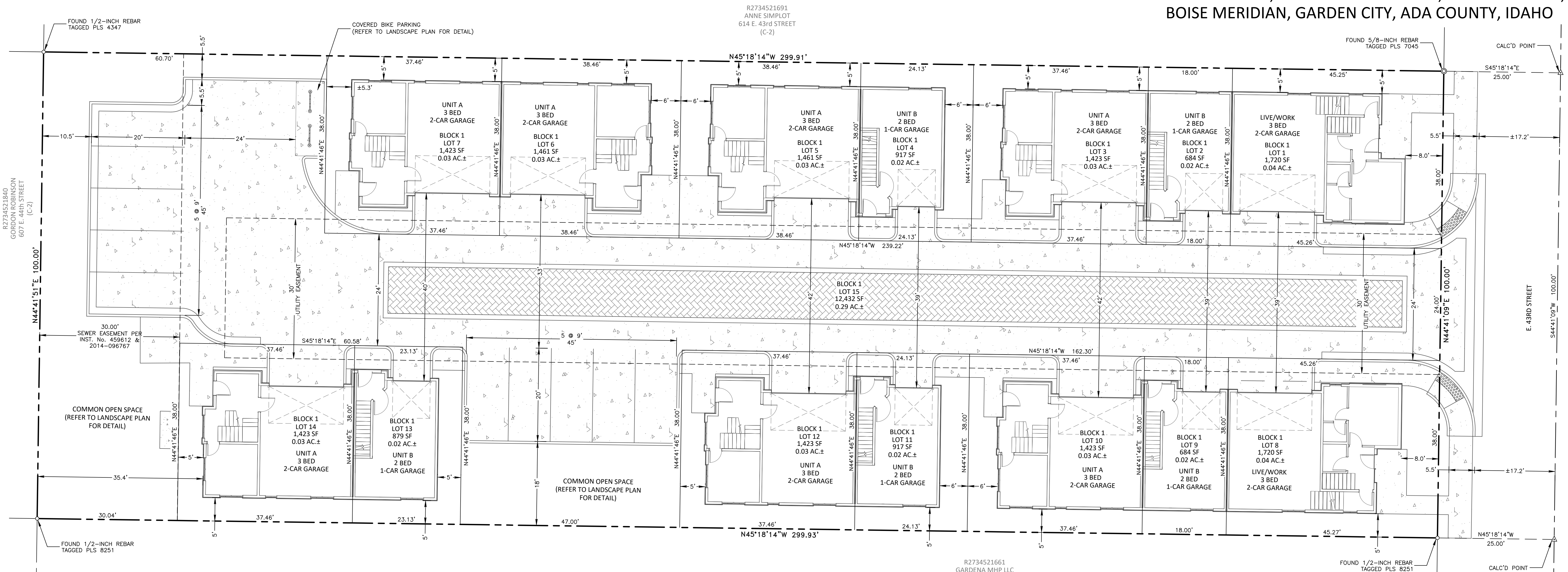


# PRELIMINARY PLAT SHOWING RIVERVILLAS SUBDIVISION

A RE-PLAT OF LOT 11, BLOCK 18 OF FAIRVIEW ACRES SUBDIVISION NO. 3 SITUATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



## PROJECT SUMMARY

SITE DATA	
PARCEL NUMBER(S):	R2734521681
PROPERTY ADDRESS:	606 E. 43rd STREET GARDEN CITY, IDAHO 83714
CITY/STATE/ZIP:	
CURRENT ZONING:	C-2 (GENERAL COMMERCIAL)
PROJECT AREA:	±0.689 ACRES
DENSITY:	±20.3 UNITS PER ACRE

## DIMENSIONAL STANDARDS (PER TABLE 8-2B-2)

FRONT SETBACK:	5'
REAR SETBACK:	5'
INTERIOR SIDE SETBACK:	5'
STREET SIDE SETBACK:	5'
MAXIMUM LOT COVERAGE:	N/A
MINIMUM LOT AREA / DU:	N/A
MAXIMUM HEIGHT:	~

LIVE / WORK UNITS (2 UNITS)	
FLOOR 1:	343 SF DWELLING 547 SF GARAGE
FLOOR 2:	947 SF DWELLING 177 SF ROOF DECK
FLOOR 3:	770 SF DWELLING 2,784 SF TOTAL
TOTAL:	2,060 SF DWELLING

UNIT A (7 UNITS)	
FLOOR 1:	292 SF DWELLING 490 SF GARAGE
FLOOR 2:	798 SF DWELLING 120 ROOF DECK
FLOOR 3:	677 SF DWELLING 2,377 SF TOTAL
TOTAL:	1,767 SF DWELLING

UNIT B (5 UNITS)	
FLOOR 1:	93 SF DWELLING 387 SF GARAGE
FLOOR 2:	480 SF DWELLING 56 PATIO
FLOOR 3:	496 SF DWELLING
TOTAL:	1,069 SF DWELLING 1,512 SF TOTAL

TOTAL UNITS: 14 UNITS

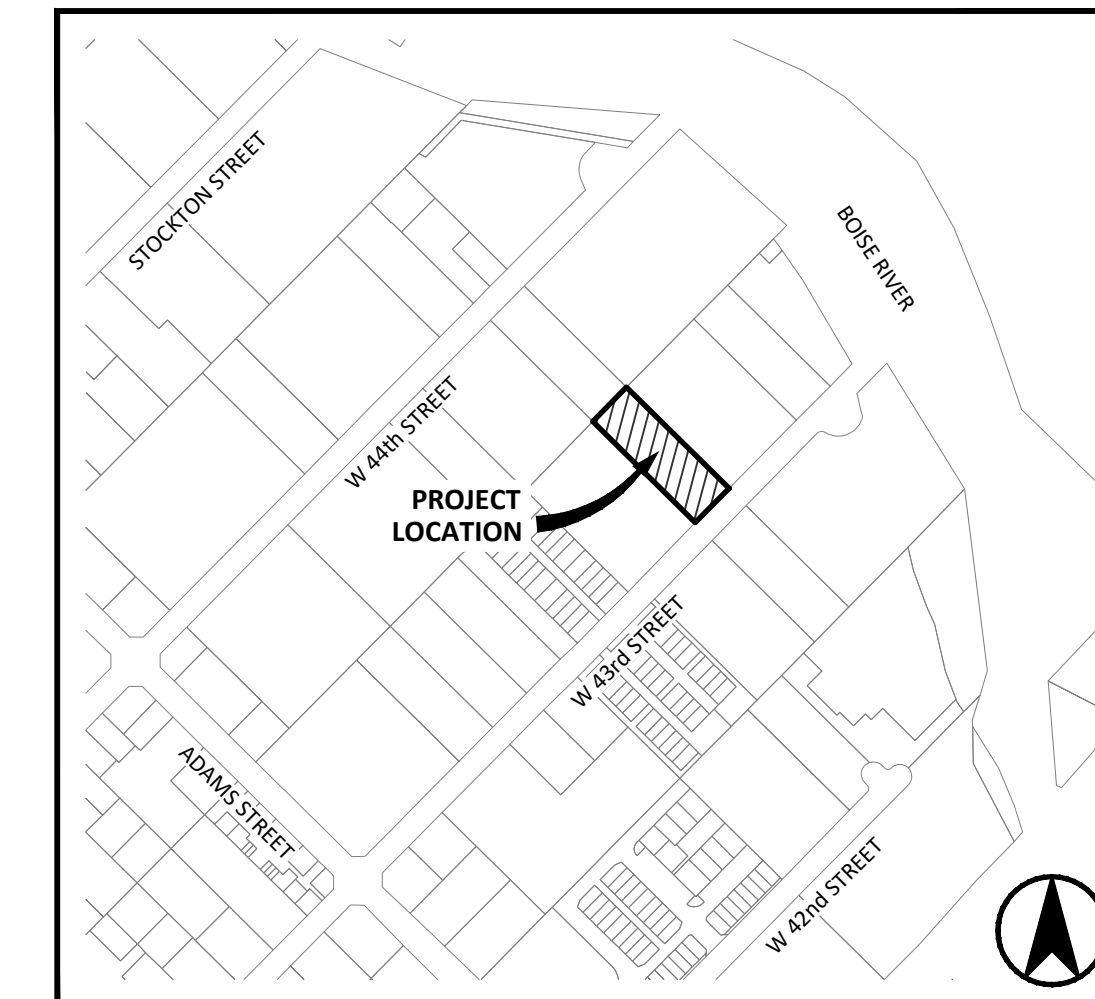
## PARKING REQUIREMENTS

2 SPACES / UNIT:	28 STALLS
0.5 SPACES / UNIT (>10):	5 STALLS
0.1 SPACES / UNIT (<10):	5 STALLS
TOTAL SPACES REQUIRED:	33 STALLS

PARKING PROVIDED STANDARD (9'x20):	10 STALLS
GARAGE (10'x20):	23 STALLS
TOTAL STALLS PROVIDED:	33 STALLS

## VICINITY MAP

NOT TO SCALE



## PROJECT TEAM

**PROPERTY OWNER / DEVELOPER**  
 NAME: BRUNDAGE BUNGALOWS LLC  
 ADDRESS: 6568 S. FEDERAL WAY, SUITE 168  
 CITY/STATE/ZIP: BOISE, IDAHO 83716

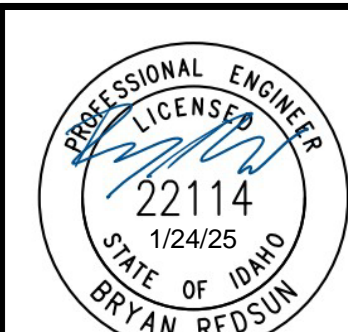
**ARCHITECT**  
 NAME: GLANCEY ROCKWELL & ASSOCIATES  
 CONTACT: DAVID GLANCEY, AIA  
 ADDRESS: 1257 W. RIVER STREET, SUITE 110  
 CITY/STATE/ZIP: BOISE, IDAHO 83702  
 PHONE: 208.345.0566  
 EMAIL: dglancey@grboise.com

**ENGINEERING**  
 NAME: KM ENGINEERING, LLP.  
 CONTACT: BRYAN REDSUN, P.E.  
 ADDRESS: 5725 N. DISCOVERY WAY  
 CITY/STATE/ZIP: BOISE, IDAHO 83713  
 PHONE: 208.639.6939  
 EMAIL: bredsun@kmengllp.com

## RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO PRELIMINARY PLAT - COVER

### REVISIONS

NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25



DATE: 1/24/25  
 PROJECT: 24-122  
 SHEET NO. PP1.0

## PRELIMINARY PLAT NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
- LOT 15, BLOCK 1 IS A COMMON LOT WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## SURVEY CONTROL NOTES

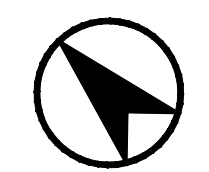
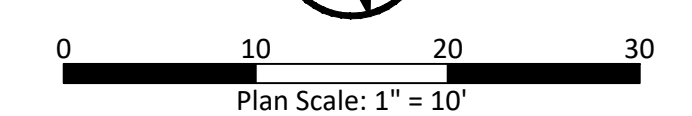
- THIS SURVEY WAS ADJUSTED TO THE NAD83 (2011) IDAHO WEST STATE PLANE COORDINATE SYSTEM AND SCALED TO GROUND. ELEVATIONS SHOWN HEREON ARE PER NAVD88 VERTICAL DATUM.

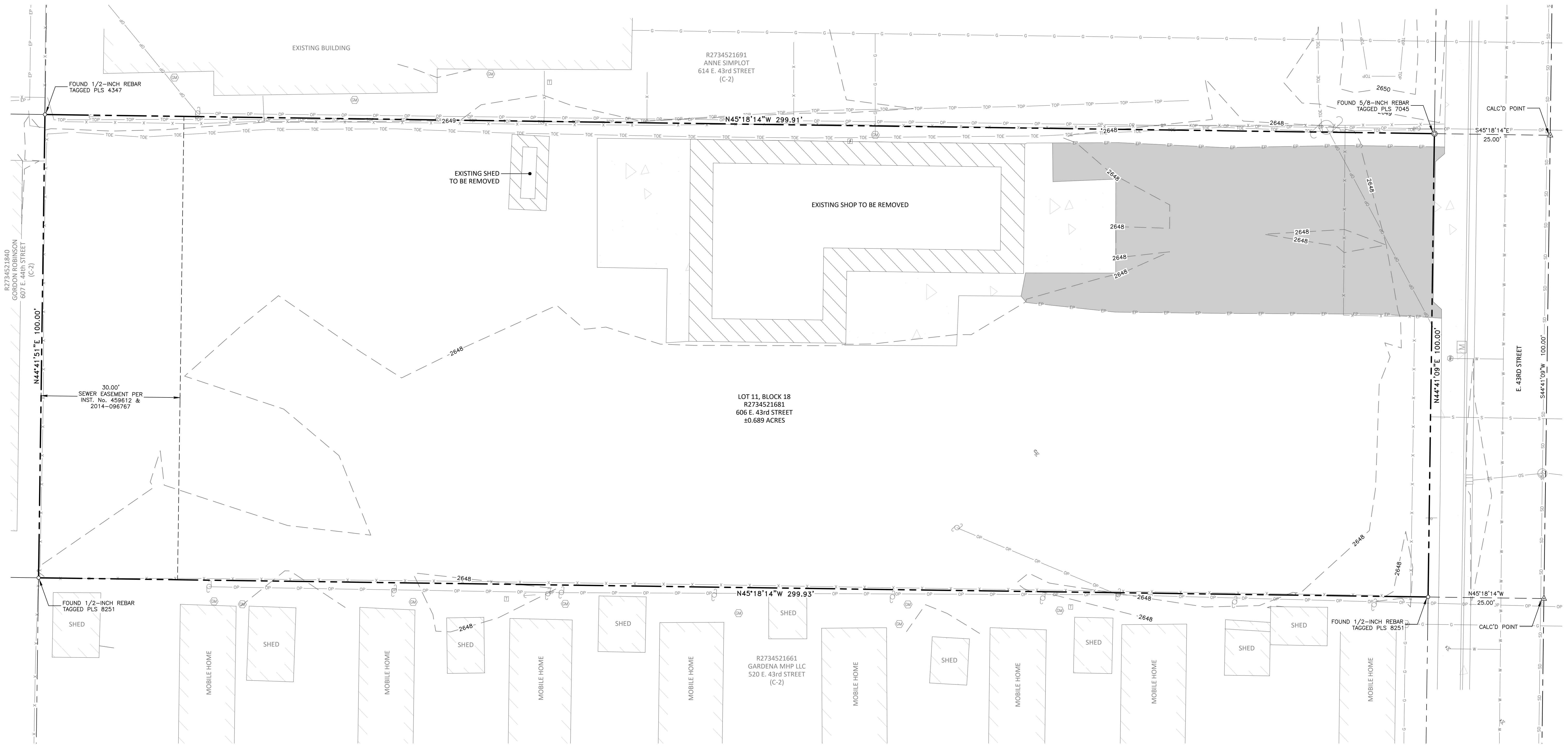
## UTILITIES

UTILITIES	PROVIDER
WATER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	THURMAN MILL DITCH COMPANY

## LEGEND

---	BOUNDARY LINE
- - - -	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	LOT LINE
- - - -	EASEMENT LINE (AS NOTED)
▨	PROPOSED CONCRETE
▩	PROPOSED CONCRETE PAVERS





R2734521840  
GORDON ROBINSON  
607 E. 44th STREET  
(C-2)

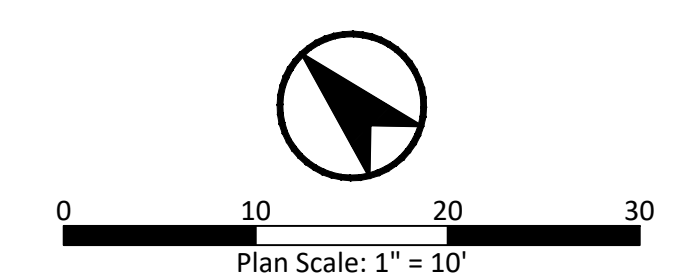
R2734521691  
ANNE SIMPLOT  
614 E. 43rd STREET  
(C-2)

LOT 11, BLOCK 18  
R2734521681  
606 E. 43rd STREET  
±0.689 ACRES

R2734521661  
GARDENA MHP LLC  
520 E. 43rd STREET  
(C-2)

**LEGEND**

---	BOUNDARY LINE
---	ADJACENT BOUNDARY LINE
---	ROADWAY CENTERLINE
---	EASEMENT LINE (AS NOTED)
W	WATER LINE
S	SEWER LINE
SD	STORM DRAIN LINE
G	GAS LINE
X	FENCE LINE
EP	EDGE OF PAVEMENT
OP	OVERHEAD POWER LINE
(M)	GAS METER
(C)	UTILITY POLE
(S)	STORM DRAIN MANHOLE
(I)	DRAIN INLET
(W)	WATER METER



**RIVERVILLAS SUBDIVISION  
GARDEN CITY, IDAHO  
PRELIMINARY PLAT - EXISTING CONDITIONS**

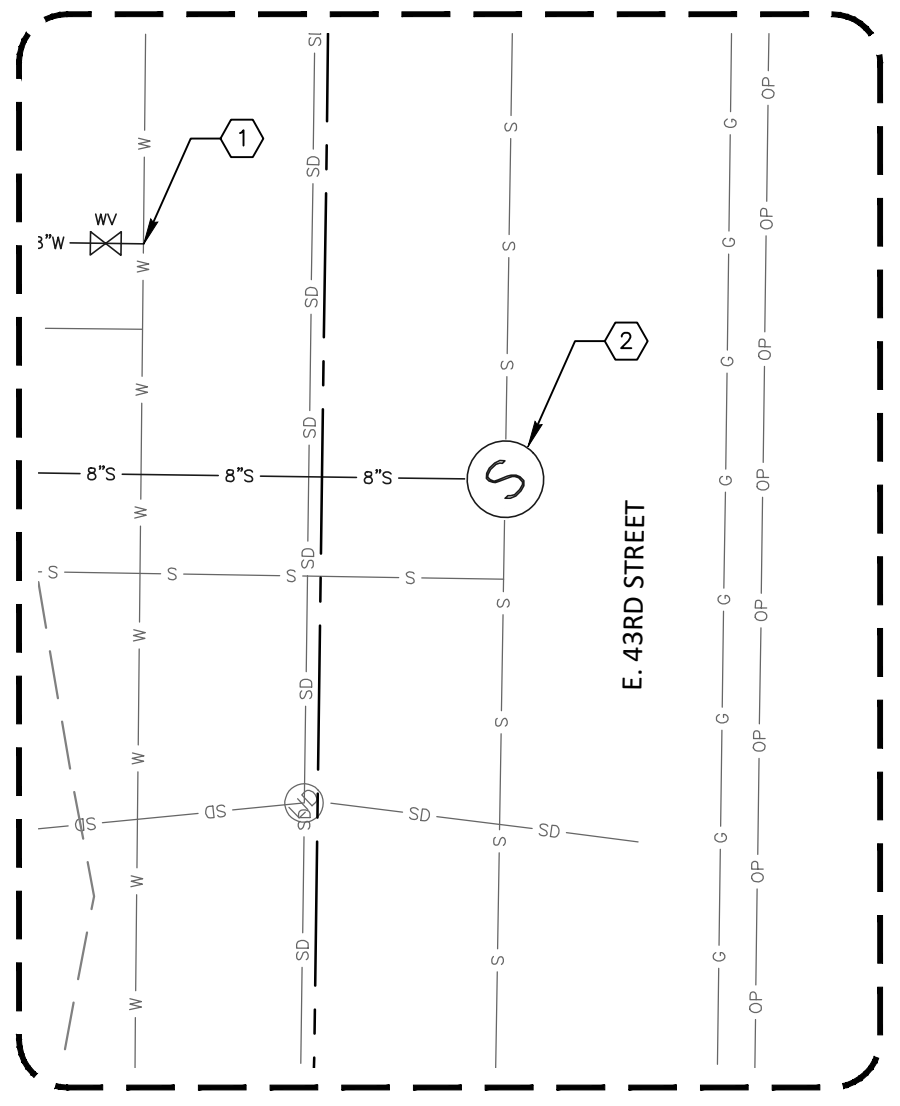
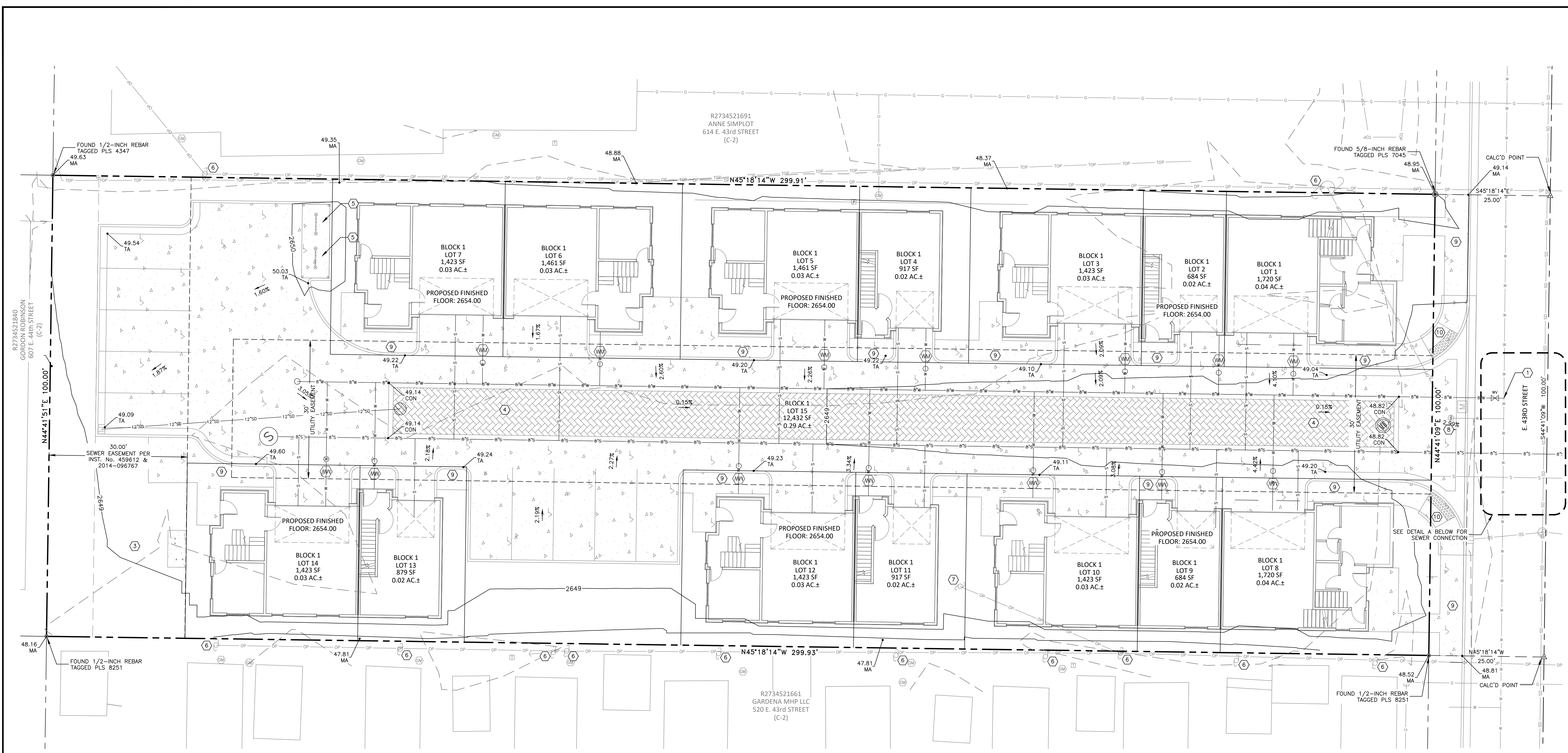
REVISIONS		
NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25

PROFESSIONAL ENGINEER  
LICENSED  
22114  
1/24/25  
STATE OF IDAHO  
BRYAN REDSUN

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

DATE:	1/24/25
PROJECT:	24-122
SHEET NO.	PP1.1

P:\04-122\04122\04122-PP1-1 - EXISTING CONDITIONS.DWG, JORJUA ANTZ, L1247025, DWG TO PDF.KC, JAN 26, 10:01



DETAIL A  
SCALE: 1"=10'

**PRELIMINARY ENGINEERING NOTES**

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43RD STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF GARDEN CITY. THE PROPERTY WILL BE SERVED BY CONNECTING TO EXISTING INFRASTRUCTURE IN E. 43RD STREET. EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN.
- WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN AND WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY & CITY OF GARDEN CITY REQUIREMENTS.
- ANY PEDESTRIAN RAMPS, CROSSINGS AND PATHWAYS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- SANITARY SEWER, WATER, STORM DRAINAGE, AND GRAVITY IRRIGATION FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED A PERMANENT PUBLIC UTILITY EASEMENT.
- THE PROPOSED PROJECT IS IN THE GARDEN CITY MAPPED FLOODPLAIN PER RESOLUTION NO. 1083-20.

**LEGEND**

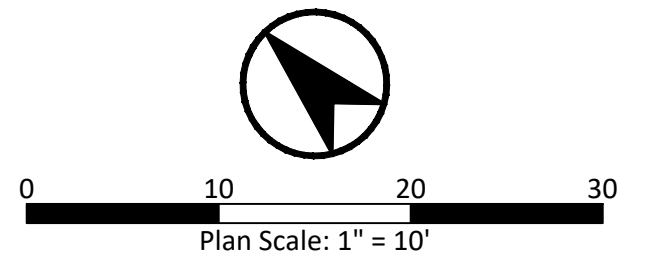
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- - - EASEMENT LINE (AS NOTED)
- W W WATER LINE
- S S SEWER LINE
- SD SD STORM DRAIN LINE
- G G GAS LINE
- X X FENCE LINE
- EP EP EDGE OF PAVEMENT
- OP OP OVERHEAD POWER LINE
- ⊕ GAS METER
- ⊙ UTILITY POLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ DRAIN INLET
- ⊕ WATER METER

**KEYNOTES (TYPICAL) (F)**

- CONNECT TO EXISTING WATER
- CONNECT TO EXISTING SEWER
- PROPOSED DOG PARK (REFER TO LANDSCAPE PLAN FOR DETAIL)
- PROPOSED STORM DRAIN PERMEABLE PAVERS
- PROPOSED BIKE RACKS (REFER TO LANDSCAPE PLAN FOR DETAIL)
- EXISTING POWER POLE TO REMAIN
- EXISTING POWER POLE TO BE REMOVED
- PROPOSED DRIVEWAY
- PROPOSED SIDEWALK
- PROPOSED CURB AND RAMP

**SHEET NOTES**

- ALL SPOT ELEVATIONS ARE TO THE TOP OF ASPHALT UNLESS NOTED AS FOLLOWS:
  - RIM RIM OF STRUCTURE
  - TA TOP OF ASPHALT
  - CON TOP OF CONCRETE
  - MA MATCH EXISTING
  - FL FLOW LINE
  - GB GRADE BREAK
  - SW TOP OF SIDEWALK
  - FG FINISHED GRADE
  - TW TOP OF WALL
  - TBC TOP BACK OF CURB
  - LP LOW POINT
  - HP HIGH POINT
  - FF BUILDING FINISH FLOOR



<b>RIVERVILLAS SUBDIVISION GARDEN CITY, IDAHO PRELIMINARY PLAT - UTILITY &amp; GRADING PLAN</b>		
<b>REVISIONS</b>		
NO.	ITEM	DATE
1	SUBDIVISION NAME CHANGE	1/24/25

DATE:	1/24/25
PROJECT:	24-122
SHEET NO.	PP.2.0

P:\04-122\CONTRACTOR\PRELIMINARY PLAT\122-PP.2.0-UTILITY PLAN.DWG, 1/24/2025, DWG TO PDF.PCL, 2X56.61 LPTD

---

## Rivervillas Subdivision Name Reservation

---

**From** Sub Name Mail <subnamemail@adacounty.id.gov>

**Date** Thu 1/23/2025 2:01 PM

**To** Connor Lindstrom <clindstrom@kmengllp.com>; Bill Hynson <bhynson@kmengllp.com>

**Cc** David Glancey <dglancey@grboise.com>; Bryan Redsun <bredsun@kmengllp.com>; Sub Name Mail <subnamemail@adacounty.id.gov>

January 23, 2025

Bill Hynson, PLS, KM Engineering, LLP  
Brundage Bungalows, LLC

**RE: Subdivision Name Reservation: RIVERVILLAS SUBDIVISION**

At your request, I will reserve the name **Rivervillas Subdivision** to include Parcel R2734521681 located in T4N, R2E, S.32, SW 1/4, Garden City for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.



This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.



**Dale P. Meyers, PLS, CFedS**  
**County Surveyor**

**Ada County Development Services**

200 W. Front St., Boise, ID 83702

(208) 287-7938 *office*

(208) 287-7909 *fax*

---

**From:** Connor Lindstrom <clindstrom@kmengllp.com>  
**Sent:** Tuesday, January 21, 2025 3:03 PM  
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Cc:** David Glancey <dglancey@grboise.com>; Bryan Redsun <bredsun@kmengllp.com>  
**Subject:** [EXTERNAL] Re: Subdivision Name Reservation - 606 E. 43rd St Garden City

Frank,

We would like to request the subdivision name "Rivervillas Subdivision" be reserved for the proposed preliminary plat. Let me know if you need anything else. All other information about the parcel, ownership, surveyor, etc. will remain as stated below.

Thanks,

Connor Lindstrom, CFM

Senior Land Planner

**KM ENGINEERING**

[5725 North Discovery Way | Boise, ID 83713](#)

208.639.6939

---

**From:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Sent:** Thursday, January 16, 2025 8:28 AM  
**To:** Connor Lindstrom <[clindstrom@kmengllp.com](mailto:clindstrom@kmengllp.com)>; Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Cc:** David Glancey <[dglancey@grboise.com](mailto:dglancey@grboise.com)>; Bryan Redsun <[bredsun@kmengllp.com](mailto:bredsun@kmengllp.com)>  
**Subject:** RE: Subdivision Name Reservation - 606 E. 43rd St Garden City

Good morning Connor,

A plat with primary name "Riverview" is already recorded, and cannot be reserved in this location.

A link is included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Online Name Search: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>

A link is also included to the current Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

Name Policy: [https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat\\_Naming\\_Policy\\_2022-10-20-1.pdf](https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_2022-10-20-1.pdf)

Thank you,



**Frank Davis**

***Engineering & Survey Technician***

**Ada County Development Services**

200 W. Front St., Boise, ID 83702

(208) 287-7937 *office*

(208) 287-7909 *fax*

---

**From:** Connor Lindstrom <[clindstrom@kmengllp.com](mailto:clindstrom@kmengllp.com)>

**Sent:** Wednesday, January 15, 2025 2:55 PM

**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>

**Cc:** David Glancey <[dglancey@grboise.com](mailto:dglancey@grboise.com)>; Bryan Redsun <[bredsun@kmengllp.com](mailto:bredsun@kmengllp.com)>

**Subject:** [EXTERNAL] Subdivision Name Reservation - 606 E. 43rd St Garden City

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Good afternoon,

Attached is a preliminary plat application we have submitted to Garden City. They have informed us that we will need to reserve a subdivision name still. Can you please reserve "Riverview Villas Subdivision" if this is available. If not, we will adjust the name accordingly.

Parcel number:

R2734521681

Address:

606 E. 43rd St, Garden City, ID 83714

Developer/Owner Contact:

Brundage Bungalows, LLC

6568 S. Federal Way, Suite 168

Boise, ID 83716

907-227-5262

Engineer:

Bryan Redsun, PE

KM Engineering, LLP

5725 N. Discovery Way,

Boise, ID 83713

[bredsun@kmengllp.com](mailto:bredsun@kmengllp.com)

20639-6939

PLS:

Bill Hynson, PLS

KM Engineering, LLP

5725 N. Discovery Way

Boise, ID 83713

[bhynson@kmengllp.com](mailto:bhynson@kmengllp.com)

208.639.6939

If you need anything else, please let me know.

Thanks,

Connor Lindstrom, CFM

Senior Land Planner

**KM ENGINEERING**

[5725 North Discovery Way | Boise, ID 83713](#)

208.639.6939