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From: **Joe Canning, PE/PLS**
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Date: 9 December 2023

Subject: **Alworth Street Apartments
5003 North Alworth Street
DSRFY2024-0003
Tax Parcel R7334160161
Land Area = 1.584 Acres**

Pages: 4

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 110-unit residential development.

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

Affidavit of Legal Interest

The affidavit of legal interest provided with the application has been executed by a party that is not the landowner that we note of record. It appears that Lauana Amidon is the landowner. Please provide a 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.

The applicant should be required to close the existing approach on East 50th Street. Fire access should be considered.

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. We did not locate a "will serve" letter for this project. **Project approval should not occur until the "will serve" letter has been completed.**

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.

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

Site Grading and Drainage Plan

A Conceptual Grading Plan has been provided as part of the submittal. However, the plan is not sealed, dated and signed by the design professional. The plan notes that it is "not for regulatory approval, permitting or construction". As it is not sealed, dated and signed, our office will not review the plan.

A site grading and drainage plan will be required that is sealed, dated and signed by the design professional. Said plan must be reviewed and approved by the city.

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.

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.

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

Parcel Consolidation

The site is currently portions of three original lots. A parcel consolidation survey/process will be required.

We note that that ROS #14119 lists the land as being Lots 8, 9 and a portion of Lot 7, Block 2 of RAS#5. Please note that originally Alworth Street was dedicated as a 50 foot road. The current south "half" of the roadway is now 27.00 feet. Therefore the land is portions of Lots 8, 9 and 7, Block 2 of RAS#5.

Proposed Landscaping – License Agreement

Sheet L100 of the submittal (also not signed and dated by the design professional) depicts proposed landscaping on Parcel Number R7334160158. This narrow parcel of land (15 feet) is owned by Garden City and is adjoining East 50th Street.

We presume the city will require the applicant to enter into a license agreement to allow the landscaping.

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