



CENTURION | B&A ENGINEERS, INC.

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From: **Joe Canning, PE/PLS**
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Date: 5 November 2022

Subject: **Chandlers Place Subdivision
401 East 52nd Street
SUBFY2022-0008
Tax Parcel R7334160670
Land Area = 0.68 Acres**

Pages: 4

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is a 12 residential unit subdivision.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

General Comment

None of the drawings submitted were stamped by the design professional other than the topographic survey. We realize the drawings are “not for construction”, but they need to be stamped for a city review. We do not review preliminary drawings. The following comments are only general comments.

Affidavit of Legal Interest

It appears that the land is owned by Gravitas Real Estate Holdings, which appears to be owned by Orange Potato, LLC as its manager. The form should be signed by Orange Potato, LLC for Gravitas Real Estate Holdings. However, we cannot find an Idaho filing for Orange Potato, LLC. Please provide the information necessary to verify the affidavit or provide a new one.

Street Name

Is the internal road a private road? We expect due to the number of units proposed, Ada County will require the road to be named. Please provide county approved names, if necessary.

Original Parcel

The land is portions of Lots 1 and 2 of Block 5 of RAS #5. Please provide evidence the land is an original parcel per city code (prior to 1988).

Irrigation Facilities

Should any changes or relocation of surface irrigation facilities be proposed, provide an approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Pressure Irrigation System

As the project is a land subdivision, city code requires a pressure irrigation system, unless a waiver of the requirement is requested and approved by the city. City code provides the requirements for the system and the waiver.

Erosion and Sediment Control

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Restricted Build Agreement

Will the applicant plan on creating a Restricted Build Agreement (RBA) for the project?

Ada County Highway District

Approval of the project by the Ada County Highway District will be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of locations of fire hydrants.

Water and Sewer Connections

Water and sewer service must be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Please provide a plan-profile of the water and sewer planned for the project for city review and approval. Please be sure any water line mains are at least 25 feet from drainage disposal facilities. Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off or fire hydrant.

Are any fire hydrants required? If so, the minimum mainline running by the fire hydrant connection must be 8-inch pipe.

Please add sanitary sewer service line cleanouts to each service line at the property line per Garden City standard notes.

QLPE Plan Review

Will the applicant desire the city to perform a QLPE review for sanitary facilities?

Drainage Report

Please provide a storm drainage analysis report for the project with the submittal of the construction plans. Be sure to include a drainage basin map in the report for the project.

Please address how all roof drainage will be handled. All drainage is expected to remain on-site, unless some area is specifically approved to leave the site by the ACHD (to right-of-way).

Please provide text within the report discussing both the depth and elevation of expected seasonal high groundwater. city requires a minimum of 3 feet of vertical separation to seasonal high groundwater.

Geotechnical Report

Please provide a site specific geotechnical report providing all information necessary to perform an analysis of the project for compliance with the city's storm water design requirements.

Site Grading and Drainage Plan

A complete site grading and drainage plan will be required with complete construction plans. Said plan must be reviewed and approved by the city.

Approval of the preliminary plat does not relieve the applicant from meeting the city's storm water requirements. Should the development require changes due to conflicts with the site layout and storm water requirements, said changes would be required.

Be sure planned improvements "match" perimeter ground elevations to assure site grading/improvements will not impact adjoining lands.

Storm Water Operation and Management Manual

Please provide a system operation and maintenance manual for review and approval.

Storm Water Operation and Management Agreement

The landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have approved plans attached and be recorded by the city after the final construction plan approval.

Please provide the agreement for review and approval.

FEMA Flood Maps

The applicant must also review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. These are available on the city's website. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

We have no other comments regarding this request at this time.