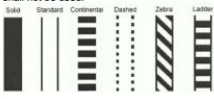
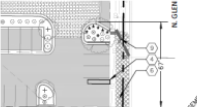


## REVIEW COMMENT AND RESPONSE LOG

|                                          |                                                |                                           |
|------------------------------------------|------------------------------------------------|-------------------------------------------|
| <b>Date:</b><br>09/18/26                 | <b>Project Manager:</b><br>Hailey Hafner, P.E. | <b>Client/Owner:</b><br>Pacific Companies |
| <b>Project Title:</b><br>Glenwood Center |                                                | <b>Type of Review:</b><br>Design Review   |

| No. | Section/<br>Item | Review Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | KM Engineering Response                                                                                                                                                                                     |
|-----|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | 8-1B-1           | <p>“Also, provide documentation demonstrating that the lots are legal lots of record”</p> <p>8-1B-1 Nonconforming Properties <b>May not be compliant</b> The City Engineer's comment states: "We note the boundary between tax parcels R8191508765 and R1285070040 appears to be common to two building walls. The presence of the parcel line probably requires either adequate fire protection or perhaps a land parcel consolidation may be necessary."<br/><b>Also, provide documentation demonstrating that the lots are legal lots of record.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | See provided.                                                                                                                                                                                               |
| 2   | 8-4A-3           | <p>“There is a chain link fence around the building on the west side, but ownership is unclear. Google imagery also indicates that chain-link fence and gates are present along Chinden. See Figure 1. Conditions have been drafted requiring that all chain-link fencing (with or without barbed wire) is visible from the right-of-way, including the gate, shall be removed from the property or replaced with code-compliant fencing materials. If any portion of the fencing does not belong to 4983 &amp; 5111 N Glenwood St.; affidavit of non-ownership shall be submitted”</p> <p>8-4A-3 Fences and Walls <b>May not be compliant</b> The use of barbed wire, razor wire, boxes, sheet metal, old or decayed wood, broken masonry blocks, chain link, chain link with slats, or other like unsightly materials for fencing shall be prohibited.<br/><br/>There is a chain link fence around the building on the west side, but ownership is unclear.<br/><br/>Google imagery also indicates that chain-link fence and gates are present along Chinden. See Figure 1<br/><br/>Conditions have been drafted requiring that all chain-link fencing (with or without barbed wire) that is visible from the right-of-way, including the gate, shall be removed from the property or replaced with code-compliant fencing materials. If any portion of the fencing does not belong to 4983 &amp; 5111 N Glenwood St.; affidavit of non-ownership shall be submitted<br/><br/>Any future fencing will be required to be in compliance with code at the time of occupancy.</p> | <p>Received confirmation from ITD that ITD owns the fence along the west side of property. Affidavit of non-ownership provided.</p> <p>Existing chain-link fence and gates along Chinden to be removed.</p> |
| 3   | 8-4A-5           | <p>“Dumpsters are not screened from view from the public right-of-way. See Figure 1 and Figure 2. The applicant is proposing screening along Chinden Boulevard only. “</p> <p>8-4A-5 Outdoor Service and Equipment Areas <b>May not be compliant</b> This proposal does not identify any outdoor service equipment. Any future outdoor service equipment area will be required to be in compliance with code at the time of development.<br/><br/>All on-site service areas for waste, recycling, and trash, as well as equipment areas for transformers and utility vaults, must be either located out of public view or screened from adjacent properties and public streets using a privacy fence, in accordance with Garden City Code.<br/><br/>Mechanical equipment, including HVAC units, trash dumpsters, recycling containers, and other service-related infrastructure must be integrated into the overall building and landscape design. These elements must be visually and acoustically contained to minimize impacts on surrounding properties and the public realm.<br/><br/>This equipment must be screened or otherwise concealed from public view, consistent with code requirements.<br/><br/>Dumpsters are not screened from view from the public right-of-way. See Figure 1 and Figure 2.<br/><b>The applicant is proposing screening along Chinden Boulevard only.</b></p>                                                                                                                                                                                 | Plans have been revised to provide trash screening along Glenwood and Chinden.                                                                                                                              |

|   |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | 8-4C-3 | <p>A) "It is unclear whether the façade along Chinden Boulevard provides 30% of the required ground-floor activation elements."</p> <p>B) "The parking lot is in a preexisting location. The applicant provided an updated landscaping and parking design for the surface parking area. However, there is a missing landscape buffer along Glenwood Street that needs to be addressed."</p> <p>C) "Driveways are greater than 22 feet wide. The transportation agency did not provide comments at this time. Discussion is required."</p> <p>D) "May not be compliant."</p> <p>E) "An additional crossing may be required to serve this portion of the site"</p> <p>F) "Not provided" – entrance feature</p> <p>G) "Staff believes that the changes to the façade along Glenwood- specifically, the addition of more glazing in the pedestrian zone and the modification of the roofline— comply with the requirements of this section. However, staff is not certain that the façade along Chinden meets the requirements. "</p>                                                                                                                                                                                                                                                                                                                                                      | <p>A) See provided facade area calcs. Facade along Chinden less than 25% altered.</p> <p>B) Revised as noted. Screening has been provided in the indicated area.</p> <p>C) Striped walkways provided at driveways.</p> <p>D) Striped crossings provided throughout site.</p> <p>E) Revised as noted.</p> <p>F) The tot lot has been relocated near the entrance of the church. This includes the incorporation of bike racks, tables, seating, etc.</p> <p>G) See provided facade area calcs. Facade along Chinden less than 25% altered.</p> |
| 5 | 8-4D-5 | <p>"Bicycle parking space required: 113,207 SF/500=226<br/>Provided: 90. Not compliant"</p> <div> <div>8-4D-5<br/>Required<br/>Number of Off-<br/>Street Parking<br/>Spaces</div> <div>Not Compliant</div> <div> <p>The use or uses as defined in section 8-7A-1 of this title, Definitions Of Uses, that best describe the proposed use or uses shall be utilized. If a proposed use is not specifically listed, the decision maker will determine and utilize the parking ratio of a defined use that is most like the proposed use. If no use is specified, the high parking demands category of Table 8-4D-3 will be utilized.</p> <p><b>Total leasable space:</b> 113,207 SF<br/>High parking demand requires 1 parking space per 500 SF of building.</p> <p>Vehicle parking space required: 113,207 SF/500=226<br/><b>Provided:</b> 248</p> <p>Bicycle parking space required: 113,207 SF/500=226<br/><b>Provided:</b> 90. <b>Not compliant</b></p> <p>EV parking spaces may be provided. Each EV parking space provided shall be counted towards the minimum off-street parking requirements for the project.</p> <p>Compact Parking: A maximum of thirty percent (30%) of the required parking spaces can be compact. Multifamily, mixed use, and nonresidential compact spaces shall be clearly marked as such on the pavement or curb or otherwise signed.</p> </div> </div> | <p>We are providing 18 racks. Each rack provides 7 spots which brings the space total to 126.</p> <p>Our calculations are as follows:<br/>Church- 20,184 sf/500 = 40 spaces<br/>Office- 19,116 sf/1000 = 19 spaces<br/>Gym- 18,959 sf/ 1000 = 19 spaces<br/>Retail- 46,850sf/1000 = 47 spaces<br/>Total bike spaces required = 125</p> <p>(Note: total building sf between building A and B is 105,109 sf)</p>                                                                                                                                |
| 6 | 8-4E-4 | <p>"Not enough information"</p> <div> <div>8-4E-4 Internal<br/>Circulation<br/>Standards</div> <div>May not be<br/>compliant</div> <div> <p>Driveways, aisles and turnaround areas, when required for fire and refuse access, shall meet the following standards:</p> <ol style="list-style-type: none"> <li>1. Have a minimum vertical clearance of thirteen feet six inches (13'6") for their entire length and width.</li> <li>2. Have a minimum width of twenty feet (20'). <b>Not enough information</b></li> <li>3. The design of internal circulation should be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.</li> </ol> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>See entitlement site plan sheets C1.1 and C1.2 for site plan dimensions. See sheet C3.0 for fire access exhibit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                       |

|    |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                 |
|----|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7  | 8-4E-6 | <p>“The applicant has incorporated these requirements into the plans for this application. However, the dimensions on the site plan are unclear. “</p> <div> <div>8-4E-6<br/>Sidewalk<br/>Standards</div> <div>May not be<br/>compliant</div> <div> <p>There is an existing detached sidewalk along Glenwood Street. Along Chinden Boulevard, there are both attached and detached sidewalks. A condition of approval in CUPPY2026-0001 required a 7-foot-wide detached sidewalk with a 5- to 7-foot furniture/planting zone along the street. The applicant has incorporated these requirements into the plans for this application. However, the dimensions on the site plan are unclear.</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                      | See entitlement site plan sheets C1.1 and C1.2 for site plan dimensions.                                                                                                                                                                                                        |
| 8  | 8-4E-7 | <p>“The dimensions on the site plan are unclear. “</p> <div> <div>8-4E-7<br/>Pedestrian<br/>and Bicycle<br/>Accessibility<br/>Standards</div> <div>May not be<br/>compliant</div> <div> <p>There are direct connections between the internal pathway and the sidewalk along both Chinden Boulevard and Glenwood Street. An additional pedestrian connection is also provided midway along the Glenwood frontage, connecting the sidewalk to the internal pathway.</p> <p>A pathway shall be a minimum width of four feet (4'). The dimensions on the site plan are unclear.</p> <p>Pedestrian amenities shall be provided along sidewalks and pathways to support defensible space, crime prevention, pedestrian comfort and accessibility.</p> <p>The pathway may be painted on asphalt; or be made of another material. The pathway shall be clearly for pedestrians. Suggested styles include crosswalk styles of either solid, continental, ladder, or zebra. Standard or dashed styles shall not be used.</p>  </div> </div> | See entitlement site plan sheets C1.1 and C1.2 for site plan dimensions.                                                                                                                                                                                                        |
| 9  | 8-4E-8 | <p>Bus pullouts, shelter pads, shelters, and related right of way and easements may be required when a development is adjacent to an existing or planned bus stop or transit station. These facilities shall be integrated into the overall pedestrian plan of a project, and designed consistent with the requirements of the Valley Regional Transit authority. (see Discussion)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Concrete pad added next to existing bus stop per VRT request.                                                                                                                                                                                                                   |
| 10 | 8-4I-4 | <p>A) “2 exiting trees. All new trees are proposed outside of the existing green buffer area along the street. Clarification is required. “</p> <p>B) “Ensure that the required landscape areas are at least seventy percent (70%) covered with vegetation at maturity.”</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>A) New trees are placed outside the buffer along Glenwood due to an existing sewer and water easement. Per staff’s approval via email the buffer has been moved behind the sidewalk. There are a mix of tall grasses as well as class II and III trees.</p> <p>B) Noted.</p> |
| 11 | 8-4I-5 | <p>“A portion of the parking lot is not screened along Glenwood.”</p> <div> <div>8-4I-5<br/>Perimeter<br/>Landscaping<br/>Provisions</div> <div>May not be<br/>compliant</div> <div> <p>Type B Filtered Screen Landscaping is required in the following circumstances:</p> <ul style="list-style-type: none"> <li>Along surface parking areas greater than three (3) cars adjacent to public streets.</li> </ul> <p>Type B perimeter landscaping is required along the parking lot frontage on Chinden Boulevard and Glenwood Street.</p> <p><b>A portion of the parking lot is not screened along Glenwood.</b></p>  <p>The selected plant materials may be a mix of deciduous and evergreen varieties so that the following is achieved:</p> <ol style="list-style-type: none"> <li>Visual interest during the winter months; and</li> <li>The landscaping provides a visual separation, but not a complete visual barrier.</li> </ol> </div> </div>                                                                          | Revised as noted. Screening has been provided in the indicated area.                                                                                                                                                                                                            |

“Based on the proposed parking layout, staff cannot determine whether this requirement is met. It appears that not every third bank of parking is separated by a 10-foot-wide landscape median. Additionally, one of the proposed landscape medians is less than 10 feet wide.”

|                    |                      |                                                                                                        |
|--------------------|----------------------|--------------------------------------------------------------------------------------------------------|
| 8-4I-6 Parking Lot | May not be compliant | Plant materials for parking lot landscape areas shall be selected for suitability in that environment. |
|--------------------|----------------------|--------------------------------------------------------------------------------------------------------|

DSRFY2026 – 0015; 4983, 5111 N. Glenwood St., and W Chinden Blvd.

20

|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Landscaping Provisions | <p>a. Native and non-native plant species that are hardy, drought tolerant, and resistant to the stresses of compacted soils and weather exposure shall be used;</p> <p>b. Suitable native species shall be included where possible and appropriate;</p> <p>c. Monocultures which can be susceptible to disease shall be avoided;</p> <p>e. Consideration to the sun, shade and irrigation requirements shall be made; and</p> <p>f. A variety of deciduous and coniferous trees and shrubs for year round interest, texture, shape and seasonal color shall be planted.</p> |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security.

Internal landscaped areas shall be designed with a curb to prevent damage from vehicles, to separate planting areas from pedestrian pathways, and to prevent soil and other landscape material from spreading over adjacent surfaces.

- Taller or shorter curbs are permitted where vehicle overhang and door clearances are not an issue.
- Curb cuts are permitted to the extent needed to support accessibility and stormwater initiatives.

Plant high branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces.

Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.

Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.

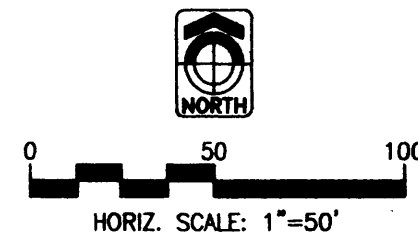
Include landscaped islands with at least one tree at the beginning and end of each parking row and to break up longer rows or highlight special features.

A continuous landscape median at least ten feet (10') in width shall be provided every three (3) banks of parking (a bank is 2 rows of parking and a drive aisle). Based on the proposed parking layout, staff cannot determine whether this requirement is met. It appears that not every third bank of parking is separated by a 10-foot-wide landscape median. Additionally, one of the proposed landscape medians is less than 10 feet wide.

See entitlement site plan sheets C1.1 and C1.2 for site plan dimensions.

Landscape median revised to 10' wide.

BK 89 p. 10, 293



# Carl's Subdivision

A resubdivision of portions of Lots 37, 38 and 39 of Strawberry Glenn Subdivision, being situated in the southwest quarter of the southeast quarter of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho.

2004

## Legend

|  |                                                                     |
|--|---------------------------------------------------------------------|
|  | Subdivision boundary                                                |
|  | Lot lines                                                           |
|  | Easement line, use as noted                                         |
|  | Set 1/2"x24" iron pin with plastic cap labeled "B&A LS 4116"        |
|  | Found 1/2" iron pin                                                 |
|  | Reset with 5/8"x30" iron pin with plastic cap labeled "B&A LS 4116" |
|  | Found 5/8" iron pin                                                 |
|  | Found brass cap                                                     |
|  | Lot number                                                          |

## Notes

- The owner shall comply with the requirements of Idaho Code §31-3805 concerning irrigation water.
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Garden City.

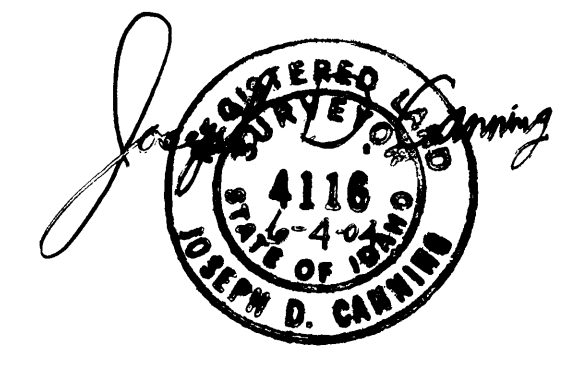
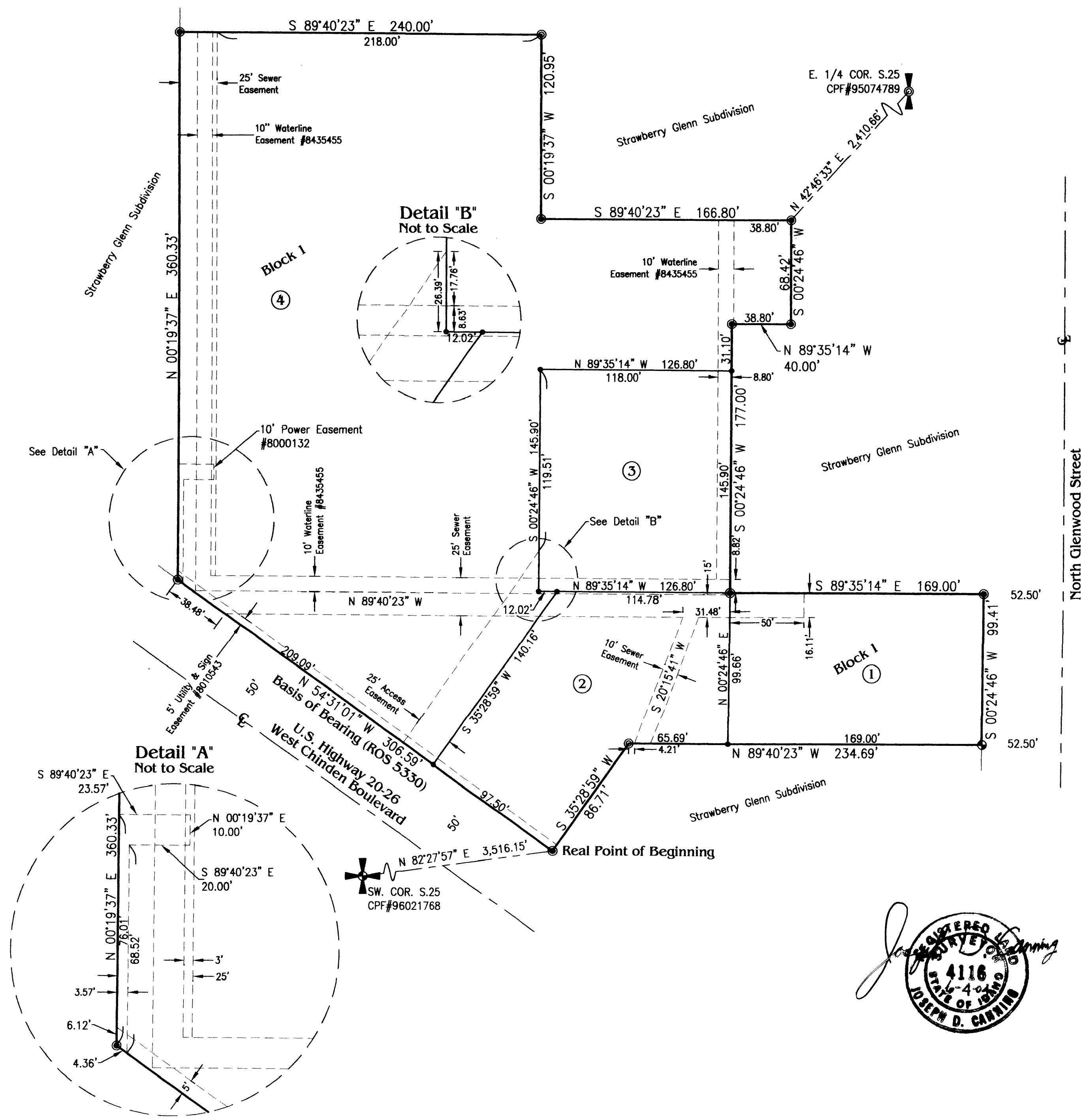
## Easement Notes

- The access easement shown hereon is perpetual, non-exclusive, appurtenant to Lots 2 & 3 and is hereby granted to the owners of Lots 2 & 3 for ingress and egress.
- The sewer easements shown hereon are perpetual, non-exclusive, and are hereby granted to the City of Garden City for installation, maintenance, and operation of sanitary sewer facilities.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, or other such nonpermanent improvements.
- This plat is subject to the following easements & agreements:

Irrigation & Drainage - Instrument No. 186594  
 Powerline - Instrument No. 8000132  
 Constructing utilities & signs - Instrument No. 8010543  
 Waterline - Instrument No. 8435455  
 Access, parking, utilities, & building - Instrument No. 8757247  
 Common Area - Instrument No. 8757248  
 Restrictive Covenants - Instrument No. 8757249

## Reference Documents

Record of Survey No. 1098 - Albertson's Inc.  
 Record of Survey No. 543 - Glenwood Center LTD.  
 Record of Survey No. 5330 - Albertsons Inc.  
 Strawberry Glenn Subdivision - Book 6, Page 255



# Carl's Subdivision

## Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: That DJC Investment Properties, LLC does hereby certify that it is the owner of a certain tract of land to be known as CARL'S SUBDIVISION, and that it intends to include the following described land in this plat:

A resubdivision of portions of Lots 37, 38 and 39 of STRAWBERRY GLENN SUBDIVISION, as filed for record in the Office of the Ada County Recorder, Boise, Idaho in Book 6 of Plats at Page 255, being situated in the southwest quarter of the southeast quarter of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho and more particularly described as follows:

COMMENCING at a brass cap marking the southwest corner of the said Section 25; thence N82°27'57"E, 3,516.15 feet along a random line to the REAL POINT OF BEGINNING:

Thence N54°31'01"W, 306.59 feet (formerly described as 307.92 feet) along the said northeasterly right-of-way line of U.S. Highway 20-26 to the westerly boundary of said Lot 38;  
Thence N00°19'37"E, 360.33 feet (formerly described as 359.38 feet) along the westerly boundary of said Lot 38 and the westerly boundary of said Lot 37;  
Thence S89°40'23"E, 240.00 feet;  
Thence S00°19'37"W, 120.95 feet (formerly described as 120.00 feet) along a line easterly of and parallel to the westerly boundaries of said Lots 37 and 38;  
Thence S89°40'23"E, 166.80 feet;  
Thence S00°24'46"W, 68.42 feet along a line parallel to the westerly right-of-way of Glenwood Street;  
Thence N89°35'14"W, 40.00 feet along a line perpendicular to the westerly right-of-way of Glenwood Street;  
Thence S00°24'46"W, 177.00 feet along a line parallel to the westerly right-of-way of Glenwood Street;  
Thence S89°35'14"E, 169.00 feet to the westerly right-of-way of Glenwood Street;  
Thence S00°24'46"W, 99.41 feet along the westerly right-of-way line of Glenwood Street;  
Thence N89°40'23"W, 234.69 feet;  
Thence S35°28'59"W, 86.71 feet (formerly described as 86.80 feet) to the REAL POINT OF BEGINNING.

Comprising 3.959 acres, more or less.

The easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on this plat, and no permanent structures are to be erected within the lines of said easements. The lots within this subdivision are eligible to receive water service from the City of Garden City and the City of Garden City has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand,

Clayton Jones 4/22/2004  
Member Date

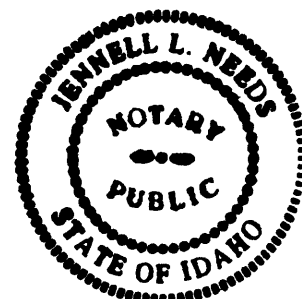
## Acknowledgment

State of Idaho )  
 )ss.  
County of Ada )

On this 22 day of April, in the year of 2004, before me the undersigned personally appeared Clayton Jones, known or identified to me to be a member of DJC Investment Properties, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Jennell L. Needs  
Notary Public for Idaho  
Residing in Boise  
My Commission Expires 12-17-09



## Certificate of Surveyor

I, Joseph D. Canning, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of CARL'S SUBDIVISION, as described in the Certificate of Owner and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning  
Joseph D. Canning, L.S. No. 4116

## Approval of Central District Health Department

Sanitary restrictions of this plat are hereby removed according to the letter of approval on file with the Ada County Recorder or his agent.

Malcolm McHenry REHS 6-2-04  
Central District Health Department Date

## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 12th day of MAY, 04.

John J. Strader  
Ada County Highway District  
Commission Chairman

## Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Garden City, Ada County, Idaho, do hereby approve this plat.

David H. Roylance  
Garden City Engineer Date

## Approval of City Council

I, the undersigned, City Clerk, in and for the City of Garden City, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 10th day of FEBRUARY, 2004 this plat was duly accepted and approved.

[Signature]  
Garden City Clerk

## Certificate of County Surveyor

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it is in compliance with the State of Idaho code relating to plats and surveys.

John E. Foster 6/29/04  
Ada County Surveyor Date

## Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code §50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Linda L. Fitch 6-30-04  
Ada County Treasurer Date

## Certificate of County Recorder

State of Idaho )  
 )ss. Instrument No. 104083557  
County of Ada )

I hereby certify that this instrument was filed at the request of DJC INVESTMENT PROPERTIES at 42 minutes past 11 o'clock AM., this 1st day of JULY, 2004 in my office, and was recorded in Book 89 of Plats at Pages 10,293 and 10,294.  
Fee: \$ 11.00

J. David Navarro Alvin M. [Signature]  
Ex-Officio Recorder Deputy

PL:4257

# WARRANTY DEED 8408966

705 891

FOR VALUE RECEIVED THURDAY H. BURNS and ELEANOR BURNS, husband and wife and EUGENE J. BARANCO and DONALD J. BARANCO, wife and husband and ROBERT H. BURNS and SHIRLEY G. BURNS, husband and wife and MARY E. KOMIERSKI and LEON KOMIERSKI, husband and wife  
the Grantors do hereby grant, bargain, sell and convey unto  
GLENGOOD CENTER LIMITED PARTNERSHIP, a limited partnership,

the Grantee, whose address is 1435 River Park Dr., Suite 405, Sacramento, Ca. 95815  
the following described premises, to-wit:

(See attached Exhibit "A" which by this reference is made a part hereof)

This deed is given to correct that certain Warranty Deed recorded December 30, 1983, under instrument No. 8369193.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee  
its successor heirs and assigns forever. And the said Grantors do hereby covenant to  
and with the said Grantee that they the owners in fee simple of said premises; that  
said premises are free from all encumbrances except accruing taxes and assessments, easements  
and restrictions of record, Shopping Center Lease with D'Alessandro's, Inc., and  
others (as amended), and the Deed of Trust from said Lessees to First Federal Savings  
and Loan Association recorded as Instrument No. 7955397 on October 12, 1979,  
and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: \_\_\_\_\_ day of February, 1984

*Thurday H. Burns, Eleanore Burns, Eugene J. Baranco, Donald J. Baranco, Robert H. Burns, Shirley G. Burns, Mary E. Komierski, Leon Komierski*  
*Donna J. Baranco, Donald J. Baranco*

STATE OF IDAHO, COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
before me, a notary public in and for said State, personally  
appeared \_\_\_\_\_

known to me to be the person who name  
subscribed to the within instrument, and acknowledged to  
me that \_\_\_\_\_ executed the same.

Notary Public

Residing at \_\_\_\_\_, Idaho  
\_\_\_\_\_

STATE OF IDAHO, COUNTY OF Ada

I hereby certify that this instrument was filed for record  
at the request of PIONEER TITLE CO.  
at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock P.M.  
this \_\_\_\_\_ day of \_\_\_\_\_,  
1984, in my office, and duly recorded in Book  
of Deeds at page \_\_\_\_\_

JOHN EASTIDA

Ex-Officio Recorder

By *Judy Capron* Deputy

Fees \$ \_\_\_\_\_  
Mail to \_\_\_\_\_



PIONEER TITLE COMPANY  
OF ADA COUNTY  
821 W. State Street  
Boise, Idaho 83702 - 548-5365/6700

Representing Title Insurance Company

A tract of land located in the Southwest quarter of the Southeast quarter of Section 25, Township 4 North, Range 1 East, Boise-Meridian, more particularly described as follows:

Beginning at the 1/16 corner of Southwest quarter of the Southeast quarter of Section 25, Township 4 North, Range 1 East, Boise-Meridian; thence North 33°03'20" West 241.24 feet to a point, said point being the Intersection of Highway 20-26 and Glenwood; thence along the center line of Highway 20-26, North 54°31'01" West 214.24 feet to a point; thence North 35°28'59" East 50.00 feet to a point; the REAL POINT OF BEGINNING; thence North 54°31'01" West 539.22 feet along the Northerly right of way line to a point, said Point being a right of way Marker; thence North 0°23'36" East 609.78 feet to a point, said point being a brass cap; thence North 0°23'36" East 25.00 feet to a point; thence South 69°41'33" East 399.06 feet to a point; thence South 0°26'39" West 25.00 feet to a point; thence South 89°41'33" East 143.12 feet to a point, said Point being on the West right of way of Glenwood and being 2.31 feet South of a Highway right of Way Marker; thence South 0°26'39" West 884.61 feet to a point; thence North 89°34'21" West 3.50 feet to a point; thence South 0°26'39" West 37.37 feet to a point on a curve to the right, said curve having a radius of 27.75 feet, a central angle of 104°59'43", a length of 50.86 feet, a chord bearing South 52°03'12" West 44.03 feet to a point on a curve to the right, said curve having a radius of 188.00 feet, a central angle 20°55'55", a length of 69.69 feet, a chord bearing North 64°58'58" West 68.30 feet to the REAL POINT OF BEGINNING.

All being a portion of Lots 37, 38, 39 and 40, together with the portion of Glen Street vacated by Document #499760, all being a portion of Strawberry Subdivision as recorded in Book 6 of Plats at page 255, records of Ada County, State of Idaho.

ACKNOWLEDGMENT - Individual

705 893

STATE OF Idaho County of Ada ss.

On this 5th day of February, in the year of 1984, before me  
Fredrick C. Lyon, a notary public,  
 personally appeared MURRAY W. BURNS and HIRAH BURNS  
 known or identified to me to be the person(s) whose name(s) are subscribed  
 to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Fredrick C. Lyon  
 Residing at: Boise, Idaho

ACKNOWLEDGMENT - Individual

STATE OF Idaho County of Franklin ss.

On this 7th day of February, in the year of 1984, before me  
Fredrick C. Lyon, a notary public,  
 personally appeared BONNIE J. BARANCO and DONALD J. BARANCO  
 known or identified to me to be the person(s) whose name(s) are subscribed  
 to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Fredrick C. Lyon  
 Residing at: Boise, Idaho

ACKNOWLEDGMENT - Individual

STATE OF Idaho County of Ada ss.

On this 5th day of February, in the year of 1984, before me  
Fredrick C. Lyon, a notary public,  
 personally appeared ROBERT H. BURNS and SHIRLEY G. BURNS  
 known or identified to me to be the person(s) whose name(s) are subscribed  
 to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Fredrick C. Lyon  
 Residing at: Boise, Idaho

ACKNOWLEDGMENT - Individual

STATE OF Idaho County of Ada ss.

On this 8th day of February, in the year of 1984, before me  
Fredrick C. Lyon, a notary public,  
 personally appeared MARY E. NOWIERSKI and LEON NOWIERSKI  
 known or identified to me to be the person(s) whose name(s) are subscribed  
 to the within instrument, and acknowledged to me that they executed the same.

Notary Public: Fredrick C. Lyon  
 Residing at: Boise, Idaho



## WARRANTY DEED

Order No.: AT-5000316403GW

### FOR VALUE RECEIVED

City of Garden City, a political subdivision of the State of Idaho,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

DJC Investment Properties, LLC, an Idaho limited liability company,

whose current address is: 3413 N. Cole Rd., Boise, ID, 83704,

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

### EXHIBIT A

A parcel of land being a portion of Lots 37, 38 and 39 of STRAWBERRY GLENN SUBDIVISION, as filed for record in the Office of the Ada County Recorder, Boise, Idaho, in Book 6 of Plats at Page 255, lying in the Southwest Quarter of the Southeast Quarter of Section 25, Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, and more particularly described as follows:

COMMENCING at a brass cap marking the Southeast corner of the said Section 25; thence South 89°52'49" West 1,314.51 feet along the Southerly boundary of the said Section 25 to an iron pin marking the Southeast corner of the said Southwest Quarter of the Southeast Quarter of Section 25; thence North 33°05'15" West 241.00 feet to the centerline intersection of Glenwood Street and U.S. Highway 20-26. F.A.P. No. HHS-7103(003); thence North 54°31'01" West 214.24 feet along the said centerline of U.S. Highway 20-26; thence North 35°28'59" East 50.00 feet to a highway right-of-way monument on the Northeasterly right-of-way line of said U.S. Highway 20-26; thence North 54°31'01" West 232.63 feet along the said Northeasterly right-of-way line of U.S. Highway 20-26 to an iron pin, which is the REAL POINT OF BEGINNING; thence continuing North 54°31'01" West 306.59 feet (formerly described as 307.92 feet) along the said Northeasterly right-of-way line of U.S. Highway 20-26 to the Westerly boundary of said Lot 38; thence North 00°19'37" East 360.33 feet (formerly described as 359.38 feet) along the Westerly boundary of said Lot 38 and the Westerly boundary of said Lot 37; thence South 89°40'23" East 240.00 feet; thence South 00°19'37" West 120.95 feet (formerly described as 120.00 feet) along a line Easterly of and parallel to the Westerly boundaries of said Lots 37 and 38; thence South 89°40'23" East 166.80 feet; thence South 00°24'46" West 68.42 feet along a line parallel to the Westerly right-of-way of Glenwood Street; thence North 89°35'14" West 40.00 feet along a line perpendicular to the Westerly right-of-way of Glenwood Street; thence South 00°24'46" West 177.00 feet along a line parallel to the Westerly right-of-way of Glenwood Street; thence South 89°35'14" East 169.00 feet to the Westerly right-of-way of Glenwood Street; thence South 00°24'46" West 99.41 feet along the Westerly right-of-way line of Glenwood Street; thence North 89°40'23" West 234.69 feet; thence South 35°28'59" West 86.71 feet (formerly described as 86.80 feet) to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: January 9, 2004

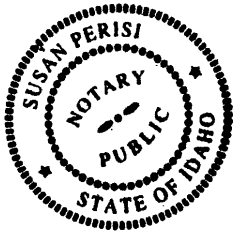
City of Garden City

Ted E. Ellis  
By: Ted E. Ellis, Mayor

State of Idaho                                }  
                                                      } ss.  
County of Ada                                }

On this 9th day of January 2004, before me, a Notary Public in and for said state, personally appeared Ted E. Ellis known to me to be the Mayor of the Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she/they executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Susan Perisi  
Notary Public for the State of Idaho  
Residing at: Boise  
Commission Expires: 10/22/05

## AFFIDAVIT OF NON-OWNERSHIP

I, MICHAEL GARZ, whose address is 8150 CHINDEN BLVD, GARDEN CITY, ID 83714, do hereby attest, that the chain link fence located along the western property boundary of the subject property identified as Ada County parcel numbers R1285070040 & R8191508765 is in fact under the ownership of the Idaho Department of Transportation; owner of Ada County parcel #R8191502311. Idaho Transportation Department installed the fence and will continue to manage the maintenance of the fence.

Dated this 15<sup>th</sup> day of SEPTEMBER, 2026.

SIGNATURE: Michael Garz

PRINTED NAME: MICHAEL GARZ

Subscribed and sworn to before me that day and year first above written.

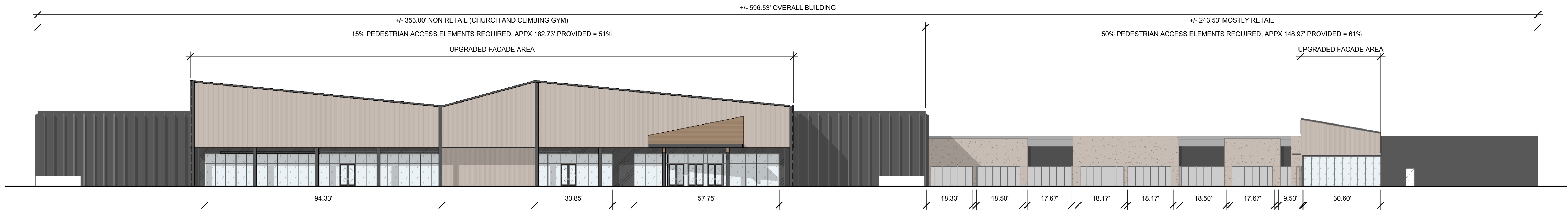
Notary Signature: Roger D. Edwards

Notary Public for Idaho

Residing at: STAR, ID

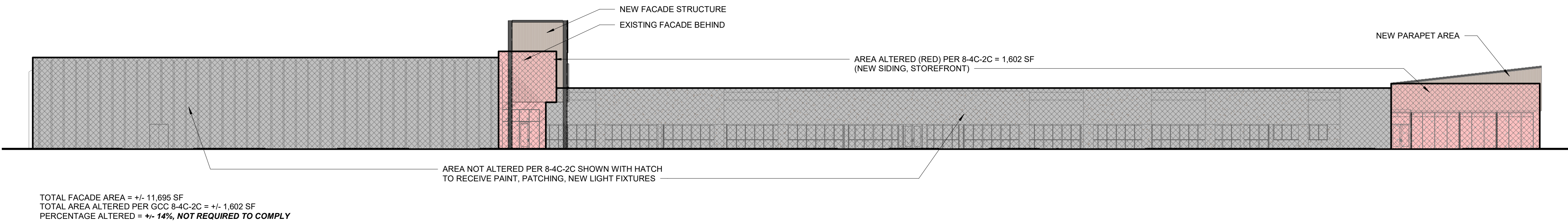
My Commission Expires: 8-31-29

ROGER D. EDWARDS  
COMMISSION #45261  
NOTARY PUBLIC  
STATE OF IDAHO

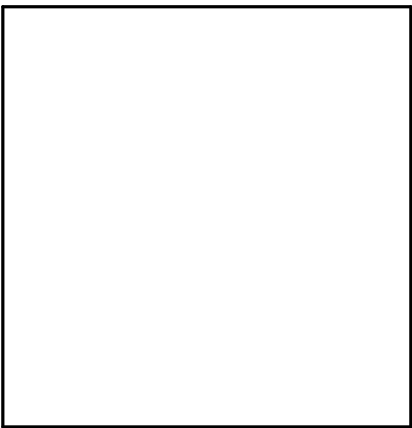


TOTAL AREA ALTERED PER GCC 8-4C-2C > 25%, **REQUIRED TO COMPLY**  
GCC 8-4C-3A4: **COMPLIES AS NOTED ABOVE**  
GCC 8-4C-3C: **COMPLIES AS NOTED ON ELEVATIONS**  
GCC 8-4C-3E: **COMPLIES AS NOTED BELOW**  
1. BUILDING ORIENTATION: EXISTING TO REMAIN, NOT APPLICABLE  
2. ARTICULATION: MOSTLY EXISTING TO REMAIN, IN NEW FACADE AREAS, ARTICULATION IS INCREASED WITH NEW STOREFRONT SYSTEMS, NEW ROOF LINES WITH VARIATION TO HEIGHT  
3. BUILDING DETAILS: EXISTING SHADOWLINES PROVIDED BY THE DOUBLETEES WILL BE MAINTAINED. NEW SIDING INCLUDES BREAKS IN THE FACADE WITH INTERMITTENT REVEALS.  
4. COLORS: INTEGRATE DESIGN ELEMENTS ACROSS THE NEW AND EXISTING FINISHES  
5. USE OF CERTAIN BUILDING FEATURES OR DESIGN ELEMENTS DISCOURAGED; FEATURES/DESIGN ELEMENTS NOT INCLUDED.  
GCC 8-4C-3F: **REFER TO CIVIL LANDSCAPE SITE PLAN**  
GCC 8-4C-5: **COMPLIES AS NOTED BELOW**  
A. STYLIZED BUILDINGS: NOT PROPOSED  
B. VISIBLE FALSE FRONTS: NOT PROPOSED, NEW FACADE PORTION WRAPS AT CORNERS.  
C. PREFABRICATED STRUCTURES: NOT PROPOSED  
D. PROHIBITED MATERIALS: NOT PROPOSED, REFER TO SITE PLAN.

1 DR - glenwood street elevation update calculations  
1" = 20'-0"



2 DR - chinden boulevard elevation update calculations  
1" = 20'-0"



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**glenwood center facade update**  
4983 & 5111 n glenwood street  
garden city, id 83714

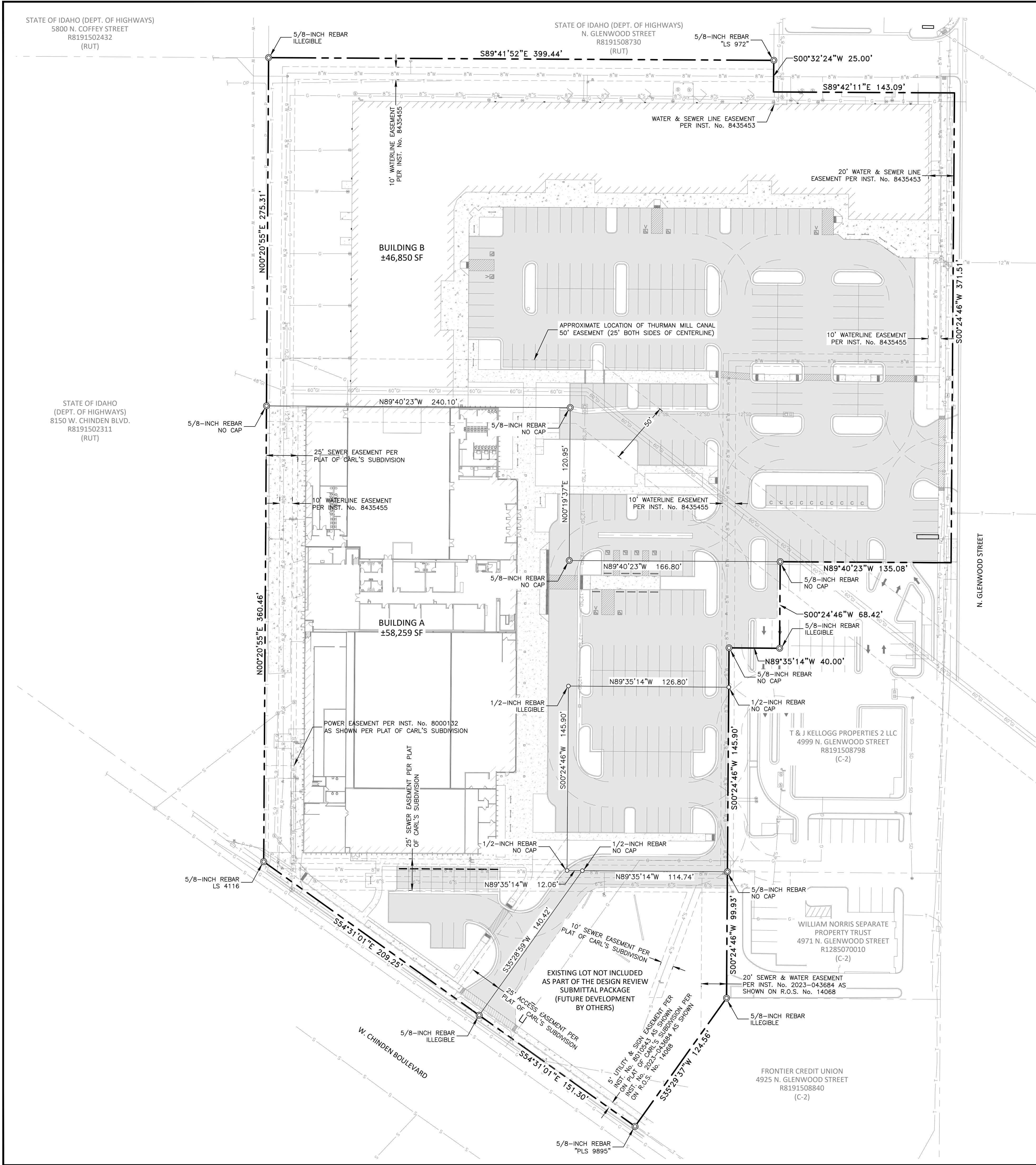
| revision: |       |      |
|-----------|-------|------|
| no.       | desc. | date |
|           |       |      |

project: 230303  
date: 09.18.2026

**design  
review**

DR area  
calcs  
**a3.90**

P:\35-122\CON\CAO\ENTITLEMENT PLANS\35-122 ENTITLEMENT SITE PLAN.DWG, JDSHUA.ANTZ, 9/18/2025, DWG TO PDF PLOT, 24366, [PDF]



LEGEND

- FOUND 5/8" REBAR, AS NOTED  
○ FOUND 1/2" REBAR, AS NOTED

- BOUNDARY LINE  
--- ADJACENT BOUNDARY LINE  
--- ROADWAY CENTERLINE  
--- SECTION LINE  
--- LOT LINE  
--- EASEMENT LINE (AS NOTED)  
--- EDGE OF PAVEMENT

- PROPOSED ASPHALT  
PROPOSED CONCRETE  
PERMEABLE PAVERS

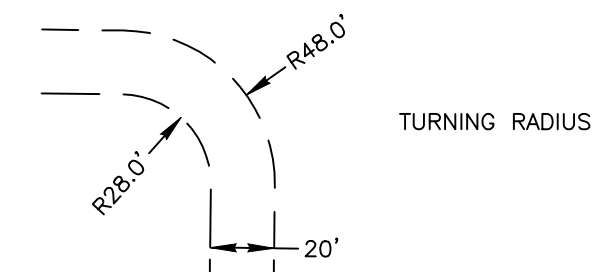
EXISTING

- W W WATER LINE, SIZE AS NOTED  
S S SANITARY SEWER LINE, SIZE AS NOTED  
SD SD STORM DRAIN LINE, SIZE AS NOTED  
G G GAS LINE  
GI GI GRAVITY IRRIGATION LINE  
S SANITARY SEWER MANHOLE  
SM SANITARY SEWER CLEANOUT  
SDM STORM DRAIN MANHOLE  
SDI STORM DRAIN INLET  
WV WATER VALVE  
UP UTILITY POLE

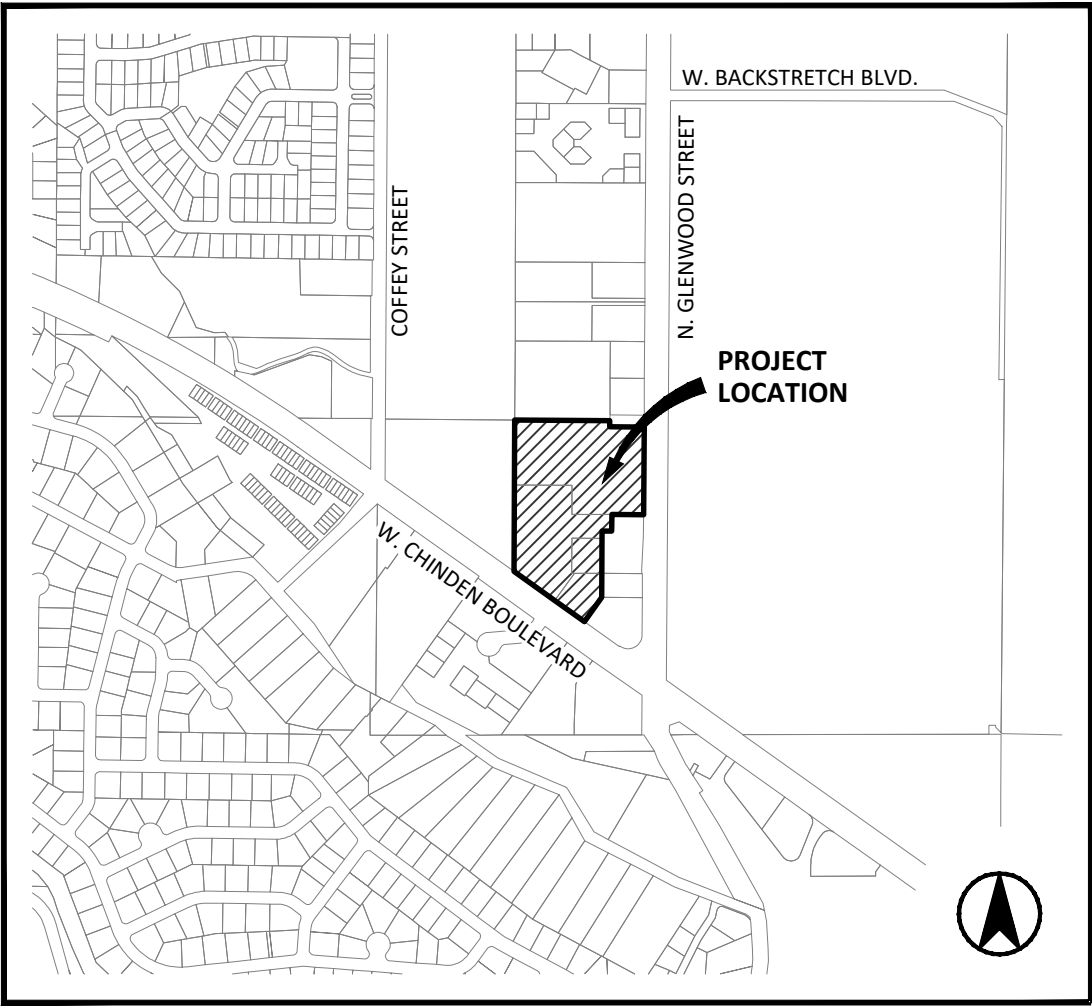
PROPOSED

- W W WATER LINE, SIZE AS NOTED  
S S SANITARY SEWER LINE, SIZE AS NOTED  
SD SD STORM DRAIN LINE, SIZE AS NOTED

FIRE TURNING DETAIL



NOTE: ALL TURNING RADIUS SHOWN ON PLANS ARE 28' INSIDE RADIUS AND 48' OUTSIDE RADIUS UNLESS OTHERWISE SHOWN.



VICINITY MAP

NOT TO SCALE

PROJECT DATA

SITE DATA

- PARCEL NUMBER(S): R8191508765, R1285070040, R1285070030 & R1285070025  
SITE ADDRESS: 4983 & 5111 N. GLENWOOD STREET  
CITY/STATE/ZIP: GARDEN CITY, IDAHO 83714  
CURRENT ZONING: C-2 (MIXED-USE COMMERCIAL)  
EXISTING LOTS: 4  
PROJECT AREA: ±7.89 ACRES  
TOTAL BUILDING AREA: ±105,109 SF  
BUILDING A: ±58,259 SF  
BUILDING B: ±46,850 SF  
PARKING REQUIREMENTS: 1 STALL PER 500 SF FOR BUILDING A  
1 STALL PER 1,000 SF FOR BUILDING B  
PARKING REQUIRED: 164 STALLS (COMBINED)  
PARKING PROVIDED: 245 STALLS (1 PER 429 SF)  
STANDARD: 224 STALLS  
COMPACT: 10 STALLS  
HC STALLS: 11 STALLS

FORM STANDARDS (PER TABLE 8-2B-2)

- FRONT SETBACK: 5' (MINIMUM)  
0' (MAXIMUM)  
REAR SETBACK: 5'  
INTERIOR SIDE SETBACK: 0'  
STREET SIDE SETBACK: 5' (MINIMUM)  
LOT AREA: N/A

NOTES

- BLANKET POWER LINE EASEMENT PER INST. No. 211645 (BK. 18, P.86) "TAX NUMBER 6 IN SECTION 25".
- SUBJECT TO COVENANTS PER HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT PER INST. No. 2022-002188.
- SUBJECT TO AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, EASEMENT AGREEMENT, AND MAINTENANCE AGREEMENT PER INST. No. 113032779, 2023-050625 [BLANKET EASEMENTS OVER COMMON AREA: INGRESS, EGRESS, AND PARKING; UTILITY LINES AND FACILITIES (PUBLIC AND PRIVATE); BUILDING ENCROACHMENTS].
- SUBJECT TO RESTRICTIONS PER SPECIAL WARRANTY DEED PER INST. No. 101028986 [NO SUPERMARKET ON CARL'S SUBDIVISION].

KEYNOTES (TYPICAL) (#)

- BIKE RACKS (REFER TO LANDSCAPE PLAN FOR DETAIL)
- KIDS PLAY AREA (REFER TO LANDSCAPE PLAN FOR DETAIL)
- WIDEN SIDEWALK TO 7.00'
- TRASH ENCLOSURE SCREENING
- MONUMENT SIGN
- PATHWAY CROSSING
- EXPANDED CONCRETE FOR BUS STOP

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

- UTILITIES:  
WATER: CITY OF GARDEN CITY  
SEWER: CITY OF GARDEN CITY  
POWER: IDAHO POWER  
NATURAL GAS: INTERMOUNTAIN GAS CO.  
TELEPHONE: SPARKLIGHT  
IRRIGATION: THURMAN MILL DITCH CO. LTD.  
FIRE PROTECTION: GARDEN CITY FIRE DISTRICT  
POLICE PROTECTION: GARDEN CITY POLICE DEPARTMENT  
SANITATION: REPUBLIC SERVICES

PROJECT TEAM

PROPERTY OWNER

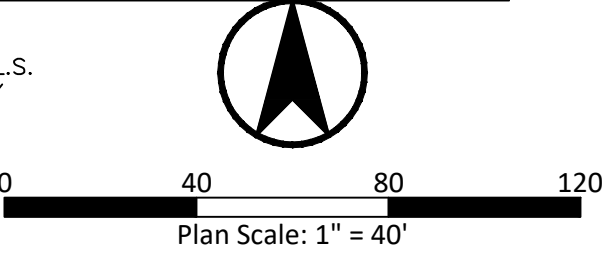
- NAME: TPC GLENWOOD LLC.  
ADDRESS: P.O. BOX 4067  
CITY/STATE/ZIP: BOISE, IDAHO 83711

ARCHITECT / DEVELOPER

- NAME: ERSTAD ARCHITECTS  
CONTACT: JENNIFER MOHR, ARCHITECT  
ADDRESS: 310 N. 5th STREET  
CITY/STATE/ZIP: BOISE, IDAHO 83702  
PHONE: 208.331.9031  
EMAIL: jmohr@erstadarchitects.com.com

ENGINEERING

- NAME: KM ENGINEERING, LLP  
CONTACT: KELLY KEHRER, P.E., P.L.S.  
ADDRESS: 5725 N. DISCOVERY WAY  
CITY/STATE/ZIP: BOISE, IDAHO 83713  
PHONE: 208.639.6939  
EMAIL: kelly@krmengllp.com



GLENWOOD CENTER  
GARDEN CITY, IDAHO

ENTITLEMENT SITE PLAN

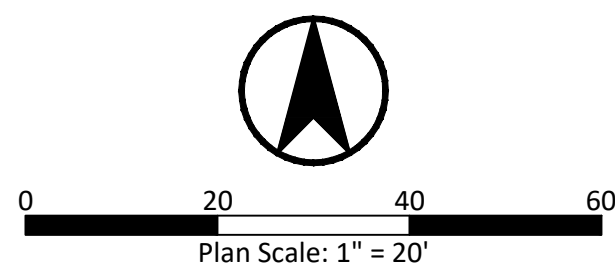
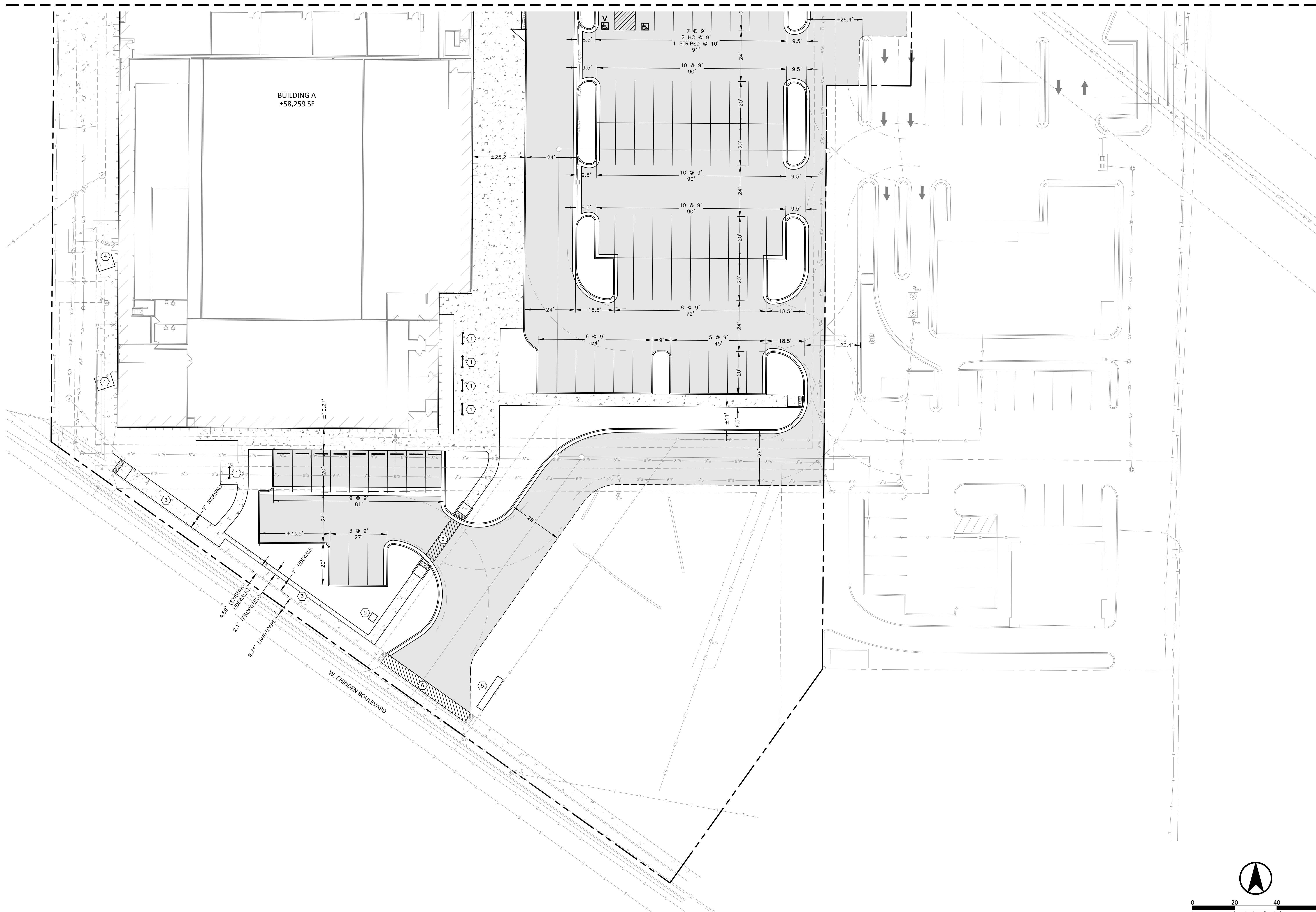


|             |          |
|-------------|----------|
| DESIGN BY:  | HH       |
| DRAWN BY:   | JJ       |
| CHECKED BY: |          |
| DATE:       | 09/10/26 |
| PROJECT:    | 25-122   |

SHEET NO.

C1.0

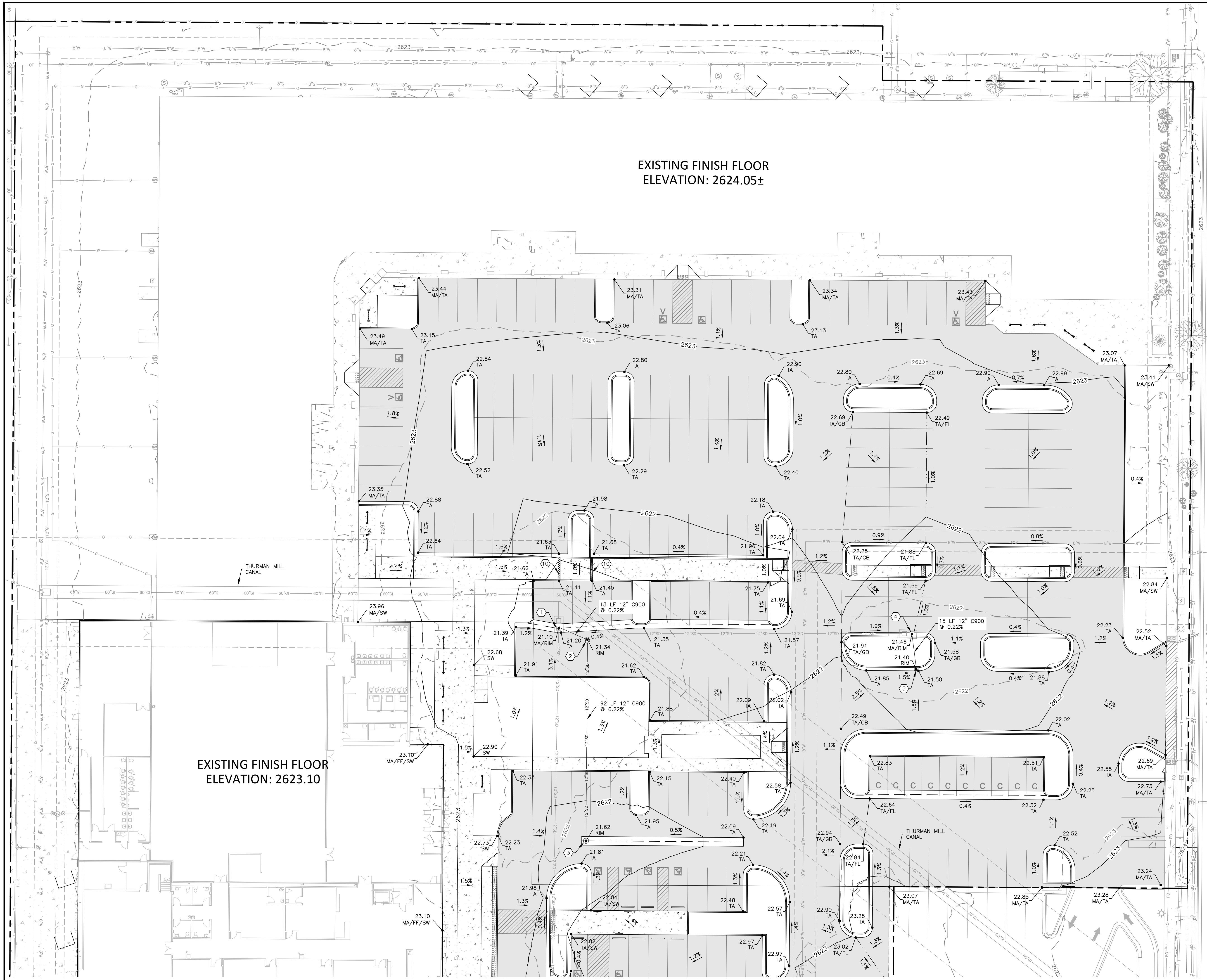




| REVISIONS |                       |        |
|-----------|-----------------------|--------|
| NO.       | ITEM<br>CITY COMMENTS | DATE   |
| 1         |                       | 8/6/26 |
|           |                       |        |
|           |                       |        |
|           |                       |        |
|           |                       |        |
|           |                       |        |

GLENWOOD CENTER  
GARDEN CITY, IDAHO  
ENTITLEMENT SITE PLAN

The logo for K&M Engineering features a large, stylized 'k' and 'm' in a bold, sans-serif font. Below the logo, the text 'ENGINEERING' is written in a smaller, all-caps, sans-serif font. Underneath that, the address '5725 NORTH DISCOVERY WAY', city 'BOISE, IDAHO 83713', phone number 'PHONE (208) 639-6939', and website 'kmengllp.com' are listed in a smaller, all-caps, sans-serif font. At the bottom of the logo block, there is a table with two columns. The first column contains the labels 'DESIGN BY:', 'DRAWN BY:', 'CHECKED BY:', 'DATE:', and 'PROJECT:'. The second column contains the corresponding names 'HH', 'JJ', and the dates '09/10/26' and '25-122'.



## SHEET NOTES

MA = MATCH EXISTING  
TA = TOP OF ASPHALT  
CON = TOP OF CONCRETE  
SW = TOP OF SIDEWALK  
FF = FINISH FLOOR  
FG = FINISH GRADE  
FL = FLOW LINE  
GB = GRADE BREAK  
RIM = RIM OF STRUCTURE  
TRC = TOP BACK OF CURB

LEGEND

Figure 1 illustrates the symbols used in the plan view of a road layout. The symbols are as follows:

- FINISH GRADE ELEVATION: A point with a numerical value (e.g., 23.45).
- FINISH GRADE SLOPE: A line with a slope percentage (e.g., 1.5%).
- FINISH GRADE CONTOUR: A solid line representing a contour (e.g., 2623).
- EXISTING GRADE CONTOUR: A dashed line representing an existing contour (e.g., 2623).
- FLOWLINE: A dotted line.
- GRADE BREAK: A long dashed line.
- SAWCUT LINE: A short dashed line.

DRAINAGE KEYNOTES 

1. CONNECT TO EXISTING STORM DRAIN CATCH BASIN.  
MATCH RIM ELEVATIONS.  
EXISTING RIM(N): 2621.06  
EXISTING RIM(S): 2621.10  
EXISTING 12" CMP(W) IE: 2619.08  
EXISTING 12" CMP(S) IE: 2619.04  
PROPOSED 12" C900(E) IE: 2619.08
2. INSTALL AMCOR 30" ROUND CATCH BASIN.  
RIM: 2621.34  
IE IN/OUT: 2619.11
3. INSTALL AMCOR 30" ROUND CATCH BASIN WITH GRATED  
LID.  
RIM: 2621.62  
IE OUT: 2619.32
4. CONNECT TO EXISTING STORM DRAIN CATCH BASIN.  
MATCH RIM ELEVATIONS.  
EXISTING RIM(W): 2621.42  
EXISTING RIM(E): 2621.46  
EXISTING 12" CMP(W) IE: 2619.38  
EXISTING SUMP(E): 2619.81±  
PROPOSED 12" C900(S) IE: 2619.81
5. INSTALL INLET CATCH BASIN.  
RIM: 2621.40  
IE OUT: 2619.85
6. CONNECT TO EXISTING STORM DRAIN CATCH BASIN.  
MATCH RIM ELEVATION.  
EXISTING RIM: 2621.46  
EXISTING 15" CMP(STRAIGHT DOWN) IE: 2619.15  
PROPOSED 12" C900(S) IE: 2619.15
7. INSTALL INLET CATCH BASIN.  
RIM: 2622.05  
IE IN/OUT: 2619.55
8. INSTALL INLET CATCH BASIN.  
RIM: 2622.35  
IE IN/OUT: 2619.63
9. INSTALL 12"x12" NDS CATCH BASIN.  
RIM: 2622.50
10. INSTALL SIDEWALK TRENCH DRAIN.

GLENWOOD CENTER  
GARDEN CITY, IDAHO

## ENTITLEMENT GRADING PLAN



|                  |            |
|------------------|------------|
| DESIGN BY:       | HIH        |
| DRAWN BY:        | HIH        |
| CHECKED BY:      | MGE        |
| DATE:            | 09/10/2012 |
| PROJECT:         | 25-122     |
| <b>SHEET NO.</b> |            |

SHEET NO

C2.0

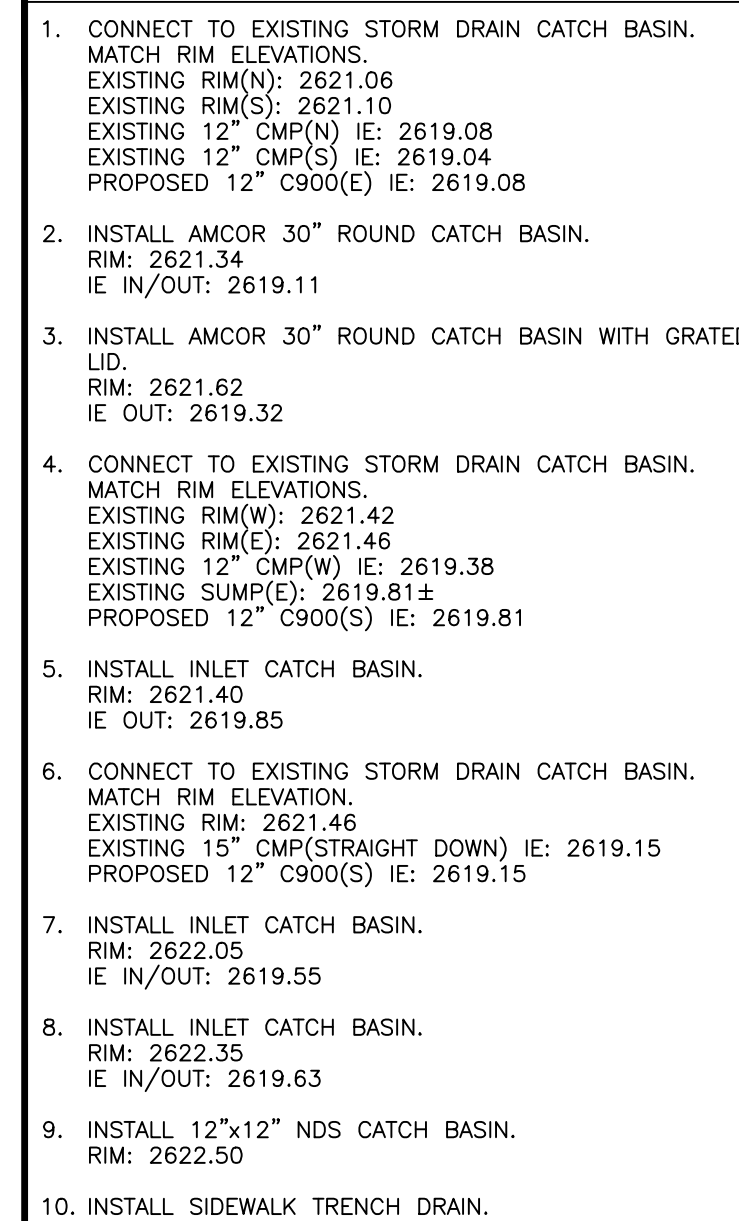
EXISTING FINISH FLOOR  
ELEVATION: 2623.10

SEE SHEET C2.0 FOR CONTINUATION

W. CHINDEN BLVD.

N. GLENWOOD ST.

The site plan illustrates the existing finish floor elevation of 2623.10. It shows a complex network of drainage paths, including a 148 LF 12" C900 pipe and a 37 LF 12" PVC pipe, both with a 0.22% slope. The plan also depicts various manholes (MA) and catch basins (CB) with their respective elevations and flow directions. The surrounding streets, W. CHINDEN BLVD. and N. GLENWOOD ST., are shown with their respective elevations and drainage patterns. The plan includes numerous spot elevations and slope percentages throughout the site.



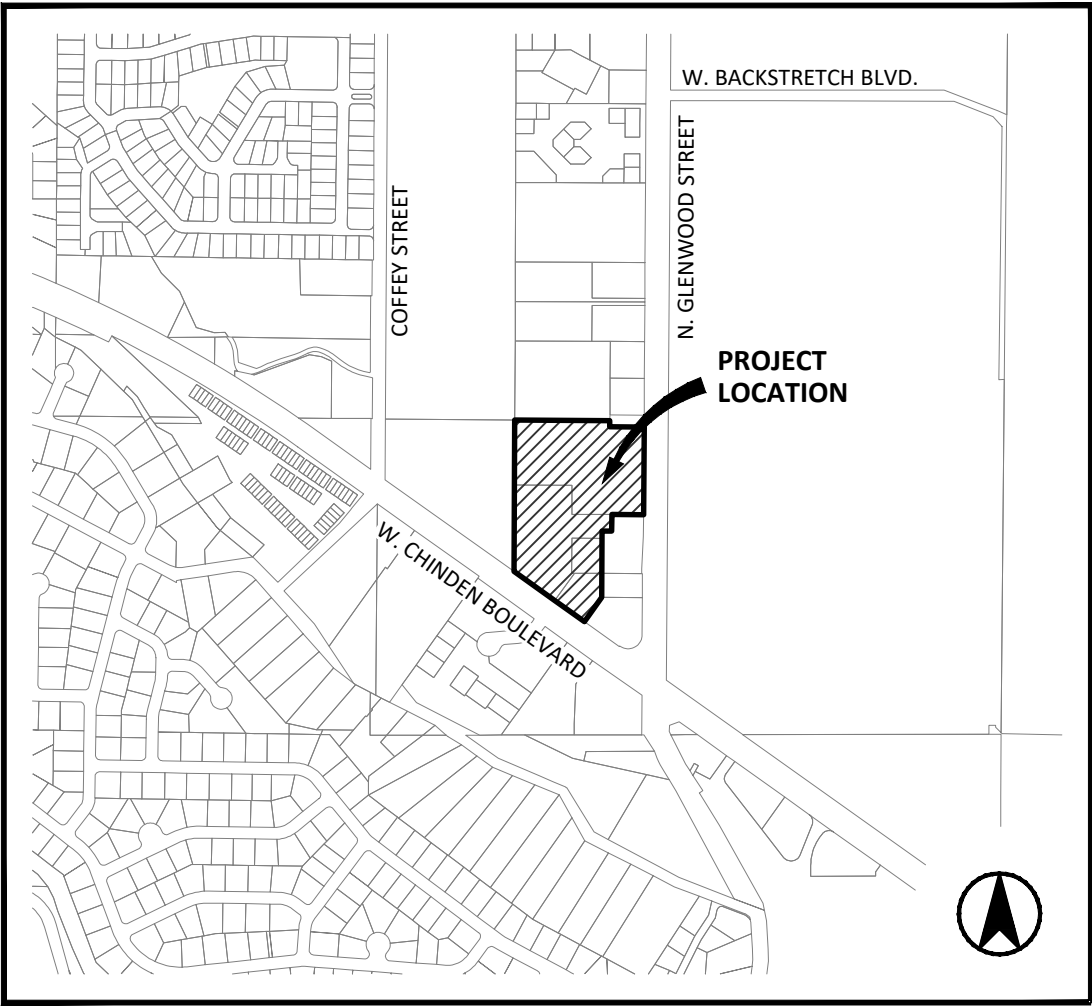
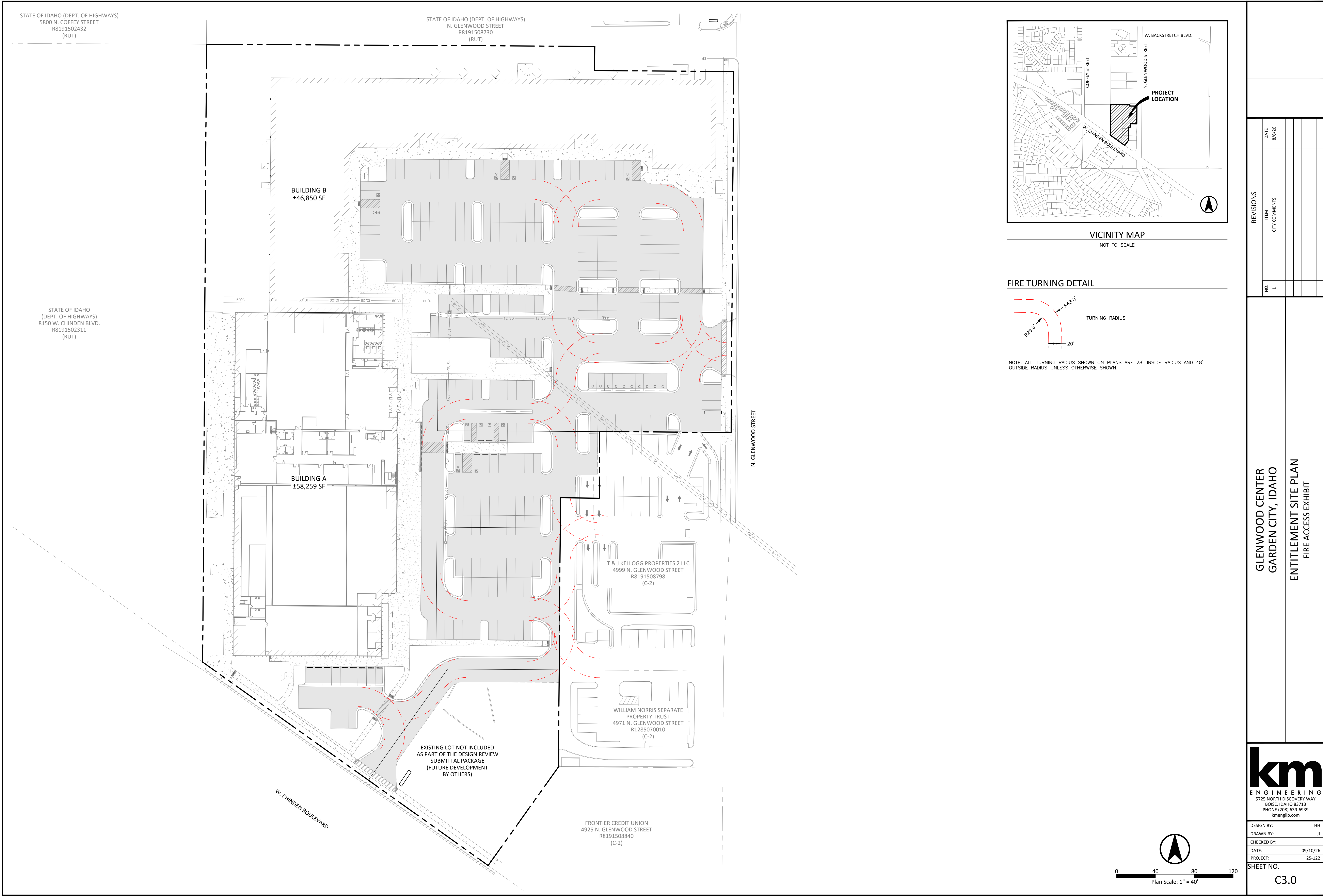
GLENWOOD CENTER  
GARDEN CITY, IDAHO  
ENTITLEMENT GRADING P

|                  |          |
|------------------|----------|
| DESIGN BY:       | HIH      |
| DRAWN BY:        | HIH      |
| CHECKED BY:      | MGB      |
| DATE:            | 09/10/26 |
| PROJECT:         | 25-122   |
| <b>SHEET NO.</b> |          |

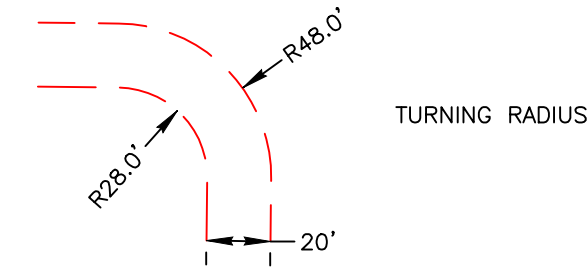
## C2.1

F:\25-122\CIVIL\CAD\ENTITLEMENT PLANS\25-122 PP-GRADING DWG, HAILEY HAFNER, 9/18/2026, CANON IPF755 (BW).PC3, 24X36 L [PDF]

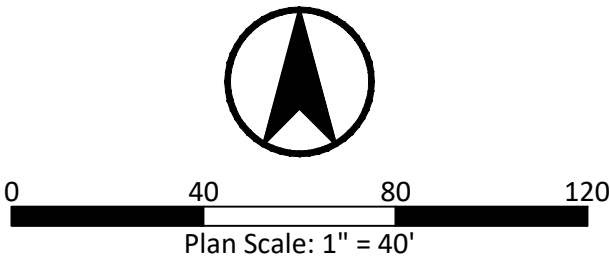
P:\25-122\CIVIL\CAO\ENTITLEMENT PLANS\25-122 ENTITLEMENT SITE PLANS\DWG\_IDSHA.ANTZ\_9/18/2025.DWG TO PLOT PC3\_24036\_1.PLOT1



FIRE TURNING DETAIL



NOTE: ALL TURNING RADIUS SHOWN ON PLANS ARE 28' INSIDE RADIUS AND 48' OUTSIDE RADIUS UNLESS OTHERWISE SHOWN.



| REVISIONS |               |          | GLENWOOD CENTER<br>GARDEN CITY, IDAHO                                                                       |  |
|-----------|---------------|----------|-------------------------------------------------------------------------------------------------------------|--|
| NO.       | ITEM          | DATE     |                                                                                                             |  |
| 1         | CITY COMMENTS | 8/6/26   | ENTITLEMENT SITE PLAN<br>FIRE ACCESS EXHIBIT                                                                |  |
|           |               |          |                                                                                                             |  |
|           |               |          | SHEET NO. C3.0                                                                                              |  |
|           |               |          |                                                                                                             |  |
|           |               |          | km<br>ENGINEERING<br>5725 NORTH DISCOVERY WAY<br>BOISE, IDAHO 83713<br>PHONE (208) 639-6939<br>kmengllp.com |  |
|           |               |          |                                                                                                             |  |
|           | DESIGN BY:    | HH       | PROJECT: 25-122                                                                                             |  |
|           | DRAWN BY:     | JJ       |                                                                                                             |  |
|           | CHECKED BY:   |          | SHEET NO. C3.0                                                                                              |  |
|           | DATE:         | 09/10/26 |                                                                                                             |  |