



## **CENTURION ENGINEERS, INC.**

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Date: 23 November 2024

Subject: **No Park Units LLC  
5260 North Sawyer Avenue  
Tax Parcel R1055420091  
DSRFY2023-0011**

Pages: 3

On behalf of Garden City, as the city engineer, we have completed our initial review of the submittal of the subject survey. This project has also been reviewed by our office under file number MLDFY2023-0002. The project is a proposal to construct a commercial building with units for lease on the north parcel being created by the Minor Land Division.

Engineering construction plans were provided with the application. Construction plans will be reviewed under a public works permit application. We realize that information to cover some of the following comments is included in the engineering plan submittal information, but Public Works staff must fully review the project and that review will not occur until a building permit application occurs.

### ***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.

### ***Fire District Approval***

Approval from the North Ada County Fire and Rescue District will 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.

### ***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.

### ***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 normally 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.

### ***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.

***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.

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