



**Centurion Engineers, Inc.**  
Consulting Engineers and Land Surveyors  
5505 West Franklin Rd. Boise, ID 83705  
Telephone 208.343.3381 | www.centengr.com



To: **Garden City Planning**

Copy: **Jenah Thornborrow  
Betty Gumm  
Hanna Veal  
Colin Schmidt  
Kevin Wallis  
James Pavelek  
Troy Vaughn  
Chad Vaughn  
Olesya Durfey**

From: **Joe Canning, PE/PLS**  
Telephone: 208.343.3381  
E-Mail: [jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)

Date: 25 October 2021

Subject: **Torne Flats Subdivision  
304 East 45<sup>th</sup> Street  
SUBFY2021-0008  
Parcel Number R4265400051  
Planning Review No. 2**

Pages: 6

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our second 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 stamped by Nathan J. Porter, PE and dated 14 September 2021
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) stamped by Nathan J. Porter, PE and dated 14 September 2021
12. Topographic Map stamped by Richard A. Gray, PLS and dated 19 August 2021

### **Comments**

1. Please provide a landscape plan signed and dated by the design professional.
2. Please provide a preliminary plat signed and dated by the design professional.
3. Please provide a completed storm water agreement and a stamped and signed, by the design professional, O&M manual for the project.
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 45<sup>th</sup> 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 "45<sup>th</sup> 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. Please add page numbers to the pages in the storm water report to match the Table of Contents.
12. Please add a narrative to the storm water report describing the various drainage basins and what mitigation effort is being proposed for each basin area. We note the basin map depicts three basin areas, but it is difficult to tell how each area's storm water is handled. As an example, the basin map indicates Drainage Area 2 is a total of 11,078 SF and Drainage Area 3 is a total of 12,479 SF, but the report calcs note Area 2 is 23,551 SF. Is area 2 supposed to be areas 2 and 3?
13. The storm water calculations are very difficult to follow. As an example, we have roughly calculated the 100-year, 60-minute storm event run-off for Area 3 to be approximately 749 CF of water (with no sediment factor), but the swale is only 261 CF. Then a "storage volume" component of the swale is noted as the 333 CF. But the sand window will have a long-term infiltration rate of only 8-inches per hour. With the 60-minute design storm occurring in only one-hour, the sand will essentially have no storage volume. Please provide a more clear process for the calculations.

14. Please revise the tables on the page for run-off calculation that determine the run-off coefficients to be sure all text is readable. The text has been partially truncated at the top and bottom in Area 3.
15. The storm intensity numbers presented in the report appear to match the ACHD numbers, but not the Boise City numbers. The Boise City numbers are slightly higher. Garden City uses the Boise design requirements. Please advise.
16. Please provide a run-on calculation for the permeable pavers to match the Boise City design manual.
17. On sheet C-2, or other appropriate location, please add the diameter of the sanitary sewer manholes.
18. On sheet C-2, in the detail of the Storm Drainage Pond No. 1, the city only requires 18-inches of filter, if the designer wishes to revise the detail.
19. On sheet C-2, in the detail of the Storm Drainage Pond No. 1, please add fabric and specify it for the sides and ends of the sand window.
20. On sheet C-2, in the detail of the Storm Drainage Pond No. 1, please add a thin layer of cobble to the top of the swale.
21. On sheet C-2, in the Permeable Paver Detail, is a sand course under the pavers necessary to reduce a high natural soil infiltration rate?
22. On sheet C-2, in the Permeable Paver Detail, washed rock under the pavers is unusual. Please provide a paver section design by the project's geotechnical engineer in their report.
23. On sheet C-2, in the Iota Street Typical Section, please provide an assurance or easement to allow paving the portion not on the property. We presume documents may be produced from the Iota Subdivision.
24. On sheet C-2, in the Iota Street Typical Section, please describe the existing storm drainage system for the portion of the road off the property.
25. On sheet C-4, where are roof drain locations?
26. On sheet C-4, please provide existing ground elevations along the perimeter of the property. We note a call to "FS ME" with an asterisk for the contractor to verify horizontal and vertical location. This information is needed to review the grading plan as many issues arise in the city due to excessive slopes being created from proposed and existing ground.
27. On sheet C-4, please verify there is at least 10 feet from any structure to an infiltrating storm water surface.

28. On sheet C-5, the city will not repair paver sections over city infrastructure. This must be noted on the final plat of the project and within any C,C&Rs for the project.
29. On sheet C-5, due to the depth of the existing sewer line in Iota Street, we expect clearance issues with new sewer services crossing the water main. Please add a specific call to necessary special construction and how it will be accomplished (what materials and transitions).
30. On sheet C-5, the city does not use blow-off detail SD-405 of the ISPWC. Please reference the city of Meridian blow-off.
31. On sheet C-5, are any new fire hydrants needed?
32. City public Works staff will review the plans once a formal construction plan review is begun after project initial entitlement.
33. The title report includes an Idaho Power easement (#775228). Please advise where and what this easement is and how it will impact the project.
34. The final plat must include easements specifically referencing Garden City for water/sewer and appurtenances for all public infrastructure.
35. 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?
36. Final plat note 9 and the water statement in the Certificate of Owners references Suez Water. The note should reference Garden City.
37. Final plat note 11 is not complete regarding irrigation facilities.
38. 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.
39. All site storm water run-off must be accounted for including roof tops.
40. 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.

41. 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.
42. 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.
43. 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.
44. 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. For our purposes, the landscape plan and preliminary plat not being stamped by the design professional does not impact our review.