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Date: 13 April 2024

Subject: **Pointe Pierce Villas Subdivision
405 & 409 East 47th Street
SUBFY2024-0002
Lots 32 and 33, Block 21, FAS#3
Tax Parcels R2734522891, R2734522904 & R2734522913**

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 proposed 13 dwelling unit subdivision.

Any approval of the project should be conditioned upon successfully addressing items presented in this review. **We do suggest the “Ability to Serve” process be completed before entitlement approval.**

Subdivision Name

We note the project has an approved subdivision name of Pointe Pierce Villas. The project’s Preliminary Landscape Plan notes the name as Pierce’s Place. Other documents use the Pointe Pierce Villas name.

Design Professional

We note the project’s Preliminary Landscape Plan is the only drawing/report stamped, signed and dated by the design professional. Other drawings/reports need to be stamped, signed and dated by the design professional responsible.

We will not perform a review of drawings/reports that are not signed by the design professional. They may be marked as “preliminary”, “For Agency Review” or “Not for Construction”, but they must be sealed, signed and dated once submitted for agency review.

Erosion and Sediment Control

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

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 access and locations of fire hydrants.

Ada County Highway District

The project must be reviewed and approved by the Ada County Highway District.

Water and Sewer Connections

Each lot must have its own water and sanitary sewer service. Any new water and sewer services must be reviewed and approved by the city’s Public Works Department.

Public water lines need to be at least 25 feet from storm water seepage beds.

Water and Sewer Easements

The project must provide easements to the city for water/sewer lines and appurtenances in the project. These easements may be created on the subdivision plat.

Private Roads

We presume the roads must be named to provide appropriate addressing. Please provide an approval from Ada County for proposed street names for the project.

Provide QC results of the construction of the internal roadways when completed.

Record Construction Plans

After completion of site improvements, record drawings showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city.

Restricted Build Agreement

Will a Restricted Build Agreement be utilized for the project?

QLPE Review of Planned Public Water/Sewer Extensions

Will the applicant request a QLPE review by the city be performed? If so, the applicant will be responsible to pay for the review in addition to ordinary plan review.

Gravity Irrigation

The submitted compliance statement includes text noting an open irrigation ditch along the south property line, but then states there is no irrigation or irrigation ditches on the property. Please explain the apparent conflict. Correspondence is provided from FALWUA that seems to indicate there is a ditch. The correspondence also notes that a PI system will not be provided. Please note the requirements of FALWUA and the city code are independent of each other. Please see the next section on pressure irrigation.

A minor item, but the compliance statement appears to erroneously include a reference to "Carolyn Circle".

Pressure Irrigation

City code requires the project to be served by surface irrigation water via a pressurized system unless a waiver is approved by the city. A waiver request must include the information noted in city code to approve a waiver.

Waiver Request Comment

The submitted compliance statement includes a request to not perform an "Ability to Serve" for the project until a later date. We suggest the "Ability to Serve" be performed now to provide as much assurance as possible for the applicant that the project may comply with water and sewer requirements. In particular, available water flows may impact building and construction plans creation to conform to fire requirements.

Site Grading and Drainage Plan

A storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional that is sealed, dated and signed will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

The submittal information notes that a site geotechnical report is available for the site, but it was not provided. A site geotechnical report is required for the design of the on-site storm water system prepared and sealed, dated and signed by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must provide a design infiltration rate recommendation for the storm water system. The storm water design must normally provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

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 conditionally approved plans attached and be recorded by the city with final plan approval.

Homeowners' Association – C,C&Rs

The C,C&Rs for the project must include text to assure proper maintenance of the private roads and the storm water system. And, if applicable, include operation and maintenance of the pressure irrigation system. Any and all common facilities must be covered in the C,C&Rs.

FEMA Flood Maps

A portion of the site is within the AE Zone as shown on current FEMA mapping; therefore compliance with the city's floodplain code is required. The lowest floor must be at least 2 feet above the BFE.

Additionally, the applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. 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.

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

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