



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hanna Veal
Colin Schmidt
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey
Kena Champion
Building**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 19 July 2024

Subject: **TSJ LLC
575 East 42nd Street
DSRFY2024-0013
Lots 25 through 28, Block 16, FAS #3
Tax Parcel R273450952
Land Area = ±2.62 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 building and site improvements.

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 submitted with the application has been personally signed by Chris Taylor. It appears the landowner is TSJ LLC and the affidavit needs to be signed by Christopher Taylor as manager of TSJ LLC or another manager.

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

Water and sewer 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.

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.

Existing Water Line Main Running in or Near the Property

There is an existing 6-inch water main line running perpendicular to East 42nd Street from East 42nd Street and under Veterans Memorial Parkway. This line is approximately located in the drive aisle on the south side of the existing Fisher's building. This line must remain in service and covered by an easement benefitting the city of Garden City.

Please coordinate with Garden City Public Works on locating this line as early as possible to see what impact, if any, the line may have on the project.

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 must 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 Survey

The project is comprised of up to four existing subdivision lots. It is not clear from the site plan provided what lots are included in the project. We presume a parcel consolidation land survey will be required.

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