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Date: 14 August 2020

Subject: **Calhoun/Nesbit
401 East 52nd Street
CUPFY2020-16
Tax Parcel R7334160670
Conditional Use Comments**

Pages: 2

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On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to construct a single family home on a site that currently contains an existing single family home. Since the proposed change is a single family home, this review will not include some items usually associated with, say, commercial projects.

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

Prior Parcel Consolidation Survey

We note the property is the subject of Record of Survey #3814 completed in 1997 that consolidated the original lots (Lots 1 and 2 of Block 5 of Randall Acres Subdivision No. 5) or portions thereof into one parcel of ground.

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. Compliance with the EPA general site construction requirements will be required, but not specifically reviewed by the city. The applicant is responsible for all SWPPP requirements independent of this review.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities will require the approval of the entity in control of the facility.

Ada County Highway District Approval

Approval of the project by the Ada County Highway District may be required.

Fire District Approval

Approval of the project by the North Ada County Fire and Rescue District may be required. Should fire flow requirements exceed those available, modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

New water and sewer services will have to be reviewed and approved by the city's Public Works Department.

The applicant is responsible to verify that a route and adequate depth of sewer service is available to the site.

The applicant is responsible to verify that adequate water system supply is available to provide domestic and fire suppression water needs.

FEMA Preliminary Maps

FEMA has issued new flood maps for Garden City. These maps do not reflect the latest flood study for the Boise River as the city was held in seclusion. Significant changes are in the future for much of Garden City based upon prior work maps. Please advise on what, if any, mitigation is proposed. Please note that the current FEMA maps do not reflect the probable final disposition of the floodplain area. The original work maps may be reviewed in the city's website. The completion of a "Flood Risk Acknowledgement" form may be required.

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