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Date: 21 November 2020

Subject: **Violets Crossing Subdivision
SUBFY2021-0001
Parcel Numbers R2734560070 & R2734560080
Planning Review**

Pages: 3

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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. The application proposes development of a re-subdivision of Lots 8 and 9 of Block 1 of Fairview Acres Subdivision No. 7 into sixteen home lots and one common lot.

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 dated 20 August 2020
3. Copy of subdivision name reservation dated 3 November 2020
4. Copy of deeds #2020-090993 and #2020-0300226

5. Compliance Statement dated 2 November 2020 from Richard Wilmot, AR
6. Preliminary Hydrology Report stamped by Nathan J. Porter, PE and dated 9 November 2020
7. Draft C,C&Rs
8. Preliminary plans (5 sheets) prepared by Leavitt & Associates Engineers, Inc. marked as “preliminary” and dated 6 November 2020
9. Overall Site Plan prepared by Chrysalis Architecture and dated 26 October 2020
10. Landscape plan sheet L1.00 stamped by Jim G. Mihan, LA and dated 13 October 2020
11. Topographic Survey prepared by Compass Land Surveying with the seal of Lawrence H. Koerner, PLS and dated 15 June 2020
12. Preliminary Grading Plan and Preliminary Sewer Line plan sheets stamped by Derritt Kerner, PE and dated 23 July 2020

Comments

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 there are two landowners.
2. The Preliminary Hydrology Report references the ACHD policy manual, but Garden City uses the Boise City Stormwater Design Manual with a few modifications.
3. The Preliminary Hydrology Report is difficult to read and appears to not include adequate information to assess the storm water created by the project and all of the mitigation proposed. Roof drainage is a very important part of the system and how it is collected.
4. Comply with any requirements of the Ada County Highway District.
5. It appears the project contains a private road as we expect Ada County will require a private road to allow addressing.
6. 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.
7. The project is located in the floodplain and must conform to the latest city ordinance. The applicant must review the original FEMA work maps (not the current maps) as the city has been placed in seclusion.
8. The applicant is asking for a waiver of the requirement for a Natural Hazards and Resources Analysis. However some assessment of at least seasonal high groundwater is very important to the project.

9. We note the project proposes use of permeable pavers. Please note that roof drains must discharge on top of pavers and not in the base.
10. Permeable paver run-on ratios must meet the requirements of the Boise City Stormwater Design Manual.
11. The project is a subdivision and is required to provide pressure irrigation using a surface water source. If there is none, a waiver may be requested, but must contain a letter from the area surface water provider stating they cannot serve the property.
12. When construction plans are submitted for review, please use the Garden City standard notes.
13. The city will not maintain/repair permeable pavers when they are placed over city water and sewer lines.
14. City water mains under pavers and within ten feet of them must be ductile iron pipe.
15. The preliminary plans include a Suez water plan. The lines will not be Suez.
16. 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.
17. 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.
18. 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.
19. Construction plans, a site geotechnical report, drainage report, O&M manual and storm water agreement must be submitted for review and approval by the city prior to commencement of any construction.
20. Please provide a final plat when available for review. The city will not execute the final plat until all infrastructure is installed, record construction plans with construction observation reports and QC testing is provided and the systems are accepted for maintenance.

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