

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: June 3, 2015

To: Planning and Development Services

From: Jason Taylor, Associate Civil Engineer
Public Works

Subject: SUB 15-00034, PUD15-00015, CFH15-00029; Hackberry Ranch #2 Subdivision
Grading & Drainage, Hillside, & Misc. Engineering Comments

1. STANDARD GRADING AND DRAINAGE CONDITIONS

- 1) Subdivision drainage shall be in accordance to B.C.C. 11-09-04-05. 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.
 - a) 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.
 - b) 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.
 - c) If the homeowners' association is to be responsible for the operation and maintenance of the storm drainage facilities, the covenants, homeowners' association by-laws or other similar deed restrictions shall be reviewed and approved by the Boise City Attorney.
- 2) 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:

2. STANDARD HILLSIDE CONDITIONS

1. Developer will comply with all requirements of Boise City Code Sections 11-14-01 through 11-14-16 (Hillside and Foothill areas) or submit evidence satisfactory to the Boise City Engineer that the proposed development is exempt from the requirements therein stated due to location, topography and/or the absence of adverse conditions associated with slope stability, ground water, erosion and sedimentation.
 - a. The project engineer shall submit a summary report describing the incorporation of the recommendations of the various final reports into the design and said summary report shall accompany the final reports.
 - b. Developer and/or owner shall post bond/agreement in the amount of 110% of the estimated costs on each of the following items pertaining to its particular plan: Grading, Filling, Erosion Control, Drainage, Revegetation and related work. This bonding shall be provided prior to the start of any site work or signing of the final plat by the Boise City Engineer.
 - i. Additionally this bond shall remain in effect until such time as, in the opinion of the City Engineer, the grading is complete, the revegetation is established and the susceptibility for erosion on the site has been reduced to a tolerable level.
 - ii. The portion of the bond for revegetation and erosion control shall remain in effect through at least two growing seasons (spring and fall). If, in the opinion of the City Engineer, vegetation has not become established prior to the last growing season, the Developer and/or Owner shall do additional revegetation work as recommended by the developer's Landscape Architect and approved by the City Engineer. The City Engineer may also require extension of this portion of the bond until such time that at vegetation has become established and hence long term erosion control has been provided.
 - c. All protective covenants required under Boise City Code Section 11-14-13 shall be reviewed and approved by the Boise City Attorney prior to signing of the final plat by the Boise City Engineer.
 - d. **All filing fees and costs required to be paid under Boise City Code Section 11-14-15 shall be paid prior to the signing of the final plat by the Boise City Engineer.**

2. Place the following note on the face of the final plat:
 - a. “Individual lot development shall comply with the Boise City Hillside and Foothills Areas Development Ordinance (B.C.C. 11-07-08 through 11-07-09), International Building Code Chapter 18 and Appendix J as modified by Boise City Code Chapter 4-02 and the conditions of approval for CFH15-00029”

3. MISC. ENGINEERING CONDITIONS

N/A

4. PRIVATE STREET CONDITIONS

- a. The following private street requirements must be met in an acceptable format:
 - i) Convey to those lot owners taking access from the private street, the perpetual right of ingress and egress over the described private street, and
 - ii) Provide that such perpetual easement shall run with the land, and
 - iii) Provide each lot owner taking access from the private street, undivided interest within the private street.
- b. A restrictive covenant for maintenance and reconstruction shall be recorded at the time of recording the plat which covenant, (a) creates the formation of a homeowners association for the perpetual requirement for the maintenance/reconstruction of the private street, and private street signs and (b) provides that said covenant shall run with the land, and (c) provides that the homeowners association shall not be dissolved without the express consent of Boise City.
- c. Said easement and covenant to be reviewed and approved by the Boise City Attorney (B.C.C. 9-20-7.E.2.q & 9-20-7.E.2.r).
- d. Private street widths shall be in conformance with B.C.C. 11-09-03.5. or as allowed via B.C.C. 11-09-05. All private streets, base and pavement, shall be constructed to the same construction specifications required for public streets. Contact the Ada County Highway District (ACHD) for public street construction requirements (B.C.C. 11-09-03.5.B.).
 - i) Certification of construction to ACHD specifications is required from an independent testing laboratory or a consulting engineer, including test results for the verification of construction (B.C.C. 11-09-03-05.B.(2)(e)).
 - (1) If it is an existing private street, verification of acceptable construction of the existing private street, including acceptability for use of emergency vehicles (including fire trucks and ambulances), is required from an independent testing laboratory or a registered Professional Engineer.
 - ii) Sidewalks are required on both sides of the private street (or in compliance with the sidewalk plan approved with the conditional use) unless specifically waived by the Boise City Council.
 - iii) Private street signs shall be installed in the same manner as public street signs (see requirements of ACHD).
 - iv) The developer shall pay the current drainage review and inspection fees on the proposed subdivision (B.C.C. 11-03-03.3.B.).

- v) Drainage facilities for the private street shall comply with Boise City's Storm Water Management and Discharge Control Ordinance (B.C.C. 8-15). Plans shall be approved and construction inspected by Boise City Public Works.
 - (1) Developer and/or owner may either construct prior to final platting or post bond/agreement in the amount of 110% of the estimated costs, including certification (B.C.C. 11-09-04.2., *Filing of Plans and Bonding Surety*).

Special Conditions:

If you have any further questions please contact Jason Taylor at 384-3946 or jtaylor@cityofboise.org.

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