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Date: 22 January 2022

Subject: **Western Heating & Air Conditioning
4980 Bradley Street
DSRFY2021-0007
Lots 6, 7 and 8, Block 2, Bradley Field Business Park Subdivision
and Section Land on the Corner of East 50th and Bradley Streets
Tax Parcels R1057230070, R1057230075 & S0631244425**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is proposing to construct a second floor building addition of 2,953 square feet and 3,465 square foot building addition on the subject property. Our office had originally reviewed this project on 13 February 2021.

Any approval of the project should be conditioned upon successfully addressing items presented in this review.

Affidavit of Legal Interest

According to current Ada County records, the landowner is Western HVAC Properties LLC. The affidavit provided has been personally signed by Bob Barnes, not for the LLC. A new affidavit must be provided from the entity that is the landowner.

Erosion and Sediment Control

Prior to performing any grading on the site, if any, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District is required. Should fire flow requirements exceed those available, the land use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Sewer / Water Connections

If any new services are necessary, they would have to 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 verify that adequate sewer capacity and depth is available to provide any new sewer connections.

Site Grading and Drainage Plan

As the project redevelops at least 3,465 square feet of the existing site, a site grading and drainage plan will be required to be reviewed and approved by the city.

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 will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

A site geotechnical report will be required for the design of the on-site storm water system prepared 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.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility. We note the applicant stated that no irrigation facilities exist on our under the site.

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 proposed to be below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer

Parcel Consolidation

We note the site consists of three lots of record. A parcel consolidation survey, combining all the lots into one parcel, will be required.

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