



Mayor Tammy de Weerd

City Council Members:

Keith Bird

Joe Borton

Luke Cavener

Genesis Milam

Ty Palmer

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: JACY JONES, City Clerk, by:

May 12, 2016

Transmittal Date: April 25, 2016

File No.: H-2016-0047

Hearing Date: May 19, 2016

Request: Public Hearing - Annexation of approximately 20.28 acres from RUT in Ada County to the R-8 (medium density residential) (5.12 acres) & R-15 (medium high density residential) (14.23 acres) zoning districts AND Preliminary Plat approval consisting of 122 single family residential lots & 18 common lots on approximately 19.35 acres in the proposed R-8 & R-15 zoning districts for Verado Subdivision

By: DevCo, LLC

Location of Property or Project: SEC of N. Locust Grove & E. Ustick Roads

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

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

## Hearing Date: May 19, 2016

File No.(s): H-2016-0047

Project Name: Verado Subdivision AZ, PP

Request: Annexation of approximately 20.28 acres from RUT in Ada County to the R-8 (Medium density Residential) (5.12 acres) and R-15 (Medium High-density Residential) (14.23 acres) zoning districts, by DevCo, LLC.

Request: Preliminary plat consisting of 122 single family residential lots, and 18 common lots on approximately 19.35 acres in the proposed R-8 and R-15 zoning districts.

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Location: The site is located near the southeast corner of N. Locust Grove Road and E. Ustick Road in the NE ¼ of Section 5, Township 3N., Range 1E.



RECEIVED  
APR 20 2016  
BY: *[Signature]*

Planning Division  
DEVELOPMENT REVIEW APPLICATION

*Hearing Date: 5-19-2016*

**STAFF USE ONLY:**  
 Project name: Verado Subdivision  
 File number(s): H-2016-0047  
 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 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 \_\_\_\_\_

Owner name: The Vern R. and Angelina P. Alleman Trust Phone: \_\_\_\_\_  
 Owner address: 11440 W. Darkwood Street Email: \_\_\_\_\_  
 City: Star State: ID Zip: 83669

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: 2101 & 2125 E. Ustick Rd. Township, range, section: 3N 1E 05  
 Assessor's parcel number(s): S1105212901/S1105212811 Total acreage: 19.35 Zoning district: RUT

Project/subdivision name: Verado Subdivision  
General description of proposed project/request: Annexation, Zoning and Preliminary Plat application for 19.35 acre, 122 single-family lot subdivision in northeast Meridian.  
Proposed zoning district(s): R-15 and R-8  
Acres of each zone proposed: 14.23 and 5.12  
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: Finch Lateral Secondary: \_\_\_\_\_  
Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 100,624

**Residential Project Summary (if applicable)**

Number of residential units: 122 Number of building lots: 122  
Number of common lots: 18 Number of other lots: \_\_\_\_\_  
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.): 2,885 Average property size (s.f.): 4,445  
Gross density (Per UDC 11-1A-1): 9.80 DU/Acre Net density (Per UDC 11-1A-1): 6.33 DU/Acre  
Acreage of qualified open space: 2.31 acres Percentage of qualified open space: 11.98%  
Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Open space/pathways - 2.09 acres; 1/2 of street buffer - 0.22 acres  
Amenities provided with this development (if applicable): Pathway, Open Space, Playground  
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: 04.15.2016



Sawtooth Land Surveying, LLC

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

April 18, 2016  
Verado Boundary Legal

**Basis of Bearings** for this legal description is South 89°44'57" East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**COMMENCING** at a found brass cap marking the northwest corner of Section 5;

Thence South 89°44'57" East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet;

Thence South 0°30'14" West, 50.00 feet to the southerly right of way of E. Ustick Road and the **POINT OF BEGINNING**;

Thence South 89°44'57" East, coincident with said northerly line of said Section 5, a distance of 812.80 feet;

Thence South 0°27'25" West, parallel with the north/south mid section line, 825.24 feet to the northeast corner of Packard Acres Subdivision No. 2, as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence North 86°09'31" West, coincident with the northerly line of said Packard Acres Subdivision No. 2, a distance of 153.77 feet;

Thence North 76°01'02" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 191.51 feet;

Thence North 30°42'17" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 189.26 feet;

Thence North 58°18'33" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 99.33 feet;

Thence North 86°15'15" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 133.83 feet (formerly 133.76 feet) to the northwest corner of said Packard Acres Subdivision No. 2;

Thence South 0°27'32" West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 680.95 feet (formerly 679.78 feet);

Thence North 89°32'13" West, coincident with said westerly line of Packard Acres Subdivision

No. 2, a distance of 4.74 feet;

Thence South 0°28'00" West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 8.12 feet to the northeast corner of Chamberlin Estates Subdivision as shown on file in Book 71 of Plats, at Page 7299, Ada County Records;

Thence North 89°44'07" West, coincident with the northerly line of said Chamberlin Estates Subdivision, 331.23 feet (formerly 331.34 feet);

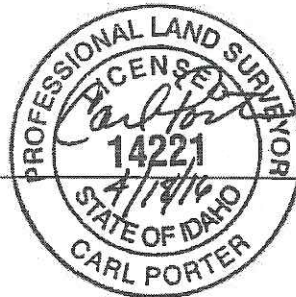
Thence North 0°26'58" East, coincident with the easterly line and easterly line extended of Block 4, of said Chamberlin Estates Subdivision, 1030.99 feet;

Thence South 89°46'25" East, 179.34 feet;

Thence North 0°30'14" East, 205.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 19.35 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

April 18, 2016  
Verado Annexation Legal

**Basis of Bearings** for this legal description is South 89°44'57" East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**COMMENCING** at a found brass cap marking the northwest corner of Section 5;

Thence South 89°44'57" East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°44'57" East, coincident with said northerly line of said Section 5, a distance of 812.76 feet;

Thence South 0°27'25" West, parallel with the north/south mid section line, 875.24 feet to the northeast corner of Packard Acres Subdivision No. 2, as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence North 86°09'31" West, coincident with the northerly line of said Packard Acres Subdivision No. 2, a distance of 153.77 feet;

Thence North 76°01'02" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 191.51 feet;

Thence North 30°42'17" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 189.26 feet;

Thence North 58°18'33" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 99.33 feet;

Thence North 86°15'15" West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 133.83 feet (formerly 133.76 feet) to the northwest corner of said Packard Acres Subdivision No. 2;

Thence South 0°27'32" West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 680.95 feet (formerly 679.78 feet);

Thence North 89°32'13" West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 4.74 feet;

Thence South 0°28'00" West, coincident with said westerly line of Packard Acres Subdivision

No. 2, a distance of 8.12 feet to the northeast corner of Chamberlin Estates Subdivision as shown on file in Book 71 of Plats, at Page 7299, Ada County Records;

Thence North 89°44'07" West, coincident with the northerly line of said Chamberlin Estates Subdivision, 331.23 feet (formerly 331.34 feet);

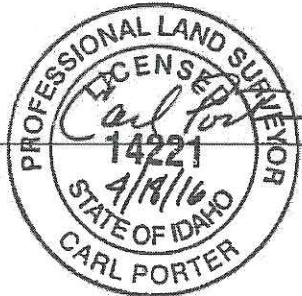
Thence North 0°26'58" East, coincident with the easterly line and the easterly line extended of Block 4, of said Chamberlin Estates Subdivision, 1030.99 feet;

Thence South 89°46'25" East, 179.34 feet;

Thence North 0°30'14" East, 255.79 feet to the **POINT OF BEGINNING**.

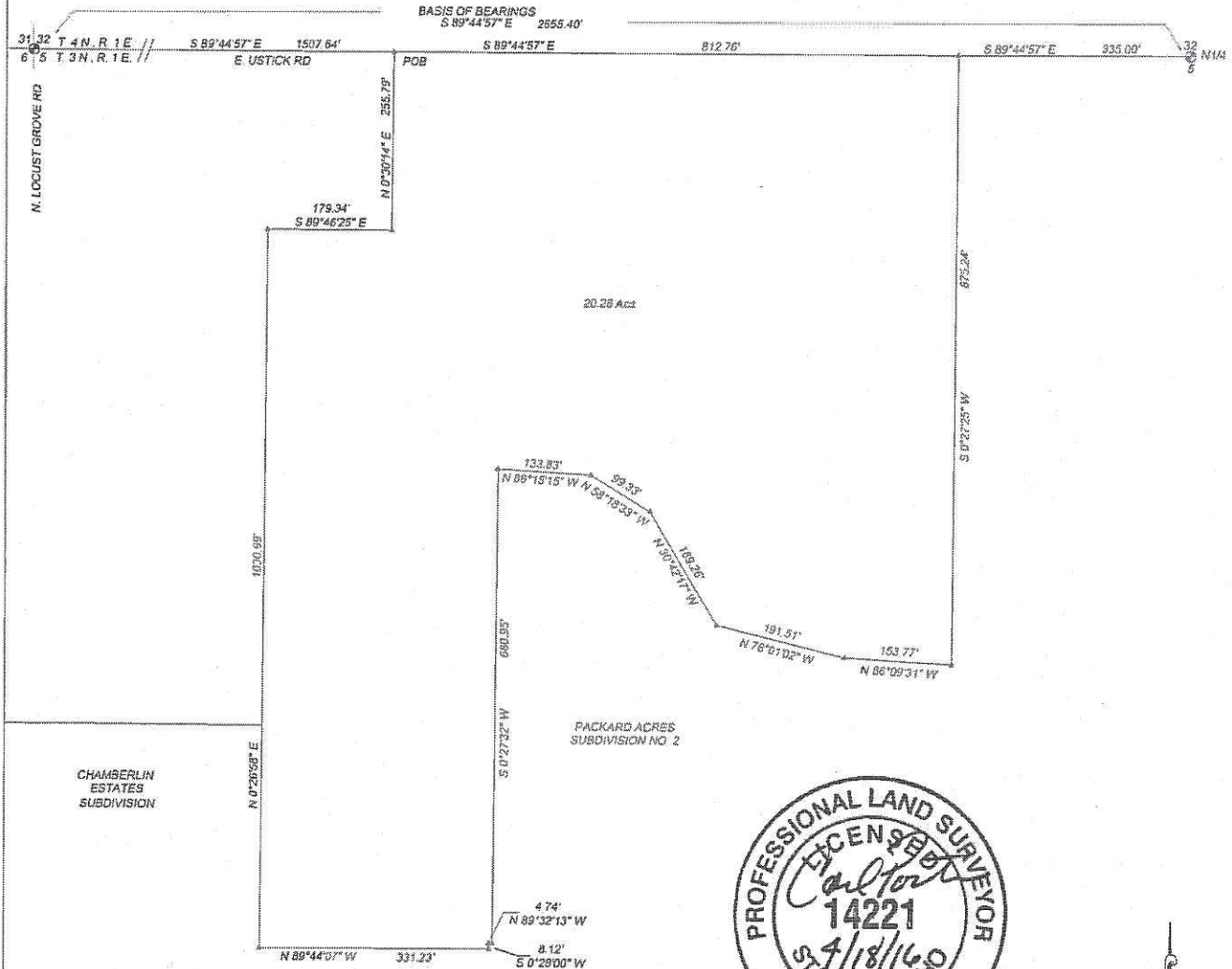
The above described parcel contains 20.28 acres more or less.


Carl Porter, PLS  
End Description



Date

**EXHIBIT B**  
**GOVERNMENT LOT 3, SECTION 5**  
**T. 3 N., R. 1 E., B.M. ADA COUNTY, IDAHO**



PROJECT: VERADO ANNEXATION EXHIBIT	OWNER/DEVELOPER: CMG	 2030 S. WASHINGTON AVE, EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 16027
	DATE: 4/2016		PROJECT# 16027-EX



April 14, 2016

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

RE: Verado Residential Community  
2101 and 2125 East Ustick Road  
Annexation, Zoning and Preliminary Plat

Dear Mr. Hood:

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

For design and planning purposes, our design team used the Meridian City Pre-application Meeting, Comprehensive Plan, and Zoning Code as the policy basis for the design of the Verado Community. We have thoughtfully designed 122 residential dwellings on 19.3 acres that will add to the existing surrounding neighborhood. Located on the south side of East Ustick Road, Verado will add to the mix of Meridian's available housing opportunities. Homeowners will have access to onsite amenities such as the pathways and playground. Offsite amenities include access to Settlers Park, Julius M. Kleiner Park and retail along Eagle Road such as The Village at Meridian.

Enclosed is a project narrative that details the neighborhood and various aspects of our applications. Thank you for your time on this matter and should you have any questions or require additional information please contact me by phone at 208.336.5355 or email, [jconger@congergroup.com](mailto:jconger@congergroup.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim D. Conger".

Jim D. Conger  
Managing Member

JDC:ml



## Verado Residential Community – Narrative

The site for the proposed Verado Community is located in east Meridian on Ustick Road between Eagle and Locust Grove roads. With the close proximity to Eagle Road, homeowners will have quick access to abundant retail along Eagle Road including The Village at Meridian, the recently opened Boise Co-Op and amenities such as Kleiner Memorial Park and Settlers Park. Homeowners will also have easy access to Interstate 84 to the south and Chinden to the north.

Verado is a single-family residential community situated on approximately 20 acres and will consist of 122 residential home sites. The subdivision development is planned for two phases.

### SUMMARY OF APPLICATIONS

Verado Subdivision is a 122 lot planned development on 19.3 acres located on East Ustick Road in North East Meridian. The Applicant is requesting the following approvals:

- Annexation
- Zoning: From Ada County RUT to Meridian City R-8 and R-15
- Preliminary Plat

### *Property Information*

Parcel	Address	Current Zone	Proposed Zone
S1105212901	2101 E. Ustick Road	RUT	R-15 & R-8
S1105212811	2125 E. Ustick road	RUT	R-15

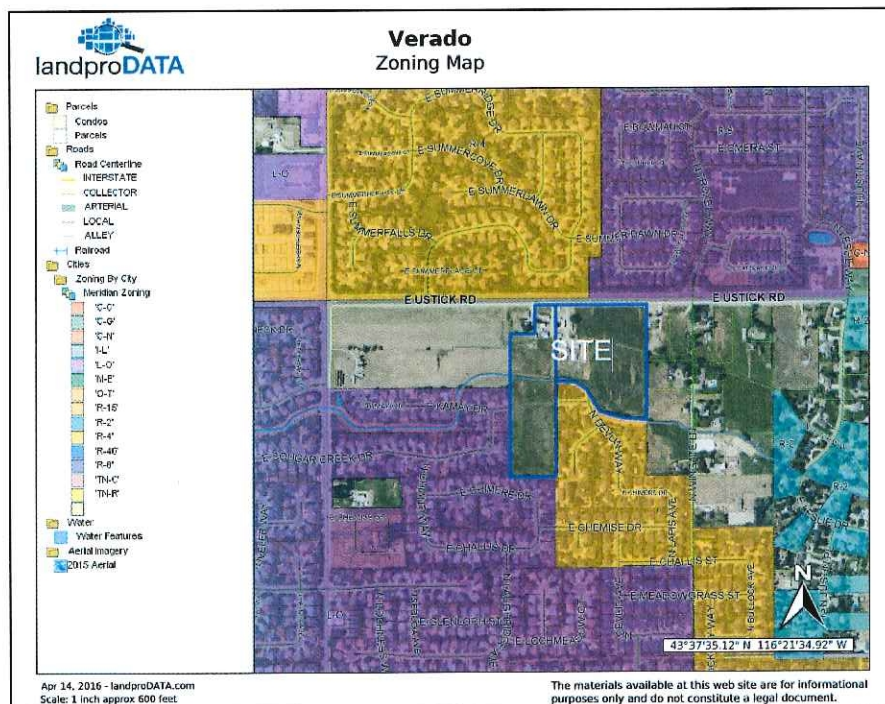
### *Adjacent Property Information*

Area	Building Types and / or Uses:	Zone
North	-Residential	R-8 / R-4
South	-Residential	R-8 / R-4 (R-4 is located on the south side of the regional pathway and the Finch Lateral that is a larger canal that will be left open)
East	-Residential	Ada County R1 / RUT
West	-Vacant Land -Residential	Ada County RUT

## Location Map



## Zoning Map



## ANNEXATION / ZONING

The property is currently zoned RUT (County).

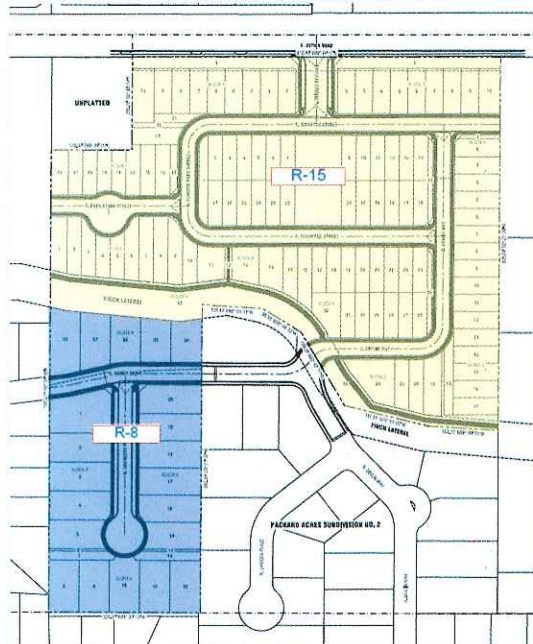
This 19.3 acre parcel has two map designations as outlined in the Comprehensive Plan section on Page 4 of this document. During our pre-application meetings with the Meridian City Planning Team, it was established that the project would be within Meridian City Code and be well served with the blend of an R-8 and R-15 residential zoning.

As allowed by the Meridian City Code we are requesting the zoning designation as follows:

- R8 Zoning on the Southern 5.12 acres.  
This zoning and the 21 lots planned on these 5.06 acres was designed to have closely matching housing products to the adjacent Packard Estates and Chamberlain Estates neighborhoods. This was planned in this manner to respect the existing homes and lot types.
- R15 Zoning on the Northern 14.23 acres.  
This zoning and the 101 lots planned on these 14.22 acres was designed to utilize the “medium” designation for density and the “medium high” for lot sizes and dimensional standards. This planning is in conformance with the City of Meridian Comprehensive Plan and Zoning Code.

The two combined zoning areas include 19.35 acres with 122 lots which equates to 6.3 lots per acre. The planning area utilizing medium density allows up to 8 lots per acre and would equal 154 allowable lots compared to our project design of 122 lots. We are approximately 79% of allowable or City planned density for this location. We will be supportive of a Development Agreement that restricts these 19.28 acres with a maximum density of 122 lots.

### Zoning Exhibit





REAL ESTATE DEVELOPMENT

## **PRELIMINARY PLAT APPLICATION**

Verado is a single-family residential community is located in east Meridian on Ustick Road between Eagle and Locust Grove roads and will consist of 122 residential homes.

PROJECT AMENITIES: As the developer we have a large amount invested in this property and we have researched, interviewed focus groups and followed the city ordinance to plan the most productive amenities for this area and this development. The amenity package also meets the requirement of Meridian City Development Code Chapter 11-03, Subsection 7 which requires that the application have the single amenity of 10% required open space. The Verado neighborhood actually has three or more qualifying amenities that are proposed as follows:

- Open Space
  - We are providing 10.5% Open Space and comply with the City Code requirement of 10.0%
- Playground (3 or 4 amenities in one)
  - We will have a half acre neighborhood park with a robust playground area consisting of a climbing dome, swing set, tot lot play structure, park benches and a walking pathway around the park area.
- Pathway
  - A regional pathway is being provided at the south end of the R15 area and runs along the Finch Lateral.

Transportation / Roadways: Verado is fronted by Ustick which was fully improved less than 2 years ago. When developed, Verado will provide much needed connectivity to the isolated southern portion of Packard Estates and Chamberlain Estates neighborhoods. This connection point has been a missing link for connectivity since the development of Packard Estates. We are also providing stub roads to the East and West properties as they are vacant and have the potential of future development. The single outparcel at our northwest corner will be able to gain access from the west parcel as that is the undeveloped portion of the property.



**RESIDENTIAL DESIGN**

The Verado Community is large enough to provide a mix of housing products allowing for two neighborhoods within are designed community.

Larger Lots: The 5.12 acre neighborhood will consist of homes (Exhibit 3) that will be similar to Packard Estates and Chamberlain Estates. The single family detached houses have attached renderings and will range is sizes from 1,900SF to 2,500SF and will be either single or two-story homes.

Medium Lots: The 14.23 acre neighborhood will consist of two housing products (Exhibit 4 & 5) that will be used as the project gets closer to Ustick Road. The two housing types have submitted renderings as well as the following descriptions:

- Single family detached houses are two stories and will be built on lot 15 through 22 of Block 1; 2 through 7, 9 through 14, 16 through 27 of Block 3; and 1 through 11, 13 through 24, 26 through 32 of Block 4 in the center of the northern development. The size of these homes will range from 1,377SF to 1,850SF
- The two-attached single level townhouses are adjacent to Ustick Road and the Eastern boundary. The townhomes were specifically designed as single level and we have planned this product as an aesthetically pleasing so we can eliminate all two-story homes backing up to Ustick Road. The size of these homes will range from 1,300SF to 1,800SF

SITE DESIGN. The following provides site coverage information:

% of Site Devoted to Residential Lot Coverage Area	64.63%
% of Site Devoted to Landscape Common Areas	14.37%
% of Site Devoted to Roads / Parking	21.00%
Total	100.00%

Building Lots: 122 Homesites  
 Net Density: 6.3 Homes/Acre

**PRE-APPLICATION MEETING & NEIGHBORHOOD MEETING**

The pre-application meeting was held with the Meridian City planning and development staff on January 16, 2016.

The neighborhood meeting was held on April 14, 2016 at 6:00 pm at the property. There were approximately ten (10) people in attendance at this meeting.

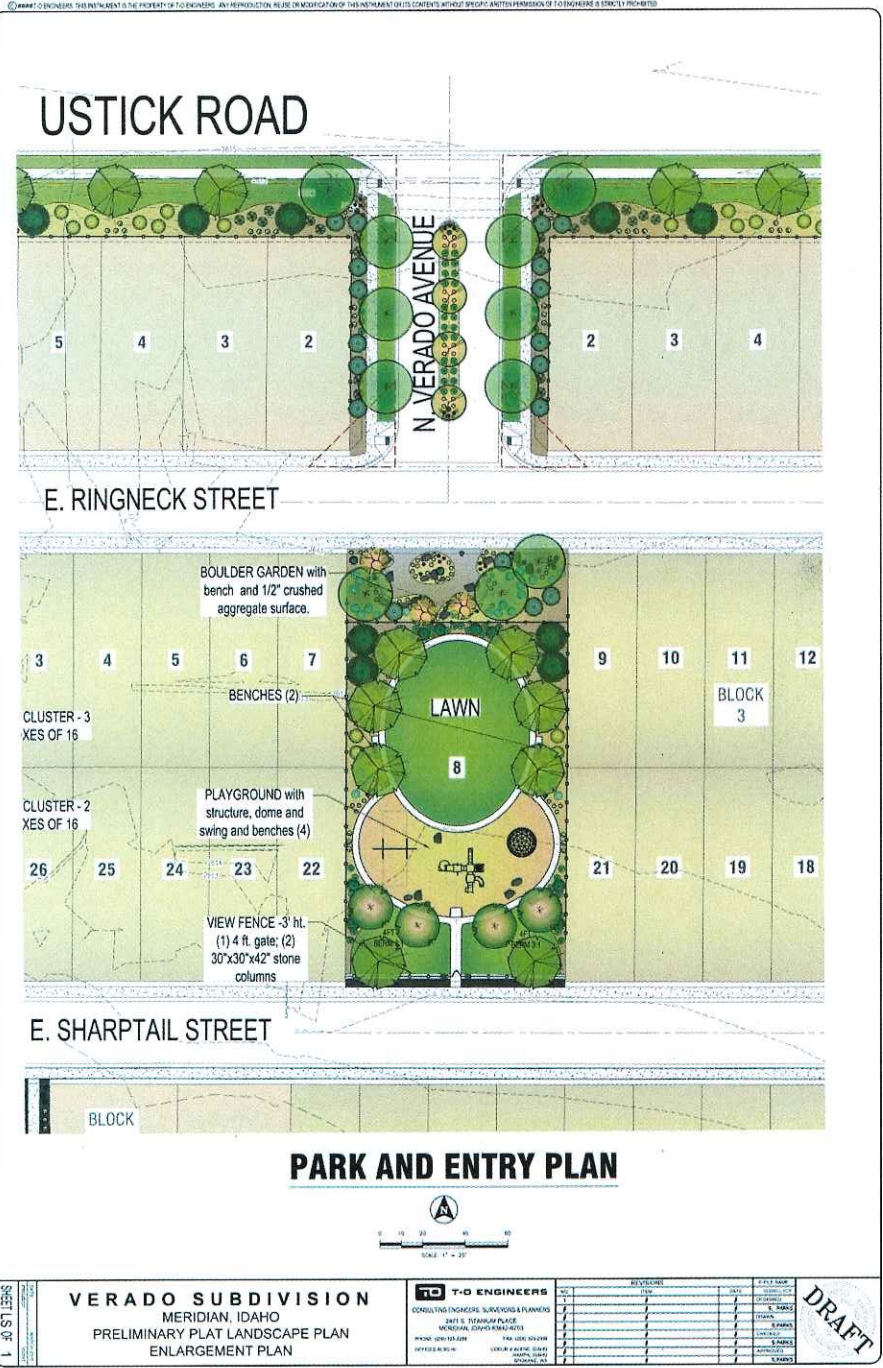
**CONCLUSION**

DevCo is respectfully requesting approval of the annexation, zoning and preliminary plat applications for 122 residential home sites located in North East Meridian. This project will provide quality, desirable and a minimum of two housing price points and densities while maintaining compatibility with Meridian City Codes as well as the surrounding properties. Thank you.

## Exhibit 1



## Exhibit 2



## Exhibit 2



## Exhibit 3



## Exhibit 3



## Exhibit 3

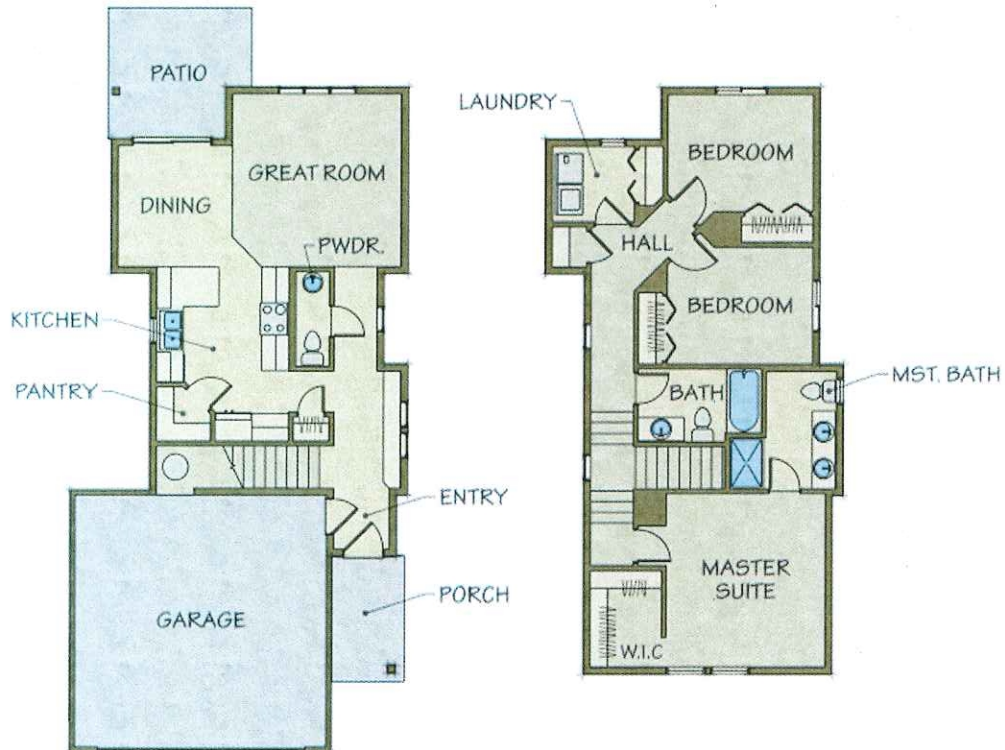


## Exhibit 4

Beds: 3  
Baths: 2.5  
Garage Bays: 2  
Living Sq Ft: 1,377  
Garage Sq Ft: 444

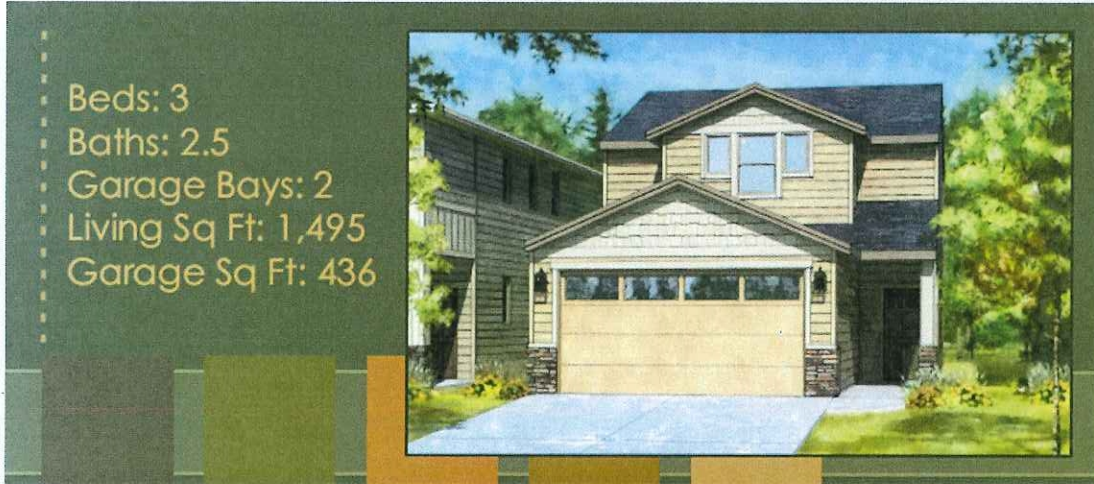


## Plan 1



Tahoe Homes, LLC

## Exhibit 4



Beds: 3  
Baths: 2.5  
Garage Bays: 2  
Living Sq Ft: 1,495  
Garage Sq Ft: 436

## Plan 2



Tahoe Homes, LLC

## Exhibit 4

• Beds: 3  
• Baths: 2.5  
• Garage Bays: 2  
• Living Sq Ft: 1,760  
• Garage Sq Ft: 466



## Plan 3



Tahoe Homes, LLC

## Exhibit 4



## Exhibit 5





Sawtooth Land Surveying, LLC

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

April 18, 2016  
Verado R-8 Zone Legal

**Basis of Bearings** for this legal description is South 89°44'57" East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**COMMENCING** at a found brass cap marking the northwest corner of Section 5;

Thence South 89°44'57" East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet;

Thence South 0°30'14" West, 255.79 feet;

Thence North 89°46'25" West, 179.34 feet to the westerly line of Government Lot 3;

Thence South 0°26'58" West, coincident with said westerly line of Government Lot 3, a distance of 347.69 feet to the southerly right of way of the Finch Lateral and the **POINT OF BEGINNING**;

Thence South 77°41'30" East, coincident with said southerly right of way of the Finch Lateral, 36.01 feet;

Thence South 84°24'18" East, coincident with said southerly right of way of the Finch Lateral, 252.96 feet;

Thence North 83°00'30" East, coincident with said southerly right of way of the Finch Lateral, 49.31 feet to the westerly boundary of Packard Acres Subdivision No. 2 as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence South 0°27'32" West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 650.41 feet;

Thence North 89°32'13" West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 4.74 feet;

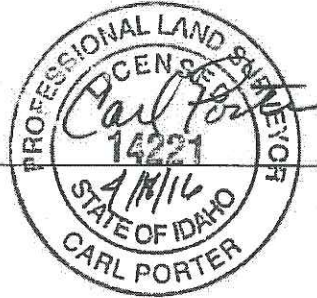
Thence South 0°28'00" West, coincident with said westerly line of Packard Acres Subdivision No. 2, a distance of 8.12 feet to the northeast corner of Chamberlin Estates Subdivision as shown on file in Book 71 of Plats, at Page 7299, Ada County Records;

Thence North 89°44'07" West, coincident with the northerly line of said Chamberlin Estates Subdivision, 331.23 feet (formerly 331.34 feet);

Thence North 0°26'58" East, coincident with the easterly line and the easterly line extended of Block 4, of Chamberlin Estates Subdivision, 683.30 feet to the **POINT OF BEGINNING**.

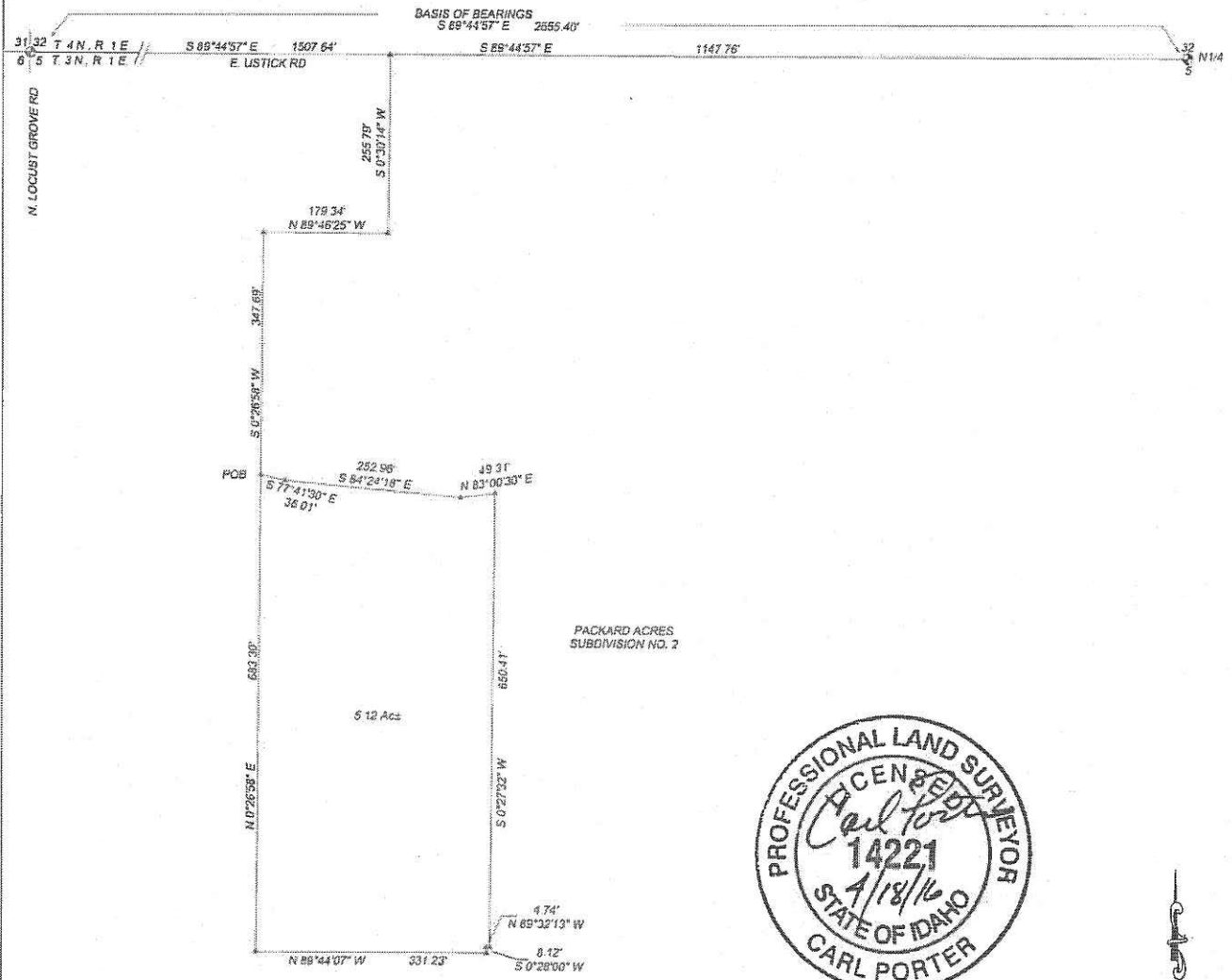
The above described parcel contains 5.12 acres more or less.


Carl Porter, PLS  
End Description



Date

**EXHIBIT B**  
**GOVERNMENT LOT 3, SECTION 5**  
**T. 3 N., R. 1 E., B.M. ADA COUNTY, IDAHO**



<b>PROJECT:</b> VERADO R-8 ZONE	<b>OWNER/DEVELOPER:</b> CMG	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	<b>DWG #</b> 16027 <b>PROJECT#</b> 16027-EX <b>SHEET</b> 1 OF 1
<b>DATE:</b> 4/2016			



Sawtooth Land Surveying, LLC

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

April 18, 2016  
Verado R-15 Zone Legal

**Basis of Bearings** for this legal description is South  $89^{\circ}44'57''$  East between the brass cap marking the northwest corner of Section 5 and the brass cap marking the N1/4 of Section 5.

A parcel of land located in Government Lot 3, of Section 5, T. 3 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

**COMMENCING** at a found brass cap marking the northwest corner of Section 5;

Thence South  $89^{\circ}44'57''$  East, coincident with the northerly line of said Section 5, a distance of 1507.64 feet;

Thence South  $0^{\circ}30'14''$  West, 50.00 feet to the southerly right of way of E. Ustick Road and the **POINT OF BEGINNING**;

Thence South  $89^{\circ}44'57''$  East, coincident with said northerly line of said Section 5, a distance of 812.80 feet;

Thence South  $0^{\circ}27'25''$  West, 825.24 feet to the northeast corner of Packard Acres Subdivision No. 2, as shown on file in Book 85 of Plats, at Page 9502, Ada County Records;

Thence North  $86^{\circ}09'31''$  West, coincident with the northerly line of said Packard Acres Subdivision No. 2, a distance of 153.77 feet;

Thence North  $76^{\circ}01'02''$  West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 191.51 feet;

Thence North  $30^{\circ}42'17''$  West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 189.26 feet;

Thence North  $58^{\circ}18'33''$  West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 99.33 feet;

Thence North  $86^{\circ}15'15''$  West, coincident with said northerly line of Packard Acres Subdivision No. 2, a distance of 133.83 feet (formerly 133.76 feet) to the northwest corner of said Packard Acres Subdivision No. 2;

Thence South  $0^{\circ}27'32''$  West, coincident with the westerly line of said Packard Acres Subdivision No. 2, a distance of 30.54 feet to the southerly right of way of the Finch Lateral;

Thence South  $83^{\circ}00'30''$  West, coincident with said southerly right of way of the Finch Lateral, 49.31 feet;

Thence North 84°24'18" West, coincident with said southerly right of way of the Finch Lateral, 252.96 feet;

Thence North 77°41'30" West, 36.01 feet to the westerly line of said Government Lot 3;

Thence North 0°26'58" East, coincident with said westerly line of Government Lot 3, a distance of 347.69 feet;

Thence South 89°46'25" East, 179.34 feet;

Thence North 0°30'14" East, 205.79 feet to the **POINT OF BEGINNING**.

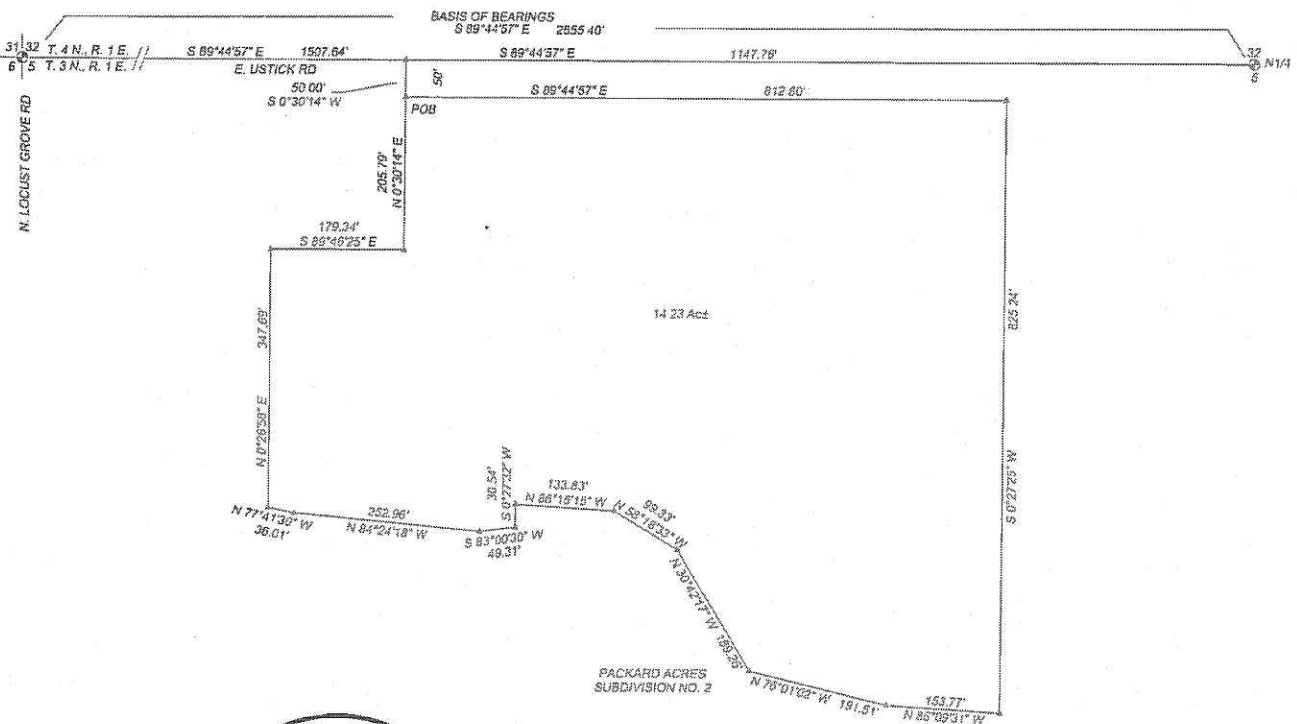
The above described parcel contains 14.23 acres more or less.


Carl Porter, PLS  
End Description



Date

**EXHIBIT B**  
**GOVERNMENT LOT 3, SECTION 5**  
**T. 3 N., R. 1 E., B.M. ADA COUNTY, IDAHO**



PROJECT: VERADO R-15 ZONE	OWNER/DEVELOPER: CMG	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 16027
	DATE: 4/2016		PROJECT# 16027-EX

RECEIVED

APR 01 2002

Ada County Clerk

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.  
504 11<sup>TH</sup> AVENUE SOUTH  
PO BOX 3311  
NAMPA, IDAHO 83653  
208/466-5250

ADA COUNTY RECORDER  
J. DAVID NAVARRO  
SOF. IDAHO

2002 AP -1 PM 2:06

*Bailey Law Group*  
RECORDED - REQUEST OF

FEE 9- DEPT. OB *Oberbiller*

102038126

(SPACE ABOVE LINE FOR RECORDER'S USE)

**BARGAIN AND SALE DEED**



VERN R. AND ANGELINA P. ALLEMAN, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to THE VERN R. AND ANGELINA P. ALLEMAN REVOCABLE LIVING TRUST U/T/A DATED MARCH 28, 2002, Grantee, whose address is 2101 E. Ustick Road, Meridian, Idaho 83642, that certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument this 28<sup>th</sup> day of March, 2002.

GRANTORS:

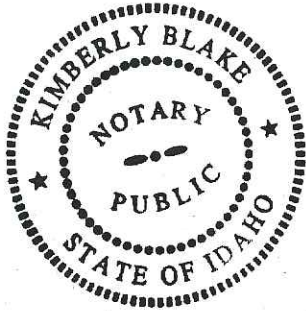
*Vern R. Alleman*  
VERN R. ALLEMAN

*Angelina P. Alleman*  
ANGELINA P. ALLEMAN

STATE OF IDAHO )  
 )  
 ss.  
 )  
COUNTY OF CANYON )

On this 28<sup>th</sup> day of March, 2002, before me, the undersigned Notary Public in and for said State, personally appeared VERN R. AND ANGELINA P. ALLEMAN, known or identified to me to be the persons who executed said 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.



Kimberly Blake  
NOTARY PUBLIC, State of Idaho  
Residing at Dampa, Idaho  
Commission expires: 12/28/07

EXHIBIT A

Commencing at a point Nine hundred-ninety-one feet west of the NE corner of Lot 3, Section 5, T. 3 North, R. 1 East B.M., in Ada County, State of Idaho, and running thence South 1320 feet more or less to the South Boundary line of said Lot 3; thence West along the South Boundary line of said Lot 3; 329 feet more or less to the SW corner of said Lot 3; thence North 1320 feet more or less to the North Boundary line of said Lot 3; thence East along the North line of said Lot 3; 329 feet more or less to the Place of Beginning.

EXCEPTING therefrom and reserving unto grantors the following portion thereof:

Commencing at the quarter section corner common to Sections 5, T. 3 N., R. 1 E., B. M., and 32, T. 4 N., R. 1 E., B. M., thence S. 89°50' W. along the section line, 1327.23 feet to the northwesterly corner of said Lot 3, thence S. 0°01' W. along the westerly side of said Lot 3, 30.00 feet to a steel pin, the real point of beginning on the southerly boundary line of the Boise Valley Railroad Company right-of-way; thence continue S. 0°01' W. along the westerly side of said Lot 3, 225.83 feet to a steel pin; thence N. 89°50' E., 179.61 feet to a steel pin; thence N. 0°01' E., 225.83 feet to a steel pin on the southerly boundary of the Boise Valley Railroad Company right-of-way; thence S. 89°50' W. along said right-of-way line, 179.61 feet to the real point of beginning. Said tract of land contains 0.931 acres;

The real property conveyed hereby is being conveyed together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; including all ditches and ditch rights, water and water rights owned or used in connection therewith;

Subject, however, to all easements and rights of way of record or appearing on the land; and specifically subject to easements and rights of way for existing ditches and ditch rights running across the property being conveyed hereby for the transportation of irrigation water to the above portion of real property excepted from this conveyance and reserved unto the grantors.

RECEIVED

APR 01 2002

Ada County Clerk

Bailey Law Group  
ADA COUNTY RECORDER  
J. DAVID NAVARRO  
BOISE, IDAHO

2002 AP -1 PM 2:06

RECORDED - REQUEST OF

FEE 9 - (D. Drenthillig) DEPT

102038127

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

BAILEY LAW GROUP, P.C.  
504 11<sup>TH</sup> AVENUE SOUTH  
PO BOX 3311  
NAMPA, IDAHO 83653  
208/466-5250

(SPACE ABOVE LINE FOR RECORDER'S USE)

**BARGAIN AND SALE DEED**



VERN R. AND ANGELINA P. ALLEMAN, Husband and Wife, Grantors, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to THE VERN R. AND ANGELINA P. ALLEMAN REVOCABLE LIVING TRUST U/T/A DATED MARCH 28, 2002, Grantee, whose address is 2101 E. Ustick Road, Meridian, Idaho 83642, that certain real property located in Ada County, Idaho, more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

IN WITNESS WHEREOF, Grantors have hereunto subscribed their name to this instrument this 28<sup>th</sup> day of March, 2002.

GRANTORS:

Vern R. Alleman  
VERN R. ALLEMAN

Angelina P. Alleman  
ANGELINA P. ALLEMAN

STATE OF IDAHO            )  
  ss.  
COUNTY OF CANYON    )

On this 28<sup>th</sup> day of March, 2002, before me, the undersigned Notary Public in and for said State, personally appeared VERN R. AND ANGELINA P. ALLEMAN, known or identified to me to be the persons who executed said 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.



Kimberly Blake  
NOTARY PUBLIC, State of Idaho  
Residing at Kampa, Idaho  
Commission expires: 12/28/07

EXHIBIT A

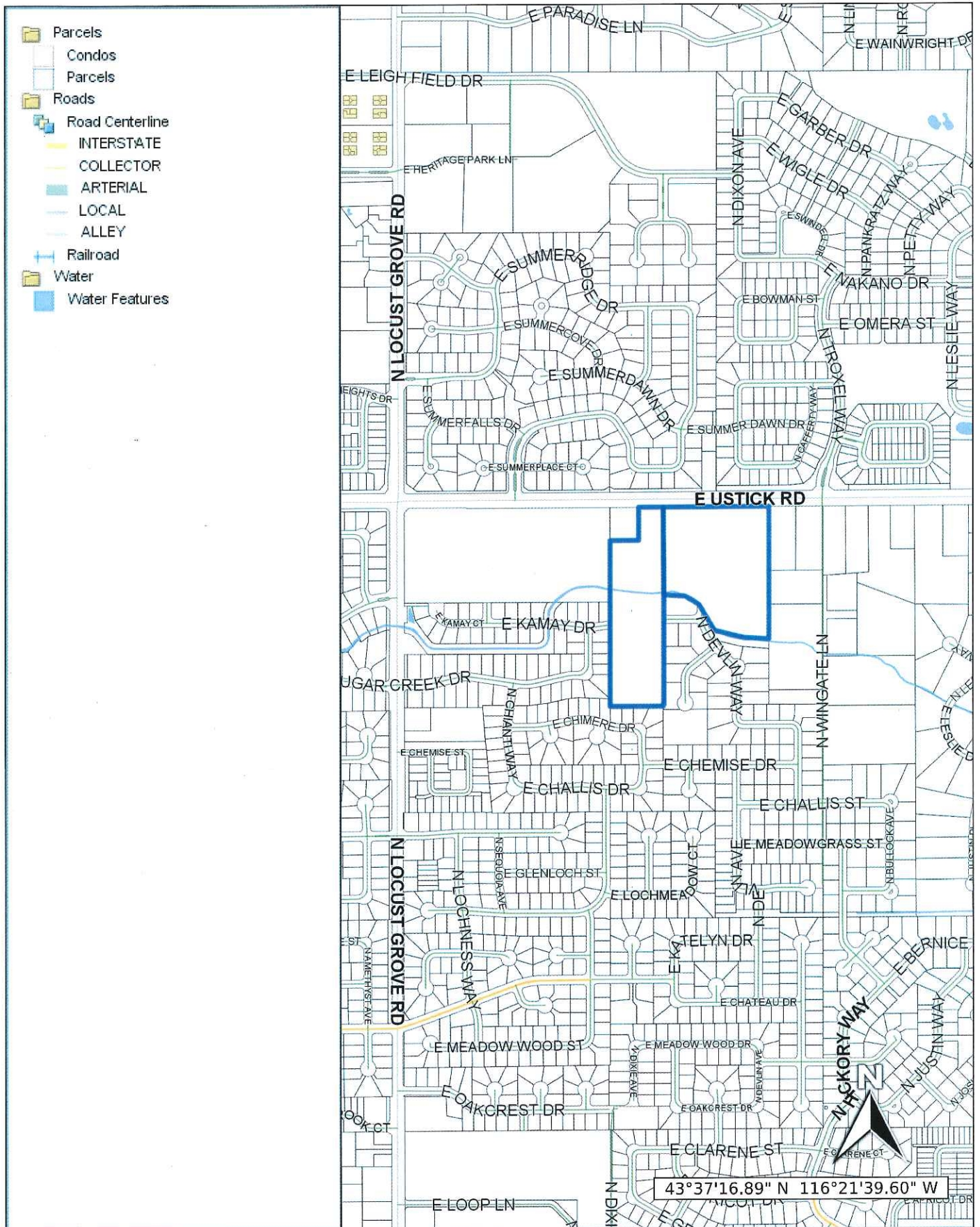
A tract of land situated in the NW 1/4 of Section 5, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Beginning at the NE corner of Government Lot 3 in said Sec. 5; thence S. 89°50' W., along the North line of said Lot 3 a distance of 335.00 feet to the Real Point of Beginning; thence S. 0°02'59" E., a distance of 876.63 feet; thence N. 86°38'20" W., a distance of 154.36 feet; thence N. 76°25'56" W., a distance of 191.49 feet; thence N. 31°17'59" W., a distance of 189.47 feet; thence N. 58°35'55" W., a distance of 99.48 feet; thence N. 86°30'26" W., a distance of 135.83 feet; thence N. 0°13'48" E., a distance of 598.75 feet to a point on the said North line of Lot 3; thence N. 89°50' E., a distance of 656.00 feet to the Real Point of Beginning. Containing 11.46 acres, more or less, which is subject to 30 feet of County Road right of way and all existing easements or rights of way.

TOGETHER with all water, water rights, ditches and ditch rights of way appurtenant thereto or connected therewith.



# Verado Vicinity Map



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

Project/Subdivision Name: 2101E. Ustick Road Date: 1-16-16  
 Applicant(s)/Contact(s): \_\_\_\_\_  
 City Staff: Scott, Bill, Josh, Caleb  
 Location: \_\_\_\_\_ Size of Property: 19.37  
 Comprehensive Plan FLUM Designation: \_\_\_\_\_  
 Design Guidelines Development Context:  Urban  Urban/Suburban  Suburban  Rural  
 Existing Use: Residential / Ag Existing Zoning: RUT  
 Proposed Use: SFR Proposed Zoning: RS, R-15  
 Surrounding Uses: Residential  
 Street Buffer(s) and/or Land Use Buffer(s): 25 foot landscape buffer along Ustick  
 Open Space/Amenities/Pathways: 10 foot multi-use path along the Earth church.  
 Access/Stub Streets/Street System: Stub on access road to the property to the east.  
 Sewer & Water Service: \_\_\_\_\_  
 Waterways/ Floodplain/Topography/Hazards: None  
 History: County  
 Additional Meeting Notes:  
 \* look at how you match up the lot sizes with the existing developments  
 \* with each phase, remove the gravel and install landscape.  
 \* check the property address of 2035 E. Ustick to ensure that the parcel is a legal parcel.  
 \* provide access, or demonstrate how 2035 E. Ustick would develop

*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 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.



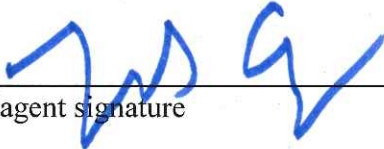
## COMMITMENT OF PROPERTY POSTING

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

04.15.2016  
\_\_\_\_\_  
Date

## Parcel Verification

Date: **4/14/16**

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

Project Name: **Verado Subdivision**

Parcel Numbers: **S1105212811 (10.68 Acres)**  
**S1105212901 (8.68 Acres)**

T/R/S: **3N 1E 05**

Property Owner: **Vern & Angelina Alleman Revocable Living Trust**  
**2101 E. Ustick Rd.**  
**Meridian, ID 83646**

## Marcel Lopez

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Wednesday, March 09, 2016 4:33 PM  
**To:** Marcel Lopez; Jim Conger; Carl Porter Carl@sawtoothls.com  
**Subject:** Verado Subdivision Name Reservation

March 9, 2016

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

RE: Subdivision Name Reservation: **"Verado Subdivision" NW 1/4 Sec 5, T3N, R1E, BM.**

Dear Marcel, Jim and Carl,

At your request, I will reserve the name **"Verado 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:** Wednesday, March 02, 2016 12:58 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: Verado Subdivision  
Location: 2101, 2125 E. Ustick Road, Meridian, Idaho 83646  
Developer: C4 Land LLC, 4824 W. Fairview Ave., Boise, Idaho 83706; phone: 208.336.5355  
Surveyor: Sawtooth Land Surveying, 2030 S. Washington Ave., Emmett, ID 83617  
Parcel Numbers: S1105212901, S1105212811

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

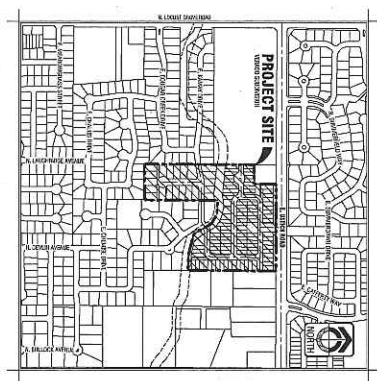
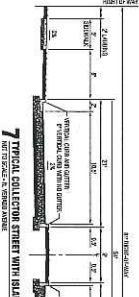
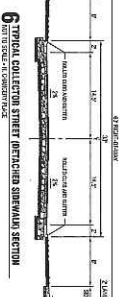
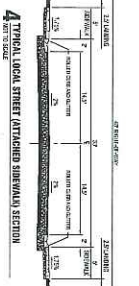
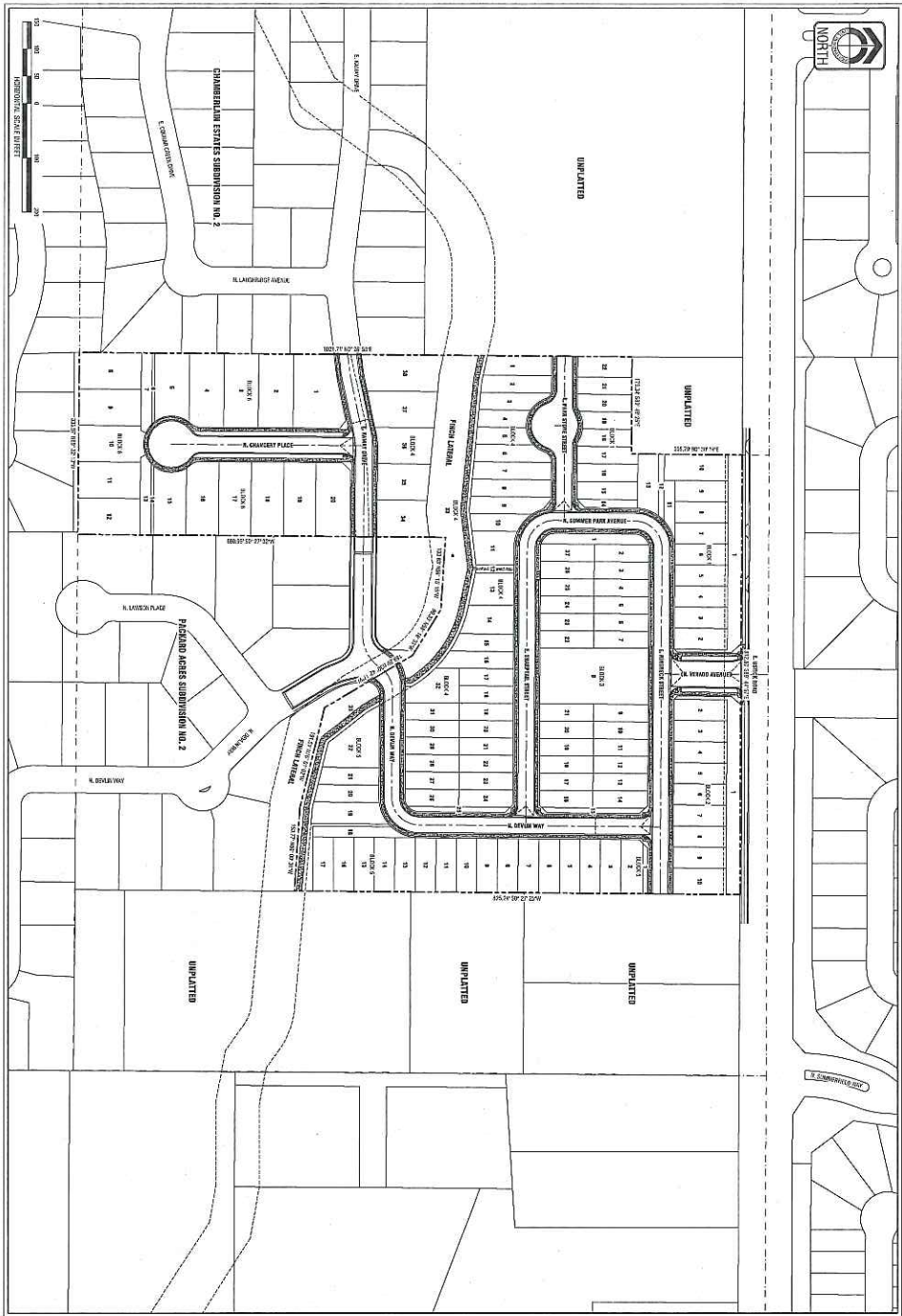
[marcel@congergroup.com](mailto:marcel@congergroup.com)

[www.congergroup.com](http://www.congergroup.com)



# VERADO SUBDIVISION

PRELIMINARY PLAT  
 MERIDIAN, IDAHO 2018  
 LOCATION: SECTION 16 OF THE TOWNSHIP 48 NORTH,  
 RANGE 18E, RANGE 18E, MERIDIAN, AND COUNTY LINCOLN



### 1 VICINITY MAP NOT TO SCALE

### 2 PRELIMINARY PLAT NOTES

1. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING STATUTES AND TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF REVENUE AND THE IDAHO DEPARTMENT OF LAND.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING STATUTES AND TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF REVENUE AND THE IDAHO DEPARTMENT OF LAND.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING STATUTES AND TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF REVENUE AND THE IDAHO DEPARTMENT OF LAND.
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9. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING STATUTES AND TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF REVENUE AND THE IDAHO DEPARTMENT OF LAND.
10. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDING STATUTES AND TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF REVENUE AND THE IDAHO DEPARTMENT OF LAND.

### 3 PRELIMINARY PLAT DATA

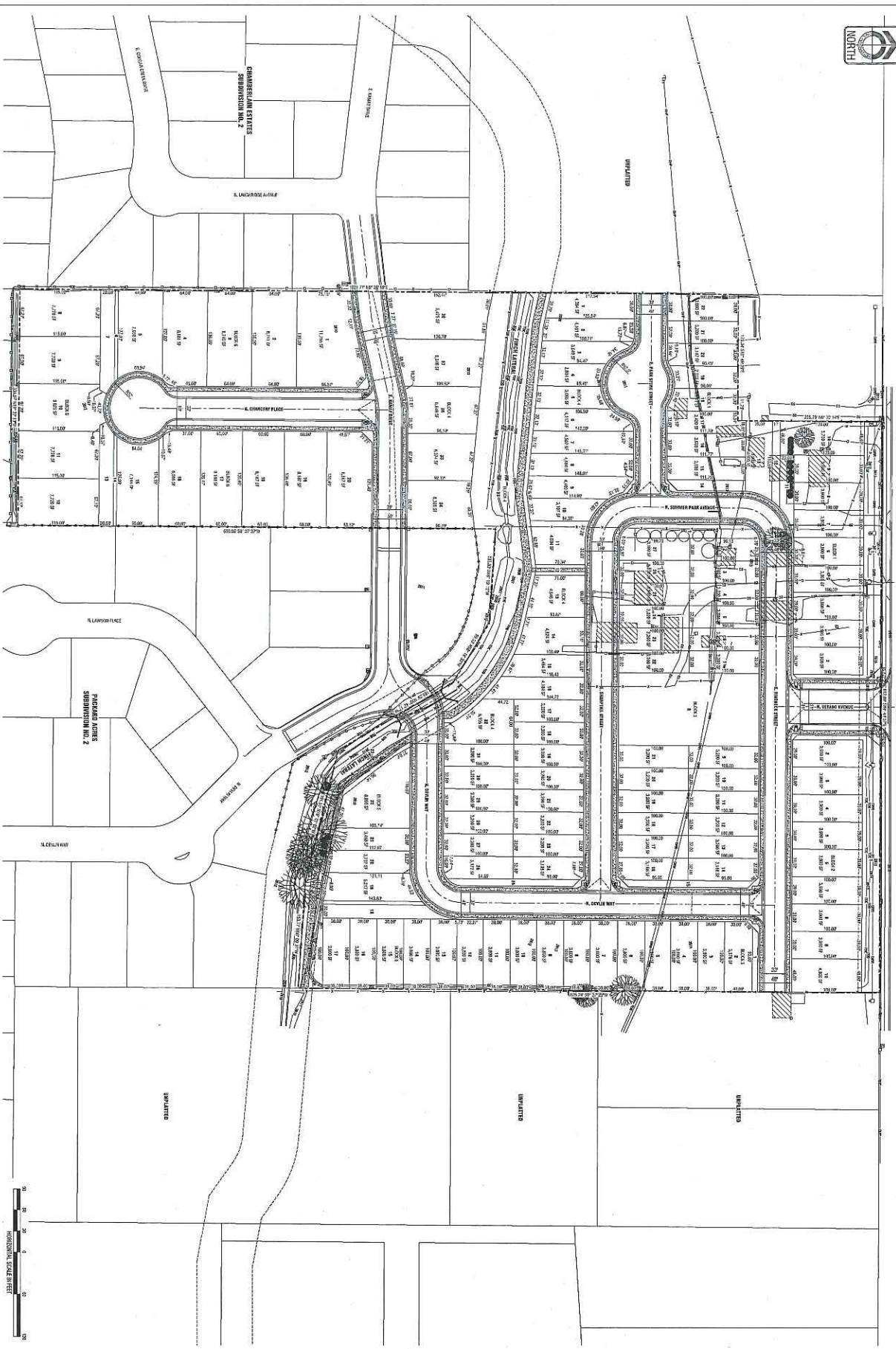
ITEM	VALUE
TOTAL AREA	10.00 ACRES
NET AREA	9.50 ACRES
AREA OF LOT 1	0.10 ACRES
AREA OF LOT 2	0.10 ACRES
AREA OF LOT 3	0.10 ACRES
AREA OF LOT 4	0.10 ACRES
AREA OF LOT 5	0.10 ACRES
AREA OF LOT 6	0.10 ACRES
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AREA OF LOT 63	0.10 ACRES
AREA OF LOT 64	0.10 ACRES
AREA OF LOT 65	0.10 ACRES
AREA OF LOT 66	0.10 ACRES
AREA OF LOT 67	0.10 ACRES
AREA OF LOT 68	0.10 ACRES
AREA OF LOT 69	0.10 ACRES
AREA OF LOT 70	0.10 ACRES
AREA OF LOT 71	0.10 ACRES
AREA OF LOT 72	0.10 ACRES
AREA OF LOT 73	0.10 ACRES
AREA OF LOT 74	0.10 ACRES
AREA OF LOT 75	0.10 ACRES
AREA OF LOT 76	0.10 ACRES
AREA OF LOT 77	0.10 ACRES
AREA OF LOT 78	0.10 ACRES
AREA OF LOT 79	0.10 ACRES
AREA OF LOT 80	0.10 ACRES
AREA OF LOT 81	0.10 ACRES
AREA OF LOT 82	0.10 ACRES
AREA OF LOT 83	0.10 ACRES
AREA OF LOT 84	0.10 ACRES
AREA OF LOT 85	0.10 ACRES
AREA OF LOT 86	0.10 ACRES
AREA OF LOT 87	0.10 ACRES
AREA OF LOT 88	0.10 ACRES
AREA OF LOT 89	0.10 ACRES
AREA OF LOT 90	0.10 ACRES
AREA OF LOT 91	0.10 ACRES
AREA OF LOT 92	0.10 ACRES
AREA OF LOT 93	0.10 ACRES
AREA OF LOT 94	0.10 ACRES
AREA OF LOT 95	0.10 ACRES
AREA OF LOT 96	0.10 ACRES
AREA OF LOT 97	0.10 ACRES
AREA OF LOT 98	0.10 ACRES
AREA OF LOT 99	0.10 ACRES
AREA OF LOT 100	0.10 ACRES

**VERADO SUBDIVISION**  
 MERIDIAN, IDAHO

PRELIMINARY PLAT

**CIVIL INNOVATIONS, PLLC**  
 1043 E. PARK BLVD., STE 101  
 BOISE, ID 83712  
 PHONE: (208) 884-8181  
 www.civil-innovations.com

DATE: 10/15/2018  
 DRAWN BY: JAC  
 CHECKED BY: JAC  
 SCALE: AS SHOWN  
 SHEET: P-100  
 OF: 2



PREPARED BY: 14-03-2012  
 DRAWN BY: J. L. HARRIS  
 CHECKED BY: J. L. HARRIS  
 PROJECT NO.: 14-03-2012  
 SHEET NO.: P.101  
 OF SHEETS: 2

**VERADO SUBDIVISION**  
 MERIDIAN, IDAHO

PRELIMINARY PLAT

THIS DRAWING OR ANY PORTION OR CONTAINED THEREIN, SHALL NOT BE USED OR REPRODUCED ON ANY PROJECT WITHOUT THE WRITTEN CONSENT FROM CIVIL INNOVATIONS, PLLC

NO.	DESCRIPTION	BY	DATE



**CIVIL INNOVATIONS, PLLC**  
 1043 E. PARK BLVD. STE 101  
 BOISE, ID 83712  
 PHONE: (208) 884-8181  
 www.civil-innovations.com

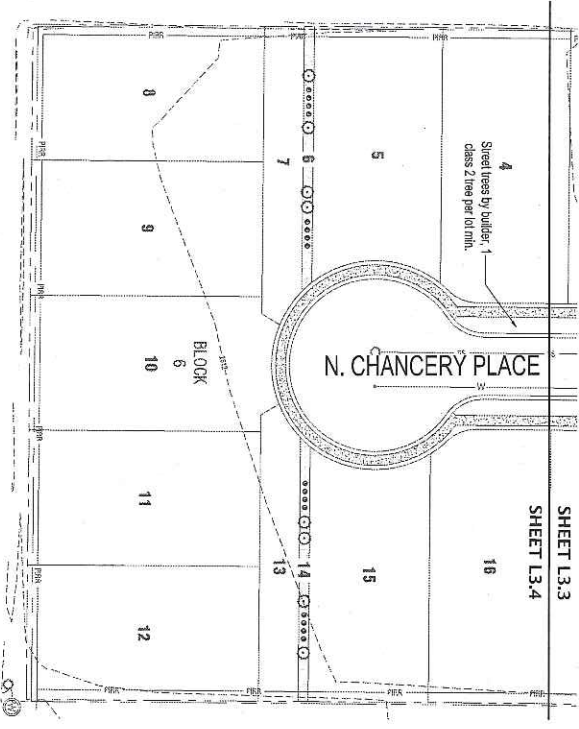






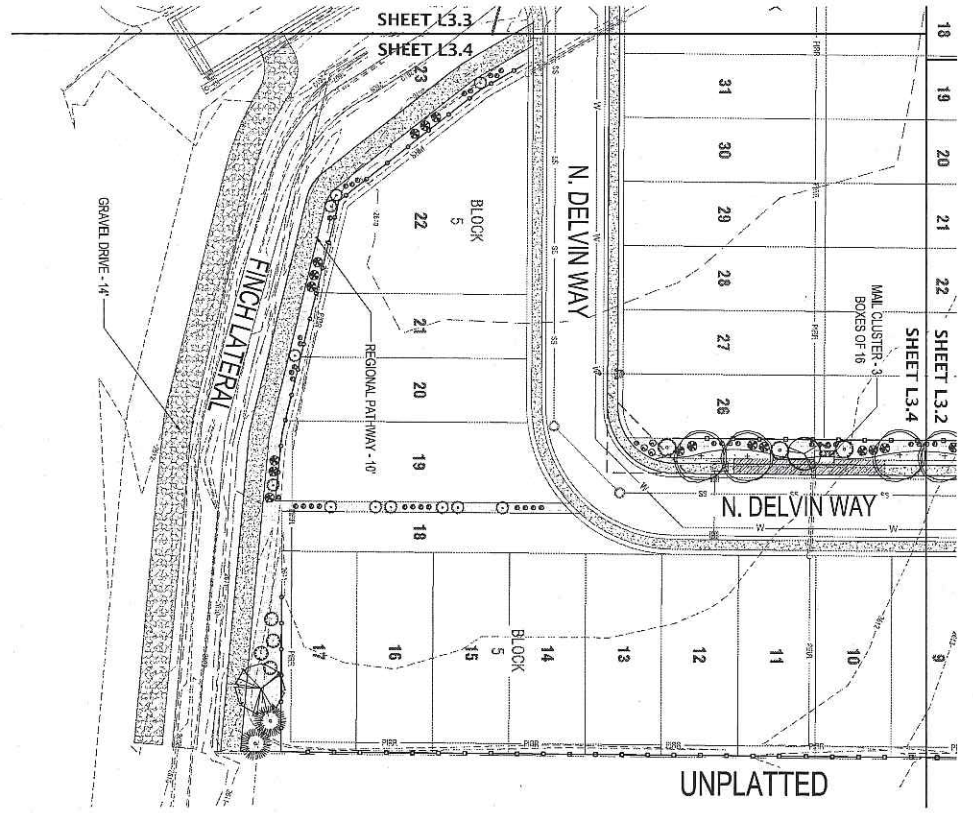






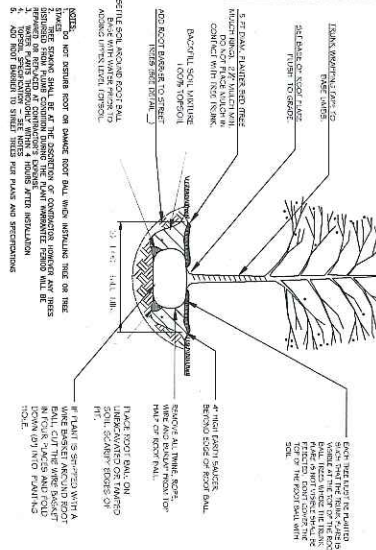
PLANTING SCHEDULE				
Key	Common Name	Botanical Name	Planting Spacing	Approx. Quant. (S4)
⊙	AUTUMN BLUE HYDRANGEA	<i>Hydrangea arborescens</i>	3'-6"	0
⊙	PIPER BIRCH	<i>Betula papyrifera</i>	2'-6"	0
⊙	BRANDYBERRY WORMWOOD	<i>Artemisia canadensis</i>	3'-6"	1
⊙	WILLOW GREEN BELLEVUE	<i>Salix lucida</i>	2'-6"	3
⊙	BEVERCROFT BIRCH	<i>Betula pendula</i>	3'-6"	1
⊙	AUTUMN BLUE HYDRANGEA	<i>Hydrangea arborescens</i>	3'-6"	0
⊙	SCOTCH SPINNEY	<i>Salix viminalis</i>	4'-2"	2
⊙	VANCOUVER PINE	<i>Pinus sabiniana</i>	10'-12"	3
⊙	WALNUT	<i>Juglans nigra</i>	10'-12"	3
⊙	FLAME TREE	<i>Flame tree</i>	6'-7"	19
⊙	BALDWIN REDWOOD	<i>Sequoia sempervirens</i>	5'-6"	4
⊙	FRASER FIR	<i>Abies fraseri</i>	3'-3"	18
⊙	SCANDINAVIAN DWARF WAXWOOD	<i>Thuja occidentalis</i>	3'-3"	1
⊙	COLDO TREE	<i>Thuja occidentalis</i>	3'-3"	3
⊙	WAX SPRAWLER	<i>Thuja occidentalis</i>	1'-6"	58

NOTES:  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.  
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.  
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.  
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.  
 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.

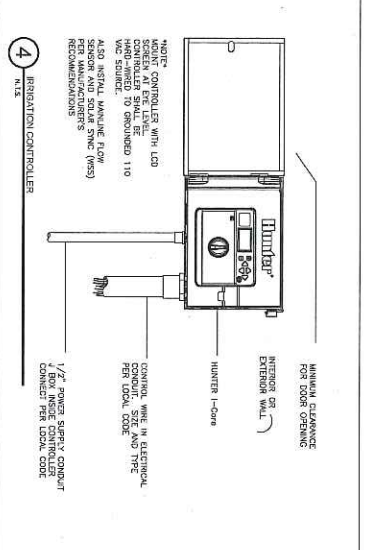


<b>VERADO SUBDIVISION</b> MERIDIAN, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN PLANTING PLAN	<b>T-O ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS & PLANNERS 3471 S. TITANUM PLACE MERRICK, IDAHO 83642-8703 PHONE: (208) 323-2288 FAX: (208) 323-2299 OFFICES ALSO IN: COEUR D'ALENE, IDAHO NAUVOO, IDAHO SPOKANE, WA	REVISIONS NO. ITEM DATE	FILE NAME 10/06/2013 DESIGNED S. PARRIS DRAWN S. PARRIS CHECKED S. PARRIS APPROVED S. PARRIS	
		SHEET L3.4 OF 7	DATE: APRIL 2013 PROJECT: VERADO	

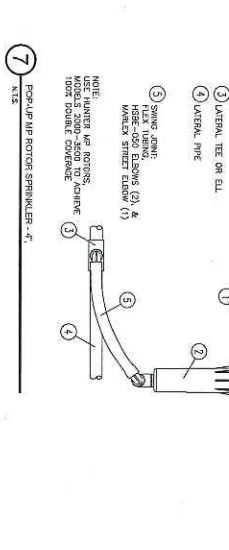
DO NOT REMOVE STAKE LINE, TREE PLANTING OR BRANCHES FROM THIS PLAN. ANY BRANCHES BROKEN OR DAMAGED BY STAKE LINE SHALL BE CORRECTED BY CONTRACTOR'S DISCRETION NUMBER



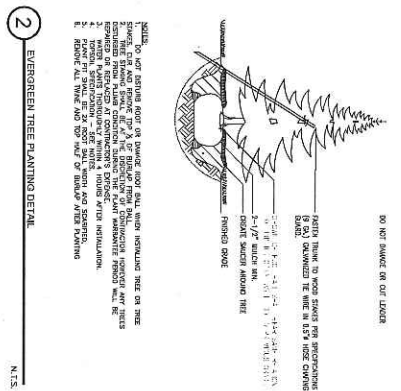
1 TREE PLANTING DETAIL  
N.T.S.



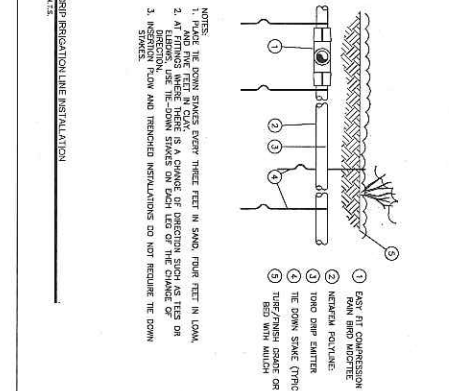
4 IRRIGATION CONTROLLER  
N.T.S.



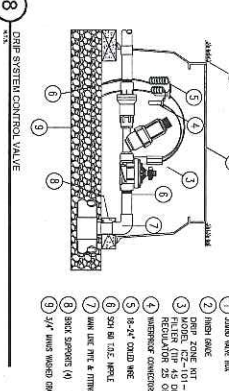
7 POP-UP IRRIGATION SPRINKLER - 4\"/>



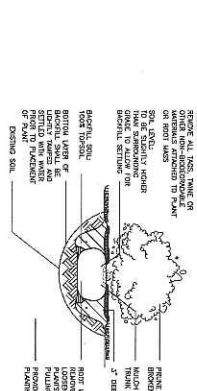
2 EVERGREEN TREE PLANTING DETAIL  
N.T.S.



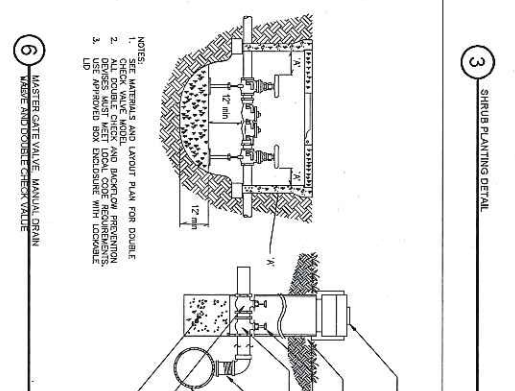
5 DRIP IRRIGATION LINE INSTALLATION  
N.T.S.



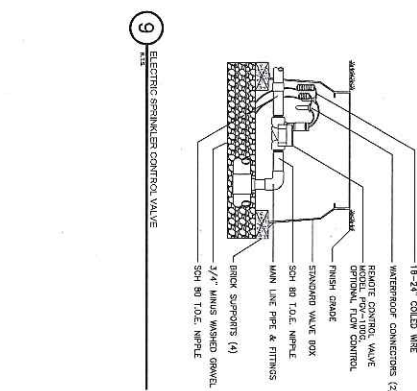
8 SNR SYSTEM CONTROL VALVE  
N.T.S.



3 SHRUB PLANTING DETAIL  
N.T.S.



6 MASTER CONTROL VALVE, MANUAL SPRINKLER  
N.T.S.



9 ELECTRIC SPRINKLER CONTROL VALVE  
N.T.S.

NO.	REVISIONS	DATE	BY	DATE

DATE: 12/22/2009  
SHEET: 14 OF 7

E.F. NAME: S. PARKS  
 10004/LSP  
 DESIGNED: S. PARKS  
 DRAWN: S. PARKS  
 CHECKED: S. PARKS  
 APPROVED: S. PARKS  
 ARCHITECT



A PROFESSIONAL SERVICES CORPORATION  
*Integrity from the Ground Up*

April 18, 2015  
File: BO16013A

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

RE: **Subsurface Conditions Summary**  
Proposed Alleman Development  
West Ustick Road and Wingate Lane  
Meridian, Idaho

Hello Jim:

Strata, A Professional Services Corporation (STRATA) is pleased to present this brief summary of subsurface conditions encountered at the proposed Alleman development site located southwest of the intersection of West Ustick Road and Wingate Lane in Meridian, Idaho. STRATA observed excavation of 4 test pits at the project site on January 15, 2016.

During our site exploration, we encountered non-cemented lean clay and variably cemented silt to a depth of up to approximately 6 feet below existing grade. Underlying the silt and clay, we encountered silty gravel and poorly graded gravel with sand. We did not encounter groundwater within our exploration or during subsequent groundwater monitoring accomplished in April 2016. However, we anticipate groundwater will likely be present at depths of 12 to 14 feet below 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 present at depths of 6 to 8 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

A handwritten signature in black ink, appearing to read 'Michael G. Woodworth'.

Michael G. Woodworth, P.E.  
Engineering Manager

MGW

## Marcel Lopez

---

**From:** Christy Little <Clittle@achdidaho.org>  
**Sent:** Monday, April 18, 2016 1:33 PM  
**To:** Marcel Lopez  
**Subject:** RE: Ustick & Locust Grove

Marcel – ACHD does not require a TIS for this application, as there is a center turn lane existing on Ustick, the intersection has been improved, and there are multiple stub streets that serve the parcels.

Thanks,  
Christy

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**From:** Marcel Lopez [<mailto:marcel@congergroup.com>]  
**Sent:** Monday, April 18, 2016 1:28 PM  
**To:** Christy Little  
**Subject:** FW: Ustick & Locust Grove

Christy,

I know we have already met and reviewed this property but would you please confirm that a traffic impact study is not required for this development.

Thank you,  
Marcel Lopez  
Conger Management Group  
208.336.5355 – office  
208.336.2282 – fax

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**From:** Marcel Lopez  
**Sent:** Tuesday, January 12, 2016 2:38 PM  
**To:** Christy Little (Clittle@achdidaho.org)  
**Cc:** 'Mindy Wallace'; Jim Conger (jconger@congergroup.com)  
**Subject:** Ustick & Locust Grove

Christy,

Jim and I would like to come in an meet with you on another property we are looking at. Attached is the location map with the two parcels we are working on. Owners are getting anxious but we would like to come in an meet with you first. Would it be possible to come by Friday, January 15, at 11:30 am to go over this site with you?

Thank you,  
*Marcel Lopez*  
**Office: 208-336-5355**  
**Fax: 208-336-2282**  
[marcel@congergroup.com](mailto:marcel@congergroup.com)  
[www.congergroup.com](http://www.congergroup.com)

