



## CONDITIONAL USE PERMIT

Permit info: CUPFY2026-0014

Application Date: 9-15-2026

Rec'd by:

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921

▪ [www.gardencityidaho.org](http://www.gardencityidaho.org) ▪ [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

| APPLICANT Representative            | PROPERTY OWNER                     |
|-------------------------------------|------------------------------------|
| Name: Jeff Bower                    | Name: David Johnson                |
| Company: Givens Pursley LLP         | Company: Riverside Hospitality LLC |
| Address: 601 W Bannock St           | Address: 2900 Chinden Blvd         |
| City: Boise                         | City: Garden City                  |
| State: Idaho Zip: 83702             | State: Idaho Zip: 83714            |
| Tel.: 208-388-1200                  | Tel.: 208-371-9107                 |
| E-mail: jeffbower@givenspursley.com | E-mail: david@davidljohnson.net    |

### PROPERTY AND DESIGN INFORMATION: VISIT [ADA COUNTY ASSESSOR'S SITE](#)

Site Address: 2900 Chinden Blvd, Garden City, Idaho 83714

|                                            |                 |                    |
|--------------------------------------------|-----------------|--------------------|
| Subdivision Name: FAIRVIEW ACRES SUB NO 05 | Lot:            | Block:             |
| Tax Parcel Number: R2734542000             | Zoning: C1      | Total Acres: 13.76 |
| Proposed Use:                              | Floodplain: YES | NO                 |

Describe the proposed use: Nonmotorized multi-use pedestrian bridge across the Boise River from the Bernardine Quinn Riverside Park to the Riverside Hotel campus

|                                                                                                        |                                                                              |    |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----|
| Will you be making changes to the structure(s)?                                                        | YES                                                                          | NO |
| If no, will you be changing the occupancies as defined by the <a href="#">IBC</a> ?                    | YES                                                                          | NO |
| Check any that are applicable to this application:                                                     | I will build a new structure                                                 |    |
| *If any of the first three boxes are checked, a <a href="#">Design Review Application</a> is required* | I will add 25% or more to the floor area of an existing building             |    |
|                                                                                                        | I will alter, replace rehabilitate or restore 25% or more of a store façade. |    |

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How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

See Exhibit B to the project narrative.

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Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

See Exhibit B to the project narrative.

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How does the use affect the health, safety or welfare of the community?

See Exhibit B to the project narrative.

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How does the use support the goals of the Comprehensive Plan?

See Exhibit B to the project narrative.

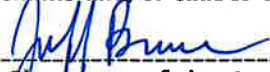
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How far is the proposed use from a pedestrian/bicycle pathway?

The proposed use is adjacent to the Boise River Greenbelt

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I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 9-15-26  DAVID JOHNSON 9/24/2026  
Signature of the Applicant (date) Signature of the Owner (date)



### APPLICATION INFORMATION REQUIRED

**NOTE: AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED**

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES**

#### **ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:**

- ☒ Compliance Statement and Statement of Intent
- ☒ Neighborhood Map
- ☒ Fire Flow / Ability to Serve
- ☒ 11"x17" Site Plan
- ☐ Irrigation/Ditch Company Authorization Letter
- ☒ Landscape Plan
- ☒ Photos of Site
- ☒ Neighborhood Meeting Verification
- ☒ Affidavit of Legal Interest
- ☒ Waiver Request of Application Materials
- ☒ Structural Documentation

(if previous Certificate of Occupancy has been issued and no change to IBC occupancy is anticipated)

*\*Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*

### **PLEASE CHECK THE FOLLOWING:**

#### INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- ☒ Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- ☒ Should include purpose, scope, and intent of project
- ☒ Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

#### INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- ☒ 8 1/2" x 11" size minimum
- ☒ Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- ☒ Impact of the proposed siting on existing buildings, structures, and/or building envelopes

#### INFORMATION REQUIRED ON SITE PLAN:

- ☒ Scale not less than 1" = 20', legend, and north arrow.
- ☒ Property boundary, dimensions, setbacks and parcel size.
- ☒ Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- ☒ Building envelope dimensions with the center of the envelope location established in relation to the property lines
- ☒ Adjacent public and private street right of way lines
- ☒ **N/A** Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

**N/A** For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

**INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:**

**N/A** Required if irrigation canal/irrigation ditch runs through property or along property lines

**INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:**

- X** Copy of notice sent to property owners within 300' of an applicable property
- X** List of notice recipients with names and addresses
- X** Sign-up sheet from meeting

**INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:**

- X** Statement must include a list of the application materials to be waived and an explanation for the request

**STRUCTURAL DOCUMENTATION (IF NO CHANGE TO STRUCTURE OR IBC OCCUPANCY):**

- ☐ **Industrial treatment compliance: a statement answering the following questions:**
  - Do you or will you discharge wastewater other than domestic water from bathrooms to the City Sewer System? If yes, please describe.
  - Are floor drains present in your facility? If yes, are any chemicals stored on site in containers exceeding 1 gallon?
  - Do you or will you use fats, oils or greases in your business? If yes, do you have a grease trap/interceptor present
- ☐ **One set of detailed current floor plans legibly drawn on minimum 8 1/2 X 11 plan sheet drawn to 1/4" = 1' scale (with scale noted on plans) identifying:**
  - Use and square footage per room (i.e. office, storage, restroom, etc.)
  - Primary Occupancy Classification (2018 IBC sec 303-312)
  - Occupancy Load (2018 IBC Sec 1004, table 1004.5)
  - Interior and exterior wall and opening dimensions, windows, doors, roll-up doors
  - Electrical panels interior and exterior
  - Gas meter location
  - Fire extinguisher locations and size
  - Emergency lighting locations
  - Illuminated exit sign locations
  - Fire sprinkler riser location
  - Fire alarm panel location
  - Commercial cooking operation location, including size and type of hoods and grease traps
  - Spray finishing operation location
  - Flammable or combustible product locations
  - Welding operation locations
  - Rack storage locations

*Disclaimer Clause: X Denotes application information that may be waived depending on the nature of the request" found under table 8-6a-2 "required application information."*





# GIVENS PURSLEY<sup>LLP</sup>

Attorneys and Counselors at Law

601 W. Bannock Street  
PO Box 2720  
Boise, ID 83701  
Telephone: 208-388-1200  
[www.givenspursley.com](http://www.givenspursley.com)

September 15, 2026

City of Garden City – Planning and Development Services  
Attn: Jenah Thornborrow  
6015 N Glenwood St  
Garden City, ID 83714

**RE: Narrative in Support of Conditional Use Permit for the Sandbar Bridge**

Dear Planning Staff and Planning and Zoning Commissioners,

On behalf of Riverside Hospitality LLC, we are pleased to submit the enclosed application for a conditional use permit to facilitate a multi-use bridge across the Boise River from the Bernardine Quinn Riverside Park in Boise to the Riverside Hotel campus in Garden City (the “**Sandbar Bridge**” or “**Project**”). A rendering of the Sandbar Bridge is shown in *Figure 1* below. A site plan for the Project is attached as Exhibit A.



*Figure 1*



The majority of the Sandbar Bridge is in the City of Boise's municipal limits and the City of Boise has already approved the Project through the issuance of a Boise River Permit (Major).<sup>1</sup> The Project is a privately funded community-serving amenity that provides improved and safe recreational access for City residents and visitors while preserving and enhancing the riparian character of the Boise River. Upon completion of the Sandbar Bridge, it will be donated to the City of Boise and integrated into Boise's network of riverside bike and pedestrian transportation facilities. This Project is an example of private investment improving public amenities along the Boise River.

## **I. The Property.**

The northeast side of the Project will be constructed in the City of Boise on Tax Parcel No. S1004325655, which is owned by the City of Boise's Parks & Recreation Department. The southwest side of the Sandbar Bridge will be constructed on Tax Parcel No. R2734542000, which is owned by Riverside Hospitality, LLC and located within Garden City's city limits. Tax Parcel No. R2734542000 is zoned Highway Commercial (C-1) in the City of Garden City, and the Project area is within the Boise River Natural Resource overlay.

The Riverside Hotel has worked for nearly a decade on riparian restoration projects on the southwest side of the Boise River. These projects include extensive bank stabilization through native riparian re-vegetation and, more recently, the construction of two designated river accesses from the Greenbelt to the Boise River. The result of Riverside's riparian plantings and designated accesses is a more stable vegetated bank while still preserving and enhancing access to one of the area's most popular recreational amenities. The Sandbar Bridge will further improve this river corridor by providing a designated crossing, improved viewing platforms, and increased access options and circulation.

## **II. The Sandbar Bridge.**

The Sandbar Bridge will be a 12-foot-wide bridge spanning the Boise River. On the Boise side (northeast), two new ramps will be constructed for both eastbound and westbound traffic to merge onto the bridge. The bridge span will be approximately 175 feet and will have two viewing platforms in the center, one looking upstream and another looking downstream. On the southwest bank, the Sandbar Bridge will tie into the existing greenbelt pathway with a staircase to the east and a ramp to the west. There will also be another viewing platform on the southwest side of the bridge. The access points on and off the Sandbar Bridge provide thoughtful approaches for users to safely integrate with Greenbelt users on both the north and the south approaches. This expanded access to the Greenbelt's existing pedestrian and biking facilities will allow walkers and cyclists to safely cross the river without using the upstream Main Street and Fairview Avenue motor vehicle bridges, where there are poor ramps and conflicts with motor-vehicle traffic and poor pedestrian and bike facilities. All proposed landscaping for the Project will use native plant materials that provide food and shelter for wildlife.

The Sandbar Bridge will provide a safe and convenient connection between complementary land uses on each side of the Boise River. On the Boise side, there is the new River District project

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<sup>1</sup> See City of Boise Application CFH25-00054.

currently being developed, which is a mixed-use project with multi-family, commercial, retail, educational, and structured parking uses. The River District activates onto the Greenbelt and will bring thousands of people to the area. On the Garden City side, the area is part of an activity node on the Future Land Use Map and is currently experiencing retail, commercial, and residential growth, most of which is greenbelt and river oriented. Safe and direct access between these rapidly developing areas will support and further goals for connectivity, mobility, recreational access, and will also be an economic driver to support Garden City businesses.

### **III. The Sandbar Bridge Furthers the City’s Planning and River Enhancement Goals.**

The Project supports numerous goals within the City’s Comprehensive Plan. First, it supports the Comprehensive Plan’s “Focus on the River”<sup>2</sup> goals to “create more accessibility to the Boise River and Greenbelt” and to “plan for the future of the Greenbelt Pathway and the Boise River” in a way that protects the natural vegetation and wildlife habitat along the river. Next, the Project supports the Comprehensive Plan’s goals to “Connect the City”<sup>3</sup> by promoting “pedestrian and bicycle friendly connections” to the Boise River, parks, and businesses along the Greenbelt. And the Project supports the protection of environmentally sensitive areas in the Boise River by using design and methods and materials that protect the riverbank and channel and preserve native vegetation. The Sandbar Bridge and new viewing areas will direct Boise River access at a managed crossing rather than encouraging informal riverbank impacts. Overall, the Project expands pedestrian-oriented public space and supports the City’s mission of environmental advocacy and responsible engagement with nature through a targeted, usable public amenity.

The Project also supports the goals of the Garden City Master Parks and Waterways Plan, including a focus on development and long-term viability of multi-use pathways.<sup>4</sup>

The Project will also implement the Boise River Enhancement Network’s (BREN) Boise River Enhancement Plan (the “**Boise River Plan**”). The Project supports the Boise River Plan by providing sustainable recreation opportunities.<sup>5</sup> Specifically, the Project meets the Boise River Plan’s Vision for river recreation by: (i) providing “safe public access with low impact on the ecosystem”, (ii) “increased recreation opportunities through multipurpose projects”, and (iii) providing the community with a place to connect with nature and with each other.

### **IV. The Sandbar Bridge Meets all of the City’s Findings for Approval for both a conditional use permit.**

Because portions of the Project in Garden City’s jurisdiction are within 70 feet of the Boise River’s Ordinary High-Water Mark, a conditional use permit is required.<sup>6</sup> Under G.C.C. § 8-6B-2, a conditional use permit shall be approved if it complies with the approval criteria listed in Exhibit B to this Narrative. As detailed in Exhibit B, all of the conditional use permit approval criteria are

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<sup>2</sup> Garden City Comprehensive Plan Goal 5.

<sup>3</sup> Garden City Comprehensive Plan Goal 7.

<sup>4</sup> Garden City Master Parks and Waterways Plan, § 1.

<sup>5</sup> Boise River Enhancement Plan at p. 9, which provides a “Vision” for the Boise River.

<sup>6</sup> G.C.C. § 8-4M-2(B)(1).



met in this case. We request a waiver of the Irrigation/Ditch Company Authorization Letter, as that letter is not applicable to this Project.

**V. Local, State, and Federal Permitting.<sup>7</sup>**

The Project will comply with Idaho Department of Lands (IDL) and United States Army Corps of Engineers (USACE) requirements, including obtaining section 404 and/or 401 permits and securing a Navigable Waterways Easement through IDL.<sup>8</sup> The Project does not propose any enclosed structures or additions and will not create any noxious uses, noise, vibration or other undesirable impacts to adjacent properties. The Project will serve as a long-term community amenity for public use and safety. The Project will also comply with the applicable permits and permissions from Garden City, including the floodplain development application and public works utility permits for erosion and sediment control.

**VI. Conclusion.**

We are excited to partner with Garden City to provide the Sandbar Bridge as a community amenity to improve safe and convenient access, promote use of the City's park and pathway network, and support economic development of the of the City's businesses in this activity node.

Sincerely,



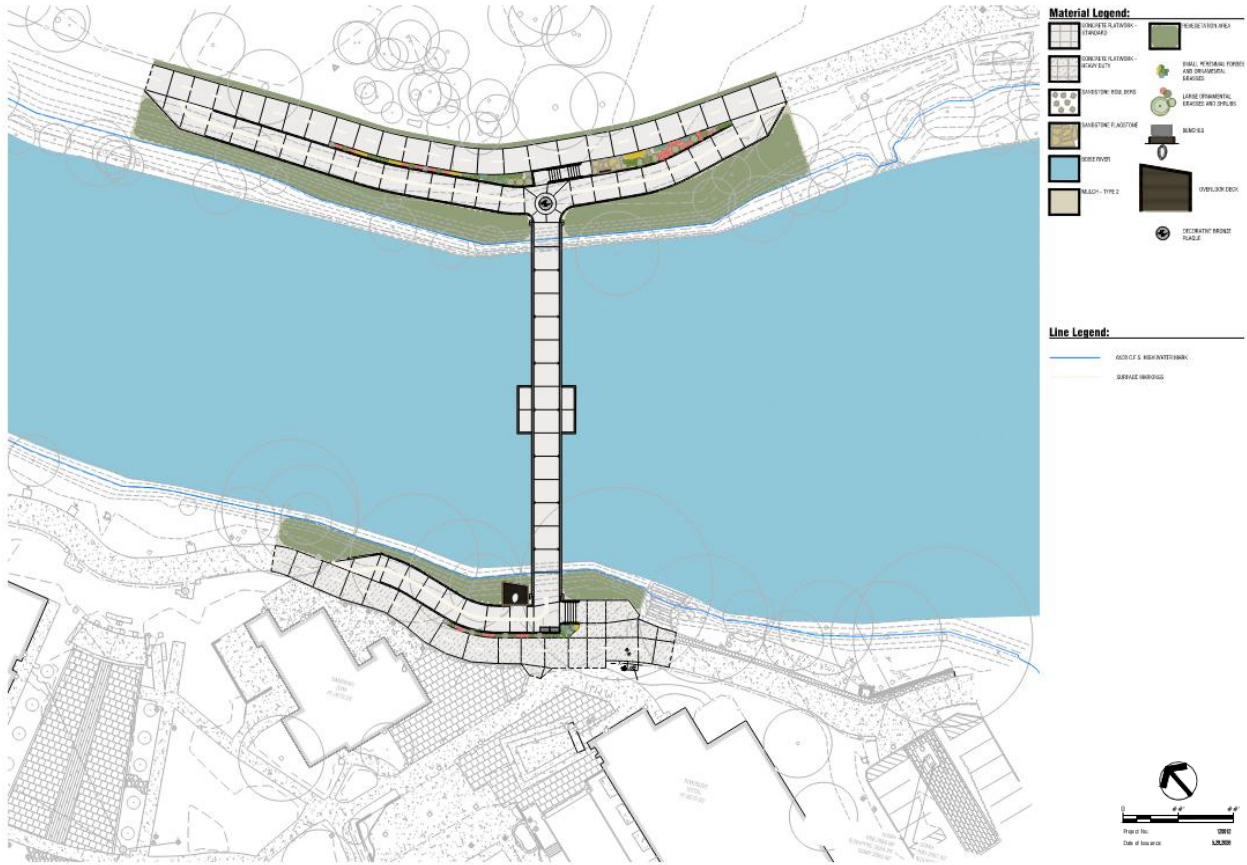
Jeff Bower

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<sup>7</sup> G.C.C. § 8-4M-3(C)(2).

<sup>8</sup> The Project has obtained a no-rise certification, which is included with this application.

## Exhibit A – Map of the Property and Project



## **Exhibit B – Conditional Use Approval**

The conditional use permit approval criteria are in bold below, and details about the Project's compliance with the criteria are in *italics*.

- 1. The use is appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district;**

*The Sandbar Bridge is appropriate for the location, lot, and neighborhood and is compatible with the surrounding area. The Project will link Greenbelt users to the restaurants, event centers, and parks on either side of the Boise River, expanding safe multi-modal travel and encouraging a vibrant community area—all of which is compatible with and supports the purposes of the C-1 zone. Also, given its proximity to the Boise River and placement within the Boise River Natural Resource overlay, the Project complies with the general objectives of § 8-4M-1 and the standards of § 8-4M-3 by implementing a bridge design that preserves the existing riparian and river habitat, increases public access, connectivity, and enjoyment of the Boise River and Greenbelt, and mitigates disruption and alteration of the existing waterway.*

- 2. The use will be supported by adequate public facilities or services to the surrounding area, or conditions can be established to mitigate adverse impacts;**

*The Sandbar Bridge will be supported by adequate public facilities and will not create any negative impacts on adjacent properties. The applicant owns all of the property in the vicinity of the Project on the southwest side of the river and the City of Boise owns all of the property on the north side of the river. Both areas are already used and established for public transportation and recreation. Creating safe and direct access across the Boise River in this densely populated location is anticipated to reduce congestion on the greenbelt and result in more efficient circulation.*

- 3. The use will not unreasonably diminish either the health, safety or welfare of the community; and**

*The Sandbar Bridge will not unreasonably diminish the health, safety, or welfare of the Community. Instead, the Project will be a long-term community asset that protects the natural environment of the Boise River, helps disperse Greenbelt traffic in a popular section of the trail system, and enhances connectivity between amenities and attractions on either side of the Boise River.*

- 4. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city.**



September 15, 2026

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*The Project supports the goals and objectives of the Comprehensive Plan and the Garden City Master Parks and Waterways Plan as detailed in Section III above and is not in conflict with any city ordinances.*



6015 Glenwood Street • Garden City, Idaho 83714  
Phone 208 - 472-2921 • Fax 208 - 472-2926 •  
www.gardencityidaho.org

## Affidavit of Neighborhood Meeting

State of Idaho )  
                          )SS  
County of Ada )

I, Jeff Bower, Givens Pursley LLP, 601 W. Bannock St  
Name (be full legal name) Address  
Boise Idaho 83702  
City State and Zip

Being first duly sworn upon oath, depose and say:

1. That I provided the attached notice to all individuals owning property within 300' of 2900 W Chinden Blvd, Garden City, ID 83714 (project address) Garden City, Idaho. *(The notice was sent via first-class mail and postmarked at least seventeen (17) days prior to the neighborhood meeting)*
2. The list of individuals that I sent the notice to include all entities that were on the 300' radius list provided by the city of Garden City.
3. The location of the meeting was The Riverside Hotel - 2900 W Chinden Blvd, Garden City, ID 83714
4. The date of the meeting was Tuesday, Sept. 8, 2026, and it was held on a weekday *(Monday, Tuesday, Wednesday, Thursday, or Friday - please circle one)* no later than six (6) months after the application was submitted.
5. The time of the meeting was: 6:00pm - 7:00pm pm. *(must be between 5:30pm - 8:00pm)*
6. I remained on site from 5:45 pm to 7:00 pm *(must be on site a minimum of 30 minutes even if no one is in attendance).*
7. The attached sign-in sheet includes all attendees.

Dated this 8th day of September, 2026.

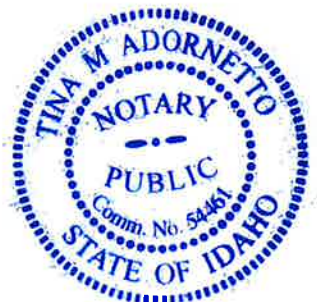
  
Signature

Subscribed and sworn to before me the day and year first above written

Tina M. Adornetto  
Notary Public for Idaho

Residing at: Boise, Idaho

My Commission expires May 7, 2027



### REQUIRED ATTACHEMENTS

1. Affidavit of neighborhood meeting (on the form provided by the city).
2. Copy of the 300' radius notice list.
3. Copy of the neighborhood meeting notice letter.
4. Neighborhood meeting sign-in sheet.
5. List of discussion points from the meeting. (Or a note indicating the lack thereof if no one was in attendance.)

| OBJECTID | PARCEL      | PRIMARY OWNER                               | ADDRESS               | CITY/STATE                 |
|----------|-------------|---------------------------------------------|-----------------------|----------------------------|
| 31       | R2734541862 | TOMPKINS RICHARD A                          | 107 E 33RD ST         | GARDEN CITY, ID 83714-6614 |
| 44       | S1004336125 | CITY OF BOISE (BOISE PARKS & RECREATION)    | 1104 W ROYAL BLVD     | BOISE, ID 83706-0000       |
| 29       | R2734541830 | JOHNSON RUSSELL REVOCABLE LIVING TRUST      | 11108 W MEADA LN      | BOISE, ID 83709-1242       |
| 24       | R2734541751 | WINE BARN LLC                               | 124 E CURLING DR      | BOISE, ID 83702-0000       |
| 1        | R2734530571 | VANDERFORD ABBY J TRUST                     | 1602 W FRANKLIN ST    | BOISE, ID 83702-0000       |
| 17       | R2734541642 | DOAN LONG T                                 | 207 E 33RD ST #A      | GARDEN CITY, ID 83714-0000 |
| 15       | R2734541620 | LANDRY LOU FAMILY TRUST 08/27/2019          | 211 E 33RD ST         | BOISE, ID 83714-6616       |
| 14       | R2734541600 | BRANDT DAVID                                | 215 E 33RD ST         | GARDEN CITY, ID 83714-0000 |
| 16       | R2734541630 | RENE ROBERTA                                | 2212 N HEIGHTS DR     | BOISE, ID 83702-2830       |
| 22       | R2734541720 | TUCKER BRENT L                              | 2576 N LINDA VISTA LN | BOISE, ID 83704-0000       |
| 4        | R2734530710 | HCE TRUST 06/30/2020                        | 26567 W CAT BALUE DR  | BUCKEYE, AZ 85396-0000     |
| 5        | R2734530735 | VAZQUEZ AUTO GROUP LLC                      | 3033 W CHINDEN BLVD   | GARDEN CITY, ID 83714-0000 |
| 20       | R2734541685 | SPIT RAIN LLC                               | 3200 W CHINDEN BLVD   | GARDEN CITY, ID 83714-0000 |
| 36       | R2734542050 | STAGECOACH LLC                              | 3450 E COMMERCIAL CT  | MERIDIAN, ID 83642-0000    |
| 19       | R2734541670 | STAMBAUGH COLEEN                            | 3908 REED ST          | GARDEN CITY, ID 83714-0000 |
| 43       | S1004336105 | COLLEGE OF WESTERN IDAHO                    | 5500 OPPORTUNITY DR   | NAMPA, ID 83687-5505       |
| 45       | S1004336415 | OREGON TRAIL LANDMARK LLC                   | 619 S AMERICANA BLVD  | BOISE, ID 83702-6732       |
| 2        | R2734530587 | EVANS GARDEN CITY LLC                       | 630 1ST AVE PMB 216   | SAN DIEGO, CA 92101-0000   |
| 8        | R2734530840 | HOLEMANS TAMMY SUE                          | 801 PRESTON AVE       | LEWISTON, ID 83501-0000    |
| 7        | R2734530810 | HILL CONSTRUCTION AND PROPERTY SERVICES INC | 9266 W WENATCHEE CT   | BOISE, ID 83709-0000       |
| 9        | R2734530860 | WD PROPERTIES LLC                           | PO BOX 118            | STAR, ID 83669-0000        |
| 12       | R2734541540 | ZUBIZARETA PROPERTIES LP                    | PO BOX 140852         | GARDEN CITY, ID 83714-0000 |
| 11       | R2734530880 | VERANDAH 109 LLC                            | PO BOX 1869           | BOISE, ID 83701-0000       |
| 6        | R2734530752 | KJ9 LLC                                     | PO BOX 2593           | BOISE, ID 83701-0000       |
| 3        | R2734530640 | RANCO LLC                                   | PO BOX 4067           | BOISE, ID 83711-0000       |
| 46       | S1004336420 | CITY OF BOISE                               | PO BOX 500            | BOISE, ID 83701-0000       |
| 13       | R2734541570 | THURAS LLC                                  | PO BOX 8506           | BOISE, ID 83707-0000       |
| 32       | R2734541900 | BR HOSPITALITY LLC                          | PO BOX 8506           | BOISE, ID 83707-0000       |
| 41       | R2734542745 | RIVERSIDE HOSPITALITY LLC                   | PO BOX 8506           | BOISE, ID 83707-0000       |



August 21, 2026

# Neighborhood Meeting Noticing

Dear Neighbor,

You are receiving this notice because you own property within 300 feet of the subject property, which requires notification to nearby property owners. This meeting will introduce the proposal, explain how you can participate in the process, and provide an opportunity to ask questions and share feedback. The meeting is held prior to submittal of the application to the city.

## Neighborhood Meeting Information

**Date:** September 8, 2026

**Time:** 6:00 PM to 7:00 PM; open house format, come at any time in this window

**Location:** The Riverside Hotel, 2900 W Chinden Blvd, Garden City, ID 83714; Emerald Room, located on the first floor off the main lobby near The Sapphire Room.

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## Project Information

**Project Site Address(es):** 2900 W Chinden Blvd, Garden City, ID 83714 (Parcel No. R2734542000).

**Project Summary:** Proposed is a pedestrian bridge across the Boise River approximately 770 feet downstream from W Main Street known as The Sandbar Bridge. The pedestrian bridge will tie into the Boise River Greenbelt on the northside of the river at the Bernadine Quinn Riverside Park and on the south side of the river at the Riverside Hotel campus. The project involves applications to the city of Garden City for a Conditional Use Permit and Floodplain Permit.

**Supplemental Materials:** A map and drawing of The Sandbar Bridge is attached.

**Applicant Contact:** Kristen McNeill; (208) 388-1200; [kristenmcneill@givenspursley.com](mailto:kristenmcneill@givenspursley.com)

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## Public Comment

Written comments must be submitted directly to the Development Services Department in a timely manner, either through the Public Comment Form or by mail (Garden City Hall, 6015 Glenwood Street, Garden City, Idaho 83714). Written comments and exhibits must be submitted at least 9 working days prior to the date of the public hearing.

Information on accessing and submitting the Public Comment Form, becoming an Interested Party and receiving updates on application revisions and final decisions, the appeal process, and applicable required findings is available by scanning the QR code below or visiting the Citizen Participation Guide webpage at [www.gardencityidaho.org](http://www.gardencityidaho.org) > **Government** > **Meetings** > **Citizen Participation Guide**.



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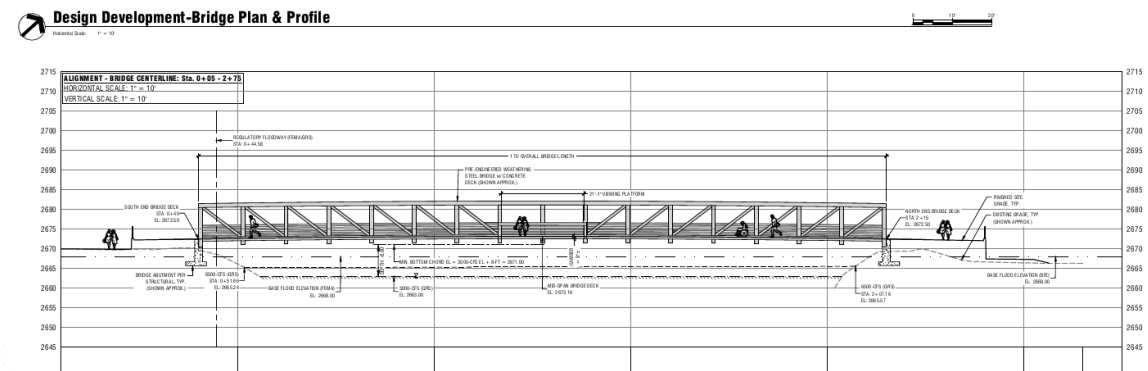
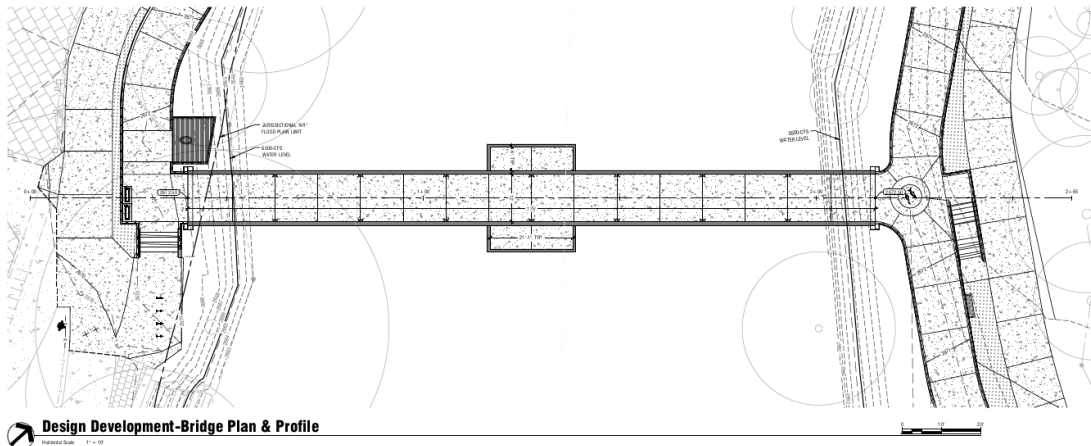
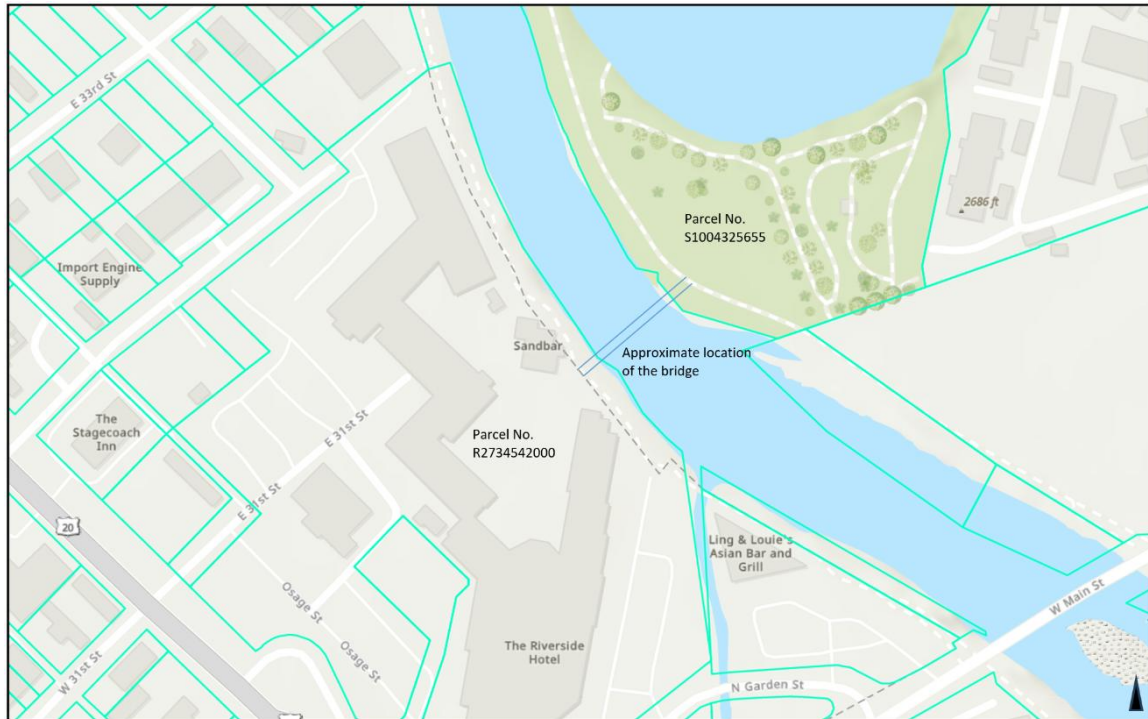
**City Contact:** [planning@gardencityidaho.org](mailto:planning@gardencityidaho.org)

Sincerely,

**Jeff Bower**

Givens Pursley LLP  
601 W. Bannock St.  
Boise, Idaho 83702

## Supplemental Materials



# Neighborhood Meeting Sign-in Sheet Template

Day: Tuesday

Date: September 8, 2026

Time: 6:00pm to 7:00pm

**Project Synopsis:** Proposed is a pedestrian bridge across the Boise River approximately 770 feet downstream from W Main Street known as The Sandbar Bridge. The pedestrian bridge will tie into the Boise River Greenbelt on the northside of the river at the Bernadine Quinn Riverside Park and on the south side of the river at the Riverside Hotel campus. The project involves applications to the city of Garden City for a Conditional Use Permit and Floodplain Permit.

[illegible]

**Riverside Pedestrian Bridge  
Neighborhood Meeting -September 8, 2026**

**Discussion Points:**

- Review site plan for Pedestrian Bridge – discuss location and design of bridge
- Discuss applications to city: Conditional Use Permit and Floodplain Permit
- Public mentioned bridge is needed to access south end of Quinn Park.



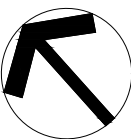
# NEIGHBORHOOD MAP











## Construction Documents-Landscape Plan

Horizontal Scale: 1" = 20'

| PLANT SCHEDULE  |                                                                         |         |           |
|-----------------|-------------------------------------------------------------------------|---------|-----------|
| SYMBOL          | BOTANICAL / COMMON NAME                                                 | SIZE    | CONTAINER |
| CLASS I TREES   |                                                                         |         |           |
|                 | CERCIS CANADENSIS 'JN2' / THE RISING SUN™ EASTERN REDBUD                | 2" CAL. | B&B       |
|                 | PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY                 | 2" CAL. | B&B       |
| CLASS II TREES  |                                                                         |         |           |
|                 | BETULA NIGRA 'BNMTP' / DURA HEAT® RIVER BIRCH                           | 2" CAL. | B&B       |
|                 | BETULA PAPYRIFERA 'UENCI' / RENAISSANCE REFLECTION® UPRIGHT PAPER BIRCH | 2" CAL. | B&B       |
| CLASS III TREES |                                                                         |         |           |
|                 | QUERCUS BICOLOR / SWAMP WHITE OAK                                       | 2" CAL. | B&B       |
| SHRUBS          |                                                                         |         |           |
|                 | AQUILEGIA FORMOSA / WESTERN COLUMBINE                                   | 2 GAL.  | POT       |
|                 | ARTEMISIA FRIGIDA / FRINGED WORMWOOD                                    | 2 GAL.  | POT       |
|                 | ASCLEPIAS SPECIOSA / SHOWY MILKWEED                                     | 3 GAL.  | POT       |
|                 | BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT                           | 3 GAL.  | POT       |
|                 | CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD               | 5 GAL.  | POT       |
|                 | ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT                           | 2 GAL.  | POT       |
|                 | FRAGARIA VIRGINIANA / WILD STRAWBERRY                                   | 1 GAL.  | POT       |
|                 | GEUM TRIFLORUM 'OCHOCOS' / OCHOCOS PRAIRIE SMOKE                        | 2 GAL.  | POT       |
|                 | LUPINUS POLYPHYLLUS / LARGE-LEAVED LUPINE                               | 3 GAL.  | POT       |
|                 | MAHONIA REPENS / CREEPING MAHONIA                                       | 2 GAL.  | POT       |
|                 | RIBES AUREUM / GOLDEN CURRANT                                           | 5 GAL.  | POT       |
|                 | SYMPHORICARPOS ALBUS / COMMON SNOWBERRY                                 | 5 GAL.  | POT       |
|                 | SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED                               | 2 GAL.  | POT       |
|                 | THALICTRUM OCCIDENTALE / WESTERN MEADOW RUE                             | 2 GAL.  | POT       |
|                 | VANCOUVERIA HEXANDRA / WHITE INSIDEOUT FLOWER                           | 2 GAL.  | POT       |

### Area B - Sheet L1.02

### Area A - Sheet L1.01

#### Sheet Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL PERFORM ALL EXCAVATION BETWEEN THE GREENBELT AND THE BOISE RIVER BY HAND OR VACUUM TRUCK. AVOID DAMAGING EXISTING TREE ROOTS AND EXISTING UTILITIES. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR TO REMOVE TRASH, CONCRETE AND DEBRIS FROM SITE PRIOR TO COMMENCEMENT OF WORK.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- ALL EXISTING TREES OUTSIDE AND INSIDE OF WORK LIMITS WILL BE RETAINED AND PROTECTED DURING THE CONSTRUCTION PROCESS.
- ALL SHRUBS WITHIN PROJECT AREA SHALL BE RETAINED AND PROTECTED DURING THE CONSTRUCTION PROCESS. SHOULD EXISTING SHRUB PLANT MATERIAL REQUIRE RELOCATION TO ACCOMMODATE CONSTRUCTION ACTIVITIES, SHRUBS SHALL BE RELOCATED AND PLANTED ACCORDING TO NEW SHRUB PLANTING, DETAIL 6/L2.50. FERTILIZE ALL RELOCATED SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO ENSURE SLEEVES ARE INSTALLED UNDER NEW WORK.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- CONTRACTOR TO COORDINATE PUBLIC GREENBELT ACCESS WITH THE CITY OF GARDEN CITY PRIOR TO COMMENCEMENT OF WORK.

#### Existing Irrigation Retention/Preservation:

- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING IRRIGATION MAINLINE, LATERALS AND ASSOCIATED COMPONENTS THAT ARE IN NEAR VICINITY OF CONSTRUCTION LIMITS. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING EQUIPMENT AND PIPING THROUGHOUT THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL ENSURE 100% FUNCTIONALITY OF EXISTING SYSTEM DURING AND AFTER CONSTRUCTION.
- CONTRACTOR SHALL REPLACE/REPAIR ANY DAMAGED EXISTING PIPING AND/OR COMPONENTS AT NO COST TO OWNER.

#### Keynotes:

- # CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
- POINT OF CONNECTION TO EXISTING IRRIGATION SYSTEM.
  - LATERAL IRRIGATION LINE CONNECTING EXISTING SYSTEM TO NEW LANDSCAPE.
  - RIP RAP EROSION CONTROL AREA. REFER TO C2.00.
  - CONSTRUCTION ACCESS REPLACEMENT TREE. NOT DEPICTED ON ENLARGEMENT SHEETS L1.01 OR L1.02.

#### Material Legend:

|  |                                                                  |  |                                                         |
|--|------------------------------------------------------------------|--|---------------------------------------------------------|
|  | ROCK MULCH. SEE DETAIL 5/L1.50                                   |  | SANDSTONE FLAGSTONE, 2'-4' DIA. TYP. SEE DETAIL 4/L1.50 |
|  | LANDSCAPE AREA TO BE REPAIRED & RESTORED TO EXISTING CONDITIONS. |  |                                                         |

#### Project Calculations:

- TOTAL IMPERVIOUS SURFACE AREA: ± 14,244 SF (93.9%)
- A.A. BRIDGE SURFACE AREA: ± 2,100 SF (13.8%)
- B. TOTAL LANDSCAPE AREA: ± 809 SF (5.3%)
- C. TOTAL BUILDING FOOTPRINT: 0 SF (0%)

#### Landscape and Irrigation Notes:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- 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. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
- ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
- NEW TREE PLANTING. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- 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.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
- PRESSURIZED IRRIGATION SYSTEM TO BE CONNECTED TO EXISTING RIVERSIDE HOTEL IRRIGATION SYSTEM ON THE SOUTH SIDE OF THE RIVER, AND EXISTING BERNADE QUINN PARK IRRIGATION SYSTEM ON NORTH SIDE OF RIVER.

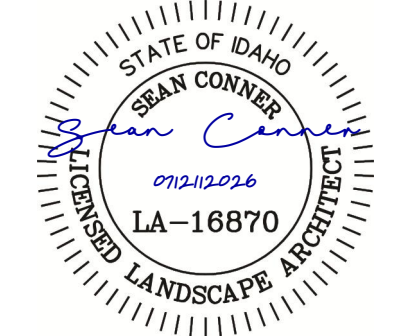


## THE SANDBAR BRIDGE The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

Revisions

|    |  |
|----|--|
| 1. |  |
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Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Landscape Plan

# L1.00



| PLANT SCHEDULE  |                                                                         |         |           |
|-----------------|-------------------------------------------------------------------------|---------|-----------|
| SYMBOL          | BOTANICAL / COMMON NAME                                                 | SIZE    | CONTAINER |
| CLASS I TREES   |                                                                         |         |           |
|                 | CERCIS CANADENSIS 'JN2' / THE RISING SUN™ EASTERN REDBUD                | 2" CAL. | B&B       |
|                 | PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY                 | 2" CAL. | B&B       |
| CLASS II TREES  |                                                                         |         |           |
|                 | BETULA NIGRA 'BNMTP' / DURA HEAT® RIVER BIRCH                           | 2" CAL. | B&B       |
|                 | BETULA PAPYRIFERA 'UENCI' / RENAISSANCE REFLECTION® UPRIGHT PAPER BIRCH | 2" CAL. | B&B       |
| CLASS III TREES |                                                                         |         |           |
|                 | QUERCUS BICOLOR / SWAMP WHITE OAK                                       | 2" CAL. | B&B       |

| PLANT SCHEDULE |                                                           |        |           |
|----------------|-----------------------------------------------------------|--------|-----------|
| SYMBOL         | BOTANICAL / COMMON NAME                                   | SIZE   | CONTAINER |
| SHRUBS         |                                                           |        |           |
|                | AQUILEGIA FORMOSA / WESTERN COLUMBINE                     | 2 GAL. | POT       |
|                | ARTEMISIA FRIGIDA / FRINGED WORMWOOD                      | 2 GAL. | POT       |
|                | ASCLEPIAS SPECIOSA / SHOWY MILKWEED                       | 3 GAL. | POT       |
|                | BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT             | 3 GAL. | POT       |
|                | CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL. | POT       |
|                | ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT             | 2 GAL. | POT       |
|                | FRAGARIA VIRGINIANA / WILD STRAWBERRY                     | 1 GAL. | POT       |
|                | GEUM TRIFLORUM 'OCHOCOS' / OCHOCOS PRAIRIE SMOKE          | 2 GAL. | POT       |
|                | LUPINUS POLYPHYLLUS / LARGE-LEAVED LUPINE                 | 3 GAL. | POT       |
|                | MAHONIA REPENS / CREEPING MAHONIA                         | 2 GAL. | POT       |
|                | RIBES AUREUM / GOLDEN CURRANT                             | 5 GAL. | POT       |
|                | SYMPHORICARPOS ALBUS / COMMON SNOWBERRY                   | 5 GAL. | POT       |
|                | SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED                 | 2 GAL. | POT       |
|                | THALICTRUM OCCIDENTALE / WESTERN MEADOW RUE               | 2 GAL. | POT       |
|                | VANCOUVERIA HEXANDRA / WHITE INSIDEOUT FLOWER             | 2 GAL. | POT       |

Material Legend:

ROCK MULCH. SEE DETAIL 5/L1.50

SANDSTONE FLAGSTONE, 2'-4" DIA. TYP. SEE DETAIL 4/L1.50

LANDSCAPE AREA TO BE REPAIRED & RESTORED TO EXISTING CONDITIONS.

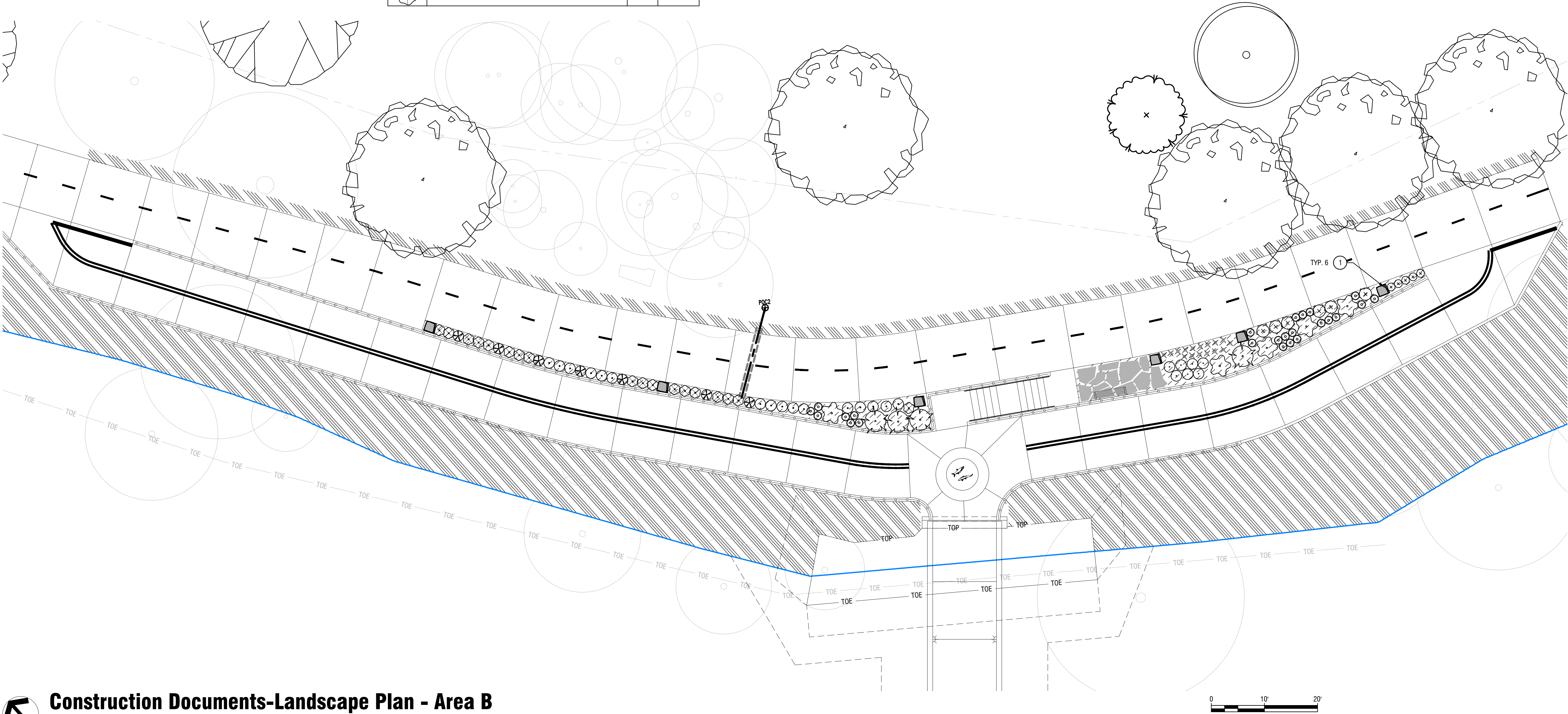
6500 C.F.S. LINE / ORDINARY HIGH WATER MARK

Keynotes:

- CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
1.

SANDSTONE MONOLITH TYP. 5. SEE DETAIL 3/L1.50
2.

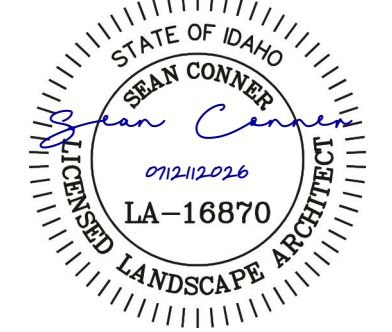
POINT OF CONNECTION TO EXISTING IRRIGATION SYSTEM.



THE SANDBAR BRIDGE  
The Riverside Hotel

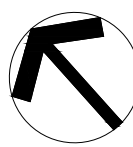
2900 W CHINDEN BLVD  
Garden City, Idaho 83714

| Revisions |
|-----------|
| 1.        |
|           |
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Project No.: 125012  
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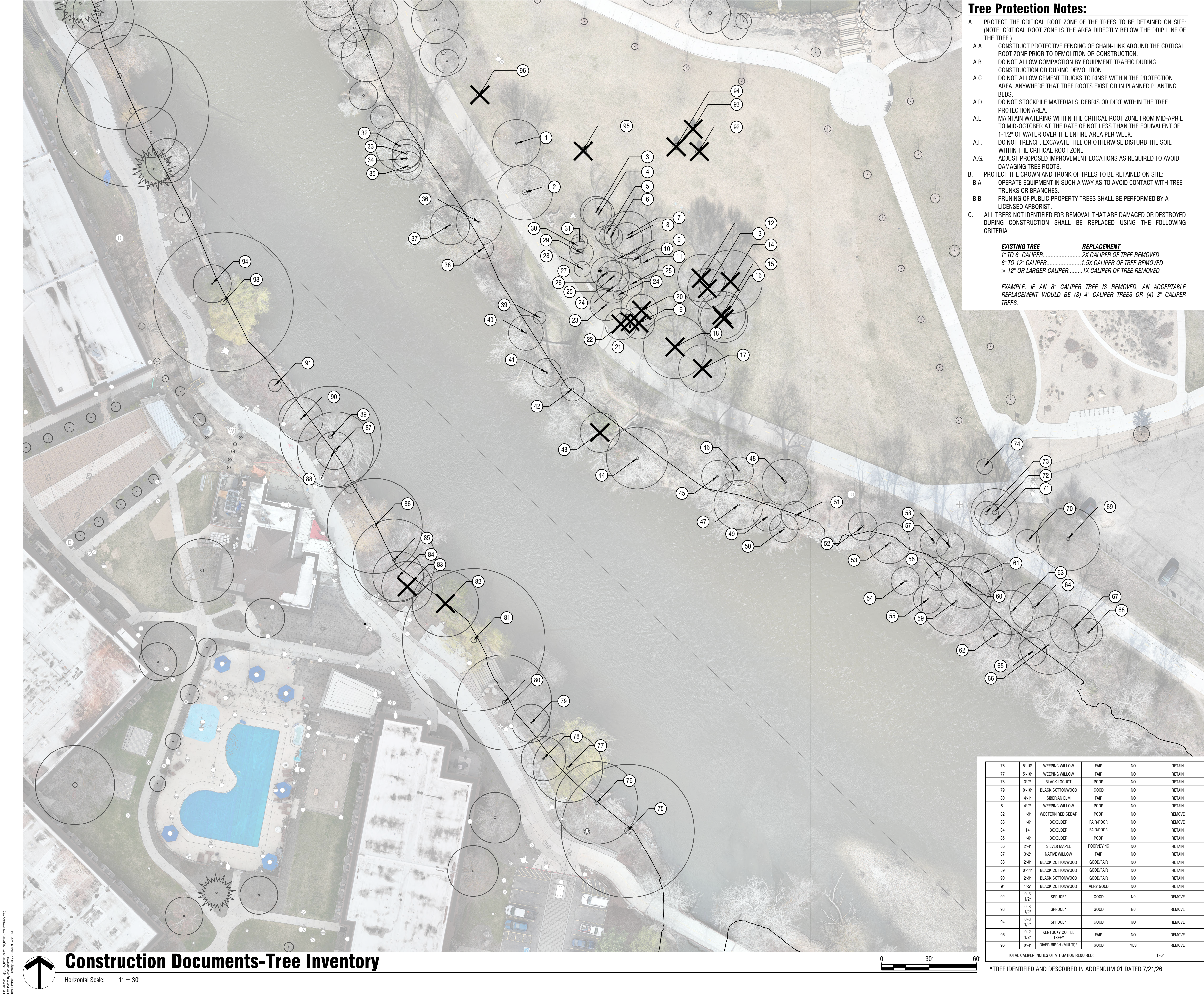
Construction Documents  
Landscape Plan - Area B



Construction Documents-Landscape Plan - Area B

Horizontal Scale: 1" = 10'





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 NOT IDENTIFIED FOR REMOVAL THAT ARE 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.

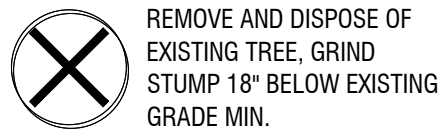
Sheet Notes:

- A. ALL TREES OUTSIDE OF PROJECT'S DEMOLITION LIMITS ARE TO BE RETAINED.
- B. ALL TREES NOT IDENTIFIED TO BE REMOVED HERE ARE TO BE RETAINED AND PROTECTED.
- C. TREE ANALYSIS SURVEY AND ARBORIST REPORT WAS CREATED BY GARY MOEN AND COMPILED IN THIS EXHIBIT BY THE LAND GROUP.
- D. ARBORIST CONTACT: GARY MOEN, LGMOEN@GMAIL.COM.

Mitigation Calculations:

TOTAL MITIGATION (CALIPER INCHES) TO BE REMOVED: 18"  
TOTAL MITIGATION (CALIPER INCHES) PROVIDED ON LANDSCAPE PLAN: 24"

Demolition Legend:



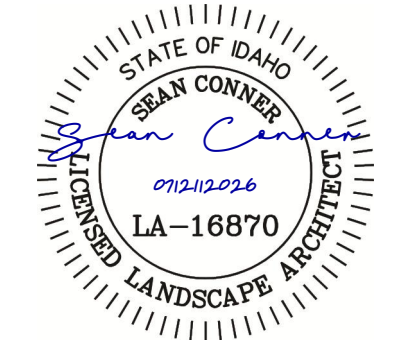
| TREE INVENTORY |        |                     |            |                 |                  |
|----------------|--------|---------------------|------------|-----------------|------------------|
| KEYNOTE #      | DBH    | COMMON NAME         | CONDITION  | MITIGATION REQD | RETAIN OR REMOVE |
| 1              | 1'-1"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 2              | 2'-10" | NATIVE BLACK POPLAR | FAIR/POOR  | NO              | RETAIN           |
| 3              | 0'-8"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 4              | 0'-8"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 5              | 0'-3"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 6              | 0'-8"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 7              | 1'-0"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 8              | 0'-3"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 9              | 0'-3"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 10             | 0'-8"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 11             | 1'-1"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 12             | 1'-1"  | SIBERIAN ELM        | FAIR/POOR  | NO              | REMOVE           |
| 13             | 1'-1"  | SIBERIAN ELM        | FAIR       | NO              | REMOVE           |
| 14             | 3'-0"  | SIBERIAN ELM        | FAIR/POOR  | NO              | REMOVE           |
| 15             | 1'-6"  | SIBERIAN ELM        | FAIR/POOR  | NO              | REMOVE           |
| 16             | 1'-2"  | SIBERIAN ELM        | FAIR/POOR  | NO              | REMOVE           |
| 17             | 1'-10" | SIBERIAN ELM        | POOR       | NO              | REMOVE           |
| 18             | 2'-5"  | SIBERIAN ELM        | POOR       | NO              | REMOVE           |
| 19             | 0'-11" | SIBERIAN ELM        | FAIR       | NO              | REMOVE           |
| 20             | 1'-11" | SIBERIAN ELM        | POOR       | NO              | REMOVE           |
| 21             | 0'-6"  | SIBERIAN ELM        | POOR       | NO              | REMOVE           |
| 22             | 1'-2"  | SIBERIAN ELM        | POOR       | NO              | REMOVE           |
| 23             | 0'-7"  | GREEN ASH           | POOR       | NO              | RETAIN           |
| 24             | 0'-4"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 25             | 0'-5"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 26             | 0'-11" | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 27             | 1'-1"  | SIBERIAN ELM        | POOR       | NO              | RETAIN           |
| 28             | 0'-6"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 29             | 0'-10" | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 30             | 0'-4"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 31             | 0'-3"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 32             | 3'-3"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 33             | 0'-8"  | NORTHERN CATALPA    | FAIR       | NO              | RETAIN           |
| 34             | 3'-0"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 35             | 1'-10" | BLACK COTTONWOOD    | DEAD       | NO              | RETAIN           |
| 36             | 3'-4"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 37             | 3'-0"  | NATIVE WILLOW       | POOR       | NO              | RETAIN           |
| 38             | 0'-6"  | BLACK COTTONWOOD    | POOR       | NO              | RETAIN           |
| 39             | 0'-6"  | NORTHERN CATALPA    | FAIR       | NO              | RETAIN           |
| 40             | 2'-8"  | BLACK COTTONWOOD    | GOOD/DEAD  | NO              | RETAIN           |
| 41             | 1'-6"  | BLACK LOCUST        | POOR/DYING | NO              | RETAIN           |
| 41.A           | 1'-3"  | COMMON MULBERRY     | POOR       | NO              | RETAIN           |
| 41.B           | 0'-3"  | BLACK LOCUST        | POOR       | NO              | RETAIN           |
| 41.C           | 3'-7"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 42             | 2'-1"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 42.A           | 0'-3"  | SIBERIAN ELM        | GOOD       | NO              | RETAIN           |
| 42.B           | 2'-3"  | BLACK COTTONWOOD    | POOR/DYING | NO              | RETAIN           |
| 43.A           | 1'-4"  | BLACK COTTONWOOD    | FAIR/POOR  | NO              | REMOVE           |
| 43.B           | 1'-2"  | SILVER MAPLE        | FAIR       | YES             | REMOVE           |
| 44.A           | 1'-2"  | SIBERIAN ELM        | POOR/FAIR  | NO              | RETAIN           |
| 44.B           | 0'-5"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 44.C           | 0'-5"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 44.D           | 3'-2"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 45             | 0'-5"  | SIBERIAN ELM        | FAIR/POOR  | NO              | RETAIN           |
| 46             | 0'-6"  | BOXELDER            | POOR       | NO              | RETAIN           |
| 46.A           | 0'-8"  | SIBERIAN ELM        | GOOD       | NO              | RETAIN           |
| 46.B           | 2'-2"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 47             | NA     | UNIDENTIFIED        | NA         | NO              | RETAIN           |
| 48             | 1'-3"  | RED LEAF ALDER      | GOOD       | NO              | RETAIN           |
| 49             | 1'-1"  | BLACK COTTONWOOD    | FAIR/POOR  | NO              | RETAIN           |
| 50             | NA     | BLACK COTTONWOOD    | DEAD       | NO              | RETAIN           |
| 51.A           | 0'-11" | BLACK LOCUST        | POOR       | NO              | RETAIN           |
| 51.B           | 1'-2"  | ENGLISH ELM         | GOOD       | NO              | RETAIN           |
| 51.C           | 3'-11" | BLACK LOCUST        | FAIR       | NO              | RETAIN           |
| 51.D           | 0'-6"  | SILVER MAPLE        | FAIR       | NO              | RETAIN           |
| 51.E           | 0'-4"  | GREEN ASH           | FAIR       | NO              | RETAIN           |
| 51.F           | 1'-2"  | WILLOW              | FAIR       | NO              | RETAIN           |
| 52.A           | 2'-10" | BLACK COTTONWOOD    | POOR       | NO              | RETAIN           |
| 52.B           | 0'-10" | NORTHERN CATALPA    | GOOD       | NO              | RETAIN           |
| 53             | 0'-6"  | SILVER MAPLE        | GOOD       | NO              | RETAIN           |
| 54             | 6'-7"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 55.A           | 0'-6"  | BLACK LOCUST        | POOR       | NO              | RETAIN           |
| 55.B           | 0'-4"  | FRUITING APPLE      | GOOD       | NO              | RETAIN           |
| 56             | 1'-6"  | FRUITING APPLE      | POOR       | NO              | RETAIN           |
| 57.A           | 0'-5"  | FRUITING APPLE      | GOOD       | NO              | RETAIN           |
| 57.B           | 7'-7"  | BLACK COTTONWOOD    | POOR       | NO              | RETAIN           |
| 57.C           | 2'-8"  | BLACK COTTONWOOD    | POOR/DEAD  | NO              | RETAIN           |
| 58.A           | 0'-9"  | BLACK COTTONWOOD    | POOR/DEAD  | NO              | RETAIN           |
| 58.B           | 1'-4"  | SILVER MAPLE        | POOR/DEAD  | NO              | RETAIN           |
| 59             | 1'-0"  | BLACK COTTONWOOD    | DEAD       | NO              | RETAIN           |
| 60             | 0'-10" | NORTHERN CATALPA    | FAIR       | NO              | RETAIN           |
| 61             | 6'-0"  | BLACK COTTONWOOD    | POOR/DEAD  | NO              | RETAIN           |
| 62             | 1'-6"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 63             | 1'-1"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 64             | 6'-6"  | BLACK COTTONWOOD    | FAIR/POOR  | NO              | RETAIN           |
| 65             | 0'-7"  | SILVER MAPLE        | FAIR       | NO              | RETAIN           |
| 66             | 0'-6"  | SILVER MAPLE        | FAIR       | NO              | RETAIN           |
| 67             | 1'-2"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 68             | 1'-4"  | BLACK COTTONWOOD    | FAIR       | NO              | RETAIN           |
| 69             | 1'-3"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 70             | 1'-5"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 71             | 2'-3"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 72             | 1'-3"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 73             | 0'-4"  | SIBERIAN ELM        | FAIR       | NO              | RETAIN           |
| 74             | 0'-4"  | LONDON PLANE        | POOR       | NO              | RETAIN           |
| 75             | 2'-5"  | BLACK COTTONWOOD    | GOOD       | NO              | RETAIN           |



THE SANDBAR BRIDGE  
The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

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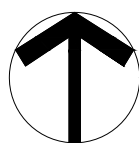


Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Tree Inventory

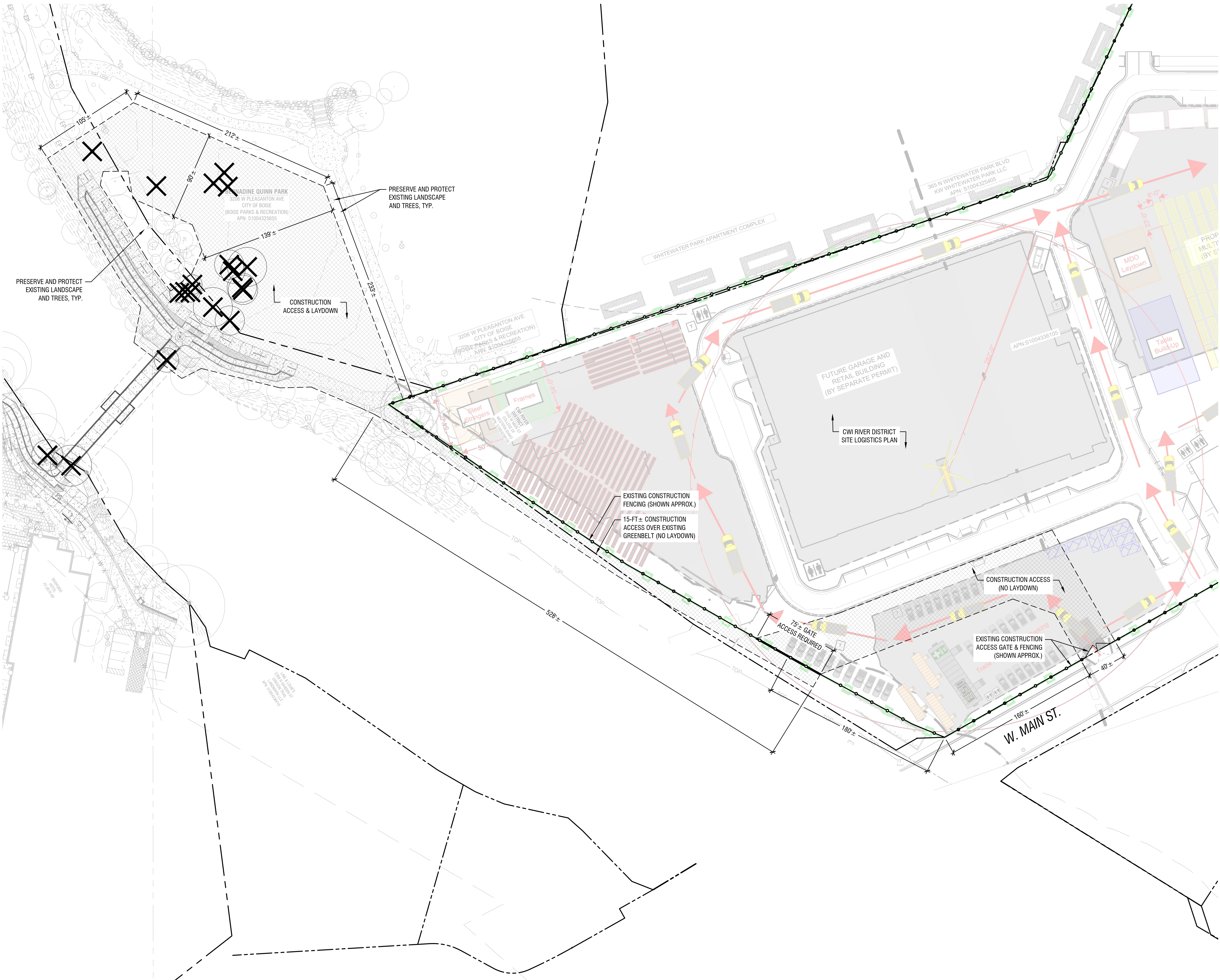


Plan 125012\_07122026.dwg, 07/12/2026, 12:04:49 PM  
User: sean.conner  
Title: Construction Documents-Construction Staging Plan



# Construction Documents-Construction Staging Plan

Horizontal Scale: 1" = 50'



## Site Legend

- CONSTRUCTION ACCESS AREA
- REMOVE AND DISPOSE OF EXISTING TREE. GRIND STUMP 18" BELOW EXISTING GRADE MIN.

## Line Legend

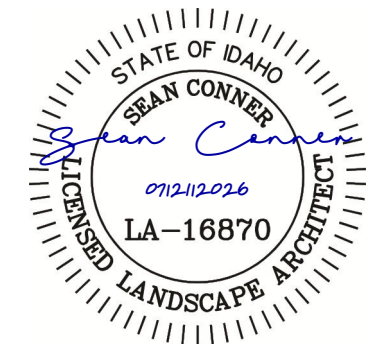
- EXISTING CONSTRUCTION FENCING
- PROPOSED GATE ACCESS
- CONSTRUCTION ACCESS EASEMENT
- PROPERTY BOUNDARY



## THE SANDBAR BRIDGE The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

| Revisions |
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Project No.: 125012  
Date of Issuance: 07/16/2026  
Project Milestone: Entitlement Set

Construction Documents  
Construction Staging  
Plan

C7.00





Existing Site Photos for 3206 W PLEASANTON AVE BOISE, ID 83702 project site



Looking south at Boise site bridge landing area.



Looking south at the Sandbar Restaurant, approximately where the bridge will span.





Looking northwest from W Main St Bridge at approximate area where bridge will span.



Looking northeast, approximately where the bridge will land on the Garden City side.





Looking north, approximately where the bridge will land on the Garden City side.



Looking northwest, showing from afar where the bridge will span from the existing Greenbelt pedestrian bridge behind Ling & Louie's.





June 8, 2026

The Land Group, Inc.  
Attn: Jim Gute, PE  
462 E Shore Dr. Suite 100  
Eagle, ID 83616

**Re: Sandbar Bridge - Engineering No-Rise Certification**

Dear Mr. Gute,

This is to certify that I am a duly qualified engineer licensed to practice in the State of Idaho.

It is to further certify that the above referenced project will not impact the 100-year flood elevations, floodway elevations and floodway widths along the Boise River at published sections in the Flood Insurance Study for Boise City, Idaho dated June 19, 2020 (FIRM #116001C0276J) and will not impact the 100-year flood elevations, floodway elevations, and floodway widths at unpublished cross-sections in the vicinity of the proposed project. This certification is based on the assumption that the project will be constructed to the proposed finished grade elevations provided by The Land Group, Inc. and reviewed as a part of this analysis.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas A. Kraus".

Nicholas A. Kraus, PE  
Boise Natural Resources Group Office Leader  
Morrison-Maierle



6-8-26





June 8, 2026

The Land Group, Inc.  
Attn: Jim Gute, PE  
462 E Shore Dr. Suite 100  
Eagle, ID 83616

RE: Sandbar Bridge No-Rise Analysis

Dear Mr. Gute,

Morrison-Maierle has completed a review of the proposed improvements near the Riverside Hotel at 2900 Chinden Boulevard, Garden City, ID 83714, including modifications to the existing Boise River Greenbelt and construction of a river spanning bridge. The purpose of this review was to assess potential adverse floodplain impacts within the Boise River Special Flood Hazard Area (SFHA). The evaluation was conducted using the SFHA designations shown on the current effective National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Panel 16001C0276J.

Ada County SFHA shapefiles were downloaded on Jan 22, 2026 from the FEMA Map Service Center and cross sections with Base Flood Elevations (BFEs) were overlaid onto the project design drawings (see attached Exhibit A: Sandbar Bridge No Rise Analysis). Exhibit A also shows the Project Location, named FIRM cross sections, established BFE cross sections, and additional interpolated cross sections within the project location. The project falls between named FIRM cross sections BB and BA with an interpolated BFE of 2667.87' at the upstream face of the proposed bridge crossing.

In 2021 the United States Army Corps of Engineers (USACE) developed a 2D hydraulic model for the Boise River extending from Diversion Dam upstream of Boise to Parma, Idaho. This model is based on 2019 LiDAR derived bathymetric and topographic data and provides the best available information with respect to Boise River flood risk. Therefore, this hydraulic model was used to determine if the proposed project will have an adverse impact on Base Flood Elevations.

The model was initially reviewed with the unmodified 2019 LiDAR data to replicate an existing, pre-project condition. Utilizing proposed project grading data provided by The Land Group including Greenbelt elevation modifications and bridge abutment placement, the existing conditions model terrain was modified to create a proposed conditions hydraulic model. The revised proposed conditions model yielded results that are summarized in Exhibit A. The hydraulic model results verify that the proposed project will not lead to an increase in BFE upstream, downstream, or within the project reach if constructed in conformance to the design data provided by The Land Group and reviewed as a part of this analysis.

If you have any questions regarding this project, please feel free to contact me at 208-342-0091.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas A. Kraus".

Nicholas A. Kraus, PE  
Boise Natural Resources Group Office Leader  
Morrison-Maierle

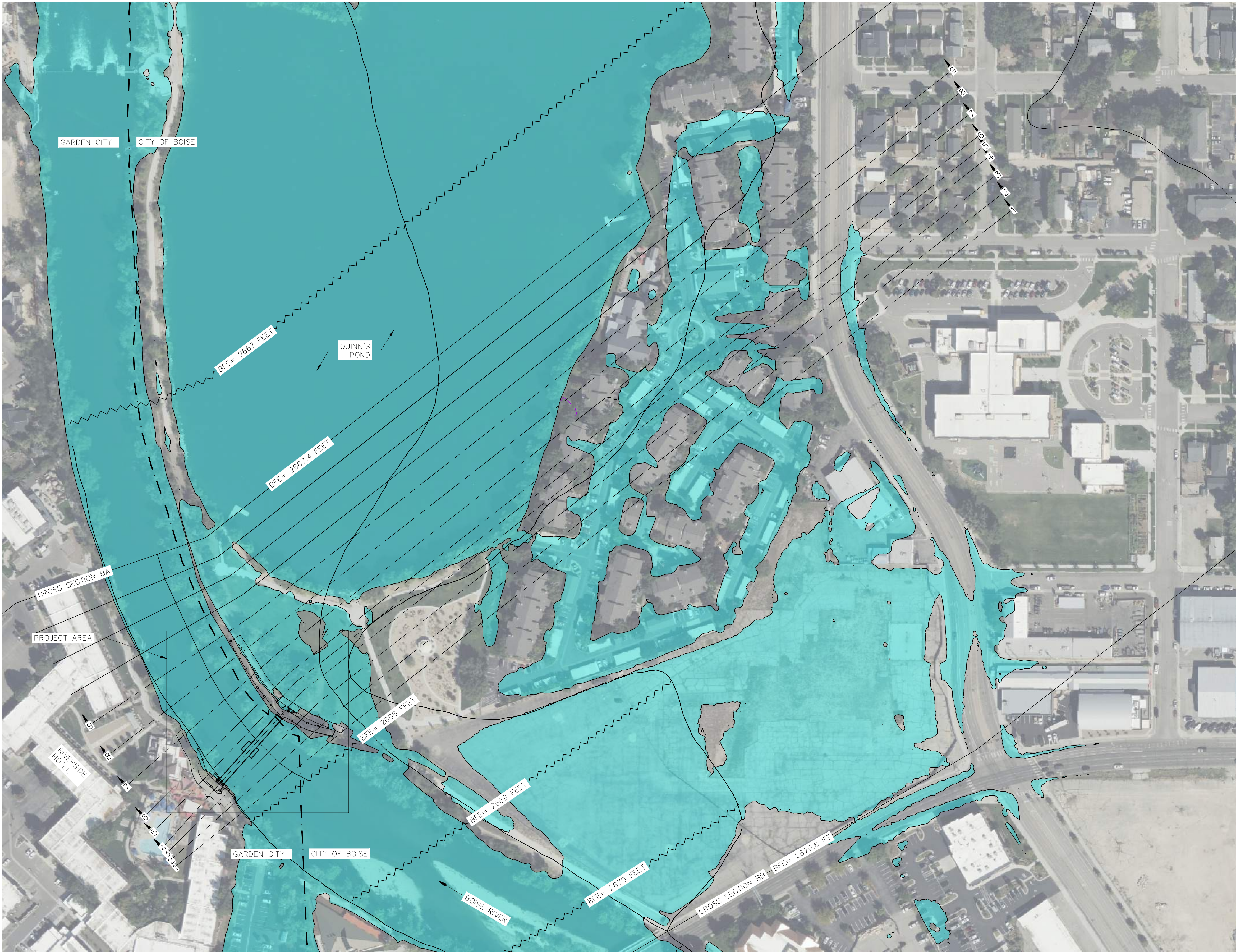


Attachment: Exhibit A: Sandbar Bridge No Rise Analysis

6-8-26



SANDBAR BRIDGE NO RISE ANALYSIS - PLAN VIEW



LEGEND

- 2D MODEL EXISTING INUNDATION
- SAMPLED CROSS SECTIONS
- CROSS SECTIONS WITH BFE
- REGULATORY BFE LINE
- GARDEN CITY BOUNDARY

- GENERAL NOTES:
- 2D MODEL INUNDATION SHOWN IS FROM U.S. ARMY CORPS OF ENGINEERS / FLOOD CONTROL DISTRICT 10 BOISE RIVER MODEL DATED SEPTEMBER, 2021.
  - CROSS SECTION GEOMETRY FOR CROSS SECTIONS 1-9 ARE INTERPOLATED BETWEEN EXISTING FEMA BFE LINES AND CROSS SECTIONS BFE ELEVATIONS AND CROSS SECTIONS ARE FROM FEMA FIRM PANEL #16001C0276J EFFECTIVE 6/19/2020

Morrison  
Maierle

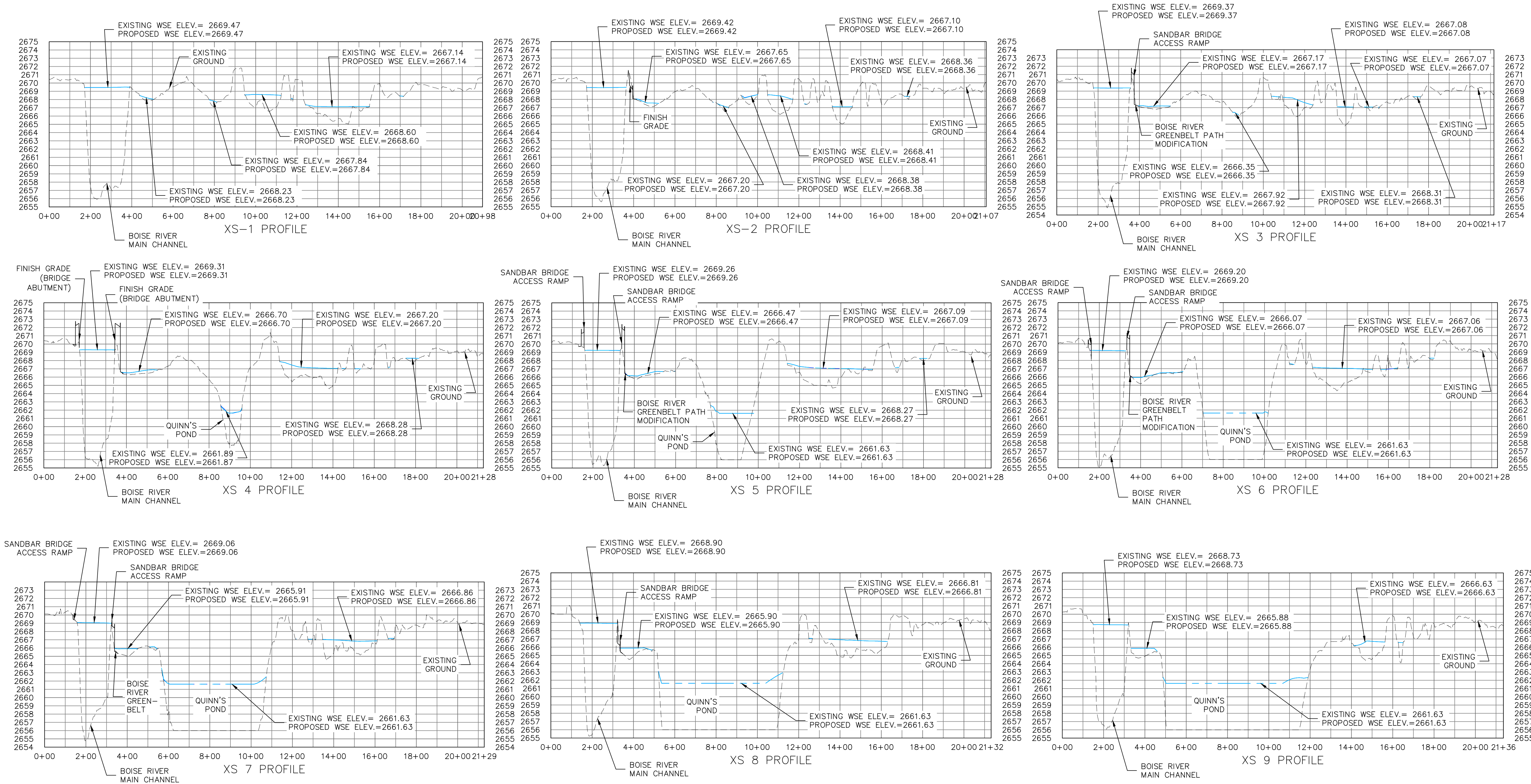
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| DESIGNED K. DAVIES   |
| DRAWN K. DAVIES      |
| CHECKED N. KRAUS     |
| ISSUED DATE 5/5/2026 |

|                                                 |
|-------------------------------------------------|
| THE LAND GROUP                                  |
| THE SANDBAR BRIDGE NO RISE ANALYSIS - PLAN VIEW |
| 1 OF 2                                          |



Path: D:\\_Projects\The Land Group - Sandbar Bridge - 2D Model\CAD\SANDBAR BRIDGE NO RISE\_3.mxd log.dwg Plot date: Jun 04, 2026 01:45pm, CAD User: kdavies

# SANDBAR BRIDGE NO RISE ANALYSIS - CROSS SECTIONS



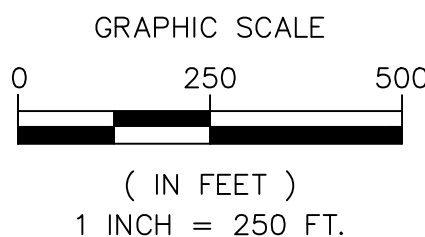
**LEGEND**

--- EXISTING GROUND  
--- FINISH GRADE  
--- EXISTING WATER SURFACE ELEV.  
--- POST PROJECT WATER SURFACE ELEV.

**NOTES**

1. PROFILES OF CROSS SECTIONS 1 - 9 SHOW PRE- PROJECT AND POST PROJECT 100 YEAR EVENT FLOODING CONDITIONS BASED ON THE 2D HYDRAULIC MODEL CREATED FOR FLOOD CONTROL DISTRICT 10 BY THE U.S. ARMY CORPS OF ENGINEERS DATED SEPTEMBER, 2021.

2. AS THE PROJECT IS CONSTRUCTED PRIMARILY OUTSIDE OF THE WETTED PERIMETER OF THE 100YR EVENT, THE MODEL RESULTS SHOW LITTLE TO NO DIFFERENCE IN WATER SURFACE ELEVATION (WSE) BETWEEN THE EXISTING AND PROPOSED SCENARIO, AND AS SUCH BOTH PRE-PROJECT AND POST PROJECT WSE LINES ARE ON TOP OF EACH OTHER.



DESIGNED K. DAVIES  
DRAWN K. DAVIES  
CHECKED N. KRAUS  
ISSUED DATE 5/5/2026

THE LAND GROUP  
SANDBAR BRIDGE NO RISE ANALYSIS - CROSS SECTIONS

DRAWING  
2 OF 2







THE SANDBAR BRIDGE  
The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

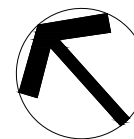
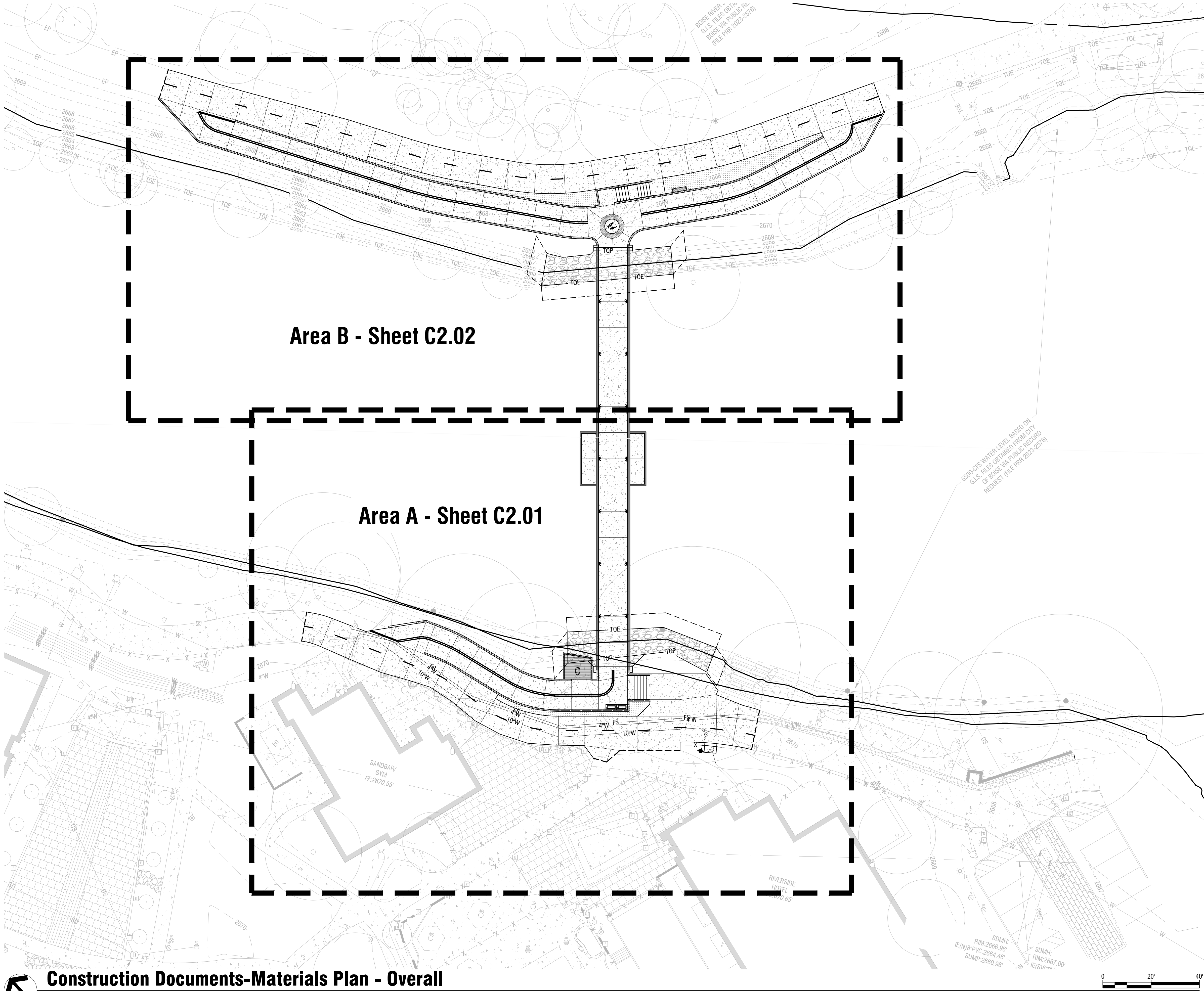
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Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Materials Plan - Overall

C2.00



Construction Documents-Materials Plan - Overall

Horizontal Scale: 1" = 20'





Material Legend:

STANDARD CONCRETE  
FLATWORK. SEE DETAILS 1  
& 3/C2.50

HEAVY DUTY CONCRETE  
FLATWORK. SEE DETAILS 2  
& 3/C2.50

LANDSCAPE AREAS.  
REFER TO LANDSCAPE  
SHEETS L1.00-L1.02 FOR  
MORE INFORMATION.

STANDARD CONCRETE  
FLATWORK WITH  
INTEGRATED  
PHOTOLUMINESCENT  
STONES. SEE DETAILS  
1, 3, & 9/C2.50.

RIPRAP SHORELINE  
PROTECTION. SEE  
DETAIL 10/C2.50 &  
SHEET C4.10 FOR  
MORE INFORMATION.

Guardrail / Handrail Legend

42-IN HIGH GUARDRAIL

HANDRAIL AT STAIRS & RAMPS

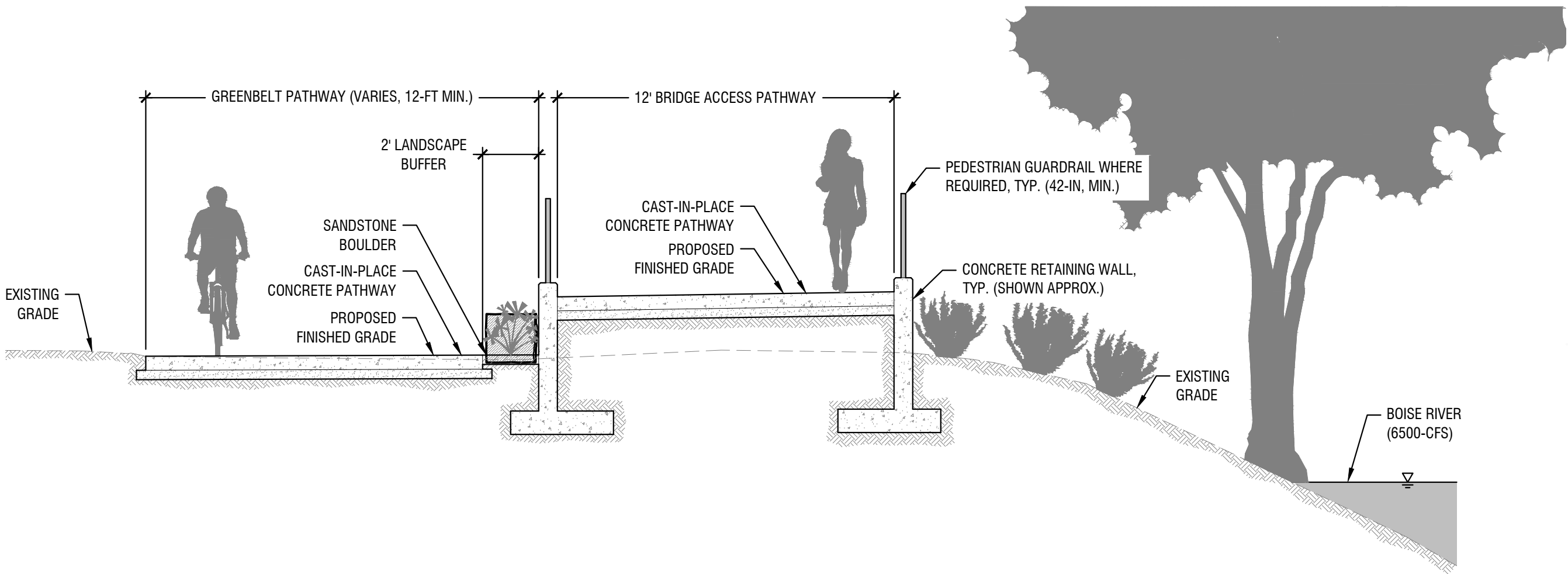
Structure Legend:

BRIDGE GIRDER

Keynotes:

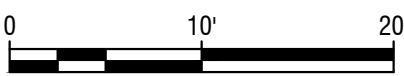
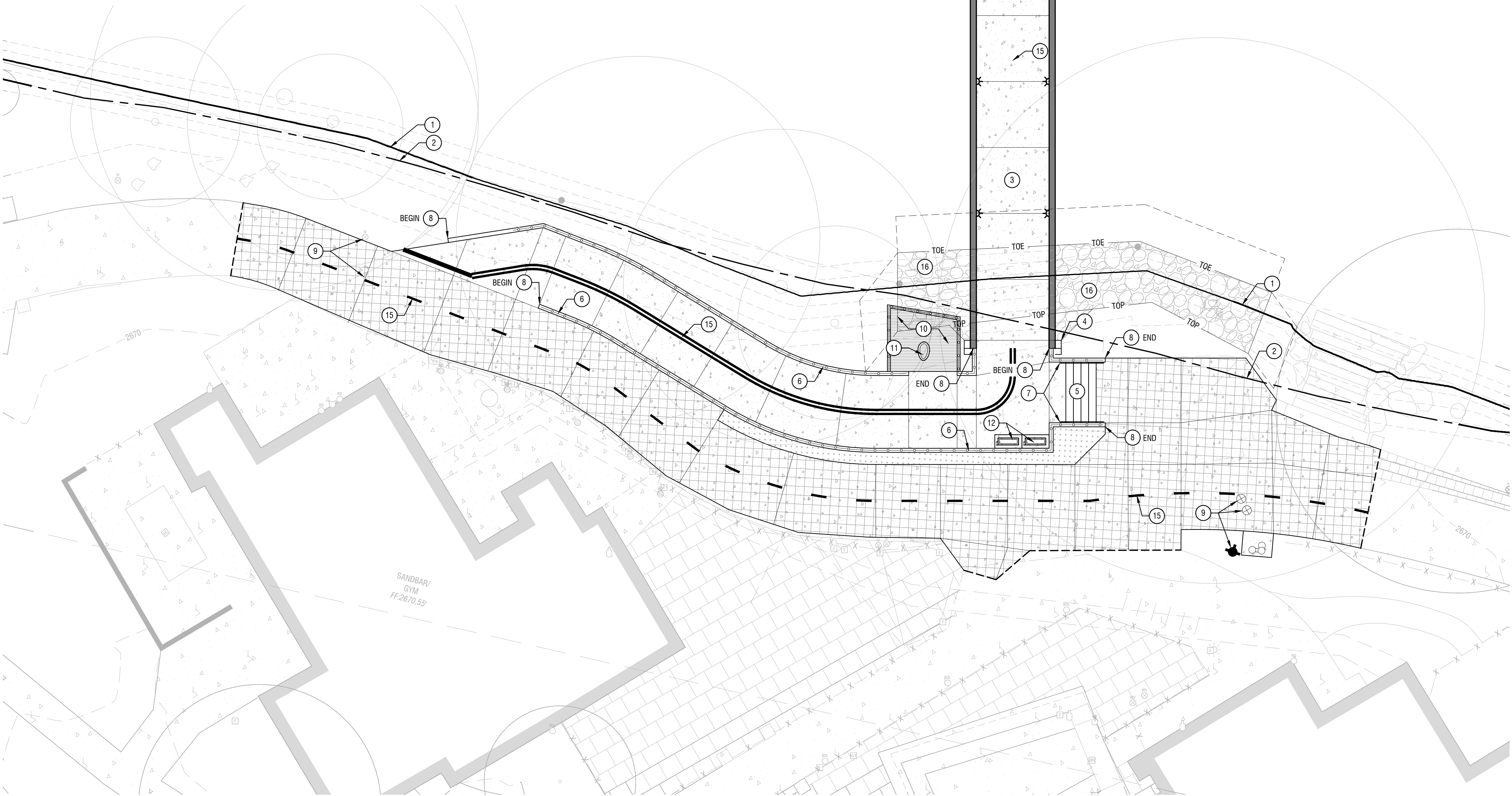
# CALLOUT NUMBERS COORDINATED  
TO NUMBERED NOTES BELOW.

- 6500-CFS WATER LEVEL.
- JURISDICTIONAL "AR" FLOOD PLAIN LIMIT.
- BRIDGE STRUCTURE w/ CONCRETE DECK.
- BRIDGE ABUTMENT (BELOW).
- SITE STAIRS.
- 42-IN HIGH GUARDRAIL.
- HANDRAIL AT STAIRS, TYP.
- SITE RETAINING WALL.
- WATER UTILITY.
- OVERLOOK DECK.
- OVERLOOK DECK BENCH. SEE DETAIL 5/C2.50.
- WAVE BENCH, TYP. 2. SEE DETAIL 6/C2.50.
- CANTILEVER BENCH. SEE DETAIL 7/C2.50.
- CUSTOM DECORATIVE PLAQUE. SEE DETAIL 8/2.50.
- PATHWAY STRIPING (APPROX.)
- RIPRAP SHORELINE PROTECTION PER DETAIL 10/C2.50.



1 Typical Site Section

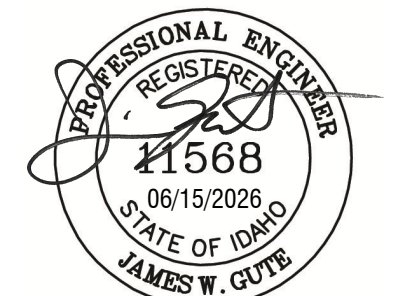
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THE SANDBAR BRIDGE  
The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

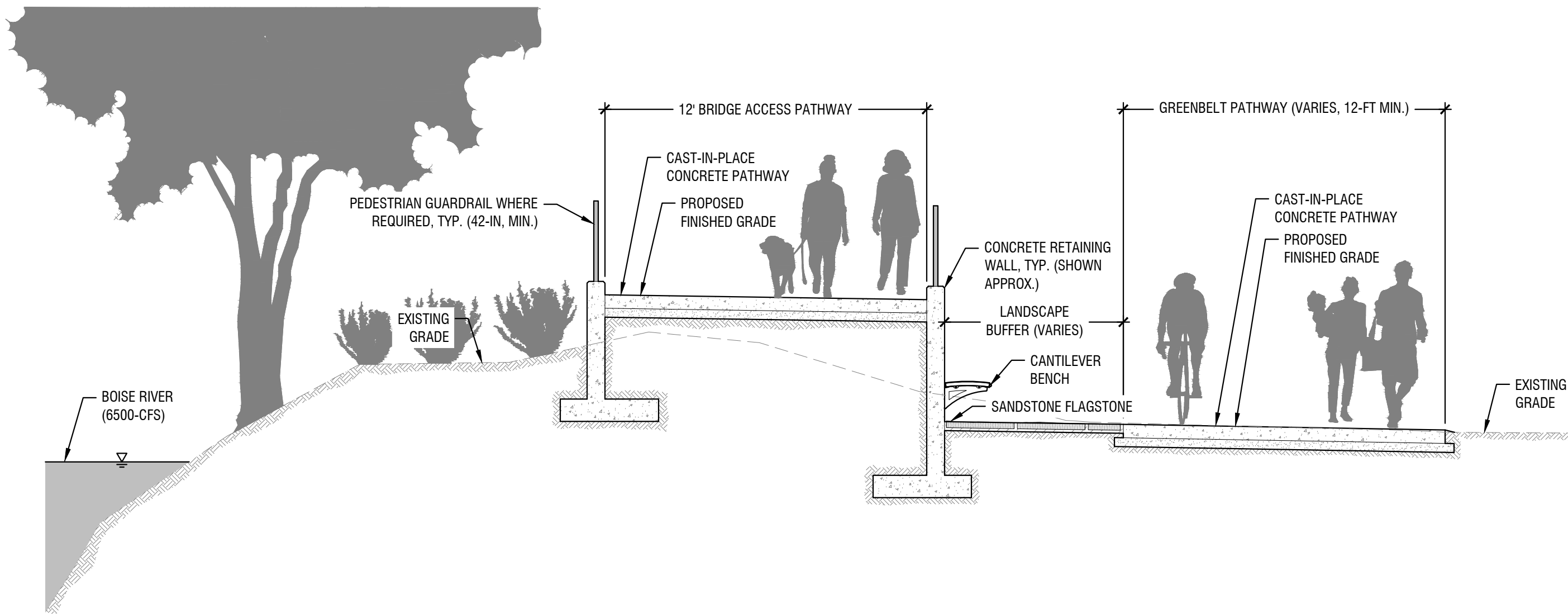
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Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Materials Plan - Area A





Material Legend:

- |  |                                                                              |  |                                                                                                  |
|--|------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|
|  | STANDARD CONCRETE FLATWORK. SEE DETAILS 1 & 3/C2.50                          |  | STANDARD CONCRETE FLATWORK WITH INTEGRATED PHOTOLUMINESCENT STONES. SEE DETAILS 1, 3, & 9/C2.50. |
|  | HEAVY DUTY CONCRETE FLATWORK. SEE DETAILS 2 & 3/C2.50                        |  |                                                                                                  |
|  | LANDSCAPE AREAS. REFER TO LANDSCAPE SHEETS L1.00-L1.02 FOR MORE INFORMATION. |  | RIPRAP SHORELINE PROTECTION. SEE DETAIL 10/C2.50 & SHEET C4.10 FOR MORE INFORMATION.             |

Guardrail / Handrail Legend

- |  |                            |
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|  | 42-IN HIGH GUARDRAIL       |
|  | HANDRAIL AT STAIRS & RAMPS |

Structure Legend:

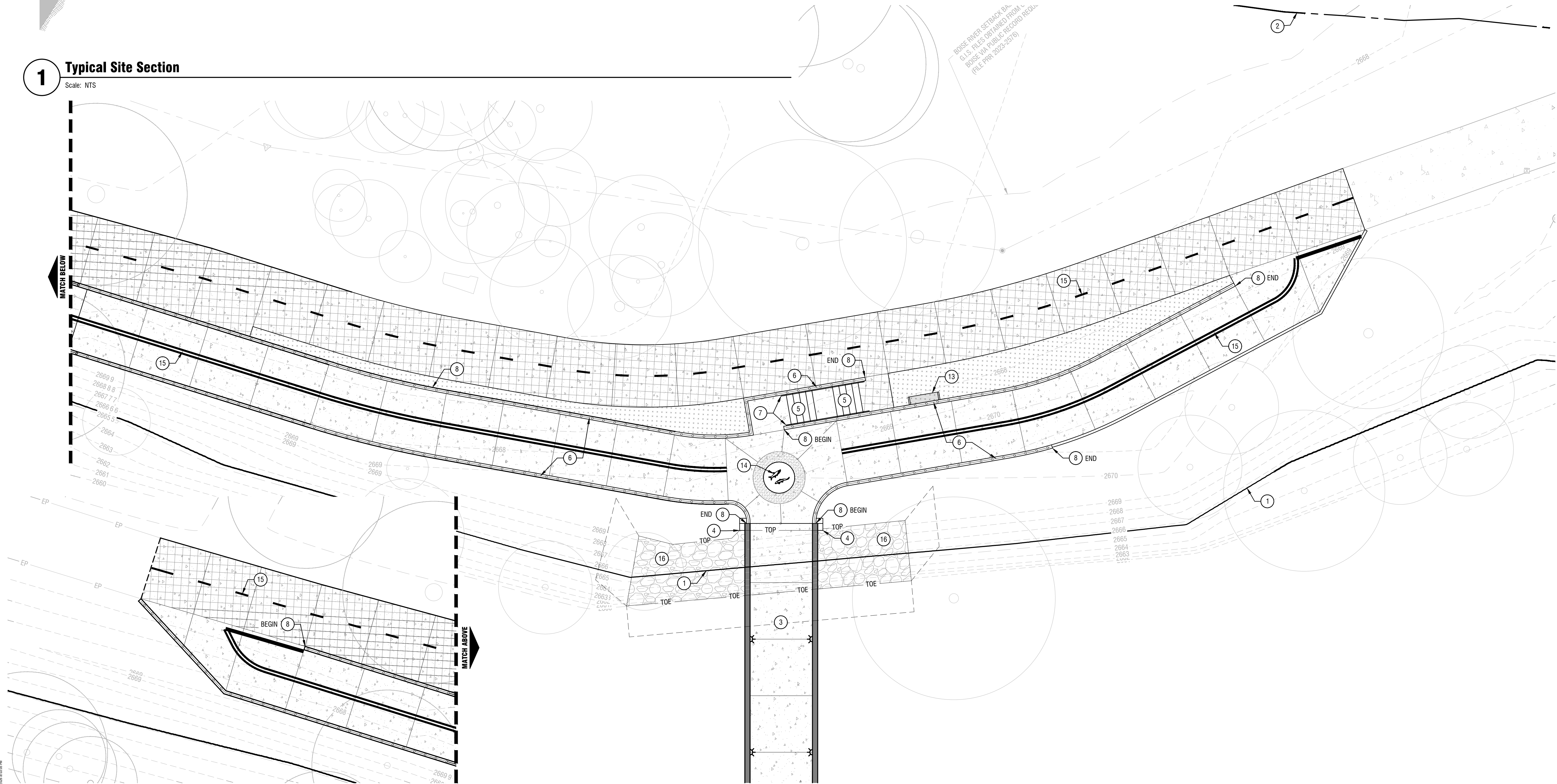
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|  | BRIDGE GIRDER |
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Keynotes:

- # CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW.
- 6500-CFS WATER LEVEL.
  - JURISDICTIONAL "AR" FLOOD PLAIN LIMIT.
  - BRIDGE STRUCTURE w/ CONCRETE DECK.
  - BRIDGE ABUTMENT (BELOW).
  - SITE STAIRS.
  - 42-IN HIGH GUARDRAIL.
  - HANDRAIL AT STAIRS, TYP.
  - SITE RETAINING WALL.
  - WATER UTILITY.
  - OVERLOOK DECK.
  - OVERLOOK DECK BENCH. SEE DETAIL 5/C2.50.
  - WAVE BENCH, TYP. 2. SEE DETAIL 6/C2.50.
  - CANTILEVER BENCH. SEE DETAIL 7/C2.50.
  - CUSTOM DECORATIVE PLAQUE. SEE DETAIL 8/2.50
  - PATHWAY STRIPING (APPROX.)
  - RIPRAP SHORELINE PROTECTION PER DETAIL 10/C2.50.



1 Typical Site Section  
Scale: NTS



THE SANDBAR BRIDGE  
The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

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Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Materials Plan - Area B



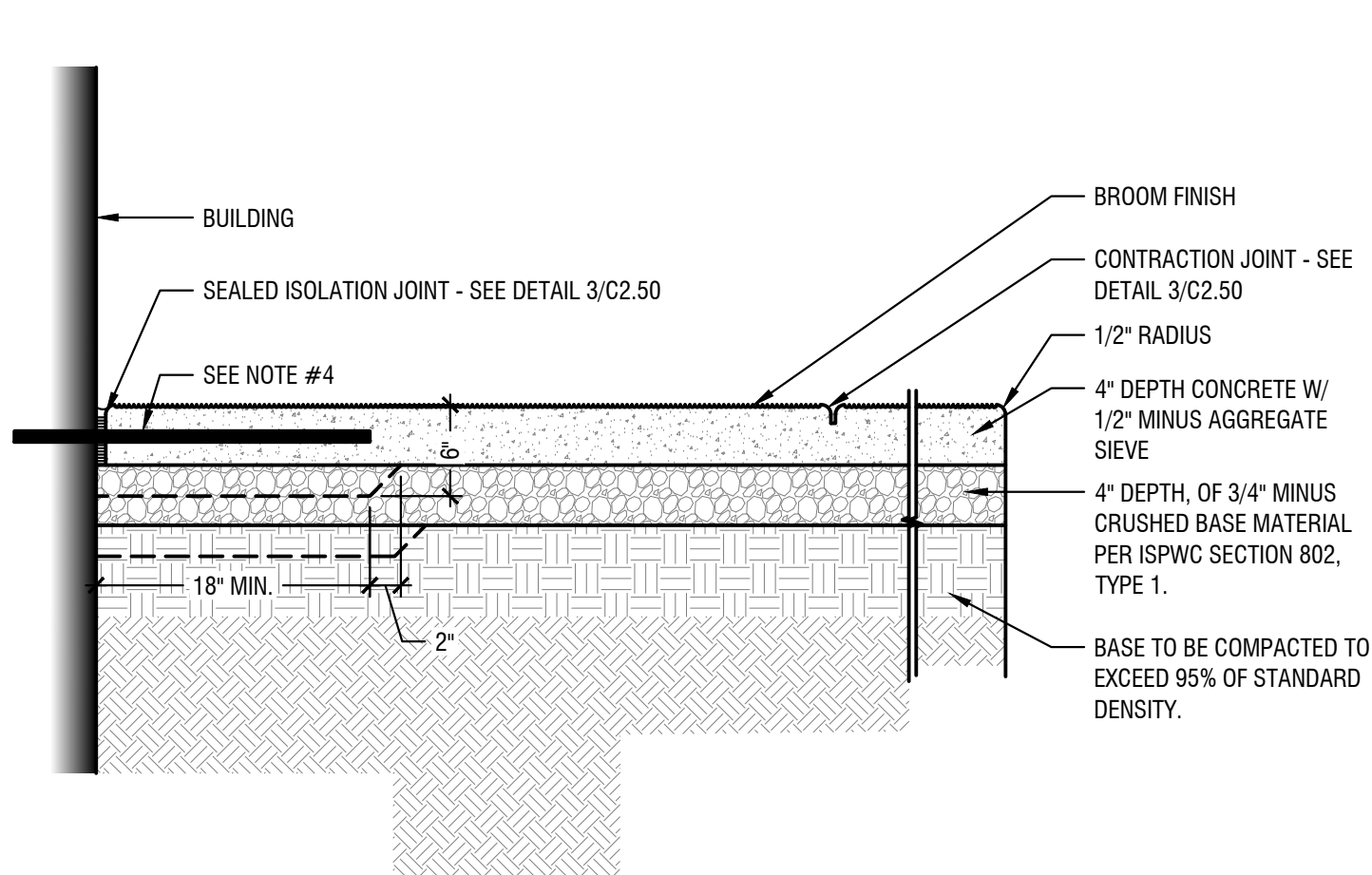


Diagram illustrating the cross-section of a concrete slab on a base, showing reinforcement and construction details:

- BUILDING OR STRUCTURE - SEE DETAIL 3/2.50
- SEALED ISOLATION JOINT - SEE DETAIL 3/2.50
- 6" DEPTH CONCRETE W/ 1/2" MINUS AGGREGATE SIEVE
- #4 BAR AT 12" O.C. BOTH WAYS CENTERED IN SLAB
- CONTRACTION JOINT, SEE DETAIL 3/C2.50
- SUPPORT IN CENTER OF DOBBIES AS REQUIRED.
- SEE NOTE #3
- 6" DEPTH OF 3/4" MINUS CRUSHED BASE MATERIAL PER ISPCW SECTION 802, TYPE 1.
- BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.

**CONTRACTION JOINT**

1/4"

SAW CUT JOINT  $\frac{1}{8}$ " DEPTH OF SLAB AND  $\frac{1}{4}$ " THICK

CONCRETE FLATWORK

**NON-SEALED ISOLATION JOINT**

HOLD JOINT FILLER  $\frac{1}{8}$ " BELOW SURFACE OF CONCRETE. NO SEALANT, USE  $\frac{1}{2}$ " THICK FIBER JOINT FILLER BY W.R. MEADOWS. PROVIDE RESILIENT AND NON-EXTRUDING TYPE PRE-MOLDED BITUMINOUS-IMPREGNATED FIBERBOARD COMPLY WITH ASTM D1751.

CONCRETE FLATWORK

1/2"

JOINT FILLER NO REMOVABLE PLASTIC JOINT CAP - SEE SPECIFICATION SECTION 321313

**SEALED ISOLATION JOINT**

VERTICAL STRUCTURE OR OBJECT

JOINT SEALANT BY TREMCO THC-901 HIGH PERFORMANCE MULTI-COMPONENT POLYURETHANE SEALANT. ASTM C920, TYPE M, GRADE P, CLASS 25 USE T, M & O. COLOR TO MATCH CONCRETE.

CONCRETE FLATWORK

HOLD JOINT FILLER  $\frac{1}{8}$ " BELOW SURFACE OF CONCRETE, NO SEALANT, USE  $\frac{1}{2}$ " THICK FIBER JOINT FILLER BY W.R. MEADOWS. PROVIDE RESILIENT AND NON-EXTRUDING TYPE

1/2"

Diagram illustrating a circular utility structure. The structure is shown within a grid pattern. Dimensions and details include:

- A horizontal dimension of 6' is indicated on the left side of the structure.
- A vertical dimension of 6' is indicated below the structure.
- A detail view shows a cross-section of the structure with a 3" (TYP.) dimension.
- A label points to the structure: "UTILITY STRUCTURE. SIZE VARIES."
- A label points to the reinforcement: "#3 REBAR".

[illegible]

6" TYP.

3" (TYP.)

12"

CONCRETE FLATWORK PER PLAN.

LIGHT POLE BASE PER ELECTRICAL

NO. 3 REBAR

EDGE OF FLATWORK

CONTRACTION JOINT PER DETAIL 3/C2.50

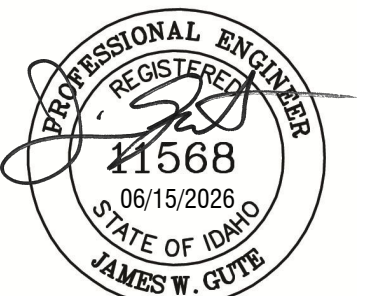
A man with brown hair, wearing a black turtleneck sweater, grey trousers, and brown leather shoes, is sitting on a large, smooth, light-colored rock. He is looking down at a smartphone in his hands. The rock is set on a dark, textured ground. The image is a high-angle shot, looking down at the man and the rock.

A photograph of a modern, minimalist outdoor lounge chair with a curved, segmented design, situated on a stone-paved terrace overlooking a body of water. The chair is composed of several light-colored, rectangular segments joined together, creating a fluid, organic shape. It is positioned on a terrace made of irregular, light-colored stone tiles. In the background, a calm body of water stretches to the horizon, and a small, leafy tree is visible on the right side of the frame. The overall aesthetic is clean and contemporary, emphasizing natural materials and simple forms.

A wooden bench with a metal support bracket mounted on a wall. The bench is made of horizontal wooden slats and is supported by a metal bracket that is attached to the wall. The wall is light-colored and textured. The floor is made of dark grey tiles.

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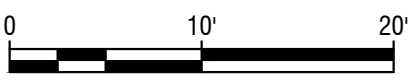


2500 W CHINDEN BLVD  
Garden City, Idaho 83714

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|--------------------|-----------------|
| Project No.:       | 125012          |
| Date of Issuance:  | 06/15/2026      |
| Project Milestone: | Entitlement Set |

## C4.01

1. EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
2. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO THE BUILDING SHALL NOT EXCEED 2.0% CROSS SLOPE OR HAVE CROSS SLOPE LESS THAN 1.0%.
3. SPOT ELEVATIONS INDICATE TOP OF CONCRETE SURFACE UNLESS NOTED OTHERWISE AS FOLLOWS:
  - FG = FINISH GRADE
  - GB = GRADE BREAK
  - HP = HIGH POINT
  - LIP = LIP OF GUTTER
  - LP = LOW POINT
  - MX = MATCH EXISTING
  - RIM = RIM OF STRUCTURE
  - SW = BOTTOM OF SWALE
  - TA = TOP OF ASPHALT
  - TBC = TOP BACK OF CURB
  - TC = TOP OF CONCRETE
  - TW = TOP OF WALL
  - TS = TOP OF STAIRS
  - BS = BOTTOM OF STAIRS
4. ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS.



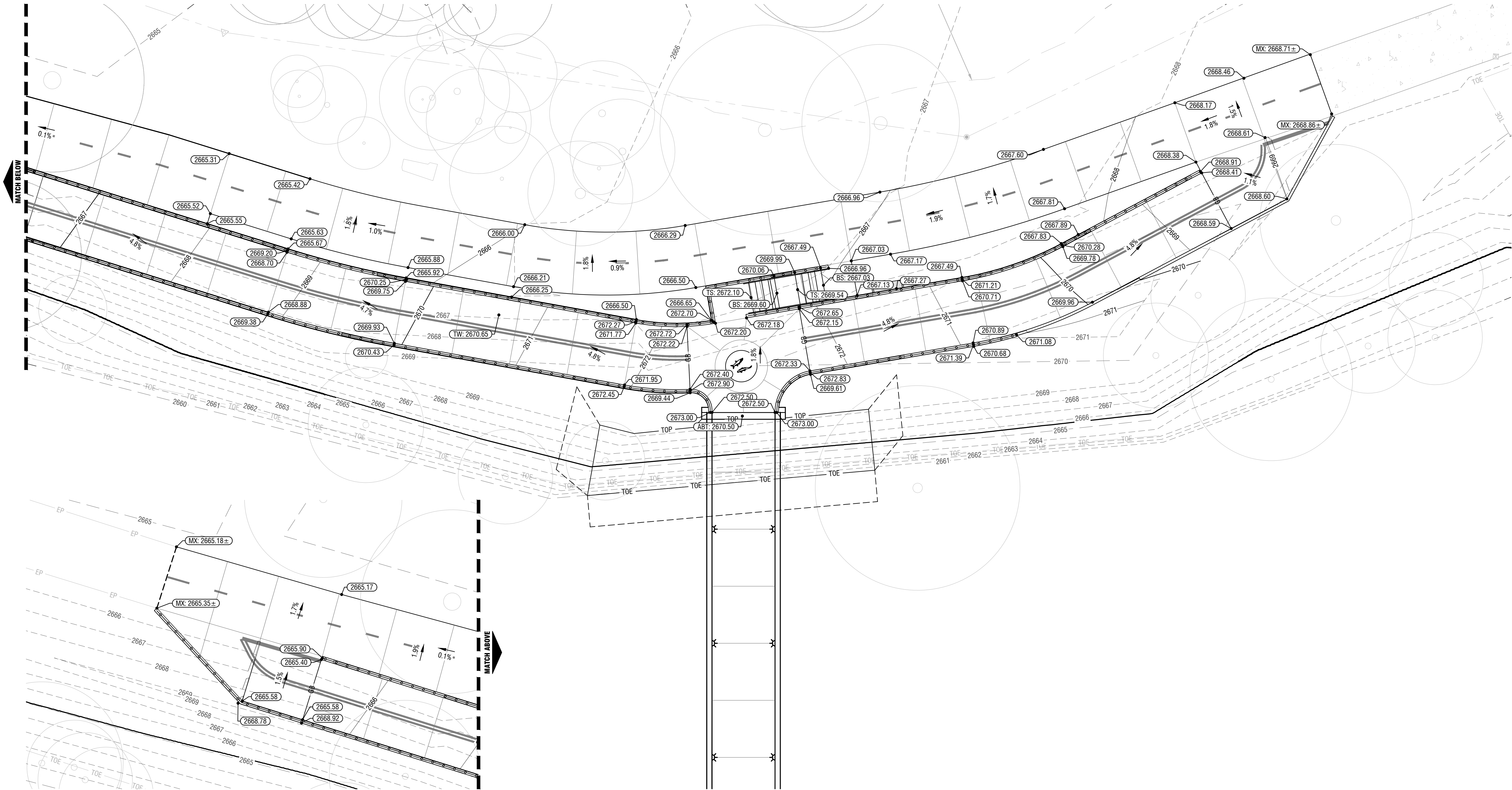
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Sheet Notes:

- EXISTING AND PROPOSED CONTOURS ARE AT A 1-FT INTERVAL.
- LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5%. CROSS SLOPE SHALL NOT EXCEED 2%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. FLATWORK ADJACENT TO THE BUILDING SHALL NOT EXCEED 2.0% CROSS SLOPE OR HAVE CROSS SLOPE LESS THAN 1.0%.
- SPOT ELEVATIONS INDICATE TOP OF CONCRETE SURFACE UNLESS NOTED OTHERWISE AS FOLLOWS:  
FG = FINISH GRADE  
GB = GRADE BREAK  
HP = HIGH POINT  
LIP = LIP OF GUTTER  
LP = LOW POINT  
MX = MATCH EXISTING  
RIM = RIM OF STRUCTURE  
SW = BOTTOM OF SWALE  
TA = TOP OF ASPHALT  
TBC = TOP BACK OF CURB  
TC = TOP OF CONCRETE  
TW = TOP OF WALL  
TS = TOP OF STAIRS  
BS = BOTTOM OF STAIRS
- ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS.



THE SANDBAR BRIDGE  
The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

| Revisions |
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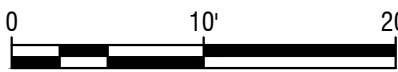
Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Grading Plan - Area B

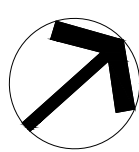
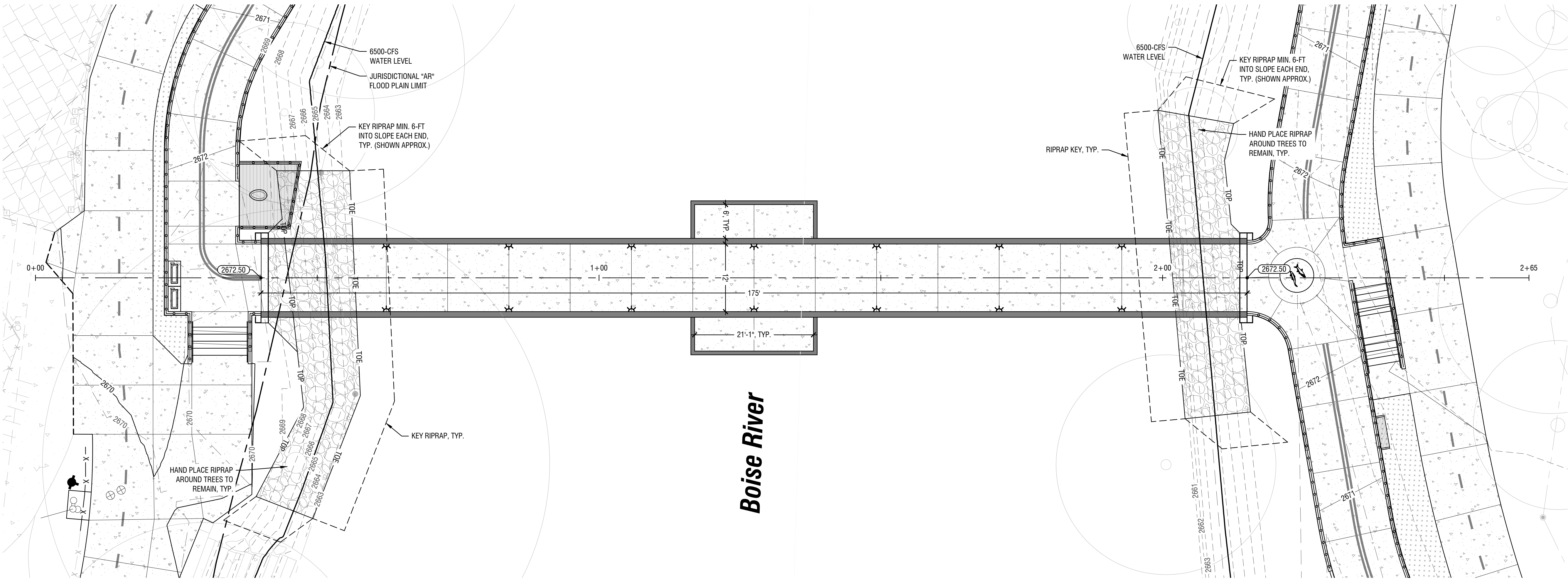
C4.02

Construction Documents-Grading Plan - Area B

Horizontal Scale: 1" = 10'

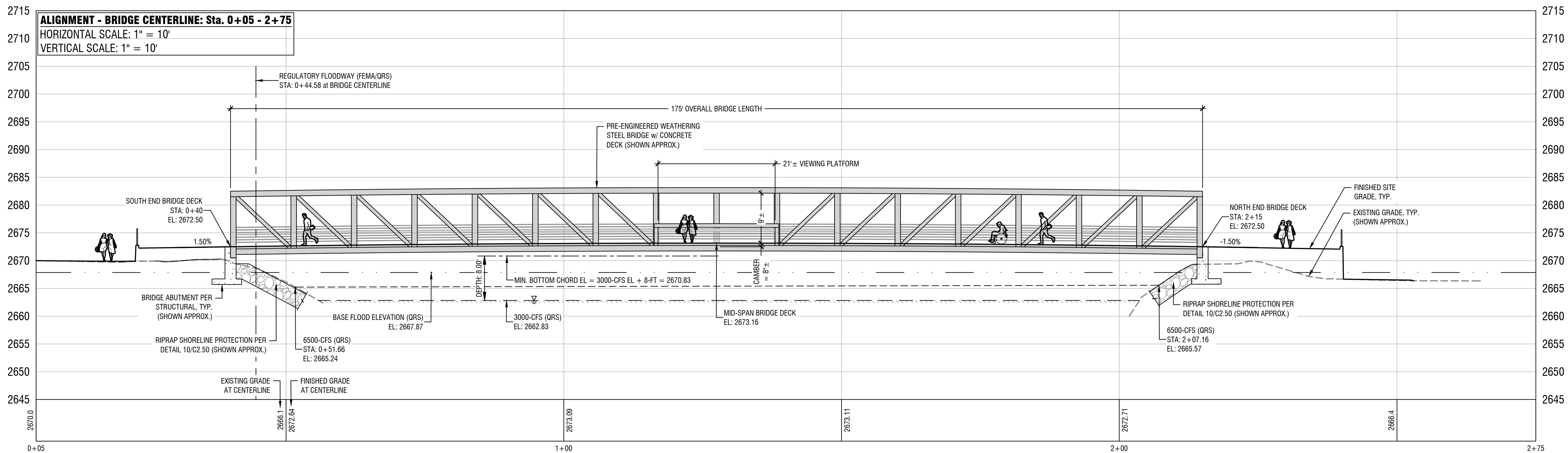
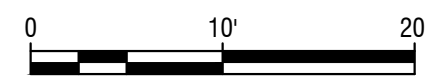






## Construction Documents-Bridge Plan & Profile

Horizontal Scale: 1" = 10'



## THE SANDBAR BRIDGE The Riverside Hotel

2900 W CHINDEN BLVD  
Garden City, Idaho 83714

| Revisions |
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Project No.: 125012  
Date of Issuance: 06/15/2026  
Project Milestone: Entitlement Set

Construction Documents  
Bridge Plan & Profile



Sheet Notes:

- THE CONTRACTOR SHALL BRING ANY CONFLICTS TO THE ATTENTION OF THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIG-LINE (342-1585) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.
- CONTRACTOR SHALL COMPLY WITH ALL NOTES ON SHEET C0.01.
- HORIZONTAL LAY LENGTHS OF MAIN LINES AND SERVICES ARE SHOWN FOR REFERENCE ONLY AND MAY VARY FROM ACTUAL INSTALLED LENGTH.
- ALL PIPE INSTALLATION AND TRENCHING SHALL CONFORM TO THE LATEST EDITION OF THE ISPPWC. BEDDING AND BACKFILL SHALL BE CONSTRUCTED PER SECTIONS 305 AND 306 OF THE ISPPWC.

Water Keynotes:

- FIELD LOCATE AND CONNECT TO EXISTING 10" WATER MAIN.
- INSTALL BEND WITH THRUST BLOCK. BEND ANGLE PER PLAN.
- INSTALL 10-INCH GATE VALVE PER ISPPWC.
- INSTALL FIRE HYDRANT ASSEMBLY INCLUDING 10" X 6" TEE, 6" GATE VALVE PER ISPPWC.
- REMOVE AND DISPOSE OF EXISTING WATER UTILITY INFRASTRUCTURE. SEE DEMOLITION PLAN.
- EXISTING HUMAN AND PET DRINKING FOUNTAIN TO BE RELOCATED.
  - RELOCATED HUMAN AND PET DRINKING FOUNTAIN LOCATION. REINSTALL PER MANUFACTURER'S SPECIFICATIONS WITH DRAIN LINE.
- FIELD LOCATE AND CONNECT TO EXISTING 4" WATER LINE.
- SEE DEMOLITION PLAN FOR REMOVAL OF EXISTING WATER LINES:
  - EXISTING 4" FIRE SUPPRESSION LINE TO BE REMOVED.
  - EXISTING 4" WATER SUPPLY LINE TO BE REMOVED.
  - EXISTING 10" DUCTILE IRON WATER MAIN TO BE REMOVED.
- ADJUST EXISTING VALVE TO FINISHED GRADE PER ISPPWC STANDARD.

Utility Keynotes:

- EXISTING BUILDING HYDRONIC UTILITY CORRIDOR, PRESERVE AND PROTECT DURING CONSTRUCTION.

THE SANDBAR BRIDGE  
The Riverside Hotel

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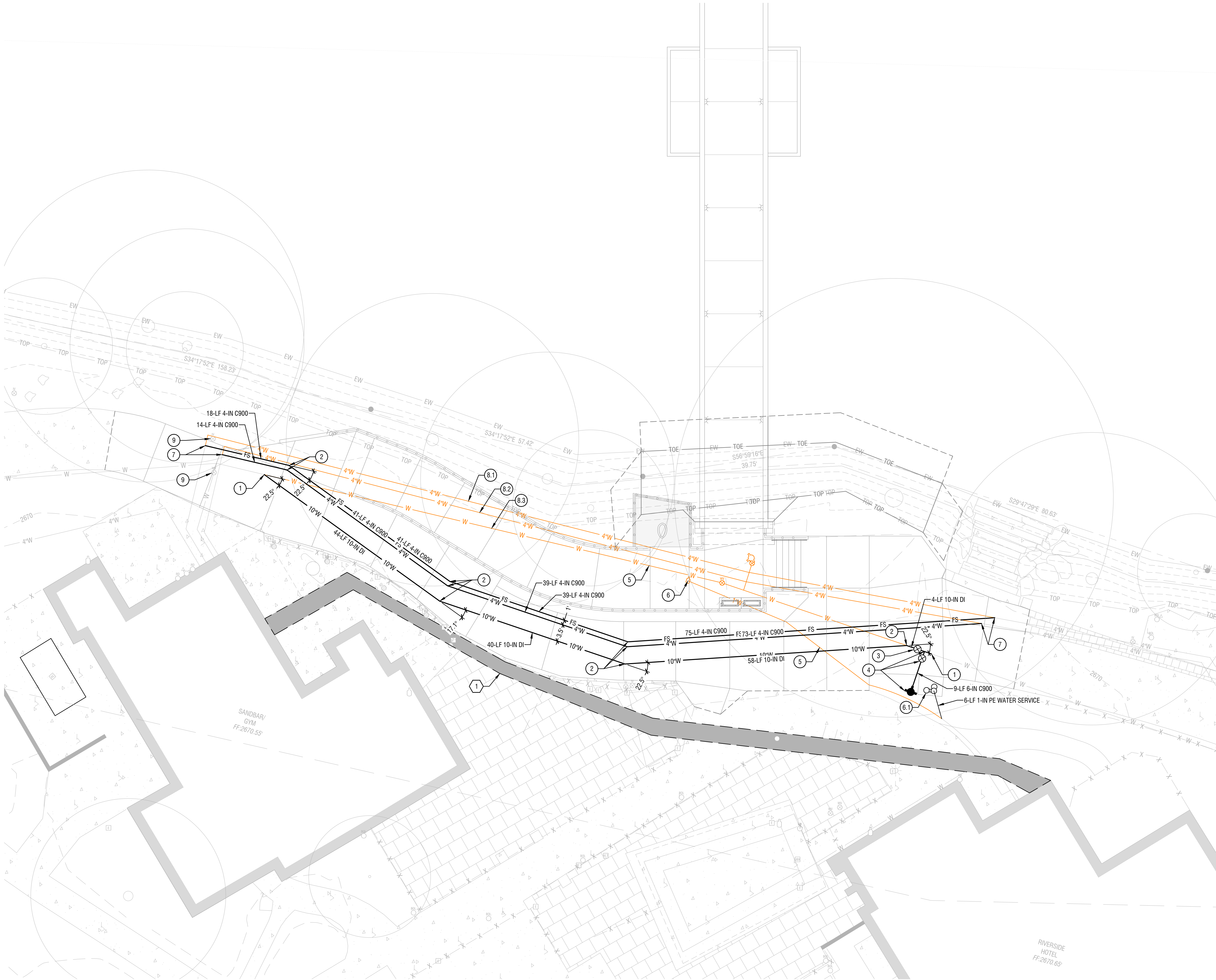
| Revisions |
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Project No.: 125012  
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Construction Documents  
Utility Plan (Area A)

C3.01



Construction Documents-Utility Plan (Area A)

Horizontal Scale: 1" = 10'