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To: **Garden City Planning**

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From: **Joe Canning, PE/PLS**
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Date: 13 July 2026

Subject: **TPC Glenwood LLC
5111 North Glenwood Street
Lots 3 & 4, Block 1, Carls Subdivision
Portions of Lots 37 & 38, Strawberry Glenn Subdivision
Tax Parcels: R1285070040, R1285070030 & R8191508765
DSRFY2026-0013**

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 proposes to replace the existing storm water drainage system and perform exterior building elevation alterations.

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

Parcel Consolidation?

We note the boundary between tax parcels R8191508765 and R1285070040 appears to be common to two building walls. The presence of the parcel line probably requires either adequate fire protection or perhaps a land parcel consolidation may be necessary.

Affidavit of Legal Interest

We note that TPC Glenwood LLC is owned by TPC Commercial Holdings II, LLC and Pacific West Communities, Inc. TPC Commercial Holdings II, LLC is owned by Pacific West Communities, Inc. and TPC Enterprise Holdings, LLC. TPC Enterprise Holdings, LLC is owned by Pacific West Communities, Inc. Pacific West Communities, Inc. has its corporate officers as Caleb Roope, President, as one of the officers. For our purposes, the affidavit is adequate. However, for the Stormwater Operation and Management Agreement, an entire chain of the companies will be necessary to properly execute the agreement.

Ada County Highway District Approval / Idaho Transportation Department

Approval of the project by the Ada County Highway District and/or the Idaho Transportation Department will be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District may be required due to the common building wall. 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.

A Drainage District No. 2 and/or Thurman Mill irrigation facility located in the subject project. Please provide comments from these entities when full construction plans are prepared.

Water and Sewer Connections

Please be sure construction plans include all water and sewer lines/services in the project area. Any changed or new service 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.

If new sewer services are proposed, 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 Geotechnical Report and Grading and Drainage Plan

A site geotechnical report meeting the city's storm water design manual and a storm water design report for handling of storm water each 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. Vertical separation from the storm water system to seasonal high groundwater must be at least three feet (with permeable pavers the separation is a minimum of two feet).

As the submittal depicts permeable pavers as the proposed treatment and disposal system for the project, be sure all guidance of the Boise City storm water design manual is adhered to. As an example, run-on ratios must not exceed the values provided in the design manual.

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 reviewed and approved by the city.

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