



CENTURION ENGINEERS, INC.

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From: **Joe Canning, PE/PLS**
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Date: 29 September 2025

Subject: **Amigos Subdivision
3933 & 3921 Adans Street
SUBFY2025-0004
Portions of Lots 16 & 17, Block 7, FAS #1
Tax Parcel R2734502303 & R2734502291
Land Area = ±0.564 Acres**

Pages: 4

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 comprise ten townhomes and one single-family home being served by a drive.

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

Subdivision Name

Please provide an approval for the subdivision name from the Ada County Surveyor's office.

Restricted Build Agreement

Please advise if the developer plans on using a Restricted Build Agreement for the project.

QLPE Review of Planned Public Water/Sewer Extensions

Will the applicant desire the city to perform a QLPE review? If so, the applicant will be responsible to pay for the review in addition to ordinary plan review.

For a QLPE review, the applicant's engineer must provide the applicable completed, sealed, signed and dated DEQ checklists.

Unit Addressing

Addressing by Ada County may require that the access drive be designated as a private road. Please coordinate with Ada County.

Land Description – Original Parcel

The land description provided with the application is not adequate to review if the parcel is an original parcel. Please provide a metes and bounds land description of the property. Please verify the land is an original parcel.

Ada County Highway District Approval

An approval from the Ada County Highway District is required.

Fire District Approval

We note discussion with the fire districts. 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 location 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

City code requires a pressurized irrigation system unless surface water is not reasonably available. Will the project include a pressurized irrigation system served by surface irrigation water? We note an e-mail from Fairview Acres Lateral Water Users Association where water may be available.

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 will require 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. Said easements must be created on the final plat and specifically name Garden City as a beneficiary.

Record Construction Plans

After completion of site improvements, record drawings will 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 (has been provided), storm water design report (a preliminary report has been provided) 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 including run-off from all hard surfaces and landscaping.

The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation must be at least three feet.

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.

Information provided indicates that the project will be elevated (the lowest floor) to two feet above the work maps BFE.

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