



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Road. Boise, ID 83705  
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow  
Chris Samples  
Betty Gumm  
Colin Schmidt  
Kevin Wallis  
Troy Vaughn  
Chad Vaughn  
Olesya Durfey**

From: **Joe Canning, PE/PLS**  
Telephone: 208.343.3381  
E-mail: [jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)

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Subject: **Glass Creek, LLC  
DSRFY2019-12  
6515 West State Street  
Tax Parcel S0630223350**

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On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting a reconfiguration of the Plantation Drive access to West State Street to align with the signalized and proposed relocated Pierce Park Lane intersection proposed by the ACHD for the fiscal year 2021.

### ***Private / Public Road***

The application for the road realignment discusses a new private road or possibly a public road. Our comments will address the proposal as a private road, as suggested as the preferred option in the application material.

According to the application, the existing Plantation Drive is public. We would suggest that the realigned road should be public. The existing public road currently provides access to several land uses/projects. If the realigned road were public, the right to use the road, its maintenance and any access restrictions would be similar to the existing scenario for the

existing Plantation Drive. The realigned road might be offered to the ACHD as an exchange in rights-of-way.

Should the new road be public, many of our comments would not be applicable as the ACHD would be the lead on the comments instead of Garden City.

### ***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.

### ***Ada County Highway District Approval***

Approval of the project by the Ada County Highway District will be required.

### ***Fire District Approval***

The project should be reviewed by the North Ada County Fire and Rescue District to assure access widths and vertical clearances will be met.

### ***Water and Sewer Connections***

The applicant may want to review water and sewer service in the area to see if extensions/relocation of facilities are needed or preferred. Any water/sewer work will need to be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that availability and adequate depth of sewer service is available to the site.

The applicant is responsible to verify that availability and adequate water system supply volume is available to provide any future domestic and fire suppression water needs.

### ***FEMA Preliminary Maps***

Although the project is for a road realignment, in addition to the current 2003 edition of the FEMA maps, FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps, not the preliminary maps. The applicant needs to be aware of possible changes to zone designations in Garden City. Please note that the current and preliminary FEMA maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay.

### ***Private Road Grading and Drainage Plan***

A grading and drainage plan will be required to be reviewed and approved by the city. 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 will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

A site geotechnical report will be required for the design of the storm water system. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report must also 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 for a Private Road***

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.

***Irrigation Facilities***

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

***Subdivision Required***

Section 8-7A-2, Definition of Terms of City Code appears to define the creation of this private road as a subdivision. And the realignment will create new or revised parcels of land. The Code does allow "the acquisition of street rights-of-way by a public agency" as an exception to the subdivision definition, but it appears the ACHD or ITD is not requiring this acquisition.

***Proposed State Street Intersection Geometry – Vision Corridors***

We note the angle of the approach to the State Street intersection is not 90°. We understand the radius of the curve approaching the intersection is large, but as this intersection is with a major arterial, we would suggest the intersection be 90° with appropriate vehicle stacking depths back from State Street to improve driver visibility of the intersection and its signal. As the ACHD is improving the angle of the intersection north of State Street, but not attaining a 90° intersection, we believe this further enhances the need for the south side of the intersection being a 90° angle to help maximize visibility of traffic approaching the intersection from the north.

Proposed landscaping in the median of the new road must not block visibility for drivers where left turns or access points are proposed.

***Affidavit of Legal Interest***

We note the apparent landowner is Glass Creek, LLC of California. The Affidavit of Legal Interest is labeled personally by William Gustafson and not by Glass Creek, LLC. The landowner needs to be signed and signed by Glass Creek, LLC with, we presume, William Gustafson as its officer.

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