



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

July 24, 2019

Mr. Erik Brubaker  
B-Town Planning LC  
4291 Upper Pack River  
Sandpoint, ID 83864

RE: Preliminary Plat Application for Orchard Ridge Estates; SUB006-19

Dear Erik,

I have completed a review of the preliminary plat of the above-named subdivision for compliance with Dover City Code (DCC) and find the following in addition to the City Planner letter:

- 1) To complete my review, please submit preliminary construction plans with a revised preliminary plat addressing the following items:
  - a. Provide road approach to Syringa consistent with the approved approach permit.
  - b. Per DCC §11-3-4.B.16 and §11-3-4.B.17, provide a statement of proposed provisions for irrigation/domestic water supplies and sewage disposal. Also show proposed location and size of water and sewer lines (include both Syringa Heights Rd and Lower Syringa Rd.).
  - c. Per DCC §11-3-4.B.18, location and width of existing or proposed easements and right of way dedications must be shown. Prescriptive right-of-way and deeded right-of-way note on plat may be in conflict. Additional information needs submitted with the application to make a determination.
    - i. What is the basis of the Syringa Heights Rd centerline shown? It doesn't appear to be the centerline of the road;
    - ii. The left and right of Syringa Heights Rd property line/ right-of-way is not based on a 25-ft offset each side of the centerline as shown or the road as shown.
- 2) As the applicant moves forward into construction plans, please consider the following items for inclusion in the plans (but not limited to):
  - a. The plans must be prepared by a Professional Engineer consistent with Idaho Code.
  - b. Provide topographic mapping information for review of the preliminary plans.
  - c. Provide horizontal and vertical design elements of the proposed roads, approach design, cuts and fill limits.

- d. Provide on-site and Syringa Heights Rd and Lower Syringa Rd stormwater facilities consistent with recently adopted standards and existing ordinances.
  - e. Provide a Stormwater Management Plan for the development and off-site improvements due to onsite stormwater runoff. The city will require stormwater easements as needed.
  - f. Show easements and right-of-way as deeded and listed on the Preliminary Plat.
  - g. Per SD-001 Typical Section Note 1 and TYP-004, the private road surface must be paved.
- 3) Proposed Lot 6 – Show the existing Lower Syringa Rd limits; 50ft dedication of Right-of-way for the road or portions thereof outside of the railroad right-of-way; and, centerline of the existing road.

Please feel free to call or email with any questions you may have regarding this review.

Sincerely,



A. Jay Hassell, P.E.

City of Dover Contract City Engineer

C: City of Dover  
Clare Marley, AICP, Contract City Planner, Ruen Yeager and Associates