



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Hanna Veal
Wyatt King
Mariia Antonova
Colin Schmidt
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey
Building**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 20 December 2025

Subject: **Erik Hagen Architecture
6655 North Glenwood Street
Lot 6 & a Portion of Lot 5 of Block 1 of Hoke Subdivision No. 2
Tax Parcel: R3691210042
DSRFY2026-0004**

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 will construct a 5,400 square foot building.

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

Waiver of Submittal Items

We have no comment on the waiver of submittal materials that was submitted.

Property Owner Permission Form

The form submitted with the application is personally signed by Ilir Nina. The land is owned by Idaho Tax and Bookkeeping Services,= LLC. Said LLC has Ilir Nina as its manager. The manager must sign the form as the manager for the LLC. Please provide a new form.

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

Should any modifications to any gravity or pressure irrigation facilities occur, the change requires an approval of the project from the irrigation entity. Should changes occur, the applicant must review the changes and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Water and Sewer Connections

Modifications to existing water or 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 service depth is adequate to serve the project.

Erosion and Sediment Control

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

Site Grading and Drainage Plan

The applicant must provide evidence that the project will adhere to the master storm water system design, volumes and drainage basins that was performed for Hoke Subdivision No. 2.

Should planned improvements deviate from the master plan by creating more storm water run-off than originally designed for or directs storm water to another location than originally planned for, project site specific 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 will be required. Compliance with the storm water ordinance and policies of the city will be required.

The grading plan must assure that proposed elevations match the perimeter ground.

Storm Water Operation and Management Agreement

If a new site grading and drainage plan is required, 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.

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 may be required from the landowner/developer. Work maps are available for review on the Garden City website.

Easements Created with the Hoke Subdivision Plat

The subject parcel of land is the result of a lot boundary adjustment involving the land within Lots 5 and 6 of Hoke Subdivision #2. The plat of Hoke Subdivision #2 created easements that do not necessarily coincide with the parcel boundary lines, and they reside within the parcel. The applicant must fully identify planned improvements and not encroach within the boundary of the easement.

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