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Date: 1 January 2022

Subject: **107 East 46th Street
CUPFY2022-0008
Parcel A of ROS 7941
Tax Parcel R2734500305**

Pages: 2

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is proposing a change of use designation to an existing building on the property. It appears no change to the exterior site grading is proposed.

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

Sewer / Water Connections

If any new services are necessary, they would have to be reviewed and approved by the city's Public Works Department. Sewer and water service to any single building must be via a separate service for each utility.

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 verify that adequate sewer capacity and depth is available to provide any new sewer connections.

Site Grading, Drainage and Erosion and Sediment Control

If any site grading or changes to the site were proposed, compliance with the city's requirements for storm drainage and erosion control is required.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

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 proposed to be below the draft map BFE, a Flood Risk Acknowledgement form may be required from the landowner/developer.

Original Parcel of Record

We note the property was surveyed in 2007, and it appears to be a density reduction survey (ROS #7941 - originally 3.5 lots of record to 2 parcels); however we do not have any record of our office reviewing this density reduction survey. Is the parcel covered by the application an original parcel of ground?

Affidavit of Legal Interest

We did not receive an affidavit for the application. We note the owner is JJ&B Realty LP. The affidavit must be signed by the landowner.

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