



B & A Engineers, Inc.

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To: **Garden City Planning**

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From: **Joe Canning, PE/PLS**
Telephone: 208.343.3381
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Date: 21 September 2019

Subject: **Maverik Country Stores, Inc.**
8561 West State Street
Tax Parcel Number R8123251860
CUPFY2019-15 / DSRFY2019-24

Pages: 3

Media: Transmitted via E-mail

On behalf of Garden City, as the city engineer, we have completed our review of the application for the subject project. This application is requesting to use redevelop the site with a new building and site improvements.

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

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

Approval of the project by the Idaho Transportation Department and/or Ada County Highway District will be required. We note the application states that the applicant obtained approval for the two access points to State Street. Such approval should be provided to the city.

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, any modifications to the building, its use, off-site city water lines or other efforts may be necessary to obtain approval of plans.

Water and Sewer Connections

Any new water and sewer services will have to 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 domestic and fire suppression water needs.

FEMA Preliminary Maps

FEMA has recently issued preliminary maps for Garden City. These maps do not reflect the latest flood study for the Boise River. Significant changes are in the future for much of Garden City based upon available work maps. The site has existing building on the site. Please note that the FEMA preliminary maps do not reflect the probable final disposition of the floodplain area as the city is expected to be placed in an interim seclusion overlay. A completed flood risk acknowledgement form should be required.

Site Grading and Drainage Plan

A site grading and drainage plan will be required to be reviewed and approved by the city. Plans have been provided with the application. They will be reviewed when a building permit is requested. There is supplemental information needed before a full review may be performed 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 will be required. Compliance with the storm water ordinance and policies of the city will be required. Drainage must be maintained on-site.

As the site land use is a "higher risk" use, additional handling and treatment of storm water may be required.

A site geotechnical report will be required for the design of the on-site storm water system. Said report would identify the depth to seasonal high groundwater, provide a profile of encountered soils and their infiltration rates. The report would also 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. The agreement must be fully executed, have conditionally approved plans attached and be recorded by the city with final plan approval.

Irrigation Facilities

Relocation or changes of any existing irrigation facilities, if any, will require the approval of the entity in control of the facility.

Affidavit of Legal Interest

The landowner appears to be Maverik County Stores, Inc. The affidavit has been signed personally by Andre Lortz. The affidavit needs to be executed by Maverik Country Stores, Inc.

Application Form Information

The site is located in a portion of Lot 11 of Steins Subdivision.

This site was proposed for partially redeveloped in 2012/2013 under application number PWUFY2012-00116.

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

From: [planning](#)
To: [Christian Samples](#)
Subject: FW: proposed sites.
Date: Tuesday, September 17, 2019 3:50:36 PM

From: Olson, Robert <ROlson@republicservices.com>
Sent: Tuesday, September 17, 2019 2:37 PM
To: planning <planning@GARDENCITYIDAHO.ORG>
Cc: Markle, James <JMarkle@republicservices.com>; Stanley, Cord <CStanley3@republicservices.com>
Subject: proposed sites.

DSRFY2019-4, this proposal has access on 2 sides for refuse and recycling but none on the other sides, I see this is a conceptual site at this point however this is going to need to be addressed.

CUPFY2019, The refuse and recycling enclosure as proposed is in an unsafe site, we will be blocking the entrance / exit while servicing and the driver will be put at risk manually pulling containers from the enclosure.

Total Control Panel

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From:

rolson@republicservices.com

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