



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road, Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792
Established in 1921

To: **Garden City Building**

Copy: **Jenah Thornborrow
Betty Gumm
Hanna Veal
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: 2 April 2021

Subject: **Watergarden Condominiums
SUBFY2020-03
3615 North Prospect Way
Final Plat Review #3**

Pages: 3

Media: Transmitted via E-mail

Status: **Comments 1, 2, 6 and 7 Pending**

On behalf of Garden City, as the city engineer, we have completed our third review of the application for the subject project. The project was previously known as Waterfront Condominiums. The project is comprised of fifteen-unit condominiums. The project has been previously reviewed with a recommendation for construction plan approval under application number PWUFY2019-0013.

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. Comment response letter dated 29 March 2021 from Preston Lutz of Accurate Surveying & Mapping
2. Final Plat sheet 1 (of 12) prepared by Accurate Surveying and Mapping that contains the seal of Nathan J. Dang, PLS, but is not signed or dated

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.

Italic text within the text of the comments below is specific to this review.

We have the following comments regarding this project:

General

1. Please have the professional land surveyor of record sign and date the final plat sheets. As the sheets were submitted to an agency for review, they need to be signed and dated. **Resolved** *This edition of the plat is not signed or dated. Please do so.*
2. Prior to signature on the final plat by the city, all improvements must be installed, inspected and accepted by the city, or other assurances (bonding where allowed or a restricted build agreement) must be completed. **No response received.** *Response letter notes this item has been "deferred to client". Please provide a response.*

Final Plat Sheets

3. Sheet 1: Please review and confirm the wording of note 5. Are there restrictions on access? The roads are local. **Addressed**
4. Sheet 1: Note 6 should be augmented to conform to Idaho Code and reference the affiliation with the Waterfront District Subdivision PI system. **Note 5 appears to conflict with note 13. Please advise.** *Addressed*
5. Sheet 1: The wording of note 7 should be reviewed. We presume the setbacks do not conform to the standard setbacks of the city's zoning. **Please review note 11 and advise if the wording is correct.** *Addressed*
6. 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 within the site, including adjoining lots public right-ways. **Easements have not been reserved on the plat and there are no specific references in the declaration. Please provide the necessary easements.** *The city utilities are not public utilities, they are municipal utilities. Please add a reference to Garden City water and sanitary sewer easements in the easement area and provide an updated declaration that includes the easements.*

7. Existing applicable easements on the final plat of Waterfront District Subdivision need to be shown. **The sidewalk easement at the southerly corner of the plat is not shown correctly. The easement on the plat of Waterfront District is a fillet. Please correct.** *Please define the fillet by bearing/distance to be able to locate it.*
8. Sheet 11: Just a minor wording change in the C of O in the last paragraph. Please revise, “receive water for the water department of Garden City” to just, “receive water from Garden City”. **Resolved**

Please provide a response letter for each remaining comment and submit any changes to the city for further review.



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From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@baengineers.com

Date: 27 February 2021

Subject: **Watergarden Condominiums**
SUBFY2020-03
3615 North Prospect Way
Final Plat Review #2

Pages: 3

Media: Transmitted via E-mail

Status: **Comments 2, 4, 5, 6 and 7 Pending**

On behalf of Garden City, as the city engineer, we have completed our second review of the application for the subject project. The project was previously known as Waterfront Condominiums. The project is comprised of fifteen-unit condominiums. The project has been previously reviewed with a recommendation for construction plan approval under application number PWUFY2019-0013.

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. Additional/Revised Material Submittal Form
2. Draft Condominium Declaration

3. Final Plat 1(2 sheets) prepared by Accurate Surveying and Mapping that is digitally signed by Nathan J. Dang, PLS and dated 22 May 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.

Bold text within the text of the comments below is specific to this review.

We have the following comments regarding this project:

General

1. Please have the professional land surveyor of record sign and date the final plat sheets. As the sheets were submitted to an agency for review, they need to be signed and dated. **Resolved**
2. Prior to signature on the final plat by the city, all improvements must be installed, inspected and accepted by the city, or other assurances (bonding where allowed or a restricted build agreement) must be completed. **No response received.**

Final Plat Sheets

3. Sheet 1: Please review and confirm the wording of note 5. Are there restrictions on access? The roads are local. **Addressed**
4. Sheet 1: Note 6 should be augmented to conform to Idaho Code and reference the affiliation with the Waterfront District Subdivision PI system. **Note 5 appears to conflict with note 13. Please advise.**
5. Sheet 1: The wording of note 7 should be reviewed. We presume the setbacks do not conform to the standard setbacks of the city's zoning. **Please review note 11 and advise if the wording is correct.**
6. 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 within the site, including adjoining lots public right-ways. **Easements have not been reserved on the plat and there are no specific references in the declaration. Please provide the necessary easements.**
7. Existing applicable easements on the final plat of Waterfront District Subdivision need to be shown. **The sidewalk easement at the southerly corner of the plat is not shown correctly. The easement on the plat of Waterfront District is a fillet. Please correct.**

8. Sheet 11: Just a minor wording change in the C of O in the last paragraph. Please revise, “receive water for the water department of Garden City” to just, “receive water from Garden City”. **Resolved**

Please provide a response letter for each remaining comment and submit any changes to the city for further review.



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From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@baengineers.com

Date: 2 January 2020

Subject: **Watergarden Condominiums
SUBFY2020-03
3615 North Prospect Way
Final Plat Review #1**

Pages: 2

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our first review of the application for the subject project. The project was previously known as Waterfront Condominiums. The project is comprised of fifteen unit condominiums. The project has been previously reviewed with a recommendation for construction plan approval under application number PWUFY2019-0013.

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 25 September 2018
3. Applicant's letter dated 12 December 2019 by Jane Suggs of WHPacific

4. Warranty Deed #2018-075973
5. Subdivision name reservation e-mail for Watergarden Condominiums dated 7 August 2019 Submittal material waiver request letter dated 2 December 2019 by Hale Development
6. Final Plat 1(2 sheets) prepared by Accurate Surveying and Mapping that is not dated or signed

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. Please have the professional land surveyor of record sign and date the final plat sheets. As the sheets were submitted to an agency for review, they need to be signed and dated.
2. Prior to signature on the final plat by the city, all improvements must be installed, inspected and accepted by the city, or other assurances (bonding where allowed or a restricted build agreement) must be completed.

Final Plat Sheets

3. Sheet 1: Please review and confirm the wording of note 5. Are there restrictions on access? The roads are local.
4. Sheet 1: Note 6 should be augmented to conform to Idaho Code.
5. Sheet 1: The wording of note 7 should be reviewed. We presume the setbacks do not conform to the standard setbacks of the city's zoning.
6. 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 within the site, including adjoining lots public right-ways. Existing applicable easements on the final plat of Waterfront District Subdivision need to be shown.
7. Sheet 11: Just a minor wording change in the C of O in the last paragraph. Please revise, "receive water for the water department of Garden City" to just, "receive water from Garden City".

Please provide a response letter to each comment and submit any changes to the city for further review.