

14 February 2024

Hanna Veal and Maria Antonova - Planning Reviewers  
Joe Canning - City Engineer  
Garden City Development Services Department  
6015 Glenwood St.  
Garden City, Idaho 83714

Re: New Industrial Live/Work (**MLDFY2023-0002**)  
Plan Review and City Engineer Comments

Dear Staff:

Thank you for the review on the above referenced project. The following represents our response to the plan review comments:

MLD Planning Office Report Corrections/Comments - 2

Item 1: *Signature of the record of survey is contingent upon the completion of the improvements proposed in DSRFY2023-0011 that will render this application in compliance with Garden City Code.*

Response: No response required at this time. Will comply.

Item 2: *Address the City Engineer comments once received.*

Response: Written responses to City Engineer comments included in this letter.

Item 3: *Provide cross access and cross parking agreements and easements.*

*a. A cross access easement is not shown in the submitted ROS. Please note on the ROS that a cross access easement exists for parcels A and B with an associated instrument number. Noting and illustrating the easement on the ROS would be preferable.*

*b. A shared parking agreement between parcels A and B needs to be noted on the ROS per an instrument number.*

Response: Addressed in December 20, 2023 submittal.

Item 4: *Address whether a pressurized irrigation system will be installed or a waiver request to this requirement will be submitted.*

Response: Addressed in December 20, 2023 submittal.

Item 5: *Please add the MLDFY2023-0002 file number to the Development Services signature paragraph on the ROS.*

Response: Addressed in December 20, 2023 submittal.

Item 6: *Prior to signature of the ROS, all chain link and chain link fencing with slats shall either be removed or replaced with code compliant fencing.*

*a. If the chain link or chain link with slats fencing is not the property of the owner, a notarized affidavit of non-ownership shall be submitted to the city.*

Response: Will comply.

Item 7: *The proposed trash enclosure on Parcel A shall be relocated to not conflict with the existing 1996 Conditional Use Permit required landscaping plans.*

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*a. Details of the trash enclosure materials shall be submitted for review and found in compliance with Garden City Code.*

Response: Addressed in December 20, 2023 submittal.

Item 8: *Provide all parking space dimensions on Parcel A. They shall be in compliance with Garden City Code.*

Response: Addressed in December 20, 2023 submittal.

Item 9: *At least 3 bicycle parking spaces shall be shown on Parcel A.*

Response: Addressed in December 20, 2023 submittal.

Item 10: *A pedestrian pathway that which is at least 4' wide shall connect the public sidewalk to the primary entrance of the building on Parcel A.*

Response: Addressed in December 20, 2023 submittal.

Item 11: *New landscape plans shall be submitted showing compliance with Garden City Code 8- 4I-4.*

*a. A minimum of two additional Class II or III trees shall be planted in the frontage of N. Sawyer Ave.*

*b. A minimum of one tree per 1,000sqft of landscaped area and one shrub per 150sqft of landscaped area shall be planted.*

Response: See new sheets L1.0 and L1.1 for landscaping plans and calculations showing compliance with GC Code 8-4I-4, the two additional trees planted in the frontage of N. Sawyer Ave. and addressing requirements associated with previous CUP96-06-06 approval.

Item 12: *Prior to signature of the ROS, all code enforcement cases shall be resolved with Garden City Staff.*

Response: Will comply.

#### City Engineer Review Comments – 2 February 2024

Item 1: *The only submitted plan sheet that contains a seal, signature and date is the topo survey. Our office will not review submittals that area not signed by the professional of record. Please submit fully signed sheets. In the interim, we will make some general comments. Please be advised that new/additional comments may occur after properly signed documents are provided. **The response references city application forms, however the Board of Professional Engineers and Professional Land Surveyors requires any reports, drawings, specifications be sealed, signed and dated when presented for review. This was recently confirmed by the licensing board. The ROS has been now signed.***

Response: No response required.

Item 2: *Alworth Street is a collector. Please provide an approval from the ACHD for a new approach to the street for Parcel B. **The response letter indicates an application for a driveway must be applied for. Please advise when the driveway is approved. As this approval is critical for the MLD, please provide the approval.***

Response: There is an existing driveway approach off of Alworth St. which provides access to Parcel B. The proposed driveway modifications are related to the future improvements to Parcel B. The driveway approach permit for the modification to that existing driveway will occur once construction moves forward on Parcel B.

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- Item 3: *Please modify the Certificate of Owner block to read as follows:  
The undersigned, as owner(s) of the real property shown hereon, agree(s) to the new property lines within the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner(s) hereby declare and affirm that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner(s) further declare and affirm that the original parcel is no longer eligible for building permits from the city of Garden City. And the owner(s) agree(s) that they shall only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels. **Resolved.***
- Response: No response required.
- Item 4: *Please revise the wording of the city engineer's signature block to match the city requirements. See the city Lot Line Adjustment application. **Resolved.***
- Response: No response required.
- Item 5: *Please dimension the location of the existing building to the existing and proposed new property line. **Resolved.***
- Response: No response required.
- Item 6: *There is an Idaho Power easement shown along the west property line. Please fully define its location on the survey. **The width is identified, but the terminus end has not been. How far does it extend into Parcel A?***
- Response: See revised ROS, dimension have been added to show how far the existing easement extends to Parcel A.
- Item 7: *Are all easements shown with their metes and bounds tags? We note the following easements in the title report:  
#886339 – shown along north boundary – identify with Instrument Number  
#9364503 – shown along west boundary - identify with Instrument Number  
#103022040 – not shown?  
**Resolved other than comment 6.***
- Response: See revised ROS.
- Item 8: *Garden City doubts that Boise City will allow the connection of the parcel adjoining Alworth to be connected to the Boise sanitary sewer line. Said line is an interceptor. Any direct connection would be a connection intrusion to the interceptor and would be unmonitored. Garden City would prefer/require to have all new connections to the Garden City collection system. This may require an upgrade to the existing sewer connection that runs across Sawyer. The sewer connection will need to be discussed with Garden City Public Works staff. **As noted, we will not perform a full review of construction plans with a MLD application; however, we do have a comment on the proposed sewer connection. As the service line is almost 400 feet long, the fall needed is approximately 8 feet. Is adequate grade available? We do not see any elevations on sheet C4.0. Another project in the area had to install main lines to be sure marginal but adequate grade was available. We want to be sure what method of sewer service is necessary. The city would probably not be open to accepting a mainline for service to a single new building. A private pump system may be the best option if grade does not work. This does not notably impact the MLD review, but please be advised that appropriate corridors/easements to benefit Parcel B via the servient Parcel A must be created. Please advise.***
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Response: We have confirmed invert elevation for the proposed sewer connection and reviewed the Idaho State Plumbing Code and ISPWC details. Please see revised Sheet C4.0 which indicates invert elevations for the cleanouts and the point of connection to the building; adhering to a minimum slope of 1.0% and ability to provide an acceptable depth of 3.5 feet below the finish floor (approximately 2630.3 feet).

**8A. New Comment: Please advise how the cross-access easement referred to in Note 6 on the ROS will be created. The Idaho Supreme Court has ruled that an easement may not be created from a landowner to the same landowner. The case involved a driveway on an owner's land. It would seem the easement would need to be recorded upon the sale of a parcel. This would also apply to the sanitary sewer and water service?**

Response: The comment is correct, the proposed cross-access easement and private utility easement will need to be created, recorded by a separate written document if either parcel is sold and has new ownership. We have made reference to the cross-access easement on the ROS, please see revised Note 6.

Item 9: *Floodplain Comment*

*The property is not located in the current 100-year floodplain. The city has been held in seclusion. The current adopted flood maps do not depict the possible flood risk. FEMA has issued work sheets depicting results of a revised flood study for the Boise River. Significant changes are shown for much of Garden City. We suggest the applicant review the proposed changes and consider the impacts on the project. These are available on the Garden City website – floodplain link. No action on this item is required for the Minor Land Division process; however it will come up when development is proposed. **This comment has been acknowledged.***

Response: No response required.

Item 10: *For Final City Approval*

*The survey must be recorded. Please provide a copy of the recorded survey to city staff.*

Response: Noted. Will provide when recorded.

Item 11: *For Final City Approval*

*The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.*

Response: Noted. Will return copy of the deeds when executed.

Item 12: *For Final City Approval*

*Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.*

Response: Noted. Will submit new parcel numbers to city staff when obtained.

Thank you for your time and consideration on this project. Please let me know if there is any additional information you need me to provide or anything I can do to aid the process.

Sincerely,



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Catherine M. Sewell, A.I.A., LEED AP

cc: Diana Witt

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PROPERTY SIZE:	5280 SAWYER - PARCEL A = 35,634 SF
EXISTING PARCEL:	R1055420091
DESCRIPTION:	LOT 03 BLK 02 EXC R/W BRADLEY PARK SUB NO 01
ZONING CLASSIFICATION:	C-2
LAND USE AREA/DISTRICT:	LIGHT INDUSTRIAL BRADLEY TECHNOLOGY
EXISTING USE:	TABLE 8-2B-1: INDUSTRY, INFORMATION DESIGN/PRINTING COMPANY
EXISTING BUILDING HEIGHT:	20' (TO EAVE)
BUILDING FRONT/REAR/SIDE SETBACKS: '5	
LANDSCAPE PERIMETER SETBACK:	TBD
BUILDING FLOOR AREA:	800SF (OFFICE), 10,000 SF (DESIGN/PRODUCTION)

BUILDING FOOTPRINT	10,800 SF
HARDSCAPE	20,779 SF
LANDSCAPE	4,055 SF
	<hr/>
	35,634 SF

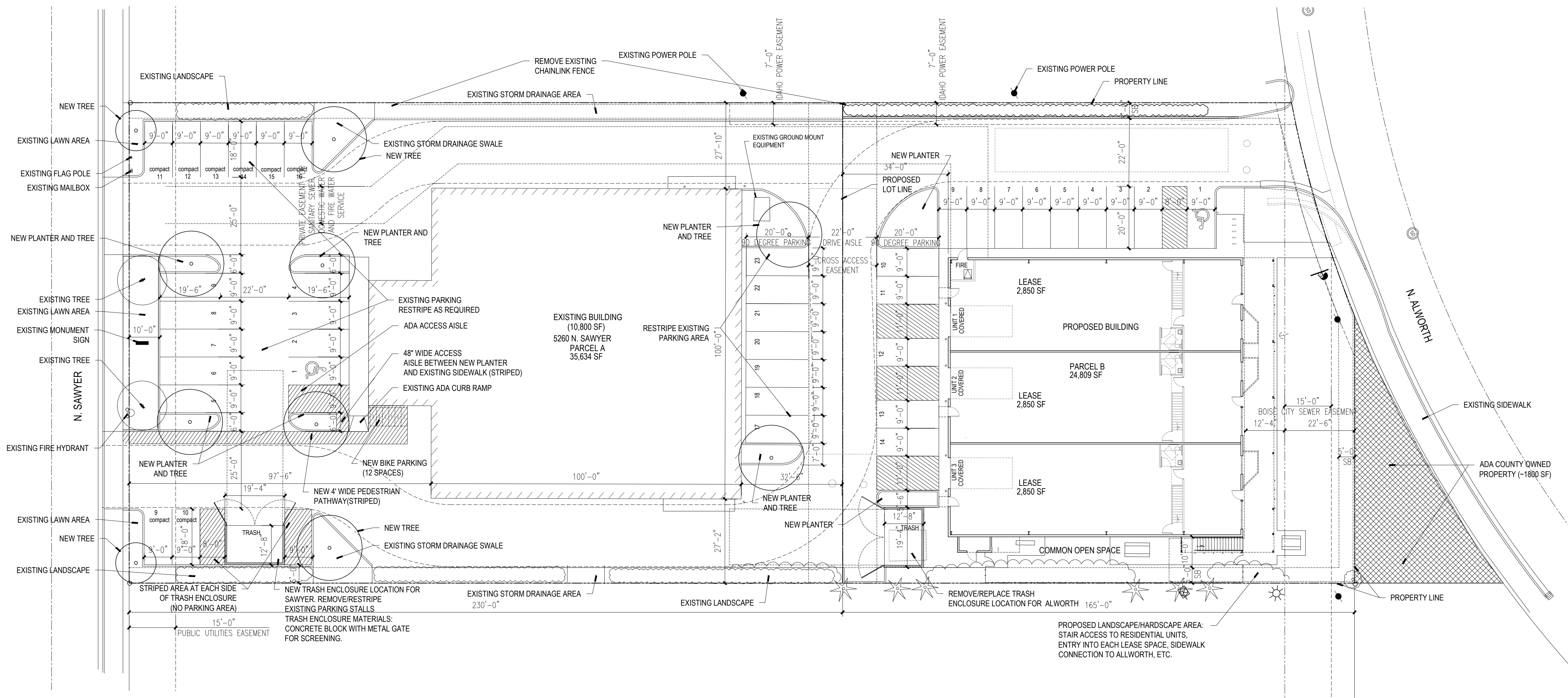
LEASE SPACE: 10,800 SF  
USE: MEDIUM, INDUSTRY FLEX 1 SPACE PER 1,000SF  
10,800 SF=11 SPACES  
PARKING REQUIREMENTS: REQUIRED/PROVIDED: 11/23  
BICYCLE PARKING REQUIREMENTS: REQUIRED/PROVIDED: 11/12



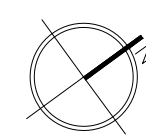
RODNEY EVANS + PARTNERS  
1450 W. BANNOCK ST.  
BOISE, ID 83702  
CONTACT: BEN SEMPLE  
T: 208 514 3300

A1.1	ARCHITECTURAL SITE PLAN
A2.1	GROUND LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A3.0	EXTERIOR ELEVATIONS/PERSPECTIVES
A3.1	EXTERIOR ELEVATIONS/PERSPECTIVES

BUILDING FLOOR AREAS			
GROUND LEVEL	8,550 SF (3 LEASE SPACES AT 2,850 SF EACH)/50 SF (STORAGE) LEASE SPACE BREAK OUT: 535 SF OFFICE/2,315 SF WAREHOUSE= 2,850 SF	ISSUE/REVISION	
SECOND LEVEL	1,800 SF (3 STUDIO/1BED APARTMENTS AT 600 SF EACH)	GC REVIEW	20 DEC 2023
SECOND LEVEL	240 SF PRIVATE OPEN SPACE/DECK	GC REVIEW2	15 FEB 2024
TOTAL	10,590 SF		
SITE DEVELOPMENT			
BUILDING FOOTPRINT	8,600 SF		
HARDSCAPE	12,485 SF		
LANDSCAPE	3,724 SF		
	24,809 SF		
ADDITIONAL DEVELOPMENT			
ADA COUNTY FRONTAGE	1,900 SF (LANDSCAPE)	PLATFORM JOB NO.	22-09-01
OPEN SPACE			
PRIVATE	80 SF PER UNIT X 3 UNITS = 240 SF (MIN)	DATE	17 JULY 2023
COMMON	250 SF PER UNIT (500 SF 1-200 SF): X 3 = 750 SF (MIN)	SCALE	AS INDICATED
		DRAWN	CMS
PARKING STATISTICS-NON-RESIDENTIAL		CHECKED	-



scale: 1:20









PROJECT INFORMATION  
LANDSCAPE REQUIREMENTS

TOTAL PROPERTY SIZE= 60,417 S.F. - 1.387 ACRES  
ZONING DISTRICT= C-2  
LOT IMPROVEMENTS AREA= 60,417 S.F.  
BUILDING COVERAGE: 19,415.85 S.F.  
HARDSCAPE COVERAGE: 29,920.10 S.F.  
LANDSCAPE COVERAGE: 11,080.97 S.F.

PARCEL A:  
NUMBER OF PARKING STALLS PROVIDED: 14  
21 STANDARD STALLS  
2 COMPACT STALLS  
1 ADA STALLS  
TOTAL: 24 STALLS  
  
NUMBER OF BICYCLE PARKING SPACES REQUIRED:  
(1 STALLS/20 REQUIRED STALLS) AND 1 STALL PER COMMERCIAL  
TENANT = 11 BICYCLE STALLS  
NUMBER OF BICYCLE PARKING SPACES PROVIDED: 12 PROPOSED  
SIX RACKS (ONE RACK = 2 STALLS)

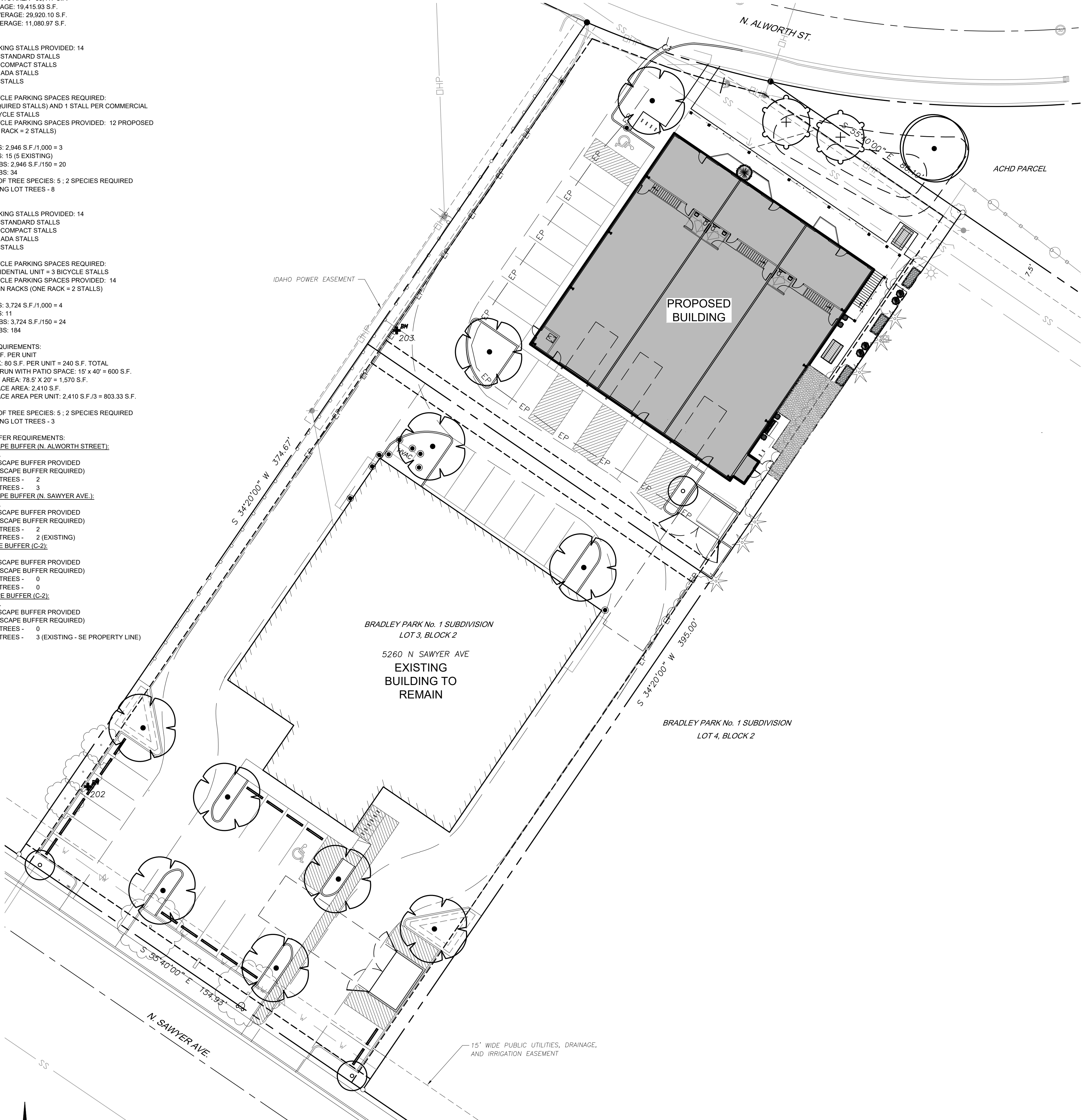
REQUIRED TREES: 2,946 S.F./1,000 = 3  
PROVIDED TREES: 15 (5 EXISTING)  
REQUIRED SHRUBS: 2,946 S.F./150 = 20  
PROVIDED SHRUBS: 34  
TOTAL NUMBER OF TREE SPECIES: 5 ; 2 SPECIES REQUIRED  
PROVIDED PARKING LOT TREES - 8

PARCEL B:  
NUMBER OF PARKING STALLS PROVIDED: 14  
13 STANDARD STALLS  
0 COMPACT STALLS  
1 ADA STALLS  
TOTAL: 14 STALLS  
  
NUMBER OF BICYCLE PARKING SPACES REQUIRED:  
1 STALL PER RESIDENTIAL UNIT = 3 BICYCLE STALLS  
NUMBER OF BICYCLE PARKING SPACES PROVIDED: 14  
PROPOSED SEVEN RACKS (ONE RACK = 2 STALLS)

REQUIRED TREES: 3,724 S.F./1,000 = 4  
PROVIDED TREES: 11  
REQUIRED SHRUBS: 3,724 S.F./150 = 24  
PROVIDED SHRUBS: 184  
  
OPEN SPACE REQUIREMENTS:  
30' x 95' = 2,850 S.F. PER UNIT  
PROPOSED DECK: 80 S.F. PER UNIT = 240 S.F. TOTAL  
PROPOSED DOG RUN WITH PATIO SPACE: 15' x 40' = 600 S.F.  
PROPOSED TURF AREA: 78.5' x 20' = 1,570 S.F.  
TOTAL OPEN SPACE AREA: 2,410 S.F.  
TOTAL OPEN SPACE AREA PER UNIT: 2,410 S.F./3 = 803.33 S.F.

TOTAL NUMBER OF TREE SPECIES: 5 ; 2 SPECIES REQUIRED  
PROVIDED PARKING LOT TREES - 3  
  
LANDSCAPE BUFFER REQUIREMENTS:  
NORTH LANDSCAPE BUFFER (N. ALWORTH STREET):  
157.97 LINEAR FT.  
5 FT. WIDE LANDSCAPE BUFFER PROVIDED  
(5 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
REQUIRED TREES - 2  
PROVIDED TREES - 3  
SOUTH LANDSCAPE BUFFER (N. SAWYER AVE.):  
154.93 LINEAR FT.  
5 FT. WIDE LANDSCAPE BUFFER PROVIDED  
(5 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
REQUIRED TREES - 2  
PROVIDED TREES - 2 (EXISTING)  
EAST LANDSCAPE BUFFER (C-2):  
395 LINEAR FT.  
0 FT. WIDE LANDSCAPE BUFFER PROVIDED  
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
REQUIRED TREES - 0  
PROVIDED TREES - 0  
WEST LANDSCAPE BUFFER (C-2):  
374.66 LINEAR FT.  
0 FT. WIDE LANDSCAPE BUFFER PROVIDED  
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)  
REQUIRED TREES - 0  
PROVIDED TREES - 3 (EXISTING - SE PROPERTY LINE)

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LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- 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.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH OVER TOPSOIL AS SPECIFIED. SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. 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.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE CIVIL GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM. PERFORM SOIL TEST/ ANALYSIS AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:  
A) PROVIDE APPROVED IMPORTED TOPSOIL, OR  
B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.  
A) OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.  
B) REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TREE PROTECTION NOTES:

- PROTECT THE CRITICAL ROOT ZONE (THE AREA DIRECTLY BELOW THE DRIPLINE OF THE TREE) OF THE TREES TO REMAIN ON SITE BY:  
a. CONSTRUCTING A TEMPORARY CHAINLINK FENCE AROUND THE CRITICAL ROOT ZONE OF THE TREE TO BE PROTECTED PRIOR TO DEMOLITION, CONSTRUCTION, OR ANY SITE WORK.  
b. NOT ALLOWING COMPACTOR BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.  
c. NOT ALLOWING CONCRETE TRUCKS TO RINSE WITHIN THE PROTECTION AREA, OR ANYWHERE NEAR EXISTING TREE ROOTS OR IN PLANNED PLANTING BEDS AREAS. SEE EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED CONCRETE WASHOUT AREAS.  
d. NOT STOCKPILING MATERIALS, DEBRIS, OR DIRT WITHIN THE TREE PROTECTION AREA.  
e. WATERING WITHIN THE CRITICAL ROOT ZONE TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK. NOT TRENCHING, EXCAVATING, FILLING, OR OTHERWISE DISTURBING THE SOIL WITHIN THE CRITICAL ROOT ZONE. USE ONLY HAND METHODS FOR GRUBBING WITHIN PROTECTION ZONES.  
f. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED BY:  
a. OPERATING EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.  
b. HAVING TREES PRUNED BY A LICENSED ARBORIST.
- ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER.....	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER.....	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER.....	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

WEED ABATEMENT NOTES:

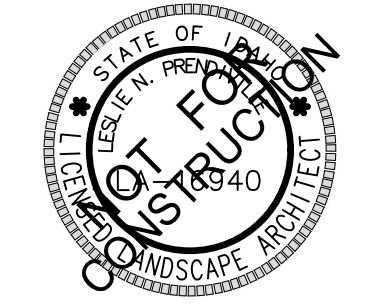
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH "ROUND-UP" (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF "ROUND-UP" TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.

IRRIGATION NOTES:

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:  
a. PRECISE INDIVIDUAL STATION TIMING  
b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES  
c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE  
d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF  
e. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

PLATFORM  
ARCHITECTURE DESIGN

280 n.8th, suite 118 boise, idaho 83702  
t: 891.9082 platform@platformarch.com



ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE	17 JULY 2023
SCALE	AS INDICATED
DRAWN	CMS
CHECKED	-

MINOR LAND DIVISION

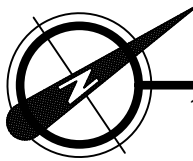
No Park Units LLC  
New Industrial Live/Work  
5260 N. Sawyer/Alworth St. Garden City, ID

Preliminary Landscape  
Plan

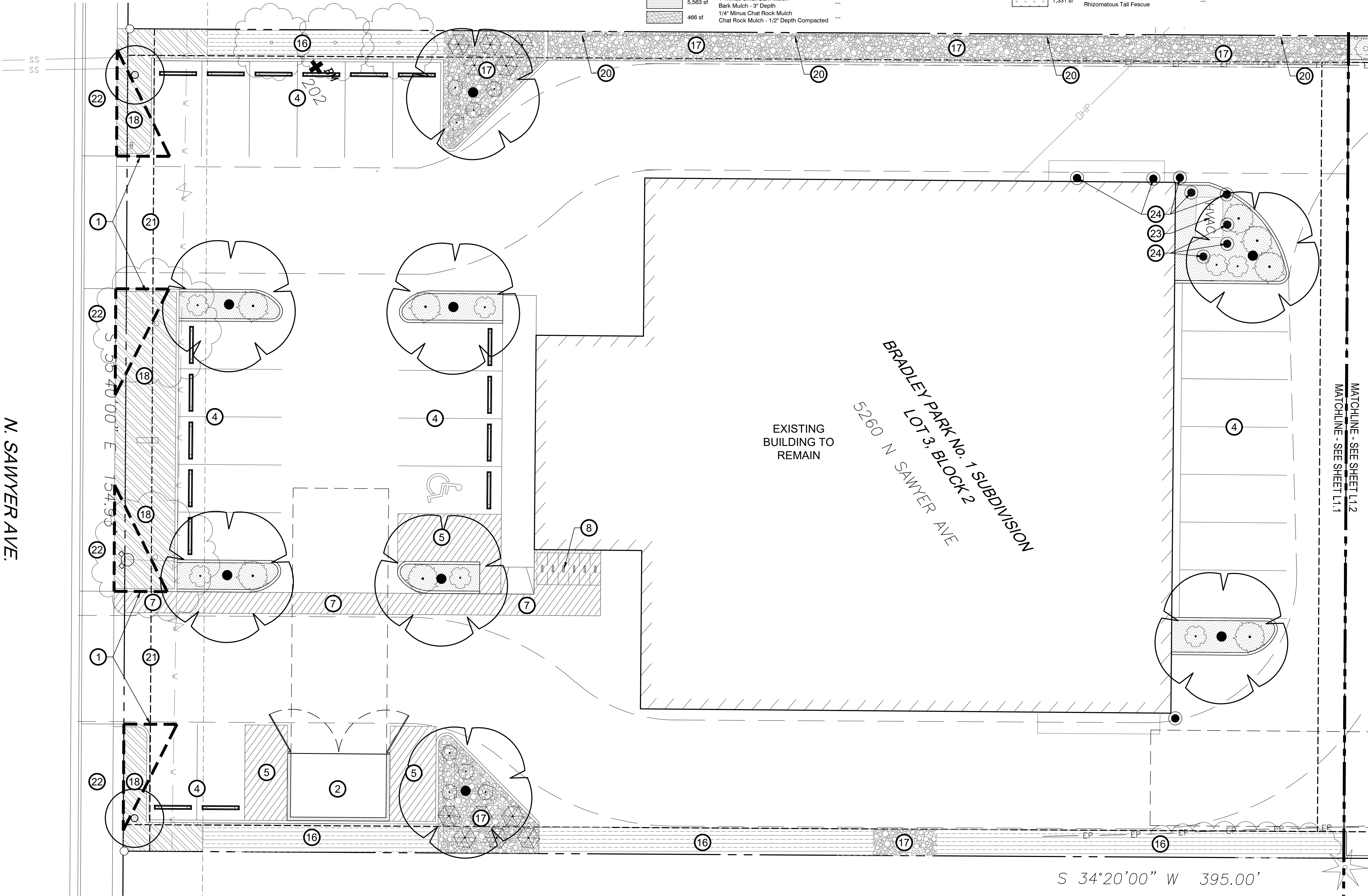
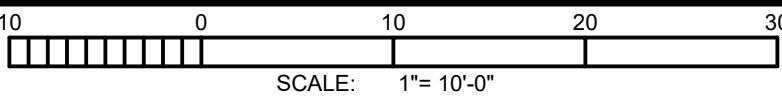
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N. SAWYER AVE.












LANDSCAPE PLAN - PARCEL A



PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
CONIFEROUS TREES					
	4	Skyrocket Juniper Juniperus scopulorum 'Skyrocket'	6" Ht.	20' H x 3' W	
	1	Weeping Eastern Hemlock Tsuga canadensis 'Pendula'	3" Ht.	5' H x 18' W	
DECIDUOUS TREES					
	10	Imperial Honeylocust Gleditsia triacanthos 'Impcole'	2" Cal. B&B	40' H x 35' W	Class II
	2	Worpleston Sweetgum Liquidambar styraciflua 'Worpleston'	2" Cal. B&B	40' H x 25' W	Class II
	3	Crimson Spire Oak Quercus robur x alba 'Crimschmidt' TM	2" Cal. B&B	45' H x 15' W	Class II
	1	Greenspire Littleleaf Linden Tilia cordata 'Greenspire'	2" Cal. B&B	40' H x 30' W	Class II

PLANT SCHEDULE

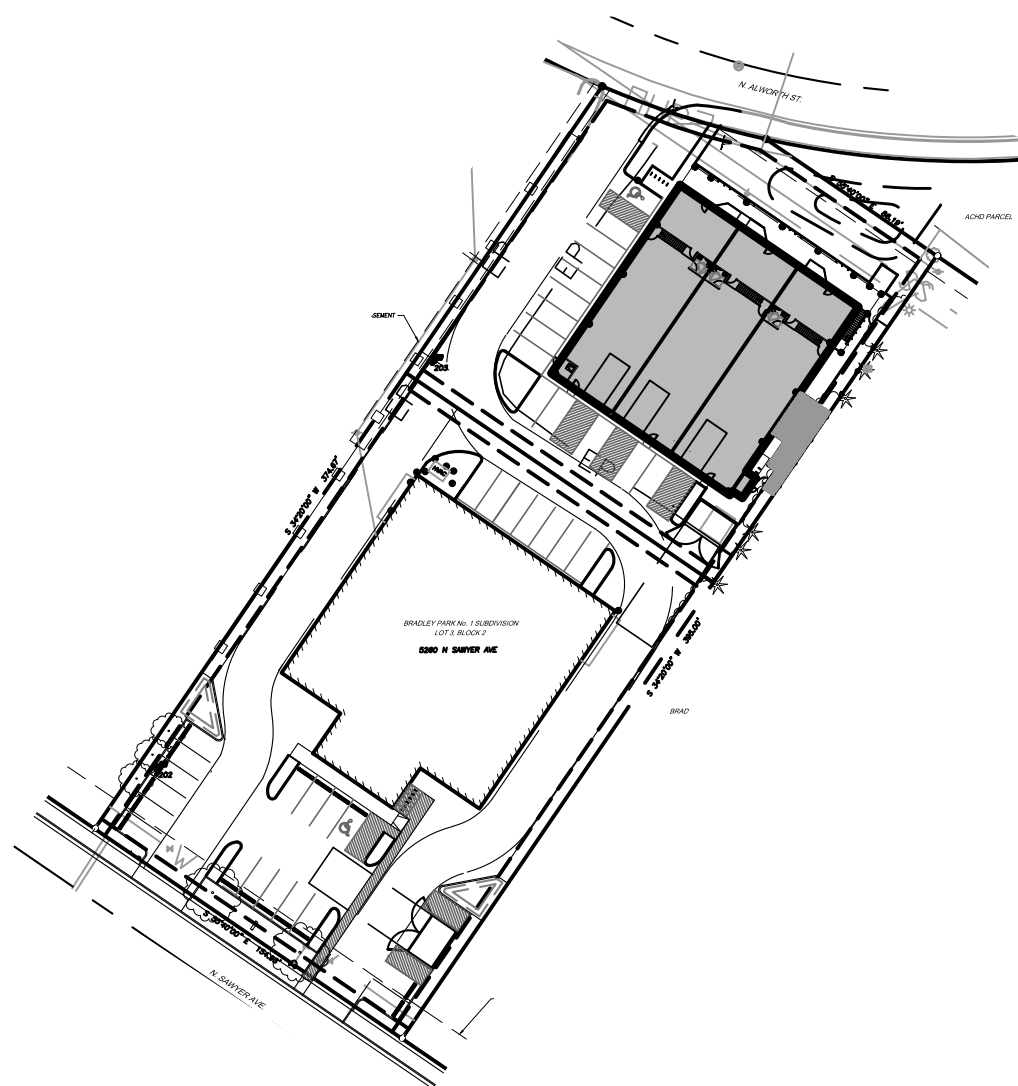
SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
SHRUBS					
	24	Arctic Fire Red Twig Dogwood Cornus sericea Farrow™	2 gal.	3' H x 4' W	
	27	Blue Chip Juniper Juniperus horizontalis 'Blue Chip'	2 gal.	1' H x 6' W	
	20	Compact Oregon Grape Mahonia aquifolium 'Compacta'	2 gal.	3' H x 4' W	
	5	Dart's Gold Ninebark Physocarpus opulifolius 'Dart's Gold'	5 gal.	5' H x 5' W	
	13	Otto Luyken English Laurel Prunus laurocerasus 'Otto Luyken'	5 gal.	3' H x 6' W	
	27	Goldmound Spirea Spiraea japonica 'Goldmound'	2 gal.	3' H x 4' W	
ORNAMENTAL GRASSES					
	20	Karl Foerster Feather Reed Grass Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	6' H x 2' W	
	8	Little Bluestem Schizachyrium scoparium	1 gal.	3' H x 2' W	
	9	Ravenna Grass Tripsidium ravennae	2 gal.	15' H x 5' W	
MULCH					

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	PLANTING SIZE	MATURITY SIZE	CLASS
PERENNIALS					
	9	Purple Coneflower Echinacea purpurea	1 gal.	3' H x 2' W	
	12	Dolce® Silver Gumbdrop Coral Bells Heuchera x 'Silver Gumbdrop'	1 gal.	2' H x 1.5' W	
	6	Primo® Wild Rose Coral Bells Heuchera x 'Wild Rose'	1 gal.	1.5' H x 1.5' W	
	6	August Moon Hosta Hosta x 'August Moon'	1 gal.	2' H x 3' W	
	6	Great Expectations Hosta Hosta x 'Great Expectations'	1 gal.	2' H x 3' W	
	8	Upscale® Red Velvet® Bee Balm Monarda x 'Upscale'	1 gal.	2' H x 3' W	
	6	Dark Towers Penstemon Penstemon 'Dark Towers'	1 gal.	3' H x 2' W	
	10	Firecracker Penstemon Penstemon eatonii	1 gal.	3' H x 1.5' W	
GROUND COVERS					
	1,417 sf	Drainage Area to Remain Existing Drainage Area	---	---	---
	1,185 sf	Planter to Remain Existing Planter	---	---	---
	1,006 sf	Turf to Remain Existing Turf	---	---	---
	1,331 sf	RTF Sod Rhizomatous Tall Fescue	---	---	---



KEY MAP



CALLOUT NOTES

- VISION TRIANGLE
- PROPOSED TRASH ENCLOSURE
- PROPOSED TURF AREA
- PROPOSED PARKING STALLS
- PROPOSED PARKING LOT STRIPING
- PROPOSED 5' PEDESTRIAN WALKWAY
- PROPOSED 4' WIDE PEDESTRIAN CROSSING FROM RIGHT-OF-WAY TO BUILDING ENTRANCE
- PROPOSED BIKE RACKS, SURFACE MOUNTED
- PROPOSED BIKE RACKS, COVERED, SURFACE MOUNTED
- PROPOSED TABLE, STYLE TBD
- PROPOSED BENCH, STYLE TBD
- PROPOSED DOG RUN AREA
- PROPOSED 6' TALL FENCE, STYLE TBD
- PROPOSED 6' TALL X 3' WIDE GATE, STYLE TO MATCH PROPOSED FENCE
- PROPOSED COMMUNITY GARDEN SPACE/POLLINATOR GARDEN IN BOXES AND MOVABLE PLANTERS
- RETAIN AND PROTECT EXISTING LANDSCAPE
- RETAIN AND PROTECT STORM DRAINAGE AREAS
- RETAIN AND PROTECT EXISTING TURF AREA
- EXISTING VEGETATION TO BE PRUNED BACK TO ACCOUNT FOR NEW PROPOSED 6' TALL FENCING, GARDEN BOXES, AND ADDITIONAL PLANTINGS
- RETAIN AND PROTECT EXISTING FENCING
- RETAIN AND PROTECT EXISTING DRIVEWAY ACCESS
- EXISTING SIDEWALK TO REMAIN
- EXISTING HVAC TO REMAIN
- EXISTING BOLLARDS TO REMAIN

No Park Units LLC

New Industrial Live/Work

5260 N. Sawyer/Alworth St. Garden City, ID

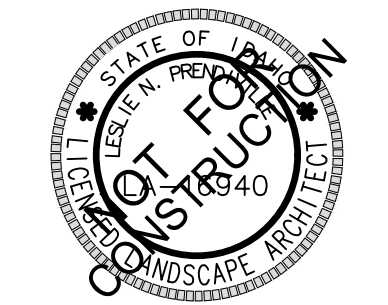
Preliminary Landscape  
Plan - Parcel A

L1.1

PLATFORM  
ARCHITECTURE DESIGN

280 n.8th, suite 118 boise, idaho 83702  
t: 891.9082 platform@platformarch.com

RTFP  
RODNEY EVANS + PARTNERS  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
PLANNING  
INTERIOR DESIGN  
PROJECT MANAGEMENT



ISSUE/REVISION

PLATFORM JOB NO. 22-09.01

DATE 17 JULY 2023  
SCALE AS INDICATED  
DRAWN CMS  
CHECKED

MINOR LAND DIVISION



RECORD OF SURVEY-MINOR LAND DIVISION  
FOR NO PARK UNITS, LLC

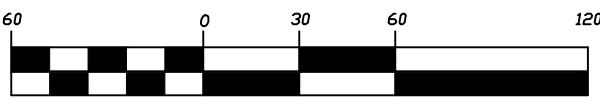
A PORTION OF LOT 3, BLOCK 2 OF BRADLEY PARK No. 1 SUBDIVISION, LOCATED IN A PORTION OF GOVERNMENT LOT 3  
AND THE EAST 1/2 OF THE NW 1/4 OF SECTION 31 TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN  
CITY OF GARDEN CITY, ADA COUNTY, IDAHO  
2024

FOR AGENCY REVIEW ONLY - NOT FOR RECORDING

RECORD OF SURVEY No. \_\_\_\_\_



SCALE



( FEET )  
1 inch = 60 ft.

LEGEND

	BOUNDARY LINE OF SURVEYED PARCELS
	CENTER LINE
	UTILITY EASEMENT AS NOTED
	CITY OF BOISE SANITARY SEWER EASEMENT
	FUTURE CROSS ACCESS EASEMENT, SEE NOTE 6
	LOT/PARCEL LINE
	CHAIN LINK FENCE
	FOUND 5/8" REBAR AS NOTED
	FOUND 1/2" REBAR AS NOTED
	SET 5/8" IRON PIN WITH CAP, PLS 12722
	CALCULATED POINT
	DATA OF RECORD WITH REFERENCE NUMBER
	LOT NUMBER BRADLEY PARK No. 1 SUBDIVISION
	TRUE POINT OF BEGINNING
	WITNESS CORNER

REFERENCES

RECORDS OF ADA COUNTY

- (R1) PLAT OF BRADLEY PARK No. 1 SUBDIVISION, BOOK 56, PAGE 5199  
(R2) RECORD OF SURVEY No. 6784  
(R3) RECORD OF SURVEY No. 12808  
(R4) RIGHT-OF-WAY DEED, INST. No. 103022039  
(R5) PERMANENT SLOPE EASEMENT AGREEMENT, INST. No. 103022040  
(R6) GRANT OF EASEMENT (BOISE CITY SEWER), INST. No. 886339  
(R7) WARRANTY DEED, INSTRUMENT No. 2021-176224  
(R8) IDAHO POWER EASEMENT, INSTRUMENT No. 9364503

SURVEYOR NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AID IN THE MINOR LAND DIVISION PROCESS WITH THE CITY OF GARDEN CITY. MONUMENT THE BOUNDARY CORNERS OF THE SUBJECT PARCEL. THE EXTERIOR BOUNDARY OF THE TWO PARCELS WAS DETERMINED HOLDING THE FOUND MONUMENTS SHOWN IN RELATION TO THE REFERENCED DOCUMENTS. WARRANTY DEED, INSTRUMENT No. 2021-176224, IS THE DEED OF RECORD FOR THE PARCEL BOUNDARY.

NOTES

- ALL EXISTING BUILDINGS ARE ACCURATELY DEPICTED AND ARE TO REMAIN.
- THIS PROPERTY IS CURRENTLY ZONED C-2.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS APPURTENANT TO OR ENCUMBERING THE SUBJECT PROPERTY.
- ALL FOUND MONUMENTS FIELD LOCATED IN JUNE 2022.
- PORTSIDE LAND SURVEYING, LLC ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
- FUTURE 22' WIDE CROSS ACCESS EASEMENT. THE EASEMENT WILL NEED TO BE CREATED BY A SEPARATE WRITTEN DOCUMENT IF EITHER PARCEL IS SOLD AND HAS NEW OWNERSHIP. THIS WOULD ALSO APPLY TO ANY FUTURE EASEMENTS FOR PRIVATE UTILITY SERVICES.



2-15-2024

PORTSIDE LAND SURVEYING

3626 W. HILL ROAD, BOISE, ID 83703

PHONE: (208) 484-6666

SHEET 1 OF 2



**RECORD OF SURVEY-MINOR LAND DIVISION  
FOR NO PARK UNITS, LLC**

A PORTION OF LOT 3, BLOCK 2 OF BRADLEY PARK No. 1 SUBDIVISION, LOCATED IN A PORTION OF GOVERNMENT LOT 3  
AND THE EAST 1/2 OF THE NW 1/4 OF SECTION 31 TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN  
CITY OF GARDEN CITY, ADA COUNTY, IDAHO  
2024

**FOR AGENCY REVIEW ONLY - NOT FOR RECORDING**

RECORD OF SURVEY No. \_\_\_\_\_

**SIGNATURE OF OWNER**

THE UNDERSIGNED, AS OWNER(S) OF THE REAL PROPERTY SHOWN HEREON, AGREE(S) TO THE NEW PROPERTY LINES WITHIN THE ORIGINAL PARCEL SHOWN HEREON, AND TO CREATE THE NEW PARCELS SHOWN HEREON. ADDITIONALLY, THE OWNER(S) HEREBY DECLARE AND AFFIRM THAT THE BOUNDARY OF THE ORIGINAL PARCEL HAS BEEN ALTERED IN ACCORDANCE WITH GARDEN CITY CODE TO FORM NEW BUILDABLE PARCELS AS SHOWN HEREON. THE OWNER(S) FURTHER DECLARE AND AFFIRM THAT THE ORIGINAL PARCEL IS NO LONGER ELIGIBLE FOR BUILDING PERMITS FROM THE CITY OF GARDEN CITY. AND THE OWNER(S) AGREE(S) THAT THEY SHALL ONLY SEEK BUILDING PERMITS FROM THE CITY OF GARDEN CITY FOR PROJECTS LOCATED WITHIN THE NEW BUILDABLE PARCELS USING ONLY THE LEGAL DESCRIPTIONS FOR THE NEW BUILDABLE PARCELS.

DIANA WITT, MEMBER, NO PARK UNITS, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DIANA WITT, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF NO PARK UNITS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF GARDEN CITY DEVELOPMENT SERVICES**

THIS SIGNATURE CERTIFIES THE MINOR LAND DIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY. THE PARCEL CREATED THROUGH THE MINOR LAND DIVISION APPLICATION MLDFY2023-0002 ARE RECOGNIZED AS LEGAL LOTS OF RECORD BY THE CITY.

GARDEN CITY DEVELOPMENT SERVICES

DATE

**APPROVAL OF CITY ENGINEER**

I, THE UNDERSIGNED, AM THE CITY ENGINEER FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, AND HERBY APPROVE THIS RECORD OF SURVEY AND THAT IT IS IN CONFORMANCE WITH GARDEN CITY CODE.

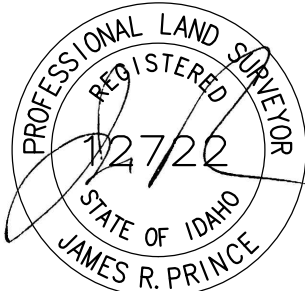
GARDEN CITY ENGINEER

DATE

**CERTIFICATE OF SURVEYOR**

I, JAMES R. PRINCE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1613.

JAMES R. PRINCE, LS 12722



2-6-2024

**CERTIFICATE OF ADA COUNTY RECORDER**

INSTRUMENT NO. \_\_\_\_\_

STATE OF IDAHO }  
COUNTY OF ADA }SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF PORTSIDE LAND SURVEYING, LLC. AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_ .M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

EX-OFFICIO RECORDER

DEPUTY

FEE \_\_\_\_\_

**PORTSIDE LAND SURVEYING**

3626 W. HILL ROAD, BOISE, ID 83703

PHONE: (208) 484-6666

SHEET 2 OF 2