



## CITY OF EAGLE

660 E. Civic Lane  
Eagle, ID 83616

Office of City Engineer

September 21, 2021

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

RE: **Benari Subdivision – 2<sup>nd</sup> Review**  
**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 revised submittals on September 13, 2021, for the above referenced development. As City Engineer, we have reviewed the submittals for conformance with Eagle City Code Title 9 and recommend approval with the following comments:

The project engineer has provided a response letter, dated September 9, 2021, to our first review letter, dated August 17, 2021. The response letter acknowledges the general conditions and addresses several of the site specific conditions of the previous review letter. The numbering of our first letter has been retained for clarity. Language added to the previous comments has been underlined and italicized.

**SSC#:**

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.
5. ECC §9.3.6 requires a 12 foot total public utility and lot drainage easement. The applicant is requesting the following:
  - a. Preliminary Plat Note 4.D indicates that side lot lines will have a five foot (ten foot total) wide PUID easement.

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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 rolled curb and a five foot attached sidewalk on one side of the street. The applicant is requesting the following:
  - 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 rolled curb, and a five foot detached sidewalk, with associated 8 foot landscape strip, on one side of the street. The applicant is requesting the following:
  - 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.
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

