

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 DSRY2023-0011 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.*

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 are 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.

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.*

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,

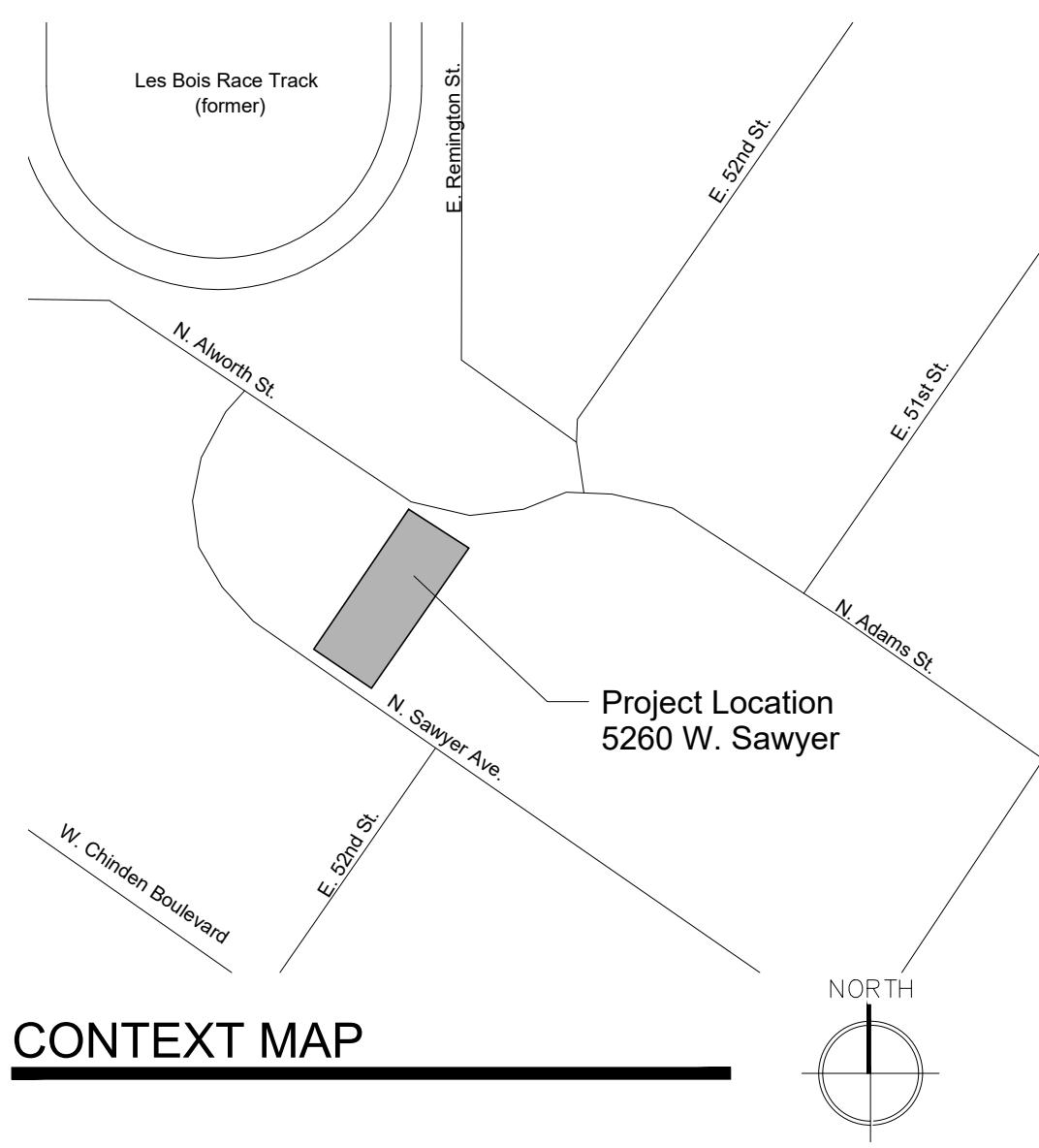


Catherine M. Sewell, A.I.A, LEED AP

cc: Diana Witt

CODE DATA: EXISTING 5260 W. SAWYER

PROPERTY SIZE: 5260 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)
 SITE DEVELOPMENT
 BUILDING FOOTPRINT 10,800 SF
 HARDSCAPE 20,779 SF
 LANDSCAPE 4,055 SF
 35,634 SF
 PARKING STATISTICS: NON-RESIDENTIAL
 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



CONTEXT MAP

PROJECT DIRECTORY:

OWNER/DEVELOPER: NO PARK UNITS LLC
 CONTACT: DIANA WITT
 T: 208 309 1611
 ARCHITECT: PLATFORM ARCHITECTURE DESIGN
 280 N. 8TH, SUITE 118
 BOISE, ID 83702
 CONTACT: CATHERINE SEWELL
 T: 208 891 9082

CIVIL

ACKERMAN-ESTVOLD
 7681 W. RIVERSIDE DR., SUITE 102
 GARDEN CITY, ID 83714
 CONTACT: ANTONIO CONTI
 T: 208 853 6470

LANDSCAPE

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

PROJECT/CODE DATA

PROJECT SCOPE:
 CONSTRUCT NEW TWO-STORY 3-UNIT LIVE/WORK BUILDING WITH SITE RELATED IMPROVEMENTS

PLAT FORM
 ARCHITECTURE DESIGN

280 n.8th, suite 118 boise, idaho 83702
 t: 891 9082 platform@platformarch.com

GOVERNING CODES:

ALL NEW WORK SHALL CONFORM TO ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 INTERNATIONAL BUILDING CODE: 2018
 INTERNATIONAL MECHANICAL CODE: 2018
 IDAHO STATE PLUMBING CODE: 2018
 INTERNATIONAL FUEL AND GAS CODE: 2018
 NATIONAL ELECTRICAL CODE: 2014
 INTERNATIONAL ENERGY CONSERVATION CODE: 2018

CODE DATA:

GARDEN CITY X-REF'D FILE: MLDFY2023-0002
 PROPERTY SIZE: 1.37 ACRES
 5260 SAWYER - PARCEL A = 35,634 SF
 PARCEL B = 24,809 SF

EXISTING PARCEL: R1055420091
 DESCRIPTION: LOT 03 BLK 02 EXC RW
 BRADLEY PARK SUB NO 01

ZONING CLASSIFICATION: C-2
 LAND USE AREA/DISTRICT: LIGHT INDUSTRIAL BRADLEY TECHNOLOGY
 MAX/PROPOSED HEIGHT: N/A (24' TBD)
 BUILDING FRONT/REAR/SIDE SETBACKS: 5'

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
 SECOND LEVEL 1,800 SF (3 STUDIO/1BED APARTMENTS AT 600 SF EACH)
 SECOND LEVEL 240 SF PRIVATE OPEN SPACE/DECK

TOTAL 10,590 SF

SITE DEVELOPMENT
 BUILDING FOOTPRINT 8,600 SF
 HARDCAPE 12,485 SF
 LANDSCAPE 3,724 SF
 24,809 SF

ADDITIONAL DEVELOPMENT ADA COUNTY FRONTAGE 1,900 SF (LANDSCAPE)

OPEN SPACE
 PRIVATE 80 SF PER UNIT X 3 UNITS = 240 SF (MIN)
 COMMON 250 SF PER UNIT (500 SF-1,200 SF): X 3 = 750 SF (MIN)

PARKING STATISTICS: NON-RESIDENTIAL

LEASE SPACE: 2,850 SF
 USE: MEDIUM, INDUSTRY FLEX 1 SPACE PER 1,000SF
 2,850 SF=3 SPACES
 LEASE SPACE: 2,850 SF
 USE: MEDIUM, INDUSTRY FLEX 1 SPACE PER 1,000SF
 2,850 SF=3 SPACES
 LEASE SPACE: 2,850 SF
 USE: MEDIUM, INDUSTRY FLEX 1 SPACE PER 1,000SF
 2,850 SF=3 SPACES

PARKING STATISTICS: RESIDENTIAL - REQUIRED/PROVIDED
 1 BEDROOM: 1 SPACE (COVERED) X 3 UNITS= 3 SPACES REQUIRED/3 PROVIDED
 GUEST PARKING: 5 FOR FIRST 10 UNITS=1.5 REQUIRED/2 PROVIDED

BICYCLE PARKING REQUIREMENTS: REQUIRED/PROVIDED
 REQUIRED/PROVIDED (NON-RESIDENTIAL) 1 PER 1,000SF= 9 REQUIRED/10 PROVIDED
 REQUIRED/PROVIDED (RESIDENTIAL) .5 FOR FIRST 10= 1.5 REQUIRED/4 PROVIDED

DRAWING INDEX

GENERAL

A1.0 COVER SHEET/OVERALL SITE PLAN

1.0 TOPOGRAPHIC SURVEY

CIVIL

C0.0 TITLE SHEET

C1.0 LEGEND AND NOTES

C2.0 DEMOLITION PLAN

C3.0 IMPROVEMENT PLAN

C4.0 UTILITIES PLAN

C5.0 DRAINAGE PLAN

C6.0 DETAILS

LANDSCAPE

L1.0 OVERALL LANDSCAPE PLAN

L1.1 LANDSCAPE PLAN PARCEL A

L1.2 LANDSCAPE PLAN PARCEL B

ARCHITECTURAL

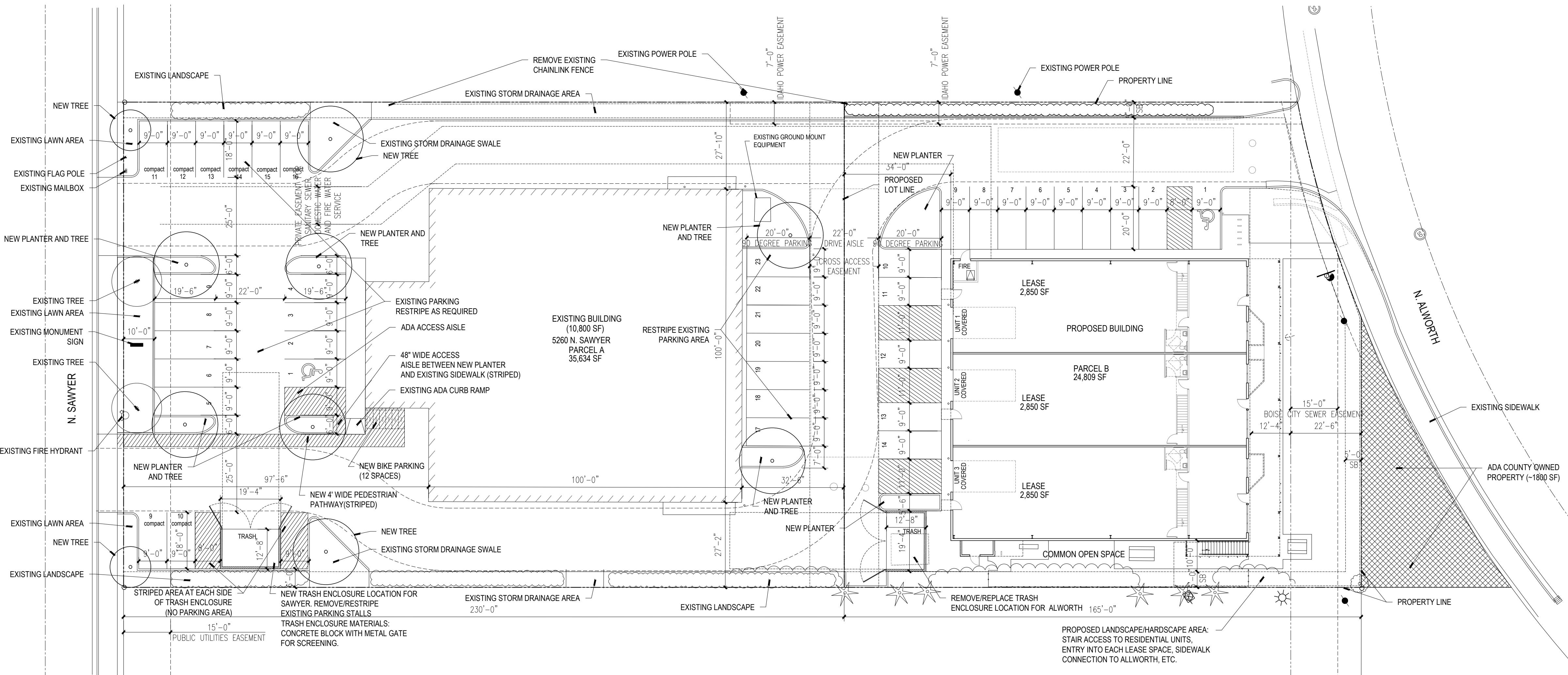
A1.1 ARCHITECTURAL SITE PLAN

A2.1 GROUND LEVEL PLAN

A2.2 SECOND LEVEL PLAN

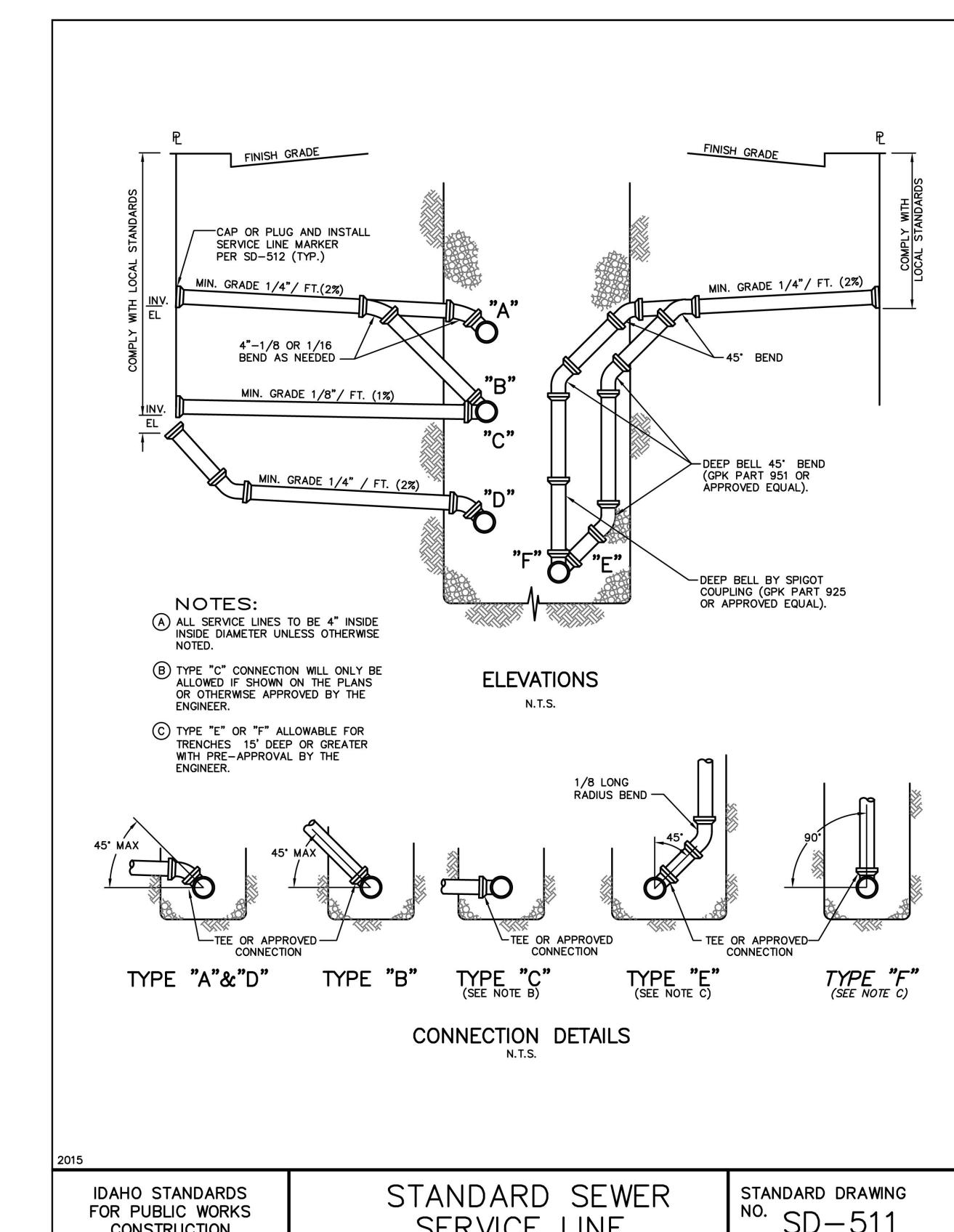
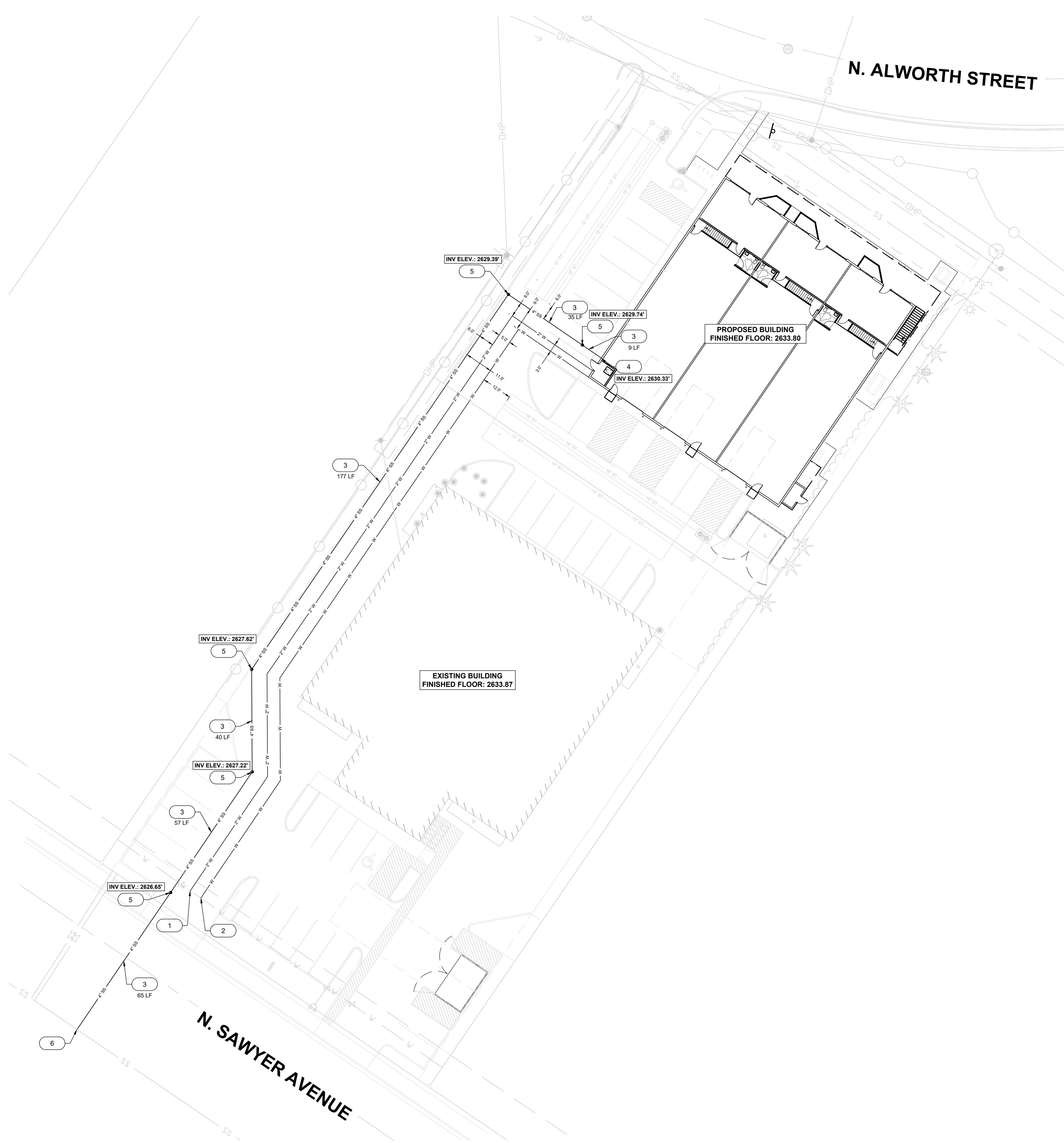
A3.0 EXTERIOR ELEVATIONS/PERSPECTIVES

A3.1 EXTERIOR ELEVATIONS/PERSPECTIVES

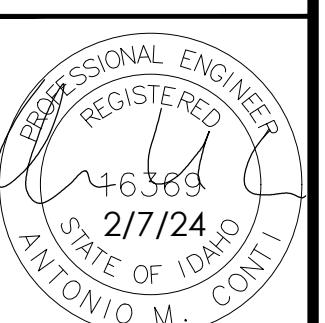


Overall Site Plan

scale: 1:20



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



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: 19,415.93 S.F.

Hardscape Coverage: 29,920.10 S.F.

Landscape Coverage: 11,089.97 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: 9,46 S.F./150 = 20

PROVIDED SHRUBS: 32

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

PROVIDED 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

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):

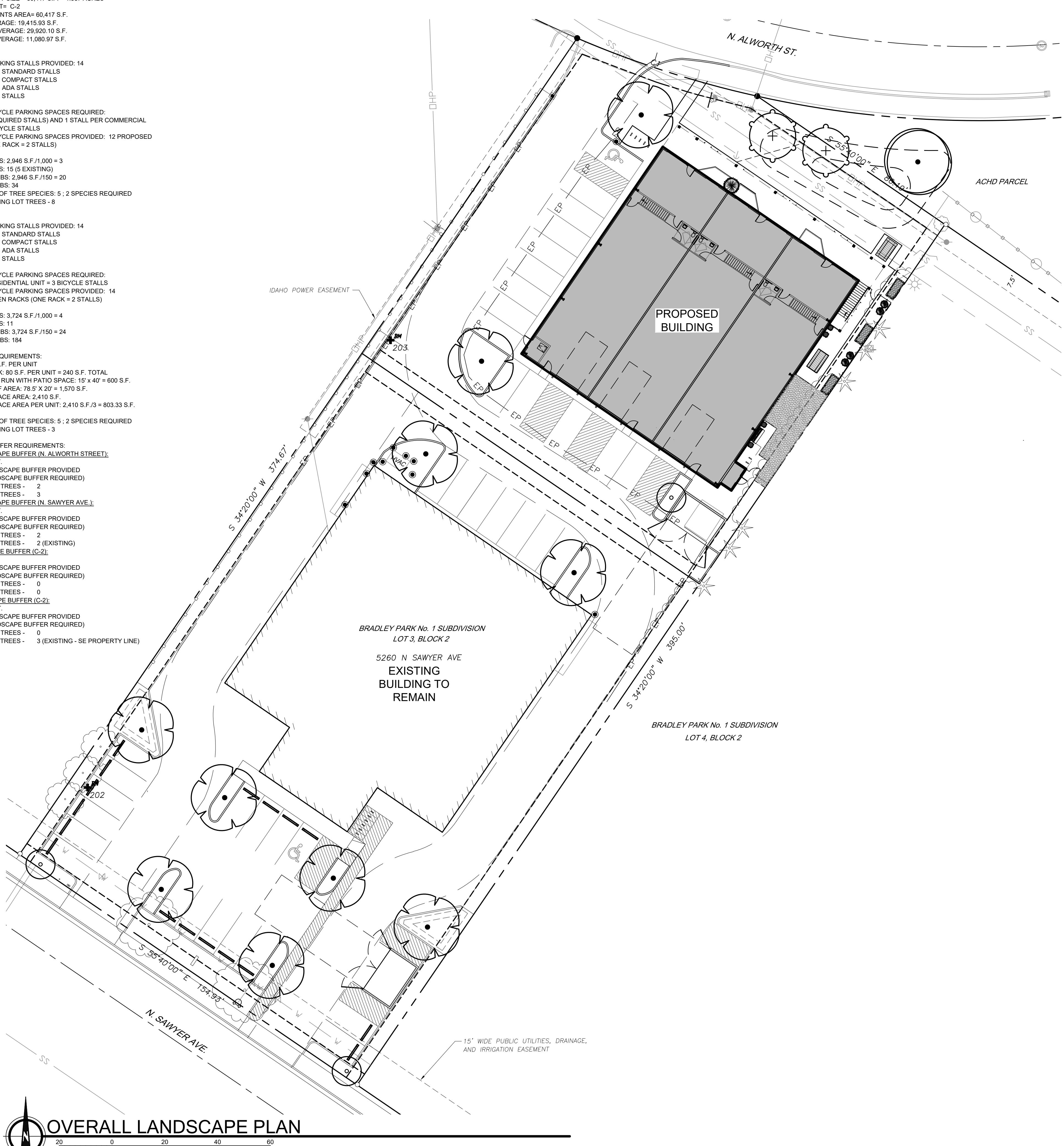
374.66 LINEAR FT.

0 FT. WIDE LANDSCAPE BUFFER PROVIDED

(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)

REQUIRED TREES - 0

PROVIDED TREES - 3 (EXISTING - SE PROPERTY LINE)



LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. 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.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. ALL PLANT MATERIAL SHALL COMPLY WITH THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. 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.
9. 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 WHICH IS FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE PLANNING PLANS.
11. AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTOTILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
12. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
13. ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, ADVISE AND FINE GRADE TOPSOIL TO A SMOOTH SURFACE. ADJACENT SURFACES OF PLANT BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF PLANT BED AREAS, AND BELWADJACENT SURFACES OF PLANT BED AREAS.
14. REUSE EXISTING TOPSOIL STORED ON-SITE. SUBMIT TESTS FOR IMPACTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SURFACE 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, FRIMBLE, 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 ON SITE 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.
15. IF TOPSOIL IS PROVIDED BY THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE TO ENSURE IT IS FERTILE, FRIMBLE, 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.
 - b) OBTAIN TOPSOIL ONLY FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
 - c) 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
16. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
17. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
18. STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
19. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

TREE PROTECTION NOTES:

1. 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 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 FROM MID-APRIL 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 OR OTHER PLANTING AREAS, INCLUDING GROWING WITHIN PROTECTION ZONES.
 - f. DO NOT PROPOSE IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
2. 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.
3. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

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

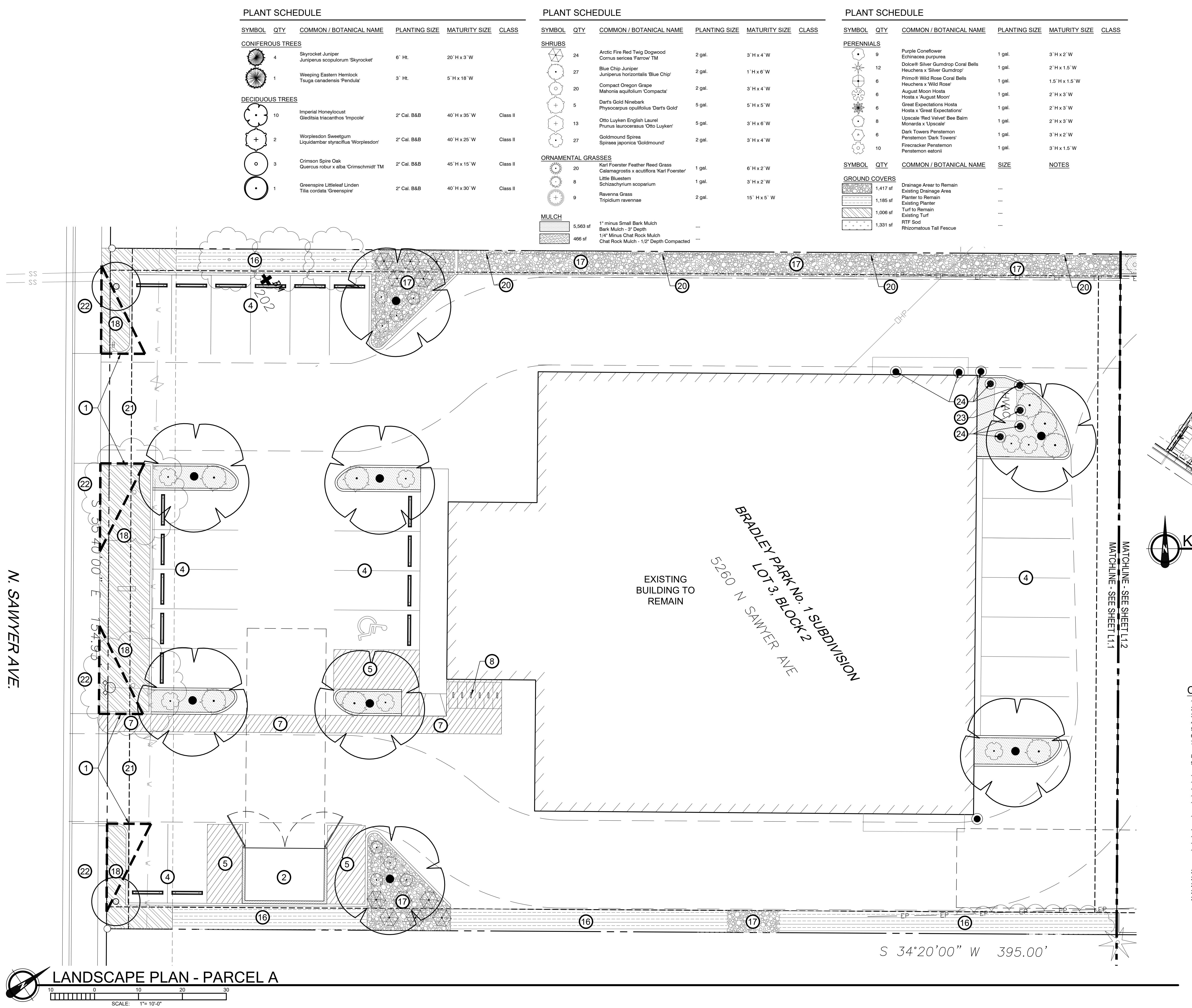
EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

WEED ABATEMENT NOTES:

1. ALL AREAS TO BE PLANTED OR HYDROSEED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
 - a. DO NOT SPRAY ALL EXPOSED SOIL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
 - b. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
 - c. 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.
 - d. 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.
 - e. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
 - f. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
2. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
4. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
5. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.

IRRIGATION NOTES:

1. 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.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. 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.
5. AUTOMATIC SPRINKLER SYSTEMS AND 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 IN RESERVE.
6. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVER SPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.



**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 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 } ss
COUNTY OF ADA }

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