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Date: 20 May 2023

Subject: **Wine Barn LLC
115 East 33rd Street
Tax Parcel Number R2734541810
CUPFY2023-0007**

Pages: 3

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On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. According to the application this request is to use an existing building and the site with no site modifications.

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, if any, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Ada County Highway District Approval

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 may be required. Should fire flow requirements exceed those available, any modifications to the building, its use, 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 will have to 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 domestic and fire suppression water needs.

FEMA Preliminary Maps

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. The site has existing building on the site. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay. A completed flood risk acknowledgement form should be required.

Site Grading and Drainage Plan

A site grading and drainage plan may be required to be reviewed and approved by the city if any exterior grounds/building modifications are proposed. From the information provided with the application, we suspect that the plan will not be needed. Should 1,000 square feet or more of existing ground surface be altered, a grading and drainage plan may be required. Should any site grading alter existing drainage patterns on the site, a site grading and drainage plan may be required.

If a site grading and drainage plan is necessary, 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 will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

If a site grading and drainage plan is necessary, a site geotechnical report will be required for the design of the on-site storm water system. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also 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

If a site grading and drainage plan is necessary, 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 conditionally approved plans attached and be recorded by the city with final plan approval.

Irrigation Facilities

We note a letter from Fairview Acres Lateral Users Association, Inc. dated 7 April 2023 stating no objections to the project. Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility. It appears from the application that no changes are proposed.

Affidavit of Legal Interest

According to information on the Ada County Assessor's website, the property is owned by Wine Bar LLC with the Williams J. Kearns Trust as its manager, with William J. Kearns as its trustee. The affidavit was signed personally by William J. Kearns. The affidavit should be revised and resubmitted to the city appropriately signed by Wine Bar LLC.

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