



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. 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: 13 June 2020

Subject: **Dee Mar Apartments
Chop it Up Investments, LLC
411 East 43rd Street
DSRFY2020-17
Tax Parcel R2734521516
Design Review Comments**

Pages: 3

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. This application is requesting to construct a ninety unit apartment project on approximately 2.04 acres of land.

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

Affidavit of Legal Interest

According to Ada County records, the landowner is Chop it Up Investments, LLC (Deed #2109-118764), not Vida Properties. Please provide evidence the owner is Vida Properties or provide a new affidavit.

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. Compliance with the EPA general site construction requirements will be required, but not specifically reviewed by the city. The applicant is responsible for all SWPPP requirements independent of the ty review.

Irrigation Facilities

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

Ada County Highway District Approval

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

Extension of Freeride Lane

The project is proposing to connect to Freeride Lane (a private road previously constructed within another project). Since the existing road is private, please provide an agreement or cross access easement that a connection, even if only for fire access, is agreed upon.

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, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Existing Subdivisions

The project is parts of several lots within Fairview Acres Subdivision No. 3. Please provide evidence that the parcel is an original parcel of land. A parcel consolidation survey should be required.

Water and Sewer Connections

New water and sewer services will have to be reviewed and approved by the city's Public Works Department.

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

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

Please verify the size of sanitary sewer lines as sheet a0.03. The plan indicates they are 12-inch diameter.

FEMA Preliminary Maps

FEMA has 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. Please advise on what, if any, mitigation is proposed. Please note that the FEMA preliminary 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.

Site Grading and Drainage Plan

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

Additionally, 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 would 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 a storm water facility and the seasonal high groundwater.

We note sheet sp100 indicates storm drain swales locate near the northwest corner and near the middle south property line. But sheet a1.11 has those same areas labeled as "ground water retention area" and "retention pond". We have concerns with water quality and vectors with ponds. Please advise what is intended.

There is also a concern with the proposed development of large site hard surfaces areas when considering the apparent small set aside area for storm water.

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

Existing Well House

Sheet sp100 notes that an existing well house is to remain. We presume the proposed use will be pressure irrigation for the site? If so, please advise on if a valid water right is available for the well for site irrigation.

Existing Easements

Are there any existing easements on the property? The site survey provided with the application does not note any.

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