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From: **Joe Canning, PE/PLS**
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Date: 18 January 2025

Subject: **Starbucks
5200 West Chinden Boulevard
Tax Parcel S0631233600 / S0631233601
CUPFY2025-0004**

Pages: 3

On behalf of Garden City, as the city engineer, we have completed our review of the submittal of the subject survey. The project is a proposal to construct a new commercial building.

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.

Idaho Transportation Department

Approval from the Idaho Transportation Department will be required.

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.

The city understands that sewer service is via a private sewer service that may leave the site near East 52nd Street and extends to the city mainline north of the site. This service line is private. We recommend that the applicant verify the service location by field location.

Ability to Serve

We recommend the applicant request an Ability to Serve for 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.

Site Plan Comments

The following comments are made on the Site Plan (sheet A-1.0, dated January 2025 that is not sealed, dated or signed by the design professional).

1. General Notes A and B refer to civil plans. We do not see civil plans.
2. The site plan is showing an off-site access to lands to the west. Please provide some mechanism to allow the cross access. The subject site is not part of the adjoining land.
3. The access point to the west is very close to the Chinden right-of-way. Please address possible safety concerns with right turns into the approach from Chinden. We recommend that a traffic engineer review the proposal and make recommendations on the configuration. We note Keynote 18 that refers to 3-foot maximum height screening wall. This wall could increase vehicle visibility concerns from the site to Chinden and from Chinden to the site.

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