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From: **Joe Canning, PE/PLS**
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Date: 8 October 2026

Subject: **Seven Walks Townhome Subdivision**
123 East 39th Street
SUBFY2026-0004
Lot 27, Block 8, FAS #1
Tax Parcel R2734502718
Land Area = ±0.689 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 comprised of sixteen townhomes adjoining East 39th Street. The project includes several common area lots.

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. Also, none of the material is signed and dated by the design professional. 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, and we have access to Public Works staff review of plans.

Property Included
We note that the Preliminary Plat references "a portion of Lot 27, Block 8, FAS #1". Isn't the project all of Lot 27?

Affidavit of Legal Interest
Apparently Ascent Whitewater is a Colorado company. Please provide documentation that Jordan Meylan is its manager.

Idaho Engineering Entity
We note that Tom Points, PE is apparently the engineer of record using the letterhead of Axiom Points LLC. We see Axiom Points LLC is an Idaho business entity, but does not appear to have a business authorization in the state of Idaho to perform Professional Engineering under a Certificate of Authorization License. Please advise if this is correct?

Subdivision Name
Please provide an approval of the subdivision name from the Ada County Surveyor's office.

Once an acceptable name is advanced and approved, all subsequent material submittals to the city must only refer to the approved name.

Restricted Build Agreement
Please advise if the developer plans on using a Restricted Build Agreement for the project.

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 shared driveway 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
We note the submitted material (note 8 on sheet 1 of the Subdivision Map) references an irrigation box and proposed piping on the property. 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.

We presume the Fairview Acres Lateral Water Users Association as the irrigation water purveyor?

Pressure Irrigation
City code requires a pressurized irrigation system unless surface water is not reasonably available. It appears the project will may include a pressurized irrigation system served by surface irrigation water. Please provide complete details.

Note 5 on sheet 1 of the Preliminary Plat states that irrigation will be provided. As noted above, city code normally requires the system is pressurized.

Either a pressure irrigation report is required if surface water is used, or a waiver prepared by an Idaho licensed professional engineer is required citing an acceptable reason a pressure irrigation system is not an option.

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
Water and sewer mainline extensions must be either reviewed and approved by the Department of Environmental Quality or via a city QLPE review.

Should the applicant desire the city to perform a QLPE review, 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. Said easements must be created on the final plat and specifically name Garden City as a beneficiary.

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 is required prepared by an Idaho professional engineer specializing in geotechnical work. The report must provide soil profiles encountered on the site, depth to seasonal high groundwater and a recommendation for a design infiltration rate.

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. Drainage must be maintained on-site.

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 submitted materials reference 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.

Sheet 1 of Engineering Details includes a proposed section for the permeable pavers that includes a sand layer of 18-inch thickness. If the design professional wishes to reduce that depth to 12-inches, the Boise storm water design manual allows that.

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 AE of the floodplain as shown on FEMA FIRM panel 16001C0188J with a Base Flood Elevation of at least 2658. We note a call to place the finish floor of the buildings to be two feet above the Base Flood Elevation. Please be sure the finish floor is the lowest floor. Are the units with crawl spaces or entirely slab on grade?

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.

Provided Mapping
The application notes the application is for a combined preliminary and final plat; however, we do not see a final plat that complies with the Idaho Code requirements. A final plat meeting the code requirements is needed.

We will defer comments on mapping and construction plans until a formal submittal of said plans meeting area standards are provided. Any approval of the project must be conditioned upon providing said mapping and plans for review and, when satisfactory, approval.

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