



Centurion Engineers, Inc.
Consulting Engineers and Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com



To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hanna Veal
Elizabeth Parker
Colin Schmidt
Kevin Wallis
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 27 November 2021

Subject: **Wandering Trail Subdivision
512 East 43rd Street
SUBFY2021-0009
Parcel Number R2734521651
Planning Pre-Review No. 1**

Pages: 5

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our first pre-review of the application for the subject project. The application proposes development of a re-subdivision of a Lot 8 and a portion of Lot 7 of Block 18 of Fairview Acres Subdivision No.3 into four building that include twenty townhome lots and one common lot on 1.03 acres. This is a pre-review as additional information is needed to perform a complete review. Material submitted did not include full construction plans. This is not an issue for this review, but additional comments should be expected when complete plans are provided.

Project entitlement approval will not necessarily assure approval of construction plans for the project. Should plans not be approved, the project would not be allowed to proceed to completion.

Comments within this review are specific to the information provided for the current submittal and for proposed infrastructure content. The review should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

Comments

1. Please provide an approved subdivision name request from the office of the Ada County Surveyor.
2. It would appear the homes will need to be addressed from an internal private street. Please provide an approval from the Ada County Street Name Committee for a street name or evidence a private street name is not required.
3. Please provide a completed storm water agreement and a stamped and signed, by the design professional, O&M manual for the project.
4. Comply with requirements and provide an approval from the Ada County Highway District.
5. The project includes a re-subdivision of a portion of a lot within Fairview Acres Subdivision No. 3. Please provide evidence the split of said lot is an original parcel per Garden City Code.
6. The project must be conditioned upon approval of the North Ada County Fire and Rescue District (NACFRD). Specific requirements addressing the project's plan are needed. Should required water fire flows to serve the project exceed the production capabilities of the city's water system in the area, the applicant may have to modify the project, upgrade the city water system in the area or not complete the project. It is recommended the applicant begin assessing the impacts of this comment as soon as possible.
7. The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. If the lowest floor building elevation is proposed to be below the draft BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

8. The project information indicates that a pressure irrigation system will be provided using surface water as a source. Please provide a design and design report for the system.
9. Please provide an approval for any gravity irrigation changes and for the connection of the pressure irrigation system from the Fairview Acres Lateral Users Association, Inc.
10. Please provide an Erosion and Sediment Control plan and its narrative for review and approval of Garden City prior to beginning any earthwork or demolition on the site.
11. The title report includes several existing easements and a cross-access agreement that cover the property. Please provide information on their purpose and location. Said easements may need to be relinquished prior to recording the final plat. Of particular interest is the cross-access easement along the southerly property line. How will this easement impact the project landscaping and storm water facilities?
12. The Preliminary Site Plan seems to ignore the cross-access easement along the southerly property line. What will be a disposition of this easement?
13. One of the methods proposed for storm water management is permeable pavers. Please note that city water and sewer infrastructure under or near pavers (water and sewer) will require that the HOA assumes all maintenance of pavers above the infrastructure should the city need to excavate and repair the pavers. This must be noted on the final plat and in the C,C&Rs.
14. Water line under and within ten feet of pavers must be ductile iron pipe.
15. In the storm water report, be sure to adhere to the run-on ratios included in the Boise Storm Water Design manual for permeable pavers.
16. Any facility that infiltrates storm water must be at least ten feet from building foundations unless a letter from the project's structural engineer approves a closer proximity.
17. In the storm water report include a discussion of depth to seasonal high groundwater and how the storm water system assures a minimum separation of at least three feet from the groundwater.
18. The geotechnical report includes a recommendation for the use of ASTM C33 sand in storm water facilities to mitigate the naturally high native soil infiltration rates. Please be sure to include said sand in the design of the storm water systems.

19. Be sure to include the elevation (not depth) of the seasonal high groundwater on the construction plans in details for the storm water facilities.
20. Please verify the direction of building roof drainage. The storm water basin map indicates the “ridge” is located at the “fronts” of the building. Is this correct?
21. The storm water report for Basins DMA1 and DMA2 seem to not adequately include mitigation for the required minimum 50-year storm event. They appear to only cover the water quality event. Please assure the entire 50-year event is covered with on-site retention.
22. Two storm water facilities and a parking area are located in the sanitary sewer easement along the westerly property line. Please verify with the city of Boise Public Works that said encroachment will be allowed.
23. Please provide enough information on the site grading plan to assure storm water will be retained on the site and that said facilities will integrate well with perimeter off-site grades.
24. The existing ground near the swale along the southerly property line appears to fall approximately one foot. As the water depth in this swale is nine inches deep, please verify its bottom is flat and will still “fit” in the area shown with the maximum 3:1 side slopes.
25. Please verify the elevations shown on the grading plan are NAVD88. They appear to be off by approximately 650 feet.
26. We note the preliminary plat includes the “Right to Farm” notification in note 2. The note is not necessary as the “Right to Farm” is a state law. As Garden City is urbanized, the note is not necessary and compliance with state law is required independent of the plat note.
27. Preliminary plat note 6 is not correct.
28. Please complete the “Utilities” contacts table shown on the preliminary plat.
29. A minor item, but “accordting” is misspelled in the situate statement on the preliminary plat.
30. Please assure the landscaping plan includes the storm water facilities and how they will be landscaped. The plan does not appear to include the facilities.
31. The final plat must include easements specifically referencing Garden City for water/sewer and appurtenances for all public infrastructure.

32. Final plat note 6 uses the word “subject” to describe a pedestrian cross access easement. However, the easement shown and noted by note 6 is only on Lots 6, 7, 16 and 17. Is the intent that all the lots are subject to an easement or lots will “benefit” from the two shown easements?
33. The legend includes the word “drainage” in the public utility easement. Please clarify who is the beneficiary of the use.
34. Please include irrigation (gravity and pressure) easements where needed.
35. Will the project utilize a Restricted Build Agreement (RBA) process? Due to the density and proposed improvements, an RBA may be necessary. Please note that construction or storage of combustible materials on the site will not be allowed until adequate fire suppression water and access is provided as required by the NACFRD.
36. Unless an RBA is executed, the final plat will not be signed by the city until all infrastructure is installed, record construction plans with construction observation reports and QC testing is provided and the systems are accepted for maintenance.
37. With an executed RBA, timing of connections of structures to city water and sewer may only occur after the system has been tested, inspected, record plans provided (if possible) and accepted by the city for connection.
38. New water and sanitary sewer mainline extensions or service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation are the responsibility of the applicant. Provide plans for review when available.
39. Should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.

We have no other comments regarding this application at this time. This is a pre-review. New comments may occur when all necessary information for a full review is received. However, said information may be submitted after initial project entitlement.