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From: **Joe Canning, PE/PLS**
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Date: 2 June 2025

Subject: **Keeney Estates Subdivision
418 East 51st Street
CUPFY2025-0008
Lot 25, Block 5, RAS#5
Tax Parcel R7734160815**

Pages: 4

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 4-lot subdivision. We had previously provided comments for this project under file number SUBFY2024-0004. We are providing some of the content of that review in this review. City Public Works staff has recently met with the applicant's engineer to discuss construction plans for the project. Comments contained herein are being addressed with the subdivision review process.

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

Waiver Requests

The application is requesting a waiver of the following:

- Structural Documentation
- Irrigation/Ditch Company Authorization Letter
- Affidavit of Legal Interest

As the project is also in process with a subdivision application, we have no objection to waiving the information for the first two items, but the Affidavit of Legal Interest needs to be submitted as it provides a connection between the landowner and their representative and to protect the city.

Final Plat – Initial Comments

Plat note 1 references the plat of Riverpointe Subdivision. We presume this should be Keeney Estates Subdivision?

Plat note 9 may need to be revised. The ownership/maintenance of the sewer services from the main line may be with the city depending on the storm drainage system and comments from Public Works. This would be determined at the time when full construction plans are provided for review.

The notes must create a Garden City water and sanitary sewer easement including all mainlines, services, fire hydrants and other appurtenances.

Street Names

Is the internal road a private road? We expect due to the number of units proposed, Ada County will require the road to be named. Please provide county approved names, if necessary.

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.

Restricted Build Agreement

Will the applicant plan on creating a Restricted Build Agreement (RBA)?

QLPE Plan Review

If applicable, will the applicant desire the city to perform a QLPE review?

Irrigation Facilities

As the application plans to install pressure irrigation (see note 12 on the final plat) when construction plans are prepared and submitted for review, please provide the following:

- Provide a review/approval for any changes to existing gravity irrigation systems from the Thurman Mill Ditch Co. LTD
- Provide a review/approval for the inclusion of a pressure irrigation intake
- Provide a pressure irrigation report prepared, sealed, dated and signed by the qualified Idaho design professional

Irrigation easements may be required. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Ada County Highway District

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 (NACFRD) will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of locations of fire hydrants.

We note the common driveway is longer than 150 feet. We note preliminary plat note 5 regarding home fire sprinkler systems. A turnaround may be required.

Water and Sewer Connections

Water and sewer service must be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Please provide a plan-profile of the water and sewer planned for the project for city review and approval when construction plans are created. Should permeable pavers be proposed, please note that water line mains under or within 10 feet of permeable pavers need to be ductile iron pipe when possible. Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off.

Are any fire hydrants required? If so, the minimum mainline running by the fire hydrant connection tee must be 8-inch pipe.

Please add sanitary sewer service line cleanouts to each service line at the property line per Garden City standard notes.

Should the project include drainage treated with permeable pavers, please note the city will not replace/repair storm drainage systems placed over city water/sewer lines. Final plat notes and information within the project C,C&Rs would be required that state this.

Site Grading and Drainage Plan

Compliance with the storm water ordinance and policies of the city will be required. A site grading and drainage plan will be required that is sealed, dated and signed by the design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage must be maintained on-site.

Please note that site grading must match existing grading along the site's perimeter.

Storm Water Operation and Maintenance Manual

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 that is sealed, dated and signed will be required when construction plans are submitted.

Site Geotechnical Report

A site geotechnical report will be required for the design of the on-site storm water system prepared and sealed, dated and signed by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must 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 the 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.

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 approved plans attached and be recorded by the city after the final plan approval.

Please provide the agreement for review and approval.

FEMA Flood Maps

The site is currently located in FEMA Zone AE. Compliance with the city's floodplain ordinance will be required (lowest floor elevated to at least 2 feet above the current published BFE).

The applicant should also review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. These are available on the city's website. 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.

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