



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
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: 23 July 2025

Subject: **Riverview Villas Subdivision
606 East 43rd Street
SUBFY2025-0001
Lot 11, Block 18, FAS#3
Tax Parcels R2734521681
Updated Review**

Pages: 9

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed an updated review of the application for the subject project based upon new information. This project is a proposed subdivision of 15 lots with 14 building lots and one common lot. This submittal is for a final plat entitlement approval.

Our office performed a prior review on 18 January 2025.

We reviewed the following submittal items that are relevant to our review:

1. Land Division application dated 9 December 2024
2. Property Owner Permission form dated 18 October 2024
3. City issued fire flow letter dated 18 October 2024
4. Final plat application letter from Connor Lindstrom of KM Engineering
5. Brundage Bungalows, LLC letter dated 4 March 2025
6. Copy of C,C&Rs
7. Title Commitment report dated 30 May 2024
8. Natural Hazard and Resource Analysis (no date)
9. Hydrology Report stamped by Bryan Redsun, PE (no date)
10. Geotechnical Report stamped by Jacob Schlador, PE and dated 4 June 2024
11. Final plat (3 sheets) stamped by Bill Hynson, PLS and dated 4 June 2025
12. Site plan sheet A-0.01 dated 22 December 2024 (not sealed, signed or dated by the design professional)
13. Preliminary Plat sheets PP1.0, PP1.1 and PP2.0, stamped by Bryan Redsun, PE and dated 21 March 2025
14. Landscape sheets L1.0 and L2.0 stamped by Alyssa Yensen, LA and dated 16 May 2025

Not a Full Review

We are not able to perform a full review of the project as the following items are missing:

1. Information requested in this review that is not provided at that time
2. Full set of construction plans sealed, signed and dated by the responsible professional engineer
3. Site storm water and drainage report sealed, signed and dated by the responsible design professional
4. Completed Stormwater Operations and Maintenance Agreement
5. Storm Drainage system operation and maintenance manual sealed, signed and dated by the responsible design professional

However, the final plat, if compliant with the approved preliminary plat, may be approved subject to subsequent additional submittals containing all necessary information for a full review.

Prior Review

The majority of the following comments are from our prior review of 18 January 2025. Any approval of the project should be conditioned upon successfully addressing items presented in this review.

There may be duplicate comments as this updated review is an augmented review of the initial review.

Final Plat Application Letter Comment

The second paragraph notes the property is 6.90 acres in size. This appears to need to be 0.69 acres.

Brundage Bungalows, LLC Letter Comment

The 30-foot easement may or may not be adequate for the city's needs. This will need to be determined when complete construction plans are provided.

Boise City Sewer Easement Comment

The landscape plan depicts improvements within the 30-foot Boise City Sewer easement that may not be allowed in the easement. Please provide a review of the planned improvements by Boise City Public Works.

Natural Hazard and Resource Analysis Comments

The analysis has been prepared by a professional engineer and is a report. It needs to be sealed, signed and dated by the engineer.

The Land Division application notes the site is in the current floodplain. We suspect that is not the case.

The floodplain analysis provided in the Natural Hazard and Resource Analysis notes the finished floor (is this the lowest floor?) will be set at least 2 feet above the Base Flood Elevation (BFE). This is not the case for lands not in the current floodplain. The analysis author should be sure they are covering the current adopted FEMA maps and not the maps connected to the city council resolution 1083-20. Compliance with the resolution does not require elevating 2 feet above the proposed BFE.

Hydrology Report Comments

The report analysis has sealed and signed the professional engineer, but has not been dated – please do so.

We presume the report is not intended to be a design report. See later text in this review for needed information.

The report notes that the primary storm water collection, treatment and disposal system will be permeable pavers. Be sure the pavers are at least 10 feet from structures and roof run-off is not directed under the paver surface. Please see other comments specific to drainage and paver requirements later in this review.

In the existing conditions map, is there any drainage run-on occurring?

Covenants, Conditions and Restrictions Comments

The C,C&Rs do not appear to include the needed notice and restrictions that the city will not maintain the entire permeable paver section above city infrastructure.

Article XIII – Easements: This article needs to include text to cover Garden City, by name, water and sewer easements.

Article XIV – Storm Water Drainage and Retention System: Text references the Ada County Highway District. They may be involved in the project's storm water system, but we presume the project will primarily be served by a private storm water system to be operated by the HOA.

Article XIV – Storm Water Drainage and Retention System: Text needs to include the the HOA is subject to the agreement to operate and maintain the private storm water system.

Subdivision Name Reservation

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

Street Names

Is the internal road a private road? We expect due to the number of units proposed, Ada County will require the road to be named. Please provide a county approved name, if necessary.

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.

Please advise on how fire department access/turnaround requirements will be met.

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

If any gravity irrigation facilities are in the project, provide 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. Please provide a pressure irrigation report or waiver request meeting city code requirements from a design professional noting the water available and frequency of delivery and an analysis of the proposed delivery system, if any. The report or waiver must be sealed, signed and dated by an Idaho professional engineer.

Water and Sewer Connections

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.

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 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.

Public water lines need to be at least 25 feet from any storm water seepage beds.

Are fire services necessary?

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

Are any fire hydrants required? If so, the minimum mainline running by the fire hydrant connection must be 8-inch pipe.

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, 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.

We note close proximity to structures on adjoining lands. Does any off-site drainage run-on to the 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.

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

We note the hydrology report references a site geotech report completed by Atlas and dated 4 June 2024. Please provide a copy.

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

Storm Water Operation and Maintenance 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 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.

Natural Hazard and Resource Analysis Comments

We would suggest that the design professional augment the analysis to at least cover the following items:

- Existing wet and dry utility capacity, location and serviceability regarding the site
- Existing and proposed irrigation
- Proposed trash collection locations
- Postal box locations
- Any off-site drainage that may be run-on to the site

Draft Covenants, Conditions and Restrictions Comments

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

Section 4.25 on page 13 contains a reference to Boise and Meridian Irrigation District. Please correct the reference. This section also notes that a pressurized irrigation system will be installed using surface irrigation water. Please verify this and conform to the preliminary plat and the comments above for pressure irrigation.

Section 14.1 and 14.2 on page 36 appears to state that site storm water will be the ACHD's. We suspect this is not the case.

Preliminary Plat Comments

PP1.0 - Preliminary plat note 3 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.

PP1.0 - The setback table needs to be reviewed. It appears the side yard setback is not correct.

PP1.1 – Please add a project Benchmark and the project vertical datum.

PP2.0 – The city prefers dual water meters, not individual services.

PP2.0 – We note a storm drain pipe connecting a catch basin to the paver system at the west end of the project. Please describe how this will function so that it does not discharge below the paver surface, will not freeze and will meet required vertical separation distances to seasonal high groundwater.

PP2.0 – It appears the finished floor (we presume the lowest floor for floodplain compliance) is approximately 6 feet or so above surrounding ground. Is this correct? If so, what is the expected garage floor elevation?

PP2.0 – In the center of the private road near the entrance to 43rd Street there is a round symbol. It does not appear to match any symbol in the legend. Please describe what this is.

L1.0 – It appears that structures are encroaching into the vision triangles. Please advise.

Final Plat Comments

If applicable, add an approved private street name to the plat.

Plat note 3 references that Thurman Mill water is being provided to the subdivision. Please be sure the engineering plan submittals covers the pump and delivery system for the water. Please note that I.C. Section 31-3805 changed on 1 July 2025 and will probably impact the plat contents.

We recommend that plat note 4 be deleted. The city is highly urbanized and compliance with Idaho Code is required independent of having the note in the plat.

Plat note 5 needs to specifically reference Garden City utilities as a beneficiary of the easement.

Please add a note for permeable pavers that the city is not responsible to replace the pavers or their base section should operation and maintenance of city infrastructure under the pavers be necessary.

Please add a note that any sanitary sewer service from the mainline to the lot under or near permeable pavers is not owned and maintained by the city. We believe this will be all the sewer service lines.

Please advise on the need for plat note 13.

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