



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

To: **Garden City Planning**

Copy: **Jenah Thornborrow
Betty Gumm
Hannah Veal
Colin Schmidt
Kevin Wallis
Troy Vaughn
Chad Vaughn
Olesya Durfey**

From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
E-mail: jdcanning@baengineers.com

Date: 15 January 2021

Subject: **Anser Charter School
202 East 42nd Street
DSRFY2020-28
Tax Parcel R2734501132
Design Review 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 new facilities at the charter school.

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

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 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

Any new water and sewer services will have to be reviewed and approved by the city's Public Works Department. Generally each building requires separate services.

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 final new maps for Garden City and the city has been placed in seclusion. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. The applicant must review the work maps to see what impact they may have on the project. Please advise on what, if any, mitigation is proposed.

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 a qualified 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.

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.