



Mayor Tammy de Weerd

City Council Members:

Keith Bird
Luke Cavener
Ty Palmer

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTALS TO AGENCIES FOR COMMENTS ON
DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendations will be considered by
the Meridian Planning and Zoning Commission please submit your
comments and recommendations to Meridian City Hall

Attn: Jaycee Holman, City Clerk, by: August 25, 2016

Transmittal Date: August 2, 2016 File No.: H-2016-0075

Hearing Date: September 1, 2016

Request: Public Hearing -Annexation & Zoning of approx 10.398 acres from the RUT zoning district to the R-8 zoning district (approx 6.874 acres) to the R-15 zoning district (approx 3.524 acres); Preliminary Plat approval of 29 single family residential lots, 10 multi-family residential lots & 5 common lots on approx 10.398 acres in the proposed R-8 & R-15 zoning districts; and Conditional Use Permit for a multi-family development consisting of 48 dwelling units in the proposed R-15 zoning district for Maddyn Village

By: A Team Land Consultants

Location of Property or Project: w/side of N. Meridian Rd, s/o E. Ustick Rd, n/o W. Sedgewick Dr.

- Ryan Fitzgerald (No FP)
- Gregory Wilson (No FP)
- Steven Yearsley (No FP)
- Patrick Oliver (No FP)
- Rhonda McCarvel (No FP)
- Tammy de Weerd, Mayor
- City Council
- Sanitary Services
- Building Department
- Fire Department
- Police Department
- City Attorney
- City Public Works
- City Planner
- Parks Department
- Economic Dev.

- Meridian School District
- Meridian Post Office
- Ada County Highway District
- Ada County Development Services
- Central District Health
- COMPASS
- Nampa Meridian Irrig. District
- Settlers Irrig. District
- Idaho Power Company
- Qwest
- Intermountain Gas Co.
- Idaho Transportation Dept.
- Ada County Ass. Land Records
- Downtown Projects:
- Meridian Development Corp.
- Historical Preservation Comm.
- South of RR / SW Meridian:
- NW Pipeline
- New York Irrigation District
- Boise-Kuna Irrigation District
- Boise Project Board of Control/Tim Page

Hearing Date: September 1, 2016

Project Name: Maddyn Village

File No(s): H-2016-0075

Request: (AZ): Request to annex and zone approximately 10.398 acres from the RUT zoning district to the R-8 zoning district (approximately 6.874 acres) to the R-15 zoning district (approximately 3.524 acres), by A Team Land Consultants;

(PP): Request to preliminary plat ~~thirty~~ (29) single-family residential lots, ten (10) multi-family residential lots and five (5) common lots on approximately 10.398 acres in the proposed R-8 and R-15 zoning districts;

(CUP): Request for a conditional use permit for a multi-family development consisting of forty eight (48) dwelling units in the proposed R-15 zoning district;

Location: The site is located on the west side of N. Meridian Road, South of E. Ustick Road, north of W. Sedgewick Drive in the NE $\frac{1}{4}$ of Section 1, Township 3N, Range 1W.



Planning Division

DEVELOPMENT REVIEW APPLICATION

Hearing Date: 8-4-16

STAFF USE ONLY:

Project name: Maddyn Village
File number(s): H-2016-0075
Assigned Planner: Josh Beach
Related files:

Type of Review Requested (check all that apply)

- Accessory Use, Administrative Design Review, Alternative Compliance, Annexation and Zoning, Certificate of Zoning Compliance, City Council Review, Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Conditional Use Permit, Conditional Use Modification, Development Agreement Modification, Final Plat, Final Plat Modification, Planned Unit Development, Preliminary Plat, Private Street, Property Boundary Adjustment, Rezone, Short Plat, Time Extension, UDC Text Amendment, Vacation, Variance, Other

Applicant Information

Applicant name: A Team Land Consultants, Steve Arnold
Applicant address: 1785 Whisper Cove Avenue
City: Boise
State: ID Zip: 83709

Applicant's interest in property: Other Representative

Owner name: Kyle Enzler
Owner address: 3001 N. Meridian Road
City: Meridian
State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Representative
Firm name: A Team Land Consultants
Agent address: 1785 Whisper Cove Avenue
City: Boise
State: ID Zip: 83709

Primary contact is: Applicant

Subject Property Information

Location/street address: 3001 & 2975 N Meridian Road
Assessor's parcel number(s): R818982007 and 10
Township, range, section: 3N1W Sec 1
Total acreage: 10.32
Zoning district: RUT

Project/subdivision name: Maddyn Village Subdivision
General description of proposed project/request: The applicant is proposing 28 new single family lots, two existing, and nine four plex buildings and two eight plex buildings.
Proposed zoning district(s): R-8 and R-15
Acres of each zone proposed: approximately 3.5-acres R-15, and 6.9-acres of R-8.
Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other _____
Who will own & maintain the pressurized irrigation system in this development? The HOA
Which irrigation district does this property lie within? NMID
Primary irrigation source: Surface Water Secondary: Potable Water
Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 52,707 s.f


Residential Project Summary (if applicable)

Number of residential units: 82 Number of building lots: 41
Number of common lots: 5 Number of other lots: n/a
Proposed number of dwelling units (for multi-family developments only):
1 bedroom: _____ 2-3 bedrooms: 52 4 or more bedrooms: _____
Minimum square footage of structure (excl. garage): 1,000 mf Maximum building height: 35' sf, 30' mf
Minimum property size (s.f.): 5,721 s.f Average property size (s.f.): _____
Gross density (Per UDC 11-1A-1): 7.8 units/acre Net density (Per UDC 11-1A-1): _____
Acreage of qualified open space: 1.2-acres Percentage of qualified open space: 11-percent
Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): A portion of the buffer along Meridian Road, pathways and common areas, along with a community garden.
Amenities provided with this development (if applicable): Gazebo/plaza, pathways, community garden, bocci ball court
Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____
Gross floor area proposed: _____ Existing (if applicable): _____
Hours of operation (days and hours): _____ Building height: _____
Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: A Team Land Consultants, Steve Arnold
Applicant signature:  Date: 6-13-16



June 20, 2016

Mr. Bill Parsons, Planning Supervisor
City of Meridian
33 E. Broadway Avenue
Meridian, Idaho 83642

Dear Bill:

Subject: Maddyn Village Subdivision

On behalf of Maddyn Homes LLC, A Team Land Consultants presents to the City of Meridian a Conditional Use, Annexation and Rezone, and a Preliminary Plat application for the proposed Maddyn Village Subdivision. The subject property is located on the west side of Meridian Road, approximately 400-feet south of Ustick Road. The property contains 10.32 total acres and was previously platted as Lots 1 and 2, Block 1, Strasser Farms Subdivision.

Project Summary

The applicant is proposing 28 new single family lots, two existing homes to remain, 9 four plex buildings, 2 eight plex buildings and 5 common lots. The site is currently zone RUT, the developer is requesting an R-8 zone for the single family portion, and R-15 for the multifamily portion of the site. The gross density of the residential area is calculated at 7.8 dwelling units to the acre. All of the residential lots will have access via a public street extension from the south, all the multifamily units will access Meridian Road via common drive isle running parallel to Meridian Road. There will be no other direct lot access to Meridian Road. There are several common areas planned in the center of the development, a gazebo and picnic/plaza area, a bocci ball court, common pathways throughout and a community garden. There is an existing 6-foot cedar fence adjacent to our south and west boundary, we will continue that adjacent to our north boundary. Fencing will be constructed in accordance with City Code.

Drive Isles and Adjacent Roads

Primary accesses to the proposed development is one driveway off Meridian Road, and the extension of Spring Water Street from the south into the development. The two existing single family homes currently take access off a driveway from Meridian Road. That driveway will be reconfigured to take access to the internal public roads. The multifamily is the only portion of the site that will directly access Meridian Road. The intent around splitting the access (multifamily accessing Meridian Road and the single family accessing the stub street to the

south) was to split the traffic to mitigate the impacts to the subdivision to the south. This will also have similar traffic patterns sharing access to the existing single family roads.

The internal private drives to the multifamily will be constructed as a 25-foot drive isle, 19-foot parking stalls on both sides and sidewalks adjacent to the parking. The public streets within the single family will be constructed as 29-foot street sections with curbs, gutters and sidewalks within 40-feet of right-of-way. A traffic study was not included with this application due to the minimal amount of trips this site generates per day; approximately 630 trips per day.

Utilities, Irrigation and Storm Drainage

There are existing wet and dry utilities adjacent to this site's east and south property line. The developer is proposing to extend both sewer and water from the east and south into this development. We are currently showing a looped water system within the development. Dry utilities will also be extended into this site to all building lots. The common areas will also be utilized for storm drain, with seepage beds handling the nuisance water. Pressurized irrigation will be supplied to all building and common lots.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on April 21, 2016. The main concern was the increase in the traffic that would be coming from the single family portion of this site. The concern about the increase in traffic was the reason that we split the site with the multifamily accessing Meridian Road and the single family accessing the public streets to the south. With the split, there will be less than 280 trips per day added to the streets to the south.

Proposed Buildings

As part of the application we are submitting color photographs of the proposed multifamily buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote owner occupied building or a higher end rental unit. Each of the four plex units is two stories with its own individual entrance on each side of the building. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. To help mix

up the product type we have included an 8-plex building. This should help with product diversity and break up the building facades.

Amenities and Open Space

The proposed development includes 1.2 acres (1.56 with four plex area) of open space to be used for a picnic/gazebo area, bocci ball court, community gardens and pedestrian pathways. Additional landscape buffering is being provided along Meridian Road to help buffer that road to the adjacent multifamily buildings. We are aligning a large common area central to the site that will have a gazebo with picnic benches and a plaza/sitting, this area will align with our main site entrance off Meridian Road. All landscape areas will be landscaped in accordance with Meridian City landscaping requirements.

Vision Statement

This site is a great location for multifamily and single family development, the multifamily use will provide a nice transition into the site from Meridian Road. The developer will also be the builder of both products and has a very unique floor plan and elevations for both uses which will greatly enhance the quality of the project. Extensive care will be provided to "build value" into this development. Our vision is to work with the City and create a neighborhood that will add value to the community. We encourage members of Staff, the Planning and Zoning Commission and City Council to participate in this Vision. This will only enhance the community and the project, which will be a benefit to all.

It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City and will be a high quality residential development along a major gateway to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Kyle Enzler

**DESCRIPTION FOR
MADDYN VILLAGE SUBDIVISION
R-8 ZONE**

A portion of Lots 1 and 2, Block 1 of Strasser Farms Subdivision as is filed in Book 59 of Plats at Page 5,761 records of Ada County, Idaho located in Government Lot 1, Section 1, T.3N., R.1W., B.M., Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 1 from which the E1/4 corner of said Section 1 South 00°17'24" West, 2,658.38 feet;

Thence along the East boundary line of said Section 1 South 00°17'24" West 426.49 feet;

Thence leaving said East boundary line North 89°19'19" West, 40.00 feet to the NE corner of said Lot 1;

Thence along the North boundary line said Lot 1 North 89°19'19" West, 296.24 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said North boundary line South 00°40'37" West, 79.39 feet;

Thence North 89°46'02" East, 22.03 feet;

Thence South 66°24'09" East, 94.32 feet;

Thence South 00°01'09" West, 59.50 feet;

Thence South 23°35'51" West, 45.20 feet;

Thence North 89°58'51" West, 192.50 feet;

Thence South 30°35'37" West, 36.62 feet;

Thence South 58°50'07" East, 143.81 feet;

Thence South 00°06'16" West, 36.13 feet;

Thence South 30°43'31" West, 48.13 feet;

Thence North 89°53'44" West, 57.80 feet;

Thence North 58°50'07" West, 112.02 feet;

Thence South 31°09'53" West, 20.00 feet;

Thence South 58°50'07" East, 53.77 feet;

Thence South 00°35'19" West, 117.16 feet to a point on the South boundary line of said Lot 2;

Thence along said South boundary line North 89°19'53" West, 457.31 feet to the SW corner of said Lot 2;

Thence along said West boundary line of said Lots 2 and 1 North 00°17'24" East, 507.11 feet to the NW corner of said Lot 1;

Thence along said North boundary line of said Lot 1 South 89°19'19" East, 597.28 feet to the **REAL POINT OF BEGINNING**. Containing 6.68 acres, more or less.



**DESCRIPTION FOR
MADDYN VILLAGE SUBDIVISION
R-15 ZONE**

A portion of Lots 1 and 2, Block 1 of Strasser Farms Subdivision as is filed in Book 59 of Plats at Page 5,761 records of Ada County, Idaho located in Government Lot 1, Section 1, T.3N., R.1W., B.M., Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 1 from which the E1/4 corner of said Section 1 bears South 00°17'24" West, 2,658.38 feet;

Thence along the East boundary line of said Section 1 South 00°17'24" West 426.49 feet;

Thence leaving said East boundary line North 89°19'19" West, 40.00 feet to the NE corner of said Lot 1, said point being the **REAL POINT OF BEGINNING**;

Thence along the East boundary line of said Lots 1 and 2 South 00°17'24" West, 506.97 feet to the SE corner of said Lot 2;

Thence along the South boundary line of said Lot 2 North 89°19'53" West, 436.21 feet;

Thence leaving said South boundary line North 00°35'19" East, 117.16 feet;

Thence North 58°50'07" West, 53.77 feet;

Thence North 31°09'53" East, 20.00 feet;

Thence South 58°50'07" East, 112.02 feet;

Thence South 89°53'44" East, 57.80 feet;

Thence North 30°43'31" East, 48.13 feet;

Thence North 00°06'16" East, 36.13 feet;

Thence North 58°50'07" West, 143.81 feet;

Thence North 30°35'37" East, 36.62 feet;

Thence South 89°58'51" East, 192.50 feet;

Thence North 23°35'51" East, 45.20 feet;

Thence North 00°01'09" East, 59.50 feet;

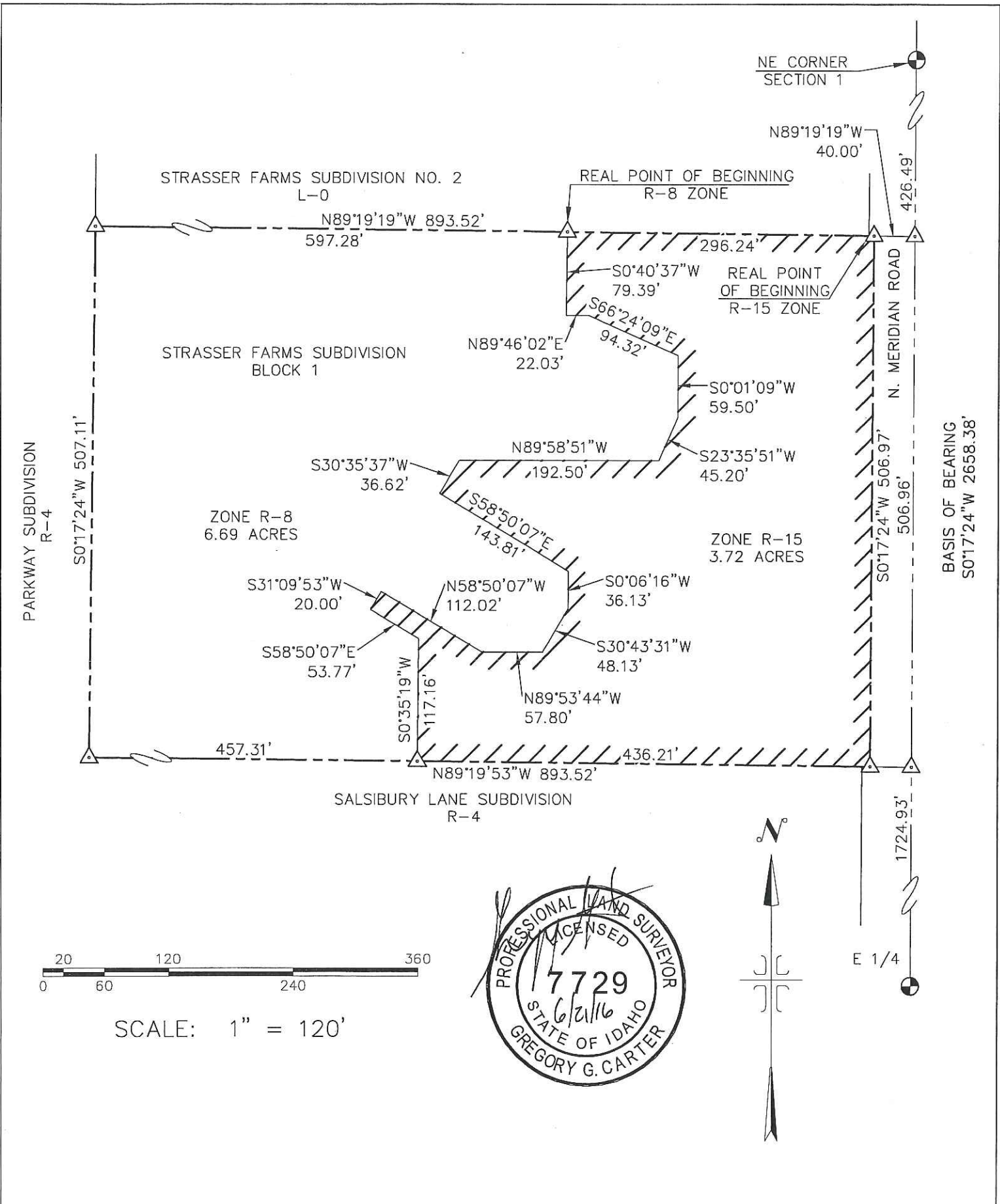
Thence North 66°24'09" West, 94.32 feet;

Thence South 89°46'02" West, 22.03 feet;

Thence North 00°40'37" East, 79.39 feet to a point on the North boundary line of said Lot
1;

Thence along said North boundary line South 89°19'19" East, 296.24 feet to the **REAL
POINT OF BEGINNING**. Containing 3.72 acres, more or less.





S:\ISG Projects\Maddyn Village Sub 16-151\dwg\Maddyn Boundary.dwg 6/21/2016 2:49:53 PM

ISG IDAHO SURVEY GROUP, P.C.

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570

EXHIBIT DRAWING FOR
R-8 AND R-15 ZONES
MADDYN VILLAGE SUBDIVISION

LOCATED IN GOVERNMENT LOT 1, SECTION 1, T.3N., R.1W., B.M.,
MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 16-151
SHEET NO. 1
DWG. DATE 6/21/2016

EXHIBIT A

Lot 1, Block 1, Strasser Farms Subdivision, according to the plat thereof, filed in Book 59 of Plats at page(s) 5761, records of Ada County, Idaho.

EXCEPTING THEREFROM that portion deeded to Ada County Highway District by Warranty Deed recorded July 1, 2015, as Instrument No. 2015-058949, records of Ada County, Idaho, described as follows:

A parcel of land situated in the NE1/4 of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being a portion of Lot 1 of Block 1 of Strasser Farms Subdivision, filed in Book 59 of Plats at Pages 5761 & 5762 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap marking the Northeast corner of said Section 1 from which a 5/8" rebar marking the East quarter corner of said Section 1 bears S 0° 17' 06" W a distance of 2658.38 feet; Thence along the East line of said NE1/4 of Section 1, S 0° 17' 06" W a distance of 426.48 feet to a point; Thence

leaving said East line, N 89° 19' 44" W a distance of 40.00 feet to point on the West right-of-way of Meridian Road and the Northeast corner of said Lot 1, said point being the POINT OF BEGINNING; Thence

N 89° 19' 44" W a distance of 9.00 feet along the Northerly boundary of said Lot 1 to a point; Thence leaving said Northerly boundary S 0° 17' 06" W a distance of 132.99 feet along a line parallel with and measuring 49.00 feet West of the East line of said NE1/4 of Section 1 to a point; Thence

S 0° 52' 55" E a distance of 124.06 feet to the Southerly boundary of said Lot 1; Thence

S 89° 20' 11" E a distance of 6.47 feet along said Southerly boundary to the Southeast corner of said Lot 1; Thence

N 0° 17' 06" E a distance of 257.01 feet along the Easterly boundary of said Lot 1 and said West right-of-way to the POINT OF BEGINNING.



8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY

2016-012685
02/16/2016 11:11 AM
\$22.00

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

File No. 577685 DA/SB

ACCOMMODATION

DEED OF TRUST

THIS DEED OF TRUST, Made February 9, 2016 between **Steven D Lee**, a single person herein called GRANTOR, whose address is: 74 Navarre, Irvine, CA 92612; Pioneer Title Company of Ada County, herein called TRUSTEE; and **The J Brent Davis and A Virginia Davis Family Trust** whose mailing address is: 2524 W. Timber Drive, Eagle, ID 83616, herein called BENEFICIARY;

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Ada, State of Idaho, described as follows:

THE REAL PROPERTY IS NOT MORE THAN EIGHTY (80) ACRES AND IS NOT PRINCIPALLY USED FOR THE AGRICULTURAL PRODUCTION OF CROPS, LIVESTOCK, DAIRY OR AQUATIC GOODS, OR IS NOT MORE THAN FORTY (40) ACRES REGARDLESS OF USE, OR IS LOCATED WITHIN AN INCORPORATED CITY OR VILLAGE.

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of Five Hundred Ninety Thousand Dollars and No Cents (\$590,000.00) final payment due April 15, 2016, and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided, further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; to cultivate; irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire, vandalism and malicious mischief insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. The provisions hereof are subject to the mutual agreements of the parties as below set forth.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee and to pay all costs and expenses, including cost of evidence of title and attorneys' fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay: (a) at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; (b) when due, subject to the mutual agreements of the parties as below set forth, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; (c) all allowable expenses of this Trust.

(5) Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Grantor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such power, pay allowable expenses.

(6) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof.

B. It is mutually agreed that:

(1) Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(3) At any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in any reconveyance executed under this deed of trust of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(5) As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(6) Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated.

Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of title evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at accrued legal judgment rate per annum; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(7) This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(8) Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.

(9) In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address herein before set forth.

✓ Steven D Lee
Steven D Lee

California
State of ~~Utah~~, County of Orange

* On this 2/2/16 day of February in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven D Lee known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: Orange, CA
Commission Expires: Apr 8 2016



EXHIBIT A

Lot 1, Block 1, Strasser Farms Subdivision, according to the plat thereof, filed in Book 59 of Plats at page(s) 5761, records of Ada County, Idaho.

EXCEPTING THEREFROM that portion deeded to Ada County Highway District by Warranty Deed recorded July 1, 2015, as Instrument No. 2015-058949, records of Ada County, Idaho, described as follows:

A parcel of land situated in the NE1/4 of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being a portion of Lot 1 of Block 1 of Strasser Farms Subdivision, filed in Book 59 of Plats at Pages 5761 & 5762 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap marking the Northeast corner of said Section 1 from which a 5/8" rebar marking the East quarter corner of said Section 1 bears S 0° 17' 06" W a distance of 2658.38 feet; Thence along the East line of said NE1/4 of Section 1, S 0° 17' 06" W a distance of 426.48 feet to a point; Thence leaving said East line, N 89° 19' 44" W a distance of 40.00 feet to point on the West right-of-way of Meridian Road and the Northeast corner of said Lot 1, said point being the POINT OF BEGINNING; Thence N 89° 19' 44" W a distance of 9.00 feet along the Northerly boundary of said Lot 1 to a point; Thence leaving said Northerly boundary S 0° 17' 06" W a distance of 132.99 feet along a line parallel with and measuring 49.00 feet West of the East line of said NE1/4 of Section 1 to a point; Thence S 0° 52' 55" E a distance of 124.06 feet to the Southerly boundary of said Lot 1; Thence S 89° 20' 11" E a distance of 6.47 feet along said Southerly boundary to the Southeast corner of said Lot 1; Thence N 0° 17' 06" E a distance of 257.01 feet along the Easterly boundary of said Lot 1 and said West right-of-way to the POINT OF BEGINNING.



8151 W. Rifleman Street
Boise, ID 83704

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2016-011144
02/09/2016 04:34 PM
\$13.00

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

File No. 577685 DA/SB

WARRANTY DEED

For Value Received

Ida T. Sweet, an unmarried woman

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Steven D Lee, a single person

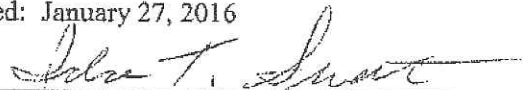
hereinafter referred to as Grantee, whose current address is 74 Navarre Irvine, CA 92612

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.


Dated: January 27, 2016



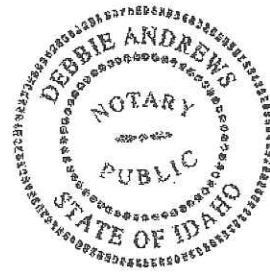
Ida T. Sweet

State of ID, County of Ada

On this 9th day of January in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Ida T. Sweet, known or identified to me to be the person that executed the foregoing instrument, and acknowledged to me that she executed the same.



Residing at: Boise, ID
Commission Expires: 11/17/21



Project Name: Ustick Rd & Meridian Rd
Project: 313039
Name: Daniel and Celeste Sweet
R/W Parcel No: 27
T3N, R1W, Sec. 1
APN: R8189820070

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
ADA COUNTY HIGHWAY DIST

2015-029025
04/09/2015 03:28 PM
NO FEE



(Reserved for Ada County Recorder)

WARRANTY DEED

THIS INDENTURE, made this 2 day of April, 2015, **Daniel F. Sweet and Celeste T. Sweet**, husband and wife, the "GRANTOR", and **Ada County Highway District**, a body politic and corporate of the State of Idaho, the "GRANTEE";

WITNESSETH:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO those exceptions to title to which this conveyance is expressly made subject, and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District
3775 Adams Street
Garden City, Idaho 83714-6499

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Project Name: Ustick Rd & Meridian Rd
Project: 313039
Name: Daniel and Celeste Sweet
R/W Parcel No: 27
T3N, R1W, Sec. 1
APN: R8189820070

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by the GRANTOR, the day, month and year herein first above written.

Grantor:

Daniel F. Sweet

Daniel F. Sweet

Owner

Celeste T. Sweet

Celeste T. Sweet

Owner

STATE OF Idaho)

County of Ada)

ss.

On this 2nd day of April, 2015, before me, Barbara E. Burton a Notary Public in and for the State of Idaho, personally appeared Daniel F. Sweet & Celeste T. Sweet, known or identified to me to be the person(s) who executed this instrument, and acknowledged to me that they executed the same.

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

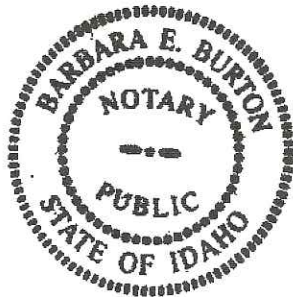
Barbara E. Burton

Notary Public for Idaho.

Residing at: Bowle

My commission expires: 10/12/18

(SEAL)



The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

EXHIBIT A

ACHD Project: Ustick Road and Meridian Road
ACHD Project No.: 313039
Owner of Record: Daniel F. & Celeste T. Sweet
Ada Co. Parcel No. : R8189820070
S.1, T.3 N., R.1 W., B.M.

Parcel 27 Right-of-Way Requirement

A parcel of land situated in the NE $\frac{1}{4}$ of Section 1, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being a portion of Lot 2 of Block 1 of Strasser Farms Subdivision filed in Book 59 of Plats at Pages 5761 & 5762, Official Records, Ada County, Idaho, more particularly described as follows:

COMMENCING at a found aluminum cap marking the northeast corner of said Section 1 from which a $\frac{5}{8}$ " rebar marking the east quarter corner of said Section 1 bears S $0^{\circ}17'06''$ W a distance of 2658.38 feet;

Thence along the east line of said NE $\frac{1}{4}$ of Section 1, S $0^{\circ}17'06''$ W a distance of 683.48 feet to a point;

Thence leaving said east line, N $89^{\circ}20'11''$ W a distance of 40.00 feet to the west right-of-way of Meridian Road and the northeast corner of said Lot 2, said point being the POINT OF BEGINNING.

Thence continuing N $89^{\circ}20'11''$ W a distance of 6.47 feet along the northerly boundary of said Lot 2 to a point;

Thence leaving said northerly boundary, S $0^{\circ}52'55''$ E a distance of 121.44 feet to a point 44.00 feet west of, measured perpendicular to, the east line of the said NE $\frac{1}{4}$ of Section 1;

Thence S $0^{\circ}17'06''$ W a distance of 128.60 feet along a line parallel with and measuring 44.00 feet west of the east line of said NE $\frac{1}{4}$ of Section 1 to a point on the southerly boundary of said Lot 2;

Thence S $89^{\circ}20'11''$ E a distance of 4.00 feet along said southerly boundary to the southeast corner of said Lot 2;

Thence N $0^{\circ}17'06''$ E a distance of 250.01 feet along the easterly boundary of said Lot 2 and said west right-of-way to the POINT OF BEGINNING.

Said described Parcel contains 1,150 square feet (0.026 acres) and is subject to covenants, easements and restrictions of record.



PARCEL 27

EXHIBIT A

USTICK ROAD AND MERIDIAN ROAD

ACHD PROJECT NO.: 313039

OWNER: DANIEL F. & CELESTE T. SWEET

ASSESSOR PARCEL # R8189820070

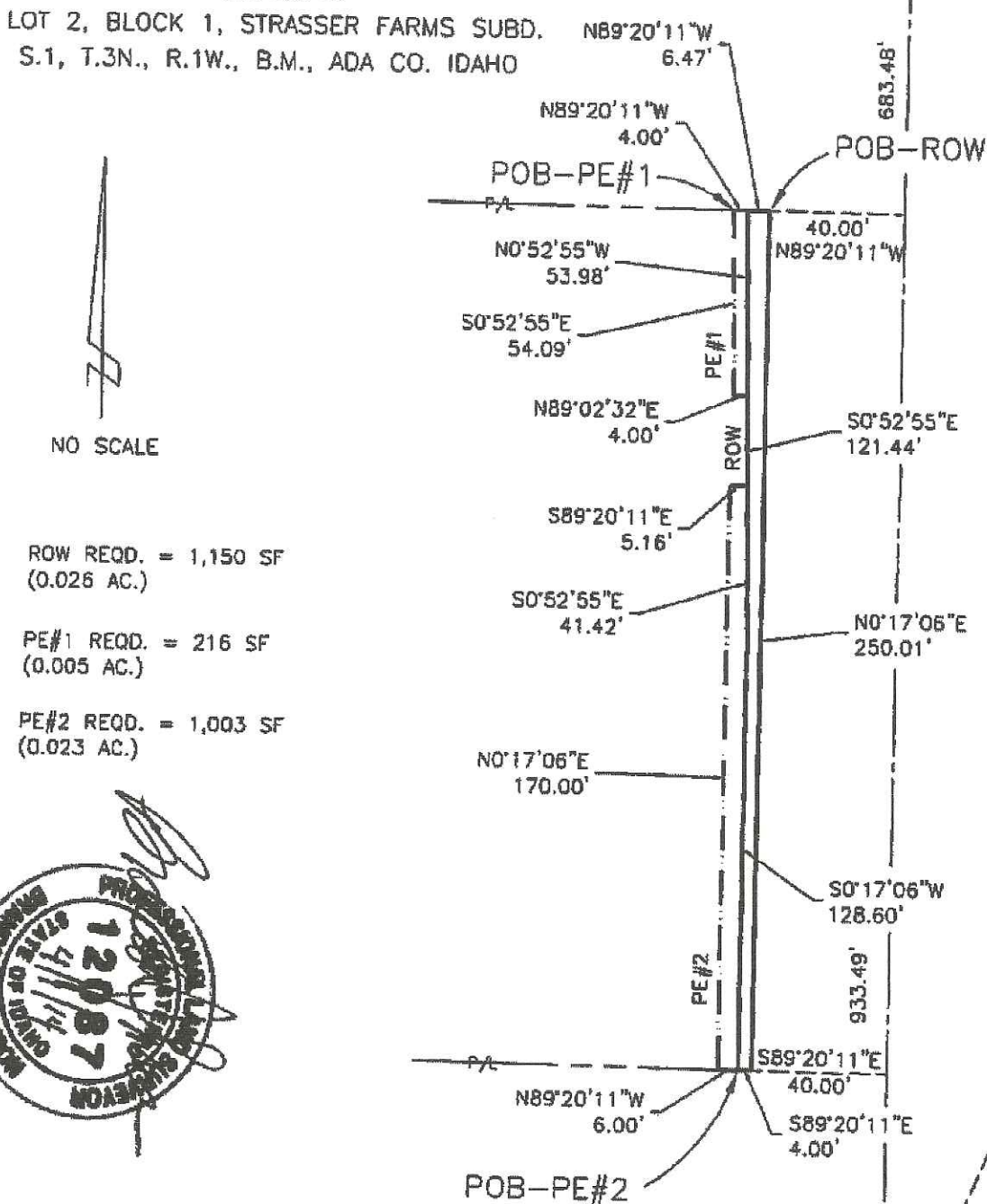
LOCATED IN:

LOT 2, BLOCK 1, STRASSER FARMS SUBD. N89°20'11"W
S.1, T.3N., R.1W., B.M., ADA CO. IDAHO 6.47'

USTICK ROAD

T.4.N. 36 31 NE COR SEC 1
T.3N. 1 6 ALUM CAP

R.1W.
R.1E.



NO SCALE

ROW REQD. = 1,150 SF
(0.026 AC.)

PE#1 REQD. = 216 SF
(0.005 AC.)

PE#2 REQD. = 1,003 SF
(0.023 AC.)



ADA COUNTY
HIGHWAY DISTRICT

3775 ADAMS STREET
GARDEN CITY, IDAHO 83714

SURVEY SECTION
208-387-6245
FEB. 2014

MERIDIAN ROAD

N0°17'06"E - 2658.38'

1 0 6
E 1/4 COR SEC 1
5/8" REBAR

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, Kyle Enzler, 3001 N Meridian Road
Meridian ID 83646

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

A Team Land Consultants, 1785 Whisper Cove Avenue, Boise ID 83709

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 14 day of June, 2016

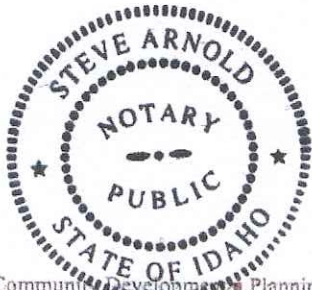
[Signature] (Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

[Signature] (Notary Public for Idaho)

Residing at: Boise Id.

My Commission Expires: 2/17/21



Steve Arnold

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, June 17, 2016 3:08 PM
To: 'Steve Arnold'
Subject: RE: Maddyn Village

Steve,

A traffic impact study is not required for this application.

Please let me know if you have any questions.

Mindy

Mindy Wallace, AICP
Planner III
Ada County Highway District
208-387-6178

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, June 16, 2016 10:30 AM
To: Mindy Wallace
Subject: Maddyn Village

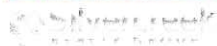
Mindy,

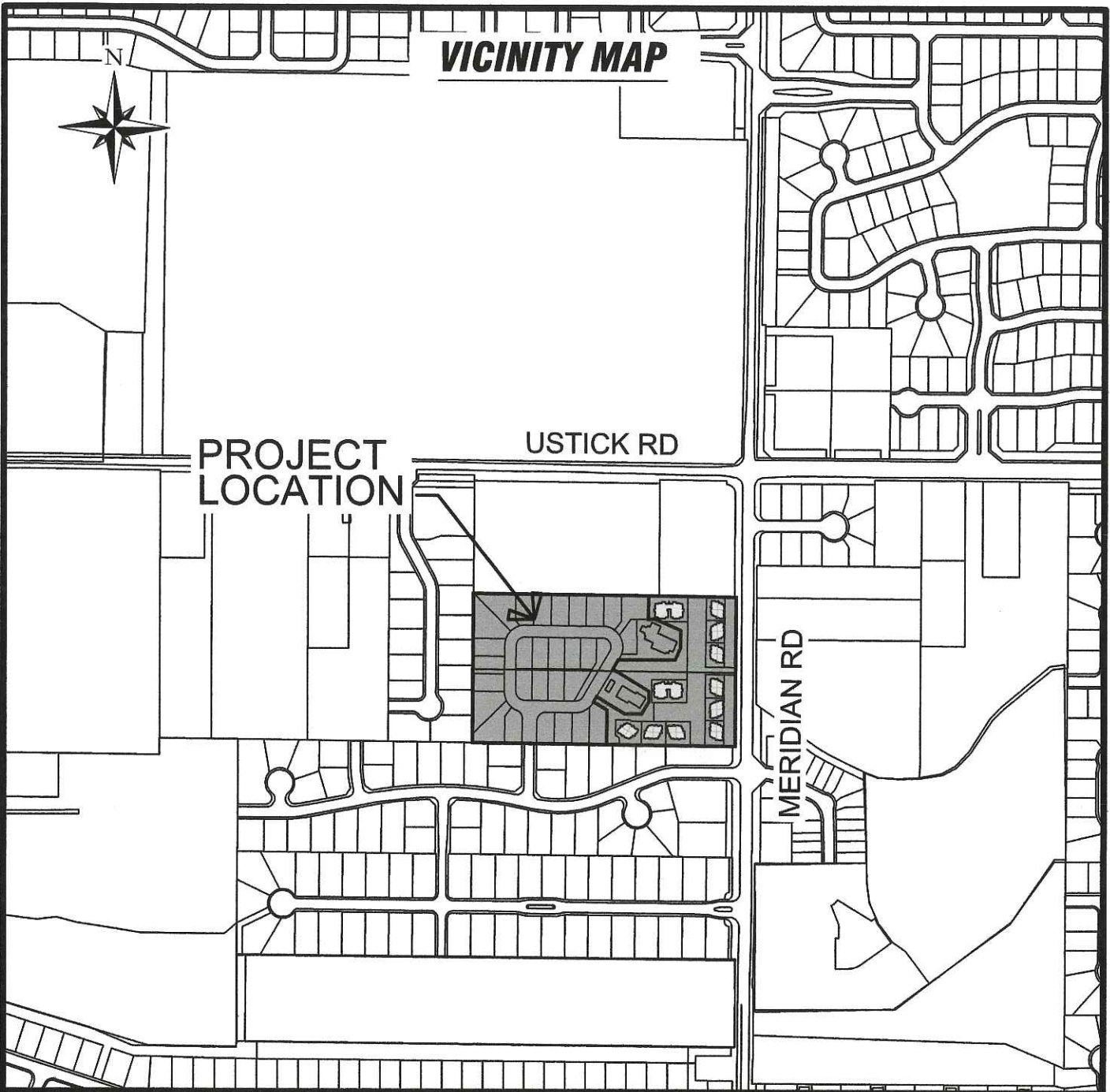
Attached is a site off Meridian Road, just south of Ustick, we will have 28 lots and 9 four plex buildings and 2 eight plex buildings (52 units). Can you please verify that we will not need a traffic study for this site. I believe that it was stated in the pre-application meeting but I will need a statement from ACHD for my submittal.

Thanks,



Steve Arnold, Project Manager
(208) 871-7020
1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com





OWNER

**MADDYN HOMES
3001 N MERIDIAN RD.
MERIDIAN, ID 83646**

PLANNER / CONTACT

**STEVE ARNOLD A-TEAM LAND
CONSULTANTS 1785 WHISPER COVE
AVE. BOISE, ID 83709 PH.
208-871-7020**

MADDYN VILLAGE SUBDIVISION

**SECTION 1, T.3N., R.1E., BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO**

1" = 500'



A TEAM

Land Development & Real Estate
Services

AERIAL MAP



OWNER

**MADDYN HOMES
3001 N MERIDIAN RD.
MERIDIAN, ID 83646**

PLANNER / CONTACT

**STEVE ARNOLD A-TEAM LAND
CONSULTANTS 1785 WHISPER COVE
AVE. BOISE, ID 83709 PH.
208-871-7020**

MADDYN VILLAGE SUBDIVISION

**SECTION 1, T.3N., R.1E., BOISE MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO**

1" = 200'



**Land Development & Real Estate
Services**

CITY OF MERIDIAN PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Sweet Subdivision Date: 7-7-16
 Applicant(s)/Contact(s): Steve Arnold
 City Staff: Bill, JCH
 Location: 2975 and 3001 N. Meridian Road Size of Property: 10 Acres
 Comprehensive Plan FLUM Designation: MDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: SFR Existing Zoning: RUT
 Proposed Use: SFR Proposed Zoning: R-8, R-15
 Surrounding Uses: N: Office E: N. Meridian Road, SFR W: SFR S: SFR
 Street Buffer(s) and/or Land Use Buffer(s): 75 foot landscape buffer along N. Meridian Road
 Open Space/Amenities/Pathways: 10% open space, 1 amenity
 Access/Stub Streets/Street System: N. Spring water street, N. Meridian Road
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: _____
 Additional Meeting Notes:
* check with ACHD on location of the access to N. Meridian Road.

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input type="checkbox"/> Public Works Department |
| <input type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District | <input type="checkbox"/> Building Department |
| <input type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-5C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.



Development Services Division

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
(208)887-2211

Community Development
Department

PRE-APPLICATION MEETING NOTES

Date: April 7, 2016

Project/Subdivision Name: Sweet Subdivision

Applicant(s)/Contact(s): Steve Arnold, Kate Enzler

Development Services Staff: Bruce F., Josh B

Sanitary Sewer Service: Sewer service boundary indicates that this property needs to sewer out to Meridian Rd., however an existing stub exists near the SW corner. Any service to this location will need to be evaluated for feasibility.

Mapping Provided: [X] Y [] N

Domestic Water Service: Existing water mains exist in Meridian Rd, and in the stub street near the SW corner. A loop connection to the two locations will be required.

Mapping Provided: [X] Y [] N

Reuse Water Service: NA

Mapping Provided: [] Y [] N

Waterways/ Floodplain/Topography/Hazards:

Mapping Provided: [] Y [] N

Gravity/Pressurized Irrigation:

District

Street Lighting: Contact Austin Petersen in Public Works w/ any questions.

Reqs. Provided: [X] Y [] N

The City of Meridian's Improvement Standards for Street Lighting can be found online at: http://www.meridiancity.org/public_works.aspx?id=272

Additional Meeting Notes:

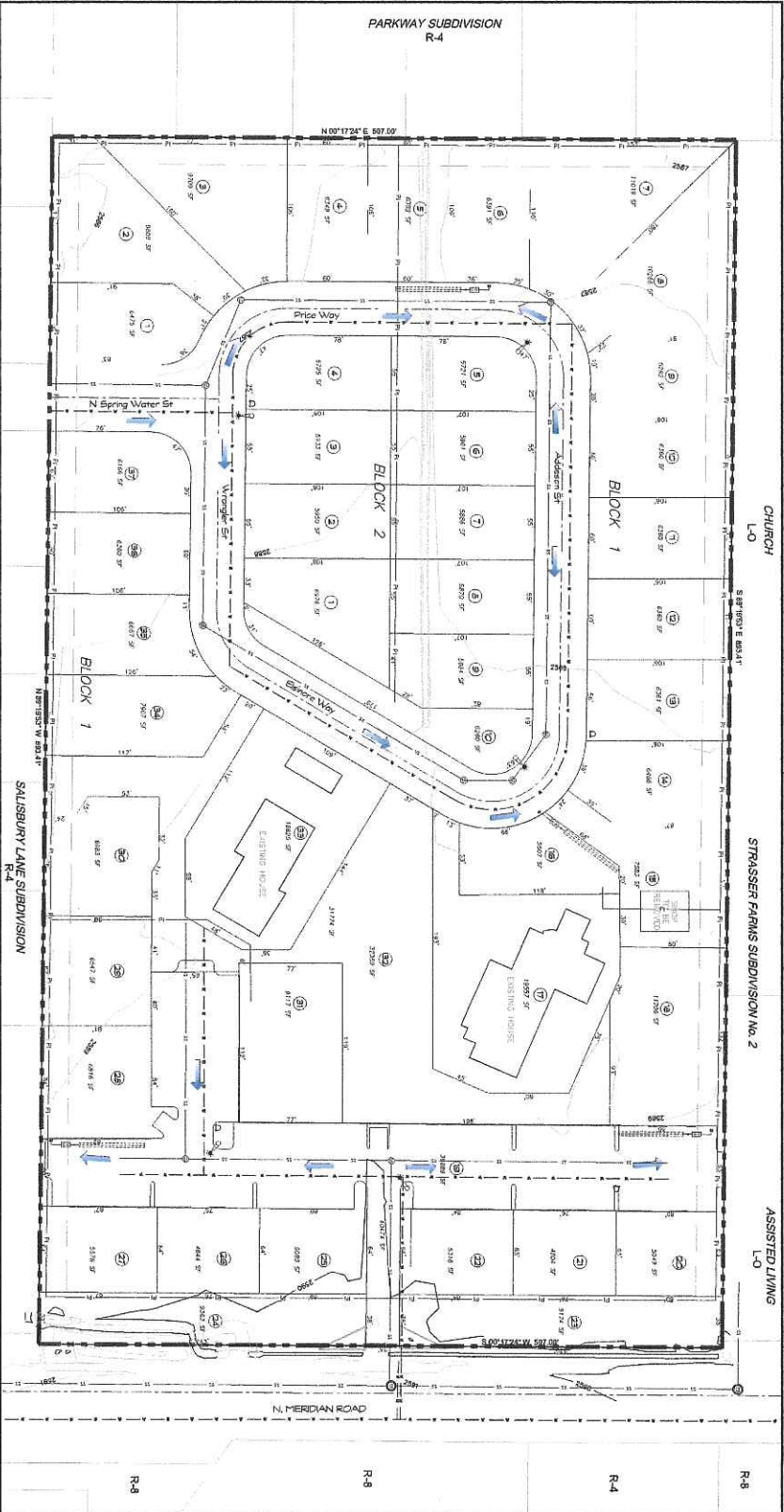
SIGN IN SHEET

PROJECT NAME: Sweet Subdivision

Date: 4/21/2016 Kyle 208-571-3344

73
702

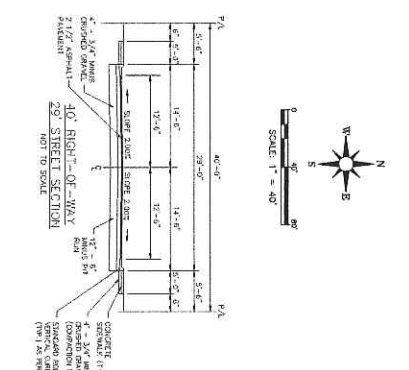
	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Rag Westmonland</u>	<u>201 W Ustick</u>		<u>371 3833</u>
2	<u>Ken Boehring</u>	<u>2991 NW 3rd St</u>		<u>RWEST1947@gmail.com</u>
3	<u>R Griesinger</u>	<u>3020 NW 3rd St</u>		<u>rginidaho@gmail.com</u>
4	<u>Kellie Patterson</u>	<u>2857 N. Springwater St.</u>	<u>83646</u>	<u>Kelliepttrsn@yahoo.com</u>
5	<u>Jim Kohlbecker</u>	<u>3043 NW 3rd St</u>		<u>PETSGM@cabkone.net</u>
6	<u>Charles Duvillard</u>	<u>166 W. Sedgewick</u>	<u>83646</u>	<u>CICABINE@AOL.COM</u>
7	<u>Wayne Brown</u>	<u>2858 N Springwater</u>	<u>83646</u>	<u>wayne@a1contours.com</u>
8	<u>David J Woodruff</u>	<u>144 W. Sedgewick</u>	<u>83646</u>	<u>grandpapa-woodruff@gmail.com</u>
9	<u>Cindy^{Red} Williams</u>	<u>3080 N MERIDIAN RD</u>	<u>83646</u>	<u>akawilyons@yahoo.com</u>
10	<u>MIKE GROSSMAN</u>	<u>3606 W. STATE</u>	<u>83646</u>	<u>GROSSMAN.MIKE@VIAAOL.COM</u>
11	<u>Kyle Enzler</u>	<u>3001 N MERIDIAN</u>	<u>83646</u>	<u>208-571 3344</u>
12	<u>Kristi Regnier</u>	<u>2984 NW 3rd St</u>	<u>haustveit.</u>	<u>Kr@gmail.com</u>
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LEGEND

---	91° BOUNDARY LINE	■	FOUND ALUMINUM CAP MONUMENT
---	RIGHT-OF-WAY LINE	▲	CALCULATED POINT
---	SEWER MAIN LINE	◆	SEWER CONTROL POINT
---	SEWER SERVICE LINE	◆	SANITARY SEWER MANHOLE
---	WATER MAIN LINE	○	STORM DRAIN MANHOLE
---	WATER SERVICE LINE	○	CATCH BASIN
---	PRESSURE BRIGATION LINE	---	SURFACE FLOW DIRECTION
---	STORM DRAINAGE NETWORK SYSTEM	---	FIRE HYDRANT
---	ZONING BOUNDARY	---	WATER VALVE
---	EXISTING PARCEL/LOT LINE	---	IRIGATION VALVE
---	ACORN SLOPE ELEMENT LINE	---	WATER METER
---	TERMINAL	---	EXISTING LOT NUMBER
---	SECTION LINE	---	NATURAL GAS LINE MARKER
---	TOP OF WATER LINE	---	TELEPHONE SERVICE RISER
---	EXISTING SANITARY SERVICE LINE	---	ELECTRIC TRANSDUCER BOX
---	EXISTING STORM DRAIN LINE	---	SEWAL JUNCTION BOX
---	EXISTING OPEN HEAD POWER LINE	---	GRAY WIRE ANCHOR
---	EXISTING WATER LINE	---	POWER/UTILITY POLE
---	EXISTING AMERICAN LINE	---	DECORIOUS TREE
---	EXISTING EDGE OF PARCELOT	---	CONTIGUOUS TREE
---	EXISTING EDGE OF GRAVEL	---	STREET SIGN
---	EXISTING CURB LINE	---	MANHOLE
---		---	STREET LIGHT

- NOTES**
1. MERIDIAN CITY SEWER AND WATER SERVICE WILL BE EXTENDED TO ALL LOTS.
 2. ALL LOTS SHALL HAVE A SEWERAGE FACILITY FOR BLACK WATER, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND PRIVATE STREET SANITARY SEWERAGE TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
 3. PRESSURE BRIGATION FOR ALL LOTS TO BE SERVED BY THE WAPA & MERIDIAN IRRIGATION DISTRICT.
 4. MINIMUM BRIDGING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE FEELD. MINIMUM BRIDGING SHALL BE MAINTAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ASD.
 5. OTHER THAN THE DOWNGRADE APPROVED DIRECT LOT OR PARCEL ACCESS SHALL BE PROHIBITED TO MERIDIAN ROAD.
 6. LOT 18, BLOCK 2, AND LOTS 18, 21, 24, AND 22, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN ALDERS HOME OWNERS ASSOCIATION.
 7. LOT 18, BLOCK 2, AND LOTS 18, 21, 24, AND 22, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN ALDERS HOME OWNERS ASSOCIATION.
 8. LOT 18, BLOCK 2, AND LOTS 18, 21, 24, AND 22, BLOCK 1, ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN ALDERS HOME OWNERS ASSOCIATION.



PRELIMINARY PLAT MAP
MADRYN VILLAGE SUBDIVISION
SECTION 1, T3N, R-1E, BOSS MERIDIAN
CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER	BOSS MERIDIAN
PREPARED BY	BOSS MERIDIAN
DATE	07/28/2023
SCALE	1" = 40'

PRELIMINARY DEVELOPMENT FEATURES

PANEL NOTES	REGISTRATION & REBROODING
ADDRESS	3001 & 2975 N MERIDIAN RD. S3448
ZONING	R-8
PROPOSED	R-8 & R-15
EDUCATION SIZE	10,325 ACRES
TOTAL	1,710 ACRES

ELIGIBLE LOTS:

11	RESIDENTIAL MEDIUM-DENSITY
28	EXISTING HOUSES
5	COMMON LOTS

SITE DETAILS:

1,599 ACRES	COMMON LANDSCAPE AREA
1,252 ACRES	PRIVATE DRIVE
324 ACRES	PRIVATE DRIVE
369 ACRES	PRIVATE DRIVE
112 ACRES	PUBLIC ROAD

LANDSCAPE REQUIREMENTS:

104	PROPOSED
8	COVERED PARKING
8	BIC PACE PROVIDER

SETBACKS:

15'	FRONT
15'	REAR
5'	SIDE



TEAM
BOSS MERIDIAN & ASSOCIATES
1000 S. MERIDIAN RD.
MERIDIAN, IDAHO 83402
PH: (208) 688-8272
FAX: (208) 688-8273



Community Development
Department

Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642
208.887.2211

Parcel Verification

Date: **6/15/16**

The parcel information below has been researched and verified as correct by the City of Meridian Community Development Department.

Project Name: **Maddyn Village**

Parcel Numbers: **R8189820013 (5.221 Acres)**
R8189820071 (5.104 Acres)

T/R/S: **3N 1W 31**

Property Owners: **Steven D. Lee (1st parcel listed)**
74 Navarre
Irvine, CA 92612

Daniel F. Sweet (2nd parcel listed)
2975 N. Meridian Rd.
Meridian, ID 83646



A Team Land Consultants
Mr. Steve Arnold
1785 Whisper Cove Avenue
Boise, Idaho 83709

November 18, 2014
Page 1 of 15
File # 14072A

Subject: Geotechnical Recommendations
Sweet Property
2975 & 3001 North Meridian Road
Meridian, Idaho

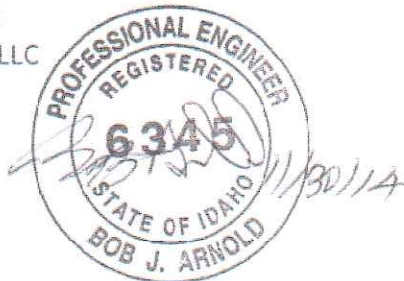
Steve:

As per your authorization, SITE has conducted a field investigation and generated Geotechnical Recommendations for your proposed development on the referenced property. During the field investigation, three test pits were excavated, the test pits were logged, and soil samples were gathered by our project engineer. Samples were returned to our in house laboratory for engineering analysis. After engineering properties were determined, a selected sample was delivered to a specialty soils lab for R-Value testing. All field and laboratory test results are reported on the test pit logs included in the Appendix. This information was used to generate the provided geotechnical recommendations.

Based upon observed conditions and compliance with the provided recommendations the construction of the proposed multifamily housing / residential development is feasible. Recommendations for site grading, placement of structural fill, stormwater disposal and pavement sections are provided herein. Preliminary foundation design recommendations are also included. All design recommendations are contingent upon confirmation at the time of construction that subsurface conditions are in agreement with those described herein.

We appreciate this opportunity to be of service and we look forward to working with you during the construction of this project. Should you have any questions or require additional information, please contact our office at your convenience.

Respectfully submitted;
Bob J. Arnold, PE
SITE Consulting, LLC





INTRODUCTION

General

The property is located on the west side of Meridian Road, just south of Ustick Road in Meridian, Idaho. The property is bordered on the west and south by Parkway and Salisbury Lane Subdivision which both included single family residences. An existing stub street extends from Salisbury Lane Subdivision to the south. University Christian Church and Spring Creek Senior Living facility are present on the north property line. Meridian Road is to the east of the subject property and is the current route of access. The Ada County Assessors website identifies the property as two lots at 3001 and 2975 North Meridian Road, Meridian, Idaho. The north lot is parcel number #R8189820010 and includes 5.27 acres. The south lot is parcel # R8189820070 and includes 5.13 Acres. Each parcel includes a single family residence.

Authorization

Authorization to proceed with this geotechnical investigation was received from the client, Mr. Steve Arnold with A-Team, on or about July 27, 2014. The use of these recommendations indicates the client's acceptance of the scope of work, the warranty, and the limitations included in our proposal and as indicated herein. Design professionals that utilize this information also agree to these conditions and therefore should be provided full copies of the complete report and proposal.

Warranty and Limitations

The exploration and evaluation of subsurface conditions documented herein is considered sufficient to form a basis for the provided civil and foundation design recommendations. The provided recommendations are based on the available soil information and preliminary design details either assumed or furnished by the client. It is warranted that these recommendations have been promulgated after being prepared in accordance with locally accepted professional engineering and geotechnical engineering practice. No other warranties are implied or expressed.



RESEARCH & DOCUMENTATION

Field Research

To the west of the central residences, the property is broken up into two pastures, north and south, separated by a central fence and irrigation ditch. The hay field to the east of the residences is also broken into two fields, separated by the central access driveway. Historical aerial photos available on Google Earth indicate that the southern residence was constructed in 1999 with the north residence built shortly thereafter.

Three test pits were excavated on the subject property and found to be very similar. The site is covered with a dark brown to brown; dry to moist; silt / clay topsoil that varied in the three test pits from elastic silt to lean clay. This soil layer is 1.5 to 2.0 feet thick in the three test pit locations. This material grades to a brown, wet, silty sand or sandy silt soil that extends to the depth where gravel was contacted. Gravel contact varied from 4.0 to 5.5 feet in the test pits. Once contacted, the gravels grade cleaner and courser with increased depth. Typically the upper 1.0 to 1.5 feet of the gravels contains silt and clay. Below this depth the materials were clean and free draining. Groundwater was encountered in the test pits at 7.5 to 8.0 feet below the ground surface. It is noted that the test pits were excavated late in the irrigation season and therefore should represent seasonal high groundwater elevations. Ground water elevation is likely to be greatly influenced by local irrigation practice and the presence of water in the onsite and adjacent irrigation ditches.

Laboratory Testing

Soils samples were returned to our in house soils laboratory for analysis. The laboratory-testing programs included Sieve analysis, Moisture Content and Liquid Limit, Plastic Limit & Plasticity Index testing of selected samples. After classification a typical subgrade sample was also submitted for R-Value testing in accordance with ITD method T-8. All phases of the laboratory-testing were conducted in general accordance with applicable ASTM & ITD Specifications.



CONSTRUCTION RECOMMENDATIONS

General Earthwork

Inspection at the time of construction is to confirm that the clearing and grubbing has removed the entire rootzone and all organic materials from beneath future fills and right of way pavements. Inspection should also confirm that demolition of onsite ditches and removal of large trees is properly completed. It is anticipated that grubbing will remove an average of 6-8 inches but the exact depth of stripping is to be adjusted as needed in the field. Ditches backfilled during site grading operations are to be filled with structural fill and properly inspected and tested to confirm compliance with the recommendations herein. Prior to placement of new fill or structural elements the subgrade soils are to be brought to proper moisture contents ($\pm 2\%$ of optimum) and compacted to 95% of the maximum dry density as determined by ASTM Method D-698 also referred to as "Standard Proctor". Compaction testing is to confirm that the existing subgrade, each lift of structural fill, and each layer of the pavement section are properly compacted. Inspections must also confirm the subgrade and structural fill materials are firm and stable. Subgrade, structural fill, and pavement section layers can pass compaction tests and still not be acceptable if deflections, excessive moisture, or rutting is observed.

Structural Fill

If additional structural filling is required, imported granular materials are recommended. Imported fill should be four inches minus, well graded sand / gravel, with less than 10 percent passing #200 sieve. The onsite soils can be used for structural fill provided the organic materials, all debris and any fat clay soils are excluded. Structural fill used within building pads, under cast in place concrete and within future right of ways are to be compacted to exceed 95% of the maximum dry density as determined by ASTM Method D-698, Standard Proctor.



Foundation System

Based upon observed and reported conditions, bearing pressures of up to 1500 psf are allowed for design of the planned foundations. Conventional strip foundations and crawlspaces or slab on grade floors are acceptable. Foundations will bear on the native silt/clay soils or upon structural fill that extends to these soils. Proof rolling the foundation supporting soils to identify soft, deflecting or excessively wet areas is recommended. A foundation embedment depth of 24" is recommended for frost protection.

For residences or structures with crawlspaces, proper compaction of foundation wall backfill and utility trenches is critical to prevent water from entering crawlspaces. The use of bagged bentonite to plug voids where utilities pass under footings will prevent irrigation water from entering crawlspaces from service trenches. The construction joint between foundation wall and footing is to be sealed with foundation mastic on any building that will have a crawlspace.

Slab on Grade Concrete

Interior slab on grade floors, garage floors, driveways, and exterior parking slabs are to be over excavated or elevated so that a minimum of one foot of structural fill is present. This is required to properly recompact and address the cultivated hay field. The upper four inches of this granular fill is to be well graded sand or sand and gravel mat with 100 percent passing a 3/4" sieve and not more than 12 percent passing a #200 sieve. All exterior sidewalks, patios and driveways are to include a properly compacted six inch granular mat. This is to reduce the potential for frost heaves. Onsite, fine grained silt / clay soils may contain high moisture contents after wet weather and then be susceptible to frost heave. The granular mat is to be compacted to the requirements of structural fill. Interior slab on grade concrete is to include a building code compliant vapor barrier or vapor retarder. Flooring manufactures recommendations are to be followed concerning type, thickness, and placement of barrier.



Pavement Design

An R-value result of R=13 was generated on a sample gathered from the subject property. This value needs to be re-adjusted if clay is found to be present at the subgrade elevation. Based on this value and a Traffic Index of TI=6 the following pavement sections are recommended.

Material	Truck Access & Driveways	Auto Parking
ACP	3.0"	2.5"
Road Base	4.0"	4.0"
Sub Base (Pitrun)	14.0"	12.0"

All materials and methods used to construct driveways and parking areas are to comply with the requirements of ISPWC Standards. If pavements are to be constructed prior to building apartment structures so that construction loads (delivery vehicles including concrete and material trucks) will traverse parking area or if materials are to be staged in completed parking areas, the thicker pavement section shall be constructed.

Stormwater Disposal

Free draining, granular soils were present at 5.0 to 6.0 feet below the existing surface. A percolation rate of P=8 inches per hour can be assumed for these soils. A lower percolation rate of P = 2 inches per hour is recommended for any system that places water atop the silty sand or sandy silts soils encountered above the deeper sand and gravel materials. It should be confirmed at the time of construction that percolation facilities extend to free draining materials or that the perc rate assume for design is actually available.



General Comments

After the plans and specifications are completed it is recommended that this consultant be provided the opportunity to review the final design and specifications. This review will confirm that the earthwork recommendations have been properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations.

Monitoring and testing should also be performed to verify suitability of materials used for structural fills and to confirm subgrade stability and proper placement and compaction of structural fills. Proper quality control during construction is required to confirm materials and methods and thereby obtain a desirable finished product.

This report has been prepared for the exclusive use of the identified client and other retained design consultants. Findings and recommendations within this report are for specific application to the proposed construction described here and apply only to the property identified.

Appendix Follows



APPENDIX

Aerial Photo

Test Pit Logs (3)

R-Vale Report

Pavement Section Calcs

Soil Log Legend & Abbreviations and Acronyms



AERIAL PHOTO



**Aerial From Google Earth
(Boundary from Landprodata.com &
Test Pit locations by hand held GPS)**



TEST PIT LOG

Boring #: TP - 1 File: 14072A
 Client: A-Team / Arnold Date Excavated October 11, 2002
 Project: Davis Property Excavation By: Culver Excavation
 Location: NW Pasture Logged By: Bob Arnold

DEPTH	SOILS DESCRIPTION	Sample Type	3/8	# 4	# 10	# 40	# 200	M	PI	LL
0.0-0.75	Rootzone, plant and organic matter in soil matrix									
0.0-1.5	Dark brown, moist, soft, Silt / Clay									
1.5-4.0	Dark brown, moist, dense, silty Sand (SM)	Bag 1.5	65	47	31	18	12.1	24.7	NP	NP
4.0	Contact with gravels									
4.0-10.0	White to gray, moist, dense sand and gravels									
10.0	Bottom of test Pit Groundwater Entering pit at 8.0'									



TEST PIT LOG

Boring #: TP - 2 File: 14072A

Client: A-Team / Arnold Date Excavated: October 11, 2002

Project: Davis Property Excavation By: Culver Excavation

Location: SW Pasture Logged By: Bob Arnold

DEPTH	SOILS DESCRIPTION	Sample Type	3/8	# 4	# 10	# 40	# 200	M	PI	LL
0.0-0.75	Rootzone, plant and organic matter in soil matrix									
0.0-2.0	Dark brown, moist, soft, Silt / Clay (CL)	Bag 1.5	100	99	97	91	88.1	10.5	8.0	30.1
2.0-5.0	Dark brown, moist, dense, silty Sand (SM)	Bag 4.0	95	75	57	32	15.5	18.8	NP	NP
5.0	Contact with gravels									
5.0-10.0	White to gray, moist, dense sand and gravels									
10.0	Bottom of test Pit Groundwater Entering pit at 8.0'									



TEST PIT LOG

Boring #: TP - 3 File: 14072A
 Client: A-Team / Arnold Date Excavated: October 11, 2002
 Project: Davis Property Excavation By: Culver Excavation
 Location: SE Pasture Logged By: Bob Arnold

DEPTH	SOILS DESCRIPTION	Sample Type	3/8	# 4	# 10	# 40	# 200	M	PI	LL
0.0-0.8	Rootzone, plant and organic matter in soil matrix Deep Rootzone in front pasture									
0.0-2.0	Dark brown, moist, soft, Silt / Clay (ML-CL) R-Value R=13	Bkt 1.5	100	98	96	86	67.8	11.7	4.0	24.4
2.0-5.5	Dark brown, moist, dense, silty Sand (SM)	Bag 4.0	95	75	57	32	15.5	18.8	NP	NP
5.5	Contact with gravels									
5.5-10.5	White to gray, moist, dense sand and gravels									
10.5	Bottom of test Pit Groundwater Entering pit at 7.5'									



R-VALUE

PAGE #2 OF 2
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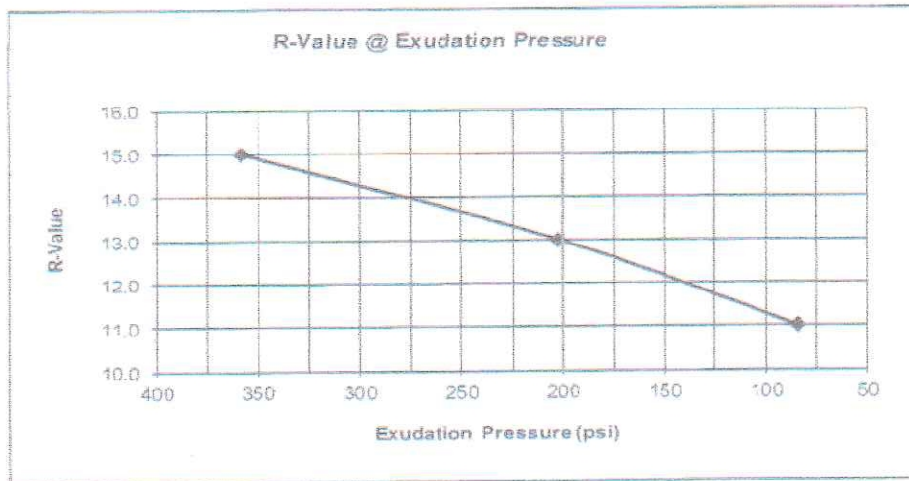
- Environmental Services
- Geotechnical Engineering
- Construction Materials Testing
- Special Inspections

R-Value Test Data

Source and Description:	Sampled and Delivered by the Client - Silt with Clay - Sweet Project				
Date Obtained:	September 18, 2014				
Sample ID:	14-7511				
Sampling and Preparation:	ASTM D75:	AASHTO T2:	ASTM D421:	AASHTO T87:	X
Test Standard:	ASTM D2844:	AASHTO T190:	Idaho T8:	X	

Sample	A	B	C
Dry Density (lb/ft ³)	97.8	96.7	94.8
Moisture Content (%)	15.3	17.0	18.5
Expansion Pressure (psi)	1.53	1.08	0.60
Exudation Pressure (psi)	358	202	84
R-Value	15	13	11

R-Value @ 200 psi Exudation Pressure = 13



7701 S. Victor Vista Way • Boise, ID 83709 • (208) 378-7719 • Fax (208) 378-8514



DESIGN SECTION CALCULATIONS

(ITD R-Value Method)

Project: **Sweet Property**
3001 North Meridian Road
Meridian, Idaho

File No.: **14072A**
 Calc By: **Bob Arnold, PE**
 Date: **11/01/14**

Design Thickness Equation:

$$T = 0.0032 (TI) (100-R)(12) = GE \text{ (Inches)}$$

T = Design Thickness	TI = Traffic Index = 6	By ACHD
GE = Gravel Equivalent	R = R-Value = 13	By Soil Test

GE = 20.5 Inches

ACP, 3/4" Road Base and Aggregate Subbase

	Actual Thickness	Equivalent Thickness
Asphalt Concrete Thickness =	2.5 Inches	ACE = 6.3 Inches
3/4" Road Base Thickness Desired =	4.0 Inches	RBE = 4.0 Inches

Calculated Aggregate Subbase Thickness Equation:

$$\text{Subbase Thickness} = SB = GE - ACE - RBE$$

SB = 11.3 Inches

CALCULATED DESIGN SECTION

ACHD Asphaltic Concrete = 2.5 inches
 3/4" Road Base = 4.0 inches
 Aggregate Subbase = 12.0 inches

RECOMMENDED DESIGN SECTION

Asphaltic Concrete = 2.5 inches
3/4" Road Base = 4.0 inches
Aggregate Subbase = 12.0 inches



**SOIL LOG LEGEND
UNIFIED SOIL CLASSIFICATION SYSTEM**

(ASTM STANDARD TEST METHOD D 2487 FOR CLASSIFICATION OF SOIL FOR ENGINEERING PURPOSES)

MAJOR DIVISIONS				TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS < 50% - #200	GRAVEL & GRAVELLY SOILS <50% - #4	< 5% - #200	GW	Well-graded gravel, gravel-sand mixture, little or no fines.
			GP	Poorly-graded gravel, gravel sand mixture, little or no fines
		5-12% - #200	GM	Silty gravel, gravel-sand-silt mixtures
		> 12% - #200	GC	Clayey gravel, gravel-sand-clay mixtures
	SAND & SANDY SOILS ≥ 50% - # 4	< 5% - #200	SW	Well-graded sand, gravelly sand, little or no fines.
			SP	Poorly-graded sand, gravelly sand, little or no fines
		>12% - #200	SM	Silty sand, sand-silt mixtures
			SC	Clayey sand, sand-clay mixtures
FINE GRAINED SOILS ≥ 50% - #200	SILTS AND CLAYS LL < 50%	INORGANIC	ML	Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt with slight plasticity
			CL	Lean clay-low to medium plasticity, gravelly clay, sandy clay, silty clay
		ORGANIC	OL	Organic silt and organic silty clay of low plasticity
	SILTS AND CLAYS LL ≥ 50%	INORGANIC	MH	Elastic silt, micaceous or diatomaceous fine sand or silty soil.
			CH	Fat clay - high plasticity
		ORGANIC	OH	Organic clay-med. or high plasticity: organic silt
HIGHLY ORGANIC SOILS			PT	Peat, humus, swamp soil with high organic content

ABBREVIATIONS AND ACRONYMS

ASTM	American Society for Testing and Materials
ACP	Asphaltic Concrete Pavement
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non Plastic
TP	Test Pit
USCS	Unified Soil Classification System

NOTHING FOLLOWS

Steve Arnold

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, June 16, 2016 3:31 PM
To: Steve Arnold
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: MADDYN VILLAGE SUB Name Reservation

June 16, 2016

Steve Arnold – A Team
Greg Carter - Idaho Survey Group

RE: Subdivision Name Reservation: **MADDYN VILLAGE SUB**

At your request, I will reserve the name **MADDYN VILLAGE SUB** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded. Additionally, we have removed Sweet Meadows Sub from our reservations.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



Ada County
2025

Collaborate. Innovate. Thrive
www.adacounty2025.com

Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Steve Arnold [<mailto:steve@ateamboise.com>]
Sent: Tuesday, June 14, 2016 11:52 AM
To: Jerry Hastings
Subject: Subdivision Name

Jerry,

I would like to reserve the name:

Maddyn Village Subdivision

For the attached project. We previously reserved Sweet Meadows Subdivision. That developer sold this project to our current Client, Maddyn Homes, and they will be moving forward with this project. The name Sweet Meadow can “go back to the market”, and utilized by another developer if they seek approval for that name.

Let me know if there are any questions.

Thanks,

COMMITMENT OF PROPERTY POSTING

Per Unified Development Code (UDC) 11-5A-5D, the applicant for all applications requiring a public hearing (except for a UDC text amendment, a Comprehensive Plan text amendment and/or vacations) shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice of the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in UDC 11-5A-5.



Applicant/agent signature

6/16/16

Date

