



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 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

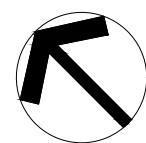
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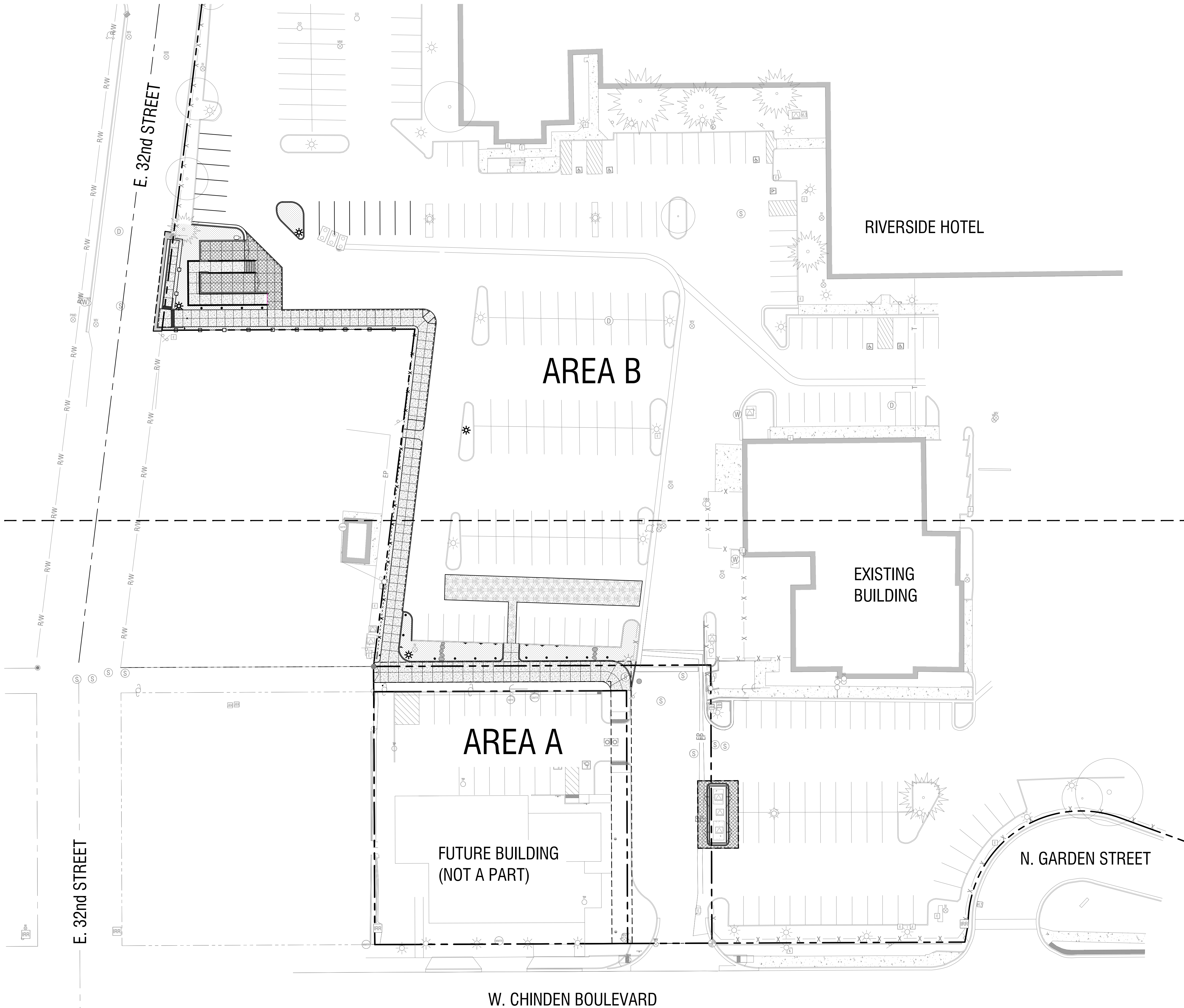


Plan location: C:\315115\Draws\Drawings\115154-26 Riverside Bikeway.dwg
User: jhewitt
Date: 04/29/2024 10:29 AM
Scale: 1" = 30'



Layout and Materials Plan - Overall

Horizontal Scale: 1" = 30'



Sheet Notes:

- CONTRACTOR TO VERIFY LISTED DIMENSIONS PRIOR TO CONSTRUCTION.
- 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.
- 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.
- 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.
- 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.
- TRANSITION OF CURVES TO OTHER CURVES AND CURVES TO TANGENTS SHALL BE SMOOTH AND CONTINUOUS.
- SIDEWALK CROSS SLOPE CANNOT EXCEED 2%. NO TOLERANCES ALLOWED.
- CONTRACTOR SHALL SALVAGE AND REINSTALL PANELS, GATES, CAPS, AND HARDWARE. INSTALL NEW POSTS AND FOOTINGS; MATCH SIZE, MATERIAL AND COLOR.



RIVERSIDE HOTEL BIKEWAY Riverside Hotel

2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

Revisions
1.



Project No.:	115154-26
Date of Issuance:	04.29.2024
Project Milestone:	Design Review

Layout and Materials Plan - Overall

C2.00

Revisions	
1.	



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Material Legend:

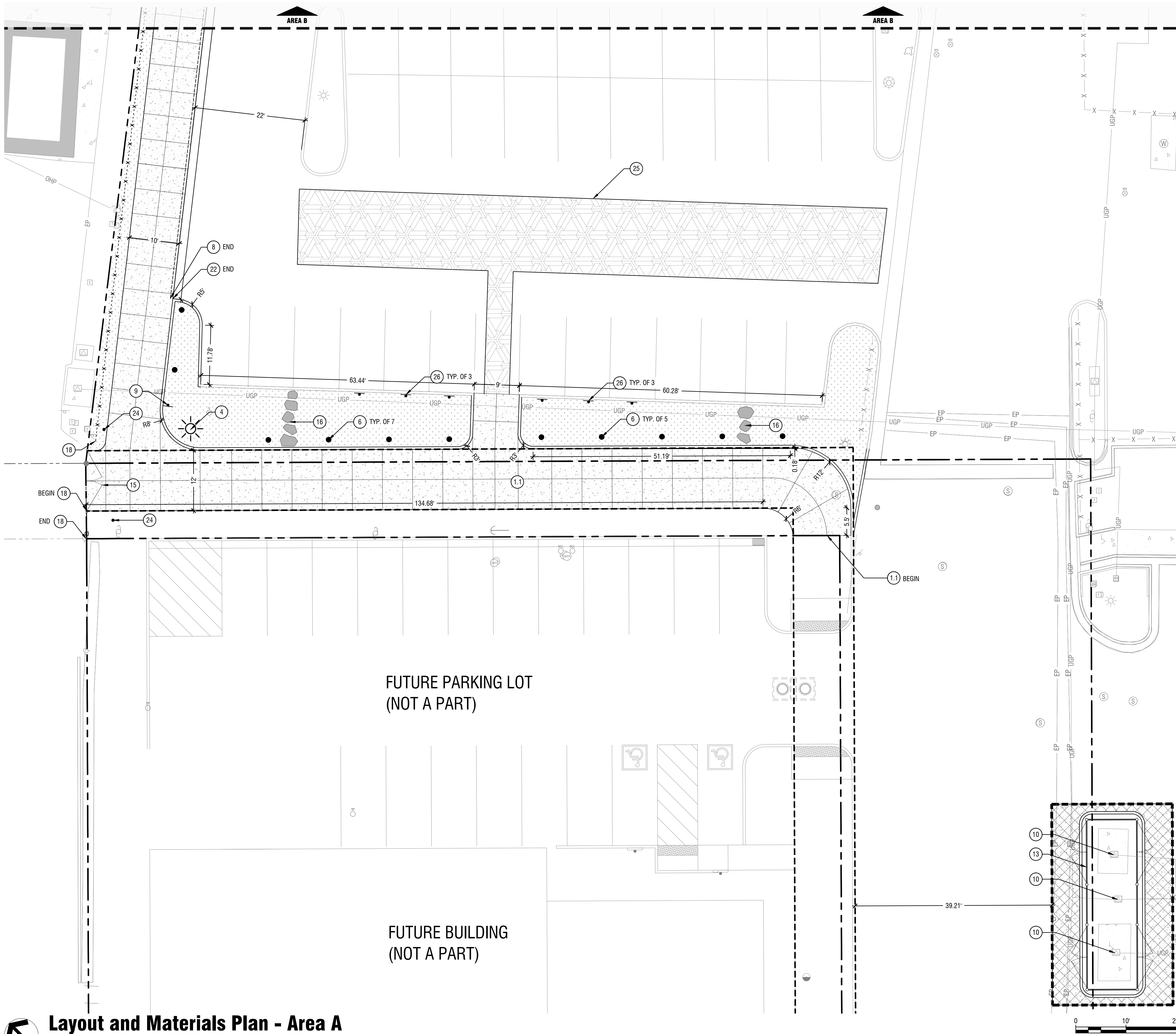
	STANDARD CONCRETE FLATWORK - SEE DETAIL 5/C2.50.		REINFORCED CONCRETE FLATWORK - SEE DETAIL 6/C2.50.
	LIGHT DUTY ASPHALT PAVING - SEE DETAIL 7/C2.50.		DECORATIVE WAYFINDING PAVEMENT PAINT. SEE DETAIL 9/C2.50.
	LANDSCAPE AREAS. REFER TO LANDSCAPE SHEET L1.00 FOR MORE INFORMATION.		

Fence Legend:

	RELOCATED WROUGHT IRON FENCE. SEE SHEET NOTE "H" FOR MORE INFORMATION
	EXISTING DECORATIVE WROUGHT IRON FENCE TO REMAIN

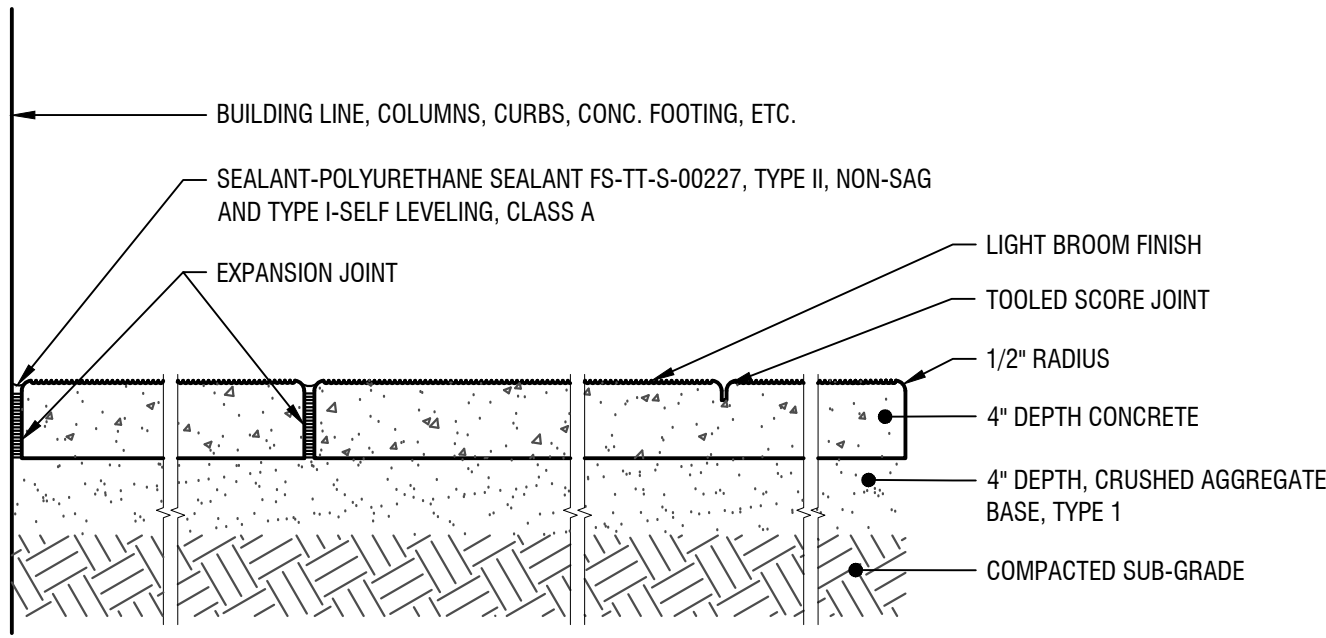
Keynotes:

- 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 C2.52 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/L1.50.
- EXISTING WROUGHT IRON GATEWAY ARCH. ENSURE ADEQUATE ARCH CLEARANCE BEYOND PATHWAY. FIELD ADJUST ALIGNMENT AS NEEDED.
- 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.
- BARDENAY 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.

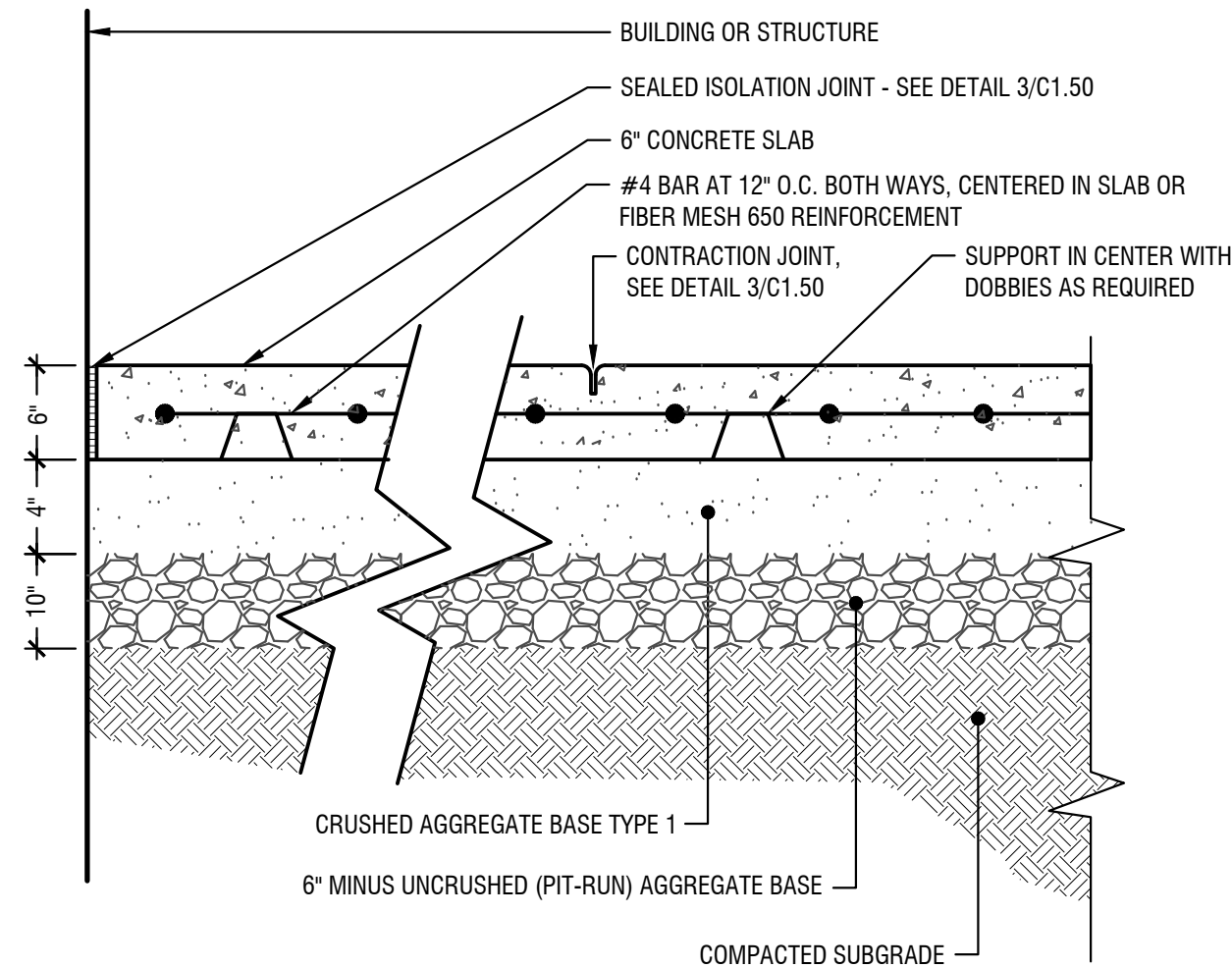


Layout and Materials Plan - Area A

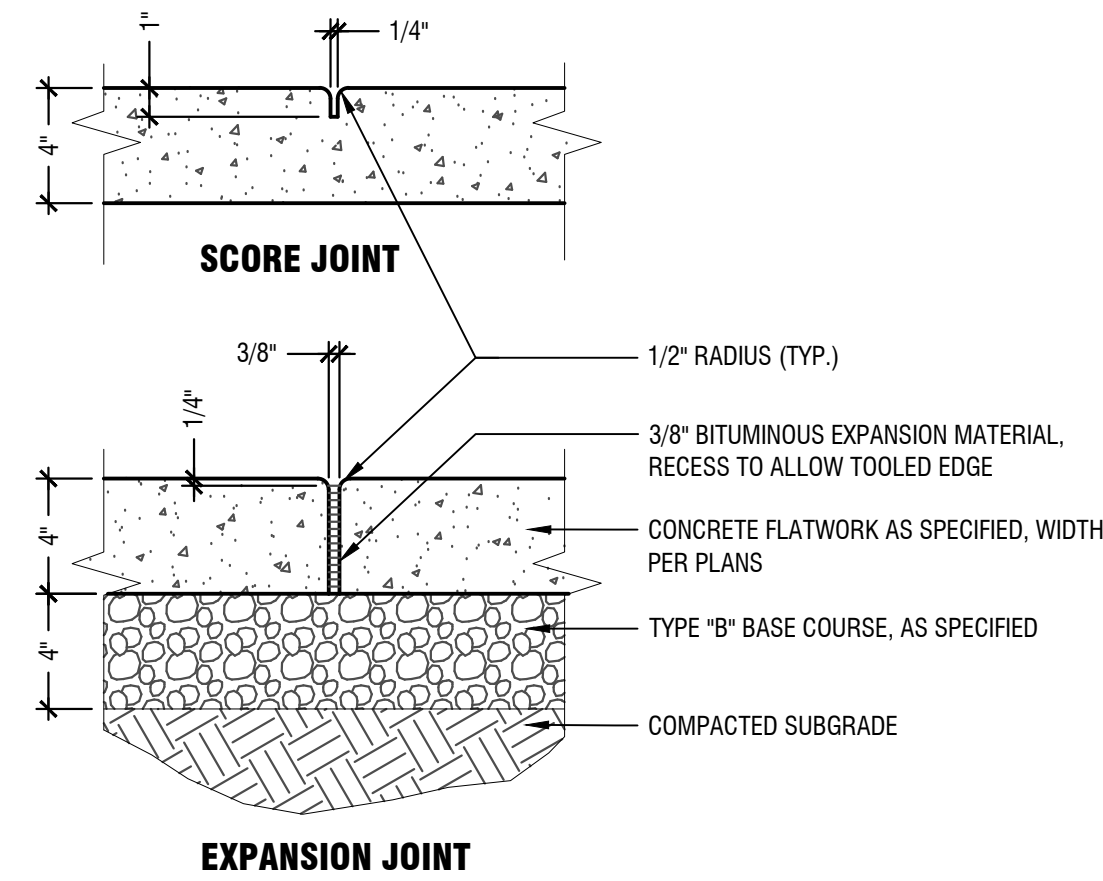
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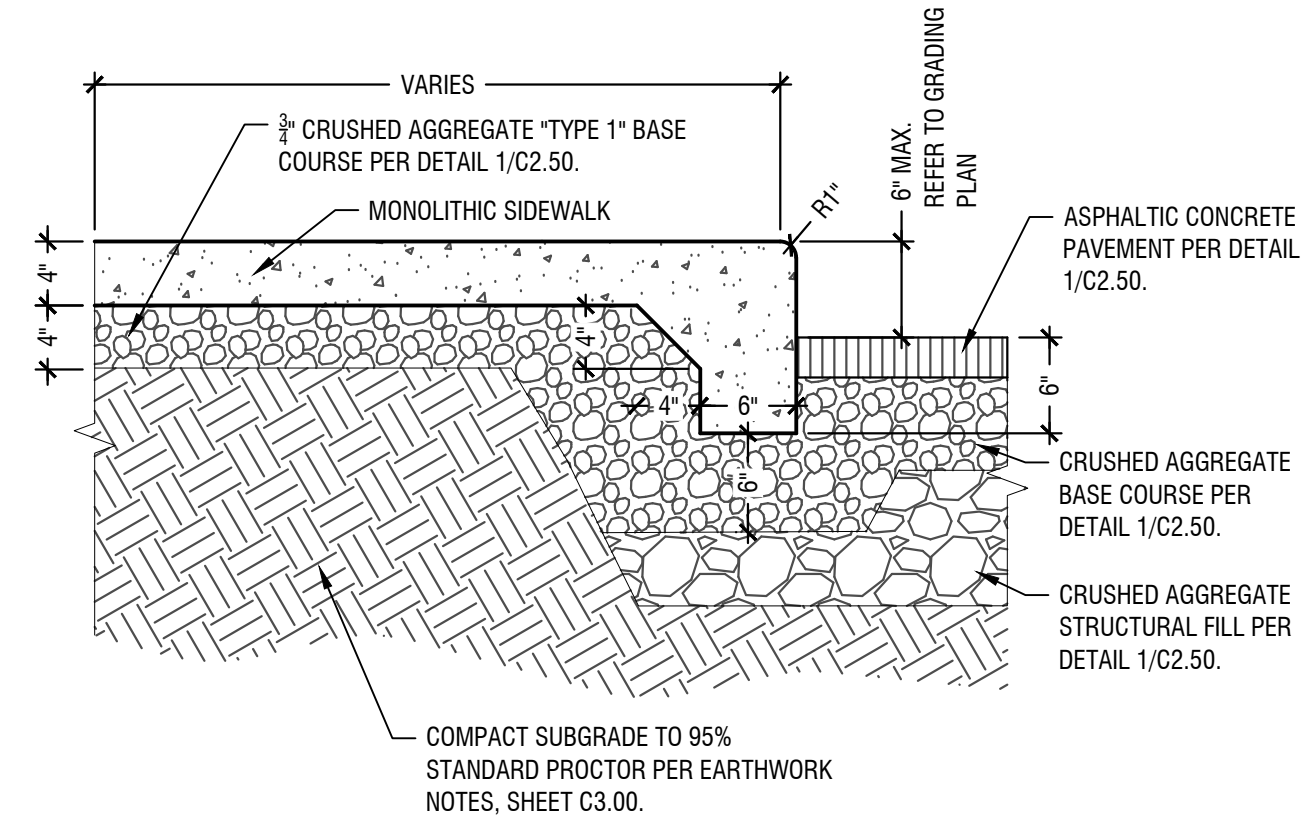
- NOTE:
- JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS.



- NOTES:
- JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS.



- NOTES:
- REFER TO SPECIFICATIONS FOR DETAILS OF JOINTS/SCORING SPACING.
 - REFER TO SPECIFICATIONS FOR 28 DAY COMPRESSIVE STRENGTH REQUIREMENTS.



1 Standard Concrete Flatwork

Scale: 1" = 1'

2 Heavy Duty Concrete Flatwork & Concrete Paving

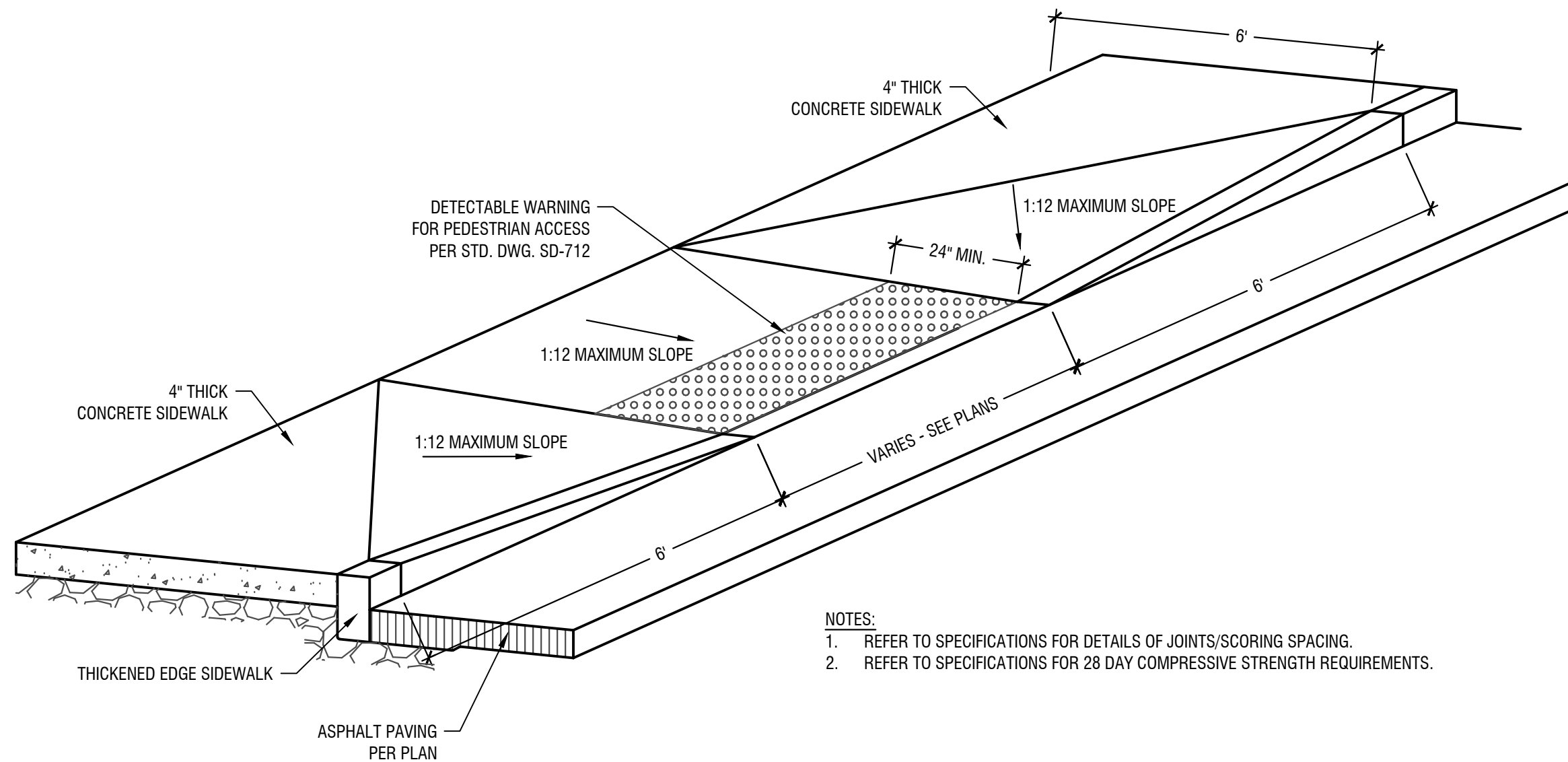
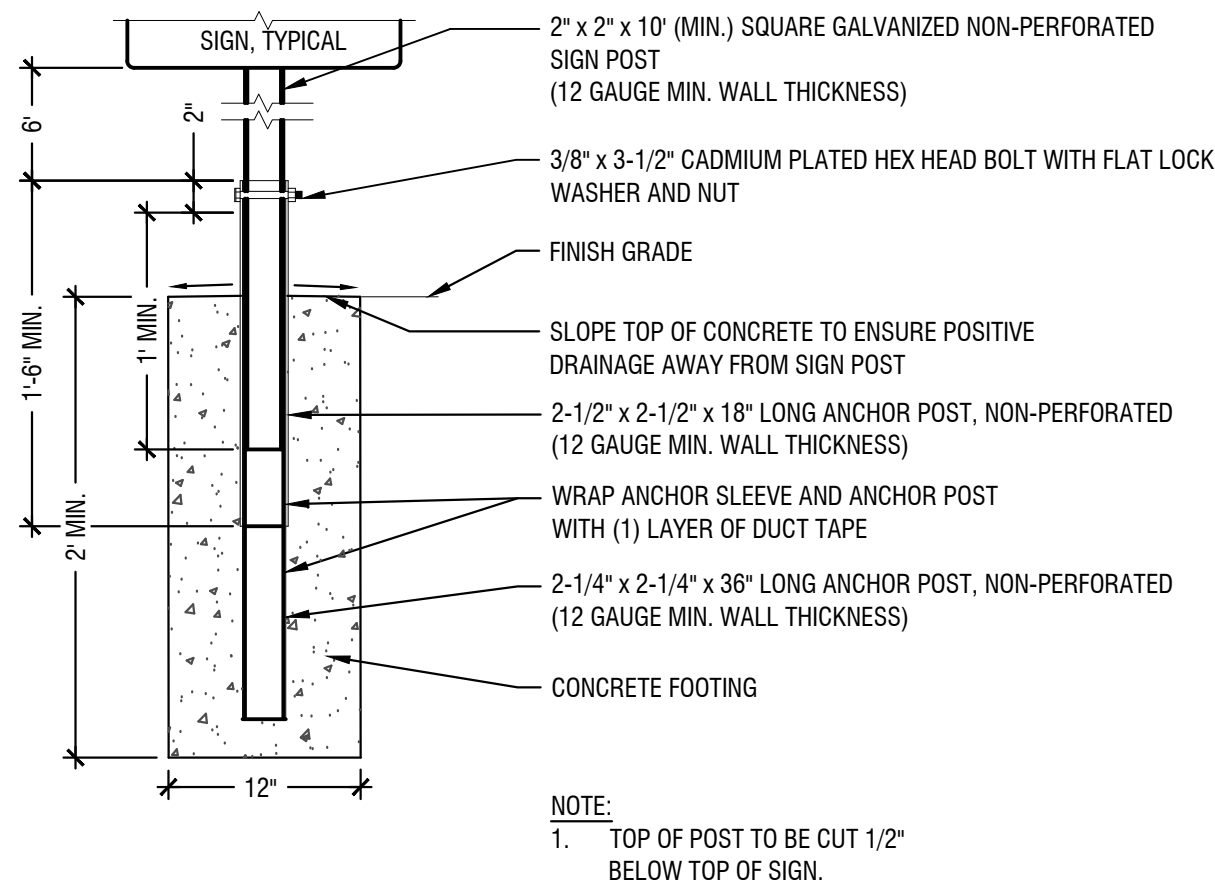
Scale: 1" = 1'

3 Concrete Joints

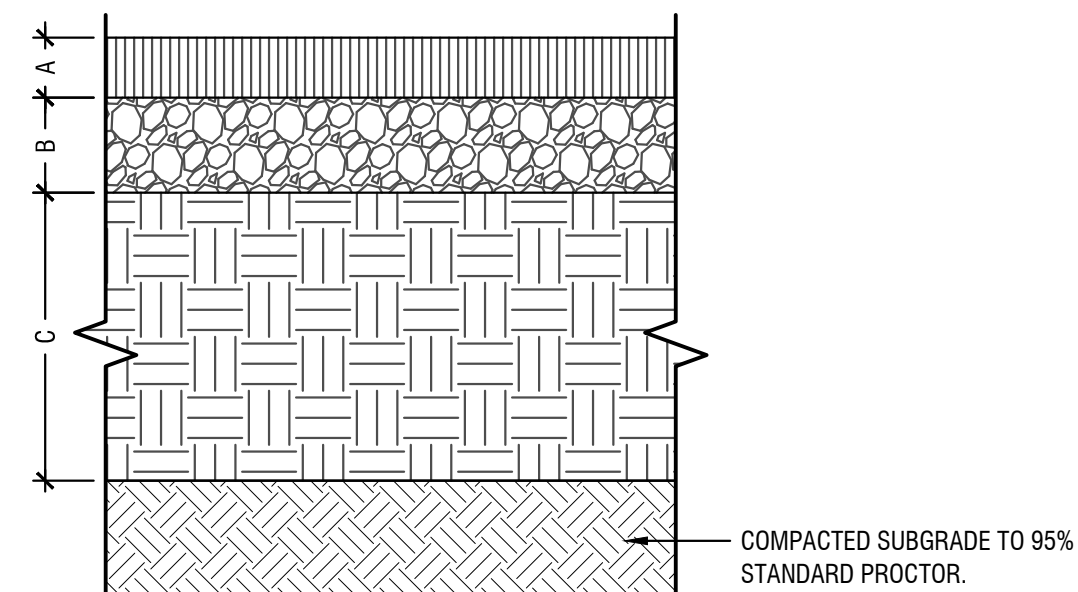
Scale: NTS

4 Thickened Edge Sidewalk

Scale: NTS



- NOTES:
- REFER TO SPECIFICATIONS FOR DETAILS OF JOINTS/SCORING SPACING.
 - REFER TO SPECIFICATIONS FOR 28 DAY COMPRESSIVE STRENGTH REQUIREMENTS.



- NOTE:
- REFER TO ISPMC DIVISION 800 FOR MORE INFORMATION.
 - COMPACTION TESTING WILL BE REQUIRED FOR SUBGRADE, SUB-BASE, BASE, AND ASPHALT PLACEMENT. CORES AND THICKNESS TESTING WILL BE REQUIRED AS OUTLINED IN CONSTRUCTION NOTE PER CITY OF BOISE REQUIREMENTS.
 - PROOF ROLL SUBGRADE.
 - ASPHALT PAVING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING STREET PAVEMENT SECTION OR USE THE BELOW SECTION INDICATED IN THE TABLE, WHICHEVER IS GREATER.

PAVEMENT SECTION TABLE			
PAVEMENT SECTION	A	B	C
ACHD R.O.W.	2.5 INCHES OF SP-3, (1/2-INCH MIX) PG 58-28	4 INCHES OF: 3/4" BASE COMPACT TO 95% OF ASTM D698	14 INCHES OF: 6-INCH MINUS PIT RUN

5 Sign Post & Footing

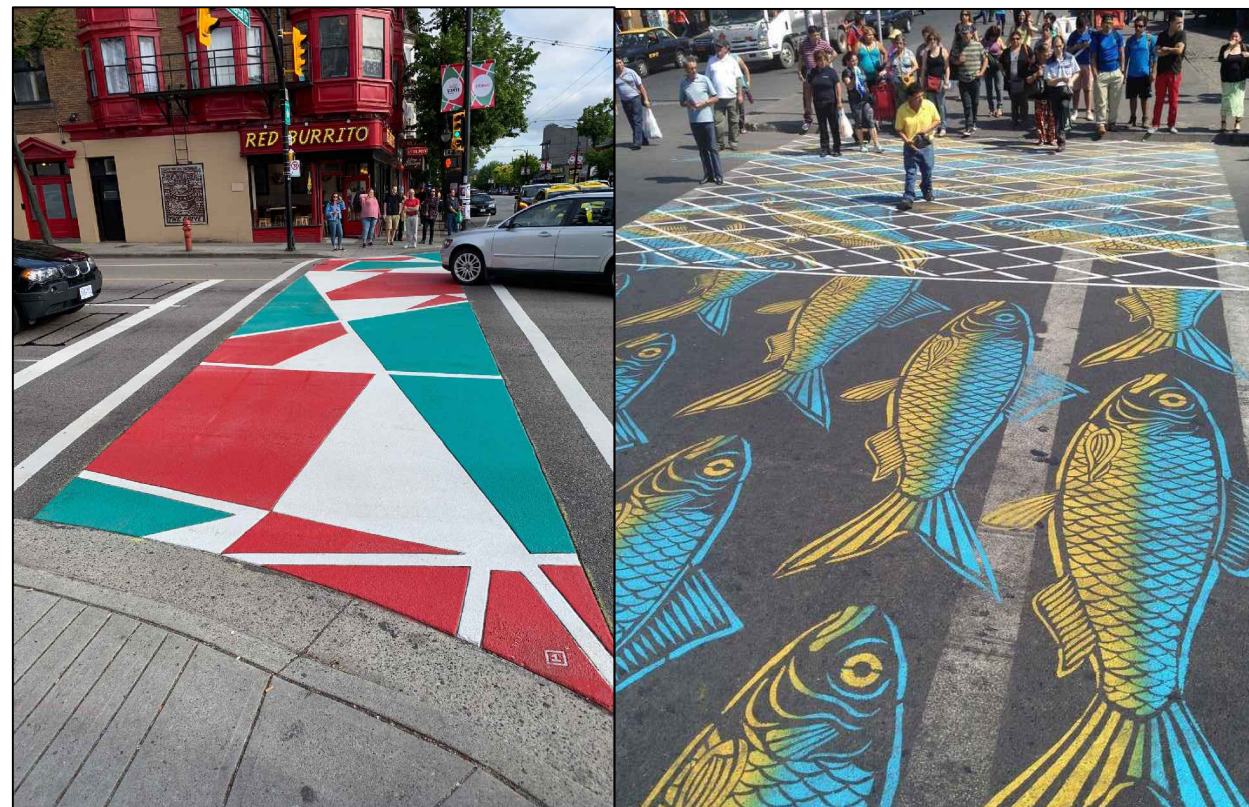
Scale: NTS



- BOLLARD PATH LIGHTING SHALL BE SHIELDED TO MINIMIZE LIGHT TRESPASS. MATERIAL CHARACTER SHALL BE SIMILAR IN STYLE AND COLOR TO BOLLARD LIGHTING INSTALLED AT THE RIVERSIDE HOTEL PEDESTRIAN BRIDGE AND LING AND LOUIE'S PROJECTS.

6 Pedestrian Ramp

Scale: NTS



- PAINT TO BE GAF STREETBOND OR APPROVED EQUAL. PREPARE SURFACE AND APPLY PAINT PER MANUFACTURER'S RECOMMENDATIONS.
- PRECEDENT IMAGES PROVIDED FOR REFERENCE ONLY. SELECTED ARTIST TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

8 Bollard Lighting Fixture Example

Scale: NTS

9 Wayfinding Street Paint

Scale: NTS

RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

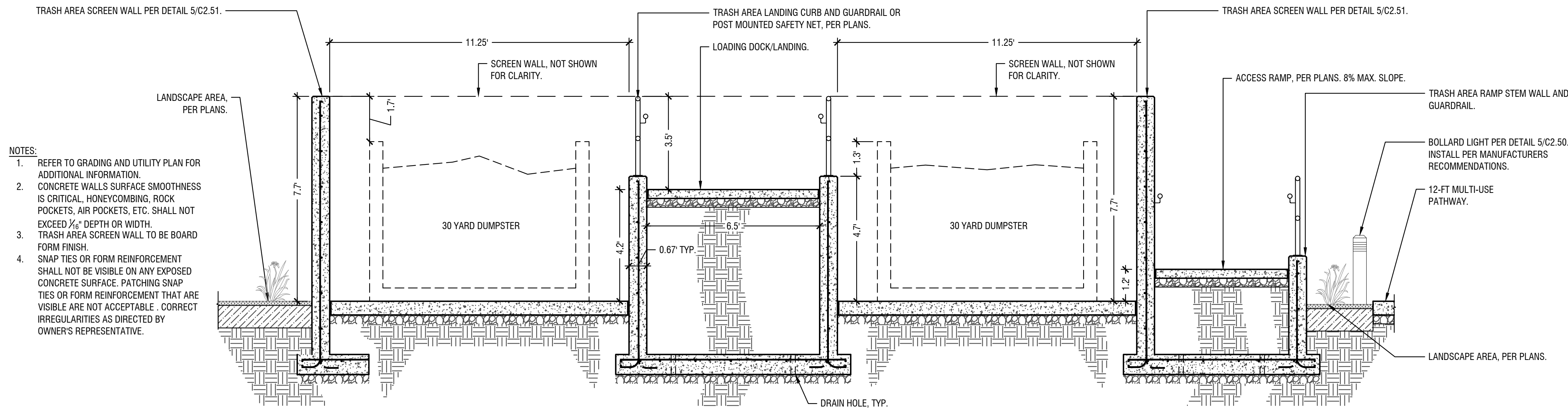
Revisions
1.



Project No.:	115154.26
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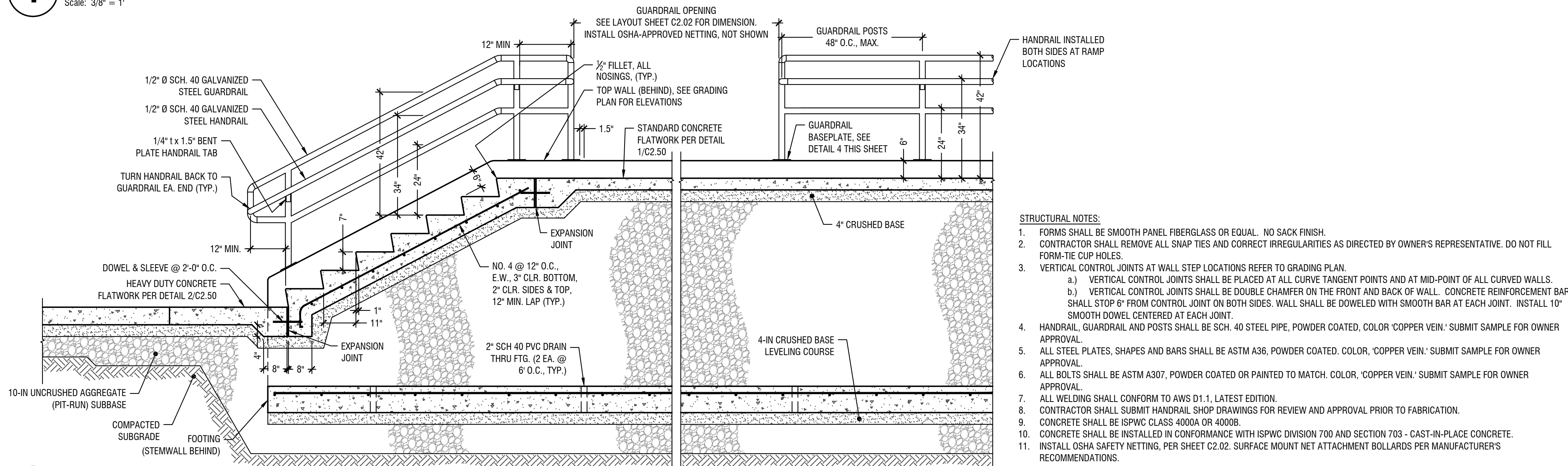
Site Details

C2.50



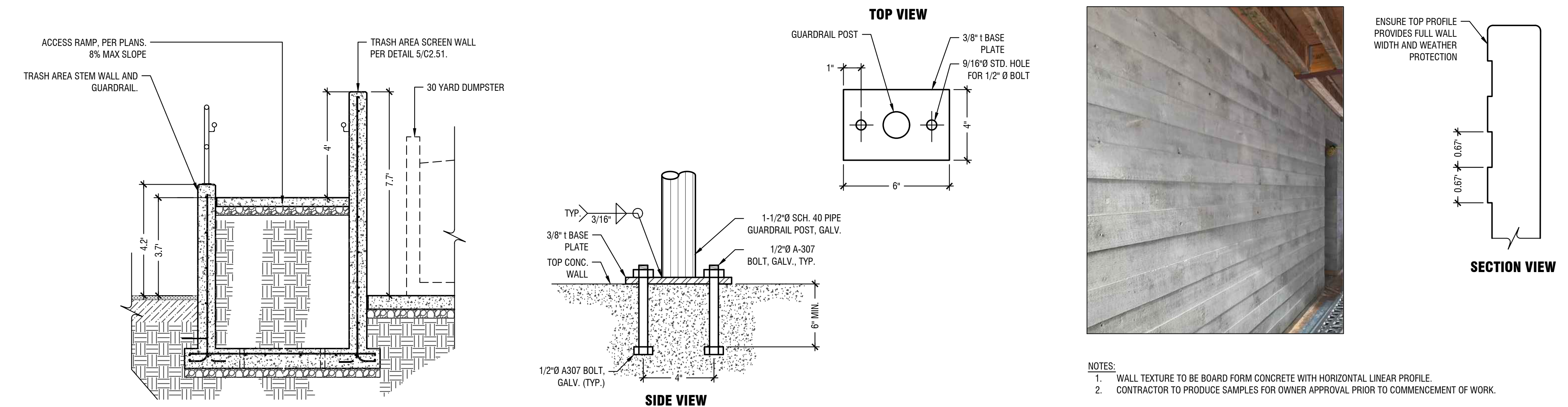
1 Trash Enclosure East Section

Scale: 3/8" = 1'



2 Stair Section

Scale: 1/2" = 1'



3 Trash Enclosure North Section

Scale: 3/8" = 1'

4 Guardrail Base Plate

Scale: 1" = 1'

5 Trash Area Screen Wall Texture

3/4" = 1'

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Revisions
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Site Details

C2.51

RIVERSIDE HOTEL BIKEWAY
Riverside Hotel

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1.	



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Site Details

REAR VIEW

7'-1"

12'-11"

8'

12'-11"

1"x1" SQUARE TUBE WELDED ON INSIDE OF FENCES/GATES

FRONT VIEW

7'-1"

12'-11"

8'

12'-11"

SCREWS ON OUTSIDE HOLDING PBR PANNEL

1"x1" SQUARE TUBING GATE FRAME & IS DOUBLE STACKED

5"x5" SQUARE TUBING TOP & BOTTOM

6"x6" SQUARE TUBING FRAME

DECORATIONS ON ALL SIDES

TOP VIEW

10'

10'

10'

11'

33'-10"

Shop Drawing Review

☐ -Approved

☐ -Approved as Noted

☐ -Resubmit

Name: _____

Date: _____

Parts List							
Part #	QTY.	Size	Length	Part #	QTY.	Size	Length

Notes

1.All dimensions to be field verified.

Part Details			
Primer	N/A	Weld MTRL.	ER70S-6
Paint	N/A	Welds Ground Flush	Yes
Galvanized	N/A	Fully Welded	Yes
Powder coat	N/A		

EXCEL FABRICATION

WHERE EXCELLENCE IS OUR STANDARD

THIS DRAWING IS PROPERTY OF EXCEL FABRICATION AND IS NOT TO BE REPRODUCED OR USED FOR MANUFACTURE AND/OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF EXCEL FABRICATION.

CLIENT & Location

N/A

Shop Drawing

Gates/Fences

Drawn by: Simon Roth	Date: 2/14/23	Drawing #: 9
Checked by: Ed F.	Date: 2/14/23	Revision #: 1
Revised by: N/A	Date: N/A	Revision #: N/A
Checked by: N/A	Date: N/A	Revision #: N/A

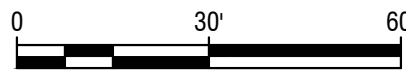
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	N/A	1 OF 1	GF1

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Grading Plan - Overall

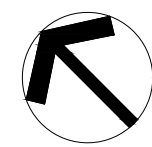
Sheet Notes:

- 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
 - TBL = 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.

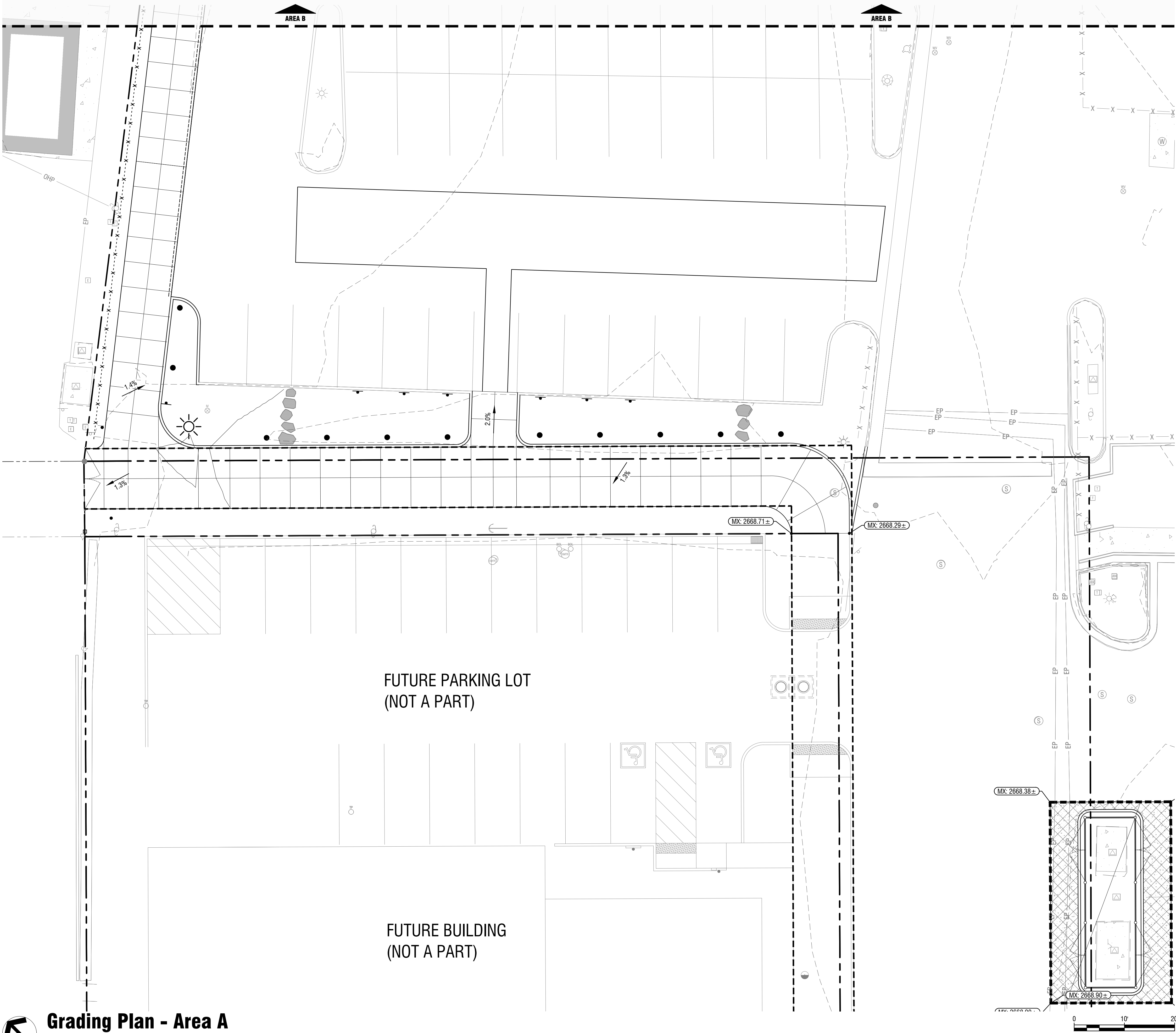


Grading Plan - Overall

Horizontal Scale: 1" = 30'



File Location: g:\2019\115154\cad_bldg\w\cad\115154_25 overide.bldwg or 03:00 grading plan.dwg
Last Picked By: cad location
Date Picked: Monday, April 19 2024 at 04:21 PM



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



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2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

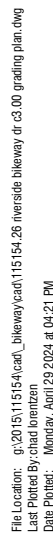
Revisions
1.



Project No.:	115154.26
Date of Issuance:	04.29.2024
Project Milestone:	Design Review

Grading Plan - Area A

C3.01



C3.02

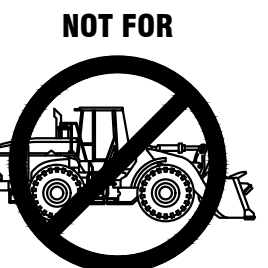


Sheet Notes:

- 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
 - 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 WITH PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWAYS ADJACENT TO THE BUILDINGS SHALL NOT EXCEED 2:00 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

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Garden City, Idaho 83714

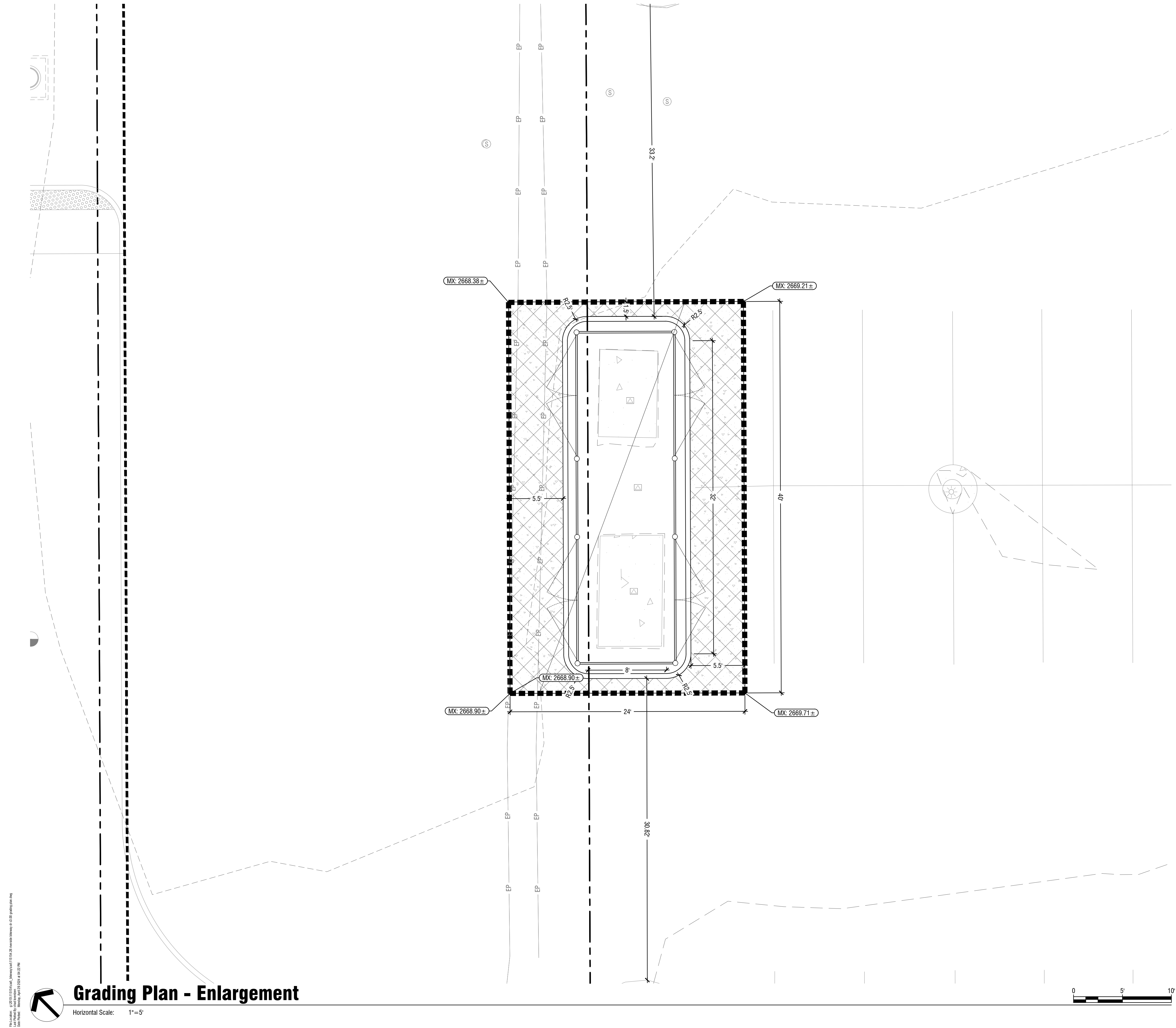
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CONSTRUCTION

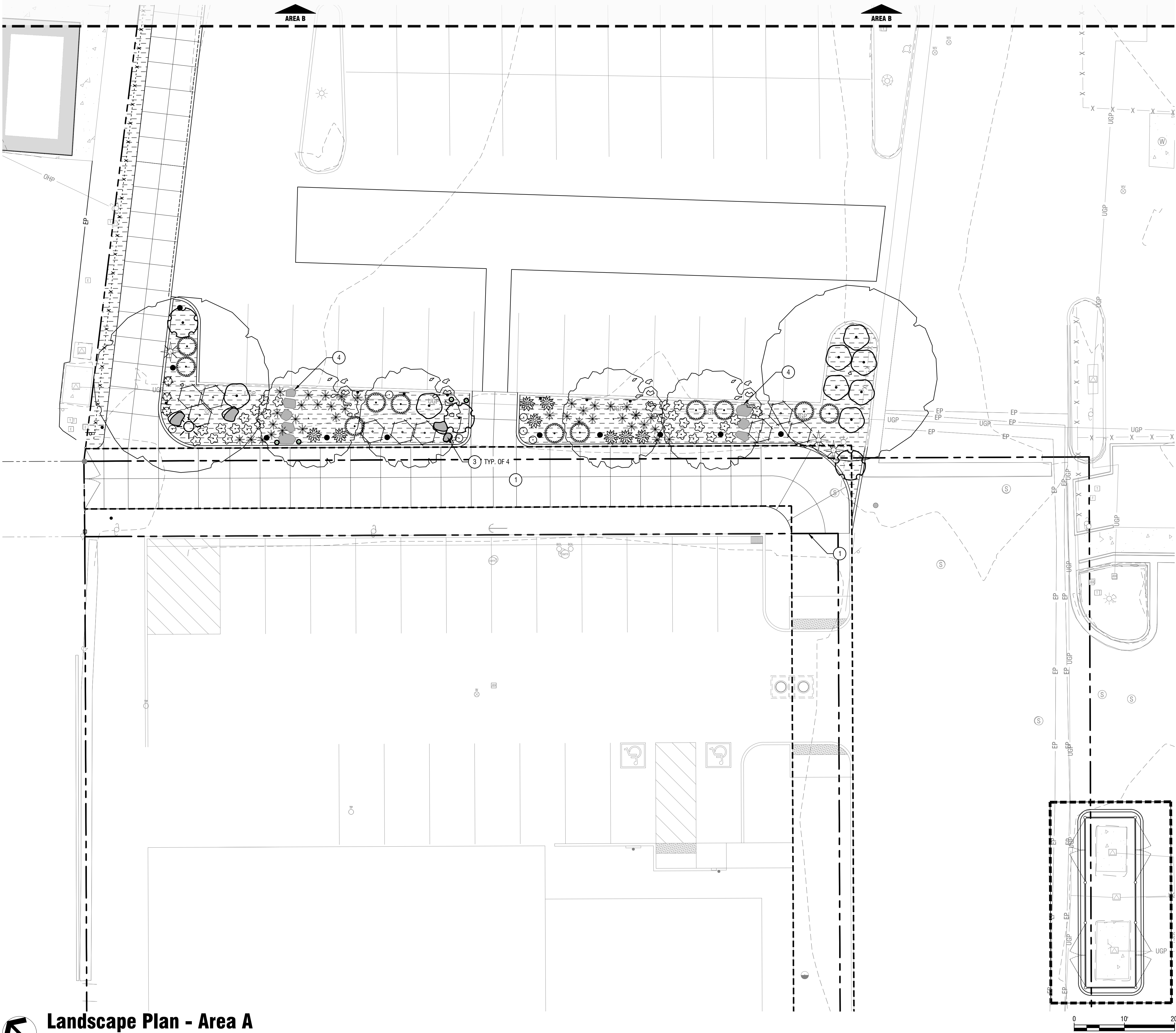
Project No.:	115154.26
Date of Issuance:	04.29.2024
Project Milestone:	Design Review

Grading Plan - Enlargement

C3.03



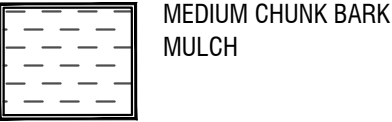
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 Date Picked: Monday, April 29 2024 at 04:22 PM



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:

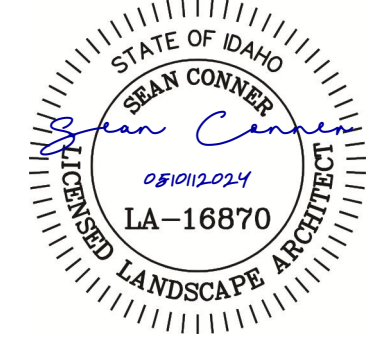
- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
- A.A. E 32ND STREET (1 CLASS II OR III TREE PER STREET FRONTAGE & 1 CLASS I TREE PER 50 LF)
- A.A.A. TOTAL FRONTAGE (EXCL PATHWAY): 48 LF
- A.A.B. TOTAL TREES REQUIRED: 2 REQUIRED (1 CLASS I/III, 1 CLASS I)
- A.A.C. TOTAL TREES PROVIDED: 4 (INCL 1 RETAINED)
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
- B.A. PARKING LOT PERIMETER LANDSCAPING (1 TREE PER 15 LF OR AS REQUIRED BY SPECIES)
- B.A.A. TOTAL FRONTAGE: 141 LF
- B.A.B. TOTAL TREES REQUIRED: 6 TREES AS REQUIRED BY SELECTED SPECIES
- B.A.C. TOTAL TREES PROVIDED: 6 TREES AS REQUIRED BY SELECTED SPECIES
- B.B. INTERNAL LANDSCAPING - NOT REQUIRED
- B.B.A. TOTAL PARKING LOT AREA: 4.71 ACRES.
- B.B.B. TOTAL IMPACTED PARKING LOT AREA: 14 ACRES.
- B.B.C. TOTAL PERCENTAGE OF PARKING AREA IMPACTED: 2.97%
- B.B.A. TOTAL INTERNAL PARKING LOT TREES REQUIRED: 0
- B.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: 11,996 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



RIVERSIDE HOTEL BIKEWAY
Riverside Hotel

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Revisions
1.

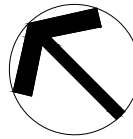


Project No.: 115154.26
Date of Issuance: 04.29.2024
Project Milestone: Design Review

Landscape Plan - Area
A

L1.01

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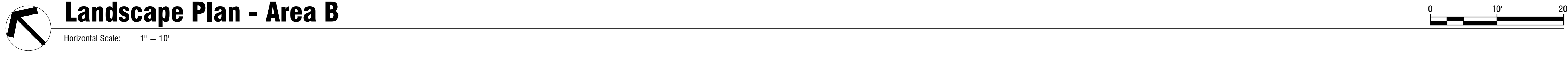
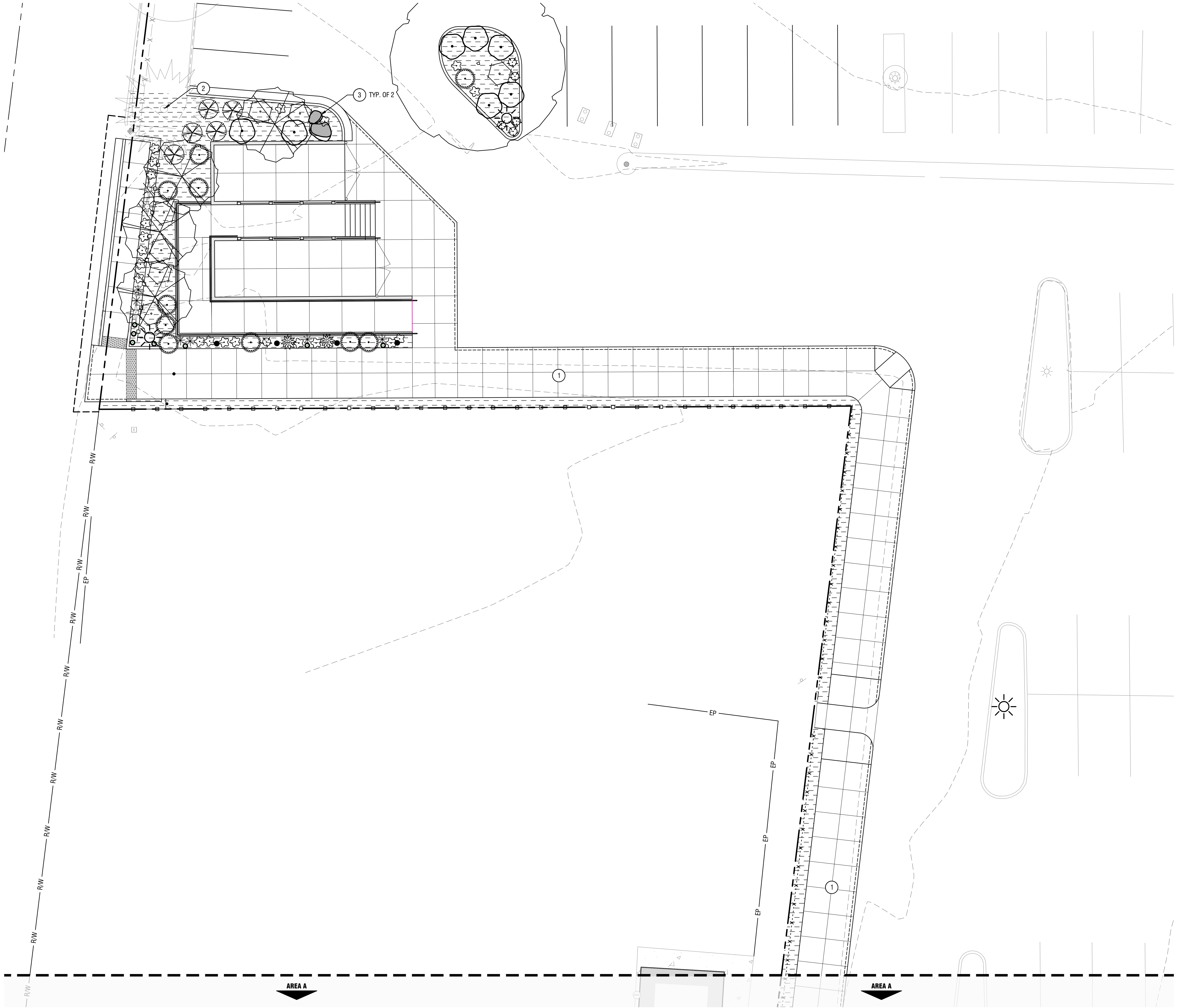


Landscape Plan - Area A

Horizontal Scale: 1" = 10'



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User: jason@the-land-group.com
Date: 04/29/2024 10:02:24 AM



Landscape Plan - Area B

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.

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.

Landscape Requirements:

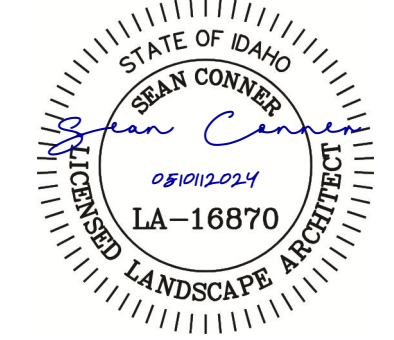
- A. STREET FRONTAGE LANDSCAPE REQUIREMENTS**
A.A. E 32ND STREET (1 CLASS II OR III TREE PER STREET FRONTAGE & 1 CLASS I TREE PER 50 LF)
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A.A.B. TOTAL TREES REQUIRED: 2 REQUIRED (1 CLASS I/III, 1 CLASS I)
A.A.C. TOTAL TREES PROVIDED: 4 (INCL 1 RETAINED)
- B. PARKING LOT LANDSCAPE REQUIREMENTS**
B.A. PARKING LOT PERIMETER LANDSCAPING (1 TREE PER 15 LF OR AS REQUIRED BY SPECIES)
B.A.A. TOTAL FRONTAGE: 141 LF
B.A.B. TOTAL TREES REQUIRED: 6 TREES AS REQUIRED BY SELECTED SPECIES
B.A.C. TOTAL TREES PROVIDED: 6 TREES AS REQUIRED BY SELECTED SPECIES
B.B. INTERNAL LANDSCAPING - NOT REQUIRED
B.B.A. TOTAL PARKING LOT AREA: 4.71 ACRES.
B.B.B. TOTAL IMPACTED PARKING LOT AREA: .14 ACRES.
B.B.C. TOTAL PERCENTAGE OF PARKING AREA IMPACTED: 2.97%
B.B.A. TOTAL INTERNAL PARKING LOT TREES REQUIRED: 0
B.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: 11,996 SF
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Revisions
1.



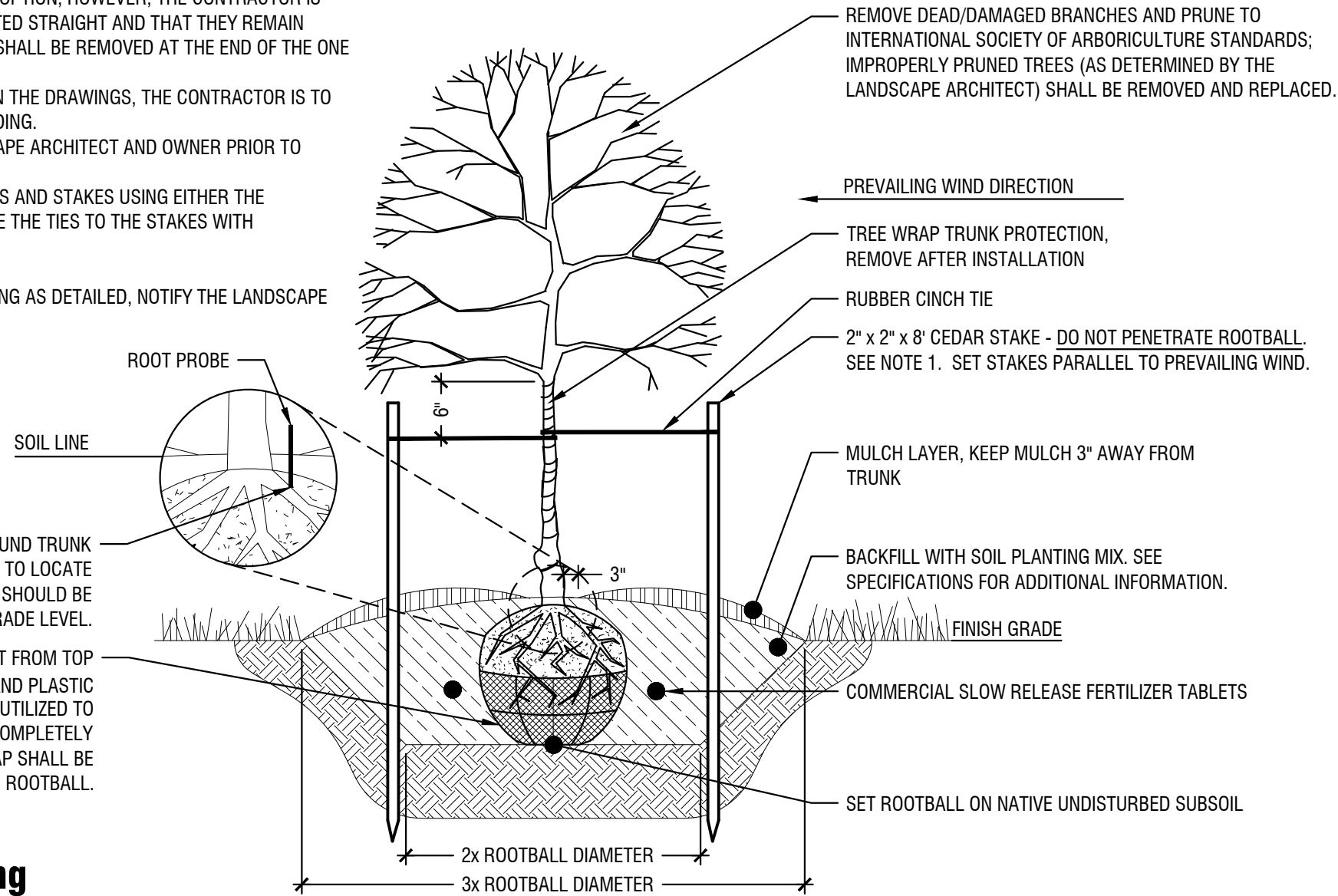
Project No.: 115154.26
Date of Issuance: 04.29.2024
Project Milestone: Design Review

Landscape Plan - Area B

L1.02

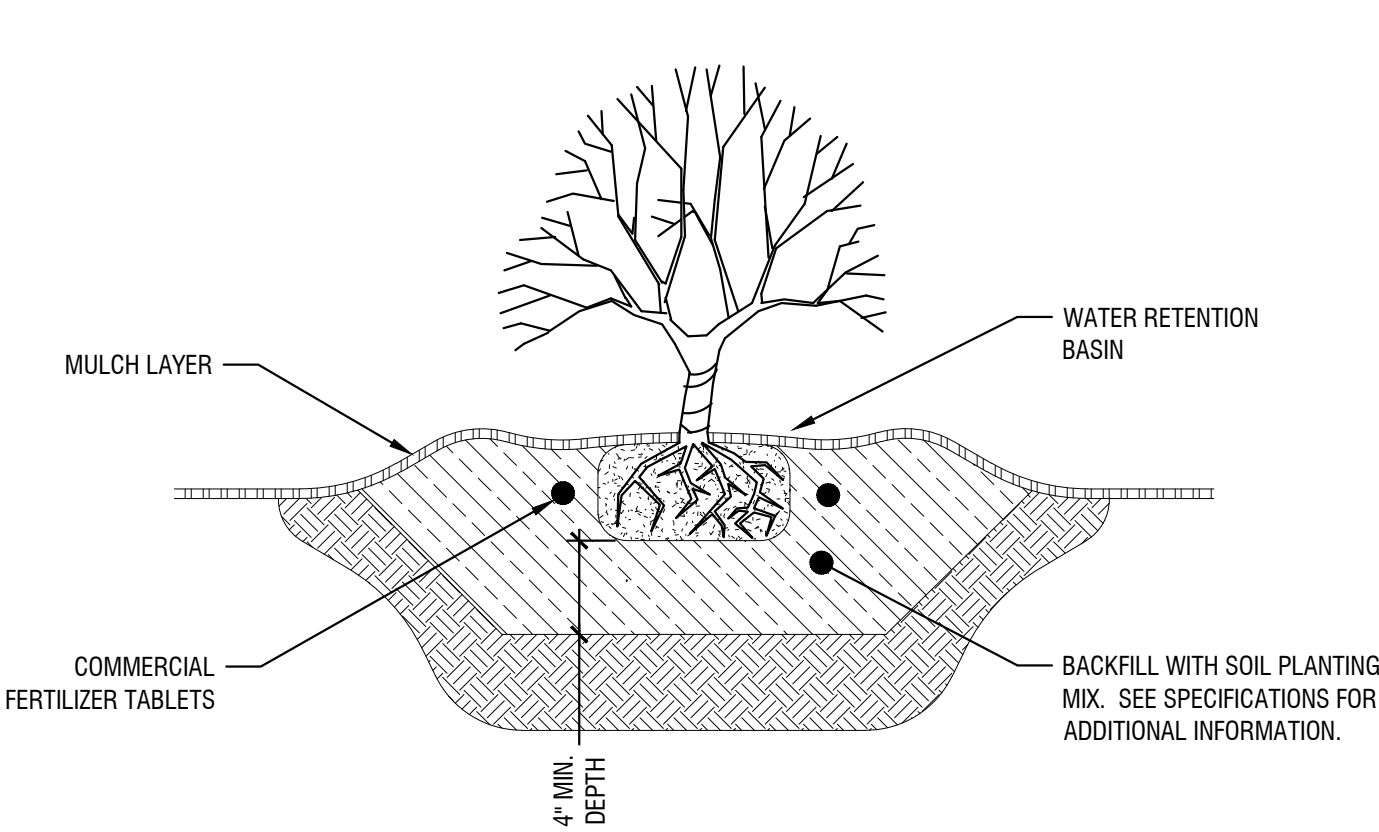
NOTES:

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.



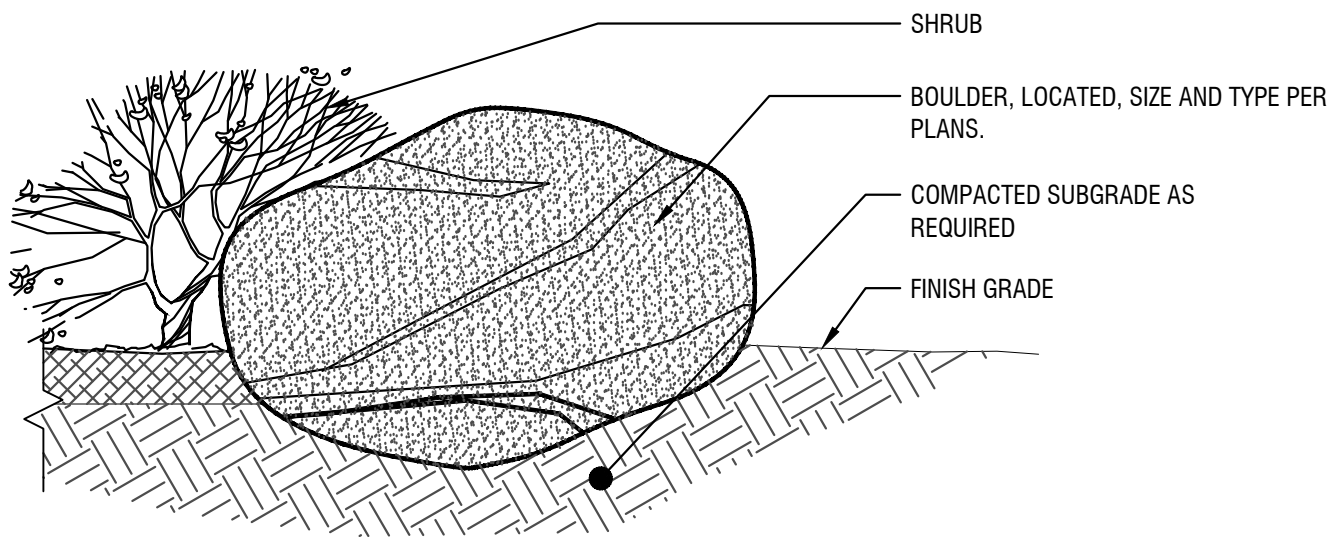
1 Deciduous Tree Planting

Scale: NTS



2 Shrub Planting

Scale: NTS

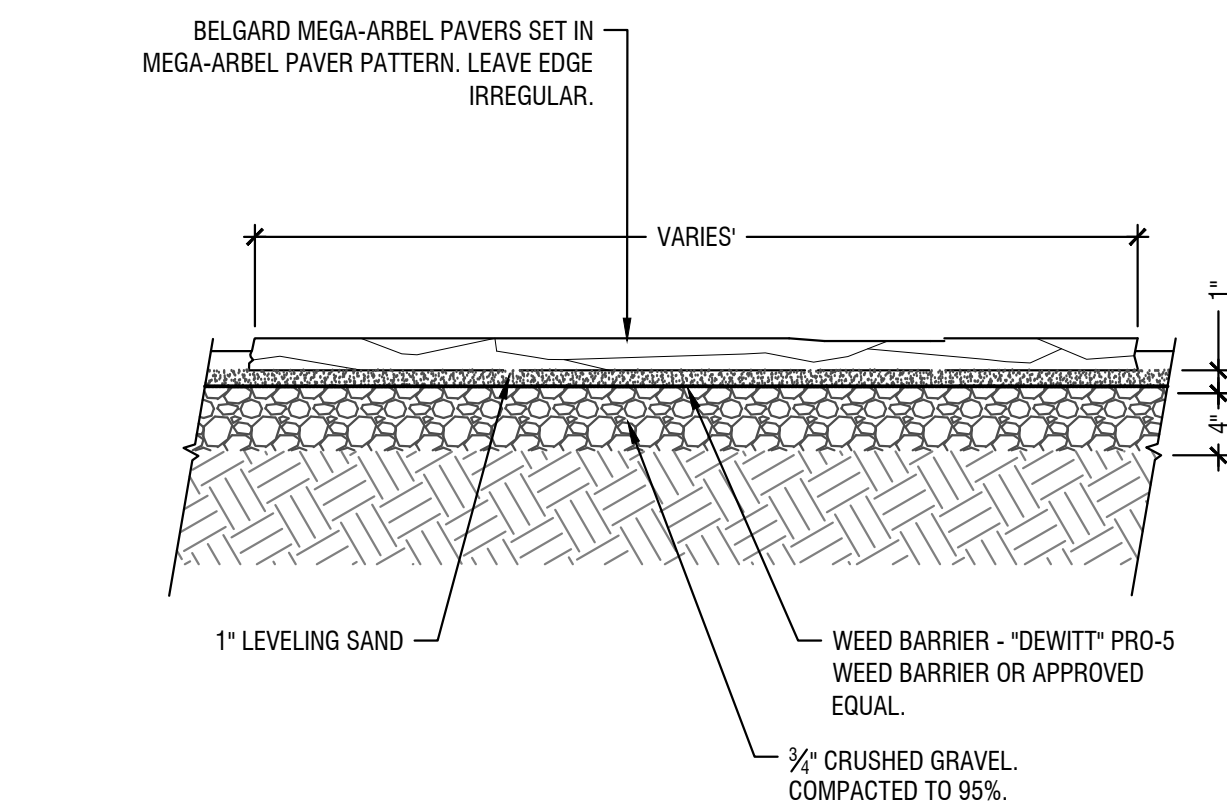


NOTES:

1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION SYSTEM.
3. CLEAN ALL BOULDERS OF DIRT AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/4 TO 1/3 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.

3 Boulder Installation

Scale: NTS



4 Stepping Stone Section

Scale: 1" = 1'

Landscape Notes:

- A. REFER TO SHEET L1.50 FOR PLANT SCHEDULE AND NOTES.
- B. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- C. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. PLACE 4" OF MULCH OVER SUBGRADE SOIL TO ACHIEVE FINISH GRADE. FINISH GRADE RELATED TO ADJACENT SITE ELEMENTS SHALL BE:
 - C.A. 1-INCH BELOW TOP OF ADJACENT PAVEMENT, VALVE BOX, VAULT, ETC.
 - C.B. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- D. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- E. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- F. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- G. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
- H. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION.REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- I. NEW TREE PLANTING, SEE DETAIL 1/L1.50. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- J. NEW SHRUB PLANTING, SEE DETAIL 2/L1.50.
- K. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- L. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- M. TREE PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR TREE PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS THOROUGHLY WITH SOIL BACKFILL. TREE PITS SHALL BE 5'x5'x1.5' (37.5 CF/ 1.5 CY).
 - M.A. APPLICATION RATES:
 - M.A.A. HUMIC ACID: 25 LBS PER TREE PIT
 - M.A.B. COMMERCIAL GRADE COMPOST - 10 CUBIC FEET PER TREE PIT
 - M.A.C. PLANTING TABLET FERTILIZER - 4 TABLETS PER TREE PIT
 - M.A.D. CALCIFIED DIATOMACEOUS EARTH - 75 LBS PER TREE PIT
 - N. SHRUB PIT BACKFILL PLANTING MIX: BLEND TOPSOIL AND SOIL AMENDMENTS AND FERTILIZER FOR SHRUB PIT BACKFILL AT THE FOLLOWING RATES. BLEND AMENDMENTS WITH THOROUGHLY WITH SOIL BACKFILL. SHRUB PITS SHALL BE 2.5'x2.5'x1' (6.25 CF/ 0.25 CY).
 - N.A. APPLICATION RATES:
 - N.A.A. HUMIC ACID: 2 LBS PER SHRUB PIT
 - N.A.B. COMMERCIAL GRADE COMPOST - 2 CUBIC FEET PER SHRUB PIT
 - N.A.C. PLANTING TABLET FERTILIZER - 2 TABLETS PER SHRUB PIT
 - N.A.D. CALCIFIED DIATOMACEOUS EARTH - 15 LBS PER SHRUB PIT
 - O. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
 - P. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES FOR LANDSCAPE ROCK MULCH TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. LANDSCAPE BOULDERS, PHOTO SUBMITTAL IS ADEQUATE. FOR ROCK MULCH, SUBMIT 1 GALLON BAG SAMPLE TO OWNER.

Automatic Underground Irrigation Notes:

- A. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- B. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- C. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS, 6" AT LAWN AREAS.
- D. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS - WITH DRIP CONTROL ZONE KIT AND 150 MESH FILTER (MIN.).
- E. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - E.A. PRECISE INDIVIDUAL STATION TIMING
 - E.B. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - E.C. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - E.D. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - E.E. POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- F. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- H. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS SIDEWALKS, DRIVEWAYS, AND PARKING AREA.
- I. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX LARGE ENOUGH TO ALLOW FOR MAINTENANCE AND REMOVAL. ONLY ONE VALVE PER BOX.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CLASS I TREES					
	CV	CRATAEGUS VIRIDIS 'WINTER KING' / WINTER KING HAWTHORN	3" CAL.	B&B	4
CLASS II TREES					
	CP	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' / PRAIRIE PRIDE HACKBERRY	3" CAL.	B&B	3
CLASS III TREES					
	QX	QUERCUS X BIMUNDORUM 'JFS-KW1QX' / STREETSPIRE® OAK	3" CAL.	B&B	4
SHRUBS					
	AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' / PANCHITO MANZANITA	2 GAL.	POT	16
	BB	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	2 GAL.	POT	48
	CL	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	15 GAL.	POT	3
	NW	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	2 GAL.	POT	10
	PH	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	2 GAL.	POT	21
	PP	PRUNUS BESSEYI 'P011S' / PAWNEE BUTTES® SAND CHERRY	5 GAL.		5
	RA	RHUS TRILOBATA 'AUTUMN AMBER' / AUTUMN AMBER SUMAC	5 GAL.	POT	15
	SS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	2 GAL.	POT	43
ANNUALS/PERENNIALS					
	AC	AGASTACHE CANA 'SINNING' / SONORAN SUNSET® HUMMINGBIRD MINT	1 GAL.	POT	6
	AD	ACHILLEA MILLEFOLIUM 'DESVEL' / DESERT EVE™ YELLOW COMMON YARROW	1 GAL.	POT	11
	PP2	PENSTEMON X MEXICALI 'P007S' / PIKES PEAK PURPLE® PENSTEMON	1 GAL.	POT	6
	SM	SALVIA NEMOROSA 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL.	POT	9

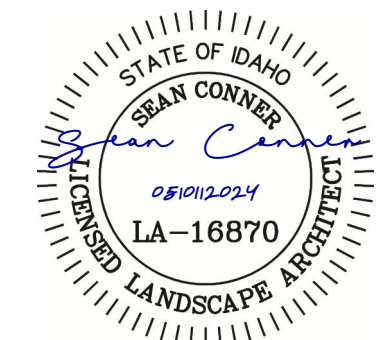


RIVERSIDE HOTEL BIKEWAY
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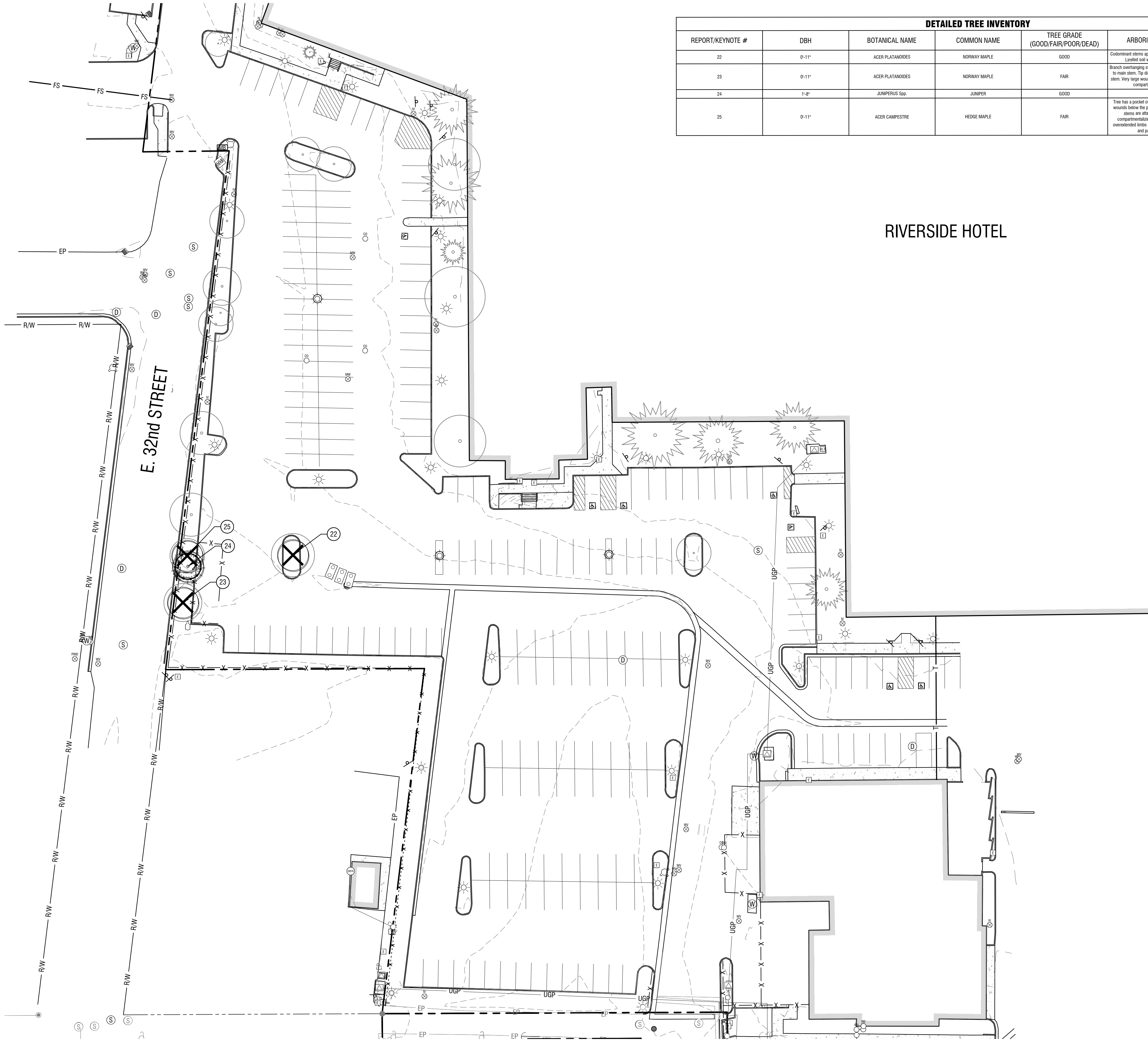


Project No.: 115154.26
Date of Issuance: 04.29.2024
Project Milestone: Design Review

Landscape Details

L1.50

File location: c:\311514\26 - Riverside Hotel\115154-26 - Riverside Inventory.dwg
User: tyler.mathieson
Date: 04/29/2024 10:03:34 AM
Title: Tree Inventory



DETAILED TREE INVENTORY						
REPORT/KEYNOTE #	DBH	BOTANICAL NAME	COMMON NAME	TREE GRADE (GOOD/FAIR/POOR/DEAD)	ARBORIST NOTES	MITIGATION INCHES REQUIRED
22	0-11"	ACER PLATANOIDES	NORWAY MAPLE	GOOD	Codominant stems appear to be well attached. Limited soil volume for roots.	0-11"
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.	0-11"
24	1'-8"	JUNIPERUS Spp.	JUNIPER	GOOD		0 (RETAINED)
25	0-11"	ACER CAMPESTRE	HEDGE MAPLE	FAIR	Tree has a pocket of decay and old pruning wounds below the point where 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.

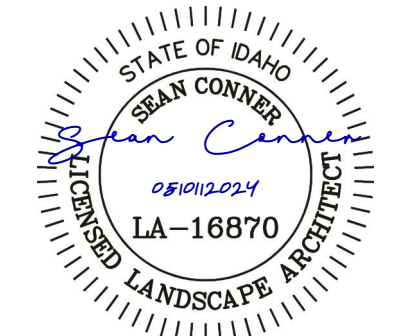


RIVERSIDE HOTEL BIKEWAY

Riverside Hotel

2900 W CHINDEN BOULEVARD
Garden City, Idaho 83714

Revisions
1.



Project No.: 115154-26
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Tree Inventory

L1.10