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Date: 5 February 2022

Subject: **Glass Doctor  
6845 North Gardner Lane  
DSRFY2022-0001  
Tax Parcel S0514346750  
Land Area = 0.56 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 4,464 square foot new building and site improvements.

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.

### ***Ada County Highway District***

Approval of the project by the Ada County Highway District regarding impact fees will be required.

### ***Property Access***

For the record, please provide documents that allow the site access from the private road.

### ***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 may be required 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***

We note the use at the site is listed as vehicle glazing services and not general automotive repair services. We note this as a general automotive repair facilities would require a more robust storm water treatment and a specific emergency spill procedure action 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***

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.

***Affidavit of Legal Interest***

The affidavit has been personally signed by Cary Hooper and not by Hooper Real Estate Company LLC, the landowner. Please provide a new affidavit.

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