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From: **Joe Canning, PE/PLS**
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Date: 23 June 2026

Subject: **Anchored Architects
471 East 47th Street
West 200 Feet of Lot 31, Block 21, FAS #3
Tax Parcel: R2734522881
DSRFY2026-0012**

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 proposed to construct a 16 unit multi-family building and site improvements.

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

Legal Parcel of Record

The applicant needs to provide documents that verify the parcel is an original parcel of land per city code.

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 access and locations of fire hydrants.

Gravity Irrigation Facilities

Should any modifications to any gravity or pressure irrigation facilities occur, the change requires an approval of the project from the irrigation entity. Should changes occur, the applicant must review the changes and determine if an Army Corps of Engineers 404 permit will be necessary to obtain.

Will Serve Letter

Has a “will serve” letter been requested for this project? If not, one should be required.

Water and Sewer Connections

Water and sewer 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 confirm/verify that adequate sewer capacity is available and that the existing service depth is adequate to serve the project.

Erosion and Sediment Control

Prior to performing any new grading on the site, if any, the applicant must prepare and have approved by the city an erosion and sediment control plan.

Site Geotechnical Report and Grading and Drainage Plan

A site geotechnical report meeting the city's storm water design manual and a storm water design report for handling of storm water each prepared by an Idaho licensed design professional that is sealed, dated and signed is required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

We note a preliminary plan has been provided prepared by Bronze Bow and dated May 2026. A full review of the plan will occur when all information necessary for a grading and drainage review is provided.

The grading plan must assure that proposed elevations match the perimeter ground and storm water capture remains on the site.

The storm water report needs to address how roof drainage will be managed.

The storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is. Vertical separation from the storm water system to seasonal high groundwater must be at least three feet.

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 approved plans attached and be recorded by the city with final plan approval.

Storm Water Operation and Maintenance Manual

The design professional must provide a storm water operation and maintenance manual that is sealed, signed and dated by the design professional. Said manual must be reviewed and approved by the city.

FEMA Flood Maps

The parcel appears to be partially within FEMA Zone AE (panel 16001C0169J). A floodplain application will be required. The current map panel indicates a BFE of approximately 2642. Compliance with the city's floodplain ordinance is required.

The applicant must also review the original FEMA work maps (not the current adopted maps) on the city's website 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.

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