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From: **Joe Canning, PE/PLS**
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Date: 20 January 2024

Subject: **Shindig Subdivision
8875 West State Street
SUBFY2024-0001
Tax Parcel R8123252150**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is a proposed 96 lot subdivision. The site had previously reviewed as an apartment complex under file number PWUFY2022-0001 in 2022. This application's purpose is to subdivide each unit per the PWU permit review.

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

Affidavit of Legal Interest

The affidavit of legal interest provided with the application has been executed by a person that does not appear to have authority to sign for the landowner. Please provide a corrected affidavit or provide evidence that the entity signing the affidavit is the landowner.

Erosion and Sediment Control

Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Fire District Approval

The conversion of the project to a subdivision must be reviewed by the North Ada County Fire and Rescue District. Should fire flow requirements exceed that available, improvement of off-site and/or internal city water lines or other efforts may be necessary.

Idaho Department Building Services Review

As the original building permit review was performed for apartments, a new review is required for the subdivision. Location of proposed lot lines may impact the prior review. Building fire walls, building foundations and/or setbacks from lot lines may be required.

Water and Sewer Connections

Each lot must have its own water and sanitary sewer service. Any new water and sewer services must be reviewed and approved by the city's Public Works Department.

Public water lines need to be at least 25 feet from storm water seepage beds.

Verify that all existing public water/sewer line easements have not been encroached upon.

Water and Sewer Easements

The project has previously provided easements to the city for water/sewer lines and appurtenances in the project. As the roadways will be private roads, the city would additionally need a blanket easement covering the entire road area.

Private Roads

Please provide an approval from Ada County for proposed street names for the project.

Please provide QC results of the construction of the internal roadways that they comply with the approved plans per PWUFY2022-0001.

Subdivision Name

Please provide an approval from Ada County for proposed subdivision name for the project.

Pressure Irrigation

As the project includes pressure irrigation and is now a subdivision, please provide a pressure irrigation report.

Will each lot owner have individual access to water from the irrigation system or will the entire project's irrigation water be controlled by the HOA?

Homeowners' Association – C,C&Rs

The draft edition of the C,C&Rs includes Article 8 that seems to have been created to benefit the ACHD. Are there any ACHD facilities in the project? It seems the article should be rewritten to reference interests of the city and the prior storm water operation and maintenance agreement.

It seems there should be a more robust inclusion in the C,C&Rs covering the pressure irrigation system and its maintenance. We note general verbiage in 3.16 and 10.3, but they do not seem very descriptive of the system for the project.

Are the private roads and their maintenance covered in the C,C&Rs?

FEMA Flood Maps

The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

Initial Final Plat Comments

Notes 5 and 6, are the PUE shown and dimensioned on the plat? Calling out the easement and showing its linework is not adequate. The easements must be fully located and defined.

We suggest note 11 on sheet 1 be deleted. The city is an urban area and the note is not necessary as it is state law.

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