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Date: 16 May 2020

Subject: **William and Susan Mansfield
550 East 50th Street
VARFY2020-01
Tax Parcel R28168990050**

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 a variance of construction of a backyard patio cover that encroaches on a property line.

We are making the following comments on this application.

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 this review.

Irrigation Facilities

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

Fire District Approval

Approval of the construction by the North Ada County Fire and Rescue District may be necessary should the proposed patio cover interfere with necessary fire access.

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. The patio cover might be subject to review under the city's floodplain ordinance.

Existing Land Designation and Easements

We note the plat of 52nd Street Condominiums contains two notes of interest to this application:

1. Note 3 on sheet 1 describes all areas within the boundary of the project not under buildings as common area and by that designation subject to any requirements of the project's declaration as recorded under Instrument Number 104064668. We do not have a copy of the declaration. The construction of the patio cover may be counter to requirements contained within the declaration.
2. In the Certificate of Owners there is a creation of easements for water, sewer, electric power, telephone, drainage and gas on the entire property not occupied by buildings. Construction in and over that easement cannot interfere with the use of the easement by the benefitting entity.

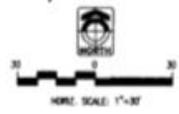
We have attached two sheets of the condominium plat to this review.

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

52nd Street Condominiums

Lot 21 and the Southwest thirty feet of Lot 20, Block 6 of Randall Acres Subdivision No. 5 located in Lot 8 of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho.

• 2004 •



LEGEND

- BOUNDARY LINE
- PUBLIC UTILITIES AND GARDEN CITY SEWER CASSEMENT
- BUILDING CORNER TIES
- EXISTING RIGHT-OF-WAY
- STREET CENTERLINE
- SECTION LINE
- REFERENCE TRANSVERSE LINE
- GREENBELT ACCESS EASEMENT
- PAVED PARKING AREAS AND CARPORT - LIMITED COMMON AREA
- REAL POINT OF BEGINNING (RPOB) SET 5/8" X 30" IRON PIN WITH PLASTIC CAP LABELED PE/LS 666
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP LABELED PE/LS 666
- FOUND 1/2" IRON PIN WITH PLASTIC CAP LABELED LS 7045
- FOUND 5/8" IRON PIN
- FOUND BRASS/ALUMINUM CAP, AS NOTED
- FOUND PK NAIL
- UNIT NUMBER
- CALCULATED POINT (NOT SET)



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	63°30'31"	71.71	44.47	29.81	N 87°38'16" W	75.58
C2	63°30'31"	30.00	18.80	33.31	N 87°38'16" W	31.82
C3	80°00'00"	30.00	30.00	47.12	N 12°34'50" W	40.43
C4	78°27'47"	30.00	24.49	41.08	N 85°00'00" E	37.85
C5	87°00'00"	30.71	30.71	79.96	N 79°19'00" E	71.71

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 34°20'00" E	5.00'
L2	N 34°20'00" E	5.70'

BEARING TABLE

NUMBER	DIRECTION
B1	S 34°20'00" W
B2	S 55°40'00" E
B3	N 34°20'00" E
B4	S 55°40'00" W
B5	N 79°19'00" E
B6	N 10°40'00" E



NOTES

- FIRST FLOOR EXTERIOR TIES ARE SHOWN ON THIS PLAN; SECOND FLOOR TIES ARE THE SAME AS FIRST FLOOR TIES AT THE CORNERS SHOWN.
- EXTERIOR AND INTERIOR THICKNESS OF WALLS VARIES SLIGHTLY. THE AVERAGE DIMENSION IS 0.40(4 3/4"). FIRE WALLS ARE 0.40(4 3/4")±.80" (3 1/2")±0.16(7/2")±0.87(11 1/2"). SEE FIREWALL DETAIL ON SHEET 2.
- THE DEVELOPER OF 52nd STREET CONDOMINIUMS HEREBY DESIGNATES LIMITED COMMON AREAS, AS SHOWN ON THIS PLAN. SEE IDAHO CODE 55-1503(G). (PAVED PARKING AREAS, DRIVE, DRIVE, AND CARPORT). ALL OTHER AREAS, EXCEPT UNDER BUILDINGS, ARE COMMON AREAS.
- UNIT. "UNIT" MEANS THE SEPARATE INTEREST IN A CONDOMINIUM AS BOUNDED BY THE FINISHED EXTERIOR SURFACES, INCLUDING TO THE BOTTOM OF THE FOOTING, FOUNDATION, PERIMETER WALLS, WINDOWS, AND DOORS, THEREOF, ROOF, INCLUDING SHINGLES, TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREON CONTAINED. THE FOLLOWING ARE NOT PART OF A "UNIT": RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT. THE EXTERIOR SURFACES OF A PERIMETER WINDOW OR DOOR MEANS THE POINTS AT WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS AND DOORS ARE CLOSED; THE PHYSICAL WINDOWS AND DOORS THEMSELVES ARE PART OF THE UNIT AS HEREBY DEFINED; THE HEATING AND OR AIR CONDITIONING FOR EACH UNIT IS A PART OF THAT UNIT. COMMON WALLS BETWEEN ATTACHED UNITS ARE BOUNDED BY THE OUTER FINISH OF THE FIREWALL ADJACENT TO THAT UNIT.
- FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES AND RELATIONSHIPS OF THE UNITS AND COMMON AREA, SEE THE CONDOMINIUM DECLARATION, INST. NO. 10406466, FILED FOR RECORD IN THE ADA COUNTY RECORDERS OFFICE.
- DIMENSIONS ON THIS SHEET ARE TO OUTSIDE WALLS OF BUILDINGS, UNFINISHED SURFACES AND CORNERS.
- SEE SHEETS 2, 3 AND 4 FOR INTERIOR DIMENSIONS AND DETAILS.
- GRAVEL DRIVE IS TO BE MAINTAINED BY THE OWNER OF UNIT 5.
- PAVED AREAS ARE LIMITED COMMON AREAS. SEE NOTES 3 AND 5 ABOVE.
- DRAINAGE AND PAVED AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

*AFFIDAVIT #10407214
8/9/04

