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Date: 6 October 2021

Subject: **Torne Flats Subdivision
304 East 45th Street
SUBFY2021-0008
Parcel Number R4265400051
Planning Review**

Pages: 4

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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. The application proposes development of a re-subdivision of Lots 1 through 4 of Iota Subdivision into twelve townhome lots and one common lot.

Comments within this review are specific to the information provided for the current submittal and for proposed infrastructure content. The review should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Information provided applicable to our review is:

1. Land Division and Planned Unit Development application forms dated 31 August 2021
2. Affidavit of Legal Interest dated 1 September 2021
3. Letter of Explanation for project dated 31 August 2021 from Chrysalis Architecture
4. North Ada County Fire & Rescue District review dated 28 September 2021
5. Subdivision name reservation e-mail chain dated 23 September 2021
6. NRCS Soil Report
7. Copy of title report dated 7 June 2021
8. Final storm water runoff calculations marked as “preliminary” from Leavitt & Associates Engineers, Inc.
9. Landscape plan sheets stamped as “preliminary” by South Beck & Baird and dated 3 September 2021
10. Final plat (4 sheets) stamped by Richard A. Gray, PLS and dated 3 September 2021
11. Construction plans (5 sheets) marked as “preliminary” by Leavitt & Associates Engineers, Inc.
12. Topographic Map stamped by Richard A. Gray, PLS and dated 19 August 2021

Comments

1. As the storm water report is marked as “preliminary”, we will not review the information. Have the professional in responsible charge seal, sign and date the report so the city may perform a review. The report must adhere to the requirements of the Boise storm water design manual, except that Garden City only requires three vertical feet of separation to high groundwater, unless permeable pavers are utilized. In that case the separation requirements of the Boise manual must be met.
2. As the construction plans are marked “preliminary”, we will not review the plans. Have the professional in responsible charge seal, sign and date the plans so the city may perform a review.
3. Stamped and signed, by the design professional construction plans, drainage report, O&M manual and storm water agreement must be submitted for review and approval by the city prior to commencement of any construction.
4. The Affidavit of Legal Interest was not executed by the landowner. Please provide a new affidavit. The information submitted with the application indicates that the landowner is 304 E 45th Street Garden City LLC.
5. The soils report submitted with the application is a report generated from the NRCS database and not a project specific report. A site specific report from a qualified geotechnical firm is required that assesses the site. The assessment must include soil profiles, depth to seasonal high groundwater and recommendations for long-term infiltration rates for storm water disposal.

6. Comply with requirements and provide an approval from the Ada County Highway District.
7. The project is a re-subdivision of a portion of Iota Subdivision. The plat of Iota Subdivision notes that the internal road is a private roadway for the use of all the lots within the project. The subdivision plat provided named "45th Street Flats" (that name was not approved by Ada County – the name that was approved is "Torne Flats") notes the roadway is public. Please advise if all landowners will allow the road to be public.
8. The project must be conditioned upon approval of the North Ada County Fire and Rescue District (NACFRD). The review that has been performed by the NACFRD on 28 September 2021 set performance standards and not specific requirements. Specific requirements addressing the project's plan are needed. Should required water fire flows to serve the project exceed the production capabilities of the city's water system in the area, the applicant may have to modify the project, upgrade the city water system in the area or not complete the project. It is recommended the applicant begin assessing the impacts of this comment as soon as possible.
9. The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. If the lowest floor building elevation is proposed to be below the draft BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.
10. The project is a subdivision and is required to provide pressure irrigation using a surface water source. If there is none, a waiver may be requested, but must contain a letter from the area surface water provider stating they cannot serve the property.
11. The title report includes an Idaho Power easement (#775228). Please advise where and what this easement is and how it will impact the project.
12. The final plat must include easements specifically referencing Garden City for water/sewer and appurtenances for all public infrastructure.
13. Final plat note 8 references the Boise Valley Irrigation District Company. We suspect this is not correct for this area. Please research the entity and provide a review by the correct entity for the project. Are there irrigation facilities on the property?
14. Final plat note 9 and the water statement in the Certificate of Owners references Suez Water. The note should reference Garden City.
15. Final plat note 11 is not complete regarding irrigation facilities.

16. Prior to beginning any site grading, the applicant must submit and have approved by the city an Erosion Control Plan and Narrative for the project.
17. All site storm water run-off must be accounted for including roof tops.
18. Will the project utilize a Restricted Build Agreement (RBA) process? Due to the density and proposed improvements, a RBA may be necessary. Please note that construction or storage of combustible materials on the site will not be allowed until adequate fire suppression water and access is provided as required by the NACFRD.
19. Unless a RBA is executed, the final plat will not be signed by the city until all infrastructure is installed, record construction plans with construction observation reports and QC testing is provided and the systems are accepted for maintenance.
20. With an executed RBA, timing of connections of structures to city water and sewer may only occur after the system has been tested, inspected, record plans provided (if possible) and accepted by the city for connection.
21. New water and sanitary sewer mainline extensions or service connections must be coordinated, reviewed and approved by the city prior to installation. Design and installation is the responsibility of the applicant. Should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.
22. Please be sure to address and show adjoining land elevations along the project's perimeter. Site grading cannot impact adjoining lands.

We have no other comments regarding this application at this time. Full review of the project cannot occur until all submittals are stamped, signed and dated by the design professional.