



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
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To: **Garden City Building**

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

Date: 2 May 2026

Subject: **Strand Subdivision
213 & 215 East 35th Street
SUBFY2026-0003
Lots 27 & 28, Block 31, FAS #5
Tax Parcels R2734540770 & R2734540790
Land Area = ±0.34 Acres
Construction Plan Pre-Review #1**

Pages: 20

Status: **Comments Pending**

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our first pre-review of the construction plans for the subject project. This project is a six-unit townhouse development. Our office had previously reviewed a different project on a larger parcel of land under file number SUBFY2021-0006 in 2021 and 2022. Additionally, the application material notes a prior approval under file number SUBFY2025-0003.

We have not performed a complete review of the information submitted for the project as information pertinent to the review has not been provided. New comments should be expected once all information necessary for a full review is provided.

Information provided applicable to our review is:

1. Land Division application dated 21 April 2026
2. Affidavit of Legal Interest dated 11 June 2025
3. Application letter from Ian McLaughlin, AIA dated 3 April 2026
4. Natural Hazard and Resource Analysis stamped by Corinne M. Graham, PE and dated 9 April 2026
5. Statement of Intent for Dedications and Easements for Strand Subdivision under the letterhead of Civil Site Works that is not dated
6. Flood Risk Acknowledgement form dated 11 April 2026
7. Title Policy Number LY-08334726 dated 19 March 2026 (Parcel III is applicable to the project)
8. E-mail from FALWUA dated 26 February 2026
9. Draft project C,C&Rs
10. Limited Geotechnical Engineering Report stamped by Monica Saculles, PE and dated 14 August 2018
11. Storm Drainage Report and Calculations stamped by Corinne M. Graham, PE and dated 14 April 2026
12. Stormwater Operations and Maintenance Agreement dated 11 April 2026
13. Storm Drainage Operation and Maintenance Plan stamped by Corinne M. Graham, PE and dated 14 April 2026
14. Topographic survey stamped by Richard A. Gray, PLS and dated 9 October 2020
15. Composite Site Plan, sheet A101 dated 13 June 2025, not sealed or signed by the design professional
16. Final plat (3 sheets) under the company name of J.J. Howard, LLC, but not sealed, signed or dated by the land surveyor
17. Construction plan sheets C0.0, C0.1, C2.0, C2.1, C2.2, C3.0, C3.1, C4.0 and C4.1 stamped by Corinne M. Graham, PE and dated 14 April 2026
18. Construction plan sheets L100 and L150 dated 20 April 2026 under the title block of Stack Rock Group, but note sealed or signed by the stamped by the landscape architect

Comments within this review are specific to the information provided for the current submittal and for proposed infrastructure content. The review should not be considered all encompassing. Other reviews within the city and by other review agencies will occur.

Professional of Record

Any suggestions for design modifications are not made to replace the position of the professional of record. We are simply making an observation that may impact the project or its review by city staff. The design professional may not necessarily be obligated to use the suggestion unless conformance to city requirements is an issue.

General Comments

1. Provide an approval from the North Ada County Fire Rescue District (NACFRD). Please be sure the District's review includes locations of fire hydrants.
2. Provide a plan approval from the Ada County Highway District.
3. Please advise if you desire to have the city perform a QLPE review of the project. If so, the applicant will be responsible to pay for the review.
4. If the applicant requests the city perform a QLPE review, please provide applicable and completed DEQ project checklists.
5. Please advise if the landowner and developer wish to record a Restricted Build Agreement for the project.
6. Please provide an approval from the Ada County Surveyor's office for the use of the name "Strand Subdivision".
7. Please provide an Ada County street name committee for North Strand Lane. Is this a private road? Does it need a name? Will units be addressed from North Carr Street?

Environmental Division Drainage Comments – James Pavelek – 208.472.2949

8. Submit city approved original hardcopy Stormwater Operations and Maintenance Agreement that has been signed and notarized to city hall,
9. All drainage construction observations must be performed by the applicant's design engineer.
10. No Certificate of Occupancy shall be issued prior to completion, inspection and final approval of all stormwater structures.
11. 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 stormwater 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.

Environmental Division Erosion & Sediment Control Comments – James Pavelek – 208.472.2949

12. Obtain an Erosion & Sediment Control Permit from the city and call for initial ESC inspection prior to commencement of ANY earthmoving activities.

13. BMP's MUST be in place and inspected by the city prior to commencement of earthwork.
14. Comply with the general conditions of the project's General Erosion Permit and the provisions of the SWPPP / Erosion Control Plan as submitted.
15. The city is required to inform the applicant that if the project site is one acre or greater and/or is part of a common development that is greater than one acre the applicant must file a Notice of Intent (NOI) with the IDEQ's General Construction Permit program.

Public Works Water Comment – Troy Vaughn – 208.472.2949

16. Sheet C2.2 – Note 4: There is a new 8-inch PVC water line in East 35th Street. The existing 4-inch cast iron has been abandoned.

Public Works Sewer Comments – Troy Vaughn – 208.472.2949

17. Manholes shall be standard precast base Type A per the ISPWC SD-501A. "Doghouse" style manholes are not allowed. Please clarify.
18. Sheet C.2: Rename manholes names as follows:
SSMH A-1 as MH 11-14-01A
SSMH A-2 as MH 11-14-01B

Pressure Irrigation Supply Comments

19. We note the e-mail from FAWLUA; however, city code requires a pressure irrigation system unless a formal waiver request from the project professional engineer is prepared, submitted, reviewed and approved by the city engineer. Please provide the formal waiver.

Flood Risk Acknowledgement Form Comments

20. We note a Flood Risk Acknowledgement Form was submitted. The original FEMA work maps (not the current adopted maps, as the city has been placed in seclusion) depict the possible future BFEs. 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 Natural Hazard and Resources Analysis recognizes the possible impact of the work maps, but does not provide the projected work map BFE for consideration as related to the project. Please provide a more detailed review of the proposed building improvements and their lowest floor in relation to the work map BFE.

Geotechnical Report Comments

21. We note construction plan sheet C0.1, General Construction Note 34 references an Atlas report dated 7 July 2025 that was not provided with the application materials we received. Please provide the report.

22. The geotech report we did receive notes a depth to seasonal high water of remain greater than 7 feet. Using the existing ground elevation of 2664 shown on plan sheet C2.0, that would place groundwater at 2257. This has been an issue on prior plan reviews for the site. Please review the information.

Storm Drainage Report Comments

23. In the “Historic Drainage” section, please review the depth/elevation of the seasonal high groundwater. See comment 22 above.
24. In the “Proposed Drainage” section, please provide more detail on how the roof drains are connected and storm water is conveyed to the disposal system. We note the plans include a piped storm water collection system.
25. Please add the calculations for the sediment tank throat velocity (to be less than 0.5 fps) based upon a 50-year event with a 10 minute duration intensity.

Stormwater Operations and Maintenance Agreement Comment

26. A new form will need to be provided as the signature block for the city has been filled in and then noted as “ignore this notary block”. The city will need to sign and notarize the form.

Storm Drainage System Operation and Maintenance Plan Comment

27. In the “Introduction” section, please add more information/description of how the roof drains are connected to the storm drainage system. This is to assist the reader in knowing the various components of the storm water system.

Declaration of Covenants, Conditions and Restrictions Comments

28. It would be helpful to be able to locate comments if the document had page numbers. Please advise.
29. In Article I, Definitions, Section 7 – “Declarant”: The document has this listed as “Carr34th LLC”. Shouldn’t this be “Soul34 LLC”?
30. In Article I, Definitions, Section 11: Is Lot 1 a common area?
31. In Article I, Definitions, Section 17 – “Survey”: We presume this will be the subdivision plat and not a Record of Survey.
32. In Article IV, Easements, Section 1: The joint trench easement should be called out as a Public Utility Easement. And the easement is not currently shown on the final plat.
33. In Article IV, Easements, Section 2: The section refers to permeable pavers and area drains. Pavers and area drains do not appear to be part of the drainage system. Please be sure the items referenced are part of the storm water system.

34. In Article VIII, Property Use Restrictions, Section 1: The section refers to the Sarel Mitchell work-live-create district. Please verify this is still relevant to the project.
35. In Article XV, General Provisions, Section 2.C: Is Lot 1 a common lot?
36. Signature Area: Please change the date and owner to Soul34 LLC, if applicable.

Final Plat Comments

37. Please have the land surveyor seal, sign and date the final plat. We will only make overview comments until the plat is properly executed.
38. The plat contains numerous text that contains bracketed areas or “XXXX”. These are placeholders for more complete information. Please fill in the needed information.
39. Sheet 1: The legend notes “easement”. Please add the beneficiary of all easements.
40. Sheet 1: Please be sure to create easements benefitting and naming the city of Garden City for all water, sewer infrastructure (including fire hydrants, water meters, manholes, mainlines and water/sewer services).
41. Sheet 1: The construction plans have the “Private Drive” labeled as “North Strand Lane”. Please be sure to create the access as a private road in the Certificate of Owner.
42. Sheet 1: We suggest plat note 2 be deleted. Garden City is an urban area. The note is still state law independent on being on the plat.
43. Sheet 1: Please add R/W widths to the plat.
44. Sheet 1: Please add a Basis of Bearing to the plat.

Construction Plan Comments

45. Sheet C0.1: Please review/update the construction notes per the attached latest edition.
46. Sheet C0.1: General Construction Notes 2, 10 and 11 generally refer to the same content. Please consider merging them into one note.
47. Sheet C0.1 - General Construction Note 13: The city engineer does not sign the plans. Please edit the note.
48. Sheet C0.1 – Sewer Note 12: Is the sleeve necessary at all locations?

49. Sheet C0.1 – Water Note 12: This note references Pavedrain. We presume this is not correct?
50. Sheet C0.1 – Roadway Notes 1 and 2: Note 1 refers to the “current” edition of the ISPWC. Note 2 refers to the ISPWC. As private roadway construction would generally be under the review of Garden City, we want to be sure the 2020 edition of the ISPWC is used. The city has not yet adopted the 2025 edition.
51. Sheet C2.2 – Pressure Irrigation Note 1: Is there a PI system shown on the plans?
52. Sheet C2.2 – Utility Keynote 1: Is it necessary to sleeve the sewer service lines?
53. Sheet C2.2 – Please identify the manholes as 48-inch diameter.
54. Sheet C2.2: Please verify there are no vertical conflicts with the roof storm drain lines with the sanitary sewer services. Looking at the elevations of the storm drain line on sheet C3.1, it appears they are close.
55. Sheet C4.1 – Seepage Bed Detail: Per comment 22, please verify the seasonal high groundwater elevation. Our calculations has the groundwater at an elevation of 2657.
56. Sheet C4.1 – Seepage Bed Detail – Profile View: We note the top one-half of the perforated pipe is perforated. With only a 12-inch pipe, we typically do not see this. We presume the goal is added sediment storage? but the carrying capacity of the pipe is notably reduced. We suggest that if the top of the pipe is the perforated section, a full size cleanout or 24/30-inch riser with a sealed sump be placed at the end of the pipe to assist with observing the pipe and cleaning the pipe.

We have no other comments regarding this request at this time. This is a pre-review as all information necessary for a full review has not been provided. New comments may occur during subsequent reviews.

Garden City

Standard Construction Notes for Projects That Contain Public Water, Public Sewer, Non-ACHD Drainage, Private Roads and/or Permeable Pavers

February 2026

Notes Applicable to All Construction

1. Compliance with the Idaho Department of Environmental Quality (IDEQ) requirements for protection from erosion by storm water is required for this project. A Responsible Party (RP) shall be responsible to comply with the IDEQ requirements. If the owner has not designated a RP, the contractor shall be required to provide a RP. The RP is required to prepare, file and comply with the Storm Water Pollution Prevention Plan (SWPPP) for this project. The RP is responsible to file a Notice of Intent (NOI) to construct with IDEQ. IDEQ must officially accept the NOI prior to beginning any site disturbance activities. The SWPPP is a document/plan that is required to be updated and amended to best fit the site as construction occurs. The RP is responsible to keep the plan current. At completion of all construction activities and after the project site is stabilized for erosion control, the RP is required to prepare and submit a Notice of Termination of the SWPPP with IDEQ.

-or, for sites under one acre-

2. The contractor shall comply with the City of Garden City's approved Erosion and Sediment Control Plan (ESCP) for this project. A Responsible Party (RP) shall be responsible to comply with the ESCP requirements. If the owner has not designated a RP, the contractor shall be required to provide a RP. The RP is required to comply with the City of Garden City's ordinance for control for erosion from this construction site. The ESCP is a document/plan that is required to be updated and amended to best fit the site as construction occurs. The RP is responsible to keep the plan current. At completion of all construction activities and after the project site is stabilized for erosion control, the ESCP is terminated.
3. All construction, materials, appurtenances and testing shall comply with the requirements of the 2020 edition of the Idaho Standards for Public Works Construction (ISPWC), unless specifically modified by these construction documents.
4. The contractor, all applicable sub-contractors, developer/owner, utility company representatives, a Garden City Department of Public Works representative and an Ada County Highway District representative shall attend a pre-construction conference prior to commencement of construction.
5. The contractor shall obtain a construction permit from the Ada County Highway District at least 24 hours prior to commencing construction of any of the improvements shown hereon located within public right-of-way.

6. Construction inspection shall be performed by the project engineer, the Ada County Highway District and/or the Garden City Department of Public Works. Inspection by the Garden City Department of Public Works will be for Department purposes only to spot check work compliance with the city's requirements. It is the project engineer's responsibility to assure compliance with the project plans and specifications.
7. The contractor shall verify site conditions and dimensions prior to beginning work. Any deviations, omissions or errors shall be presented to the project engineer for resolution. Any changes to the plans and specifications shall be submitted to and approved by the Garden City Department of Public Works prior to implementation of the change. Said change may also need to be submitted to the Idaho Department of Environmental Quality for approval.
8. The contractor shall contact Digline (811) and other appropriate utility providers for utility locations at least 72 hours prior to beginning any excavation.
9. Any waters created by dewatering shall not be permitted to directly discharge to any existing surface water facility. Prior to discharging to waters of the state of Idaho, the contractor shall secure a short-term activity exemption from the applicable regional office of the Idaho Department of Environmental Quality.
10. Horizontal and vertical separation of potable and non-potable pipelines shall meet the requirements of ISPWC Section 405 and ISPWC Drawing No. 407.

Sanitary Sewer Notes

11. All sewer pipe and fittings with cover greater than 3 feet, shall be Polyvinyl Chloride (PVC) conforming to the requirements of ASTM D-3034, SDR-35 for sizes 4-inch through 15-inch; ASTM F-679, SDR-35, T-1 wall for sizes 18-inch through 27-inch; or ASTM F-794, T-46 for sizes 18-inch through 36-inch. The minimum cover for all PVC sewer lines shall be 3 feet. Sewer pipe and fittings with cover less than 3 feet shall be Ductile Iron (DI) conforming to ANSI A-21.51 or AWWA C-151, minimum Class 50.
12. Sanitary sewer manholes shall be constructed of reinforced precast concrete per the ISPWC with a maximum of 12 inches of concrete grade rings, a 24-inch diameter cast iron ring and cover and a concrete collar per ISPWC drawings SD-501, SD-505, SD-507, SD-508, SD-509. Manholes shall not have steps. The sewer contractor shall field verify that no more than 12-inches of grade rings are necessary to adjust the manhole to final grade. Grade rings, ring and covers shall be provided by the sewer contractor. Manhole cones shall be eccentric for all manholes 4 feet and deeper. The vertical wall of the cone shall be placed upstream and rotated 45°. Concentric cones shall be used for manholes less than 4 feet deep.
13. Manufactured compression boots shall be used in manholes where pipelines enter and leave the manhole.

14. Sewer service lines shall be ISPWC type "A" or "B" and constructed and marked per ISPWC Drawing SD-511A. Services shall not be deeper than 5 feet at the property line, unless specifically approved by the city. Services shall extend horizontally 10 feet beyond the property line. Service lines shall include an inspection cleanout placed directly adjacent to and inside public street right-of-way or the sewer easement line. The cleanout shall conform to SD-506A & SD-506B (bolt down cover option) with the riser being the same size as the service line.
15. Service line connections to new mainlines shall use a full-service tee. Service line connections to existing mainlines that are concrete or a concrete derivative shall use a tapping saddle - no more than one service shall be allowed per stick of mainline pipe. Service connections to existing mainlines that are not concrete or a concrete derivative shall use an Inserta-Tee or a prior approved equal – services shall be separated on the mainline by at least 2-foot center to center.
16. All sewer mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select ¾-inch maximum crushed gravel chips. All bedding shall be thoroughly shovel-sliced under the pipe.
17. Groundwater levels shall be maintained below the trench bottom at all times during construction. Groundwater shall not be permitted to enter the pipeline system during construction. As soon as possible the contractor shall install a removable watertight plug in the new pipeline at the point of connection to the existing sewer system.
18. Sewers shall be cleaned and tested after all utilities are installed and prior to paving. Material cleaned from the construction shall not be permitted to discharge to the downstream receiving pipeline. All installed sewer pipes shall be tested in accordance with Division 500 of the ISPWC. A representative of the city must be present must observe the testing. Mainline pipeline testing shall include air pressure, deflection and closed-circuit television (CCTV) visual inspection. Service line testing shall include air pressure and closed-circuit television (CCTV). The CCTV report shall be in the form of a VHS videotape or DVD and a written log. Manholes shall be vacuum or hydrostatically tested for leakage. The sewer system shall not accept any flows until the city issues an initial acceptance of the system.
19. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Waterline Notes

20. All water mains shall be Polyvinyl Chloride (PVC) conforming to the requirements of AWWA C-900, Class 235, DR-18. All fittings shall be mechanical joint or flanged ductile iron conforming to the requirements of AWWA C-110. All plastic pipe shall be installed with a #12 direct burial tracer wire placed along the north and east side of the main. The tracer wire will not be extended up in to or along valve boxes, but shall continue along the mainline, uninterrupted. Minimum burial depths for water mains shall be 4 feet from finish grade to the top of the pipe.
21. Individual or dual water service connections 1-inch or smaller shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the Garden City standard drawing. Service pipelines shall be a minimum 1-inch, unless otherwise noted.
22. Individual water service connections larger than 1-inch shall be Polyethylene pipe conforming to AWWA C-901, Class 200, DR-7.3. Services shall be constructed conforming to the ISPWC SD-402. Service pipelines shall be a minimum 2-inch, unless otherwise noted.
23. Water valves shall be resilient-seat gate valves conforming to AWWA C-509 or AWWA C-515. All water valves shall be installed with a standard 5-1/4 inch diameter, two-piece adjustable cast iron valve box, Tyler/Union series 6855, or equal. The cast iron cover shall be marked with the word "Water" as an integral part of the cover.
24. Fire hydrants shall conform to AWWA C-502 and ISPWC Drawing SD-404. The pumper nozzle outlet shall be equipped with a "Storz" adapter.
25. All water mains and services shall be bedded per the requirements of Type I bedding, except that bedding material shall be select 3/4-inch maximum crushed gravel chips for water mains and 3/8-inch maximum crushed gravel chips for service lines. All bedding shall be thoroughly shovel-sliced under the pipe.
26. All installed water lines shall be tested for leakage in accordance with Section 401.3.6 of the ISPWC following installation of all utilities and prior to paving. Each meter setter shall be opened to be sure that the service corporation stop is open and the service is functional prior to paving. A representative of the city must be present must observe the testing. All installed water lines shall be flushed, disinfected and tested for bacteria in accordance with Section 401.3.9 of the ISPWC. The water system shall not be opened to the city system until the city issues an initial acceptance of the system.
27. The contractor shall guarantee all work for a period of at least a one-year following the city's initial acceptance.

Drainage Notes

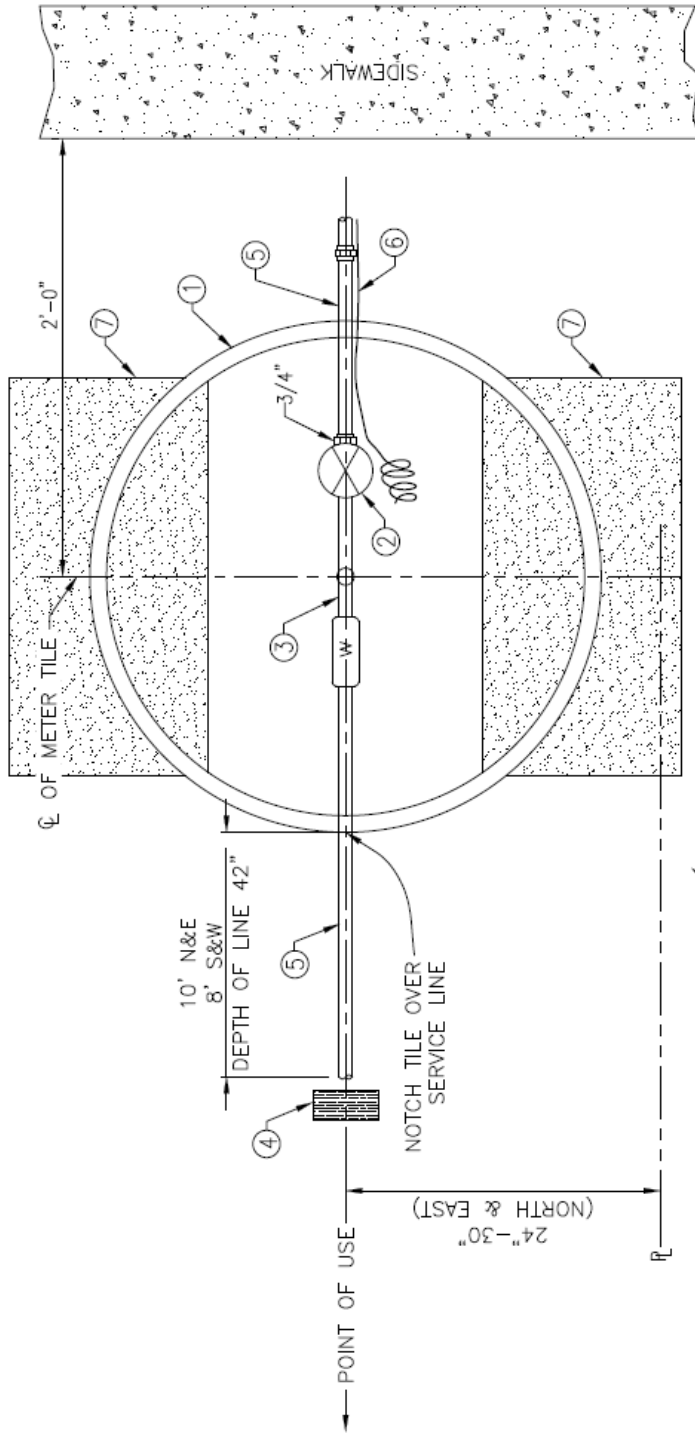
28. All inspections shall require a 24-hour notice prior to the requested inspection time. Call the inspection hot line at 208-472-2920.
29. Prior to any earthwork a 24-hour notice to begin construction is required. Call Inspection hot line at 208-472-2920.
30. Drainage inspections shall be conducted at any given time or upon request, during construction, verifying compliance with the city requirements and construction activities are followed as per the approved plans.
31. All drainage construction observations must be performed by the applicant's design engineer.
 - a) Submit to the Garden City Environmental Division the following documentation prior signature of the city on a final subdivision plat or prior to the final inspection for a Certificate of Occupancy, whichever occurs first:
 - i) The design engineer's drainage construction observation reports.
 - ii) A signed, written statement from the design engineer that all drainage structures and appurtenances were constructed in accordance to the approved plans.
32. The drainage system and any filter fabric shall not be covered prior to inspection. Call the inspection hot line at 208-472-2920.
33. The size and location of the drainage system shall correspond with the approved drainage system plan and shall be inspected.
34. Final inspection of the storm drainage system shall be conducted following the paving and final landscaping.
35. All drainage conveyance access points shall be stenciled or marked with identifying statement for the public "Do Not Dump – System Drains to Groundwater" or "River", whichever is relevant to the system disposal design.
36. Traffic rated manhole lids shall be used.
37. All parking lot grades shall be at least 1% for asphaltic-concrete and 0.4% for concrete.

Roadway Construction Notes

38. Manhole grade rings, cast iron rings and covers shall be provided by the sewer contractor. The road contractor shall install the sewer grade rings, cast iron rings, covers and concrete collars to finish grade. Water valve boxes and covers shall be provided by the water contractor. The road contractor shall install the water valve boxes covers and concrete collars to finish grade.

Permeable Paver Notes (when applicable)

39. Garden City will not repair permeable paver surfaces or their base sections when city infrastructure (water mains, water services, sewer mains and sewer manholes) is located beneath them. The city will maintain the water/sewer facilities noted, but will not repair the storm drain facilities above them. Said repair is the responsibility of the private party owning/operating/maintaining the storm drain facilities.
40. Sanitary sewer services from the connection to the mainline to the point of use will be private under permeable pavers. Ownership and repair of said private services will be the responsibility of the private party owning operating and maintaining the storm drain facilities.
41. Permeable paver ownership/maintenance responsibilities shall be stated in an appropriate document (i.e. maintenance agreement, Covenants, Conditions and Restrictions, Final Plat).
42. All water main lines under and within ten (10) feet of permeable pavers shall be ductile iron pipe.



NOTE
SEE SHEET 3 OF 5 FOR
ELEVATION SET OF METER
VAULT LID.

**SINGLE WATER METER
& LOCATION**

KEYNOTES

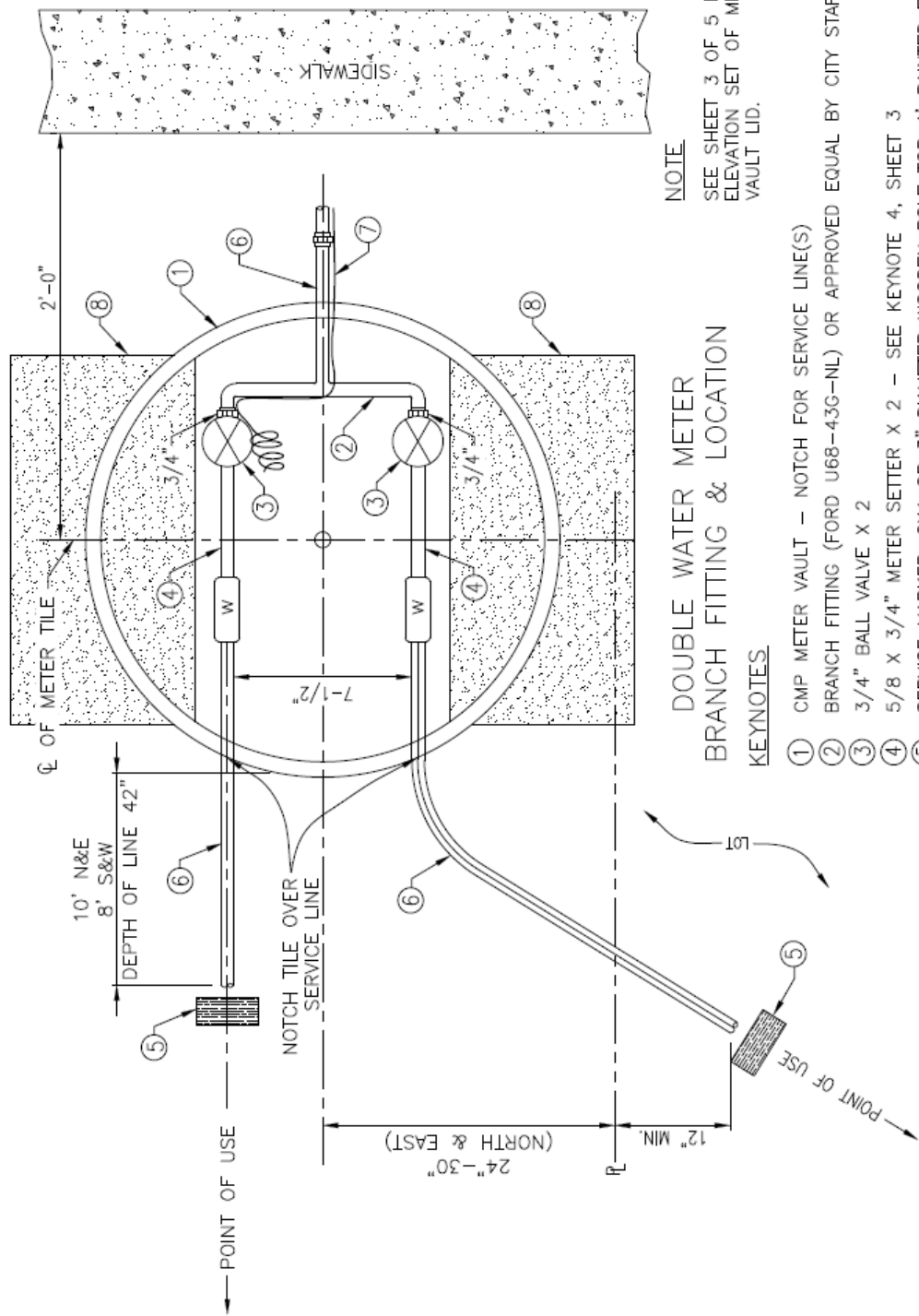
- ① CMP METER VAULT - NOTCH FOR SERVICE LINE(S)
- ② 3/4" BALL VALVE X 1
- ③ 5/8 X 3/4" METER SETTER X 1 - SEE KEYNOTE 4, SHEET 3
- ④ SERVICE MARKER, 2X4 OR 3" DIAMETER WOODEN POLE TOP 4' PAINTED FLUORESCENT BLUE
- ⑤ 1" ϕ POLYETHYLENE PIPE, I.P.S. CLASS 200
- ⑥ NO. 12 COPPER FINDER WIRE WITH BLUE INSULATION
- ⑦ 8" X 16" X 2" CONCRETE BLOCK UNDER CMP METER VAULT

JULY 2025
DWG. NO. GC-W-100
1 OF 5

Garden City 5/8" x 3/4" Single Water Service Connection

NOT TO SCALE





NOTE
SEE SHEET 3 OF 5 FOR
ELEVATION SET OF METER
VAULT LID.

**DOUBLE WATER METER
BRANCH FITTING & LOCATION**

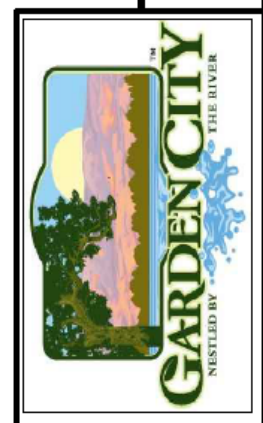
KEYNOTES

- ① CMP METER VAULT – NOTCH FOR SERVICE LINE(S)
- ② BRANCH FITTING (FORD U68-43G-NL) OR APPROVED EQUAL BY CITY STAFF OR CITY ENGINEER
- ③ 3/4" BALL VALVE X 2
- ④ 5/8 X 3/4" METER SETTER X 2 – SEE KEYNOTE 4, SHEET 3
- ⑤ SERVICE MARKER, 2X4 OR 3" DIAMETER WOODEN POLE TOP 4' PAINTED FLOURESCENT BLUE
- ⑥ 1" Ø POLYETHYLENE PIPE, I.P.S. CLASS 200
- ⑦ NO. 12 COPPER FINNER WIRE WITH BLUE INSULATION
- ⑧ 8" X 16" X 2" CONCRETE BLOCK UNDER CMP METER VAULT

JULY 2025
DWG. NO. GC-W-100
2 OF 5

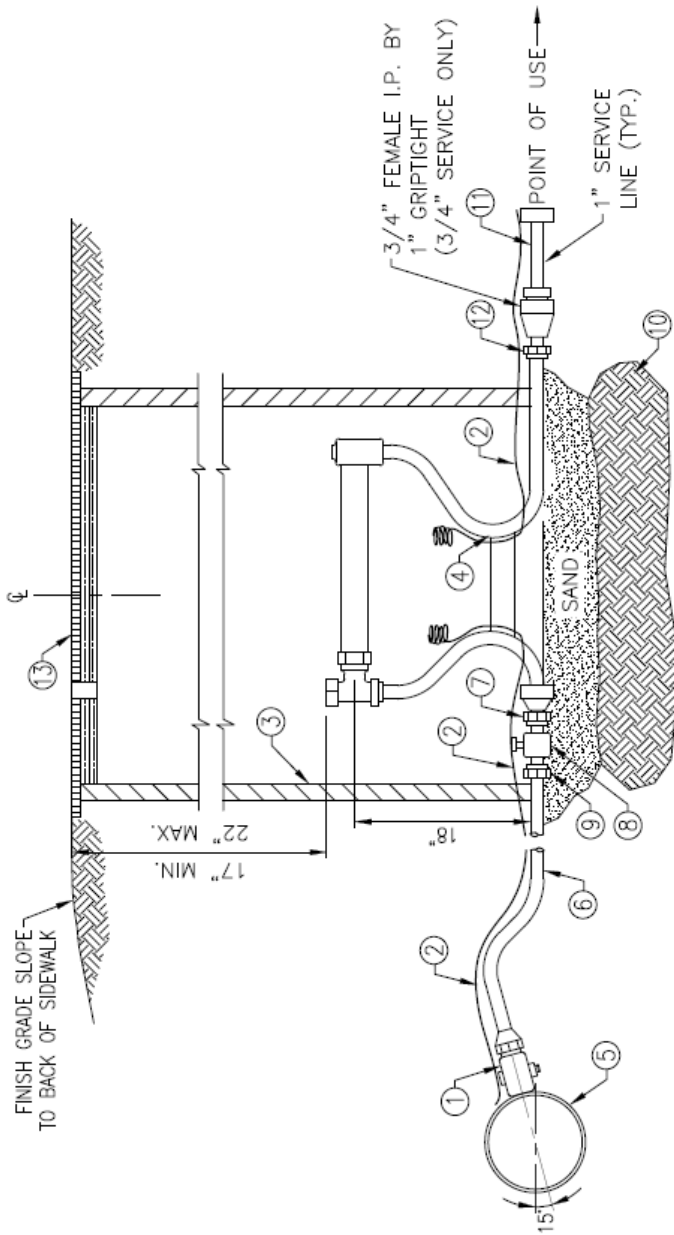
Garden City 5/8" x 3/4" Double Water Service Connection

NOT TO SCALE



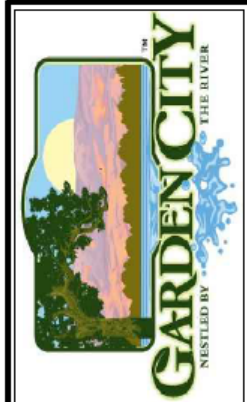
NOTES

- A. NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS SHALL BE USED. THE CITY REQUIRES THAT ALL WATER METERS AND WATERWORKS BRASS BE ANSI/NSF 61 CERTIFIED AND MEET EPA NO LEAD REQUIREMENTS.
- B. SERVICE PIPE SHALL BE 1" ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE PIPE CONFORMING TO ASTM D 2239, SDR 7, CLASS 200 IN IRON PIPE SIZE. STIFFENERS MUST BE USED WITH POLYETHYLENE PIPE.
- C. SADDLE COUPLINGS SHALL BE USED FOR CONNECTION OF ALL SERVICE LINES DIRECT TAP TO PVC MAIN. ALL SERVICE SADDLES SHALL BE EPOXY COATED OR NYLON AND CONSIST OF A STAINLESS STEEL BAND AND MUELLER THREADS, TYPE IP.
- D. NO SERVICE CONNECTION SHALL BE MADE WITHIN EIGHTEEN (18") INCHES OF THE PIPE ENDS. MULTIPLE CONNECTIONS MADE ON THE SAME JOINT OF PIPE SHALL BE STAGGERED ON THE CIRCUMFERENCE AND SEPARATED BY A MINIMUM OF EIGHTEEN (18") INCHES.
- E. METER VAULTS LOCATED IN CONCRETE DRIVEWAYS SHALL BE CENTERED IN A 4' X 4' SQUARE OF CONCRETE, SEPARATED FROM THE REST OF THE DRIVEWAY CONCRETE BY EXPANSION JOINT MATERIAL.
- F. FINDER WIRE SHALL BE TAPED TO SERVICE LINES AT 5" MAXIMUM SPACING. TAPE TO SERVICE NOT MORE THAN 6" FROM ANGLE STOP (WITH 10 MIL WATERPROOF TAPE).



KEYNOTES

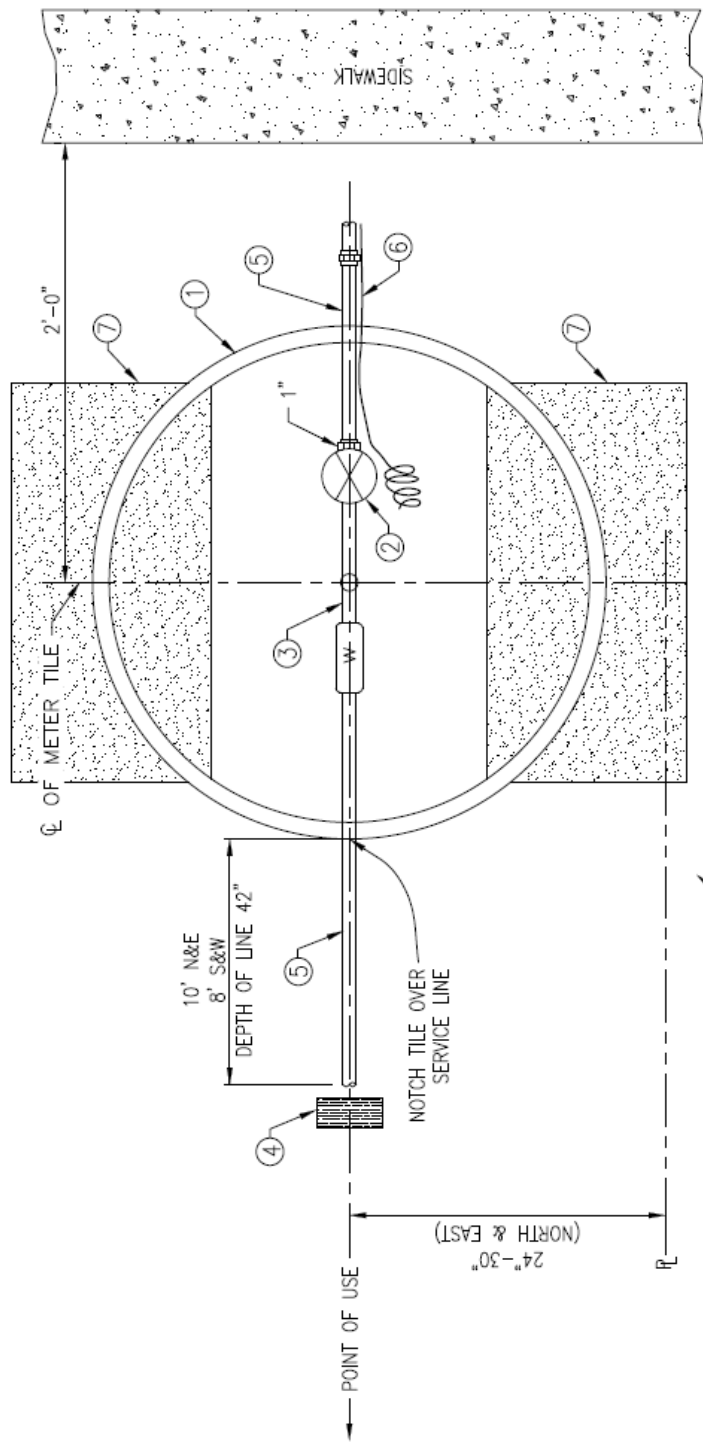
- 1 BALL CORPORATION STOP (1") - FORD FB1101-4-G-NL OR APPROVED EQUAL BY CITY STAFF OR CITY ENGINEER
- 2 NO. 12 COPPER FINDER WIRE WITH BLUE INSULATION
- 3 21" DIA. X 36" CMP VAULT, NOTCH FOR SERVICE LINES. CMP SHALL BE PLACED ON CONCRETE BLOCKS (2 EA) SEE SHEETS 1 AND / OR 2 OF 5 FOR LOCATION
- 4 5/8" X 3/4" METER SETTER WITH LOCKABLE KEY VALVE - FORD VBHC92-18W-81-33J-NL OR APPROVED EQUAL BY CITY STAFF OR CITY ENGINEER
- 5 WATER MAIN
- 6 1" SERVICE LINE (TYPICAL) NO SPlicing ALLOWED
- 7 MALE SWIVEL END
- 8 FULL OPENING BALL VALVE - FORD B11-333-NL OR APPROVED EQUAL BY CITY STAFF OR CITY ENGINEER
- 9 CURB STOP ADAPTER - FORD C86-34-G-NL OR APPROVED EQUAL BY CITY STAFF OR CITY ENGINEER
- 10 FIRM UNDISTURBED EARTH
- 11 EXTEND 10' FROM METER VAULT AND PROVIDE TEMPORARY PLUG (THREADED IN HIGH GROUNDWATER AREAS)
- 12 DOUBLE PURPOSE COUPLING (PROPERTY LINE)
- 13 LID SHALL CONTAIN ONE FACTORY DRILLED "TOUCH READ" HOLE FOR SINGLE OR DOUBLE METERS. THE METER CAN SHALL BE 21-INCH DIAMETER CMP (CUT TO MATCH LID ELEVATION TO FINISH GRADE AND NOTCHED AT BOTTOM FOR SERVICE LINES) AND THE CAN LID SHALL BE A D&L FOUNDRY B601B. SERVICE PIPELINES SHALL BE A MINIMUM 1-INCH, UNLESS OTHERWISE NOTED, WITH MINIMUM 5/8" X 3/4" METER SETTERS.



Garden City 5/8" x 3/4" Single or Double Water Service Connection

NOT TO SCALE

JULY 2025
 DWG. NO. GC-W-100
 3 OF 5



NOTE
SEE SHEET 5 OF 5 FOR
ELEVATION SET OF METER
VAULT LID.

**SINGLE WATER METER
& LOCATION**

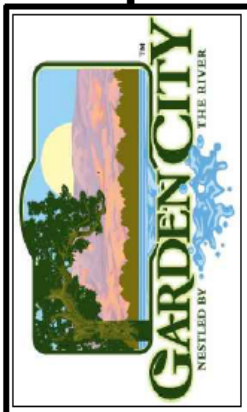
KEYNOTES

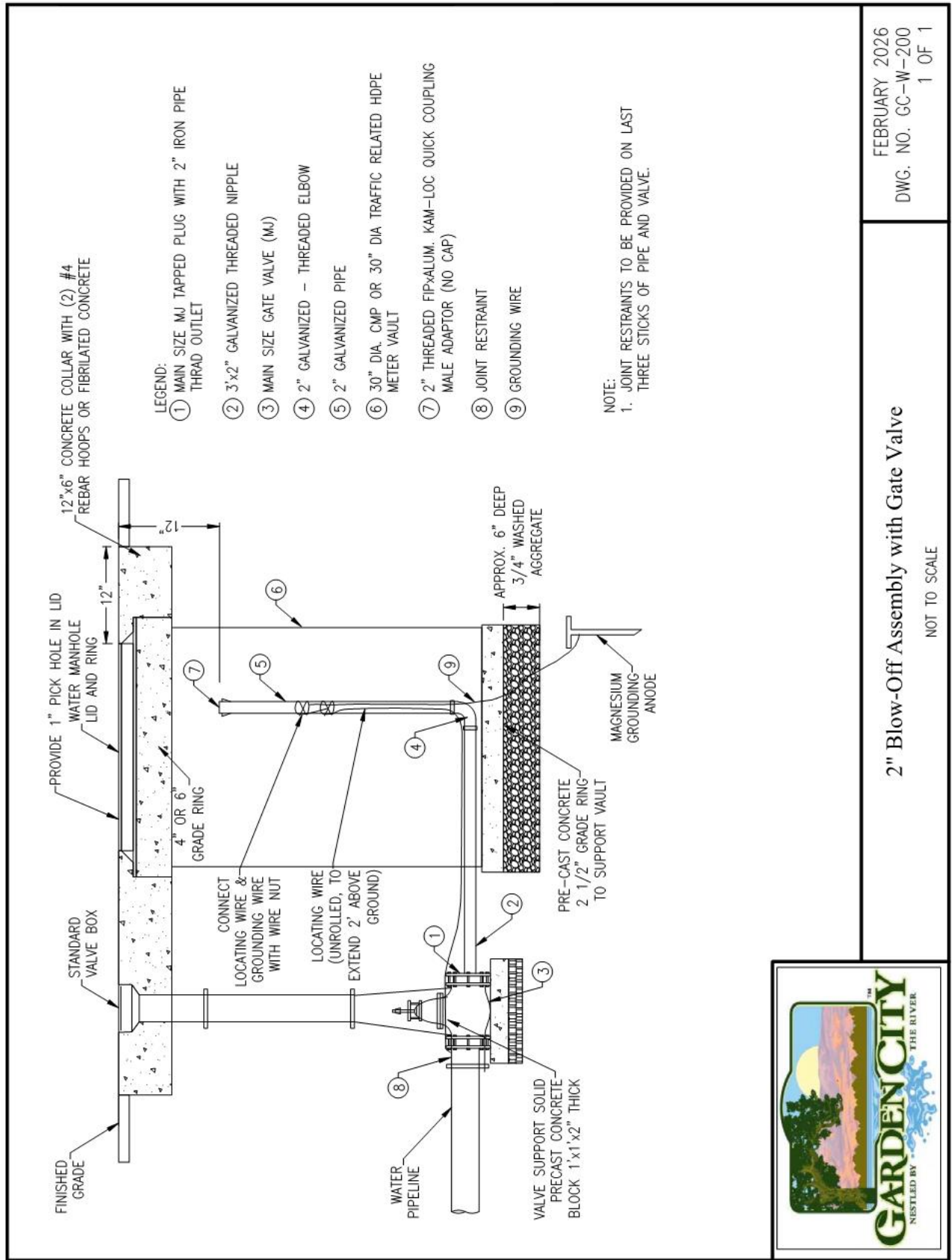
- ① CMP METER VAULT — NOTCH FOR SERVICE LINE(S)
- ② 1" BALL VALVE X 1
- ③ 1" METER SETTER X 1 — SEE KEYNOTE 4, SHEET 5
- ④ SERVICE MARKER, 2X4 OR 3" DIAMETER WOODEN POLE TOP 4' PAINTED FLUORESCENT BLUE
- ⑤ 1" ϕ POLYETHYLENE PIPE, I.P.S. CLASS 200
- ⑥ NO. 12 COPPER FINDER WIRE WITH BLUE INSULATION
- ⑦ 8" X 16" X 2" CONCRETE BLOCK UNDER CMP METER VAULT

JULY 2025
DWG. NO. GC-W-100
4 OF 5

Garden City 1" Single Water Service Connection

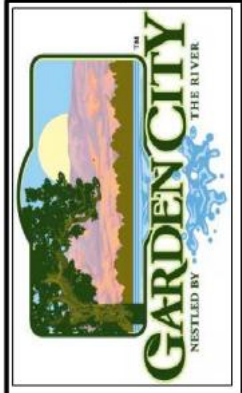
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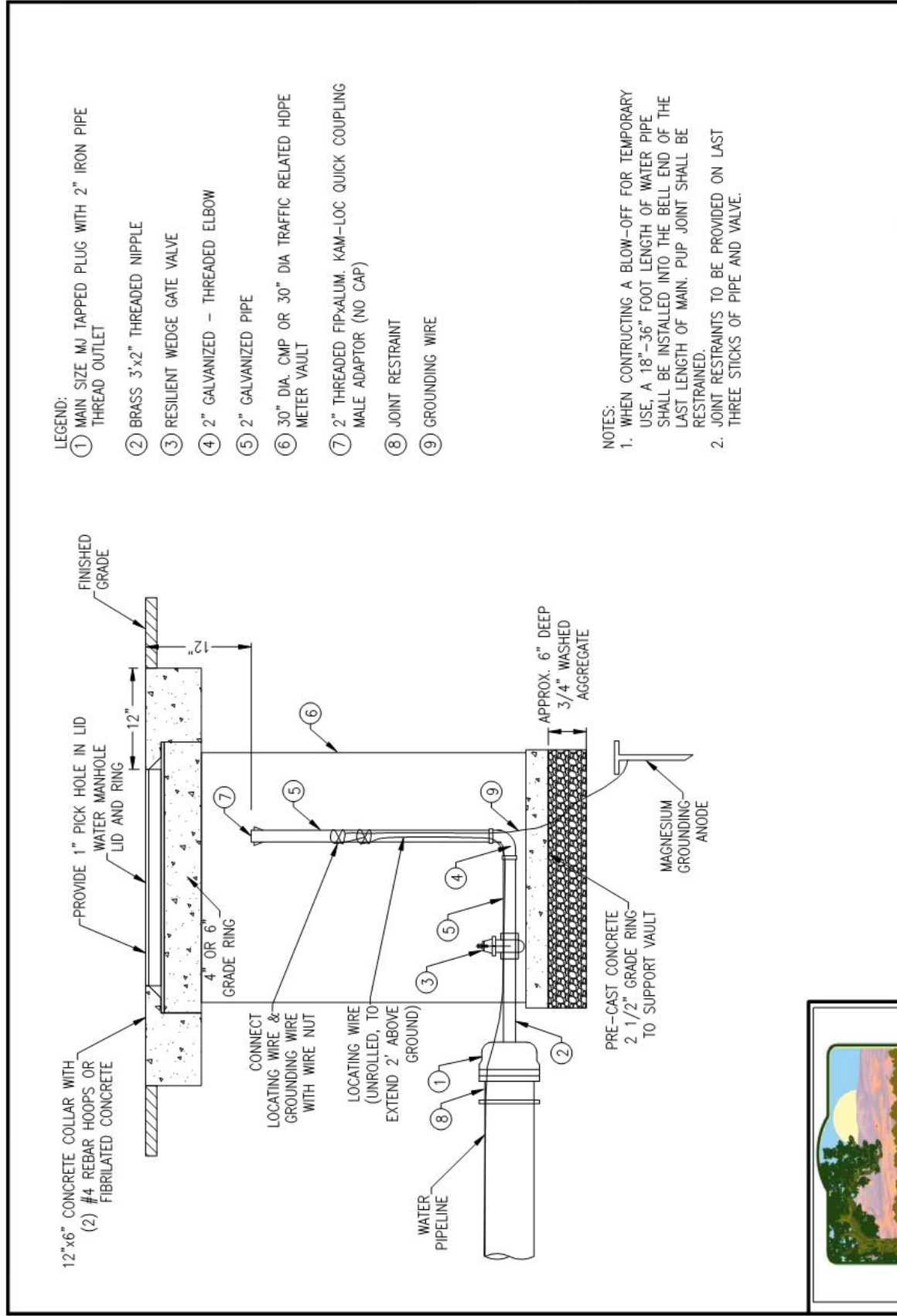




FEBRUARY 2026
DWG. NO. GC-W-200
1 OF 1

2" Blow-Off Assembly with Gate Valve





- LEGEND:
- ① MAIN SIZE MJ TAPPED PLUG WITH 2" IRON PIPE THREAD OUTLET
 - ② BRASS 3"x2" THREADED NIPPLE
 - ③ RESILIENT WEDGE GATE VALVE
 - ④ 2" GALVANIZED - THREADED ELBOW
 - ⑤ 2" GALVANIZED PIPE
 - ⑥ 30" DIA. CMP OR 30" DIA TRAFFIC RELATED HDPE METER VAULT
 - ⑦ 2" THREADED FIPxALUM. KAM-LOC QUICK COUPLING MALE ADAPTOR (NO CAP)
 - ⑧ JOINT RESTRAINT
 - ⑨ GROUNDING WIRE

- NOTES:
- 1. WHEN CONTRACTING A BLOW-OFF FOR TEMPORARY USE, A 18"-36" FOOT LENGTH OF WATER PIPE SHALL BE INSTALLED INTO THE BELL END OF THE LAST LENGTH OF MAIN. PUP JOINT SHALL BE RESTRAINED.
 - 2. JOINT RESTRAINTS TO BE PROVIDED ON LAST THREE STICKS OF PIPE AND VALVE.

FEBRUARY 2026
 DWG. NO. GC-W-201
 1 OF 1

2" Temporary Blow-Off Assembly

NOT TO SCALE

