



## B & A Engineers, Inc.

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Established in 1921

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Date: 27 March 2021

Subject: **208 East 33rd Street  
Lot 5 & 6, Block 34  
Fairview Acres Subdivision No. 5  
DSRFY2021-0011  
Tax Parcel R2734541364**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This project is comprised of a seven residential unit live/work development. It is not clear if a land subdivision is proposed. We had previously reviewed a development on this property under DSRFY2020-25. We did not receive a site plan in the most recent submittal package, therefore we are not sure what changes have been proposed from the prior application, if any.

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

### ***Parcel Consolidation Survey***

We note the site is comprised to two lots of record. It is not clear if a new subdivision of land is proposed. If not, the two existing parcels of ground may need to be consolidated into one parcel via an application process with the city.

### ***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.

### ***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, the land 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 connections must 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 is available and that the existing system depth is adequate to serve the site.

### ***Site Grading and Drainage Plan***

A site grading and drainage plan will be required to be reviewed and approved by the city.

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.

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***

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 to existing irrigation facilities will require the approval of the entity in control of the facility. We note that the applicant referenced a piped ditch at the rear of the lot and that it will be under an alley. Is the pipe structurally capable of carrying traffic loads? Would irrigation access boxes interfere with vehicle traffic or create a scenario when elevated irrigation box tops are required?

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