



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hanna Veal
Colin Schmidt
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey
Kena Champion
Building**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 7 January 2023

Subject: **47th Street Apartments
233 & 311 East 47th Street
DSRFY2022-0022
Tax Parcels R2734523661 & R2734523676
Land Area = 2.06 Acres**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is a sixty-unit residential development.

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.

Ada County Highway District

Approval of the project by the Ada County Highway District will be required.

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

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.

Water lines need to be at least 25 feet from storm water seepage beds.

Site Grading and Drainage Plan

A site grading and drainage plan will be required. Said plan must be reviewed and approved by the city.

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 required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

A site geotechnical report will be required 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

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.

Subdivision?

Will the project become a subdivision? Conversion of an apartment project to a subdivision would alter requirements of the city.

Affidavit of Legal Interest

County records appear to indicate the landowner is Fairview Acres 311, LLC, which has March Capital Management, LLC as its manager. The application and affidavit provided indicate the landowner is PITXITXI LLC. It appears a new affidavit is needed.

Boundary Survey

We did not locate a current survey of the subject property. The application material included a topographic survey that appears to include a boundary.

Please note that the Ada County surveyor's office and Garden City cooperated in joint project to re-monument the centerline of Adams Street. The result was Record of Survey No. 10116. Nearby ROS 13433 notes some of the area centerlines. The centerline of East 47th Street at Adams Street should be reviewed as the boundary of Northwind Estates may deviate from the centerline of East 47th Street.

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