AGREEMENT
(***Southridge South Phase 2 - Ridenbaugh Canal***)

AGREEMENT, made and entered into this ____ day of _____, 2025, by and between NAMPA & MERIDIAN IRRIGATION DISTRICT, an irrigation district organized and existing under and by virtue of the laws of the State of Idaho, hereinafter referred to as the "***District***," and

THE CITY OF MERIDIAN, a political subdivision and
municipality of the State of Idaho

hereinafter referred to as the "***City***,"

W I T N E S S E T H:

WHEREAS, the parties hereto entered into a Master Pathway Agreement For Developing and Maintaining Pathways for public use along and across some of the District's ditches and within some of the District's easements and fee title lands dated December 19, 2000, recorded as Instrument No. 100102999, records of Ada County, Idaho, and subsequently entered into an Addendum to Master Pathway Agreement dated July 6, 2023, recorded as Instrument No. 2023-039167, records of Ada County, Idaho, hereinafter collectively referred to as the "***Master Pathway Agreement;***" and,,

WHEREAS, the District and the City intended by entering the Master Pathway Agreement to accomplish the following in a manner that is consistent with their respective legal and fiduciary responsibilities; to enhance the City's pathway planning though early consultation between the City and the District; to establish a process for the City's submission of pathway requests and the District's consideration of such requests; and to provide the general conditions for the District's approval and authorization of pathway requests affecting the District's ditches, property, operations and maintenance; and,

WHEREAS, the District grants to the City the right develop pathways to encroach within the District's easements and/or fee title property along and across the District's ditches, canals and easements/fee title property therefor upon the terms and conditions of said Master Pathway Agreement and after the execution of an agreement for each proposed crossing and encroachment; and,

WHEREAS, the City is the owner of the real property easement / right of way that is servient to the District's easement/fee title property particularly described in the "***Legal Description***" attached hereto as Exhibit A and by this reference made a part hereof; and,

WHEREAS, the District controls the irrigation/drainage ditch or canal known as the RIDENBAUGH CANAL (hereinafter referred to as "***ditch or canal***") together with the real property and/or easements to convey irrigation and drainage water, to operate and maintain the ditch or canal, and which crosses and intersects said described real property of the City as shown on Exhibit B attached hereto and by this reference made a part hereof; and

WHEREAS, the City desires approval to construct, install, operate and maintain: 1) a 10' wide pedestrian pathway within the District's easement for the Ridenbaugh Canal, under the terms and conditions of said Master Pathway Agreement and those hereinafter set forth,

NOW, THEREFORE, for and in consideration of the premises and of the covenants, agreements and conditions hereinafter set forth and those set forth in said Master Pathway Agreement, the parties hereto agree as follows:

1. The City may construct, operate, maintain and repair: 1) a 10' wide pedestrian pathway on the most southern ten feet of the District's easement for the Ridenbaugh Canal, within Southridge South Subdivision, Phase 2, located in Meridian, Ada County, Idaho.

2. Any construction, widening or crossing of said ditch or canal shall be performed in accordance with the "***Special Conditions***" stated in Exhibit C, attached hereto and by this reference made part thereof.

3. The permitted hours of use of the pathway shall be from one half hour before sunrise and one half hour after sunset.

4. The parties hereto incorporate in and make part of this Agreement all the covenants, conditions, and agreements of said Master Pathway Agreement unchanged except as the result of the provisions of this Agreement.

The covenants, conditions and agreements herein contained and incorporated by reference shall constitute covenants to run with, and running with, all of the lands of the City described in said Exhibit A, and shall be binding on each of the parties hereto and on all parties and all persons claiming under them or either of them, and the advantages hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the District has hereunto caused its name to be subscribed and the Licensee has caused its name to be subscribed by its duly authorized officer, all as of the day and year herein first above written.

NAMPA & MERIDIAN IRRIGATION DISTRICT

By_____
David Duvall, Water Superintendent

STATE OF IDAHO)
) ss:
County of Canyon)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID DUVALL, known to me to be the Water Superintendent of NAMPA & MERIDIAN IRRIGATION DISTRICT, the irrigation district that executed the foregoing instrument and acknowledged to me that such irrigation district 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.

_____
Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires:_____

THE CITY OF MERIDIAN

By_____

ATTEST:

_____

STATE OF IDAHO)
) ss:
County of Ada)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the _____ and _____, respectively, of The CITY OF MERIDIAN, the entity that executed the foregoing instrument and acknowledged to me that such entity 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.

_____
Notary Public for _____
Residing at _____, _____
My Commission Expires:_____

EXHIBIT A
Legal Description

A right-of-way/easement located at or near Southridge South Subdivision Phase 2 in the N ½ of Section 23, Township 3 North, Range 1 West, B.M., Meridian, Ada County, Idaho as more specifically described/depicted in **Exhibit A-1** attached hereto and by this reference incorporated herein.

EXHIBIT B
Location of Property/Drain

See **Exhibit C-1** attached hereto.

EXHIBIT C
Special Conditions

a. The location and construction of the pathway, pedestrian bridge and landscaping shall be in accordance with Exhibit C-1, attached hereto and by this reference made a part hereof.

b. Licensee acknowledges that the District's easement for the Ridenbaugh Canal includes a sufficient area of land to convey irrigation and drainage water, to operate, clean, maintain and repair the ditch or drain, and to access the ditch or drain for said purposes, and is a minimum of 140 feet, 60 feet to the left and 80 feet to the right of the centerline looking downstream.

c. Construction shall be completed one year from the date of this agreement. Time if of the essence.

THE LAND GROUP

Date: October 8, 2025
Project No.: 121172

EXHIBIT A

SOUTHRIDGE SOUTH SUBDIVISION PHASE 2
PATHWAY EASEMENT DESCRIPTION

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the North One Quarter Corner of said Section 23 bears South 89°14'56" East, 2652.36 feet distant);
Thence from said Northwest Corner of Section 23, South 65° 12' 22" East, a distance of 2342.90 feet to a point on the easterly boundary line of Southridge South Subdivision Phase 1, as same is recorded in Book 131 of Plats at Page 31, records of Ada County, said point being the POINT OF BEGINNING;

Thence South 64° 01' 59" East, a distance of 283.08 feet to a point of curve;
Thence 63.83 feet on the arc of a curve to the left, having a radius of 440.00 feet, a central angle of 08° 18' 42", and whose chord bears South 68° 11' 20" East, a distance of 63.77 feet;
Thence South 72° 20' 41" East, a distance of 150.79 feet to a point of curve;
Thence 132.23 feet on the arc of a curve to the right, having a radius of 110.00 feet, a central angle of 68° 52' 24", and whose chord bears South 37° 54' 29" East, a distance of 124.41 feet;
Thence South 03° 28' 17" East, a distance of 411.33 feet;
Thence South 03° 28' 17" East, a distance of 3.59 feet to a point of curve;
Thence 263.04 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 137° 00' 42", and whose chord bears South 71° 58' 38" East, a distance of 204.70 feet;
Thence North 39° 31' 01" East, a distance of 141.01 feet to a point of curve;
Thence 6.52 feet on the arc of a curve to the right, having a radius of 90.00 feet, a central angle of 04° 08' 57", and whose chord bears North 41° 35' 29" East, a distance of 6.52 feet;
Thence South 32° 14' 51" East, a distance of 20.81 feet;
Thence South 39° 31' 01" West, a distance of 141.01 feet to a point of curve;
Thence 134.27 feet on the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 59° 10' 38", and whose chord bears South 69° 06' 20" West, a distance of 128.38 feet to a point of compound curve;
Thence 176.60 feet on the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 77° 50' 04", and whose chord bears North 42° 23' 19" West, a distance of 163.33 feet;
Thence North 03° 28' 17" West, a distance of 414.91 feet to a point of curve;
Thence 108.19 feet on the arc of a curve to the left, having a radius of 90.00 feet, a central angle of 68° 52' 24", and whose chord bears North 37° 54' 29" West, a distance of 101.79 feet;
Thence North 72° 20' 41" West, a distance of 150.79 feet to a point of curve;

Thence 66.73 feet on the arc of a curve to the right, having a radius of 460.00 feet, a central angle of 08° 18' 42", and whose chord bears North 68° 11' 20" West, a distance of 66.67 feet;

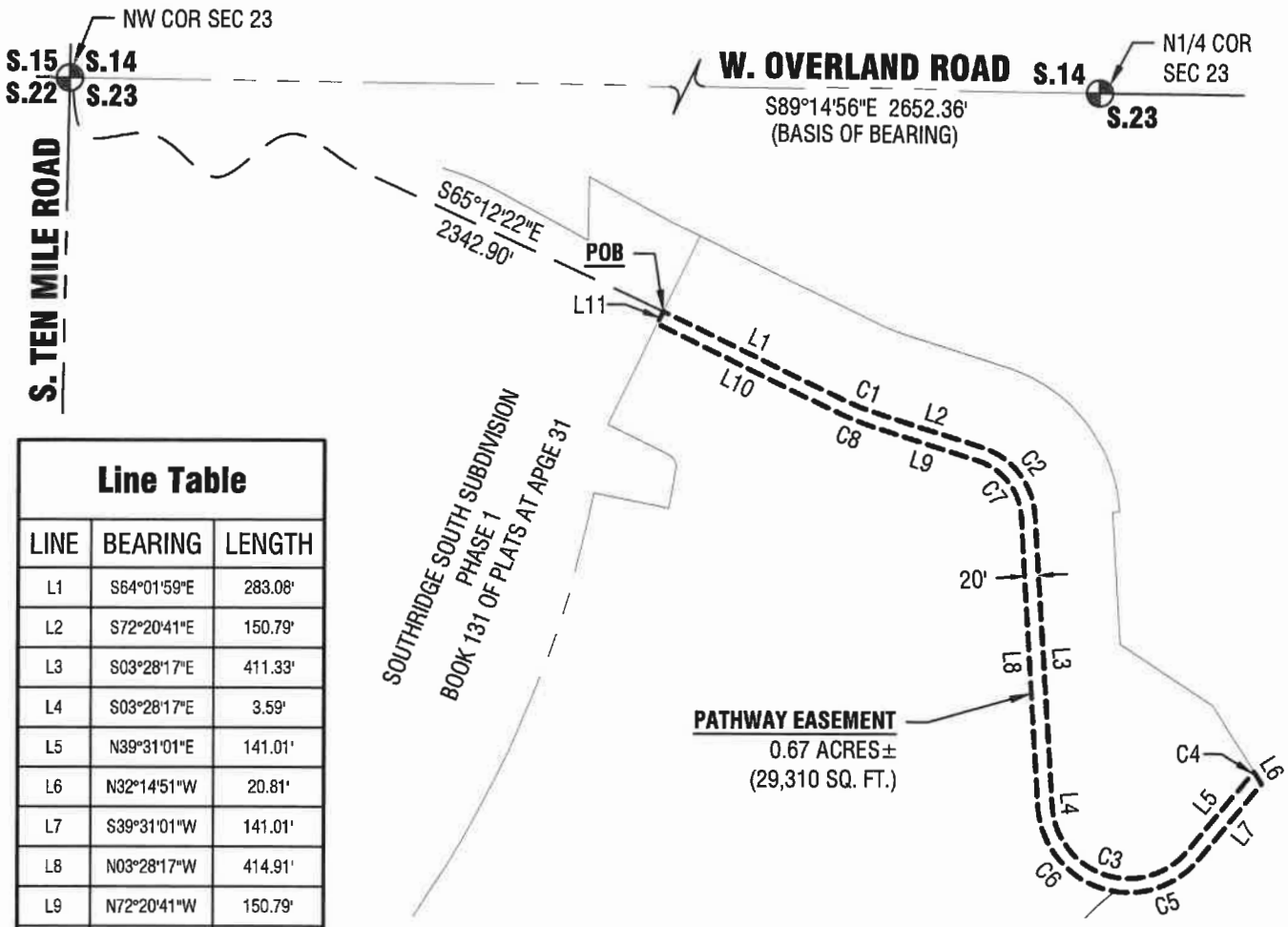
Thence North 64° 01' 59" West, a distance of 283.08 feet to a point on the Easterly boundary line of said Southridge South Subdivision Phase 1;

Thence North 25° 58' 40" East, a distance of 20.00 feet to the POINT OF BEGINNING.

The above described easement contains 0.67 acres (29,310 Sq. Ft.) more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn



Line Table

LINE	BEARING	LENGTH
L1	S64°01'59"E	283.08'
L2	S72°20'41"E	150.79'
L3	S03°28'17"E	411.33'
L4	S03°28'17"E	3.59'
L5	N39°31'01"E	141.01'
L6	N32°14'51"W	20.81'
L7	S39°31'01"W	141.01'
L8	N03°28'17"W	414.91'
L9	N72°20'41"W	150.79'
L10	N64°01'59"W	283.08'
L11	N25°58'40"E	20.00'

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	63.83'	440.00'	8°18'42"	S68°11'20"E	63.77'
C2	132.23'	110.00'	68°52'24"	S37°54'29"E	124.41'
C3	263.04'	110.00'	137°00'42"	S71°58'38"E	204.70'
C4	6.52'	90.00'	4°08'57"	N41°35'29"E	6.52'
C5	134.27'	130.00'	59°10'38"	S69°06'20"W	128.38'
C6	176.60'	130.00'	77°50'04"	N42°23'19"W	163.33'
C7	108.19'	90.00'	68°52'24"	N37°54'29"W	101.79'
C8	66.73'	460.00'	8°18'42"	N68°11'20"W	66.67'

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
10-08-2025
STATE OF IDAHO
JAMES R. WASHBURN

Exhibit "B"

Horizontal Scale: 1" = 250'

0 250' 500'

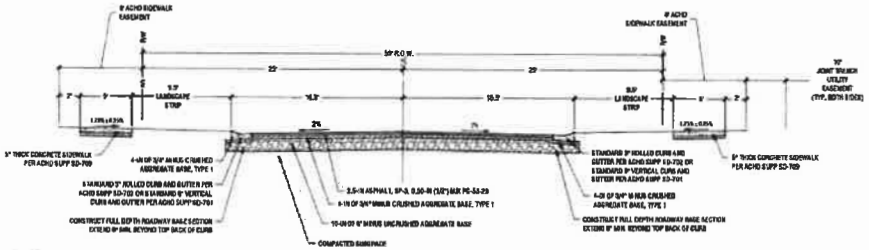
Project No.: 121172
Date of Issuance: October 8, 2025

THE LAND GROUP

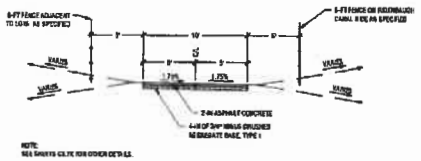
Pathway Easement
Southridge South Subdivision Phase 2
City of Meridian

1 of 1

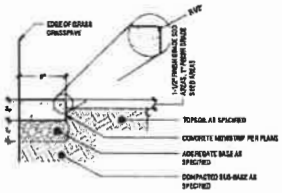
File Location: g:\2021\121172\cad\survey\exhibits\121172 com pathway easement 251008.dwg
Last Plotted By: alex major
Date Plotted: Wednesday, October 8 2025 at 01:07 PM



1 Local Road Typical Section
Scale: NTS



2 Pathway Typical Section
Scale: NTS



3 Concrete Mowstrip
Scale: NTS

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development
MERIDIAN, IDAHO

1.	AGENCY COMMENTS	02-26-26
2.	AGENCY COMMENTS	04-23-26

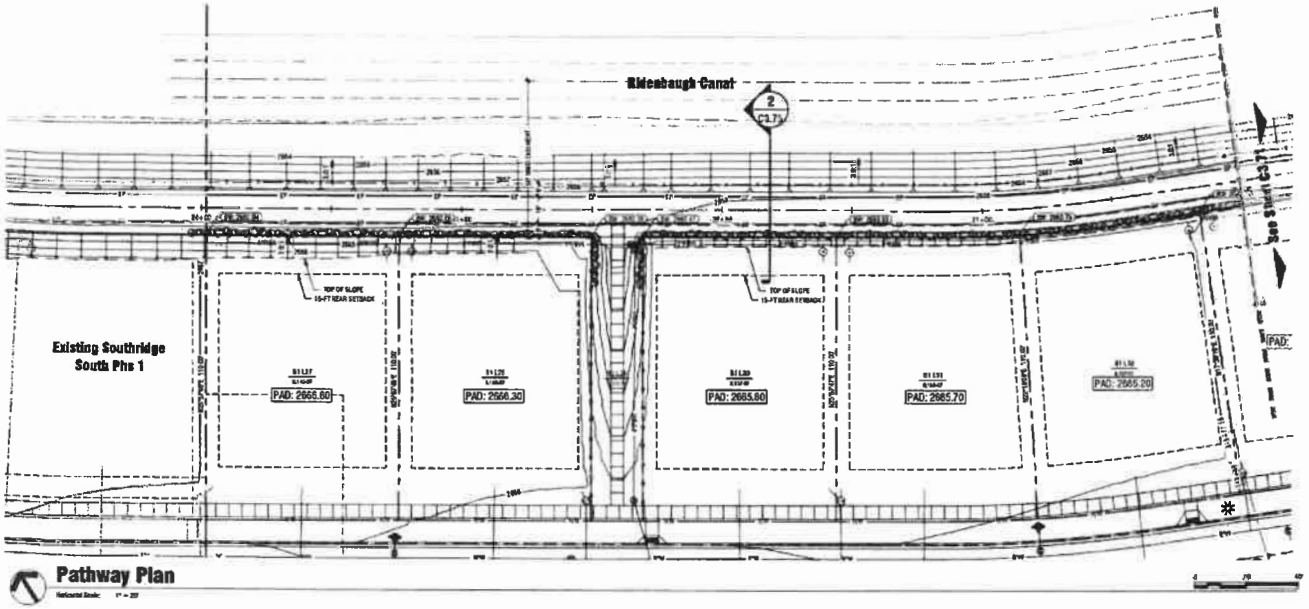
10081
04/23/2026

Project No.: 0310
Date of Issuance: 03-20-2025
Dwn. and Ckd. by: [illegible]

Details
Roadway Typical Sections

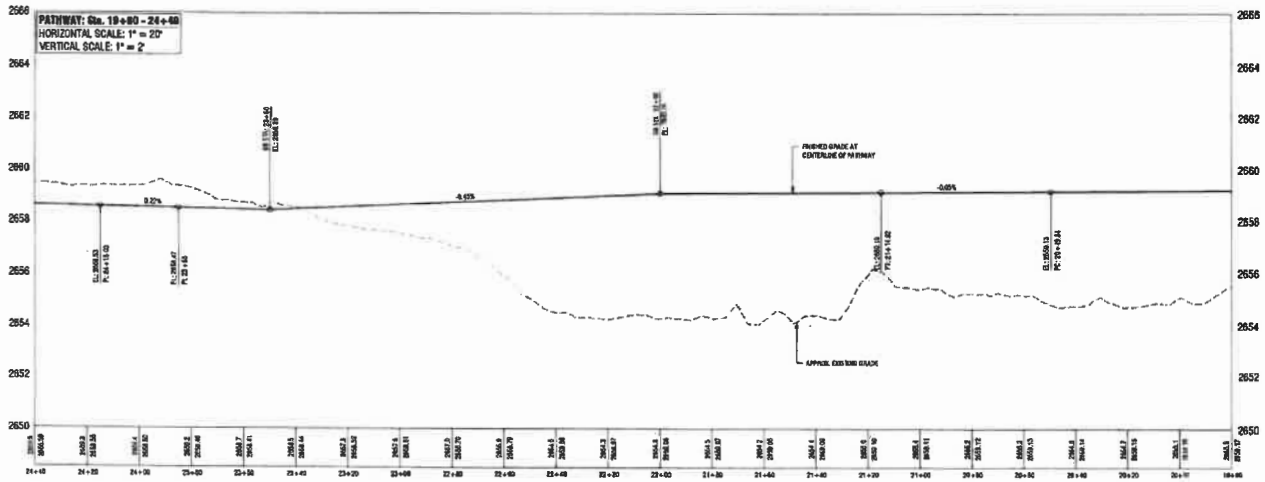
C2.01

Exhibit C-1, page 1



Pathway Plan

Horizontal Scale: 1" = 20'



Sheet Notes:

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), CITY OF MERIDIAN STANDARDS, AND ADA COUNTY HIGHWAY DISTRICT STANDARDS. NO EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
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 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 ON CIC-LINE (208-13-48) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.
3. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5.00% CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2.00%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION. THERE ARE NO TOLERANCES ALLOWED ABOVE THE MAXIMUM SLOPES.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

1. AGENCY COMMENTS	07-28-25
2. AGENCY COMMENTS	08-31-25

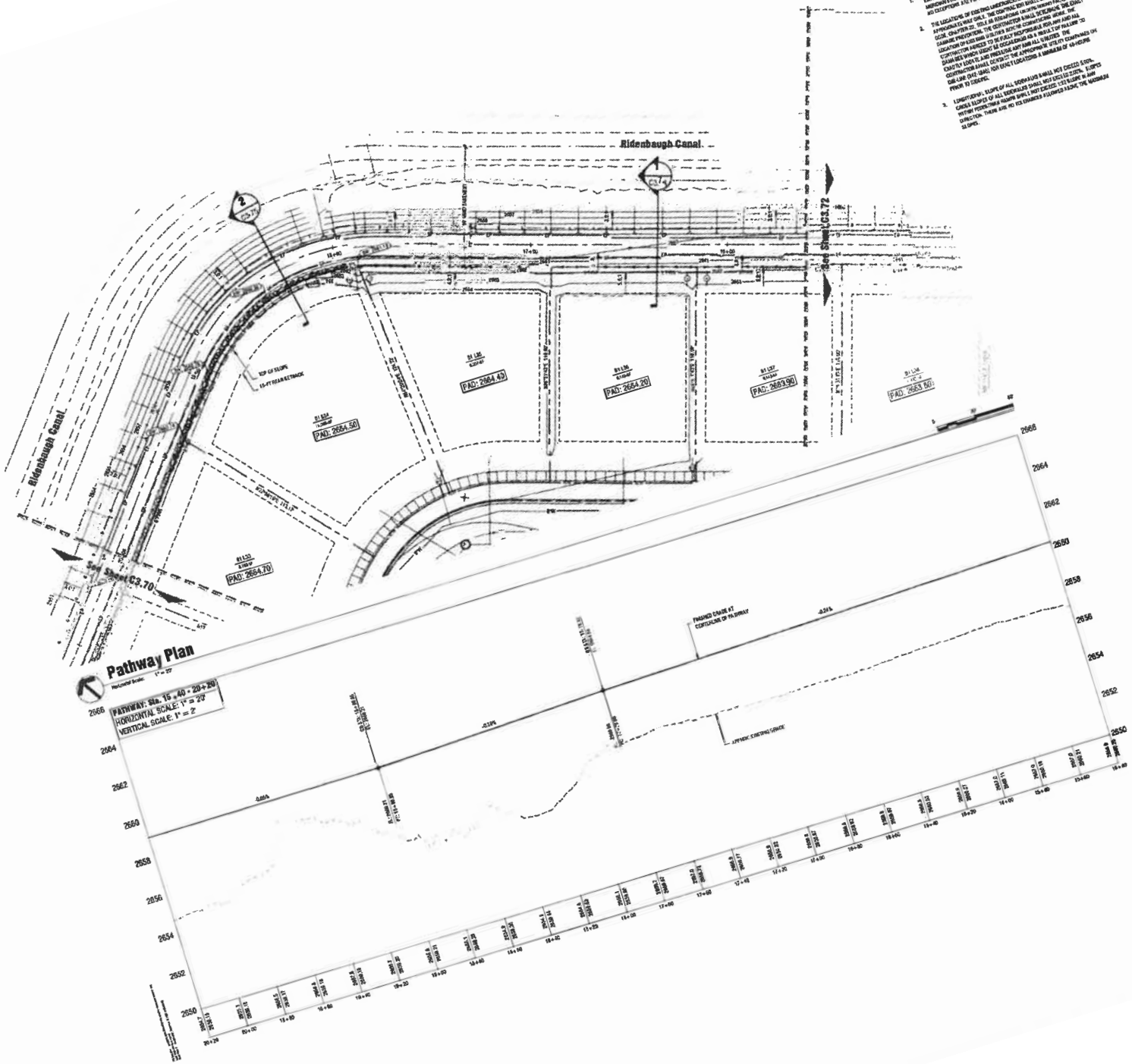
10981
STATE OF IDAHO
04/24/2026

Project No.: 4577
Date Drawn: 07-07-2025
Drawn By: FOR ABBOTT

Ridenbaugh Canal Pathway Plan

C3.70

Exhibit C-1, page 2



Sheet Notes:

1. ALL CONSTRUCTION AND SUPPORT SHALL BE IN ACCORDANCE WITH THE MERIDIAN & ENGINEER, AND FOR COUNTY/MERIDIAN & DISTRICT STANDARD AND EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL SCHEDULE THE WORK SO AS TO AVOID DAMAGE OR DISRUPTION TO THE UTILITIES. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR DAMAGE TO UTILITIES BOTH OF THE CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES ON CONSTRUCTION SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES ON DIG LINE (342-1848) FOR EXACT LOCATIONS & MARKING OF UTILITIES PRIOR TO DIGGING.
3. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5.00%. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2.00%. SLOPES TO THE PEDESTRIAN RAMPS SHALL NOT EXCEED 12:1 SLOPE IN ANY DIRECTION. THERE ARE NO RIS CHANGES EXCEEDING 1.5 INCHES, THE MAXIMUM SLOPES.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

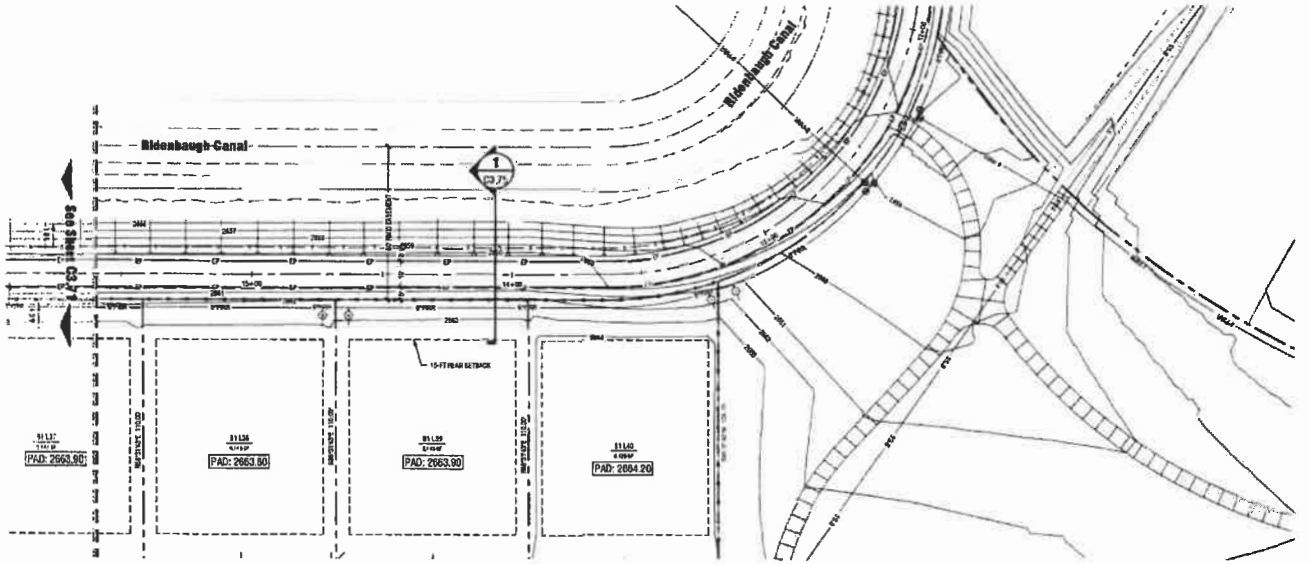
1. AGENCY COMMENTS	07-29-21
2. AGENCY COMMENTS	08-26-21

Project No. 1961
Date 07-29-2021
C.O. # Sheet C
Drawn By: VAN/LAWS

Ridenbaugh Canal Pathway Plan

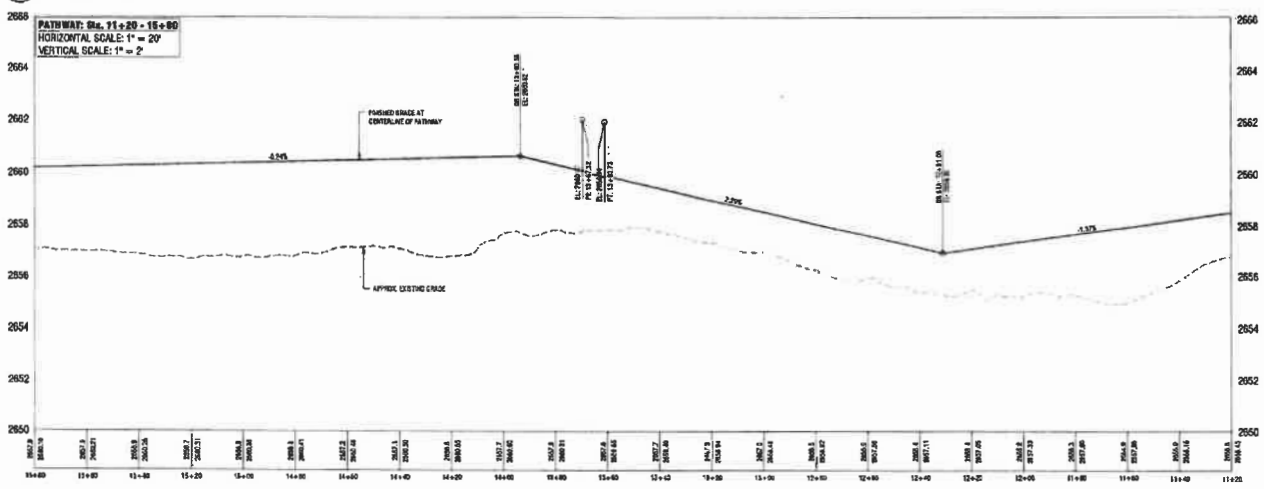
C3.71

Exhibit C-1, page 3



Pathway Plan

Horizontal Scale: 1" = 20'



Sheet Notes:

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE ISPWC STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), CITY OF MERIDIAN'S ENGINEER, AND ADA COUNTY HIGHWAY DISTRICT STANDARDS. NO EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 19, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES 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 1-800-63-IDAHO (1-800-634-8364) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO CONSTRUCTION.
3. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5.00%. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2.00%. SLOPES WITHIN PEDESTRIAN RAMPS SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION. THESE AREAS TOLERANCES ALLOWED ABOVE THE MAXIMUM SLOPES.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

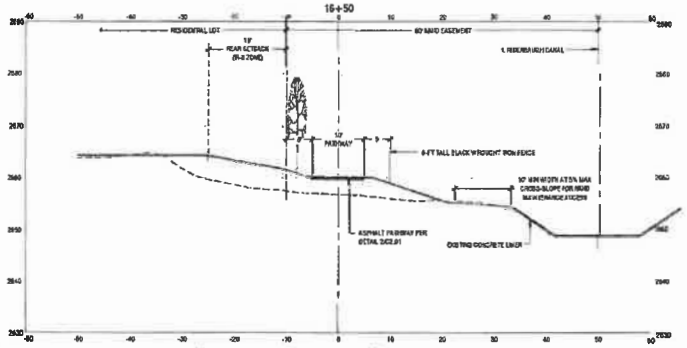
Date	
1. AGENCY COMMENTS	07-28-25
2. AGENCY COMMENTS	08-26-25

Project No.: 17-100
Date of Issuance: 04-03-2025
Drawn by: Author: Checked by:

Ridenbaugh Canal Pathway Plan

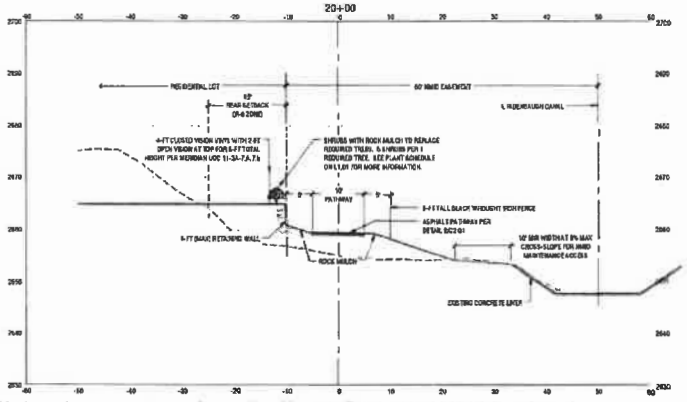
C3.72

Exhibit C-1, page 4



1 **Ridenbaugh Canal - Mixed Used Pathway - Typical Cross Section (Viewed to West)**

Scale: 1" = 10'



2 **Ridenbaugh Canal - Mixed Used Pathway with Boulder Wall - Typical Cross Section (Viewed to West)**

Scale: 1" = 10'

Sheet Notes:

1. ALL CONSTRUCTION AND MATERIAL SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), CITY OF MERIDIAN STANDARDS, AND ADA COUNTY HIGHWAY DISTRICT STANDARDS. NO EXCEPTIONS ARE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.
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 EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES TO BE SOLE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO CAREFULLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR ONE-CALL (1-800-1388) FOR EXACT LOCATIONS A MINIMUM OF 48-HOURS PRIOR TO DIGGING.
3. LONGITUDINAL SLOPE OF ALL SIDEWALKS SHALL NOT EXCEED 5.00%. CROSS SLOPES OF ALL SIDEWALKS SHALL NOT EXCEED 2.00%. SLOPES WITHIN PROJECT GRAIN IN ANY SHALL NOT EXCEED 1:12 SLOPE IN ANY DIRECTION. THERE ARE NO TOLERANCES ALLOWED ABOVE THE MAXIMUM SLOPES.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

1. AGENCY COMMENTS 07-28-25
2. AGENCY COMMENTS 09-24-25

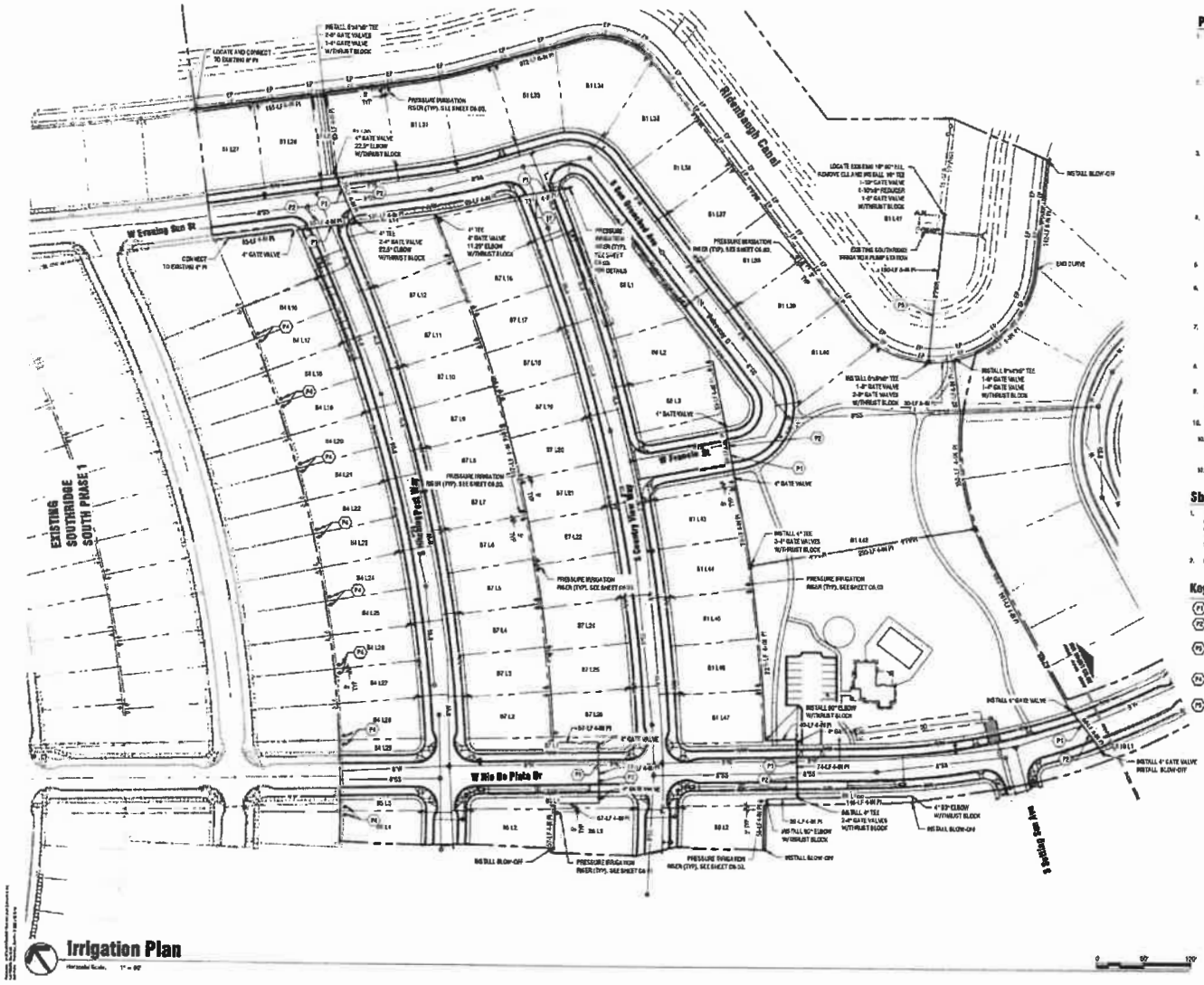
10981
STATE OF IDAHO
09/24/2025

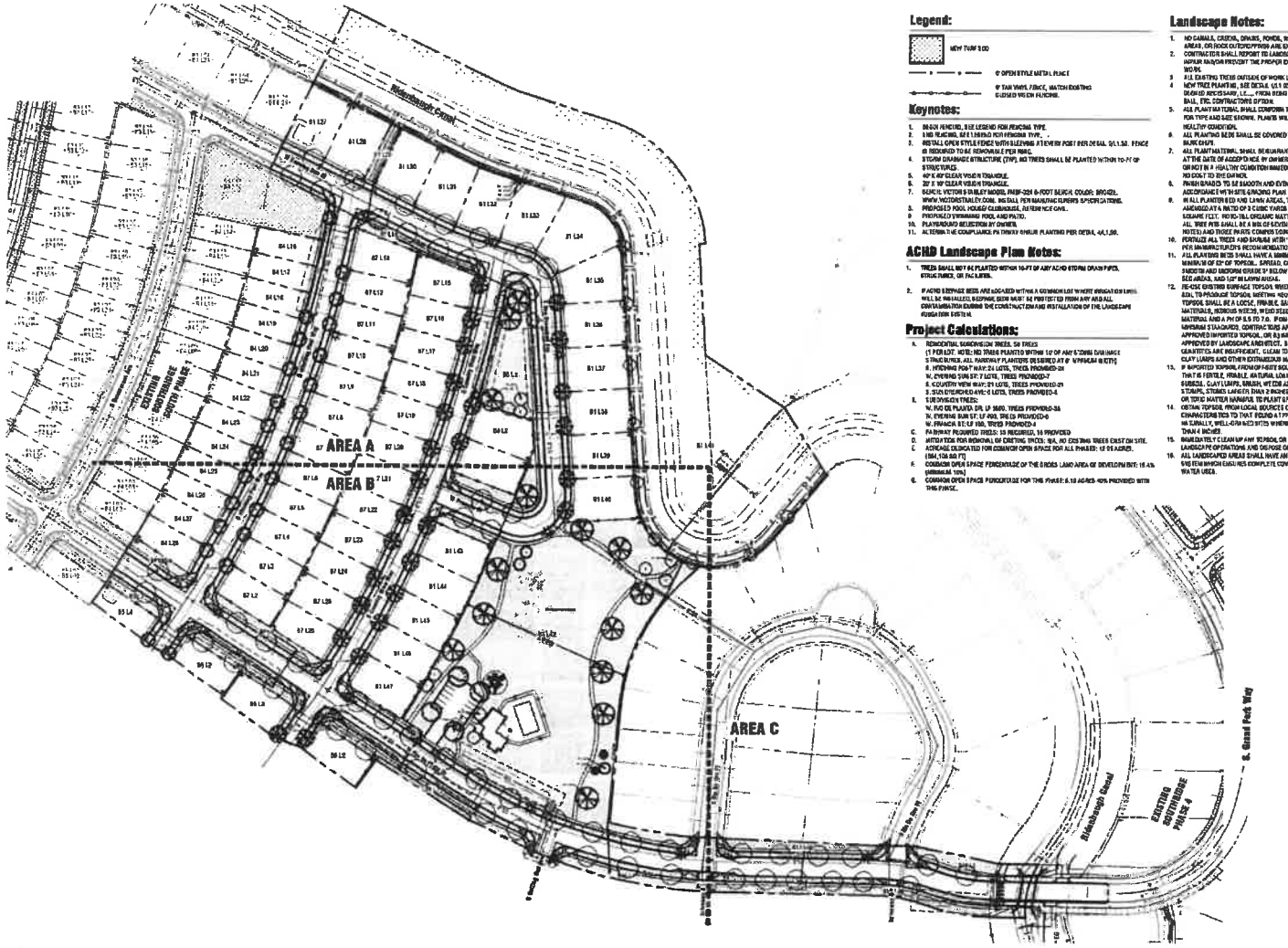
Project No.: 19101
Current Revision: 09-24-2025
Drawn by: R.DIAZ-MARTA

Ridenbaugh Canal Pathway Sections

C3.75

Exhibit C-1, page 5


EXISTING SOUTHRIDGE SOUTH PHASE 1
W Evening Sun St
W Rio De Plata Dr
Nampa Canal
Nampa Canal
Nampa Canal
Nampa Canal
Nampa Canal
W Fresno St
Nampa Canal
Nampa Canal
Nampa Canal
Nampa Canal
Nampa Canal



Legend:

NEW TURF SOD

— x — x — @ OPEN STYLE METAL FENCE

—•—•— @ TAN VINYL FENCE, MATCH EXISTING EXISTED WHEN FEASIBLE.

Keynotes:

1. SEE SOD PERIMETER, SEE LEGEND FOR PERIMETER TYPE.
2. NO FENCING, SEE LEGEND FOR FENCING TYPE.
3. INSTALL OPEN STYLE FENCE WITH SLEEVING AT EVERY POST PER DETAIL S/L1.50. FENCE IS REQUIRED TO BE REMOVABLE PER PARC.
4. STORM DRAINAGE STRUCTURE (TYP). NO TREES SHALL BE PLANTED WITHIN 10-FT OF STRUCTURES.
5. 40' X 40' CLEAR VISION TRIANGLE.
6. 30' X 30' CLEAR VISION TRIANGLE.
7. BENCH: VICTOR S SHILEY MODEL PABP-324 8-FOOT BENCH. COLOR: BRONZE. WWW.WOODSTANLEY.COM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. PROPOSED POOL HOUSE/CLUBHOUSE, SEE SEPARATE CIVIL.
9. PROPOSED SWIMMING POOL AND PATIO.
10. PLAYGROUND SELECTION BY OWNER.
11. ALTERNATE CONFORMANCE PATHWAY SHRUB PLANTING PER DETAIL 4/L1.50.

ACHD Landscape Plan Notes:

1. TREES SHALL NOT BE PLANTED WITHIN 10-FT OF ANY ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
2. IF ACHD SEEPAGE BEDS ARE LOCATED WITHIN A COMMON LOT WHERE IRRIGATION LINES WILL BE INSTALLED, SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

Project Calculations:

A. RESIDENTIAL SUBDIVISION TREES, 58 TREES
(1 PER LOT. NOTE: NO TREES PLANTED WITHIN 10' OF ANY STORM DRAINAGE STRUCTURES. ALL PARKWAY PLANTERS DESIGNED AT 8' MINIMUM WIDTH)
II. HITCHING POST WAY: 24 LOTS, TREES PROVIDED-24
III. EVERING SUN ST: 7 LOTS, TREES PROVIDED-7
II. EQUESTRI VIEW WAY: 21 LOTS, TREES PROVIDED-21
I. SUN DISCHARGED AVE: 0 LOTS, TREES PROVIDED-0
B. SUBDIVISION TREES:
IV. SOD DEPARTED DR. LP 5600. TREES PROVIDED-36
IV. EVERING SUN ST: LF 4900, TREES PROVIDED-0
IV. FRANCIS ST: LF 1500, TREES PROVIDED-0
C. PARKWAY REQUIRED TREES: 55 REQUIRED, 55 PROVIDED
D. MITIGATION FOR REMOVAL OF EXISTING TREES: N/A, NO EXISTING TREES EXIST ON SITE.
E. ACREAGE DEDICATED FOR COMMON OPEN SPACE FOR ALL PHASES: 12.91 ACRES. (562,108.80 FT)
F. COMMON OPEN SPACE PERCENTAGE OF THE GROSS LAND AREA OF DEVELOPMENT: 18.4% (MINIMUM 10%)
G. COMMON OPEN SPACE PERCENTAGE FOR THIS PHASE: 6.18 ACRES-10% PROVIDED WITH THIS PHASE.

Landscape Notes:

1. NO CANALS, CREEKS, DRAINS, POND, WETLANDS, FLOODPLAINS, HIGH GROUNDWATER AREAS, OR ROCK OUTCROPPINGS ARE EXISTING ON THIS SITE.
2. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
3. ALL EXISTING TREES OUTSIDE OF WORK LIMITS SHALL BE RETAINED AND PROTECTED.
4. NEW TREE PLANTING, SEE DETAIL 6/L1.50. CONTRACTOR SHALL STAKE ALL TREES DESIGNED AS NECESSARY, I.E.____TREES BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTORS OPTION.
5. 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.
6. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF SMALL (1" NICKLE) BARK CHIPS.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
8. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
9. IN ALL PLANTED BED AND LAWN AREAS, THE TOP 8 INCHES OF TOPSOIL SHALL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF COMPOSTED ORGANIC MATTER PER 1,000 SQUARE FEET. PROVIDE ALL ORGANIC MATTER A MINIMUM OF 8 INCHES OVER TOPSOIL. ALL TREE PITS SHALL BE A MIX OF SEVEN PARTS TOPSOIL (AS SPECIFIED IN THESE NOTES) AND THREE PARTS COMPOSTED ORGANIC MATERIAL BY VOLUME.
10. FERTILIZE ALL TREES AND SHRUBS WITH "COMPOSTING" PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 12" OF TOPSOIL, ADD AREAS A MINIMUM OF 12" OF TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 1" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, AND 1/2" IN LAWN AREAS.
12. RE-USE EXISTING SURFACE TOPSOIL WHERE POSSIBLE, VERIFY SUITABILITY OF SURFACE SOIL TO PROVIDE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WOOD STUMPS, ROCKS, SHARDS OR OTHER FOREIGN MATERIAL AND A PH OF 6.5 TO 7.0. FOR ON SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
13. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
14. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURally, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
15. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DAMAGE OF PROPERTY OFF SITE.
16. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH ENSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

1. AGENCY COMMENTS	07-28-25
2. AGENCY COMMENTS	09-24-25

STATE OF IDAHO — PAUL A. THOMAS — LA-15868 — LANDSCAPE ARCHITECT — 09/24/2025

Project No.: 19109
Date of Issuance: 09-24-2025
Project Manager: JOHN SERRIL

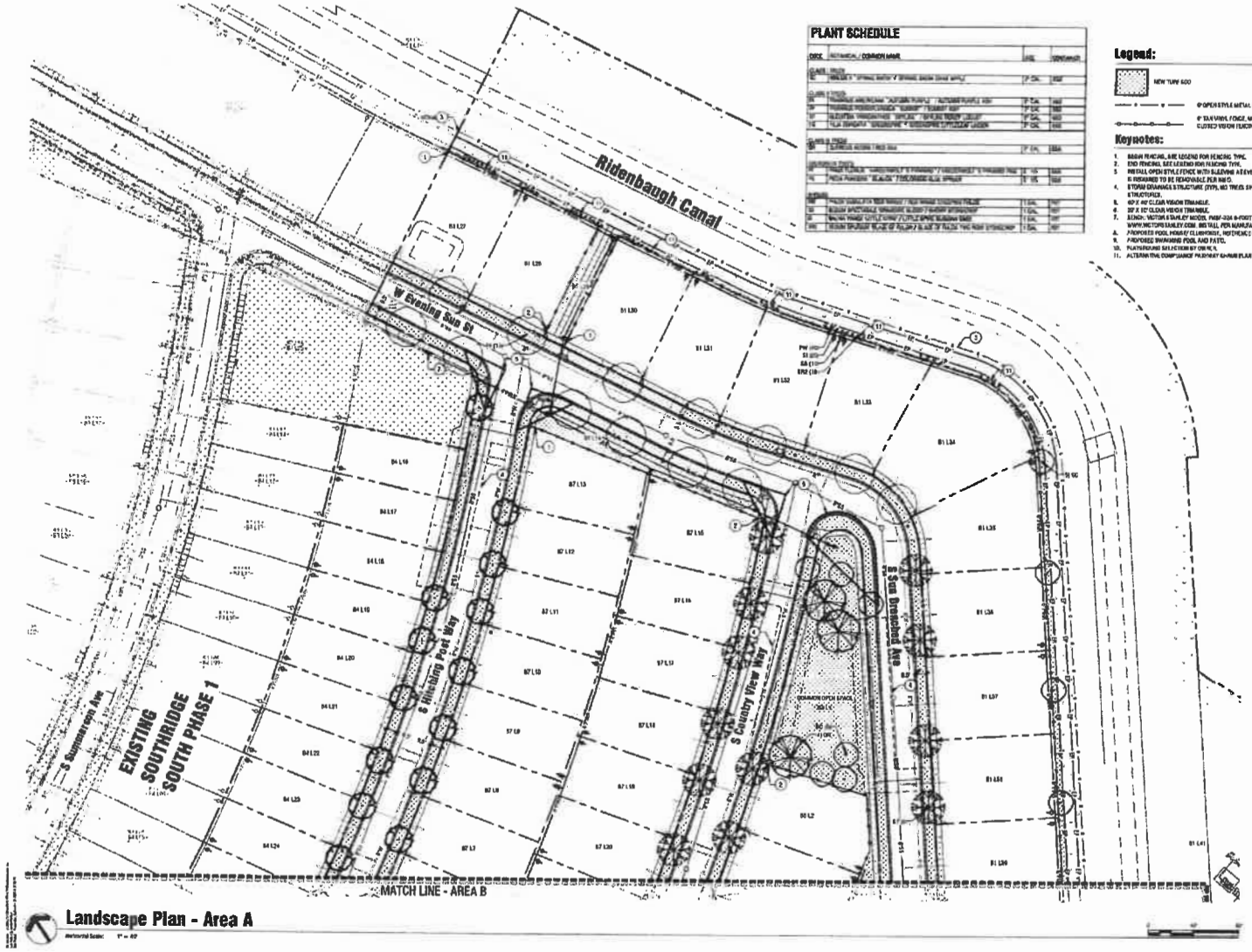
Landscape Overview

L1.00

Overview
Horizontal Scale: 1" = 60'

0 30 60

Exhibit C-1, page 7



Landscape Plan - Area A

Horizontal Scale: 1" = 40'

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER
CLASS I TREES			
[illegible]	[illegible]	2" CAL.	B&B
CLASS II TREES			
[illegible]	[illegible]	2" CAL.	B&B
[illegible]	[illegible]	2" CAL.	B&B
[illegible]	[illegible]	2" CAL.	B&B
[illegible]	[illegible]	2" CAL.	B&B
SHRUBS & VINES			
[illegible]	[illegible]	2" CAL.	B&B
GROUNDCOVER PLANTS			
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
SEEDING			
[illegible]	[illegible]	1 GAL.	[illegible]
[illegible]	[illegible]	1 GAL.	[illegible]
[illegible]	[illegible]	1 GAL.	[illegible]
[illegible]	[illegible]	1 GAL.	[illegible]

Legend:

- NEW TURF SOD
- 6' OPEN STYLE METAL FENCE
- 6' TAN VINYL FENCE, MATCH EXISTING CLOSED VISION FENCING.

Keynotes:

1. BASIN FENCING, SEE LEGEND FOR FENCING TYPE.
2. END FENCING, SEE LEGEND FOR FENCING TYPE.
3. INSTALL OPEN STYLE FENCE WITH SLEEVING AT EVERY POST PER DETAIL 2/L1.50. FENCE IS REQUIRED TO BE REMOVABLE PER NMFD.
4. STORM DRAINAGE STRUCTURE (TYP). NO TREES SHALL BE PLANTED WITHIN 10-FT OF STRUCTURES.
5. 60' X 40' CLEAR VISION TRIANGLE.
6. 30' X 10' CLEAR VISION TRIANGLE.
7. BENCH: VICTOR STANLEY MODEL PMBF-324 8-FOOT BENCH. COLOR: BRONZE. WWW.VICTORSTANLEY.COM. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
8. PROPOSED POOL HOUSE/ CLUBHOUSE, NOTHING CIVIL.
9. PROPOSED SWIMMING POOL AND PATIO.
10. PLANTING SELECTION BY OWNER.
11. ALTERNATIVE COMPLIANCE PATHWAY 6A-NUR PLANTING PER DETAIL 4/L1.50.

THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

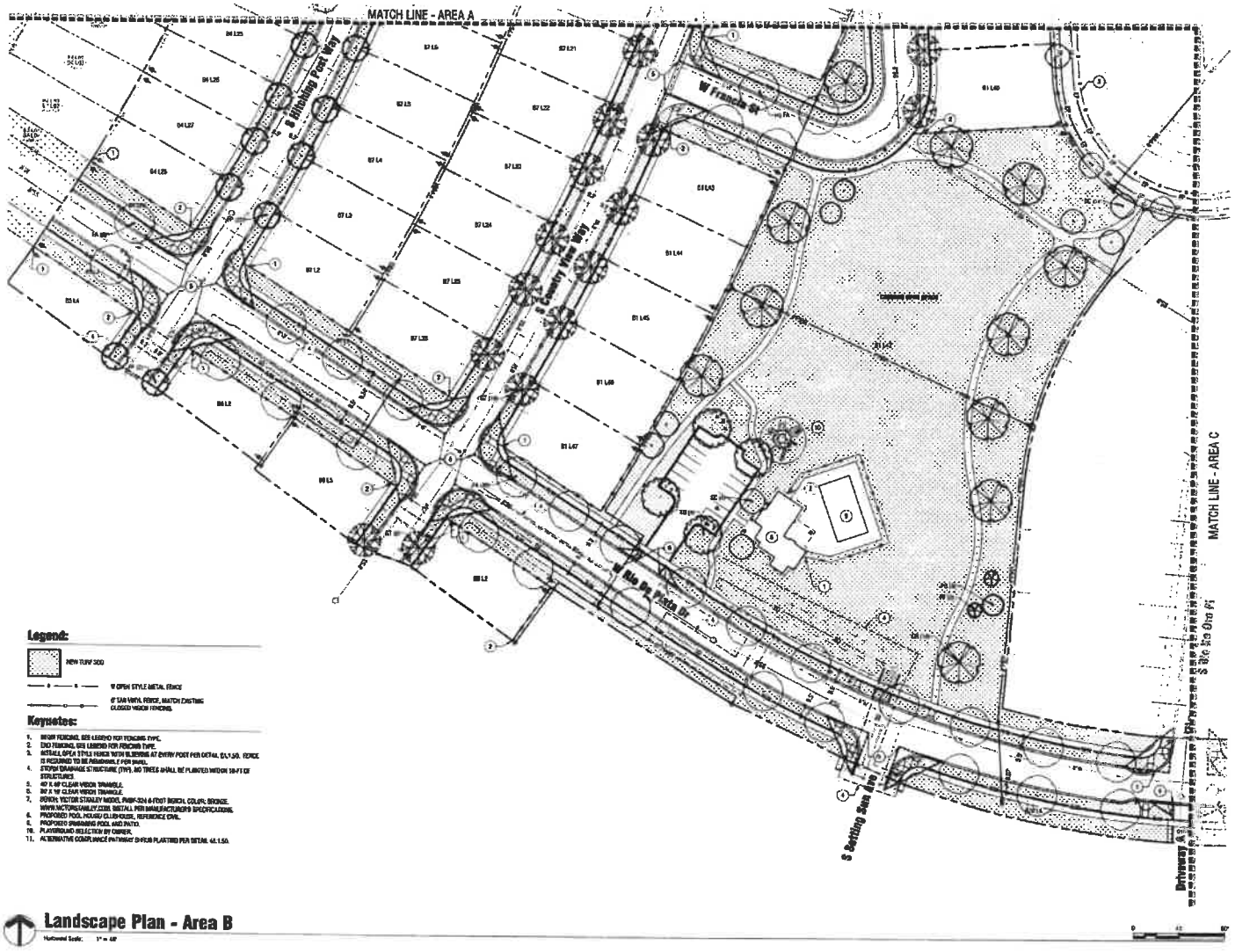
1. AGENCY COMMENTS	07-28-25
2. AGENCY COMMENTS	09-24-25

STATE OF IDAHO
LA-15696
LANDSCAPE ARCHITECT
09/26/2025

Project No. 1912
Date of Issue 10-21-2025
Drawn by: KDMP Checked by:

Landscape
Landscape Plan - Area A

L1.01



THE LAND GROUP

SOUTHRIDGE SOUTH PHASE 2
Challenger Development

MERIDIAN, IDAHO

1. AGENCY COMMENTS 07-28-25
2. AGENCY COMMENTS 09-24-25

LA-10589

Project No.: 0392
Date of Issuance: 03-25-2025
Drawn by: RYAN BARSTAL

Landscape
Landscape Plan - Area B

L1.02

Exhibit C-1, page 9