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From: **Joe Canning, PE/PLS**
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Date: 20 January 2025

Subject: **Mariposa Labs Expansion
270 East 50th Street
CUPFY2025-0005
Tax Parcels R1055420160
Land Area = 1.81 Acres**

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 a proposing to construct a ±3,000 square foot building addition.

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 will be required.

Will Serve Review / Letter

The applicant must request a fire flow and “will serve” review letter from the city.

Fire District Approval

Approval from the North Ada County Fire and Rescue District will be required. Should any 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 needs to include review of locations of fire hydrants.

Water and Sewer Connections

Any new water and sewer 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.

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.

Site Grading and Drainage Plan

The proposed addition is replacing existing hard surface on the site. However, existing drainage patterns may be impacted. Slab or roof drainage may alter site the drainage patterns.

The applicant must provide more details on the proposed addition to assure the project is not a major redevelopment and then engage additional city storm water system requirements.

Should the project engage additional city storm water system requirements, a site grading and drainage plan will be required that is sealed, dated and signed by the Idaho design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage must be maintained on-site.

Please note that site grading must match existing grading along the site’s perimeter and assure roof and site drainage does not leave the site.

Site Geotechnical Report

Should the project engage additional city storm water system requirements, a site geotechnical report may be required for the design of the on-site storm water system prepared and sealed, dated and signed by an Idaho qualified licensed professional. 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 normally 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

Should the project engage additional city storm water system requirements, 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.

Storm Water Operation and Maintenance Manual

Should the project engage additional city storm water system requirements, 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 that is sealed, dated and signed will be required when construction plans are submitted.

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.