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Established in 1921

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Date: 8 June 2021

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

Pages: 4

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 create a three-lot subdivision on 1.36 acres within an 18-acre parcel of land.

We have not had adequate time to complete a full review of the submittal as the deadline for comments is today. We suggest conditionally approving the project based upon addressing comments on the final plat and construction plans. However, we have made a few notable comments on the submittal.

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 have an approved 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 – General Comment

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 joints on bell and spigot 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.

We note the final plat currently does not name Garden City.

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.

Site Grading and Drainage

The final plat submittal included grading construction plans, Preliminary Plat Engineering Reports and a Storm Drain Management & Engineering Drainage Report.

The following items are missing:

- Storm Water O&M Manual
- Completed Stormwater Operation and Management Agreement

Regarding the Storm Drain Management & Engineering Drainage Report, we have several comments:

- Please add a discussion on depth to groundwater and storm water system vertical separation
- How is all roof areas drainage collected and disposed off? The run-off must be accounted for and remain on-site
- Please cover acceptable run-on ratios for permeable pavers
- The report uses ACHD storm calculations for the subdivision instead of the city of Boise stormwater design manual – the Boise manual process must be used

We note the Preliminary Plat Engineering Reports notes groundwater at a depth of approximately 3 feet. If this is the case, minimum separation for a storm water disposal system will be difficult to maintain.

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, however the final plat includes note 4 that states pressurized irrigation from a surface water source will be installed. Which will it be?

Construction Plans

Sheet C1.80 – Please add the groundwater elevation to detail 1.

Sheet C4.00 - Please add the diameter of sanitary sewer manholes. In this case, there are no new manholes, but one will be adjusted to graded.

Sheet C4.0 – The sheet notes “see grading plan” for the manhole adjustment to finish grade. Please add the adjustment reference to sheet C3.00. What amount of grade adjustment is proposed?

Final Plat

Sheet One – We note a reference to a “floodway line”. We presume this is the “mean high water line” for 6,500 cfs flow in the river? The “floodway line” is a much higher elevation at 16,500 cfs. The wording should be changed.

Sheet One – Although we do not suggest placing on the final plat, please provide a description of how the 6,500 cfs line was established.

Sheet One – If shown, the 70-foot offset line needs to be dimensioned and fully located on the plat.

Sheet One – There is an undescribed monument shown near the section corner in the upper left side of the sheet. Please describe the monument.

Sheet One – Please define the “shared access”. Is it a common drive or private road? We see references in the documents that are not consistent. How will the homes be addressed? This may define what the access will be.

Sheet One – Note 5 references an existing ACHD easement. Where is this easement?

Sheet One – Please include the city of Garden City as a beneficiary of applicable easements. The city is not a public utility, per se.

Sheet One – Note 6 references an ACHD license agreement. What will this apply to?

Sheet Two – Please provide the beneficiary of all easements.

We have no other comments regarding this request at this time, but a full review has not been performed as noted due to time constraints.