



Date: October 22nd, 2023

To: Planning Staff & Design Review Committee
City of Garden City
6015 Glenwood Street
Garden City, Idaho 83714

RE: 200 W. 37th Street / 203 and 205 W. 38th Street Garden City, ID 83714 / Planning Response Letter

Planning Staff & Design Review Committee,

1) I counted 329 parking spaces, could you check? The description says 330.

The turn island on the first floor got bumped and was covering one of the stalls. I've attached a revised first floor plan, there are 330 stalls.

2) What the bicycle parking will look like. The plan shows two locations on the east and west sides. It is also indicated that it is planned to provide parking for 37 spaces. Is there covered parking for bikes?

Bike parking is planned as non-covered bike racks split between the front and back entries.

3) It is not clear about the sidewalk on 37th Street. It ends near the Dog Run area.

Please see the civil grading and drainage plan, the sidewalk along 37th continues the full width of the site.

4) Please indicate the pathway that connects all parts of the development

Please see attached exhibit for pedestrian pathways through and around the development.

5) Please provide ADA parking dimensions.

Please see revised floor plans for added dimensions.

6) Plan A 100 and L102 reflect the different sizes of the building and paved area. Please check.

Please see attached A100 and L102 sheets, updated based on this comment.

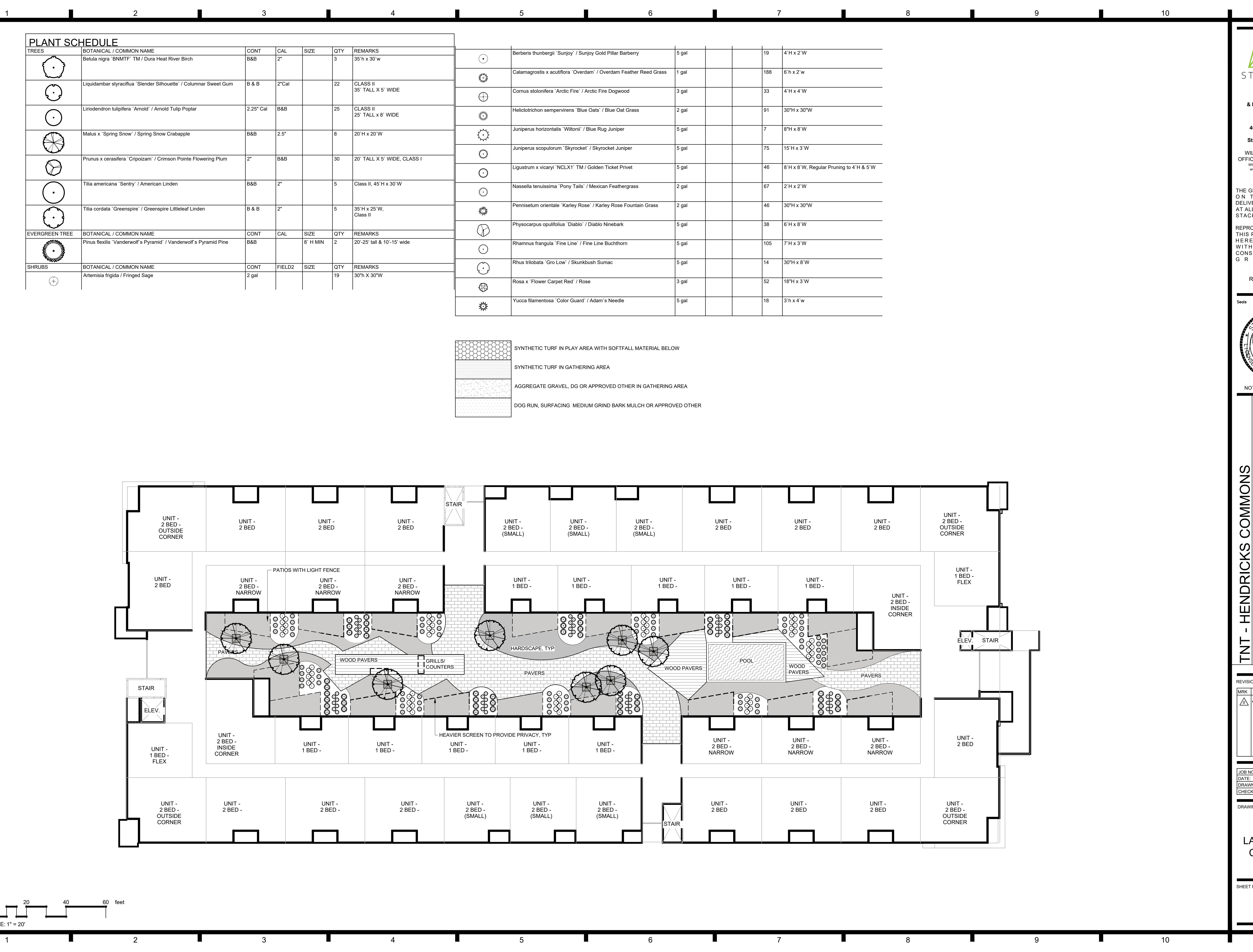
7) Provide unit sizes according to their configuration

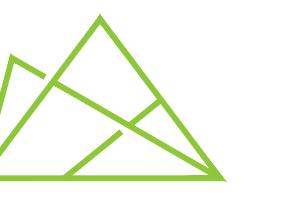
Please see revised site plan attached, which includes an area breakdown by unit type.

Thank you for your time in reviewing this.

Wade Thomas - TNT

Jorre Delgado - JD Planning & Consulting





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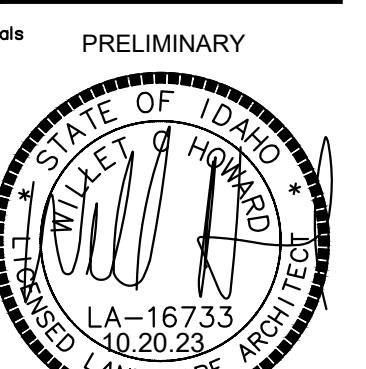
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TNT - HENDRICKS COMMONS

GARDEN CITY, ID

REVISIONS		
MRK	DATE	Description
⚠	**	**

JOB NO:
23-xxxx
DATE:
08.30.2023
DRAWN BY:
JB
CHECKED BY:
JB

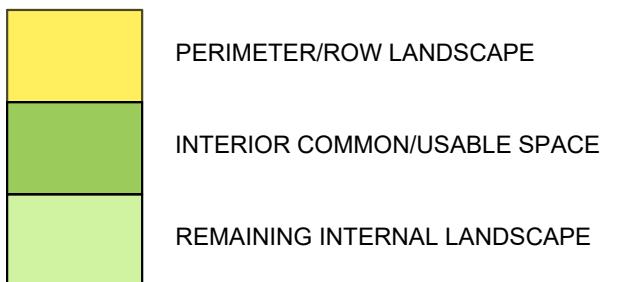
DRAWING TITLE

OPEN SPACE EXHIBIT

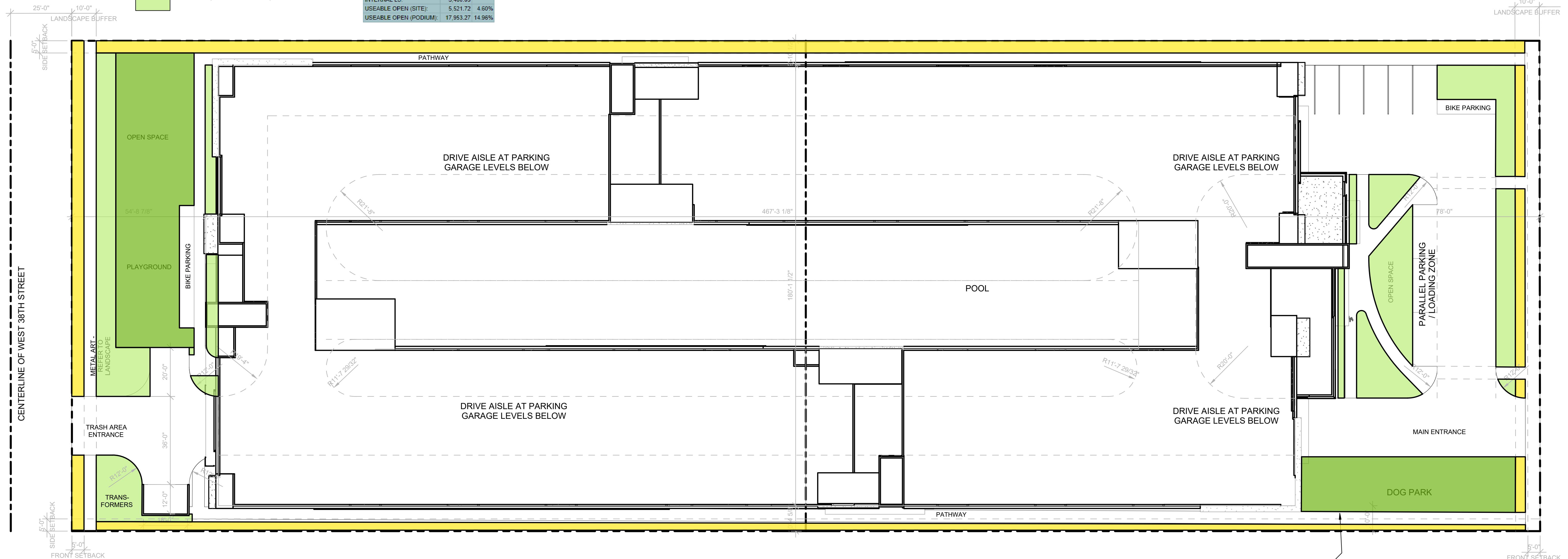
SHEET NUMBER

L102

SITE TABULATION:



DESIGNATION:	AREA (SF)
SITE	120 000.00
BUILDING	82,275.18
Hardscape	20,696.18
LANDSCAPE (SITE)	34,981.91 29.15%
LANDSCAPE BREAKDOWN	
PERIMETER/ROW:	6,046.88
INTERNAL LS:	5,460.03
USEABLE OPEN (SITE):	5,521.72 4.60%
USEABLE OPEN (PODUM):	17,953.27 14.98%



NORTH

0 20 40 60 feet
SCALE: 1" = 20'

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of GARDEN CITY, ID codes, standards and state and local regulations.

2. EXISTING CONDITIONS
2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.

2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.

2.3. See Engineer's plans for information about existing features.

2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.

3. GRADING & SITE PREPARATION
3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".

3.2. All gravel overtoppings to be removed and disposed of off site.

3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.

3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.

3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.

3.6. No pooling or standing water will be accepted per industry standards.

4. SOILS
4.1. Lawn areas shall receive 12" min depth of screened topsoil.

4.2. All planter beds shall receive 18" min depth of screened topsoil.

4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.

4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.

4.3.3. Topsoil shall have a pH of 6.5 to 8.0.

4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.

4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.

4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.

4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.

5. LAWN AREAS
5.1. Sodded lawn to be tall turf-type fescue, or approved other.

5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.

5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.

5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.

5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.

5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.

5.6.1. Install 3" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.

5.7. Provide tree rings with a minimum 3" diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.

6. PLANTER BED MULCH
6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.

7. PLANTS
7.1. All plant material shall be installed per industry standards.

7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI Z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.

7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.

7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.

7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.

8. IRRIGATION
8.1. Irrigation system shall be built to the following specifications:
8.2. Adhere to city codes when connecting to city water.

8.3. All irrigation material to be new with manufacturers' warranty fully intact.

8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.

8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.

8.5. All remote control valves (including master control valve) to have flow control device.

8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.

8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45 TEE, ELL, 22, 11.

8.8. Use common trenching where possible..

8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.

8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.

8.11. Connect mainline to point of connection in approximate location shown on plan.

8.12. Contractor is responsible complying with all codes and paying all permits necessary.

8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.

8.14. All drip irrigation to be buried 2" below finished grade.

8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.

8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.

8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.

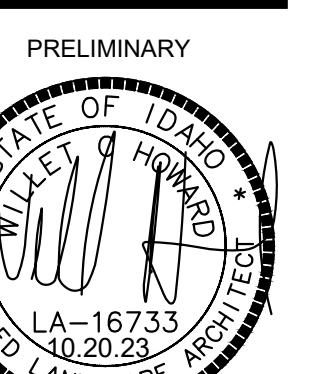
8.18. If any discrepancies are found, then local codes shall prevail.

9. CONTRACTOR RESPONSIBILITIES
9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.

9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.

9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.

10. In the event of a discrepancy, notify the Landscape Architect immediately.



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GARDEN CITY, ID

MRK	DATE	Description
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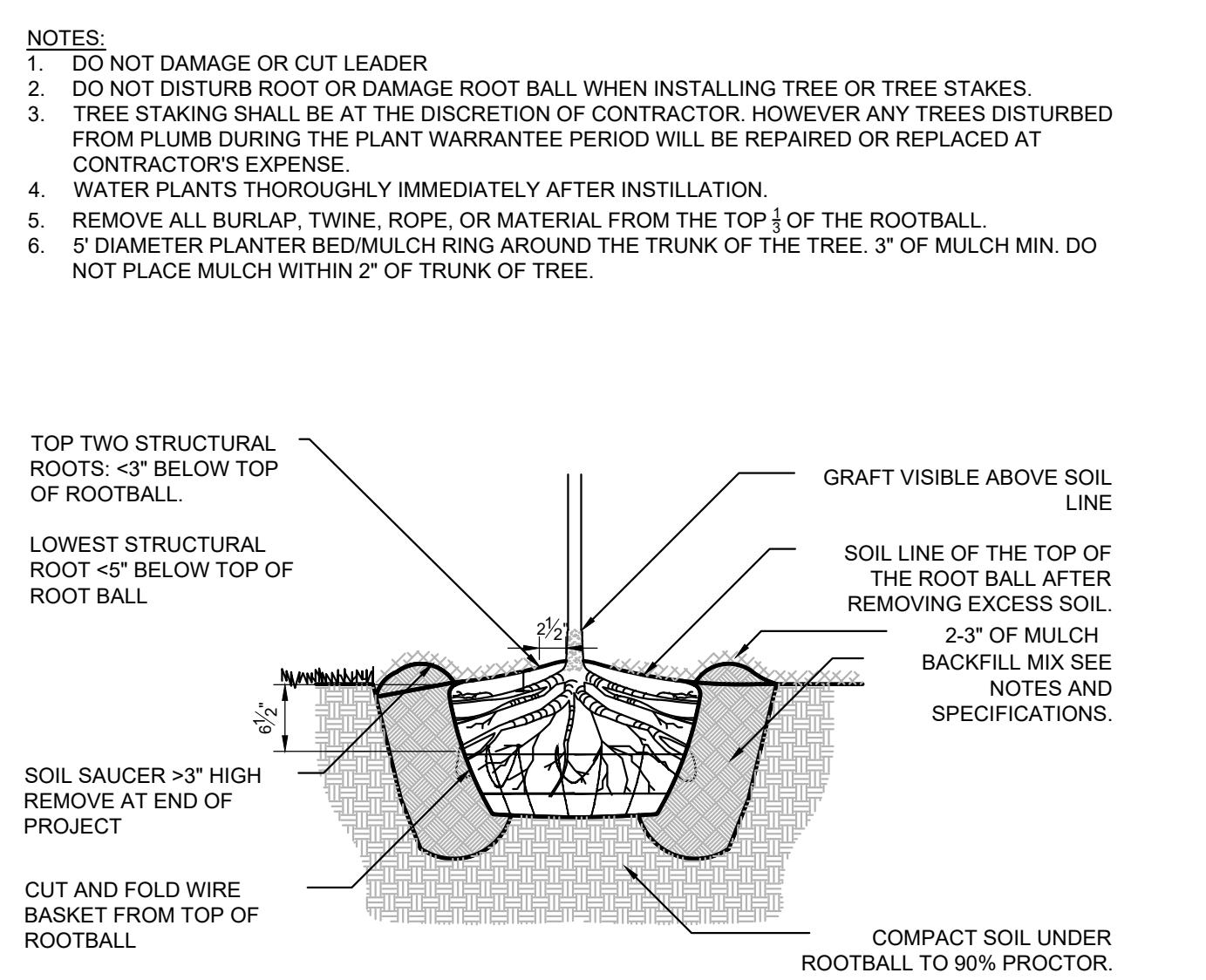
JOB NO: 23-xxxx
DATE: 08.30.2023
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

DETAILS & NOTES

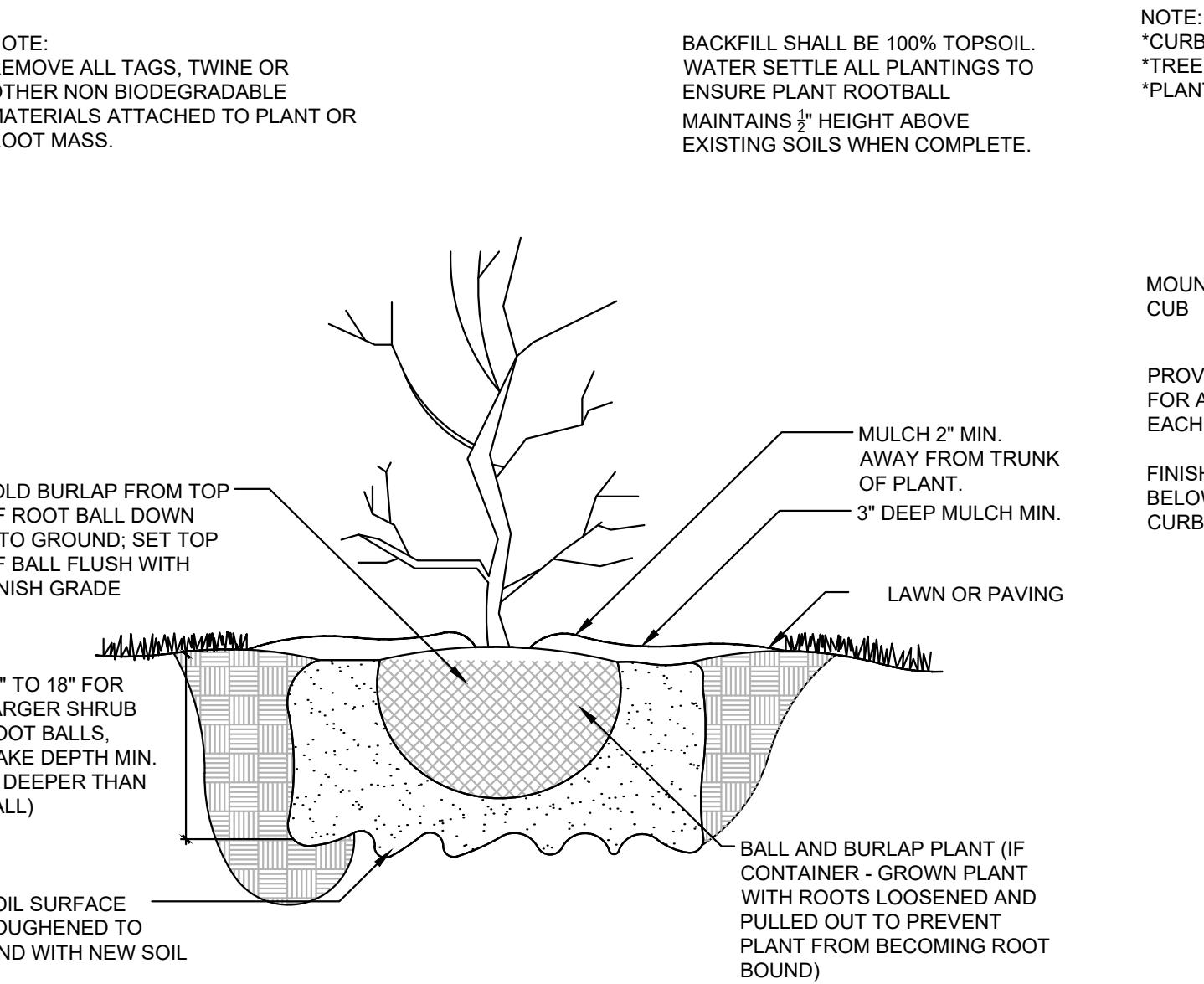
SHEET NUMBER

L150



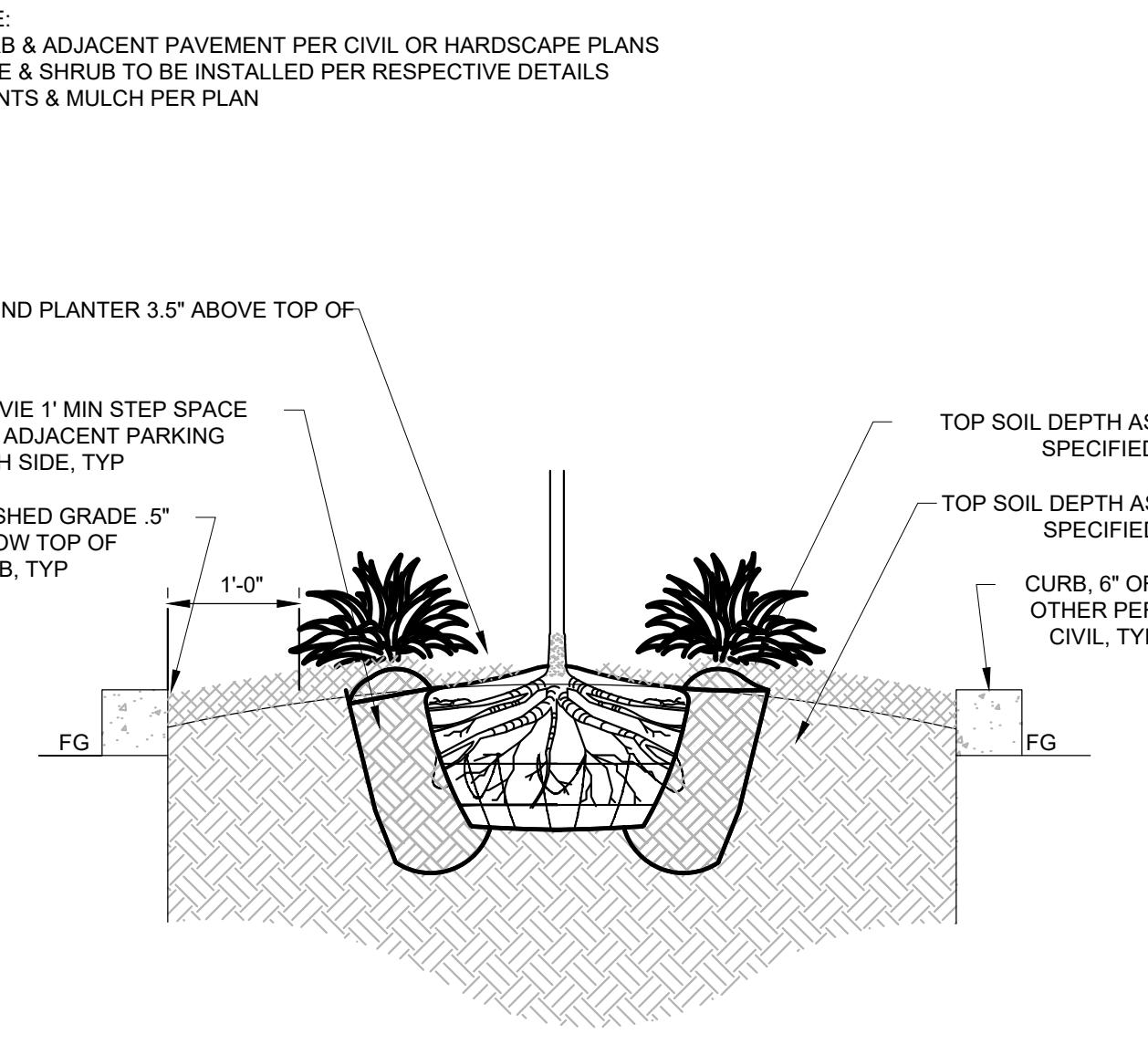
1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0"



2 SHRUB PLANTING

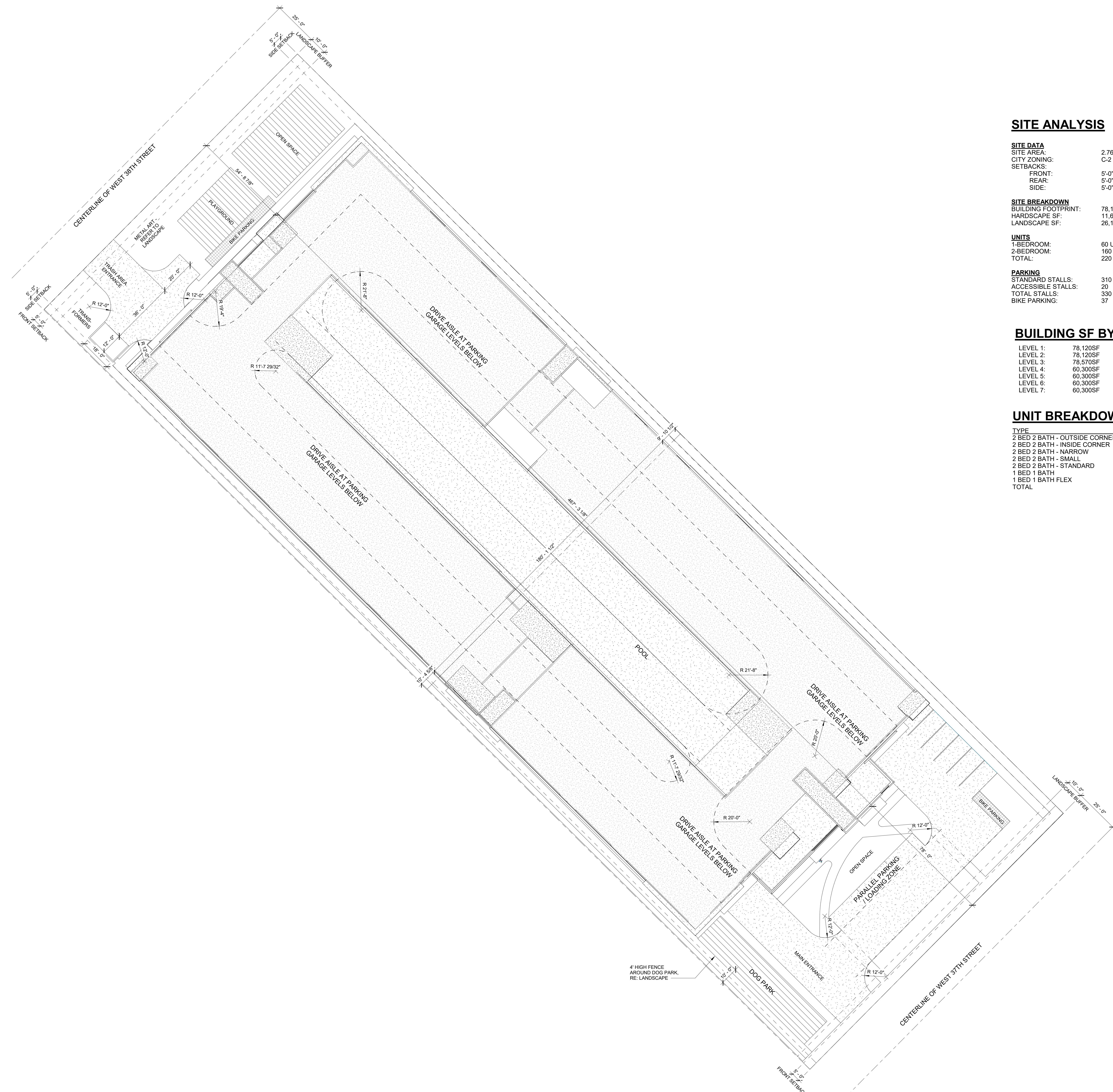
1" = 1'-0"



3 PLANTER ISLAND DETAIL

3/4" = 1'-0"

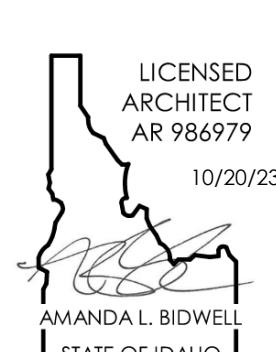
P-CO-01



TNT - HENDRICKS COMMONS

GARDEN CITY, ID

AG23014



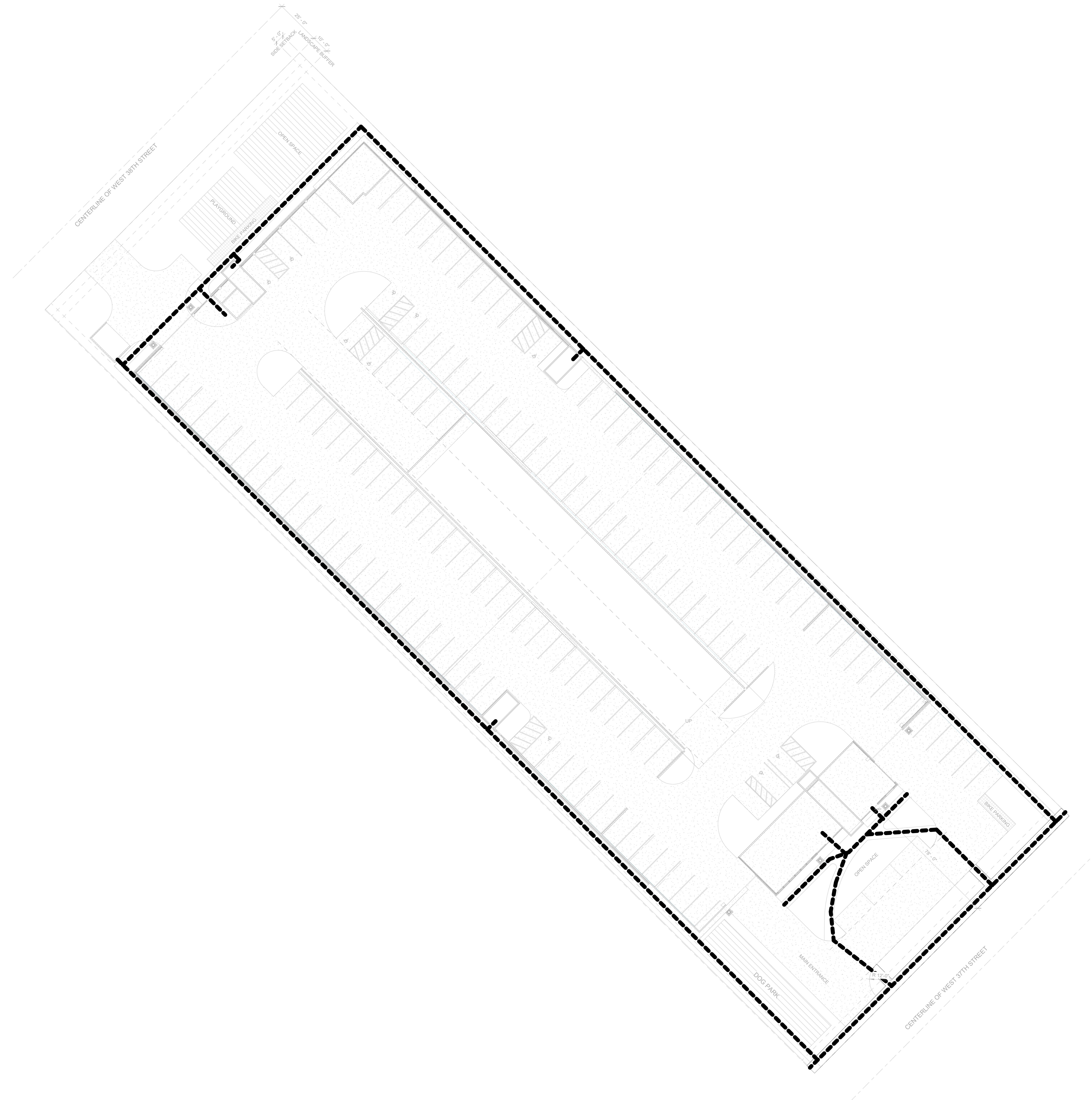
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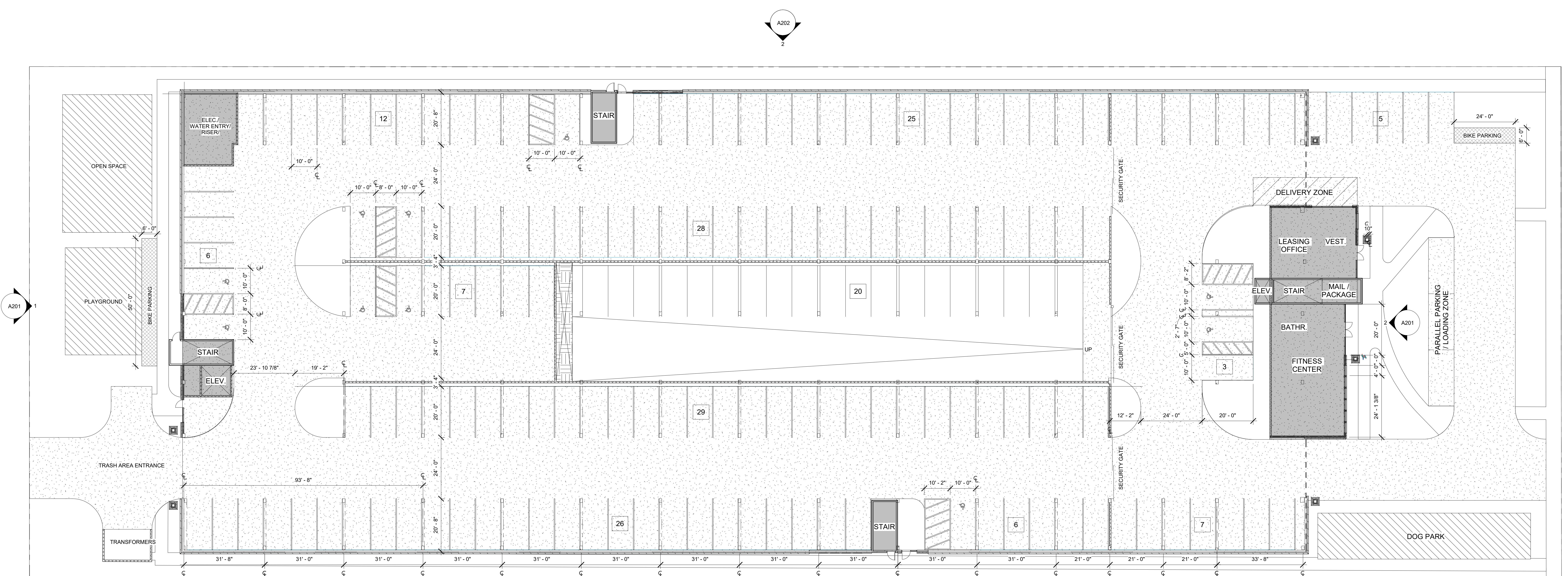
ARCHITECTURAL SITE PLAN

A100



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GARDEN CITY, ID



1 FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

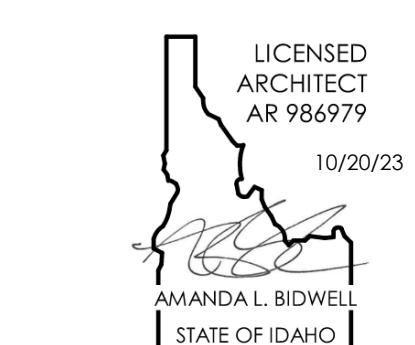
FLOOR PLAN - LEVEL 1

A101

TNT - HENDRICKS
COMMONS

GARDEN CITY, ID

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REVISION:

Project Status
DATE: 10/20/23
DRAWN BY: AMANDA L. BOWELL
CHECKED BY:

FLOOR PLAN -
LEVEL 2
A102

