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From: **Joe Canning, PE/PLS**
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Date: 28 September 2026

Subject: **Flats at 40th
211 East 40th Street
DSRFY2026-0016
Lot 24, Block 7, FAS #1
Tax Parcel R2734502390
Land Area = ±0.69 Acres**

Pages: 4

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 comprised of a twenty-four unit apartment project adjoining East 40th Street.

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

Cursory Review at This Time

We have received material to provide a review; however, since the project has not received any entitlement approvals from the city and Public Works staff has not reviewed the project, our review will not be a detailed review. Our review will be more of a high level review dealing with major items and not fine detail. Complete reviews will be conducted when entitlement is obtained, review documents are provided, and we have access to Public Works staff review of plans.

Affidavit of Legal Interest

It appears the landowner is Chaps Development Group LLC (a Utah company). Please provide evidence of the authority of Aaron Jose to execute the Affidavit for work in Idaho.

Unit Addressing – Private Road

Addressing will be performed by Ada County. Due to the configuration of the development and the proposed number of units, the access drive may require a private road and name. Please coordinate this with Ada County addressing and the Ada County Street Name Committee.

Ada County Highway District Approval

An approval from the Ada County Highway District is required for the project.

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 location of fire hydrants.

Gravity Irrigation Facilities

The topographic survey notes the site has the Thurman Mill Ditch traversing through the site. Any modifications to existing 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

Will the project utilize a pressure irrigation system? If so, please provide a pressure irrigation system design and report.

Water Mains, Sewer Mains and Services

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.

Design of new water line mainline extensions, sanitary sewer mainline extensions and water and sewer service lines must be reviewed and approved by Public Works.

Qualified Licensed Professional Engineer (QLPE) Review

Depending on the method of water and sewer service (if mainline extensions are proposed) the review must include either a Department of Environmental Quality (DEQ) plan review or a city QLPE review.

Should the applicant desire the city to perform a QLPE review and a review is necessary, the cost of the review shall be borne by the applicant. When complete construction plans are submitted, please advise if a QLPE is requested.

Water and Sewer Easements

The city will require easements to cover all city water and sewer infrastructure including water and sewer lines, manholes, fire hydrants and water meters, as applicable to the project.

Record Construction Plans

After completion of site improvements, record drawings will be required showing compliance with approved construction plans and any pre-approved construction period changes. Said plans must be provided to and accepted by the city. The design professional of record will be expected to provide completion letters noting construction of horizontal construction, grading, drainage and any irrigation work complies with approved plans.

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.

Project Geotechnical Report

A site geotechnical report prepared by an appropriate Idaho licensed design professional is required. At a minimum, said report must include encountered soil profiles, recommendations for storm water disposal infiltration rates and the depth of seasonal high groundwater.

Site Grading and Drainage Plan

A storm water design report 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.

The grading plan must assure that proposed finished grade elevations match the perimeter ground and storm water capture remains on the site, including run-off from all hard surfaces (including roofs) and landscaping. Be sure to depict ground elevations of adjoining land to assure the site grading will “match” adjoining lands. All storm water from the site must be retained on the site.

The storm water report needs to include a narrative section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation must be at least three feet. However, permeable pavers only require a vertical separation of two feet to groundwater from the bottom of the paver base material.

The applicant’s Preliminary Grading Plan sheet depicts permeable pavers. Regarding the permeable pavers, please be sure the run-on ratio does not exceed the recommendations in the 2019 Boise City storm water design manual. The city will not approve run-on ratios that exceed the 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

A Storm Water Operation and Maintenance Manual prepared by an Idaho licensed design professional that is sealed, dated and signed is required. The manual must meet or exceed the requirements of Section 2.7 of the 2019 Boise City storm water design manual.

An additional resource is the 2019 edition of the “Boise City Stormwater Management Resource Guide – Operation and Maintenance of Stormwater Systems”.

FEMA Flood Maps

The property is currently within Zone X of the floodplain as shown on FEMA FIRM panel 16001C0188J. The applicant must also review the original FEMA work maps (not the current adopted maps) on the city’s website 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.

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