



CENTURION ENGINEERS, INC.

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To: **Garden City Building**

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From: **Joe Canning, PE/PLS**
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Date: 10 October 2023

Subject: **No Park Units LLC
5260 North Sawyer Avenue
Tax Parcel R1055420091
MLDFY2023-0002
Submittal Pre-Review #1**

Pages: 3

Status: **Comments Pending**

The following is to be directed to the application's land surveyor.

On behalf of Garden City, as the city engineer, we have completed our first pre-review of the submittal of the subject survey. The pertinent submittal information we received was:

1. Land Division form
2. Affidavit of Legal Interest dated 22 June 2023
3. Application letter from Catherine M. Sewell, AIA dated 19 July 2023
4. Ada County Assessor area map
5. Land descriptions for Parcels A and B stamped by James R. Prince, PLS and dated 7 April 2023
6. Copy a title report dated 15 December 2021 showing title in the name of No Units LLC, a California company

7. Record of Survey – Minor Land Division sealed by James R. Prince and labeled as “Draft”
8. Revised Topographic Map stamped by James R. Prince, PLS and dated 14 August 2022
9. Minor Land Division landscape plan sheet with the seal of Benjamin S. Semple and labeled as “Draft”
10. Sheets A1.0 and a demo plan sheet from Platform Architectural Design that are not stamped, signed or dated or labeled as “Not for Construction”

Our office does not necessarily perform a detailed review of the survey as it is the responsibility of the project’s land surveyor to be sure the survey conforms to state of Idaho requirements for a land survey. We do review the survey to see if it contains the information necessary for the city, however other city staff may also have review comments.

Since we consider a Record of Survey for a Minor Land Division is a multiple division of land, comments recommending information beyond a typical Record of Survey may occur.

This application intends to create two parcels of land.

General Comments

1. The only submitted plan sheet that contains a seal, signature and date is the topo survey. Our office will not review submittals that area not signed by the professional of record. Please submit fully signed sheets. In the interim, we will make some general comments. Please be advised that new/additional comments may occur after properly signed documents are provided.
2. Alworth Street is a collector. Please provide an approval from the ACHD for a new approach to the street for Parcel B.
3. Please modify the Certificate of Owner block to read as follows:
The undersigned, as owner(s) of the real property shown hereon, agree(s) to the new property lines within the original parcel shown hereon, and to create the new parcels shown hereon. Additionally, the owner(s) hereby declare and affirm that the boundary of the original parcel has been altered in accordance with Garden City Code to form new buildable parcels as shown hereon. The owner(s) further declare and affirm that the original parcel is no longer eligible for building permits from the city of Garden City. And the owner(s) agree(s) that they shall only seek building permits from the city of Garden City for projects located within the new buildable parcels using only the legal descriptions for the new buildable parcels.
4. Please revise the wording of the city engineer’s signature block to match the city requirements. See the city Lot Line Adjustment application.
5. Please dimension the location of the existing building to the existing and proposed new property line.
6. There is an Idaho Power easement shown along the west property line. Please fully define its location on the survey.

7. Are all easements shown with their metes and bounds tags? We note the following easements in the title report:
#886339 – shown along north boundary – identify with Instrument Number
#9364503 – shown along west boundary - identify with Instrument Number
#103022040 – not shown?
8. Garden City doubts that Boise City will allow the connection of the parcel adjoining Alworth to be connected to the Boise sanitary sewer line. Said line is an interceptor. Any direct connection would be a connection intrusion to the interceptor and would be unmonitored. Garden City would prefer/require to have all new connections to the Garden City collection system. This may require an upgrade to the existing sewer connection that runs across Sawyer. The sewer connection will need to be discussed with Garden City Public Works staff.

Floodplain Comment

9. The property is not located in the current 100-year floodplain. The city has been held in seclusion. The current adopted flood maps do not depict the possible flood risk. FEMA has issued work sheets depicting results of a revised flood study for the Boise River. Significant changes are shown for much of Garden City. We suggest the applicant review the proposed changes and consider the impacts on the project. These are available on the Garden City website – floodplain link. No action on this item is required for the Minor Land Division process; however it will come up when development is proposed.

For Final City Approval

10. The survey must be recorded. Please provide a copy of the recorded survey to city staff.
11. The owner must execute deeds that define the parcels per the survey and return a recorded copy of the deeds to city staff.
12. Obtain tax parcel numbers for the new parcels and submit evidence of such to city staff.

Please provide a written response letter to this review that addresses the comments. Final approval of the survey will not occur until all the above comments have been addressed and the noted steps completed.

Please note this is a pre-review as documents submitted were not fully signed/dated by the design professionals. New/additional comments may occur in the next review.