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Date: 4 October 2022

Subject: **Riverside Courtyard Improvements
2900 West Chinden Boulevard
DSRFY2022-0021
Tax Parcel R2734541992
Land Area = 12.95 Acres**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a pre-review of the application for the subject project. This project is improvements to the Riverside Hotel's Courtyard a remodel of the existing building and site. We are not to provide a full review as items necessary to perform a full review of site improvements have not been provided.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Erosion and Sediment Control

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should fire flow requirements exceed those available, the land use, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of locations of fire hydrants.

Water and Sewer Connections

The application letter dated 12 August 2022 notes “to replace the existing and aging central utilities that are currently positioned immediately adjacent to the Boise River greenbelt...”. And notes the “installation of underground utilities, stormwater facilities, and minor site grading...”. The application is not clear on the scope of these changes.

Any new water and sewer services must be reviewed and approved by the city’s Public Works Department.

The applicant is responsible to verify that adequate water system supply is available to provide any fire suppression water needs.

The applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Location or relocation of any city infrastructure will require adequate access and utility easements be provided to the city to serve the infrastructure.

Site Grading and Drainage Plan

The amount of site grading has not been defined. The city may require the submittal of a site grading and drainage plan. The Riverside Hotel previously had a master drainage plan. How the project conforms to that plan needs to be assessed.

Should a grading and drainage plan be required, a storm water design report and a drainage system operation and maintenance manual for handling of storm water prepared by an Idaho licensed design professional will be necessary. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

Should a grading and drainage plan be required, a site geotechnical report will be necessary for the design of the on-site storm water system prepared by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

Storm Water Operation and Management Agreement

Should a grading and drainage plan be required, the landowner must enter into an agreement with the city that will be recorded addressing mandatory maintenance of the site's storm water system. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

FEMA Flood Maps

The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

We have no other comments regarding this request at this time.