



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hannah Veal
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: 19 December 2020

Subject: **Adams Place Subdivision
SUBFY2021-0002
Parcel Numbers R2734500162, R2734500168 & R2734500152
Planning Review**

Pages: 5

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. The application proposes development of a re-subdivision of portions of Lots 16 and 17 of Block 1 of Fairview Acres Subdivision No. 1 into fifteen home lots and five common lots.

Comments within this review are specific to the information provided for the current submittal and for proposed infrastructure content. The review should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Information provided applicable to our review is:

1. Land Division and Planned Unit Development application forms dated 8 December 2020
2. Affidavit of Legal Interest dated 1 December 2020
3. Waiver request letter dated 10 November 2020

4. Copy of deeds #2020-119689
5. Copy of title report dated 2 September 2020
6. Compliance Statement dated 8 December 2020 from Pivot Architecture
7. Statement of Intent letter dated 14 December 2020 from RiveRidge Engineering Company
8. Preliminary drainage calculations stamped by David G. Powell, PE and dated 7 December 2020
9. Preliminary plat (3 sheets) prepared by RiveRidge Engineering Company, stamped by David G. Powell, PE and dated 7 December 2020
10. Site Plan prepared by Pivot Architecture and dated 20 August 2020
11. Landscape plan sheet L1.00 marked as "preliminary" and dated 9 November 2020
12. Final plat (3 sheets) prepared by Accurate Surveying & Mapping that is not signed or dated
13. Topographic Map prepared by Accurate Surveying & Mapping that is not signed or dated

Comments

1. Have the professional in responsible charge seal, sign and date all plan sheets submitted to the city for review that were not so executed.
2. The Affidavit of Legal Interest was not executed by the landowner. Please provide a new affidavit. The information submitted with the application indicates that the landowner is 45th & Adams LLC.
3. We note the project is parts of original lots. Do the prior parceling off meet the city's requirement for now being original parcels of record?
4. Comply with requirements and provide and approval from the Ada County Highway District.
5. It appears the project contains a private road as we expect Ada County will require a private road to allow addressing.
6. The project must be conditioned upon approval of the North Ada County Fire and Rescue District (NACFRD). Should required water fire flows to serve the project exceed the production capabilities of the city's water system in the area, the applicant may have to modify the project, upgrade the city water system in the area or not complete the project. It is recommended the applicant begin assessing the impacts of this comment as soon as possible.
7. The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. We believe the draft maps set a BFE in this area of approximately 2647. If the lowest floor building elevation is proposed to be below the draft BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

8. The applicant is asking for a waiver of some of the required submittal requirements. All are notable and, other than the "Ability to Serve" letter, appear to be more associated with the final plat than a preliminary plat. Would the applicant and project be better suited to only be a preliminary plat application?
9. In regards to the "Ability to Serve" letter and its waiver request, we do not agree that this should be waived for a subdivision of this size and density. Fire requirements may be an issue and need to at least be addressed in the "Ability to Serve" letter. All that is required is a fully filled out application to be submitted to Garden City staff.
10. The project is a subdivision and is required to provide pressure irrigation using a surface water source. If there is none, a waiver may be requested, but must contain a letter from the area surface water provider stating they cannot serve the property. This has been discussed in preliminary plat note 4 on sheet 2, but must be fully addressed per city code.
11. Preliminary plat note 5 on sheet 2 contains a minor omission. "District" is part of the official name of the NACFRD.
12. Preliminary plat note 8 on sheet 2 and final plat note 6 on sheet 1 proposes a 5 foot PUE adjoining the project's perimeter. Is this large enough? We note that easement does not touch the building lots. Will the PU be able to bridge the land from the edge of the easement to the structure?
13. Preliminary plat note 10 on sheet 2 notes a geotech report. Is it available for review?
14. Preliminary plat note 11 on sheet 2 references a new retaining wall. How high is the wall? Will it require a full engineering design?
15. A minor item, but the wording may be important - preliminary plat note 13 on sheet 2 states "exiting", but we presume the word should be "existing"?
16. Please provide an Ada County Surveyor name reservation for the name "Adams Place Subdivision". This needs to be done before preliminary plat approval as the name quickly becomes associated with the project.
17. The title report and Record of Survey #12530 note existing easements that are located on the property. Preliminary plat sheet 1, note 4 references they will be vacated. Final plat sheet 1, note 7 states they have been vacated. Please provide evidence of that vacation.
18. Final plat sheet 1, note 2 has a reference to "Boise City". Please change the reference to "Garden City"

19. Please change the "Approval of City Engineer" on final plat sheet 3 to read, "I, the undersigned, City Engineer, in and for the city of Garden City, Ada County, Idaho, do hereby approve this plat".
20. When construction plans are submitted for review, please review and use the Garden City standard notes.
21. Prior to beginning any site grading, the applicant must submit and have approved by the city an Erosion Control Plan and Narrative for the project.
22. The city will require easements to the city be provided for water mains, water meters, fire hydrants, sanitary sewer mains, sanitary sewer services and manholes. We are concerned about the proximity of structures to where water meters, fire hydrants and sewer service line cleanouts will be located.
23. Will the project utilize a Restricted Build Agreement (RBA) process? Due to the density and proposed improvements, a RBA may be necessary. Please note that construction or storage of combustible materials on the site will not be allowed until adequate fire suppression water and access is provided as required by the NACFRD.
24. Unless a RBA is executed, the final plat will not be signed by the city until all infrastructure is installed, record construction plans with construction observation reports and QC testing is provided and the systems are accepted for maintenance.
25. With an executed RBA, timing of connections of structures to city water and sewer may only occur after the system has been tested, inspected, record plans provided (if possible) and accepted by the city for connection.
26. New water and sanitary sewer mainline extensions or service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant. We note the wording of note 3 on sheet 2 of the preliminary plat. The word "service" should be added to the note. Should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.
27. Are there any adjoining structures that may be impacted by the minimum 10 feet of separation to storm water infiltration facilities?
28. Please be sure to address and show adjoining land elevations along the project's perimeter. Site grading cannot impact adjoining lands.
29. Construction plans, a site geotechnical report, drainage report, O&M manual and storm water agreement must be submitted for review and approval by the city prior to commencement of any construction.

30. Be sure the drainage calculations address roof drainage, how it is collected and carried to disposal. Additionally we do not see how landscape areas are handled for drainage. Depending on grading, they may be notable enough to require accounting for in the drainage calculations, their collection and disposal.
31. Please be sure to provide adequate points in the storm drain system to provide adequate access for maintenance equipment.
32. Based upon NACFD review and comments and necessary fire hydrant locations, the proposed 6-inch water lines shown on the preliminary plat may not be adequate.
33. We note that the proposed locations of water and sewer lines in the project are reversed from the norm of sewer on the south and west and water on the north and east. Please adjust to this or provide an explanation why the current alignment is necessary. Garden City considers Adams Street as running east-west for infrastructure planning purposes.

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