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Date: 29 December 2021

Subject: **Riverpath Subdivision**
511 East Remington Street
SUBFY2022-0001
Parcel Number R7334160981
Planning Review No. 1

Pages: 5

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On behalf of Garden City, as the city engineer, we have completed our first review of the application for the subject project. The application proposes development of a re-subdivision of a Lots 5 and 6 of Block 6 of Randall Acres Subdivision No. 5 into five 3-plexes and two 4-plexes comprising 23 building lots and one common lot on 1.95 acres.

The review of construction plans for this entitlement submittal is not all encompassing. Additional comments may occur when other city reviewers have an opportunity to review the plans. Project entitlement approval will not necessarily assure approval of construction plans for the project. Should plans not be approved, the project would not be allowed to proceed to completion. 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.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

Comments

1. Please provide an approved subdivision name request from the office of the Ada County Surveyor.
2. Please provide an approval from the Ada County Street Name Committee for the private street name.
3. The affidavit of legal interest was personally signed and not signed by the corporation that owns the land. Please provide a new affidavit.
4. The title report provided notes an Idaho Power easement on the property. Where is the easement? Will it be released?
5. The professional of record needs to sign and date submitted material. Many of the items contain a seal, but are not signed and dated.
6. Please provide a completed storm water agreement and a stamped and signed by the design professional O&M manual for the project.
7. Comply with requirements and provide an approval from the Ada County Highway District.
8. The project must be conditioned upon approval of the North Ada County Fire and Rescue District (NACFRD). 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.
9. The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. We note the site is currently within zone AE, but the original FEMA work maps must be reviewed. If the lowest building floor elevation is proposed to be below the draft BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.
10. As the site is within the current AE flood zone, will the development seek an LOMR?

11. The project narrative notes that an existing well on the site will be used for irrigation for the project. Does the well have a valid irrigation right to be used? Could the water right be transferred to the HOA?
12. Please provide plans for the pressure irrigation source, distribution and services system.
13. Irrigation easements must be provided to benefit Thurman Mill and the HOA for the development.
14. As the site appears to have access to surface irrigation water from Thurman Mill and the proposal is to use groundwater for irrigation, this does not relieve the landowners from assessments for surface irrigation assessments.
15. Please provide an approval from Thurman Mill for the proposed gravity irrigation work. We note the drainage swale along the south property line is located close to the irrigation pipe. Does it conflict with the easement for the pipe?
16. The C,C&Rs provided should include a section on the existing irrigation ditches, who is responsible for their maintenance and that water assessments to Thurman Mill will be required to be paid.
17. Please provide an Erosion and Sediment Control plan and its narrative for review and approval of Garden City prior to beginning any earthwork or demolition on the site.
18. The geotech report contains groundwater monitoring results on the site that started near the end of July 2021. The area groundwater depths will most likely be impacted the Boise River and not irrigation. In 2021 the river peaked with a meager flow of around 2,000 cfs in May. We suspect the monitored elevation is deeper than the expected groundwater depth. Please provide a discussion on how to better predict the depth the groundwater or provide area geotech reports that predict depth to groundwater during expected peak season.
19. The Stormwater Management Calculations submitted has clipped text in the middle of page 1. Please adjust the print area to include the missing text.
20. Please include a discussion of groundwater depth in the Stormwater Management Calculations and how vertical separations are being met.
21. The Stormwater Management Calculations discusses and includes drainage swales for rear of lots, but the plan (sheet C3.0) provided does not show how the swales will retain the required water. The sheet shows swales on the north and south draining toward Remington Street.

22. The Stormwater Management Calculations need to include a calculation of the run-on ratio to the pavers. Adhere to recommendations to the Boise City Stormwater Design Manual for maximum run-on ratios or provide acceptable evidence/studies that ratios not meeting the requirements will function long-term with acceptable maintenance intervals.
23. Please provide evidence that the area has maintenance equipment available to properly maintain the pavers.
24. How will roof drains from the fronts of homes be discharged to the pavers?
25. Just as a note, any facility that infiltrates storm water must be at least ten feet from building foundations unless a letter from the project's structural engineer approves a closer proximity.
26. Please be sure Garden City water and sewer easements (specifically naming the city) are included on the final plat when prepared that will cover all mainlines, services, meters and hydrants.
27. Is the water main at least 10 feet from the pavers? We do not see a dimension. If within 10 feet of the pavers, the water line must be ductile iron pipe.
28. Should repair of water and sewer infrastructure be required under or near pavers, the city will not repair the paver section. The final plat and project C,C&Rs must acknowledge and note this.
29. Sheet C2.1 and others note horizontal and vertical separation requirements per Garden City sewer note 9 and at other locations. The reference should be note 10 and it applies to all potable/non-potable lines (not just mainlines).
30. On sheet C2.1, there is a reference to a gravity irrigation conflict manhole by detail. Where is the detail?
31. On sheets C2.1 and C2.2, could the irrigation line be located further east to avoid the conflict manhole? This may not work, but we want to be sure it has been looked into.
32. On sheet C2.1 near the right side of the profile, there is a note that states "New Water Main Pipe (Beyond) Minimum 5' Earth Cover". What does the "beyond" refer to?
33. On sheet C2.1, there is a water line crossing of the storm drain line in Remington around Station -0+10. The crossing is also shown on sheets C2.3 and C5.0. Please show how this crossing will occur.

34. On sheet C3.0, please advise if the building floor elevation is the lowest floor per FEMA definitions.
35. Will the project utilize a Restricted Build Agreement (RBA) process? 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.
36. Unless an 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.
37. 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.
38. Sheet C6.0 shows the detail for the pavers. It appears the drainage window matches the paver width, but #57 stone is being placed under the entire 20 foot width. If the native material at the bottom of the stone is native pit-run (a depth of around 3.2 feet), the ASTM C33 sand will need to be at least 12-inches thick and placed over the entire stone section width. The geotech report did not provide expected infiltration rates in the Fine Silty Sand (SM) material. Please note the drainage calcs use an infiltration rate of 8-inches per hour, therefore we would assume that the native pit-run is being intersected for the entire 20 foot width of road section.
39. Sheet C6.0 paver detail needs to include a note that the minimum thickness of ASTM C33 sand under infiltration areas must be at least 12-inches.
40. New water and sanitary sewer mainline extensions or service connections must be coordinated, reviewed and approved by the city Public Works Department prior to installation. Design and installation are the responsibility of the applicant.
41. If necessary, should the applicant desire the city to perform a QLPE review of the extensions, costs of said review would be borne by the applicant.

We have no other comments regarding this application at this time. This is a pre-review. New comments may occur when all necessary information for a full review is received. However, said information may be submitted after initial project entitlement.