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Date: 19 July 2024

Subject: **Big Bun Drive In
4999 North Glenwood Street
CUPFY2024-0009
Tax Parcel R8191508798**

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 use the existing structure on the site and add an additional drive through lane to the site.

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, if any, 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.

Garden City **cannot** directly provide sanitary sewer service from existing Garden City public infrastructure. Sewer service to this site is probably provided via connection to the city of Boise's sewer collection system along Chinden. The applicant should verify the location and point of connection for the existing sewer service to the site and the line's residence within an easement that benefits the subject property. Should connection to Garden City's collection system be necessary, infrastructure could require obtaining easements from adjacent landowners that may not currently exist. Garden City is not obligated to obtain said easements or provide service.

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 existing ground surfaces (native material, landscaping, gravel, pavement) to determine how the project fits with redevelopment standards of the city. Additionally, a review of the additional drive through lane needs to occur to see if existing drainage patterns would be altered and necessitates a grading/drainage system change. Should the plan be necessary, it must be reviewed and approved by the city. It appears the new drive through lane increases the amount of impervious ground surface and decreases the amount of landscape area.

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 must 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.

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

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