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From: **Joe Canning, PE/PLS**
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Date: 9 September 2025

Subject: **Boise Sauna Land LLC
202 East 34th Street
DSRFY2025-0010
Lots 1 & 2, Block 31, FAS#5
Tax Parcel R2734540701
Land Area = ±0.344 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 proposing to construct a 2,726 square foot commercial use building.

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

Ada County Highway District Approval

An approval from the Ada County Highway District is required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District will be required. Should 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 will need to include review of access and locations of fire hydrants.

Gravity Irrigation Facilities

Any modifications to gravity irrigation facilities require an approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Pressure Irrigation

Will the project include a pressurized irrigation system served by surface irrigation water? We note that Fairview Acres Lateral Water Users Association serves the property.

Water and Sewer Connections

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.

Any new water or sewer services must be reviewed and approved by Public Works.

Water and Sewer Easements

The city may require contain easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters, as applicable to the project.

Record Construction Plans

After completion of site improvements, record drawings may be required showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city. Design professional of record will be expected to provide letters noting construction of horizontal construction and drainage complies with approved plans.

Erosion and Sediment Control

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

Site Grading and Drainage Plan

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

The grading plan must assure that proposed elevations match the perimeter ground and storm water capture remains on the site.

The storm water report needs to address how roof drainage will be managed.

The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is.

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 approved plans attached and be recorded by the city with final plan approval.

Storm Water Operation and Maintenance Manual

The design professional must provide a storm water operation and maintenance manual that is sealed, signed and dated by the design professional. Said manual must be approved by the city.

FEMA Flood Maps

The applicant must review the original FEMA work maps (not the current adopted maps) on the city's website 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.

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