



April 29, 2024

Hanna Veal
Associate Planner – Garden City
6015 Glenwood St
Garden City, ID 83714

RE: Riverside Bikeway | 2900 W Chinden Boulevard
Design Review Resubmittal Narrative | PN: 115154.26

Dear Hanna,

Thank you and staff for the comments during the Garden City's Design Review Committee consultation. We have reviewed those comments, in addition to the notes you sent separately via email on 2/20/2024. Your summary notes are copied below in red. Below each of your numbered items is our compiled response that should provide clarification. We are happy to elaborate should more information be required.

- 1) "The proposed Bardenay design review and building permit include expansion of the pedestrian pathway through their property to W. Chinden."

a) **TLG Response:** Noted.
- 2) "Wayfinding art work in the overflow parking lot to help lead them to the pathway."

a) **TLG Response:** This is accurate. TLG has coordinated with local muralists and will work to find an aesthetic, fitting, and appropriate subject as discussed in the hearing.
- 3) "Archway to dirt parking lot on adjacent property to the west remains."

a) **TLG Response:** This is accurate. TLG has coordinated with both our client and the adjacent landowner on this design element.
- 4) "ACHD vacated Osage at this location. The request from the City is for the property to provide a safe alternative to avoid the Greenbelt congestion caused by the Riverside Hotel restaurants and amenities."

a) **TLG Response:** Noted. The opportunity for 12-foot bikeway connection is provided at the Vacated Osage St alignment as conditioned through the Bardenay Project's application. The project provides another connection to the public right-of-way at 32nd Street toward the proposed trash enclosure to improve pedestrian access.
- 5) "Needs to allow for future connection on 32nd Street frontage sidewalk."

- a) **TLG Response:** As discussed in the hearing, a 12-FT wide pedestrian/multi-use connection is provided to the shared property line with the Stagecoach Inn. This provides the access that was described in the Bardenay project's design review process.

6) "Fences and walls 10"

- a) **TLG Response:** Please see enclosed drawings. Sheet C2.02 includes a setback dimension; fences and walls of the proposed trash enclosure have been shifted approximately 1.5' east to ensure 10-foot setback from property line at 32nd Street.

7) "Curb gutter and sidewalk required along 32nd Street."

- a) **TLG Response:** Please see enclosed drawings and coordination email dated 4/8/24 with ACHD. Since this requested improvement from DR staff occurs in the public right-of-way, we have coordinated with ACHD throughout the last two months. The latest email from Karaleigh Troyer, dated 4/8/24, describes the timing of proposed capital improvements at 32nd Street, required improvements per ACHD's review of the initial DR application, and the design approach that would be acceptable along this section of 32nd street. Note that TLG proposed a standard local street section with an AASHTO-approved roadway taper to meet the existing non-conforming street section of 32nd. As ACHD's email indicates, conformance with their standard section and AASHTO best practices would not meet their requirements for this area. As such, a 5 foot attached sidewalk is proposed to conform with the opposite side of 32nd and meet the design criteria required by the final permitting agency for right-of-way improvements, ACHD.

Additionally, since ACHD has authority over improvements within the public right-of-way and has declined to require other public right-of-way improvements as part of the application, we have added phasing of sidewalk/pathway improvements as shown on sheet C2.02. This is done to simplify agency review of phase one improvements (i.e. ACHD review timeline will not impact phase one of the project.) Also, it ensures that the Bardenay project's conditions are met in a timely manner. TLG has not heard back from ACHD's 32nd Street project manager (as indicated in the attached email) so flexibility in the final design and arrangement of this public right-of-way phase of work is required at this time to ensure the permitting agency's requirements are adequately addressed at the time of permit drawing submittal.

“Additionally, Joe Canning provided some preliminary comments that you might want to address in the resubmittal.”

The items below in *italics* were provided by Garden City's Engineer [Joe Canning] for discussion during the Design Review Hearing. These were addressed verbally during the Design Review Hearing, but to memorialize those responses, please see below.

"We are interested in four primary items: 1. Is the bikeway to be public? 2. The width of the bikeway 3. The minimum horizontal curve radius at corners 4. Sight distances that may be compromised due to fencing"

a) TLG Response:

- i) Item 1: The 10-FT wide bikeway that moves, generally, north/south toward the greenbelt from Chinden is not a public bikeway. The Land Group was not involved in the drafting of any prior conditions for public access along the vacated Osage Street (the 12-foot section) so any conditions, agreements, or other negotiations related to that application would not be impacted by this project and are presumed to still be in force. The Land Group is aware of the easement that was conditional along the vacated Osage St and this easement is depicted on the updated drawings. The ten foot pathway section will be privately held with access as a permissive use.
- ii) Item 2. The bikeway will be 12-Feet at the vacated Osage St alignment and then transition to a 10-Foot multi-use pathway. This allows appropriate fire access in the parking lot and will accommodate the primary use (safe internal circulation to the trash and material staging area) for this section of the pathway.
- iii) The horizontal curves are going to remain. The owner has agreed to provide warning and "wayfinding" signage at either end of the pathway. However, since the 10-foot wide section of the pathway is private with public access allowed permissively, it is our contention that it should not be built to the same design guidelines as a high-volume public bike commuter corridor such as the greenbelt.
- iv) Sight distances, while a valid concern, will not impact this project. All perimeter fencing is scheduled to remain. It is a clear vision wrought iron decorative fence so users will be able to identify conflicts through and around the fence.

Sincerely,



Chad Lorentzen, Landscape Designer

The Land Group, Inc.

Enclosures:

Memo

ACHD Correspondence (4/8/24)

DR Resubmittal Drawing Set

From: Karaleigh Troyer <ktroyer@achdidaho.org>
Sent: Monday, April 8, 2024 8:57 AM
To: Sergio Rangel <sergio@thelandgroupinc.com>
Cc: Chad Lorentzen <clorentzen@thelandgroupinc.com>; Alison Lark <alark@thelandgroupinc.com>; Sean Conner <sean@thelandgroupinc.com>
Subject: RE: Riverside Hotel Bikeway - 32nd Avenue Coordination

Hi Sergio,

To clarify, ACHD was transmitted this application and did not have any requirements or conditions as the project was not creating any new vehicle trips. Though ACHD does not have any requirements, Garden City may still require improvements in ACHD's right-of-way; in which case, the applicant is expected to follow ACHD policy and submit plans to our Engineer Techs for review.

32nd Street is a local commercial roadway and is scheduled in the IFYWP for a community improvement project to be constructed in 2028. As far as the design that you have sent to us, the improvements cannot go into the roadway as you have proposed. The sidewalk may either be constructed as 5-foot wide attached sidewalk from the existing back of curb or as detached sidewalk with an 8-foot wide planter strip.

As 32nd Street is in the IFYWP, I have reached out to the project manager about the design and will get back to you once I know more about the project.

Thank you,

KaraLeigh Troyer

Planner | Development Services

Ada County Highway District (ACHD)
1301 N Orchard Street, Ste 200, Boise, Idaho 83706

Phone: (208)387-6391

www.achdidaho.org

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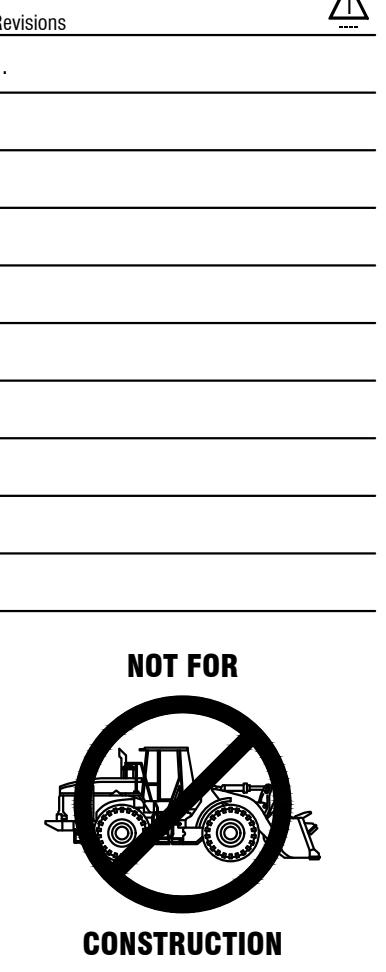
462 East Shore Drive, Suite 100, Eagle, Idaho 83616 · 208.939.4041 · thelandgroupinc.com

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714



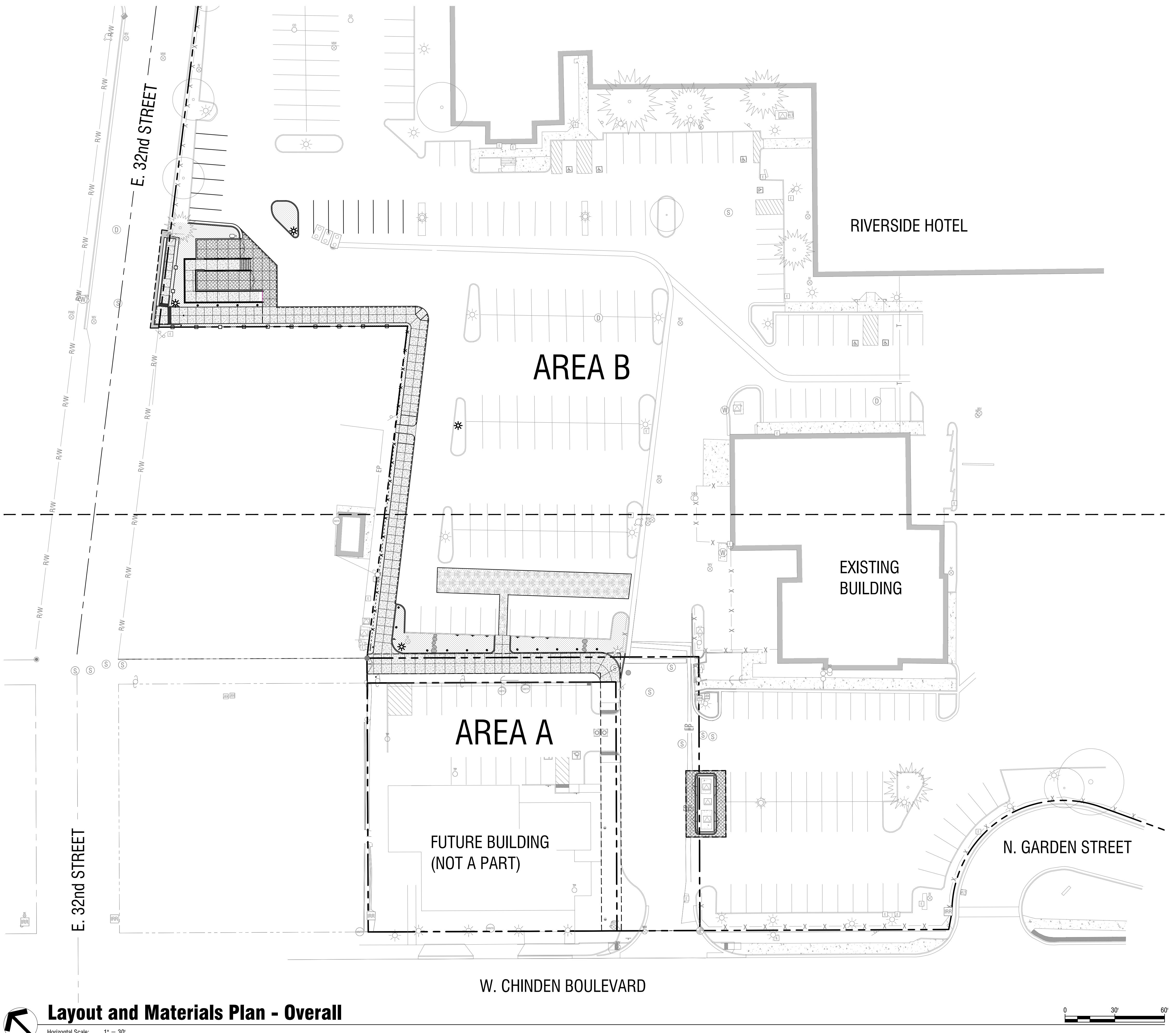
Project No.: 115154.26
Date of Issue: 04.20.2024
Project Milestone: Design Review

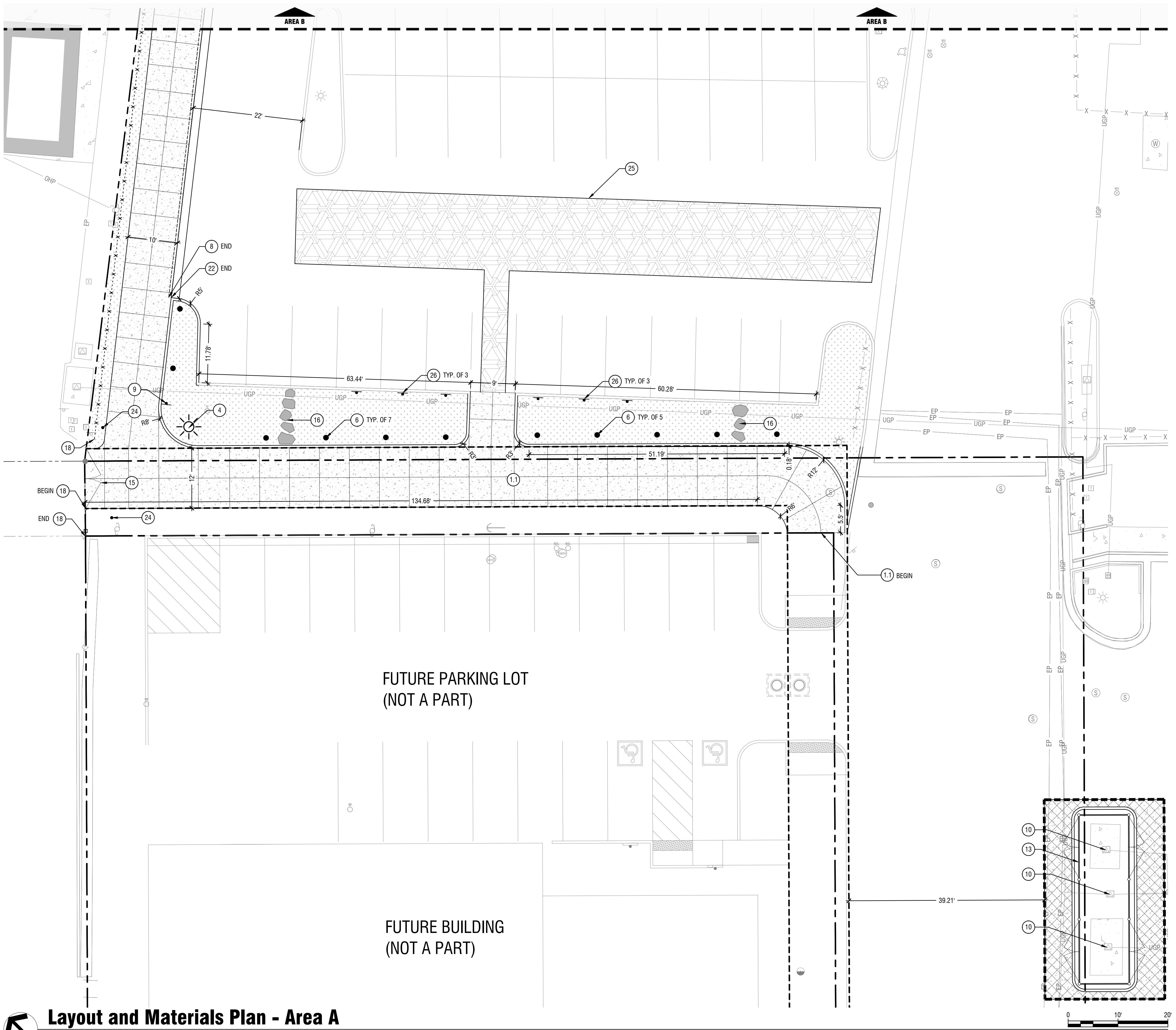
Layout and Materials Plan - Overall

C2.00

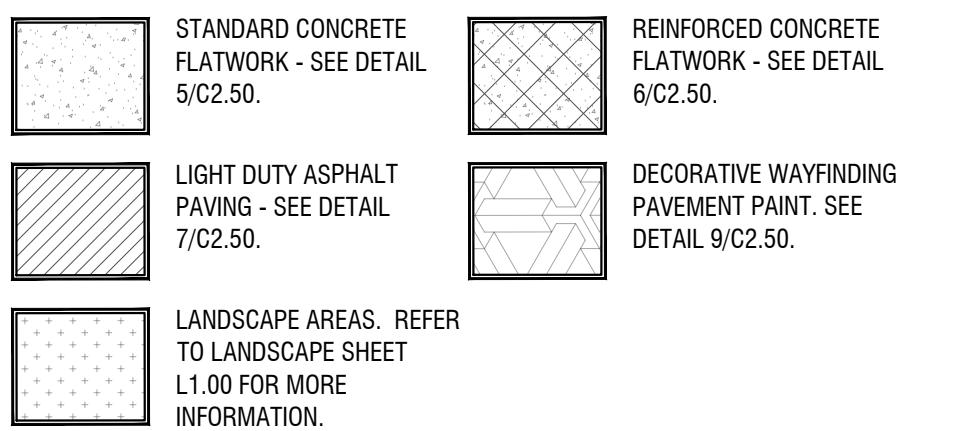
Sheet Notes:

- A. CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- B. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF WALK, EDGE OF PAVEMENT, EDGE OF FOUNDATION, EDGE OF WALLS, CENTER OF WHEEL STOP OR CENTER OF POST.
- C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES AND GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCEMENT OF WORK.
- D. PROVIDE JOINTS AS SHOWN ON PLANS. JOINTS ARE AN INTEGRAL PART OF THE DESIGN AND SHALL NOT VARY FROM PATTERNS AND LOCATIONS SHOWN. CONTRACTOR SHALL REMOVE ANY FLATWORK THAT DOES NOT CONFORM TO THE DESIGN.
- E. ALL WALKS AND FLATWORK SHALL BE ESTABLISHED IN THE FIELD FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL LAY OUT THE AREA OR FORM WORK FOR REVIEW BY THE OWNER'S REPRESENTATIVE. AFTER REVIEW AND NECESSARY MODIFICATIONS AS DIRECTED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL PROCEED WITH CONSTRUCTION. IF APPROVAL IS NOT OBTAINED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ANY UNAUTHORIZED FIELD ADJUSTMENTS.
- F. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- G. SIDEWALK CROSS SLOPE CANNOT EXCEED 2%. NO TOLERANCES ALLOWED.
- H. CONTRACTOR SHALL SALVAGE AND REINSTALL PANELS, GATES, CAPS, AND HARDWARE. INSTALL NEW POSTS AND FOOTINGS, MATCH SIZE, MATERIAL AND COLOR.




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Material Legend:

Fence Legend:

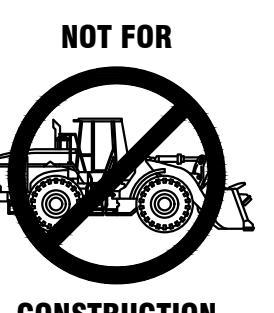
—○— RELOCATED WROUGHT IRON FENCE, SEE SHEET NOTE 'H' FOR MORE INFORMATION

—X— EXISTING DECORATIVE WROUGHT IRON FENCE TO REMAIN

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

- CONCRETE MULTI-USE PATHWAY.
- CONCRETE MULTI-USE PATHWAY: PHASE 1
- CONCRETE MULTI-USE PATHWAY: PHASE 2
- ATTACHED SIDEWALK: PHASE 2
- SALVAGED WROUGHT IRON FENCE: REINSTALLED AT PROPERTY LINE.
- RELOCATE SALVAGED ±16-FT PARKING LOT LUMINAIRE.
- RELOCATE SALVAGED ±12-FT PARKING LOT LUMINAIRE.
- PARKING LOT LUMINAIRE, MATCH TO EXISTING PARKING LOT ELECTRICAL FIXTURES.
- BOLLARD LIGHT, SEE DETAIL 8/C2.50.
- ACCESS CONTROL BOLLARD, RELIANCE FOUNDRY R-7576 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. POWDERCOAT: CUSTOM 'COPPER VEIN' COLOR OR OWNER APPROVED ALTERNATIVE.
- THICKENED EDGE CONCRETE FLATWORK, SEE DETAIL 4/C2.50.
- BIKEWAY/PATHWAY WAYFINDING SIGN, INSTALL PER DETAIL 5/C2.50.
- EXISTING TRANSFORMERS TO REMAIN.
- TRASH AREA ACCESS STAIR, SEE DETAIL 2/C2.51.
- TRASH AREA ACCESS RAMP, SEE DETAIL 1 & 3/C2.51.
- TRANSFORMER SCREENING WALL, SEE ENLARGEMENT ON SHEETS C2.03 AND C2.02 FOR MORE INFORMATION.
- POST MOUNTED LOADING DOCK OSHA-APPROVED SAFETY NET, 7-FT OPENING. US NETTING MODEL NUMBER OHPW47-P OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- SWING GATE, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.
- STEPPING STONE PATHWAY, SEE DETAIL 4/C2.50.
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- WROUGHT IRON FENCE, ADD PANEL TO MATCH EXISTING.
- TRASH AREA SCREEN WALL, SEE DETAILS 1, 3, & 5/C2.51.
- TRASH AREA RAMP STEM WALL AND GUARDRAIL, SEE DETAILS 3 & 4/C2.51.
- TRASH AREA LANDING CURB AND GUARDRAIL, SEE DETAIL 2/C2.51.
- BARDENAWAY OVERFLOW PARKING SIGN, CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR OWNER APPROVAL. INSTALL PER DETAIL 5/C2.50.
- FROST-FREE YARD HYDRANT.
- GATE STOP BOLT CONCRETE PAD.
- WAYFINDING STREET PAINT, SEE DETAIL 9/C2.50.
- PEDESTRIAN RAMP, SEE DETAIL 6/C2.50.



Project No.: 115154.26
Date of Issue: 04.20.2024
Project Milestone: Design Review

Layout and Materials Plan - Area A

C2.01

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83314



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CONSTRUCTION

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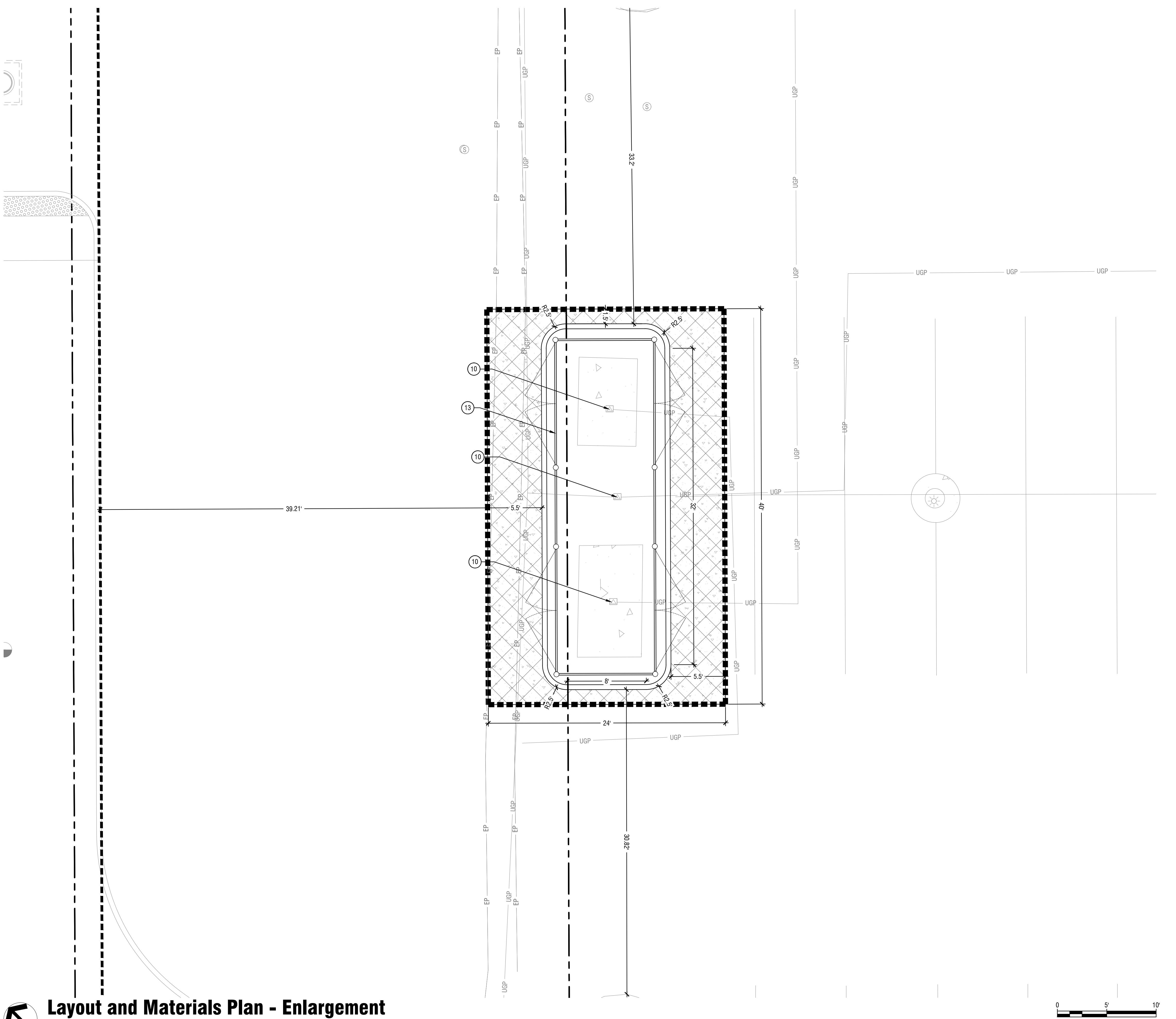
Layout and Materials
Plan - Enlargement

C2.03

Layout and Materials Plan - Enlargement

Folio: 115154.26 Revision: 04.20.2024 Date: 04.20.2024

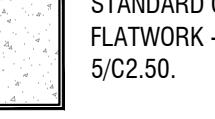
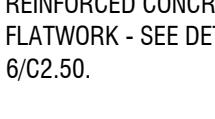
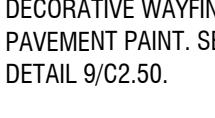
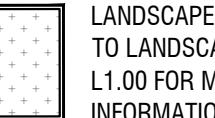
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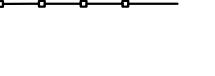
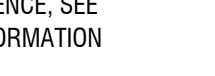
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Material Legend:

	STANDARD CONCRETE FLATWORK - SEE DETAIL 5/C2.50.
	REINFORCED CONCRETE FLATWORK - SEE DETAIL 6/C2.50.
	LIGHT DUTY ASPHALT PAVING - SEE DETAIL 7/C2.50.
	DECORATIVE WAYFINDING PAVEMENT PAINT. SEE DETAIL 9/C2.50.
	LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L.00 FOR MORE INFORMATION.

Fence Legend:

	RELOCATED WROUGHT IRON FENCE, SEE SHEET NOTE 'H' FOR MORE INFORMATION
	EXISTING DECORATIVE WROUGHT IRON FENCE TO REMAIN

Keynotes:

1. CONCRETE MULTI-USE PATHWAY.

- 1.1. CONCRETE MULTI-USE PATHWAY: PHASE 1
- 1.2. CONCRETE MULTI-USE PATHWAY: PHASE 2
- 1.3. ATTACHED SIDEWALK: PHASE 2

2. SALVAGED WROUGHT IRON FENCE: REINSTALLED AT PROPERTY LINE.

3. RELOCATE SALVAGED ± 16-FT PARKING LOT LUMINAIRE.

4. RELOCATE SALVAGED ± 12-FT PARKING LOT LUMINAIRE.

5. PARKING LOT LUMINAIRE, MATCH TO EXISTING PARKING LOT ELECTRICAL FIXTURES.

6. BOLLARD LIGHT, SEE DETAIL 8/C2.50.

7. ACCESS CONTROL BOLLARD, RELIANCE FOUNDRY R-7576 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. POWDERCOAT: CUSTOM 'COPPER VEIN' COLOR OR OWNER APPROVED ALTERNATIVE.

8. THICKENED EDGE CONCRETE FLATWORK, SEE DETAIL 4/C2.50.

9. BIKEWAY/PATHWAY WAYFINDING SIGN, INSTALL PER DETAIL 5/C2.50.

10. EXISTING TRANSFORMERS TO REMAIN.

11. TRASH AREA ACCESS STAIR, SEE DETAIL 2/C2.51.

12. TRASH AREA ACCESS RAMP, SEE DETAIL 1 & 3/C2.51.

13. TRANSFORMER SCREENING WALL, SEE ENLARGEMENT ON SHEETS C2.03 AND C2.02 FOR MORE INFORMATION.

14. POST MOUNTED LOADING DOCK OSHA-APPROVED SAFETY NET, 7-FT OPENING. USE NETTING MODEL NUMBER OHPW47-P OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

15. SWING GATE, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR APPROVAL.

16. STEPPING STONE PATHWAY, SEE DETAIL 4/C2.50.

17. EXISTING WROUGHT IRON GATEWAY ARCH. ENSURE ADEQUATE ARCH CLEARANCE BEYOND PATHWAY. FIELD ADJUST ALIGNMENT AS NEEDED.

18. WROUGHT IRON FENCE, ADD PANEL TO MATCH EXISTING.

19. TRASH AREA SCREEN WALL, SEE DETAILS 1, 3, & 5/C2.51.

20. TRASH AREA RAMP STEM WALL AND GUARDRAIL, SEE DETAIL 2/C2.51.

21. TRASH AREA LANDING CURB AND GUARDRAIL, SEE DETAIL 2/C2.51.

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23. FROST-FREE YARD HYDRANT.

24. GATE STOP BOLT CONCRETE PAD.

25. WAYFINDING STREET PAINT, SEE DETAIL 9/C2.50.

26. PEDESTRIAN RAMP, SEE DETAIL 6/C2.50.

Revisions
1.



NOT FOR
CONSTRUCTION

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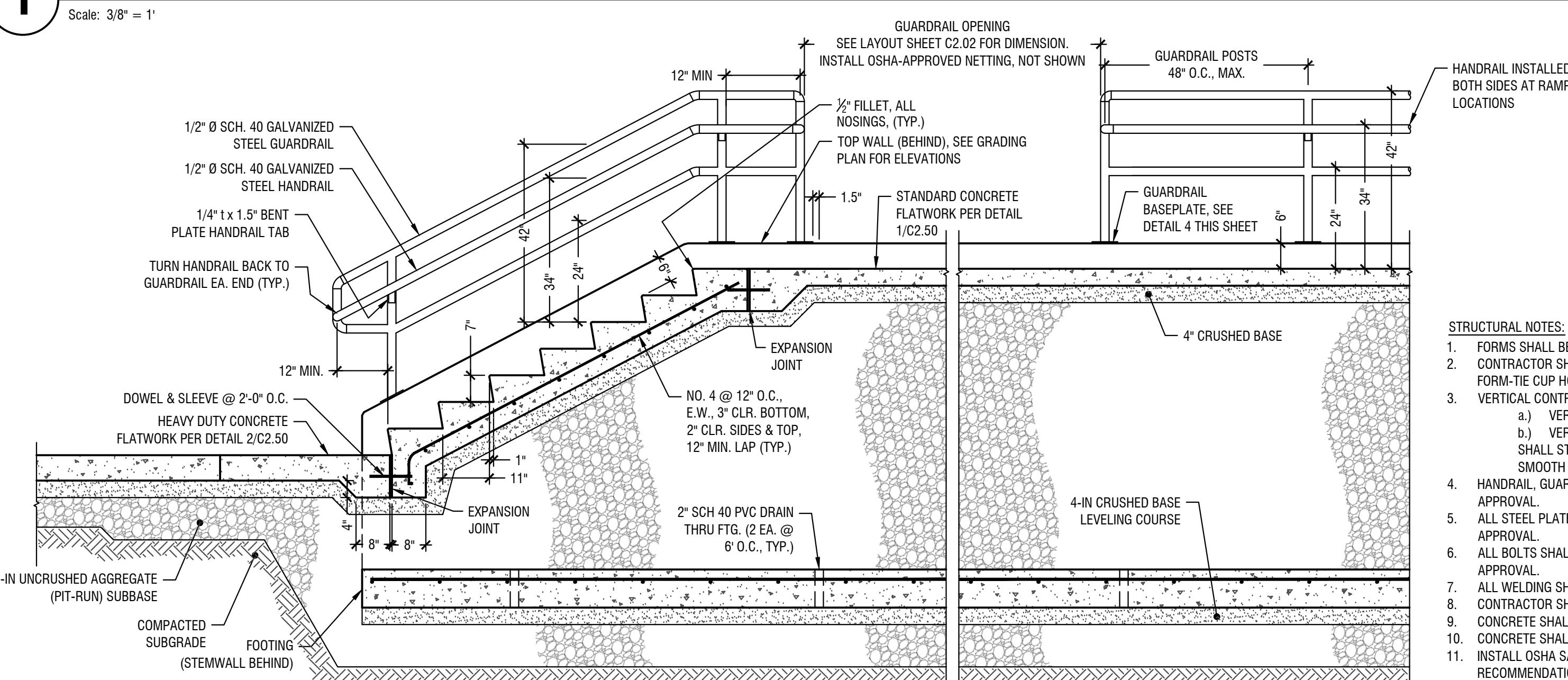
Layout and Materials
Plan - Enlargement

This technical diagram illustrates the cross-section of a trash area, showing the following components and dimensions:

- Left Wall:** Labeled "TRASH AREA SCREEN WALL PER DETAIL 5/C2.51." It is 11.25' wide and 7.7' high, with a "LANDSCAPE AREA, PER PLANS." area to its left.
- Screen Wall:** Labeled "SCREEN WALL, NOT SHOWN FOR CLARITY." It is 1.7' wide and 7.7' high, positioned between the left wall and the loading dock.
- Center:** A "LOADING DOCK/LANDING." area with a height of 3.5'. It contains a "30 YARD DUMPSTER" with a height of 6.5' and a width of 4.2'. The "DRAIN HOLE, TYP." is located at the bottom of the landing.
- Right Wall:** Labeled "TRASH AREA SCREEN WALL PER DETAIL 5/C2.51." It is 11.25' wide and 7.7' high, with a "LANDSCAPE AREA, PER PLANS." area to its right.
- Access Ramp:** An "ACCESS RAMP, PER PLANS 8% MAX SLOPE." leading up to the right wall, with a height of 4.7' and a width of 1.3'.
- Pathways:** A "12'-0" MULTIPURPOSE PATHWAY" runs along the top of the walls.
- Lighting:** "BOLLARD LIGHT PER DETAIL 5" are to be installed per manufacturer recommendations.
- Notes:**
 1. REFER TO GRADING AND UTILITY PLAN FOR ADDITIONAL INFORMATION.
 2. CONCRETE WALLS SURFACE SMOOTHNESS IS CRITICAL, HONEYCOMBING, ROCK POCKETS, AIR POCKETS, ETC. SHALL NOT EXCEED $\frac{1}{16}$ " DEPTH OR WIDTH.
 3. TRASH AREA SCREEN WALL TO BE BOARD FORM FINISH.
 4. SNAP TIES OR FORM REINFORCEMENT SHALL NOT BE VISIBLE ON ANY EXPOSED CONCRETE SURFACE. PATCHING SNAP TIES OR FORM REINFORCEMENT THAT ARE VISIBLE ARE NOT ACCEPTABLE. CORRECT IRREGULARITIES AS DIRECTED BY OWNER'S REPRESENTATIVE.

1 Trash Enclosure East Section

Scale: 3/8" = 1'

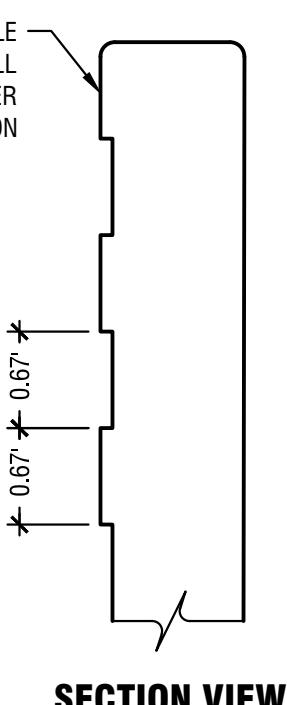
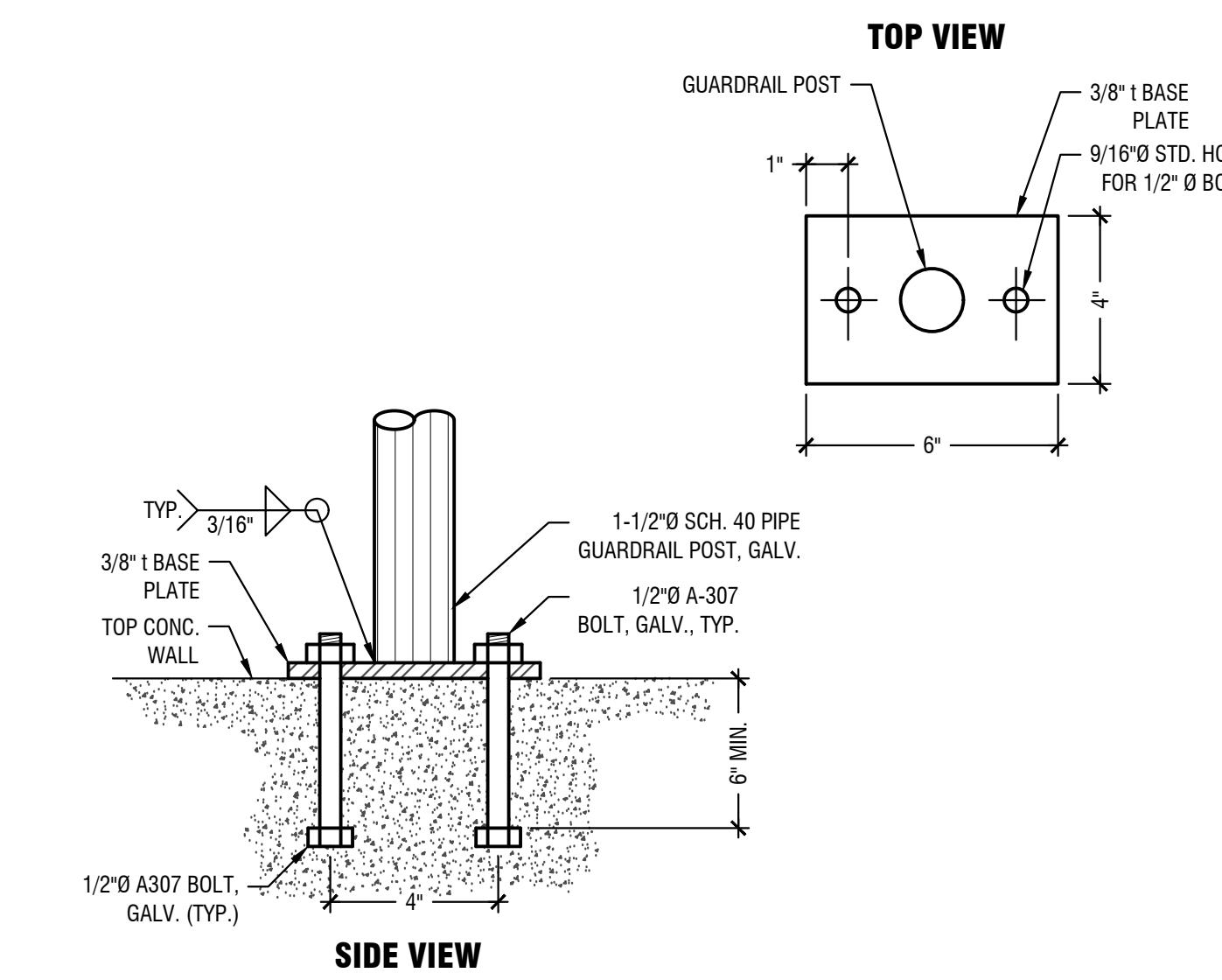
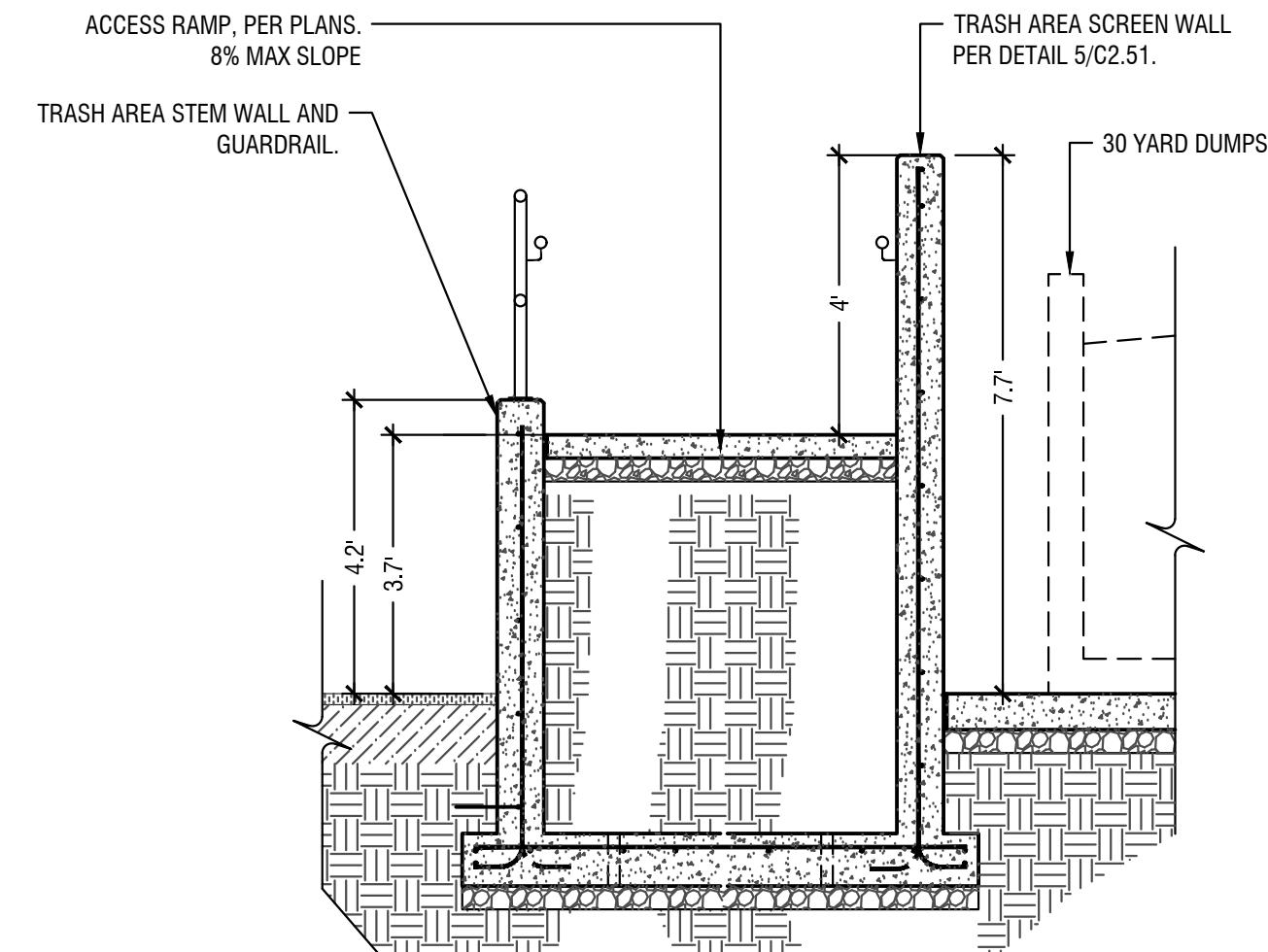


STRUCTURAL NOTES:

1. FORMS SHALL BE SMOOTH PANEL FIBERGLASS OR EQUAL. NO SACK FINISH.
2. CONTRACTOR SHALL REMOVE ALL SNAP TIES AND CORRECT IRREGULARITIES AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT FILL FORM-TIE CUP HOLES.
3. VERTICAL CONTROL JOINTS AT WALL STEP LOCATIONS REFER TO GRADING PLAN.
 - a.) VERTICAL CONTROL JOINTS SHALL BE PLACED AT ALL CURVE TANGENT POINTS AND AT MID-POINT OF ALL CURVED WALLS.
 - b.) VERTICAL CONTROL JOINTS SHALL BE DOUBLE CHAMFER ON THE FRONT AND BACK OF WALL. CONCRETE REINFORCEMENT BAR SHALL STOP 6" FROM CONTROL JOINT ON BOTH SIDES. WALL SHALL BE DOWELED WITH SMOOTH BAR AT EACH JOINT. INSTALL 10" SMOOTH DOWEL CENTERED AT EACH JOINT.
4. HANDRAIL, GUARDRAIL AND POSTS SHALL BE SCH. 40 STEEL PIPE, POWDER COATED, COLOR 'COPPER VEIN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
5. ALL STEEL PLATES, SHAPES AND BARS SHALL BE ASTM A36, POWDER COATED. COLOR, 'COPPER VEIN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
6. ALL BOLTS SHALL BE ASTM A307, POWDER COATED OR PAINTED TO MATCH. COLOR, 'COPPER VEIN.' SUBMIT SAMPLE FOR OWNER APPROVAL.
7. ALL WELDING SHALL CONFORM TO AWS D1.1, LATEST EDITION.
8. CONTRACTOR SHALL SUBMIT HANDRAIL SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
9. CONCRETE SHALL BE ISPWC CLASS 4000A OR 4000B.
10. CONCRETE SHALL BE INSTALLED IN CONFORMANCE WITH ISPWC DIVISION 700 AND SECTION 703 - CAST-IN-PLACE CONCRETE.
11. INSTALL OSHA SAFETY NETTING, PER SHEET C2.02. SURFACE MOUNT NET ATTACHMENT BOLLARDS PER MANUFACTURER'S RECOMMENDATIONS.

2 Stair Section

Scale: 1/2" = 1'



SECTION VIEW

A graphic consisting of the word "NOT FOR" at the top and "CONSTRUCTION" at the bottom, both in bold black capital letters. A large black circle is centered over the text, containing a line drawing of a front-end loader. A thick diagonal line from the top-left to the bottom-right of the circle crosses over the loader, indicating that the product is not suitable for construction use.

No.:	115154.26
Issuance:	04.29.2024
Milestone:	Design Review

3 Trash Enclosure North Section

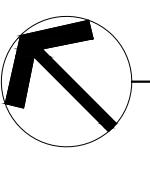
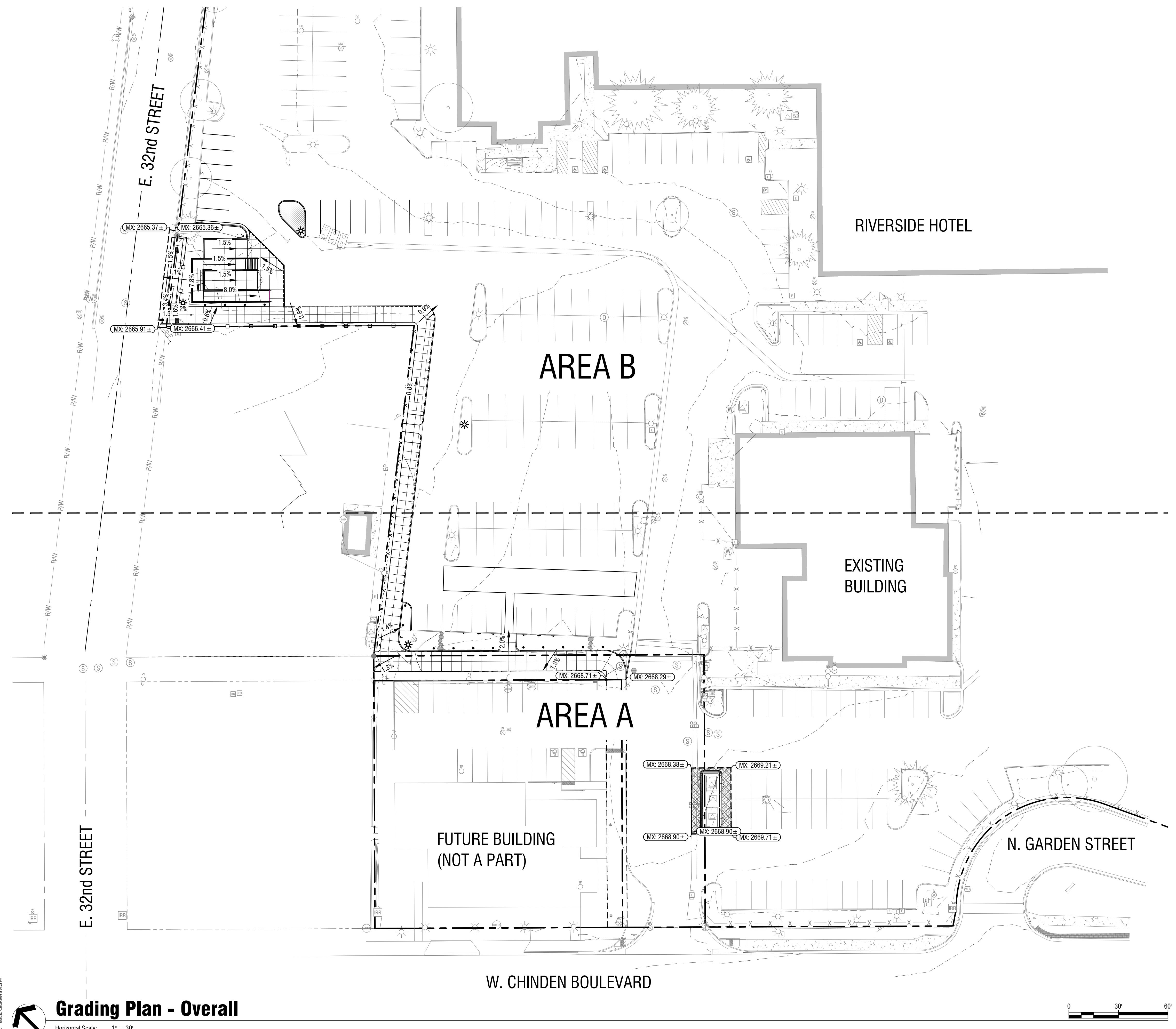
Scale: 3/8" = 1'

Guardrail Base Plate

4 Scale: 1"

5 Trash Area Screen Wall Texture

3 3/4" = 1'



RIVERSIDE HOTEL BIKEWAY

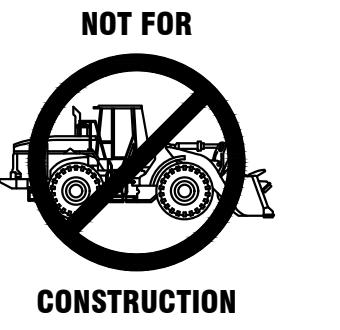
Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714

Revisions

1.


 Project No.: 115154.26
 Date of Issue: 04.20.2024
 Project Milestone: Design Review

Grading Plan - Area A

C3.01

Sheet Notes:

A. EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
 B. SPOT ELEVATIONS INDICATE TOP OF CONCRETE UNLESS INDICATED BY THE FOLLOWING ABBREVIATIONS:
 FG = FINISH GRADE
 FL = FLOW LINE
 GB = GRADE BREAK
 LIP = LIP OF GUTTER
 LP = LOW POINT
 MX = MATCH EXISTING
 RIM = RIM OF STRUCTURE
 TA = TOP OF ASPHALT
 TBC = TOP BACK OF CURB
 TC = TOP OF CONCRETE
 TW = TOP OF WALL

C. LONGITUDINAL CROSS SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. HORIZONTAL CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO THE BUILDINGS SHALL NOT EXCEED 2.0% CROSS SLOPE LESS THAN 1.0%.

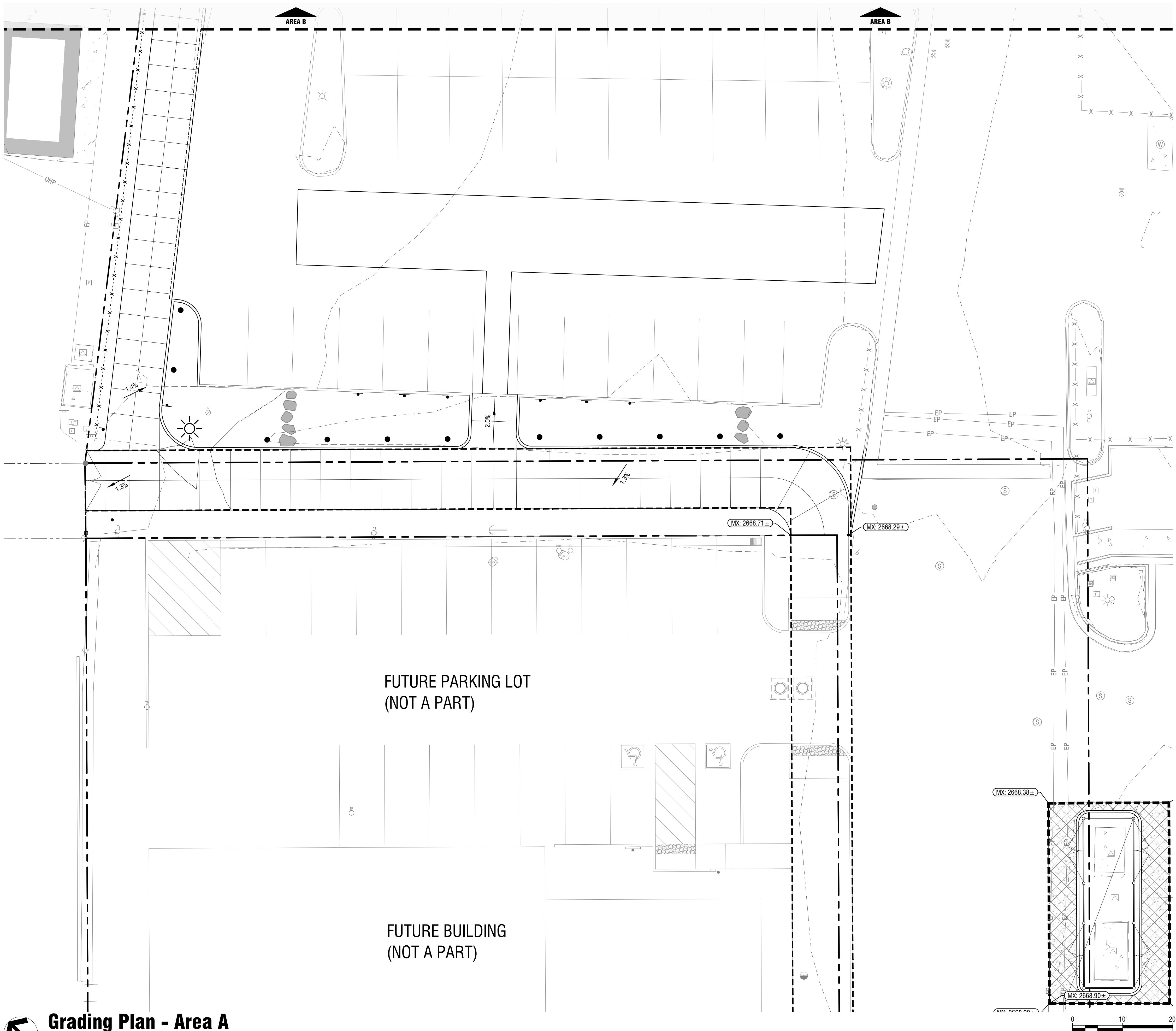
D. SLOPE WITHIN ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

E. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.

F. ASPHALT REPAIR SHALL MATCH EXISTING GRADES, SLOPES AND MAINTAIN EXISTING DRAINAGE PATTERNS.

G. ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS.

H. GRADE AWAY FROM ADJACENT Hardscape AT 10% THEN CATCH EXISTING GRADE AT MAX 6:1 SLOPE.



RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714

Revisions	1.


 Project No.: 115154.26
 Date of Issue: 04.20.2024
 Project Milestone: Design Review

Grading Plan - Area B

C3.02
Sheet Notes:

A. EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
 B. SPOT ELEVATIONS INDICATE TOP OF CONCRETE UNLESS INDICATED BY THE FOLLOWING ABBREVIATIONS:
 FG = FINISH GRADE
 FL = FLOW LINE
 GB = GRADE BREAK
 LIP = LIP OF GUTTER
 LP = LOW POINT
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 TW = TOP OF WALL

C. LONGITUDINAL CROSS SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. HORIZONTAL CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO THE BUILDINGS SHALL NOT EXCEED 2.0% CROSS SLOPE LESS THAN 1.0%.

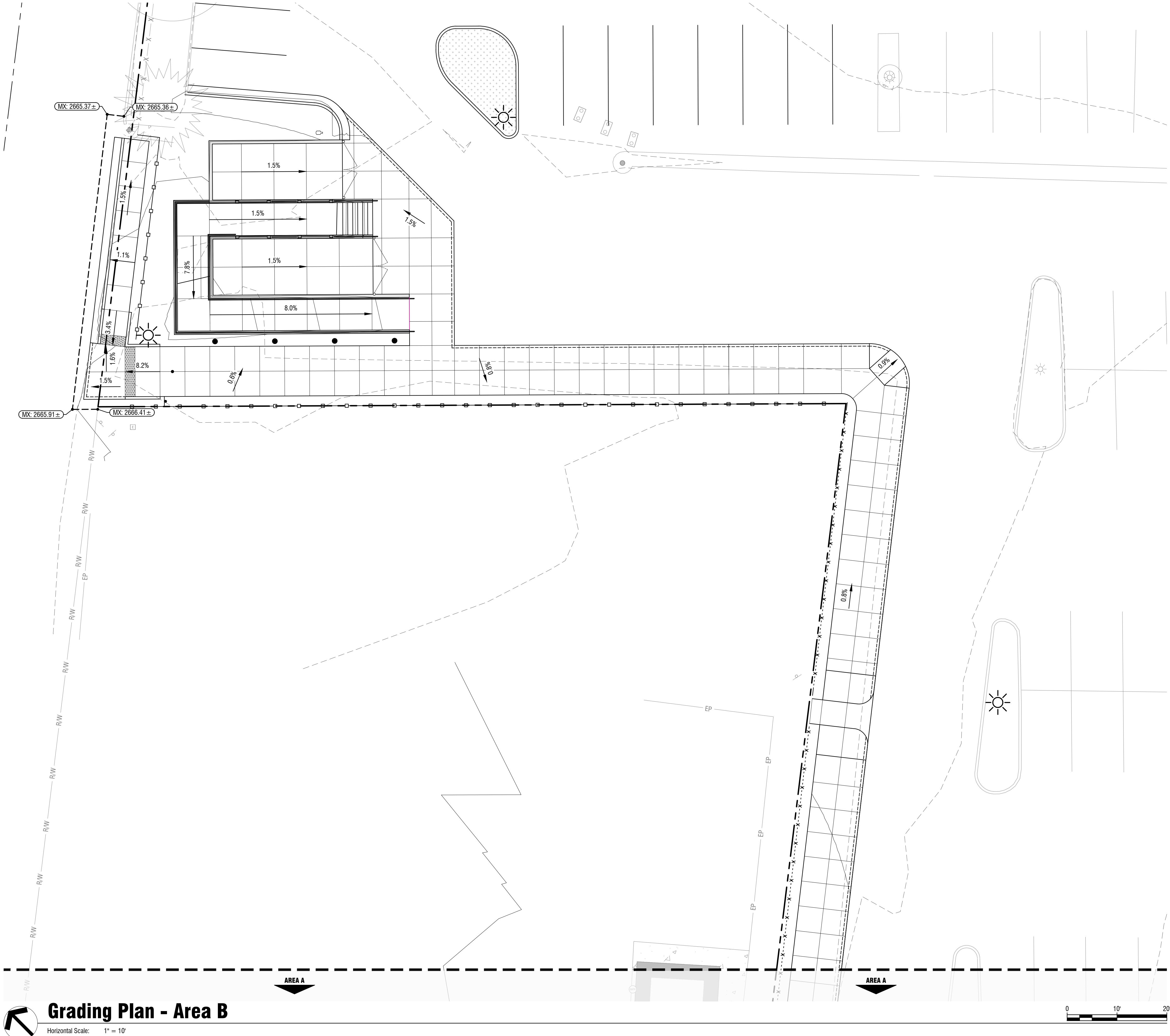
D. SLOPE WITHIN ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.

E. TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.

F. ASPHALT REPAIR SHALL MATCH EXISTING GRADES, SLOPES AND MAINTAIN EXISTING DRAINAGE PATTERNS.

G. ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS.

H. GRADE AWAY FROM ADJACENT HARDSCAPE AT 10% THEN CATCH EXISTING GRADE AT MAX 6:1 SLOPE.

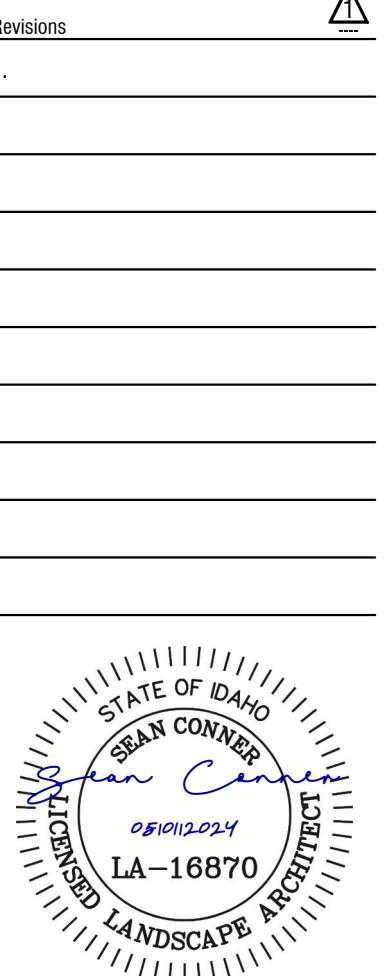


RIVERSIDE HOTEL BIKEWAY

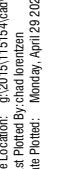
Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714

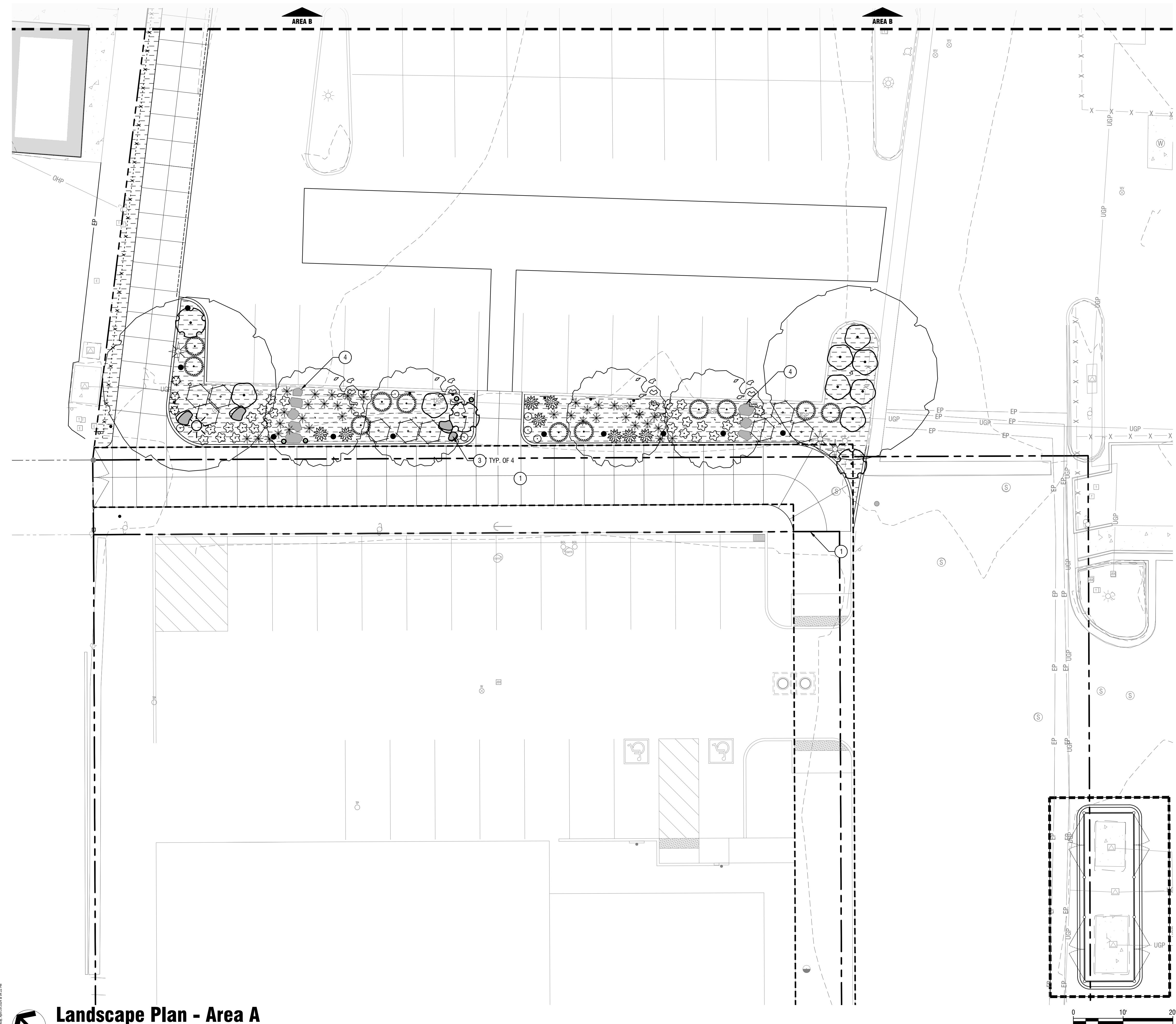

 Project No.: 115154.26
 Date of Issuance: 04.20.2024
 Project Milestone: Design Review

Landscape Plan - Area A



Horizontal Scale:

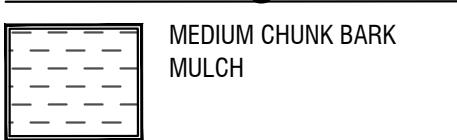
1" = 10'



Sheet Notes:

A. REFER TO SHEET L1.50 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

Material Legend:



Keynotes:

1. CONCRETE MULTI-USE PATHWAY
2. EXISTING TREE: RETAIN AND PROTECT.
3. SANDSTONE BOULDER, SEE DETAIL 3/L1.50 FOR MORE INFORMATION.
4. STEPPING STONE PATHWAY, SEE DETAIL 4/L1.50.

Landscape Requirements:

- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
 - A.A. E 32ND STREET (1 CLASS II OR III TREE PER STREET FRONTAGE & 1 CLASS I TREE PER 50 LF)
 - A.A. TOTAL FRONTAGE (EXCL PATHWAY): 48 LF
 - A.A. TOTAL TREES REQUIRED: 2 (1 CLASS II/III, 1 CLASS I)
 - A.A. TOTAL TREES PROVIDED: 4 (INCL 1 RETAINED)
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
 - B.A. PARKING LOT PERIMETER LANDSCAPING (1 TREE PER 15 LF OR AS REQUIRED BY SPECIES)
 - B.A. TOTAL FRONTAGE: 141 LF
 - B.A. TOTAL TREES REQUIRED: 6 TREES AS REQUIRED BY SELECTED SPECIES
 - B.A. TOTAL TREES PROVIDED: 6 TREES AS REQUIRED BY SELECTED SPECIES
 - B.B. INTERNAL LANDSCAPING - NOT REQUIRED
 - B.B. TOTAL PARKING LOT AREA: 4.71 ACRES.
 - B.B. TOTAL IMPACTED PARKING LOT AREA: .14 ACRES.
 - B.B. TOTAL PERCENTAGE OF PARKING AREA IMPACTED: 2.97%
 - B.B. TOTAL INTERNAL PARKING LOT TREES REQUIRED: 0
 - B.B. TOTAL INTERNAL PARKING LOT TREES PROVIDED: 2
- C. TREE MITIGATION CALCULATIONS**
 - C.A. TOTAL CALIPER INCHES REMOVED: 33 IN (3 TREES)
 - C.B. TOTAL CALIPER INCHES REQUIRED FOR MITIGATION: 33 IN (3 TREES IN FAIR OR GOOD CONDITION)
 - C.C. TOTAL CALIPER INCHES PROVIDED: 33 IN (11 TREES @ 3-IN)
- D. TOTAL LANDSCAPE**
 - D.A. GROSS PROJECT AREA: 11,998 SF
 - D.B. TOTAL LANDSCAPE AREA REQUIRED: 600 SF: 5%
 - D.C. TOTAL LANDSCAPE AREA PROVIDED: 3,391 SF: 28.3%
 - D.D. 12 TOTAL TREES REQUIRED (1 TREE PER 1000 SF); 12 TOTAL TREES PROVIDED (INCL 1 RETAINED)
 - D.E. 80 TOTAL SHRUBS REQUIRED (1 SHRUB PER 150 SF); 161 TOTAL SHRUBS PROVIDED (EXCL 1 GAL SHRUBS AND RETAINED EXISTING SHRUBS)
 - D.F. 2 TOTAL CLASS II & CLASS III SPECIES REQUIRED/2 PROVIDED

Project No.: 115154.26

Date of Issuance: 04.20.2024

Project Milestone: Design Review

115154.26

04.20.2024

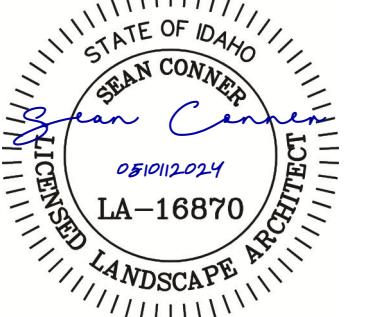
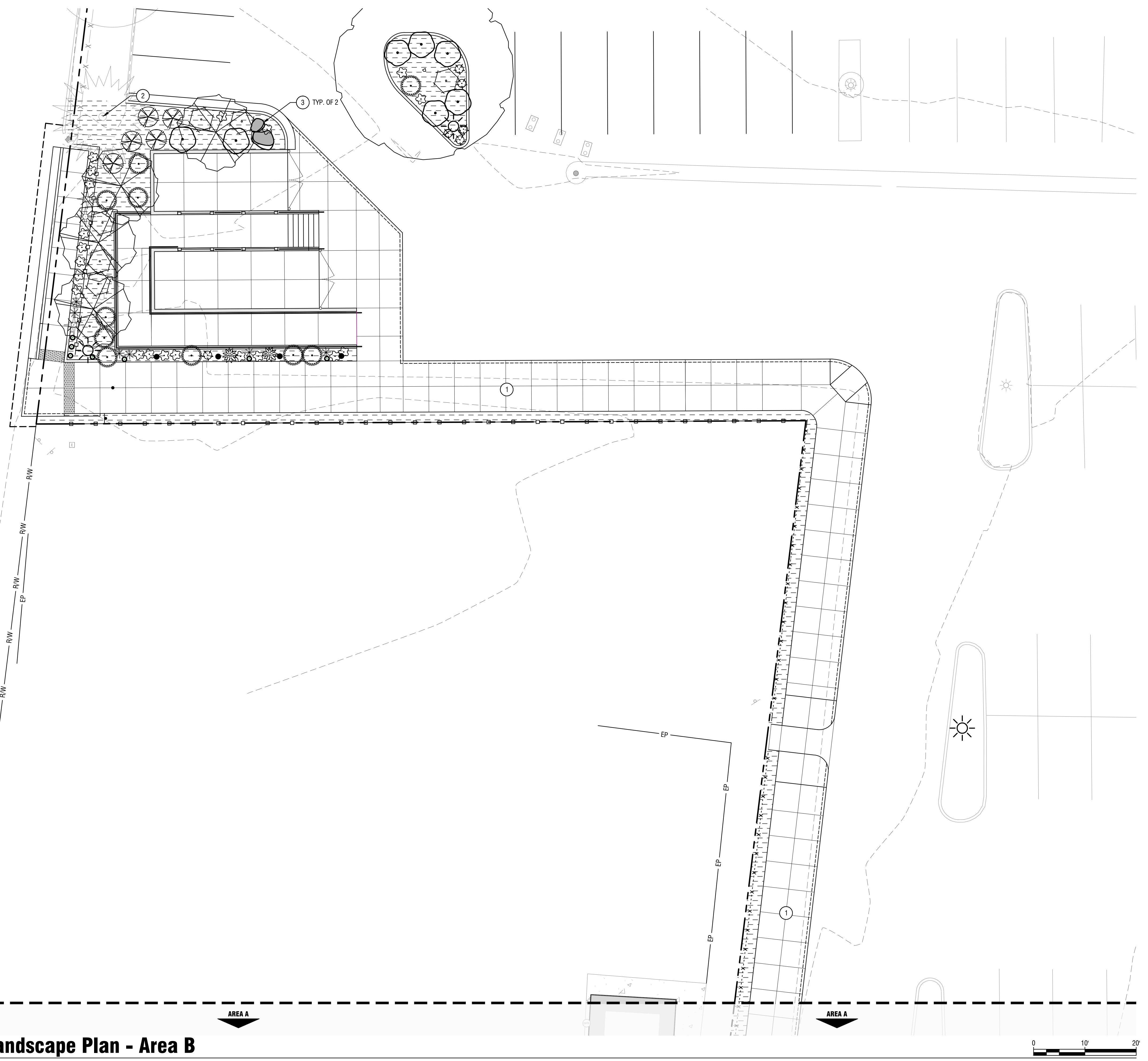
Design Review

RIVERSIDE HOTEL BIKEWAY

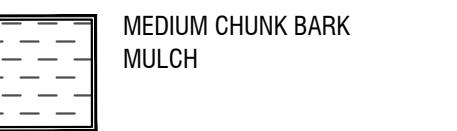
Riverside Hotel

 2900 W CHINDEN BOULEVARD
 Garden City, Idaho 83714

Revisions	1.


 Project No.: 115154.26
 Date of Issuance: 04/20/2024
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Sheet Notes:

A. REFER TO SHEET L1.50 FOR LANDSCAPE NOTES AND PLANT SCHEDULE.

Material Legend:

 CALLOUT NUMBERS COORDINATED
 TO NUMBERED NOTES BELOW.

1. CONCRETE MULTI-USE PATHWAY
2. EXISTING TREE: RETAIN AND PROTECT.
3. SANDSTONE BOULDER, SEE DETAIL 3/L1.50 FOR MORE INFORMATION.
4. STEPPING STONE PATHWAY, SEE DETAIL 4/L1.50.

Landscape Requirements:

- STREET FRONTAGE LANDSCAPE REQUIREMENTS**
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 - B.A. TOTAL TREES PROVIDED: 6 TREES AS REQUIRED BY SELECTED SPECIES
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 - B.B. TOTAL PARKING LOT AREA: 4.71 ACRES
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 - C.B. TOTAL CALIPER INCHES REQUIRED FOR MITIGATION: 33 IN (3 TREES IN FAIR OR GOOD CONDITION)
 - C.C. TOTAL CALIPER INCHES PROVIDED: 33 IN (11 TREES @ 3-IN)
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 - D.E. 80 TOTAL SHRUBS REQUIRED (1 SHRUB PER 150 SF); 161 TOTAL SHRUBS PROVIDED (EXCL 1 GAL SHRUBS AND RETAINED EXISTING SHRUBS)
 - D.F. 2 TOTAL CLASS II & CLASS III SPECIES REQUIRED/2 PROVIDED

Project No.: 115154.26

Date of Issuance: 04/20/2024

Project Milestone: Design Review

Landscape Plan - Area

B

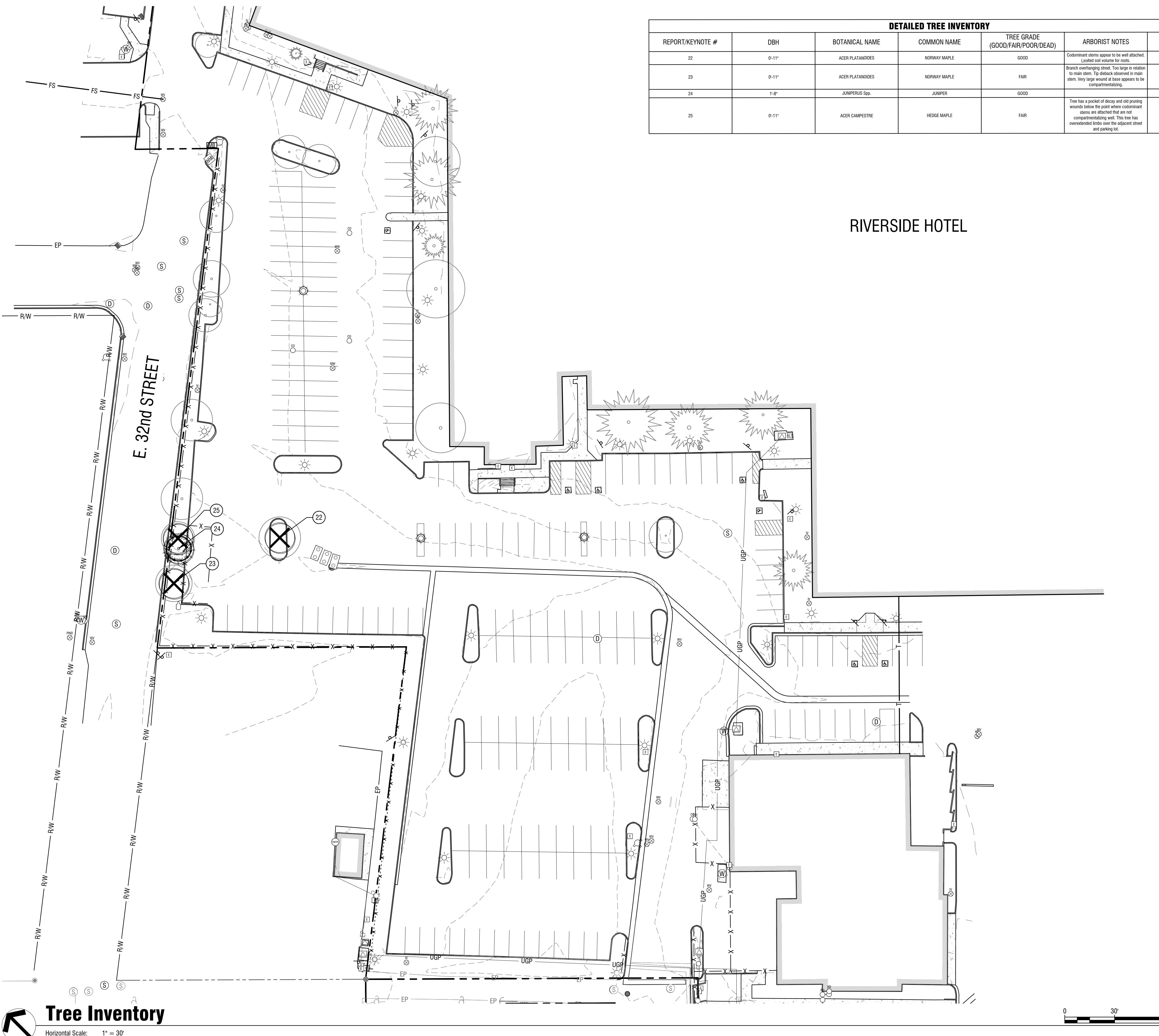
L1.02

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD

Garden City, Idaho 83714



DETAILED TREE INVENTORY					
REPORT/KEYNOTE #	DBH	BOTANICAL NAME	COMMON NAME	TREE GRADE (GOOD/FAIR/POOR/DEAD)	ARBORIST NOTES
22	0-11"	ACER PLATANOIDES	NORWAY MAPLE	GOOD	Codominant stems appear to be well attached. Limited callus column for most.
23	0-11"	ACER PLATANOIDES	NORWAY MAPLE	FAIR	Branch overhanging street. Too large in relation to main stem. Tip dieback observed in main stem. Very large wound at base appears to be compartmentalizing.
24	1-8"	JUNIPERUS Spp.	JUNIPER	GOOD	0 (RETAINED)
25	0-11"	ACER CAMPESTRE	HEDGE MAPLE	FAIR	Tree has a prominent and remaining wounded callus on the main stem. Codominant stems are attached that are not compartmentalizing well. This tree has overextended limbs over the adjacent street and parking lot.
					0-11"

RIVERSIDE HOTEL

Sheet Notes:

- A. ALL TREES OUTSIDE OF PROJECT'S DEMOLITION LIMITS TO BE RETAINED.
- B. TREE ANALYSIS SURVEY WAS CONDUCTED BY SAVATREE (12/08/2023).
- C. TREE MITIGATION PLAN WAS CREATED BY THE LAND GROUP.
- D. ARBORIST CONTACT: TYLER MATHIESON, SAVATREE, PHONE NUMBER | 208-473-8223.
- E. CONSULTING ARBORIST CONTACT: NICHOLAS JOHNSON, SAVATREE, PHONE NUMBER | 425-548-3787.

Tree Protection Notes:

- A. PROTECT THE CRITICAL ROOT ZONE OF THE TREES TO BE RETAINED ON SITE; (NOTE: CRITICAL ROOT ZONE IS THE AREA DIRECTLY BELOW THE DRIP LINE OF THE TREE.)
- A.A. CONSTRUCT PROTECTIVE FENCING OF CHAIN-LINK AROUND THE CRITICAL ROOT ZONE PRIOR TO DEMOLITION OR CONSTRUCTION.
- A.B. DO NOT ALLOW COMPACTION BY EQUIPMENT TRAFFIC DURING CONSTRUCTION OR DURING DEMOLITION.
- A.C. DO NOT ALLOW CEMENT TRUCKS TO RINSE WITHIN THE PROTECTION AREA, ANYWHERE THAT TREE ROOTS EXIST OR IN PLANNED PLANTING BEDS.
- A.D. DO NOT STOCKPILE MATERIALS, DEBRIS OR DIRT WITHIN THE TREE PROTECTION AREA.
- A.E. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE FROM MID-APRIL TO MID-OCTOBER AT THE RATE OF NOT LESS THAN THE EQUIVALENT OF 1-1/2" OF WATER OVER THE ENTIRE AREA PER WEEK.
- A.F. DO NOT TRENCH, EXCAVATE, FILL OR OTHERWISE DISTURB THE SOIL WITHIN THE CRITICAL ROOT ZONE.
- A.G. ADJUST PROPOSED IMPROVEMENT LOCATIONS AS REQUIRED TO AVOID DAMAGING TREE ROOTS.
- B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.
- C. ALL TREES DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA:

EXISTING TREE	REPLACEMENT
1" TO 6" CALIPER	2X CALIPER OF TREE REMOVED
6" TO 12" CALIPER	1.5X CALIPER OF TREE REMOVED
> 12" OR LARGER CALIPER	1X CALIPER OF TREE REMOVED

EXAMPLE: IF AN 8" CALIPER TREE IS REMOVED, AN ACCEPTABLE REPLACEMENT WOULD BE (3) 4" CALIPER TREES OR (4) 3" CALIPER TREES.

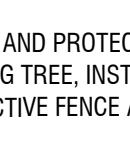
Existing Trees:

TREES TO BE REMOVED REQUIRING MITIGATION:

TOTAL TREES TO BE REMOVED: 3
TREES REQUIRING MITIGATION: 3
TOTAL CALIPER INCHES FOR MITIGATION: 33 IN.
TOTAL MITIGATION INCHES PROVIDED ON LANDSCAPE PLAN: 33 IN.

MITIGATION
HAZARDOUS TREES THAT HAVE A CONDITION OF POOR, DYING, OR DEAD ARE IN NEED OF REMOVAL AND DO NOT REQUIRE MITIGATION PER MUNICIPAL CODE.

Demolition Legend:

-  RETAIN AND PROTECT EXISTING TREE, INSTALL PROTECTIVE FENCE AROUND TREE.
-  REMOVE AND DISPOSE OF EXISTING TREE, GRIND STUMP 18" BELOW EXISTING GRADE MIN.

115154.26

Date of Issue: 04/20/2024

Project Milestone: Design Review

Tree Inventory

L1.10
