



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: C.Jay Coles, City Clerk, by: November 4, 2016

Transmittal Date: October 17, 2016 File No.: H-2016-0112

Hearing Date: November 17, 2016

Request: Public Hearing for an Annexation and Zoning of approximately 102.69 acres from RUT in A County to the R-8 Zoning District (58.64 acres) and R-15 Zoning District (44.05) acres and a Preliminary Plat consisting of 430 single family Residential lots, 39 common lots, and nine (9) other lots on approximately 102.69 acres in the proposed R-8 and R-15 zoning district for Movado Estates Subdivision.

By: DevCo, LLC

Location of Property or Project: S Side of E.Overland Road Between S. Topaz Way and S Cloverdale Rd

- Checklist of agencies for comment including Ryan Fitzgerald, Meridian School District, Gregory Wilson, Meridian Post Office, Steven Yearsley, Ada County Highway District, Patrick Oliver, Ada County Development Services, Rhonda McCarvel, Central District Health, Tammy de Weerd, Mayor, COMPASS, City Council, Nampa Meridian Irrig. District, Sanitary Services, Settlers Irrig. District, Building Department, Idaho Power Company, Fire Department, Qwest, Police Department, Intermountain Gas Co., City Attorney, Idaho Transportation Dept., City Public Works, Ada County Ass. Land Records, City Planner, Downtown Projects, Parks Department, Meridian Development Corp., Economic Dev., 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: November 17, 2016

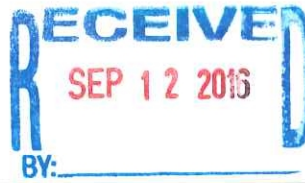
File No.(s): H-2016-0112

Project Name: Movado Estates Subdivision AZ, PP, ALT

Request: Annexation and zoning of approximately 102.69 acres from RUT in Ada County to the R-8 zoning district (58.64 acres) and R-15 zoning district (44.05 acres), by DevCo, LLC.

Request: Preliminary plat consisting of 430 single family residential lots, 39 common lots, and 9 other lots on approximately 102.69 acres in the proposed R-8 and R-15 zoning district.

Location: The site is located on the south side of E. Overland Road between S. Topaz Way and S. Cloverdale Road in the NE $\frac{1}{4}$ of Section 21, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Movado Estates
 File number(s): H-2016-0112
 Assigned Planner: Josh Beach Related files: _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Administrative Design Review | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Alternative Compliance | <input checked="" type="checkbox"/> Private Street |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Time Extension: |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | Director/ Commission/Council (circle one) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Modification | <input type="checkbox"/> Vacation: |
| Director/Commission (circle one) | Director/ Council (circle one) |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat Modification | |

Applicant Information

Applicant name: DevCo LLC Phone: 208.336.5355
 Applicant address: 4824 W Fairview Ave Email: jconger@congergroup.com
 City: Boise State: ID Zip: 83706

Applicant's interest in property: Own Rent Optioned Other Agent

Owner name: William P. Bienapfl Jr. Phone: _____
 Owner address: 2674 S Andros Email: _____
 City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Jim Conger
 Firm name: Conger Management Group Phone: 208.336.5355
 Agent address: 4824 W Fairview Ave Email: jconger@congergroup.com
 City: Boise State: ID Zip: 83706

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 2301 S Cloverdale Rd Township, range, section: 3 N 1E Sec. 21
 Assessor's parcel number(s): S1121131200, S1121141800 Total acreage: 102.69 Zoning district: RUT
S1121120802

JC

Project/subdivision name: Movado Estates

General description of proposed project/request: Annexation, Zoning and Preliminary Plat application for 102.69 acre, 428 single-family lot subdivision in southeast Meridian.

Proposed zoning district(s): R-8 and R-15

Acres of each zone proposed: 58.64 and 44.05

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? Homeowners Association

Which irrigation district does this property lie within? Nampa-Meridian Irrigation District

Primary irrigation source: Ridenbaugh Canal Secondary: _____

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): _____

Residential Project Summary (if applicable)

Number of residential units: 430 Number of building lots: ~~428~~ 430

Number of common lots: 39 Number of other lots: 9

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: _____

Minimum property size (s.f.): _____ Average property size (s.f.): _____

Gross density (Per UDC 11-1A-1): 4.19 du/acre Net density (Per UDC 11-1A-1): 5.59 du/acre

Acreage of qualified open space: 15.41 Percentage of qualified open space: 15%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Parks, playgrounds, Regional Pathway, please see attached letter and narrative for details.

Amenities provided with this development (if applicable): Please see attached letter and narrative.

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: Jim D. Conger

Applicant signature:  Date: 09.06.2016



Planning Division
 PRIVATE STREET ■ Application Checklist

Project name: Movado Estates Residential Community	File #: #-2016-0112
Applicant/agent: DevCo LLC	

All applications are required to contain one copy of the following unless otherwise noted:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Development Review Application <i>(If also submitting a concurrent application for a preliminary plat, the Private Street request will be processed along with that application. Therefore, a Development Review Application is not necessary in this case; just check the Private Street box on the Development Review Application and submit the information below)</i>	✓
✓	Narrative fully describing the proposed request	✓
✓	Legal description of the property <u>or</u> depiction of private road if not shown on an accompanying site plan or plat, including proposed street name(s)	✓
✓	Recorded warranty deed for the subject property	✓
✓	Affidavit of Legal Interest signed and notarized by the property owner <i>(If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent.)</i>	✓
✓	Scaled vicinity map showing the location of the subject property	✓
✓	Private street maintenance agreement <i>(The applicant or owner shall state how the party or parties will repair and maintain the private street(s), including regulations for the funding thereof)</i>	✓
✓	Written approval from the Fire Department (for width and radii)	✓
✓	Fee	✓

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL ITEMS ON THE CHECKLIST ARE SUBMITTED.

Bill Parsons

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, September 16, 2016 4:05 PM
To: Bill Parsons; Christy Little
Subject: RE: Movado Subdivision (Overland and Eagle area)

Bill,

We are reviewing the revisions to the TIS right now. If you are comfortable, you could send the transmittal.

Mindy

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

From: Bill Parsons [<mailto:bparsons@meridiacity.org>]
Sent: Friday, September 16, 2016 1:54 PM
To: Mindy Wallace; Christy Little
Subject: Movado Subdivision (Overland and Eagle area)

Good Afternoon Mindy and Christy,

The City is in receipt of the Movado preliminary plat application submitted by Conger Management. Has ACHD accepted the TIS for this project?

Thanks,

Bill Parsons, AICP | Planning Supervisor
City of Meridian | Community Development Dept.
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Fax: 208-489-0571



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All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.



Planning Division

ANNEXATION/REZONE ■ Application Checklist

Project name: Movado Estates Residential Community	File #: #-2016-0112
Applicant/agent: DevCo LLC	

Application is required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Development Review Application	✓
✓	Narrative fully describing the proposed project	✓
✓	Legal description of the property to be annexed and/or rezoned <ul style="list-style-type: none"> • Include a metes and bounds description commencing at a section corner or quarter corner to the section line (when applicable) or center-line of all adjacent roadways, stamped and signed by a registered professional land surveyor, (please also provide a basis-of-bearing from a section corner to an adjacent quarter-corner to allow for accurate input into our GIS system) • Scaled exhibit map showing the boundaries of the legal description in compliance w/ the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01.h • If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map <i>*Note: When also submitting a Preliminary Plat application, a separate legal description is required for the boundaries of the plat, excluding property to the section line or center-line as required for annexations/rezone</i>	✓
✓	Recorded warranty deed for the subject property	✓
✓	Affidavit of Legal Interest signed and notarized by the property owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)	✓
✓	Scaled vicinity map showing the location of the subject property	✓
✓	Pre-application meeting notes (All applications that require a public hearing are required to conduct a pre-application meeting with the Planning Division)	✓
✓	Neighborhood meeting sign-in sheet (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application)	✓
✓	Commitment of Property Posting form signed by the applicant/agent	✓
✓	Written confirmation of parcel verification from Community Development. Please email the project name, parcels number(s), and a vicinity map to communitydevelopment@meridiancity.org to obtain confirmation	✓
✓	Fee (Please call the Planning Division to calculate correct fee. Applications with incorrect fees will not be accepted.)	✓
For new public utility construction (water, sewer, reclaimed water) applicants are required to submit:		
✓	(2) Sets of conceptual engineering plans, including pipe sizes and profiles	✓
✓	(1) Disk with electronic version of the conceptual engineering plans in a format that complies with the specifications for project Drawings found at: www.meridiancity.org/public_works/autocad_standards/index.asp	✓

Note: Only one copy of the above items need be submitted when submitting multiple applications

Additional Requirements for Annexation/Rezone Applications:

Applicant (✓)	Description	Staff (✓)
n/a	If this application is not accompanied by a plat, conditional use permit, or planned unit development application, submit a conceptual development plan and elevations for the property (also submit an electronic version of the plan(s) in pdf format on a disk with the file named with project name and plan type [i.e. conceptual development plan, elevations]).	✓

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE CHECKLIST ARE SUBMITTED.



Planning Division

PRELIMINARY PLAT ■ Application Checklist

Project name: Movado Estates Residential Community	File #: H-2016-0112
Applicant/agent: DevCo LLC	

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Development Review Application	✓
✓	Narrative fully describing the proposed project	✓
✓	Legal description of the subject property (Lot, Block, and Subdivision name if located in a recorded subdivision OR a metes and bounds legal description of the property if not in a subdivision)	✓
✓	Recorded warranty deed for the subject property	✓
✓	Affidavit of Legal Interest signed and notarized by the property owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)	✓
✓	Scaled vicinity map showing the location of the subject property	✓
✓	Pre-application meeting notes (All applications that require a public hearing are required to conduct a pre-application meeting with the Planning Division)	✓
✓	Neighborhood meeting sign-in sheet (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	✓
✓	Commitment of Property Posting form signed by the applicant/agent	✓
✓	Written confirmation of parcel verification from Community Development. Please email the project name, parcels number(s), and a vicinity map to communitydevelopment@meridiancity.org to obtain confirmation	✓
✓	Fee (Please call Planning Division to calculate correct fee. Applications with incorrect fees will not be accepted)	

Note: Only one copy of the above items need be submitted when submitting multiple applications

Additional Requirements for Preliminary Plat Applications:

Applicant (✓)	Description	Staff (✓)
✓	Include the following additional information in the project narrative: <ul style="list-style-type: none"> ➤ Address whether or not a variance will be requested with respect to any provision of the ordinance describing the particular provision, the variance requested, and the reason thereof ➤ Development features and/or commitments by the applicant ➤ Description of any covenant or deed restrictions that support the proposed development. (e.g., larger rear setback to buffer adjoining properties, etc.) 	✓
✓	Approval of the proposed subdivision name from the Ada County Surveyor's office	✓
✓	Preliminary Plat—*1 copy (folded to 8 ½" x 11" size) <i>Plan must have a scale no smaller than 1" = 50' (1" = 20' is preferred) and be on a standard drawing sheet, not to exceed 36" x 48" (24" x 36" is preferred). A plan which cannot be drawn in its entirety on a single sheet must be drawn with appropriate match lines on two or more sheets.</i> The following items must be included on the preliminary plat:	✓
↓	<ul style="list-style-type: none"> • Proposed subdivision name (Do not use numbers in preliminary plat names.) • Drafting date • Section location and county (situate statement) 	

	<ul style="list-style-type: none"> • North arrow 	
	<ul style="list-style-type: none"> • Scale (not less than 1"=100') 	
	<ul style="list-style-type: none"> • Name, address and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the preliminary plat 	
	<ul style="list-style-type: none"> • Proposed site(s) for parks, playgrounds, schools, churches or other public uses 	
	<ul style="list-style-type: none"> • Proposed common area lots and/or landscape easements 	
	<ul style="list-style-type: none"> • Streets, street names, rights-of-way and roadway widths, including adjoining streets or roadways (details on plan) 	
	<ul style="list-style-type: none"> • Proposed and existing lot lines and blocks showing scaled dimensions and numbers of each 	
	<ul style="list-style-type: none"> • Legend of symbols 	
	<ul style="list-style-type: none"> • Minimum residential house size (for R-2 and R-4 zones only) 	
	<ul style="list-style-type: none"> • Contour lines shown at 5' intervals where land slope is greater than 10% and at 2' intervals where land slope is 10% or less, referenced to an established benchmark, including location and elevation 	
	<ul style="list-style-type: none"> • Any dedications to the public and easements together with a statement of location, dimensions and purposes of such 	
	<ul style="list-style-type: none"> • Floodplain boundary as determined by FEMA or measures to amend this boundary 	
	<ul style="list-style-type: none"> • Stub streets to provide access to adjacent undeveloped land or existing roadways 	
	<ul style="list-style-type: none"> • Block faces not more than seven hundred fifty feet (750') in length for residential districts, and five hundred feet (500') in the TN-C and TN-R districts, without an intersecting, street or alley, except as allowed in UDC 11-6C-3F.3 	
	<ul style="list-style-type: none"> • Cul-de-sac lengths not in excess of 450' 	
	Reduction of the preliminary plat (8 1/2" x 11")	
	<p>Landscape plan – *1 copy (folded to 8 1/2" x 11" size) <i>Plan must have a scale no smaller than 1" = 50' (1" = 20' is preferred) and be on a standard drawing sheet, not to exceed 36" x 48" (24" x 36" is preferred). A plan which cannot be drawn in its entirety on a single sheet must be drawn with appropriate match lines on two or more sheets.</i></p> <p>The following items must be included on the landscape plan:</p>	
	<ul style="list-style-type: none"> • Date, scale, north arrow, and project name 	
	<ul style="list-style-type: none"> • Names, addresses, and telephone numbers of the developer and the person and/or firm preparing the plan 	
	<ul style="list-style-type: none"> • Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings 	
	<ul style="list-style-type: none"> • Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed 	
	<ul style="list-style-type: none"> • A statement of how existing healthy trees proposed to be retained will be protected from damage during construction 	
	<ul style="list-style-type: none"> • Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, stormwater detention areas, signs, street furniture, and other man-made elements 	
	<ul style="list-style-type: none"> • Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours 	
	<ul style="list-style-type: none"> • Sight Triangles as defined in 11-3A-5 of this ordinance 	
	<ul style="list-style-type: none"> • Proposed landscaping 	
	<ul style="list-style-type: none"> • Proposed screening structures 	
	<ul style="list-style-type: none"> • Calculations of project components to demonstrate compliance with the requirements of this ordinance, including: <ul style="list-style-type: none"> ➢ Width of street buffers, lineal feet of street frontage, and number of street trees ➢ Residential subdivision trees 	

	<ul style="list-style-type: none"> ➤ Acreage dedicated for common open space ➤ Number of trees provided on common lot(s) ➤ Mitigation for removal of existing trees 	
✓	Reduction of the landscape plan (8 1/2" x 11")	✓
✓	Site report of the highest seasonal groundwater elevation prepared by a registered soils scientist	✓
✓	Written confirmation that a traffic impact study or change of use is not required, or has been accepted for review by ACHD. Please contact Mindy Wallace at 387-6178 or Christy Little at 387-6144 for more information	Sent to ACHD
✓	Conceptual elevations of proposed structures, including building materials	✓
✓	Submit two (2) sets of conceptual engineering plans, including pipe sizes and profiles	✓
	Electronic Submittal (Separate disks required)	
✓	(1) Disk with electronic version of the conceptual engineering plans in a format that complies with the Specifications for Project Drawings found at: http://www.meridiancity.org/public_works/autocad_standards/index.asp	
✓	(1) Electronic version of the preliminary plat and landscape plan in pdf format submitted on a disk with the files named with project name and plan type (i.e. preliminary plat, landscape plan, etc.). We encourage you to also submit at least one color version for presentation purposes	

Supplementary information at the discretion of the Director or City Engineer may be required to sufficiently detail the proposed development within any special development area, including but not limited to hillside, planned unit development, floodplain, cemetery, manufactured home parks, and/or hazardous or unique areas of development.

**Once an application is accepted, staff will contact you to let you know how many additional copies of plans are required. All plans are required to be folded to 8 1/2" x 11" size.*

APPLICATION WILL NOT BE ACCEPTED UNLESS ALL APPLICABLE ITEMS ON THE CHECKLIST ARE SUBMITTED. THIS APPLICATION SHALL NOT BE CONSIDERED COMPLETE (NOR WILL A PUBLIC HEARING BE SET) UNTIL STAFF HAS RECEIVED ALL REQUIRED INFORMATION.



September 12, 2016

Mr. Caleb Hood, Planning Division Manager
Planning Division
City of Meridian
33 E. Broadway Ave.,
Suite 102
Meridian, Idaho 83642

**RE: Movado Estates Residential Community
East Overland Road
Annexation, Zoning and Preliminary Plat**

Dear Mr. Hood:

Attached for your review and favorable consideration are the applications for the Movado Estates Residential Community located on East Overland Road. We respectfully request approval of our Annexation, Zoning and Preliminary Plat applications.

The 430 residential lot development is planned on approximately 102 acres on the southwest corner of the Overland and Cloverdale intersection and is adjacent to the Silverstone Commercial Park. Our design team met on several occasions with Meridian staff to review and discuss the site concept and used those meetings along with the Meridian Comprehensive Plan and Zoning Code as the policy basis for the design of this development. Movado Estates incorporates four types of housing products on this site to provide a mix of housing options for Meridian residents. Situated next to the South Eagle Road retail and commercial core, Movado residents will have access to financial, medical, retail and commercial services.

Attached is a project narrative detailing the community and various aspects of our applications. Thank you for your attention to this matter, should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, jconger@congergroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "JDC", written over a light blue horizontal line.

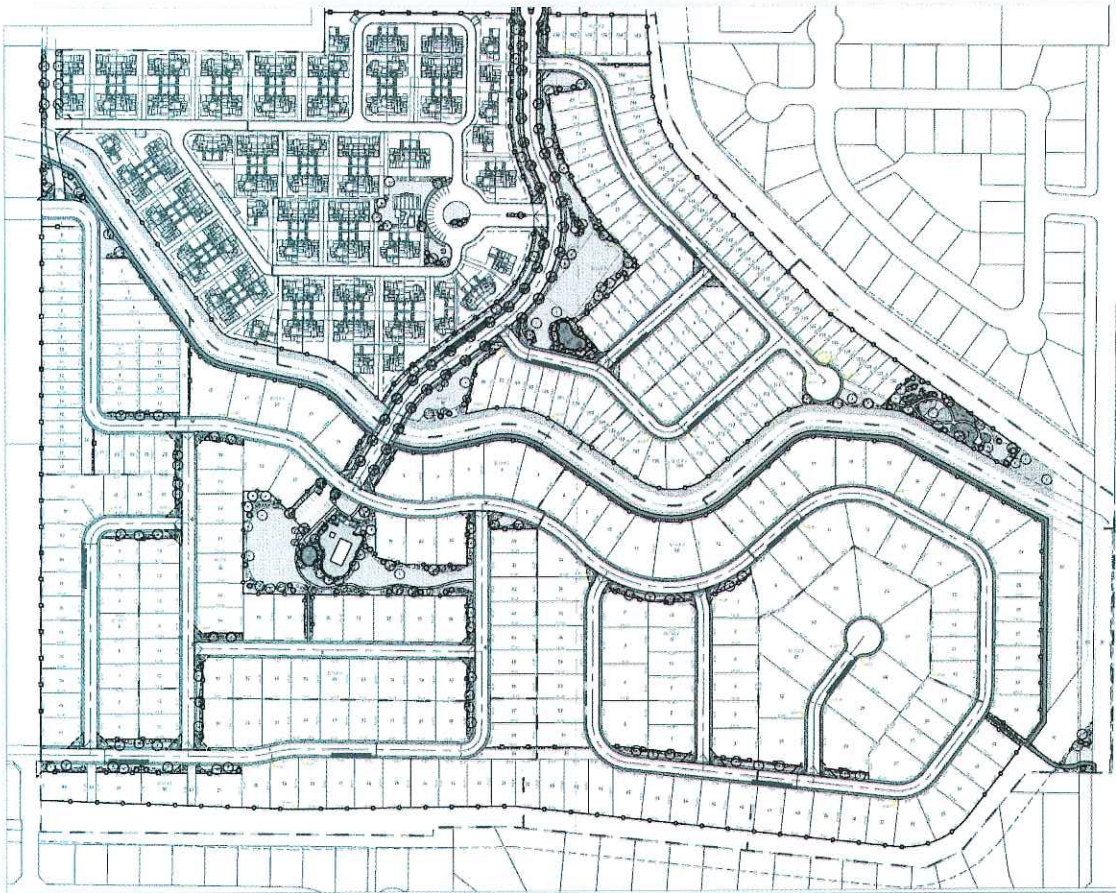
Jim D. Conger
Managing Member

JDC:ml

Movado Estates Residential Community – Narrative

Movado Estates Residential Community is located on approximately 102-acre site in southeast Meridian at the southwest corner of West Overland and South Cloverdale Roads and is adjacent to the Silverstone commercial Park. Movado Estates is the second part of a master planned community, integrating the recently approved Silverstone Apartments, a proposed gated senior housing community, a single-family subdivision and commercial/retail development on 133.69 acres. Faced with existing conditions such as illegal parcel splits, limited Boise city sewer and water services, we have spent a year working with City of Meridian Development staff, City of Boise Development staff, Ada County Highway District, Ada County Development Services and Nampa-Meridian Irrigation District. After 12 months for work, we are pleased to submit this application to the City of Meridian.

Movado Estates Residential Community



Through a process taking about ten (10) months, DevCo appealed to the City of Boise for the de-annexation of 42.18 acres of land. The property is located east of the arterial intersection of Eagle and Overland and adjacent to South Cloverdale Road and just south of the West Overland and Cloverdale intersection. Bordered by the Ridenbaugh Canal and a major drain along most of the property's eastern border, sewer and water service to the property by the City of Boise is significantly hindered and providing such service would have come at a great short and long-term cost. Situated along a key

corridor between Boise and Meridian, the property is a great asset to the City of Meridian as this area is growing residentially, commercially and with retail components.

After meeting with Meridian Planning as well as Public Works staff and garnering their support, DevCo submitted a request to the City of Boise for de-annexation of the 42.18 acres. Upon review of our request, the City of Boise determined that the physical constraints make it difficult for the Public Works Department and United Water to provide public service to the property. Supported by Boise Planning & Development Services, and Public Works Department Staff, on April 5, 2016, the Boise City Council unanimously approved to de-annex the property.

Months of coordination and hard work now culminate in our request to the City of Meridian for annexation and zoning of these 42.18 acres of property into the City of Meridian. Approval of this Annexation and Zoning is crucial to the overall development plan for this property, which covers approximately 102.69 acres. DevCo has master planned the property for multiple development uses and to support the existing and growing commercial and retail in the immediate Eagle and Overland Roads corridor.

Summary of Applications

- Annexation / Zoning
- Preliminary Plat
- Private Streets

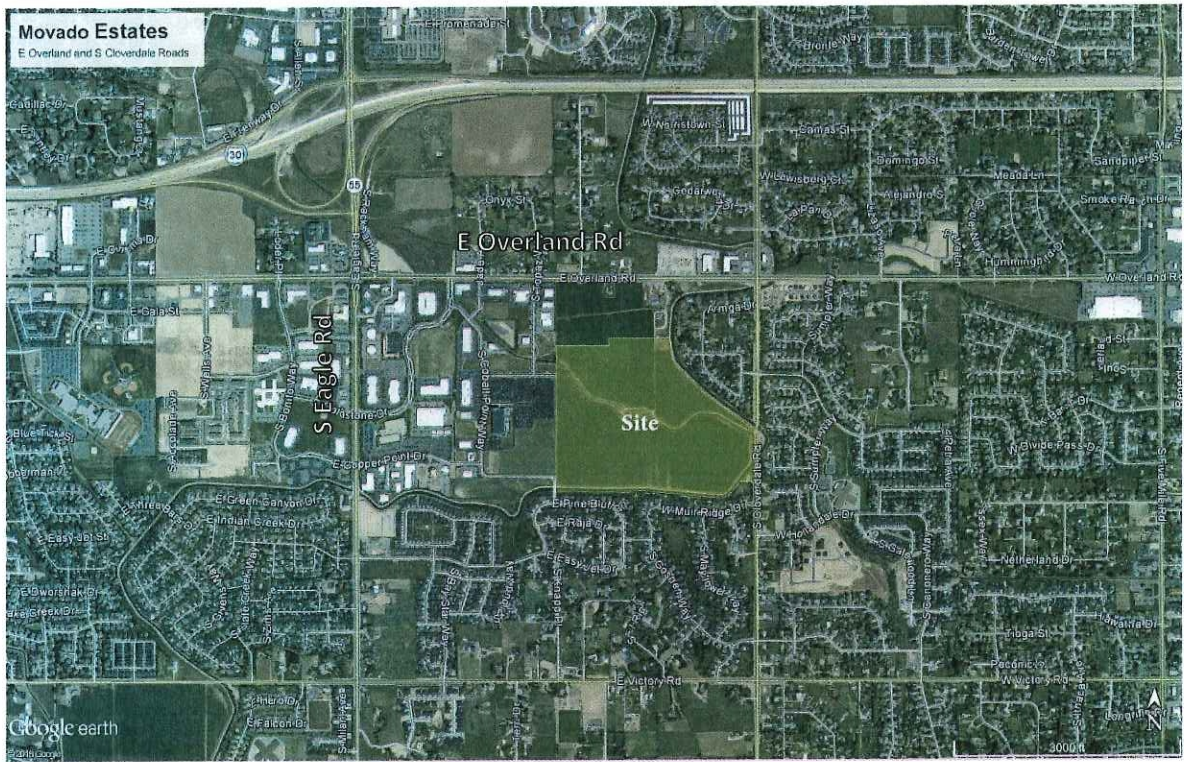
Property Information:

Parcel	Address	Current Zone	Proposed Zone
S1121141800	2301 S Cloverdale Rd	RUT	R-15/R-8
S1121131200	S Cloverdale Rd	RUT	R-15/R-8
S1121120802	E Overland Rd	RUT	R-15/R-8

Adjacent Property Information:

Area	Building Types and / or Uses:	Zone
North	Commercial / Residential: Single Family, Multifamily (planned)	R-1B – Boise City
South	Residential: Single Family	R-1C/R-B – Boise City R-4 - Meridian
East	Residential: Single Family	R-1B – Boise City
West	Commercial and Retail	C-G – Meridian

Location Map



Pre-Application & Neighborhood Meetings:

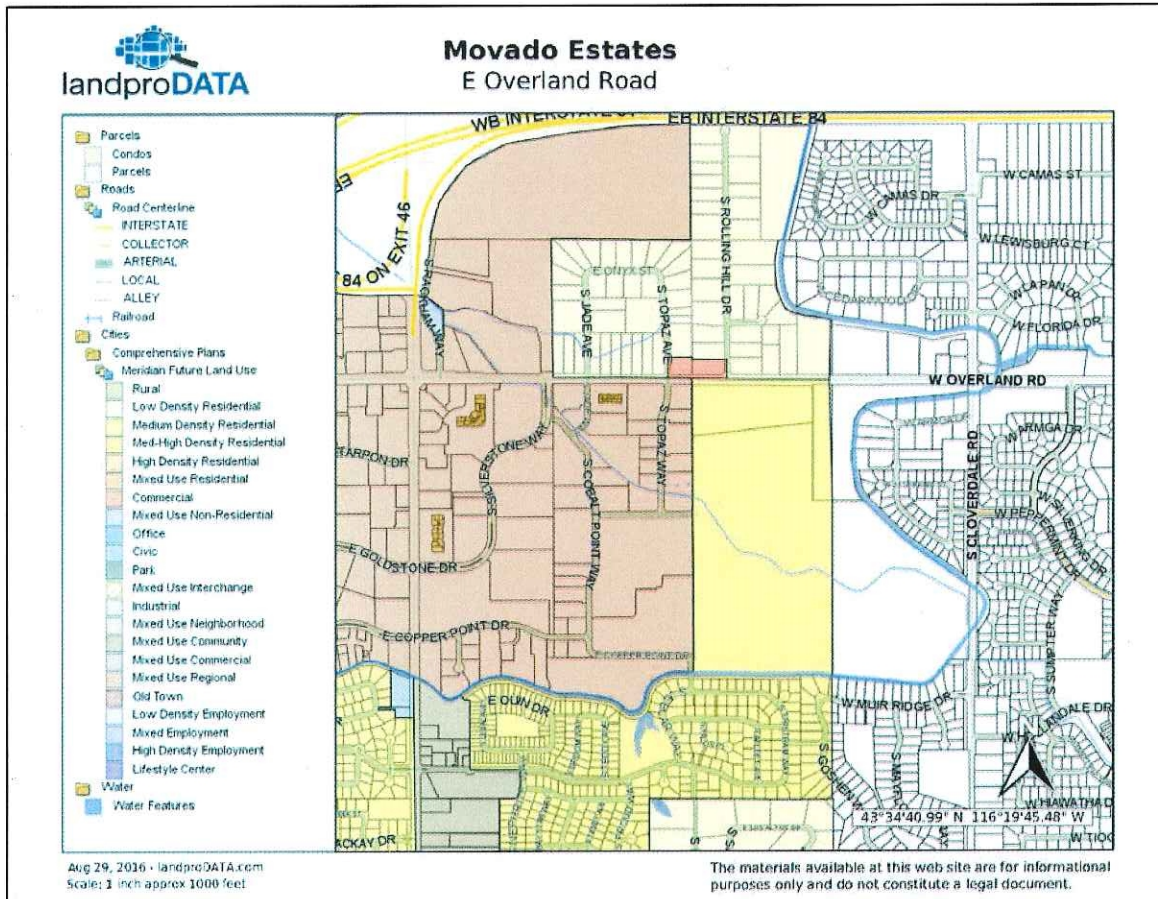
Three pre-application meetings were held with the Meridian City Planning Division staff on November 20, 2015, May 4, 2016 and June 15, 2016.

Two neighborhood meetings were held on January 12, 2016 and September 23, 2016 by Conger Management Group. Meetings were held at the Pepper Ridge Elementary School and Courtyard Marriott. Main topics of interest were the type of housing, traffic considerations and anticipated price of housing products within the development.

Comprehensive Plan Map Inclusion

As part of the Silverstone Apartments application, DevCo appealed to the City of Boise for the de-annexation of 42.18 acres of land. The property is located east of the arterial intersection of Eagle and Overland and adjacent to South Cloverdale Road and just south of the West Overland and Cloverdale intersection. Bordered by the Ridenbaugh Canal and a major drain along most of the property's eastern border, sewer and water service to the property by the City of Boise was significantly hindered and providing such service would have come at a great short and long-term fiscal cost. Situated along a key corridor between Boise and Meridian, the property is a great asset to the City of Meridian as this area is growing residentially, commercially and with retail components.

Comprehensive Plan Map



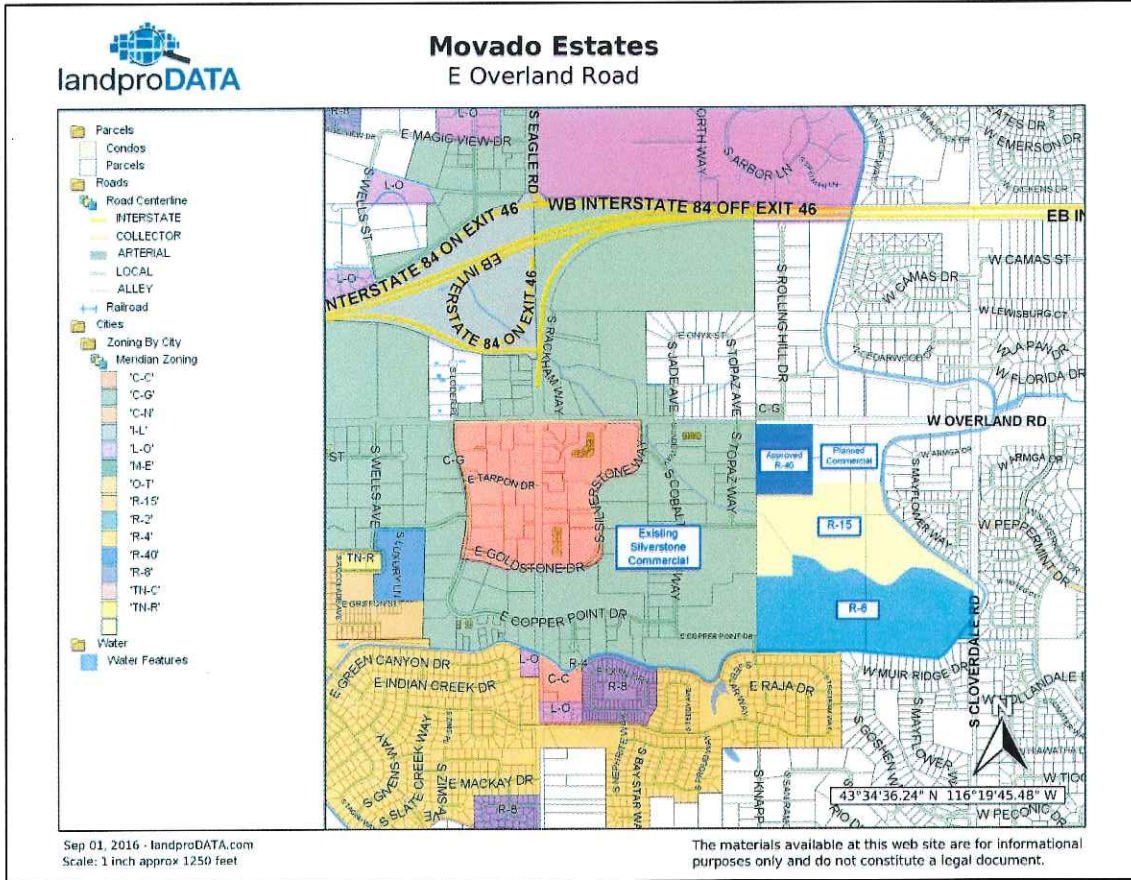
After meeting with Meridian Planning and Public Works staff and garnering their support, DevCo submitted a request to the City of Boise for de-annexation of the 42.18 acres. Upon review of our request, the City of Boise determined that the physical constraints make it difficult for the Public Works Department and United Water to provide public service to the property. They also determined it would be more efficient for the City of Meridian to service the property. Supported by Boise Planning & Development Services, and Public Works Department staff, on April 5, 2016, the Boise City Council unanimously approved to de-annex the property.

Months of coordination and hard work now culminate in our request to the City of Meridian for inclusion of these 42.18 acres of property to the Meridian Comprehensive Map. Approval of this Comprehensive Map Inclusion Request with a Medium Density designation is crucial to the overall development plan for this property, which covers 126.93 acres in total. DevCo has master planned the property for multiple development uses and to support the existing and growing commercial and retail in the immediate Eagle and Overland corridors. Planned development on the property includes single-family residential, multifamily residential and commercial uses. We see this as a huge win for the City of Meridian. See attached public works letter supporting this 42.18 acres to include in Meridian.

Annexation / Zoning:

DevCo request with this application the annexation of approximately 102.69 acres into the City of Meridian with the R-8 and R-15 zoning designations. During our meetings with Meridian City Planning staff, we determined the project would be within Meridian City Code and well served with the blend of an R-8 and R-15 residential zoning. The R-8 and R-15 zoning allows for the proposed housing and will be the best use of this undeveloped land.

Proposed and Existing Zoning Map



As allowed by the Meridian Comprehensive Plan and City Code, we are requesting the zoning designation as follows:

- R-8 Zoning on the Southern 58.64 acres. This zoning and the 190 lots planned on this portion of the property is designed to closely match the housing on the south side of the Ridenbaugh Canal in the Southerland Farms and Muir Woods subdivisions.
- R-15 Zoning on the Northern 44.05 acres. This zoning and the 238 lots planned on this portion of the property is designed to utilize the “medium” designation for density and the “medium high” designation for lot sizes and dimensional standards. This planning is in conformance with the City of Meridian Comprehensive Plan and Zoning Code and is a great transition to the commercial/multifamily uses as well as the busy 5-lane Overland Road arterial.

The combined zoning areas include 102.69 acres with approximately 430 lots, which equates to 4.18 lots per acre. The planning area (102.69 acres) utilizing medium density allows up to eight (8) lots per acre and would equal 821 allowable lots in comparison to the proposed 430 lots. Movado Estates is utilizing approximately 52% of the planned density for this location.

The use of the R-8 and R-15 zones is intended to permit the three housing types that increase in density as the site radiates from the Ridenbaugh Canal to Overland Road.

The 102.69 total acres includes the 42.18 acres of land recently approved by Boise for de-annexation and approved by Meridian City Council for inclusion on the Meridian Comprehensive Plan Map as part of the Silverstone Apartments applications.

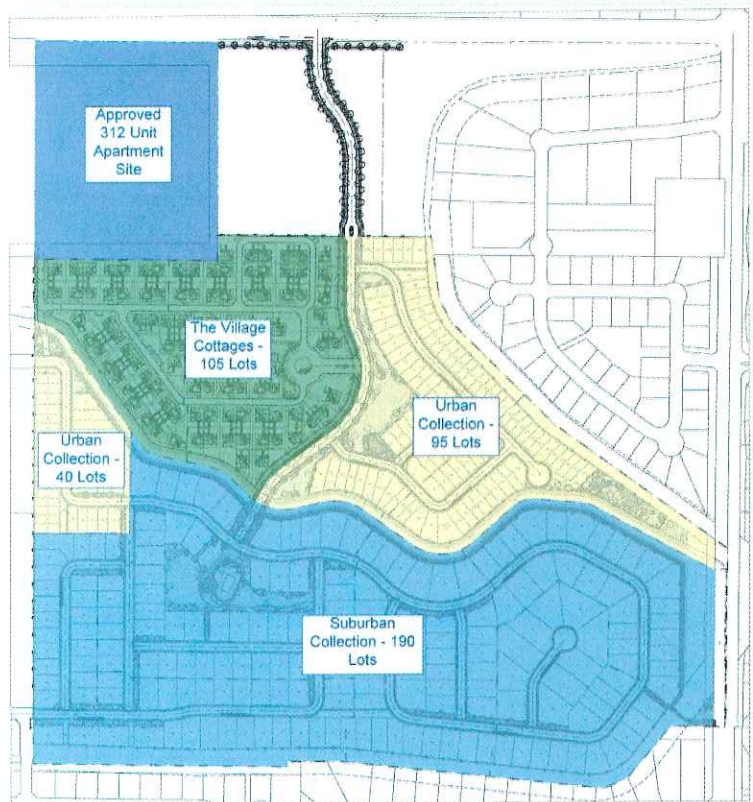
Preliminary Plat Application:

Movado Estates is a single-family residential community located in southeast Meridian off East Overland Road and South Cloverdale Road. Movado consists of 430 residential home lots.

Residential Design:

Movado Estates' land size allows for the mix of four housing types, Suburban Collection Lots, Urban Collection Lots and Village Cottage lots located in a gated community portion of the larger neighborhood.

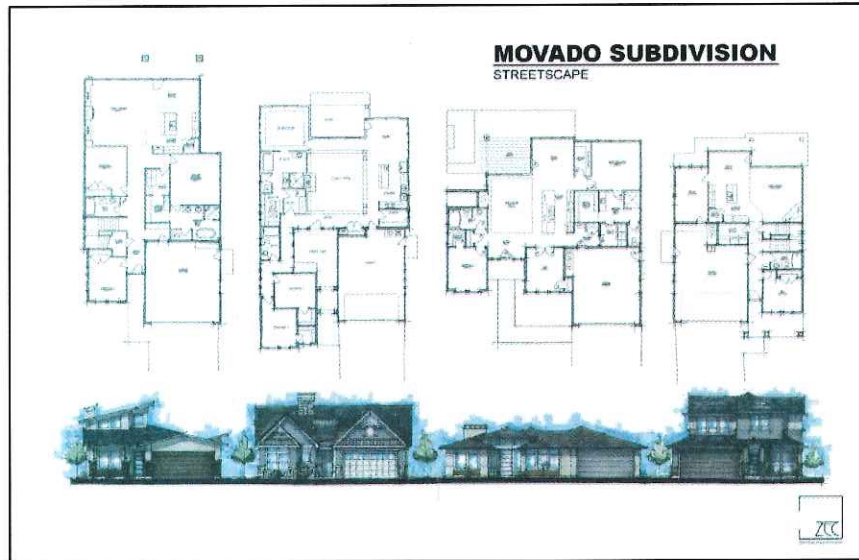
Master Housing Plan



Suburban Collection Lots:

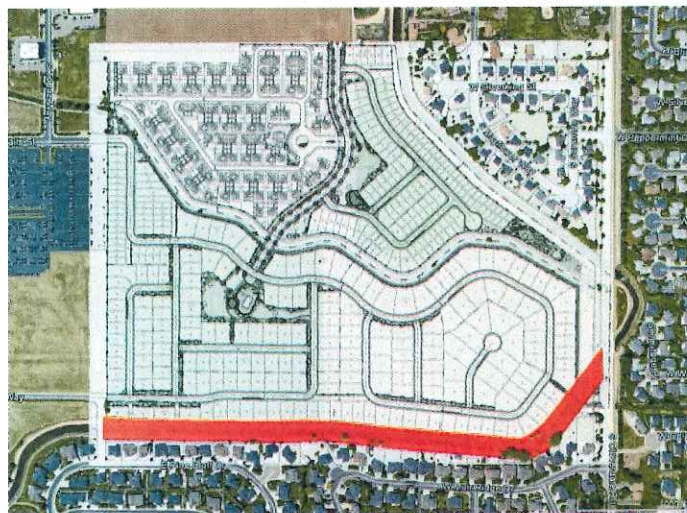
The 58.63-acre neighborhood proposed for the R-8 zone will consist of homes similar to the Southerland Farms and Muir Woods subdivisions. The single-family detached homes will range in sizes from 1,900 to 2,500 square feet and will be either single level or two-story.

The Suburban Collection Conceptual Elevations



The Ridenbaugh Canal is located at the southern boundary of Movado creating a natural buffer between the subdivisions to the south, Sutherland Farms and Muir Woods. The Ridenbaugh has a one hundred (100) foot wide easement, with a typical 15' rear yard setback the homes on either side of the canal will be about 130 feet apart with the southern existing homes sitting higher in elevation than our subject property.

Ridenbaugh Canal Buffer

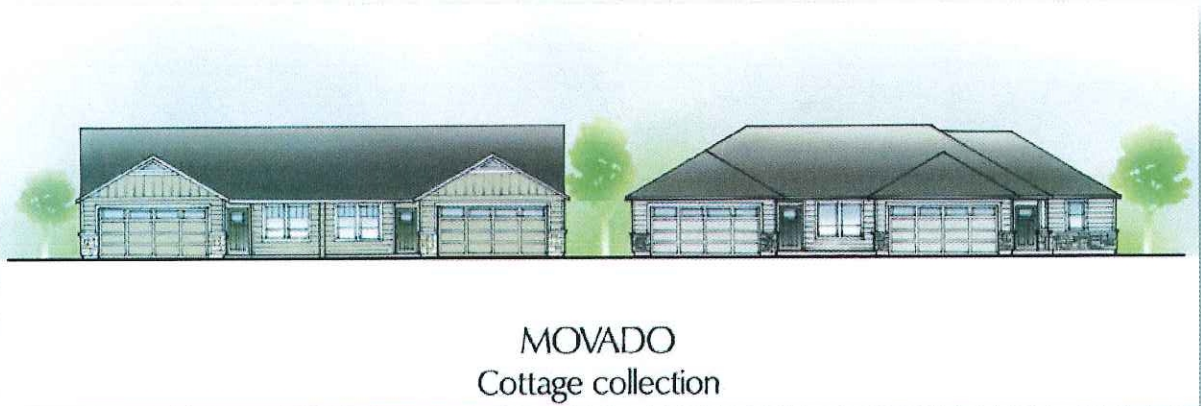


Urban Collection Lots:

The 23.50-acre neighborhood consists of two housing products and is proposed for the R-15 zone.

- Single-family detached houses are two stories and range from 1,377 square feet to 1,850 square feet.
- The many of the two-attached single level townhouses are adjacent to the canal and creek. The townhouses were designed as single level and we have planned this product as an aesthetically pleasing house.

The Urban Collection Conceptual Elevations



The Village Cottages:

The Village Cottages are gated lots and encompass approximately 20.54 acres of the R-15 zone. These cottages will feature private streets with common driveways and its own Clubhouse and is designed for the mature homebuyer who prefers (needs) less yard maintenance but still prefers the independence of homeownership with the assurances (privacy) of a gated community. The homes are designed with shared common walls and abutting garages. With 105 residential home lots in The Village Cottages, we have provided two gated entries for the residents, the main entrance off of the primary subdivisions Spine Road and a secondary on the west side with quick access to the existing Pewter Falls stub. The privates streets will be owned and operated by The Village Home Owners Association with repairs and maintenance paid for by association fees. We have previously met with Perry Palmer of the Meridian Fire Department to assure our site plan conforms with the fire requirements.

The Village Conceptual Elevations



MOVADO
Village collection



MOVADO
Village collection

Project Amenities:

With this large of a development, a significant amount is invested in this property and a properly planned amenity package is critical to our success. We have researched, interviewed focus groups and followed the city ordinance to plan the most beneficial amenities for this area and development. The amenity package is as follows:

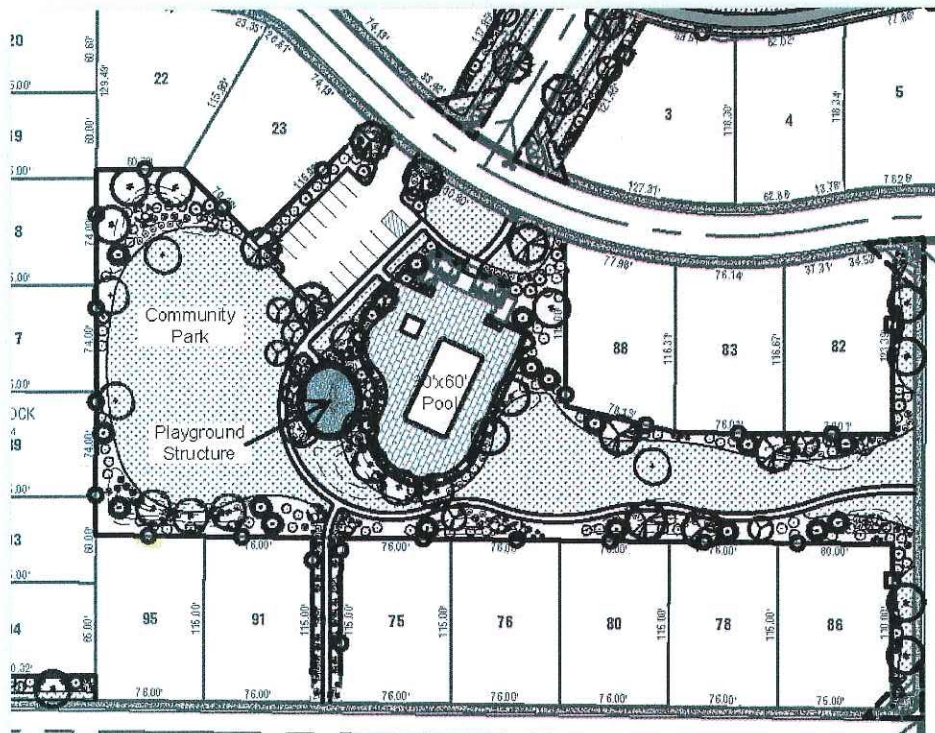
- Landscaped Open Space: Movado Estates exceeds Meridian's Common Open Space requirements with a total of 15%.
 - Total open space: 15.41 acres
 - Required open space: 10.27 acres
- The Village Community Center
- Movado Community Park:
 - Open Fields
 - Playground – the Community Park is designed with a robust playground area consisting of a climbing dome, swing set, tot lot play structure, park benches and a walking pathway.
- Movado Community Center:
 - Pool
 - Pool Clubhouse
 - Parking Lot
- Movado Natural Athletic Park
 - Climbing Boulder/Knob
 - 6' High Berm with Boulders and Ground Cover
 - Tunnel Under Pathway
 - 2 Play pits
 - Log Walk/Balance with Log Stump Jump
 - Log Bridge with Log Crawler/Climber
- Movado Neighborhood Park:
 - Open Field
 - Playground – the Neighborhood Park has similar features as the Community Park but is located closer to the homes in this area of the community so children and parents will not have to travel too far to access the playground. The playground includes a climbing dome, swing set, tot lot paly structure, park benches and a walking pathway around the playground.
 - Water Feature
- Picnic Areas
- Regional and Neighborhood Pathways:
 - Regional Pathway along the Five Mile Canal as indicated in the City of Meridians Comprehensive Plan Regional Pathways.
 - Footbridge over the Ridenbaugh Canal for the Reginal Pathway.
 - Neighborhood Internal Pathways to connect existing pathways through our development.

The Village Community Center



MOVADO VILLAGE CLUBHOUSE
FRONT ELEVATION SCALE: N.T.S.

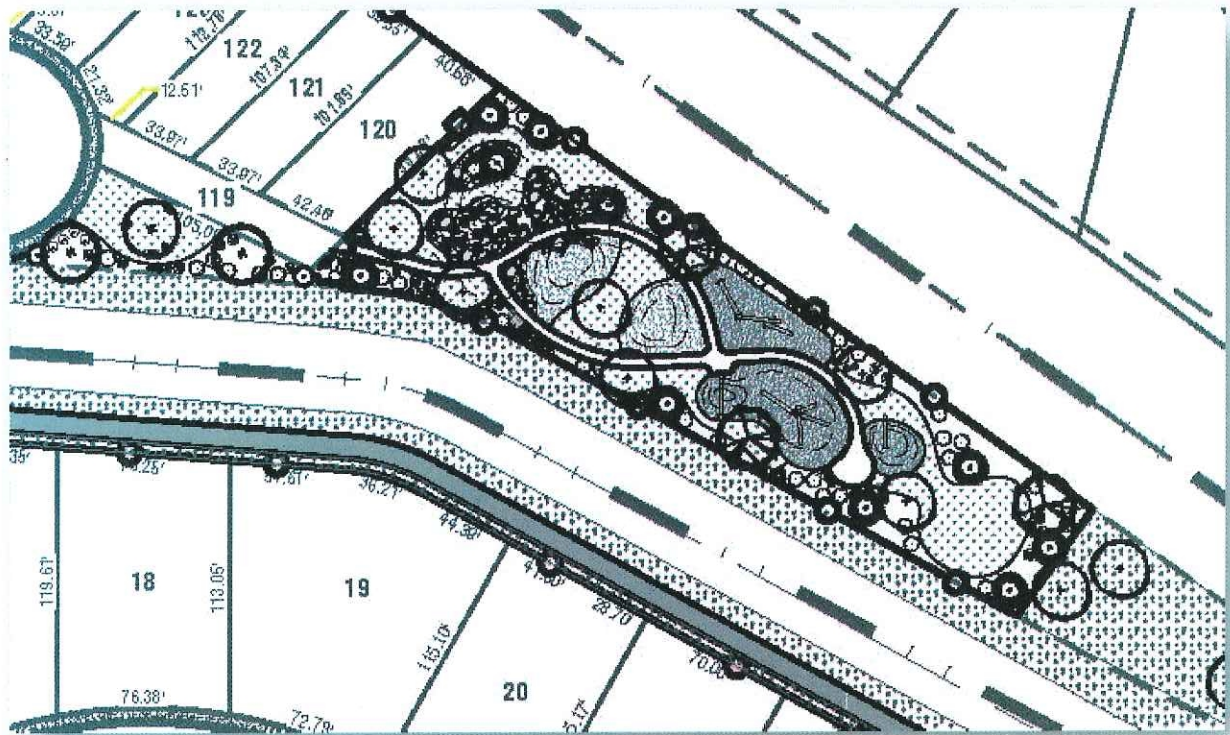
Movado Community Park



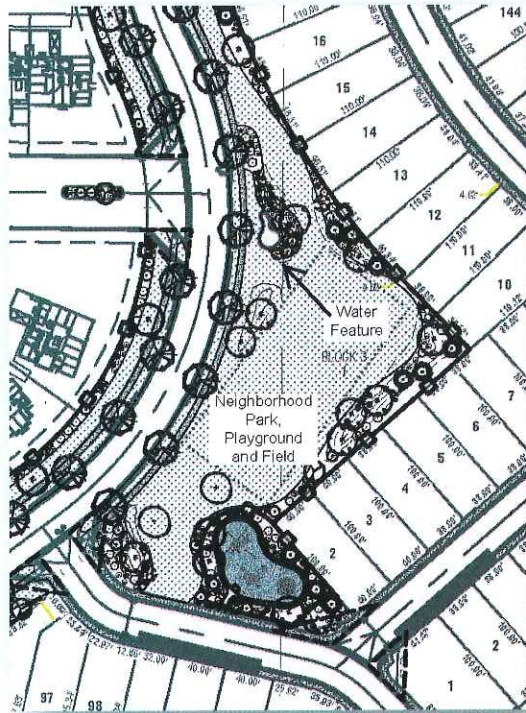
Movado Pool Clubhouse Rendering



Movado Natural Athletic Park



Movado Neighborhood Park and Playground



Alternative Compliance:

DevCo requests approval of Alternative Compliance for Meridian's Private Street Requirements that the proposed development shall not have more than fifty dwelling units per gated entrance; and no common driveways shall be allowed off of a private street for The Village Community. The Village Community is designed with 105 dwelling units within the area that is accessed with two (2) gates and we respectfully request approval of our alternative compliance to allow the five (5) dwelling units within The Village. Allowance of 5 dwelling units will not pose a health or safety risk to the residents of The Village and this has been verified with the Meridian Fire Department.

11-3F-4: Standards: A. Design Standards:

4. Gates: b. The proposed development shall have no more than fifty (50) dwelling units.

6. Common Driveways: No common driveways shall be allowed off of a private street.

B. Construction Standards: 3. Alternative Compliance: Upon recommendation of the city engineer and fire marshal, the director may approve, or recommend approval of alternative design or construction standards when the applicant can demonstrate that the proposed overall design meets or exceeds the intent of the required standards of this article and shall not be detrimental to the public health, safety, and welfare.

The Village Community is designed for the mature homebuyer who prefers (needs) less yard maintenance but still prefers the independence of homeownership with the assurances (privacy) of a gated community. With private streets, common driveways, sufficient open space, easy access to the Regional Pathway along Five Mile Canal and its own Clubhouse, The Village exceeds the design standards for similar gated residences. The homes planned for The Village Community have been carefully designed to maximize square foot efficiently. With a mature homebuyer, privacy is required while also being able to remain part of a community. The Village Community is designed with both of these aspects in mind; individual homes allow for private living space while the common open spaces and Community Clubhouse promote social interaction and community living.

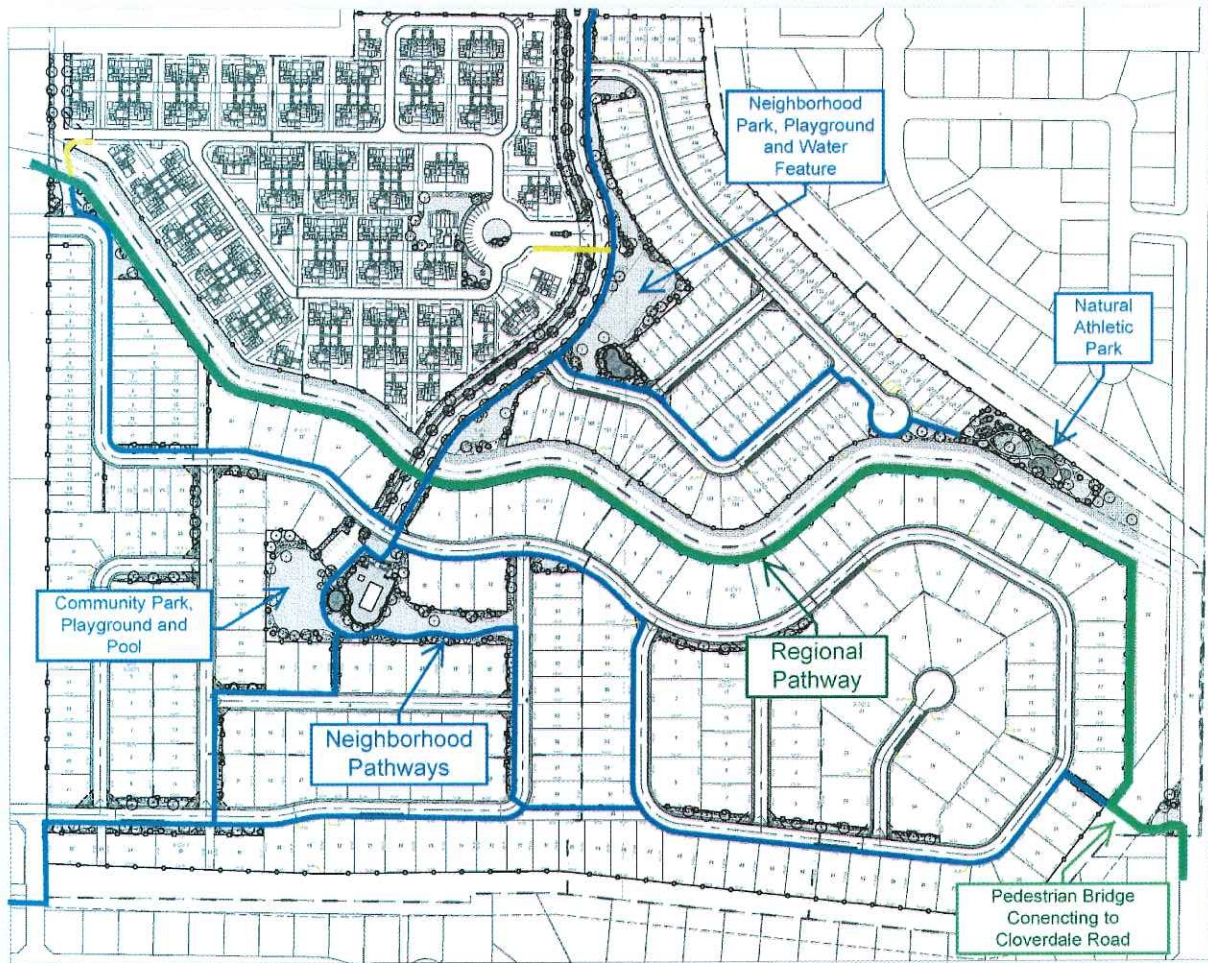
Similarly, designed homes have proven to be popular and much needed with a mature homeowner throughout parts of Boise and Meridian. The well-designed and attractive homes are a valuable addition to the housing options for Meridian homebuyers. Some homeowners in the existing nearby neighborhoods have already expressed personal interested in The Village Community homes. The Village Community provides an opportunity for homeowners living in the neighborhood that are ready to downsize to a smaller home or a comparable home with a smaller yard, will be able to remain in a community they are already part of. With the commercial and retail directly adjacent this community, homeowners will have easy access to services they may require on a daily basis. Directly adjacent to the Five Mile Canal, residents of The Village Community will have quick and easy access to the Regional Pathway planned along the creek. This will promote community interaction and exercise, two things proven important to this aging population. The Village is also designed with guest parking located throughout the community to promote social interaction while still benefiting from the added security mature homeowners prefer.

Transportation:

In anticipation to concerns with increased traffic in this highly traveled area of Meridian, a Traffic Study was commissioned early on in the planning process. Two main goals of the traffic study were, internal traffic flows and ensuring best possible traffic flow from the community to the existing main Overland arterial and the Silverstone way collector. From Silverstone, traffic would then be able to access the signaled intersection at E Overland and the intersection at S Eagle Road. A feature of the community is the main Spine Road that is designed to allow a spectacular entry into the Community while attempting not to hinder traffic flow along Overland. The Spine Road will have a right turn lane on the south side of Overland for traffic to decelerate when entering the community; traffic entering the Spine Road via a left hand turn will not obstruct traffic continuing west bound on Overland. The Spine Road is designed with a left hand turn lane for traffic turning west bound onto Overland and not hindering right hand traffic heading east. With two existing stub roads in the Silverstone Commercial area, at E Pewter Falls Street and E Copper Point Way, a significant amount of traffic is anticipated to utilize these existing streets to access Eagle Road either heading north or south bound. Due the property's location and the proximity to existing retail, commercial and other neighborhood services, it is not anticipated much traffic will travel south. With the majority of the traffic anticipated to access Overland and Eagle roads as well as the preference of the developer and agencies to eliminate the Ridenbaugh Canal cross, these flows allow us not to connect to Cloverdale. Several meetings took place with Ada County Highway District (ACHD) and Meridian City Staff and all parties are in general concurrence with the general traffic pattern to encourage traffic flow through the Silverstone Commercial area utilizing the two existing road stubs.

Another showcase feature of the Movado Community is the network of the Regional and Neighborhood Pathway system. The Five Mile Canal crosses the Community from East to West near the center. The development of the Movado Regional Pathway will completed this final section of the regional pathway ending at the Boise City Limits with a Pedestrian Bridge crossing the Ridenbaugh Canal, connecting to Cloverdale Road and Pepper Ridge Elementary School east of the property. Integrated in the Regional Pathway system are the local Neighborhood Pathways connecting the Regional Pathway, Community Park, Neighborhood Park and the Natural Athletic Park. The residents at the Village will have access to the network of Regional and Neighborhood Pathways at the two gated entrances, the Main at the east side of the property and the secondary gate at the west.

Regional and Neighborhood Pathway System



Canal Relocation numerous meetings took place with ACHD & City Staff to review and discuss relocation of the Ridenbaugh Canal to the west side of Cloverdale Road. Although all parties seem to be in general agreement that the best use of resources would be to avoid the cost of improving and long term maintenance of two five land bridges crossing the Ridenbaugh, not final decisions have been made. The working ultimate general goal is the relocation of the canal and to complete the Cloverdale improvements. With this goal in mind, the Movado site plan was modified to allow sufficient area for the canals relocation.

Conclusion:

DevCo is respectfully requesting approval of the annexation, zoning and preliminary plat applications for 430 residential home sites located in South East Meridian. This project will provide quality, desirable and a minimum of four housing price points and densities while maintaining compatibility with Meridian City Codes as well as the surrounding properties. Thank you.



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description Phase A Annexation Boundary August 26, 2016

BASIS OF BEARINGS for this legal description is South 89°13'35" East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South 0°11'04" West, coincident with the west line of said NE1/4 of Section 21, a distance of 1946.24 feet to the **POINT OF BEGINNING**;

Thence South 89°48'56" East, 334.00 feet;

Thence North 0°11'04" East, parallel with said west line of the NE1/4 of Section 21, a distance of 144.00 feet;

Thence South 89°48'56" East, 40.00 feet;

Thence North 0°11'04" East, parallel with said west line of the NE1/4 of Section 21, a distance of 240.64 feet to the centerline of the Five Mile Canal;

Thence coincident with the centerline of said Five Mile Canal the following courses and distances:

Thence South 35°58'42" East, 58.55 feet to the beginning of a tangent curve;

Thence 72.60 feet along the arc of said curve to the left, with a central angle of 41°35'47", a radius of 100.00 feet, subtended by a chord bearing South 56°46'36" East, 71.02 feet;

Thence South 77°34'29" East, 200.64 feet to the beginning of a tangent curve;

Thence 112.46 feet along the arc of said curve to the right, with a central angle of 32°13'00", a radius of 200.00 feet, subtended by a chord bearing South 61°27'59" East, 110.98 feet;

Thence South 45°21'29" East, 78.42 feet to the beginning of a tangent curve;

Thence 199.25 feet along the arc of said curve to the left, with a central angle of 57°04'56", a radius of 200.00 feet, subtended by a chord bearing South 73°53'57" East, 191.12 feet;

Thence North 77°33'34" East, 109.40 feet to the beginning of a tangent curve;

Thence 166.58 feet along the arc of said curve to the right, with a central angle of 47°43'16", a radius of 200.00 feet, subtended by a chord bearing South 78°34'47" East, 161.81 feet;

Thence South 54°43'09" East, 232.80 feet to the beginning of a tangent curve;

Thence 247.11 feet along the arc of said curve to the left, with a central angle of 76°31'50", a radius of 185.00 feet, subtended by a chord bearing North 87°00'56" East, 229.14 feet;

Thence North 48°45'01" East, 202.35 feet to the beginning of a tangent curve;

Thence 100.03 feet along the arc of said curve to the right, with a central angle of 45°50'58", a radius of 125.00 feet, subtended by a chord bearing North 71°40'30" East, 97.38 feet;

Thence South 85°24'01" East, 171.21 feet to the beginning of a tangent curve;

Thence 53.25 feet along the arc of said curve to the right, with a central angle of 24°24'23", a radius of 125.00 feet, subtended by a chord bearing South 73°11'50" East, 52.84 feet;

Thence South 60°59'38" East, 85.77 feet;

Thence South 60°46'33" East, 232.89 feet;

Thence South 63°04'43" East, 192.92 feet to the beginning of a tangent curve;

Thence 27.80 feet along the arc of said curve to the right, with a central angle of 63°42'37", a radius of 25.00 feet, subtended by a chord bearing South 31°13'24" East, 26.39 feet;

Thence leaving said centerline of the Five Mile Canal, South 89°22'06" East, 44.00 feet to the east line of said NE1/4 of Section 21;

Thence South 0°37'54" West, coincident with said east line of the NE1/4 of Section 21, a distance of 582.24 feet;

Thence North 89°08'00" West, 209.88 feet to the centerline of the Ridenbaugh Canal;

Thence coincident with the centerline of said Ridenbaugh Canal the following courses and distances:

Thence South 39°51'57" West, 253.25 feet;

Thence South 65°04'09" West, 100.00 feet;

Thence North 84°03'21" West, 1035.19 feet;

Thence South 89°28'30" West, 187.09 feet;

Thence leaving said centerline of the Ridenbaugh Canal, South 0°55'40" West, 20.23 feet;

Thence North 89°10'02" West, 976.67 feet to the west line of the SE1/4 of said Section 21;

Thence North 0°12'27" East, coincident with said west line of the SE1/4 of Section 21, a distance of 174.05 feet to the southwest corner of said NE1/4 of Section 21;

Thence North 0°11'04" East, coincident with said west line of the NE1/4 of Section 21, a distance of 710.87 feet to the **POINT OF BEGINNING**.

The above described parcel contains 58.64 acres more or less.

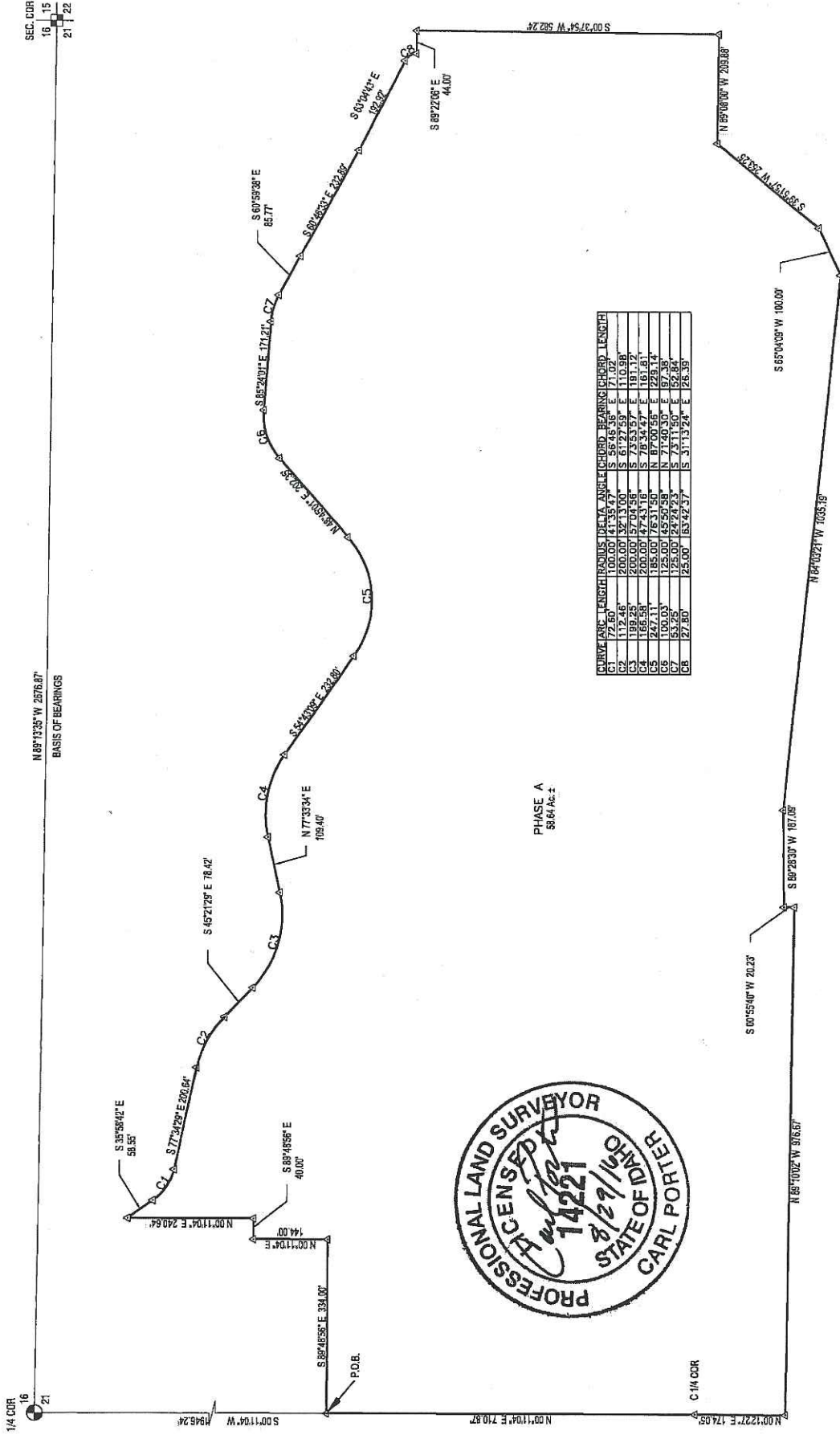
Carl Porter, PLS
End Description



Date

SEC. COR
16 15
21 22

N 89°13'35" W 2576.87'
BASIS OF BEARINGS



PHASE A
58.64 AC. ±



CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARINGS	CHORD	LENGTH
C1	72.50'	100.00'	417.547'	S 56°45'36"	E 71.02'				
C2	112.46'	200.00'	327.300'	S 61°27'59"	E 110.98'				
C3	199.25'	200.00'	57.0456'	S 73°53'57"	E 191.12'				
C4	269.34'	285.00'	174.145'	S 78°30'48"	E 259.81'				
C5	100.03'	125.00'	45.5058'	N 21°40'30"	E 97.38'				
C6	53.25'	125.00'	24.7423'	S 73°11'50"	E 52.84'				
C7	27.80'	25.00'	63.4257'	S 31°13'24"	E 26.39'				



NTS

PROJECT: MOVADO SUBDIVISION PHASE A ANNEXATION BOUNDARY	OWNER/DEVELOPER: CONGER MANAGEMENT GROUP	DWG # BASE
		PROJECT # 15071
DATE: 8/2016		SHEET 1 OF 1
		2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description Phase B Annexation Boundary August 26, 2016

BASIS OF BEARINGS for this legal description is South $89^{\circ}13'35''$ East, between the brass cap marking the N1/4 of Section 21 and the aluminum cap marking the northeast corner of Section 21, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at a brass cap marking the N1/4 corner of said Section 21;

Thence South $0^{\circ}11'04''$ West, coincident with the west line of said NE1/4 of Section 21, a distance of 892.93 feet to the **POINT OF BEGINNING**;

Thence South $89^{\circ}13'17''$ East, 703.00 feet;

Thence North $0^{\circ}11'04''$ East, parallel with said west line of the NE1/4 of Section 21, a distance of 98.74 feet;

Thence South $89^{\circ}13'17''$ East, 819.77 feet to the westerly bank of the Ridenbaugh Canal;

Thence coincident with said westerly bank of the Ridenbaugh Canal the following courses and distances:

Thence South $7^{\circ}22'14''$ East, 69.14 feet;

Thence South $7^{\circ}21'57''$ East, 173.00 feet;

Thence South $27^{\circ}06'57''$ East, 100.00 feet;

Thence South $45^{\circ}21'57''$ East, 550.00 feet;

Thence South $54^{\circ}06'57''$ East, 822.94 feet to the east line of said NE1/4 of Section 21;

Thence leaving said westerly bank of the Ridenbaugh Canal, South $0^{\circ}37'54''$ West, coincident with said east line of the NE1/4 of Section 21, a distance of 102.23 feet;

Thence North $89^{\circ}22'06''$ West, 44.00 feet to the centerline of the Five Mile Canal and the beginning of a non-tangent curve;

Thence coincident with the Centerline of the Five Mile Canal the following courses and

distances:

Thence 27.80 feet along the arc of said curve to the left, with a central angle of $63^{\circ}42'37''$, a radius of 25.00 feet, subtended by a chord bearing North $31^{\circ}13'24''$ West, 26.39 feet;

Thence North $63^{\circ}04'43''$ West, 192.92 feet;

Thence North $60^{\circ}46'33''$ West, 232.89 feet;

Thence North $60^{\circ}59'38''$ West, 85.77 feet to the beginning of a tangent curve;

Thence 53.25 feet along the arc of said curve to the left, with a central angle of $24^{\circ}24'23''$, a radius of 125.00 feet, subtended by a chord bearing North $73^{\circ}11'50''$ West, 52.84 feet;

Thence North $85^{\circ}24'01''$ West, 171.21 feet to the beginning of a tangent curve;

Thence 100.03 feet along the arc of said curve to the left, with a central angle of $45^{\circ}50'58''$, a radius of 125.00 feet, subtended by a chord bearing South $71^{\circ}40'30''$ West, 97.38 feet;

Thence South $48^{\circ}45'01''$ West, 202.35 feet to the beginning of a tangent curve;

Thence 247.11 feet along the arc of said curve to the right, with a central angle of $76^{\circ}31'50''$, a radius of 185.00 feet, subtended by a chord bearing South $87^{\circ}00'56''$ West, 229.14 feet;

Thence North $54^{\circ}43'09''$ West, 232.80 feet to the beginning of a tangent curve;

Thence 166.58 feet along the arc of said curve to the left, with a central angle of $47^{\circ}43'16''$, a radius of 200.00, subtended by a chord bearing North $78^{\circ}34'47''$ West, 161.81 feet;

Thence South $77^{\circ}33'34''$ West, 109.40 feet to the beginning of a tangent curve;

Thence 199.25 feet along the arc of said curve to the right, with a central angle of $57^{\circ}04'56''$, a radius of 200.00 feet, subtended by a chord bearing North $73^{\circ}53'57''$ West, 191.12 feet;

Thence North $45^{\circ}21'29''$ West, 78.42 feet to the beginning of a tangent curve;

Thence 112.46 feet along the arc of said curve to the left, with a central angle of $32^{\circ}13'00''$, a radius of 200.00, subtended by a chord bearing North $61^{\circ}27'59''$ West, 110.98 feet;

Thence North $77^{\circ}34'29''$ West, 200.64 feet to the beginning of a tangent curve;

Thence 72.60 feet along the arc of said curve to the right, with a central angle of $41^{\circ}35'47''$, a radius of 100.00 feet, subtended by a chord bearing North $56^{\circ}46'36''$ West, 71.02 feet;

Thence North $35^{\circ}58'42''$ West, 58.55 feet;

Thence leaving said centerline of the Five Mile Canal, South $0^{\circ}11'04''$ West, parallel with said west line of the NE1/4 of Section 21, a distance of 240.64 feet;

Thence North 89°48'56" West, 40.00 feet;

Thence South 0°11'04" West, parallel with said west line of the NE1/4 of Section 21, a distance of 144.00 feet;

Thence North 89°48'56" West, 334.00 feet to the westerly line of said NE1/4 of Section 21;

Thence North 0°11'04" East, coincident with said west line of the NE1/4 of Section 21, a distance of 1053.31 feet to the **POINT OF BEGINNING**.

The above described parcel contains 44.05 acres more or less.

Carl Porter, PLS
End Description



Date



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

December 15, 2015
Movado Legal Description

A parcel of land located in the NE1/4 and the SE1/4 of Section 21, T. 3 N., R. 1 E., B.M., within the City of Boise, and Ada County, Idaho, more particularly described as follows;

COMMENCING at a found brass cap marking the N1/4 corner of Section 21;

Thence South 0°11'04" West, coincident with the west line of the NE1/4 of said Section 21, a distance to 892.93 feet to the **POINT OF BEGINNING**;

Thence South 89°13'17" East, 703.00 feet;

Thence North 0°11'04" East, parallel with said west line of the NE1/4 of Section 21, a distance of 98.73 feet;

Thence South 89°13'17" East, 819.77 feet to the westerly line of Cloverdale West Subdivision as shown on file in Book 39 of Plats at Page 3260, Ada County Records;

Thence South 7°22'14" East, 69.13 feet to the southwest corner of said Cloverdale West Subdivision and the northwest corner of Crawford Place Subdivision as shown of file in Book 79 of Plats at Page 8411, Ada County Records;

Thence South 7°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 173.00 feet;

Thence South 27°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 100.00 feet;

Thence South 45°21'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 550.00 feet;

Thence South 54°06'57" East, coincident with the westerly boundary of said Crawford Place Subdivision, 822.94 feet to the east line of said NE1/4 of said Section 21;

Thence South 0°37'54" West, coincident with said east line of the NE1/4 of Section 21, a distance of 684.48 feet to a found aluminum cap marking the E1/4 corner of said Section 21;

Thence North 89°08'00" West, coincident with the south line of said NE1/4 of Section 21, and the northerly line of Muir Woods Subdivision No. 1, as shown on file in Book 80 of Plats at Page 8553, Ada County Records, 209.88 feet to the centerline of the Ridenbaugh Canal;

Thence South 39°51'57" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 253.25 feet;

Thence South 65°04'09" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 100.00 feet;

Thence North 84°03'21" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 1035.19 feet;

Thence South 89°28'30" West, coincident with said northerly line of Muir Woods Subdivision No. 1, and the centerline of said Ridenbaugh Canal, 136.02 feet to the northwest corner of said Muir Woods Subdivision and the northeast corner of Sutherland Farm Subdivision No. 5 as shown of file in Book 94 of Plats at Page 11433 Ada County Records;

Thence continuing South 89°28'30" West, coincident with the northerly line of Sutherland Farms Subdivision No. 5, and the centerline of said Ridenbaugh Canal, 51.07 feet;

Thence South 0°55'40" West, coincident with said northerly line of Sutherland Farms Subdivision No. 5, a distance of 20.23 feet;

Thence North 89°10'02" West, coincident with said northerly line of Sutherland Farms Subdivision No. 5, a distance of 976.67 feet to the west line of the SE1/4 of said Section 21;

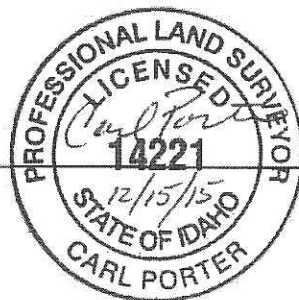
Thence North 0°12'27" East, coincident with said west line of the SE1/4 of Section 21, a distance of 174.05 feet to the C1/4 corner of said Section 21;

Thence North 0°11'04" East, coincident with said west line of the NE1/4 of Section 21, a distance of 1764.18 feet to the **POINT OF BEGINNING**;

The above described parcel contains 102.70 acres more or less.

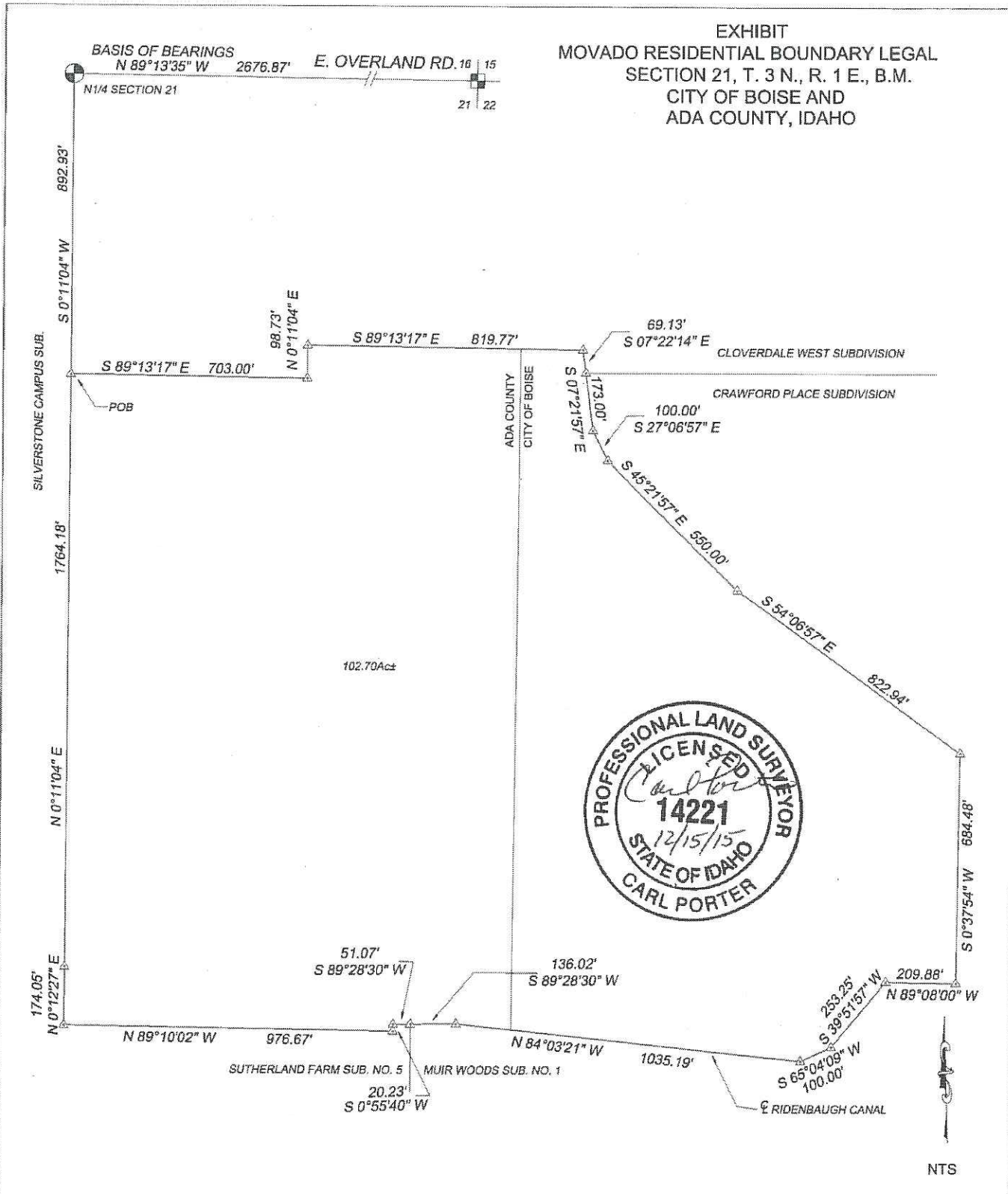
Basis of Bearings is North 89°13'35" West, between the found aluminum cap marking the corner of Sections 21, 22, 16 and 15 and the found brass cap marking the 1/4 corner common to Sections 16 and 21, all in T. 3 N., R. 1 E., B.M.

Carl Porter, PLS
End Description



Date

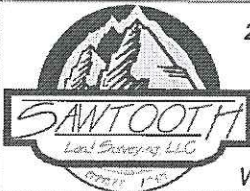
EXHIBIT
 MOVADO RESIDENTIAL BOUNDARY LEGAL
 SECTION 21, T. 3 N., R. 1 E., B.M.
 CITY OF BOISE AND
 ADA COUNTY, IDAHO



PROJECT:
 MOVADO RESIDENTIAL

OWNER/DEVELOPER:
 THE ESTATE OF
 SUSAN M. BIENAPFL

DATE: 12/2015



2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 P: (208) 398-8104
 F: (208) 398-8105
 WWW.SAWTOOTHLS.COM

DWG # 15071
 PROJECT# 15071
 SHEET 1 OF 1

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 CHE FOWLER
HAWLEY TROXELL ENNIS

2015-112485
12/10/2015 04:07 PM
AMOUNT:\$16.00



Recording Requested By and
When Recorded Return to:
Richard F. Goodson
HAWLEY TROXELL ENNIS & HAWLEY LLP
P.O. Box 1617
Boise, Idaho 83701

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

This Correction Personal Representative's Deed is being recorded to correct the legal description attached to that certain Personal Representative's Deed recorded November 16, 2015, as Instrument No. 2015-105335, records of Ada County, Idaho.

CORRECTION PERSONAL REPRESENTATIVE'S DEED

THIS CORRECTION PERSONAL REPRESENTATIVE'S DEED is made this 1st day of December, 2015, by and between THE ESTATE OF SUSAN M. BIENAPFL, Deceased ("Estate"), acting by and through WILLIAM P. BIENAPFL, JR., the duly appointed and acting Personal Representative of The Estate of Susan M. Bienapfl, Deceased (the "Grantor") and William P. Bienapfl, Jr. (also known as William P. Bienapfl), a married man, as his sole and separate property, whose current address is 2674 S. Andros Way, Meridian, Idaho 83642 (the "Grantee").

WHEREAS, William P. Bienapfl, is the duly qualified, appointed and acting Personal Representative of the Estate, which is filed as Probate Case No. CV IE 1518953 in the District Court of the Fourth Judicial District of the State of Idaho, in and for the County of Ada.

Pursuant to the powers vested in the Grantor, under the Uniform Probate Code, particularly Idaho Code Section 15-3-715, the Grantor, as Personal Representative of the Estate, does hereby quitclaim, transfer and convey to the Grantee, as his sole and separate property, all of Grantor's right, title and interest in and to that certain real property situated in the County of

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the Northeast quarter of Section 21, Township 3 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the North quarter corner of Section 21, Township 3 North, Range 1 East of the Boise Meridian; thence
East along the section line 1152 feet to a point; thence
South 0°35' East 407 feet to a point; thence
South 83°15' West 1158.64 feet to a point; thence
North 0°35' West 543.19 feet to the Real Point of Beginning.

Excepting therefrom that portion deeded to Ada County Highway District in Warranty Deed recorded January 13, 2006 as Instrument No. 106006231 described as follows:

A parcel of land being a portion of the Northwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said Section 21, marked by a brass cap; thence
North 89°14'30" West coincident with the North line of said Section 21 a distance of 1524.88 feet; thence
South 00°23'33" West parallel with the East line of said Northwest quarter of the Northeast quarter of Section 21 a distance of 25.00 feet to the existing South right-of-way line of East Overland Road and the Point of Beginning; thence
South 00°23'33" West parallel with the East line of said Northwest quarter of the Northeast quarter of Section 21 a distance of 37.00 feet; thence
North 89°14'30" West parallel with said North line of Section 21 a distance of 385.52 feet; thence
North 00°45'30" East normal to said North line of said Section 21 a distance of 6.00 feet; thence
North 89°14'30" West parallel with said North line of Section 21 a distance of 766.33 feet to the West line of said Northwest quarter of the Northeast quarter of Section 21; thence
North 00°10'30" East along said West line of the Northwest quarter of the Northeast quarter of Section 21 a distance of 31.00 feet to said existing South right-of-way line of East Overland Road; thence
South 89°14'30" East coincident with said existing South right-of-way line 1151.92 feet to the Point of Beginning.

A parcel of land lying in the East 1/2 of the Northeast ¼ of Section 21, T. 3 N., R. 1 E., B.M., Boise City, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 21;

thence South 00°38'26" West, along the east boundary of said section a distance of 101.00 feet to the northeast corner of Cloverdale West Subdivision as filed in book 39 of plats at page 3260, Ada County records;

thence along the northerly and westerly boundary of said subdivision for the following seven (7) courses:

South 81°23'26" West, a distance of 221.00 feet;

thence South 85°53'26" West, a distance of 700.00 feet;

thence South 71°08'26" West, a distance of 100.00 feet;

thence South 47°38'26" West, a distance of 100.00 feet;

thence South 27°38'26" West, a distance of 100.00 feet;

thence South 05°08'26" West, a distance of 350.00 feet;

thence South 07°21'34" East, a distance of 127.00 feet;

thence leaving said boundary and following along the westerly boundary of Crawford Place Subdivision as filed in book 79 of plats at page 8411, Ada County records for the following three (3) courses:

South 07°21'25" East, a distance of 173.00 feet;

thence South 27°06'25" East, a distance of 100.00 feet;

thence South 45°21'25" East, a distance of 42.91 feet;

thence leaving said boundary North 89°12' 55" West, a distance of 297.16 feet to the west boundary of the East ½ of the Northeast ¼ of said section 21;

thence North 00°25'08" East along said west boundary (formerly described as N00°22'19"E), a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 1338.44 feet (formerly described as 1338.38') to the point of beginning. Contains 10.00 acres of land, more or less.

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/07/03 09:11 AM
DEPUTY Joanne Hooper
RECORDED - REQUEST OF
BIENAPFL FAMILY
AMOUNT 18.00

6



DEED

FOR VALUE RECEIVED, BIENAPFL FAMILY LIMITED PARTNERSHIP, the Grantor, does hereby grant, bargain, sell and convey unto BSB, L.L.C., the Grantee, whose address is 2674 S. Andros, Meridian, Idaho 83642, the following described premises, to-wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

DATED: April 4, 2003 #103030144

BIENAPFL FAMILY LIMITED PARTNERSHIP

By Susan Marie Bienapfl
SUSAN MARIE BIENAPFL
General Partner

STATE OF IDAHO)
) ss.
County of Ada)

On this 4th day of April, in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared SUSAN MARIE BIENAPFL, known or identified to me to be the General partner of the partnership of BIENAPFL FAMILY LIMITED PARTNERSHIP, who subscribed said partnership name to the foregoing instrument, and acknowledged to me that she executed the same in said partnership name.

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



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

My Commission Expires On
October 19, 2008

Claiborn Waite Consulting, LLC
3550 E. Commercial Court Suite 201
Meridian, Idaho 83642
(208) 288-2693

May 2, 2002

**BSB, LLC PROPERTY
5 ACRE COMMERCIAL PARCEL
MERIDIAN, IDAHO**

A parcel of land lying in the West 1/2 of the Northeast 1/4 of Section 21, T. 3 N., R. 1 E., B.M., Meridian City, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 21;

thence North 89°12'55" West, along the north boundary of said section a distance of 1338.44 feet (formerly described as 1338.38') to the northeast corner of the West 1/2 of the Northeast 1/4 of said section 21, the **REAL POINT OF BEGINNING**;

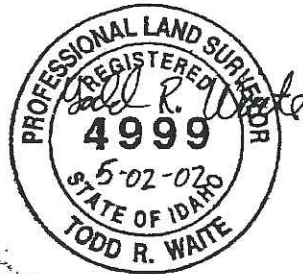
thence along the east boundary of said West 1/2, South 00°25'08" West, a distance of 1152.11 feet;

thence leaving said boundary North 89°12'55" West, a distance of 186.44 feet;

thence North 00°25'08" East, a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 186.44 feet to the point of beginning. Contains 4.93 acres of land, more or less.

Prepared by:



Todd R. Waite P.L.S.

claiborn ▲ waite consulting, llc

engineers & surveyors
1461 S. Teare Avenue
Meridian, Idaho 83642
(208) 288-2693
Fax (208) 884-8002

May 2, 2002
Revised: April 2, 2003

**BSB, LLC PROPERTY
10 ACRE COMMERCIAL PARCEL
BOISE, IDAHO**

A parcel of land lying in the East 1/2 of the Northeast ¼ of Section 21, T. 3 N., R. 1 E., B.M., Boise City, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 21;

thence South 00°38'26" West, along the east boundary of said section a distance of 101.00 feet to the northeast corner of Cloverdale West Subdivision as filed in book 39 of plats at page 3260, Ada County records;

thence along the northerly and westerly boundary of said subdivision for the following seven (7) courses:

South 81°23'26" West, a distance of 221.00 feet;

thence South 85°53'26" West, a distance of 700.00 feet;

thence South 71°08'26" West, a distance of 100.00 feet;

thence South 47°38'26" West, a distance of 100.00 feet;

thence South 27°38'26" West, a distance of 100.00 feet;

thence South 05°08'26" West, a distance of 350.00 feet;

thence South 07°21'34" East, a distance of 127.00 feet;

thence leaving said boundary and following along the westerly boundary of Crawford Place Subdivision as filed in book 79 of plats at page 8411, Ada County records for the following three (3) courses:

South 07°21'25" East, a distance of 173.00 feet;

thence South 27°06'25" East, a distance of 100.00 feet;

thence South 45°21'25" East, a distance of 42.91 feet;

thence leaving said boundary North 89°12' 55" West, a distance of 297.16 feet to the west boundary of the East ½ of the Northeast ¼ of said section 21;

thence North 00°25'08" East along said west boundary (formerly described as N00°22'19"E), a distance of 1152.11 feet to the north boundary of said section 21;

thence South 89°12' 55" East along said north boundary, a distance of 1338.44 feet (formerly described as 1338.38') to the point of beginning.

Said parcel contains 10.00 acres of land, more or less.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A parcel of land for right-of-way being a portion of the NE1/4 NE1/4 of Section 21, T. 3 N., R. 1 E., B.M., Ada County, Idaho, described in warranty deed with instrument number 100012259, of Ada County Records, and being more particularly described as follows:

Beginning at a point of intersection for the right-of-ways of Cloverdale and Overland Roads, said point lying 25.00' south and west from the northeast corner of said NE1/4 NE1/4 section 21;

thence South 00°38'26" West, (formerly described as S00°36'46"W), a distance of 30.00 feet;

thence North 44°17'15" West, (formerly described as N44°18'52"W), a distance of 42.48 feet;

thence South 89°12'55" East, (formerly described as S89°14'30"E), a distance of 30.00 feet to the point of beginning.

Said exception parcel contains 450 square feet of land, more or less.

Prepared by: Todd R. Waite P.L.S.



Bienapfl Family LP

Parcel No.: S1121131200

RECORDED - REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

FEE 12.00 DEPUTY *Marilyn*

1999 NO 12 AM 10:52

99110170

Marilyn Troxell

GRANT DEED

THIS GRANT DEED, made this 30th day of July, 1999, by William P. Bienapfl and Susan Marie Bienapfl, husband and wife, the "Grantors," and The Bienapfl Family Limited Partnership, an Idaho limited partnership, the "Grantee," whose address is 4225 E. Overland Rd., Meridian, Idaho 83642.

WITNESSETH:

FOR VALUE RECEIVED, Grantors do hereby grant, bargain, sell and convey to Grantee and to its successors and assigns forever, all that certain real property located in Ada County, State of Idaho, more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including any and all water rights, mineral rights, easements, rights-of-way, and all improvements located thereon; the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said real property, as well in law as in equity, of the said Grantors.

TO HAVE AND TO HOLD all and singular the above-described real property, together with the appurtenances unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto executed this Grant Deed
as of the day and year first above written.

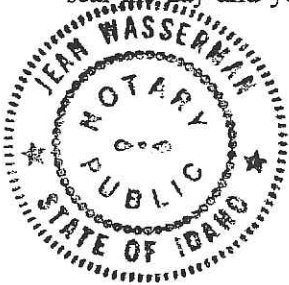
William P. Bienapfl
William P. Bienapfl

Susan Marie Bienapfl
Susan Marie Bienapfl

STATE OF IDAHO)
) ss.
County of Ada)

On this 30 day of July, 1999, before me, JEAN WASSERMAN, a
Notary Public in and for said state, personally appeared William P. Bienapfl and Susan Marie
Bienapfl, husband and wife, known or identified to me to be the persons whose names are
subscribed to the within 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 in this certificate first above written.



Jean Wasserman
Notary Public for Idaho
Residing at Boise, Idaho
My commission expires 2/21/2003

EXHIBIT "A"

Legal Description

PARCEL A:

The Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho,

EXCEPT that portion described as follows:

Beginning at a point on the section line located 101 feet south of the corner common to Sections 15, 16, 21 and 22 of said Township 3 North, Range 1 East, said point lying in the right bank of the Boise and Nampa Canal (Ridenbaugh Canal); thence

South 80°45' West 221 feet; thence

South 85°15' West 700 feet; thence

South 70°30' West 100 feet; thence

South 47° West 100 feet; thence

South 27° West 100 feet; thence

South 4°30' West 350 feet; thence

South 8° East 300 feet; thence

South 27°45' East 100 feet; thence

South 46° East 550 feet; thence

South 54°45' East 830 feet to the section line between Sections 21 and 22; thence

Northeasterly, on the Section line, 1873 feet, more or less, to the Place of Beginning.

and ALSO EXCEPT that portion described as follows:

A part of the Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian more particularly described as follows:

Commencing at the north quarter corner of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, thence east along the section line 1152 feet to a point; thence

South 0°35' East 407 feet to a point; thence

South 83°15' West 1158.64 feet to a point; thence

North 0°35' West 543.19 feet to the Real Point of Beginning.

PARCEL B:

The portion of the Southeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho, more particularly described as follows:

Beginning at the East quarter corner of Section 21, Township 3 North, Range 1 East, Boise Meridian; thence

North 89°21½' West 213.5 feet to center of Ridenbaugh Canal, the real point of beginning; thence

North 89°21½' West 2,443.9 feet to center of section 21; thence

South 169.7 feet to center of Ridenbaugh Canal; thence along center of Ridenbaugh Canal as follows:

South 89°04½' East 1,198.8 feet to a point; thence

South 84°15' East 1000.00 feet to a point; thence

North 64°52½' East 100.00 feet to a point; thence

North 39°29' East 251.0 feet to the real point of beginning.

Parcel No.: S1121141800

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

RECORDED - REQUEST OF
FEE 12.00 DEPUTY *M. Smith*

1999 NO 12 AM 10:52

99110170

Marby Troxell

GRANT DEED

THIS GRANT DEED, made this 30th day of July, 1999, by William P. Bienapfl and Susan Marie Bienapfl, husband and wife, the "Grantors," and The Bienapfl Family Limited Partnership, an Idaho limited partnership, the "Grantee," whose address is 4225 E. Overland Rd., Meridian, Idaho 83642.

WITNESSETH:

FOR VALUE RECEIVED, Grantors do hereby grant, bargain, sell and convey to Grantee and to its successors and assigns forever, all that certain real property located in Ada County, State of Idaho, more particularly described on Exhibit "A," attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including any and all water rights, mineral rights, easements, rights-of-way, and all improvements located thereon; the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said real property, as well in law as in equity, of the said Grantors.

TO HAVE AND TO HOLD all and singular the above-described real property, together with the appurtenances unto the said Grantee, and to its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have hereunto executed this Grant Deed
as of the day and year first above written.

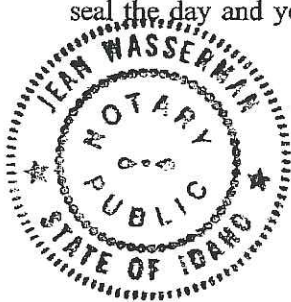
William P. Bienapfl
William P. Bienapfl

Susan M. Bienapfl
Susan Marie Bienapfl

STATE OF IDAHO)
) ss.
County of Ada)

On this 30 day of July, 1999, before me, JEAN WASSERMAN, a
Notary Public in and for said state, personally appeared William P. Bienapfl and Susan Marie
Bienapfl, husband and wife, known or identified to me to be the persons whose names are
subscribed to the within 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 in this certificate first above written.



Jean Wasserman
Notary Public for Idaho
Residing at Boise, Idaho
My commission expires 2/21/2003

EXHIBIT "A"

Legal Description

PARCEL A:

The Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho,

EXCEPT that portion described as follows:

Beginning at a point on the section line located 101 feet south of the corner common to Sections 15, 16, 21 and 22 of said Township 3 North, Range 1 East, said point lying in the right bank of the Boise and Nampa Canal (Ridenbaugh Canal); thence

South 80°45' West 221 feet; thence

South 85°15' West 700 feet; thence

South 70°30' West 100 feet; thence

South 47° West 100 feet; thence

South 27° West 100 feet; thence

South 4°30' West 350 feet; thence

South 8° East 300 feet; thence

South 27°45' East 100 feet; thence

South 46° East 550 feet; thence

South 54°45' East 830 feet to the section line between Sections 21 and 22; thence

Northeasterly, on the Section line, 1873 feet, more or less, to the Place of Beginning.

and ALSO EXCEPT that portion described as follows:

A part of the Northeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian more particularly described as follows:

Commencing at the north quarter corner of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, thence east along the section line 1152 feet to a point; thence

South 0°35' East 407 feet to a point; thence

South 83°15' West 1158.64 feet to a point; thence

North 0°35' West 543.19 feet to the Real Point of Beginning.

PARCEL B:

The portion of the Southeast quarter of Section 21, Township 3 North, Range 1 East, of the Boise Meridian, Ada County Idaho, more particularly described as follows:

Beginning at the East quarter corner of Section 21, Township 3 North, Range 1 East, Boise Meridian; thence

North $89^{\circ}21\frac{1}{2}'$ West 213.5 feet to center of Ridenbaugh Canal, the real point of beginning; thence

North $89^{\circ}21\frac{1}{2}'$ West 2,443.9 feet to center of section 21; thence

South 169.7 feet to center of Ridenbaugh Canal; thence along center of Ridenbaugh Canal as follows:

South $89^{\circ}04\frac{1}{2}'$ East 1,198.8 feet to a point; thence

South $84^{\circ}15'$ East 1000.00 feet to a point; thence

North $64^{\circ}52\frac{1}{2}'$ East 100.00 feet to a point; thence

North $39^{\circ}29'$ East 251.0 feet to the real point of beginning.

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, William P. Biancuff, Jr. 2674 S. Andros Way
(name) (address)
Meridian Idaho 83642
(city) (state)

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:

DevCo LLC 4824 W. Fairview Ave., Boise, ID 83706
(name) (address)

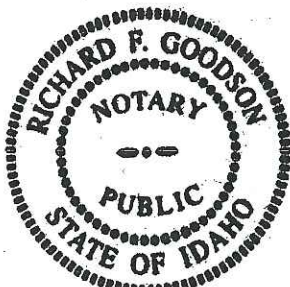
to submit the accompanying application(s) pertaining to that property.

- 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 26 day of December, 20 15

William P. Biancuff, Jr.
(Signature) *-Manner*

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



Richard F. Goodson
(Notary Public for Idaho)

Residing at: Boise, Idaho

My Commission Expires: October 22, 2018

Record of Survey

The Bienapfl Family Limited Partnership
Parcel No.: S1121141800



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Affidavit of Legal Interest

State of Idaho)

) ss

County of Ada)

I, William P. Bienapfl, Jr.
Name

2674 S. Andros Way
Address

Meridian
City

Idaho 83642
State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

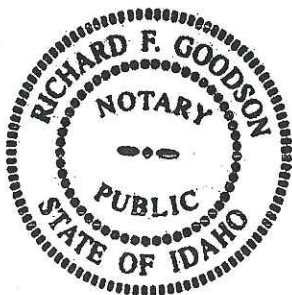
A. That I am the record owner of the property described on the attached, and I grant my permission to DevCo LLC 4824 W. Fairview Ave., Boise, Idaho 83706
Name Address
to submit the accompanying application pertaining to that property.

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

Dated this 28 day of December, 2015

William P. Bienapfl, Jr. General Partner
Signature

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



Richard F. Goodson
Notary Public for Idaho

Residing at: Boise, Idaho

My commission expires: October 27, 2018

**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Silverstone / Meridale Date: 5-4-16
 Applicant(s)/Contact(s): Marcel Lopez, Jim Casper
 City Staff: Bill Jolly
 Location: SBC of overlaid and clarendale Size of Property: 119 1/2 acres
 Comprehensive Plan FLUM Designation: MDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Ag Existing Zoning: RUT
 Proposed Use: SFR, MFR Proposed Zoning: R-15, C-6 (apartments) C-6-
 Surrounding Uses: W: commercial / office S: SFR-R-4 N: SFR-RUT E: SFR - Gate
 Street Buffer(s) and/or Land Use Buffer(s): 25 feet of landscaping along overlaid
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: NA
 Additional Meeting Notes: pedestrian bridge over the Ridenbach to clarendale.
A mixed use comp plan designation along the entire frontage of overlaid
The secondary access will be required
The UDC only allows for 50 units on a gated community/private street.
No common drives are allowed off of a private street.
NO parking for live bikes are required on the common drives that serve as pathways.
10 feet of landscaping around the multi-family
35 foot landscape buffer along overlaid.
How do the apartments integrate with the other commercial buildings in the mixed use regional area?
- Design of buildings
- Access (pedestrian and vehicles)
- etc.

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 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 checked="" 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.

**CITY OF MERIDIAN
PRE-APPLICATION MEETING NOTES**

Project/Subdivision Name: Silverstone / Meridian Date: 6-14-16
 Applicant(s)/Contact(s): Marcel Lopez, Jim Conner
 City Staff: Bill Jolly
 Location: SBC of overland and clarendale Size of Property: 119 1/2 acres
 Comprehensive Plan FLUM Designation: MDR
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Ag Existing Zoning: RT
 Proposed Use: SFR, MFR Proposed Zoning: R-15, C-6 (apartments) C-6
 Surrounding Uses: W: commercial/office S: SFR-R-4 N: SFR-RT E: SFR-RT
 Street Buffer(s) and/or Land Use Buffer(s): 25 feet of landscaping along overland
 Open Space/Amenities/Pathways: _____
 Access/Stub Streets/Street System: _____
 Sewer & Water Service: _____
 Waterways/ Floodplain/Topography/Hazards: _____
 History: NA
 Additional Meeting Notes: pedestrian bridge over the Rideau back to clarendale.
 A mixed use comp plan designation along the entire frontage of overland
 The security access will be required
 The UDC only allows for 50 units on a gated community/private street.
 No common drives are allowed off of a ~~common~~ private street.
 NO parking, fire lane lights are required on the common drives that serve as pathways.
 10 feet of landscaping around the multi-family
 35 foot landscape buffer along overland.
 How do the apartments integrate with the other commercial buildings in the mixed-use regional center?
 - Design of buildings
 - Access (pedestrian and vehicles)
 - etc.

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.

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| <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:

- | | | |
|--|---|---|
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| <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.



Nardo

██████████ Estates Subdivision Neighborhood Meeting
 6:00 pm, January 12, 2016, at Pepper Ridge Elementary School,
 2252 S. Sumpter Way, Meridian

Name	Address / Phone No. / Email
* Row PASCHAL	PASCHALRL@GMAIL.COM *
* Mary Howard	snowbirdmail@gmail.com 4012 E Raja Dr, Meridian, ID
Pam Judy	4044 E. Raja Dr. Meridian pam.judy@yahoo.com
Dan Taylor	2560 S Goshen Way Boise ID rdantaylor@gmail.com
Jerrold & Melba Juddkins	1200 W. Muir Ridge Dr JAWKINS - 2 @msd.com
Danel Herrmann	12461 W Silverking St Boise ID 83709
Don Derwin	" " " " 208-272-0444
BRAD FITT	3982 E. Raja Drive, Meridian, ID 83642 bfitt@coca-cde.com
GAROLD MAXFIELD	1920 S. MAYFLOWER WAY GAROLPETHCOTTAGES .BIZ Boise 83709 208-600-3546
Michael Truden	2561 S. Goshen Way Boise 83709 Trugab@netzero.com
James Richardson	12550 W. Muir Ridge 323-5595 mjrjrichardson@msd.com
Kathi "	" "
* Jane & Mary Glenn	4072 E. Pine Bluff Dr. Meridian 888-5044
* Russell Struder	2849 S. Mayflower Way 323-7104



Nasdo

Estates Subdivision
 Neighborhood Meeting
 January 12, 2016
 Page 2 of 5

Name	Address / Phone No. / Email
* Bob Neilson	3508 E QUIN, Meridian robertmneilson@yahoo.com
Lyman & Regina Keith	1999 S Mayflower, Boise 83709 lymankeith@boisestate.com
* Jeff Van Sickle	12252 W. Muir Ridge Dr, Boise, 83709 jvansic@msn.com
* Mickelle Railsback	2013 S. mayflower way, Boise 83709 mishar6@hotmail.com
Rick MAJORS	12466 W. Silverking St, Boise 83709 TREVA MAJORS@hotmail.com
* Guy Beedle	123488 W Muir Ridge Dr Guy Beedle@yahoo.com
Cindy Huebert	2135 S. Heritage Pl Boise ID 83709 Cindy@hrsarchitects.com
* Dudley Parker	4260 E. Pine Bluff Dr, Meridian ID 83642 dparkerj@cableone.net
* Beckya Scott	4212 E Pine Bluff Dr. Meridian, ID 83642 bgrisbaume@yahoo.com
* ANNEK CARLSON	2706 S. TEDDY AVE, MERIDIAN, ID 83642 CARLSON ANNEK@EARTHLINK.NET
* Ron Porter	3580 E Quin Meridian rporter9@yahoo.com
* Beth McGonney	2561 S Gatewood Ln singlescooper@yahoo.com



Mosado

Estates Subdivision
Neighborhood Meeting
January 12, 2016
Page 3 of 5

Name	Address / Phone No. / Email
* Anthony Matthews	12399 W. Silverking, Boise 208 830 4607 triple_furrows@yahoo.com
* Lee Coulsin	2509 S Goshon Way lee@thecoulsins.net
Darin Huebert	2135 S. Heritage Pl 208 794 0404
* Bonnie Broussard	21662 S. Teddy Ave. 208-514-1795 glbrouss@cebleone.net
	Req. elev. of canal and N/O Canal
	Board of Sutherland farm



Movado Estates Neighborhood Meeting
 6:00 pm, August 23, 2016, at Courtyard Marriott, 1789 S. Eagle
 Road, Meridian, ID 83642

Name	Address / Phone No. / Email
Tory	2984 S. Goshen Way tory21@live.com
CARL	12123 TIO LEO CT, BOISE
Stanold Judkins	12600 W Muir Ridge Dr.
JAN GLENN	4072 E. Pine Bluff Dr. Meridian
Lynn/Mike Gress	12470 W. Muir Ridge Dr.
Lee Cousins	2509 S Goshen Way
J. en Richardson	12550 W. Muir Ridge
M. ed /chr. s Thomas	12625 W Muir Ridge DR
Jeff Van Sickle	12252 W Muir Ridge Dr, 208-891-1916, jbvantam@gmail.com
Alice Whitney	12123 W. Tio Leo Ct, Boise, ahead10@gmail.com

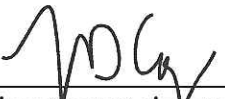
COMMITMENT OF PROPERTY POSTING

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

09.12.2016

Date



Community Development
Department

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

Parcel Verification

Date: **8/30/16**

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

Project Name: **Movado Estates**

Parcel Numbers: **S1121141800 (39.227 Acres)**
S1121131200 (68.851 Acres)
S1121120802 (4.67 Acres)

T/R/S: **3N 1E 21**

Property Owners: **Bienapfl Family Limited Partnership (1st two parcels listed)**
2674 S. Andros Way
Meridian, ID 83642

BSB, LLC (3rd parcel listed)
2674 S. Andros Way
Meridian, ID 83642

Marcel Lopez

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, January 07, 2016 3:09 PM
To: Marcel Lopez; Jim Conger
Cc: Carl Porter Carl@sawtoothls.com
Subject: Movado Subdivision Name Reservation

January 7, 2016

Marcel Lopez
Jim Conger
Conger Management Group
Carl Porter, PLS
Sawtooth Land Surveying

RE: Subdivision Name Reservation: **"Movado Subdivision" NE 1/4 Sec 21, T3N, R1E, BM.**

Dear Marcel and Carl,

At your request, I will reserve the name **"Movado Subdivision"** 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.

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

Sincerely,



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: Marcel Lopez [<mailto:marcel@congergroup.com>]
Sent: Friday, December 11, 2015 12:37 PM
To: Sub Name Mail
Subject: Subdivision Name Reservation

In accordance with the requirements of the Ada County Surveyor's office, I submit the following information for reservation of a subdivision name:

Name: Movado Subdivision
Location: South Cloverdale Road, please see attached location map
Developer: C4 Land LLC, 4824 W. Fairview Ave., Boise, Idaho 83706 208.336.5355
Parcel(s) Number(s): S1121131200, S1121120802, S112110302, S1121141800

If you require additional information or have any questions please let me know.

Thank you,

Marcel Lopez

Office: 208-336-5355

Fax: 208-336-2282

marcel@congergroup.com

www.congergroup.com





September 1, 2016
File: BO15477C

Jim D. Conger
Conger Management Group
4824 W Fairview Ave.
Boise, ID 83706
jconger@congergroup.com
(208) 336-5355

RE: **Subsurface Conditions Summary**
Proposed Movado Subdivision
Development
4225 East Overland Road
Meridian, Idaho

Hello Jim:

Strata, A Professional Services Corporation (STRATA) is pleased to present this brief summary of subsurface conditions encountered at the proposed Movado Subdivision development site located at 4225 East Overland Road in Meridian, Idaho. STRATA observed excavation of 2 additional test pits at the project site on August 26, 2016.

During our site exploration, we encountered non-cemented lean clay and silt to a depth of up to approximately 6 to 10 feet below existing grade. Underlying the silt and clay, we encountered poorly graded gravel with sand. We did not encounter groundwater within our exploration or during subsequent groundwater monitoring accomplished in August 2016. However, we anticipate groundwater will likely be present at depths below 13 feet from ground surface during the irrigation season. Groundwater levels will fluctuate seasonally. Based on these soil conditions, we consider subsurface stormwater infiltration to be viable for the project, and recommend stormwater facilities be constructed to extend into native poorly graded gravel with sand present at depths of 5 to 10 feet, and designed with an allowable infiltration rate of 8 inches per hour.

We appreciate the opportunity to continue our relationship with Conger Management Group. If you have any questions, please call our office at 208.376.8200.

Sincerely,
STRATA

Nihan Darnall
Staff Engineer

ND



1 PRELIMINARY PLAT
 1" EQUAL TO 100' HORIZONTAL
 1" EQUAL TO 100' VERTICAL
 HORIZONTAL SCALE IN FEET
 VERTICAL SCALE IN FEET

P.102
 SHEET 3 OF 3

MOVADO SUBDIVISION
 MERIDIAN, IDAHO
 PRELIMINARY PLAT

NO.	DESCRIPTION	DATE



CIVIL INNOVATIONS, PLLC
 1003 E. PARK BLVD. STE. 101
 BOISE, ID 83712
 PHONE (208) 884-8181
 WWW.CIVIL-INNOVATIONS.COM



10/15/2018 10:02:07 AM 10000 10/15/2018 10:02:07 AM 10000

CENTRAL PAVING INC.



TERRY McENTEE, PRESIDENT
PAT McENTEE, VICE PRESIDENT

P.O. BOX 15010
5040 SOUTH APPLE
BOISE, ID 83715

PHONE (208) 338-0818

E-MAIL: INFO@CENTRALPAVING.COM
WEBSITE: www.centralpaving.com

September 12, 2016

Barber Valley Development c/o CMG
Attn: Jim Conger
4824 W. Fairview Avenue
Boise, Idaho 83706

Re: Harris Ranch CID No. 1 – Sediment Retention Basin
Change Order Request 2 – Additional Rip Rap Area

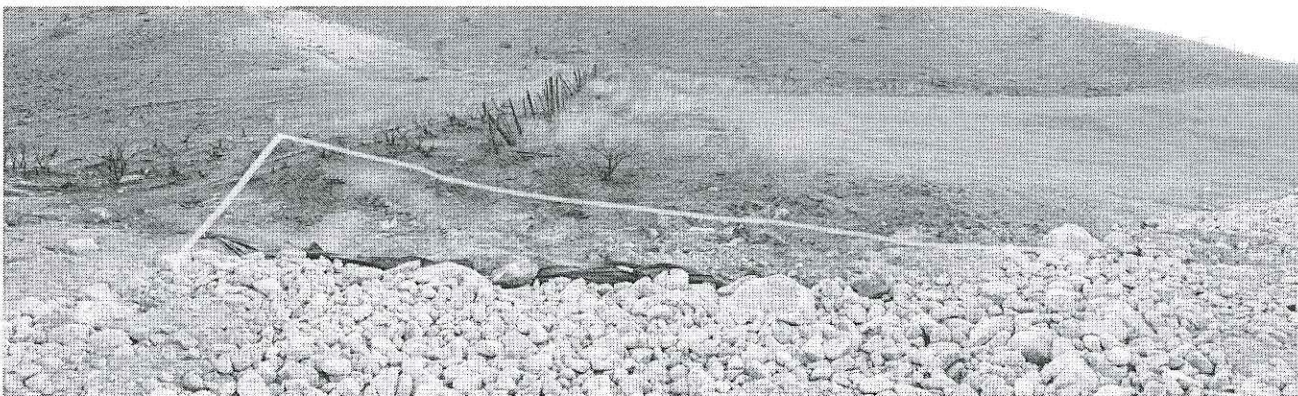
Jim,

Per your request the cost to place rip rap in the area as shown in the attached photo would be \$500.00. The rip rap material itself would be paid per CY as needed under CO #1.

Please contact me at 573-0596m if you have any questions.

Respectfully,

Garry Mattson
Central Paving Co., Inc.



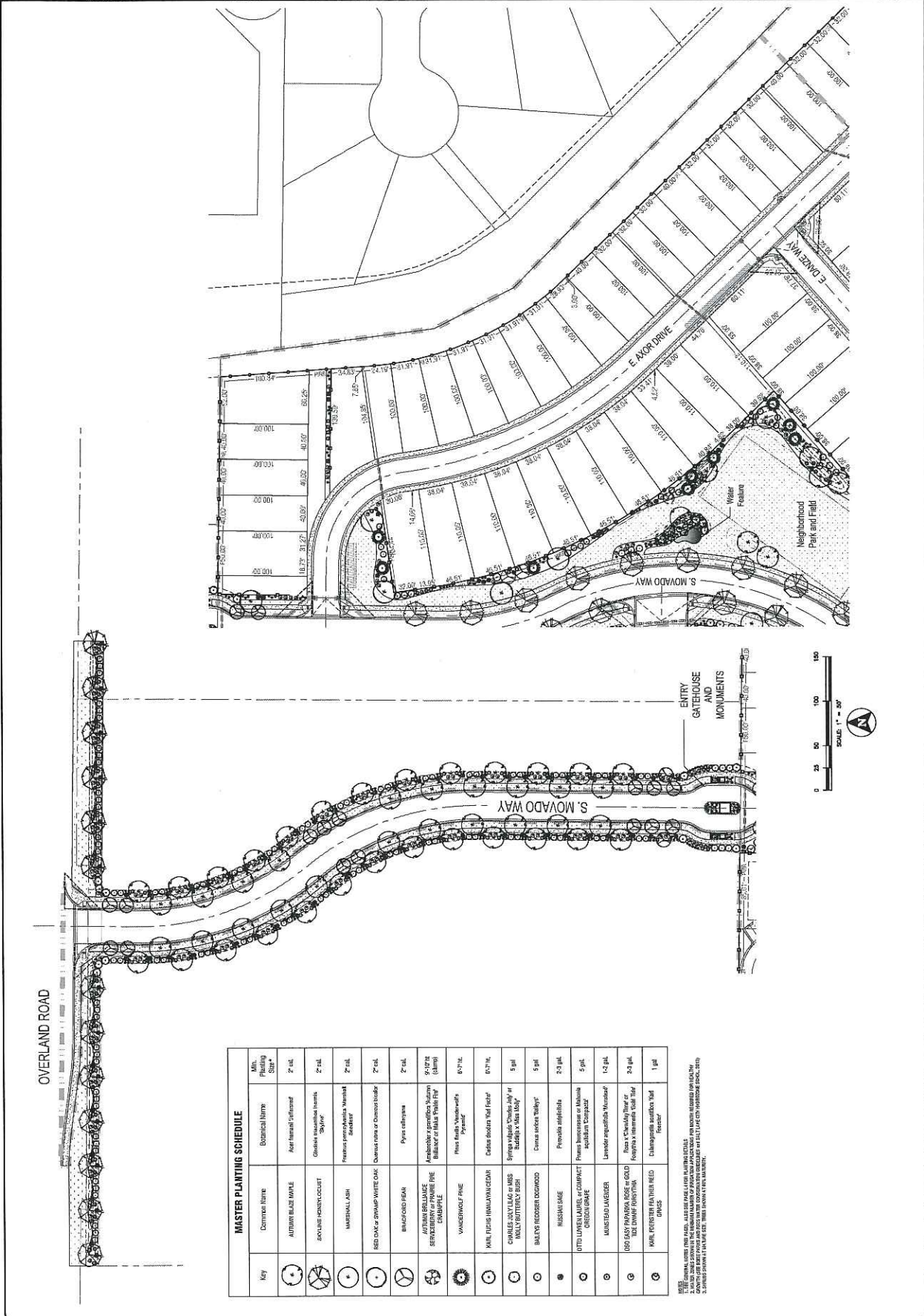


NO.	DATE	DESCRIPTION	BY	CHKD.	APP'D.	SCALE
1	10/07/2016	REVISIONS				

T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2471 S. TITANUM PLACE
 MERIDIAN, IDAHO 83642-8703
 PHONE: (208) 233-2288
 FAX: (208) 233-2888
 E-MAIL: T-O@T-OENGINEERS.COM
 TRENKLE, MARY K. LEAD DESIGNER
 MORGAN, W. MARK
 GROOMER, W. MARK

MOVADO SUBDIVISION
 PRELIMINARY PLAT LANDSCAPE PLAN
 PLANTING PLAN
 DATE: SEP 7, 2016
 PROJECT: 1600283

SHEET 13.1 OF 110



Key	Common Name	Botanical Name	Mat. (Qty) / Spacing
1	AUTUMN BLUE WATTLE	Asier flexuosus 'Jefferson'	2" x 10"
2	SPYGLASS HONEYLOCUST	Gleditsia inaequalis 'Imperial Spire'	2" x 10"
3	MARSHAL ASH	Fraxinus pennsylvanica 'Marshall's Select'	2" x 10"
4	RED OAK or SWAMP WHITE OAK	Quercus rubra or Quercus bicolor	2" x 10"
5	BLACK CHERRY	Prunus serotina	2" x 10"
6	AUTUMN BRILLIANCE SERVICEBERRY or PRINCE OF WALESMERE	Amelanchier canadensis 'Autumn Brilliance' or Malus 'Princess of Wales'	6-8" (clump)
7	VANCOUVER FINE	Pinus strobus 'Vanuxemi'	6-7" (TL)
8	HAIR PITCH (REDAWN) CEDAR	Cedrus deodara 'Red Feather'	6-7" (TL)
9	CHARLES DAVY LAMP or BUSH WALLY BUTTERFLY BUSH	Brickellia californica 'Charles Davy' or Buddleja 'Miss Abby'	5 gal
10	SALENS HEDDER DOGWOOD	Cornus stricta 'Sally'	5 gal
11	RUSSIAN SAGE	Perovskia atrorubra	2-3 gal
12	LOTUS LAVENDER or COMPACT CROWN GRASS	Perovskia atrorubra or Monarda 'Lotus Lavender'	5 gal
13	WINDMILL GRASS	Chloris perfoliata 'Windmill'	1-2 gal
14	ROYAL HAZEL or ROSE OF GOLD	Rosa 'Charles de Gaulle' or Rosa 'Gold'	2-3 gal
15	HAIR PITCH (REDAWN) CEDAR	Cedrus deodara 'Red Feather'	1 gal

THE OWNER, USER OF THIS PLAN, AND THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE PLANTING SCHEDULE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE PLANTING SCHEDULE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF THE PLANTING SCHEDULE.



NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/07/2016	DESIGNED	MSH	MSH
2	10/07/2016	CHECKED	MSH	MSH
3	10/07/2016	APPROVED	MSH	MSH

MOVADO SUBDIVISION
PRELIMINARY PLANTING PLAN
PLANTING PLAN

DATE: 10/07/2016
 PROJECT: 161007

SHEET 13 OF 10

T-O-ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 407 S. TRIMBUR PLACE
 MERIDIAN, IDAHO 83642-6703
 PHONE (208) 233-2398
 FAX (208) 233-2399
 OFFICES ALSO IN:
 COEUR D'ALENE, IDAHO
 MARION, IDAHO
 BOZEMAN, MONTANA

REVISIONS

NOTE: PLANTING SCHEDULE (THIS PAGE), LISTS THE PLANT LIST AND PLANTING SCHEDULES. THE PLANTING SCHEDULES LIST THE PLANT NAME, PLANTING DATE, PLANTING RATE, PLANTING METHOD, PLANTING LOCATION, PLANTING SIZE, PLANTING COLOR, PLANTING TYPE, PLANTING HEIGHT, PLANTING WIDTH, PLANTING LENGTH, PLANTING WEIGHT, PLANTING VOLUME, PLANTING AREA, PLANTING PERIMETER, PLANTING CIRCUMFERENCE, PLANTING DIAMETER, PLANTING RADIUS, PLANTING CHORD, PLANTING ARC, PLANTING SECTOR, PLANTING SEGMENT, PLANTING CHORD, PLANTING ARC, PLANTING SECTOR, PLANTING SEGMENT.

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

2. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

3. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

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9. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

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11. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

12. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

13. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

14. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

15. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

16. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

17. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

18. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

19. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

20. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

21. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

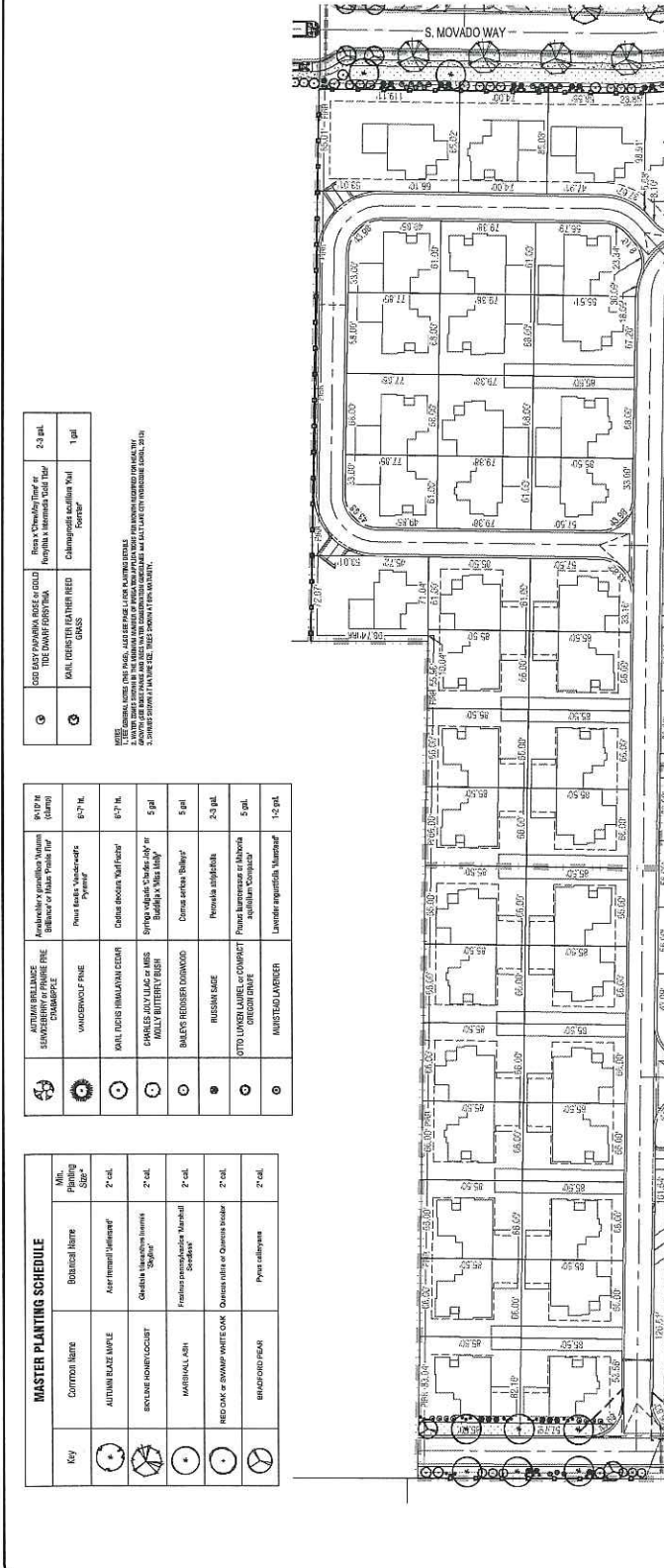
22. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

23. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

24. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

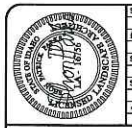
25. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PLANTING SCHEDULE AND THE PLANTING PLAN.

SCALE: 1" = 50'



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NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/07/2016	DESIGNED	MARION CAMPBELL	T-O
2		CHECKED		
3		APPROVED		

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 2471 S. TOWNHALL PLACE
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 COLEEN F. ALLEN, D.M.S.
 MARION CAMPBELL
 IDAHO LICENSE NO. 10000

MOVADO SUBDIVISION
 PRELIMINARY PLAT LANDSCAPE PLAN
 PLANTING PLAN
 DATE: SEPT. 7, 2016
 PROJECT: 161007
 SHEET 1.3.3 OF 10

KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
1	RED OAK or SWAMP WHITE OAK	2" cal.	Quercus rubra or Quercus bicolor	2	2" cal.
2	BRADYONIA PEAR	2" cal.	Pyrus celtica	2	2" cal.
3	AMERICAN BIRCH	2" cal.	Betula papyrifera	2	2" cal.
4	SYRIAN SPRUCE	2" cal.	Abies concolor	2	2" cal.
5	WATERWAX PINE	2" cal.	Pinus strobus	2	2" cal.
6	MAULDIKIE HIGHLAND CEDAR	2" cal.	Juniperus horizontalis	2	2" cal.
7	CHARLES JULY LAGO PINES	2" cal.	Pinus strobus	2	2" cal.
8	HEAVY BUTTERNUT	2" cal.	Juglans nigra	2	2" cal.
9	BALENS REDWOOD	2" cal.	Sequoia sempervirens	2	2" cal.
10	RUSSIAN SPRUCE	2" cal.	Abies sibirica	2	2" cal.
11	OTTO LUXE LARLEL or COMPACT GREEN SPRUCE	2" cal.	Abies concolor	2	2" cal.
12	MANITOWOC LARCH	2" cal.	Larix laricina	2	2" cal.

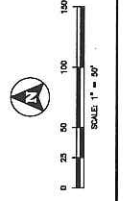
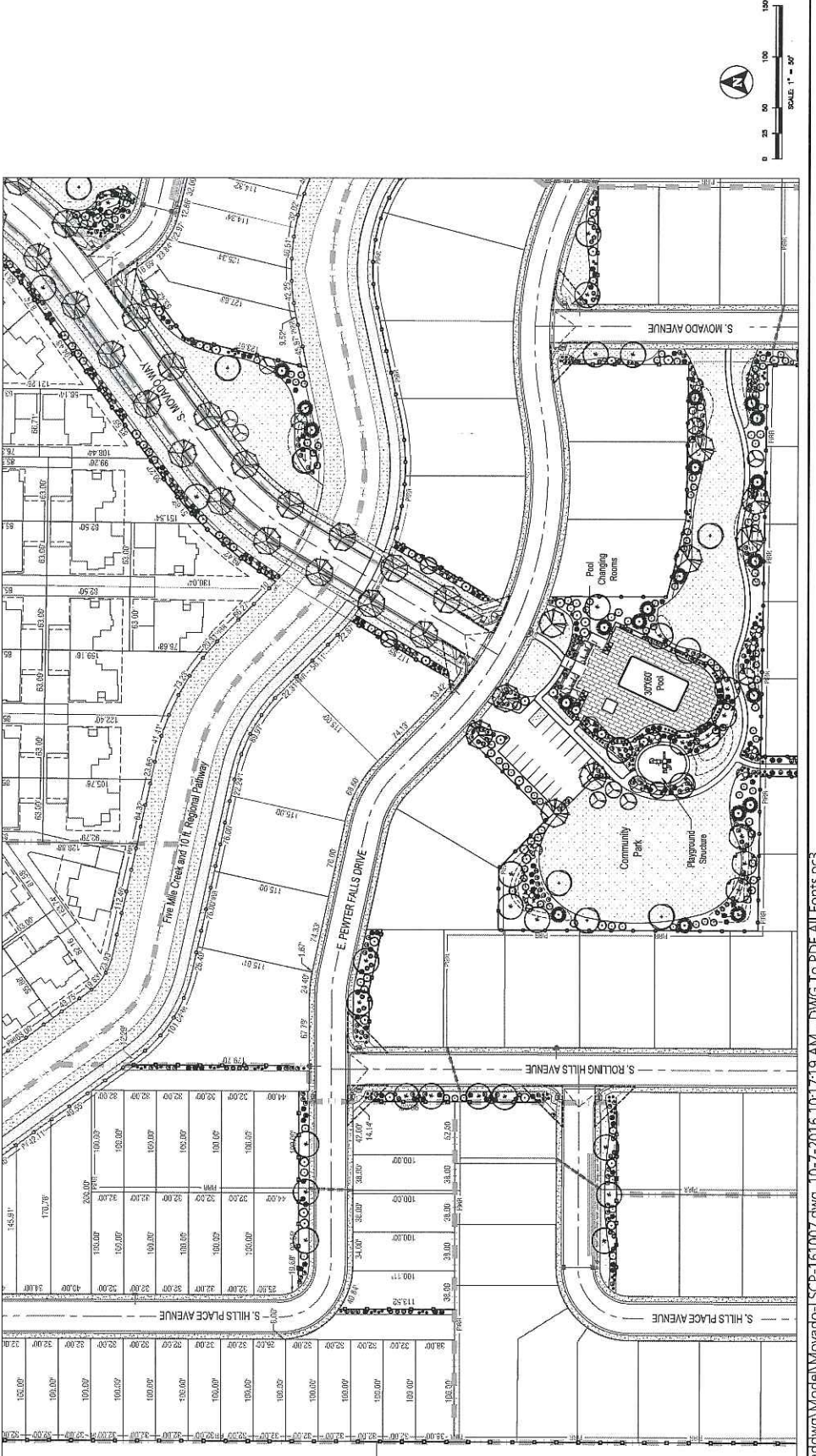
KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
13	DOG EASY PAPAIRA BIRD or GOLD TURTLEWEED	2" cal.	Colobryzomys acutifolius	2	2" cal.
14	MAR. ROSEBERRY BATHUR REED	2" cal.	Phragmites australis	2	2" cal.
15	GRASS	2" cal.	Grass	2	2" cal.

KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
16	AMERICAN BIRCH	2" cal.	Betula papyrifera	2	2" cal.
17	SYRIAN SPRUCE	2" cal.	Abies concolor	2	2" cal.
18	WATERWAX PINE	2" cal.	Pinus strobus	2	2" cal.
19	MAULDIKIE HIGHLAND CEDAR	2" cal.	Juniperus horizontalis	2	2" cal.
20	CHARLES JULY LAGO PINES	2" cal.	Pinus strobus	2	2" cal.
21	HEAVY BUTTERNUT	2" cal.	Juglans nigra	2	2" cal.
22	BALENS REDWOOD	2" cal.	Sequoia sempervirens	2	2" cal.
23	RUSSIAN SPRUCE	2" cal.	Abies sibirica	2	2" cal.
24	OTTO LUXE LARLEL or COMPACT GREEN SPRUCE	2" cal.	Abies concolor	2	2" cal.
25	MANITOWOC LARCH	2" cal.	Larix laricina	2	2" cal.

KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
26	AMERICAN BIRCH	2" cal.	Betula papyrifera	2	2" cal.
27	SYRIAN SPRUCE	2" cal.	Abies concolor	2	2" cal.
28	WATERWAX PINE	2" cal.	Pinus strobus	2	2" cal.
29	MAULDIKIE HIGHLAND CEDAR	2" cal.	Juniperus horizontalis	2	2" cal.
30	CHARLES JULY LAGO PINES	2" cal.	Pinus strobus	2	2" cal.
31	HEAVY BUTTERNUT	2" cal.	Juglans nigra	2	2" cal.
32	BALENS REDWOOD	2" cal.	Sequoia sempervirens	2	2" cal.
33	RUSSIAN SPRUCE	2" cal.	Abies sibirica	2	2" cal.
34	OTTO LUXE LARLEL or COMPACT GREEN SPRUCE	2" cal.	Abies concolor	2	2" cal.
35	MANITOWOC LARCH	2" cal.	Larix laricina	2	2" cal.

KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
36	AMERICAN BIRCH	2" cal.	Betula papyrifera	2	2" cal.
37	SYRIAN SPRUCE	2" cal.	Abies concolor	2	2" cal.
38	WATERWAX PINE	2" cal.	Pinus strobus	2	2" cal.
39	MAULDIKIE HIGHLAND CEDAR	2" cal.	Juniperus horizontalis	2	2" cal.
40	CHARLES JULY LAGO PINES	2" cal.	Pinus strobus	2	2" cal.
41	HEAVY BUTTERNUT	2" cal.	Juglans nigra	2	2" cal.
42	BALENS REDWOOD	2" cal.	Sequoia sempervirens	2	2" cal.
43	RUSSIAN SPRUCE	2" cal.	Abies sibirica	2	2" cal.
44	OTTO LUXE LARLEL or COMPACT GREEN SPRUCE	2" cal.	Abies concolor	2	2" cal.
45	MANITOWOC LARCH	2" cal.	Larix laricina	2	2" cal.

KEY	CONTENTS	PLANTING SIZE*	PLANTING	QUANTITY	PLANTING TYPE
46	AMERICAN BIRCH	2" cal.	Betula papyrifera	2	2" cal.
47	SYRIAN SPRUCE	2" cal.	Abies concolor	2	2" cal.
48	WATERWAX PINE	2" cal.	Pinus strobus	2	2" cal.
49	MAULDIKIE HIGHLAND CEDAR	2" cal.	Juniperus horizontalis	2	2" cal.
50	CHARLES JULY LAGO PINES	2" cal.	Pinus strobus	2	2" cal.
51	HEAVY BUTTERNUT	2" cal.	Juglans nigra	2	2" cal.
52	BALENS REDWOOD	2" cal.	Sequoia sempervirens	2	2" cal.
53	RUSSIAN SPRUCE	2" cal.	Abies sibirica	2	2" cal.
54	OTTO LUXE LARLEL or COMPACT GREEN SPRUCE	2" cal.	Abies concolor	2	2" cal.
55	MANITOWOC LARCH	2" cal.	Larix laricina	2	2" cal.



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DATE	10/27/2016	BY	MS/MS
PROJECT	MOVADO	DESIGNED BY	MS/MS
		CHECKED BY	MS/MS
		APPROVED BY	MS/MS
		DATE	10/27/2016

NO.	DATE	DESCRIPTION
1	10/27/2016	ISSUED FOR PERMITS
2	10/27/2016	ISSUED FOR PERMITS
3	10/27/2016	ISSUED FOR PERMITS

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 KAMON, IDAHO
 SHOWNIS, VA

MOVADO SUBDIVISION
 MERIDIAN, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLAN
 PLANTING PLAN
 SHEET 13.4 OF 10
 DATE: 10/27/2016
 PROJECT: MOVADO
 SCALE: 1" = 20'

KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE*	PLANTING SCHEDULE	PLANTING RATE	PLANTING METHOD	PLANTING NOTES
(Symbol)	ACTINOMECHATA	ACTINOMECHATA	2" x 1"	2" x 1"	5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
(Symbol)	ACTINOMECHATA	ACTINOMECHATA	2" x 1"	2" x 1"	5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
(Symbol)	ACTINOMECHATA	ACTINOMECHATA	2" x 1"	2" x 1"	5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
(Symbol)	ACTINOMECHATA	ACTINOMECHATA	2" x 1"	2" x 1"	5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
(Symbol)	ACTINOMECHATA	ACTINOMECHATA	2" x 1"	2" x 1"	5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid

PLANTING RATE	PLANTING METHOD	PLANTING NOTES
5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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PLANTING RATE	PLANTING METHOD	PLANTING NOTES
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5 plants/100 sq ft	Plant in 10" x 10" grid	Plant in 10" x 10" grid



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NO.	DATE	DESCRIPTION	BY	CHKD.	APP.	DATE
1.	10/07/2016	DESIGNED	T.O. ENGINEERS			
2.		CHECKED				
3.		APPROVED				

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 MANLY, IDAHO
 TWIN FALLS, IDAHO

MOVADO SUBDIVISION
 PRELIMINARY PLAT LANDSCAPE PLAN
 PLANTING PLAN

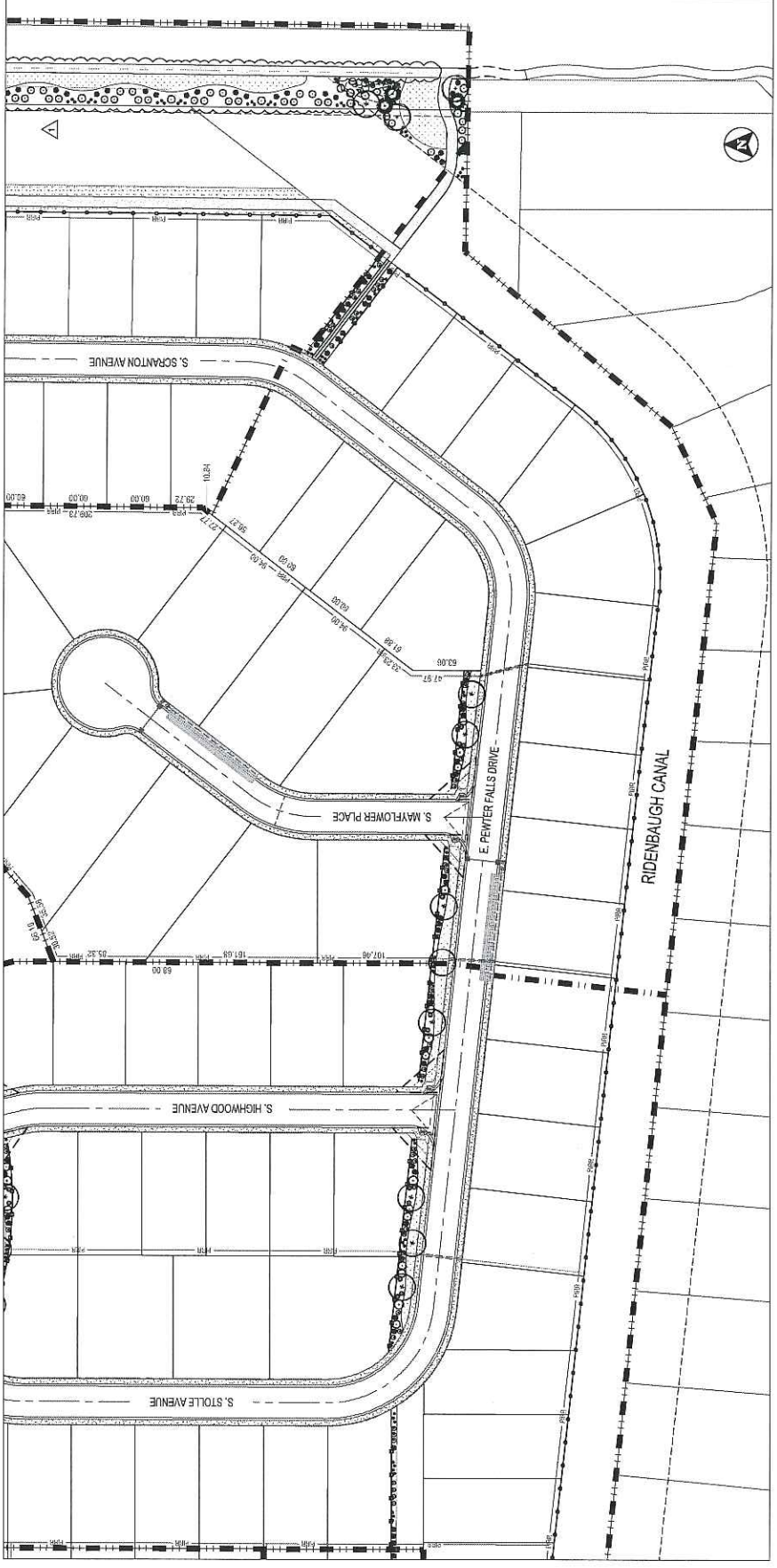
DATE: SEPT. 2, 2016
 PROJECT: 10022
 SHEET 13.05 OF 10

NO.	DATE	DESCRIPTION	BY	CHKD.	APP.	DATE
1.	10/07/2016	DESIGNED	T.O. ENGINEERS			
2.		CHECKED				
3.		APPROVED				

KEY	CONTRACT NAME	BIOLOGICAL NAME	MIN. PLANTING SIZE*
(Symbol)	AUTUMN BAZE WMAPLE	Acer spicatum 'Autumn Blaze'	2" cil.
(Symbol)	SKYLINE HONEYLOCUST	Gleditsia triacanthos 'Skyline Pinnacle'	2" cil.
(Symbol)	WATERBURY ASH	Fraxinus pennsylvanica 'Waterbury Select'	2" cil.
(Symbol)	RED OAK or SWAMP WHITE OAK	Quercus sp. or Quercus bicolor	2" cil.
(Symbol)	BRAUNFLOED PEAR	Pyrus calleryana	2" cil.

KEY	CONTRACT NAME	BIOLOGICAL NAME	MIN. PLANTING SIZE*
(Symbol)	AUTUMN BRILLIANCE SPANISH OAK	Quercus agrifolia 'Autumn Blaze'	8" x 10" in (b&b)
(Symbol)	WANDERING JEWEL	Platanus occidentalis 'Wandering Jewel'	8" x 10" in (b&b)
(Symbol)	PAVANE BIRCH	Betula pendula 'Pavane'	8" x 10" in (b&b)
(Symbol)	CHARLES J. LILAC or MISS HOLLY BUTTERNUT	Syringa vulgaris 'Charles J. L.' or Fraxinus americana 'Miss Holly'	5 gal.
(Symbol)	BAILEY'S REDGUM	Liquidambar styraciflua 'Bailey's Redgum'	5 gal.
(Symbol)	REDSUM	Parrotia persicifolia	2.5 gal.
(Symbol)	OTTO LUXUR LAUREL or COMPACT OREGON GRAPE	Prunus laurocerasus or Ligustrum japonicum 'Compact'	5 gal.
(Symbol)	MARISTAZO LAVENDER	Lavandula angustifolia 'Maristazo'	1-2 gal.

NOTE:
 THE GENERAL NOTES ON THIS PLAN, AS WELL AS THE LANDSCAPE PLAN SPECIFICATIONS, APPLY TO ALL PLANTS AND MATERIALS TO BE USED ON THIS PROJECT. ALL PLANTS AND MATERIALS TO BE USED ON THIS PROJECT SHALL BE OF THE QUALITY AND SPECIFICATIONS LISTED ON THIS PLAN. ALL PLANTS AND MATERIALS TO BE USED ON THIS PROJECT SHALL BE OF THE QUALITY AND SPECIFICATIONS LISTED ON THIS PLAN.





NO.	DATE	REVISIONS
1	10/07/2016	Initial Concept
2	10/28/2016	Final Plan

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MOVADO SUBDIVISION
 MERIDIAN, IDAHO
 PRELIMINARY PLAT LANDSCAPE PLAN
 PLANTING PLAN

DATE: SEPT. 7, 2016
 PROJECT: MOVADO
 SHEET 3.6 OF 10

KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BLAZE MAPLE	Acer truncatum	2" cal.
(/)	SPRING BLOSSOM DOGWOOD	Prunella virginiana	2" cal.
(o)	WINTERBURN	Quercus macrocarpa	2" cal.
(o)	RED OAK or SWAMP WHITE OAK	Quercus rubra	2" cal.
(o)	BRIDGEDOG PEAR	Pyrus calleryana	2" cal.

KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
(/)	SPRING BLOSSOM DOGWOOD	Prunella virginiana	2" cal.
(o)	WINTERBURN	Quercus macrocarpa	2" cal.
(o)	RED OAK or SWAMP WHITE OAK	Quercus rubra	2" cal.
(o)	BRIDGEDOG PEAR	Pyrus calleryana	2" cal.

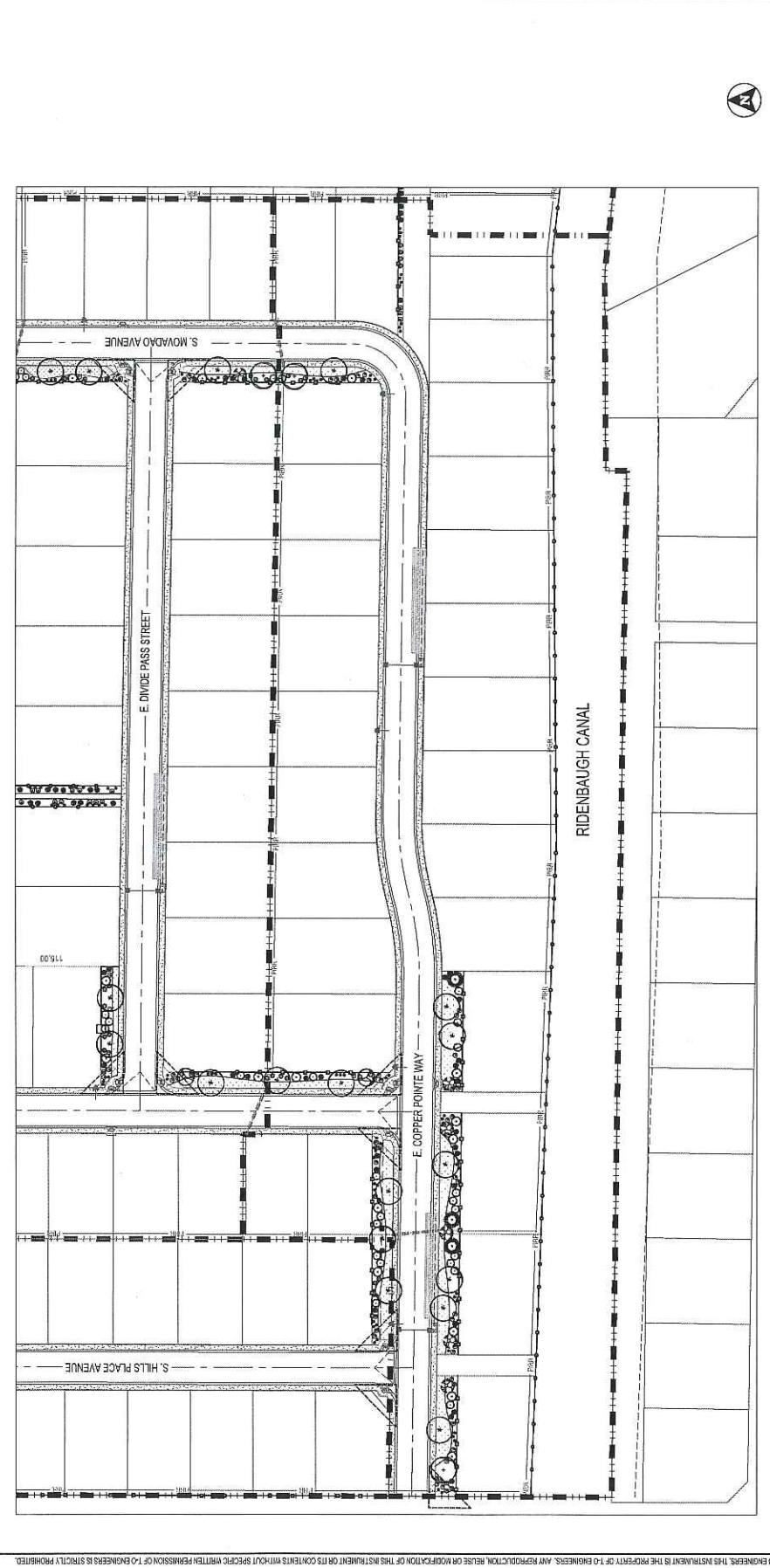
KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
(/)	SPRING BLOSSOM DOGWOOD	Prunella virginiana	2" cal.
(o)	WINTERBURN	Quercus macrocarpa	2" cal.
(o)	RED OAK or SWAMP WHITE OAK	Quercus rubra	2" cal.
(o)	BRIDGEDOG PEAR	Pyrus calleryana	2" cal.

KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
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KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
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KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
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KEY	COMMON NAME	BOTANICAL NAME	MIN. PLANTING SIZE
(*)	AUTUMN BURNING BUSH	Elaeagnus angustifolia	2" cal.
(/)	SPRING BLOSSOM DOGWOOD	Prunella virginiana	2" cal.
(o)	WINTERBURN	Quercus macrocarpa	2" cal.
(o)	RED OAK or SWAMP WHITE OAK	Quercus rubra	2" cal.
(o)	BRIDGEDOG PEAR	Pyrus calleryana	2" cal.



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 SCALE: 1" = 50'

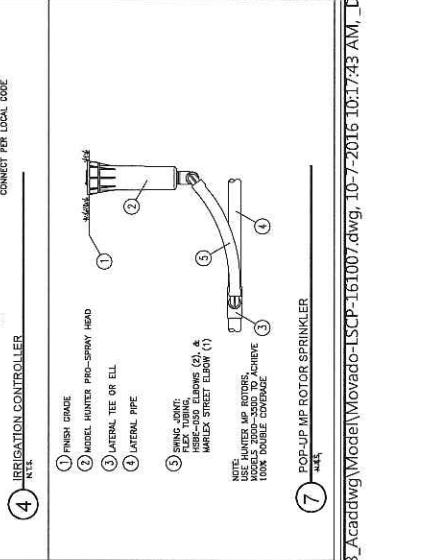
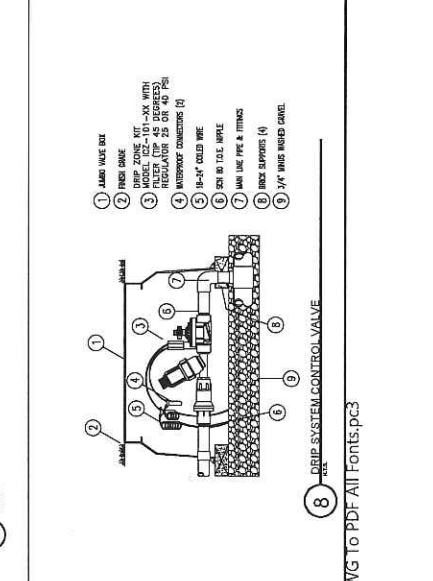
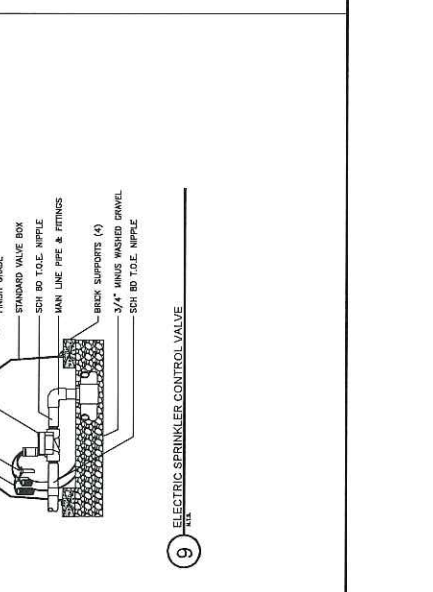
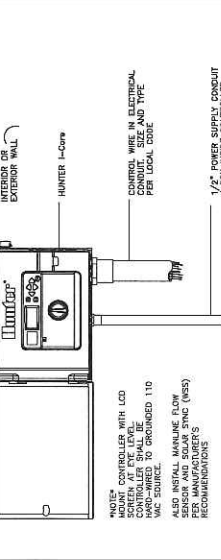
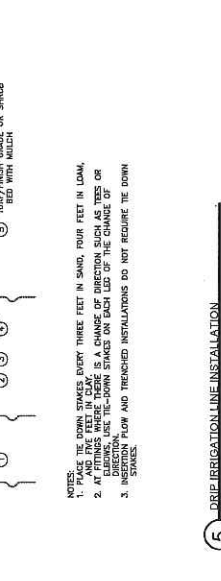
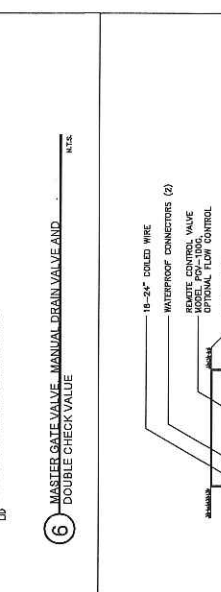
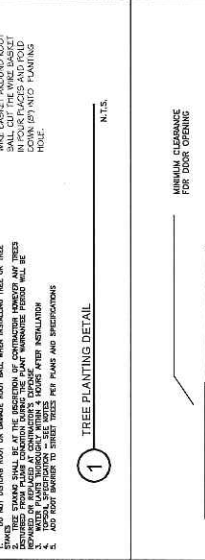
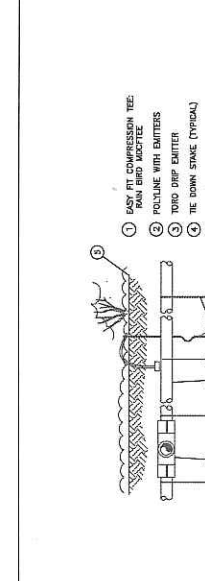
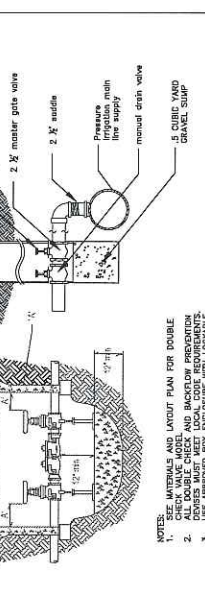
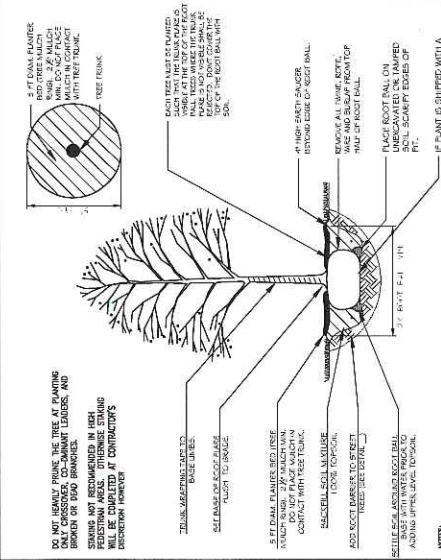
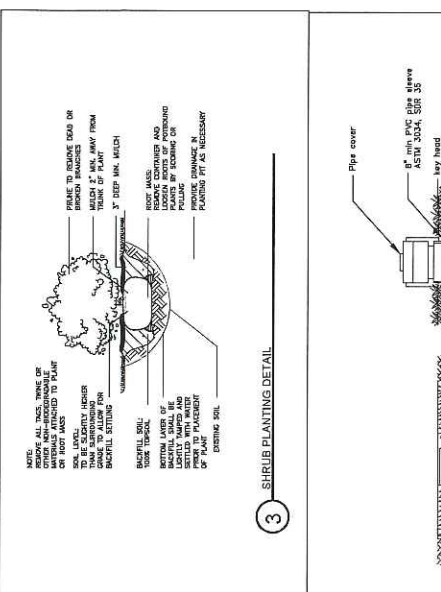
USE:
 1. THE GENERAL NOTES AND SPECIFICATIONS APPLY TO THIS PLAN.
 2. THE GENERAL NOTES AND SPECIFICATIONS APPLY TO THIS PLAN.
 3. THE GENERAL NOTES AND SPECIFICATIONS APPLY TO THIS PLAN.

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T-O ENGINEERS
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS
 2871 S. TRAVELER PLACE
 MERIDIAN, IDAHO 83642-0733
 PHONE: (208) 223-2288
 FAX: (208) 223-2299
 OFFICE: ALBANY, OREGON, WA



NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/07/2014	DESIGNED	WALTER CHAMBERS	
2	10/07/2014	DESIGNED	WALTER CHAMBERS	
3	10/07/2014	DESIGNED	WALTER CHAMBERS	
4	10/07/2014	DESIGNED	WALTER CHAMBERS	
5	10/07/2014	DESIGNED	WALTER CHAMBERS	
6	10/07/2014	DESIGNED	WALTER CHAMBERS	
7	10/07/2014	DESIGNED	WALTER CHAMBERS	
8	10/07/2014	DESIGNED	WALTER CHAMBERS	
9	10/07/2014	DESIGNED	WALTER CHAMBERS	
10	10/07/2014	DESIGNED	WALTER CHAMBERS	
11	10/07/2014	DESIGNED	WALTER CHAMBERS	
12	10/07/2014	DESIGNED	WALTER CHAMBERS	
13	10/07/2014	DESIGNED	WALTER CHAMBERS	
14	10/07/2014	DESIGNED	WALTER CHAMBERS	
15	10/07/2014	DESIGNED	WALTER CHAMBERS	
16	10/07/2014	DESIGNED	WALTER CHAMBERS	
17	10/07/2014	DESIGNED	WALTER CHAMBERS	
18	10/07/2014	DESIGNED	WALTER CHAMBERS	
19	10/07/2014	DESIGNED	WALTER CHAMBERS	
20	10/07/2014	DESIGNED	WALTER CHAMBERS	



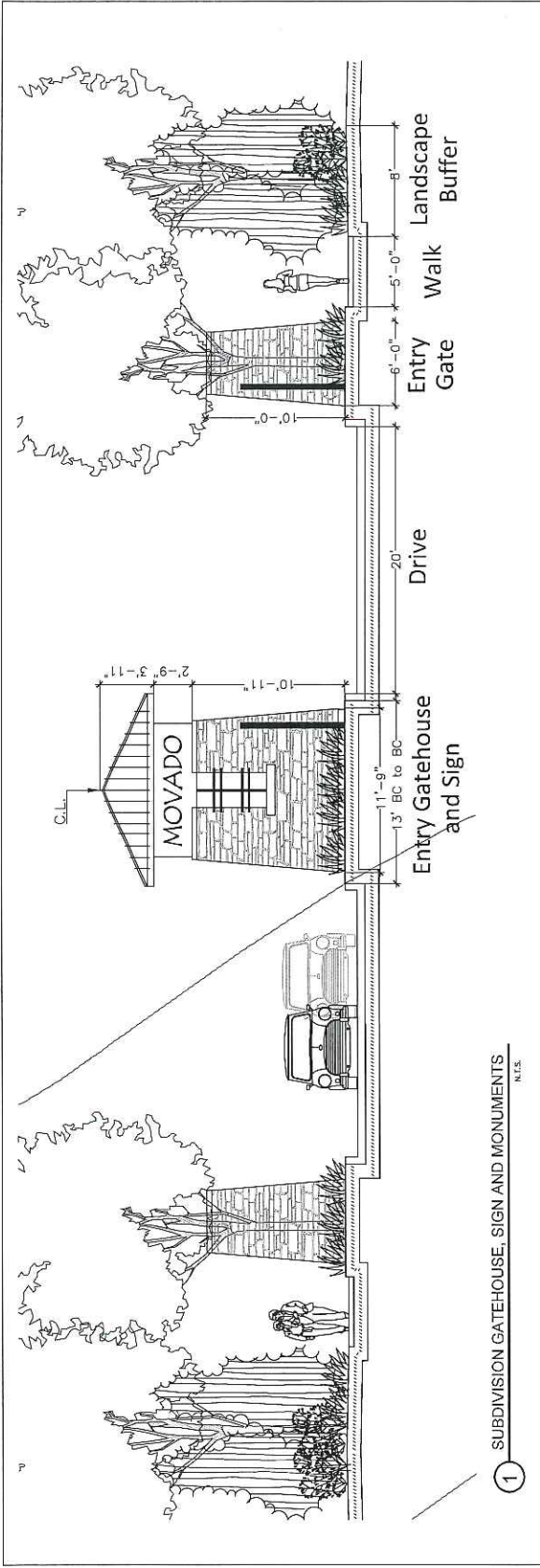
NOTES:
 1. SEE MATERIALS AND LAYOUT PLAN FOR DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE. ALL DOUBLE CHECK VALVES AND BACKFLOW PREVENTION DEVICES SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
 2. ALL DOUBLE CHECK VALVES AND BACKFLOW PREVENTION DEVICES SHALL BE APPROVED BY THE LOCAL HEALTH DEPARTMENT.
 3. USE APPROVED BOX ENCLOSURE WITH LOCKABLE LID.



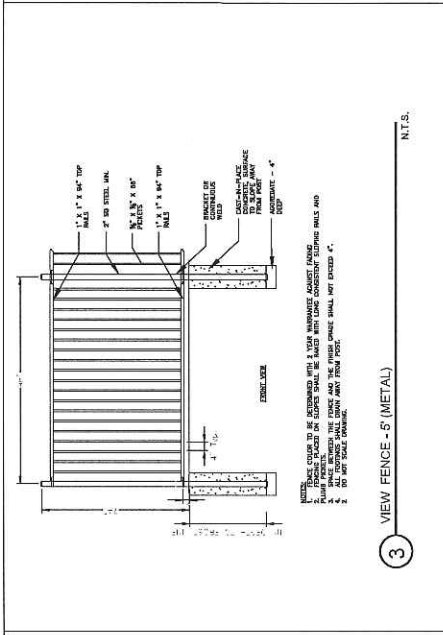
DATE	DESCRIPTION	BY	CHKD.
10/26/2016	REVISED	TRM	TRM

T-O ENGINEERS
 CONSULTING ENGINEERS, SUPERVISORS & PLANNERS
 2471 S. TITANUM PLACE
 MERRIDAN, IDAHO 83428-6703
 OFFICE: 208-325-2828
 PHONE: 208-325-2828
 FAX: 208-325-2828
 WWW: T-OENGINEERS.COM
 PROJECT: 160021527
 SHEET: 142 OF 10

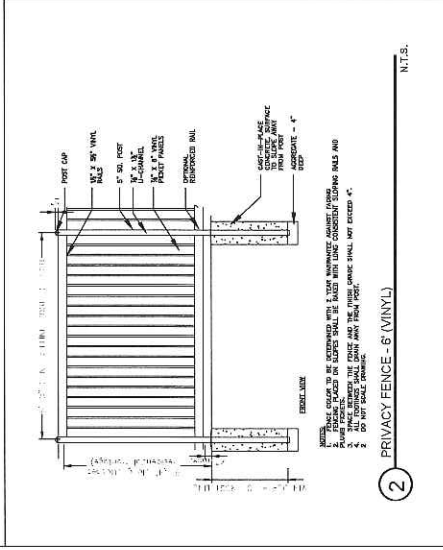
MOVADO SUBDIVISION PRELIMINARY PLAT LANDSCAPE PLAN



1 SUBDIVISION GATEHOUSE, SIGN AND MONUMENTS
 N.T.S.



3 VIEW FENCE - 5 (METAL)
 N.T.S.



2 VIEW FENCE - 6 (VINYL)
 N.T.S.

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of _____, 20____, applicable to the undersigned parcel owners and users,

RECITALS

WHEREAS, _____ Road is a private road situated in _____, and

WHEREAS, the undersigned parcel owners are the owners or users of the Roadway Property situated in _____, State of _____, commonly known as _____ Road, and described as follows:

(Roadway Property Description)

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to _____ Road; and

WHEREAS, it is agreed that future parcel owners or users will add their signatures to this document;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Vehicle and Pedestrian Access Easement. The Roadway Property shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, and those individuals appointed by the _____ to conduct semi-annual road reviews.

2. Utility Easement. The Roadway Property shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.

3. _____ Agent. A _____ Agent shall be elected by a majority of the property owners, will serve a term as agreed to by the property owners, and can be replaced or renewed at any time by a simple majority vote of the parcel owners. The _____ Agent shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain the minimum road surface standards.

4. Road Maintenance. Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A

majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, parcel owners will be notified by the _____ Agent, cost estimates will be provided, and a majority agreement will be required. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary as more particularly noted in Paragraph No. 13 below, neither majority vote nor prior approval is necessary before making such improvements or undertaking such maintenance.

5. Parking. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Road except parking of vehicles for limited periods of time (not to exceed twelve hours).

6. Cost Sharing. Road maintenance, snowplowing and road improvement costs

7. Prepayment. Prepayment of maintenance, snowplowing and improvement

8. Definition of a Parcel. A parcel is defined as a land entity having a certified survey map (CSM), a platted subdivision lot number, or a parcel identification number in the case of unplatted lands. Each parcel is assessed and granted (1) vote regardless of the number of owners. If a parcel is owned by more than one person, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this Agreement, and will be entitled to one collective vote (i.e. each parcel represents one vote in the matters covered by this Agreement).

9. Future Parcels. Not Applicable.
This section intentionally ommited.

10. Snow Plowing. The Private Road shall be snowplowed so as to permit year round access. The cost shall be shared by the parcel owners as indicated in Paragraph No. 6 above.

11. Checking Account. The _____ Agent shall establish and maintain a bank checking account with a local bank, and will prepare and distribute to the herein _____ an annual income and expense report and a yearend balance sheet, accounting for all funds received and disbursed.

12. Annual Road Reviews by _____. A Private Road serving 3 or more lots or parcels shall be part of the _____ annual road reviews. The adjacent property owners will be notified of any observed improvements needed on Private Roads, and improvements must be made by the residents on the Private Road. If the improvements are not made within 2 months from notification (or within a time frame otherwise agreed to by the _____), the _____ will make the improvements and bill the work to the property owners. The cost will include both the _____ expenses for staff time and the contractor's expenses for the actual road improvements. The costs must be fully paid within 2 months from the date of the invoice (or within a time frame otherwise agreed to by the _____). If the costs are not paid by this time, the _____ will certify the costs (including both the construction and administrative costs).

13. Emergency Repairs. If the _____ is made aware of emergency safety conditions on a Private Road, the _____ will attempt to reach the _____ and request that the necessary repairs be completed immediately. However, if the _____ is not able to reach the _____, the _____ has the authority to make emergency repairs as needed without further notification of the residents on the road.

14. Effective Term. This Agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.

15. Binding Agreement. This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

16. Amendment. This Agreement may be amended only by a two-thirds majority consent of all parcel owners.

17. Enforcement. This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

18. Disputes. If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

19. Notices. Parcel owners under the Agreement shall be notified by mail or in person. If an address of a parcel owner is not known, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.

20. Invalidity. Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

21. Other Agreements. This Private Road Maintenance Agreement replaces all previous Private Road Maintenance Agreements regarding the described Private Road.

22. Town Road and Driveway Ordinance. The Private Road shall be constructed and maintained in accordance with the _____ Road and Driveway Ordinance.

23. Disclaimer by _____ It is understood and agreed that the _____, the _____ Board, the Plan Commission and the agents of the _____ shall not be liable or responsible in any manner to the developer or the property owners along the road, or to their contractors, subcontractors, agents, or any other person, firm or corporation, for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

24. Recording This Document. Original and amended copies of this document, including added signatures, shall be recorded and provided to the _____ by the Road Commission Agent.

Signed,

<name>

<date>

<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>
<name>	<date>

(Signatures)

Sample