



DESIGN REVIEW

Permit info: DSRFY2024-0008

Application Date: 2/6/2024 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921
• www.gardencityidaho.org • building@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Ian B Hoffman	Name: Evan McLaughlin
Company: Grissom, Hoffman + More, PLLC	Company:
Address: 1606 W State Street	Address: 2001 N 20th St
City: Boise	City: Boise
State: ID Zip: 83702	State: ID Zip: 83702
Tel.: (208) 271.2813	Tel.:
E-mail: ian@ghmarchitects.com	E-mail: evan@beaconinvestment.group

PROPERTY AND DESIGN INFORMATION

This application is a request to: Construct New Addition Subdivision

Site Address: 403 E 50th St, Garden City, ID 83714		
Subdivision Name: N/A	Lot: 01 EXC SE 140'	Block: 03
Tax Parcel Number: R7334160303	Zoning: R-3	Total Acres: 0.249
Proposed Use: Multifamily	Floodplain: <input checked="" type="radio"/> Yes	No

OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

Bike and Pedestrian: How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

Parking and parking lot standards: Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

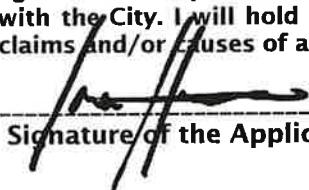
Community Interaction: How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development

pattern in nodes rather than strip commercial along arterial corridors? How does the project promote a place where people want to be? If not exempt 8-4G sustainability, how many points will the project have, as totaled from the sustainability checklist?

Landscaping: Is there more than 5% of the site dedicated to landscaping? Is there one class II or III tree provided for every 50' of street frontage? Will any trees be removed from the site? What kind of irrigation will be provided? Is the landscaping compatible with local climatic conditions?

Building Design: How does the building provide visual interest and positively contribute to the overall urban fabric of the community? What is the Floor to Area ratio? Is there relief incorporated into facades and or rooflines greater than 50'? What are the setbacks? How are the outdoor service and equipment areas screened? If there are multiple structures, are the setbacks consistent? Are there any "green building" concepts are incorporated into the project?

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.



02.02.2024



02.02.2024

Signature of the Applicant

(date)

Signature of the Owner

(date)

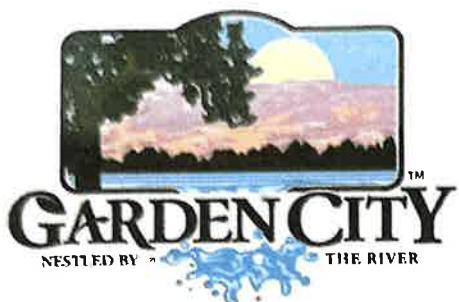
APPLICATION INFORMATION REQUIRED

Note:

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

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

<input checked="" type="checkbox"/> Compliance Statement and Statement of Intent	<input checked="" type="checkbox"/> Affidavit of Legal Interest
<input checked="" type="checkbox"/> Neighborhood Map	<input checked="" type="checkbox"/> Sustainability Checklist *if applicable
<input checked="" type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Landscape Plan	
<input checked="" type="checkbox"/> Schematic Drawing	
<input checked="" type="checkbox"/> Lighting Plan	
<input checked="" type="checkbox"/> Topographic Survey	
<input checked="" type="checkbox"/> Grading Plan	
Will Serve Letter **If required, must submit a Fire Flow Request	
<input type="checkbox"/> Ada County Approved Addresses	
<input type="checkbox"/> Waiver Request of Application Materials	



6015 Glenwood Street • Garden City, Idaho 83714
Phone 208 - 472-2921 • Fax 208 - 472-2926
www.gardencityidaho.org

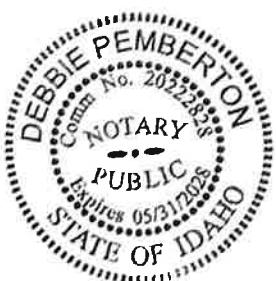
Affidavit of Legal Interest

Being first duly sworn upon oath, depose and say:

Dated this 5th day of February, 2024

Signature

Subscribed and sworn to before me the day and year first above written



D. Pemberton
Notary Public for Idaho
Residing at: Boise ID
My Commission expires May 31 2028



1606 W Hays St
Boise, ID 83702

February 5, 2024

Building Department
6015 Glenwood Street
Graden City, ID 83714

Re: Design Review Application

To Whom It May concern,

We are pleased to present our application for design review of a new multifamily building located at 403 E 50th St, Garden City.

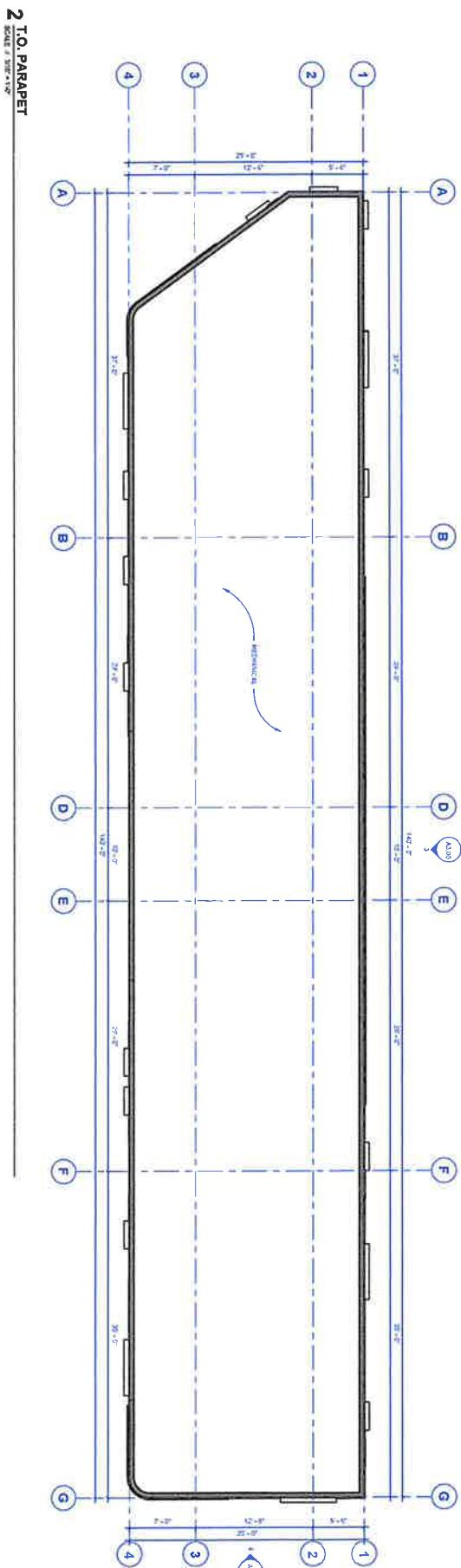
This property is located on the corner or 50th street and Alworth street just southwest of the Boise fairgrounds. The new 12unit multifamily building will front Alsworth street providing screening for the proposed parking lot. The building will house (5) 2-bedroom units and well as (7) 1-bedroom units on site amenities include covered parking, compact parking, bocce ball court, and hardscape plaza.

The overall design approach leans more toward a modern vernacular aesthetic. The main material proposed is a light grey corrugated aluminum panel complimented by a light brown corrugated aluminum panel that mainly highlights the entries and patios. Certain windows but not all will have a slightly extruded window frame that provide additional shadows to the overall.

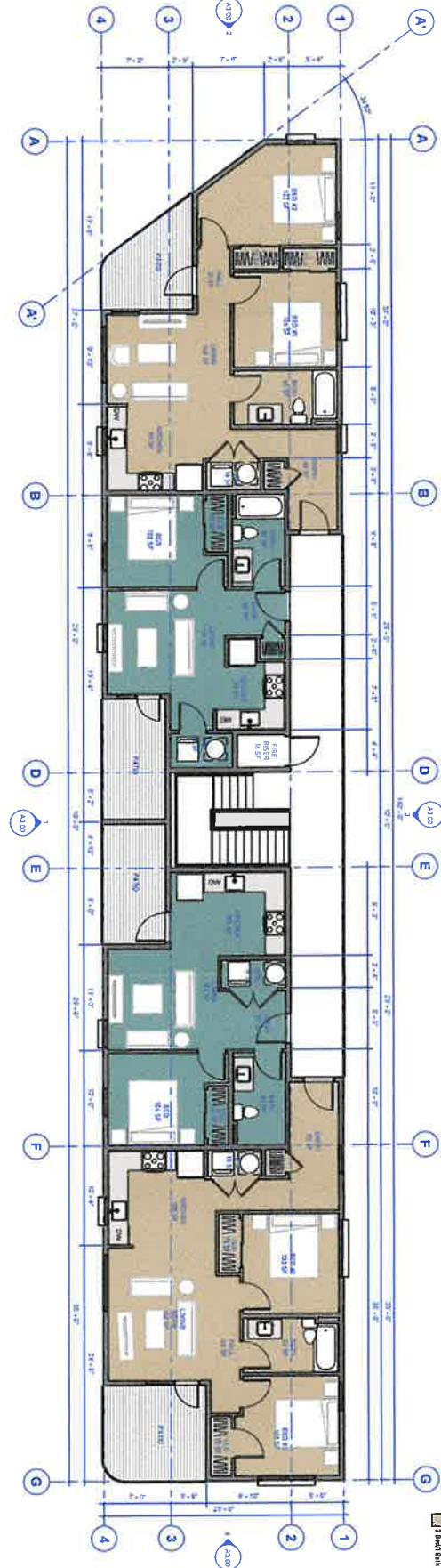
Sincerely,

William Juarez
Project Designer
Grissom, Hoffman + more, PLLC

2 T.O. PARAPET



1 LEVEL 03



NOT FOR
CONSTRUCTION

50TH STREET
MULTIFAMILY

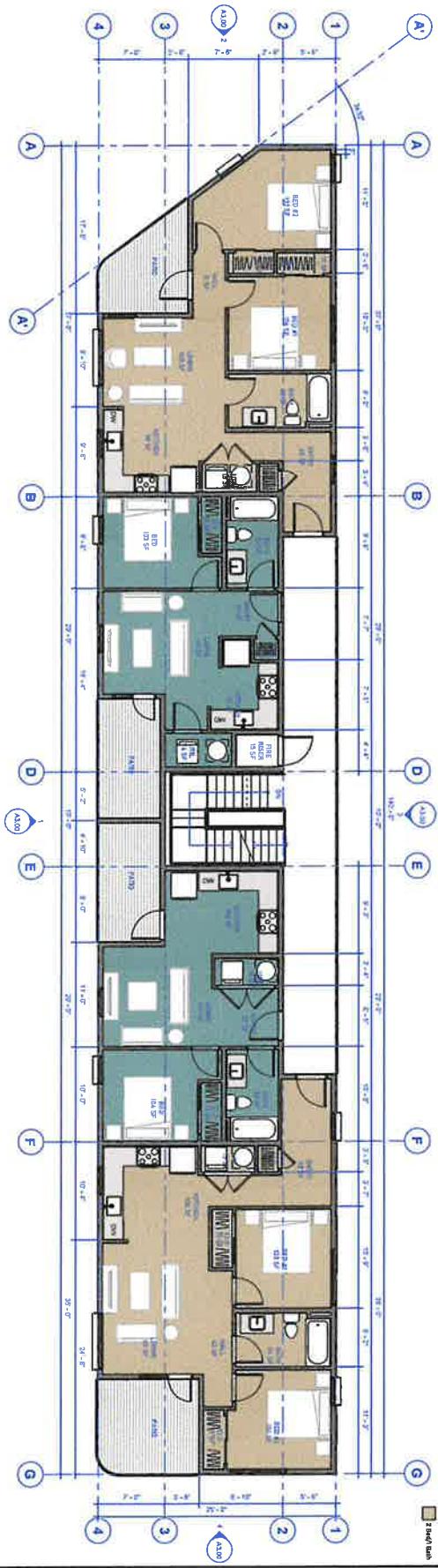
405 E 50TH STREET

QUEEN, NY 11379

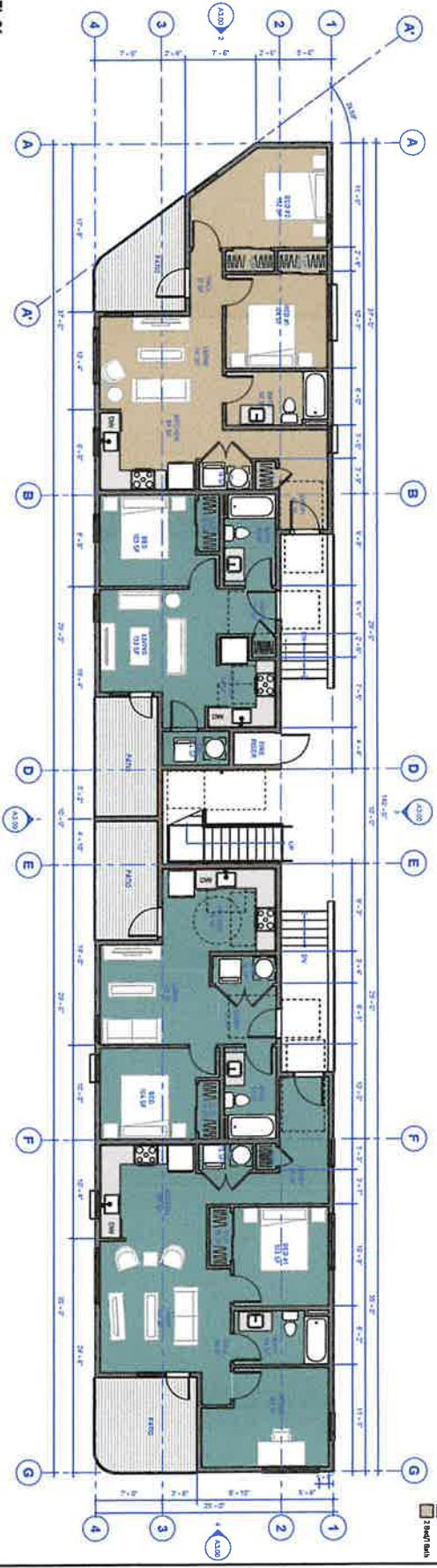
DESIGNER: ghm

20220724

2 LEVEL 02



1 LEVEL 01



Units

1 Bed Bath
2 Bed Bath

Units

1 Bed Bath
2 Bed Bath

NOT FOR
CONSTRUCTION

2014

50TH STREET
MULTIFAMILY
401 E 50TH STREET
GARDEN CITY, KANSAS
DESIGN REVIEW
2012/2014

1000

1000

1000

1000

1000

1000

1000

FLOOR PLANS

A1.10

ghm
ARCHITECTS

BASIS-OF-DESIGN MATERIALS

SMART
COMMERCIAL METAL, SWING

CHROME

BRONZE

BLACK

WHITE

RED

GREEN

BLUE

ORANGE

PURPLE

TEAL

GRAY

BLACK

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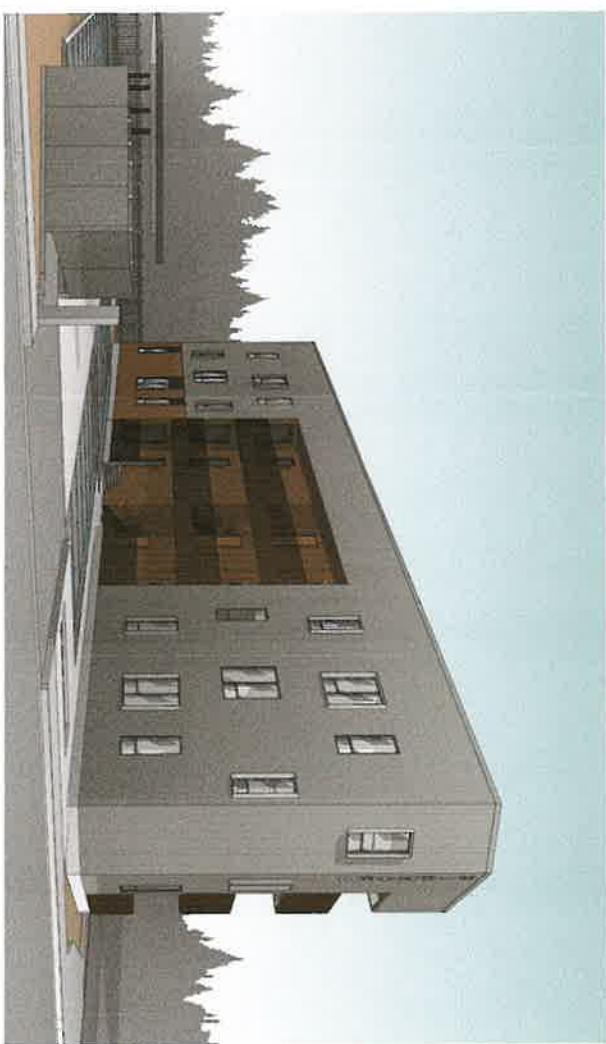
WHITE

RED

3 West View
SCALE: 1



2 Access Drive View
SCALE: 1



1 Corner View
SCALE: 1



A3.40

PERSPECTIVES

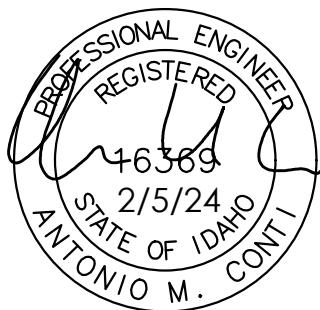
50TH STREET
MULTIFAMILY
APT 101-108
GARDEN CITY
DESIGN REVIEW
2020/2021
1:400
400' 0"

NOT FOR
CONSTRUCTION
TO SCALE
324-01
7/20/2019 1:00

ghm
ARCHITECTS

50th Street Multifamily Name

403 E 50th Streets
Garden City, ID 83714



PROJECT MANUAL

02.05.24 Project #R23162

EXECUTIVE SUMMARY

The purpose of this report is to confirm that the proposed storm water management system design for the proposed 403 E 50th Street Improvements is adequate for the specified design storms per the city of Garden City and Idaho Department of Environmental Quality standards.

The subject property is located at 403 E 50th Street, Garden City, Idaho and is approximately 0.35 acres, as shown on the attached construction documents.

Currently, the site consists of existing residence with asphalt driveway. Drainage is achieved through an infiltration and is a self-retaining drainage system.

Proposed improvements include multi-family residence, parking lot, pedestrian walkway, permeable pavers, and additional utilities. Stormwater draining from the site will sheet flow to the permeable pavers. All stormwater outside of the Right-of-Way and within the limits of construction will be contained on site to the extent possible with the addition of the proposed improvements.

PRE-IMPROVEMENTS DRAINAGE BASIN

C = 0.40

I₅₀ = 2.2 in/hr

A = 0.35 ac

T_c = 10 min

$$Q_{\text{peak}} = CiA = (0.40)(2.2)(0.35) = 0.31 \text{ cfs}$$

I = 0.82 in/hr

T = 1 hr

$$V = CITA = (0.40)(0.82)(1)(0.35)(3600) = 413 \text{ cf}$$

PERMEABLE PAVERS DRAINAGE BASIN

Run on ratio = adjacent impermeable surface : permeable interlocking concrete pavement surface

Run on ratio = 15,446 sf : 2,618 sf = 5.90:1 which is less than the maximum allowable 6:1 per the Boise City Stormwater Design Manual.

For additional information, refer to the attached drainage exhibit.

POST IMPROVEMENTS DRAINAGE BASIN

C = 0.75

I₅₀ = 2.2 in/hr

A = 0.35 ac

T_c = 10 min

$$Q_{\text{peak}} = CiA = (0.75)(2.2)(0.35) = 0.59 \text{ cfs}$$

I = 0.82 in/hr

T = 1 hr

$$V = CITA = (0.75)(0.82)(1)(0.35)(3600) = 785 \text{ cf}$$

ACHD Calculation Sheet for Finding Peak Discharge/Volume - Rational Method

NOTE: This worksheet is intended to be a guideline to standardize ACHD checking of drainage calculations and shall not replace the Engineer's calculation methodology. These calculations shall establish a minimum requirement. The Engineer's methodology must result in facilities that meet or exceed these calculations in order to be accepted.

Steps for Peak Discharge Rate using the Rational Method calculated for post-development

Calculate Post-Development Flows (for pre-development flows, increase number of storage facilities to create new tab)

User input in yellow cells.

1 Project Name

50th Street Multifamily

2 Is area drainage basin map provided?

(map must be included with stormwater calculations)

YES

3 Enter Design Storm (100-Year or 25-Year With 100-Year Flood Route)

50

4 Enter number of storage facilities (25 max)

Click to Show More Subbasins

5 Area of Drainage Subbasin (SF or Acres)

SF	Subbasin 1	Subbasin 2	Subbasin 3	Subbasin 4	Subbasin 5	Subbasin 6	Subbasin 7	Subbasin 8	Subbasin 9	Subbasin 10
Acres	15,446	0.35								

6 Determine the Weighted Runoff Coefficient (C)

$C = [(C_1 \times A_1) + (C_2 \times A_2) + (C_n \times A_n)] / A$

Weighted Avg

0.75

0.40

7 Calculate Overland Flow Time of Concentration in Minutes (Tc) or use default 10 min

User Calculate

10 Min.

8 Determine the average rainfall intensity (i) from IDF Curve based on Tc
9 Calculate the Post-Development peak discharge (QPeak)

i **2.20** in/hr
Q_{peak} **0.31** cfs

10 Calculate total runoff vol (V) (for sizing primary storage)

V **419** ft³

$V = Ci (Tc=60)Ax3600$

11 Calculate Volume of Runoff Reduction Vrr

Enter Percentile Storm I (95th percentile = 0.60 in)

V_{rr} **95th** 0.60 in

Enter Runoff Reduction Vol (95th Percentile=0.60-in x Area x C)

306 ft³

12 Detention: Approved Discharge Rate to Surface Waters (if applicable)

cfs

13 Volume Summary

Surface Storage: Basin

V **42** ft³

Basin Forebay

V **377** ft³

Primary Treatment/Storage Basin

V **419** ft³

Subsurface Storage

Volume Without Sediment Factor (See BMP 20 Tab)

Estimated Runoff Coefficients for Various Surfaces	
Type of Surface	Runoff Coefficients "C"
Business	0.70-0.95
Downtown areas	0.50-0.70
Urban neighborhoods	
Residential	0.35-0.50
Single Family	0.60-0.75
Multi-family	0.25-0.40
Residential (rural)	0.70
Apartment Dwelling Areas	
Industrial and Commercial	0.80
Light areas	0.90
Heavy areas	
Parks, Cemeteries	0.10-0.25
Playgrounds	0.20-0.35
Railroad yard areas	0.20-0.40
Unimproved areas	0.10-0.30
Streets	
Asphalt	0.95
Concrete	0.95
Brick	0.95
Roofs	0.95
Gravel	0.75
Fields: Sandy soil	Soil Type
Slope	A B C D
Flat: 0-2%	0.04 0.07 0.11 0.15
Average: 2-6%	0.09 0.12 0.15 0.18
Steep:>6%	0.13 0.18 0.23 0.28

Adapted from ASCE

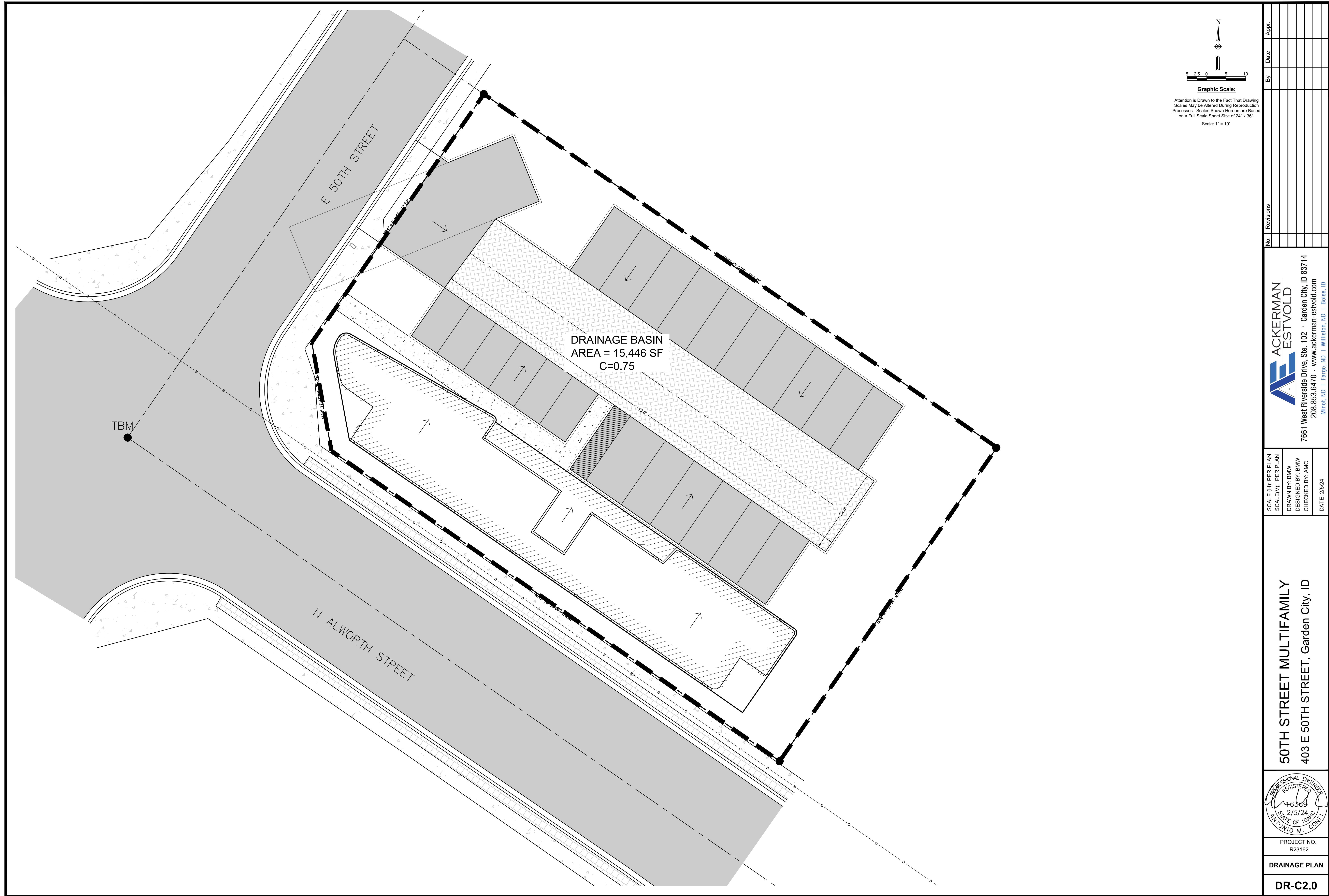
ACHD Calculation Sheet for Permeable Interlocking Concrete Pavers (PICP)

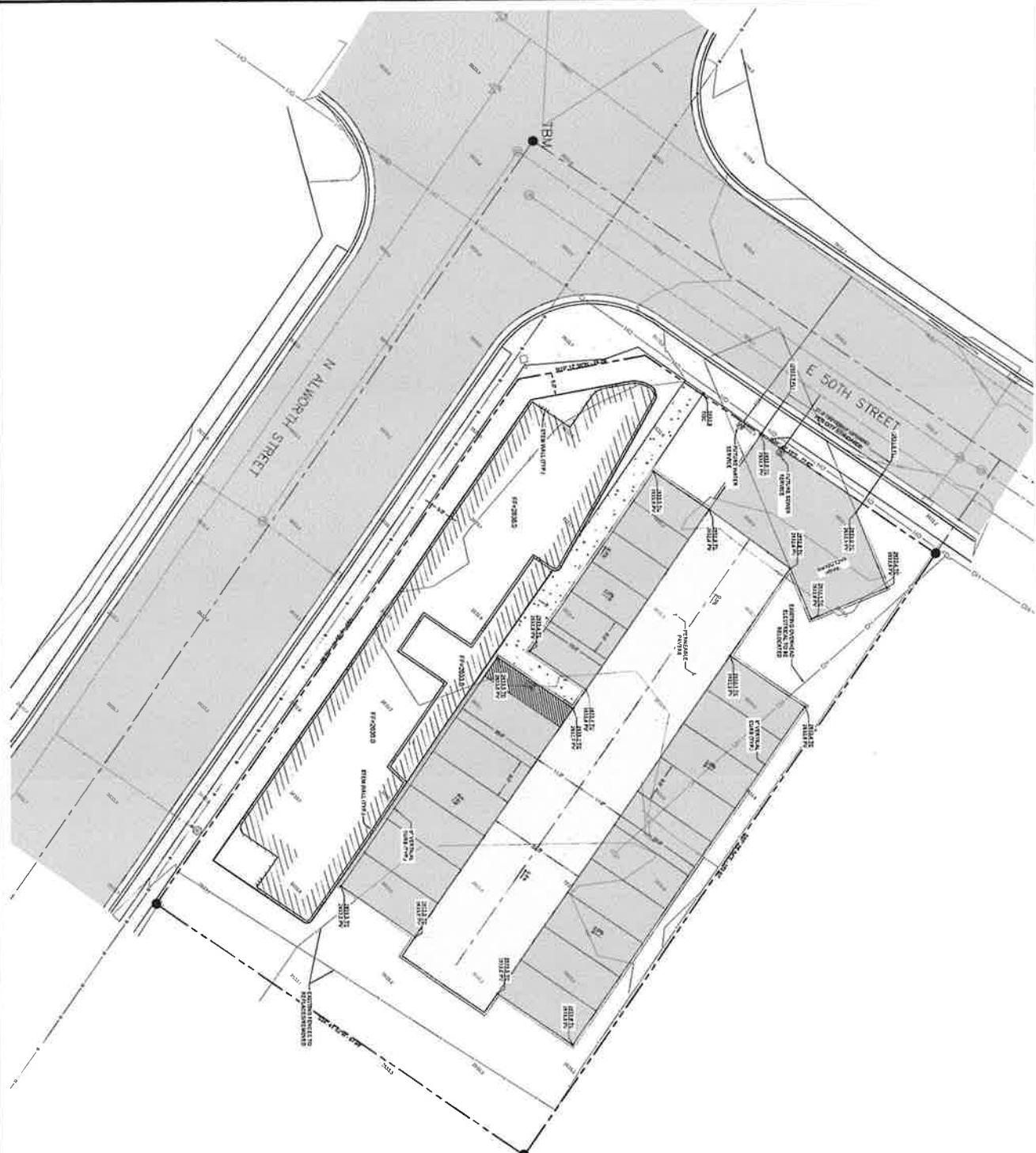
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Steps to Determining Paver Storage Capacity

User input in yellow cells.

1 Project Name	50th Street Multifamily																			
Runoff Calculations <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">1 Design Storm</td> <td style="width: 10%; text-align: right;">50</td> <td colspan="2" rowspan="5" style="border: 1px solid black; padding: 5px;"> Link to: <input style="width: 100%; border: 1px solid black; height: 20px; margin-bottom: 2px;" type="text" value="Q,V"/> Q,V TR55 </td> </tr> <tr> <td>2 Weighted Runoff Coefficient C</td> <td style="text-align: right;">0.40</td> </tr> <tr> <td>3 Area A (Acres)</td> <td style="text-align: right;">0.35 acres</td> </tr> <tr> <td>4 Approved Discharge Rate (if applicable)</td> <td style="text-align: right;">0.00 cfs</td> </tr> <tr> <td>5 Design Volume</td> <td style="text-align: right;">V 419 ft³</td> </tr> </table>				1 Design Storm	50	Link to: <input style="width: 100%; border: 1px solid black; height: 20px; margin-bottom: 2px;" type="text" value="Q,V"/> Q,V TR55		2 Weighted Runoff Coefficient C	0.40	3 Area A (Acres)	0.35 acres	4 Approved Discharge Rate (if applicable)	0.00 cfs	5 Design Volume	V 419 ft ³					
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Paver & Aggregate Details <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">6 Enter Total Paver Area Length</td> <td style="width: 10%; text-align: right;">L 119.00 ft</td> <td rowspan="7" style="width: 10%; vertical-align: middle; text-align: center; font-size: 0.8em;">Assume 0.10</td> </tr> <tr> <td>7 Enter Total Paver Area Width</td> <td style="text-align: right;">W 22.00 ft</td> </tr> <tr> <td>8 Total Paver Area</td> <td style="text-align: right;">A 2,618 ft²</td> </tr> <tr> <td>9 Paver Joint Opening Area per Manf. Spec</td> <td></td> </tr> <tr> <td>10 Depth of Storage Stone</td> <td style="text-align: right;">1.00 ft</td> </tr> <tr> <td>11 Void Factor of Storage Stone (0.4 Max)</td> <td style="text-align: right;">0.40</td> </tr> <tr> <td>12 Available Storage in Paver Aggregate</td> <td style="text-align: right;">V_{Avail} 1,047 ft³</td> </tr> <tr> <td>13 Does Aggregate Have Storage Capacity? V_{avail} ≥ V</td> <td style="text-align: right;">YES</td> </tr> </table>				6 Enter Total Paver Area Length	L 119.00 ft	Assume 0.10	7 Enter Total Paver Area Width	W 22.00 ft	8 Total Paver Area	A 2,618 ft ²	9 Paver Joint Opening Area per Manf. Spec		10 Depth of Storage Stone	1.00 ft	11 Void Factor of Storage Stone (0.4 Max)	0.40	12 Available Storage in Paver Aggregate	V _{Avail} 1,047 ft ³	13 Does Aggregate Have Storage Capacity? V _{avail} ≥ V	YES
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Infiltration <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">14 Subgrade Infiltration Rate From Soils Report</td> <td style="width: 10%; text-align: right;">4.00 in/hr</td> <td rowspan="3" style="width: 10%; vertical-align: middle; text-align: center; font-size: 0.8em;">Aggregate in/hr #8 Stone 500.00</td> </tr> <tr> <td>15 Time to Infiltrate</td> <td style="text-align: right;">0.48 hrs</td> </tr> <tr> <td>16 Joint Aggregate Infiltration Rate: #8 Stone</td> <td style="text-align: right;">in/hr</td> </tr> </table>				14 Subgrade Infiltration Rate From Soils Report	4.00 in/hr	Aggregate in/hr #8 Stone 500.00	15 Time to Infiltrate	0.48 hrs	16 Joint Aggregate Infiltration Rate: #8 Stone	in/hr										
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Peak Discharge <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">17 Time of Concentration Tc</td> <td style="width: 10%; text-align: right;">min</td> <td rowspan="3" style="width: 10%; vertical-align: middle; text-align: center; font-size: 0.8em;">#8 Stone 500.00</td> </tr> <tr> <td>18 Peak Q</td> <td style="text-align: right;">Q_{Storm} cfs</td> </tr> <tr> <td>19 Capacity of Paver Joints</td> <td style="text-align: right;">Q_{Peak_Pavers} 0.00 cfs</td> </tr> <tr> <td>20 Can Paver Joints Take Peak Flow? Q_{Peak_Pavers} ≥ Q_{Storm}</td> <td></td> </tr> </table>				17 Time of Concentration Tc	min	#8 Stone 500.00	18 Peak Q	Q _{Storm} cfs	19 Capacity of Paver Joints	Q _{Peak_Pavers} 0.00 cfs	20 Can Paver Joints Take Peak Flow? Q _{Peak_Pavers} ≥ Q _{Storm}									
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SITE & UTILITY NOTES

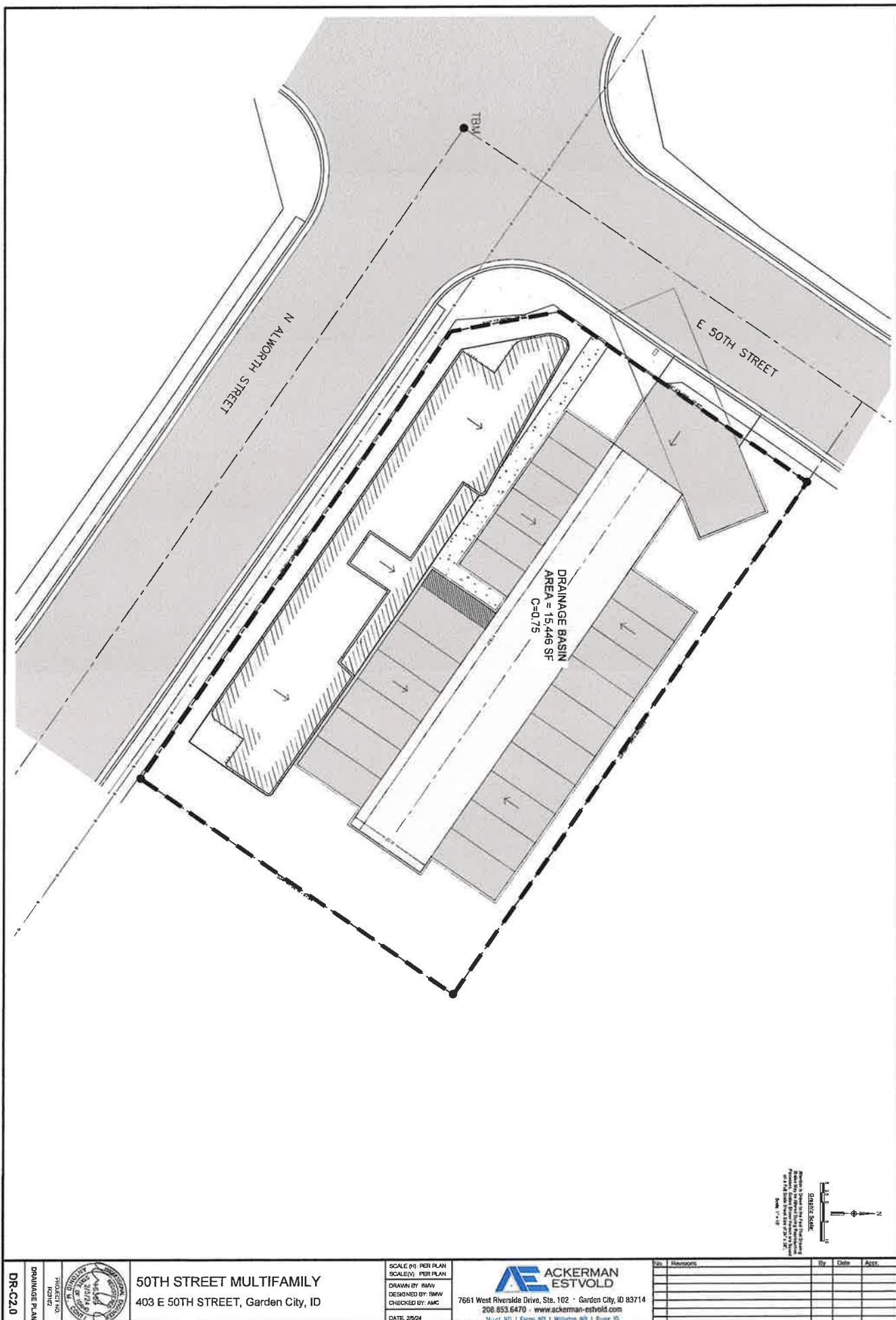
1. PROJECT ALL EASTING/OUTING IN PLACE ON EB
NOTICE NOT TO HIRE PLAN
2. CONTRACTOR SHALL COORDINATE WITH OWNER AND
CENTRAL HEALTH DISTRICT ON
RENOLVATION/DEMOLITION OF ANY EASTING/OUTING
PLAN
3. CONTRACTOR SHALL COORDINATE WITH OWNER AND
CENTRAL POWER AND LIGHT/GENERAL DOWNTOWN OR ANY
CONTRACTOR, TO ENSURE COORDINATION WITH OWNER AND
CENTRAL POWER AND LIGHT/GENERAL DOWNTOWN
OR ANY CONTRACTOR
ANY OUTING/OUTING THAT IS PLANNED PER
THE PROJECTED OUTING/OUTING
4. CONTRACTOR SHALL COORDINATE WITH OWNER AND
CENTRAL POWER AND LIGHT/GENERAL DOWNTOWN OR ANY
CONTRACTOR, TO ENSURE COORDINATION WITH OWNER AND
CENTRAL POWER AND LIGHT/GENERAL DOWNTOWN
OR ANY CONTRACTOR
ANY OUTING/OUTING THAT IS PLANNED PER
THE PROJECTED OUTING/OUTING



50TH STREET MULTIFAMILY
403 E 50TH STREET, Garden City, ID

SCALE (H) PER
SCALE (V) PER
DRAWN BY: E.M.
DESIGNED BY: T.
CHECKED BY: A.
DATE: 2/5/24

10. Revised



50TH STREET MULTIFAMILY
403 E 50TH STREET, Garden City, ID

SCALE (H) PER
SCALE(V) PER
DRAWN BY: BAW
DESIGNED BY: BAW
CHECKED BY: AIA
DATE: 2/5/24

DRAINAGE PLAN

When Recorded Return to:

Garden City Development Services Department
6015 Glenwood Street
Garden City, Idaho 83714

GARDEN CITY, ADA COUNTY, IDAHO

FLOOD RISK ACKNOWLEDGEMENT

Permit/File No. _____
Property Owner 403 East 50th Street, LLC
Address 403 E 50th Street Garden City, Ada County, Idaho
Subdivision, Lot and Block 01 EXC SE 140' 03
Ada County Tax Parcel No. R7334160303

Note, that if this is a subdivision, a legal description of the land for which this applies must be provided.

Introduction

The FEMA Flood Insurance Rate Maps (FIRMS) for the Lower Boise River are in that were updated in 2020 show Garden City in 'seclusion'. This means that the secluded area will maintain the 2003 mapped floodplain and floodway until further study. The city does not know of a date that this might happen. Currently the property where the subject building permits is proposed is not in the 100-year floodplain, however, the model shows that they will be in the floodplain once the seclusion is lifted.

All insurable structures within the floodplain are federally required to have flood insurance if there is a federally backed mortgage on the structure. The base flood elevations (BFEs) for the proposed structures are below the base flood elevations identified in the model that is being used for the new maps. Flood insurance for homes below the BFE is significantly higher than homes that are constructed above the BFE. Depending on the first-floor construction in relation to the Base Flood Elevation, the required flood insurance rates could be thousands more per year. Subsequently, building the homes below the BFE could have significant economic impacts on the ability to sell the homes and for future homeowners.

While there is no regulatory necessity to build the proposed structure to the current model BFEs it is strongly recommended.

When Recorded Return to:

**Garden City Development Services Department
6015 Glenwood Street
Garden City, Idaho 83714**

Acknowledgement

Garden City has provided this information prior to construction and these risks and requirements are acknowledged by the undersigned owner of the subject property located at 403 E 50th Street, Garden City, Idaho; lot(s) 01 EXC SE 140' block(s) of 03 subdivision on the day and year as indicated below:

PROPERTY OWNER:

Evan McLaughlin

Printed Name

Signature

2/5/2024

CAPACITY CLAIMED BY SIGNER

Individual

Corporation Officer X

Managing Partner

title

Partner(s)

Attorney

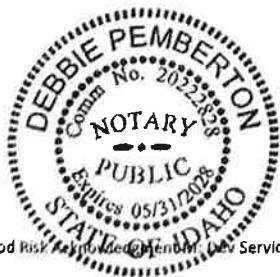
Trustee(s)

Guardian/Conservator

Other:

NOTARY PUBLIC:

On this 5th day of February, in the year 2024, before me, personally appeared, Ewan McLaughlin, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to be within the said instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his signature on the instrument that the person or entity upon behalf of which the person acted, executed the instrument.



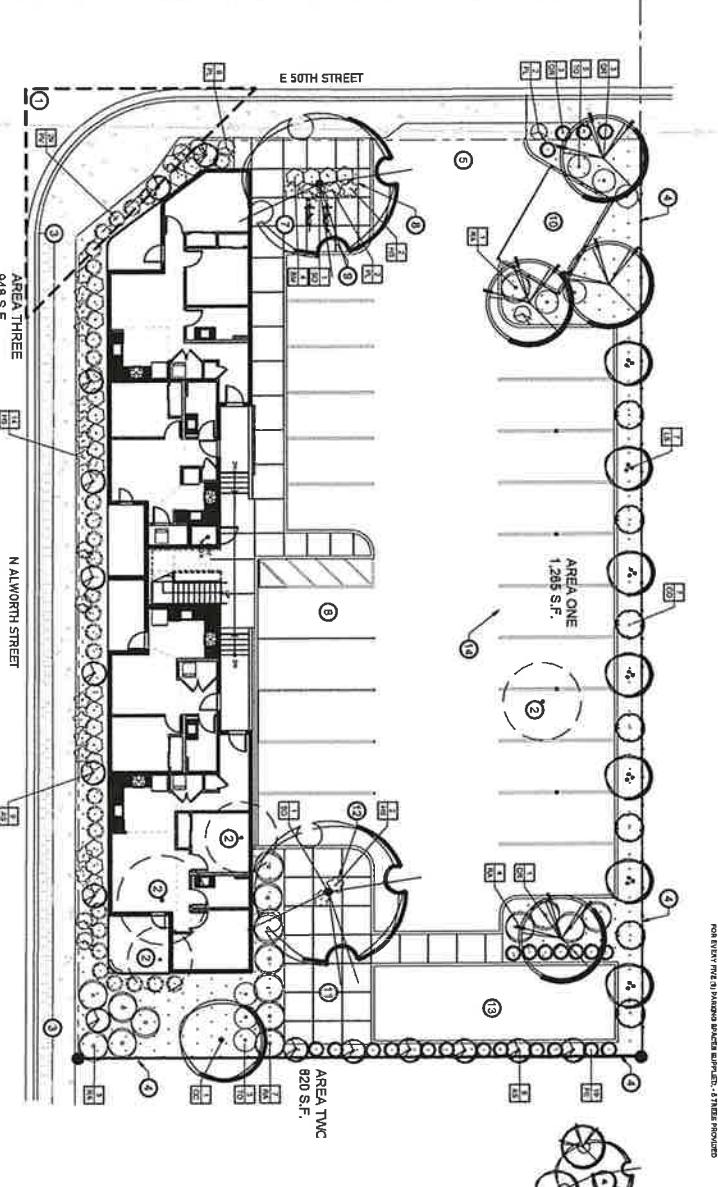
W. Rembert
Notary Public for Idaho
Residing at 3018 E. 10th, Idaho
My Commission expires May 31, 2028

DESIGN REVIEW SITE AND LANDSCAPE PLAN



AREA THREE
948 S.F.

N ALWORTH STRE



SITE AND LANDSCAPE LEGEND

CALLOUT NOTES

LANDSCAPE NOTES

CONTINUED FROM PAGE 10
LANDSCAPE NOTES

ALL AREAS TO BE PLANTED OR HYDROSEEDED

ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO

PROBLEMS

PROBLEMS *See the following section for a list of problems.*

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NEIGHBORHOOD MAP

