBACKS:  
FRONT: 20-FT  
SIDE: 5-FT

RIVER: 70-FT TO 6,500 cfs LINE

**Vicinity Map:**



**Project Summary:**

DEVELOPMENT AREA: 1.36-AC (59,274-SF)

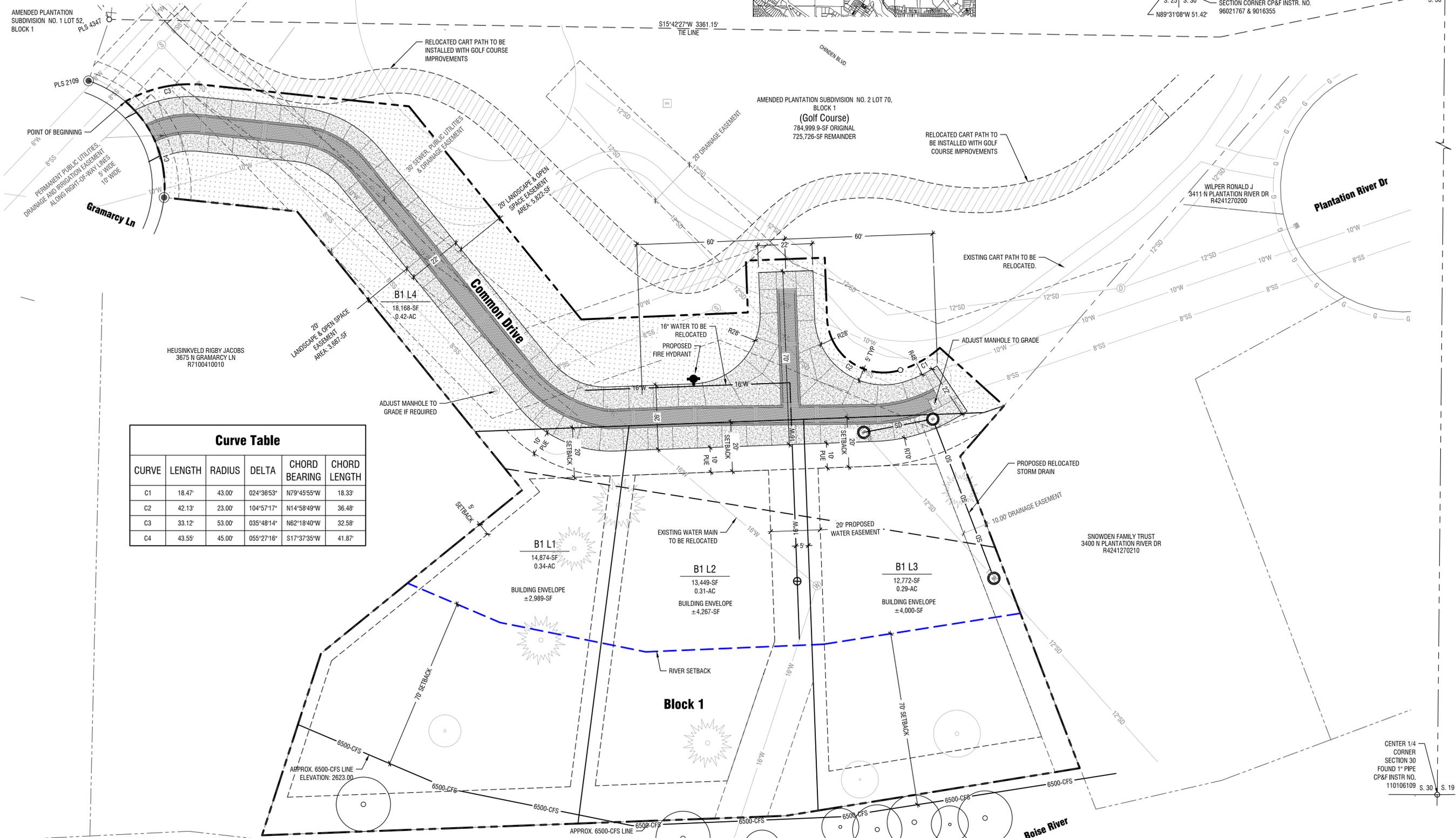
TOTAL SINGLE FAMILY LOTS: 3  
COMMON LOT: 1 (LOT 4), COMMON DRIVE

OPEN SPACE:  
REQUIRED OPEN SPACE: 10% (PER GARDEN CITY CODE 8-4L-4)  
5,927-SF

PROPOSED OPEN SPACE: 16.1% (AS SHOWN)  
9,509-SF

**Sheet Notes:**

- ALL DIMENSIONS ARE MEASURED TO PROPERTY LINE OR FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADING & DRAINAGE:  
2.1. THE PROJECT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA. PROJECT GRADING WILL BE DESIGNED TO ELEVATE ALL OCCUPIED BUILDINGS ABOVE THE ESTABLISHED BASE FLOOD ELEVATION. PROJECT DESIGN WILL CONFORM TO THE REQUIREMENTS OF GARDEN CITY CODE SECTION 8-3B.  
2.2. PROJECT GRADING WILL DIRECT STORMWATER TO DRAINAGE SYSTEMS DESIGNED TO CAPTURE AND RETAIN STORMWATER FROM THE DESIGN STORM IN ACCORDANCE WITH GARDEN CITY REQUIREMENTS.



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.47'	43.00'	024°36'53"	N79°45'55"W	18.33'
C2	42.13'	23.00'	104°57'17"	N14°58'49"W	36.48'
C3	33.12'	53.00'	035°48'14"	N62°18'40"W	32.58'
C4	43.55'	45.00'	055°27'16"	S17°37'35"W	41.87'



**GLASS ISLAND VIEW SUBDIVISION  
PRELIMINARY PLAT**

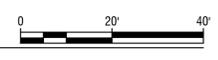
N. PLANTATION RIVER DR.  
GARDEN CITY, IDAHO

Revisions  
1. CITY COUNCIL REVS 07-16-20



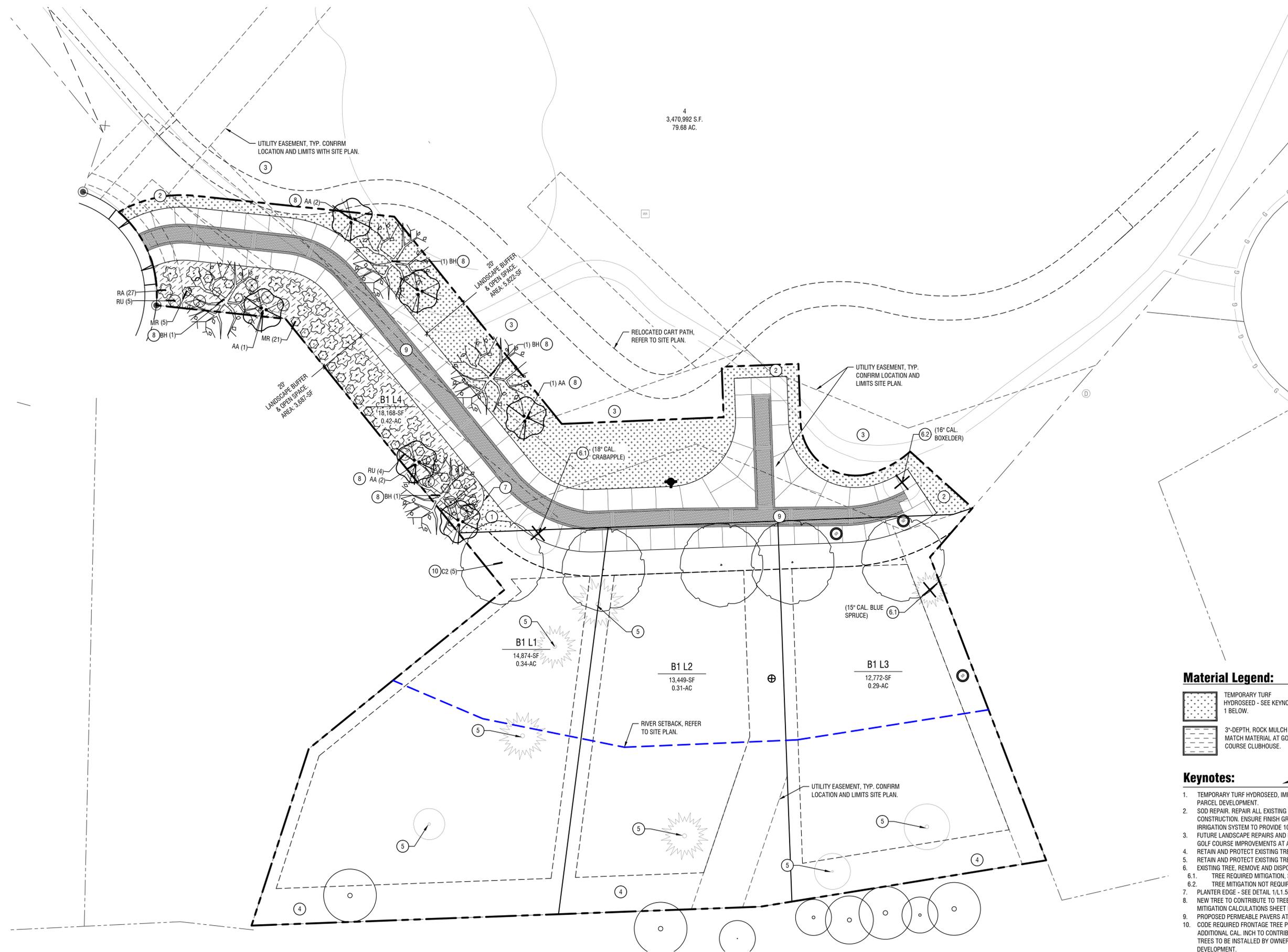
Project No.: 118161  
Date of Issuance: 07-20-2020  
Project Milestone: PRELIMINARY PLAT

Preliminary Plat & Site Plan



# GLASS ISLAND VIEW SUBDIVISION PRELIMINARY PLAT

N. PLANTATION RIVER DR.  
GARDEN CITY, IDAHO



### Material Legend:

- TEMPORARY TURF HYDROSEED - SEE KEYNOTE 1 BELOW.
- TURF REPAIR - SEE KEYNOTE 2 BELOW.
- 3"-DEPTH, ROCK MULCH - MATCH MATERIAL AT GOLF COURSE CLUBHOUSE.

### Keynotes:

- 1. TEMPORARY TURF HYDROSEED, IMPROVEMENTS TO BE MODIFIED FOR ADJACENT PARCEL DEVELOPMENT.
- 2. SOD REPAIR, REPAIR ALL EXISTING SOD DAMAGED DURING ACCESS ROAD CONSTRUCTION. ENSURE FINISH GRADES ARE SMOOTH. FIELD ADJUST EXISTING IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE.
- 3. FUTURE LANDSCAPE REPAIRS AND IMPROVEMENTS TO BE INSTALLED AT TIME OF GOLF COURSE IMPROVEMENTS AT ADJACENT HOLE.
- 4. RETAIN AND PROTECT EXISTING TREES ALONG BOISE RIVER.
- 5. RETAIN AND PROTECT EXISTING TREE IN PARCEL.
- 6. EXISTING TREE, REMOVE AND DISPOSE OF OFFSITE.
- 6.1. TREE REQUIRED MITIGATION, SEE TREE MITIGATION NOTES SHEET L1.50.
- 6.2. TREE MITIGATION NOT REQUIRED, SEE TREE MITIGATION NOTES SHEET L1.50.
- 7. PLANTER EDGE - SEE DETAIL 1/L1.50.
- 8. NEW TREE TO CONTRIBUTE TO TREE MITIGATION REQUIREMENTS - SEE TREE MITIGATION CALCULATIONS SHEET L1.50 FOR MORE INFORMATION.
- 9. PROPOSED PERMEABLE PAVERS AT SHARED DRIVEWAY. STORM WATER SYSTEM. CODE REQUIRED FRONTAGE TREE PER 8-4L-4. CODE REQUIRES 2" CAL. INCHES. ADDITIONAL CAL. INCH TO CONTRIBUTE TO TREE MITIGATION - SEE NOTES L1.50. TREES TO BE INSTALLED BY OWNER, DEVELOPER, OR BUILDING AT TIME OF PARCEL DEVELOPMENT.

Revisions

1. CITY COUNCIL REVS	07-17-20
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Project No.: 118161  
Date of Issuance: 07-20-2020  
Project Milestone: PRELIMINARY PLAT

Landscape Plan

PP-4



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 User: jhansen  
 Date: 07/20/2020 10:00:00 AM

## Landscape Notes:

- A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF ROCK MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
- B.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
  - B.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SOD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- D. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- E. NEW TREE PLANTING. SEE DETAIL 3/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- F. NEW SHRUB PLANTING. SEE DETAIL 2/L1.50.
- G. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- H. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- I. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.

## Automatic Underground Irrigation Notes:

- A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
- D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- E. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
- E.A. PRECISE INDIVIDUAL STATION TIMING
  - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
  - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
  - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
  - E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

## Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE: (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
- A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
  - A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
  - A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
  - A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
  - A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
  - A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
  - A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE:
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
  - B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED PER GARDEN CITY TREE MITIGATION REQUIREMENTS.

## Tree Mitigation Calculations:

<b>A.</b>	<b>CALIPER INCHES REMOVED =</b>	<b>49 CALIPER INCHES</b>
A.A.	16" CALIPER ACER NEGUNDO   SENSATIONAL BOXELDER - TREE CONDITION DOES NOT REQUIRE MITIGATION PER ARBORIST'S REPORT	
A.B.	18" MALUS SPP.   FLOWERING CRABAPPLE - TREE CONDITION DOES REQUIRE MITIGATION PER ARBORIST'S REPORT.	
A.C.	15" PICEA PUNGENS   COLORADO BLUE SPRUCE - TREE CONDITION DOES REQUIRE MITIGATION PER ARBORIST'S REPORT.	
<b>B.</b>	<b>CALIPER INCHES REQUIRING MITIGATION =</b>	<b>33 CALIPER INCHES</b>
<b>C.</b>	<b>CALIPER INCHES PROVIDED (SEE KEYNOTE 8 &amp; 10/L1.00)</b>	<b>35 CALIPER INCHES</b> (106% MITIGATION)
C.A.	FULL CONTRIBUTION :	30 CALIPER INCHES 18 FROM ACER GINNALA 12 FROM BETULA NEGRA
C.B.	PARTIAL CONTRIBUTION :	5 CALIPER INCHES 5 FROM APPROVED CLASS II TREE EXTRA CALIPER INCH

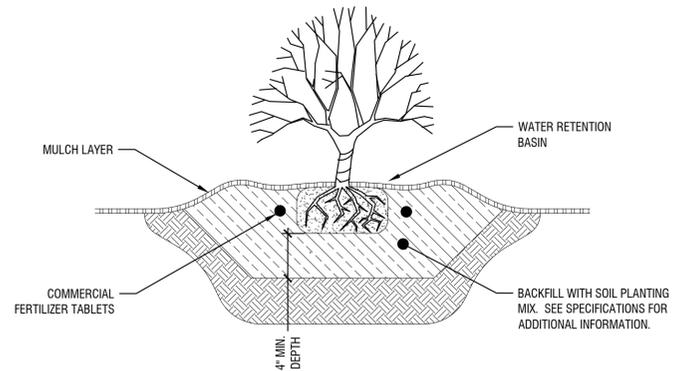
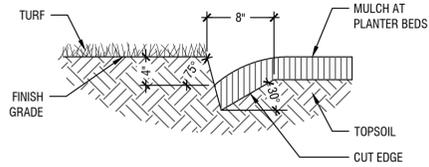
## Open Space Calculations:

<b>A.</b>	<b>OPEN SPACE REQUIRED =</b>	<b>5,445 SF</b>
A.A.	PROJECT AREA: 59,274-SF @ 10% CODE REQUIREMENT =	5,927-SF
<b>B.</b>	<b>OPEN SPACE PROVIDED =</b>	<b>9,509-SF (16%)</b>

PLANT SCHEDULE						
CLASS I TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	AA	ACER GINNALA / AMUR MAPLE	3" CAL. (SEE NOTE 1 BELOW)	B&B	6	20' HT. X 15' W
CLASS II TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	BH	BETULA NIGRA 'HERITAGE' / HERITAGE RIVER BIRCH	3" CAL. (SEE NOTE 1 BELOW)		4	50 HT X 35' W
	C2	APPROVED CLASS II FRONTAGE TREE / SELECTION BY OWNER	3" CAL. (SEE NOTE 2 BELOW)	B&B	5	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	MR	MAHONIA REPENS / CREEPING MAHONIA (WOODY SHRUB)	3 GAL.	POT	26	3' HT X 4' W
	RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC (WOODY SHRUB)	3 GAL.	POT	27	1.5' HT X 8' W
	RU	ROSA WOODSII ULTRAMONTANA / WOODS' ROSE (WOODY SHRUB)	3 GAL.	POT	9	5' HT X 5' W

### NOTES:

- FULL TREE MITIGATION CONTRIBUTION - ALL CALIPER INCHES PROVIDED TO CONTRIBUTE TO TREE MITIGATION PER ITEM C. A UNDER TREE MITIGATION CALCULATIONS.
- PARTIAL TREE MITIGATION CONTRIBUTION - 1 CALIPER INCH OF THE 3 CALIPER INCHES OF EACH TREE TO CONTRIBUTE TO TREE MITIGATION PER ITEM C. B. UNDER TREE MITIGATION CALCULATIONS, TOTALING 5 CALIPER INCHES. THE ADDITIONAL 10 CALIPER INCHES ARE FOR THE REQUIRED SITE FRONTAGE TREE REQUIREMENT PER GARDEN CITY LANDSCAPE CODE AT 2 CALIPER INCHES PER TREE.



## 1 Planter Edge Cut Edge

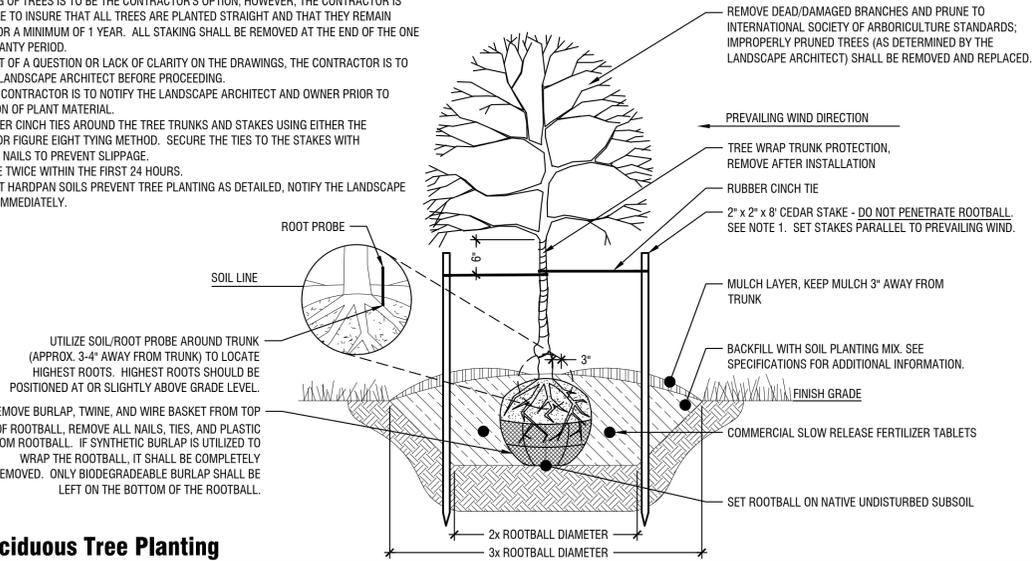
Scale: 1" = 1'

## 2 Shrub Planting

Scale: NTS

### NOTES:

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



## 3 Deciduous Tree Planting

Scale: NTS

# GLASS ISLAND VIEW SUBDIVISION PRELIMINARY PLAT

N. PLANTATION RIVER DR.  
GARDEN CITY, IDAHO

### Revisions

- |                      |          |
|----------------------|----------|
| 1. CITY COUNCIL REVS | 07-17-20 |
|----------------------|----------|

NOT FOR



CONSTRUCTION

Project No.: 118161  
Date of Issuance: 07-20-2020  
Project Milestone: PRELIMINARY PLAT

Landscape Details

# PP-5