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From: **Joe Canning, PE/PLS**
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Date: 3 July 2024

Subject: **Keeney Estates Subdivision
418 East 51st Street
SUBFY2024-0004
Tax Parcel R7734160815
Land Area = 0.689 Acres**

Pages: 5

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 4-lot subdivision.

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

Review Status

Since the development is still securing entitlement reviews/approvals, our review will not be a complete review of the submitted materials. Public Works staff will fully review submittals prior to approval for construction. Comments in this review must be considered as a cursory review and not a complete review. Additionally, the applicant is requesting waiver requests for numerous items. See our comments on these waiver requests.

Waiver Requests

For our review purposes, we have no objection to the submitted waiver requests, except for the following:

- Preliminary Title Report
- Ability to Serve Letter
- Natural Hazard and Resources Analysis

We believe contents of the above three items could impact the project design and should be provided prior to entitlement approval.

Subdivision Name Reservation

Please provide an approval by the Ada County Surveyor's office for the name of "Keeney Estates Subdivision".

Preliminary Plat

No comment – see other review comments.

Final Plat – Initial Comments

Plat note 1 references the plat of Riverpointe Subdivision. We presume this should be Keeney Estates Subdivision?

Plat note 9 may need to be revised. The ownership/maintenance of the sewer services from the main line may be with the city depending on the storm drainage system and comments from Public Works. This would be determined at the time when full construction plans are provided for review.

The notes must create a Garden City water and sanitary sewer easement including all mainlines, services, fire hydrants and other appurtenances.

Street Names

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 23 of FAS #3. Please provide evidence the land is an original parcel per city code.

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)?

QLPE Plan Review

Will the applicant desire the city to perform a QLPE review?

Irrigation Facilities

As the application plans to install pressure irrigation when construction plans are prepared and submitted for review, please provide the following:

- Provide a review/approval for any changes to existing gravity irrigation systems from the Thurman Mill Ditch Co. LTD
- Provide a review/approval for the inclusion of a pressure irrigation intake
- Provide a pressure irrigation report prepared, sealed, dated and signed by the qualified Idaho design professional

Irrigation easements may be required. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

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 (NACFRD) 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.

We note the common driveway is longer than 150 feet. We note preliminary plat note 5 regarding home fire sprinkler systems. A turnaround may be required.

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 when construction plans are created. Should permeable pavers be proposed, please note that water line mains under or within 10 feet of permeable pavers need to be ductile iron pipe when possible. Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off.

Are any fire hydrants required? If so, the minimum mainline running by the fire hydrant connection tee 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.

Should the project include drainage treated with permeable pavers, please note the city will not replace/repair storm drainage systems placed over city water/sewer lines. Final plat notes and information within the project C,C&Rs would be required that state this.

Site Grading and Drainage Plan

Compliance with the storm water ordinance and policies of the city will be required. A site grading and drainage plan will be required that is sealed, dated and signed by the design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage must be maintained on-site.

Please note that site grading must match existing grading along the site's perimeter.

Storm Water Operation and Maintenance Manual

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 when construction plans are submitted.

Site Geotechnical Report

A site geotechnical report will be 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 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.

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 plan approval.

Please provide the agreement for review and approval.

FEMA Flood Maps

The site is currently located in FEMA Zone AE. Compliance with the city's floodplain ordinance will be required (lowest floor elevated to at least 2 feet above the current published BFE).

The applicant should 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.