



## B & A Engineers, Inc.

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Date: 3 October 2020

Subject: **Reeb Investments LLC  
4844 Fenton Street  
Lot 3, Block 3  
Randall Acres Subdivision No. 4  
DSRFY2020-22  
Tax Parcel R7334150644**

Pages: 2

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 proposed to be a new office and lease space building with 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***

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, if any, will require the approval of the entity in control of the facility.

***FEMA Preliminary Maps***

FEMA has issued new flood maps for Garden City. These maps do not reflect the latest flood study for the Boise River as the city was held in seclusion. Significant changes are in the future for much of Garden City based upon prior work maps. Please advise on what, if any, mitigation is proposed. Please note that the current FEMA maps do not reflect the probable final disposition of the floodplain area. The original work maps may be reviewed in the city's website. The completion of a "Flood Risk Acknowledgement" form may be required.

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