

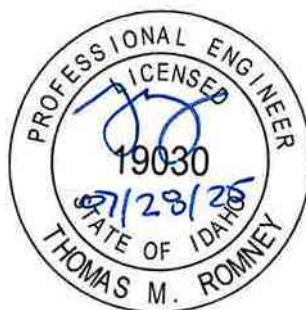
NORTH SHORE SUBDIVISION

07/08/2025

Prepared for:

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FEMA FIRM

I. GENERAL LOCATION AND DESCRIPTION

The proposed project is located at 1 North Shore Drive, Lowman, ID, 83637 and is 13.81 acres, with the adjacent right-of-way being disturbed with construction. The current use is residential and the proposed use will be residential. The property slopes from northeast to southwest at approximately 6.5%

Existing waterways flow towards the floodplain area on site.

A soils report has not been prepared.

II. DRAINAGE BASIN

There is an existing roadway swale that water from the site drains into.

The property resides in flood zones X and AE per FEMA FIRM panel number 16015C0168B.

The previous standards to which the site was designed to are unknown.

III. PROPOSED DRAINAGE PLAN

A drainage plan has been developed per Boise County standards. The onsite system will consist of a retention swale sized to hold the 100-year storm event. The storm drain system will improve the existing roadway swale to retain water on site.

The rational method and NOAA Atlas 14 data were used to design the storm drain system.

IV. STORMWATER QUALITY

A storm water pollution prevention plan will be developed for the construction of the project and submitted for review.

V. ANALYSIS

Hydrology:

The design storm required is the 100-year, 60-minute event for retention and the rainfall intensity information was obtained from the NOAA Atlas 14 website for the state of Idaho.

*The rational method ($Q=CIA$) was used to determine storm drain runoff flows. A weighted "C" value of 0.40, a variable rainfall intensity (from NOAA Atlas 14 data), and the project area of 0.37 acres, were used to size the retention swale. The runoff calculations resulted in a maximum retention volume of 1,100 cubic feet. See the appendix for retention swale sizing calculations.

The retention swale will have a 4:1 slope and a depth of 1 foot.

Hydraulics:

No piping or inlets are required for the proposed storm drain system.

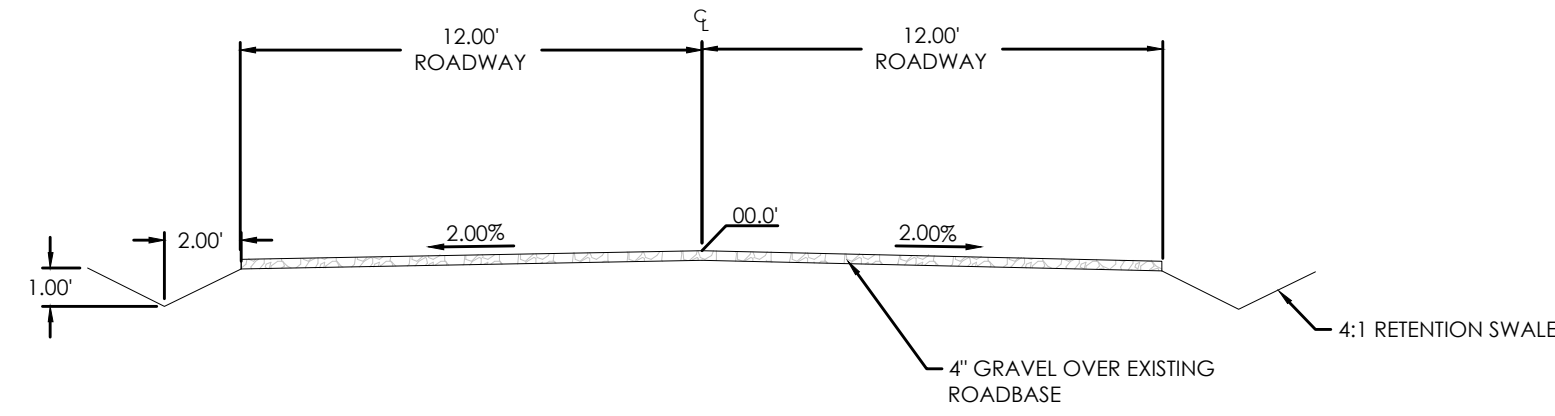
The 100-year overflow path will flow through existing waterways on site into South Fork Payette River to the west of the site.

VI. CONCLUSION

It is concluded that the project is in compliance with county standards and design guidelines.

Sincerely,

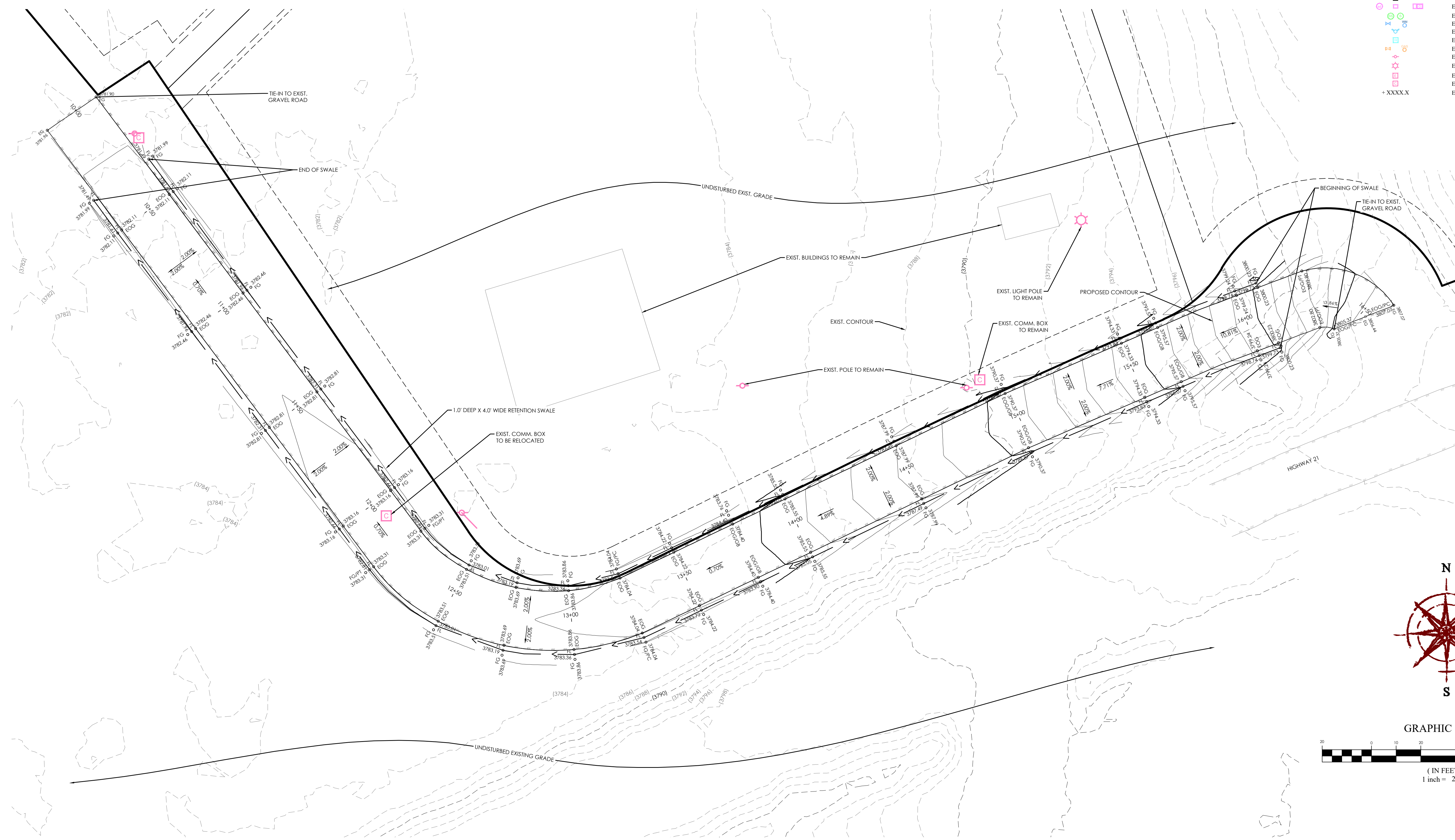
Kinley Seabaugh
FOCUS Engineering & Surveying



24' RESIDENTIAL ROAD
N.T.S.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. SECONDARY WATER
- EXIST. IRRIGATION
- EXIST. NATURAL GAS
- EXIST. COMMUNICATIONS
- EXIST. OVERHEAD POWER
- EXIST. FENCE
- EXIST. CONCRETE, CURB & GUTTER, SIDEWALK
- EXIST. EDGE OF ASPHALT
- SECTION MONUMENT (FOUND)
- FOUND 1/2" REBAR WITH CAP JUB PLS 944
- FOUND 1/2" REBAR WITH CAP LS 8960
- FOUND 1/2" REBAR WITH CAP LS 4477
- EXIST. SD INLET, MANHOLE & COMBO BOX
- EXIST. SEWER MANHOLE
- EXIST. WATER VALVE & WATER METER
- EXIST. FIRE HYDRANT
- EXIST. IRRIGATION BOX
- EXIST. GAS VALVE & GAS METER
- EXIST. POWER POLE
- EXIST. STREET LIGHT
- EXIST. ELECTRICAL BOX
- EXIST. COMMUNICATIONS BOX
- EXIST. SPOT ELEVATION



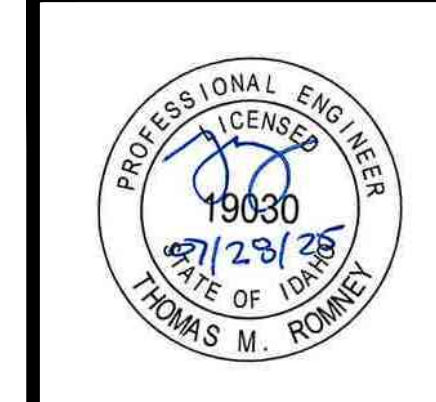
GRAPHIC SCALE



NORTH SHORE SUBDIVISION
LOWMAN, BOISE COUNTY, IDAHO
SITE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

SITE PLAN	
Scale: 1"=20'	Drawn: KS
Date: 07/28/25	Job #: 25-5019
Sheet:	C2



Retention Pond

Project: 25-5019 North Shore Subdivision
Location Lowman, Idaho
Date: 7/8/2025
Designer: KS



100-Year Retention Sizing

Design Criteria

Intensity Table: Per NOAA Atlas 14
Return Period: 100 year
Allowable Discharge: 0.00 cfs/acre
Storm Duration: 60 min
Per Boise County Standards

Allowable Discharges

Storm Drain Discharge: 0.00 cfs
Other Discharge: 0.00 cfs
Total Discharge: 0 cfs

Weighted "C" Value

Surface Type	Area (sf)	"C" Value	C*A
Gravel Roadway	16,320	0.40	6,528
Totals	16,320		6,528.00
Weighted "C" Value		0.40	

Drainage Calculations

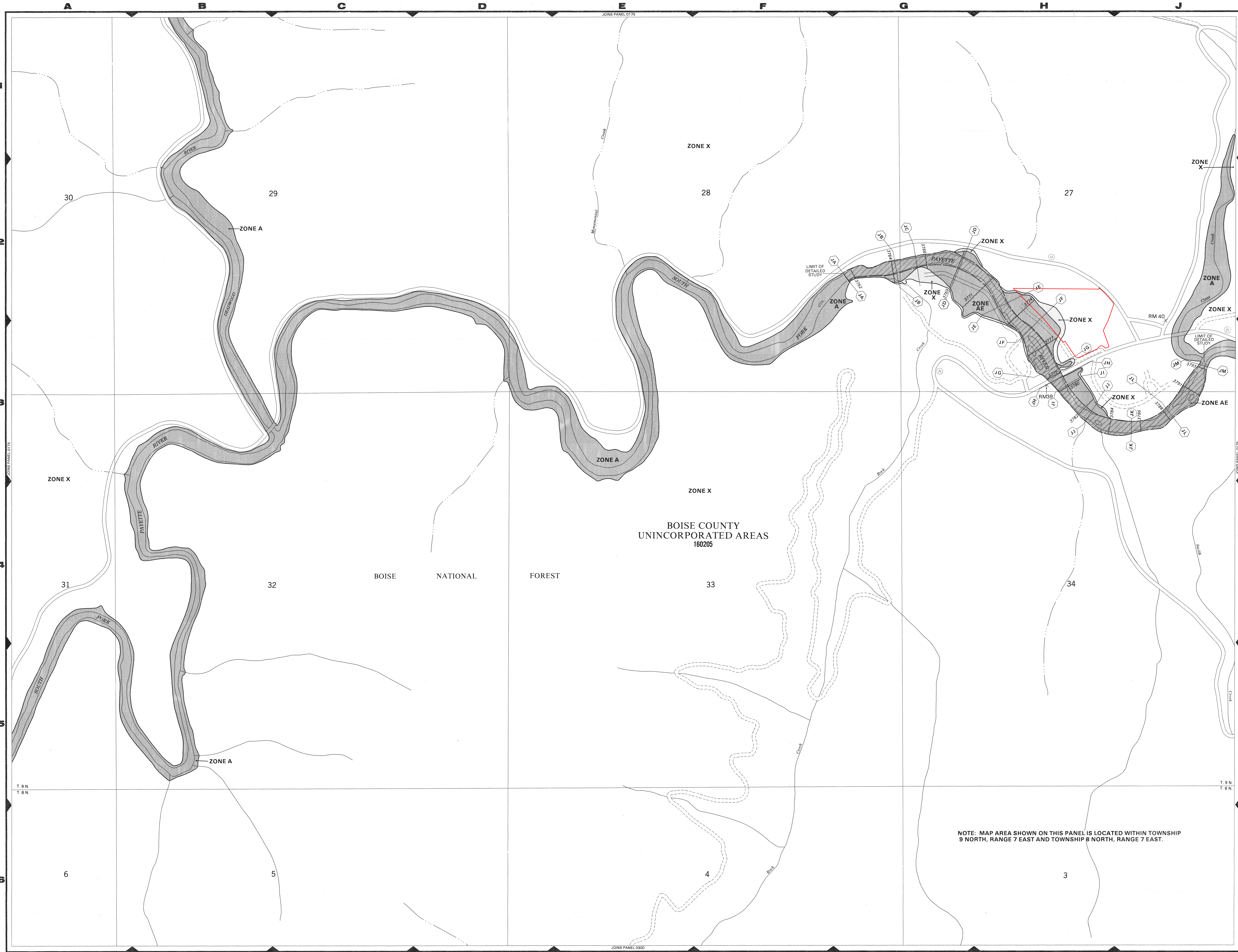
Duration	Intensity	Runoff C	Area	Rainfall	Accumulated	Allowable	Discharge	Required
					Flow	Discharge		Storage
min	in/hr		Ac	cfs	cf	cfs	cf	cf
5.0	6.26	0.40	0.37	0.94	281	0.00	0	281
10.0	4.34	0.40	0.37	0.65	390	0.00	0	390
15.0	3.36	0.40	0.37	0.50	453	0.00	0	453
30.0	2.05	0.40	0.37	0.31	553	0.00	0	553
60.0	1.22	0.40	0.37	0.18	658	0.00	0	658
120.0		0.40	0.37	0.00	0	0.00	0	0
180.0		0.40	0.37	0.00	0	0.00	0	0
360.0		0.40	0.37	0.00	0	0.00	0	0

Maximum Storage Requirement: 658
Maximum Storage Requirement (ac-ft): 0.02

Retention Basin Design

Storage Requirement: 658 cf
Retention Pond Volume: 1,100 cf of a Trapezoidal Trench

Total Storage 1,100 RETENTION ADEQUATE



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

- ZONE X** Areas determined to be outside 500-year flood plain.
- ZONE D** Areas in which flood hazards are undetermined.

Map Symbols:

- Flood Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- Base Flood Elevation Line; Elevation in Feet*
- Cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone*
- Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of the shoreline.

Elevation reference marks are described in the Flood Insurance Study Report.

Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of the map.

For community map revision history prior to countywide mapping, see Section 6.0 of the Flood Insurance Study Report.

For adjoining map panels see separately printed Map Index.

MAP REPOSITORY
Refer to Repository Listing on Index Map

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP:
APRIL 5, 1988

EFFECTIVE DATE (S) OF REVISION (S) TO THIS PANEL:

Refer to Flood Insurance Rate Map Effective date shown below to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE IN FEET
500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

BOISE COUNTY, IDAHO AND INCORPORATED AREAS
PANEL 168 OF 575

PANEL LOCATION

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
UNINCORPORATED AREAS	160205	0168	B

MAP NUMBER
16015C0168 B

EFFECTIVE DATE:
APRIL 5, 1988

Federal Emergency Management Agency