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Date: 1 November 2019

Subject: **KW River Pointe Premier, LLC
River Pointe Apartment, Phase II
6103/6265 North Strawberry Glenn Road
DSRFY2019-23
Tax Parcel R8191505455
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 90-unit apartment complex in six buildings and other amenities on approximately five acres of land.

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

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 city review.

Army Corps of Engineers 404 Permit

The applicant may need to file and have approved a 404 permit regarding wetlands on the property. We note that the site plan includes a wetlands mitigation area. Compliance with the Clean Water Act is the responsibility of the applicant. The applicant proposes to relocate canal wetlands to the northwest corner of the site.

Irrigation/Drainage Channel Facilities

Relocation or changes of any existing irrigation facilities or drainage channels will require the approval of the entity in control of the facility. According to the applicant's letter, the project proposes to pipe the Warm Springs Canal operated by Drainage District No. 2.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District will be 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, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

The property currently is the home of an existing public sewer main that serves the site and land to the east. Said line is active and must remain in service at all times of construction. We note the site plan proposes to move the existing sewer line. A plan for flow control during construction of the rerouted line will be required.

The new sewer line route will require an easement to the city. If an existing easement covers the existing route, the city should relinquish any right it has to a relocated portion of the line.

Any 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 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.

We note the site plan does not include how water service will be provided to buildings and depicts permeable pavers as what appears to be the primary storm water treatment mechanism. Protection of potable water mains from storm water will be required.

Strawberry Glenn Road Sewer Extension

There currently is not a sewer line in Strawberry Glenn Road that is needed to serve land that could be served on the east side of the road. It appears that the existing 24-inch pipe of the Warm Springs Canal where it crosses Strawberry Glenn Road creates a vertical conflict with a sewer line route extending south from River Pointe Drive. Providing a sewer line in Strawberry Glenn Road needs to be fully investigated to see if sewer service could be provided.

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. 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.

Additionally, 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 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.

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.

Land Boundary – Original Parcel

The site is a portion of Lot 21 of Strawberry Glenn Subdivision. Please provide evidence that it is an original parcel of record as of December 31, 1987.

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