



B & A Engineers, Inc.

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Established in 1921

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Date: 28 May 2021

Subject: **116 East 33rd Street
Lots 9, 10 and 11, Block 339
Fairview Acres Subdivision No. 5
PUDFY2021-0001
Tax Parcels R2734541190, R27345441200 & R2734541210**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This project is comprised of a fourteen-unit residential development. It is not clear if a land division is proposed or not.

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

Ownership

We note the parcels apparently have at least partial 50% tenant in common ownership with entities other than THS Custom Homes LLC. Do the affidavits of legal interest cover all owners?

Parcel Consolidation Survey

We note the site is comprised to several lots of record. The existing parcels of ground may need to be consolidated into one parcel via an application process with the city.

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.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District 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.

Water and Sewer Connections

New water and sewer connections 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 verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to be reviewed and approved by the city.

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 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. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also 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.

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.

Irrigation Facilities

Any relocation or changes to existing irrigation facilities will require the approval of the entity in control of the facility. We note an existing open irrigation ditch is proposed to remain open and more or less in its current location.

Adjoining Alley

The site plan is showing an alley that appears to be entirely off-site along the boundary opposite of East 33rd Street. How is this alley to be developed?

Existing Easements

The title reports provided notes many easements of record that apparently impact the site. How these easements may impact the site plan is not known as they are not shown on the site plan. Should the easements impact the proposal for the site, either the project may need to be changed or the easements may need to be released.

FEMA Flood Maps

The applicant must 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 proposed to be below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

Waiver Requests

Numerous items required for the application submittal were asked to be waived. We have no objection to waiving the requirements. However, the applicant is advised that once the items requested to be waived are provided (all are necessary for the review and approval of the project with construction plans) and if the items require changes to the development, the applicant may have to alter the project and seek a modification approval.

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