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Building

From: **Joe Canning, PE/PLS**

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Date: 6 January 2024

Subject: **Elevate Chinden LLC**
3433 West Chinden Street
CUPFY2024-0003
Tax Parcel R2734530170
Land Area = 0.448 Acres

Pages: 3

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 proposing to modify an existing building to include ADA access for the facility. Improvements are to include additional landscaping and other site improvements.

Submitted plans were not sealed, signed and dated by the design professional. Therefore our office will not review the plans. The following comments are general in nature.

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 of the project by the Ada County Highway District will be required. The project plans to widen/change street approaches.

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.

Water and Sewer Connections

Any 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.

Site Grading and Drainage Plan

A site grading and drainage plan may be required. This will depend on an analysis of the net change to ground surfaces (existing surfaces, pavement, etcetera) to determine how the project fits with redevelopment standards of the city. Should the plan be necessary, it must be reviewed and approved by the city.

Depending on the result of the analysis noted above, 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 may be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

Depending on the result of the analysis noted above, a site geotechnical report prepared by a qualified license professional may be required for the design of the on-site storm water system. 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.

Storm Water Operation and Management Agreement

Depending on the result of the analysis noted above, the landowner may be required to 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.

Protection of City Water Lines

The site plan needs to include locations of existing water lines and assure proposed site changes and landscaping will not interfere with required setbacks and operation of the waterlines. Much of Chinden has water lines located near or in concrete street improvements.

Affidavit of Legal Interest

Our records indicate the property is owned by Elevate Chinden LLC and not Elevate Garden City LLC. Additionally, Elevate Chinden LLC is controlled by Sojourn Holding Group, Inc., whose president is Demetre Booker. The affidavit has been personally signed by Ben Bate. Please provide documentation that Ben Bate may sign on behalf of Sojourn Holding Group, Inc. and for Elevate Chinden LLC.

Parcel Consolidation

Our records indicate the property is comprised of either all or parts of four lots within Fairview Acres #4 Subdivision. A parcel consolidation survey may be required by the city.

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