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Subject: **Glass Island View Subdivision**
SUBFY2020-6
6515 West State Street
Tax Parcel R7100480125

Pages: 4

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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. This application is requesting to create a three-lot subdivision on 1.36 acres within an 18 acre parcel of land.

The applicant has submitted construction plans that are not stamped by the design professional and are noted as "Not for Construction". We have briefly reviewed the plans, but need to wait until complete, stamped and signed plans are available for a full review.

Affidavit of Legal Interest

The application notes that an affidavit of legal interest is not necessary to be submitted with the application. However one of the purposes of the affidavit is to grant permission to city staff to visit the site and to hold the city harmless from activities with the application. A completed affidavit needs to be provided.

Subdivision Name

The subdivision name of "Glass View Island" has been reserved by the office of the Ada County Surveyor as noted in an e-mail dated 18 May 2020.

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.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District will be required. The project includes a proposal to relocate an existing ACHD storm drain line on the site.

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 planned uses, off-site city water lines or other efforts may be necessary to obtain approval of plans. We suspect that water flows are superior in this area.

The District will need to review access on this dead-end road as it will be an extension of an existing very long dead-end road.

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 adequate access to and depth of sewer service is available to the site. Please be sure sanitary sewer services have an in-line tee at the end of where city maintenance of said service occurs.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs. The city will require relocation/extension of public water mains through the site. The area is home to a significant water transmission line that feeds a large service area on the north side of the Boise River. The applicant is proposing to change the location of this line. Having the line out of service could create a life-safety issue that needs to be considered.

Since we expect the relocation will require some "down" time of water service in the area, the applicant must be required to prepare and have approved a plan the timing of the relocation that minimizes the out of service time and provides notification and planning for the down time to emergency response teams, impacted water users and Public Works.

Restrained joints must be used on any fittings for the 20-inch HDPE water line. The restrained on bell and joint pipe must normally extend beyond the place of use by at least 60 feet. Needed restraints need to be determined by the design professional.

Water lines under or in near proximity to pavers will need to be ductile iron pipe. Should the

city need to perform future maintenance of replacement of any water lines or sewer lines under or in proximity to pavers, the city will not repair paver storm water systems. Said repair will be the responsibility of the entity that maintains/owns the road where the pavers reside. Appropriate notice to the homeowners is required.

The applicant may consider having the city perform a QLPE review of the plans or DEQ will have to perform a review for release of Idaho Code sanitary restrictions.

Water and Sewer Easements

Easements specifically naming the city will need to be created on the plat to adequately cover water lines, sewer lines, water meters, sewer services and fire hydrants.

FEMA Preliminary Maps

FEMA has recently 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, not the preliminary 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.

Much of the site is in the current floodway of the Boise River. According to the application this appears to be an error as the land is higher than the base flood elevations in the area. The applicant is planning on submitting an LOMA to FEMA. The approval of the subdivision must be conditioned on the approval of the LOMA as construction/development in the floodway is normally prohibited.

Site Grading and Drainage Plan

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

A site geotechnical report will be required for the design of the on-site 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 must 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 the storm water facility and the seasonal high groundwater. Permeable pavers and their design meeting the requirements of the Boise City Stormwater Design Manual will allow a closer minimum separation to groundwater.

The submittal for the subdivision did include a geotechnical report. Monitoring of groundwater was performed from 30 April 2019 through 18 October 2019, but the report notes that monitoring will resume in April 2020. It would seem that the monitoring already completed should be adequate. It is up to the design professional on determining what appropriate monitoring is for seasonal high groundwater.

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.

Irrigation Facilities

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

The application notes that a pressure irrigation waiver will be submitted to the city for review.

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