



CITY OF EAGLE

660 E. Civic Lane
Eagle, ID 83616

Office of City Engineer

August 17, 2021

Bill Vaughan
Zoning Administrator
City of Eagle
P.O. Box 1520
Eagle, ID 83616

RE: **Benari Subdivision**
Preliminary Plat
City of Eagle Reference No. PP-14-21
HECO Reference No. EG 21-0365 PP

Dear Mr. Vaughan:

The City of Eagle has received submittals on June 30, 2021, for the above referenced development. As City Engineer, we have reviewed the submittals for conformance with Eagle City Code Title 9 and the following comments shall be addressed prior to receiving a recommendation for approval:

General Conditions:

1. Army Corps of Engineers 404 permitting may be required. A copy of the final approval letter shall be submitted for the City of Eagle's files when filing of the final plat.
2. A copy of the construction site runoff control plan or storm water pollution prevention plan (SWPPP) shall be submitted for the City files when filing of the final plat. In addition, the EPA requires that a notice of intent form be filed for projects greater than 1 acre. A copy of this notice shall be submitted with the SWPPP.
3. Existing wells and septic systems shall be abandoned as per rules and regulations set forth by the governing agency having jurisdictions.
4. Joint trench utilities may have additional requirements for easements along the proposed public right-of-way, in addition to the easement requirements per Eagle City Code (ECC) §9.3.6. Coordination with joint trench shall be the responsibility of the developer.
5. Eagle City Code (ECC) §9.4.1.8 requires all utilities to be located underground.

HECO ENGINEERS



208-642-3304

email: info@hecoengineers.com

Site Specific Conditions:

1. The applicant is concurrently in negotiation with the City for a Development Agreement (DA) which may address some of these comments.
2. The project engineer has provided an Irrigation Analysis report, dated May 27, 2021, to show conformance to the requirements of Eagle Pressure Irrigation Standards (EPIS). The report indicates the available irrigation flow is 570 gpm and calculates the Mean Irrigation Flow at 260 gpm. It appears the development has sufficient irrigation shares to meet the requirements of EPIS.
3. Preliminary Plat Note 4 and the typical street sections on Sheet PP3.0 do not identify the same public utility, irrigation, and drainage (PUID) easement widths. Preliminary Plat Note 4 shall be revised to clarify the proposed easement widths.
4. Preliminary Plat Note 4 shall be revised to clarify the location of the front PUID easements in relation to the property line.
5. ECC §9.3.6 requires a 12 foot total public utility and lot drainage easement. The applicant shall address the following:
 - a. Preliminary Plat Note 4.D indicates that side lot lines will have a five foot (ten foot total) wide PUID easement.
 - b. Preliminary Plat Note 4.E indicates that rear lot lines will have a six foot wide PUID easement. The Preliminary Plat notes do not mention PUID easements on common lots. However, the common lots are shown with a varying width PUID along all lot lines on Sheets PP1.1 and PP1.2. The proposed configuration appears to provide a 12 foot total width PUID on the rear lot lines adjacent to the common lots.
 - i. The Preliminary Plat Notes shall be revised to clarify the proposed PUID easements on common lots.
6. The development is proposing a reduction in setbacks from the minimums established under ECC §8.2.4. If permitted, the side and rear lot PUID easement will need to be reduced to less than or equal to the setback.
7. The 28 Foot Private Street Section Detail 5 on Sheet PP3.0 shows a 28 foot wide, back of curb to back of curb, street with two foot ribbon curbs and a five foot attached sidewalk on one side of the street. The applicant shall address the following:
 - a. ECC §9.4.1.3.A generally requires rolled curb and gutter be provided on minor streets.
 - b. ECC §9.3.2.5.B.2 requires private streets less than 34 feet wide have vertical curb.
 - c. ECC §9.3.2.5.B.2 requires private streets to provide 12 wide travel lanes. The proposed section is labeled with 10 foot wide travel lanes and 7 foot wide parking on one side of the street.
 - d. ECC §9.4.1.6.F.1 requires sidewalks on both sides of the street.
 - e. ECC §9.4.1.6.F.1 requires detached sidewalks with an 8 foot wide landscape strip.
8. The 33 Foot Private Street Section Detail 4 on Sheet PP3.0 shows a 33 foot wide, back of curb to back of curb, street with two foot ribbon curbs, and a five foot detached sidewalk, with associated 8 foot landscape strip, on one side of the street. The applicant shall address the following:
 - a. ECC §9.4.1.3.A generally requires rolled curb and gutter be provided on minor streets.
 - b. ECC §9.3.2.5.B.2 requires private streets less than 34 feet wide have vertical curb.
 - c. ECC §9.4.1.6.F.1 requires sidewalks on both sides of the street.

9. The proposed phasing plan shows a street configuration with one entrance at the completion of Phase 1. The applicant shall provide evidence of preliminary approval of the phasing plan by Eagle Fire.
10. The proposed improvements include private driveways/alleys which will be reviewed as private street. The following requirements of ECC §9.3.2.5 related to the private streets and related storm drainage facilities shall be submitted for review with the Final Plat application:
 - a. The project engineer shall provide a letter of certification of conformance to ACHD design standards of the private streets and related storm drainage. (ECC §9.3.2.5.B.1 and §9.3.2.5.B.7)
 - b. The construction plans shall include private street signage as required by ECC §9.3.2.5.B.4.
 - c. An operations and maintenance agreement and capital management plan for the private streets shall be submitted per ECC §9.3.2.5.C.
 - d. The Final Plat shall include the notes required by ECC §9.3.2.5.C.
11. The submittals include a geotechnical report from Atlas, dated May 20, 2021, with an estimated groundwater depth and a preliminary infiltration rate. The following requirements of the City of Eagle Drainage Design Standards (EDDS) shall be noted for the submittal of the private street construction plans with the Final Plat application:
 - a. EDDS B.2.c requires a geotechnical report with a determination of seasonal high ground water elevations to be submitted with the construction plans.
 - b. EDDS B.2.c requires final infiltration rates to be included in the geotechnical report.

If you have questions or need additional information, please contact our office.

Sincerely,
HECO Engineers

By: 

Chad Carter, P.E.
Project Manager

cc: Corinne Graham, PE – Civil Site Works
Laren Bailey