

# Clearwater Engineering

P.O. Box 251  
Sandpoint, ID 83864  
Phone/Fax: 208.255.8803  
Clearwater@nctv.com



Attn: Planning Department

February 5, 2019

City of Ponderay  
288 Fourth Street  
P O Box 500  
Ponderay, Idaho 83852

RE: Hotel Ruby – Parking Expansion

GVD Commercial Properties, Inc. owns and operates Hotel Ruby. The company is making improvements to the business by adding more parking stalls and extending the north/south travel way up to the property's northern boundary. GVD, also, owns the parcel to the north and will connect the two parcels in the future by this extension. The extension will require eliminating 3 stalls but the project will have an overall increase of 25 stalls.

The site has an abundance of GIAs already functioning on site. As this project addresses parking in two different areas, the total impervious area for the entire 2.42 acre site was reviewed. With the filling of one GIA and a partial filling of another for parking, there is still sufficient detention and treatment on site for a 25 year storm.

Existing impervious area = 1.39 acres.  
Proposed additional impervious area = 0.19 acres.  
Total impervious area = 1.58 acres.  
Open/green space = 0.84 acres = 35% > required 10%.  
Total building floor area for the hotel and spa = 16,646 sf.

Attached are the project drawings and stormwater report.

If you have any questions, please do not hesitate to call.

Sincerely,



---

Debra M. Van Dyk, P.E.  
Principal