



# **Centurion Engineers, Inc.**

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Date: 22 November 2023

Subject: **Jason Johnson - Garage / Shop  
4855 North Fenton Street  
DSRFY2024-0001  
Tax Parcels R7334150586  
Land Area = 0.17 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 garage/shop building addition of approximately 2,091 square feet of roof area.

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

### ***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.

### ***Ada County Highway District***

Approval of the project by the Ada County Highway District may be 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.

### ***Water and Sewer Connections***

Any new water and sewer services 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.

### ***Site Grading and Drainage Plan***

A site grading and drainage plan may be required. This will depend on an analysis of the net change to impervious surfaces to determine how the project fits with redevelopment standards of the city. Should the plan be necessary, it must be reviewed and approved by the city.

Depending on the result of the analysis noted above, 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 may be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

Depending on the result of the analysis noted above, a site geotechnical report prepared by a qualified license professional may be required for the design of the on-site storm water system. 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***

Depending on the result of the analysis noted above, the landowner may be required to 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.

**FEMA Flood Maps**

The applicant should 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.

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