



B & A Engineers, Inc.

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Date: 19 December 2020

Subject: **Khaos Coffee
108 West 33rd Street
CUPFY2021-0004
Tax Parcel R2734530320**

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 appears to not propose any alterations or additions to the existing site, this comment memo is based upon that assumption. Should site alterations occur, an analysis of existing and proposed hard surfaces and existing drainage patterns would be required to see if a full drainage plan submittal and review would be required.

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

Affidavit of Legal Interest

According to current Ada County records, the landowner is Sunset Asset Management LLC. The affidavit provided has been signed by Daniel A. Donegan. And according to the Idaho Secretary of Idaho, this organization was dissolved on 27 December 2019. A new affidavit must be provided from a valid entity that is the landowner.

Erosion and Sediment Control

Prior to performing any grading on the site, if any, 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 may be required. Should fire flow requirements exceed those available, the land use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Sewer / Water Connections

No new sewer or water connections should be necessary, however any new services would 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 will be required to be reviewed and approved by the city if more than 1,000 square feet of the surface is altered to an impermeable surface. Additionally, should any necessary improvements or grading alter existing drainage patterns on the site, a site grading and drainage plan may be required.

If a site grading and drainage plan is necessary, 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.

If a site grading and drainage plan is necessary, 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

If a site grading and drainage plan is necessary, 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 of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility. We note the applicant stated that no irrigation facilities exist on our under the site.

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