



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Hanna Veal
Wyatt King
Mariia Antonova
Colin Schmidt
James Pavelek
Troy Vaughn
Chad Vaughn
Olesya Durfey
Kena Champion
Building**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-Mail: jdcanning@centengr.com

Date: 2 June 2025

Subject: **River Club Subdivision
6515 West State Street
SUBFY2025-0002
Parcel E of ROS 14581 & ROS 14617
Tax Parcels S0630212970 & S0630212980
Land Area = ±10.27 Acres**

Pages: 6

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 proposed subdivision of 140 lots with 134 building lots and six common lots.

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

Subdivision Name Reservation

Please provide an approval by the Ada County Surveyor's office for the name of "River Club Subdivision".

Private Streets

Please provide a review/approval of the street names by the Ada County Street Name Committee.

Provide QC results of the construction of the internal private roadways when completed.

Ada County Highway District Approval

An approval from the Ada County Highway District is 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.

The review by the District will need to include review of access and locations of fire hydrants.

Restricted Build Agreement

Will the applicant plan on creating a Restricted Build Agreement (RBA) for the project?

QLPE Review of Planned Public Water/Sewer Extensions

Will the applicant desire the city to perform a QLPE review? If so, the applicant will be responsible to pay for the review in addition to ordinary plan review.

For a QLPE review, the applicant's engineer must provide the applicable completed, sealed, signed and dated DEQ checklists.

Gravity Irrigation Facilities

Any modifications to gravity irrigation facilities require an approval of the project from the irrigation entity. The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Pressure Irrigation

City code requires the project to be served by surface irrigation water via a pressurized irrigation system unless a waiver is approved by the city. The application notes that a pressure irrigation system will be installed using Boise Valley Irrigation District surface water and a surface water right delivered from Silver Lake.

Please provide a full pressure irrigation report from a design professional noting the water available and frequency of delivery and an analysis of the proposed delivery system. The report must be sealed, signed and dated by an Idaho professional engineer. We have a copy of the memorandum from Terry Scanlon and Lori Graves dated 13 January 2020, but need to see a full design report specific for the proposed River Club Subdivision.

Water and Sewer Connections

Water and sewer service must be reviewed and approved by the city's Public Works Department. Please provide a plan-profile of the water and sewer system planned for the project for city review and approval. We had previously seen concept proposals for utilities. Please provide full plans sealed, signed and dated by an Idaho professional engineer.

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.

Please be sure the plans include stubs to adjoining properties.

We note permeable pavers are proposed for storm water mitigation. Please note that water line mains under or within 10 feet of permeable pavers need to be ductile iron pipe. Building roof drainage must not discharge to below the surface of the pavers.

Additionally, the city will not repair the paver section should maintenance, repair or replacement of water and sewer main lines be necessary. And, sanitary sewer service extending from the main line connection to the home must be private. The final plat and the project C,C&Rs must include notes and text noting the responsibility of the HOA/lot owners regarding permeable pavers and their responsibility for city infrastructure that is under or near them.

Water lines must be looped where possible. Dead-end lines, if unavoidable, must terminate with a blow-off.

Any water main line serving 6-inch fire hydrant lines must be at least 8-inches in diameter. Sizing of internal water lines will be conducted by the city with the submittal of full construction plans.

Water and Sewer Easements

The final plat must contain easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters.

Record Construction Plans

After completion of site improvements, record drawings showing compliance with approved construction plans and pre-approved construction period changes must be provided and accepted by the city.

Erosion and Sediment Control

Prior to performing any new grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Site Grading and Drainage Plan

A site geotechnical report (previously provided), 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 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. Will the roof drainage also be directed to the permeable pavers? If so, said drainage is not allowed to be discharged below the paver surface.

The site geotech provided notes that groundwater is to remain at depths of 2 feet or greater. This will create a challenge for handling of storm water.

The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is.

Please be sure to adhere to the run-on ratios referenced in the design manual for permeable pavers. The city will not approve permeable paver systems that exceed the manual recommendations.

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 approved by the city.

FEMA Flood Maps

The project is located within the current FEMA AE zone. Compliance with the city's floodplain ordinance is required. The lowest building floor must be at least 2-feet above the current BFE.

Additionally, the applicant should 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 hydrology report provided notes that the work maps were used to determine floodplain impact. However, we suspect compliance with the current city ordinance and current BFEs will drive the design.

Covenants, Conditions and Restrictions Comment

Please be sure that C,C&Rs cover the city conditions for permeable pavers as mentioned in water and sewer connections above.

Preliminary Plat Comments

Please add a note covering the pressure irrigation system and its water source.

Please review all corner vision triangles to assure sight distances are met.

PP1.0 - Preliminary plat note 4 is not necessary as the Right to Farm is a state law. We suggest the note be removed and certainly not be on the final plat when it is available. It applies to all subdivisions and does not need to be included on the plat.

PP4.2 – Please explain the purpose of the liner shown on the paver profile detail. We are not sure if this is to provide the minimum vertical separation to groundwater required and how this complies with that requirement. The city has serious concerns with the location of the liner at the paver subgrade interface due to long-term maintenance requirements to access city water/sewer under the pavers.

Easement Impact Comments

Please advise on how the following easements/agreements (listed by instrument number) impact the proposed development:

- #686351
- #7641765
- #7748126
- #7809725
- #7865989
- #8004454
- #8006448
- #94040475
- #102063849
- #105052685
- #108057403
- #7827694
- #8940176 (presumed released by #9017751?)
- #7828977
- #7851394
- #7945854
- #7953953
- #7955763
- #8000115
- #8000157
- #8007799 (presumed terminated by #2019-080247?)
- #8103855
- #8417739
- #9116789
- #9168315
- #9270250
- #95051034
- #100008550
- #100008552
- #100008553
- #107043665
- #2017-112663
- #2020-005102

It is not clear from the submittal how any conflicts with existing easements/agreements will be addressed.

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