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Date: 1 February 2023

Subject: **Casino Beach Lodging
34th and Carr
CUPFY20232-0004**

Pages: 3

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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 is an unspecified number of lodging units within the previously reviewed Casino Beach Subdivision (SUBFY2021-0005).

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

Erosion and Sediment Control

Prior to performing any new 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 as the proposed use may impact any previous approval regarding the volume of traffic.

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 locations of fire hydrants.

Water and Sewer Connections

Any new 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 system depth is adequate to serve the site.

Water lines need to be at least 25 feet from storm water seepage beds.

Site Grading and Drainage Plan

A site grading and drainage plan may be required, if the proposed use changes existing reviewed drainage patterns or the area of impervious surface. Said plan must 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 may be required, if a new grading plan is 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 may be required for the design of modifications to the on-site storm water system, if altered, prepared by a qualified license 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 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. If the drainage system will be altered, a new agreement will be necessary. The agreement must be fully executed, have conditionally 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 new Flood Risk Acknowledgement form may be required from the landowner/developer.

Subdivision?

What is the status of the Casino Beach Subdivision? We note it has not yet been recorded.

We presume the project will not alter the Casino Beach Subdivision. Should the subdivision need modification, said modifications will need to be discussed with city staff.

Affidavit of Legal Interest

The affidavit provided has been personally signed by Bryan Shepherd and not the entity that owns the land. It appears a new affidavit is needed.

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