



CONDITIONAL USE PERMIT – CIVIL PRELIMINARY DESIGN NARRATIVE

Samuelson Apartments

Sandpoint, Idaho

August 8, 2024

The purpose of this letter is to provide the City of Sandpoint Planning Department with a brief overview of the site design infrastructure plans for the proposed Samuelson Apartments development in Sandpoint, Idaho.

ROADWAY EXTENSION: Samuelson Avenue will be extended for the length of the parcel frontage to the north boundary of the parcel. The 70' right-of-way (ROW) section will tie into the existing section to the south and continue north for approximately 816 linear feet (LF). The proposed Samuelson Avenue roadway extension and cross-section is shown in the Conceptual Samuelson Road Extension plan attached herein.

WATER LAYOUT: The existing water main in Samuelson Avenue is a 10" PVC pipe that dead ends at the parcel's south boundary. This project will extend the 10" PVC water main into the development and serve each of the 6 buildings with an individual domestic water service and 5 of the buildings with an individual fire service line. Two fire hydrants are proposed within the development. There is an existing fire hydrant at the dead end of the existing water main in Samuelson Avenue as well. An Ability-to-Serve Application has been submitted to the City Planning Department for review and assessment of the site and estimated water demands. Further details are provided in the attached Conceptual Utility Layout plan.

SANITARY SEWER LAYOUT: The existing sanitary sewer main in Samuelson Avenue is a 10" PVC pipe that dead ends at the parcel's south boundary. This project will extend the 10" PVC sanitary sewer main into the development and serve each of the 6 buildings with an individual sanitary sewer service. Further details are provided in the attached Conceptual Utility Layout plan.

STORMWATER MANAGEMENT: On-site stormwater management will consist of catch basins located at designated low-points within the asphalt parking area that will be directed to a mechanical treatment unit prior to entering an underground detention facility. The underground detention facility will discharge through a flow-control manhole that will release runoff at a rate equal to the pre-development runoff rate into the existing stormwater system in Samuelson Avenue.

Stormwater from the Samuelson Avenue road development will be routed to curb inlets at designated low points in the road that will be connected to the existing stormwater system in Samuelson Avenue.

The existing stormwater system in Samuelson Avenue discharges to a large regional stormwater detention swale located within a 20' easement along the southern boundary of the Ponderosa Apartments development. The swale then discharges into a piped system that follows the southern parcel boundaries of Lots 2 & 3 of Schweitzer Ranch 1st Addition Subdivision within the 20' drainage easement. From there, the stormwater is piped north along the property boundaries within the 20' drainage easement before discharging to Little Sand Creek. When the existing stormwater system was designed, it factored in the future development of Samuelson Avenue to the north and accounted for the flows from this development. Additionally, discharge from the project site will discharge at a rate equal to the pre-development runoff rate as it has historically.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Costello".

Nicole Costello, P.E.

Encl: Conceptual Samuelson Road Extension Plan
 Conceptual Utility Layout
 Conceptual Overall Stormwater Management Plan