

Table of Contents

[Standard Grading and Drainage Conditions](#)
[Standard Irrigation Conditions](#)
[Standard Sewer Conditions](#)

[Standard Street Light Conditions](#)
[Standard Hillside Conditions](#)
[Misc. Engineering Conditions](#)
[Misc. Solid Waste Conditions](#)

PW SUBDIVISION COMMENTS

REV 12/03/12

Date Due: 06/05/2013
Transmittal Date: 05/29/2013
Tentative Hearing Date: 08/05/2013
Subject: Barber Mill Estates; SUB13-00017
Plat: Preliminary

Engineer/Surveyor/Planner: Kent Brown
Phone: 871-6842

When finished with comments, please type initials below.

To:					Initials
<input checked="" type="checkbox"/>	Public Works	Rob Bousfield	Drainage, Hillside, Misc. Engineering	384-3914	RJB
<input checked="" type="checkbox"/>	Public Works	Mike Hedge	Municipal Lighting	388-4719	MH
<input checked="" type="checkbox"/>	Public Works	Mike Sheppard	Sewer	384-3920	MS
<input checked="" type="checkbox"/>	Public Works	Mike Sheppard	Pressure Irrigation	384-3920	MS
<input checked="" type="checkbox"/>	Public Works	Peter McCullough	Solid Waste	384-3906	PJM

B.C.C 9-20-05.C.4, *Procedures; Preliminary Plat* of the Boise City Subdivision Ordinance provides that if no written recommendation from any agency listed herein is received within five (5) days after such notification, the approval of the Final Plat by such agency will be considered granted.

If you would like access to better resolution drawings (i.e., site and landscape drawings) please refer to: <http://pdsonline.cityofboise.org/pdsonline/CaseSearch.aspx> by using the case number.

1. STANDARD GRADING AND DRAINAGE CONDITIONS

REV 9/12/07

- a. Subdivision drainage shall be in accordance to B.C.C. 9-20-8.E. The developer shall submit a letter from the appropriate drainage entity approving the drainage system or accepting the drainage there from. A copy of the construction drawing(s) depicting all site drainage improvements shall be submitted with the letter.
 - i) Developer may either construct improvement prior to final platting or post bond in the amount of 110% of the estimated construction costs. Estimated construction costs shall be provided by the developer's engineer.
 - ii) For drainage facilities located outside of the public right-of-way, the developer shall dedicate a storm drainage easement. Said easement shall be labeled as either an Ada County Highway District storm drainage easement or a homeowners' association storm drainage easement, depending on what entity will assume responsibility for the operation and maintenance of the storm drainage system.
 - iii) Should the homeowners' association be responsible for the operation and maintenance of the storm drainage facilities, covenants, homeowners' association by-laws or other similar deed restrictions acceptable to the Boise City Attorney shall be reviewed and approved by the Boise City Attorney.
- b. If fills greater than one foot in depth are to be placed in subdivision lots inside of building envelopes, as defined by the applicable subdivision building setbacks, the Developer shall obtain a grading permit from the Boise City Building Department (Commercial Rough Grading Permit). Grading permit must be acquired prior to the start of construction or final plat signature by the Boise City Engineer, whichever comes first.

Special Conditions:

- a) Obtain a grading permit for filling in the sewage lagoons. Provide a geotechnical report specifying fill placement and compaction requirements. Comply with grading permit requirements.
- b) Provide subdivision grading plan for approval by Public Works which verifies adequate drainage for the narrow lots.

2. STANDARD IRRIGATION CONDITIONS

REV 12/6/07

- a. Comply with Boise City Code Section 9-20-8.J concerning pressure irrigation requirements prior to signing of the final plat by the Boise City Engineer.

- i) The owner, person, firm or corporation filing the subdivision plat shall provide a pressurized irrigation system. The system must conform to the minimum design standards and specifications of Boise City, or of the entity that will operate and maintain the system, if that entity has published standards; or
 - ii) The owner, person, firm or corporation filing the subdivision plat shall provide written documentation that a valid waiver of the requirement to provide a pressure irrigation system and that Idaho Code 31-3805(1)(a) regarding transfer of water rights, has been complied with.
- b. Prior to either commencing construction or signing of the final plat by the Boise City Engineer, developer shall:
 - i) Submit for approval by the Department of Public Works, construction plans and specifications for the pressurized system, stamped by a registered engineer.
 - ii) Provide written assurance that provisions have been made for ownership, operation, and maintenance of the system.
 - iii) Delineate all necessary irrigation easements on the final plat (B.C.C. 9-20-7.F).
- c. Developer shall provide for an independent inspection of the installation of irrigation facilities and written certification by the design or project engineer that the system was installed according to the approved plans. In addition, the Department of Public Works must be present for the system pressure test and participate in a final inspection.
- d. Developer may construct prior to final platting or bond in the amount of 110% of the estimated construction costs based on the approved plans.
- e. **Fees:** Developer and/or owner shall pay the current inspection and plan review fees applicable to the proposed subdivision prior to signing of the final plat by the Boise City Engineer (B.C.C. 9-20-11).

Special Conditions:

3. STANDARD SEWER CONDITIONS

REV 12/03/12

City Subdivision Conditions

- a. Wetline sewers are required (Boise City Code 9-20-08.D, *Improvements; Sanitary Sewers*).
 - i) Plans shall be submitted to and approved by the Boise City Department of Public Works prior to commencing with construction. Developer and/or owner may either construct improvements prior to final platting or execute a performance agreement and provide surety in the amount of 110% of the estimated costs. The developer and/or owner shall coordinate with the Department of Public Works for construction inspection prior to and during construction. Unless otherwise approved by the Public Works Department, all sewer construction shall be completed and accepted within 90 days of plat recordation, or within 30 days of issuance of the first building permit within the subdivision, whichever comes first.

NOTE: All bonding shall conform to Boise City Code 1-19, *Surety Bonds*.

- ii) Developer and/or owner shall pay the current sewer inspection fees for the proposed subdivision prior to signing of the final plat by the Boise City Engineer.
 - iii) Developer and/or owner shall be responsible for repairs of any failures that occur within one (1) year of the project acceptance by the appropriate sewer entity (Boise City Code 9-20-08.D.3, *Improvements; Sanitary Sewers*).
- b. Developer and/or owner shall delineate all necessary Boise City sanitary sewer easements on the final plat prior to signing of the final plat by the Boise City Engineer (Boise City Code 9-20-07.F, *Design Standards; Easements*).
- c. Unless previously paid, developer and/or owner shall pay a sewer assessment along E. Sawmill Way and/or as may be approved by the Boise City Public Works Commission prior to signing of the final plat by the Boise City Engineer. Contact the Department of Public Works for specific costs.
- d.

NOTE: All bonding shall conform to Boise City Code, 9-20-08.B.3, *Improvements; Filing of Plans and Surety*, which specifies that the improvements to be made shall be done in a time period not to exceed one year from the date of approval of the final plat.
- e. Developer and/or owner shall pay a pump station upgrade fee of \$100 per lot in accordance with Boise City Code 8-11-06.03.I, *Capital Fees; Temporary Lift Station Upgrade Fee*.

Special Conditions:

Require that the sewer treatment facilities on the site are properly closed, as regulated by the Idaho Department of Environmental Quality, and that the developer comply with other federal, state and local requirements that may apply. Proof of DEQ approval should be provided prior to final signature of the plat.

Place a note on the plat advising of the former use of the property.

4. STANDARD STREET LIGHT CONDITIONS

REV 9/12/07

City Subdivision Conditions

- a. Developer shall delineate on the face of the final plat a Boise City street light easement, acceptable to the Boise City Department of Public Works, for the purpose of installing and maintaining city-owned street light fixtures, conduit, and wiring lying outside the dedicated public right-of-way (B.C.C. 9-20-7.F).
- b. The developer shall be required to install, at their expense, street lights in accordance with Boise City Public Works specifications and standards at locations designated by the Public

Works Department (B.C.C. 9-20-08.H). Plans shall be reviewed and approved by the Boise City Public Works Department prior to commencement of construction or bonding.

- c. **Fees:** Developer shall pay the current street light inspection and plan review fees on the proposed subdivision (B.C.C. 9-20-11).
- d. The street lights shall be installed and accepted by the Boise City Public Works Department at the following locations. Unless otherwise noted, street lights shall be installed at a 25-foot minimum mounting height, 100 W.H.P.S.
 - i) Light Locations:
 - Lot 2, Block 1, northeast side of the curve approx 140 ft from E. Sawmill Way.
 - Lot 1, Block 2, Northeast corner.
 - Lot 7, Block 2, Southwest corner.
 - Lot 9, Block 2, Southeast corner.
 - Lot 14, Block 2, Southeast corner.
- e. If approval for bonding is granted by the Boise City Public Works Department, developer may bond in the amount of 110% of the estimated street light costs. Street lights shall be installed within 90 days of the issuance of the first building permit in the development, if building permits are obtained prior to completion of street light improvements.

Special Conditions: None.

5. STANDARD HILLSIDE CONDITIONS

REV 9/12/07

N/A

6. MISC. ENGINEERING CONDITIONS

REV 9/12/07

- a. A portion of the property is within the floodplain. Comply with Boise Floodplain Ordinance.

Special Conditions:

7. MISC. SOLID WASTE CONDITIONS

REV 3/11/11

Requirements for Residential Subdivisions

The following requirements for trash and/or recycling service apply to any residential subdivision or development in the City of Boise. Solid Waste collection vehicles utilize mechanical arms to collect 48 to 95 gallon plastic wheeled carts which require certain space and access specifications. If the following conditions cannot be met, commercial service or separate collection locations may be required.

a. General Requirements

- i) All streets must be designed so that collection vehicles are not forced to back up at any time. (Hammerhead drives may be permitted only with prior approval from Public Works, 384-3906)
- ii) All developments utilizing residential service, including, condominiums, town homes, and patio homes, must provide a minimum of 9 feet of curb space per dwelling unit for the carts to be placed at the curb for collection.
- iii) Cul-de-sacs must have an unobstructed 70' minimum diameter.
- iv) Alleyways and service drives designated for solid waste collection shall be a minimum of 16' (curb to curb) with no parking permitted.
- v) Trees, street lights, wiring and other overhead obstacles shall not impede trash or recycling collection and will be maintained to provide an 18' high clearance above the cart collection location(s).
- vi) Designated parking areas shall not impede curbside solid waste collection, including parking in cul-de-sacs.
- vii) Developers of gated subdivisions shall provide the solid waste hauler with access to the subdivision.

Special Conditions: Homes located on private driveways will be required to take their trash and recycling to the nearest street for collection. This information should be provided to prospective homers prior to purchase.

[Back to top](#)

Finalized/Sent: LR 06/05/13
--