



## **CENTURION ENGINEERS, INC.**

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Date: 20 January 2024

Subject: **Ironwood Apartments  
5443 North Glenwood Street  
DSRFY2024-0007  
Portion of Lot 34, Strawberry Glenn Subdivision  
Tax Parcel R8191508280  
Land Area = Total of 4.1 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 a proposed 170-unit residential development on the southerly portion of Lot 23.

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

***Parcel Minor Land Division***

The applicant statement notes that the parcel of land will be split. Please provide the proposed Minor Land Division for review.

***Affidavit of Legal Interest***

The affidavit of legal interest provided with the application has been executed by a person that does not appear to have authority to sign for the landowner. Please provide corrected affidavit or provide evidence that the entity signing the affidavit is the landowner.

***Erosion and Sediment Control***

Prior to performing any grading on the site, the applicant must prepare and have approved by the city an erosion and sediment control plan.

***Idaho Transportation Department***

Approval of the project by the Idaho Transportation Department will be 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 locations of fire hydrants.

***Water and Sewer Connections***

New water and sewer services 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.

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

***Sewer Easement***

It appears the existing 10 foot wide Garden City public utility easement along the west property line is not adequate to cover the existing infrastructure. A new easement is necessary.

### ***Irrigation***

The application notes existing irrigation facilities along the Glenwood frontage. Any impact to the facility must be approved by the irrigation entity.

### ***Site Grading and Drainage Plan***

A Conceptual Grading Plan has been provided as part of the submittal. However, the plan is not sealed, dated and signed by the design professional. The plan notes that it is “not for regulatory approval, permitting or construction”. As it is not sealed, dated and signed, our office will not review the plan.

A site grading and drainage plan will be required that is sealed, dated and signed by the design professional. Said plan must be reviewed and approved by the city.

Roof drainage must be accounted for and disposed of in the site storm water facility.

A 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 will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

A site geotechnical report will be required for the design of the on-site storm water system prepared and sealed, dated and signed by a qualified license professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must provide a design infiltration rate recommendation for the storm water system. The storm water design must provide for at least three feet of vertical separation between the bottom of the storm water facility and the seasonal high groundwater.

Reviewing the amount of ground to be covered by this project with hard surface, we suggest careful consideration of site storm water. Groundwater depths are relatively shallow in Garden City. Handling storm water in compliance with the storm water design manual usually requires notable footprints and separation from structures (at least 10 horizontal feet).

### ***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 conditionally approved plans attached and be recorded by the city with final plan approval.

### ***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.

### ***Existing Easements - Other Land Uses***

There are numerous easements and uses (cell towers) on the property. Any easement/use impacted by the proposed project will need to be dealt with – abandoned, protected or relocated.

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