



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: 29 December 2021

Subject: **Petra Point Townhomes Subdivision
4900 Alworth Street
SUBFY2021-0010
Parcel Number R7334160451
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 portion of Lot 11 of Block 3 of Randall Acres Subdivision No. 5 into nine building lots and one common lot on 0.67 acres.

This is a pre-review as additional information is needed to perform a complete review. Material submitted did not include full construction plans. A waiver was submitted to not provide engineering and grading plans at the time of application. 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 projects to the north include public pathway easements. We expect the pathway will need to be continued to Alworth Street.
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 includes a waiver request to not provide a pressure irrigation system. We would concur with the waiver request and recommend that the waiver be granted. However we would request that the waiver itself be re-submitted including the correct name of the subdivision. The current request notes River Rock Townhomes Subdivision. For the record the waiver needs to be the correct name and should reference the city file number of SUBFY2021-0010. Additionally we note the all lots could have access to the water via the existing irrigation ditch along the project's northerly boundary via the common lot. An irrigation easement must be provided along the northerly boundary to benefit Thurman Mill and the HOA for the development. The HOA may, in the future, wish to provide irrigation water from the existing ditch. The waiver noted in this review only applies to a pressure irrigation system at this time. It does not relieve the landowners from assessments for surface irrigation assessments. We note the presence of an existing shed on Lot 10 that may encroach on the needed easement.
9. Please provide an approval from Thurman Mill for the existing irrigation ditch and any changes that may be proposed for it.
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 C,C&Rs provided should include a section on the existing irrigation ditches, who is responsible for their maintenance and that water assessments to Thurman Mill will be required to be paid.
12. The information provided includes reference to what appears to be an ACHD easement along Alworth and 49th streets. Please include the easement in the submittal process.
13. We note preliminary plat note 14 suggests that subsurface storm water disposal is anticipated. The geotech report notes relatively high groundwater. The applicant should propose a storm water treatment and disposal system that will assure vertical separations to seasonal high groundwater per the Boise City Stormwater Design Manual. Please note that Garden City requires 3 feet of separation for subsurface seepage beds instead of 5 feet as noted in the Boise Manual. Should permeable pavers be proposed, city water/sewer lines under them require special treatment and the city will not repair paver sections should repair of the water/sewer lines be necessary.

14. 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.
15. Please assure that all roof drainage is accounted for with the storm water system. Run-off to adjoining lands will not be permitted.
16. Final plat note 1 is not correct. The name of the subdivision needs to be changed.
17. Final plat note 7 references a "private road", but the application notes a "common drive". Please conform the use and see comment 2 above.
18. Final plat notes 10 and 12 note irrigation easements. Who is the beneficiary of the easements?
19. The final plat situate statement should be changed to a portion of Lot 11 as the ACHD has acquired some of Lot 11 as right-of-way.
20. Please define the location of the 10-foot irrigation easement in Lot 10.
21. The final plat must include easements specifically referencing Garden City for water/sewer and appurtenances for all public infrastructure.
22. The final plat Certificate of Owners notes that water service will be provided by individual wells. The city of Garden City will be the water purveyor.
23. 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.
24. 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.
25. 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.

26. The preliminary plat and the Natural Features and Resource Analysis are not clear on the proposed method of water and sanitary sewer service being provided to serve the project. The preliminary plat notes existing and proposed water vaults, but it is not clear what the vaults are. Sanitary sewer appears to be provided along the rear of the housing lots, but are these lines services or mainlines? Are individual services or extension of public mainlines and services proposed? The answer to this question will impact comments on the project.
27. 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.
28. If necessary, should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.
29. The project will require submittal and approval of full engineering construction plans for the project including water, sanitary sewer, irrigation, grading, storm drainage, concrete and paving.
30. The project will require submittal and approval of a site drainage report and stormwater system operation and maintenance manual that includes the items required in the Boise City Stormwater Design Manual.
31. A fully executed stormwater operation and maintenance agreement will be required for the site.

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.