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Subject: **Intelligent Design Mechanical Solutions LLC
4290 West Chinden Boulevard
CUPFY2026-0006**

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On behalf of Garden City, as the city engineer, we have completed a review of the application for the subject project. This project appears to not be proposing any changes to the overall footprint of the building, but the Compliance Statement & Statement of Intent includes a statement that says the project includes “site improvements such as designated parking, landscape consistent with city requirements, and proper stormwater management”. This statement and proposed changes could require review of the site design.

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

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 existing gravity irrigation facilities occur, if any, the changes require 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.

Water and Sewer Connections

We presume that no new water or sewer service is needed. If proposed, the design 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.

If needed, the applicant is responsible to confirm/verify that adequate sewer capacity is available and that the existing system 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 Grading and Drainage Plan

Should any improvements increase horizontal hard surfaces by 1,000 square feet or proposed construction alters how roof or site drainage is handled; a site geotechnical report, 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. Compliance with the storm water ordinance and policies of the city will be required. Drainage would be required to be maintained on-site.

If site improvements kick-in the requirements noted above, the storm water report needs to include a section on depth to seasonal high groundwater and what its expected elevation is.

Any grading must match the perimeter ground and site storm water remains on the site.

Storm Water Operation and Management Agreement

If a site grading and drainage plan is required, 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.

FEMA Flood Maps

The applicant should 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 may be required from the landowner/developer. Work maps are available for review on the Garden City website.

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