



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: 7 June 2025

Subject: **Antioch Apartments
8695 West Marigold Street
DSRFY2025-0008
Tax Parcel S0525233602**

Pages: 5

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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 236 unit apartment project. The site is also the subject of an ongoing Minor Land Division (MLDFY2024-0001) that proposes to create four separate parcels of ground.

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

Minor Land Division Completion

Please advise on when the Minor Land Division noted above will be completed.

Please assure that required minimum setbacks will be met with the proposed project and the property lines projected with the Minor Land Division.

We presume that due to the possibility and probability of separate parcel ownership created by the Minor Land Division, cross access and use agreements will be necessary between the parcels being created.

Street Names

Due to the size of the project and for emergency vehicle unit identification, will the internal drive aisles need to be named? Please verify with Ada County. If names are necessary, please provide an approved Ada County Street Name Committee review.

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.

Gravity Irrigation Facilities

Impact to or relocation of any gravity irrigation/drainage facilities requires the approval of from the irrigation/drainage entity. The entities of interest are the Thurman Mill Ditch Company Ltd and Drainage District No. 2. Based upon the application information, the project will impact existing facilities and are working toward review/approval.

The applicant must review the project and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Pressure Irrigation

According to information previously provided with the Minor Land Division, the site will utilize and share pressure irrigation use.

Water and Sewer Service

The city has issued a conditional “will serve” letter for water and sewer service for the area included in this project and for the Minor Land Division. Adequate city sanitary sewer service for the site is not available at this time. The sewage monitoring station and the Ruby Sewage Lift Station that serve this site are both at capacity and cannot accept the flows from this project.

The developer has been working to provide an alternative solution to the sewer capacity issue, but a resolution has not occurred at this time. **The project cannot be constructed until sewer service is resolved.**

Water and Sewer Connections

Should sewer service to the site be resolved per the above comments, 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 fire suppression water needs.

Please provide a plan-profile of the water and sewer planned for the project for city review and approval.

We note permeable pavers are proposed for some of the 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 point of building connection must be private. The developer/owner/applicant must acknowledge their responsibilities to the city regarding this requirement.

Other than permeable pavers, public water lines need to be at least 25 feet from any storm water infiltration facility.

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

The minimum mainline running by the fire hydrant connection must be 8-inch pipe.

Water and Sewer Easements

The city must be the beneficiary of easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters.

QLPE Review of Planned Public Water/Sewer Extensions

We expect that any solution to provide sanitary sewer service to this site may include a private sewer lift station and private collection and pressure sewer lines. The city will not own or operate private facilities. Review and approval of these private facilities must be performed by the Idaho Department of Environmental Quality.

Long-term the city is expecting to resolve the sewer capacity issues and be able to provide sanitary sewer service to the site. This will require planning for the future connection of internal sanitary sewer lines to a city collection system. Said planning must provide for a gravity solution for eventual sewer service to the property. Planning must include coordinating with the city for an eventual termination of private gravity collection, pressure lines and any private lift station. Internal gravity sewer collection lines must be accepted by the city at that time. As such, construction of the lines, even when initially being private, must be constructed to city standards and inspected during construction to assure compliance with city standards.

Coordination, plan review and approval with the city must occur during project design of the sewer system to assure long-term city service may occur.

Will the applicant desire the city to perform a QLPE review of any city water lines in the project? 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.

Record Construction Plans

After completion of any city owned, or proposed to be future owned, and operated water and sewer improvements, record drawings showing compliance with approved construction plans and any pre-approved construction period changes must be provided to, reviewed 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, 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 must address how roof drainage will be managed.

The storm water report must 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.

Prior to the city issuing a Certificate of Occupancy, the project engineer must submit to the Garden City Environmental Division the following documentation prior to the final inspection for final approval:

- The design engineer's drainage construction observation reports.
- A signed, written statement from the design engineer that all drainage structures; and appurtenances were constructed in accordance to the approved plan, and that all storm water runoff from all hard surfaces, including roof top structures, will be retained on site up to the levels required in the most current Boise Stormwater Design Manual.

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 reviewed and approved by the city.

FEMA Flood Maps

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 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.