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From: **Joe Canning, PE/PLS**
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Date: **12 April 2024**

Subject: **50th Street Multi-Family
403 East 50th Street
DSRFY2024-0008
Portion of Lot 1, Block 3, RAS#5
Tax Parcels R7334160303 & R7334160306
Land Area = Total of 0.35 Acres**

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 proposed twelve-unit residential development.

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

Full Construction Plan Review

A complete review of construction plans will not occur until a later date. Staff of Public Works will need to perform a review prior to a complete review by the city engineer.

Original Parcel

The project appears to be portion(s) of Lot 1 of Block 3 of Randall Acres Subdivision No. 5. Is the project eligible for development? Is the parcel an original parcel as defined by City Code?

Subdivision

Will the project be subdivided? If a subdivision will be proposed, the applicant is placed on notice that additional comments should be expected and, depending on the proposed land divisions, fire code requirements could impact the construction of buildings.

Affidavit of Legal Interest

The land appears to be owned by 403 East 50th Street, LLC, which has Beacon Investment Group, LLC as its member. Beacon Investment Group, LLC appears to have Evan McLaughlin and Tony Mattero as its members. The affidavit of legal interest provided with the application has been executed by an individual rather than by the entity owning the land. Please provide corrected affidavit or provide evidence that the entity signing the affidavit is the landowner.

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 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, 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.

Water and Sewer Connections

New water and sewer services 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.

Public water lines need to be at least 25 feet from storm water seepage beds.

It is not clear from the material submitted how water and sewer will be provided to serve the project. Please provide specific details on how service is proposed.

Permeable Pavers

The project is proposing to utilize permeable pavers as the mechanism for storm water disposal. Please note the following comments regarding the pavers:

1. Public water main lines (if any) under and within ten feet of pavers need to be ductile iron pipe.
2. Sanitary sewer mains (if any) under pavers will be public, but all service lines extending from the main will be private from the point of connection to the main.
3. The city will not repair/replace pavers or their base sections should repair/replacement of public main lines (if any) be required.

Sewer Easement

All public (if any) water/sewer facilities must be covered by an adequate easement benefiting the city.

Irrigation

Any changes to irrigation facilities (existing or proposed) must be approved by the irrigation entity.

Site Grading and Drainage Plan

A grading plan has been provided as part of the submittal. The following are initial comments regarding the grading plan and it's Project Manual:

1. The "C" coefficient used in the report is 0.75. Please provide an analysis of why the 0.75 is correct. We understand that 0.75 is commonly used for multi-family projects, but projects in Garden City tend to have less soft surfaces than other projects.
2. The 10 minute storm intensity for Boise per the storm water design manual is ± 2.6 inches per hour, not 2.2 inches per hour. It appears the ACHD IDF curve may have been used and not the Boise IDF?
3. The run-on ratio for the pavers is shown as 5.90:1 with a contributing area of 15,446 square feet and a paver area of 2,618 square feet. Please provide the analysis and dimensions of how these areas were derived.

Roof drainage must be accounted for and disposed of in a site storm water facility. It is not clear how roof drainage is being mitigated. Please note that roof drainage is not to be sent to the base section below the pavers. Roof drainage must be directed to the surface of the pavers or be handled separately.

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 that is sealed, dated and signed 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 prepared and sealed, dated and signed by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must 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.

Reviewing the amount of ground to be covered by this project with hard surface, we suggest careful consideration of site storm water. Groundwater depths are relatively shallow in Garden City. Handling storm water in compliance with the storm water design manual usually requires notable footprints and separation from structures (at least 10 horizontal feet). We presume the expected shallow groundwater is why permeable pavers have been selected as the storm water disposal method.

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.

FEMA Flood Maps

The applicant should review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. 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 a Flood Risk Acknowledgement form has been provided. The following are comments on the form:

1. The subdivision, Lot and Block should read "A portion of Lot 1, Block 3, Randall Acres Subdivision No. 5.
2. The tax parcel numbers should include R7334160306.
3. Page 2 - the Property Owner needs to be 403 East 50th Street, LLC with its member being Beacon Investments Group, LLC and signed by the members of Beacon Investments Group, LLC (currently listed as Evan McLaughlin or Tony Mattero).

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

Existing Easements?

Please verify there are no existing easements on the property. If they exist, who do they benefit or serve.

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