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Date: 30 October 2024

Subject: **Edgemere Subdivision**
219 East 44th Street
SUBFY2024-0006
A Portion of Lot 23, Block 3, FAS#1
Tax Parcel R2734500928

Pages: 5

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a preliminary review of the application for the subject project. This project is a proposed subdivision of eleven lots with ten building lots and one common lot.

As the project is currently in the entitlement phase with city submittals, this review is only a review for that process. We will not perform a complete review of construction plans or the final plat until the plans are fully vetted with the staff of the Public Works Department.

Additionally, the construction plans are not signed and dated by the design professional. The city will only review sealed, signed and dated plans.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Original Parcel of Record

We note the plat is a portion of Lot 23 of Block 3 of Fairview Acres Subdivision No. 1. Please provide evidence that the property is an original parcel of record, and, by default, that parcel R2734500929 is an original parcel of record. Should parcel R2734500929 be included in the subdivision to assure it is an original parcel of record?

Subdivision Name Reservation

The subdivision name of Edgemere Subdivision has been reserved for the project by the County Surveyor's office.

Street Names

Is the internal road (Quadfour Lane) a private road? We expect due to the number of units proposed, it is a private road. Please provide an approval of the street name by the Ada County Street Name Committee.

Provide QC results of the construction of the internal private roadways when completed.

Existing Easement

The project's letter of intent notes an ingress-egress easement on the property that serves the land to the northeast. The letter notes that this access is to continue, but we do not see any indication of the easement or its continuation on the final plat. Please clarify.

Apparently the easement is recorded under instrument numbers 8939658 and 9040561 in Ada County.

Ada County Highway District Approval

An approval from the Ada County Highway District is required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of access and locations of fire hydrants. We note the information submitted indicates a new fire hydrant at the end of the private lane.

Restricted Build Agreement

Will the applicant plan on creating a Restricted Build Agreement (RBA) for the project?

Gravity Irrigation Facilities

The submittal information indicates an existing gravity irrigation facility located along the southerly boundary of the project. Provide an approval of any change to the facility from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Pressure Irrigation

City code requires the project to be served by surface irrigation water via a pressurized system unless a waiver is approved by the city.

The submitted preliminary plat (note 7) indicates a pressurized irrigation system will be installed noting irrigation water will be provided by non-potable water. Please provide a report from an Idaho licensed design professional noting the water available, frequency of its delivery and a hydraulic analysis of the proposed delivery and pump system.

Will an off-season or supplemental city water supply back-up be installed?

Water and Sewer Connections

Water and sewer service must be reviewed and approved by the city's Public Works Department. It appears that water meter vaults must all be placed in traffic rated conditions.

The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

The plan-profile of the water and sewer planned for the project will be reviewed by the city once entitlement is complete, the plans are sealed, signed and dated by the Idaho licensed professional engineer and the city's Public Works Department staff provides comments.

Permeable pavers are proposed for storm water mitigation. Please note that water line mains under or within 10 feet of permeable pavers need to be ductile iron pipe. Additionally, the city will not repair the paver section should maintenance/repair/replacement of the water and sewer main lines be necessary. And, sanitary sewer service extending from the main line connection to the home must be private. The final plat and the project C,C&Rs must include notes and text noting the responsibility of the HOA/lot owners regarding permeable pavers.

Public water lines need to be at least 25 feet from any storm water seepage beds, if any.

Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off.

Internal fire hydrants must be served by a minimum sized mainline of at least 8-inch; however the line from the main to the hydrant must be 6-inch.

Water and Sewer Easements

The final plat must contain easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters.

Record Construction Plans

After completion of site improvements, record drawings showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city. The project engineer is responsible to observe and provide completion documents and plans.

QLPE Review of Planned Public Water/Sewer Extensions

Will the applicant request a QLPE review by the city be performed? If so, the applicant will be responsible to pay for the review in addition to ordinary plan review.

If a QLPE review is requested, the project engineer must provide completed DEQ checklists for the project.

Erosion and Sediment Control

Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Site Grading and Drainage Plan

A site geotechnical report, storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by Idaho licensed design professionals that is sealed, dated and signed will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

The submittal includes a site geotechnical report and storm water design report.

Storm Water Management Report

The storm water report submitted will be fully reviewed by the city's Public Works Department when a complete plan review is performed.

We note the storm water system is proposed to be permeable pavers. The report provided notes that roof drainage will be collected and directed to the garage side of the buildings and discharge to the ground onto driveways or splash blocks. This information may need to be detailed on the construction plans to assure that roof gutters will adequately be able to carry all roof drainage to the garage side of the buildings.

Storm Water Operation and Management Agreement

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 approved plans attached and be recorded by the city with final plan approval.

FEMA Flood Maps

The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

Additionally, as the site is within the current AE zone, the building's lowest floor must be at least 2 feet above the current BFE. We note the plans call out an FFE (livable space) elevation, but the lowest floor elevation must comply with the required elevation. Is the FFE the lowest floor?

Specific Preliminary Plat Comments

Site Note 10 indicates there will not be an HOA, but C,C&Rs will be created to provide “guidance” to owners for upkeep of the private road. Please provide the specifics of this “guidance”. The results must be an enforceable document regarding any common facility in the project, including the operation and use of the proposed private road, walkways, pressure irrigation system and the storm water system.

Note 4 conflicts with the final plat. The note references Lot 11 and the final plat references Lot 9 of Block 1.

Initial Final Plat Comments

Please add the gravity irrigation note to the plat regarding supply of surface irrigation water and who the provider is. The note needs to reference future irrigation assessments to lot owners.

As noted previously with the proposed permeable pavers, the city will not repair the paver section should maintenance/repair/replacement of the water and sewer main lines under them be necessary. And, sanitary sewer service extending from the main line connection to the home must be private. The final plat and the project C,C&Rs must include notes and text noting the responsibility of the HOA/lot owners regarding permeable pavers.

Plat note 2: The city easement must cover all city infrastructure including fire hydrants and water meters. Please anticipate providing a sketch of how the boundary of the easement fits with all proposed city infrastructure. Appropriate clearances from infrastructure to the edge of the easement are expected.

Please add appropriate subdivision boundary ties to GLO corners or corners accepted by the County Surveyor.

Please reference the Basis of Bearing used.

A minor item, please add the tick mark to indicate US survey feet on all length dimensions or add a note that all dimensions are in US survey feet.

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