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Date: 19 October 2021

Subject: **105 West 43rd Street
Portion of Lot 31, Block D, Fairview Acres Subdivision No. 2
DSRFY2021-0017
Tax Parcel R2734510454
Land Area = 0.47 Acres**

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 proposes construction of a 5,569 square foot new building and site improvements.

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

Legal Parcel of Record

We note the site consists of a portion of Lot 31, Block D of Fairview Acres Subdivision No. 2. Evidence that the parcel is an original parcel should be provided to 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 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, improvement of off-site city water lines or other efforts may be necessary to obtain approval of plans.

The review by the District will need to include review of locations of fire hydrants.

Water and Sewer Connections

New water and sewer services are expected to serve the project. Said services 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 design was provided with the application, but a specific, detailed review will occur with a request for a building permit.

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

Any relocation or changes to existing irrigation facilities will require the approval of the entity in control of the facility.

FEMA Flood Maps

The applicant must review the original FEMA work maps (not the current adopted maps) as the city has been placed in seclusion. The current maps (June 2020) do not display the possible future risk of the flooding potential of the Boise River. If the lowest floor building elevation is proposed to be below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

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