LAND DIVISION

Permit info: SUBFY2025-0002

Application Date: 2/10/2025 Rec'd by: CW

FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
208.472.2926 (FAX) ▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

CONTACT INFORMATION

APPLICANT

Name: Jeremy Wright, for Brighton Development, Inc. **Address:** 2929 W Navigator Dr. Ste 400
Email: jwright@brighton.co Meridian, ID 83642
Phone: (208) 871-3812

OWNER

Name: Patrick Gilligan, for LB River Club Owner, LLC **Address:** 2029 Century Park East, Ste 2070
Email: Los Angeles, CA 90067
Phone:

PROPERTY INFORMATION

Subdivision/Project Name: River Club Townhomes

Site address: 6515 W State St. Garden City, ID 83714

Description of Existing Use(s): Golf Course

Description of Surrounding Uses: *See attached Narrative (Compliance Statement & Statement of Intent)

APPLICATION INFORMATION

☐ **Minor Land Division** ☐ **Preliminary Plat** ☐ **Planned Unit Development**
☒ **Combined Preliminary/Final Plat** ☐ **Final Plat** ☐ **Condominium**

If final plat have there been any changes since the preliminary plat? Y/ N N/A

Number of residential lots 134 **Number of commercial lots** 0 **Number of mixed use lots** 0
Number of common lots 5 **Square feet of common open space**_____
Are any improvements planned within the common open space area? If so, specify.
_____

What public services and facilities are required for this development? _____**Fire Protection** __x__**Police Protection** __x__**Water** __x__**Sewer** __x__**Drainage** __x__**Streets** __x__**Schools**

What housing types are proposed? MARK ALL THAT APPLY
Single Family_____ **Condos**_____ **Townhomes** x **Live/Work**_____
Manufactured/ Mobile Homes_____ **N/A**_____

Is this plat a portion of a larger land holding intended for subsequent development? If yes, please explain. *The following questions are included as part of the Compliance Statement & Statement of Intent, attached to this application.
Is the project within the Floodplain?

Are there any proposed uses not allowed in the zoning district where the project is located? If so, specify. If so, what is the gross land area devoted to such uses?

What is the effect of this site development on roadways and traffic conditions?

Are there new roads proposed/required?

Are there new ingress/egress being proposed?

How has off-street parking and loading been arranged and sized to prevent traffic congestion?

How has vehicular and pedestrian circulation been arranged with respect to adjacent facilities and internal circulation?

Has there been connection to or access provided for future connections to bicycle and pedestrian pathways or regional transit?

What neighborhood characteristics exist or are planned which make this development compatible with the neighborhood and adjoining properties?

What is the effect of this site development on the adequacy of storm and surface water facilities?

How will the design create a sense of place (usable open space, public art, visual focus points)?

How has landscaping been used to protect existing trees, utilize existing features, create harmony with adjacent development and prevent erosion and dust?

What type of water will be used for landscaping? _____Irrigation – Non-Potable _____Irrigation – Potable _____City Water System

Have native or drought resistant plants been utilized in the landscaping plan? If so what types and what percentage of the overall landscape is dedicated to these plants?

What sustainable concepts have been incorporated into the design?

CITY OF GARDEN CITY

6015 Glenwood Street ▪ Garden City, Idaho 83714
Phone 208/472-2900 ▪ Fax 208/472-2996

18 January 2025

Building Department
City of Garden City
6015 North Glenwood Street
Garden City, Idaho 83714

Subject: **6515 West State Street – Parcel E – ROS #14581**
Tax Parcels S0630212970 & S0630212980
Proposed 134 Unit Townhome Project
Water and Sanitary Sewer Conditional Ability to Serve
ATSFY2025-0003

I am a consultant (employed by Centurion Engineers, Inc.) appointed by the city council as the engineer for the city of Garden City. The referenced project is eligible to receive water and sewer service from the city of Garden City from existing infrastructure.

The city water system in the area provided a minimum fire flow of 1,500 gallons per minute with a residual pressure of 20 pounds per square inch for two hours (fire hydrant 4026) or 1,750 gallons per minute with a residual pressure of 20 pounds per square inch for two hours (fire hydrant 4060) based upon a letter dated 30 December 2024 from the Garden City Public Works Water Division. Said system is capable of providing adequate fire protection capacity to serve a proposed facility if the North Ada County Fire and Rescue District determines that the project does not require more fire protection water than what is available from the city system. Should the District require more fire protection water than the current or extended system is capable of providing, the owner of the project may be required to modify and propose construction to comply with the District's flow requirements and/or upgrade the city's water system. The District will require additional fire hydrants.

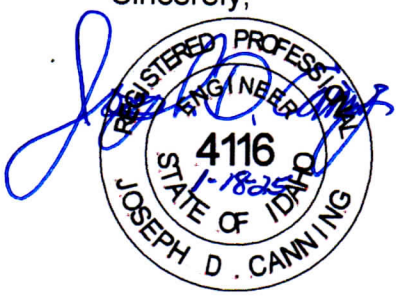
New water mainline extensions and water service connections must be coordinated, reviewed and approved by the city prior to installation. Extending mainlines to adjoining lands should be expected and required. Design and installation are the responsibility of the applicant.

The existing city sanitary sewer system is expected to be able to serve the project. However, some minor flow modeling should be expected to assure the mainline down-gradient of the connection point has adequate capacity. The applicant must verify route via acceptable easements, access, location and available grade to the city sewer system. The applicant is responsible to verify that the proposed land use is capable of being served by the existing city sanitary sewer service in the area. Should capacity and depths not be adequate to serve the site, the applicant may have to provide and pay for facilities to reasonably discharge to the city system or to alter the site design to be able to discharge to the city system via gravity flow. The applicant is advised to perform topographic surveys to be sure a project may be served. We know some initial work for a route to connect to sewer service has been performed.

Any new sanitary sewer connections must be coordinated, reviewed and approved by the city prior to installation. Extending mainlines to adjoining lands should be expected and required.

Special uses on the site may require pretreatment of wastewater based upon review of use by Garden City Environmental.

Sincerely,



J. D. Canning, PE/PLS
Centurion Engineers, Inc.
Garden City Engineer

ec. Mr. Colin Schmidt
Public Works Director
City of Garden City

Mr. Troy Vaughn
Garden City Collections/Construction Manager
City of Garden City

Mr. Chad Vaughn
Garden City Public Works Water Division
City of Garden City

GARDEN CITY
NESTLED BY THE RIVER

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

Affidavit of Legal Interest

State of Oregon) ss.
County of Multnomah)

I, LB River Club Owner LLC, 2029 Century Park East, Ste. 2070
Los Angeles (City), CA, 90067 (State and Zip)

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Brighton Development Inc. (Name of Applicant),
to submit the accompanying application pertaining to 6515 W. State Street, (Address of Property Subject to this Affidavit)
Garden City Idaho, 83714, "Property."

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated ~~this~~ day of January, 2025

[signature] PATRICK GILLIGAN
Signature Printed Name
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

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

Notary Public for _____

Residing at: _____

My Commission expires _____

See attached notarial Certificate

4/10/2023

State of Oregon Notarial Certificate (ORS Ch. 194.280, 194.285)

Verification on Oath or Affirmation

State of OREGON

County of Multnomah

Signed and sworn to (or affirmed) before me on (date) January 22nd, 2025

by (name(s) of individuals making statement) Patrick Gilligan.

Conor Schloff

Notary Public - State of Oregon

My commission expires December 2, 2028

Official Stamp

OFFICIAL STAMP
CONOR JAMES SCHLOFF
NOTARY PUBLIC - OREGON
COMMISSION NO. 1054007
MY COMMISSION EXPIRES DECEMBER 2, 2028

Document Description

This certificate is attached to page 1 of a Affidavit (title or type of document), dated April 10th, 2023, consisting of 1 pages.

BRIGHTON

February 10, 2025

Jenah Thornborrow, Director
Garden City Development Services.
Garden City, ID 83714

Re: River Club Townhomes – Design Review & Land Division Applications

Dear Ms. Thornborrow,

Brighton Development is pleased to submit Design Review and Land Division applications for the River Club Townhomes—a 134-unit townhouse project encompassing the entirety of the *"East Sub-District"* of the Residences at River Club SAP District depicted below, and on page 3.

PRIOR ACTIONS

The Residences at the River Club has received the following Garden City approvals:

- Rezoned 22.68 Acres from R-2 to Specific Area Plan District
- Adoption of Amended Findings of Fact, Conclusions of Law and Decision (August 14, 2023)
- Approved Development Agreement
- Adopted SAPD Ordinance (May 13, 2024)
- Adopted Zoning Ordinance (May 13, 2024)
- Minor Land Division Administrative Approval (August 27, 2024)
- Recorded Record of Survey of Four Legal Parcels (September 18, 2024)

BACKGROUND

The actions noted above establish the entitlement requirements for The Residences at River Club, particularly the Amended Findings, dated August 14, 2023, and Title 8A – Residences at River Club of the Garden City Development Code. Given that townhomes are *"permitted"* under Title 8A, and private streets are a conditioned requirement of the design review process, we are submitting the required Design Review and Land Division applications.

In support of those applications, Brighton's River Club Townhomes project complies with:

- The approved Master Plan East Sub-District residential use of single-family attached townhomes—with the design distinctions depicted in Exhibit A, page 10:
  - 134 townhomes are spread across the entire East Sub-District;
  - The master plan's parking *"field"* adjacent to State Street has been replaced by a quadrangle of units along the periphery, surrounding an internal parking court; and,
  - The mass of "*Building C,"* the large multi-family structure is replaced by three-story units—all within the 35-foot height limit specified by Condition of Approval 9.a.

- The River Club SAP District Code Sections, notably:
  - 8-8A-2B-1.A & D – Sub-District density, use and housing type
  - 8-8A-2B-2 – Allowed Uses Table *(townhouse is a permitted use)*
  - 8-8A-2B-3 – Form Standards Table *(building height and setbacks)*
  - 8-8A-3D-5 – Required Parking Table
  - 8-8A-3E-5 – Private Street Standards
  - 8-8A-3H-4 – Open Space Standards…for Townhouse Residential Dwelling Units

- Title A Table 8-8A-2B-3 – Form Standards
  - Maximum Height of 35 feet
  - Setback Minimums *(see Preliminary Plat Sheets PP3.0, 3.1 & 3.2)*
    - Perimeter Setbacks: State Street – 15'; Golf Course – 10'; Side – 10'
    - Building Separation: 10 feet
    - From Right-of-Way / Parking Facility: 3 feet

There are, however, two deviations from the master plan and applicable City Code. Even so, we believe the project is still in *"substantial conformance with the conceptual master plan"*:

- Project density, at 13 du/acre, is slightly less than the Code's specified *"at least 14*."
- The *"minimally 10-foot-wide multi-use pathway"* along the southern boundary is six feet.
  - The East Sub-District pathway corridor is a *"dead-end"* and, per Condition of Approval 9.C, bicycle/pedestrian access to N. Fair Oaks Place is forbidden.
  - The 6-foot pathway provides the required/encouraged internal pedestrian circulation without luring *"pass-through"* travelers or golf carts into that dead-end system.

Thus, to fulfill the requirement of the Findings, Conclusions, and Decision for Design Review approval of all structures and private roads *(Conditions 7, 9.a, and 9.d)*; to implement the intent of The Residences at the River Club Master Plan for the East Sub-District—specifically, townhouse dwelling units *(graphic next page)* and subdivision lot layout, Exhibit B, page 11; and to comply with the standards of the SAP Ordinance, Design Review, and Land Division applications, detailed beginning on page 4, are submitted for approval.

RIVER CLUB TOWNHOMES
W STATE STREET
EMERGENCY ACCESS ONLY
BRIGHTON
CONCEPTUAL, SUBJECT TO CHANGE

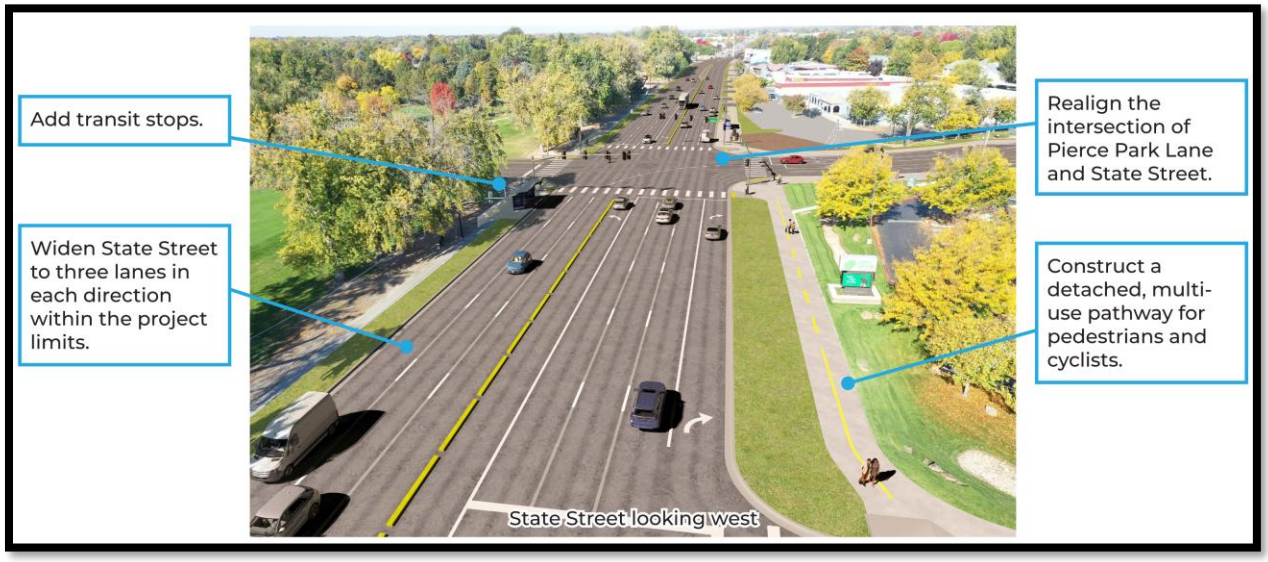
THE APPLICATIONS

DESIGN REVIEW

River Club Townhomes is comprised of 134 three-story townhomes on individual lots. With a maximum height of 35 feet across the entire footprint of the East Sub-District, this project will have a bold presence without overpowering the neighborhood. The proposed design of 13 units per acre takes into consideration the transition from R-2 zoning to the south. Brighton has provided a mix of elevations, unit types, and premium and standard lots to meet the desires of a diversity of prospective owners.

Bike and Pedestrian

This project incorporates sidewalks, pathways and open spaces for enhanced pedestrian access and internal circulation throughout. (See exhibit A, p.3) Brighton and its partners will work closely with ACHD to provide safe access to future multi-use pathways for pedestrians and cyclists, as well as improved transit stops within the State St. corridor.



ACHD Future Construction

Parking and Parking Lot Standards

Per Garden City Code **8-8A-3D-5,** two (2) spaces are required for each unit; two are provided. Additionally, 13 guest parking spaces are required; 84 guest spaces are provided.

One (1) tree per five (5) parking stalls, or 17 trees/84 stalls in total, will be installed according to the landscape plan. Additionally, trees and landscaping provide buffers to all adjacent uses including W. State Street.

Community Interaction

River Club Townhomes integrates well into the existing landscape while advancing a compact development pattern with smaller lots and vertical construction. The increased density helps in the preservation of green space and enhances livability, long term. In concert with the surrounding basic services, along with ACHD's enhanced upgrades due mid-2026, this project encourages walking, cycling and public transit. The site is enhanced by its proximity to The River Club which is, in itself, reason to want to come and stay. Additionally, the project incorporates open space internally to create a sense of community and shared places within. As per the Sustainability Checklist and compliance with 8-4G, River Club Townhomes scores 12 points of the required 6/unit.

Landscaping

The total site dedicated to landscaping accounts for 18.86% of total area, or 11.94% excluding required perimeter buffers. Access to and through those open spaces further advances the community interaction initiatives outlined above. The trees and shrubs have been carefully selected to adhere to local climate conditions as well as complementing the adjacent golf course and neighborhood.

Along the 227-foot State St. frontage, we will provide the required six (6) class II or III trees, one for every 50'. Regarding tree mitigation, construction will require the removal of several trees. However, we will provide 918 cal. inches to mitigate the 917 removed with mitigation required. (See Landscape Plan pp. 1 and 6.)

MITIGATION REQUIREMENTS AND CALCULATIONS				
SEE L6.0 TREE INVENTORY AND ANALYSIS.				
DESCRIPTION	QUANTITY	CALCULATION	REQ	PRVD
NON REQUIRED SITE TREES	68	68 TREES * 2" CAL		136
NON REQUIRED LOT TREES SEE L2.0–3 TYPICAL HOUSING UNIT PLANTING PLAN	256	8 TREES PER UNIT*32 UNITS * 2" CAL		512
TREES PLANTED IN CONJUNCTION WITH GOLF COURSE	135	135 TREES * 2" CAL		270 *
TOTAL TREE MITIGATION			REQ	PRVD
			917	918

The site's pressurized irrigation system will be updated and incorporated with the golf course master irrigation system. The existing irrigation water has been supplied from the BVID canal, north of State St., and from an IDWR surface water right delivered from Silver Lake. Further, this proposed project will require less irrigation water than previous uses. (See "Natural Features & Resource Analysis," p. 2)

Building Design

The buildings have been designed with a variety of planes, massing, and materials to add shadow lines and visual interest to the elevations, as well as very livable floor plans. The front doors and patios have been recessed while living spaces and primary bedrooms have been pushed out past the lower building plane while focusing on proportions, scale and composition. Roof lines and massing shapes give variety to front and rear elevations across multiple buildings while still feeling like a cohesive development. Materials such as masonry make up a majority of the ground floor material for their durability and to add visual weight to the base of the elevations. Added windows and fiber-cement siding in a variety of finishes make up the upper floors, trim, fascia, and pop outs. Landscaping around buildings, and in common spaces, soften building elevations and provide privacy and screening where needed.

The structures include building elements which cantilever past the foundation plane with setbacks of at least 5’ on all sides except where units are attached. Only a few units encroach into these setback limits but maintain at least 10’ between buildings. Units front green space, courtyards and pathway systems which allow for separation between building fronts, as well as utilizing views, where possible. Floor-area ratios range from just below 50% up to 65% for individual units. The buildings will be well-constructed with tight envelopes, well-detailed sound walls, and quality building materials. These, mixed with efficient equipment and systems, will contribute to their energy efficiency and user comfort for all units.

**See attached Schematic Drawings for more proposed elevations*

LAND DIVISION: Combined Preliminary / Final Plat

Plat Information

River Club Townhomes is a combined Preliminary / Final Plat project consisting of 134 residential lots, five (5) common lots, and one (1) common drive lot. The Landscaping Plan shows the proposed improvements to open space, consisting of 53,439 SF, for the internal site. This represents 11.94% of the overall plan without the buffers. This development will require the following public services and/or facilities: Fire protection, police protection, water, sewer, drainage, private streets, and schools. The proposed housing type will be townhomes.

The proposed subdivision plat encompasses the East Sub-district of The Residences at The River Club SAP. The townhomes are an allowed use within the current zoning district. Subsequent development is subject to current ownership of the remaining two (2) sub-districts; West and Central.

Flood Plain

"The proposed site is in the existing floodplain. The Garden City Resolution No 1083-20 was used to determine the floodplain limits given the ongoing floodplain analysis being done by the City. The floodplain elevation maps as shown in the City Resolution have E. 43rd Street at a base flood elevation of 2652. Finished floor elevations will be set two feet above the City mapped floodplain elevation as required by City code. The garages will be set at grade and be protected by flood openings in the exterior foundation and garage doors. The floodplain will not be affected by the proposed project."
(Natural Hazard & Resource Analysis, p. 1)

Roadways and Traffic

ACHD's expansion of W. State St. and Pierce Park Ln. coincides nicely with the anticipated construction timelines. State St. will be expanding to three lanes in both directions. This will help reduce the effect of increased traffic to and from the site. We are working closely with ACHD to incorporate right-in and right-out ingress and egress points. U-turn locations are available east of the project egress for west-bound State St. traffic.

Internally, off-street parking and loading has been spread across the site to prevent traffic congestion, as well as providing convenient access to townhomes throughout. Internal pathways provide circulation within as well as access to State St.'s walkways, bicycle pathways, and upgraded bus stop locations as part of ACHD's expansion. Per Condition of Approval 9.c, emergency-only access is provided to N. Fair Oaks Pl. at the southeast corner of the site. Extensive screening is incorporated along property boundary to address concerns from neighboring single-family residents.

Neighborhood Characteristics

The existing neighborhood characteristics include: The River Club golf course, nearby shopping, dining, groceries, and green belt access within one mile via State St. and N. Plantation River Dr. The sense of place will come largely from the golfing community and natural shared passion for the sport and lifestyle that River Club promotes and sustains. This, combined with the purposeful design and integration of open spaces and landscaping, creates a place where people will want to come and stay. Additionally, we have been thoughtful regarding surrounding neighbors by adhering to a 35' maximum height across the entire East Sub-district to soften the transition from the adjacent traditional single-family homes to our townhomes.

Landscape

The Landscaping Plan incorporates an estimated 50% of drought-tolerant trees, shrubs, and grasses, and 100% of turf. The specified turf has a deep root system which allows it to access moisture during dry periods. Its rhizomatous growth habit helps with self-repair and spreading, making it more resilient in stressful conditions. The choice was made not to include any native plants due to the requirement for specific soil conditions, watering regimes, and pruning techniques that are not widely understood by standard landscape maintenance crews. Without proper management, these plants can become overgrown, fail to establish, or be mistakenly removed as weeds. Additionally, native plants do not conform to the conventional aesthetic expectations of this development.

Preservation of most existing trees was not feasible due to the improvements and infrastructure required to fulfill the SAP vision. Many of the existing interior and perimeter trees, such as black locust, were undesirable, while others were nearing the end of their lifespan. Even though preservation was not an option, the development meets the City's mitigation requirements *(page 5, above)* ensuring long-term environmental and aesthetic benefits for both Garden City and the surrounding area.

The landscape design integrates seamlessly with adjacent developments through an open-concept plan. The absence of fenced yards maintains visual continuity, while the project's interior and perimeter pathways enhance accessibility. All landscape surfaces will be covered with either turf grass or rock mulch and plants. These groundcover treatments nearly eliminate all dust pollution. Given the site's relatively flat topography, erosion is not a concern.

The design emphasizes water efficiency using drought-tolerant turf in select areas where it provides the greatest benefit to homeowners, minimizing irrigation demands. The planting palette includes species suited to the local climate, reducing maintenance and resource consumption. Further, the use of drip lines in planting beds and utilization of non-potable irrigation, along with our use of pavers, improves sustainability. The site incorporates a storm water infiltration and retention system, and overall design is less water-dependent than the previous use.

WAIVER REQUEST OF APPLICATION MATERIAL

Both application checklists afford the option for a *"waiver"* of certain application materials. We are requesting a deferral —not a waiver—for two required items:

- Project *Covenants and Deed Restrictions*, are in-process but not yet through legal review. Thus, we ask that their submittal and approval be a conditioned requirement prior to final plat signature.

- Project signage *(Master Sign Plan)* is in the early design phase. A monument sign location is noted on the pre-plat south of the entrance. However, because the marketing name is still to be determined, and sign materials and size decisions are pending, we request deferral of the signage submittal.

IN CONCLUSION

Based on the foregoing, as supported by the accompanying Design Review and Land Division applications and documentation, we respectfully request approval of the River Club Townhomes project.

If you or your staff have questions or require additional information, please contact me at jwright@brighton.co or (208) 871-3812.

Sincerely,

Brighton Development, Inc.

Jeremy Wright
Assistant Project Manager - Entitlement

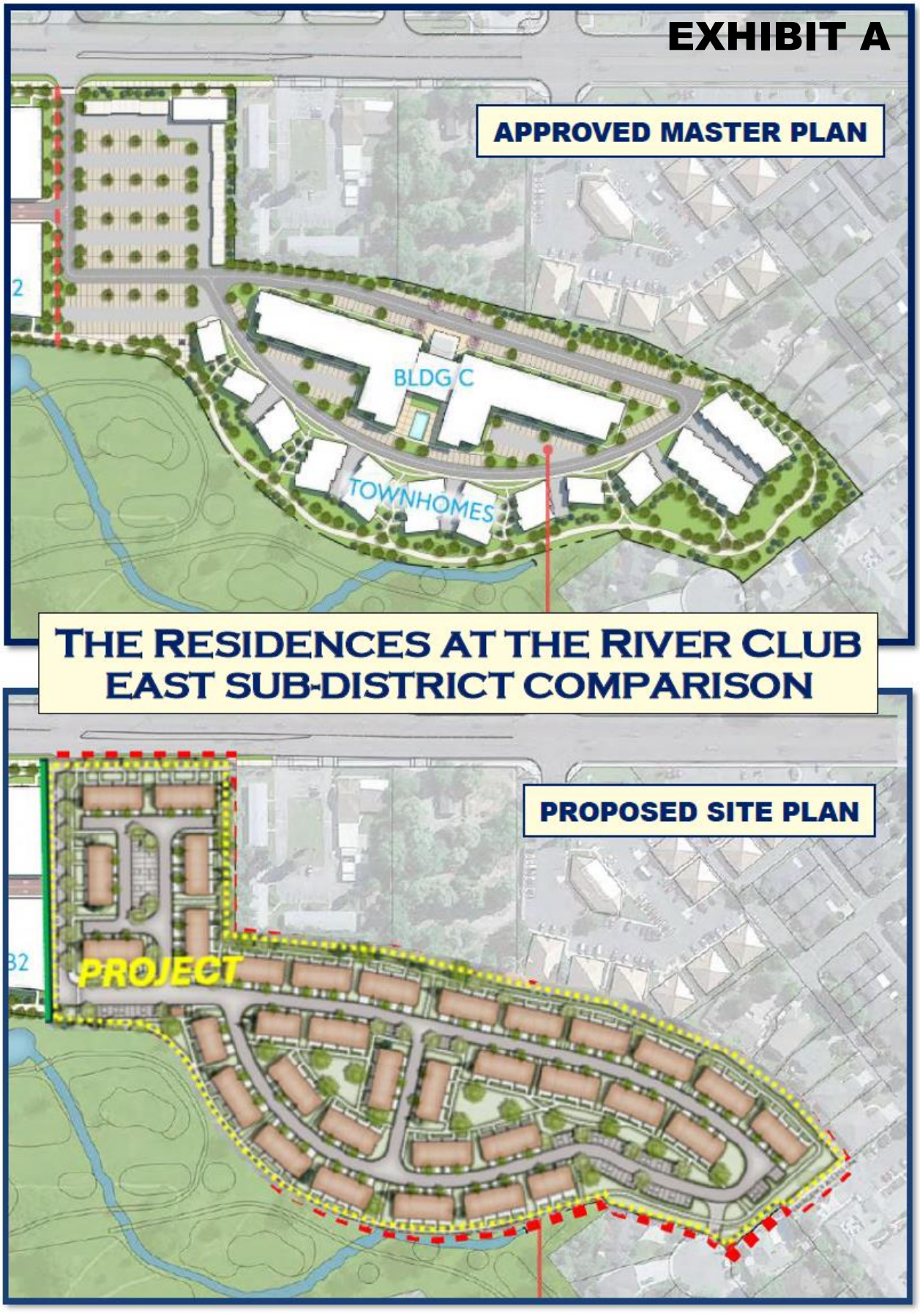


EXHIBIT A
APPROVED MASTER PLAN
BLDG C
TOWNHOMES
THE RESIDENCES AT THE RIVER CLUB
EAST SUB-DISTRICT COMPARISON
PROPOSED SITE PLAN
PROJECT

EXHIBIT B
RIVER CLUB SUBDIVISION
W STATE STREET
EMERGENCY ACCESS ONLY
BRIGHTON
CONCEPTUAL, SUBJECT TO CHANGE

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=3 DAN RYALLS
THE LAND GROUP

2024-051879
09/18/2024 09:38 AM
AMOUNT:$15.00

01371659202400518790030039

RECORD AND RETURN TO:

LB River Club Owner LLC
Lincoln Property Company
Attn: Neha Behl
1211 SW 5th Avenue, Ste. 700
Portland, Oregon 97204

(Above Space for Recorder's Use Only)

DEED AND MINOR LAND DIVISION INSTRUMENT
(Parcel E)

LB RIVER CLUB OWNER LLC, a Delaware limited liability company ("**LB River Club**"), whose current address is c/o Lincoln Property Company, Attn: Neha Behl, 1211 SW 5th Avenue, Ste. 700, Portland, Oregon 97204, is the fee simple owner of the real property located in Ada County, Idaho and described on Exhibit A, attached hereto and incorporated herein ("**Property**").

LB River Club hereby records this instrument pursuant to Garden City Municipal Code § 8-5C-6 (Minor Land Division) solely for the purpose of memorializing the legal description of the Property into the real property records of Ada County, Idaho.

This instrument is not intended to be, and shall not be construed to be, a real property conveyance.

DATED effective as of the date this instrument is recorded in the real property records of Ada County, Idaho.

LB RIVER CLUB OWNER LLC,
a Delaware limited liability company

By: _____
Patrick Gilligan, Authorized Signatory

STATE OF WA)
) ss.
County of KING)

This record was acknowledged before me on 9/5, 2024, by Patrick Gilligan, as Authorized Signatory of **LB RIVER CLUB OWNER LLC,** a Delaware limited liability company, on behalf of said limited liability company.

_____
Signature of Notary Public
Notary Public for WA STATE
My commission Expires: 11/1/2026

NICK SANTINI
Notary Public
State of Washington
Commission Number 22033429
My Commission Expires
November 1, 2026

[*exhibit attached*]

EXHIBIT A
Legal Description

THE LAND GROUP

Date October 26, 2023
Project No.: 122078

"EXHIBIT A"

RIVER CLUB - COMMERCIAL SITE
PARCEL "E" DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant),
Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street;
Thence South 45° 50' 38" West, a distance of 452.33 feet on the Southerly line of said Plantation Acres Subdivision No. 1 to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;
Thence South 45° 50' 38" West, a distance of 95 08 feet;
Thence South 44° 09' 52" East, a distance of 56.35 feet to a point of curve;
Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of compound curve;
Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;
Thence South 48° 25' 48" East, a distance of 194.12 feet,
Thence South 45° 45' 57" East, a distance of 355.63 feet,
Thence South 44° 15' 51" East, a distance of 557.67 feet to the POINT OF BEGINNING;

Thence South 44° 15' 51" East, a distance of 154.43 feet to a point of curve;
Thence 108.76 feet on the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 35° 36' 36", and whose chord bears South 03° 15' 00" East, a distance of 107.02 feet to a point of compound curve;
Thence 603.36 feet on the arc of a curve to the left, having a radius of 425.00 feet, a central angle of 81° 20' 29", and whose chord bears South 26° 06' 56" East, a distance of 553.95 feet;
Thence South 66° 47' 11" East, a distance of 149.11 feet;
Thence South 01° 29' 48" West, a distance of 15.00 feet to the Northeast corner of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;
Thence South 33° 37' 54" East, a distance of 164.84 feet on the Easterly line of said Wedgewood Greens Subdivision to a point of curve,
Thence 35.48 feet on the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 40° 39' 26", and whose chord bears South 13° 18' 11" East, a distance of 34.74 feet on said Easterly line;

Thence South 89° 56' 27" East, a distance of 114.18 feet on the northerly line of said Wedgewood Greens Subdivision;
Thence South 00° 07' 01" East, a distance of 8.48 feet on easterly line of said Wedgewood Greens Subdivision,
Thence leaving the exterior boundary line of said Wedgewood Greens Subdivision,
South 89° 24' 43" East, a distance of 117.62 feet;
Thence North 00° 26' 19" East, a distance of 66.37 feet to the westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records;
Thence North 04° 05' 27" West, a distance of 59.75 feet on the westerly boundary line of said Kessinger Subdivision,
Thence North 13° 37' 08" West, a distance of 124.77 feet on the westerly boundary line of said Kessinger Subdivision;
Thence North 27° 49' 52" West, a distance of 198.57 feet on the westerly line of Kessinger Subdivision and the westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records;
Thence North 38° 53' 07" West, a distance of 165.00 feet on the westerly boundary line of Savannah Greens Subdivision No. 4 to the westerly most boundary angle point of said Savannah Greens Subdivision No. 4;
Thence North 36° 22' 28" West, a distance of 203 82 feet;
Thence North 43° 58' 14" West, a distance of 256.08 feet;
Thence North 39° 39' 46" East, a distance of 268.62 feet to a point on the westerly right of way line of West State Street;
Thence North 50° 47' 44" West, a distance of 122 55 feet on the westerly right of way line of West State Street,
Thence North 50° 51' 55" West, a distance of 154.65 feet on the westerly right of way line of West State Street;
Thence leaving said westerly right of way line, South 39° 07' 48" West, a distance of 402.29 feet to the POINT OF BEGINNING.

The above described parcel contains 10.27 acres more or less.

PREPARED BY
The Land Group, Inc.

James R Washburn, PLS

Prepared For:

Garden City

The River Club
Parcel #S0630212980, S0630212970
Garden City, Idaho

Hydrology Report

1-24-2025

Kelly Kehrer, P.E.
Principle Engineer
KM Engineering, LLP
5725 N. Discovery Way
Boise, ID 83713
208.639.6939
kelly@kmengllp.com

Project No: 24-217

km ENGINEERING
Engineers . Surveyors . Planners

TABLE OF CONTENTS

Introduction and Summary 1
Project Description 1
Hydrologic Conditions 1

Existing Conditions Map
Drainage Map
Floodplain Map

Introduction and Summary

The purpose of this report is to identify the existing and proposed hydrological conditions of the project site per the Garden City Land Division Guidelines. This report will show the adequacy of the existing project site to support the proposed project and the proposed hydrologic conditions.

Project Description

This project is located on State Steet West of 6103 W. State Street in Garden City, Idaho. The site is currently consists of golf course fairway's and greens.

The proposed project includes 32 four unit and 2 three unit townhomes, pavement, parking, and general landscaped open space. All storm water for the proposed site is being retained and disposed of with a permeable paver area due to high ground water.

Existing Hydrologic Conditions

The existing drainage pattern of the site general flows from east to west along the golf course. The site is generally very flat (less that 1%) and runoff is generally percolated through the onsite exposed soils.

The groundwater for the site was encountered during soils investigation at 2.7 to 8.8 feet below existing ground surface per the geotechnical report completed by Atlas dated December 6th, 2022.

<u>Floodplain Analysis</u>

The proposed site is located in the existing floodplain. The Garden City Resolution No 1083-20 was used to determine the floodplain limits given the ongoing floodplain analysis being done by the City. The floodplain elevations maps as shown in the City Resolution have this project at a base flood elevation ranging between 2622.5 to 2627.0

Proposed Hydrologic Conditions

The proposed hydrologic conditions will not change the local drainage pattern as noted in the existing conditions above. The proposed project will retain onsite stormwater with a permeable paver system. Finished floor elevations will be set two feet above the City mapped floodplain elevation as required by City code. The garages will be set at grade and be protected by flood openings in the exterior foundation and garage doors. The floodplain will not be affected by the proposed project.

Appendix A

Existing Conditions Map

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN,
GARDEN CITY, ADA COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO 11616 KELLY KNIGHT
1/21/25

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- WATER LINE (SIZE AS NOTED)
- SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- GAS LINE
- OVERHEAD POWER LINE
- UNDERGROUND FIBER OPTICS
- FENCE LINE
- TOP OF BANK
- EDGE OF DIRT
- EDGE OF PAVEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.46'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
L5	N00°07'01"W	8.48'
L6	N03°29'48"E	15.00'
L7	N66°47'11"W	70.27'
L8	N66°47'11"W	78.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
C2	425.00'	232.66'	31°21'57"	N40°28'22"W	229.77'
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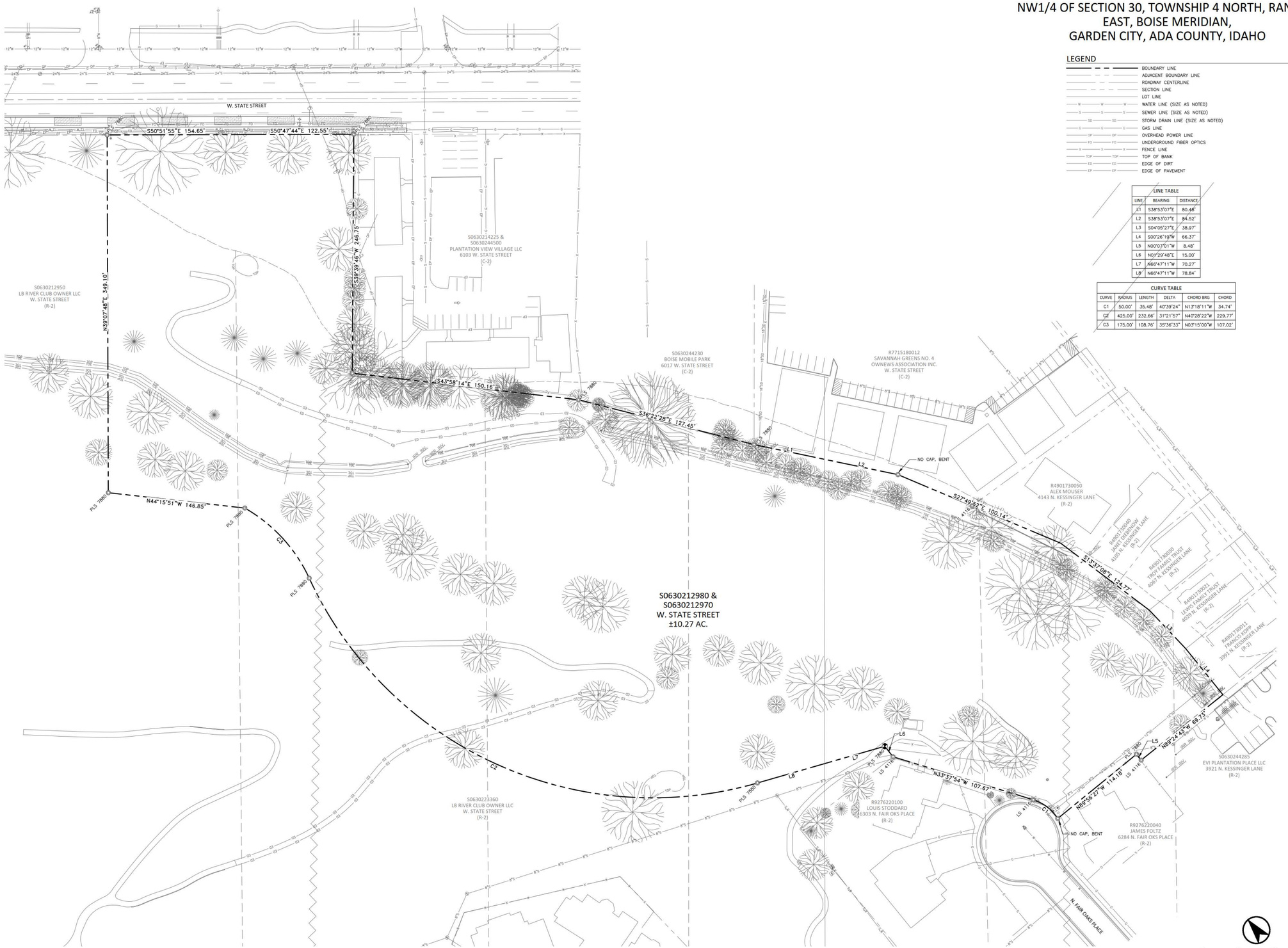

REVISIONS		
NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

EXISTING CONDITIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@q.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/20/25
PROJECT:	24-217

SHEET NO.
PP2.0

F:\24-217 RIVER CLUB SUBDIVISION\DRAWINGS\PRELIMINARY PLAT\24-217 PP2.0 EXISTING CONDITIONS.DWG, 1/21/2025 10:50:51 AM, JJ

Drainage Map

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
11616
STATE OF IDAHO
TIMOTHY KEITH ALLY KRAMER
1/21/25

REVISIONS

NO.	ITEM	DATE

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY GARDEN CITY. 8-INCH WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12-INCH WATER MAIN IN W. STATE STREET.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY GARDEN CITY. THE PROPERTY WILL BE SERVED BY AN 8-INCH SEWER MAIN LOCATED WITHIN RIVER CLUB GOLF COURSE.
3. WATER AND SEWER LINES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND GARDEN CITY MINIMUM STANDARDS.
5. ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RIVER CLUB SUBDIVISION HOME OWNERS ASSOCIATION.
6. STORM DRAINAGE WILL BE DISPOSED OF WITH PERMEABLE PAVERS DUE TO THE PRESENSE OF HIGH GROUNDWATER. LOCATIONS WILL BE REFINED DURING FINAL DESIGN.
7. SANITARY SEWER AND WATER FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD GARDEN CITY CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
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KEYNOTES (TYPICAL)

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4. CONNECT TO EXISTING GRAVITY IRRIGATION
5. STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
6. ROW STORM DRAINAGE – RE-CONNECT TO DRAIN
7. PERMEABLE PAVERS – SEE DETAIL SHEET PP4.2

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- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- FINISH GRADE SLOPE
- EXISTING GRADE CONTOUR
- FUTURE GRADE CONTOUR
- FLOOD ELEVATION CONTOUR

0 20 40 60
Plan Scale: 1" = 20'

SEE SHEET PP4.3 FOR CONTINUATION

SEE SHEET PP4.1 FOR CONTINUATION

SEE SHEET PP4.1 FOR CONTINUATION

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

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kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JE
CHECKED BY:	KSK
DATE:	1/20/25
PROJECT:	24-217

SHEET NO.
PP4.0

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PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

PROFESSIONAL ENGINEER REGISTERED 11616 STATE OF IDAHO TALLY KOHNEN 1/21/25

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- 1.50% FINISH GRADE SLOPE
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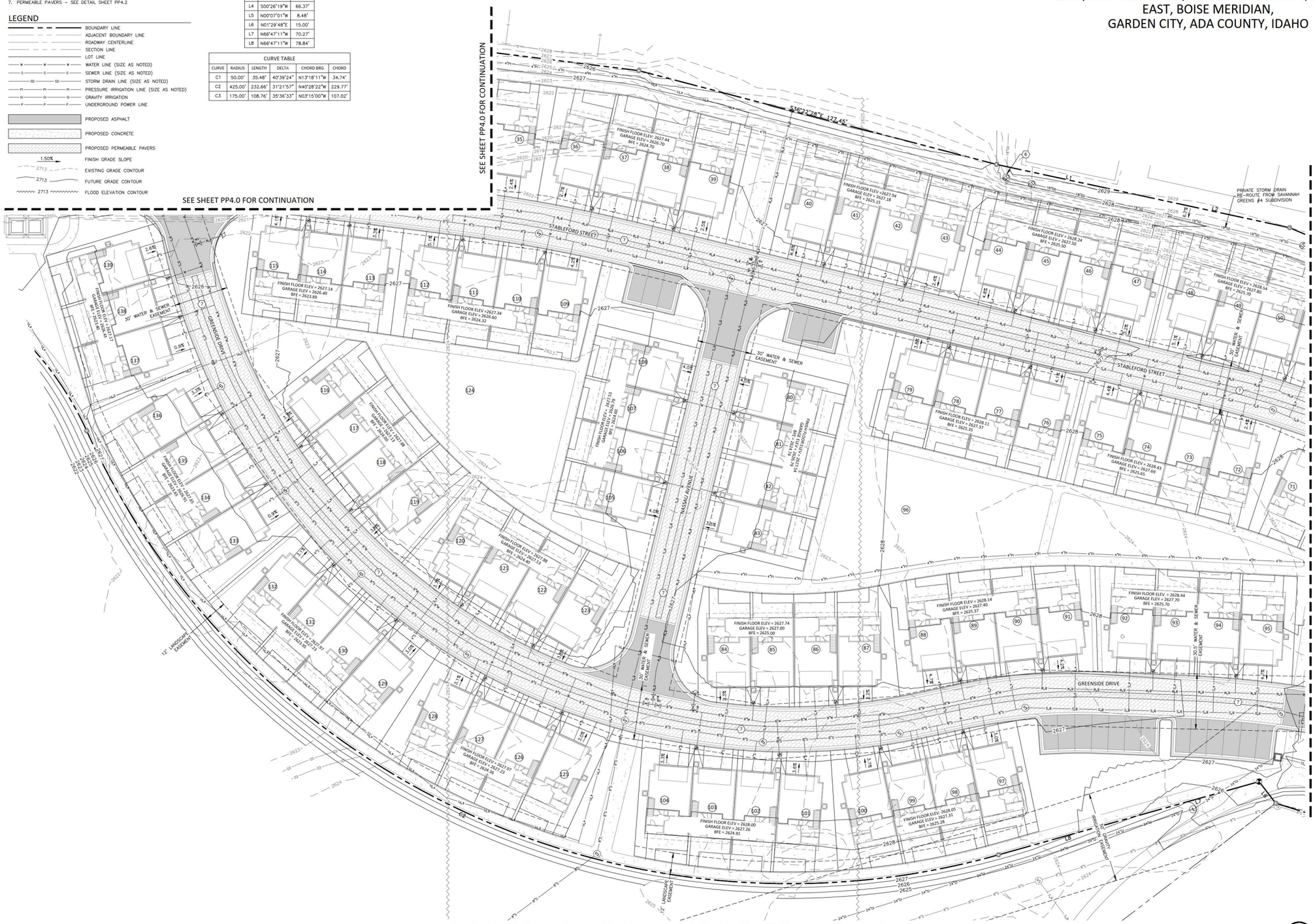

REVISIONS		
NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
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kmengllp.com

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DRAWN BY:	JJ
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DATE:	1/20/25
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RIVER CLUB SUBDIVISION

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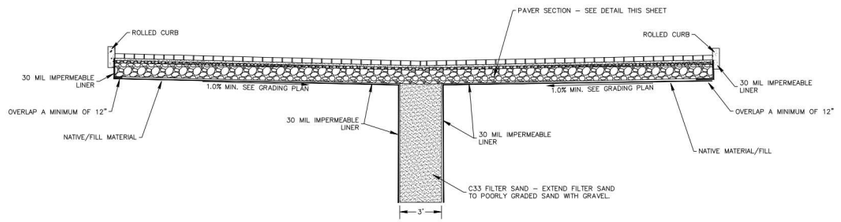

PAVER PROFILE

NTS

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SEE SHEET PP4.1 FOR CONTINUATION

SEE SHEET PP4.3 FOR CONTINUATION

Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER REGISTERED 11616 STATE OF IDAHO KELLY KNIGHT 1/21/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

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DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/20/25
PROJECT:	24-217

SHEET NO.
PP4.2

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RIVER CLUB SUBDIVISION

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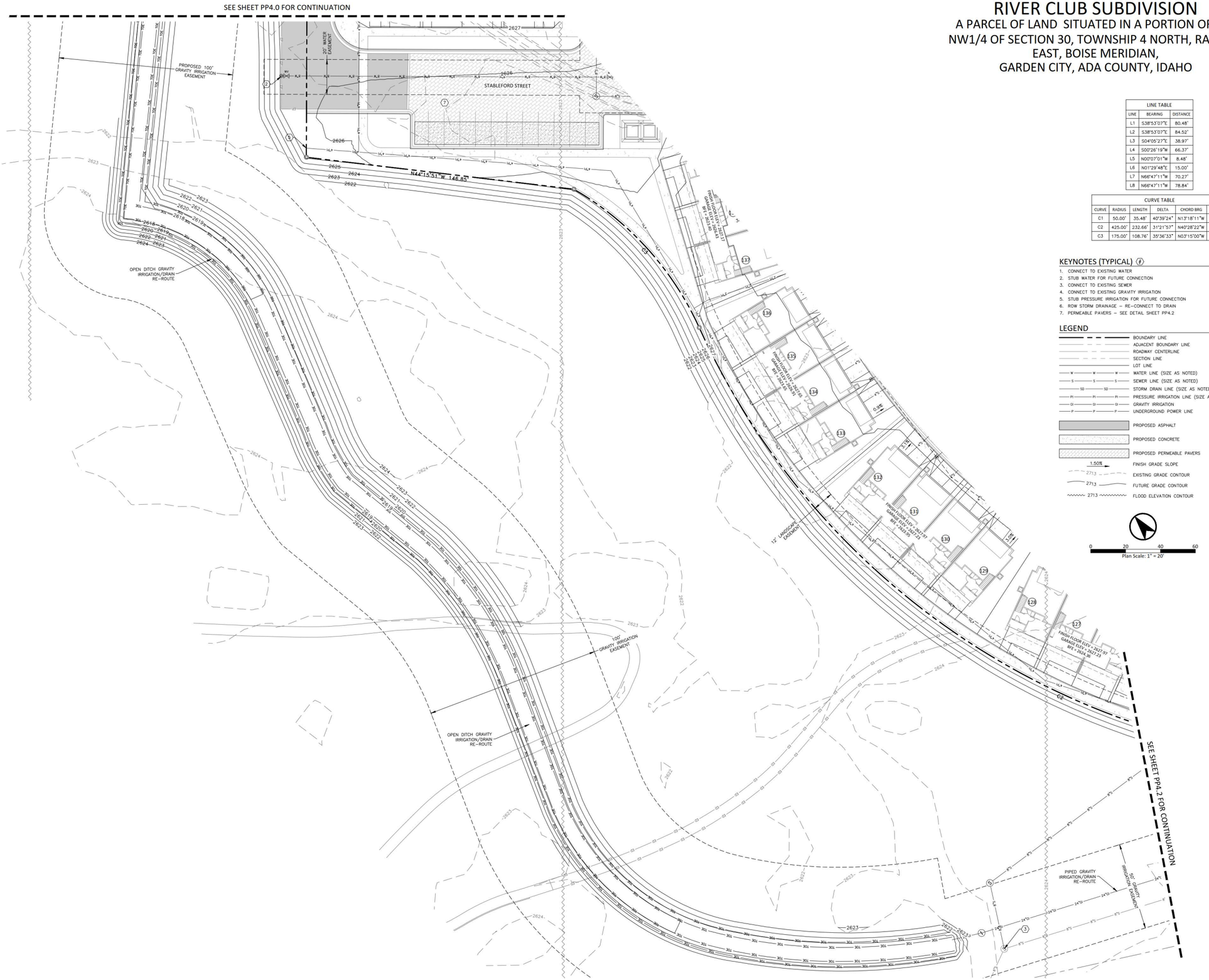

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PROFESSIONAL ENGINEER REGISTERED 11616 STATE OF IDAHO KELLY KNIGHT 1/21/25

REVISIONS		
NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

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5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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kmeng@q.com

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DRAWN BY:	JJ
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DATE:	1/20/25
PROJECT:	24-217

SHEET NO.
PP4.3

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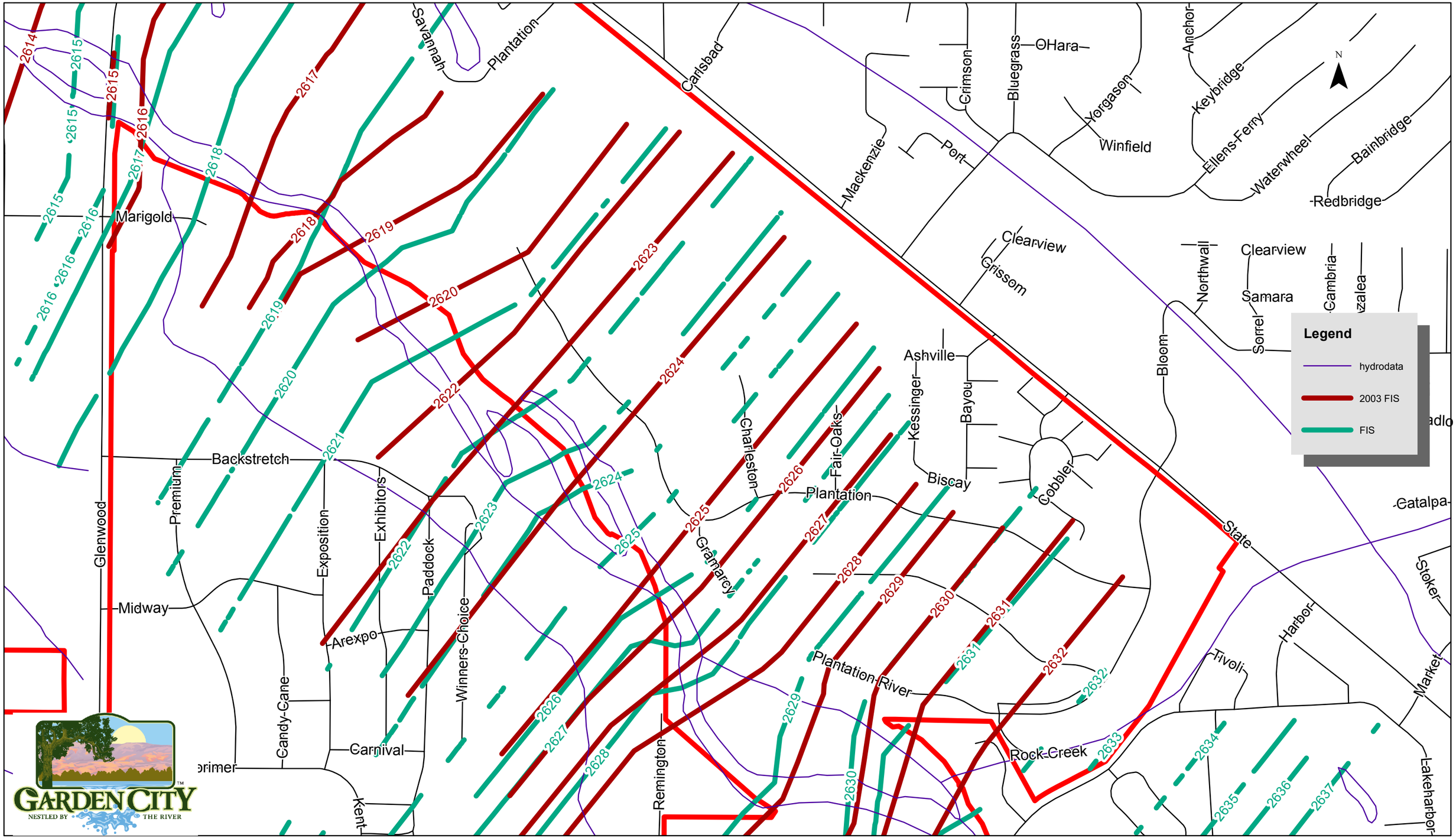
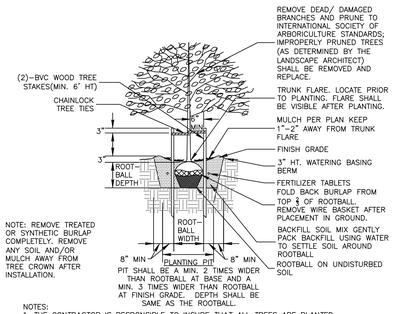
Floodplain Map

Exhibit A: June 19, 2020 FIRM- FIS- BASE FLOOD ELEVATION



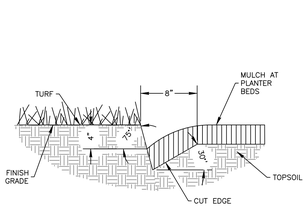


NOTE: REMOVE TREATED OR SYNTHETIC BURLAP COMPLETELY. REMOVE ANY SOIL AND/OR MULCH AWAY FROM TREE CROWN AFTER INSTALLATION.

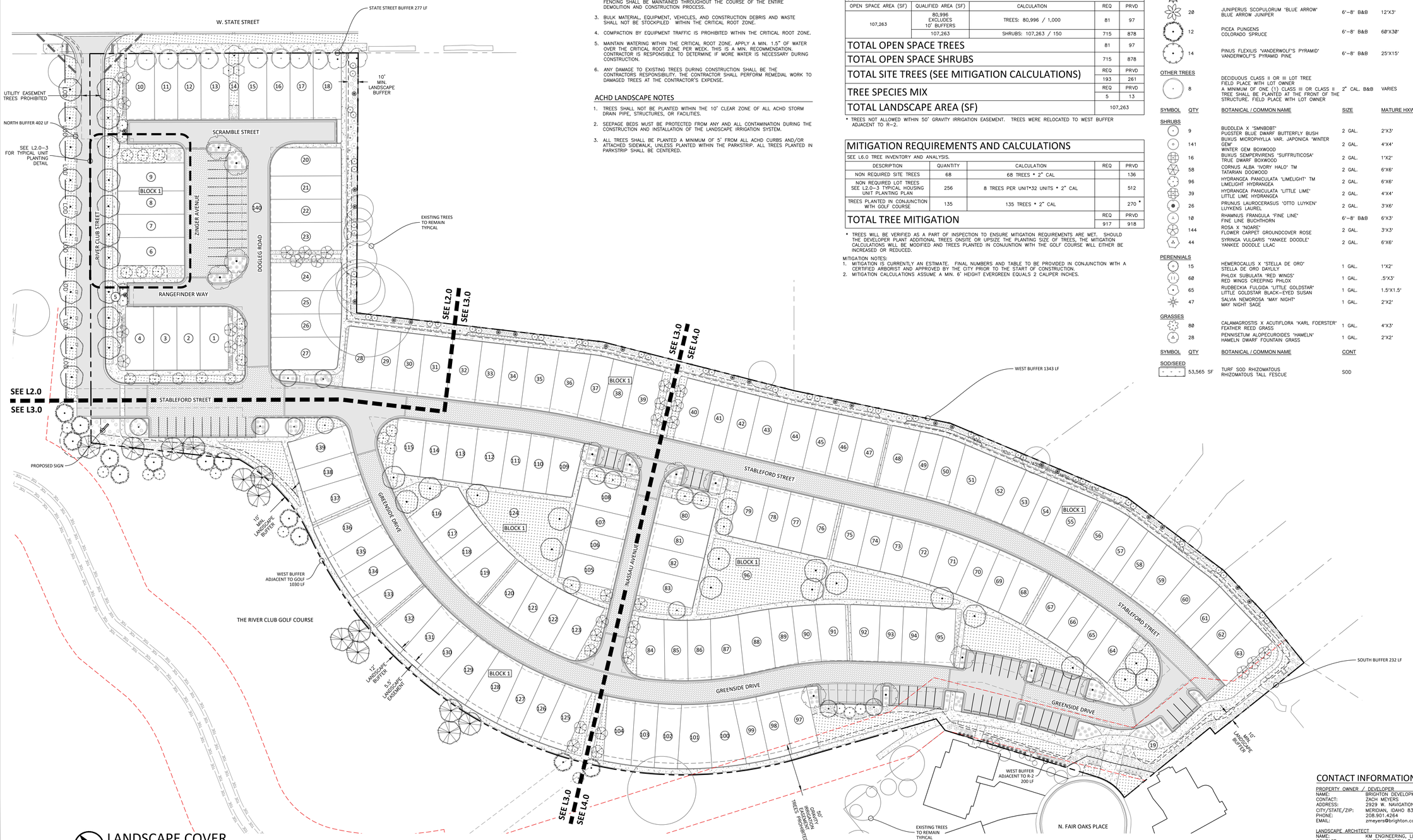
PIT SHALL BE A MIN. 2 TIMES WIDER THAN ROOTBALL AT BASE AND A MIN. 3 TIMES WIDER THAN ROOTBALL AT FINISH GRADE. DEPTH SHALL BE SAME AS THE ROOTBALL.

NOTES:
1. 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.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



2 SHOVEL CUT EDGE
NTS



LANDSCAPE COVER
0 40 80 120
Plan Scale: 1" = 40'

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

TREE PROTECTION NOTES

1. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
2. PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
3. BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
4. COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
5. MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
6. ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL PERFORM REMEDIAL WORK TO DAMAGED TREES AT THE CONTRACTOR'S EXPENSE.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

LANDSCAPE CALCULATIONS

STREET TREE CALCULATIONS

MIN. OF (1) CLASS II OR III TREE REQUIRED PER STRUCTURE AND (1) CLASS I TREE/50 LF REQUIRED

STREET NAME	STRUCTURES/LF	CALCULATIONS	REQ	PRVD
W. STATE STREET	8 STRUCTURES	8 STRUCTURES/1	8	8
	277 LF	277 LF/ 50	6	6
TOTAL STREET TREES			14	14

PERIMETER BUFFER TREE CALCULATIONS

MIN. OF (1) TREE/40 LF REQUIRED

LOCATION	LF	CALCULATIONS	REQ	PRVD
NORTH	402 LF	402 LF/ 40	10	12
EAST	1,343 LF	1,343 LF/ 40	34	68
SOUTH	232 LF	232 LF/ 40	6	0*
WEST ADJACENT TO R-2	200 LF	200 LF/ 40	5	22
WEST ADJACENT TO GOLF	1030 LF	1030 LF/ 40	26	31
TOTAL PERIMETER BUFFER TREES			81	133

PARKING TREE CALCULATIONS

MIN. OF (1) TREE/5 STALLS

STALLS	CALCULATIONS	REQ	PRVD
84	84 STALLS/5	17	17

OPEN SPACE TREE AND SHRUB CALCULATIONS

(1) CLASS II OR III TREE/1,000 SF
(1) SHRUB/150 SF

OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	CALCULATION	REQ	PRVD
107,263	80,996 EXCLUDES 10' BUFFERS	TREES: 80,996 / 1,000	81	97
	107,263	SHRUBS: 107,263 / 150	715	878
TOTAL OPEN SPACE TREES			81	97
TOTAL OPEN SPACE SHRUBS			715	878

TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)	REQ	PRVD
	193	261
TREE SPECIES MIX	REQ	PRVD
	5	13
TOTAL LANDSCAPE AREA (SF)	107,263	

* TREES NOT ALLOWED WITHIN 50' GRAVITY IRRIGATION EASEMENT. TREES WERE RELOCATED TO WEST BUFFER ADJACENT TO R-2.

MITIGATION REQUIREMENTS AND CALCULATIONS

SEE L6.0 TREE INVENTORY AND ANALYSIS.

DESCRIPTION	QUANTITY	CALCULATION	REQ	PRVD
NON REQUIRED SITE TREES	68	68 TREES * 2" CAL		136
NON REQUIRED LOT TREES SEE L2.0-3 TYPICAL HOUSING UNIT PLANTING PLAN	256	8 TREES PER UNIT*32 UNITS * 2" CAL		512
TREES PLANTED IN CONJUNCTION WITH GOLF COURSE	135	135 TREES * 2" CAL		270 *
TOTAL TREE MITIGATION			REQ	PRVD
			917	918

* TREES WILL BE VERIFIED AS A PART OF INSPECTION TO ENSURE MITIGATION REQUIREMENTS ARE MET. SHOULD THE DEVELOPER PLANT ADDITIONAL TREES ONSITE OR UPSIZE THE PLANTING SIZE OF TREES, THE MITIGATION CALCULATIONS WILL BE MODIFIED AND TREES PLANTED IN CONJUNTION WITH THE GOLF COURSE WILL EITHER BE INCREASED OR REDUCED.

MITIGATION NOTES:
1. MITIGATION IS CURRENTLY AN ESTIMATE. FINAL NUMBERS AND TABLE TO BE PROVIDED IN CONJUNCTION WITH A CERTIFIED ARBORIST AND APPROVED BY THE CITY PRIOR TO THE START OF CONSTRUCTION.
2. MITIGATION CALCULATIONS ASSUME A MIN. 6' HEIGHT EVERGREEN EQUALS 2 CALIPER INCHES.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	13	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE	3" CAL. B&B	35'X20'	CLASS II
	38	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2" CAL. B&B	40'X30'	CLASS II
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
	34	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK	2" CAL. B&B	40'X15'	CLASS III
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC	2" CAL. B&B	20'X15'	CLASS I
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA	2" CAL. B&B	30'X30'	CLASS II
EVERGREEN TREES					
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8' B&B	15'X8'	EVERGREEN
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS	6'-8' B&B	30'X5'	EVERGREEN
	20	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	
	12	PICEA PUNGENS COLORADO SPRUCE	6'-8' B&B	60'X30'	EVERGREEN
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES					
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER	2" CAL. B&B	VARIES	CLASS I, II, OR III

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS				
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH	2 GAL.	2'X3'
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD	2 GAL.	1'X2'
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA	2 GAL.	6'X6'
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL.	4'X4'
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL	2 GAL.	3'X6'
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCKTHORN	6'-8' B&B	6'X3'
	144	ROSA X 'NOARE' FLOWER CARPET GROUNDCOVER ROSE	2 GAL.	3'X3'
	44	SYRINGA VULGARIS "YANKEE DOODLE' YANKEE DOODLE LILAC	2 GAL.	6'X6'
PERENNIALS				
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'
	65	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN	1 GAL.	1.5'X1.5'
	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE	1 GAL.	2'X2'
GRASSES				
	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X3'
	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL.	2'X2'

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

CONTACT INFORMATION

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ALYSSA YENSEN
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01/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LANDSCAPE COVER

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DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L1.0

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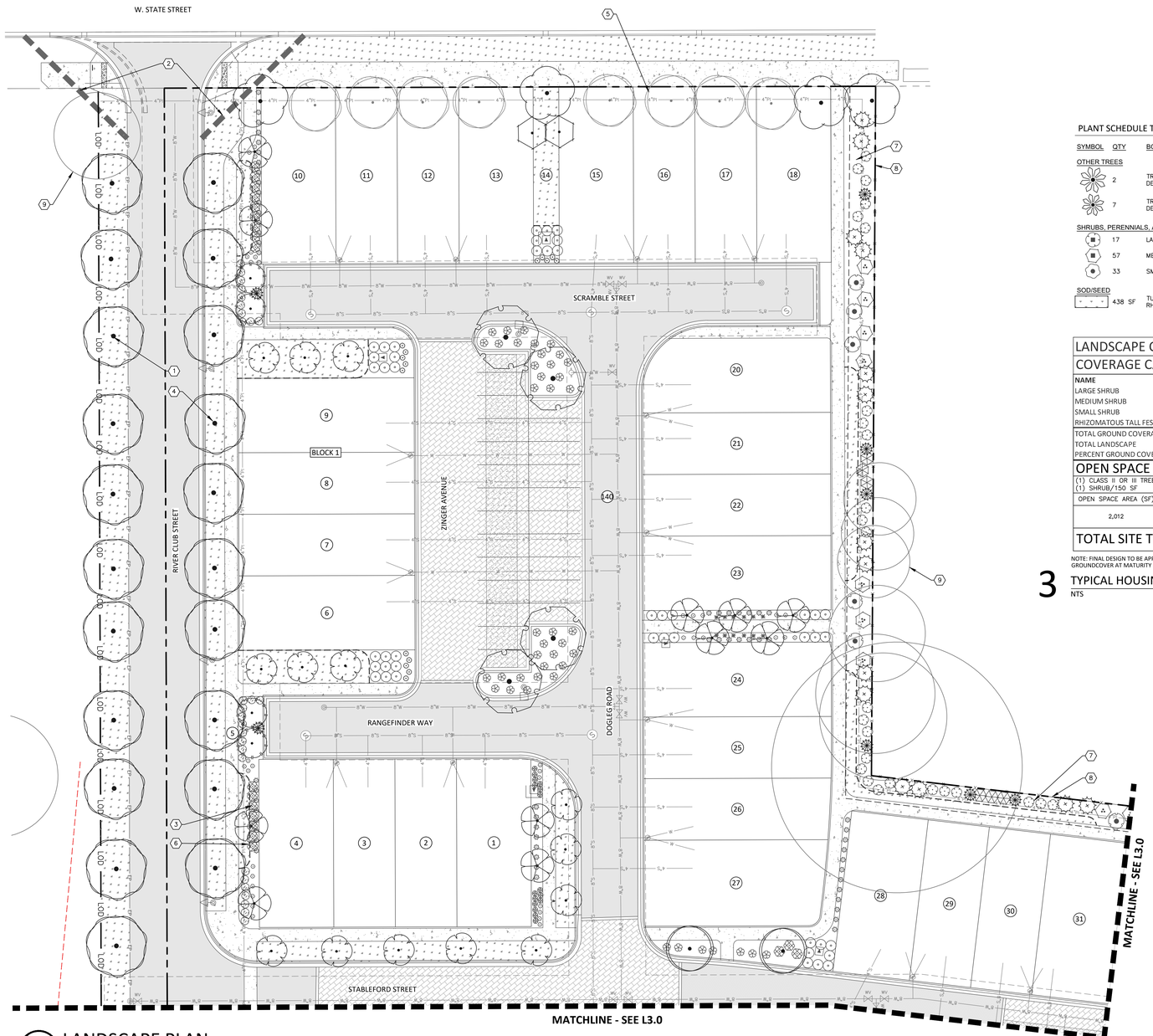


LANDSCAPE PLAN

0 20 40 60

Plan Scale: 1" = 20'

PLANT SCHEDULE TYPICAL UNIT

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS
OTHER TREES			
	2	TREE – MEDIUM DECIUDOUS OR EVERGREEN	MIN. 6" HGT. OR 2" CAL. PLANTING SIZE
	7	TREE – SMALL DECIUDOUS OR EVERGREEN	MIN. 6" HGT. OR 2" CAL. PLANTING SIZE
SHRUBS, PERENNIALS, AND GRASSES			
	17	LARGE	MIN. 4" HGT. X 4" WIDTH
	57	MEDIUM	MIN. 2" HGT. X 2" WIDTH
	33	SMALL	MIN. 1" HGT. X 1" WIDTH
SOD/SEED			
	438 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	

LANDSCAPE CALCULATIONS

COVERAGE CALCULATIONS - 40% REQUIRED

NAME	QUANITY	COVERAGE EACH (SF)	Total Coverage (SF)
LARGE SHRUB	17	12.6	214.2
MEDIUM SHRUB	57	3.1	176.7
SMALL SHRUB	33	0.78	25.74
RHIZOMATOUS TALL FESCUE	438	1	438
TOTAL GROUND COVERAGE			854.64
TOTAL LANDSCAPE			2012
PERCENT GROUND COVERAGE			42.48%

OPEN SPACE TREE AND SHRUB CALCULATIONS

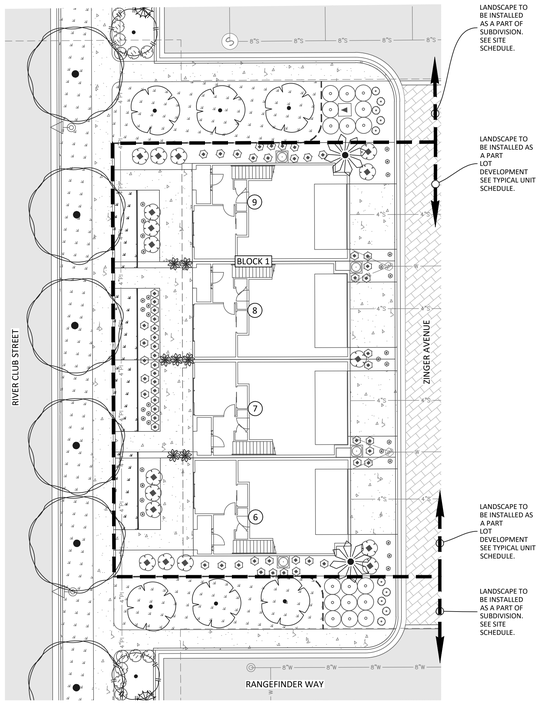
(1) CLASS II OR III TREE/1,000 SF
(1) SHRUB/150 SF

OPEN SPACE AREA (SF)	QUALIFIED AREA (SF)	CALCULATION	REQ	PRVD
2,012	2012	TREES: 2012 / 1,000	2	9
		SHRUBS: 2012 / 150	13	107

TOTAL SITE TREES (SEE MITIGATION CALCULATIONS)

REQ	PRVD
2	10

NOTE: FINAL DESIGN TO BE APPROVED AS A PART OF EACH BUILDING PERMIT. LAYOUT IS A GUIDE AND SUBJECT TO CHANGE. A MIN. OF 40% GROUNDCOVER AT MATURITY IS REQUIRED.



3 TYPICAL HOUSING UNIT PLANTING PLAN

NTS

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0–2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
9. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTIONS NOTES.
10. GRAVITY IRRIGATION EASEMENT. TREES ARE PROHIBITED.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	13	ACER TRUNCATUM "PACIFIC SUNSET" TM PACIFIC SUNSET MAPLE
	16	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	38	GLEDITSIA TRIACANTHOS "SHADEMASTER" SHADEMASTER HONEYLOCUST
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
	34	QUERCUS X BIMUNDORUM 'JFS–KW1OX' STREETSPIRE® OAK
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA
EVERGREEN TREES		
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS
	20	JUNIPERUS SCOPULORUM "BLUE ARROW" BLUE ARROW JUNIPER
	12	PICEA PUNGENS COLORADO SPRUCE
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES		
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER
SYMBOL	QTY	BOTANICAL / COMMON NAME
SHRUBS		
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN
	144	ROSA X 'NDARE' FLOWER CARPET GROUNDCOVER ROSE
	44	SYRINGA VULGARIS 'YANKEE DOODLE' YANKEE DOODLE LILAC
PERENNIALS		
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX
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	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
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	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS
SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

STATE OF IDAHO
MELISSA PENN
L-16517
01/31/26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

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DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L2.0

P:\24-217\LANDSCAPE\CAD\PATTERN\CONSTRUCTION\L2.0 LANDSCAPE PLAN.DWG, AYDEN PENN, 1/29/2025, DWG TO PDF.PC3

KEY NOTES (TYPICAL) (#)

1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
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6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE.
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
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PLANT SCHEDULE SITE

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SYMBOL	QTY	BOTANICAL / COMMON NAME
SHRUBS		
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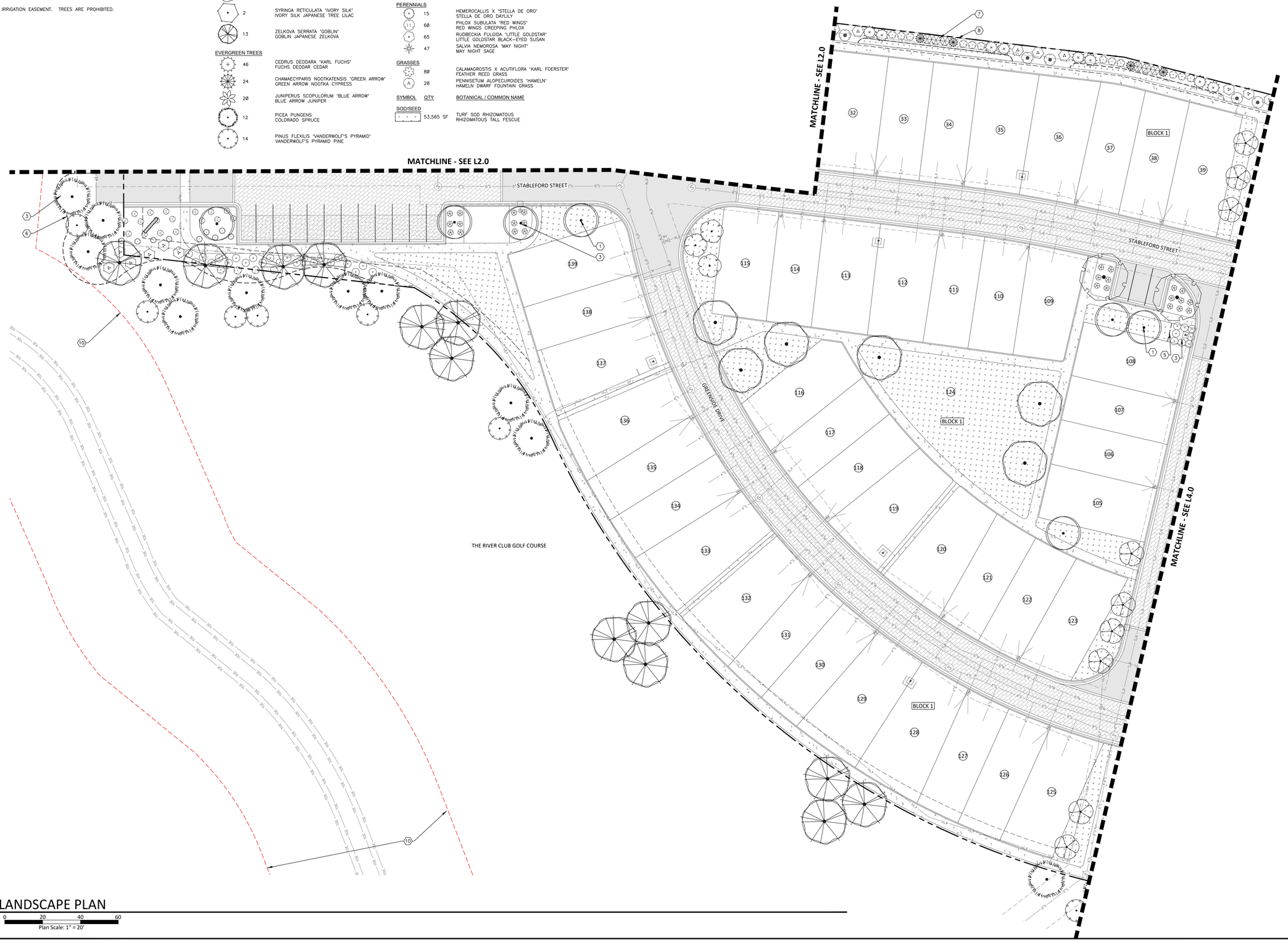
SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE



LANDSCAPE PLAN
0 20 40 60
Plan Scale: 1" = 20'

STATE OF IDAHO
MELISSA PENN
LA-16577
01/31/26
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LANDSCAPE PLAN

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PROJECT:	24-217

SHEET NO.
L3.0

P:\24-217\LANDSCAPE\CAD\PATTERMOTT PLANS\24-217 L CNTETLEMENT PLAN.DWG, ALYSSA HYNDEN, 2/10/2025, DWG TO PDF.PC3, —

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC 1" BLACK AND TAN PERMABARK (ROCK) MULCH WITH PERMEABLE WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-2
7. PROVIDE A MIN. 6' PLANTING BED WITH 6' TALL PLANT MATERIAL SCREEN TO NEIGHBORING USES THAT ARE NOT ADJACENT TO GOLF COURSE
8. 6' TALL VINYL FENCE. SEE L5.0 FENCING PLAN.
9. EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTIONS NOTES.
10. GRAVITY IRRIGATION EASEMENT. TREES ARE PROHIBITED.

PLANT SCHEDULE SITE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	13	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE
	16	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET® MAPLE
	38	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST
	4	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	17	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
	34	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK
	2	SYRINGA RETICULATA 'IVORY SILK' IVORY SILK JAPANESE TREE LILAC
	13	ZELKOVA SERRATA 'GOBLIN' GOBLIN JAPANESE ZELKOVA
EVERGREEN TREES		
	46	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	24	CHAMAECYPARIS NOOTKATENSIS 'GREEN ARROW' GREEN ARROW NOOTKA CYPRESS
	20	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	12	PICEA PUNGENS COLORADO SPRUCE
	14	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES		
	8	DECIDUOUS CLASS II OR III LOT TREE FIELD PLACE WITH LOT OWNER A MINIMUM OF ONE (1) CLASS III OR CLASS II TREE SHALL BE PLANTED AT THE FRONT OF THE STRUCTURE. FIELD PLACE WITH LOT OWNER

SYMBOL	QTY	BOTANICAL / COMMON NAME
SHRUBS		
	9	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH
	141	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	16	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD
	58	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD
	96	HYDRANGEA PANICULATA 'LIMELIGHT' TM LIMELIGHT HYDRANGEA
	39	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	26	PRUNUS LAUROCERASUS 'OTTO LUYKEN' LUYKENS LAUREL
	10	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN
	144	ROSA X 'NOARE' FLOWER CARPET GROUNDCOVER ROSE
	44	SYRINGA VULGARIS 'YANKEE DOODLE' YANKEE DOODLE LILAC
PERENNIALS		
	15	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	60	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX
	65	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK-EYED SUSAN
	47	SALVIA NEMOROSA 'MAY NIGHT' MAY NIGHT SAGE
GRASSES		
	80	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS
	28	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS

SYMBOL	QTY	BOTANICAL / COMMON NAME
SOD/SEED		
	53,565 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

LANDSCAPE PLAN
0 20 40 60
Plan Scale: 1" = 20'

STATE OF IDAHO
MELISSA PENNY
LA-16517
01/31/25
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

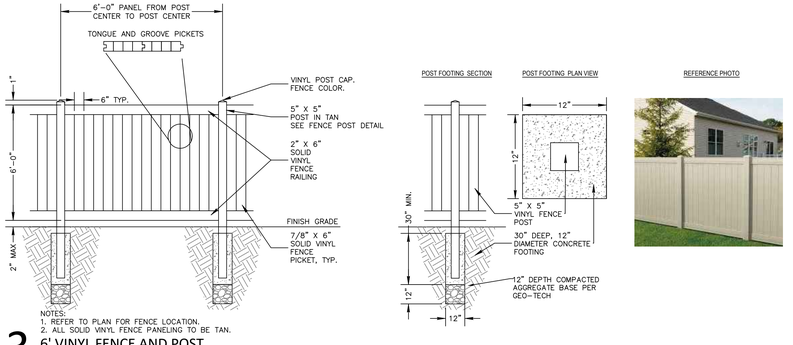
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

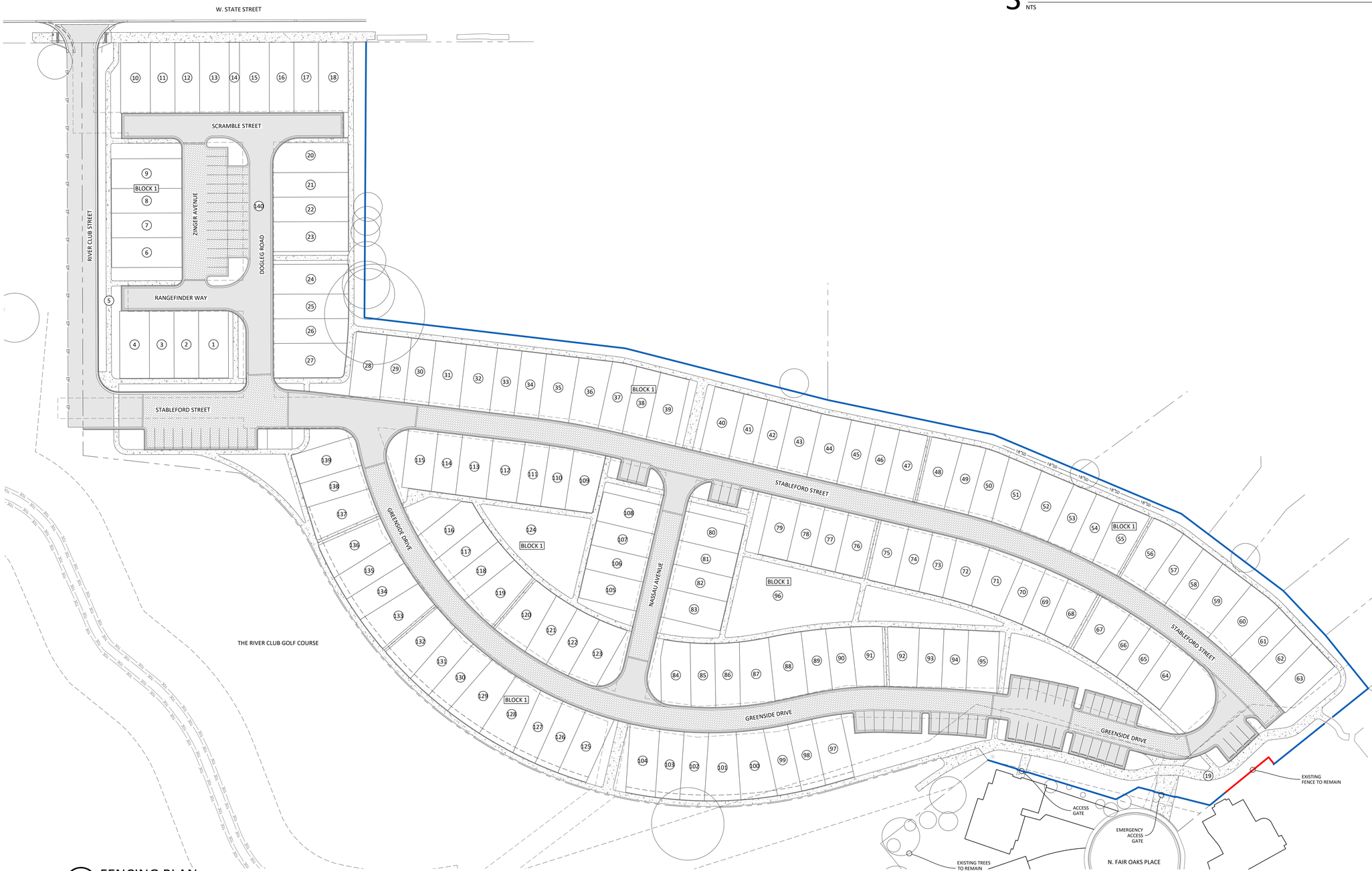
DESIGN BY:	AY
DRAWN BY:	AY/KAC
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L4.0

P:\24-217\LANDSCAPE\ADMIN\CURRENT PLANS\24-217 L CENTERLINE PLAN.DWG, ALYSSA PENDRY, 2/5/2025, 2:04:55 PM, PC5, ---



3 6' VINYL FENCE AND POST
NTS



FENCE SCHEDULE
- 6 HEIGHT VINYL – SOLID.
- EXISTING FENCE TO REMAIN

FENCING PLAN
0 40 80 120
Plan Scale: 1" = 40'

STATE OF IDAHO
MELISSA PENNY
LANDSCAPE ARCHITECT
LA-16517
01/31/26
REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

FENCING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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DESIGN BY:	AY
DRAWN BY:	AY/KAC
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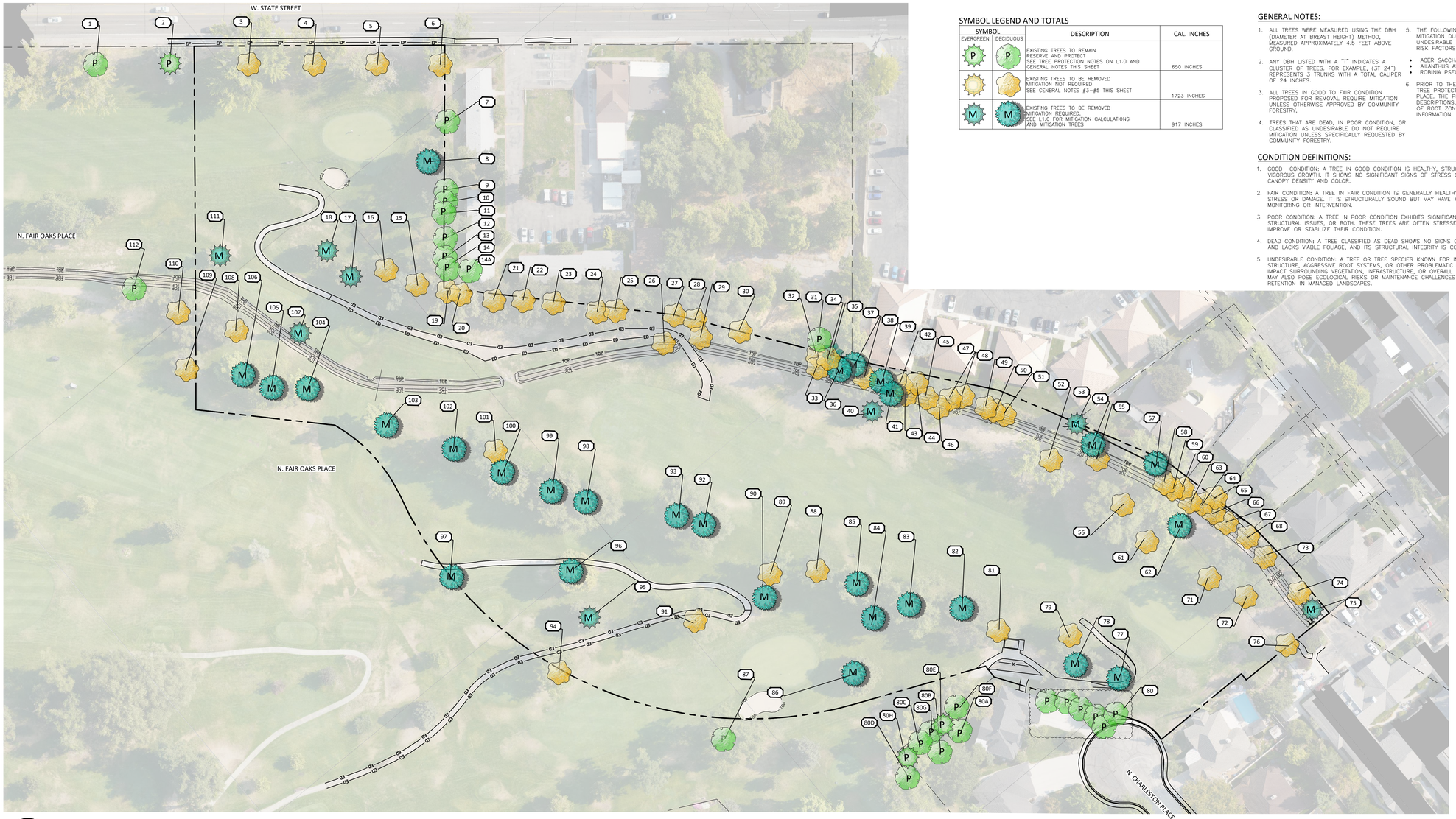
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L5.0

P:\24-217\LANDSCAPE\LAD\SHEETS\CEMENT PLANS\24-217 CEMENTS PLAN (FENCING, ACCESS) 1-29-2025.DWG TO PDF.PC3 —



SYMBOL LEGEND AND TOTALS

SYMBOL		DESCRIPTION	CAL. INCHES
EVERGREEN	DECIDUOUS		
P	P	EXISTING TREES TO REMAIN RESERVE AND PROTECT SEE TREE PROTECTION NOTES ON L1.0 AND GENERAL NOTES THIS SHEET	650 INCHES
		EXISTING TREES TO BE REMOVED MITIGATION NOT REQUIRED SEE GENERAL NOTES #3-#5 THIS SHEET	1723 INCHES
M	M	EXISTING TREES TO BE REMOVED MITIGATION REQUIRED. SEE L1.0 FOR MITIGATION CALCULATIONS AND MITIGATION TREES	917 INCHES

GENERAL NOTES:

1. ALL TREES WERE MEASURED USING THE DBH (DIAMETER AT BREAST HEIGHT) METHOD, MEASURED APPROXIMATELY 4.5 FEET ABOVE GROUND.
2. ANY DBH LISTED WITH A "T" INDICATES A CLUSTER OF TREES. FOR EXAMPLE, (3T 24") REPRESENTS 3 TRUNKS WITH A TOTAL CALIPER OF 24 INCHES.
3. ALL TREES IN GOOD TO FAIR CONDITION PROPOSED FOR REMOVAL REQUIRE MITIGATION UNLESS OTHERWISE APPROVED BY COMMUNITY FORESTRY.
4. TREES THAT ARE DEAD, IN POOR CONDITION, OR CLASSIFIED AS UNDESIRABLE DO NOT REQUIRE MITIGATION UNLESS SPECIFICALLY REQUESTED BY COMMUNITY FORESTRY.
5. THE FOLLOWING TREES WILL NOT REQUIRE MITIGATION DUE TO THEIR CUMULATIVE UNDESIRABLE CHARACTERISTICS AND ASSOCIATED RISK FACTORS.
   - ACER SACCHARINUM – SILVER MAPLE
   - ALIANTHUS ALTISSIMA– TREE OF HEAVEN
   - ROBINIA PSEUDOACACIA– BLACK LOCUST
6. PRIOR TO THE START OF CONSTRUCTION, A TREE PROTECTION PLAN SHALL BE PUT INTO PLACE. THE PLAN SHALL INCLUDE TREE DESCRIPTIONS, PROTECTION FENCES, PROTECTION OF ROOT ZONES, AND OTHER PERTINENT INFORMATION.

CONDITION DEFINITIONS:

1. GOOD CONDITION: A TREE IN GOOD CONDITION IS HEALTHY, STRUCTURALLY SOUND, AND EXHIBITS VIGOROUS GROWTH. IT SHOWS NO SIGNIFICANT SIGNS OF STRESS OR DAMAGE AND HAS AN OPTIMAL CANOPY DENSITY AND COLOR.
2. FAIR CONDITION: A TREE IN FAIR CONDITION IS GENERALLY HEALTHY BUT MAY SHOW SOME SIGNS OF STRESS OR DAMAGE. IT IS STRUCTURALLY SOUND BUT MAY HAVE MINOR ISSUES THAT NEED MONITORING OR INTERVENTION.
3. POOR CONDITION: A TREE IN POOR CONDITION EXHIBITS SIGNIFICANT HEALTH PROBLEMS, STRUCTURAL ISSUES, OR BOTH. THESE TREES ARE OFTEN STRESSED AND REQUIRE INTERVENTION TO IMPROVE OR STABILIZE THEIR CONDITION.
4. DEAD CONDITION: A TREE CLASSIFIED AS DEAD SHOWS NO SIGNS OF LIFE. IT HAS CEASED TO GROW AND LACKS VIABLE FOLIAGE, AND ITS STRUCTURAL INTEGRITY IS COMPROMISED.
5. UNDESIRABLE CONDITION: A TREE OR TREE SPECIES KNOWN FOR INVASIVE TENDENCIES, WEAK STRUCTURE, AGGRESSIVE ROOT SYSTEMS, OR OTHER PROBLEMATIC CHARACTERISTICS THAT NEGATIVELY IMPACT SURROUNDING VEGETATION, INFRASTRUCTURE, OR OVERALL LANDSCAPE QUALITY. THESE TREES MAY ALSO POSE ECOLOGICAL RISKS OR MAINTENANCE CHALLENGES AND ARE NOT SUITABLE FOR RETENTION IN MANAGED LANDSCAPES.

TREE INVENTORY AND ANALYSIS

0 50 100 150
Plan Scale: 1" = 50'

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
1	ACER SACCHARINUM	SILVER MAPLE	52	POOR	PRESERVE	NO
2	PICEA PUNGENS	COLORADO BLUE SPRUCE	27	GOOD	PRESERVE	NO
3	ACER SACCHARINUM	SILVER MAPLE	68	POOR	REMOVE	NO
4	ACER SACCHARINUM	SILVER MAPLE	38	POOR	REMOVE	NO
5	ACER SACCHARINUM	SILVER MAPLE	60	POOR	REMOVE	NO
6	ACER SACCHARINUM	SILVER MAPLE	63	POOR	REMOVE	NO
7	FRAXINUS PENNSYLVANICA	GREEN ASH	18	POOR	PRESERVE	NO
8	TILIA X EUCHLORA	CRIMEAN LINDEN	27	FAIR	REMOVE	YES
9	ROBINIA PSEUDOACACIA	BLACK LOCUST	22	POOR	PRESERVE	NO
10	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	POOR	PRESERVE	NO
11	ROBINIA PSEUDOACACIA	BLACK LOCUST	16	POOR	PRESERVE	NO
12	ROBINIA PSEUDOACACIA	BLACK LOCUST	23	POOR	PRESERVE	NO
13	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	POOR	PRESERVE	NO
14	ROBINIA PSEUDOACACIA	BLACK LOCUST	17	POOR	PRESERVE	NO
14a	ROBINIA PSEUDOACACIA	BLACK LOCUST	55	POOR	PRESERVE	NO
15	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
16	PINUS NIGRA	AUSTRIAN PINE	12	POOR	REMOVE	NO
17	PINUS NIGRA	AUSTRIAN PINE	14	FAIR	REMOVE	YES
18	PINUS NIGRA	AUSTRIAN PINE	14	FAIR	REMOVE	YES
19	ROBINIA PSEUDOACACIA	BLACK LOCUST CLUMP	15	POOR	REMOVE	NO
20	ULMUS SSP.	ELM CLUSTER	6T 47"	POOR	REMOVE	NO
21	ULMUS SSP.	ELM CLUSTER	8T 72"	POOR	REMOVE	NO
22	ULMUS SSP.	ELM CLUSTER	7T 80"	POOR	REMOVE	NO
23	ULMUS SSP.	ELM CLUSTER	6T 83"	POOR	REMOVE	NO
24	ULMUS SSP.	ELM CLUSTER	12T 126"	POOR	REMOVE	NO
25	ULMUS SSP.	ELM CLUSTER	7T 54"	POOR	REMOVE	NO
26	FRAXINUS PENNSYLVANICA	GREEN ASH	18	POOR	REMOVE	NO
27	ROBINIA PSEUDOACACIA	BLACK LOCUST CLUSTER	4T 32"	POOR	REMOVE	NO
28	ROBINIA PSEUDOACACIA	BLACK LOCUST	4T 24"	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
29	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
30	FRAXINUS PENNSYLVANICA	GREEN ASH	3T 91"	POOR	REMOVE	NO
31	FRAXINUS PENNSYLVANICA	GREEN ASH	14	FAIR	PRESERVE	NO
32	AILANTHUS ALTISSIMA	TREE OF HEAVEN	>4"	POOR	REMOVE	NO
33	AILANTHUS ALTISSIMA	TREE OF HEAVEN	>4"	POOR	REMOVE	NO
34	FRAXINUS PENNSYLVANICA	GREEN ASH	9	FAIR	REMOVE	YES
35	PINUS FLEXILIS	LIMBER PINE	19	GOOD	REMOVE	YES
36	FRAXINUS PENNSYLVANICA	GREEN ASH	11	FAIR	REMOVE	YES
37	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	39	GOOD	REMOVE	YES
38	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	POOR	REMOVE	NO
39	CATALPA SPECIOSA	WESTERN CATALPA	12	GOOD	REMOVE	YES
40	PICEA PUNGENS	COLORADO BLUE SPRUCE	12	GOOD	REMOVE	YES
41	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	GOOD	REMOVE	YES
42	ULMUS SSP.	ELM TREE	12	POOR	REMOVE	NO
43	ULMUS SSP.	ELM TREE	2T 18"	POOR	REMOVE	NO
44	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
45	CARYA SSP.		10	POOR	REMOVE	NO
46	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
47	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
48	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
49	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
50	ROBINIA PSEUDOACACIA	BLACK LOCUST	12	POOR	REMOVE	NO
51	ROBINIA PSEUDOACACIA	BLACK LOCUST	10	POOR	REMOVE	NO
52	ACER SACCHARINUM	SILVER MAPLE	36	FAIR	REMOVE	NO
53	PINUS SYLVESTRIS	SCOTCH PINE	18	GOOD	REMOVE	YES
54	CARYA SSP.		24	FAIR	REMOVE	YES
55	POPULUS SSP.	POPLAR TREE	6	POOR	REMOVE	NO
56	SALIX SSP.	WILLOW	36	POOR	REMOVE	NO
57	ACER SACCHARINUM	SILVER MAPLE	24	FAIR	REMOVE	YES
58	FAGUS GRANDIFOLIA	AMERICAN BEECH	10	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
59	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	POOR	REMOVE	NO
60	FAGUS GRANDIFOLIA	AMERICAN BEECH	6	POOR	REMOVE	NO
61	SALIX SSP.	WILLOW	36	POOR	REMOVE	NO
62	CATALPA SPECIOSA	WESTERN CATALPA	30	FAIR	REMOVE	YES
63	POPULUS SSP.	POPLAR TREE	12	POOR	REMOVE	NO
64	POPULUS SSP.	POPLAR TREE	12	POOR	REMOVE	NO
65	POPULUS SSP.	POPLAR TREE	14	POOR	REMOVE	NO
66	POPULUS SSP.	POPLAR TREE	2T 22"	POOR	REMOVE	NO
67	POPULUS SSP.	POPLAR TREE	18	POOR	REMOVE	NO
68	JUGULANS NIGRA	BLACK WALNUT	17	POOR	REMOVE	NO
69	NOT USED					
70	NOT USED					
71	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
72	ROBINIA PSEUDOACACIA	BLACK LOCUST	24	POOR	REMOVE	NO
73	POPULUS SSP.	POPLAR TREE	8	POOR	REMOVE	NO
74	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
75	PICEA PUNGENS	COLORADO BLUE SPRUCE	16	GOOD	REMOVE	YES
76	ROBINIA PSEUDOACACIA	BLACK LOCUST	18	POOR	REMOVE	NO
77	SALIX SSP.	WILLOW	34	FAIR	REMOVE	YES
78	SALIX SSP.	WILLOW	30	FAIR	REMOVE	YES
79	ROBINIA PSEUDOACACIA	BLACK LOCUST	33	POOR	REMOVE	NO
80	VARIOUS		~50	GOOD	PRESERVE	NO
80a	BETULA NIGRA	RIVER BIRCH	52	GOOD	PRESERVE	NO
80b	LIQUIDAMBAR STURACIFLUA	SWEET GUM	14	GOOD	PRESERVE	NO
80c	QUERCUS ALBA	WHITE OAK	23	GOOD	PRESERVE	NO
80d	POPULUS DELTOIDES	POPLAR TREE	39	POOR	PRESERVE	NO
80e	PICEA PUNGENS	BLUE SPRUCE	15	GOOD	PRESERVE	NO
80f	ULMUS RUBRA	SLIPPERY ELM	9	GOOD	PRESERVE	NO
80g	BETULA NIGRA	RIVER BIRCH	47	GOOD	PRESERVE	NO
80h	PICEA PUNGENS	BLUE SPRUCE	12	GOOD	PRESERVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
81	ROBINIA PSEUDOACACIA	BLACK LOCUST	36	POOR	REMOVE	NO
82	ULMUS SSP.	SLIPPERY ELM	36	FAIR	REMOVE	YES
83	SALIX SSP.	GOLDEN WILLOW	34	FAIR	REMOVE	YES
84	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	8	GOOD	REMOVE	YES
85	SALIX SSP.	GOLDEN WILLOW	40	FAIR	REMOVE	YES
86	TILIA X EUCHLORA	CRIMEAN LINDEN	32	FAIR	REMOVE	YES
87	CATALPA SPECIOSA	WESTERN CATALPA	18	FAIR	PRESERVE	NO
88	ROBINIA PSEUDOACACIA	BLACK LOCUST	28	POOR	REMOVE	NO
89	ROBINIA PSEUDOACACIA	BLACK LOCUST	35	POOR	REMOVE	NO
90	CRATAEGUS SSP.	HAWTHORN	24	FAIR	REMOVE	YES
91	ROBINIA PSEUDOACACIA	BLACK LOCUST	29	POOR	REMOVE	NO
92	SALIX SSP.	GOLDEN WILLOW	32	FAIR	REMOVE	YES
93	SALIX SSP.	GOLDEN WILLOW	30	FAIR	REMOVE	YES
94	JUGULANS NIGRA	BLACK WALNUT	24	POOR	PRESERVE	NO
95	PINUS CONTORTA	LODGE POLE PINE	36	FAIR	REMOVE	YES
96	ACER RUBRUM	RED MAPLE	26	FAIR	REMOVE	YES
97	POPULUS SSP.	POPLAR TREE	17	FAIR	REMOVE	YES
98	ULMUS RUBA	SLIPPERY ELM	34	GOOD	REMOVE	YES
99	ULMUS RUBA	SLIPPERY ELM	43	GOOD	REMOVE	YES
100	ACER SACCHARINUM	SILVER MAPLE	26	FAIR	REMOVE	YES
101	ROBINIA PSEUDOACACIA	BLACK LOCUST	49	POOR	REMOVE	NO
102	CRATAEGUS SSP.	HAWTHORN	21	GOOD	REMOVE	YES
103	CATALPA SPECIOSA	WESTERN CATALPA	31	FAIR	REMOVE	YES
104	CATALPA SPECIOSA	WESTERN CATALPA	23	GOOD	REMOVE	YES
105	GLEDITSIA TRIACANTHOS INERMIS	HONEY LOCUST	23	FAIR	REMOVE	YES
106	CATALPA SPECIOSA	WESTERN CATALPA	30	GOOD	REMOVE	YES
107	PINUS CONTORTA	LODGE POLE PINE	13	GOOD	REMOVE	YES
108	SALIX SSP.	GOLDEN WILLOW	55	POOR	REMOVE	NO

TREE #	SCIENTIFIC NAME	COMMON NAME	DBH"	CONDITION	ACTION	MITIGATE
109	FRAXINUS QUADRANGULATA	BLUE ASH	21	POOR	REMOVE	NO
110	SALIX SSP.	GOLDEN WILLOW	31	POOR	REMOVE	NO
111	PICEA PUNGENS	COLORADO BLUE SPRUCE	19	FAIR	REMOVE	YES
112	SALIX SSP.	GOLDEN WILLOW	70	FAIR	PRESERVE	NO

STATE OF IDAHO
KRISTA YERKS
LA-1657
REGISTERED LANDSCAPE ARCHITECT
07/31/26

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

TREE INVENTORY AND ANALYSIS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	MPH
DRAWN BY:	MPH
CHECKED BY:	AY
DATE:	1/29/25
PROJECT:	24-217

SHEET NO.
L6.0

P:\24-217\LANDSCAPE\CAD\EXHIBITS\SHEETS\24-217 TREE INVENTORY SHEETS_v4 YERKS, 1/30/2025, 3:06:15 PM PST, ---

THE LAND GROUP

Date October 26, 2023
Project No.: 122078

"EXHIBIT A"

RIVER CLUB - COMMERCIAL SITE
PARCEL "E" DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision No. 1, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street;
Thence South 45° 50' 38" West, a distance of 452.33 feet on the Southerly line of said Plantation Acres Subdivision No. 1 to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;
Thence South 45° 50' 38" West, a distance of 95.08 feet;
Thence South 44° 09' 52" East, a distance of 56.35 feet to a point of curve;
Thence 199.80 feet on the arc of a curve to the right, said curve having a radius of 273.50 feet, a central angle of 41° 51' 22", a chord bearing of North 72° 46' 15" East, and a chord length of 195.39 feet to a point of compound curve;
Thence 329.04 feet on the arc of a curve to the right, said curve having a radius of 500.00 feet, a central angle of 37° 42' 20", a chord bearing of South 67° 26' 54" East, and a chord length of 323.14 feet;
Thence South 48° 25' 48" East, a distance of 194.12 feet;
Thence South 45° 45' 57" East, a distance of 355.63 feet;
Thence South 44° 15' 51" East, a distance of 557.67 feet to the POINT OF BEGINNING;

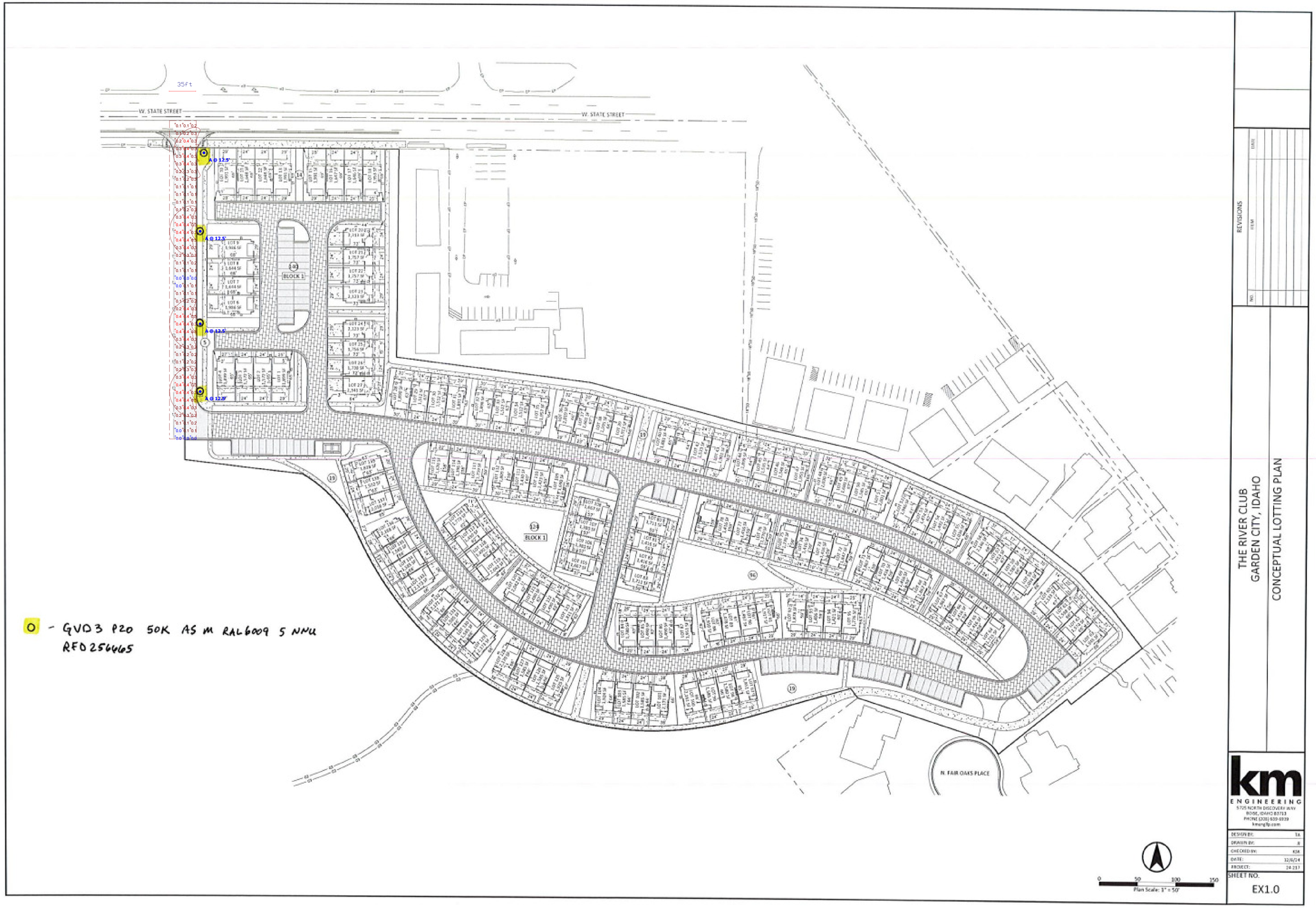
Thence South 44° 15' 51" East, a distance of 154.43 feet to a point of curve;
Thence 108.76 feet on the arc of a curve to the right, having a radius of 175.00 feet, a central angle of 35° 36' 36", and whose chord bears South 03° 15' 00" East, a distance of 107.02 feet to a point of compound curve;
Thence 603.36 feet on the arc of a curve to the left, having a radius of 425.00 feet, a central angle of 81° 20' 29", and whose chord bears South 26° 06' 56" East, a distance of 553.95 feet;
Thence South 66° 47' 11" East, a distance of 149.11 feet;
Thence South 01° 29' 48" West, a distance of 15.00 feet to the Northeast corner of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;
Thence South 33° 37' 54" East, a distance of 164.84 feet on the Easterly line of said Wedgewood Greens Subdivision to a point of curve;
Thence 35.48 feet on the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 40° 39' 26", and whose chord bears South 13° 18' 11" East, a distance of 34.74 feet on said Easterly line;

Thence South 89° 56' 27" East, a distance of 114.18 feet on the northerly line of said Wedgewood Greens Subdivision;
Thence South 00° 07' 01" East, a distance of 8.48 feet on easterly line of said Wedgewood Greens Subdivision;
Thence leaving the exterior boundary line of said Wedgewood Greens Subdivision, South 89° 24' 43" East, a distance of 117.62 feet;
Thence North 00° 26' 19" East, a distance of 66.37 feet to the westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records;
Thence North 04° 05' 27" West, a distance of 59.75 feet on the westerly boundary line of said Kessinger Subdivision;
Thence North 13° 37' 08" West, a distance of 124.77 feet on the westerly boundary line of said Kessinger Subdivision;
Thence North 27° 49' 52" West, a distance of 198.57 feet on the westerly line of Kessinger Subdivision and the westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records;
Thence North 38° 53' 07" West, a distance of 165.00 feet on the westerly boundary line of Savannah Greens Subdivision No. 4 to the westerly most boundary angle point of said Savannah Greens Subdivision No. 4;
Thence North 36° 22' 28" West, a distance of 203.82 feet;
Thence North 43° 58' 14" West, a distance of 256.08 feet;
Thence North 39° 39' 46" East, a distance of 268.62 feet to a point on the westerly right of way line of West State Street;
Thence North 50° 47' 44" West, a distance of 122.55 feet on the westerly right of way line of West State Street;
Thence North 50° 51' 55" West, a distance of 154.65 feet on the westerly right of way line of West State Street;
Thence leaving said westerly right of way line, South 39° 07' 48" West, a distance of 402.29 feet to the POINT OF BEGINNING.

The above described parcel contains 10.27 acres more or less.

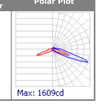
PREPARED BY:
The Land Group, Inc.

James R. Washburn, PLS



Plan View
Scale - 1" = 60ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
⌒ ○	A		4	Holophane	GVD3 P10 50K XXXX GL5 GVDHSS18	GranVille Gen3, P10 Performance Package, 5000K CCT, 70CRI, Type 5 distribution, no trim with 180deg House Side Shield	1	2059	1	23	 Max: 1609cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A

THE RIVER CLUB
GARDEN CITY, IDAHO

CONCEPTUAL LOTTING PLAN

REVISIONS

NO.	DATE
1	11/14/24

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JS
CHECKED BY:	KSK
DATE:	12/6/24
PROJECT:	24-213

SHEET NO.
EX1.0

VISUAL

River Club

Designer

Date
01/29/2025
Scale
Not to Scale
Drawing No.

Summary

Luminaire Schedule								
Symbol	Qty	Label	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	USSL-C01-D-U-T2-BZ-7030	T2	0.900	6994	52	364	20

20' Mounting Height

QUANTUM LIGHTING

250 Beechwood Drive
Suite 100
Boise, ID 83709

801.270.0010
info@quantumltg.com

Note on this Report:

These calculations represent a good-faith, professional application of standard photometric means and methods.

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.

All digital CAD data appear to be extremely accurate, however, this apparent accuracy is an artifact of the techniques used to generateteh values, and is in no way intended to imply accuracy in the real world. Many factors will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party.

Cut Sheets included may indicate information related to the photometric calculations but do not address other required model number details including voltage, among other information, which may impact calculation accuracy.

Revision	Description	Date

Drawing Title

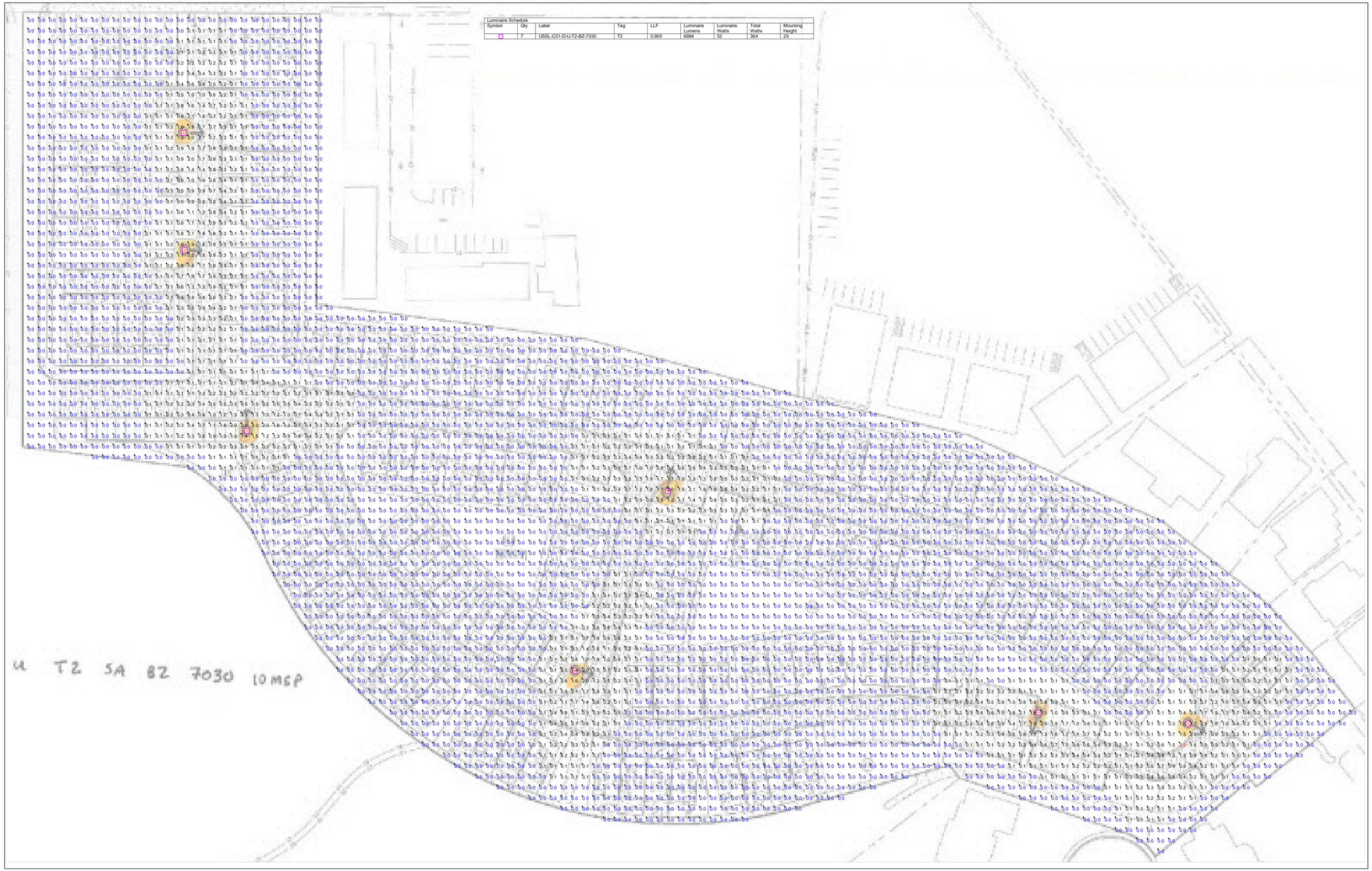
The River Club

Drawn By:	Date:
MEW	29 January, 2025

Scale:	Sheet Number:	Revision:
NTS	LC1	

US-TBZ-20241125

Luminaire Schedule								
Symbol	Qty	Label	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	7	USSL-C01-D-U-T2-BZ-7030	T2	0.900	6994	52	364	25



25' Mounting Height

QUANTUM LIGHTING

250 Beechwood Drive
Suite 100
Boise, ID 83709

801.270.0010
info@quantumltg.com

Note on this Report:

These calculations represent a good-faith, professional application of standard photometric means and methods.

This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used.

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Cut Sheets included may indicate information related to the photometric calculations but do not address other required model number details including voltage, among other information, which may impact calculation accuracy.

Revision	Description	Date

Drawing Title

The River Club

Drawn By:	Date:
MEW	29 January, 2025

Scale:	Sheet Number:	Revision:
NTS	LC2	

LIGHTING SOLUTIONS

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

Streetworks

USSL LED

Area / Site Luminaire

Product Features

LumenSafe Technology

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

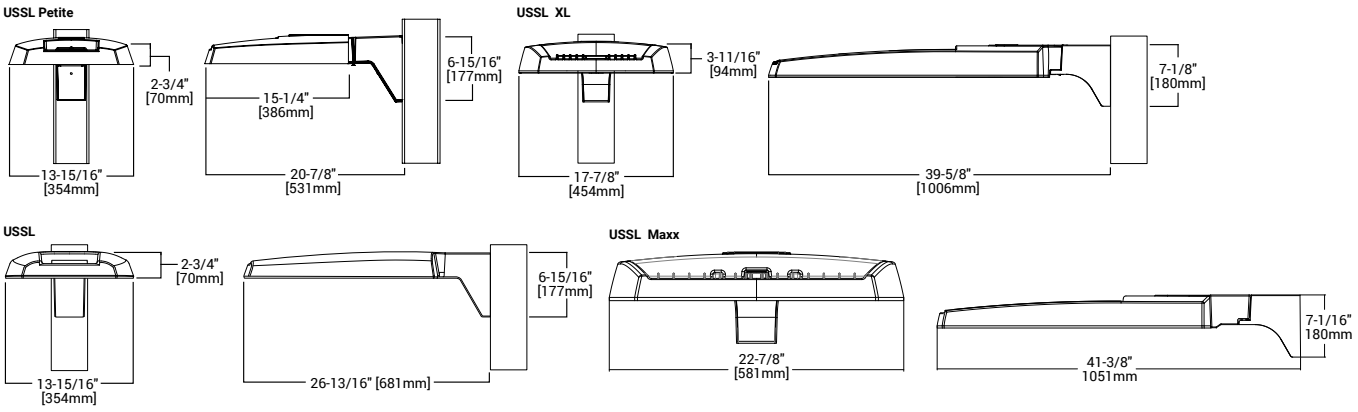
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless

Dimensional Details



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **USSL-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1, 2]	Light Engine [4]	Driver	Voltage	Distribution	Mounting	Color
USSL-P=USSL Petite **BAA-USSL-P**=USSL Petite BAA Compliant [3] **TAA-USSL-P**=USSL Petite TAA Compliant [3]	**C014**=(1 LED) Approx. 40% Output **C016**=(1 LED) Approx. 60% Output **C018**=(1 LED) Approx. 80% Output **C01**=(1 LED) Full Output	**D**=Dimming (0-10V)	**U**=Universal (120-277V) **9**=347V **8**=480V [5] **H**= 347-480V **D**=DuraVolt (277-480V) [5, 6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **FMA**= Fixed Mast Arm[27] **WM**=Wall Mount Arm **ADJA-WM**=Adjustable Arm - Wall Mount **ADJA**=Adjustable Arm - Pole Mount **ADJS**=Adjustable Arm - Slipfitter, 3in vertical tenon[29] **SP2**= Adjustable Arm – Slipfitter, 2 3/8" vertical tenon[27, 29]	**BZ**=Bronze **AP**=Grey **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
USSL=USSL **BAA-USSL**=USSL BAA Compliant [3] **TAA-USSL**=USSL TAA Compliant [3]	**C01**=(1 LED) Full Output **C027**=(2 LED) Approx. 70% Output **C029**=(2 LED) Approx. 90% Output **C02**=(2 LED) Full Output					
USSL-XL=USSL XL **BAA-USSL-XL**=USSL XL BAA Compliant [3] **TAA-USSL-XL**=USSL XL TAA Compliant [3]	**C047**=(4 LED) Approx. 70% Output **C049**=(4 LED) Approx. 90% Output **C04**=(4 LED) Full Output **C069**=(6 LED) Approx. 90% Output **C06**=(6 LED) Full Output					
USSL-M=USSL Maxx **BAA-USSL-M**= USSL Maxx BAA Compliant [3] **TAA-USSL-M**=USSL Maxx TAA Compliant [3]	**C097**=(9 LED) Approx. 65% Output **C098**=(9 LED) Approx. 75% Output **C099**= (9 LED) Approx. 90% Output **C09**=(9 LED) Full Output					

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [7]
7050=70 CRI / 5000K CCT [7]
CC=Coastal Construction finish [10]
HSS=House Side Shield [8]
L90=Optics Rotated 90° Left [27]
R90=Optics Rotated 90° Right [27]
10MSP=10kV MOV Surge Protective Device
10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=Series 20kV UL 1449 Surge Protective Device
HA=50°C High Ambient Temperature [9]
TH=Tool-less Door Hardware
FADC=Field Adjustable Dimming Controller [30]
4=NEMA 3-PIN Twistlock Photocontrol Receptacle [11]
4N7=NEMA 7-PIN Twistlock Photocontrol Receptacle [11]
MS/DIM-L08= Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height [12, 13, 22]
MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting [12, 13]
MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting [12, 13]
SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height [12, 14, 22]
SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height [12, 14, 27, 28]
SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting [12, 14, 27]
WPS2XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 15, 16, 17, 31]
WPS4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 15, 16, 17, 31]
(See Table Below)=LumenSafe Integrated Network Security Camera [18, 19]
DXXXXX=Department of Transportation - Customer specific details [27]
UXXXXX=Utility - Customer specific details [27]

Accessories (Order Separately) [20, 21]

USSLSA-XX=Standard Arm Mounting Kit [22]
USSLMA-XX=Mast Arm Mounting Kit [22]
USSLWM-XX=Wall Mount Kit [22]
USSL-ADJA-XX=Adjustable Arm - Pole Mount Kit [22]
USSL-ADJS-XX=Adjustable Arm - Slipfitter Kit [22]
USSL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [22]
USSLXLSA-XX=Standard Arm Mounting Kit [28]
USSLXLMA-XX= Mast Arm Mounting Kit [28]
USSLXLWM-XX=Wall Mount Kit [28]
USSL-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [28]
USSL-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit [28]
USSL-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [28]
USSL-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
USSL-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [27]
USSL-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [27]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
USSL/COB-FDV=Full Drop Visor [23]
USSLXL/COB-FDV=Full Drop Visor [18]
HS/VERD=House Side Shield Kit [8, 24]
VGS-F/B=Vertical Glare Shield Kit, Front/Back [24]
VGS-SIDE=Vertical Glare Shield Kit, Side [24]
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [25]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [27]

NOTES:

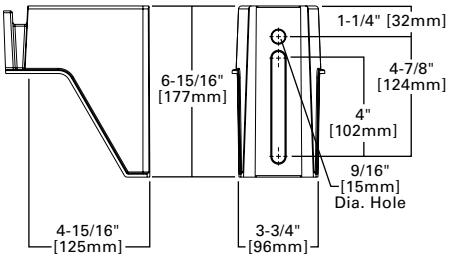
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Standard 4000K CCT and 70CRI.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. Use dedicated IES files on product website for non-standard CCTs.
8. Option will come factory-installed. House Side Shield not suitable with T5 distribution. Not available with USSL-C60 lumen package.
9. Not available with USSL-C60 lumen package. Not available with USSL-P-C25 lumen package.
10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
12. Controls system is not available in combination with a photocontrol receptacle (4 or 4N7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
17. Replace XX with sensor color (WH, BZ, or BK).
18. Only available in USSL-XL configurations C75, C100, C125, C150, or C175.
19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatability information.
20. Replace XX with paint color.
21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
22. Not for use with USSL-XL or USSL-M configurations.
23. Only for use with USSL. Not applicable to USSL-M, USSL-XL, or USSL-P.
24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
26. Requires 7-PIN NEMA twistlock photocontrol receptacle (4N7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Operates on 120-347V input voltages.
27. Only available for USSL-M configurations.
28. Only for use with USSL-XL.
29. Fixed for USSL-M
30. Cannot be used with 4N7 or other motion response control options
31. Controls system is not available with photocontrol receptacles (PR , PR7) or other controls systems (FADC, SPBx).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

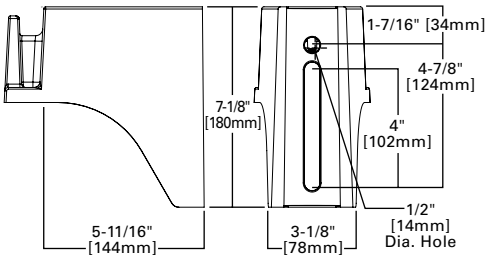
Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	**H**=Dome Camera, High Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card **E**=Ethernet Networking

Mounting Details

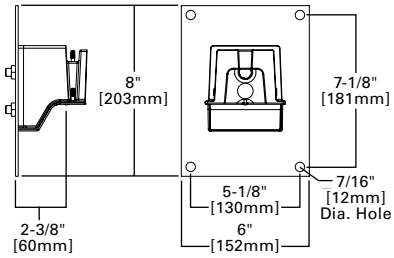
SA=QM Pole Mount Arm (USSL & USSL-P)



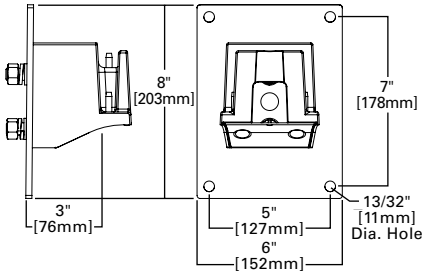
SA=QM Pole Mount Arm (USSL-XL)



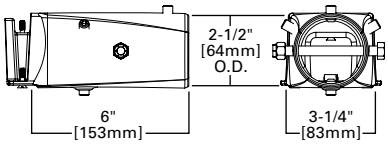
WM=QM Wall Mount Arm (USSL & USSL-P)



WM=QM Wall Mount Arm (USSL-XL)



MA=QM Mast Arm (USSL & USSL-P)



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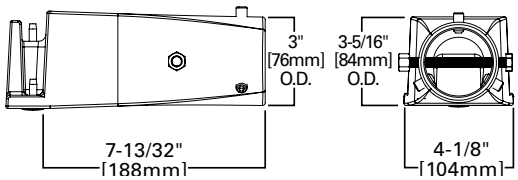
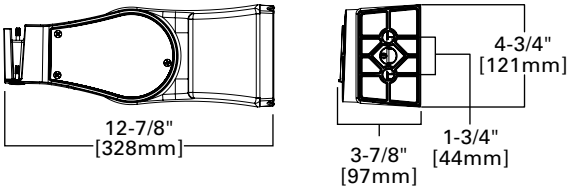
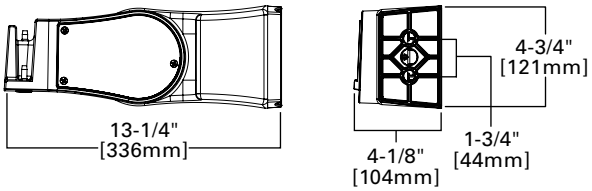


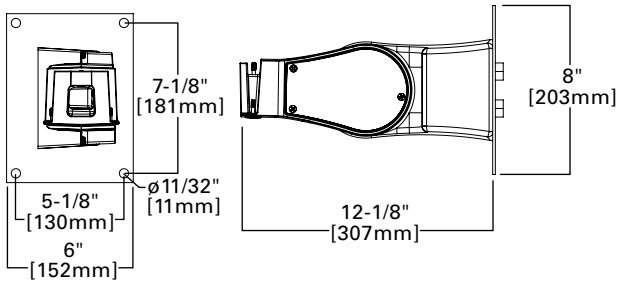
ADJA=Adjustable Arm Pole Mount (USSL & USSL-P)



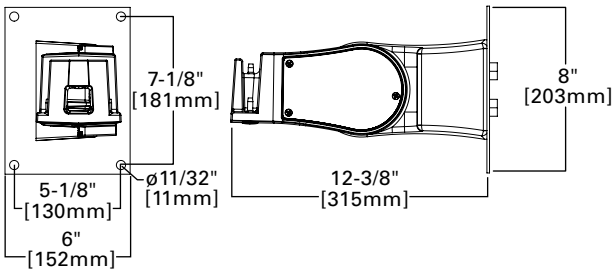
ADJA=Adjustable Arm Pole Mount (USSL-XL)



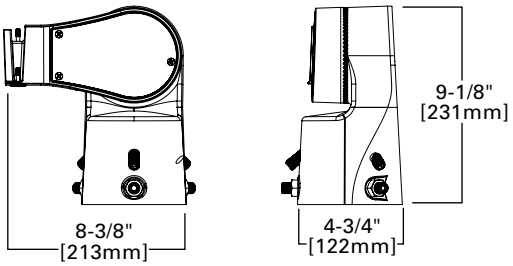
ADJA-WM=Adjustable Arm Wall Mount (USSL & USSL-P)



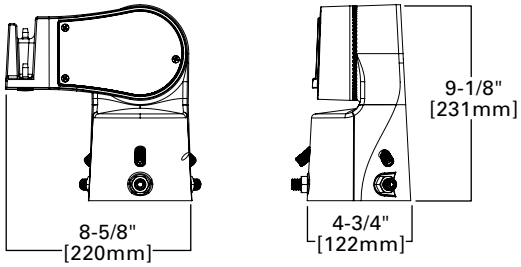
ADJA-WM=Adjustable Arm Wall Mount (USSL-XL)



ADJS=Adjustable Slipfitter 3 (USSL & USSL-P)

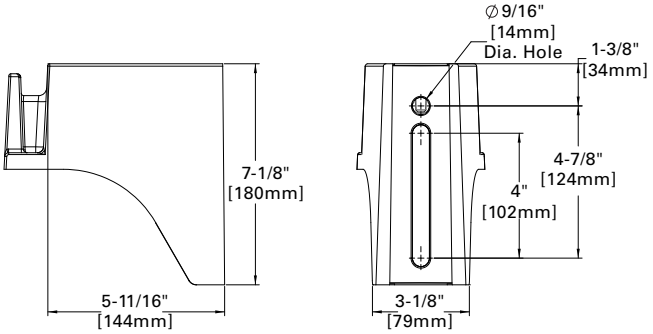


ADJS=Adjustable Slipfitter 3 (USSL-XL)

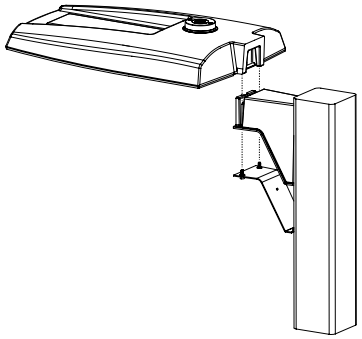


Mounting Details

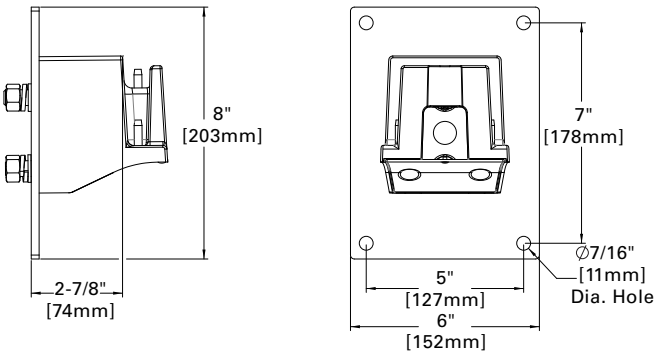
SA=QM Pole Mount Arm (USSL-M)



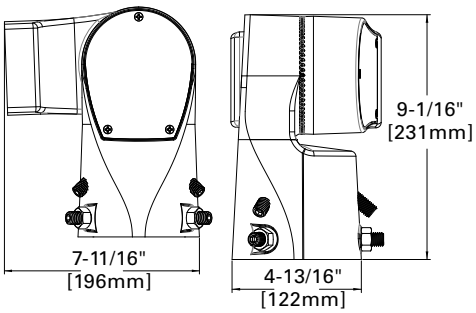
Versatile Mount System



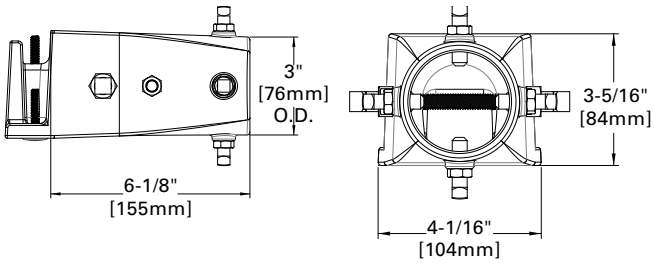
WM=QM Wall Mount Arm (USSL-M)



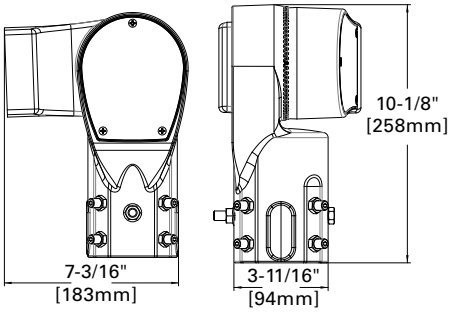
ADJS=Adjustable Slipfitter (USSL-M)



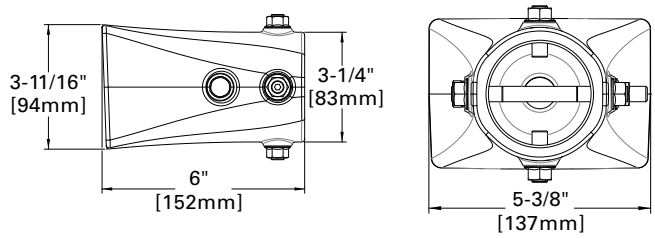
MA=QM Mast Arm (USSL-M)



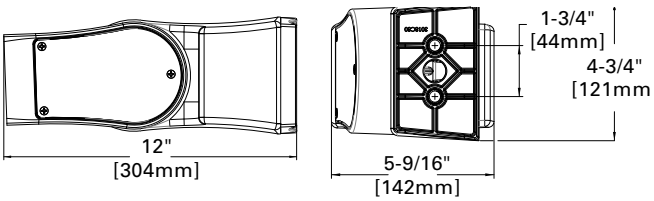
SP2=Adjustable Slipfitter 2-3/8" (USSL-M)



FMA=Fixed Mast Arm (USSL-M)



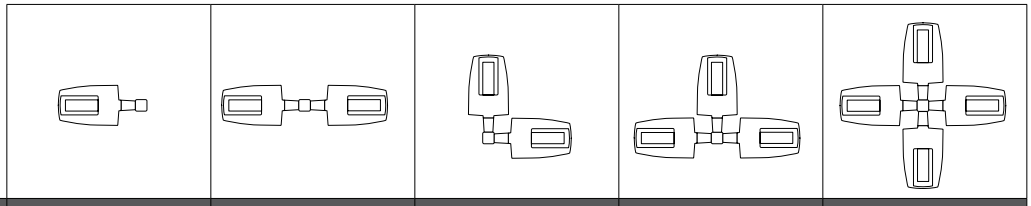
ADJA=Adjustable Pole Mount Arm (USSL-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 USSL's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 USSL-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

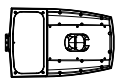


Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
USSL Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
USSL	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
USSL XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
USSL Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

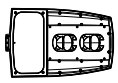
Optical Configurations

USSL-P-C10/C15/C20/C25 (4,900/6,900/9,800/11,800 Nominal Lumens)

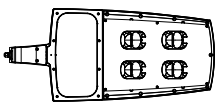
USSL-C15 (7,100 Nominal Lumens)



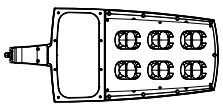
USSL-C25/C40/C60 (13,100/17,100/20,000 Nominal Lumens)



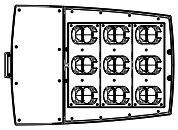
USSL-XL-C75/C100/C125 (26,100/31,000/36,300 Nominal Lumens)



USSL-XL-C150/C175 (41,100/48,600 Nominal Lumens)

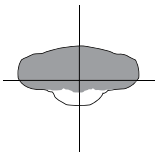


USSL-M-PA6X (50,000/60,000/70,000/80,000 Nominal Lumens)

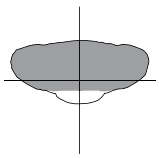


Optical Distributions

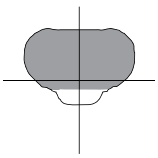
T2 (Type II)



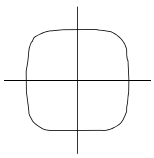
T3 (Type III)



T4 (Type IV)



T5 (Type V)



= Distribution with House Side Shield (HSS)

= Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Three-position terminal block standard
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- USSL and USSL Petite: 3G vibration rated
- USSL XL Mast Arm: 3G vibration rated
- USSL XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated

Typical Applications

- Parking Lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- USSL Petite: 18 lbs. (7.94 kgs.)
- USSL: 20 lbs. (9.09 kgs.)
- USSL XL: 45 lbs. (20.41 kgs.)
- USSL Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

View USSL-P IES files | View USSL IES files | View USSL-XL IES files

Power and Lumens

Product Family		USSL Petite				USSL				USSL XL					USSL Maxx			
Light Engine		C014	C016	C018	C01	C01	C027	C029	C02	C047	C049	C04	C069	C06	C097	C098	C099	C09
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346.00	418.10	486.60	587.50
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution [1]																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens [1]	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens [1]	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens [1]	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens [1]	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
USSL and USSL Petite at 25°C	91.30%	> 194,000
USSL and USSL Petite at 40°C	87.59%	> 134,000
USSL XL at 25°C	91.40%	> 204,000
USSL XL at 40°C	89.41%	> 158,000
USSL Maxx at 25°C	91.40%	> 204,000
USSL Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	**1.02**
15°C	**1.01**
25°C	**1.00**
40°C	**0.99**

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

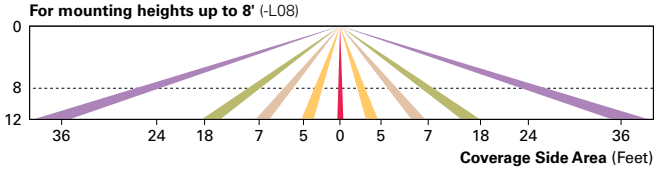
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

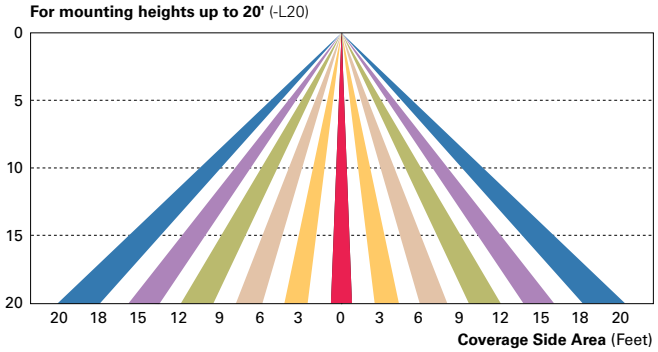
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

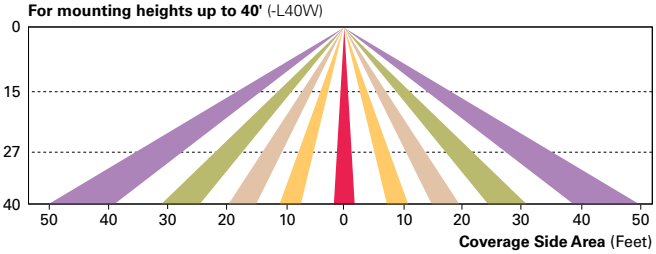
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

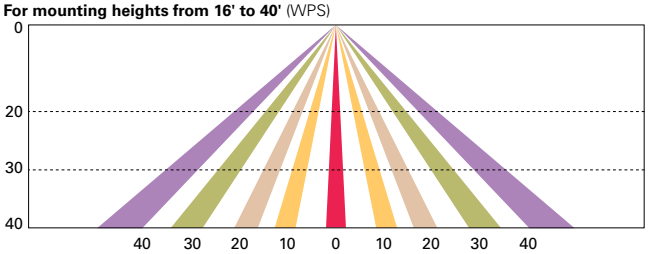


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (WPS)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

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Specifications and dimensions
subject to change without notice.

Prepared For:

Garden City

The River Club
Parcel #S0630212980, S0630212970
Garden City, Idaho

Natural Hazard and Resource Analysis

1-24-2025

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Project No: 24-217

km ENGINEERING
Engineers . Surveyors . Planners

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Natural Hazard and Resource Analysis 1

Floodplain Map

Introduction and Summary
The purpose of this report is to identify the existing natural hazards and resources of the project site per the Garden City Land Division Guidelines.

Project Description
This project is located on State Steet West of 6103 W. State Street in Garden City, Idaho. The site is currently consists of golf course fairways and greens.

The proposed project includes 32 four unit and 2 three unit townhomes, pavement, parking, and general landscaped open space. All storm water for the proposed site is being retained and disposed of with a permeable paver area due to high ground water.

Natural Hazards
The existing site contains no localized natural hazards. This is a developed site with minor nuisance vegetation.

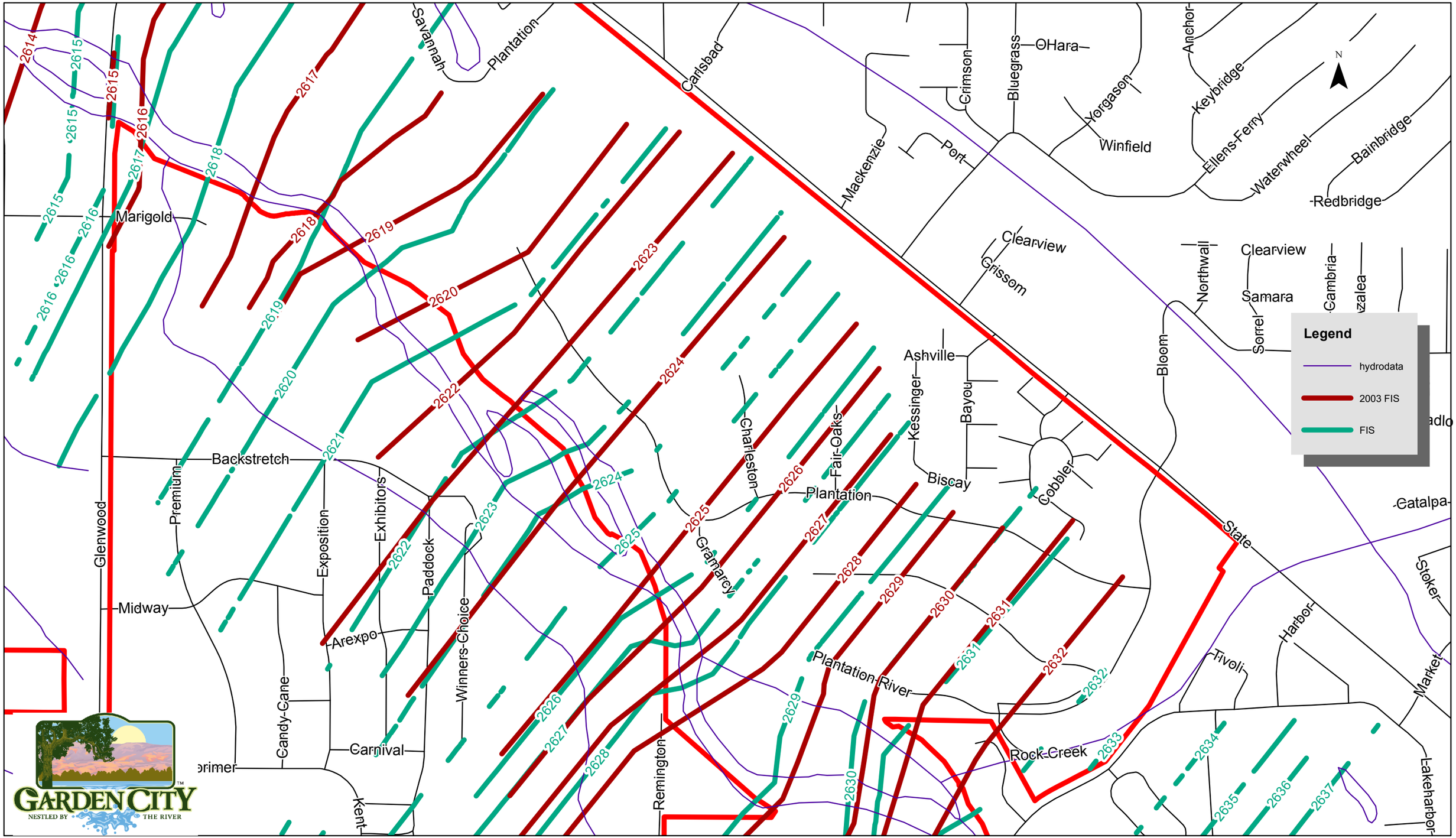
The groundwater for the site was encountered during soils investigation at 2.7 to 8.8 feet below existing ground surface per the geotechnical report completed by Atlas dated December 6th, 2022.

<u>Floodplain Analysis</u>
The proposed site is in the existing floodplain. The Garden City Resolution No 1083-20 was used to determine the floodplain limits given the ongoing floodplain analysis being done by the City. The floodplain elevations maps as shown in the City Resolution have E. 43rd Street at a base flood elevation of 2652. Finished floor elevations will be set two feet above the City mapped floodplain elevation as required by City code. The garages will be set at grade and be protected by flood openings in the exterior foundation and garage doors. The floodplain will not be affected by the proposed project.

Appendix A

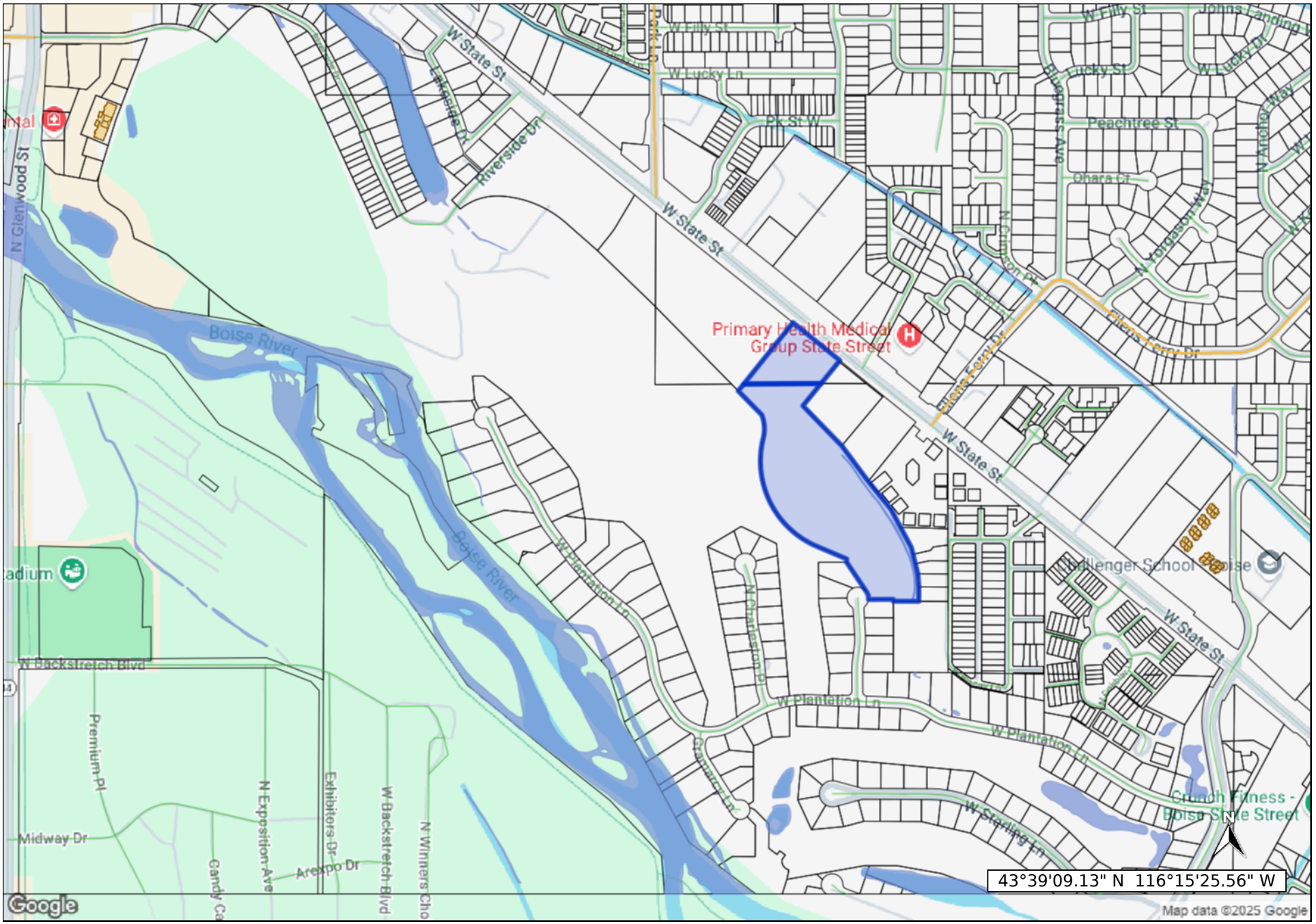
Floodplain Map

Exhibit A: June 19, 2020 FIRM- FIS- BASE FLOOD ELEVATION



River Club Townhomes

Neighborhood Map



Feb 05, 2025 - landproDATA.com
Scale: 1 inch approx 600 feet

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BRIGHTON

Neighborhood Meeting Notice

DESIGN REVIEW CONSULTATION, PRELIMINARY / FINAL PLAT AND PUD

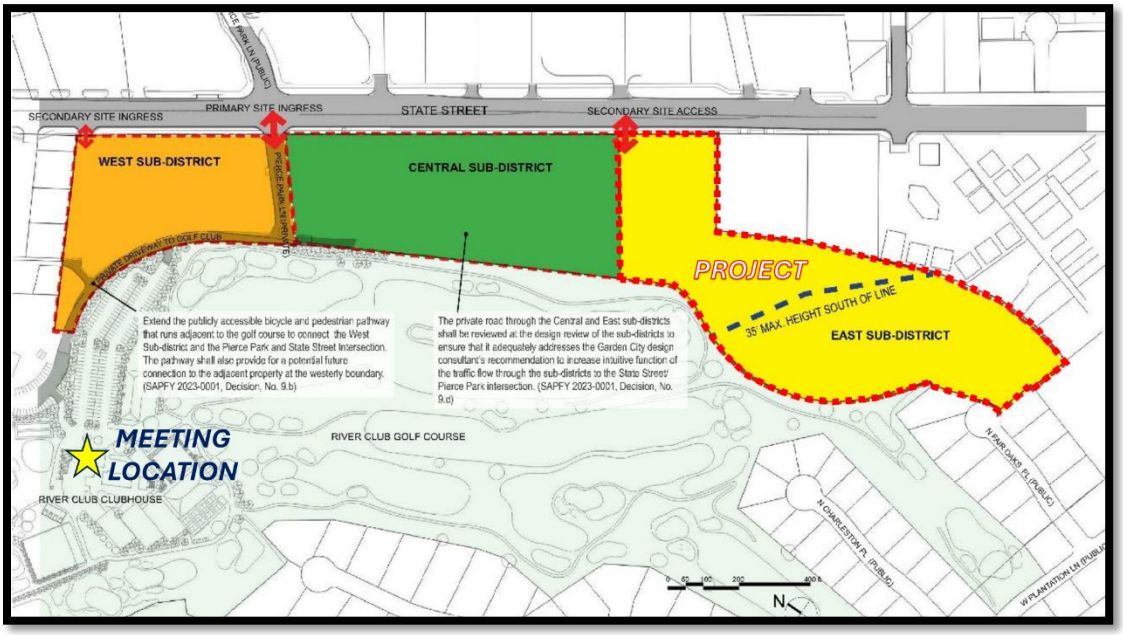
Brighton invites you to attend a neighborhood meeting to review a development proposal within the Residences at the River Club **East Subdistrict**. The meeting will occur on:

Thursday, November 21, 2024, at 6:00 pm
The River Club Clubhouse - 6515 W State St., Garden City, ID 83714

SUMMARY OF APPLICATIONS

Design Review, Preliminary / Final Plat Subdivision and PUD applications will be submitted to the City of Garden City for River Club Townhomes – **a for sale townhome residential neighborhood** within the **East Subdistrict**. Please review additional project information on the following pages. ***Note: Images in this letter are reduced in size, but will be available to view in full scale at the meeting.***

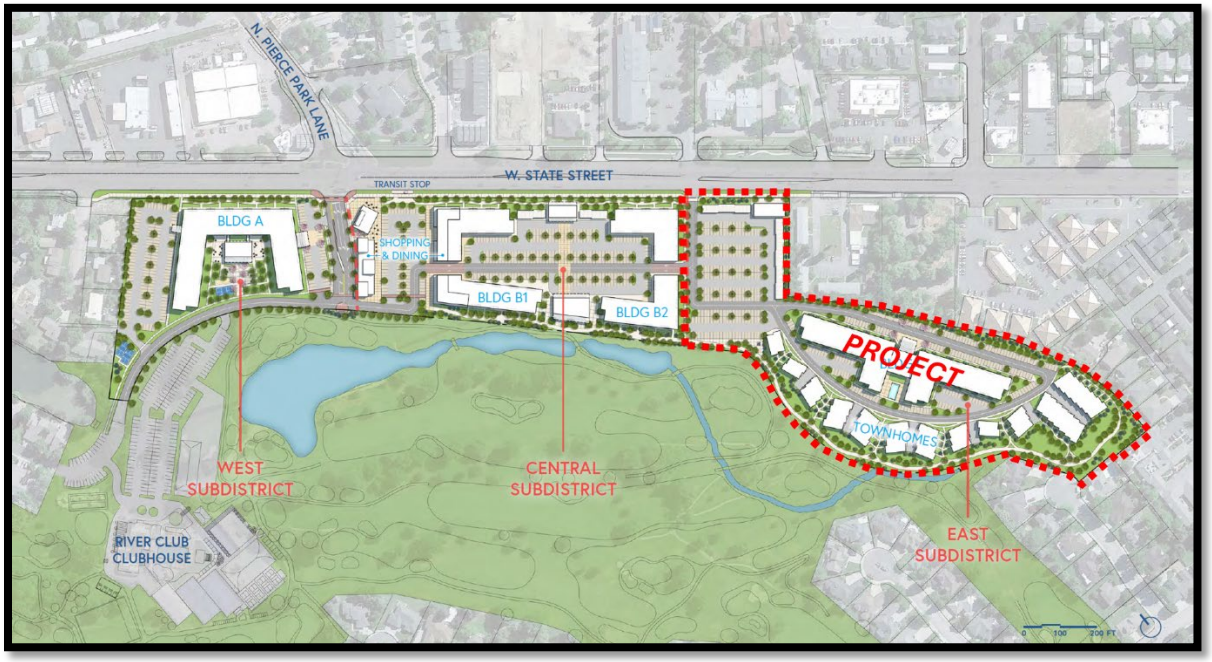
Approved Subdistrict Map



OVERVIEW

In December 2022, The Residences at the River Club and Specific Area Plan (SAP) applications were submitted by LB River Club Owner, LLC, and Lincoln Property Company, and approved by Garden City on August 14, 2023. The SAP included three residential areas: West Subdistrict, Central Subdistrict and **East Subdistrict**. Recently, Brighton was selected to create a masterplan for the **East Subdistrict** on approximately 10.27 acres adjacent to the Curley designed River Club Golf Course. Brighton's masterplan includes a **for sale townhome neighborhood** with 133 **townhome** residences in the **East Subdistrict**.

Approved Residences at River Club Masterplan



PROJECT DETAILS

River Club Townhomes located within the **East Subdistrict**, include 133 **for sale townhomes** on individually platted lots. Although the approved Specific Area Plan allows for a mix of townhomes and multifamily units with a maximum density of 35 units per acre, Brighton's masterplan for the **East Subdistrict** **does not include any multi-family** units (4-5 story buildings), **reduces the density** by 63% below the maximum allowed density, and **establishes a height of 35 feet** for the entire **East Subdistrict**.

Project Details

East Subdistrict Land Use	**RCR SAP Approved**	**Brighton Project**	***Difference***
Density	35 units/acre	13 units/acre	*-63%*
Multi-Family (up to 65')	180 to 200 units	0 units	*-200 units*
Townhomes (up to 35')	45 to 60 units	133 units	*+73 units*
TOTAL	**225 to 260 units**	**133 units**	***-127 units***

Each **townhome** will be 3 stories with a maximum height of 35 feet, includes 3 to 4 bedrooms, two-car garages and additional guest parking. Townhome buildings will be grouped in combinations of 3 or 4 **townhomes**, and will be connected by sidewalks, pathways and open space for enhanced pedestrian access and circulation. A community pathway and linear park will be adjacent to the golf course. The **East Subdistrict** and the River Club Townhomes will be the **first phase** of development within the Residences at the River Club.

All vehicular access will occur on State Street. Additionally, there will be **no vehicular, bicycle or pedestrian access to North Fair Oaks,** except for emergency access, if required by the fire authorities. Separation from North Fair Oaks will occur by landscaping, fencing and an access-controlled gate for Fire and EMS services.

Preliminary Site Plan for East Subdistrict

Preliminary Townhome Rendering

Preliminary Townhome Rendering

PRIOR ACTIONS

For reference, approvals for the Residences at the River Club include:

- Application SAPFY2023-0001: August 14, 2023
- DA SAPD-01 Ordinance 1043-24 and Zoning Ordinance 1044-24: May 13, 2024
- Minor Land Division Record of Survey: September 18, 2024
    - Created separate parcels for each residential subdistrict

PROCESS AND APPLICATIONS

After the Neighborhood Meeting on Thursday, November 21, 2024, Brighton will submit the following applications for the River Club Townhomes within the **East Subdistrict** to Garden City:

- Design Review consultation of the site plan, landscape plan, and schematic building design
- Combined Preliminary / Final Plat Subdivision
- Planned Unit Development (PUD)
- Development Agreement Modification to incorporate the revised **East Subdistrict** Masterplan

Upon acceptance of the Applications, Garden City will schedule a Design Review consultation, Planning and Zoning Commission Hearing, and City Council Hearing. Garden City will provide notice to all property owners of record.

CONTACT

We welcome your questions and inquiries about the River Club Townhomes. If you have questions prior to the meeting, please contact Jeremy Wright at 208-871-3812 or jwright@brighton.co

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GARDEN CITY NOTE:

If you provide written comments to the city seven days or more prior to the applicant's consultation with the design consultants, your comments will be reviewed as part of the application. This application's review with the City may take place as soon as 15 days after the neighborhood meeting. Please note that if you wish to be an interested party or have the ability to appeal you must notify the city in writing. The city will inform interested parties of any revised materials that are submitted. ***You cannot appeal the application unless you have standing as prescribed in Idaho Code and provide written comment to the city seven days prior to the application's formal review with the City.***

Neighborhood Meeting Recipients

Primary Owner	Owner Address	Owner City
310 LIVING TRUST	4730 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
3926 N KESSINGER LLC	2809 S CREEK POINTE LN	EAGLE, ID 83616-0000
5987 STATE LLC	5987 W STATE ST	BOISE, ID 83703-0000
6606WSS7 LLC	PO BOX 140294	GARDEN CITY, ID 83714-0000
ADA COUNTY HIGHWAY DISTRICT	3775 N ADAMS ST	GARDEN CITY, ID 83714-6447
ALCOD LLC	5991 W STATE ST	BOISE, ID 83703-0000
ALLAN RUSSELL T	6657 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
ANNESE MARK	6316 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
AVEST COMMERCIAL PROPERTIES LLC	435 E SHORE DR STE 230	EAGLE, ID 83616-0000
BAKER BRYANT TRUST 3/20/2001	6128 W STERLING LN	GARDEN CITY, ID 83703-0000
BAKER MARY E	4720 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BAUER LOIS S	3790 N GRAMARCY LN	GARDEN CITY, ID 83703-0000
BERKSHIRE RODNEY	6301 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
BILYEU CLARK P	4560 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BIRD BRENTLY	6283 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000
BLEYMAIER JOE & MARCIA FAMILY TRUST	6645 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
BLUNCK JOHNNY W	4540 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BOISE MEDICAL LLC	3295 TRIANGLE DR SE STE 200	SALEM, OR 97302-0000
BOISE MOBILE PARK	2100 S ARTESIAN RD	EAGLE, ID 83616-5645
BOLT FAMILY TRUST 12-4-2014	6501 W PLANTATION LN	GARDEN CITY, ID 83703-0000
BOSTICK MARC	4614 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BREWTON ROBERT E	4545 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BRIGGS DEAN	6264 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000
BROWN LLOYD K	4740 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BROWN LLOYD KENT	4740 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
BROWN MARTIN T	6001 W STATE	BOISE, ID 83703-0000
BRYANT FAMILY IRREVOCABLE TRUST	500 S OWYHEE ST	BOISE, ID 83705-0000
BRYANT PROPERTIES LLC	2508 E 3719 N	TWIN FALLS, ID 83301-0000
BURKHARD DAVID	6604 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
BYRNE MARY J	6529 W PLANTATION LN	BOISE, ID 83703-0000
CAMPBELL LAWRENCE B LIFE ESTATE	6293 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000

CAMPBELL STEVEN & PAULA FAMILY TRUST 11/21/19	4725 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
CARLSBAD CHELAN LLC	502 S LAKESHORE RD	CHELAN, WA 98816-0000
CASADY LORA LEE FAY	3942 N KESSINGER LN	GARDEN CITY, ID 83703-0000
CGNME LLC	6098 W PLANTATION LN	GARDEN CITY, ID 83703-0000
CHTH LLC	9400 W RIVERSIDE DR	BOISE, ID 83714-0000
CITY OF GARDEN CITY	6015 N GLENWOOD ST	GARDEN CITY, ID 83714-1347
CLANCY KATHLEEN ANN	6580 W PLANTATION LN	GARDEN CITY, ID 83703-0000
CLASSEN JAMES S & JACQUELINE D TRUST	6417 W PLANTATION LN	GARDEN CITY, ID 83703-0000
COBERLY DONALD	6281 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
COJO TRUST	6540 W PLANTATION LN	GARDEN CITY, ID 83703-0000
COLE MARTIN	6340 W PLANTATION LN	GARDEN CITY, ID 83703-0000
COMPASS HOLDINGS LLC	PO BOX 2340	HAILEY, ID 83333-0000
CONNORS ANNE M	6269 W PLANTATION LN	GARDEN CITY, ID 83703-0000
COUCH THOMAS L	4070 N KESSINGER LN	GARDEN CITY, ID 83703-0000
COX VERDEANA M	4600 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
CRONK MARY A	6510 W PLANTATION LN	GARDEN CITY, ID 83703-0000
CURTIS FAMILY TRUST	6256 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
DAVIS ANDREW GARTH & BARBARA J FAMILY LIVING TRUST	6251 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
DE BEER BETTINA ANN	6550 W PLANTATION LN	GARDEN CITY, ID 83703-0000
DE PAYNE LEWIS	4760 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
DEBOLT ROBERT H	4670 W SAVANNAH CT	GARDEN CITY, ID 83714-0000
DEGRANGE GARY R	5992 W ASHVILLE LN	GARDEN CITY, ID 83703-0000
DIEBENOW JANET T LIVING TRUST 10/10/19	4105 N KESSINGER LN	GARDEN CITY, ID 83703-0000
DOBIS JASON M	4750 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
DOLAN HARMON TRUST	4570 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
DONAHOE THOMAS E	7810 W SAVANNAH CT	GARDEN CITY, ID 83714-0000
DOPERALSKI QUENTIN	4820 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
DOTY BENJAMIN E & PATRICIA M 1988 REVOC TRUST	6560 W PLANTATION LN	GARDEN CITY, ID 83703-0000
DOWNEY FAMILY TRUST	6296 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
EDMUNDS PETER T	6263 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000
ELLIES PATH HOA	8919 W ARDEN ST	BOISE, ID 83709-0000
EVI PLANTATION PLACE LLC	51 BROADWAY N STE 600	FARGO, ND 85102-4970
FAILOR ANALISE A	6644 W LAKESIDE DR	BOISE, ID 83714-0000

FFL INVESTMENTS #2 LLC	6177 N THESTA ST STE 102	FRESNO, CA 93710-0000
FLACKER EDWARD A & DARLENE K LIVING TRUST	6360 W PLANTATION LN	GARDEN CITY, ID 83703-0000
FOGLEMAN LIVING TRUST	PO BOX 140661	GARDEN CITY, ID 83714-0000
FOLTZ JAMES J	6284 N FAIR OAKS PL	BOISE, ID 83703-0000
FORD RUSSELL W	6575 W PLANTATION LN	GARDEN CITY, ID 83703-0000
FOSTER CARL	477 E FISHING CREEK LN	EAGLE, ID 83616-0000
FOSTER JERRY L	9234 N PEBBLE COVE LN	GARDEN CITY, ID 83714-0000
FRANKLIN ROBERT & RITA REVOCABLE LIVING TRUST	4680 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
FRASSA DANTE	6615 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
FREER ANDREA	6259 W PLANTATION LN	GARDEN CITY, ID 83703-0000
GALLAGHER WILLIAM T	3991 N BAYOU LN	GARDEN CITY, ID 83703-0000
GARDNER DARRIN H	6636 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
GESCHKE HARRY M	7800 W SAVANNAH CT	GARDEN CITY, ID 83714-0000
GODBOUT KENNETH DAVID	3846 N KESSINGER LN	GARDEN CITY, ID 83703-0000
GORDON DANA	4700 N SAVANNAH LN	GARDEN CITY, ID 83714-2226
GRISHAM SHARON L	6286 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
GROMACKI JOSEPH N	3878 N KESSINGER LN	GARDEN CITY, ID 83703-0000
HARMON ROBERT	4645 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
HARTGROVE FAMILY TRUST 04/06/2020	11450 W PUERTA	BOISE, ID 83709-0000
HEDRICK PATRICIA LYNN	4055 N BAYOU LN	GARDEN CITY, ID 83703-0000
HENBEST MICHAEL L	6441 W PLANTATION LN	GARDEN CITY, ID 83703-0000
HENDRICKSON DAVID REVOCABLE LIVING TRUST 04/12/2016	6553 W PLANTATION LN	GARDEN CITY, ID 83703-0000
HERSHEY MARCIE L	4038 N KESSINGER LN	GARDEN CITY, ID 83703-0000
HICKOX RILEY C	6161 W PLANTATION LN	GARDEN CITY, ID 83703-0000
HITZEMAN LINDSAY	6639 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
HOFFNUNG AMANDA	6628 W PLANTATION DR	GARDEN CITY, ID 83714-7500
HOLCOMBE JUDITH K TRUST	4565 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
HOLLAR DANIEL K	6254 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000
HOLTON STANLEY C	3760 N GRAMARCY LN	GARDEN CITY, ID 83703-0000
HORIZON CREDIT UNION	13224 E MANSFIELD	SPOKANE VALLEY, WA 99216-0000
HOWARD TONY J	7795 W SAVANNAH CT	GARDEN CITY, ID 83714-7435
HUBER MILES	21 BEDSTRAW LOOP	LADERA RANCH, CA 92694-0000
HURT MICHAEL & PAULA TRUST 5/20/2014	6355 W PLANTATION LN	GARDEN CITY, ID 83703-0000

HYLE PATRICIA D	6195 W PLANTATION LN	GARDEN CITY, ID 83703-0000
IDAHO CENTRAL CREDIT UNION INC	PO BOX 2469	POCATELLO, ID 83204-2469
IKON HOLDINGS LLC	4535 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
IVIE ROGER	6621 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
JANKOWSKI BRIAN TIMOTHY SR	4590 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
JARVIS JOHN R & SHARRON B	4590 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
JENSEN FAMILY TRUST	303 D AVENIDA SEVILLA	LAGUNA WOODS, CA 92637-0000
JOEKEN VENTURES LLC	159 W THORNBERRY CT	BOISE, ID 83702-0000
JOHNSON GAIL S	4805 N SAVANNAH LN	GARDEN CITY, ID 83714-2225
JOHNSON H KENT	6555 W PLANTATION LN	GARDEN CITY, ID 83703-0000
JOHNSON MARK S	6281 W PLANTATION LN	GARDEN CITY, ID 83703-0000
KILLEEN TIMOTHY P	3959 N BAYOU LN	GARDEN CITY, ID 83703-0000
KIMBRELL CLARENCE E	4054 N KESSINGER LN	GARDEN CITY, ID 83703-0000
KISSLER JAMES A LLC	825 N TROUTNER WAY	BOISE, ID 83712-7552
KNOWLTON DENNIS & JUNE TRUST	5980 W ASHVILLE LN	GARDEN CITY, ID 83703-0000
KONA INVESTMENTS LLC	6126 W STATE ST STE 200	BOISE, ID 83703-0000
KOPP FRANCIS J & MARIAN D RESTATED TRUST B	3991 N KESSINGER LN	GARDEN CITY, ID 83703-0000
KRE HOLDINGS LLC	5907 W STATE ST	GARDEN CITY, ID 83703-0000
KREMER-SMITH CHERIE S	7815 W SAVANNAH CT	GARDEN CITY, ID 83714-2233
KRUEGER JOHN ADAM	6346 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
LAKE PLANTATION HOA	8919 W ARDENE ST	BOISE, ID 83709-0000
LAMBUTH DOUGLAS	6461 W PLANTATION LN	GARDEN CITY, ID 83703-0000
LANG JOAN D TRUST	5968 W ASHVILLE LN	GARDEN CITY, ID 83703-0000
LAVOIE TERESA FAMILY TRUST 6/29/2023	3894 N KESSINGER LN	GARDEN CITY, ID 83703-0000
LB RIVER CLUB OWNER LLC	6515 W STATE ST	GARDEN CITY, ID 83714-0000
LEAF JOSEPH H	4685 N SAVANNAH LN	BOISE, ID 83714-0000
LECHOT/SCHRIVER FAMILY TRUST	6590 W PLANTATION LN	GARDEN CITY, ID 83703-0000
LEWIS FAMILY TRUST	4029 N KESSINGER LN	GARDEN CITY, ID 83703-0000
LIVINGSTON JOHN M	6273 N FAIR OAKS PL 136	BOISE, ID 83704-4840
LS PROPDROP LLC	PO BOX 5350	BEND, OR 97708-0000
LUCKY ENTERPRISES LLC	3145 N VALAM AVE	MERIDIAN, ID 83646-0000
MACE REGINALD DEAN	4585 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MASSMAN FAMILY LIVING TRUST 11/27/2023	6460 W PLANTATION LN	GARDEN CITY, ID 83703-0000

MCCROSTIE JOHN ANDREW	7820 W RIVERSIDE DR	BOISE, ID 83714-0000
MCFARLANE TODD & MARJORIE LIVING TRUST	4770 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MCKAY FAMILY IRREVOCABLE TRUST 11/09/2022	3974 N KESSINGER LN	GARDEN CITY, ID 83703-0000
MCLELLAN COMPANY	PO BOX 806	BELMONT, CA 94002-0000
MIKELSON GINA	7753 N WATERLILLY AVE	BOISE, ID 83714-0000
MILLER ERIK	4790 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MIMURA SACHINA	16649 MULBERRY CT	NAMPA, ID 83687-0000
MORGAN ELIZABETH M	4615 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MORRIS VIRGINIA IRENE	4636 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MORRISON EARL R & LINDA SUE	4525 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
MORRISSEY THOMAS M & CATHERINE A REVOCABLE LIVING TRUST	6276 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
MOUNTAIN WEST IRA INC FBO KENNETH FOX IRA	755 W FRONT ST FL 3RD	BOISE, ID 83702-0000
MOUSER ALEX	4143 N KESSINGER LN	GARDEN CITY, ID 83703-0000
MURIE CHRISTI A	6440 W PLANTATION LN	GARDEN CITY, ID 83703-0000
MUSIAL-CUDNOHUFSKY TRUST 2/20/2019	4635 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
NELSON KAREN M TRUST 7/23/18	4655 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
NERO MICHAEL & TERRI TRUST OF 2009	4675 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
NGUYEN THUAN & HUE LIVING TRUST 11/14/2019	3705 N LESLIE WAY	MERIDIAN, ID 83646-0000
NICOLONA RANDI LYNN	6339 W PLANTATION LN	GARDEN CITY, ID 83703-0000
NIEBRAND GARY W	4550 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
NOLAN MICHAEL A	6595 W PLANTATION LN	GARDEN CITY, ID 83703-2644
NORRIS DAVID J & ANN M TRUST	3331 FIR RIDGE RD	LAKE OSWEGO, OR 97035-0000
OAAS THORVAL ERIK	4695 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
OGLE CYNTHIA	4086 N KESSINGER LN	GARDEN CITY, ID 83703-0000
OLDHAM JAMES G &	6261 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
OMEGA HEALTH SERVICES PLLC	5985 W STATE ST	GARDEN CITY, ID 83703-0000
OSTBERG JOHN	6658 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
OTANDER FAMILY TRUST 01/26/2022	4023 N BAYOU LN	GARDEN CITY, ID 83703-0000
PARKER LEANDRA L	3927 N BAYOU LN	GARDEN CITY, ID 83703-0000
PATTERSON DAVID L	6326 N CHARLESTON PL	BOISE, ID 83703-2607
PEAVEY ARTHUR	6565 W PLANTATION LN	GARDEN CITY, ID 83703-0000
PETERSON GREGORY L LIVING TRUST 10/5/2021	3943 N BAYOU LN	GARDEN CITY, ID 83703-0000
PETERSON JAMES R	4650 N SAVANNAH LN	BOISE, ID 83714-2205

PETERSON KONNEL J	4530 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
PETTIETTE RESIDENCE TRUST 07/22/2024	6585 W PLANTATION LN	GARDEN CITY, ID 83703-0000
PLANTATION MASTER ASSOC INC	PO BOX 1350	MERIDIAN, ID 83680-0000
PLANTATION VIEW CONDOMINIUM ASSOCIATION INC	3174 S MINUTEMAN AVE	BOISE, ID 83706-0000
PLANTATION VIEW VILLAGE LLC	6103 W STATE ST	BOISE, ID 83703-0000
POMEROY CLARENCE MORSE	6311 N CHARLESTON PL	BOISE, ID 83703-2607
POSPAHALA JERRY LOWE &	6103 W PLANTATION LN	BOISE, ID 83703-2635
PRICEMILLER HOLDINGS LLC	1417 N 19TH ST	BOISE, ID 83702-0000
PUSKAS ROSE PULIDO	3958 N KESSINGER LN	BOISE, ID 83703-0000
Q2 LLC	3320 MARBLE FRONT	CALDWELL, ID 83605-0000
RACINE MATTHEW ZACHARIAH	6152 W PLANTATION LN	GARDEN CITY, ID 83703-0000
RAE DAVID E	6607 W LAKESIDE DR	GARDEN CITY, ID 83714-2201
RALLENS BRIAN	6401 W PLANTATION LN	GARDEN CITY, ID 83703-0000
RAU SHIRLEY A	6490 PLANTATION LN	GARDEN CITY, ID 83703-0000
RAUDABAUGH JOHN P	6079 W PLANTATION LN	GARDEN CITY, ID 83703-0000
RCD INVESTMENTS LLC	7723 W RIVERSIDE DR	GARDEN CITY, ID 83714-0000
REAGAN RONNEY R	6331 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
REDDY RICHARD J	6072 W PLANTATION LN	GARDEN CITY, ID 83703-0000
REEVES FAMILY TRUST	4710 N SAVANNAH LN	GARDEN CITY, ID 83714-2226
RENARD 3 LLC	PO BOX 2318	KETCHUM, ID 83340-0000
RH PLANTATION SHOPPING CENTER ASSOCIATES LLC	PO BOX 5003	BELLEVUE, WA 98009-0000
RICE RANDAL F & CAROLYN J TRUST	4007 N BAYOU LN	GARDEN CITY, ID 83703-0000
RIEDEL DEBRA K REVOCABLE LIVING TRUST	6570 W PLANTATION LN	GARDEN CITY, ID 83703-0000
RIVERSIDE DRIVE LLC	PO BOX 1118	EAGLE, ID 83616-0000
RIVERSIDE PARTNERS LLC	5987 W STATE ST	BOISE, ID 83703-0000
RIVERSIDE PARTNERS LLC	7761 W RIVERSIDE DR STE 100	GARDEN CITY, ID 83714-0000
ROAN PIERCE A	3740 N GRAMARCY LN	GARDEN CITY, ID 83703-0000
RODRIGUEZ VINCENT T	6644 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
ROGERS RONALD G	4660 N SAVANNAH LN	BOISE, ID 83714-0000
ROSS ROBERT EARL	6530 W PLANTATION LN	GARDEN CITY, ID 83703-0000
ROWE GAIL H	2497 E BERGESON ST	BOISE, ID 83706-0000
RUPE ALICE J	3910 N KESSINGER LN	GARDEN CITY, ID 83703-0000
SAGEHORN FAMILY LIVING TRUST	6266 N CHARLESTON PL	GARDEN CITY, ID 83703-0000

SANDLIN CYNTHIA JANE MABE LIFE ESTATE	6306 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
SAVANNAH GREENS HOMEOWNERS ASSOCIATION	8919 W ARDENE ST	BOISE, ID 83709-0000
SAVANNAH GREENS NO 04 OWNERS ASSOCIATION INC	PO BOX 45387	BOISE, ID 83711-0000
SAVANNAH ONE LLC	P O BOX 5	HAMMETT, ID 83627-0000
SAVANNAH PLAZA ASSOCIATION	5225 N BLACKBIRD WAY	BOISE, ID 83714-0000
SCHMELLICK P ROBERT	6253 N FAIR OAKS PL	GARDEN CITY, ID 83703-2608
SELEKOF STEPHEN H	6291 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
SIMON CHRISTINE	6380 W PLANTATION LN	GARDEN CITY, ID 83703-0000
SMITH RUTH ANN TRUST 05/20/2022	4605 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
SNAPP TWILA TRUST 6/23/2016	6650 LAKESIDE DR	GARDEN CITY, ID 83714-2202
SOCIETY OF ST VINCENT DE PAUL SW ID DIST COUNCIL	5256 W FAIRVIEW AVE	BOISE, ID 83706-1762
SORENSEN GERALD L	4575 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
SPEAR SANDRA	3862 N KESSINGER LN	GARDEN CITY, ID 83703-0000
SPERL ALICIA R	6631 W LAKESIDE DR	GARDEN CITY, ID 83714-0000
SPIEGELMAN LIVING TRUST	PO BOX 140851	GARDEN CITY, ID 83714-0000
SSJ PROPERTIES LLC	3012 S TRAILWOOD WAY	BOISE, ID 83716-0000
STACHOFSKY DAVID K	6370 W PLANTATION LN	GARDEN CITY, ID 83703-0000
STALLMAN LOIS A	6248 W PLANTATION LN	GARDEN CITY, ID 83703-2638
STATE OF IDAHO (DEPT OF LANDS)	300 N 6TH ST	BOISE, ID 83702-0000
STEPHAN JANICE M	4102 N KESSINGER LN	GARDEN CITY, ID 83703-0000
STINSON MARK D	6310 W PLANTATION LN	BOISE, ID 83703-2640
STODDARD LOUIS & MARILYN TRUST	6303 N FAIR OAKS PL	BOISE, ID 83703-0000
STUBBLEFIELD ARNOLD H	3749 N GRAMARCY LN	GARDEN CITY, ID 83703-0000
SULLIVAN JOHN NICK	6476 W PLANTATION LN	GARDEN CITY, ID 83703-0000
THARP STANLEY J	6271 N CHARLESTON PL	GARDEN CITY, ID 83703-0000
THIRY MICHAEL R	3791 N GRAMARCY LN	GARDEN CITY, ID 83703-0000
THOMAS LYNN E	4780 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
TROY FAMILY TRUST	4067 N KESSINGER LN	GARDEN CITY, ID 83703-0000
VANRY PETER J	4690 N SAVANNAH LN	GARDEN CITY, ID 83714-7405
VAUGHN GREGORY	4006 N KESSINGER LN	GARDEN CITY, ID 83703-0000
VEASEY FAMILY TRUST 7/30/2003	4580 N SAVANNAH LN	GARDEN CITY, ID 83714-0000
VESTAL FAMILY TRUST	6158 W STERLING LN	GARDEN CITY, ID 83714-0000
WARK JAMES M	4715 N SAVANNAH LN	GARDEN CITY, ID 83714-0000

WATCO INC (DISSOLVED)	4570 SAVANNAH LN	GARDEN CITY, ID 83714-7404
WEBSTER KATHLEEN M	6400 W PLANTATION LN	GARDEN CITY, ID 83703-0000
WESTBERG PAUL L	6274 N FAIR OAKS PL	GARDEN CITY, ID 83703-0000
WILDE MATTHEW K	6535 W PLANTATION LN	GARDEN CITY, ID 83703-0000
WILFONG BRADLY K	6147 W PLANTATION LN	GARDEN CITY, ID 83703-0000
WILLIAMS ROBERT E	400 S BITTEROOT DR	BOISE, ID 83709-0805
WILLMAN FAMILY TRUST	6367 W PLANTATION LN	GARDEN CITY, ID 83703-0000
ZENOVICH NICK L	6336 N CHARLESTON PL	GARDEN CITY, ID 83703-0000

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	Lisa Gardner	6636 Lakeside Dr. Boise boisestategirl@gmail.com	208 921 4507
	Darrin Gardner	Same gdarrin0984@gmail.com	208 922 8188
	Ben Campbell	6293 N. FAIR OAKS PL	208-863-9767
	Dan Allumbaugh	dan.allumbaugh@aire.com	208-866-7497
	Kathy Webster + Jake Webster	6400 W Plantation Ln	208-853-5888
	John Livingston	6273 N. Fair Oaks	208-866-1075
	Jack Lynch Julie Rambo	6595 Plantation Way	208-440-3702
	JERRY LOWE / MARILEE ROSPAHOLA	6103 PLANTATION LANE	208.412.4507
	L. Kent Brown	4740 Savannah Ln Garden City, ID 83714	208-954-0933
	Arnie Wagner	3471 N. Plantation River Dr	208-841-1435
	Dan Hollar	6254 N. Fair Oaks Pl.	208-890-8309
	Greg + Molly Vaughn	4006 N. Kessinger Ln.	208-371-0070

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	KENT JOHNSON	6555 PLANTATION LN	208-869-2305
	TOM MORRELL	1450 E RIVER END DR	760-215-1682
	MIKE + TERRI NERO	4675 SAVANNAH	530 394-7596
	VIRGINIA MORRIS	4636 SAVANNAH	208-863-9346
	Nina Cadwell	5703 W. Plantation Ln	208-859-8750
	Ron McBride	5703 W. Plantation Ln.	208-365-0555
	Audrey Leaf	4685 Savannah Ln	208.890.0051
	KEVIN DOLAN	4570 Savannah Ln	208 412-7256
	ANDY ASHLEY	5839 W. PLANTATION LN	770-330-9898
	MARK STOUT	5930 W. Drawbridge Dr	7025952324

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	David M Sagehor	6266 N Charleston Place	208-853-6147
	JOHN + JOYCE RAUDABAUGH	6079 W. PLANTATION LN	208-249-8988
phone call →	JOHNNEY MILLER	5864 PLANTATION LN	208-841-1877
	Patti Perkins & Jerry Schofield	5928 W Plantation Lane	208-794-4722 (P) 208-371-2274 (J)
	Shelley + Dana Gordon	4700 Savannah Ln	(208) 921-6805
	Allan & Susan Rogers ☺	3540 N Rock Creek Ln	218-820-2442
	Rosie Rosco	5932 W. Asheville Ln	208-890-6684
	Jake & Val Hensinkveld	3675 N Gramercy Lane	208 863-4173
*	DICK & JANELLE CURTIS	6256 N. CHARLESTON PL.	208-559-1360
	Bob DeBolt	4670 Savannah Ln	208-863-2412
	DENNIS NEVEERA	5757 W. PLANTATION LN.	208-949-9622
	TONY CARDONI	5130 W. STERLING LN	928-925-5559

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	Carole Schroeder	6186 W. Drake	—
	ROBERT E. BREWTON	4345 SAVANNAH LANE	(208) 991-8030
	ROBERT MCCLELLAN	2187 W Hill Road / ROBERTE MCCPART.COM	801-255-5800
	MICHAEL MENLOVE	7687 N Goodyear Boise 83714 MSMENLOVE@hotmail.com	208/867 8148
	Jeffrey M. Lee	4615 Savannah Ct Boise 83714	—
	BOB RUNNING	3520 N. ROCK CREEK LN	208-869-5281
	Deb Riedel	6570 W. Plantation LN	208-860-0919
	Jon Bolt	6501 W PLANTATION	208-407-6434
	Sandra + Russell FORD	6575 W. PLANTATION	208-853-6575
	Lou & Gerre Pagano	5945 W. Sterling Ln	208-859-7313
	Shawn Ruth	5763 W Plantation Ln	425 870 3550
	Alicia Sullivan	6476 W. Plantation Ln	208 340 8768

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	Jeff WARE Kristen WARE	5725 W Plantation Ln	208-884-1121
	Ken Malach	4917 N Paynton Way	208-866-4237
	Kelly Blake	4917 N Paynton Way	2098639834
	STEVE Campbell	4725 SAVANNAH LANE	863-5939
	Don Coberly	6281 Charleston Place	2088410017

Neighborhood Meeting Sign-in Sheet

River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	Ellen Jones	5710 W Sterling Ln	208 867 7559
	Rita Franklin	4680 Savannah	208 841.7322
	Raquel Bickerton	7810 Savannah Ct	208 867 0910
#	Justin Stenquist	2655 N. Strawberry Glen	(801) 473-3014
	Mike Pape	5642 Gate House Ct	208-473-8299

Neighborhood Meeting Sign-in Sheet

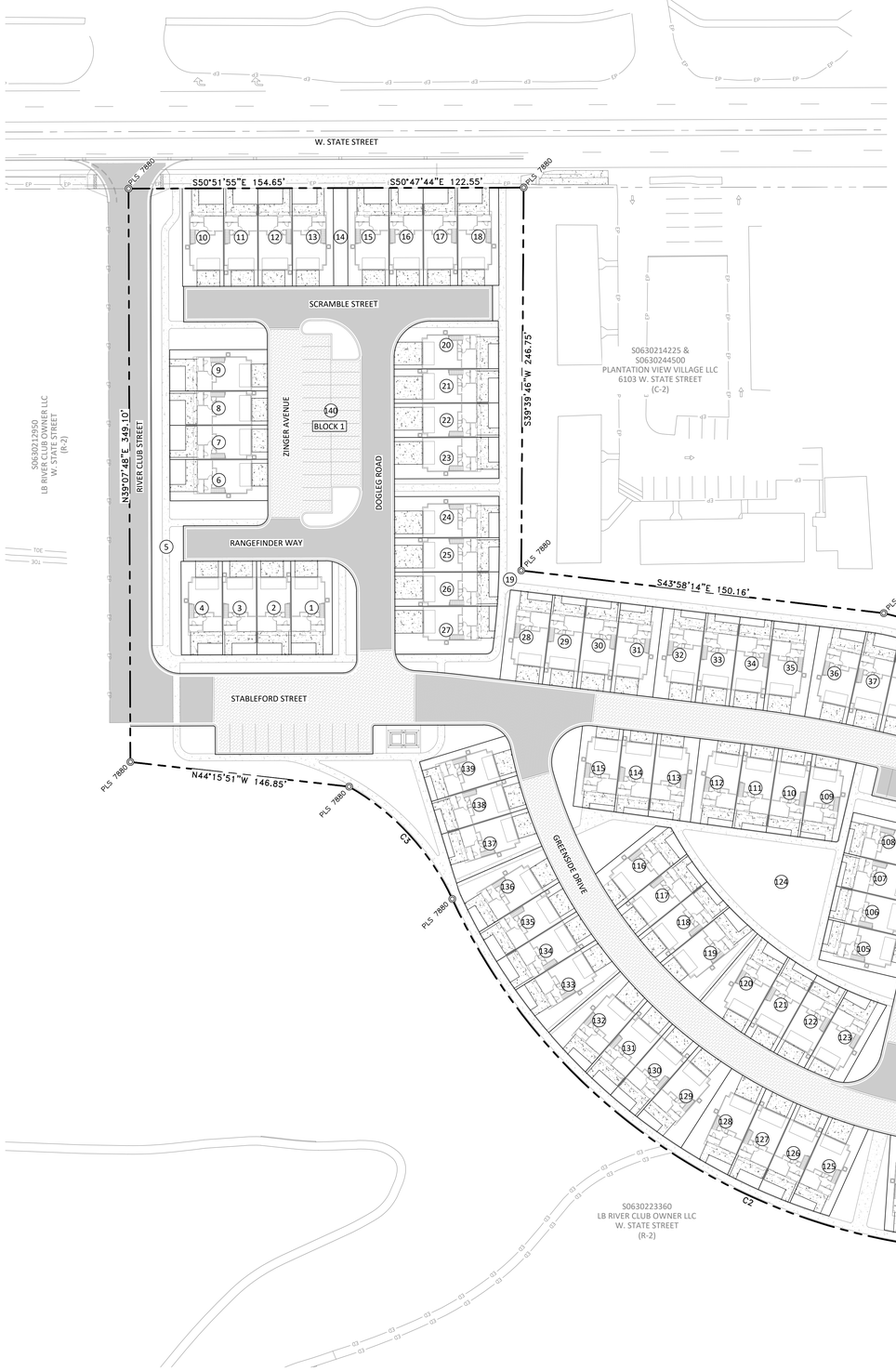
River Club Townhomes

November 21, 2024 ▪ 6:00 PM

	PRINTED NAME	STREET ADDRESS / EMAIL	TELEPHONE
	MARY JO NYBCAD	6540 W PLANTATION LN	2088904962
	Patricia Hyde	6195 W Plantation Ln	2088993893
	Andrea Krueger	6346 N Charleston (Adm	2084984845
	Donna & Barb Bryant	628 W. Sterling Ln	2088536644

PRELIMINARY PLAT SHOWING RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
L5	N00°07'01"W	8.48'
L6	N01°29'48"E	15.00'
L7	N66°47'11"W	70.27'
L8	N66°47'11"W	78.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
C2	425.00'	232.66'	31°21'57"	N40°28'22"W	229.77'
C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP2.0	EXISTING CONDITIONS
PP3.0	LOT DIMENSIONS
PP3.1	LOT DIMENSIONS
PP3.2	LOT DIMENSIONS
PP4.0	PRELIMINARY ENGINEERING
PP4.1	PRELIMINARY ENGINEERING
PP4.2	PRELIMINARY ENGINEERING
PP4.3	PRELIMINARY ENGINEERING

PRELIMINARY PLAT NOTES

1. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE–SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. THIS DEVELOPMENT RECOGNIZES 22–4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
5. LOTS 5, 14, 19, 96 & 124, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. LOT 140, BLOCK 1 IS A COMMON DRIVE LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. REFER TO ARCHITECTURAL PLANS FOR BUILDING AREAS, ELEVATIONS AND DETAILS.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

UTILITIES

UTILITIES

WATER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	BOISE VALLEY IRRIGATION DITCH COMPANY
FIRE PROTECTION:	GARDEN CITY FIRE DISTRICT

PROJECT TEAM

PROPERTY OWNER / DEVELOPER

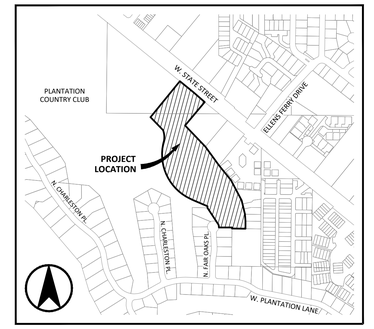
NAME:	BRIGHTON DEVELOPMENT
CONTACT:	ZACH MEYERS
ADDRESS:	2929 W. NAVIGATION DRIVE, SUITE 400
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83642
PHONE:	208.901.4264
EMAIL:	zmeyers@brighton.com

ENGINEERING

NAME:	KM ENGINEERING, LLP
CONTACT:	KELLY KEHRER, P.E., P.L.S.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kelly@kmengllp.com

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS



VICINITY MAP

NOT TO SCALE

PROJECT SUMMARY

SITE DATA

PARCEL NUMBER(S):	S0630212970 & S0630212980	
PROPERTY ADDRESS:	W. STATE STREET	
CITY/STATE/ZIP:	GARDEN CITY, IDAHO 83703	
CURRENT ZONING:	SAP (SPECIFIC AREA PLAN)	
PROPOSED ZONING:	SAME AS ABOVE	
PROJECT AREA:	±10.28 ACRES	
TOTAL BUILDINGS:	34 (32 4–PLEX & 2 3–PLEX)	
TOTAL NUMBER OF UNITS:	134 UNITS	
DENSITY:	±13.0 UNITS PER GROSS ACRE	
DEVELOPABLE LOTS:	±5.35 ACRES	134 LOTS
COMMON LOTS:	±2.46 ACRES	5 LOTS
COMMON DRIVE LOTS:	±2.47 ACRES	1 LOT
PROJECT TOTAL:	±10.28 ACRES	140 LOTS
MINIMUM LOT SIZE:	±1,380 SF	
MAXIMUM LOT SIZE:	±2,341 SF	
AVERAGE LOT SIZE:	±1,737 SF	

PARKING REQUIRED (PER TABLE 8–8A–3D–5)

	TOTAL PER DWELLING UNIT	COVERED PER DWELLING UNIT	COVERED BIKE PARKING
UP TO 1 BEDROOM	1	0.5	0.5
2+ BEDROOMS	2	0.5	0.5
ACTIVE ADULT COMMUNITY	1	0.5	0.5
DWELLING, SF DETACHED	2	2	N/A
DWELLING, TOWNHOUSE	2	2	N/A

FOR DEVELOPMENT WITH MORE THAN TWO (2) DWELLING UNITS THERE SHALL BE ONE (1) ADDITIONAL SPACE/PER TEN (10) DWELLING UNITS PROVIDED FOR GUEST PARKING. THERE SHALL BE ONE–TENTH (0.1) PARKING SPACE/UNIT PROVIDED FOR GUEST PARKING FOR EVERY UNIT AFTER THE FIRST TEN (10) UNITS. ANY FRACTION GREATER THAN ONE–HALF (0.5) SHALL BE ROUNDED UP; ONE–HALF (0.5) OR LESS MAY BE ROUNDED DOWN.

TOTAL PARKING REQUIRED:	281 SPACES (268 TO BE COVERED)
TOTAL PARKING PROVIDED:	268 COVERED SPACES (GARAGES) 84 STANDARD SPACES (9'x20') 352 TOTAL SPACES PROVIDED (2.63 PER UNIT)

SAP DIMENSIONAL STANDARDS

FRONT YARD:	5'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	3'
STREET SIDE YARD SETBACK:	3'

PROFESSIONAL ENGINEER — KELLY KEHRER — 11616 — STATE OF IDAHO — 1/21/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

COVER

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/20/25
PROJECT:	24-217

SHEET NO.

PP1.0

P:\24-217\CIVIL\DGN\PRELIMINARY PLAT\24-217 PP1.0 - COVER.DWG, JOSHUA.WATTS, 1/21/2025, DWG TO PDF.PC3, 30X42 (1:1)(PSI)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- W — WATER LINE (SIZE AS NOTED)
- S — SEWER LINE (SIZE AS NOTED)
- SD — STORM DRAIN LINE (SIZE AS NOTED)
- G — GAS LINE
- OP — OVERHEAD POWER LINE
- FO — UNDERGROUND FIBER OPTICS
- X — FENCE LINE
- TOP — TOP OF BANK
- ED — EDGE OF DIRT
- EP — EDGE OF PAVEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
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C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

W. STATE STREET

S50°51'55"E 154.65'

S50°47'44"E 122.55'

S39°39'46"W 246.75'

S43°58'14"E 150.16'

S36°22'28"E 127.45'

N39°07'48"E 349.10'

N44°15'51"W 146.85'

S27°49'22"E 100.14'

S13°37'08"E 124.72'

N89°24'43"W 69.73'

N89°56'27"W 114.18'

N33°37'54"W 107.67'

NO CAP, BENT

S0630212980 & S0630212970
W. STATE STREET
±10.27 AC.

S0630214225 & S0630244500
PLANTATION VIEW VILLAGE LLC
6103 W. STATE STREET
(C-2)

S0630212950
"LB RIVER CLUB OWNER LLC
W. STATE STREET
(R-2)

S0630244230
BOISE MOBILE PARK
6017 W. STATE STREET
(C-2)

R7715180012
SAVANNAH GREENS NO. 4
OWNEWS ASSOCIATION INC.
W. STATE STREET
(C-2)

R4901730050
ALEX MOUSER
4143 N. KESSINGER LANE
(R-2)

R4901730040
JANET BERNOW
4109 N. KESSINGER LANE
(R-2)

R4901730030
TROY FAMILY TRUST
4067 N. KESSINGER LANE
(R-2)

R4901730021
LEWIS FAMILY TRUST
4029 N. KESSINGER LANE
(R-2)

R4901730011
FRANCIS POPP
3991 N. KESSINGER LANE
(R-2)

S0630244285
EVI PLANTATION PLACE LLC
3921 N. KESSINGER LANE
(R-2)

S0630223360
LB RIVER CLUB OWNER LLC
W. STATE STREET
(R-2)

R9276220100
LOUIS STODDARD
6303 N. FAIR OKS PLACE
(R-2)

R9276220040
JAMES FOLTZ
6284 N. FAIR OKS PLACE
(R-2)

N. FAIR OAKS PLACE

0 40 80 120
Plan Scale: 1" = 40'

PROFESSIONAL ENGINEER
BRIAN T. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

EXISTING CONDITIONS

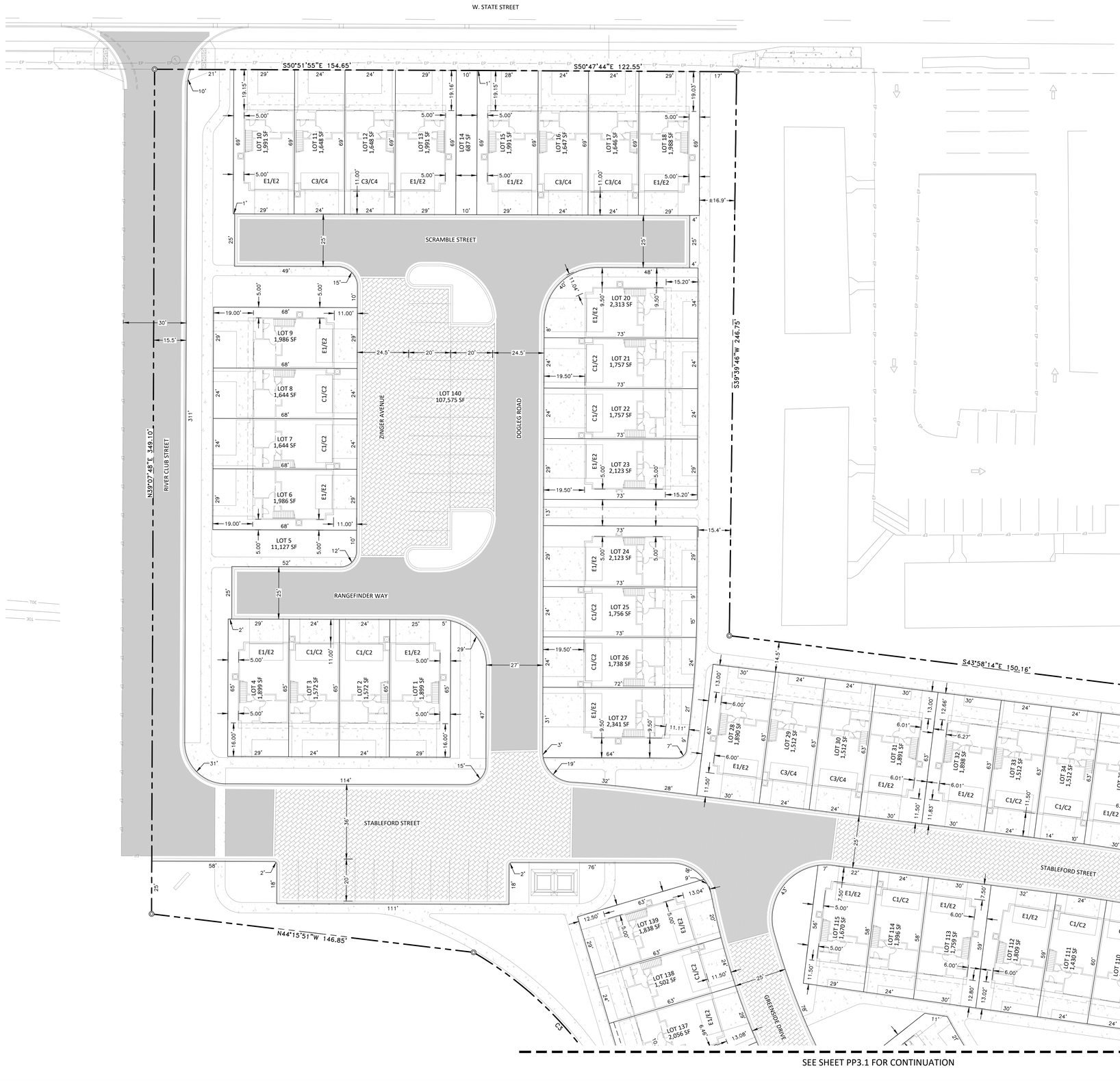
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmeng@g.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP2.0

P:\24-217\CIVIL\CAD\PRELIM\MAP PLAT\24-217 PP2.0 - EXISTING CONDITIONS.DWG, JOSHUA JANTZ, 2/3/2025, DWG TO PDF.PC3, 30X42 (1:1)(PP1)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS

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C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

BUILDING FOOTPRINT BREAKDOWN

E1 PLAN

FIRST FLOOR:	306 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	2,049 SF

E2 PLAN

FIRST FLOOR:	140 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	1,883 SF

C1 PLAN

FIRST FLOOR:	376 SF
SECOND FLOOR:	912 SF
THIRD FLOOR:	908 SF
TOTAL:	2,196 SF

C2 PLAN

FIRST FLOOR:	376 SF
SECOND FLOOR:	889 SF
THIRD FLOOR:	886 SF
TOTAL:	2,151 SF

C3 PLAN

FIRST FLOOR:	307 SF
SECOND FLOOR:	846 SF
THIRD FLOOR:	904 SF
TOTAL:	2,057 SF

C4 PLAN

FIRST FLOOR:	143 SF
SECOND FLOOR:	846 SF
THIRD FLOOR:	904 SF
TOTAL:	1,893 SF

* REFER TO ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.0

P:\24-217\DWG\SUBPREL\MAIN PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, JOSHUA.WHITE, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)(PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

BUILDING FOOTPRINT BREAKDOWN

E1 PLAN		C1 PLAN		C3 PLAN	
FIRST FLOOR:	306 SF	FIRST FLOOR:	376 SF	FIRST FLOOR:	307 SF
SECOND FLOOR:	829 SF	SECOND FLOOR:	912 SF	SECOND FLOOR:	846 SF
THIRD FLOOR:	914 SF	THIRD FLOOR:	908 SF	THIRD FLOOR:	904 SF
TOTAL:	2,049 SF	TOTAL:	2,196 SF	TOTAL:	2,057 SF
E2 PLAN		**C2 PLAN**		**C4 PLAN**	
FIRST FLOOR:	140 SF	FIRST FLOOR:	376 SF	FIRST FLOOR:	143 SF
SECOND FLOOR:	829 SF	SECOND FLOOR:	889 SF	SECOND FLOOR:	846 SF
THIRD FLOOR:	914 SF	THIRD FLOOR:	886 SF	THIRD FLOOR:	904 SF
TOTAL:	1,883 SF	TOTAL:	2,151 SF	TOTAL:	1,893 SF

* REFER TO ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
L3	S04°05'27"E	38.97'
L4	S00°26'19"W	66.37'
L5	N00°07'01"W	8.48'
L6	N01°29'48"E	15.00'
L7	N66°47'11"W	70.27'
L8	N66°47'11"W	78.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	35.48'	40°39'24"	N13°18'11"W	34.74'
C2	425.00'	232.66'	31°21'57"	N40°28'22"W	229.77'
C3	175.00'	108.76'	35°36'33"	N03°15'00"W	107.02'

SEE SHEET PP3.0 FOR CONTINUATION

SEE SHEET PP3.2 FOR CONTINUATION

S36°22'28"E 127.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

LOT 124
12,775 SF

LOT 96
25,964 SF

12.00' LANDSCAPE EASEMENT

0 20 40 60
Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
CRAIG T. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

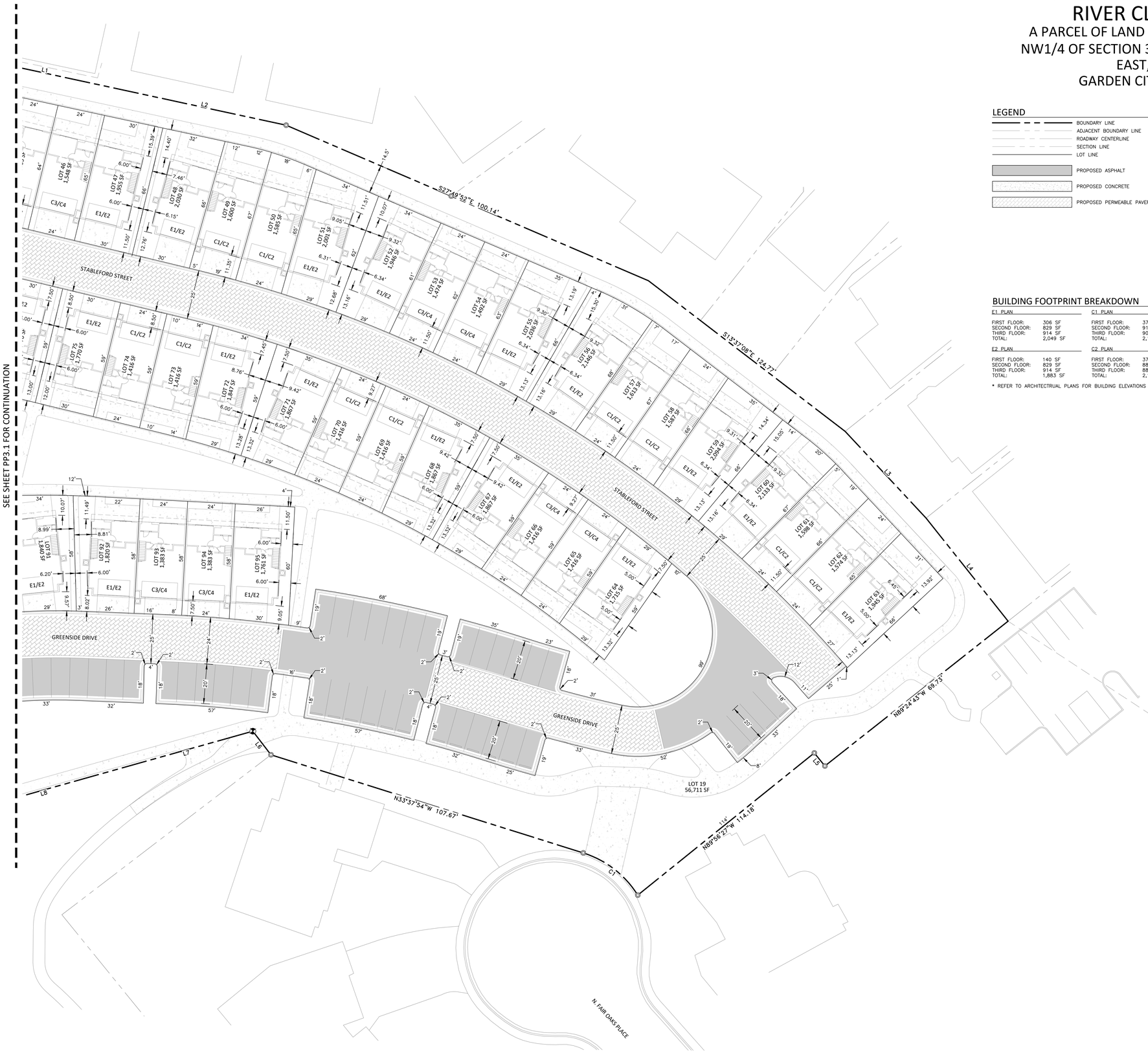
DESIGN BY:	TA
DRAWN BY:	IJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.1

P:\24-217\CIVIL\LAD\PRELIM\MAIN PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, ZONDA.JAYCC, 2/1/2025, DWG TO PDF.PC3, JEAN (1:1) PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



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BUILDING FOOTPRINT BREAKDOWN

E1 PLAN

FIRST FLOOR:	306 SF
SECOND FLOOR:	829 SF
THIRD FLOOR:	914 SF
TOTAL:	2,049 SF

E2 PLAN

FIRST FLOOR:	140 SF
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THIRD FLOOR:	914 SF
TOTAL:	1,883 SF

C1 PLAN

FIRST FLOOR:	376 SF
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FIRST FLOOR:	307 SF
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C4 PLAN

FIRST FLOOR:	143 SF
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THIRD FLOOR:	904 SF
TOTAL:	1,893 SF

* REFER TO ARCHITECTRUAL PLANS FOR BUILDING ELEVATIONS AND DETAILS.

0 20 40 60
Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
BRAD I STREAD
STATE OF IDAHO
11616
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

LOT DIMENSIONS

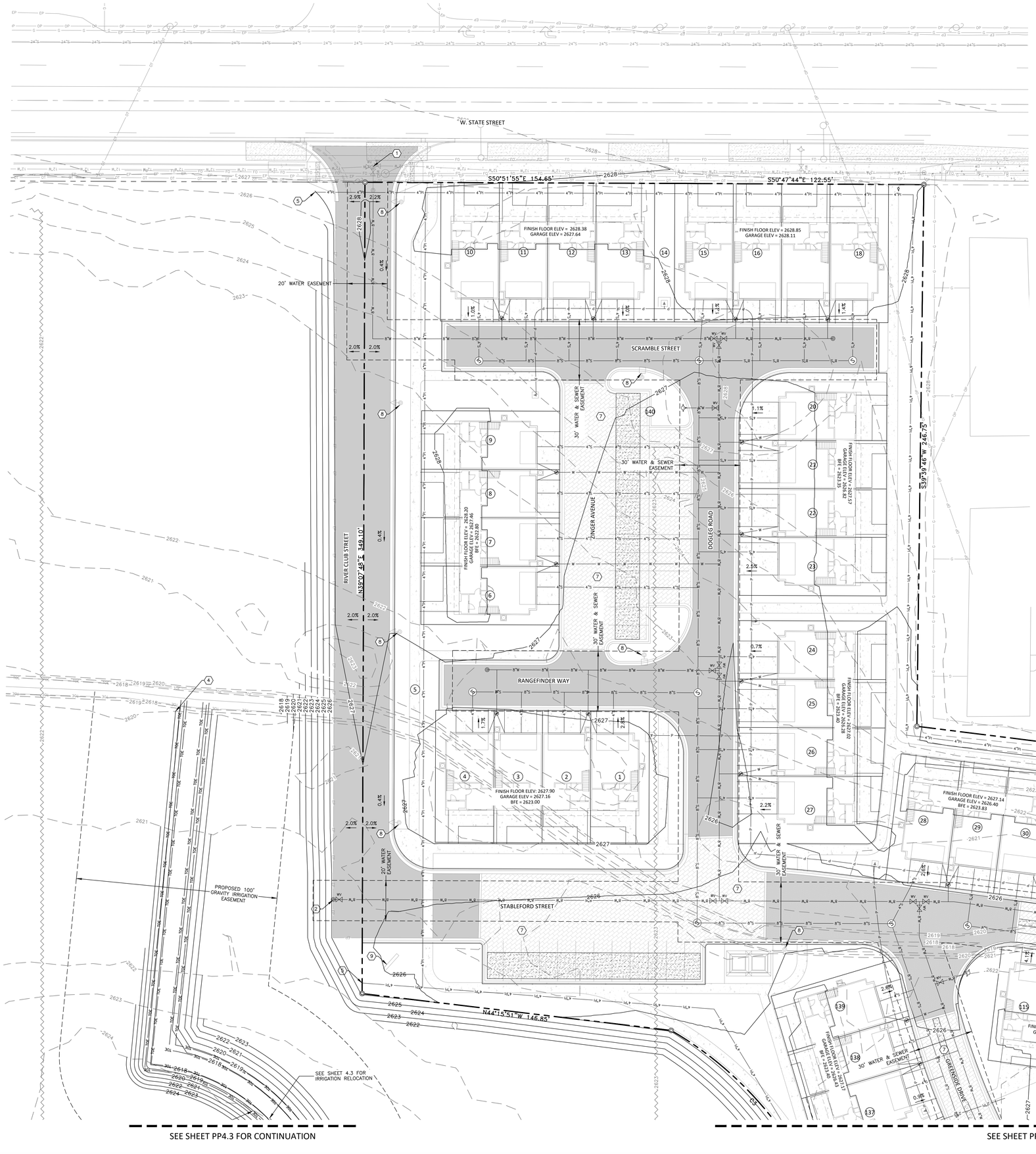
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP3.2

P:\24-217\CIVIL\LAD\PRELIM\RIVER PLAT\24-217 PP3.0 - LOT DIMENSIONS.DWG, CONNOR JANTZ, 1/31/2025, DWG TO PDF.PC3, 30X42 L (1ST)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY GARDEN CITY. 8-INCH WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO AN EXISTING 12-INCH WATER MAIN IN W. STATE STREET.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY GARDEN CITY. THE PROPERTY WILL BE SERVED BY AN 8-INCH SEWER MAIN LOCATED WITHIN RIVER CLUB GOLF COURSE.
3. WATER AND SEWER LINES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
4. ALL DOMESTIC WATER AND SANITARY SEWER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND GARDEN CITY MINIMUM STANDARDS.
5. ALL STREETS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE RIVER CLUB SUBDIVISION HOME OWNERS ASSOCIATION.
6. STORM DRAINAGE WILL BE DISPOSED OF WITH PERMEABLE PAVERS DUE TO THE PRESENSE OF HIGH GROUNDWATER. LOCATIONS WILL BE REFINED DURING FINAL DESIGN.
7. SANITARY SEWER AND WATER FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
8. PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
9. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD GARDEN CITY CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.

KEYNOTES (TYPICAL) (#)

1. CONNECT TO EXISTING WATER
2. STUB WATER FOR FUTURE CONNECTION
3. CONNECT TO EXISTING SEWER
4. CONNECT TO EXISTING GRAVITY IRRIGATION
5. STUB PRESSURE IRRIGATION FOR FUTURE CONNECTION
6. ROW STORM DRAINAGE – RE-CONNECT TO DRAIN
7. PERMEABLE PAVERS – SEE DETAIL SHEET PP4.2
8. PROPOSED LIGHT POLES
9. PROPOSED MONUMENT SIGN

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- W — WATER LINE (SIZE AS NOTED)
- S — SEWER LINE (SIZE AS NOTED)
- SD — STORM DRAIN LINE (SIZE AS NOTED)
- PI — PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- GI — GRAVITY IRRIGATION
- P — UNDERGROUND POWER LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- 1.50% FINISH GRADE SLOPE
- 2713 EXISTING GRADE CONTOUR
- 2713 FUTURE GRADE CONTOUR
- 2713 FLOOD ELEVATION CONTOUR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
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CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
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0 20 40 60
Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
BRENT STREAD
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.0

P:\24-217\CIVIL\CAD\PRELIM\MAP PLAT\24-217 PRELIMINARY ENGINEERING.DWG, JOSHUA.WATT, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)(P1)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

KEYNOTES (TYPICAL)

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7. PERMEABLE PAVERS – SEE DETAIL SHEET PP4.2
8. PROPOSED LIGHT POLES
9. PROPOSED MONUMENT SIGN

LEGEND

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- ADJACENT BOUNDARY LINE
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- SECTION LINE
- LOT LINE
- W — W — W — WATER LINE (SIZE AS NOTED)
- S — S — S — SEWER LINE (SIZE AS NOTED)
- SD — SD — STORM DRAIN LINE (SIZE AS NOTED)
- PI — PI — PI — PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- GI — GI — GI — GRAVITY IRRIGATION
- P — P — P — UNDERGROUND POWER LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS
- 1.50% — FINISH GRADE SLOPE
- 2713 — EXISTING GRADE CONTOUR
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SEE SHEET PP4.0 FOR CONTINUATION

SEE SHEET PP4.2 FOR CONTINUATION

SEE SHEET PP4.3 FOR CONTIUATION

S36°22'28"E 122.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

30' WATER & SEWER EASEMENT

30' WATER & SEWER EASEMENT

30' WATER & SEWER EASEMENT

30' S' WATER & SEWER EASEMENT

12' LANDSCAPE EASEMENT

12' LANDSCAPE EASEMENT

IRRIGATION GRAVITY EASEMENT

PRIVATE STORM DRAIN RE-ROUTE FROM SAVANNAH GREENS #4 SUBDIVISION

Plan Scale: 1" = 20'

REVISIONS

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RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

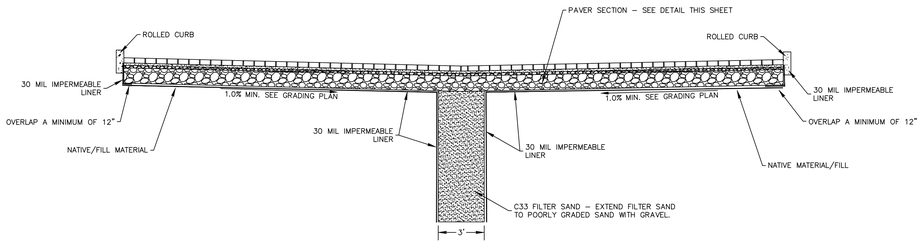
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.1

PROFESSIONAL ENGINEER
CRAIG STBRAD
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

P:\24-217\CIVIL\CAD\PRELIMINARY PLAT\24-217 PRELIMINARY ENGINEERING_ENGINEERING.DWG, JOSHUA.WHITE, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1)PP1

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



PAVER PROFILE

NTS

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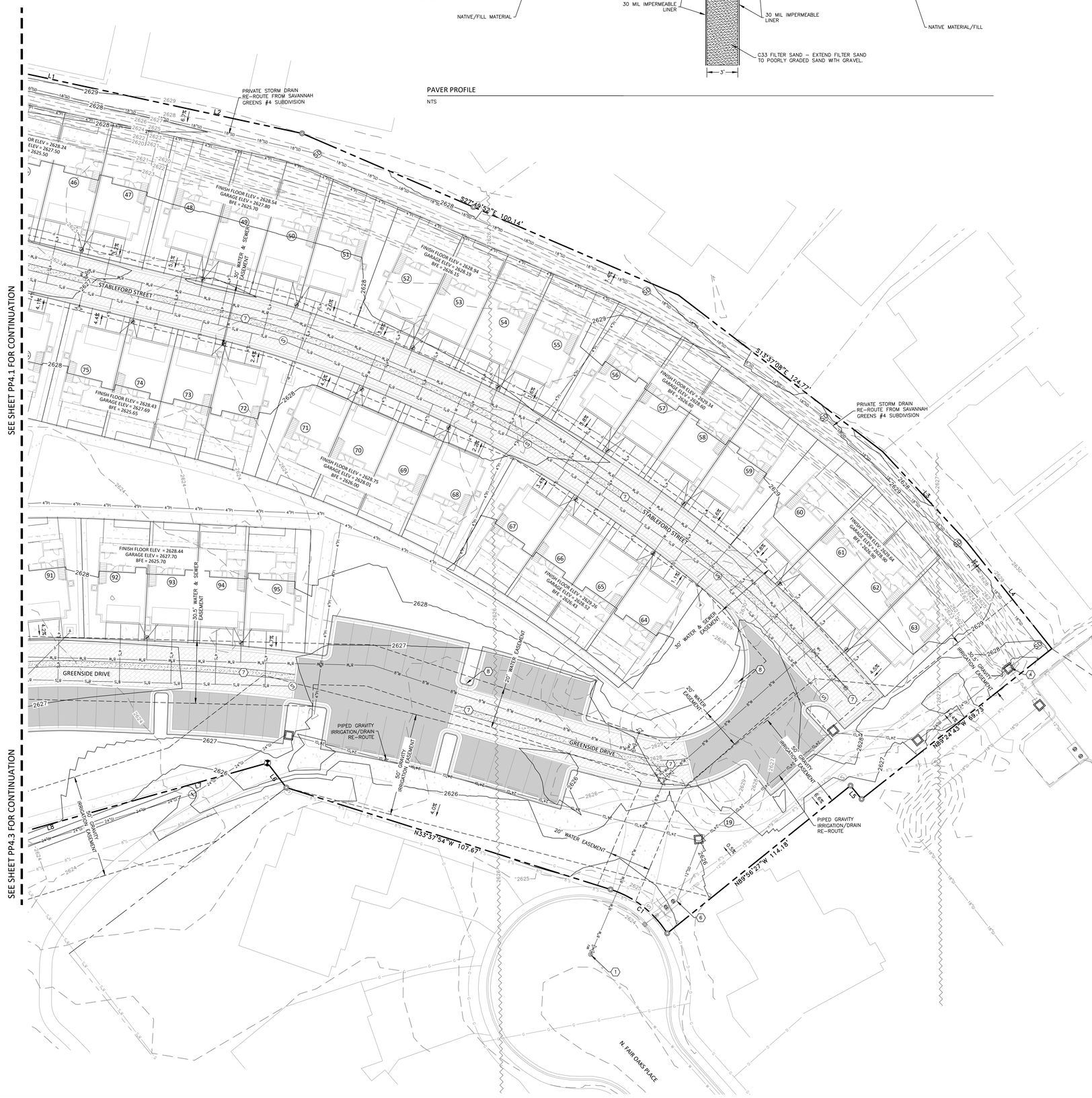

KEYNOTES (TYPICAL) (#)

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0 20 40 60
Plan Scale: 1" = 20'

PROFESSIONAL ENGINEER
CRAIG I. STEBBINS
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

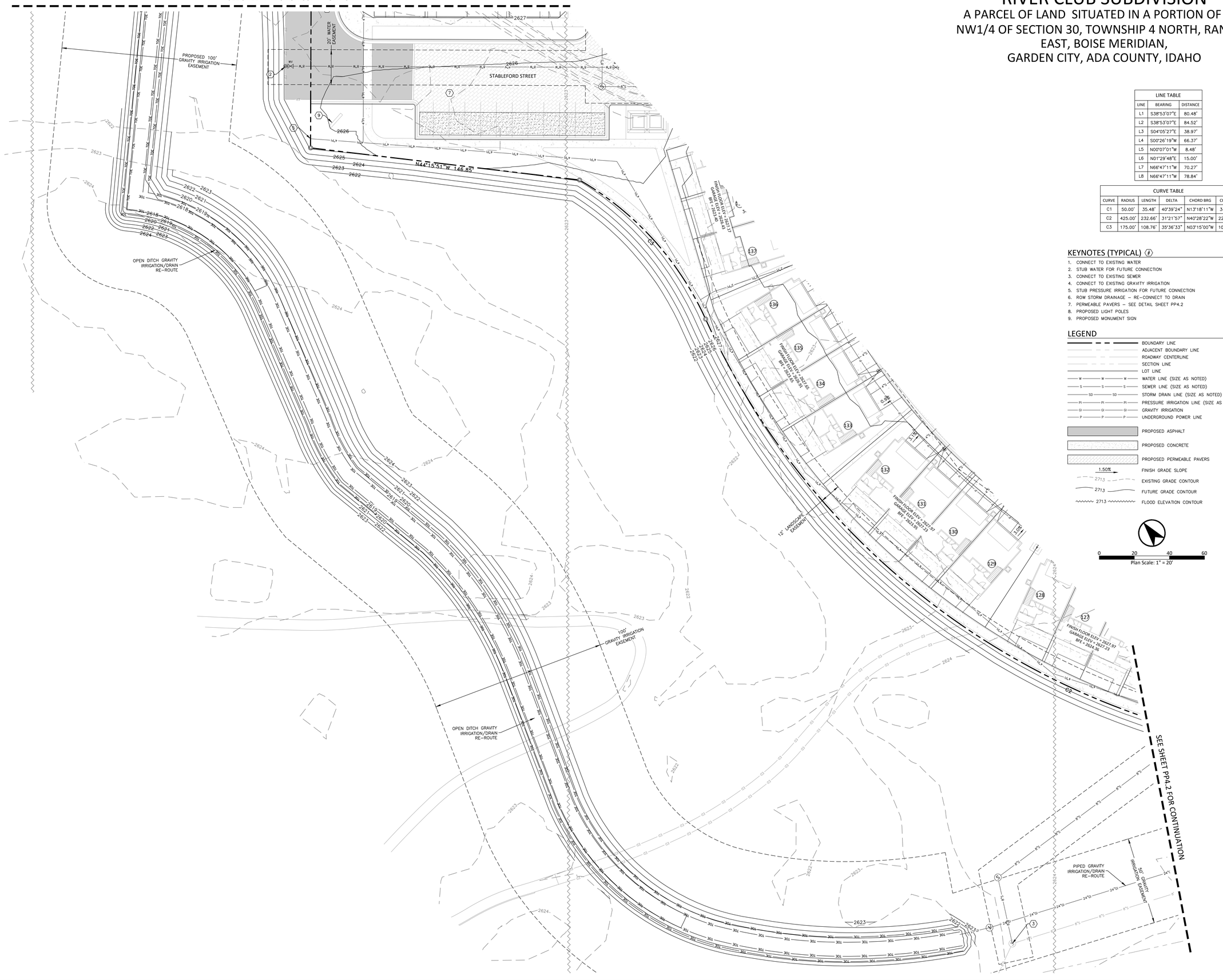
SHEET NO.
PP4.2

P:\24-217\CIVIL\SUBPREL\MAIN PLAT\24-217 PRELIM PLAT.DWG, 1/31/2025, DWG TO PDF PC3, 30X42, (PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

SEE SHEET PP4.0 FOR CONTINUATION



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0 20 40 60
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PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PRELIMINARY ENGINEERING

km ENGINEERING
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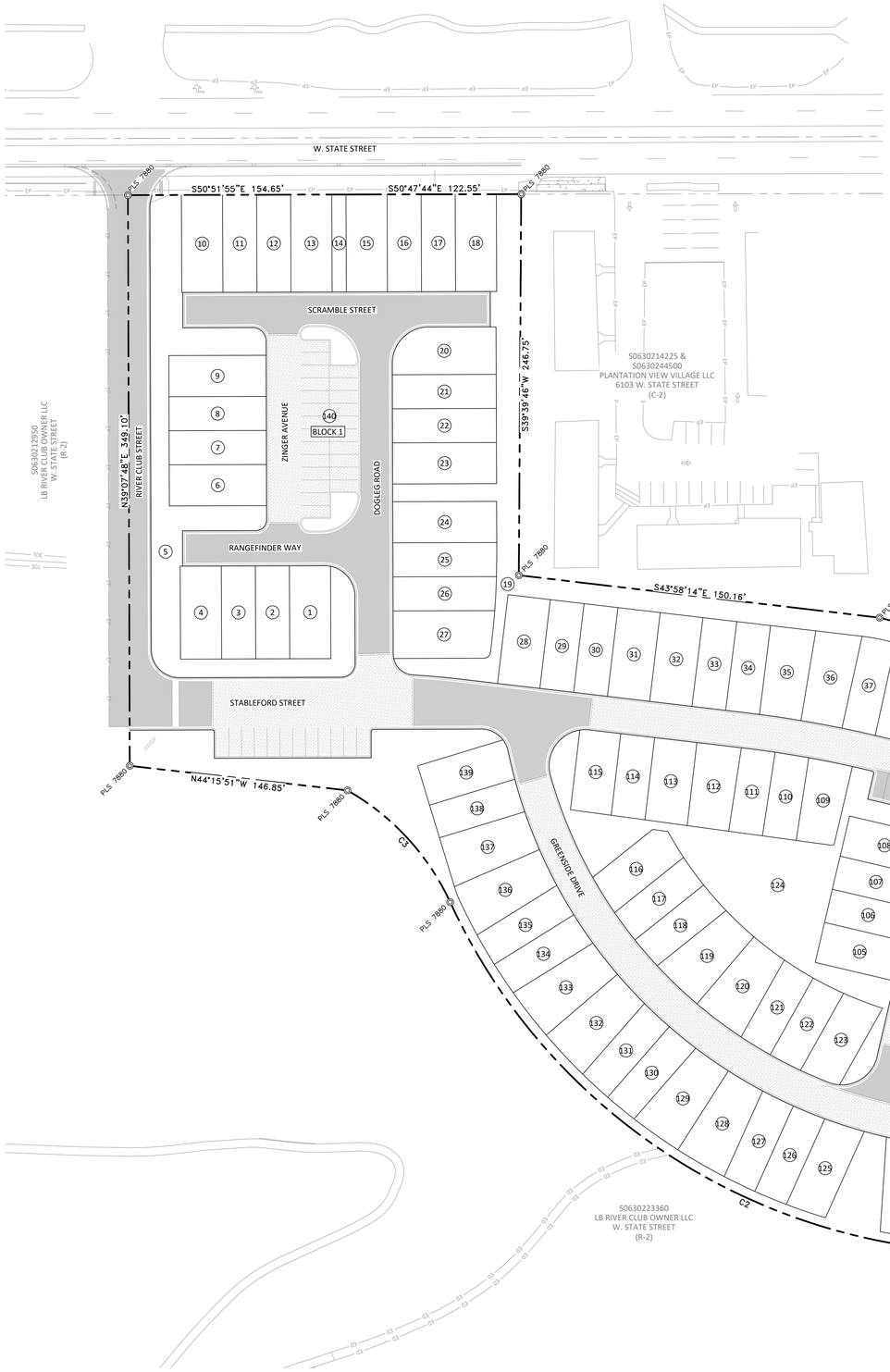
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP4.3

P:\24-217\CIVIL\CAD\PRELIMINARY PLAT\24-217 PP4.3 PRELIMINARY ENGINEERING.DWG, JOSHUA JANTZ, 2/11/2025, DWG TO PDF.PC3, 30X42 L (1)(F)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



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INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP2.0	EXISTING CONDITIONS
PP3.0	LOT DIMENSIONS
PP3.1	LOT DIMENSIONS
PP3.2	LOT DIMENSIONS
PP4.0	PRELIMINARY ENGINEERING
PP4.1	PRELIMINARY ENGINEERING
PP4.2	PRELIMINARY ENGINEERING
PP4.3	PRELIMINARY ENGINEERING
PP5.0	PLAT SKETCH
PP5.1	PLAT SKETCH
PP5.2	PLAT SKETCH

PRELIMINARY PLAT NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS.
4. THIS DEVELOPMENT RECOGNIZES 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREON."
5. LOTS 5, 14, 19, 96 & 124, BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. LOT 140, BLOCK 1 IS A COMMON DRIVE LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. REFER TO ARCHITECTURAL PLANS FOR BUILDING AREAS, ELEVATIONS AND DETAILS.

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE US GOVERNMENT HORIZONTAL (NAD83 ADJUSTED TO THE ADA COUNTY H.A.R.N. SURVEY) AND VERTICAL (NAVD 88) BENCHMARK DATUM.

UTILITIES

UTILITIES

WATER:	CITY OF GARDEN CITY
SEWER:	CITY OF GARDEN CITY
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	BOISE VALLEY IRRIGATION DITCH COMPANY
FIRE PROTECTION:	GARDEN CITY FIRE DISTRICT

PROJECT TEAM

PROPERTY OWNER / DEVELOPER

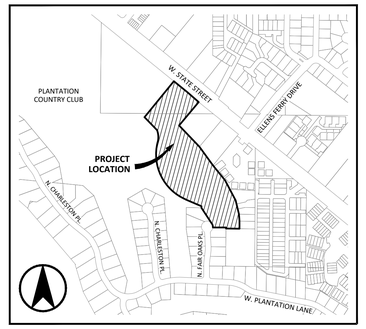
NAME:	BRIGHTON DEVELOPMENT
CONTACT:	ZACH MEYERS
ADDRESS:	2929 W. NAVIGATION DRIVE, SUITE 400
CITY/STATE/ZIP:	MERIDIAN, IDAHO 83642
PHONE:	208.901.4264
EMAIL:	zmeyers@brighton.com

ENGINEERING

NAME:	KM ENGINEERING, LLP
CONTACT:	KELLY KEHRER, P.E., P.L.S.
ADDRESS:	5725 N. DISCOVERY WAY
CITY/STATE/ZIP:	BOISE, IDAHO 83713
PHONE:	208.639.6939
EMAIL:	kelly@kmengllp.com

LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS



VICINITY MAP

NOT TO SCALE

PROJECT SUMMARY

SITE DATA

PARCEL NUMBER(S):	S0630212970 & S0630212980
PROPERTY ADDRESS:	W. STATE STREET
CITY/STATE/ZIP:	GARDEN CITY, IDAHO 83703
CURRENT ZONING:	SAP (SPECIFIC AREA PLAN)
PROPOSED ZONING:	SAME AS ABOVE
PROJECT AREA:	±10.28 ACRES
TOTAL BUILDINGS:	34 (32 4-PLEX & 2 3-PLEX)
TOTAL NUMBER OF UNITS:	134 UNITS
DENSITY:	±13.0 UNITS PER GROSS ACRE

DEVELOPABLE LOTS:	±5.35 ACRES	134 LOTS
COMMON LOTS:	±2.46 ACRES	5 LOTS
COMMON DRIVE LOTS:	±2.47 ACRES	1 LOT
PROJECT TOTAL:	±10.28 ACRES	140 LOTS

MINIMUM LOT SIZE:	±1,380 SF
MAXIMUM LOT SIZE:	±2,341 SF
AVERAGE LOT SIZE:	±1,737 SF

PARKING REQUIRED (PER TABLE 8-8A-3D-5)

	TOTAL PER DWELLING UNIT	COVERED PER DWELLING UNIT	COVERED BIKE PARKING
UP TO 1 BEDROOM	1	0.5	0.5
2+ BEDROOMS	2	0.5	0.5
ACTIVE ADULT COMMUNITY	1	0.5	0.5
DWELLING, SF DETACHED	2	2	N/A
DWELLING, TOWNHOUSE	2	2	N/A

FOR DEVELOPMENT WITH MORE THAN TWO (2) DWELLING UNITS THERE SHALL BE ONE (1) ADDITIONAL SPACE/PER TEN (10) DWELLING UNITS PROVIDED FOR GUEST PARKING. THERE SHALL BE ONE-TENTH (0.1) PARKING SPACE/UNIT PROVIDED FOR GUEST PARKING FOR EVERY UNIT AFTER THE FIRST TEN (10) UNITS. ANY FRACTION GREATER THAN ONE-HALF (0.5) SHALL BE ROUNDED UP; ONE-HALF (0.5) OR LESS MAY BE ROUNDED DOWN.

TOTAL PARKING REQUIRED:	281 SPACES (268 TO BE COVERED)
TOTAL PARKING PROVIDED:	268 COVERED SPACES (GARAGES)
	84 STANDARD SPACES (9'x20')
	352 TOTAL SPACES PROVIDED (2.63 PER UNIT)

SAP DIMENSIONAL STANDARDS

FRONT YARD:	5'
REAR YARD SETBACK:	5'
INTERIOR SIDE YARD SETBACK:	3'
STREET SIDE YARD SETBACK:	3'

0 40 80 120

Plan Scale: 1" = 40'

PROFESSIONAL ENGINEER
KELLY KEHRER
11616
STATE OF IDAHO
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

COVER

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

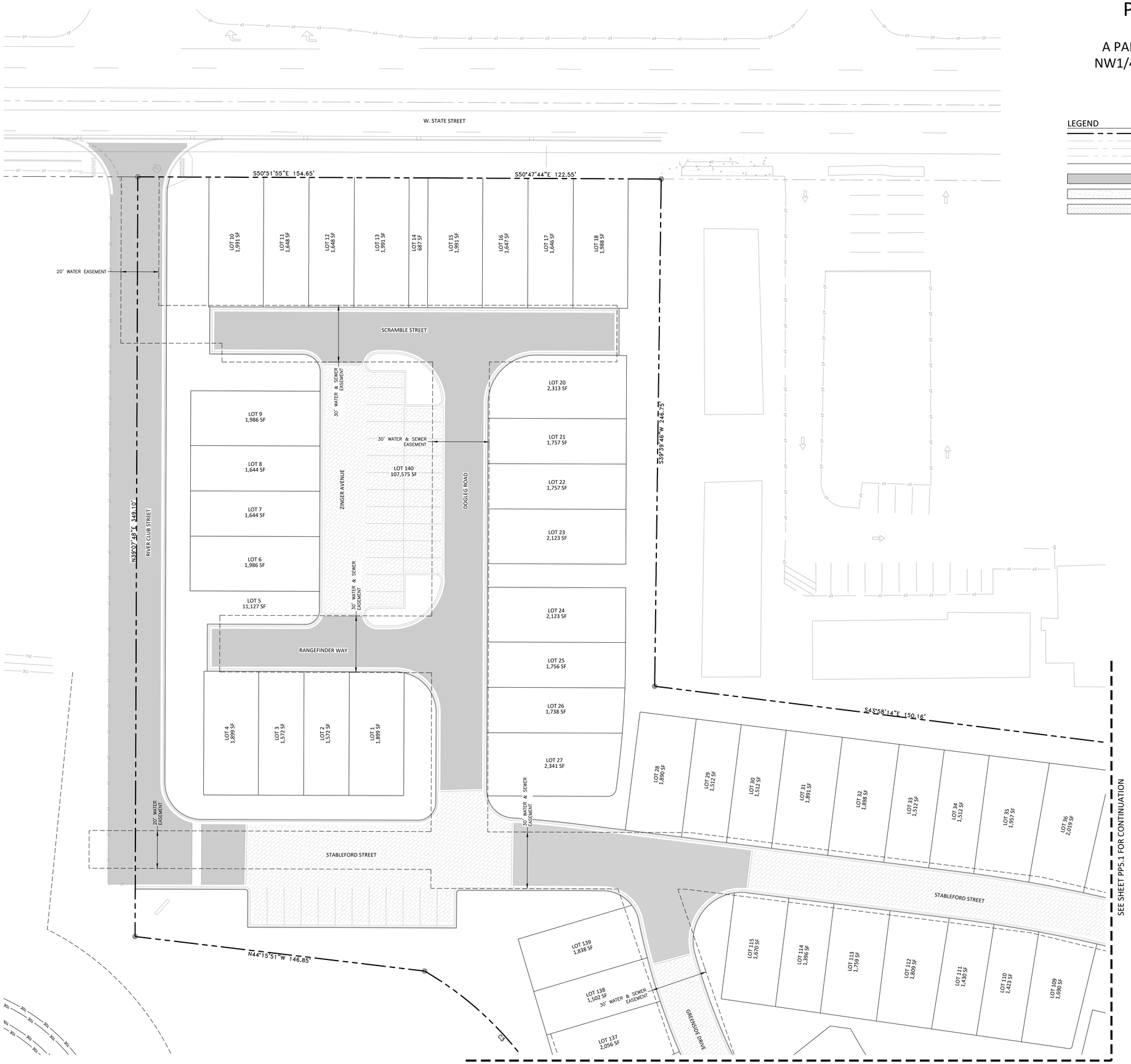
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP1.0

P:\24-217\CIVIL\LDC\PRELIM\RIVER PLAT\24-217 PP1.0 - COVER.DWG, JOSHUA.JAMES, 2/25/2025, 9:46:10 PM, PC3, 24X42, 1 (PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



LEGEND

- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERMEABLE PAVERS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°53'07"E	80.48'
L2	S38°53'07"E	84.52'
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CURVE TABLE					
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0 20 40 60
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PROFESSIONAL ENGINEER
REGISTERED
11616
STATE OF IDAHO
KELLY KEHRER
1/31/25

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP5.0

P:\24-217\CIVIL\CAD\PRELIM\MAIN PLAT\24-217 PP5.0 - CITY OF GARDEN CITY.DWG, JOSHUA.WHITE, 1/31/2025, DWG TO PDF.PC3, 1.0000 (.PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO

PROFESSIONAL ENGINEER
BRAD J. STREAD
11616
STATE OF IDAHO
1/31/25

LEGEND

- BOUNDARY LINE
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SEE SHEET PP5.0 FOR CONTINUATION

SEE SHEET PP5.0 FOR CONTINUATION

S36°22'28"E 127.45'

STABLEFORD STREET

GREENSIDE DRIVE

NASSAU AVENUE

LOT 35 1,957 SF
LOT 36 2,019 SF
LOT 37 1,601 SF
LOT 38 1,595 SF
LOT 39 1,913 SF
LOT 40 1,881 SF
LOT 41 1,544 SF
LOT 42 1,533 SF
LOT 43 1,901 SF
LOT 44 1,899 SF
LOT 45 1,535 SF
LOT 46 1,548 SF
LOT 47 1,955 SF
LOT 48 2,030 SF
LOT 49 1,600 SF
LOT 50 1,585 SF
LOT 71 1,480 SF
LOT 72 1,847 SF
LOT 73 1,416 SF
LOT 74 1,416 SF
LOT 75 1,770 SF
LOT 76 1,770 SF
LOT 77 1,416 SF
LOT 78 1,416 SF
LOT 79 1,711 SF
LOT 80 1,711 SF
LOT 81 1,416 SF
LOT 82 1,416 SF
LOT 83 1,711 SF
LOT 84 1,780 SF
LOT 85 1,490 SF
LOT 86 1,490 SF
LOT 87 1,951 SF
LOT 88 2,107 SF
LOT 89 1,485 SF
LOT 90 1,418 SF
LOT 91 1,940 SF
LOT 92 1,803 SF
LOT 93 1,383 SF
LOT 94 1,383 SF
LOT 95 1,761 SF
LOT 96 25,964 SF
LOT 97 1,858 SF
LOT 98 1,579 SF
LOT 99 1,585 SF
LOT 100 1,464 SF
LOT 101 2,062 SF
LOT 102 1,585 SF
LOT 103 1,585 SF
LOT 104 1,925 SF
LOT 105 1,667 SF
LOT 106 1,380 SF
LOT 107 1,380 SF
LOT 108 1,667 SF
LOT 109 1,680 SF
LOT 110 1,423 SF
LOT 111 1,430 SF
LOT 112 1,809 SF
LOT 113 1,759 SF
LOT 114 1,396 SF
LOT 115 1,670 SF
LOT 116 1,779 SF
LOT 117 1,490 SF
LOT 118 1,490 SF
LOT 119 2,042 SF
LOT 120 2,042 SF
LOT 121 1,490 SF
LOT 122 1,490 SF
LOT 123 1,811 SF
LOT 124 12,775 SF
LOT 125 1,924 SF
LOT 126 1,585 SF
LOT 127 1,585 SF
LOT 128 2,170 SF
LOT 129 2,173 SF
LOT 130 1,585 SF
LOT 131 1,585 SF
LOT 132 2,171 SF
LOT 133 2,173 SF
LOT 134 1,585 SF
LOT 135 1,585 SF
LOT 136 2,168 SF
LOT 137 2,056 SF
LOT 138 1,502 SF
LOT 139 1,838 SF

30' WATER & SEWER EASEMENT
30' WATER & SEWER EASEMENT
30.5' WATER & SEWER EASEMENT
30' WATER & SEWER EASEMENT
20' SEWER EASEMENT
12' LANDSCAPE EASEMENT
12' LANDSCAPE EASEMENT
10' GRANTY IRRIGATION EASEMENT

C1 C2 C3 L1 L2 L5 L6 L7 L8

SEE SHEET PP5.2 FOR CONTINUATION

0 20 40 60
Plan Scale: 1" = 20'

REVISIONS

NO.	ITEM	DATE

RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

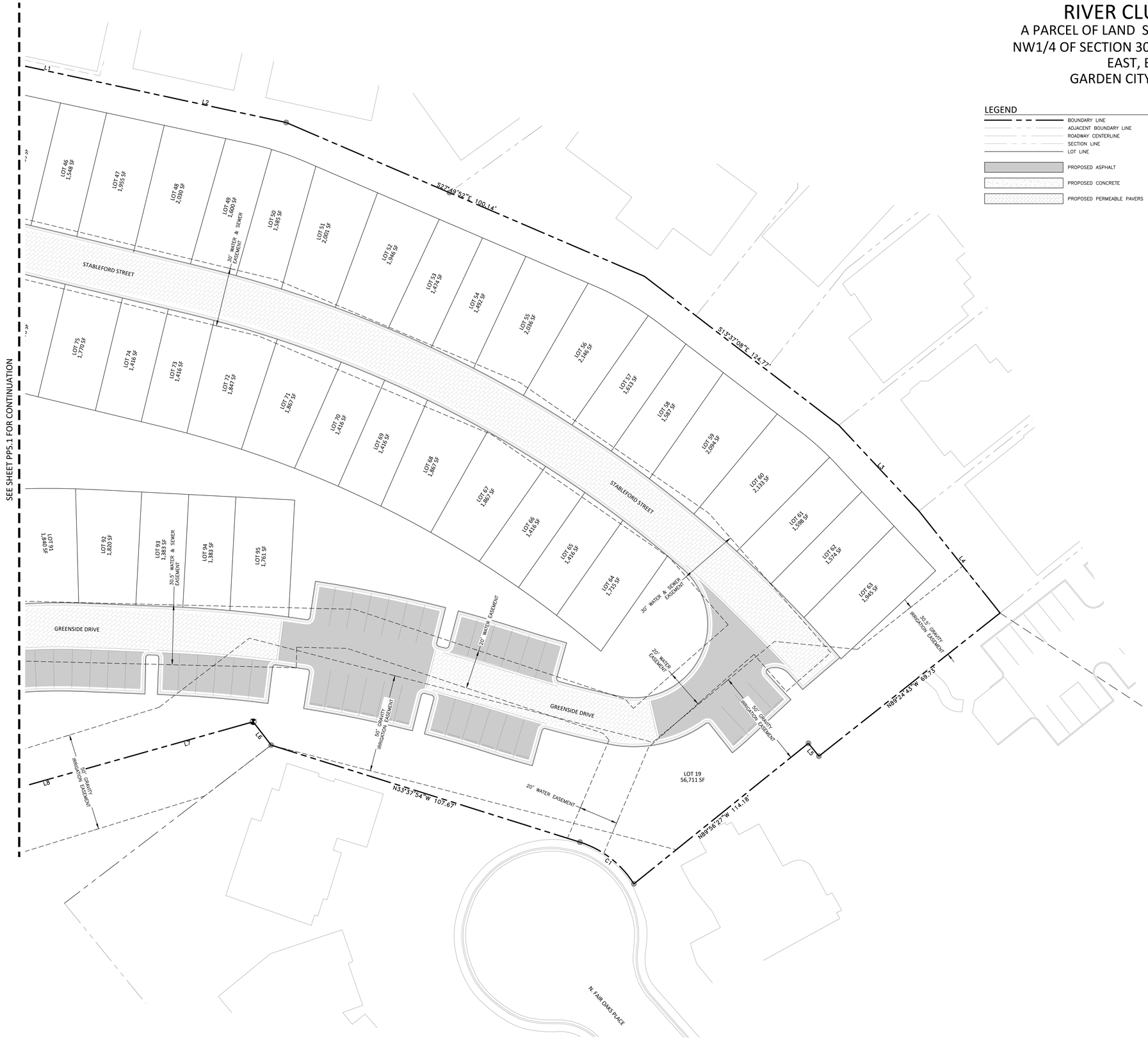
DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP5.1

P:\24-217\DWG\LAD\PRELIM\MAP PLAT\24-217 PP5.0 - UTILITY EASEMENTS.DWG, JOSHUA.HAYES, 1/31/2025, DWG TO PDF.PC3, 30X42 (1:1PDF)

PRELIMINARY PLAT SHOWING
RIVER CLUB SUBDIVISION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO



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RIVER CLUB SUBDIVISION
GARDEN CITY, IDAHO

PLAT SKETCH

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	TA
DRAWN BY:	JJ
CHECKED BY:	KSK
DATE:	1/31/25
PROJECT:	24-217

SHEET NO.
PP5.2

P:\24-217\CIVIL\CAD\PRELIM\PRINT PLAT\24-217 PP5.0 - UTILITY EASEMENTS.DWG, ZOSHIA JAVIC, 2/11/2025, DWG TO PDF.PC3, 30X42 (.) [PDF]

File Number: 23475961

TitleOne, a Title and Escrow Company
1101 W. River St., Suite 201
Boise, ID 83702
(208)424-8511

SCHEDULE A

1. **Effective Date: September 4, 2024 at 07:30 AM**

2. **Policy or Policies to be issued:**

   Preliminary Research Report **Report Amount: $1,000.00**

   For the Benefit of:
   Brighton Corporation

3. **The estate or interest in the land described or referred to in this Report and covered herein is:**
   Fee Simple

4. **Title to the estate or interest in said land is at the effective date hereof vested in:**
   LB River Club Owner LLC, an Delaware limited liability company

5. **The land referred to in this Report is described as follows:**
   See Attached Schedule C

DISCLAIMER

The information provided in this report is for informational purposes only. This report contains information about real property and interests in real property. This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder and the company is not responsible beyond the amount paid for any errors and omissions contained herein. This report in no way creates any obligation by TitleOne or its underwriters to insure any party now or in the future. Any insurance will be separate from this report and subject to usual and customary underwriting standards.

File Number: 23475961

SCHEDULE B-I
Requirements

The following are to be complied with:

1. The Company reserves the right to add additional requirements and/or exceptions upon receipt of the details of the forthcoming transaction.

2. NOTE: According to the available records, the purported address of the land referenced herein is:

6515 W State Street
Garden City, Idaho 83714

3. NOTE: Additional Underlying Documents.

To view the MAP(s) click here.

To view the VESTING DEED(s) click here.

File Number: 23475961

SCHEDULE B-II
Exceptions From Coverage

Note: This is a Preliminary Research Report and not a title insurance policy. If it were a policy, it would have the following Exceptions unless they are taken care of to our satisfaction. If the Company's requirements are satisfied, Exceptions 1 through 7 would be removed on Enhanced/Extended coverage policies.

Exceptions:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or claims of parties in possession not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land, and that is not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.

5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices to such proceedings whether or not shown by the records of such agency, or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims to title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

8. Taxes, including any assessments collected therewith, for the year 2024 which are a lien not yet due and payable.

Taxes for the year 2023 are paid in full.
Parcel Number: S0630223350
Original Amount: $32,914.38

Taxes for the year 2023 are paid in full.
Parcel Number: S0630212910
Original Amount: $2,125.82

Taxes for the year 2023 are paid in full.
Parcel Number: S0619336572
Original Amount: $261.86

Taxes for the year 2023 are paid in full.
Parcel Number: S0524449418
Original Amount: $308.72

Taxes for the year 2023 are paid in full.
Parcel Number: R7100480120
Original Amount: $5,152.66

Taxes for the year 2023 are paid in full.
Parcel Number: R7100480130
Original Amount: $256.52

9. The land described herein is located within the boundaries of the City of Garden City and is subject to any assessments levied thereby.

10. The land described herein is located within the district boundaries of the Boise Valley Irrigation Ditch Company and is subject to any assessments levied thereby.

11. Liens, levies, and assessments of the The Plantation Master Association, Inc.

12. (a) All right, title or claim of any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut banks of a stream navigable in fact or in law.
(b) The consequence of any past or future change in the location of the bed.

13. (a) Any past or future change in the Boise River and Lake Elmore which forms the River and Lake boundary of the land.
(b) Any dispute arising over the location of the old bed.
(c) Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied.

14. Easements for use of the surface of waters on the land for fishing, boating, swimming or similar activity.

15. Any Rights, Interest or Easements in favor of the State of Idaho, the United States of America or the public which exist or are claimed to exist in and over the waters, bed and banks of the Boise River.

16. Easements, reservations, restrictions, and dedications as shown on the official plat of The Plantation No. 1, recorded in Book 44 of Plats at Page(s) 3529 through 3231, records of Ada County, Idaho.

17. Easements, reservations, restrictions, and dedications as shown on the official plat of The Plantation No. 2, recorded in Book 45 of Plats at Page(s) 3693 through 3694, records of Ada County, Idaho.

18. Easements, reservations, restrictions, and dedications as shown on the official plat of Amended Plat of The Plantation No. 2, recorded in Book 58 of Plats at Page(s) 5559 through 5561, records of Ada County, Idaho.

Resolutions for Abandonment of Easements recorded July 17, 2019, as Instrument No. 2019-063437 and recorded August 15, 2019, as Instrument No. 2019-075074, records of Ada County, Idaho.

19. Easements, reservations, restrictions, and dedications as shown on the official plat of Orlovich's Plantation Subdivision, recorded in Book 58 of Plats at Page(s) 5633 through 5634, records of Ada County, Idaho.

20. Terms, provisions, covenants, conditions, restrictions and easements provided in a Declaration of Covenants, Conditions and Restrictions, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: February 24, 1978
Instrument No.: 7809725, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: December 13, 1978
Instrument No.: 7865989, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: October 11, 1979
Instrument No.: 7955964, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: January 25, 1980
Instrument No.: 8004454, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: February 6, 1980
Instrument No.: 8006448, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: July 24, 1986
Instrument No.: 8641986, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 26, 1989
Instrument No.: 8924148, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 31, 1991
Instrument No.: 9128582, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 31, 1991
Instrument No.: 9128583, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: October 2, 1991
Instrument No.: 9155372, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: November 13, 1992
Instrument No.: 9278586, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 2, 1994
Instrument No.: 94040475, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: June 5, 2002
Instrument No.: 102063849, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: March 5, 2003
Instrument No.: 103035939, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: April 28, 2005
Instrument No.: 105052685, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: February 14, 2006
Instrument No.: 106023557, records of Ada County, Idaho.

Amendments, supplements, annexations or modifications of said Covenants, Conditions, and Restrictions.
Recorded: May 16, 2008
Instrument No.: 108057403, records of Ada County, Idaho.

21. Terms, provisions, covenants, conditions, restrictions and easements provided in a Declaration of Covenants, Conditions and Restrictions, but omitting any covenants, conditions or restrictions, if any, to the extent that such violates 42 USC 3604 (c) or any other ordinance, statute or regulation.
Recorded: August 27, 1990
Instrument No.: 9045773, records of Ada County, Idaho.

22. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in an Easement.
Granted to: A.S. Cudmore and Berkelee Cudmore, husband and wife
Purpose: Right-of-way for foot, vehicular and animal traffic
Recorded: March 19, 1968
Instrument No.: 686351, records of Ada County, Idaho.

23. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Grant of Easement.
Granted to: Boise City, a municipal corporation
Purpose: Locating, establishing, constructing, maintaining, repairing and operating underground sewer lines and mains
Recorded: October 13, 1976
Instrument No.: 7640371
Re-Recorded: October 22, 1976
Instrument No.: 7641765, records of Ada County, Idaho.

24. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Easement.
Granted to: Plantation Development, Inc. an Idaho corporation
Purpose: Ingress and egress
Recorded: October 5, 1977
Instrument No.: 7748126, records of Ada County, Idaho.

25. Terms and conditions contained in the Memorandum of Agreement by and between The State Board of Land Comissioners of the State of Idaho and Plantation Development, Inc., and Idaho corporation (successor in interest to Plantation Golf Course, Inc.).
Recorded: May 25, 1978
Instrument No.: 7827694, records of Ada County, Idaho.

Terms, provisions, conditions, restrictions and easements contained in a Settlement Agreement by and between Fireman's Fund Mortgage Corporation, James Gregory Jackson and Sheila Joyce Smith, husband and wife, State of Idaho Board of Land Commissioners, City of Garden City, Idaho Foundation for Parks and Lands, Inc., Boise River Trail Foundation Inc., and the individual homeowners of Plantation Subdivision No. 1 as amended.
Recorded: August 23, 1989
Instrument No.: 8940176, records of Ada County, Idaho.

Relinquishment of Easement.
Recorded: April 5, 1990
Instrument No.: 9017751, records of Ada County, Idaho.

26. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a Quitclaim Deed.
Purpose: 25 foot wide greenway easement
Recorded: June 1, 1978
Instrument No.: 7828977, records of Ada County, Idaho.

27. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in an Easement.
Granted to: Plantation Development, Inc., an Idaho corporation, and its assigns in perpetuity
Purpose: Ingress and egress
Recorded: September 26, 1978
Instrument No.: 7851394, records of Ada County, Idaho.

28. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: The Mountain States Telephone and Telegraph Company, a Colorado corporation
Purpose: Public Utilities
Recorded: August 20, 1979
Instrument No.: 7945854, records of Ada County, Idaho.

29. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Dedication of Right-of-Way on Certain Conditions.
Granted to: Ada County Highway District
Purpose: Relocation of existing and construction of new electrical power lines, power poles, and other facilities
Recorded: October 1, 1979
Instrument No.: 7953953, records of Ada County, Idaho.

30. Terms and conditions contained in a/an Agreement by and between Drainage District No. 2 of the County of Ada of the State of Idaho, a quasi municipal corporation and City Associates I, an Idaho limited partnership.
Recorded: October 10, 1979
Instrument No.: 7955763, records of Ada County, Idaho.

31. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: January 2, 1980
Instrument No.: 8000115, records of Ada County, Idaho.

32. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: January 2, 1980
Instrument No.: 8000157, records of Ada County, Idaho.

33. Terms and conditions contained in a/an Corporation Deed by and between Plantation Development, Inc., an Idaho corporation and The Plantation Master Association, Inc., an Idaho nonprofit corporation.
Recorded: February 14, 1980
Instrument No.: 8007799, records of Ada County, Idaho.

Declaration of Termination of Easements.
Recorded: August 28, 2019
Instrument No.: 2019-080247, records of Ada County, Idaho.

34. Terms and conditions contained in a/an Agreement for Easement by and between Richard L. Barger and Sharon C. Barger, husband and wife and Plantation Development, Inc., an Idaho corporation.
Recorded: January 27, 1981
Instrument No.: 8103855, records of Ada County, Idaho.

35. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: April 12, 1984
Instrument No.: 8417739, records of Ada County, Idaho.

36. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Sanitary Sewer and Storm Drain Easement.
Granted to: Fireman's Fund Mortgage Corporation
Purpose: Installation and maintenance of sanitary sewer line and storm drain with associated manholes
Recorded: April 3, 1991
Instrument No.: 9116789, records of Ada County, Idaho.

37. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: U.S. West Communications, Inc., a Colorado corporation
Purpose: Public Utilities
Recorded: December 2, 1991
Instrument No.: 9168315, records of Ada County, Idaho.

38. Any easements of rights-of-way for public utilities, drainage or irrigation which may exist, over, under, across, or upon that portion of subject property being a vacated street of alley, vacated by Vacation of Public Right-of-Way, October 9, 1992 as Instrument No. 9269165, and re-recorded October 15, 1992, as Instrument No. 9270250, records of Ada County, Idaho.

39. Terms and conditions contained in the Easement Agreement by and between Golf Enterprises, Inc., a Delaware corporation and Savannah Greens Partnership, an Idaho general partnership.
Recorded: July 26, 1995
Instrument No.: 95051034, records of Ada County, Idaho.

40. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Easement.
Granted to: Drainage District No. 2, a drainage district organized under laws of the State of Idaho
Purpose: Right-of-way
Recorded: February 2, 2000
Instrument No.: 100008552, records of Ada County, Idaho.

41. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in the Easement.
Granted to: Drainage District No. 2, a drainage district organized under the laws of the State of Idaho
Purpose: Right-of-way
Recorded: February 2, 2000
Instrument No.: 100008553, records of Ada County, Idaho.

42. Terms and conditions contained in the Encroachment Agreement by and between NGP Realty Sub, L.P., a Delaware limited partnership and American Golf Coporation, a California corporation and Mark Johnson and Chrissy Johnson.
Recorded: March 28, 2007
Instrument No.: 107043665, records of Ada County, Idaho.

43. An easement, including the terms and conditions thereof, for the purposes shown below and rights incidental thereto as set forth in a document.
Granted to: Idaho Power Company
Purpose: Public Utilities
Recorded: November 27, 2017
Instrument No.: 2017-112663, records of Ada County, Idaho.

44. Terms and conditions contained in the Construction License and Easement Agreement by and between 6224 W. State, LLC and Glass Creek, LLC.
Recorded: January 14, 2020
Instrument No.: 2020-005102, records of Ada County, Idaho.

45. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey recorded October 7, 2021 as Instrument No. 2021-146096, records of Ada County, Idaho.

46. All matters, and any rights, easements, interests or claims as disclosed by Record of Survey recorded July 14, 2022 as Instrument No. 2022-063858, records of Ada County, Idaho.

47. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: $650,000,000.00
Trustor/Grantor: NGP Realty Sub, L.P. a Delaware limited partnership
Trustee: Fidelity National Title Insurance Company, a California corporation
Beneficiary: GMAC Commercial Mortgage Corporation
Dated: February 6, 2003
Recorded: February 26, 2003
Instrument No.: 103031279, records of Ada County, Idaho.

Assignment of Leases and Rents.
Assignor: NGP Realty Sub, L.P., a Delaware limited partnership
Assignee: GMAC Commercial Mortgage Corporation, a California corporation
Recorded: February 26, 2003
Instrument No.: 103031280, records of Ada County, Idaho.

Assignment of Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement amd Assignment of Assignment of Leases and Rents.
Assigned to: Wells Fargo Bank Minnesota, National Association, as trustee for Mortgage Pass-Through Certificates, Series 2003-Double Eagle, its successors, participants assigns
Recorded: September 18, 2003
Instrument No. 103158485, records of Ada County, Idaho.

NOTE: The Company did not find a recorded reconveyance of the above deed of trust in the official county records during our title examination.

48. A Deed of Trust to secure an indebtedness in the amount shown below and any other obligations secured thereby:
Amount: $425,000,000.00
Trustor/Grantor: NGP Realty Sub, L.P., a Delaware limited partnership
Trustee: Fidelity National Title Insurance Company, a California corporation
Beneficiary: German American Capital Corporation, a Maryland corporation
Dated: June 30, 2005
Recorded: September 20, 2005
Instrument No.: 105137160, records of Ada County, Idaho.

The beneficial interest under said Deed of Trust was assigned of record to Wells Fargo Bank, N.A., as the Trustee for the benefit of the holders of Comm 2005-FL11 Commercial, by an assignment recorded May 8, 2006, as Instrument No. 106071799, records of Ada County, Idaho.

The beneficial interest under said Deed of Trust was assigned of record to General Electric Capital Corporation, a Delaware corporation, by an assignment recorded September 5, 2013, as Instrument No. 113100976, records of Ada County, Idaho.

NOTE: The Company did not find a recorded reconveyance of the above deed of trust in the official county records during our title examination.

49. Intentionally deleted.

50. Intentionally deleted.

51. Intentionally deleted.

52. Unrecorded leasehold, if any, and the rights of vendors and holders of security interests in personal property of tenants to remove said personal property at the expiration of the term.

53. Terms and conditions contained in the Stormwater Operations and Maintenance Agreement by and between LB River Club Owner LLC and City of Garden City.
Recorded: May 8, 2023
Instrument No.: 2023-026297, records of Ada County, Idaho.

54. Terms and conditions contained in the Stormwater Operations and Maintenance Agreement by and between LB River Club Owner, LLC and City of Garden City.
Recorded: June 2, 2023
Instrument No.: 2023-031745, records of Ada County, Idaho.

55. Terms and conditions contained in the Stormwater Operations and Maintenance Agreement by and between LB River Club Owner LLC and City of Garden City.
Recorded: July 24, 2023
Instrument No.: 2023-042089, records of Ada County, Idaho.

56. Terms and conditions contained in the Development Agreement by and between LB River Club Owner LLC, a Delaware limited liability company and City of Garden City.
Recorded: June 18, 2024
Instrument No.: 2024-032676, records of Ada County, Idaho.

(End of Exceptions)

SCHEDULE C

Legal Description:

Parcel A:

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 24 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the one quarter section corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the section corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant); thence from said one quarter section corner,
South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly right-of-way line of West State Street and being the Point of Beginning; thence
South 45°50'38" West, a distance of 452.33 feet (formerly described as South 45°44'14" West, 449.59 feet) on the Southerly line of said Plantation Acres Subdivision to the Southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records; thence
North 48°49'22" West, a distance of 169.40 feet (formerly describes as North 48°55'46" West, 169.72 feet) on the Westerly line of said Elmore Lake Townhomes Subdivision and said line extended; thence
North 21°10'21" West, a distance of 350.24 feet (formerly described as North 21°15'46" West, 351.16 feet) on the Westerly line of those Deeds recorded as Instrument Numbers 100079629, 2016-125750, 112109226 and 2021-053038 of Ada County Records; thence
North 14°45'22" West, a distance of 175.12 feet (formerly described as North 14°51'46" West, 172.06 feet) on the Westerly line of that Deed recorded as Instrument Number 9014579 of Ada County Records; thence
North 12°00'17" West, a distance of 49.57 feet to a point on the Westerly line of that parcel of land shown on Record of Survey Number 10780 of Ada County Records; thence
North 56°51'51" West, a distance of 753.13 feet (formerly described as North 56°57'18" West) on the Westerly line said Record of Survey Number 10780 parcel; thence
North 50°20'53" West, a distance of 273.01 feet (formerly described as North 49°49'19" West, 273.53 feet) on the Westerly line of said Record of Survey Number 10780 parcel to the Northeast corner of Lot 5, Block 1 of Lake Plantation Subdivision, recorded in Book 56 of Plats at Page 5210 of Ada County Records; thence on the Northerly and Easterly boundary line of said Lake Plantation Subdivision for the following courses and distances: thence
South 42°56'16" West, a distance of 201.60 feet; thence
South 61°24'07" East, a distance of 225.34 feet; thence
South 83°24'28" East, a distance of 188.28 feet; thence
South 62°24'09" East, a distance of 244.87 feet; thence
South 41°23'21" East, a distance of 469.65 feet; thence
South 14°52'30" East, a distance of 195.00 feet to the Northeast corner of Lot 12, Block 1 of The Townhouse at Plantation No. 1 (Subdivision); thence leaving the Easterly boundary line of said Lake Plantation Subdivision and on the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) for the following courses and distances: thence
South 14°52'30" East, a distance of 200.00 feet (formerly described as 200.01 feet); thence
South 25°26'10" East, a distance of 200.00 feet; thence
South 61°37'31" West, a distance of 265.00 feet; thence
North 24°24'40" West, a distance of 393.00 feet to the Southwest corner of Lot 26, Block 1 of said Lake Plantation Subdivision; thence leaving the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) and on the exterior boundary line of said Lake Plantation Subdivision for the following courses and distances: thence
North 24°22'31" West, a distance of 406.94 feet; thence
North 28°58'08" West, a distance of 288.31 feet to a point of curve; thence 137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105°28'35", a chord bearing of North 81°42'14" West, and a chord length of 118.92 feet; thence
South 45°33'41" West, a distance of 197.78 feet to a point of curve on the Northerly right of way line of West Riverside Drive; thence 271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46°29'41", a chord bearing of North 71°01'20" West, and a chord length of 264.45 feet to a point of compound curve, said point being the Southwest corner of Lot 1, Block 1 of said Lake Plantation Subdivision; thence leaving the exterior boundary line of said Lake Plantation Subdivision and on the Northerly right of way line of West Riverside Drive for the following courses and distances: thence 59.13 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10°06'48", a chord bearing of South 80°29'17" West, and a chord length of 59.05 feet; thence

South 75°36'16" West, a distance of 97.42 feet to a point of curve; thence 45.81 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14°59'55", a chord bearing of South 83°06'16" West, and a chord length of 45.68 feet; thence North 89°22'40" West, a distance of 339.36 feet (formerly described as North 89°23'44" West, a distance of 338.95 feet) to a point of curve; thence 31.34 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89°46'49", a chord bearing of North 44°30'56" West, and a chord length of 28.23 feet (formerly described as arc length of 31.28 feet, a central angle of 89°37'07" and a chord length of 28.19 feet) to a point on the Easterly right of way line of North Glenwood Street; thence leaving the Northerly right of way line of West Riverside Drive,

South 00°00'47" East, a distance of 90.11 feet (formerly described as 90.00 feet) on the Easterly right of way line of North Glenwood Street to a point of curve; thence 31.63 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 90°37'58", a chord bearing of North 45°23'29" East, and a chord length of 28.44 feet (formerly described as arc length of 31.54 feet, a central angle of 90°20'52" and a chord length 28.37 feet) on the Southerly right of way line of West Riverside Drive; thence

South 89°22'40" East, a distance of 338.36 feet (formerly described as 338.38 feet) to a point of curve on the Northerly boundary line of Daron Subdivision No. 1, recorded in Book 86 of Plats at Page 9709 of Ada County Records; thence on the exterior boundary line of said Daron Subdivision No. 1 for the following courses and distances: thence 58.90 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 14°59'55", a chord bearing of North 83°06'15" East, and a chord length of 58.73 feet (formerly described as arc length of 58.91 feet, a central angle of 15°00'03" and a chord length of 58.74 feet); thence

North 75°53'11" East, a distance of 72.22 feet (formerly described as 72.42 feet); thence

South 21°34'52" West, a distance of 399.97 feet (formerly described as 400.00 feet); thence

South 17°05'34" West, a distance of 264.29 feet (formerly described as South 17°06'38" West, 264.53 feet) to a point of curve; thence leaving the exterior boundary line of said Daron Subdivision No. 1, 156.01 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 76°23'49", a chord bearing of South 21°00'10" East, and a chord length of 144.70 feet (formerly described as arc length of 155.83 feet, a central angle of 76°18'49", a chord bearing of South 21°05'10" East and a chord distance of 144.57 feet); thence

South 59°24'46" East, a distance of 30.22 feet (formerly described as South 59°20'16" East, 30.10 feet) to a point of curve; thence 127.59 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47°46'45", a chord bearing of South 35°24'47" East, and a chord length of 123.92 feet (formerly described as an arc length of 127.58 feet, a central angle of 47°46'41", a chord bearing of South 35°26'54" East, and a chord distance of 123.92 feet); thence

South 11°24'39" East, a distance of 38.15 feet (formerly described as South 11°33'32" East, 38.45 feet) to a point on the toe of slope of the Corps of Engineers Dike – Northside of the Boise River; thence

South 63°24'25" East, a distance of 169.57 feet (formerly described as South 63°23'44" East, 169.37 feet); thence

South 50°09'19" East, a distance of 398.28 feet (formerly described as South 50°09'09" East, 398.13 feet); thence

South 59°28'14" East, a distance of 160.51 feet; thence

South 66°28'01" East, a distance of 310.74 feet; thence

South 76°23'44" East, a distance of 337.01 feet; thence

South 57°03'44" East, a distance of 81.56 feet; thence leaving the toe of slope of the Corps of Engineers Dike – Northside of the Boise River, and on the Northerly Bank of the Boise River for the following courses and distances: thence

South 32°56'16" West, a distance of 39.00 feet; thence

South 22°05'38" East, a distance of 137.41 feet; thence

South 43°08'44" East, a distance of 37.11 feet; thence

South 13°07'42" East, a distance of 61.01 feet (formerly described as South 13°08'44" East, 60.68 feet) to a point on the Westerly boundary line of Wanner's Plantation Estates Subdivision, recorded in Book 59 of Plats at Page 5680 of Ada County Records; thence leaving the Northerly Bank of the Boise River and on the exterior boundary line of said Wanner's Plantation Estates Subdivision for the following courses and distances: thence

North 06°50'28" West, a distance of 141.06 feet (formerly described as 140.03 feet); thence

North 88°24'32" East, a distance of 226.06 feet; thence

North 66°38'09" East, a distance of 14.80 feet (formerly described as 15.00 feet); thence

North 04°04'54" West, a distance of 106.77 feet; thence

North 89°54'16" East, a distance of 49.61 feet; thence

South 51°49'18" East, a distance of 161.90 feet (formerly described as 161.80 feet); thence

South 39°30'44" East, a distance of 413.96 feet (formerly described as 413.97 feet); thence

South 31°55'28" East, a distance of 73.32 feet; thence

South 10°40'13" East, a distance of 131.12 feet (formerly described as South 10°40'28" East, 131.28 feet) to the Southeast corner of Lot 1, Block 1 of said Wanner's Plantation Estates Subdivision; thence leaving said Wanner's Plantation Estates Subdivision,

South 08°51'11" East, a distance of 46.30 feet (formerly described as South 08°50'40" East, 46.13 feet) to the Northerly lot corner common to Lots 12 and 13, Block 6 of The Plantation No. 3 (Subdivision), record in Book 51 of Plats at Page 4249 of Ada County Records; thence on the exterior boundary line of said The Plantation No. 3 (Subdivision) for the following courses and distances: thence

South 84°22'18" East, a distance of 176.62 feet (formerly described as 174.93 feet and 176.62 feet); thence

South 47°22'18" East, a distance of 129.60 feet; thence

South 21°22'18" East , a distance of 420.00 feet to the Northeast corner of Lot 6, Block 5 of Plantation No. 1 (Subdivision), recorded in Book 44 of Plats at Page 3529 of Ada County Records; thence leaving the exterior boundary line of said The Plantation No. 3 (Subdivision) and on the exterior boundary line of said The Plantation No. 1 (Subdivision) for the following courses and distances: thence
South 21°22'18" East, a distance of 372.26 feet (formerly described as 372.25 feet) to the Northwest corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision); thence
South 10°37'42" West, a distance of 115.94 feet to a point on a curve on the Northerly right of way line of West Plantation Drive; thence 122.17 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 39°59'55", a chord bearing of North 80°37'39" East, and a chord length of 119.70 feet (formerly described as an arc length of 122.18 feet, a central angle of 40°00'04" and a long chord of 119.71 feet); thence
North 60°37'38" East, a distance of 41.36 feet on said Northerly right of way line to the Southeast corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision); thence
North 0419'15" West, a distance of 139.50 feet (formerly described as 139.20 feet) to the lot corner common to said Lot 2, Block 5 of said The Plantation No. 1 (Subdivision) and Lot 21, Block 4 of The Plantation No. 4 (Subdivision), recorded in Book 58 of Plats at Page 5480 of Ada County Records; thence on the exterior boundary line of said The Plantation No. 4 (Subdivision) for the following courses and distances: thence
North 10°22'20" West, a distance of 655.71 feet (formerly described as 655.72 feet); thence
North 59°42'23" East, a distance of 181.76 feet, (formerly described as North 59°40'15" East); thence
South 63°40'13" East, a distance of 180.00 feet (formerly described as South 63°42'24" East); thence
South 04°23'44" East, a distance of 611.10 feet (formerly South 04°23'41" East, a distance of 611.30 feet) to the lot corner common to Lot 4, Block 4 of said The Plantation No. 4 (Subdivision), and Lot 2, Block 4 of said The Plantation No. 1 (Subdivision) the exterior boundary line of said The Plantation No. 4 (Subdivision); thence leaving the exterior boundary line of said The Plantation No. 4 (Subdivision),
South 04°16'03" East, a distance of 89.80 feet (formerly described as 89.83 feet) to the Southwest corner of Lot 2, Block 4 of said The Plantation No. 1 (Subdivision), being a point of curve on the Northerly right of way line of West Plantation Drive; thence 99.04 feet on the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10°48'30", a chord bearing of North 87°19'37" East, and a chord length of 98.89 feet (formerly described as an arc length of 97.13 feet, a central angle of 10°36'00" and a chord length of 96.99 feet); thence
South 87°16'03" East, a distance of 81.64 feet on said Northerly right of way line of West Plantation Drive to the Southerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision); thence
North 02°43'57" East, a distance of 100.00 feet to the Northerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision), said corner being common to the Southwest corner of Lot 1, Block 2 of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records; thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances: thence
North 08°26'53" West, a distance of 326.70 feet (formerly described as 326.92 feet); thence
North 00°07'06" West, a distance of 188.46 feet (formerly described as 188.09 feet); thence
South 88°30'12" East, a distance of 132.56 feet (formerly described as 132.47 feet); thence
South 33°37'54" East, a distance of 164.84 feet (formerly described as 164.92 feet) to a point of curve; thence 35.48 feet on the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 40°39'26", a chord bearing of South 13°18'11" East, and a chord length of 34.74 feet (formerly described as central angle of 40°39'24"); thence
South 89°56'27" East, a distance of 114.18 feet (formerly described as North 89°54'24" East); thence
South 00°07'01" East, a distance of 8.84 feet (formerly described as South 00°33'04" West, 8.42 feet); thence leaving the exterior boundary line of said Wedgewood Greens Subdivision,
South 89°24'43" East, a distance of 117.62 feet (formerly described as South 89°23'00" East, 117.90 feet); thence
North 00°26'19" East, a distance of 66.37 feet (formerly described as North 00°37'00" East, 66.04 feet) to the Westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records; thence
North 04°05'27" West, a distance of 59.75 feet (formerly described as North 04°14'01" West, 60.22 feet) on the Westerly boundary line of Kessinger Subdivision; thence
North 13°37'08" West, a distance of 124.77 feet (formerly described as North 13°30'03" West, 124.75 feet) on the Westerly line of Kessinger Subdivision; thence
North 27°49'52" West, a distance of 198.57 feet (formerly described as North 27°54'15" West, 198.01 feet) on the Westerly line of Kessinger Subdivision and the Westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records; thence
North 38°53'07" West, a distance of 165.00 feet (formerly described as North 38°51'33" West) on the Westerly boundary line of Savannah Greens Subdivision No. 4 to the Westerly most boundary angle point of said Savannah Greens Subdivision No. 4; thence
North 36°22' 28" West, a distance of 203.82 feet (formerly described as North 36°48'46" West, 204.60 feet); thence
North 43°58'14" West, a distance of 256.08 feet (formerly described as North 44°07'46" West); thence
North 39°39'46" East, a distance of 268.62 feet (formerly described as North 39°30'14" East, 270.74 feet) to a point on the Westerly right of way line of West State Street; thence
North 50°47'44" West, a distance of 122.55 feet (formerly described as North 50°48'30" West, 121.13 feet) on the Westerly right of way line of West State Street; thence

North 50°51'55" West, a distance of 1449.31 feet (formerly described as 1449.43 feet) to a point of curve; thence 217.41 feet on the arc of a curve to the right, said curve having a radius of 17229.00 feet, a central angle of 00°43'23", a chord bearing of North 51°38'58" West, and a chord length of 217.41 feet (formerly described as an arc length of 219.09 feet, a central angle of 00°43'19" and a long chord of 217.09 feet) on the Westerly right of way line of West State Street to the Point of Beginning.

Parcel B:

A parcel of land located in Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the one quarter section corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the section corner common to Sections 19, 20, 29, and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant); thence from said one quarter section corner,
South 14°48'27" West, a distance of 2896.07 feet (formerly described as South 14°48'24" West, a distance of 2896.39 feet) to the Northeast corner of Lot 2, Block 1 of Orlovich's Plantation Subdivision, recorded in Book 58 of Plats at Pages 5633 of 5634 of Ada County Records, said point being on the Southerly right of way line of West Plantation Drive/Lane, and being the Point of Beginning; thence
South 00°07'18" West, a distance of 139.89 feet (formerly described as 139.55 feet) to the Northeast corner of Lot 3, Block 1 of Orlovich's Plantation Subdivision; thence
South 88°37'32" West, a distance of 79.96 feet (formerly described as 80.26 feet) on said Lot Line; thence
South 63°36'22 West, a distance of 74.51 feet (formerly described as 74.19 feet) on said Lot Line; thence
South 76°39'22" West, a distance of 20.62 feet (formerly described as 20.71 feet) on said Lot line; thence
South 00°38'11" West, a distance of 256.01 feet (formerly described as 255.54 feet) on the Westerly boundary line of said Orlovich's Plantation Subdivision and the Westerly boundary of The Amended Plat of a Portion of Lot 1, and All of Lots 2, 3, 4, 5 and 6, Block 1 The Plantation No. 2 (hereinafter referred to as Amended Plat of Plantation No. 2), to a point on the Westerly boundary of Lot 70, Block 1 of said Amended Plat of Plantation No. 2; thence on the exterior boundary line of Lot 70, Block 1, of said Amended Plat of Plantation No. 2 for the following courses and distances: thence
South 58°15'54" West, a distance of 26.20 feet to a point of curve on the right-of-way line of Gramarcy Lane; thence 60.97 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 77°37'59", a chord bearing of South 06°49'19" West, and a chord length of 56.41 feet (formerly described as an arc length of 60.79, a central angle of 77°23'49" and a long chord of 56.27 feet) on the right-of-way line of Gramarcy Lane; thence
South 44°29'21" East, a distance of 54.17 feet; thence
South 00°31'36" West, a distance of 145.00 feet; thence
North 89°20'48" West, a distance of 105.07 feet (formerly described as North 89°28'24" West, 105.00 feet); thence
South 57°39'12" West, a distance of 77.34 feet (formerly described as South 57°42'27" West); thence
South 52°26'01" East, a distance of 212.51 feet (formerly described as South 52°27'52" East, 212.38 feet); thence
South 59°58'54" East, a distance of 120.71 feet; thence
North 18°33'37" East, a distance of 135.10 feet; thence
North 80°43'53" East, a distance of 360.80 feet (formerly described as 361.13 feet); thence
South 89°36'39" East, a distance of 153.41 feet (formerly described as North 89°43'36" East, 153.71 feet); thence
South 79°23'03" East, a distance of 205.39 feet (formerly described as South 78°52'56" East, 205.43 feet); thence
South 68°54'25" East, a distance of 158.24 feet; thence
South 62°36'21" East, a distance of 360.62 feet; thence
South 89°25'48" East, a distance of 279.32 feet (formerly described as South 89°34'53" East, 280.00 feet); thence North 59°52'21" East, a distance of 68.97 feet (formerly described as North 60°06'58" East, 68.01 feet); thence
North 19°35'18" East, a distance of 56.94 feet (formerly described as 56.66 feet) to the most Easterly corner of Lot 47, Block 1 of said The Plantation No. 1 Subdivision, said point being on the Southerly right-of-way line of West Sterling Lane/Drive, said point also being an angle point in the boundary line of Lot 70, Block 1 of said Amended Plat of Plantation No. 2; thence
North 88°28'30" West, a distance of 15.47 feet to a point of curve; thence 62.74 feet on the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 13°04'16", a chord bearing of North 83°19'05" West, and a chord length of 62.60 feet (formerly described as an arc length of 62.40 feet, a central angle of 13°00'01" and a long chord of 62.26 feet) on the Southerly right-of-way line of said West Sterling Lane/Drive; thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances: thence
South 58°41'52" West, a distance of 123.83 feet (formerly described as 123.88 feet); thence
North 59°19'54" West, a distance of 80.07 feet (formerly described as 80.21 feet); thence
North 44°22'16" West, a distance of 196.82 feet (formerly described as 196.43 feet); thence
North 54°27'50" West, a distance of 179.53 feet (formerly described as 179.92 feet); thence
North 59°25'23" West, a distance of 181.03 feet (formerly described as 180.82 feet); thence
North 76°24'16" West, a distance of 231.42 feet (formerly described as 231.85 feet); thence
North 89°22'37" West, a distance of 265.41 feet (formerly described as 265.10 feet); thence

South 74°34'55" West, a distance of 95.32 feet (formerly described as 95.31 feet); thence
South 85°30'36" West, a distance of 149.14 feet (formerly described as 148.81 feet); thence
North 24°29'27" West, a distance of 151.47 feet (formerly described as 151.24 feet); thence
North 05°42'09" East, a distance of 151.49 feet (formerly described as 151.37 feet); thence
North 75°36'56" East, a distance of 151.26 feet (formerly described as 151.37 feet); thence
South 84°23'36" East, a distance of 654.89 feet (formerly described as South 84°25'07" East, 655.27 feet); thence
South 59°25'30" East, a distance of 415.10 feet (formerly described as South 59°21'59" East, 414.88 feet); thence
South 49°18'07" East, a distance of 104.70 feet (formerly described as 104.63 feet); thence
South 44°26'48" East, a distance of 191.30 feet (formerly described as 191.70 feet); thence
South 59°11'39" East, a distance of 64.86 feet (formerly described as 64.69 feet); thence
South 15°50' 08" West, a distance of 100.25 feet (formerly described as 99.71 feet) to the Southeast lot corner of Lot 15, Block 1 of said The Plantation No. 1 Subdivision, as same is Amended by said Amended Plat of Plantation No. 2, said point being a point of curve on the Northerly right-of-way line of West Sterling Lane/Drive; thence leaving the boundary line of said Amended Plat of Plantation No. 2, 50.51 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 12°51'43" and a chord bearing of South 81°22'44" East, and a chord length of 50.40 feet (formerly described as an arc length of 50.45 feet, a central angle of 12°50'45" and a long chord of 50.34 feet) on the Northerly right-of-way of said Sterling Lane/Drive; thence
North 15°50'08" East, a distance of 110.26 feet (formerly described as 110.05 feet) to the Northwest lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2; thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances: thence
South 88°37'00" East, a distance of 163.48 feet (formerly described as South 88°41'16" East, 163.53 feet); thence
North 28°24'20" East, a distance of 152.00 feet; thence
North 00°56'14" East, a distance of 34.99 feet (formerly described as North 00°29'31" East 35.06 feet); thence
North 72°28'14" West, a distance of 213.04 feet (formerly described as North 72°28'03" West, 212.76 feet); thence
North 59°52'28" West, a distance of 475.75 feet; thence
North 11°25'57" East, a distance of 99.67 feet; thence
North 78°51'40" West, a distance of 441.00 feet (formerly described as 440.31 feet) to a point of curve; thence 95.60 feet on the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 24°20'43", a chord bearing of North 66°41'46" West, and a chord length of 94.89 feet (formerly described as an arc length of 96.21 feet, a central angle of 24°30'00" and a long chord of 95.48 feet); thence
South 35°36'40" West, a distance of 66.12 feet; thence
North 87°23'30" West, a distance of 580.22 feet (formerly described as 580.27 feet); thence
North 00°18'26" East, a distance of 95.85 feet (formerly described as 95.82 feet) to a point of curve on the Southerly right of way line of West Plantation Drive/Lane; thence 31.76 feet on the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 03°49'53", a chord bearing of South 83°09'34" West, and a chord length of 31.76 feet (formerly described as an arc length of 31.77 feet and a central angle of 03°49'54") on the Southerly right of way line of West Plantation Drive/Lane to the Point of Beginning.

EXCEPTING THEREFROM

A parcel of land being a re-subdivision of a portion of Lot 70, Block 1 of "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of The Plantation No. 2" (Subdivision), location in Government Lot 2 in the Southwest quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the North one quarter common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Northeast corner of said Section 30 bears South 89°11'32" East, 2652.17 feet distant); thence from said North one quarter,
South 15°42'33" West, a distance of 3361.11 feet to the Southeast corner of Lot 52, Block 1 of the Plantation No. 1 (Subdivision), as same is shown on the plat thereof recorded in Book 44 of Plats at Pages 3529 to 3531 of Ada County Records; thence
South 58°15'54" West, a distance of 26.20 feet (formerly described as 26.26 feet) on the Southerly lot line of said Lot 52 to a point of curve on the Easterly right-of-way line of West Gramarcy Lane; thence 17.28 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 22°00'05", a chord bearing of South 20°59'39" East, and a chord length of 17.17 feet on the Easterly right-of-way line of West Gramarcy Lane to a point of curve, said point being the Point of Beginning; thence 33.20 feet on the arc of a curve to the right, said curve having a radius of 53.00 feet, a central angle of 35°53'14", a chord bearing of South 62°21'10" East, and a chord length of 32.66 feet; thence
South 44°24'33" East, a distance of 83.48 feet; thence
South 00°36'24" West, a distance of 110.93 feet; thence
South 52°51'15" East, a distance of 47.56 feet; thence
North 37°29'49" East, a distance of 21.00 feet; thence
South 52°30'11" East, a distance of 32.00 feet; thence
South 37°29'49" West, a distance of 18.41 feet to a point of curve; thence 16.90 feet on the arc of a curve to the left, said curve having a radius of 23.00 feet, a central angle of 42°06'10", a chord bearing of South 16°26'44" West, and a chord length of 16.52 feet to a point of

compound curve; thence 52.96 feet on the arc of a curve to the left, said curve having a radius of 43.00 feet, a central angle of 70°34'04", a chord bearing of South 39°53'22" East, and a chord length of 49.68 feet; thence
South 12°34'33" West, a distance of 40.84 feet to the Northwest corner of Lot 91, Block 1 of Investors Plantation on the River (Subdivision), as shown on the plat thereof, recorded in Book 59 of Plats at Page 5702 to 5703 of Ada County Records; thence
South 18°33'37" West, a distance of 135.10 feet on the Westerly lot line of said Lot 91, Block 1 to an angle point in the Southerly boundary line of Lot 70, Block 1 of said "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of the Plantation No. 2" (Subdivision), said point being on the North Bank of the Boise River, thence
North 59°58'54" West, a distance of 120.71 feet on the Southerly boundary line of said Lot 70, Block 1, and the North Bank of the Boise River; thence
North 52°26'01" West, a distance of 212.51 feet on the Southerly boundary line of said Lot 70, Block 1 to the Southeast corner of Lot 53, Block 1 of the Amended Plat Lot 53 thru Lot 62, Block 1 of The Plantation Subdivision No. 1, as shown on the plat thereof, recorded in Book 45 of Plats at Page 3689 to 3690 of Ada County Records; thence on the Westerly lot line of said Lot 70, Block 1, and the Easterly lot line of said Amended Plat Lot 53 thru Lot 62, Block 1 of the Plantation Subdivision No. 1 for the following bearings and distances: thence
North 57°39'12" East, a distance of 77.34 feet; thence
South 89°20'48" East, a distance of 105.07 feet; thence
North 00°31'36" East, a distance of 145.00 feet; thence
North 44°29'21" West, a distance of 54.17 feet to a point on a curve on the easterly right-of-way line of West Gramarcy Lane; thence leaving said Lot 70 and Lot 53 lot line, 43.69 feet on the arc of a curve to the left, said curve having a radius of 45.00 feet, a central angle of 55°37'54", a chord bearing of North 17°49'21" East, and a chord length of 42.00 feet on the Easterly right-of-way line of West Gramarcy Lane to the Point of Beginning.

Parcel C:

Easements rights as set forth in that certain Master Declaration of The Plantation dated February 21, 1978 and recorded February 24, 1978 as Instrument No. 7809725, as modified or amended by Instrument Nos. 7865989, 8004454, 8006448, 94040475, 102063849, 105052685 and 108057403 records of Ada County, Idaho.

January 27, 2025

BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

STATE STREET PERSPECTIVE

GOLF COURSE PERSPECTIVE

NORTH EAST PATHWAY PERSPECTIVE

WEST ENTRANCE PERSPECTIVE

GOLF COURSE AERIAL

SOUTH EAST PATHWAY AND PARKING PERSPECTIVE

GOLF COURSE PERSPECTIVE

REVISIONS

	REMARKS	MM/DD/YY
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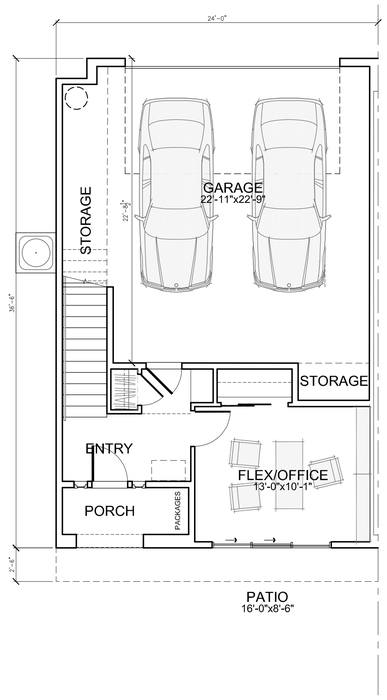
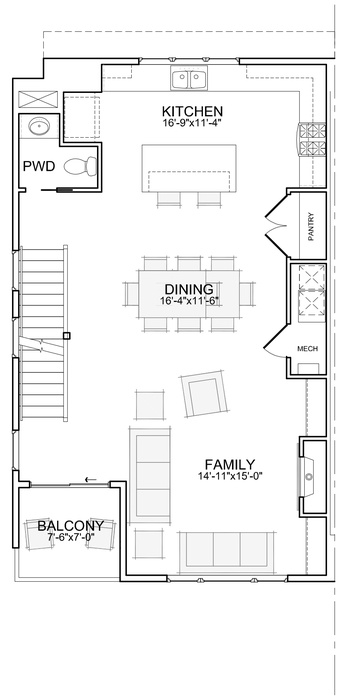
BRIGHTON

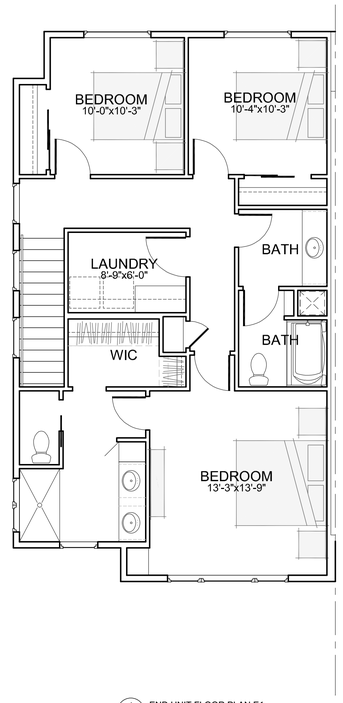
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL RENDERINGS

A | 01

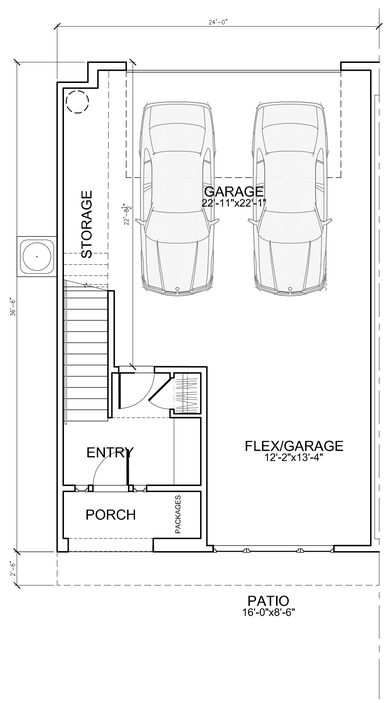


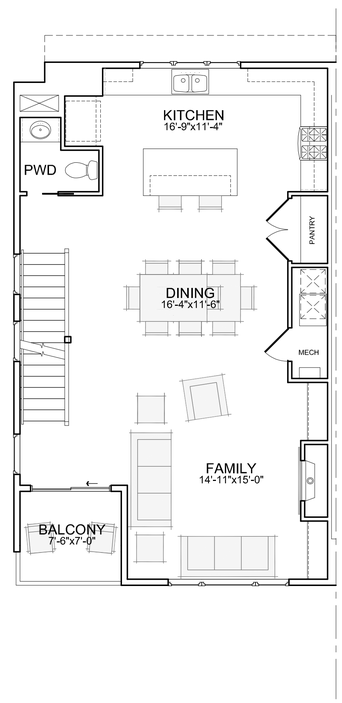


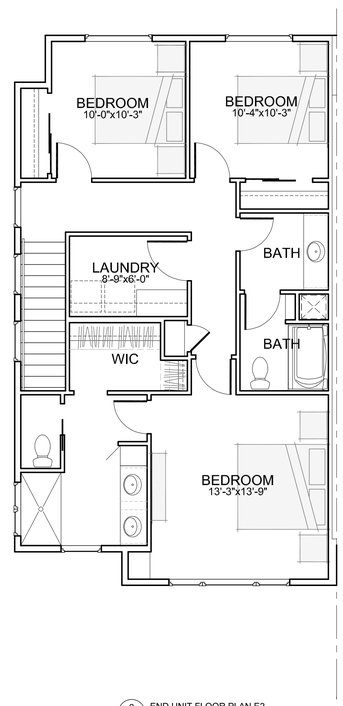


END UNIT PLANS (3 BED + DEN)

1 A02 END UNIT FLOOR PLAN E1
Scale: 3/16" = 1'-0"







END UNIT PLANS (3 BED + FLEX GARAGE)

2 A02 END UNIT FLOOR PLAN E2
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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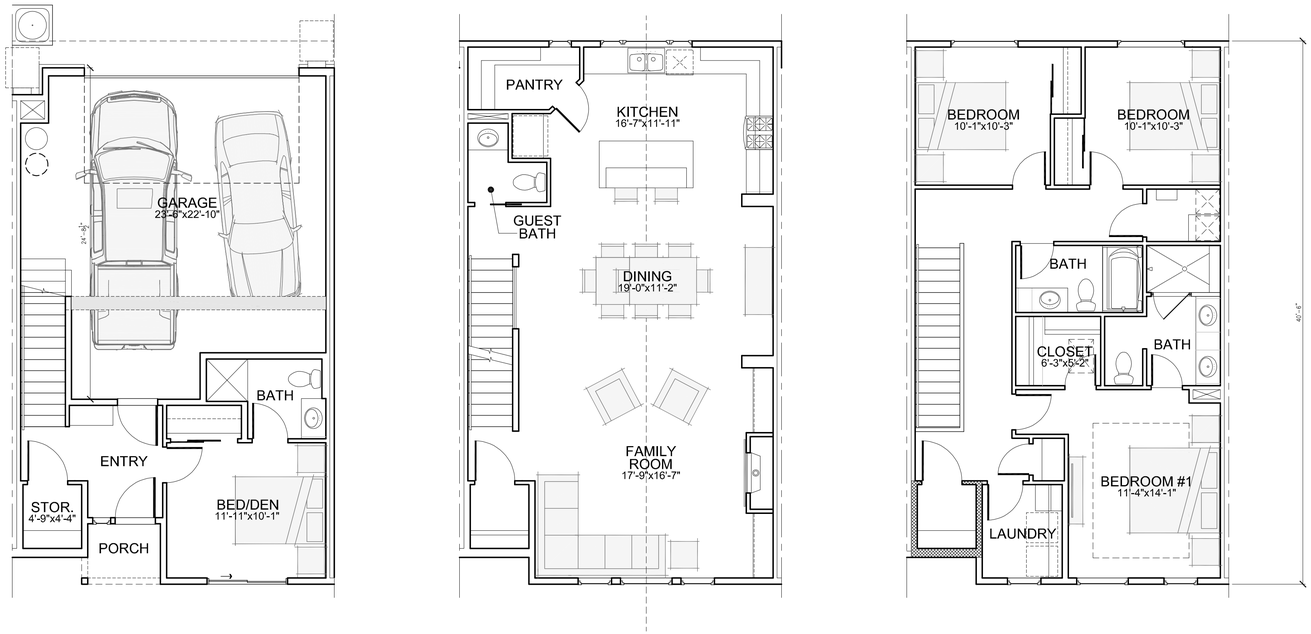
BRIGHTON

RIVER CLUB

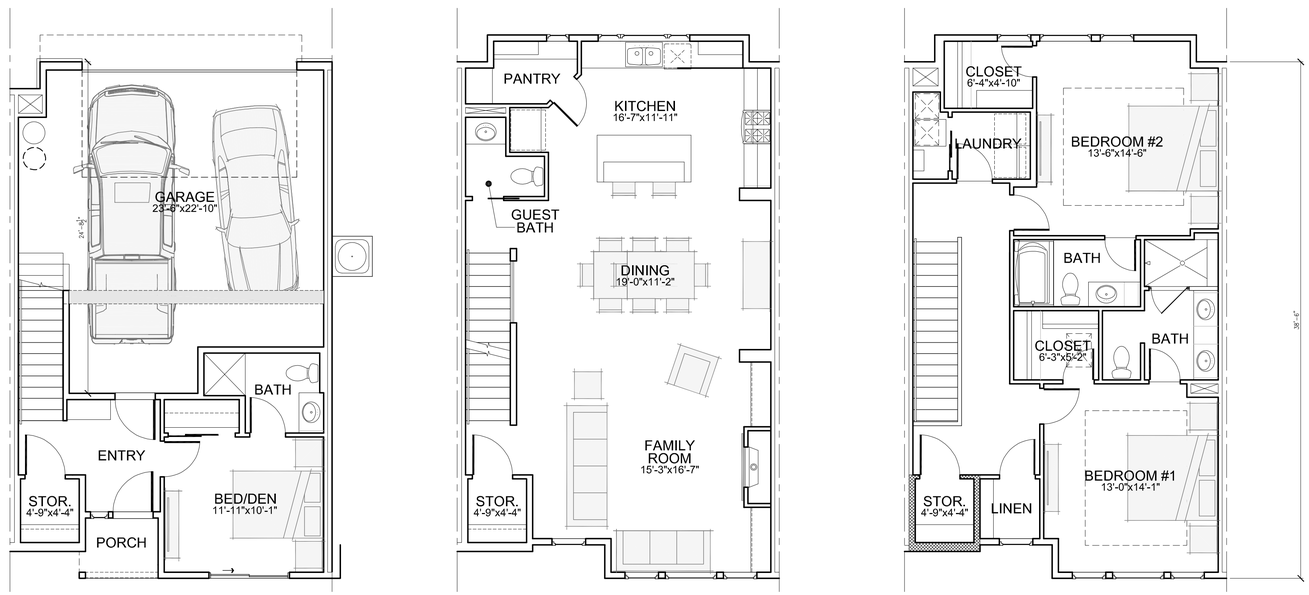
CONCEPTUAL END UNIT FLOOR PLANS

A 02



INTERIOR UNIT PLANS (4 BED + ELEV)

1 A03 CENTER UNIT FLOOR PLAN C1
Scale: 3/16" = 1'-0"



INTERIOR UNIT PLANS (DOUBLE PRIMARY 3 BED + ELEV)

2 A03 CENTER UNIT FLOOR PLAN C2
Scale: 3/16" = 1'-0"

REVISIONS

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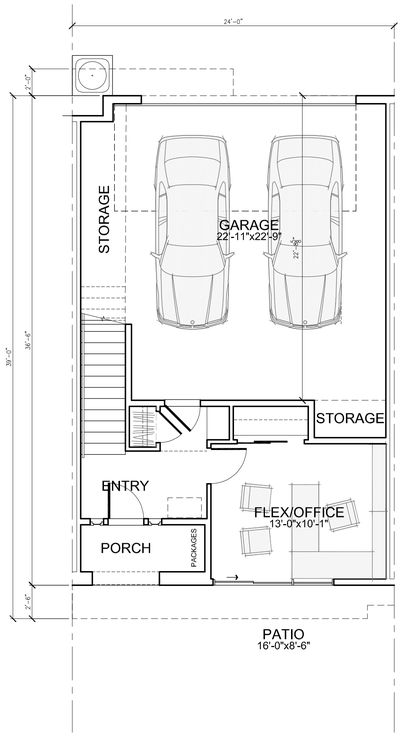
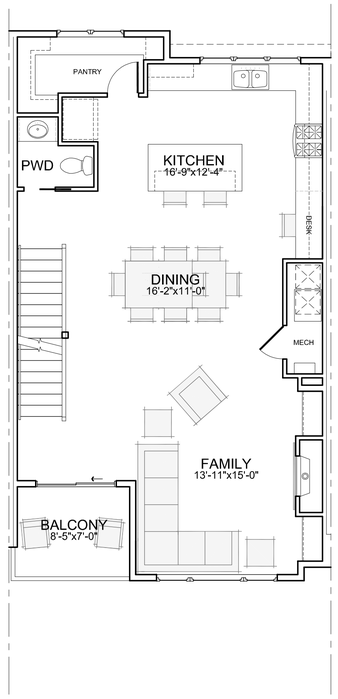
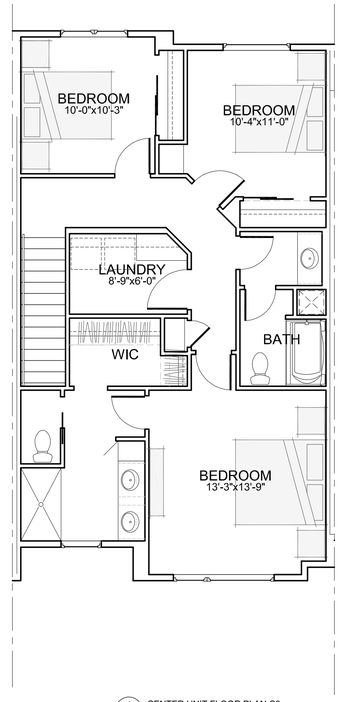
BRIGHTON

RIVER CLUB

CONCEPTUAL CENTER UNIT FLOOR PLANS (FUTURE ELEVATOR UNITS)

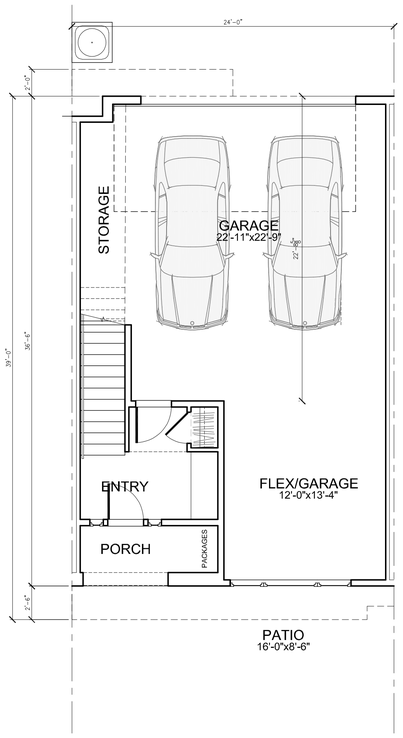


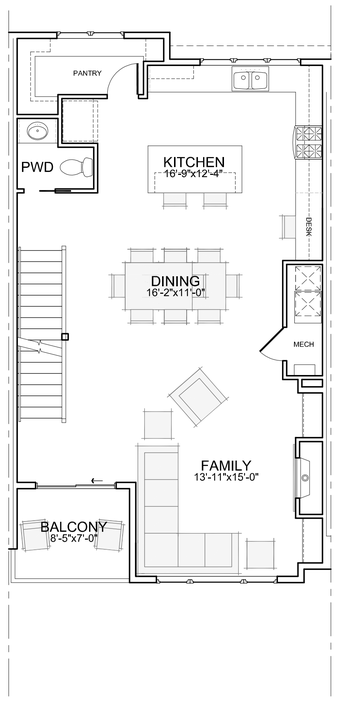


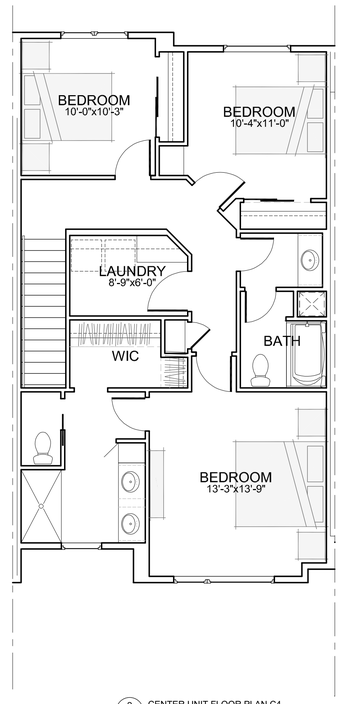


1 A04 CENTER UNIT FLOOR PLAN C3
Scale: 3/16" = 1'-0"

INTERIOR UNIT PLANS (3 BED + DEN)







2 A04 CENTER UNIT FLOOR PLAN C4
Scale: 3/16" = 1'-0"

INTERIOR UNIT PLANS (3 BED + FLEX GARAGE)

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

RIVER CLUB

CONCEPTUAL CENTER UNIT FLOOR PLANS

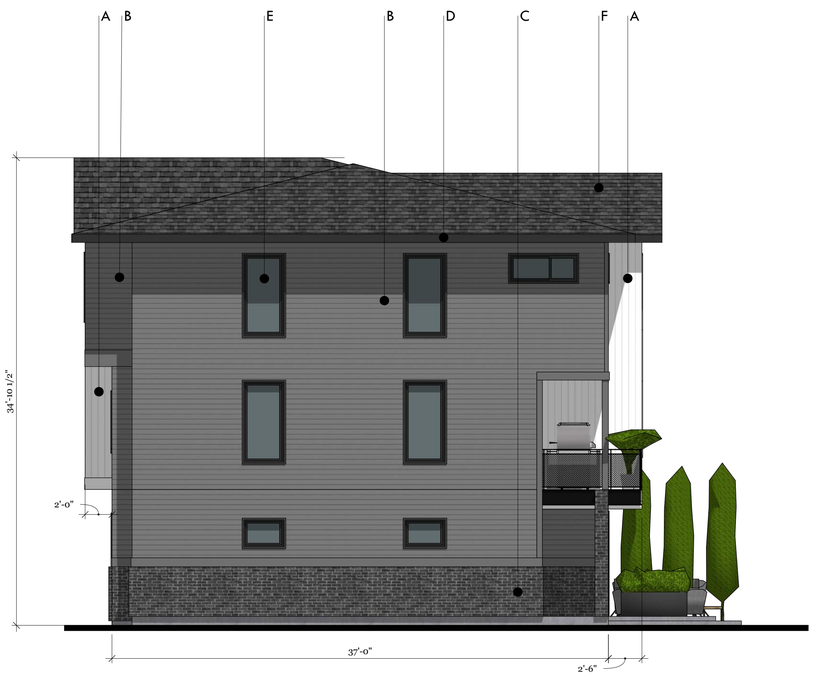
A 04

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A05 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A05 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A05 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A05 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS A

A 05

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A06 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A06 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A06 REAR ELEVATION
Scale: 3/16" = 1'-0"

4 A06 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS B

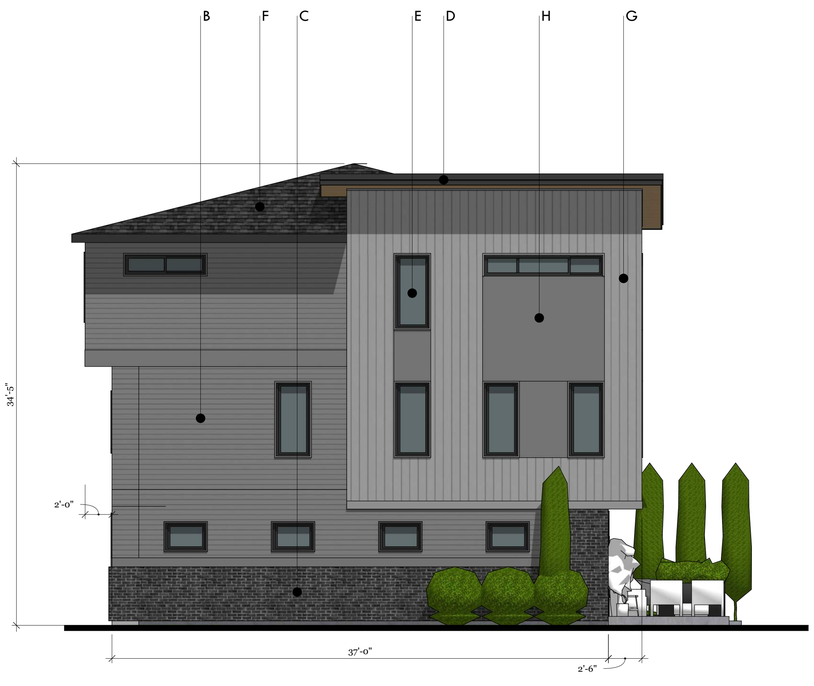
A 06

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A07 FRONT ELEVATION
Scale: 3/16" = 1'-0"

2 A07 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A07 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A07 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

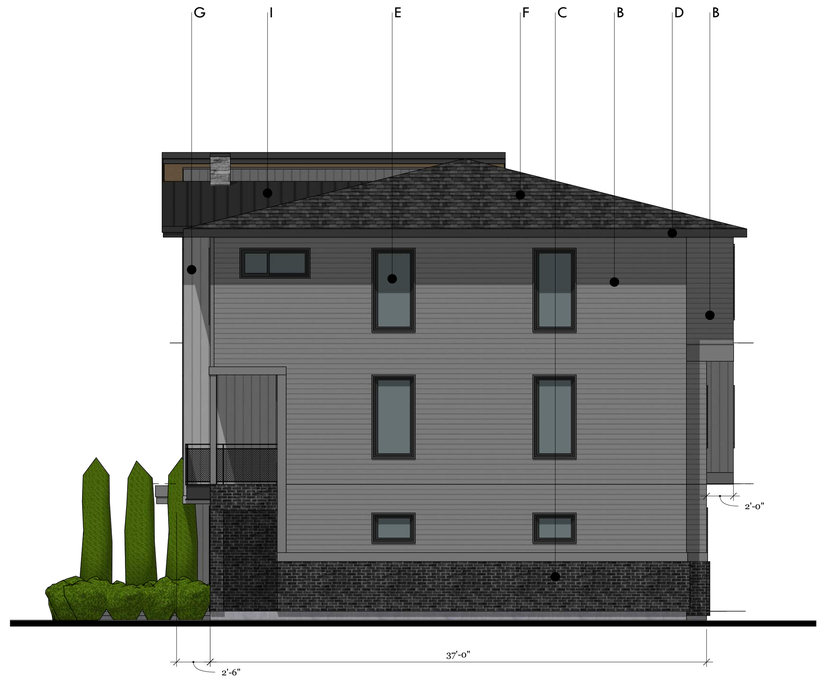
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS C

A 07

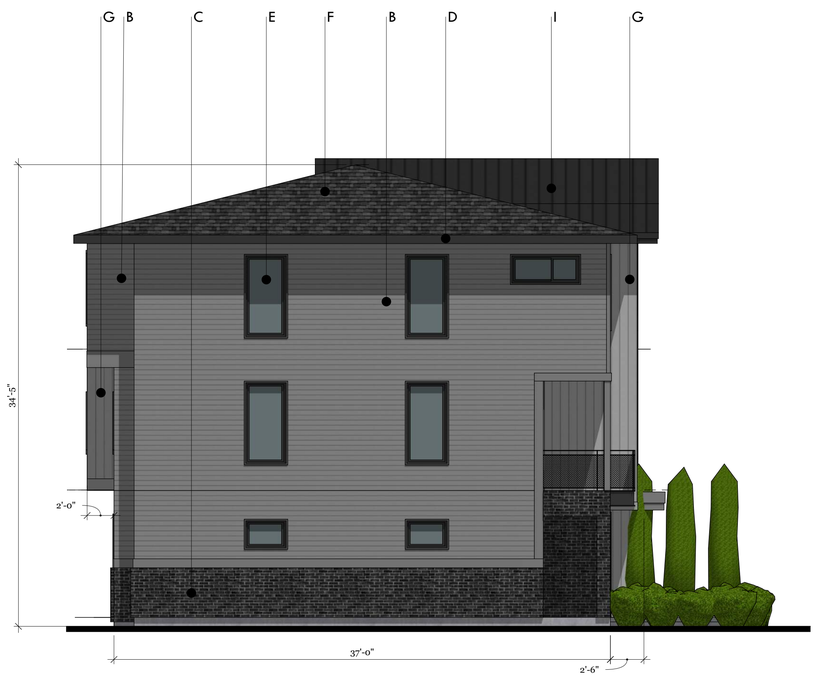
A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF
J STONE VENEER

1 A08 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A08 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A08 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A08 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

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BRIGHTON

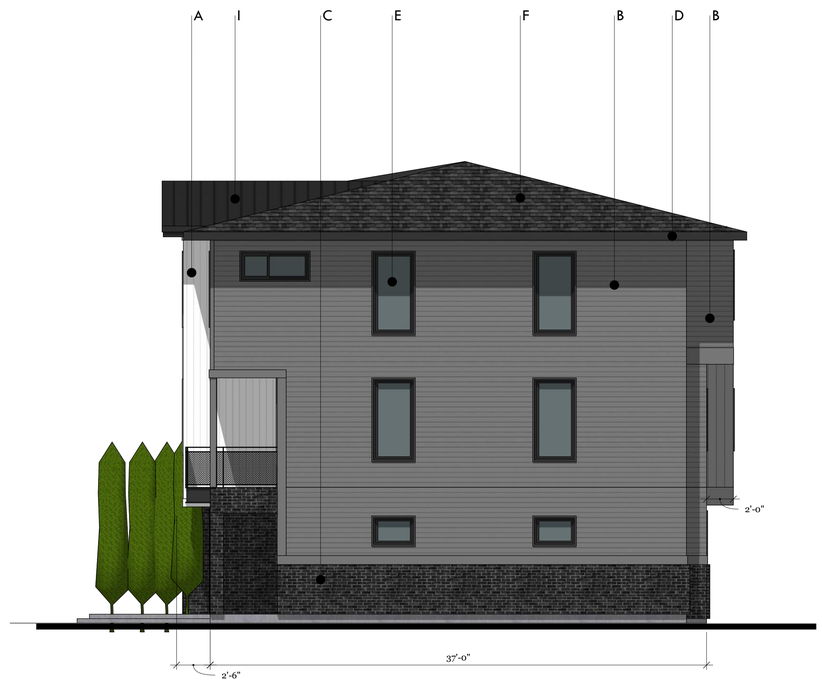
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS D

A 08

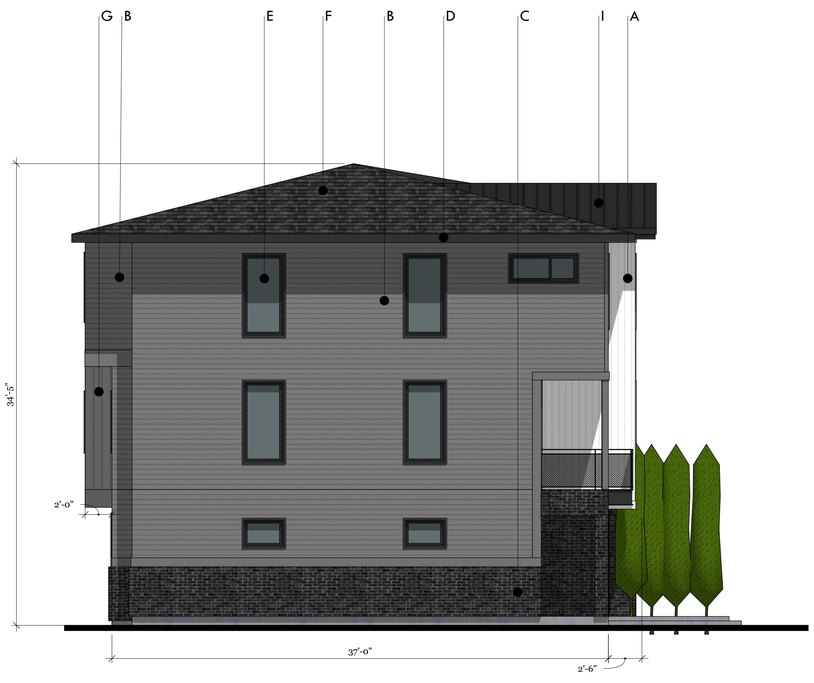
A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF

1 A09 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A09 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A09 REAR ELEVATION
Scale: 3/16" = 1'-0"



4 A09 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

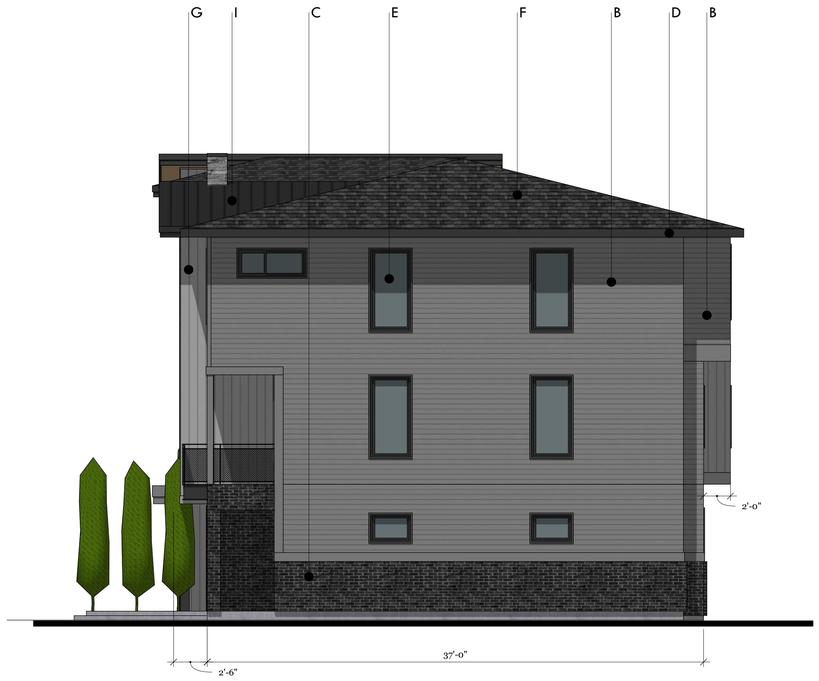
RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS E

A 09

A WHITE ARTISIAN FIBER CEMENT SIDING
B MEDIUM GRAY FIBER CEMENT LAP SIDING
C BRICK VENEER
D FIBER CEMENT FASCIA
E BLACK/WHITE VINYL WINDOWS
F ASPHALT SHINGLES
G LIGHT GRAY ARTISIAN FIBER CEMENT SIDING
H FIBER CEMENT PANEL
I STANDING SEAM ROOF
J STONE VENEER

1 A05 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 A05 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

3 A05 REAR ELEVATION
Scale: 3/16" = 1'-0"

4 A05 LEFT ELEVATION
Scale: 3/16" = 1'-0"

REVISIONS

	REMARKS	MM/DD/YY
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BRIGHTON

RIVER CLUB CONCEPTUAL DESIGN

CONCEPTUAL EXTERIOR ELEVATIONS F

A 10

Trash Disposal Plan - Not Required

RE: [EXTERNAL] River Club Townhomes - Trash Disposal Plan

Reply | Reply All | Forward

PW

Pastoor, William <WPastoor@republicservices.com>
To Jeremy Wright; McDannel, Konrad
Cc Zach Meyers

Tue 2/4/2025 3:39 PM

You replied to this message on 2/4/2025 3:46 PM.

Thank you for getting back to us then Jeremy. We would be fine with this project based on the information which you have provided. Since the project will be utilizing trash carts you will not need a written letter of approval letter from us. Best of success with your project and if you need anything additionally please feel free to reach out to us.
Bill Pastoor
Republic Services Inc.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=12 DAN RYALLS
FIRST AMERICAN TITLE AND ESCROW COMPANY
2022-057979
06/22/2022 02:41 PM
$15.00

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

LB River Club Owner LLC
c/o Brasa Real Estate LLC
2029 Century Park East, Suite 2070
Los Angeles, CA 90067
Attention: Matt Milich

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

Above Space for Recorder's Use Only

First American Escrow No. 3928652

GRANT DEED

This Grant Deed is made this 20th day of June, 2022, between BPCP River Club, LLC, a Georgia limited liability company ("Grantor"), and LB River Club Owner LLC, a Delaware limited liability company, whose mailing address is c/o Brasa Real Estate LLC, 2029 Century Park East, Suite 2070, Los Angeles, CA 90067 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

Grantor's covenants or warranties with respect to title, express or implied, are those, and only those, implied by use of the word "grant" as set forth in Idaho Code § 55-612 and that the above described real property is free from all monetary liens or encumbrances created, granted, caused or suffered by Grantor. Excepting all monetary liens created, granted, caused or suffered by Grantor, the grant herein is subject to: (i) reservations or restrictions in federal patents or state or railroad deeds or in laws providing for such patents or deeds; (ii) building or use restrictions, building and zoning regulations and ordinances of any governmental entity; (iii) location in a special flood hazard area; (iv) the lien of real property taxes not yet due and payable; (v) all tenancies, leases, easements, rights of way, claims of easements, covenants, restrictions and encumbrances that would be disclosed by or apparent from an ALTA survey or a visual inspection of the Property; and (vi) all matters of record.

THE PROPERTY IS SOLD AND CONVEYED TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, INCLUDING BOTH LATENT AND PATENT DEFECTS. OTHER THAN AS EXPRESSLY SET FORTH HEREIN, NO WARRANTIES, EXPRESS OR IMPLIED, ARE MADE BY GRANTOR CONCERNING THE PREMISES. GRANTEE, BY ACCEPTING THIS DEED, RELEASES GRANTOR FROM ANY AND ALL LIABILITY RELATING TO ANY ASPECT (EXCEPT THE WARRANTIES AND COVENANTS IN THE PRECEDING PARAGRAPH) OR CONDITION OF THE PROPERTY, KNOWN OR UNKNOWN, FORESEEABLE OR UNFORESEEABLE, ACTUAL OR CONTINGENT, ARISING BY STATUTE, COMMON LAW OR OTHERWISE.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of June ___, 2022.

BPCP River Club, LLC,
a Georgia limited liability company

By: Bay Point Advisors,
a Delaware limited liability
company, as its Manager

By: _____
Name: Greg Jacobs
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.
This certificate pertains to a 12 page document dealing with/entitled Grant Deed and signed on June 20th, 2022.

State of Georgia)
County of Fulton)

On June 20th, 2022 before me Mary A. Stornetta Notary Public, personally appeared Greg Jacobs, Manager, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Georgia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Mary A. Stornetta (Seal)

MARY A STORNETTA
Notary Public - State of Georgia
Cobb County
My Commission Expires Feb 3, 2025

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

Parcel A:

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 87°19'38" West, a distance of 1889.62 feet (formerly described as South 87°19'41" West, 1889.58 feet) to the Southeasterly corner of Lot 16, Block 1 of Plantation Acres Subdivision, recorded in Book 14 of Plats at Page 941 of Ada County Records, said point being on the Southerly Right-of-Way line of West State Street and being the POINT OF BEGINNING;

Thence South 45° 50' 38" West, a distance of 452.33 feet (formerly described as South 45° 44' 14" West, 449.59 feet) on the southerly line of said Plantation Acres Subdivision to the southwesterly lot corner of Lot 1, Block 1 of Elmore Lake Townhomes Subdivision, recorded in Book 75 of Plats at Page 7722 of Ada County Records;
Thence North 48° 49' 22" West, a distance of 169.40 feet (formerly described as North 48° 55' 46" West, 169.72 feet) on the westerly line of said Elmore Lake Townhomes Subdivision and said line extended; Thence North 21° 10' 21" West, a distance of 350.24 feet (formerly described as North 21° 15' 46" West, 351.16') on the westerly line of those Deeds recorded as Instrument Numbers 100079629, 2016-125750, 112109226 and 2021-053038 of Ada County Records;
Thence North 14° 45' 22" West, a distance of 175.12 feet (formerly described as North 14° 51' 46" West, 172.06 feet) on the westerly line of that Deed recorded as Instrument Number 9014579 of Ada County Records;
Thence North 12° 00' 17" West, a distance of 49.57 feet to a point on the westerly line of that parcel of land shown on Record of Survey Number 10780 of Ada County Records;
Thence North 56° 51' 51" West, a distance of 753.13 feet (formerly described as North 56° 57' 18" West) on the westerly line said Record of Survey Number 10780 parcel;
Thence North 50° 20' 53" West, a distance of 273.01 feet (formerly described as North 49° 49' 19" West, 273.53 feet) on the westerly line of said Record of Survey Number 10780 parcel to the northeast corner of Lot 5, Block 1 of Lake Plantation Subdivision, recorded in Book 56 of Plats at Page 5210 of Ada County Records;
Thence on the northerly and easterly boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence South 42° 56' 16" West, a distance of 201.60 feet;
Thence South 61° 24' 07" East, a distance of 225.34 feet;
Thence South 83° 24' 28" East, a distance of 188.28 feet;
Thence South 62° 24' 09" East, a distance of 244.87 feet;
Thence South 41° 23' 21" East, a distance of 469.65 feet;
Thence South 14° 52' 30" East, a distance of 195.00 feet to the northeast corner of Lot 12, Block 1 of The Townhouse at Plantation No. 1 (Subdivision);
Thence leaving the easterly boundary line of said Lake Plantation Subdivision and on the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) for the following courses and

distances:
Thence South 14° 52' 30" East, a distance of 200.00 feet (formerly described as 200.01 feet);
Thence South 25° 26' 10" East, a distance of 200.00 feet;
Thence South 61° 37' 31" West, a distance of 265.00 feet;
Thence North 24° 24' 40" West, a distance of 393.00 feet to the southwest corner of Lot 26, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said The Townhouse at Plantation No. 1 (Subdivision) and on the exterior boundary line of said Lake Plantation Subdivision for the following courses and distances:
Thence North 24° 22' 31" West, a distance of 406.94 feet;
Thence North 28° 58' 08" West, a distance of 288.31 feet to a point of curve;
Thence 137.53 feet on the arc of a curve to the left, said curve having a radius of 74.71 feet, a central angle of 105° 28' 35", a chord bearing of North 81° 42' 14" West, and a chord length of 118.92 feet;
Thence South 45° 33' 41" West, a distance of 197.78 feet to a point of curve on the northerly right of way line of West Riverside Drive;
Thence 271.85 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 46° 29' 41", a chord bearing of North 71° 01' 20" West, and a chord length of 264.45 feet to a point of compound curve, said point being the southwest corner of Lot 1, Block 1 of said Lake Plantation Subdivision;
Thence leaving the exterior boundary line of said Lake Plantation Subdivision and on the northerly right of way line of West Riverside Drive for the following course and distances:
Thence 59.13 feet on the arc of a curve to the left, said curve having a radius of 335.00 feet, a central angle of 10° 06' 48", a chord bearing of South 80° 29' 17" West, and a chord length of 59.05 feet;
Thence South 75° 36' 16" West, a distance of 97.42 feet to a point of curve;
Thence 45.81 feet on the arc of a curve to the right, said curve having a radius of 175.00 feet, a central angle of 14° 59' 55", a chord bearing of South 83° 06' 16" West, and a chord length of 45.68 feet;
Thence North 89° 22' 40" West, a distance of 339.36 feet (formerly described as North 89° 23' 44" West, a distance of 338.95 feet) to a point of curve;
Thence 31.34 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 89° 46' 49", a chord bearing of North 44° 30' 56" West, and a chord length of 28.23 feet (formerly described as arc length of 31.28 feet, a central angle of 89° 37' 07" and a chord length of 28.19 feet) to a point on the easterly right of way line of North Glenwood Street;
Thence leaving the northerly right of way line of West Riverside Drive, South 00° 00' 47" East, a distance of 90.11 feet (formerly described as 90.00 feet) on the easterly right of way line of North Glenwood Street to a point of curve;
Thence 31.63 feet on the arc of a curve to the right, said curve having a radius of 20.00 feet, a central angle of 90° 37' 58", a chord bearing of North 45° 23' 29" East, and a chord length of 28.44 feet (formerly described as arc length of 31.54 feet, a central angle of 90° 20' 52" and a chord length of 28.37 feet) on the southerly right of way line of West Riverside Drive;
Thence South 89° 22' 40" East, a distance of 338.36 feet (formerly described as 338.38 feet) to a point of curve on the northerly boundary line of Daron Subdivision No. 1, recorded in Book 86 of Plats at Page 9709 of Ada County Records;
Thence on the exterior boundary line of said Daron Subdivision No. 1 for the following courses and distances:
Thence 58.90 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 14° 59' 55", a chord bearing of North 83° 06' 15" East, and a chord length of 58.73 feet (formerly described as arc length of 58.91 feet, a central angle of 15° 00' 03" and a chord length of 58.74 feet);
Thence North 75° 53' 11" East, a distance of 72.22 feet (formerly described as 72.42 feet);
Thence South 21° 34' 52" West, a distance of 399.97 feet (formerly described as 400.00 feet);
Thence South 17° 05' 34" West, a distance of 264.29 feet (formerly described as South 17° 06' 38" West,
264.53 feet) to a point of curve;

Thence leaving the exterior boundary line of said Daron Subdivision No. 1, 156.01 feet on the arc of a curve to the left, said curve having a radius of 117.00 feet, a central angle of 76° 23' 49", a chord bearing of South 21° 00' 10" East, and a chord length of 144.70 feet (formerly described as arc length of 155.83 feet, a central angle of 76° 18' 49", a chord bearing of South 21° 05' 10" East and a chord distance of 144.57 feet);
Thence South 59° 24' 46" East, a distance of 30.22 feet (formerly described as South 59° 20' 16" East, 30.10 feet) to a point of curve;
Thence 127.59 feet on the arc of a curve to the right, said curve having a radius of 153.00 feet, a central angle of 47° 46' 45", a chord bearing of South 35° 24' 47" East, and a chord length of 123.92 feet (formerly described as an arc length of 127.58 feet, a central angle of 47° 46' 41", a chord bearing of South 35° 26' 54" East, and a chord distance of 123.92 feet);
Thence South 11° 24' 39" East, a distance of 38.15 feet (formerly described as South 11° 33' 32" East, 38.45 feet) to a point on the toe of slope of the Corps of Engineers Dike – Northside of the Boise River;
Thence South 63° 24' 25" East, a distance of 169.57 feet (formerly described as South 63° 23' 44" East, 169.37 feet);
Thence South 50° 09' 19" East, a distance of 398.28 feet (formerly described as South 50° 09' 09" East, 398.13 feet);
Thence South 59° 28' 14" East, a distance of 160.51 feet;
Thence South 66° 28' 01" East, a distance of 310.74 feet;
Thence South 76° 23' 44" East, a distance of 337.01 feet;
Thence South 57° 03' 44" East, a distance of 81.56 feet;
Thence leaving the toe of slope of the Corps of Engineers Dike – Northside of the Boise River, and on the Northerly Bank of the Boise River for the following courses and distances:
Thence South 32° 56' 16" West, a distance of 39.00 feet;
Thence South 22° 05' 38" East, a distance of 137.41 feet;
Thence South 43° 08' 44" East, a distance of 37.11 feet;
Thence South 13° 07' 42" East, a distance of 61.01 feet (formerly described as South 13° 08' 44" East, 60.68 feet) to a point on the westerly boundary line of Wanner's Plantation Estates Subdivision, recorded in Book 59 of Plats at Page 5680 of Ada County Records;
Thence leaving the Northerly Bank of the Boise River and on the exterior boundary line of said Wanner's Plantation Estates Subdivision for the following courses and distances:
Thence North 06° 50' 28" West, a distance of 141.06 feet (formerly described as 140.53 feet);
Thence North 88° 24' 32" East, a distance of 226.06 feet;
Thence North 66° 38' 09" East, a distance of 14.80 feet (formerly described as 15.00 feet);
Thence North 04° 04' 54" West, a distance of 106.77 feet;
Thence North 89° 54' 16" East, a distance of 49.61 feet;
Thence South 51° 49' 18" East, a distance of 161.90 feet (formerly described as 161.80 feet);
Thence South 39° 30' 44" East, a distance of 413.96 feet (formerly described as 413.97 feet);
Thence South 31° 55' 28" East, a distance of 73.32 feet;
Thence South 10° 40' 13" East, a distance of 131.12 feet (formerly described as South 10° 40' 28" East, 131.28 feet) to the southeast corner of Lot 1, Block 1 of said Wanner's Plantation Estates Subdivision;
Thence leaving said Wanner's Plantation Estates Subdivision,
South 08° 51' 11" East, a distance of 46.30 feet (formerly described as South 08° 50' 40" East, 46.13 feet) to the northerly lot corner common to Lots 12 and 13, Block 6 of The Plantation No. 3 (Subdivision), recorded in Book 51 of Plats at Page 4249 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 3 (Subdivision) for the following courses and distances:
Thence South 84° 22' 18" East, a distance of 176.62 feet (formerly described as 174.93 feet and 176.62 feet);
Thence South 47° 22' 18" East, a distance of 129.60 feet;
Thence South 21° 22' 18" East, a distance of 420.00 feet to the northeast corner of Lot 6, Block 5 of The Plantation No. 1 (Subdivision), recorded in Book 44 of Plats at Page 3529 of Ada County Records;

Thence leaving the exterior boundary line of said The Plantation No. 3 (Subdivision) and on the exterior boundary line of said The Plantation No. 1 (Subdivision) for the following courses and distances: Thence South 21° 22' 18" East, a distance of 372.26 feet (formerly described as 372.25 feet) to the northwest corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence South 10° 37' 42" West, a distance of 115.94 feet to a point on a curve on the northerly right of way line of West Plantation Drive;
Thence 122.17 feet on the arc of a curve to the left, said curve having a radius of 175.00 feet, a central angle of 39° 59' 55", a chord bearing of North 80° 37' 39" East, and a chord length of 119.70 feet (formerly described as an arc length of 122.18 feet, a central angle of 40° 00' 04" and a long chord of 119.71 feet);
Thence North 60° 37' 38" East, a distance of 41.36 feet on said northerly right of way line to southeast corner of Lot 2, Block 5 of said The Plantation No. 1 (Subdivision);
Thence North 04° 19' 15" West, a distance of 139.50 feet (formerly described as 139.20 feet) to the lot corner common to said Lot 2, Block 5 of said The Plantation No. 1 (Subdivision) and Lot 21, Block 4 of The Plantation No. 4 (Subdivision), recorded in Book 58 of Plats at Page 5480 of Ada County Records;
Thence on the exterior boundary line of said The Plantation No. 4 (Subdivision) for the following courses and distances:
Thence North 10° 22' 20" West, a distance of 655.71 feet (formerly described as 655.72 feet);
Thence North 59° 42' 23" East, a distance of 181.76 feet, (formerly described as North 59° 40' 15" East);
Thence South 63° 40' 13" East, a distance of 180.00 feet (formerly described as South 63° 42' 24" East);
Thence South 04° 23' 44" East, a distance of 611.10 feet (formerly South 04° 23' 41" East, a distance of 611.30 feet) to the lot corner common to Lot 4, Block 4 of said The Plantation No. 4 (Subdivision), and Lot 2, Block 4 of said The Plantation No. 1 (Subdivision) the exterior boundary line of said The Plantation No. 4 (Subdivision); Thence leaving the exterior boundary line of said The Plantation No. 4 (Subdivision), South 04° 16' 03" East, a distance of 89.80 feet (formerly described as 89.83 feet) to the southwest corner of Lot 2, Block 4 of said The Plantation No. 1 (Subdivision), being a point of curve on the northerly right of way line of West Plantation Drive;
Thence 99.04 feet on the arc of a curve to the right, said curve having a radius of 525.00 feet, a central angle of 10° 48' 30", a chord bearing of North 87° 19' 37" East, and a chord length of 98.89 feet (formerly described as an arc length of 97.13 feet, a central angle of 10° 36' 00" and a chord length of 96.99 feet);
Thence South 87° 16' 03" East, a distance of 81.64 feet on said northerly right of way line of West Plantation Drive to the southerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision);
Thence North 02° 43' 57" East, a distance of 100.00 feet to the northerly lot corner common to Lots 1 and 2, Block 4 of said The Plantation No. 1 (Subdivision), said corner being common to the southwest corner of Lot 1, Block 2 of Wedgewood Greens Subdivision, recorded in Book 60 of Plats at Page 6042 of Ada County Records;
Thence on the exterior boundary line of said Wedgewood Greens Subdivision for the following courses and distances:
Thence North 08° 26' 53" West, a distance of 326.70 feet (formerly described as 326.92 feet);
Thence North 00° 07' 06" West, a distance of 188.46 feet (formerly described as 188.09 feet);
Thence South 88° 30' 12" East, a distance of 132.56 feet (formerly described as 132.47 feet);
Thence South 33° 37' 54" East, a distance of 164.84 feet (formerly described as 164.92 feet) to a point of curve;
Thence 35.48 feet on the arc of a curve to the right, said curve having a radius of 50.00 feet, a central angle of 40° 39' 26", a chord bearing of South 13° 18' 11" East, and a chord length of 34.74 feet (formerly described as a central angle of 40° 39' 24";
Thence South 89° 56' 27" East, a distance of 114.18 feet (formerly described as North 89° 54' 24" East);
Thence South 00° 07' 01" East, a distance of 8.48 feet (formerly described as South 00° 33' 04" West,

8.42 feet);
Thence leaving the exterior boundary line of said Wedgewood Greens Subdivision, South 89° 24' 43" East, a distance of 117.62 feet (formerly described as South 89° 23' 00" East, 117.90 feet);
Thence North 00° 26' 19" East, a distance of 66.37 feet (formerly described as North 00° 37' 00" East, 66.04 feet) to the westerly lot corner common to Lots 2 and 3, Block 1 of Kessinger Subdivision, recorded in Book 73 of Plats at Page 7586 of Ada County Records;
Thence North 04° 05' 27" West, a distance of 59.75 feet (formerly described as North 04° 14' 01" West, 60.22 feet) on the westerly boundary line of said Kessinger Subdivision;
Thence North 13° 37' 08" West, a distance of 124.77 feet (formerly described as North 13° 30' 03" West, 124.75 feet) on the westerly line of Kessinger Subdivision;
Thence North 27° 49' 52" West, a distance of 198.57 feet (formerly described as North 27° 54' 15" West, 198.01 feet) on the westerly line of Kessinger Subdivision and the westerly boundary line of Savannah Greens Subdivision No. 4, recorded in Book 79 of Plats at Page 8455 of Ada County Records;
Thence North 38° 53' 07" West, a distance of 165.00 feet (formerly described as North 38° 51' 33" West) on the westerly boundary line of Savannah Greens Subdivision No. 4 to the westerly most boundary angle point of said Savannah Greens Subdivision No. 4;
Thence North 36° 22' 28" West, a distance of 203.82 feet (formerly described as North 36° 48' 46" West, 204.60 feet);
Thence North 43° 58' 14" West, a distance of 256.08 feet (formerly described as North 44° 07' 46 West);
Thence North 39° 39' 46" East, a distance of 268.62 feet (formerly described as North 39° 30' 14" East, 270.74 feet) to a point on the westerly right of way line of West State Street;
Thence North 50° 47' 44" West, a distance of 122.55 feet (formerly described as North 50° 48' 30" West, 121.13 feet) on the westerly right of way line of West State Street;
Thence North 50° 51' 55" West, a distance of 1449.31 feet (formerly described as 1449.43 feet) to a point of curve;
Thence 217.41 feet on the arc of a curve to the right, said curve having a radius of 17229.00 feet, a central angle of 00° 43' 23", a chord bearing of North 51° 38' 58" West, and a chord length of 217.41 feet (formerly described as an arc length of 217.09 feet, a central angle of 00° 43' 19" and a long chord of 217.09 feet) on the westerly right of way line of West State Street to the POINT OF BEGINNING.

PARCEL B:

A parcel of land located in Section 30 of Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Section Corner common to Sections 19, 20, 29 and 30 of said Township 4 North, Range 2 East bears South 89°11'32" East, 2652.17 feet distant);
Thence from said One Quarter Section Corner, South 14°48'27" West, a distance of 2896.07 feet (formerly described as South 14°48'24" West, a distance of 2896.39 feet) to the Northeast corner of Lot 2, Block 1 of Orlovich's Plantation Subdivision, recorded in Book 58 of Plats at Pages 5633 to 5634 of Ada County Records, said point being on the Southerly Right of Way line of West Plantation Drive/Lane, and being the POINT OF BEGINNING;

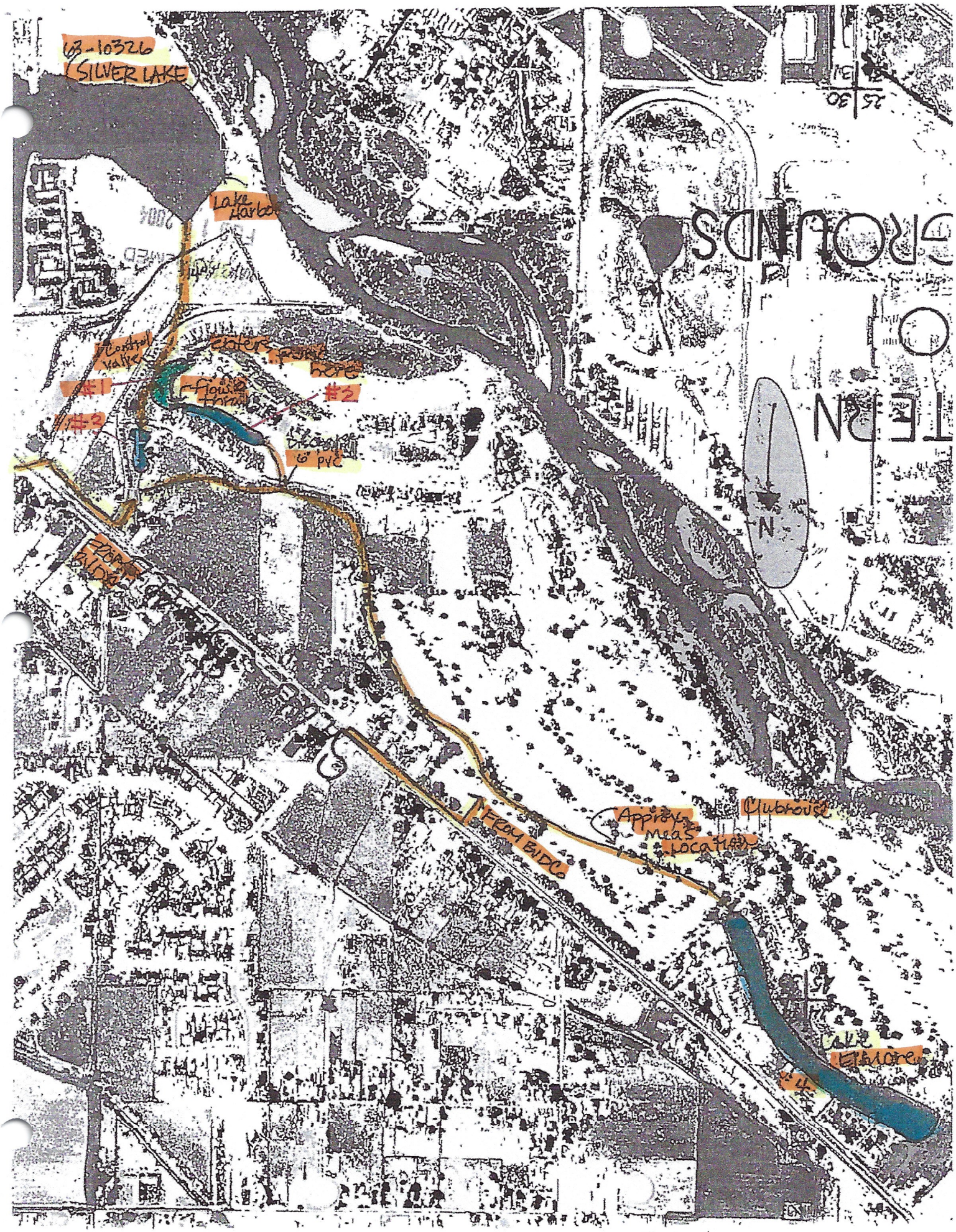
Thence South 00° 07' 18" West, a distance of 139.89 feet (formerly described as 139.55 feet) to the northeast corner of Lot 3, Block 1 of Orlovich's Plantation Subdivision;
Thence South 88° 37' 32" West, a distance of 79.96 feet (formerly described as 80.26 feet) on said Lot Line;
Thence South 63° 36' 22" West, a distance of 74.51 feet (formerly described as 74.19 feet) on said Lot Line;

Thence South 76° 39' 22" West, a distance of 20.62 feet (formerly described as 20.71 feet) on said Lot Line;
Thence South 00° 38' 11" West, a distance of 256.01 feet (formerly described as 255.54 feet) on the westerly boundary line of said Orlovich's Plantation Subdivision and the westerly boundary of The Amended Plat of a Portion of Lot 1, and All of Lots 2, 3, 4, 5 and 6, Block 1, The Plantation No. 2 (hereinafter referred to as Amended Plat of Plantation No. 2), to a point on the westerly boundary of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the exterior boundary line of Lot 70, Block 1, of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 15' 54" West, a distance of 26.20 feet to a point of curve on the right-of-way line of Gramarcy Lane;
Thence 60.97 feet on the arc of a curve to the right, said curve having a radius of 45.00 feet, a central angle of 77° 37' 59", a chord bearing of South 06° 49' 19" West, and a chord length of 56.41 feet (formerly described as an arc length of 60.79, a central angle of 77° 23' 49" and a long chord of 56.27 feet) on the right-of-way line of Gramarcy Lane;
Thence South 44° 29' 21" East, a distance of 54.17 feet;
Thence South 00° 31' 36" West, a distance of 145.00 feet;
Thence North 89° 20' 48" West, a distance of 105.07 feet (formerly described as North 89° 28' 24" West, 105.00 feet);
Thence South 57° 39' 12" West, a distance of 77.34 feet (formerly described as South 57° 42' 27" West);
Thence South 52° 26' 01" East, a distance of 212.51 feet (formerly described as South 52° 27' 52" East, 212.38 feet);
Thence South 59° 58' 54" East, a distance of 120.71 feet;
Thence North 18° 33' 37" East, a distance of 135.10 feet;
Thence North 80° 43' 53" East, a distance of 360.80 feet (formerly described as 361.13 feet);
Thence South 89° 36' 39" East, a distance of 153.41 feet (formerly described as North 89° 43' 36" East, 153.71 feet);
Thence South 79° 23' 03" East, a distance of 205.39 feet (formerly described as South 78° 52' 56" East, 205.43 feet);
Thence South 68° 54' 25" East, a distance of 158.24 feet;
Thence South 62° 36' 21" East, a distance of 360.62 feet;
Thence South 89° 25' 48" East, a distance of 279.32 feet (formerly described as South 89° 34' 53" East, 280.00 feet);
Thence North 59° 52' 21" East, a distance of 68.97 feet (formerly described as North 60° 06' 58" East, 68.01 feet);
Thence North 19° 35' 18" East, a distance of 56.94 feet (formerly described as 56.66 feet) to the most easterly corner of Lot 47, Block 1 of said The Plantation No. 1 Subdivision, said point being on the southerly right-of-way line of West Sterling Lane/Drive, said point also being an angle point in the boundary line of Lot 70, Block 1 of said Amended Plat of Plantation No. 2;
Thence North 88° 28' 30" West, a distance of 15.47 feet to a point of curve;
Thence 62.74 feet on the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 13° 04' 16", a chord bearing of North 83° 19' 05" West, and a chord length of 62.60 feet (formerly described as an arc length of 62.40 feet, a central angle of 13° 00' 01" and a long chord of 62.26 feet) on the southerly right-of-way line of said West Sterling Lane/Drive;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 58° 41' 52" West, a distance of 123.83 feet (formerly described as 123.88 feet);
Thence North 59° 19' 54" West, a distance of 80.07 feet (formerly described as 80.21 feet);
Thence North 44° 22' 16" West, a distance of 196.82 feet (formerly described as 196.43 feet);
Thence North 54° 27' 50" West, a distance of 179.53 feet (formerly described as 179.92 feet);
Thence North 59° 25' 23" West, a distance of 181.03 feet (formerly described as 180.82 feet);

Thence North 76° 24' 16" West, a distance of 231.42 feet (formerly described as 231.85 feet);
Thence North 89° 22' 37" West, a distance of 265.41 feet (formerly described as 265.10 feet);
Thence South 74° 34' 55" West, a distance of 95.32 feet (formerly described as 95.31 feet);
Thence South 85° 30' 36" West, a distance of 149.14 feet (formerly described as 148.81 feet);
Thence North 24° 29' 27" West, a distance of 151.47 feet (formerly described as 151.24 feet);
Thence North 05° 42' 09" East, a distance of 151.49 feet (formerly described as 151.37 feet);
Thence North 75° 36' 56" East, a distance of 151.26 feet (formerly described as 151.37 feet);
Thence South 84° 23' 36" East, a distance of 654.89 feet (formerly described as South 84° 25' 07" East, 655.27 feet);
Thence South 59° 25' 30" East, a distance of 415.10 feet (formerly described as South 59° 21' 59" East, 414.88 feet);
Thence South 49° 18' 07" East, a distance of 104.70 feet (formerly described as 104.63 feet);
Thence South 44° 26' 48" East, a distance of 191.30 feet (formerly described as 191.70 feet);
Thence South 59° 11' 39" East, a distance of 64.86 feet (formerly described as 64.69 feet);
Thence South 15° 50' 08" West, a distance of 100.25 feet (formerly described as 99.71 feet) to the southeast lot corner of Lot 15, Block 1 of said The Plantation No. 1 Subdivision, as same is Amended by said Amended Plat of Plantation No. 2, said point being a point of curve on the northerly right-of-way line of West Sterling Lane/Drive;
Thence leaving the boundary line of said Amended Plat of Plantation No. 2, 50.51 feet on the arc of a curve to the left, said curve having a radius of 225.00 feet, a central angle of 12° 51' 43" and a chord bearing of South 81° 22' 44" East, and a chord length of 50.40 feet (formerly described as an arc length of 50.45 feet, a central angle of 12° 50' 45" and a long chord of 50.34 feet) on the northerly right-of-way of said Sterling Lane/Drive;
Thence North 15° 50' 08" East, a distance of 110.26 feet (formerly described as 110.05 feet) to the northwest lot corner of Lot 71, Block 1 of said Amended Plat of Plantation No. 2;
Thence on the boundary line of said Amended Plat of Plantation No. 2 for the following courses and distances:
Thence South 88° 37' 00" East, a distance of 163.48 feet (formerly described as South 88° 41' 16" East, 163.53 feet);
Thence North 28° 24' 20" East, a distance of 152.00 feet;
Thence North 00° 56' 14" East, a distance of 34.99 feet (formerly described as North 00° 29' 31" East 35.06 feet);
Thence North 72° 28' 14" West, a distance of 213.04 feet (formerly described as North 72° 28' 03" West, 212.76 feet);
Thence North 59° 52' 28" West, a distance of 475.45 feet;
Thence North 11° 25' 57" East, a distance of 99.67 feet;
Thence North 78° 51' 40" West, a distance of 441.00 feet (formerly described as 440.31 feet) to a point of curve;
Thence 95.60 feet on the arc of a curve to the right, said curve having a radius of 225.00 feet, a central angle of 24° 20' 43", a chord bearing of North 66° 41' 46" West, and a chord length of 94.89 feet (formerly described as an arc length of 96.21 feet, a central angle of 24° 30' 00" and a long chord of 95.48 feet);
Thence South 35° 36' 40" West, a distance of 66.12 feet;
Thence North 87° 23' 30" West, a distance of 580.22 feet (formerly described as 580.27 feet);
Thence North 00° 18' 26" East, a distance of 95.85 feet (formerly described as 95.82 feet) to a point of curve on the southerly right of way line of West Plantation Drive/Lane;
Thence 31.76 feet on the arc of a curve to the left, said curve having a radius of 475.00 feet, a central angle of 03° 49' 53", a chord bearing of South 83° 09' 34" West, and a chord length of 31.76 feet (formerly described as an arc length of 31.77 feet and a central angle of 03° 49' 54") on the southerly right of way line of West Plantation Drive/Lane to the POINT OF BEGINNING.

PARCEL C:

Easements rights as set forth in that certain Master Declaration of The Plantation dated February 21, 1978 and recorded February 24, 1978 as Instrument No. 7809725, as modified or amended by instrument nos. 7865989, 8004454, 8006448, 94040475, 102063849, 105052685 and 108057403 Records of Ada County, Idaho.


63-10326
SILVER LAKE
Lake Harbor
Control valve
#1
#2
flows from
enters pond here
#2
Discharge 6" PVC
FROM BLDG
Approx Meas Location
Clubhouse
#4
Elsmore
N
GROUNDS

Feb/2004

FEB 1 0 2004

E. NARRATIVE/REMARKS/COMMENTS

System is a series of small ponds and waterways through Plantation Golf Course. Diversion is for aesthetic purposes and to provide continuous cleaning flows through ponds. The existing ditch is also used to accept surface water deliveries for irrigation of the golf course (fr. Boise Valley Ditch) P/D is at Silver Lake (Lake Harbor). This lake licensed recently as 63-10326. A 14" buried pipeline carries flows into Pond #1 and continues to Pond #3 where it terminates. A valve is present at pond #1 to redivert flows. Pond #1 discharges into Pond #2 via a 6" flowthrough pipe. Pond #1 spills directly to open ditch; Pond #2 discharges to 6" buried pipe which empties into the ditch. The ditch continues west through the golf course and terminates at Lake Elmore.

An open channel measure was conducted near the end of the waterway (see map). Total available flow, however, is dependent on the inflows* assessed at Silver Lake. When irrigation is occurring at Lake Harbor (.45 cfs) outflows to Plantation are slightly reduced; at all other times the total inflow to Silver Lake exits to Plantation Pipeline, up to the capacity of the pipe (excess may spill to Boise R). A 14" pipe may carry approx 5 cfs ($7''$ or $.58'$)^2 x 3.14 x 5 ft/sec = 5.34 cfs) 63-10326 is licensed at 3 cfs & permit is recommended at same (*Inflows to Silver Lake are primarily shallow groundwater)

Overlaps: P/D 63-10326 (Lake Harbor) & 63-10688 (Boise Water well)
P/U 63-00147 & 2360 (Boise Valley Ditch) 63-9248 - groundwater irr.
Both above used for irrigation of golf course.
All other overlaps not significant.

Have conditions of permit approval been met? ✓ yes ___ no

Claim A63-9833 has been filed. No conflicting overlaps exist which would interfere with licensing.

FILMED
FEB 1 0 2004

F. FLOW CALCULATIONS ___ Additional Computation Sheets Attached

Measured Method:

2.45 cfs – open channel measure.
Allow full permitted 3 cfs – see discussion

G. VOLUME CALCULATIONS Aesthetic Vol: 3 cfs x 365 days/yr x 1.9835 AF/day/cfs = 2171.9 AFF

1. Volume Calculations for Irrigation:

$V_{I.R.}$ = (Acres Irrigated) x (Irrigation Requirement) = _____

$V_{D.R.}$ = [Diversion Rate (cfs)] x (Days in Irrigation Season) x 1.9835 = _____

V = Smaller of $V_{I.R.}$ and $V_{D.R.}$ = _____

2. Volume Calculations for Other Uses:

Aesthetic Storage: All ponds approx 1ac in surface area.
Pond #1 Avg depth 6' = 6AF
Pond #2 " " 10' = 10AF
Pond #3 " " 3' = 3AF
19 AF Storage. Will NOT fill in 24 hrs (3cfs x 1.9835 = 6AF/day)

STORAGE REQUIRED

H. RECOMMENDATIONS

1. Recommended Amounts

Beneficial Use	Period of Use From	Period of Use To	Rate of Diversion Q (cfs)	Annual Volume V (afa)
AESTHETIC	1/1	12/31	3.0	2172.0
AESTHETIC STORAGE	1/1	12/31		19.0
DIV TO STORAGE	1/1	12/31	3.0	
		Totals:	3.0	2172

2. Recommended Amendments * Original Permit holder (Plantation Devel) no longer available. See memo

___ Change P.D. as reflected above ___ Add P.D. as reflected above ___ None
\ Change P.U. as reflected above ___ Add P.U. as reflected above \ Other add storage

I. AUTHENTICATION

Field Examiner's Name Cindy J. Hodges Date 5/30/96

Reviewer _____ Date _____ SEAL

MICROFILMED
FEB 1 [illegible]

Pipe from Lake Harbor = 14"
On-site pipe = 12"

AVG DEPTHS

POND #1	6'
POND #2	10'
POND #3	3'
ELMORE	15'

MICROFILM
FEB 10 2004

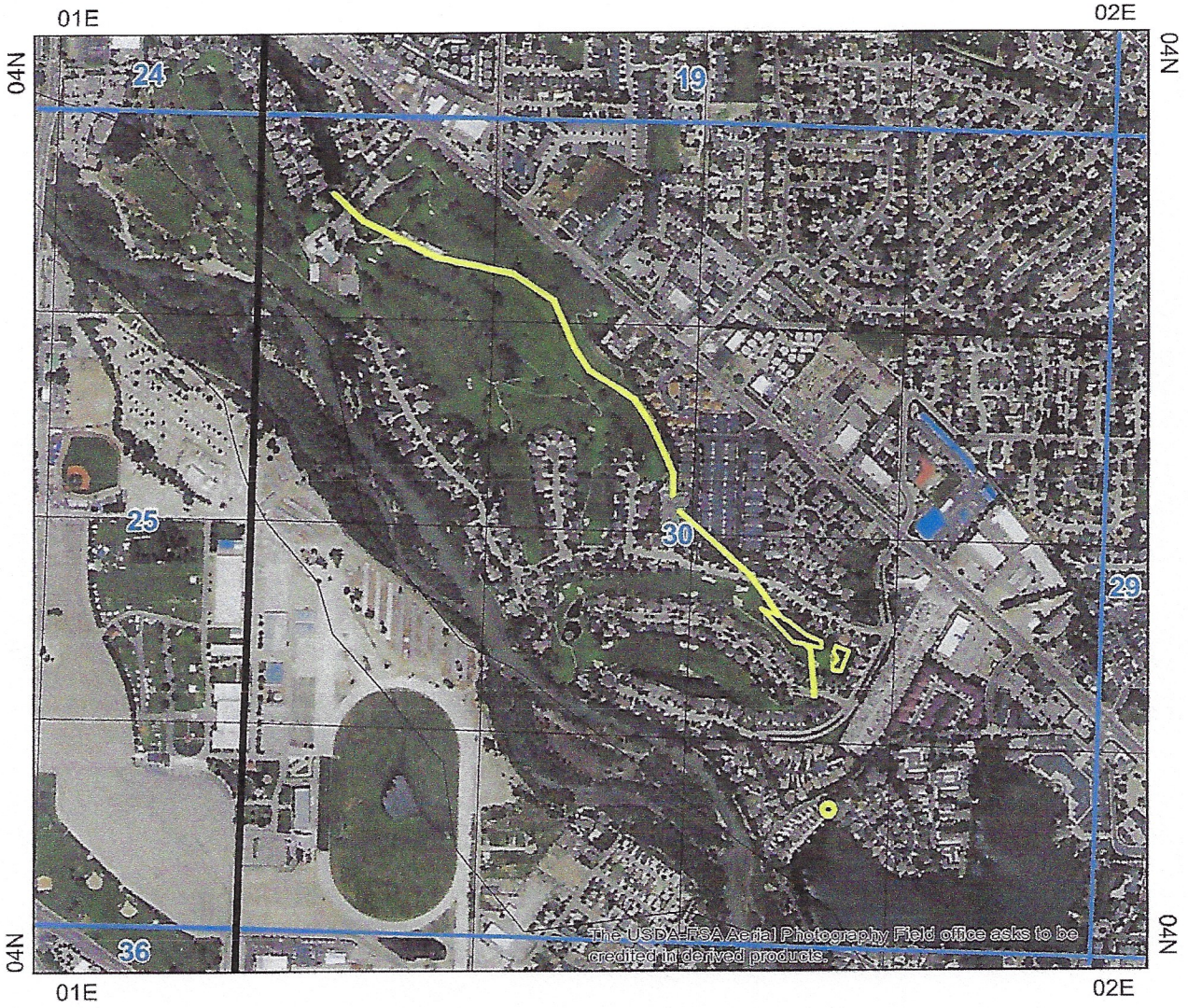
State of Idaho
Department of Water Resources

Water Right

63-9633

AESTHETIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.125 0.25 0.5 Miles

N

SPF WATER ENGINEERING

MEMORANDUM

DATE: January 13, 2020

TO: Bob Taunton

FROM: Terry Scanlan, Lori Graves

RE: Water Rights Analysis for Plantation Country Club & Golf Course

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This memorandum summarizes a review of the existing water rights associated with approximately 130 acres, aka Plantation Country Club & Golf Course (the Property), owned by Glass Creek, LLC.

The review was conducted by (1) verifying parcel ownerships and locations with the Ada County Assessor's on-line database, and (2) searching the Idaho Department of Water Resources (IDWR) online water right database using spatial and text-based search tools.

The IDWR on-line water rights database identified water rights associated with the Property. The findings include (1) surface water irrigation rights assessed and delivered by Boise Valley irrigation Ditch Company (BVIDC), (2) all of private surface water right 63-9633 from an unnamed stream for aesthetic use, and (3) a portion of private ground water right 63-9248 for irrigation use.

The Property is located within both Garden City and SUEZ municipal service areas. This evaluation did not consider the municipal water rights. Results of the water rights review are described below.

Boise Valley Ditch Company

BVDC confirmed that the four share certificates, Nos. 2858 through 2861, that were included in the assignment documentation you provided have not been conveyed to Glass Creek, LLC. They are currently listed in the name of National Golf Operating Partners. To transfer the shares from the current owner to Glass Creek, LLC, BVDC will need the following items.

1. The four original certificates, 2858 through 2861, signed on the back by National Golf Operating Partners to allow the shares to be transferred to the new owner must be submitted. If the original certificates cannot be located, BVDC can provide an affidavit for National Golf Operating Partners to complete that will suffice.

2. A transfer fee of $50.00 per certificate ($200.00), if the original certificates are located and used, must be submitted. Glass Creek, LLC can choose to combine the 4 certificates into one certificate, thereby reducing the transfer fee to just $50.00. If the share certificates cannot be located, and an affidavit has to be used, there is an additional $100.00 lost certificate fee charged ($25/certificate).

3. A new shareholder information sheet included as Attachment A must be submitted with the signed original share certificates or affidavit to allow BVIDC to update their records correctly. The information sheet needs to include the address Glass Creek would like BVIDC to send the annual invoices to. If applicable, include the address of Glass Creek's local representative so that BVIDC can send the local representatives future notifications, such as the date and time of the annual BVIDC shareholder meeting.

Interestingly, the certificates account for 216 shares. Each share is equivalent to one acre of irrigation; however, it appears Glass Creek only owns 130 acres of land. The remaining 86 shares/acres were probably used to irrigate associated lands now subdivided. Therefore, the Property appears to have more than adequate surface water rights for irrigation of the golf course.

Contact and mailing address for BVIDC is:

Megan Aubrey, Office Manager
Boise Valley Irrigation Ditch Co.
8850 Horseshoe Bend Rd.
Boise, ID 83714
(208)853-5288
Bvidc1@gmail.com

Private Water Rights

Private water rights 63-9633 and 63-9248 were found appurtenant to the Property. The water rights' places of use and points of diversion are shown in Figure 1. Copies of the water right records are included in Attachment B.

Water right 63-9633 authorizes year-round diversion of 3.0 cubic feet per second (cfs) and 2170 annual acre-feet (afa) from an unnamed drain for aesthetic use with an October 6, 1980 priority date. The water right is currently listed in the name of NGP Reality Sub LP. The Department's licensing exam included with the water right record in Attachment B indicates the authorized aesthetic use represents a series of ponds and flow through channel that appear to be mostly contained within the Property as shown in Figure 1.

Water right 63-9248 authorizes seasonal diversion of 0.58 cfs and 153 afa from ground water for irrigation use with a September 20, 1979 priority date. The water right is currently listed in the name of NGP Reality Sub LP. The Department's licensing exam included with the water right record in Attachment B indicates an 8-inch well located within the Property is used for diversion of ground water for irrigation of 34 acres. As shown in Figure 1, some of the authorized place of use is appurtenant to subdivided lands located outside the Property boundary. The original 8-inch well was replaced by a new well in 2015.

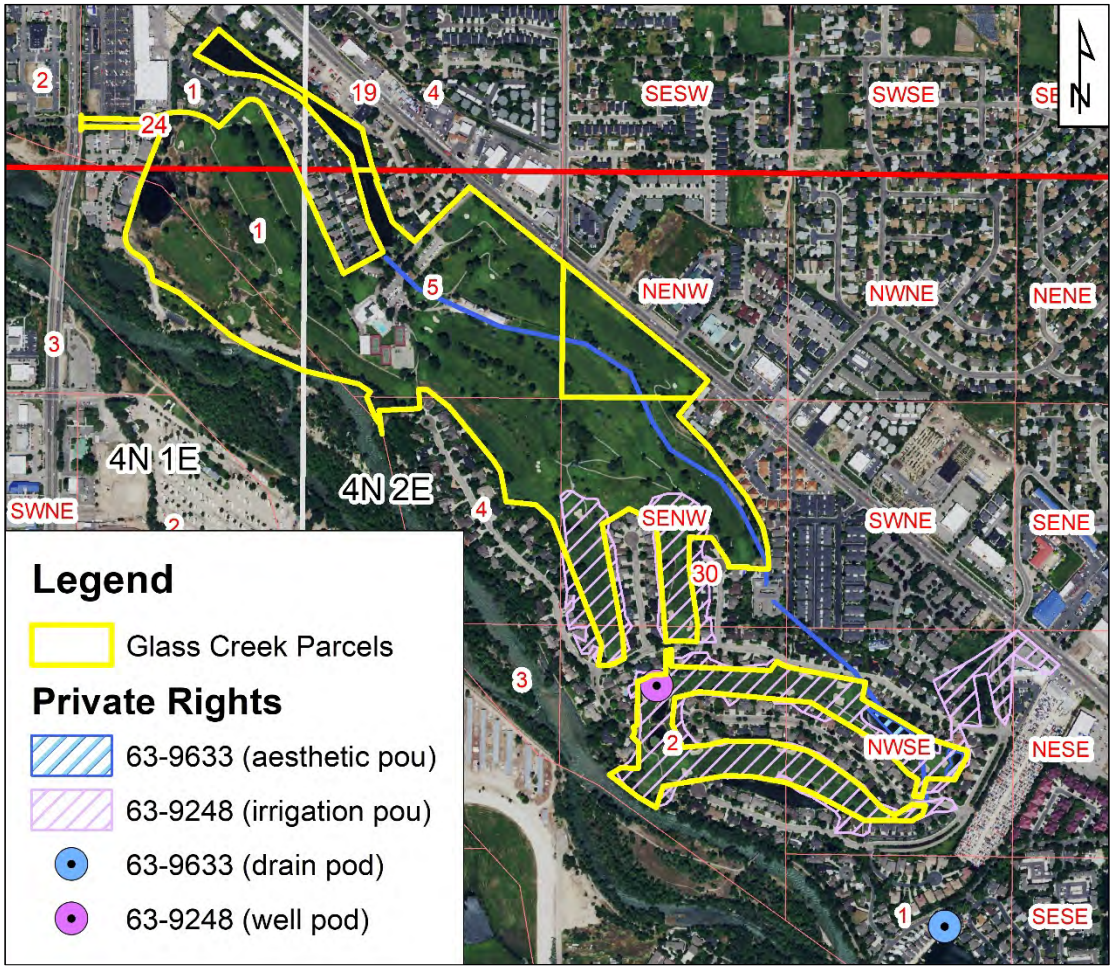


Figure 1: Appurtenant Private Water Rights

Notice of Change in Water Right Ownership

Both private water rights are currently listed in the name of NGP Reality Sub LP. Per your request, SPF has prepared a *Notice of Change in Water Right Ownership* included as Attachment C that will allow the Department to update ownership of all of water right 63-9633 and a portion of water right 63-9248 into the name of Glass Creek, LLC. With regards to Glass Creek's portion of water right 63-9248, SPF did not do a split analysis because we feel the Department may be more generous to Glass Creek with regards to the areas shown in Figure 1 that are only slightly outside the Property boundary. If so, Glass Creek's portion of the water right will be approximately 30 acres and the remaining right will be approximately 4 acres. The 4 acres represents the authorized stand-alone area in the NWSE and NESE that does not adjoin the Property.

If acceptable, please have an authorized agent for Glass Creek LLC, sign the notice and return to SPF with a check for the $125 filing fee and copies of Glass Creek's warranty deeds for the

Property. Please include a telephone number and email on the form. SPF will then submit the notice package to the Department with a cover letter for processing.

ATTACHMENT A

NEW SHAREHOLDER INFORMATION SHEET

NEW SHAREHOLDER INFORMATION SHEET

Boise Valley Irrigation Ditch Co.

NAME - as it will appear on certificate: _____

CONTACT NAME (if different than above): _____

MAILING ADDRESS: _____
Street

_____
City, State, Zip

HOME PHONE: _____

CELL PHONE: _____

WORK PHONE: _____

EMAIL ADDRESS: _____

WATER DELIVERY ADDRESS: _____
(where your shares of water will be used)

ADDITIONAL CONTACT NAME(s): _____
Name

_____
Street

_____
City, State, Zip

_____
Phone

_____
Name

_____
Street

_____
City, State, Zip

_____
Phone

ATTACHMENT B

WATER RIGHT RECORDS

WATER RIGHT REPORT

1/10/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-9633

Owner Type	Name and Address
Current Owner	NGP REALTY SUB LP 2951 28TH ST SANTA MONICA, CA 90405 3106643107
Original Owner	PLANTATION DEVELOPMENT INC C/O MHM CORP 6515 W STATE ST BOISE, ID 83703 2088534793
Original Owner	MHM CORP DBA PLANTATION GOLF COURSE 6515 W STATE ST BOISE, ID 83703 2088534793

Priority Date: 10/06/1980

Basis: Decreed

Status: Active

Source	Tributary
UNNAMED DRAIN	BOISE RIVER

Beneficial Use	From	To	Diversion Rate	Volume
AESTHETIC	01/01	12/31	3 CFS	2170 AFA
Total Diversion			3 CFS	2170 AFA

Location of Point(s) of Diversion:

UNNAMED DRAIN	SWSE Lt 1	Sec. 30	Township 04N	Range 02E	ADA County

Place(s) of use:

Place of Use Legal Description: AESTHETIC ADA County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
04N	02E	30		SWNE										
				NENW		5	NWNW			SENW				
				NWSE										

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Dates:

Licensed Date:

Decreed Date: 05/29/2009

Permit Proof Due Date: 12/1/1981

Permit Proof Made Date: 10/9/1981

Permit Approved Date: 11/18/1980

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 10/06/1980

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: 63

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

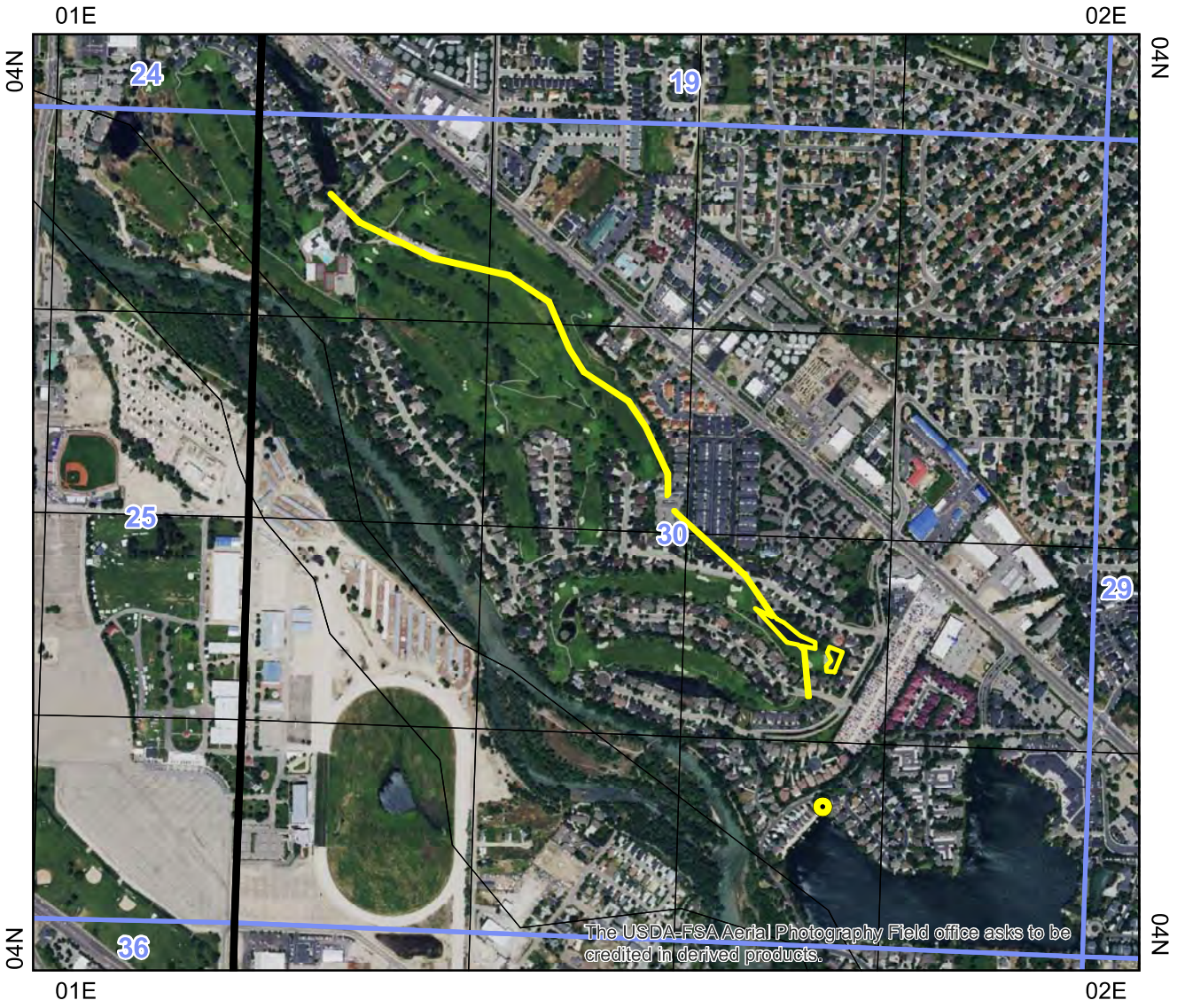
State of Idaho
Department of Water Resources

Water Right

63-9633

AESTHETIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



FEB 1 0 2004

E. NARRATIVE/REMARKS/COMMENTS

System is a series of small ponds and waterways through Plantation Golf Course. Diversion is for aesthetic purposes and to provide continuous cleaning flows through ponds. The existing ditch is also used to accept surface water deliveries for irrigation of the golf course (fr. Boise Valley Ditch) P/D is at Silver Lake (Lake Harbor). This Lake licensed recently as 63-10326. A 14" buried pipeline carries flows into Pond #1 and continues to Pond #3 where it terminates. A valve is present at Pond #1 to redivert flows. Pond #1 discharges into Pond #2 via a 6" flowthrough pipe. Pond #1 spills directly to open ditch; Pond #2 discharges to 6" buried pipe which empties into the ditch. The ditch continues west through the golf course and terminates at Lake Elmore.

An open channel measure was conducted near the end of the waterway (see map). Total available flow, however, is dependent on the inflows* assessed at Silver Lake. When irrigation is occurring at Lake Harbor (.45 cfs) outflows to Plantation are slightly reduced; at all other times the total inflow to Silver Lake exits to Plantation Pipeline, up to the capacity of the pipe (excess may spill to Boise R). A 14" pipe may carry approx 5 cfs ($7"$ or $.58')^2 \times 3.14 \times 5$ ft/sec = 5.34 cfs) 63-10326 is licensed at 3 cfs & permit is recommended at same (*Inflows to Silver Lake are primarily shallow groundwater)

Overlaps: P/D 63-10326 (Lake Harbor) & 63-10688 (Boise Water well)
P/L 63-00147 & 2360 (Boise Valley Ditch) 63-9248 - groundwater irr.
Both above used for irrigation of golf course.
All other overlaps not significant.

Have conditions of permit approval been met? ✓ yes ___ no

Claim A63-9833 has been filed. No conflicting overlaps exist which would interfere with licensing.

MICROFILMED
FEB 1 0 2004

F. FLOW CALCULATIONS \ Additional Computation Sheets Attached

Measured Method:

2.45 cfs – open channel measure.
Allow full permitted 3 cfs – see discussion

G. VOLUME CALCULATIONS Aesthetic Vol: 3 cfs x 365 days/yr x 1.9835 AF/day/cfs = 2171.9 AFF

1. Volume Calculations for Irrigation:

$V_{I.R}$ = (Acres Irrigated) x (Irrigation Requirement) = _____

$V_{D.R}$ = [Diversion Rate (cfs)] x (Days in Irrigation Season) x 1.9835 = _____

V = Smaller of $V_{I.R}$ and $V_{D.R}$ = _____

2. Volume Calculations for Other Uses:

Aesthetic Storage: All ponds approx 1ac in surface area.
Pond #1 Avg depth 6' = 6AF
Pond #2 " " 10' = 10AF
Pond #3 " " 3' = 3AF
19 AF Storage. Will NOT fill in 24 hrs (3cfs x 1.9835 = 6AF/day)

STORAGE REQUIRED

H. RECOMMENDATIONS

1. Recommended Amounts

Beneficial Use	Period of Use From	Period of Use To	Rate of Diversion Q (cfs)	Annual Volume V (afa)
AESTHETIC	1/1	12/31	3.0	2172.0
AESTHETIC STORAGE	1/1	12/31		19.0
DIV TO STORAGE	1/1	12/31	3.0	
		Totals:	3.0	2172

2. Recommended Amendments * Original Permit holder (Plantation Devel) no longer available. See memo

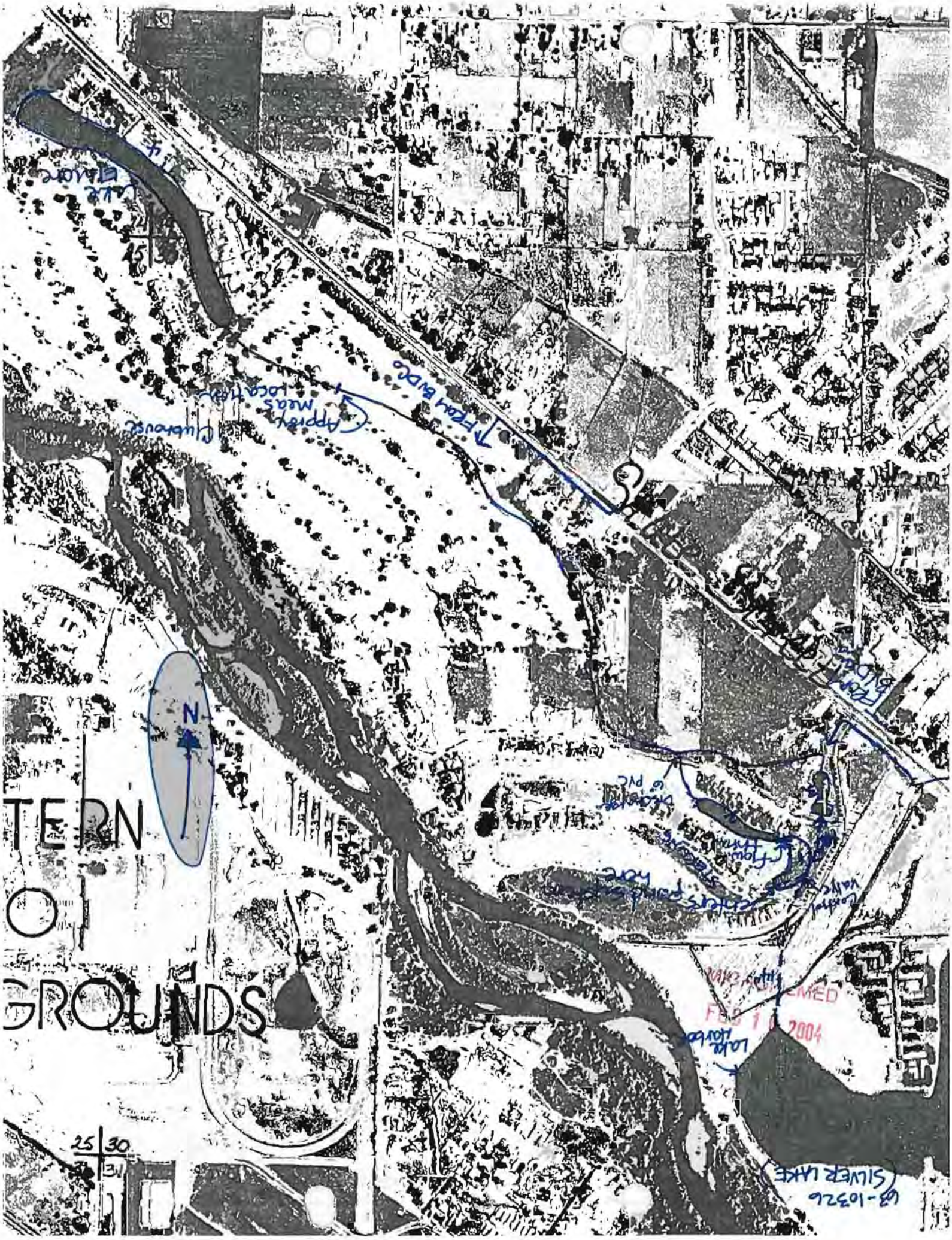
___ Change P.D. as reflected above ___ Add P.D. as reflected above ___ None
\ Change P.U. as reflected above ___ Add P.U. as reflected above \ Other add storage

I. AUTHENTICATION

Field Examiner's Name Cindy J Hodges Date 5/30/96

Reviewer _____ Date _____ SEAL

MICROFILMED
FEB 1 0 2004


N
TERN
O
GROUNDS
25
30
31
SILVER LAKE
RECEIVED
FEB 10 2004

Pipe from Lake Harbor = 14"
On-site pipe = 12"

AVG DEPTHS (

POND #1	6'
POND #2	10'
POND #3	3'
ELMORE	15'

MICROFILM
FEB 10 2004

WATER RIGHT REPORT

1/10/2020

IDAHO DEPARTMENT OF WATER RESOURCES

Water Right Report

WATER RIGHT NO. 63-9248

Owner Type	Name and Address
Current Owner	NGP REALTY SUB LP 2951 28TH ST SANTA MONICA, CA 90405 3106643107
Original Owner	FIREMANS FUND MORTGAGE CORP
Original Owner	GREG JACKSON 6515 W STATE ST BOISE, ID 83703
Original Owner	PLANTATION DEVELOPMENT INC C/O MHM CORP 6515 W STATE ST BOISE, ID 83703 2088534793

Priority Date: 09/20/1979

Basis: Decreed

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.58 CFS	153 AFA
Total Diversion			0.58 CFS	153 AFA

Location of Point(s) of Diversion:

GROUND WATER | NESW | Sec. 30 | Township 04N | Range 02E | ADA County

Place(s) of use:

Place of Use Legal Description: IRRIGATION ADA County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres	Lot	Tract	Acres
04N	02E	30	2	NESW	14		SESW	4						
				NESE	1		NWSE	15						

Total Acres: 34

Conditions of Approval:

1.	C18	This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2.	W44	Use of this right is combined with water from Boise Valley Irrigation Ditch Co.
3.	S39	THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1 AND MAY CONTINUE TO AS LATE AS NOVEMBER 15, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 1 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.

Dates:

Licensed Date:

Decreed Date: 10/02/2007

Permit Proof Due Date: 10/1/1986

Permit Proof Made Date: 1/9/1987

Permit Approved Date: 9/13/1979

Permit Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date: 06/12/1979

Protest Deadline Date:

Number of Protests: 0

Other Information:
State or Federal: S
Owner Name Connector:
Water District Number: TBD
Generic Max Rate per Acre:
Generic Max Volume per Acre:
Civil Case Number:
Old Case Number:
Decree Plantiff:
Decree Defendant:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Cary Act Number:
Mitigation Plan: False

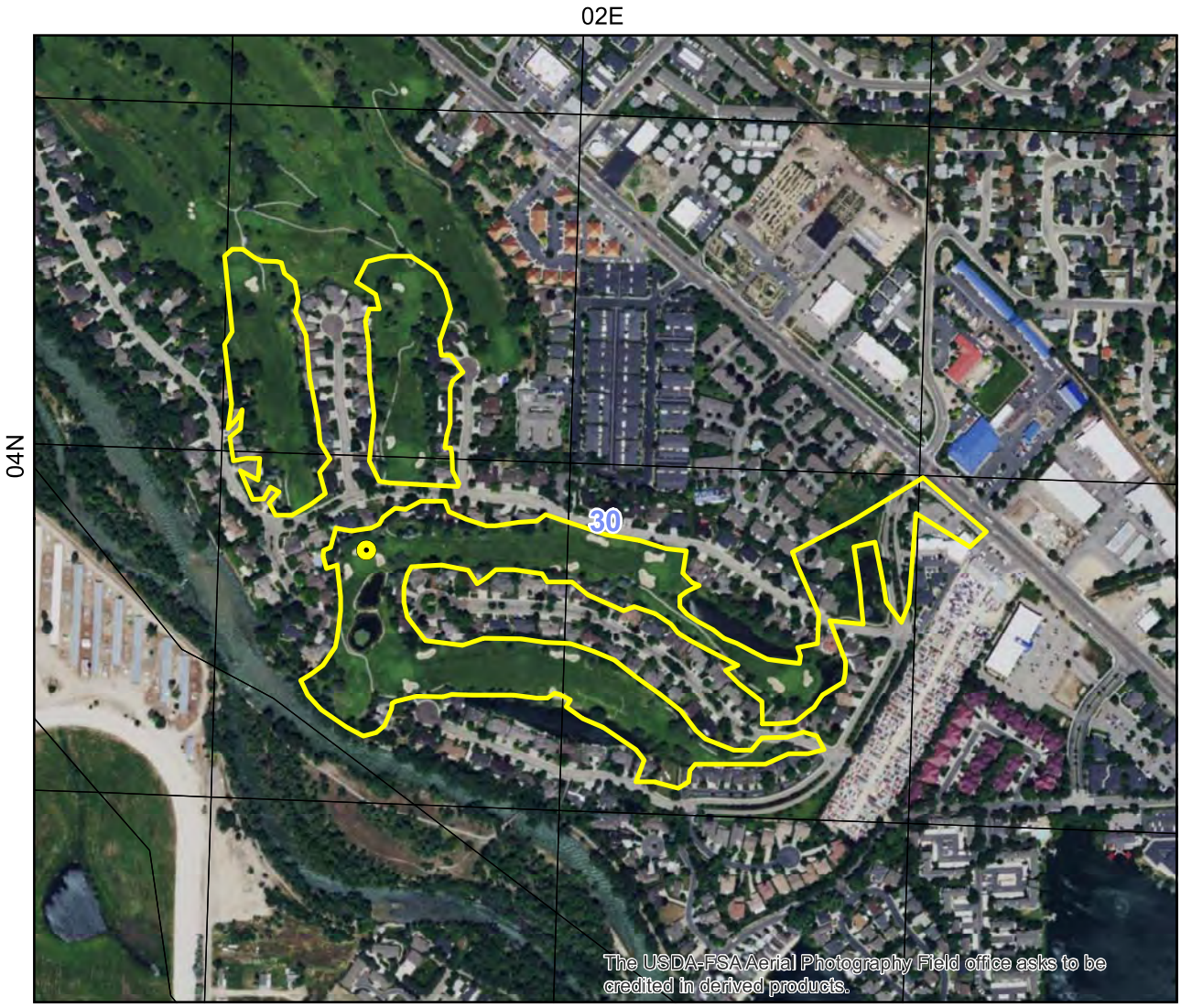
State of Idaho
Department of Water Resources

Water Right

63-9248

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.075 0.15 0.3 Miles

N

Form 238-7
6/07

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0069167
Drilling Permit No. 969495-875552
Water right or injection well # 63-9248

2. OWNER:
Name Plantation Country Club c/o NGP Properties
Address 6515 W. State Street
City Boise State ID Zip 83714

3.WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 2 East ☒ or West ☐
Sec. 30 ____ 1/4 (10 acres) NE 1/4 (40 acres) SW 1/4 (160 acres)
Gov't Lot ____ County Ada
Lat. 43 ° 39.286 (Deg. and Decimal minutes)
Long. 116 ° 15.969 (Deg. and Decimal minutes)
Address of Well Site 6115 W. State Street
(Give at least name of road + Distance to Road or Landmark) City Boise
Lot. ____ Blk. ____ Sub. Name ____

4. USE:
☐ Domestic ☐ Municipal ☐ Monitor ☒ Irrigation ☐ Thermal ☐ Injection
☐ Other ____

5. TYPE OF WORK:
☐ New well ☒ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other ____

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other ____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
ben/cem	5	20	19.2cu/ft	tremie
3/4 bentonite	0	5	300lbs	dry pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
8"	+2	29	.250	steel	☒	☐	☐	☒
8"	49	50	.250	steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s) ____

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method ____
Manufactured screen ☒ Y ☐ N Type johnson wire wrap
Method of installation placed

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
29	49	.030	---	8"	stainless	

Length of Headpipe ____ Length of Tailpipe ____
Packer ☐ Y ☒ N Type ____

10.FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method
6-9 silica	20	50	2650lbs	dry pour

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) ____
Describe control device ____

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 7 Static water level (ft) 7
Water temp. (°F) 56degF Bottom hole temp. (°F) ____
Describe access port well cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
14	500gpm	240

Test method:

Pump	Bailer	Air	Flowing artesian
☒	☐	☐	☐
☐	☐	☐	☐

Water quality test or comments: ____

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
12"	0	1	top soil		X
"	1	46	gravel and sand	X	
"	46	50	tan sandy clay		X

Completed Depth (Measurable): 50ft
Date Started: Jun 11, 2015 Date Completed: Jun 16, 2015

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Coonse Well Drilling Co. No. 409
*Principal Driller ____ Date Jun 17, 2015
*Driller ____ Date Jun 17, 2015
*Operator II ____ Date ____
Operator I ____ Date ____

*** Signature of Principal Driller and rig operator are required.**

Form 219
6/86

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

BENEFICIAL USE FIELD REPORT

RECEIVED
MAY 31 1990
Department of Water Resources

A. GENERAL INFORMATION

Permit No. 63-9248

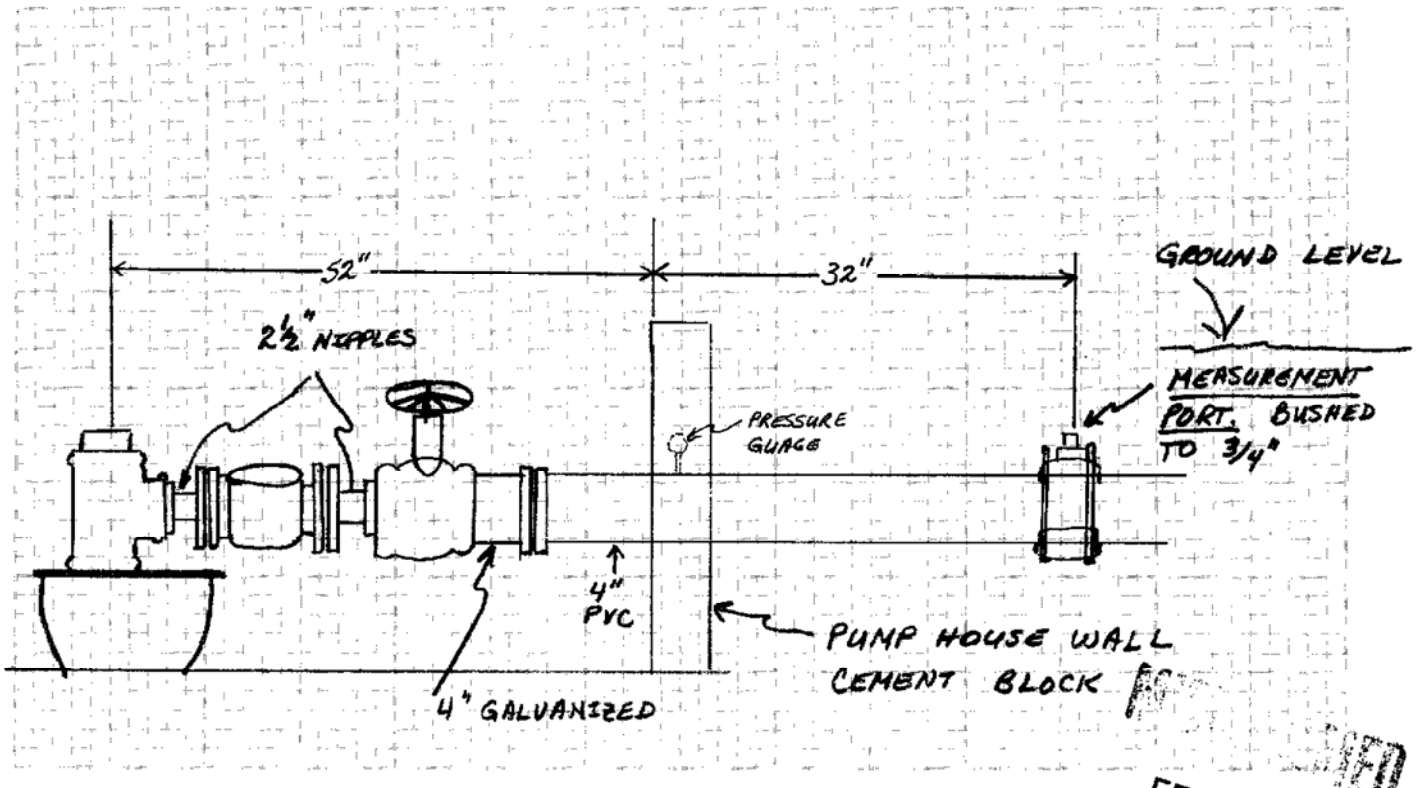
1. Owner: FIREMANS FUND INS Co. Phone No. _____
   Current Address: 27555 FARMINGTON RD. FARMINGTON HILLS MICH 48018
2. Accompanied by: JIM BODNAR EXAM. DATE: 10-14-88
   Address: 6515 W STATE ST. BOISE, ID. Phone No. 345-4793
   Relationship to Permit Holder: GROUNDS SUPERVISOR
3. Source: GROUNDWATER tributary to _____

B. OVERLAP REVIEW

1. Other water rights with same place of use: BOISE VALLEY IRRIG DISTRICT RIGHTS
   _____ ☐ Copies Attached
2. Other water rights with same point of diversion: NONE
   _____ ☐ Copies Attached ☐ Copies of Field Exam's Attached

C. SYSTEM DESCRIPTION

1. **Diversion System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe i.d. as applicable. ☐ Alternative diagram attached



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FEB 10 1992

Scale: 1" = NOT TO SCALE

2. ☑ Copy of U.S.G.S. Quadrangle Attached
   Showing location(s) of point(s) of diversion and place(s) of use (required).
   ☑ Aerial Photo Attached
   (required for irrigation of 10 acres or more).
   ☑ Photo of Diversion and System Attached
   (required for all but single household domestic groundwater, and stockwater.

System Description (continued)

3. **Narrative:** Description (As operating at time of measurement. Indicate pressure, number of sprinklers, etc.)

SYSTEM IS A WELL (1) WITH A 4" MAIN LINE RUNNING THROUGH GOLF GREENS BESIDE THE WELL. ONE LINE RUNS EAST TO THE EAST END OF THE COURSE. ANOTHER LINE RUNS SOUTH APROX 600FT THEN RUNS EAST TO THE END OF THE COURSE WHERE IT TIES BACK INTO THE OTHER LINE. FROM THAT POINT IT REDUCES TO 2" AND RUNS NORTH TO IRRIGATE TO AREAS OF THE COURSE ALONG THE ROAD. ANOTHER LINE RUNS NORTH WEST FROM THE WELL AND LOOPS

☒ See Remarks on page 4 for continuation

4.

Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
	UNKNOWN	30	UNKNOWN	UNKNOWN	4"

**Code to correspond with No. on map and aerial photo*

5. **Point(s) of Diversion:**

Ident. No.	Gov't. Lot	¼	¼	¼	Sec.	Twp.	Rge.	County	Method of Determination/Remarks
	2		NE	SW	30	4N	2E	ADA	AERIAL PHOTO

6. **Place(s) of Use:** Indicate Method of Determination AERIAL PHOTO

Twp.	Rge.	Sec.	NE¼				NW¼				SW¼				SE¼				Totals
			NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	NE¼	NW¼	SW¼	SE¼	
4N	2E	30								4	14 Lot 2				1	15			34

GOVT LOT 2 SL 3/22/90 PER USGS PLAT.

MICROFILMED

Do not use this space

FEB 10 1992

Do not use this space

D. FLOW MEASUREMENTS

☐ Additional Data Sheets Attached

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
COX/HALL METER						
MANOMETER						

2. **Measurements:**

SEE SUPPLEMENTAL COX/HALL MEASUREMENT SHEET.

E. FLOW CALCULATIONS

☒ Additional Computation Sheets Attached

1. Measured Method: 0.58 CFS

2. Alternate Method for Checking Purposes: DYNAMIC WATER LEVEL EST. $\frac{30 * 8.8 * .8}{15 + (80 * 23)} = 1.06$ CFS

F. PUMP EFFICIENCY DATA (Optional)

NOT DONE THEY WANTED SYSTEM OFF AS SOON AS POSSIBLE AFTER MEASUREMENT

Discharge Pressure: _____ psi x 2.31 = _____ ft (1); Dynamic pumping level: _____ ft (2)

Total Head: (1) + (2) = _____ (3) : Flow rate: _____ cfs (4)

Water HP: (3) x (4) ÷ 8.8 = _____ (5)

Meter Input KW: 3.6 x _____ KH x _____ CTR or _____ MULT x _____ PTR x _____ N/ _____ T = _____ (6)

Meter Input HP: (6) x 1.34 = _____ (7)

Panel Input KW: _____ Ave PF x _____ Ave Volts x _____ Ave Ampsx .001732 = _____ (6)

Panel Input HP: (6) x 1.34 = _____ (7) Efficiency: (5)/(7) x 100 = _____ %

G. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation:

$V_{I.R.}$ = (Acres Irrigated) x (Irrigation Requirement) = 34 * 4.5 = 153

$V_{D.R.}$ = [Diversion Rate (cfs)] x (Days in Irrigation Season) x 1.9835 = 0.58 * 198 * 1.9835 = 227.8

V = Smaller of $V_{I.R.}$ and $V_{D.R.}$ = 153

2. Volume Calculations for Other Uses:

RECEIVED
FEB 10 1992

H. REMARKS AND OVERLAP REVIEW ANALYSIS

THROUGH 2 GREENS (Nos 9 & 10). IT ALSO IS A 4" LINE.
THE SYSTEM OPERATES WITH A SERIES OF 6 TIME CLOCKS CONTROLING AN AVERAGE OF 17 VALVES WITH 6 SPRINKLERS EACH.

THIS SYSTEM SUPPLEMENTS IRRIGATION DIST WATER. ONLY FOUND 1 WELL. ~~ONLY~~

I. RECOMMENDATIONS

1. Recommended Amounts

Beneficial Use	Period of Use From	Period of Use To	Rate of Diversion Q (cfs)	Annual Volume V (afa)
IRRIGATION	4-1	10-15	0.58	153
Totals:			0.58 CFS	153

2. Recommended Amendments

☐ Change P.D. as reflected above ☐ Add P.D. as reflected above ☒ None

☐ Change P.U. as reflected above ☐ Add P.U. as reflected above ☐ Other

J. AUTHENTICATION

Field Examiner's Name KELLY K. CHRISTENSEN

Signature Kelly K. Christensen

Certification Date 3/22/90

Field Report Preparation Date 12-14-88

CONSULTANT SEAL

K. Licensing recommendation shall be prepared by an Idaho Department of Water Resources employee on a computer printout attached hereto.

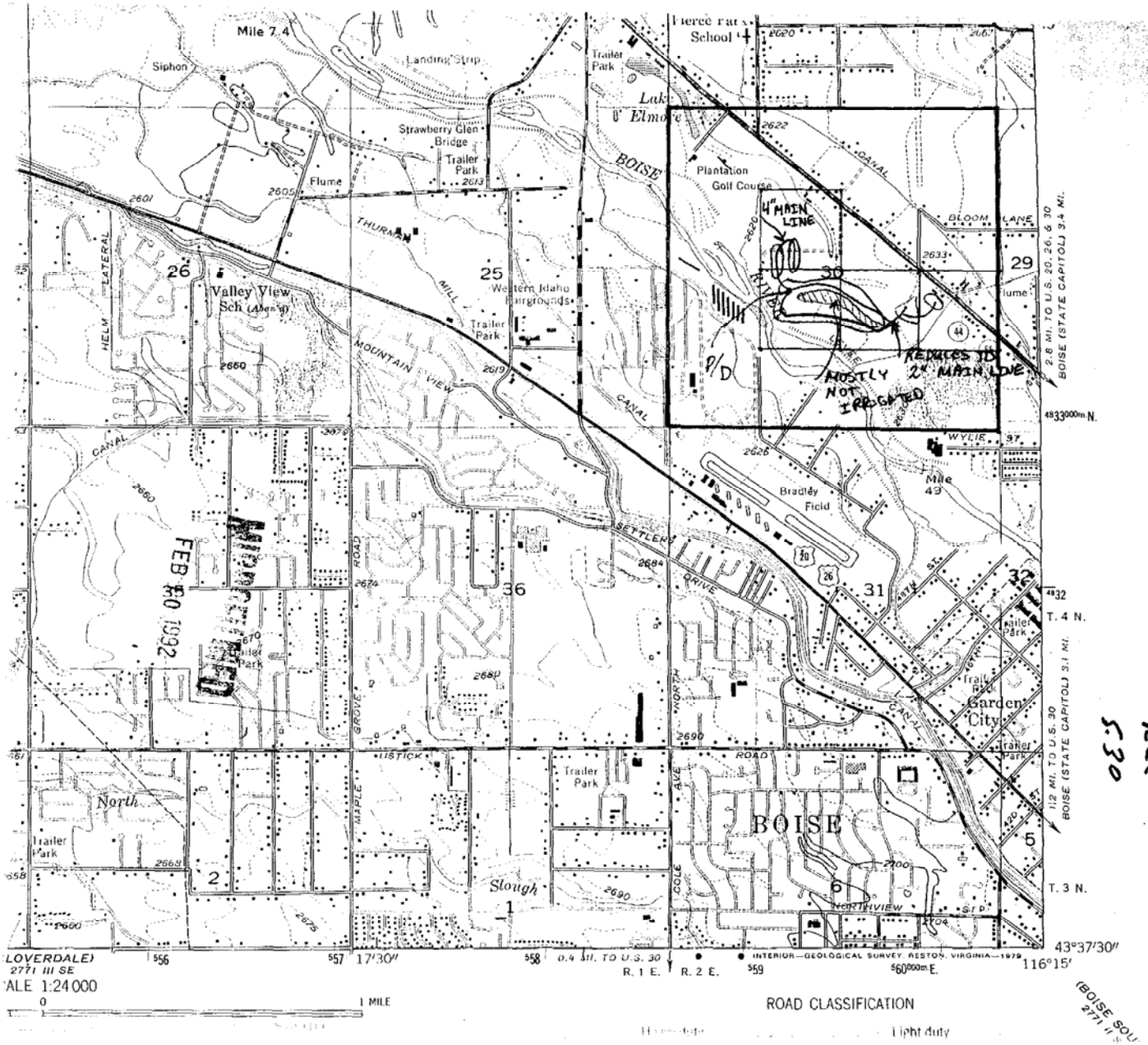
11-6-90

MICROFILMED

FEB 10 1992

PROFESSIONAL ENGINEER REGISTERED 3909 STATE OF IDAHO DAVID R. TUTHILL, JR.

David R. Tuthill Jr 3/22/90



63-09248
T4N
R2E
S30

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Resources

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

1. WELL OWNER
Name Plantation development, Inc.
Address 499 Main St. Boise, ID
Owner's Permit No.

2. NATURE OF WORK
☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning)

3. PROPOSED USE
☐ Domestic ☒ Irrigation ☐ Test ☐ Other (specify type)
☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection

4. METHOD DRILLED
☒ Cable ☐ Rotary ☐ Dug ☐ Other

5. WELL CONSTRUCTION
Diameter of hole 8 inches Total depth 57 feet
Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.277 inches	8 inches	+ 2 feet	36 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☒ Yes ☐ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation ____ inches by ____ inches

Number	From	To
perforations	feet	feet
perforations	feet	feet
perforations	feet	feet

Well screen installed? ☒ Yes ☐ No
Manufacturer's name Johnson
Type Stainless Model No. 304
Diameter 6 Slot size 50 Set from 35 feet to 45 feet
Diameter ___ Slot size ___ Set from ___ feet to ___ feet

Gravel packed? ☐ Yes ☒ No Size of gravel
Placed from ___ feet to ___ feet
Surface seal depth 22 Material used in seal ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used ☐ Slurry pit ☒ Temporary surface casing ☐ Overbore to seal depth

6. LOCATION OF WELL
Sketch map location must agree with written location.

N / W / E / S

Subdivision Name
Lot No. Block No. 1002
County Ada
N.E. ¼ S.W. ¼ Sec. 30 T. 4 N. N/S, R. 2 E. E/W

7. WATER LEVEL
Static water level 7 feet below land surface
Flowing? ☐ Yes ☒ No G.P.M. flow
Temperature ° F. Quality
Artesian closed in pressure p.s.i.
Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA
☒ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped
500	17 ft.	4.5

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
12	0	1	Topsoil		X
12	1	2	hardpan		X
12-8	2	45	gravel	X	
8	45	55	sandy clay		X
8	55	59	red sandy clay		X
8	59		blue clay		

RECEIVED
JUN 16 1980
Department of Water Resources
Western Regional Office

10. Work started 9/25/79 finished 10/20/79

11. DRILLERS CERTIFICATION
Firm Name Engleman Well Drilling Firm No. 47
Address Rt. 3 Box 3397A Nampa ID, 83651 Date 10/25/79
Signed by (Firm Official)
and
(Operator)

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

ATTACHMENT C

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Form 42-248/42-1409(6) Rev. 1/15

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "*Yes*" in the "*Split?*" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #6 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-9633	Yes ☐	Yes ☐		Yes ☐	Yes ☐
63-9248	Yes ☒	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: NGP Realty Sub LP
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Glass Creek, LLC
New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or** ☐ **and/or**

6501 Fruitvale Ave. | Bakersfield | CA | 93308
Mailing address | City | State | ZIP

Telephone | Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 12/21/2018.

6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed IRS Form W-9 for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed Lessor Designation form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).

7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
- o $25 per *undivided* water right.
- o $100 per *split* water right.
- o No fee is required for pending adjudication claims.

☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: _____ _____ _____
Signature of new owner/claimant | Title, if applicable | Date

Signature: _____ _____ _____
Signature of new owner/claimant | Title, if applicable | Date

For IDWR Office Use Only:

Receipted by _____ Date _____ Receipt No. _____ Receipt Amt. _____

Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by _____ Date _____

SPF WATER ENGINEERING
300 East Mallard Drive, Suite 350
Boise, Idaho 83706
Tel (208) 383-4140 Fax (208) 383-4156

Water Rights Ownership Change
Glass Creek, LLC

Plantation Country Club & Golf Course

DATE: 1/11/2020

CREATOR: LGraves

PROJECT: 1533.0010

Absolute Scale: 1:12,000

0 300 600 1,200 Feet