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Date: 18 May 2024

Subject: **Reese Townhomes Subdivision
204 West 36th & 203/205 West 37th Streets
SUBFY2024-0003
Lots 7, 28 & East Half of Lot 29, Block K, FAS#2
Tax Parcels R2734511720, R2734511725 & R2734511610**

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 five building complex containing 28 dwellings.

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

Affidavit of Legal Interest

The Affidavit of Legal Interest has been signed by an individual and not by DCC Commercial. Please provide a corrected affidavit.

Original Parcel

The project is a portion of Lot 29 of Block K of Fairview Acres Subdivision No. 2. Is the parcel an original parcel as defined by City Code?

Available Fire Suppression Water

The city provided a conditional “will serve” letter for this site that was dated 29 April 2024. The area is only able to support fire flows to 1,250 gallons per minute.

The water line sizes in the area are minimal (a mix of 8-inch down to 4-inch). Should the North Ada County Fire and Rescue District require more fire protection water than the current system is capable of providing; the owner of the project may be required to modify and/or propose construction to comply with the District’s flow requirements and/or upgrade the city’s water system. The District may also require additional fire hydrants. Any new fire hydrants are not allowed to connect to a line smaller than 6 inches. Any new public water line extensions would probably be expected to be 8-inch diameter.

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.

Water and Sewer Connections

Each lot/unit must have its own water and sanitary sewer service. 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.

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.

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.

Subdivision Name

Please provide an approval from the Ada County Surveyor for Reese Townhomes.

Private Roads

We presume the roads within the project 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.

Design Professional

None of the drawing/reports submitted was stamped, signed and dated by the design professional other than the geotechnical report and the “Natural Hazard and Resource Analysis”. 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.

Ada County Highway District

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

Restricted Build Agreement

Will a Restricted Build Agreement be utilized for the project?

Pressure & Gravity 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. The submitted “Land Division Application Narrative” includes text noting irrigation water will be provided by non-potable water. We presume this will be a system that uses a pressurized system using Fairview Acres Lateral Water Users Association (FALWUA) water.

An e-mail provided from Jason Jones of FALWUA dated 16 April 2024 notes that an existing gravity delivery ditch/pipe is located on the property. Plans need to include any changes to the facility.

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.

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

A draft edition of the project C,C&Rs for the project were included in the submittal. A detailed review will occur at a later time when construction plans are provided. However, we note that definitions for "survey" references a Record of Survey. Please note that a final subdivision plat and its process must create the lots within the project and not a Record of Survey.

Please be sure the C,C&Rs include a section on the pressure irrigation system planned for the project.

Preliminary Plat

The preliminary plat appropriate depicts the project's boundary. Was that boundary defined under the direction of an Idaho licensed professional land surveyor? The plat needs to include a boundary survey performed by a professional land surveyor.

Please depict proposed easements on the preliminary plat.

Final Plat

Please provide a final subdivision plat with the submittal of the construction plans. Be sure to create all easements on the plat, including easements for Garden City water and sewer facilities.

FEMA Flood Maps

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.