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From: **Joe Canning, PE/PLS**
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Date: 2 June 2026

Subject: **Studio H or 43rd Street Townhomes Subdivision
216 East 43rd Street
SUBFY2026-0002
Lot 12, Block 3, FAS #1
Tax Parcel R2734500818
Land Area = ±0.160 Acres**

Pages: 5

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 three townhomes adjoining Ray Street.

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

Cursory Review at This Time

We have received material to provide a review; however, since the project has not received any entitlement approvals from the city and Public Works staff has not reviewed the project, our review will not be a detailed review. Our review will be more of a higher level review dealing more with major items and not in fine detail. Complete reviews will be conducted when entitlement is obtained and we have access to Public Works staff review of plans.

Subdivision Name

What will be the subdivision name? We see “Studio H Development” and 43rd Street Townhomes” in the application materials. Please provide an approval of the final subdivision name from the Ada County Surveyor’s office.

Once an acceptable name is advanced and approved, all subsequent material submittals to the city must only refer to the approved name.

Restricted Build Agreement

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

Review of Planned Water/Sewer Services

Once services locations are approved, the city will have to prepare an enhanced “Will Serve” letter that contains the detail necessary for the applicant to secure a removal of sanitary restrictions on the project/plat.

Unit Addressing

Addressing by Ada County is required. Please coordinate with Ada County with after the recording of the final plat.

Land Description – Original Parcel

As the project is a portion of Lot 12 of Block 3 of Fairview Acres Subdivision No. 1, the applicant needs to verify and provide the city evidence that the parcel is an original parcel.

Ada County Highway District Approval

An approval from the Ada County Highway District is required on the final plat for the project.

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 location of fire hydrants.

Gravity Irrigation Facilities

Any modifications to existing 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.

The preliminary plat states that both Thurman Mill Ditch Co. LTD and the Fairview Acres Lateral Water Users Association are irrigation water purveyors.

Pressure Irrigation

City code requires a pressurized irrigation system unless surface water is not reasonably available. It appears the project will not include a pressurized irrigation system served by surface irrigation water. Please provide complete details.

Either a pressure irrigation report is required if surface water is used, or a waiver prepared by an Idaho licensed professional engineer is required citing an acceptable reason a pressure irrigation system is not an option.

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.

Project Geotechnical Report

A site geotechnical report has been provided with the submittal information. Groundwater is reported to remain at or below 5 feet below existing ground. A design infiltration rate of 8 inches per hour is recommended.

A complete review of the submitted report will be conducted after project entitlement.

Site Grading and Drainage Plan

A storm water design report (a 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. However, permeable pavers only require a vertical separation of two feet to groundwater from the bottom of the paver base material.

An initial observation regarding site drainage – the methods of storm water mitigation include permeable pavers and shallow swales. The report discusses roof drainage, but it is not clear how the drainage will be directed to the landscaped areas between the unit driveways. The contributing basin area is noted as 5,996 square feet with an apparent “C” factor of 0.95. This equates to a design storm water volume of around 525 cubic feet of water to retain. Details must be provided how the water is directed to the retention areas, how it will be held on-site and how it will drain.

The calculations on the report seem to only use the ACHD design criteria. The criteria must be from the Boise City storm water design manual.

Regarding the permeable pavers, please be sure the run-on ratio does not exceed the recommendations in the Boise City storm water design manual.

Be sure to depict ground elevations of adjoining land to assure the site grading will “match” adjoining lands. All storm water from the site must be retained on the site.

A complete review of the submitted materials will be conducted after project entitlement.

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.

The Operation and Maintenance Plan submitted with the project materials contains an agreement, but the agreement is blank and needs to be filled in for review.

Storm Water Operation and Maintenance Manual

The submittal materials include a storm water operation and maintenance plan that is sealed, signed and dated by the design professional. A detailed review of the manual will occur after project entitlement 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.

Preliminary Plat

We have no specific comments on the preliminary plat other than:

1. Be sure the name of the project is finalized and correct
2. The building setback table contains asterisk, but it is not clear what they mean

Landscape Plan

It seems the trees shown near Ray and 43rd Street may conflict with planned storm water improvements. This should be reviewed and resolved.

Final Plat

We have a few comments on the final plat that was submitted:

1. Be sure the name of the subdivision is finalized and correct.
2. The land description of the parcel being included in the subdivision on sheet 1 needs to have the existing subdivision name as "Fairview Acres Subdivision No. 1", not "Fairview Acres Subdivision".
3. We suggest the "Right to Farm" note be deleted from the plat. Garden City is well urbanized and the note (state law) is applicable independent if it is included on the final plat.
4. Note 10 regarding "existing manholes" is probably not applicable to this project. The note should be re-worded to perhaps apply to just the sewer service lines.
5. The land adjoiner to the west is listed as "Lot 23, Block 3, FAS #1. This is probably incorrect and needs to be checked.
6. Plat note 5 indicates surface irrigation water is not provided by the Thurman Mill Ditch Co. LTD, but the statement in the Certificate of Owners states that irrigation water is reasonably available. Please advise which is correct.

A complete review of the final plat will be conducted after project entitlement.

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