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Date: 22 November 2020

Subject: **Country Linens Services
5320 North Sawyer Avenue
DSRFY2021-0002
Tax Parcel R1055420074
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 is an existing building that is on a site that is being further developed and reviewed under PWUFY2020-0019, LLAFY2020-04 and MLDFY2020-01.

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. We understand that there are none on the site.

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 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 is currently being reviewed by the city. The plan must be approved prior to beginning any construction.

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