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Date: 31 July 2021

Subject: **The Boardwalk
510 East 41st Street
Tax Parcel Number R2734520934
DSRFY2019-25 - Modification**

Pages: 3

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On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting a modification to a prior approval. The project is now proposed to be an 18-story, 111-unit condominium project with 2,066 square feet of commercial space for the area on the west side of East 41st Street.

Our office previously provided comments for this property under file number CUPFY2020-12.

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

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, any modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

Water and sewer services will have to be reviewed and approved by the city's Public Works Department.

Water consumption and sewage flows are expected to be higher from the change of use proposed. Water flows in the area have been a concern in prior area reviews and is subject to further measurements and testing upon some area water improvements. Sewer capacity in the area may need to be reviewed by the applicant's design team as part of the plan review process.

FEMA Preliminary Maps

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay. A completed flood risk acknowledgement form may be required.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to 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. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also 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.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

Land Parcel Status

The site appears to be comprised of several parcel of ground. A parcel consolidation survey or other mechanism may be required.

Splash Pad

The site plan depicts a "splash pad" that appears to be located over a city water main line. This conflict will have to be resolved.

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