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Date: 11 October 2025

Subject: **Arthur E. Brown
4115 North Adams Street
CUPFY2025-0014
Tax Parcel R2734501563
Land Area = 0.717 Acres**

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project is a proposing to use an existing building for industrial flex. The project includes exterior land changes where landscaping will be added to the site.

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

Original Parcel of Land

The land subject to this application appears to be portions of Lots 16 and 17 of Block 5 of Fairview Acres Subdivision No. 1. The applicant should produce title information showing that the parcel was created prior to 1988.

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 may be required.

Will Serve Review / Letter

The applicant should request a fire flow and “will serve” review letter from the city.

Fire District Approval

Approval from the North Ada County Fire and Rescue District will be required. Should any 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 needs to include review of locations of fire hydrants.

Water and Sewer Connections

Should any new water and sewer service be proposed, they 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.

Should any new sewer services be proposed, the applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system depth is adequate to serve the site.

Site Grading and Drainage Plan

The proposed addition is replacing existing hard surface on the site with landscaping. The applicant's waiver request letter requests the city not require a review/submittal of site storm drainage. However, existing drainage patterns may be impacted by the proposed landscaping.

The applicant must provide more details on the proposed work to assure the project is not a major redevelopment and then engage additional city storm water system requirements. In this case, altering existing drainage patterns could be an issue and must be looked into by the applicant.

Should the project engage additional city storm water system requirements, a site grading and drainage plan will be required that is sealed, dated and signed by the Idaho design professional when construction plans are submitted. Said plan must be reviewed and approved by the city. Drainage would be required to be maintained on-site.

Please note that site grading/landscape work must match existing grading along the site's perimeter and does not alter existing drainage patterns.

Site Geotechnical Report

Should the project engage additional city storm water system requirements, a site geotechnical report may be required for the design of the on-site storm water system prepared and sealed, dated and signed by an Idaho qualified licensed professional. Said report must identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report also must provide a design infiltration rate recommendation for the storm water system. The storm water design must normally 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

Should the project engage additional city storm water system requirements, 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.

Storm Water Operation and Maintenance Manual

Should the project engage additional city storm water system requirements, 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 that is sealed, dated and signed will be required when construction plans are submitted.

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 below the draft map BFE, a Flood Risk Acknowledgement form will be required from the landowner/developer.

The work maps are available on the city's website. They are attached to a city council resolution 1083-20 dated 22 June 2020.

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