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WATER RESOURCES

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY			
USACE NWW-	Date Received:	☐ Incomplete Application Returned	Date Returned:
Idaho Department of Water Resources No. 63-21787	Date Received: 6/17/2026	☑ Fee Received DATE: 6/17/2026	Receipt No.: W053161
Idaho Department of Lands No.	Date Received:	☐ Fee Received DATE:	Receipt No.:

INCOMPLETE APPLICANTS MAY NOT BE PROCESSED

1. CONTACT INFORMATION - APPLICANT Required:			2. CONTACT INFORMATION - AGENT:		
Name: David Johnson			Name: James W. Gute, PE		
Company: Riverside Hospitality, LLC			Company: The Land Group, Inc.		
Mailing Address: P.O. Box 8506			Mailing Address: 462 E Shore Dr, Suite 100		
City: Boise	State: ID	Zip Code: 83707	City: Eagle	State: ID	Zip Code: 83616
Phone Number (include area code): 208-371-9107	E-mail: david@davidljohnson.net		Phone Number (include area code): 208-939-4041	E-mail: jgute@thelandgroupinc.com	

3. PROJECT NAME or TITLE: Sandbar Bridge			4. PROJECT STREET ADDRESS: 3206 W Pleasanton Ave / 2900 W Chinden Blvd	
5. PROJECT COUNTY: Ada County	6. PROJECT CITY: City of Boise / City of Garden City		7. PROJECT ZIP CODE: 83702 / 83714	8. NEAREST WATERWAY/WATERBODY: Boise River
9. TAX PARCEL ID#: S1004325655 / R2734542000	10. LATITUDE: 43°37'19.34"N / 43°37'18.03"N LONGITUDE: 116°14'0.24"W / 116°14'1.33"W	11a. 1/4: NE; 11b. 1/4: SE; 11c. SECTION: 5	11d. TOWNSHIP: T3N	11e. RANGE: R2E
12a. ESTIMATED START DATE: October, 2026	12b. ESTIMATED END DATE: May, 2027	13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:		
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☒ NO ☐ YES		13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ YES		

14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.

For the Boise Side of the Project: From Downtown Boise, Head toward W Front St. Turn left onto W Front St, Turn left onto W Main St, Turn right onto N Whitewater Park Blvd, then park at Quinn's Pond. Once there, walk south west towards Bernadine Quinn Park, get to the River. The location is directly across from the Sandbar Restaurant.
For the Garden City side of the project: From downtown Boise, head westbound on W. Main Street, and just after crossing the Boise River, turn right (north) onto N. Garden Street. Travel approximately 200 feet before crossing Settler's Slough and the project area is just to the right along the Boise River in front of the Sandbar Restaurant between the greenbelt and the Boise River.

15. PURPOSE and NEED: ☐ Commercial ☐ Industrial ☒ Public ☐ Private ☐ Other

Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.

Established circulation routes provide excellent pedestrian connectivity along the Garden City Greenbelt (south and west of this reach of the Boise River.) However, access to amenities such as Quinn's Pond, Ester Simplot Park, and the proposed CWI campus at Whitewater Park Boulevard, is limited. Current conditions require users to travel approximately 0.35 miles downstream to an improved span bridge near Caffe Luciano's or 0.15 miles upstream to an uncomfortable and inadequately improved crossing at the Main Street vehicular bridge (ACHD). The proposed project will introduce a new pedestrian bridge approx. mid-way between these existing bridges, which is an ideal location to greatly enhance community access in the area.

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

= See Attached =

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

= See Attached =

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

No compensatory mitigation is proposed. The project has been designed to completely avoid direct impacts to waters of the United States below the OHW line. Except for rip rap armoring placement, no fill, dredging, or discharge of material into waters of the United States is anticipated. All permanent structural elements are located outside the 6,500 cfs OHW line, and the finished rip rap grades will generally match the existing riverbank grades. Given the complete avoidance of impacts to the aquatic environment, compensatory mitigation is not warranted.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	_____	cubic yards
Dredged Material:	_____	cubic yards
Clean Sand:	_____	cubic yards
Clay:	_____	cubic yards
Gravel, Rock, or Stone:	150	cubic yards
Concrete:	_____	cubic yards
Other (describe): _____	_____	cubic yards
Other (describe: _____	_____	cubic yards
TOTAL:	150	cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling:	_____	acres	_____	sq ft.	_____ cubic yards
Backfill & Bedding:	_____	acres	_____	sq ft.	_____ cubic yards
Land Clearing:	_____	acres	_____	sq ft.	_____ cubic yards
Dredging:	_____	acres	_____	sq ft.	_____ cubic yards
Flooding:	_____	acres	_____	sq ft.	_____ cubic yards
Excavation:	.035	acres	1,500	sq ft.	150 cubic yards
Draining:	_____	acres	_____	sq ft.	_____ cubic yards
Other: _____ :	_____	acres	_____	sq ft.	_____ cubic yards
TOTALS:	.035	acres	1,500	sq ft.	150 cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? [X] NO [ ] YES If yes, describe ALL work that has occurred including dates.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

23. [ ] YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: N/A Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? [ ] NO [X] YES If yes, contact the floodplain administrator in the local government jsrisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.
See Instruction Guide for further clarification and all contact information.

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

[ ] NO [X] YES Is applicant willing to assume that the affected waterbody is high quality?
[ ] NO [ ] YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
[ ] NO [ ] YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICTES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

All BMPs that are referenced below are from the Idaho Catalog of Storm Water Best Management Practices.

BMP # 32 will be followed to stabilize the soil, reduce storm water runoff through infiltration, minimize invasive species, act as a long-term biofiltering system, and improve aesthetics.
BMP # 37 will be followed to prevent the discharge of sediment, solid waste, dust, trash, debris, or other pollutants from reaching the Boise River.
BMP # 40 will be followed to minimize track out of sediment from construction vehicles exiting the construction site onto off-site streets, other paved areas, and sidewalks.
BMP # 49 will be followed to prevent pollutant discharge to storm water from concrete waste that is associated with the project.
BMP # 52, 53, or 54 will be followed to prevent erosion within any disturbed areas on the project site.
BMP # 64 will be followed to provide sediment removal from any runoff from the disturbed area before it reaches the Boise River.

Other BMPs that will be followed include BMP # 13, 36, 50, and 65. All BMPs shall be inspected at a minimum once every 14 days and within 24 hours of a storm event producing 0.25 inches or greater, or once every seven days.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Bridge Construction	Boise River		12-ft x 175-ft Clear Span Bridge w/ Concrete Abutments	20
Riprap Shoreline Protection	Boise River		3-ft Thick Riprap Shoreline Protection	70
			TOTAL STREAM IMPACTS (Linear Feet):	90

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill, excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft
			TOTAL WETLAND IMPACTS (Square Feet):	0

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

Name: Riverside Hospitality, LLC Mailing Address: 2900 W. Chinden Blvd. City: Garden City State: ID Zip Code: 83714 Phone Number (include area code): E-mail:	Name: City of Boise (Boise Parks & Recreation) Mailing Address: 3206 W. Pleasanton Ave. City: Boise State: ID Zip Code: 83702 Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIAZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: DAVID JOHNSON *Date:* 6/15/2026

Signature of Agent: [signature] *Date:* June 15, 2026

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "*Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than $10,000 or imprisoned not more than five years or both*".

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT:

The proposed project consists of the construction of a pre-engineered weathering steel pedestrian bridge (Contech Gateway® through-truss, 175 LF span × 12 FT width) spanning the Boise River, with associated concrete abutments, approach ramps, stairs, retaining walls, and Greenbelt pathway replacements on both the north and south ends of the bridge. The total project length is approximately 250 LF perpendicular to the river corridor. Greenbelt pathway replacements extend approximately 300 LF on the north (Bernadine Quinn Park) side and 200 LF on the south (Sandbar/Riverside Hotel) side.

Activities Within Waters of the United States: No permanent structural elements are located within the ordinary high water mark (OHWM). All bridge abutments, retaining walls, stairs, and hardscape improvements are situated outside the 6,500 cfs OWHM as delineated on the drawings. The bridge is a single clear span with no piers, pilings, or in-water structures. Shoreline protection consisting of a 3-ft layer of 6" – 36" rip rap armoring atop non-woven rip rap/erosion control fabric is proposed in the vicinity of each abutment, as shown on the drawings; placement limits and sizing are informed by QRS, LLC based on recent project experience along the Boise River corridor. Except for rip rap armoring placement, no fill, dredging, or mechanized equipment operation will occur below the 6,500 cfs OHWM, and the finished rip rap grades will generally match the existing riverbank grades.

Bridge Installation: The pre-engineered bridge superstructure will be delivered to the site and assembled in an upland staging area on the north side of the river. The assembled bridge will be lifted into position and set onto concrete abutments using a Manitowoc 18000 (or equivalent) crawler crane operating entirely from upland areas. No crane outriggers, mats, or support equipment will be placed below the OHWM.

Site Construction: Excavation for abutment foundations, site grading, retaining wall construction, and Greenbelt hardscape installation will be performed using excavators, skid steers, and hand tools. Except for rip rap armoring placement, all mechanized equipment will operate outside the 6,500 cfs OHWM. Excavated material suitable for re-use will be stockpiled onsite in upland areas and utilized for site grading and backfill. Excess or unsuitable material will be disposed of at a licensed offsite disposal facility. No borrow material will be imported from aquatic or wetland sources; structural fill and aggregate base will be sourced from commercial suppliers.

Bridge Clearance: The bottom chord of the bridge superstructure maintains a minimum clearance of 8 feet above the 3,000 cfs water surface elevation (El. 2,662.83), consistent with City of Boise River System Overlay code requirements. Bridge deck elevation is approximately El. 2,673.16 at midspan. The Base Flood Elevation (BFE) at the project site is El. 2,667.87.

Navigable Waters: The Boise River is classified as a "navigable-in-fact" waterway by the USACE Walla Walla District. The proposed bridge maintains adequate vertical clearance above the water surface to preserve existing navigability for recreational watercraft.

Erosion, Sediment, and Turbidity Controls: Erosion and sediment control (ESC) measures will be implemented per the project SWPPP and will include, at a minimum: concrete washout containment facilities, fiber rolls along disturbed slopes, straw wattles at the toe of disturbed areas, silt fencing along the limits of disturbance, and construction entrance stabilization. ESC measures will be installed prior to commencement of earthwork and maintained throughout construction. All disturbed areas will be stabilized and revegetated upon completion.

Hydrological Conditions: The Boise River at the project site is a regulated waterway controlled by Lucky Peak Dam (USBR). Based on USGS gauge data at the Glenwood Bridge (USGS Station 13206000, POR 1938–present), estimated seasonal flows at the project site are as follows:

- **Summer flows (June–September):** approximately 800–2,400 cfs (median daily mean discharge)
- **Winter flows (October–March):** approximately 250–350 cfs (median daily mean discharge)

Construction is anticipated to occur during the fall/winter low-flow period (November–March) to minimize potential impacts to the aquatic environment. No in-water work is proposed.

17. ALTERNATIVES CONSIDERED TO AVOID OR MEASURES TAKEN TO MINIMIZE AND/OR COMPENSATE FOR IMPACTS TO WATERS OF THE UNITED STATES:

Avoidance:

No-Action Alternative: The no-action alternative was considered and rejected. The project purpose is to provide a safe, dedicated pedestrian and bicycle crossing of the Boise River connecting the existing Greenbelt system near the Riverside Hotel (south bank) to Bernadine Quinn Park and the existing Greenbelt system on the north bank. Without the bridge, pedestrians and cyclists must detour approximately 0.4 miles via W. Main Street or W. Chinden Boulevard—both high-speed, high-volume principal arterials lacking adequate pedestrian facilities. The no-action alternative does not meet the project purpose and would perpetuate unsafe pedestrian conditions.

Alternative Locations: Alternative crossing locations were evaluated both upstream and downstream of the proposed site. The selected alignment minimizes the river crossing length (175 LF clear span) by utilizing the narrowest practical corridor between available upland areas on both banks. Alternative locations would result in longer spans, increased construction complexity, and/or greater disturbance to existing riparian vegetation and Greenbelt infrastructure. The selected location also avoids the need for in-water piers or intermediate supports.

Alternative Bridge Types: Multi-span bridge configurations requiring in-water piers or pilings were considered and rejected. The selected single clear-span design eliminates any permanent structures within the river channel, thereby completely avoiding direct impacts to the streambed, aquatic habitat, and river hydraulics below the OHWM, and recreational watercraft.

Minimization:

The project incorporates the following design and construction measures to minimize impacts to waters of the United States:

1. *Clear-Span Design:* The 175 LF single-span bridge eliminates the need for piers, pilings, or any permanent structures within the river channel or below the OHWM.
2. *Abutment Placement:* All bridge abutments and structural elements are located outside the 6,500 cfs OHWM, minimizing encroachment into the floodplain and avoiding disturbance to the active river channel.
3. *Upland Construction Staging:* All equipment staging, material laydown, crane assembly, and bridge assembly will occur within upland areas. Except for rip rap armoring placement, no mechanized equipment will operate below the OHWM.

4. *Construction Timing:* Construction is scheduled to occur during the fall/winter low-flow period (November–March) when river flows are typically at their lowest (approximately 250–350 cfs), further reducing the potential for erosion, sedimentation, or disturbance to aquatic resources.

5. *Erosion and Sediment Controls:* A comprehensive SWPPP will be implemented including fiber rolls, straw wattles, silt fencing, concrete washout containment, and construction entrance stabilization. All ESC measures will be installed prior to ground disturbance and maintained throughout construction.

6. *Hydraulic No-Net-Rise:* A detailed hydraulic analysis (no-net-rise study) has been prepared by QRS, LLC to demonstrate that the proposed bridge and associated improvements do not result in an increase in base flood elevations, consistent with FEMA and City of Boise floodplain regulations.

7. *Shoreline Stabilization:* Rip rap shoreline protection in the vicinity of the bridge abutments has been designed using recommendations from QRS, LLC based on recent project experience along the Boise River corridor. The finished rip rap grades will generally match the existing riverbank grades.

8. *Tree Mitigation:* Maintaining existing healthy trees was considered while determining bridge location. A tree inventory was completed by a certified arborist, who documented the species and health of existing trees in the vicinity. Long-term bank erosion was minimized by selecting a location for the construction extents of the bridge that minimizes the removal of healthy mature existing trees.

9. *Revegetation:* All temporarily disturbed areas, including Greenbelt pathway margins and graded slopes, will be stabilized and revegetated with appropriate species upon completion of construction taking precedent from similar restoration projects recently completed upstream of this project.



Vicinity Map Exhibit

Horizontal Scale: 1" = 250'

0 250 500

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

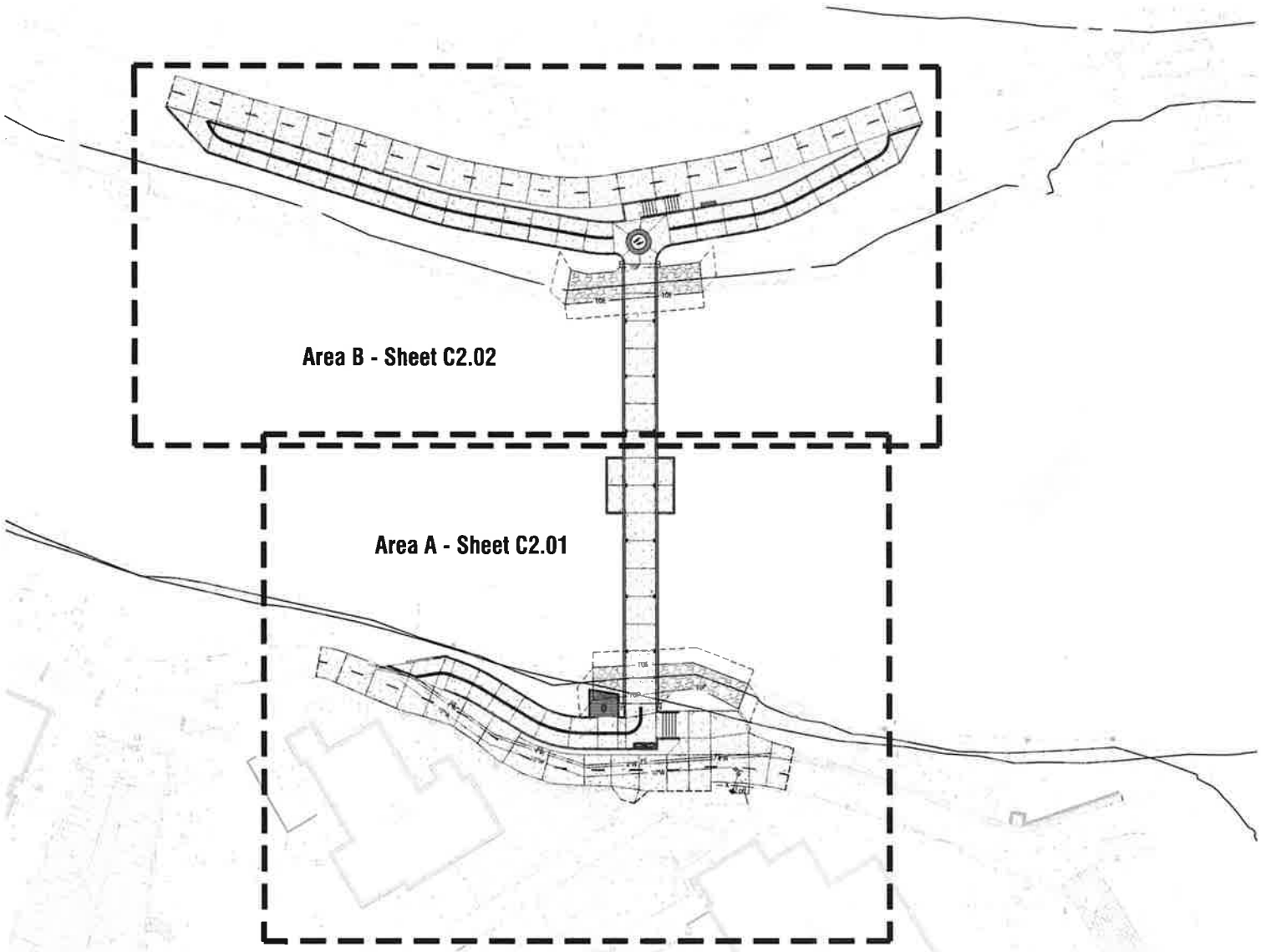
Revisions	
1	

NOT FOR CONSTRUCTION

Project No.	17017
Date of Issue	05.17.2019
Project Milestone	DAP Submittal

Vicinity Map Exhibit

EX. 1



Construction Documents-Materials Plan - Overall

Horizontal Scale 1" = 20'

0 20' 40'

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

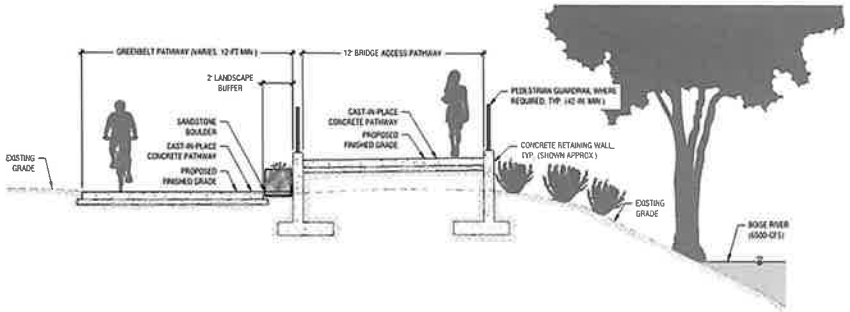
2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions

Project No	12511
Date of Issuance	06/13/2025
Project Milestone	Entitlement Set

Construction Documents
Materials Plan - Overall

C2.00



1 Typical Site Section
Scale NTS

Construction Documents-Materials Plan - Area A
Horizontal Scale 1" = 10'

0 10' 20'

Material Legend:

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

Guardrail / Handrail Legend

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

Structure Legend:

- BRIDGE GIRDER

Keynotes:

(#) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW

1. 6500 CFS WATER LEVEL
2. JURISDICTIONAL "AE" FLOOD PLAIN LIMIT
3. BRIDGE STRUCTURE w/ CONCRETE DECK
4. BRIDGE ABUTMENT (BELOW)
5. SITE STAIRS
6. 42-IN HIGH GUARDRAIL
7. HANDRAIL AT STAIRS, TYP.
8. SITE RETAINING WALL
9. WATER UTILITY
10. OVERLOOK DECK
11. OVERLOOK DECK BENCH. SEE DETAIL 5/C2.50
12. WAVE BENCH, TYP. 2. SEE DETAIL 9/C2.50
13. CANTILEVER BENCH. SEE DETAIL 7/C2.50
14. CUSTOM DECORATIVE PLAQUE. SEE DETAIL 8/C2.50
15. PATHWAY STRIPING (APPROX.)
16. RIPRAP SHORELINE PROTECTION PER DETAIL 10/C2.50

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

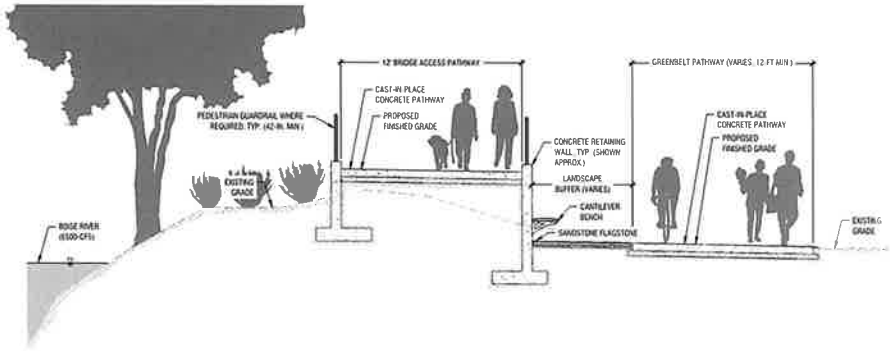
Revisions	
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PROFESSIONAL ENGINEER
21568
06/13/2024
STATE OF IDAHO
JAMES W. CUTER

Project No	17072
Date of Issuance	06/13/2024
Project Milestone	Hallmark Set

Construction Documents
Materials Plan - Area A

C2.01



Material Legend:

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

Guardrail / Handrail Legend

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

Structure Legend:

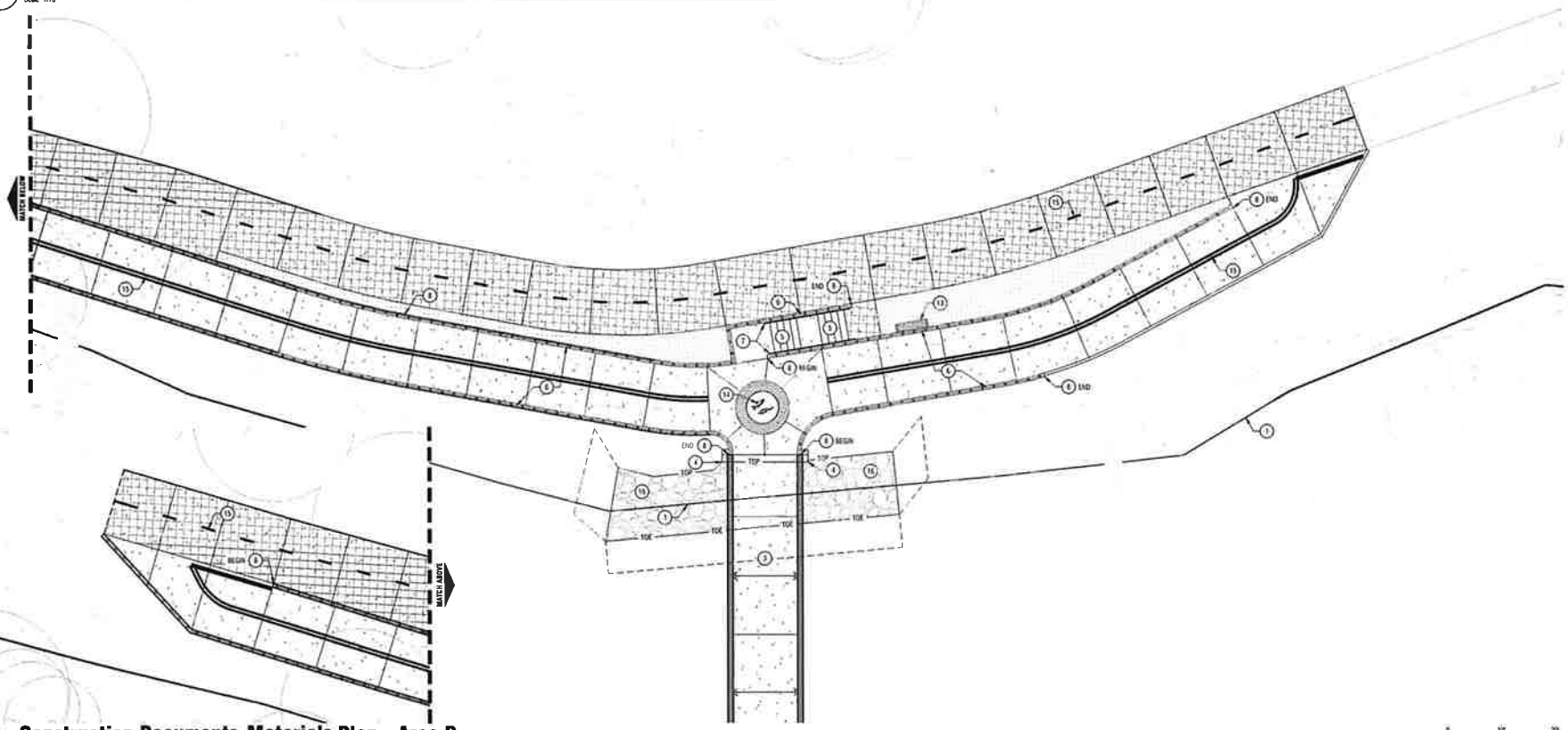
- BRIDGE GIRDER

Keynotes: (4) CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW

1. 6500 CFS WATER LEVEL
2. JURISDICTIONAL "AS-" FLOOD PLAIN LIMIT
3. BRIDGE STRUCTURE w/ CONCRETE DECK
4. BRIDGE ABUTMENT (BELOW)
5. SITE STAIRS
6. 42 IN HIGH GUARDRAIL
7. HANDRAIL AT STAIRS, TYP.
8. SITE RETAINING WALL
9. WATER UTILITY
10. OVERLOOK DECK
11. OVERLOOK DECK BENCH. SEE DETAIL 5/C2.50
12. WAVE BENCH, TYP. 2. SEE DETAIL 6/C2.50
13. CANTILEVER BENCH. SEE DETAIL 7/C2.50
14. CUSTOM DECORATIVE PLAQUE. SEE DETAIL 8/2.50
15. PATHWAY STRIPING (APPROX.)
16. RIPRAP SHORELINE PROTECTION PER DETAIL 10/C2.50

1 Typical Site Section

Scale: NTS



Construction Documents-Materials Plan - Area B

Horizontal Scale 1" = 10'

0 10' 20'

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

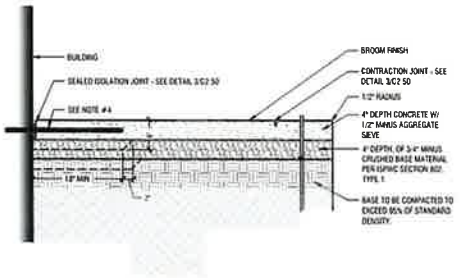
Revisions	
1	

PROFESSIONAL ENGINEER REGISTERED 11568 06/15/2016 STATE OF IDAHO JAMES W. COTE

Project No.	15272
Date of Issuance	06/15/2016
Project Milestone	Entitlement Set

Construction Documents
Materials Plan - Area B

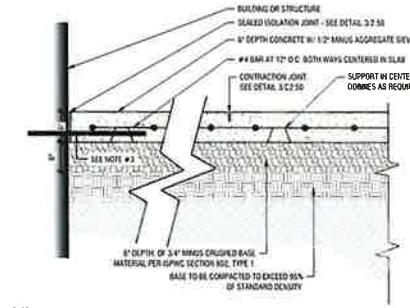
C2.02



NOTES:
1 JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS
2 CONCRETE FLATWORK PER ISPWC DIVISION 703. CLASS 4000B PER SECTION 703. CONCRETE MIX SHALL INCLUDE MICRO-FIBER
3 THICKEN CONCRETE TO 6-INCH DEPTH MINIMUM TO ACCEPT PLAIN BAR AT DOORWAYS
4 24" LONG #4 PLAIN BAR EMBEDDED 6" INTO STEM WALL AT 18" O.C. AT ALL DOORS. DRILL STEM WALL FOR TIGHT FIT. NO EPOXY

1 Standard Concrete Flatwork

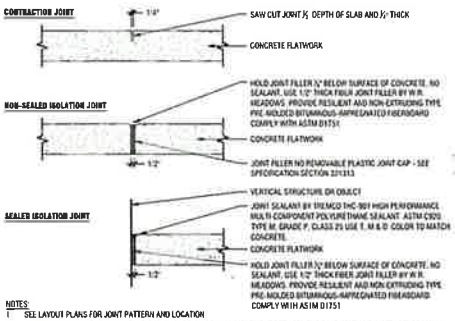
Scale 1" = 1'



NOTES:
1 JOINTS SHALL BE SPACED EVENLY THROUGHOUT LENGTH OF WALK, AS SHOWN ON DRAWINGS
2 CONCRETE FLATWORK PER ISPWC DIVISION 703. CLASS 4000B PER SECTION 703. CONCRETE MIX SHALL INCLUDE MICRO-FIBER
3 THICKEN CONCRETE TO 6-INCH DEPTH MINIMUM TO ACCEPT PLAIN BAR AT DOORWAYS
4 24" LONG #4 PLAIN BAR EMBEDDED 6" INTO STEM WALL AT 18" O.C. AT ALL DOORS. DRILL STEM WALL FOR TIGHT FIT. NO EPOXY

2 Heavy Duty Concrete Flatwork

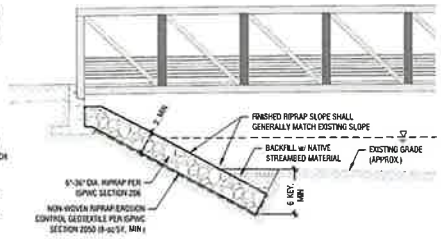
Scale 1" = 1'



NOTES:
1 SEE LAYOUT PLANS FOR JOINT PATTERN AND LOCATION
2 USE ISOLATION JOINTS AT ALL LOCATIONS WHERE DIFFERENTIAL MOVEMENT BETWEEN THE PAVEMENT AND A STRUCTURE MAY OCCUR
3 PROVIDE ISOLATION JOINT AT ALL ELECTRICAL FIXTURE BASES AND UTILITY STRUCTURES UNLESS NOTED OTHERWISE.
4 JOINT SEALANT TO ONLY BE INSTALLED ADJACENT TO BUILDING

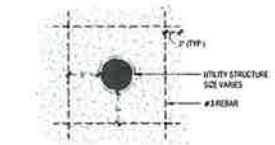
3 Concrete Control Joints

Scale 1-1/2" = 1'

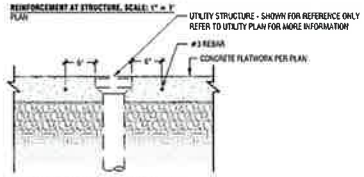


10 Riprap Shoreline Protection

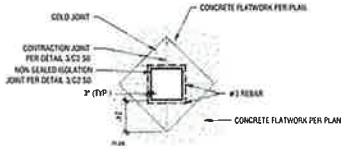
Scale NTS



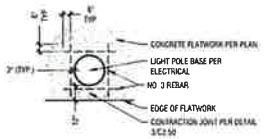
REINFORCEMENT AT STRUCTURE, SCALE: 1" = 1'
PLAN



REINFORCEMENT AT STRUCTURE, SCALE: 1" = 1'
SECTION



REINFORCEMENT AT BUILDING COLUMN, SCALE: 1/4" = 1'



REINFORCEMENT AT LIGHT POLE, SCALE: 1/4" = 1'

4 Flatwork Reinforcement

Scale NTS



NOTES:
1 MAKE / MODEL: LANDSCAPE FORMS - PETRA (SMALL)
2 MATERIAL: BEIGE CONCRETE
3 DIMENSIONS: 74.25"D x 46"L x 18.25"H

5 Overlook Bench

Scale NTS



NOTES:
1 MAKE / MODEL: LANDSCAPE FORMS - WAVE
2 MATERIAL: BEIGE CONCRETE
3 DIMENSIONS: 45"D x 89.75"L x 17.75"H
4 LED OPTION: 8W 3000K

6 Wave Bench

Scale NTS



NOTES:
1. MAKE / MODEL: MAGLIN - 720 BACKLESS CANTILEVER BENCH
2. MATERIAL: THERMALLY MODIFIED ASH WOOD SEAT, CAST ALUMINUM ENDS
3. DIMENSIONS: 11'-9"D x 66"H

7 Cantilever Bench

Scale NTS



NOTES:
1 MAKE / MODEL: CUSTOM
2 MATERIAL: BRONZE
3 ART CONTENT: LOCAL BOISE RIVER WILDLIFE

8 Custom Decorative Plaque

Scale NTS

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions	
1	

PROFESSIONAL ENGINEER
21568
06/15/2026
STATE OF IDAHO
JAMES W. CUTT

Project No	12571
Date of Issuance	06/15/2026
Project Milestone	Entitlement

Construction Documents
Site Details

C2.50



Construction Documents-Grading Plan - Area A

Horizontal Scale 1" = 10'

0 10' 20'

Sheet Notes:

1. EXISTING AND PROPOSED CONTOURS ARE AT A 1 FT INTERVAL.
2. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5% CROSS SLOPE SHALL NOT EXCEED 2% SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 12 1 SLOPE IN ANY DIRECTION FLATWORK ADJACENT TO THE BUILDING SHALL NOT EXCEED 2 0% CROSS SLOPE OR HAVE CROSS SLOPE LESS THAN 1 0%
3. SPOT ELEVATIONS INDICATE TOP OF CONCRETE SURFACE UNLESS NOTED OTHERWISE AS FOLLOWS
   - FG = FINISH GRADE
   - GB = GRADE BREAK
   - HP = HIGH POINT
   - LIP = LIP OF GUTTER
   - LP = LOW POINT
   - MX = MATCH EXISTING
   - RIM = RIM OF STRUCTURE
   - SW = BOTTOM OF SWALE
   - TA = TOP OF ASPHALT
   - TBC = TOP BACK OF CURB
   - TC = TOP OF CONCRETE
   - TW = TOP OF WALL
   - TS = TOP OF STAIRS
   - BS = BOTTOM OF STAIRS
4. ADJUST ALL UTILITY STRUCTURE LIDS TO MATCH FINISHED GRADE ELEVATIONS

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions	
1	

PROFESSIONAL ENGINEER
21568
06-15-2026
STATE OF IDAHO
JARED W. GUTE

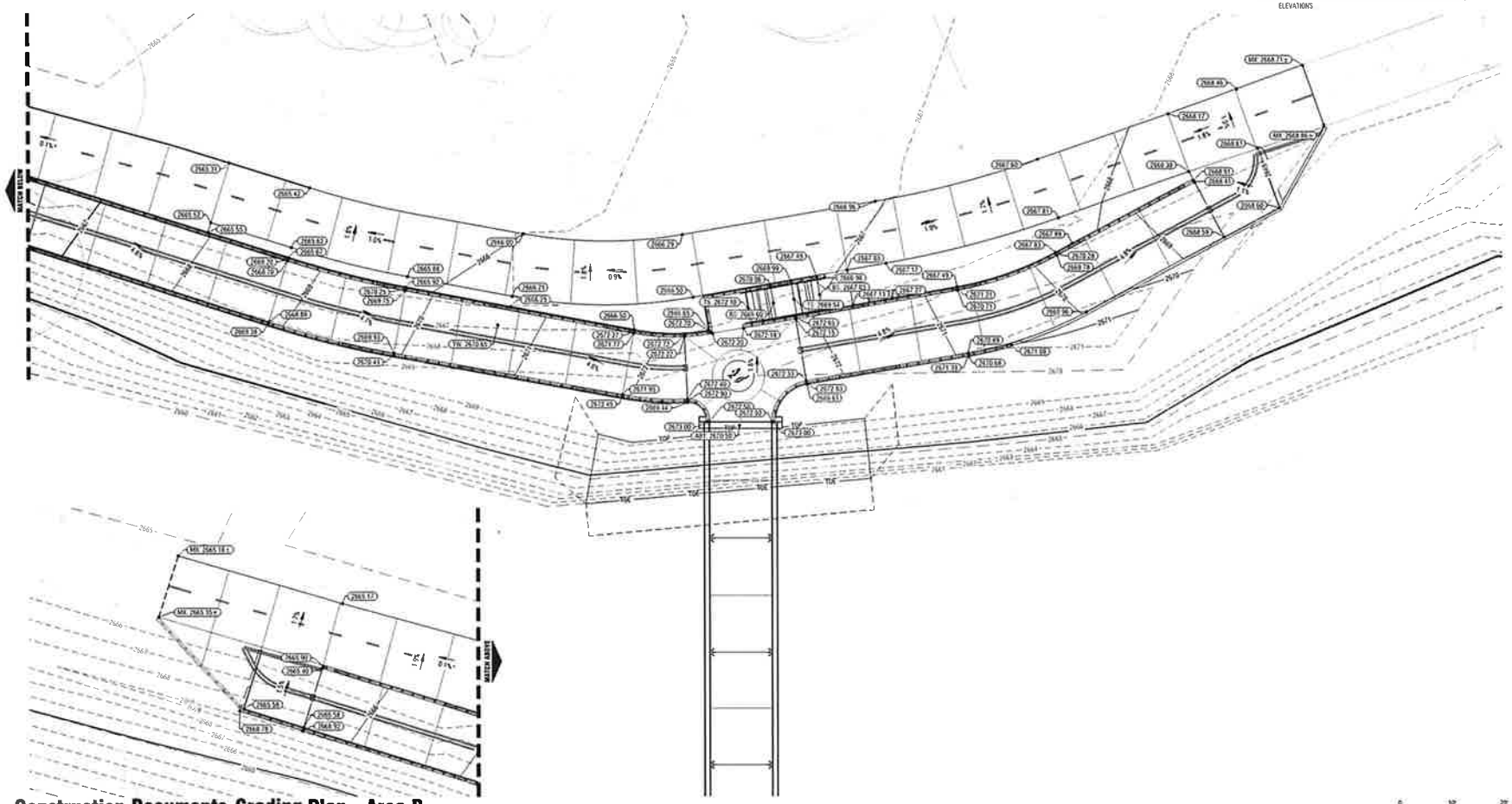
Project No	12413
Date of Issuance	06-15-2026
Project Milestone	Entitlement Set

Construction Documents
Grading Plan - Area A

C4.01

Sheet Notes:

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



Construction Documents-Grading Plan - Area B

Horizontal Scale: 1" = 10'

0 10 20'

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

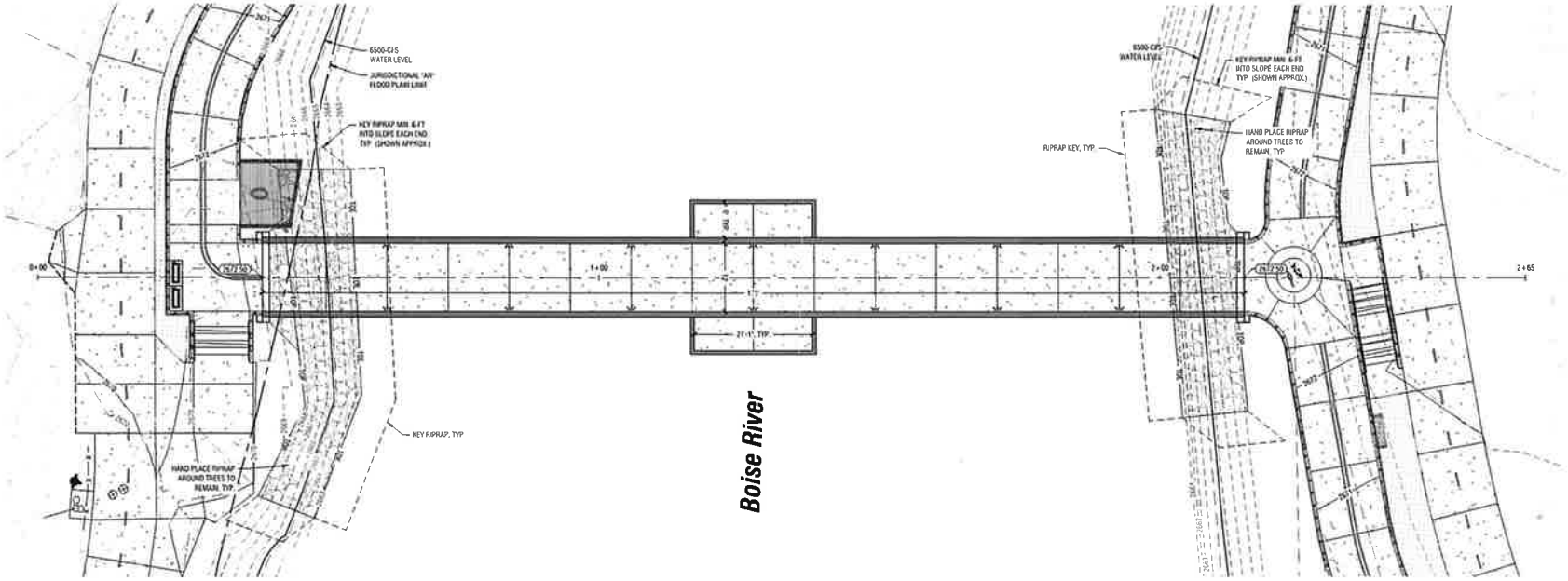
Remarks	
1	

PROFESSIONAL ENGINEER
21568
06/15/2020
STATE OF IDAHO
JAMES W. CRUTE

Project No	17017
Date of Issuance	06/15/2020
Phase / Milestone	Entitlement Set

Construction Documents
Grading Plan - Area B

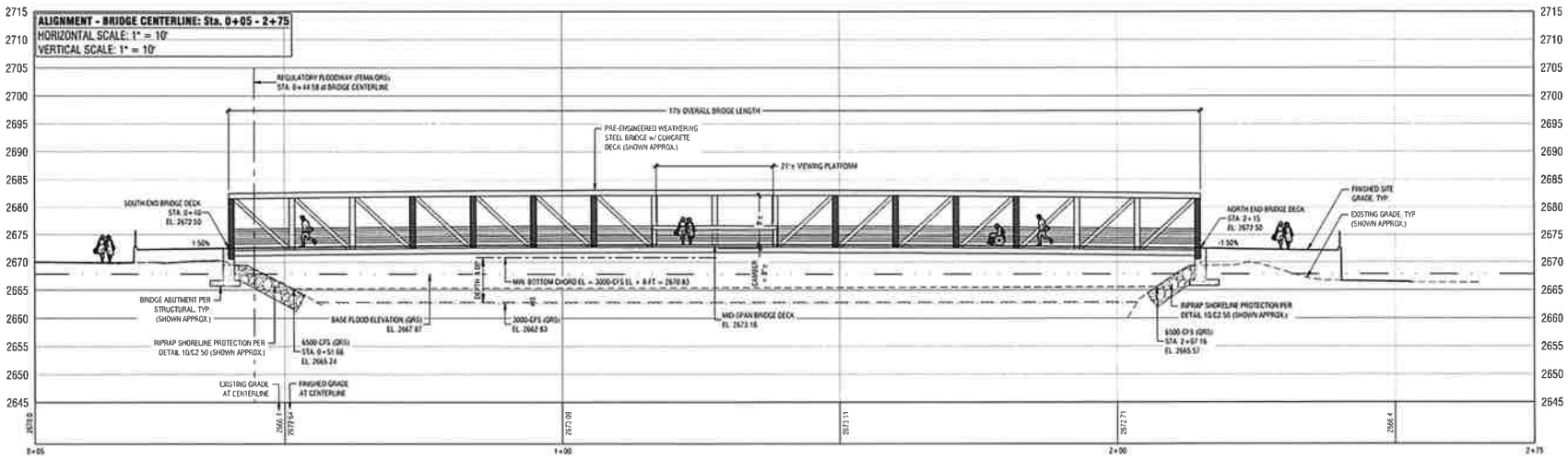
C4.02



Construction Documents-Bridge Plan & Profile

Horizontal Scale 1" = 10'

0 10 20



THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

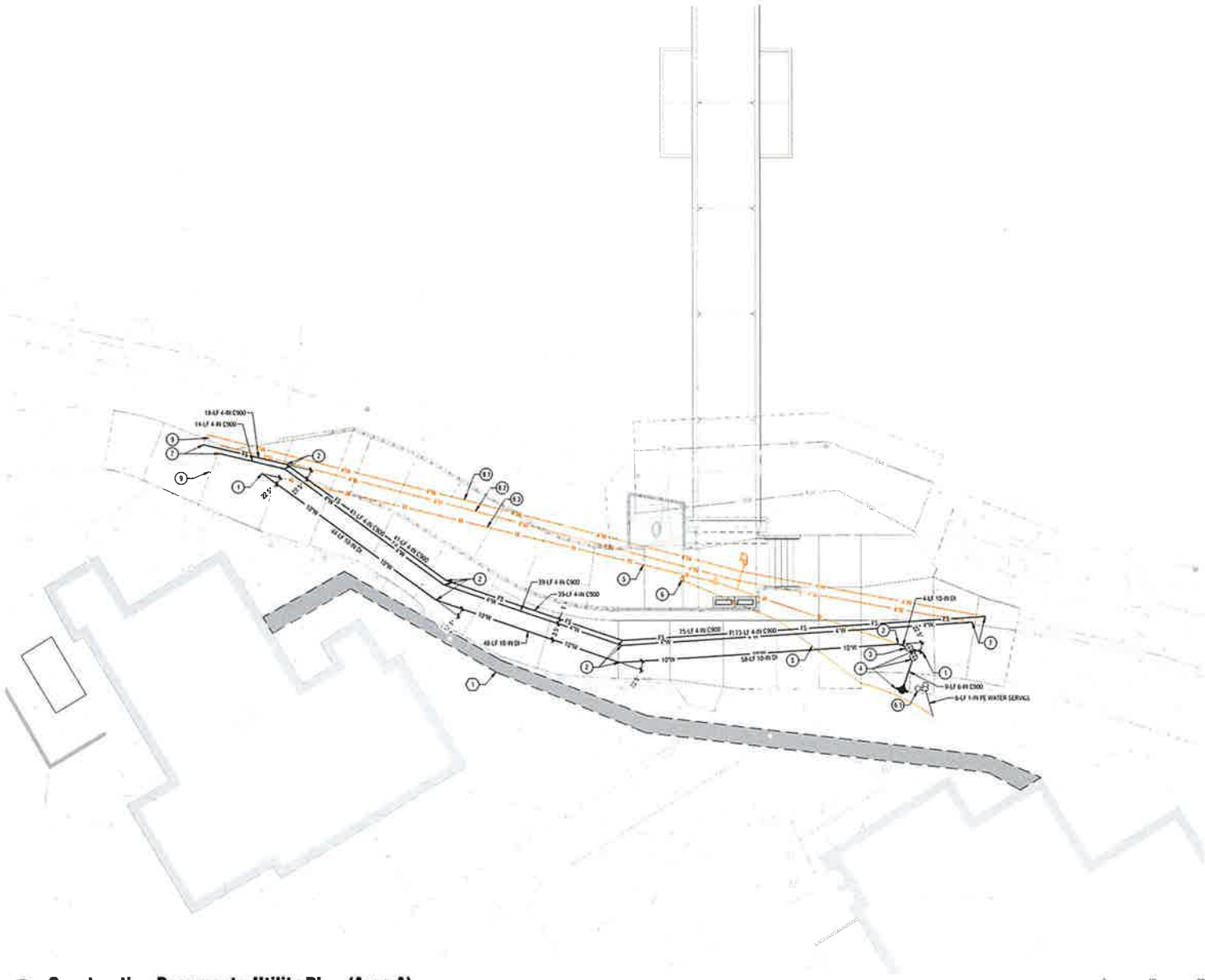
2900 W CHINDEN BLVD
Garden City, Idaho 83714

Symbols

Project No.	1757
Date of Issuance	8/15/2019
Phase / Milestone	Submittal

Construction Documents
Bridge Plan & Profile

C4.10



Construction Documents-Utility Plan (Area A)

Horizontal Scale: 1" = 10

0 10 20

Sheet Notes:

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

Water Keynotes:

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

Utility Keynotes:

1. EXISTING BUILDING HYDRONIC UTILITY CORRIDOR. PRESERVE AND PROTECT DURING CONSTRUCTION

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel
2900 W CHINDEN BLVD
Garden City, Idaho 83714

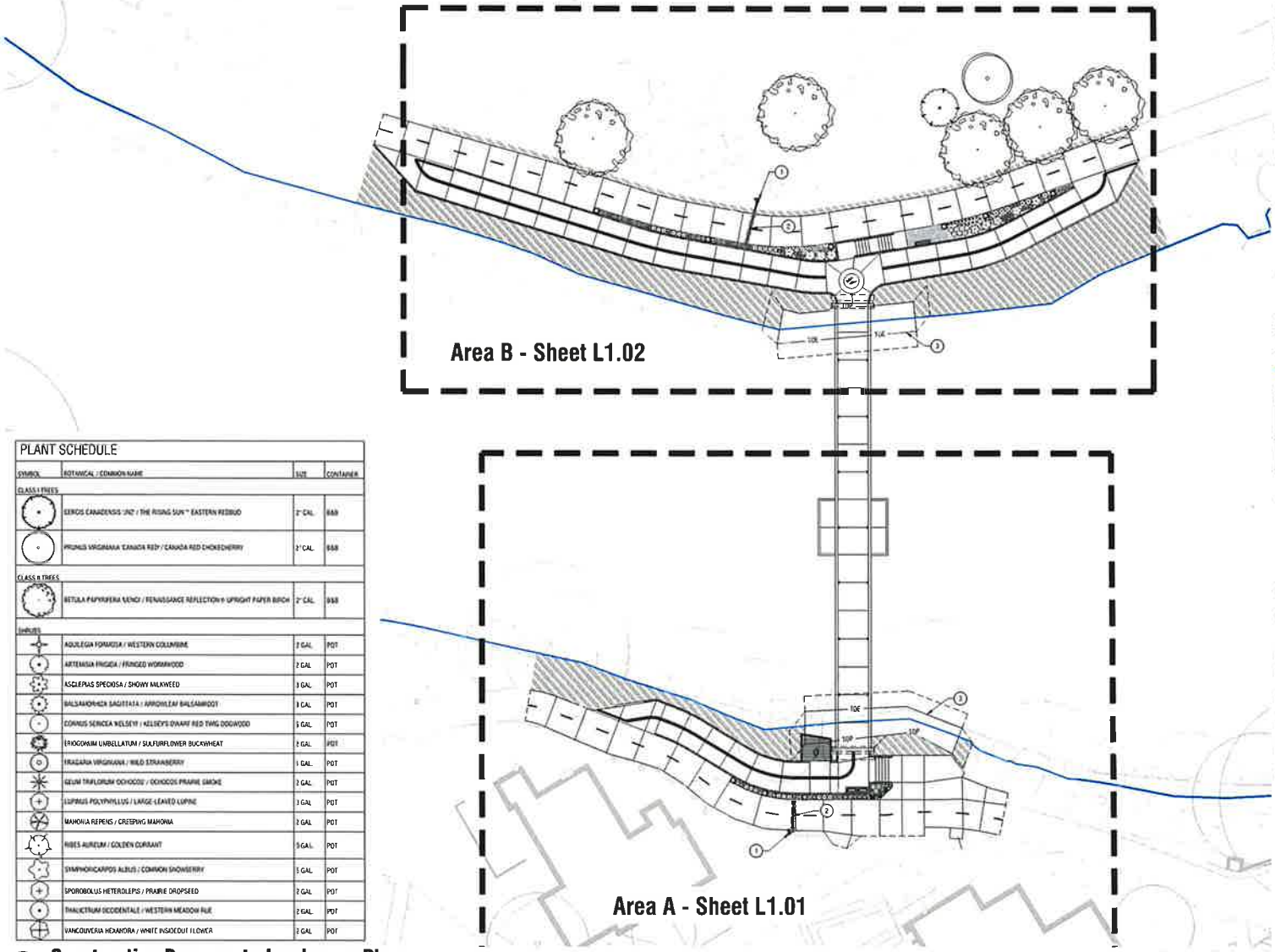
Revisions
1

PROFESSIONAL ENGINEER
RECORDING
21568
06/15/2026
STATE OF IDAHO
JARED W. GUTE

Project No: 12477
Date of Issuance: 6/15/2026
Project Milestone: Settlement Set

Construction Documents
Utility Plan (Area A)

C3.01



PLANT SCHEDULE

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

Construction Documents-Landscape Plan

Horizontal Scale 1" = 20'

Sheet Notes:

A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK
B. CONTRACTOR SHALL PERFORM ALL EXCAVATION BETWEEN THE GREENBELT AND THE EDGE RIVER BY HAND OR VACUUM TRUCK. AVOID DAMAGING EXISTING TREE ROOTS AND EXISTING UTILITIES. NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICTS IMMEDIATELY UPON DISCOVERY.
C. CONTRACTOR TO REMOVE TRASH, CONCRETE AND DEBRIS FROM SITE PRIOR TO COMMENCEMENT OF WORK.
D. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
E. ALL EXISTING TREES OUTSIDE AND INSIDE OF WORK LIMITS WILL BE RETAINED AND PROTECTED DURING THE CONSTRUCTION PROCESS.
F. ALL SHRUBS WITHIN PROJECT AREA SHALL BE RETAINED AND PROTECTED DURING THE CONSTRUCTION PROCESS. SHOULD EXISTING SHRUB PLANT MATERIAL REQUIRE RELOCATION TO ACCOMMODATE CONSTRUCTION ACTIVITIES, SHRUBS SHALL BE RELOCATED AND PLANTED ACCORDING TO NEW SHRUB PLANTING DETAIL 6/L2.10. FERTILIZE ALL RELOCATED SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
G. CONTRACTOR TO ENSURE SLEEVES ARE INSTALLED UNDER NEW WORK.
H. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
I. CONTRACTOR TO COORDINATE PUBLIC GREENBELT ACCESS WITH THE CITY OF GARDEN CITY PRIOR TO COMMENCEMENT OF WORK.

Existing Irrigation Retention/Preservation:

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

Keynotes:

CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW

1. POINT OF CONNECTION TO EXISTING IRRIGATION SYSTEM
2. LATERAL IRRIGATION LINE CONNECTING EXISTING SYSTEM TO NEW LANDSCAPE
3. RIP RAP EROSION CONTROL AREA. REFER TO C2.00

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

Material Legend:

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

Project Calculations:

A. TOTAL IMPERVIOUS SURFACE AREA: ± 14,244 SF (93.9%)
A.A. BRIDGE SURFACE AREA: ± 2,100 SF (13.8%)
B TOTAL LANDSCAPE AREA: ± 929 SF (5.3%)
C TOTAL BUILDING FOOTPRINT: 0 SF (0%)

Landscape and Irrigation Notes:

A. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
B. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. 3-INCHES BELOW TOP OF CURB UNLESS NOTED OTHERWISE.
C. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE.
D. ALL LANDSCAPE AREAS SHALL BE WEED FREE AT THE TIME OF LANDSCAPE INSTALLATION. REMOVE ALL ROOTS, WEEDS, ROCKS AND FOREIGN MATERIAL ON THE SURFACE.
E. NEW TREE PLANTING: CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY I.E. . . . FROM BEING BLOWN OVER. PLANTED WITH LOOSE ROOT BALL ETC. CONTRACTOR'S OPTION
F. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
G. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.
H. PRESSURIZED IRRIGATION SYSTEM TO BE CONNECTED TO EXISTING RIVERSIDE HOTEL IRRIGATION SYSTEM ON THE SOUTH SIDE OF THE RIVER, AND EXISTING BERNADINE QUINN PARK IRRIGATION SYSTEM ON NORTH SIDE OF RIVER.

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel
2900 W CHINDEN BLVD
Garden City, Idaho 83714

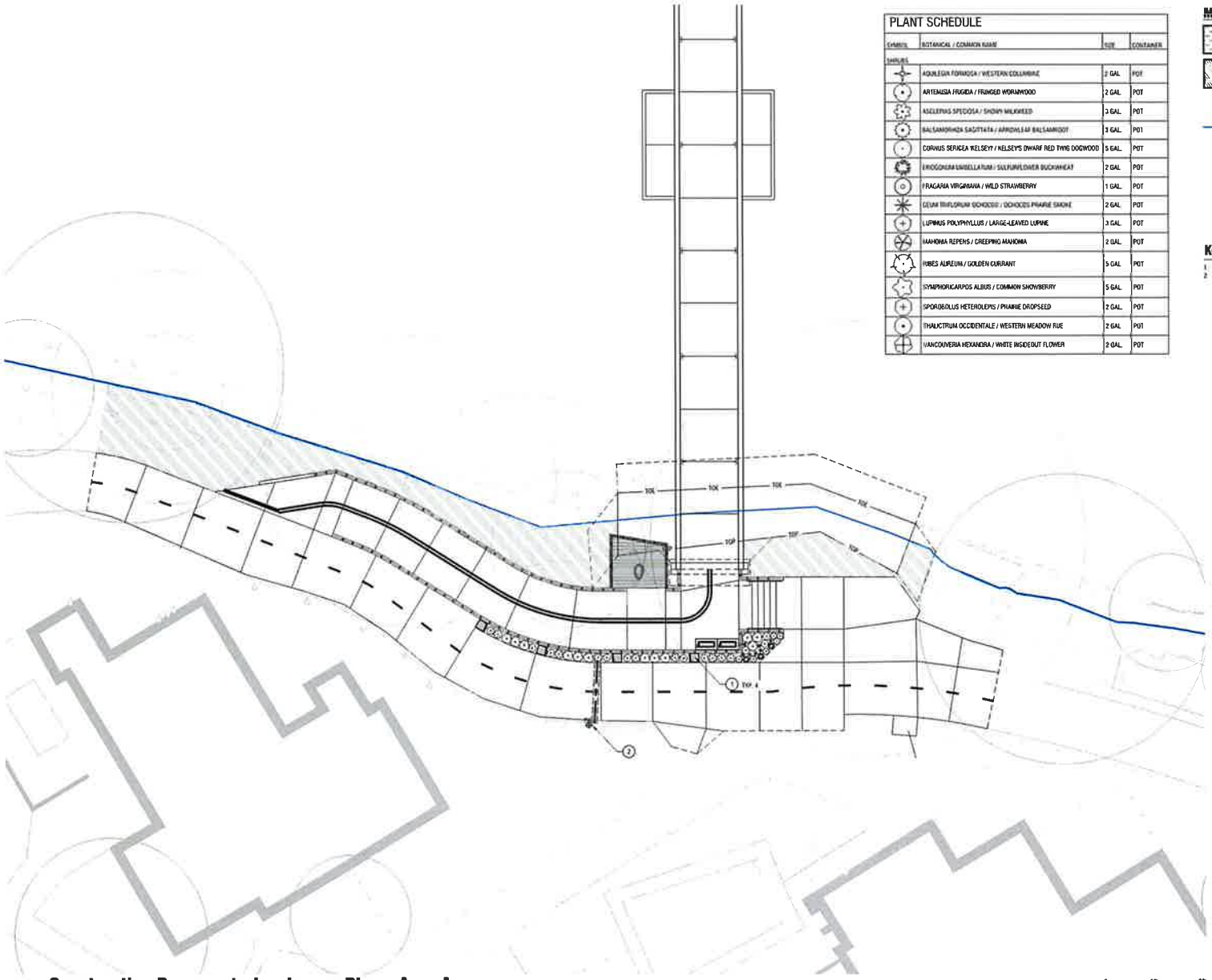
No.	Revision
1	

STATE OF IDAHO — DEAN CONDIE — LA-16870 — LICENSED LANDSCAPE ARCHITECT

Project No. 19017
Date of Issuance 06/13/20
Project Milestone Entitlement Set

Construction Documents
Landscape Plan

L1.00



PLANT SCHEDULE

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

Material Legend:

- ROCK MULCH SEE DETAIL 5/L1.50
- SANDSTONE FLAGSTONE, 2'-4' DIA. TYP SEE DETAIL 4/L1.50
- LANDSCAPE AREA TO BE REPAIRED & RESTORED TO EXISTING CONDITIONS.
- ASCE C.F.S. LINE / ORDINARY HIGH WATER MARK

Keynotes: (CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW)

1. SANDSTONE MONOLITH TYP. 5. SEE DETAIL 3/L1.50
2. POINT OF CONNECTION TO EXISTING IRRIGATION SYSTEM.

THE LAND GROUP

Construction Documents-Landscape Plan - Area A

Horizontal Scale: 1" = 10'

0 10' 20'

THE SANDBAR BRIDGE
The Riverside Hotel
2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions	
1	1

STATE OF IDAHO
BRIAN CONNOR
LA-16870
LICENSED LANDSCAPE ARCHITECT

Project No	1707
Date of Issuance	08/19/2025
Project Milestone	Entitlement Set

Construction Documents Landscape Plan - Area A

L1.01

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CLASS I TREES			
	CERCIS CANADENSIS JN2 / THE RISING SUN™ EASTERN REDBUD	2" CAL.	B&B
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	B&B
CLASS II TREES			
	BETULA PAPYRIFERA 'GENCI' / RENAISSANCE REFLECTION® UPRIGHT PAPER BIRCH	2" CAL.	B&B

PLANT SCHEDULE

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

Material Legend:

ROCK MULCH SEE DETAIL S/L1.50

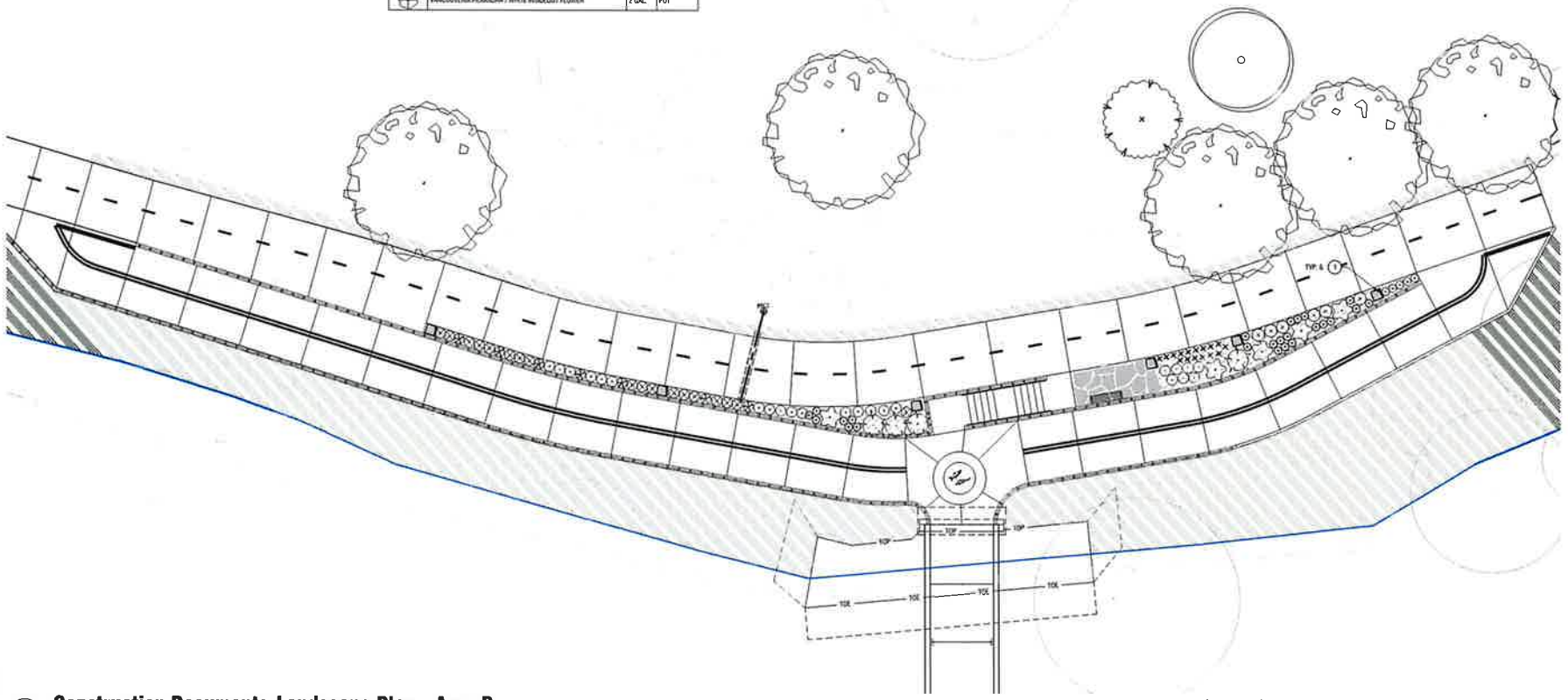
SANDSTONE FLAGSTONE, 2'-4' DIA. TYP. SEE DETAIL 4/L1.50

LANDSCAPE AREA TO BE REPAIRED & RESTORED TO EXISTING CONDITIONS

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

Keynotes: CALLOUT NUMBERS COORDINATED TO NUMBERED NOTES BELOW

1. SANDSTONE MONOLITH TYP. 5. SEE DETAIL 3/L1.50
2. POINT OF CONNECTION TO EXISTING IRRIGATION SYSTEM



Construction Documents-Landscape Plan - Area B

Horizontal Scale 1" = 10'

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions

1

STATE OF IDAHO — JEAN CONROY — LA-10870 — LANDSCAPE ARCHITECT

Project No 150.2
Date of Issue 05.15.20
Project Milestone Landmark Set

Construction Documents Landscape Plan - Area B

L1.02



Tree Protection Notes:

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

B. PROTECT THE CROWN AND TRUNK OF TREES TO BE RETAINED ON SITE.
- B.A. OPERATE EQUIPMENT IN SUCH A WAY AS TO AVOID CONTACT WITH TREE TRUNKS OR BRANCHES.
- B.B. PRUNING OF PUBLIC PROPERTY TREES SHALL BE PERFORMED BY A LICENSED ARBORIST.

C. ALL TREES NOT IDENTIFIED FOR REMOVAL THAT ARE DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED USING THE FOLLOWING CRITERIA

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

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

Sheet Notes:

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

Mitigation Calculations:

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

Demolition Legend:

REMOVE AND DISPOSE OF EXISTING TREE, GRIND STUMP 18" BELOW EXISTING GRADE MIN.

TREE INVENTORY

KEYNOTE #	DBH	COMMON NAME	CONDITION	MITIGATION REQD.	RETAIN OR REMOVE
1	5.0"	SIBERIAN ELM	FAIR	NO	RETAIN
2	7.0"	NATIVE BLACK LOCUST	FAIR/POOR	NO	RETAIN
3	6.0"	SIBERIAN ELM	POOR	NO	RETAIN
4	8.0"	SIBERIAN ELM	POOR	NO	RETAIN
5	8.0"	SIBERIAN ELM	POOR	NO	RETAIN
6	5.0"	SIBERIAN ELM	FAIR	NO	RETAIN
7	7.0"	SIBERIAN ELM	POOR	NO	RETAIN
8	8.0"	SIBERIAN ELM	POOR	NO	RETAIN
9	8.0"	AMERICAN ELM	POOR	NO	REMOVE
10	6.0"	SIBERIAN ELM	POOR	NO	RETAIN
11	6.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
12	7.0"	SIBERIAN ELM	FAIR	NO	RETAIN
13	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
14	7.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
15	7.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
16	7.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
17	11.0"	SIBERIAN ELM	POOR	NO	RETAIN
18	7.0"	SIBERIAN ELM	POOR	NO	RETAIN
19	10.0"	SIBERIAN ELM	FAIR	NO	REMOVE
20	11.0"	SIBERIAN ELM	POOR	NO	RETAIN
21	10.0"	SIBERIAN ELM	POOR	NO	RETAIN
22	7.0"	SIBERIAN ELM	POOR	NO	RETAIN
23	8.0"	SIBERIAN ELM	POOR	NO	RETAIN
24	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
25	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
26	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
27	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
28	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
29	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
30	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
31	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
32	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
33	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
34	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
35	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
36	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
37	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
38	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
39	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
40	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
41	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
42	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
43	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
44	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
45	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
46	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
47	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
48	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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73	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
74	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
75	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN

KEYNOTE #	DBH	COMMON NAME	CONDITION	MITIGATION REQD.	RETAIN OR REMOVE
76	8.0"	SIBERIAN ELM	FAIR	NO	RETAIN
77	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
78	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
79	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
80	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
81	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
82	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
83	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
84	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
85	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
86	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
87	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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148	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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150	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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153	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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156	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
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170	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
171	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
172	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
173	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
174	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN
175	8.0"	SIBERIAN ELM	FAIR/POOR	NO	RETAIN

TOTAL CALIPER INCHES OF MITIGATION REQUIRED: X"

0 30' 60'

Construction Documents-Tree Inventory

Horizontal Scale: 1" = 30'

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel

2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions
1

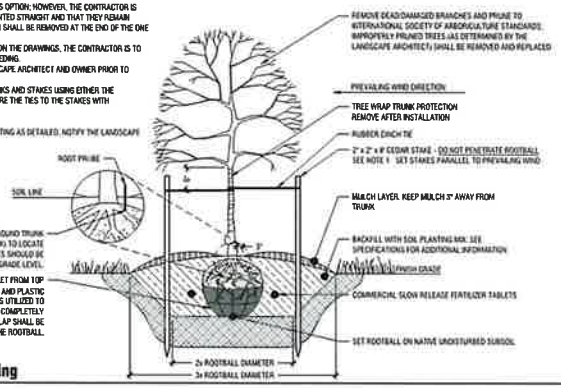
STATE OF IDAHO — GARY CHARLES MOEN — LA-16870 — LICENSED LANDSCAPE ARCHITECT

Project No. 15017
Date of Issue: 8/15/25
Project Manager: Mohnert Sr.

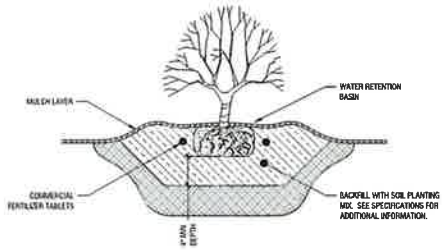
Construction Documents
Tree Inventory

L1.10

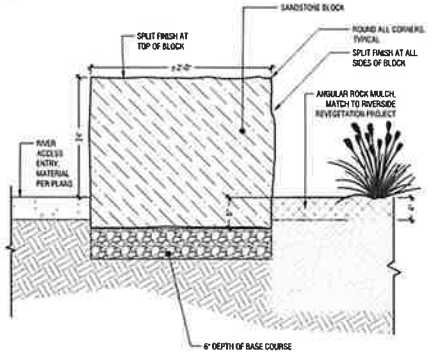
NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION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



1 Deciduous Tree Planting
Scale: NTS



2 Shrub Planting
Scale: NTS



3 Stone Monoliths
Scale: NTS



NOTES:
3 SANDSTONE LOCALLY SOURCED >3" THICK
4 LIGHT GRAY MORTAR NO MORE THAN 2" GAPS

4 Sandstone Flagstone
Scale: NTS



NOTES:
1 PEA GRAVEL
2 TAN DOMINANT, MULTI COLOR

5 Rock Mulch
Scale: NTS

THE LAND GROUP

THE SANDBAR BRIDGE
The Riverside Hotel
2900 W CHINDEN BLVD
Garden City, Idaho 83714

Revisions
1.

STATE OF IDAHO — DEAN CORTES — LICENSED LANDSCAPE ARCHITECT — LA-16870

Project No: 12512
Date of Issuance: 06/13/2025
Project Milestone: Preliminary Set

Construction Documents
Landscape Details

L1.50

DESCRIPTION FOR
CONSOLIDATED CONCRETE TO BOISE PARKS PARCELS
OUT OF FLOODWAY PORTIONS
MAY 3, 2002

Parcel "1"

A parcel of land being portions of the SE ¼, Section 32, Township 4 North, Range 2 East, Boise Meridian and the NW ¼ of Section 4 and the NE ¼ of Section 5, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows;

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M.,
Thence S 89°45'00" W 226.91 feet to a point;

Thence N 02°15'52" E 342.56 feet to a point;

Thence N 06°07'50" E 269.44 feet to a point;

Thence N 89°45'00" E 117.09 feet to the **Real Point of Beginning** of this description;

Thence N 02°00'00" E 87.00 feet to a point;

Thence N 06°00'00" W 160.00 feet to a point;

Thence N 00°30'00" W 155.00 feet to a point;

Thence N 18°30'00" W 117.92 feet to a point;

Thence N 42°00'00" W 134.04 feet to a point;

Thence N 27°51'49" W 641.81 feet to a point;

Thence N 18°23'46" W 504.41 feet to a point;

Thence N 04°32'16" W 426.00 feet to a point;

Thence N 11°47'19" W 306.45 feet to a point;

Thence S 43°52'08" E 183.12 feet to a point;

SCHEDULE I
1 OF 4

Thence S 53°10'18" E 209.06 feet to a point;

Thence S 25°53'28" E 449.18 feet to a point;

Thence S 21°13'28 E 207.79 feet to a point;

Thence S 41°13'48" E 270.21 feet to a point;

Thence N 37°49'01" E 18.01 feet to a point;

Thence S 44°48'01" E 186.30 feet to a point;

Thence S 61°55'10" E 62.95 feet to a point;

Thence S 81°14'36" E 78.73 feet to a point;

Thence S 70°48'59" E 72.77 feet to a point;

Thence S 78°13'34" E 80.78 feet to a point;

Thence S 84°24'34" E 70.38 feet to a point;

Thence N 52°53'07" E 69.83 feet to a point;

Thence S 45°08'35" E 163.91 feet to a point;

Thence S 28°00'00" W 746.24 feet to a point;

Thence S 06°00'00" E 386.00 feet to a point;

Thence S 89°45'00" W 518.59 feet to the **Real Point of Beginning** of this description;

Said parcel contains 27.104 acres, more or less, subject to all existing easements and right-of-ways.

AND THE FOLLOWING PARCEL

Parcel "2"

A parcel of land being a portion of the NW ¼ of Section 4, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows;

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M., Thence N 89°45'00" E 831.75 feet along the south line of said Section 4 to the **Real Point of Beginning** of this description;

Thence N 00°15'00" W 20.00 feet to a point;

Thence N 89°45'00" E 204.83 feet to a point;

Thence N 00°15'00" W 10.00 feet to a point;

Thence N 89°45'00" E 119.19 feet to a point;

Thence S 60°50'50" E 61.11 feet to a point;

Thence S 89°45'00" W 377.25 feet to the **Real Point of Beginning** of this description;

Said parcel contains 8471 sq.ft., 0.194 acres, more or less, subject to all existing easements and right-of-ways.

See Record of Survey No. 5819 for additional data of record.

Michael E. Marks, P.L.S. –No. 4998



SCHEDULE I

3 of 4

10924con-park

AND THE FOLLOWING PARCEL

A parcel of land being a portion of the NW 1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows:

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M.,
Thence S 89°45'00" W 831.75 feet to a point;

Thence N 00°15'00" W 20.00 feet to the **Real Point of Beginning** of this description;

Thence N 00°15'00" W 10.00 feet to a point;

Thence N 89°45'00" E 204.83 feet to a point;

Thence S 00°15'00" E 10.00 feet to a point;

Thence S 89°45'00" W 204.83 feet to the **Real Point of Beginning** of this description.

Said parcel of land contains 0.047 Acres, more or less, subject to all existing easements and right-of-ways.

See Record of Survey No. 5819 for additional data of records.

Michael E. Marks, L.S. - No. 4998



SCHEDULE I

4 of 4

10924ftoc

40a

4

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
2002 MY 24 PM 12:04

RECORDED-REQUEST OF
FEE 18.00 DEPUTY K Waugh
102059193

Recording Requested By and
When Recorded Return to:

Department of Parks and Recreation, City of Boise
Attention: Property Manager
1104 Royal Boulevard
Boise, ID 83706

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/06/04 04:12 PM
DEPUTY Bonnie Oberbillig
RECORDED-REQUEST OF
First American
AMOUNT 18.00

Re-record 6

104055697

This document is being rerecorded to correct the legal description.

FA-144569 - 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

Special Warranty Deed made this 22ND day of MAY, 2002, between CCC, Inc., an Idaho corporation ("**Grantor**"), and City of Boise City, a municipal corporation, whose address is 150 N. Capitol Boulevard, Boise, Idaho 83702 ("**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, 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 SCHEDULE I 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.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than that previous to the date of this instrument, Grantor has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the execution of this instrument free from encumbrances done, made or suffered by the Grantor, or any person claiming under Grantor, subject to any and all easements, restrictions, agreements and encumbrances of record or appearing on the land as of the date of this instrument.

GRANTOR:
CCC, Inc.,
an Idaho corporation

By: James A. Quinn
Its: President

STATE OF IDAHO)
) ss.
County of Ada)

On this 22ND day of MAY, 2002, before me TIMOTHY W. TYREE, a Notary Public in and for said State, personally appeared James A. Quinn, known or identified to me to be the president of CCC, Inc., the corporation that executed the within instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

TIMOTHY W. TYREE NOTARY PUBLIC STATE OF IDAHO

Notary Public for Idaho
Residing at Boise Idaho
My commission expires 12-3-04

DESCRIPTION FOR
CONSOLIDATED CONCRETE TO BOISE PARKS PARCELS
OUT OF FLOODWAY PORTIONS
MAY 3, 2002

Parcel "1"

A parcel of land being portions of the SE ¼, Section 32, Township 4 North, Range 2 East, Boise Meridian and the NW ¼ of Section 4 and the NE ¼ of Section 5, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows;

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M.,
Thence S 89°45'00" W 226.91 feet to a point;

Thence N 02°15'52" E 342.56 feet to a point;

Thence N 06°07'50" E 269.44 feet to a point;

Thence N 89°45'00" E 117.09 feet to the **Real Point of Beginning** of this description;

Thence N 02°00'00" E 87.00 feet to a point;

Thence N 06°00'00" W 160.00 feet to a point;

Thence N 00°30'00" W 155.00 feet to a point;

Thence N 18°30'00" W 117.92 feet to a point;

Thence N 42°00'00" W 134.04 feet to a point;

Thence N 27°51'49" W 641.81 feet to a point;

Thence N 18°23'46" W 504.41 feet to a point;

Thence N 04°32'16" W 426.00 feet to a point;

Thence N 11°47'19" W 306.45 feet to a point;

Thence S 43°52'08" E 183.12 feet to a point;

SCHEDULE I
1 OF 4

Thence S 53°10'18" E 209.06 feet to a point;

Thence S 25°53'28" E 449.18 feet to a point;

Thence S 21°13'28 E 207.79 feet to a point;

Thence S 41°13'48" E 270.21 feet to a point;

Thence N 37°49'01" E 18.01 feet to a point;

Thence S 44°48'01" E 186.30 feet to a point;

Thence S 61°55'10" E 62.95 feet to a point;

Thence S 81°14'36" E 78.73 feet to a point;

Thence S 70°48'59" E 72.77 feet to a point;

Thence S 78°13'34" E 80.78 feet to a point;

Thence S 84°24'34" E 70.38 feet to a point;

Thence N 52°53'07" E 69.83 feet to a point;

Thence S 45°08'35" E 163.91 feet to a point;

Thence S 28°00'00" W 746.24 feet to a point;

Thence S 06°00'00" E 386.00 feet to a point;

Thence S 89°45'00" W 518.59 feet to the **Real Point of Beginning** of this description;

Said parcel contains 27.104 acres, more or less, subject to all existing easements and right-of-ways.

AND THE FOLLOWING PARCEL

Parcel "2"

A parcel of land being a portion of the NW ¼ of Section 4, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows;

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M., Thence N 89°45'00" E 831.75 feet along the south line of said Section 4 to the **Real Point of Beginning** of this description;

Thence N 00°15'00" W 20.00 feet to a point;

Thence N 89°45'00" E 204.83 feet to a point;

Thence N 00°15'00" W 10.00 feet to a point;

Thence N 89°45'00" E 119.19 feet to a point;

Thence S 60°50'50" E 61.11 feet to a point;

Thence S 89°45'00" W 377.25 feet to the **Real Point of Beginning** of this description;

Said parcel contains 8471 sq.ft., 0.194 acres, more or less, subject to all existing easements and right-of-ways.

See Record of Survey No. 5819 for additional data of record.

Michael E. Marks, P.L.S. –No. 4998



SCHEDULE I

3 of 4

10924con-park

AND THE FOLLOWING PARCEL

A parcel of land being a portion of the NW 1/4 of Section 4, Township 3 North, Range 2 East, Boise Meridian, Boise City, Ada County, Idaho, more particularly described as follows:

Commencing at the ¼ corner common to Sections 5 and 4, T. 3N., R.2E., B.M.,
Thence ~~S~~ North 89°45'00" ~~W~~ East 831.75 feet to a point;

Thence N 00°15'00" W 20.00 feet to the **Real Point of Beginning** of this description;

Thence N 00°15'00" W 10.00 feet to a point;

Thence N 89°45'00" E 204.83 feet to a point;

Thence S 00°15'00" E 10.00 feet to a point;

Thence S 89°45'00" W 204.83 feet to the **Real Point of Beginning** of this description.

Said parcel of land contains 0.047 Acres, more or less, subject to all existing easements and right-of-ways.

See Record of Survey No. 5819 for additional data of records.

Michael E. Marks, L.S. - No. 4998

PROFESSIONAL LAND SURVEYOR
LICENSED
4998
4/4/02
STATE OF IDAHO
MICHAEL E. MARKS

SCHEDULE I
4 of 4

10924ftoc

STATE OF IDAHO, COUNTY OF ADA, ss.
I, J. David Navarro, Recorder for Ada County, do hereby certify that the Annexed is a full, true and correct copy of Inst. No. 102059193
as it appears on record in Book ____ of ____
at Page ____ Records of Ada County, State of Idaho.
IN WITNESS WHEREOF, I have set my hand and affixed my official seal this 5th day of May 2004
J. DAVID NAVARRO, Recorder
By ____ Deputy

ADA COUNTY RECORDER Trent Tripple
BOISE IDAHO Pgs=6 NIKOLA OLSON
LAND GROUP

2024-036326
07/03/2024 04:25 PM
AMOUNT $15 00



When recorded return to:

Riverside Hospitality, LLC
Attn: David L. Johnson
PO Box 8506
Boise, Idaho 83707

SPECIAL WARRANTY DEED
(Riverside Lot Consolidation)

FOR VALUE RECEIVED, Riverside Hospitality, LLC, an Idaho limited liability company ("**Grantor**"), does hereby grant, bargain, sell, and convey unto Riverside Hospitality, LLC, an Idaho limited liability company ("**Grantee**"), whose address is PO Box 8506, Boise, Idaho 83707, the real property located in Ada County, Idaho, more specifically described on Exhibit A attached hereto and incorporated herein ("**Property**").

TOGETHER WITH all of Grantor's right, title, and interest in and to all water, water rights, ditch rights, and ditch and irrigation company shares appurtenant to or beneficially used upon the Property; all streets, alleys and rights of way adjacent to the Property; all subsurface rights, minerals, and mineral rights appurtenant the Property; and all and singular the tenements, hereditaments, and appurtenances belonging to the Property or in anywise appertaining the Property; the reversion and reversions, remainder and remainders, and rents, issues, and profits of the Property; and all estate, right, title, and interest in and to the Property, as well in law as in equity.

TO HAVE AND TO HOLD the Property with its appurtenances unto Grantee, its successors and assigns, forever.

AND Grantor for itself, its successors, heirs, and assigns does hereby covenant to and with Grantee that Grantor is the owner of the Property in fee simple and that the Property is free from all liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, except (a) matters of record; and (b) real property taxes and assessments for the current year that are not yet due and payable. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

DATED effective 7/3, 2024 (the "**Effective Date**").

[*Remainder of page intentionally left blank; signature page follows.*]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

Riverside Hospitality, LLC
an Idaho limited liability company

By: _____
Name: David L. Johnson
Its: Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on 3rd July, 2024, by David L. Johnson, as manager of Riverside Hospitality, LLC.

_____
My Commission Expires 05/02/2028

MING SZE LUI
NOTARY
PUBLIC
Comm. No. 20222310
STATE OF IDAHO

EXHIBIT A

Legal Description of the Property

[attached]

THE LAND GROUP

March 25, 2024
Project No.: 115154

EXHIBIT "A"

RIVERSIDE HOTEL
2024 CONSOLIDATION - PARCEL L DESCRIPTION

A parcel of land located in Blocks 38, 39, 40, 41 and 42 and a vacated portion of East 32nd Street of Fairview Acres Subdivision No. 5, recorded in Book 11 of Plats at Page 619 of Ada County Records, and portions of the Southeast One Quarter of Section 5, and the Southwest One Quarter of Section 4 of Township 3 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common Sections 4, 5, 8 and 9 of said Township 3 North, Range 2 East, (from which the One Quarter Section Corner common to said Sections 5 and 8 bears North 89° 03' 40" West, 2693.64 feet distant);
Thence from said Section Corner, North 00° 03' 01" West, a distance of 510.50 feet on the Section Line common to said Sections 4 and 5;
Thence North 89° 56' 59" East, a distance of 80.36 feet to the Southeast corner of Lot 10, Block 41 of said Fairview Acres Subdivision No. 5, said point being on the Northerly Right-of-Way Line of North Garden Street (formerly known as East 29th Street), being the POINT OF BEGINNING;

Thence on the Northerly Right-of-Way Line of North Garden Street for the following courses and distances:
Thence South 51° 56' 37" West, a distance of 347.54 feet (formerly described as 347.40 feet);
Thence South 44° 42' 37" West, a distance of 15.00 feet;
Thence South 44° 42' 59" West, a distance of 7.35 feet;
Thence South 51° 56' 37" West, a distance of 7.47 feet to a point of curve;
Thence 81.46 feet on the arc of a curve to the right, said curve having a radius of 95.32 feet, a central angle of 48° 57' 53", a chord bearing of South 76° 25' 33" West, and a chord length of 79.00 feet on the Northerly right of way line of North Garden Street to a point of compound curve;
Thence 62.07 feet on the arc of a curve to the right, said curve having a radius of 136.50 feet, a central angle of 26° 03' 14", a chord bearing of North 66° 03' 53" West, and a chord length of 61.54 feet on the Northerly right of way line of North Garden Street to a point of compound curve;
Thence 12.06 feet on the arc of a curve to the right, said curve having a radius of 136.50 feet, a central angle of 05° 03' 48", a chord bearing of North 50° 30' 22" West, and a chord length of 12.06 feet on the Northerly right of way line of North Garden Street;
Thence North 47° 58' 42" West, a distance of 106.84 feet on the Northerly right of way line of North Garden Street;
Thence leaving the Northerly Right-of-Way Line of North Garden Street, North 42° 01' 18" East, a distance of 62.88 feet;
Thence North 18° 41' 01" East, a distance of 120.58 feet;
Thence North 12° 13' 16" East, a distance of 96.12 feet;
Thence North 44° 28' 50" East, a distance of 27.93 feet;

462 East Shore Drive, Suite 100, Eagle, Idaho 83616 Ph: 939.4041 www.landgroupinc.com

Thence North 00° 32' 50" West, a distance of 8.48 feet;
Thence North 45° 34' 29" West, a distance of 149.31 feet;
Thence South 44° 30' 47" West, a distance of 114.31 feet;
Thence South 45° 18' 32" East, a distance of 173.30 feet;
Thence South 18° 41' 01" West, a distance of 129.01 feet;
Thence South 42° 01' 18" West, a distance of 56.68 feet to a point on the Northerly Right-of-Way Line of North Garden Street;
Thence on the Northerly Right-of-Way Line of North Garden Street for the following courses and distances:
Thence North 47° 58' 42" West, a distance of 51.35 feet;
Thence North 45° 17' 25" West, a distance of 7.03 feet;
Thence North 25° 05' 34" West, a distance of 107.44 feet to a point of curve;
Thence 128.86 feet on the arc of a curve to the left, said curve having a radius of 67.00 feet, a central angle of 110° 11' 58", a chord bearing of North 80° 11' 23" West, and a chord length of 109.90 feet;
Thence South 55° 28' 51" West, a distance of 10.69 feet to a point on the Northerly Right-of-Way Line of West Chinden Boulevard;
Thence leaving said Northerly right of way line, North 45° 17' 23" West, a distance of 150.00 feet on the Northerly Right-of-Way Line of West Chinden Boulevard to a point on the Easterly Right-of-Way Line of East 31st Street;
Thence North 44° 42' 37" East, a distance of 165.00 feet on the Easterly Right-of-Way Line of East 31st Street to the Southwesterly lot corner of Lot 31, Block 40 of said Fairview Acres Subdivision No. 5;
Thence North 45° 17' 23" West, a distance of 200.00 feet to the Southwesterly lot corner of Lot 4, Block 38 of said Subdivision;
Thence North 51° 56' 37" East, a distance of 201.60 feet on the lot line common to Lots 4 through 7 and Lots 28 through 31 of said Subdivision to the lot corner common to Lots 7, 8, 27 and 28, Block 38 of said Subdivision;
Thence North 45° 17' 23" West, a distance of 149.99 feet (formerly described as 150.00 feet) on the lot line common Lots 27 and 28, Block 38 of said Subdivision to Westerly lot corner common to Lots 27 and 28, Block 38 of said Subdivision, said point being on the Easterly Right-of-Way Line of East 32nd Street;
Thence North 51° 55' 59" East, a distance of 303.03 feet on the Easterly Right-of-Way Line of East 32nd Street;
Thence North 45° 40' 43" West, a distance of 50.06 feet to the lot corner common to Lots 1 and 2, Block 36 of said Subdivision, said point being on the Westerly Right-of-Way Line of East 32nd Street;
Thence North 51° 55' 59" East, a distance of 211.60 feet on the vacated Westerly Right-of-Way Line of East 32nd Street to the Northeasterly corner of Block 36 of said Subdivision;
Thence North 72° 22' 24" East, a distance of 37.63 feet to a point on the Mean High Water Line on the south side of the Boise River, as established by the Idaho Department of Lands in February of 2022;
Thence on the said Mean High Water line on the south side of the Boise River for the following courses and distances:
Thence South 17° 44' 16" East, a distance of 75.97 feet;

Thence South 17° 58' 54" East, a distance of 112.24 feet;
Thence South 26° 38' 34" East, a distance of 55.31 feet;
Thence South 24° 37' 36" East, a distance of 82.54 feet;
Thence South 34° 17' 52" East, a distance of 158.23 feet;
Thence South 34° 17' 52" East, a distance of 57.42 feet;
Thence South 56° 59' 16" East, a distance of 39.75 feet;
Thence South 29° 47' 29" East, a distance of 80.63 feet;
Thence South 43° 30' 17" East, a distance of 56.77 feet;
Thence South 49° 01' 40" East, a distance of 33.87 feet to the approximate centerline of the Settlers Canal Slough;
Thence leaving said Mean High Water line, South 07° 19' 52" East, a distance of 343.28 feet on the approximate centerline of the Settlers Canal Slough to the POINT OF BEGINNING.

The above described parcel contains 13.76 acres more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn

Idaho Department of Water Resources Receipt

Receipt ID: W053161

Payment Amount	$20.00	Date Received	6/17/2026	Region	WESTERN
Payment Type	Check	Check Number	24048		

Payer THE LAND GROUP, INC

Comments JOINT APPLICATION FOR PERMIT - RIVERSIDE HOSPITALITY/DAVID JOHNSON
Ada County

PAYOR'S Address
462 Shore Dr, Ste 100
Eagle ID 83616
(208) 939-4041

Fee Details

Amount	Description	PCA	Fund	Fund Detail	Subsidiary	Object
$20.00	STREAM CHANNEL PROTECTION FEES	62123	0229	21		1155

SA

Signature Line (Department Representative)

THE LAND GROUP

TRANSMITTAL

V1808

RECEIVED
JUN 17 2026
WATER RESOURCES
WESTERN REGION

Transmitted Via:	☐ Courier	☐ US Mail	☐ Pick Up	☐ FedEx	☒ Other

To:	Cass Jones	From:	Macy Lui
Company:	Idaho Department of Water Resources	Date:	6/16/2026
Address:	2735 W Airport Way, Boise ID 83705	Project:	The Sandbar Bridge
Phone:	208-334-2190	Project #:	125012

Copies:	Date:	Pages:	Description:
1	06-15-2026	40	404 Application
	06-16-2026		Check #24048 ($20 Application Processing Fee)

If enclosures are not as noted, kindly notify us immediately.

Notes:

Received By:		Date:	