

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

To: Boise City Planning & Zoning
Re: CUP 11-00090; 1004 W. Royal Blvd.

Date: December 6, 2011

RECEIVED
DEC - 8 2011
DEVELOPMENT
SERVICES

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in W. Royal Blvd (384-3900).

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS – JIM WYLLIE (384-3925)

OTHER COMMENTS –

See attached memo.


PUBLIC WORKS REPRESENTATIVE


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cc: Applicant

CITY OF BOISE

INTRA-DEPARTMENT CORRESPONDENCE

Date: December 5, 2011

To: Rob Bousfield

From: Jim Wyllie 

Subject: River Edge Apartments
Floodplain Review Comments
CFH11-00035
FPR 999

I have reviewed the Floodplain Review Application for River Edge Apartments and have the following comments:

1. The subject project is located in the floodplain of the Boise River. Property development is subject to the regulations and requirements of Chapter 12, Boise City Zoning Ordinance.
2. If this project is approved:
 - a. Three Elevation Certificates will be required for building construction. One is required for issuance of a building permit, another is required prior to obtaining a framing inspection, and a third is required that is based upon finished construction.
 - b. Minimum finish floor elevation of all apartment units and other occupied areas shall be no less than 1.0 feet above the base flood elevation (BFE).
 - c. Recommend that finish floor of the garage area be elevated to the same level as for item (b) above. If this cannot be accomplished, recommend that the garage floor be elevated to or slightly above the BFE.
 - d. Building utilities shall be elevated above the base flood elevation or floodproofed to prevent entry of flood waters into building utility systems.
 - e. Recommend that the structure be constructed with a slab-on-grade foundation.

Call if you have questions.

cc:

sf FPR 999 2.4

FPR999CFH11-00035RiverEdgeApts