



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
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

Date: 29 August 2020

Subject: **Perch Meadows Subdivision
SUBFY2020-07 / ANNEXFY2020-1
5.94 Acres
Parcel Number R8123254980
Planning Review**

Pages: 4

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. The application proposes development of a re-subdivision of Lot 28 of Stein's Subdivision into twenty-nine lots including five common lots on approximately 6.4 acres of land.

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.

Information provided applicable to our review is:

1. Land Division application form
2. Affidavit of Legal Interest
3. Copy of deed #9063147

4. Compliance Statement dated 27 July 2020 from Sawtooth Land Surveying, LLC
5. Preliminary Hydrology Report stamped by Derritt Kerner, PE and dated 22 July 2020
6. Soil report prepared by Harley R. Noe of Natural Resource Solutions, LLC and dated 6 August 2019
7. Preliminary Plat prepared by Sawtooth Land Surveying, LLC with the seal of Carl Porter (not signed or dated) and dated 26 September 2019
8. Topographic Survey prepared by Sawtooth Land Surveying, LLC with the seal of Carl Porter (not signed or dated) and dated 2 April 2019
9. Preliminary Grading Plan and Preliminary Sewer Line plan sheets stamped by Derritt Kerner, PE and dated 23 July 2020

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.

We have the following comments regarding this project:

General

1. The Affidavit of Legal Interest was not executed by the landowner. Please provide a completed affidavit. The information submitted with the application indicates that the landowner is The McWhirter 1990 Revocable Trust.
2. Comply with any requirements of the Ada County Highway District. We note the project contains public roads. The ACHD will perform the review of the roadways and the drainage system.
3. The project must be conditioned upon approval of the North Ada County Fire and Rescue District (NACFRD). 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.
4. We note the location of an existing manhole very near the northeast boundary. We presume this is for the Drainage District No. 2 facility in the area. Please have the District review the application and provide comment.
5. The Dry Creek Canal is located along the west boundary of the project. We note a sanitary sewer connection is proposed to be constructed that crosses the canal. Please have the Dry Creek Canal review the application and provide comment. The city may require the crossing to be sleeved and concrete encased.

6. The land is noted as being located within the Boise Valley Irrigation Ditch Company. Comment from said Company is requested. What shares/amount of irrigation water is available to the land?
7. The project is located in a floodplain area of seclusion and is projected to be entirely included in the AE flood zone. The applicant must review the original FEMA work maps as the proposed BFE appears to be around 2595.
8. Prior to beginning any site grading, the applicant must submit and have approved by the city an Erosion Control Plan and Narrative for the project.
9. Please provide a subdivision name reservation from the Ada County Surveyor's office.
10. The city will require easements to the city be provided for water mains, water meters, fire hydrants, sanitary sewer mains, sanitary sewer services and manholes.
11. 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 is the responsibility of the applicant. Should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.

Applicant's Compliance Statement

12. We note that the project is intended to be annexed into the Osprey Meadows Subdivision HOA. Please provide documentation that Osprey Meadows is willing to annex the project.
13. The project includes a pressure irrigation system. How will the management, operation and maintenance of the system be accomplished without new HOA documents? Does Osprey Meadows have a pressure irrigation system and is willing to add the Perch Meadows system to theirs?
14. The letter notes that "an irrigation ditch/canal does not run through the property or along a property line; however the preliminary plat and the Natural Hazard and Resource Analysis submitted with the application notes "a small irrigation supply lateral flows west along the project's northern boundary". We have noted the adjacency of the Dry Creek Canal and a Drainage District #2 facility per the plat of Wakefield (plat note 9). Said entities need to review the plat and provide comment.

Soils Report

15. We note shallow groundwater. Home's lowest floor must be protected from groundwater. Will all the homes be on concrete slabs? This will also impact floodplain review.

We have no other comments regarding this application at this time. We request that additional information, as noted in this review, be provided prior to preliminary approval. Needed additional information may require modifications to the project plan.