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Date: 10 June 2024

Subject: **Elle Estates Subdivision – Adams Multifamily
4800 North Adams Street
SUBFY2022-0004
Tax Parcel R2734523137
Land Area = 0.632 Acres
Updated Comments**

Pages: 5

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 14-unit townhouse subdivision.

Our office previously provided comment on this project on 3 October 2022.

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

Review Status

Since the development is still securing entitlement reviews/approvals, our review will not be a complete review of the submitted materials. Public Works staff will fully review submittals prior to approval for construction. Comments in this review must be considered as a cursory review and not a complete review.

Subdivision Name Reservation

Please provide an approval by the Ada County Surveyor's office for the name of "Elle Estates Subdivision".

Preliminary Plat

We do not see a specific plan called a preliminary plat. For our review, a preliminary plat should at least include the following:

- Approved subdivision name
- Notes defining housing lots and common lots
- Define the access to the units and materials proposed
- Depict a method of storm water mitigation
- Depict proposed improvements including water and sewer
- Describe the proposed irrigation system

In this case, other submittal items provide details of most of the above items.

Final Plat

The final plat is shown on sheet 2 of the construction plans.

Note 3 states irrigation water will be provided. Please provide an irrigation report noting the amount of surface water available, the frequency of its availability, pressure irrigation distribution system details, water requirements to serve the development and details of the pump station.

Note 4 references the city of Boise. Please revise.

The notes must create a Garden City water and sanitary sewer easement including all mainlines, services, fire hydrants and other appurtenances.

Street Names

Is the internal road a private road? We expect due to the number of units proposed, Ada County will require the road to be named. Please provide county approved names, if necessary.

Original Parcel

The land is portions of Lots 1 and 2 of Block 23 of FAS #3. Please provide evidence the land is an original parcel per city code.

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.

Restricted Build Agreement

Will the applicant plan on creating a Restricted Build Agreement (RBA)?

QLPE Plan Review

Will the applicant desire the city to perform a QLPE review?

Irrigation Facilities

It appears gravity irrigation work is proposed. Provide an approval of the project from the irrigation entity, including depiction/creation of easements. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Ada County Highway District

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

Fire District Approval

Approval (see below) of the project by the North Ada County Fire and Rescue District (NACFRD) 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.

We note an e-mail from Mike Bisagno representing NACRFD regarding approval of the project with residential sprinklers.

Water and Sewer Connections

Water and sewer service 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.

Please provide a plan-profile of the water and sewer planned for the project for city review and approval. Please note that water line mains under or within 10 feet of permeable pavers need to be ductile iron pipe when possible. Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off.

Are any fire hydrants required? If so, the minimum mainline running by the fire hydrant connection must be 8-inch pipe.

Plan sheet 5 of 7 depicts a separate ¾-inch water "service" line to serve the common area. Is this large enough to provide off-season irrigation water?

Please add sanitary sewer service line cleanouts to each service line at the property line per Garden City standard notes.

The project has a portion of the drainage treated with permeable pavers. Please note that the city will not replace/repair storm drainage systems placed over city water/sewer lines. Final plat notes and information within the project C,C&Rs must state this.

Other Plan Comments

We do not see a legend (other than for the final plat) including abbreviations on the plan set. Please add needed information.

Sheet 4, keynote 7 refers to a retaining wall and a call to SPPWC Std. Plan 617-3. Where is this plan?

The retaining wall noted above along the northerly boundary appears to coincide with the property line. How will the wall footing be installed without providing excavation clearance encroaching onto neighboring lands?

For the retaining wall 15 feet from the westerly boundary, the detail on sheet 6 and A102 are not the same for the footing. Please conform the two.

Drainage Study

Please add information in the study of system drain times for area 2. We presume all of area 4 is under the review of the ACHD. This is mentioned in the study.

The study notes the infiltration basin will have a "grassy bottom". Depending on how this is accomplished, it may or may not provide an extended infiltration rate of at least 0.5 inches per hour. We suggest a more detailed design of the swale.

Is any of the infiltration portion of the system within ten feet of the property boundary, retaining wall or buildings? If so, a letter accepting the encroachment will be required from the project's structural engineer or the geotechnical engineer.

Site Grading and Drainage Plan

The grading plan must be reviewed and approved by the city.

Please add perimeter ground elevations to the plan to review to assure site grading/improvements will not impact adjoining lands. Again, without a plan set legend, we are not sure what the elevations provided represent.

We note a submittal from an unnamed party regarding the structural loading of PaveDrain. This submittal is not stamped by an Idaho Professional Engineer, or for that matter, we cannot tell who authored it. What is the purpose of this document? We note the geotechnical report did not provide a permeable paver or PaveDrain structural design.

Storm Water Operation and Management Manual

Please provide a system operation and maintenance manual for review and approval.

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 approved plans attached and be recorded by the city after the final plan approval.

Please provide the agreement for review and approval.

FEMA Flood Maps

The site is currently located in FEMA Zone X. The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. These are available on the city's website. 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 note the submitted information notes a work map draft BFE of ± 2640.5 . The Drainage Study notes a livable building space elevation to be elevated at least one foot above this elevation. Please advise on what the livable building space elevation is proposed to be – the finish floor or the lowest floor? We note that plan sheet 4 has the FF elevation listed at 43.00. What is the proposed construction – slab on grade or crawl space?

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