



CENTURION ENGINEERS, INC.

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From: **Joe Canning, PE/PLS**
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Date: **3 July 2024**

Subject: **Parlay Investments LLC
508 East 40th Street
DSRFY2024-0011 / CUPFY2024-0008
Lots 17 and 18, Block 2, FAS #7
Tax Parcel R2734560160
Land Area = ±0.640 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 a proposing to construct a new public parking lot (65 spaces) and site improvements.

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.

Fire District Approval

Comments from the North Ada County Fire and Rescue District may be required. Should any 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 needs to include review of locations of fire hydrants.

Water and Sewer Connections

No sewer connections will be needed. Any new water service 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.

Public water lines need to be at least 25 feet from storm water seepage beds or from infiltration surfaces of drainage swales.

Site Grading and Drainage Plan

Compliance with the storm water ordinance and policies of the city will be required. A site grading and drainage plan will be required that is sealed, dated and signed by the design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage must be maintained on-site.

Please note that site grading must match existing grading along the site's perimeter.

Storm Water Operation and Maintenance Manual

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 when construction plans are submitted.

Site Geotechnical Report

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.

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. As no buildings are proposed, the work map information is just information, but future possible BFEs could impact or drive the parking lot design.

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 Survey – None Needed

The project is comprised of two existing subdivision lots. As no building is proposed, we do not believe a parcel consolidation survey is necessary.

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