



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Name: Riverpointe

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

Reviewed By:

Rowan [Signature]
Date: 1/31/20



To: **Jenah Thornborrow**
Planning & Development Services
City of Garden City
6015 North Glenwood Street
Garden City, ID 83714

Copy: **Joseph D. Canning, PE**

From: **Jason Densmer, PE**
Phone: 208.939.4041
E-mail: Jason@thelandgroupinc.com

Date: March 1, 2020

Pages: 3

Media: E-mail

Subject: **Riverpointe Subdivision | SUBFY2020-00005
Review #1**

Status: **Preliminary Plat recommended for approval with conditions.
Final Plat approval awaiting resolution of enclosed comments and submittal of
Construction Plans.**

Jenah:

On behalf of the City of Garden City, I have reviewed the submitted application materials for the combined preliminary/final plat of Riverpointe Subdivision. Please direct the following comments to the applicant's engineer.

Comments reflect review of the following documents:

1. Application packet submitted by Pam Gaines with neUdesign Architecture.
2. Preliminary Plat consisting of 1 sheet bearing Professional Engineer's stamp by Joseph D. Canning dated January 14, 2020.
3. Preliminary Final Plat consisting of 2 sheets bearing Professional Land Surveyor's stamp by Joseph D. Canning, dated January 14, 2020.
4. Record of Survey No. 11791, for reference and not reviewed.
5. Unsigned and undated architectural plans by neUdesign Architecture consisting of:
 - a. A-101 – Site Plan
 - b. A-111 – First Floor Plan

- c. A-112 – Second Floor Plan
- d. A-211 – Exterior Elevations
- e. E.100 – Site Lighting Plan
- f. G-005 – Area/Egress Plan
- g. Unnumbered sheet labeled “Planting Plan” dated July 23, 2019

General Comments:

1. Detailed construction plans for the proposed subdivision improvements should be submitted for review and approval.
2. Easements shall be provided for all proposed sanitary sewer and water systems to be owned and operated by the City of Garden City.
3. Joint trench utilities may have additional requirements for easements. Coordination with joint trench shall be the responsibility of the developer.
4. The proposed improvements include shared drive aisles. The following requirements related to the shared drive aisles should be submitted:
 - a. The construction plans should show signage for the drive aisles.
 - b. The applicant should provide a maintenance and operations plan and schedule, including a mechanism for replacement of the drive aisles.
 - c. The CC&Rs should address the perpetual maintenance of the drive aisles.

Preliminary Plat Comments:

1. The “Typical Private Drive Section” proposes dimensions of the drive aisle which appear inconsistent and should be reviewed and corrected by the Engineer. I recommend any action of approval for the Preliminary Plat be conditioned on resolution of the following items.
 - a. The dimensions indicate the private drive improvements are 24-ft in width (between back of curbs). Other locations dimension the drive as “20’ Back to Back of Curb”. Engineer should clarify.
 - b. The dimensions indicate the private drive improvements require a width of 29-ft measured from the north property line to the back of curb. The proposed “right-of-way” (assumed to be the common lot) is 18-ft in width. An additional 7-ft is indicated south of the “right-of-way”. Engineer should clarify the 7-ft to indicate an ingress/egress easement and if so extend the easement as required to encompass the entire width of the drive improvements.
 - c. The dimensions indicate the private drive improvements require a width of 29-ft measured from the north property line to the back of curb. The architectural Site Plan (A-101) show the buildings to be located 28-ft from the north property line. Engineer should clarify.
 - d. The section shows a 5-ft sidewalk between the drive and north property line. Other application materials (Site Plan sheet A-101 and the Planting Plan) show this area to be landscaped. Engineer should clarify.

Final Plat Comments:

1. If the private drive improvements encroach onto Lots 1-5 or Lots 7-10, an easement shall be established on these lots.
1. The final plat should include a statement regarding Idaho Code 31-3805.

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