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Date: 22 November 2020

Subject: **Haven Glen Mobile Home Park
113 East 45th Street
CUPFY2021-0002
Tax Parcel R27345800652
Planning Comments**

Pages: 3

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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 place three additional manufactured homes on the property. We note that a true site plan (showing setbacks, proposed building footprints, parking, and access ways) of the proposal was not available.

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. 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 the city review.

Irrigation Facilities

Per the application letter, we note irrigation water is proposed to be from the Fairview Acres Lateral Water Users Association. As we presume this will be via pressure irrigation, approval from the entity is required.

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 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, 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

The application letter notes sewer lines will be upgraded throughout the park. Said replacement system must be reviewed and approved by the Idaho Department of Environmental Quality.

Any new city water and city 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

The site is currently located in Zone X on the FEMA FIRM maps. Please be aware that Garden City was held in seclusion in the maps issued in June of 2020. We suggest the applicant review working maps that are available on the Garden City website to see the site should the area had not been held in seclusion. What future FEMA maps will depict is impossible to predict at this point in time, but future notable impact to the proposed project is possible. We suggest care be taken as long-term costs to the owner could result should the lowest floor be below future and probable base flood elevations. Depending on the possible impact of the maps and the response to them by the applicant, the city may require the owner to enter into a notice agreement with the city acknowledging the possible impact of FEMA maps on the site.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to be reviewed and approved by the city. The applicant must also submit 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. Compliance with the storm water ordinance and policies of the city will be required. Site drainage, including all roof structures, must be maintained on-site.

The site grading and drainage plan may need to address the existing park as this appears to be a redevelopment project.

Additionally, a site geotechnical report will be required for the design of the storm water system. Said report must 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 a 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.

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