



CENTURION | B&A ENGINEERS, INC.

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From: **Joe Canning, PE/PLS**
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Date: 20 August 2022

Subject: **Bliss Properties LLC
41810 Adams Street
Portion of Lot 1 & 2, Block 23, FAS #3
CUPFY2022-0014
Tax Parcel R27345223135**

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. No specific improvements are apparent at this time.

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

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.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District is required when development is proposed. Should fire flow requirements exceed those available, the land use, off-site city water line improvements or other efforts may be necessary to obtain approval of plans.

Sewer / Water Connections

Any new services that are necessary have to 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 and depth is available to provide any new sewer connections.

Site Grading and Drainage Plan

A site grading and drainage plan may be required when development is proposed. Should 1,000 square feet or more of existing ground surface be altered, a grading and drainage plan may be required. Should any site grading alter existing drainage patterns on the site, a site grading and drainage plan may be required

Should a site grading and drainage plan be required, 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 necessary. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

Should a site grading and drainage plan be required, a site geotechnical report will be necessary for the design of the on-site storm water system prepared 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.

Storm Water Operation and Management Agreement

With development, 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

Relocation or changes to any existing irrigation facilities, if any, will require the approval of the entity in control of the facility. We note the applicant has submitted a waiver request noting no irrigation ditch runs through the property or along the property lines. However, the site topo map provided with the application notes irrigation boxes present on the site. More information may be needed.

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

Original Parcel of Record

The property is comprised of parts of two original lots in Fairview Acres Subdivision No. 3. The applicant should provide evidence the tract is an original parcel of ground.

Existing Easement

We note that it appears the property is encumbered by an easement to benefit Boise City (Instrument #888215). The location of this easement could impact any proposed development and should be located on a survey of the property.

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