



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: September 14, 2017

Transmittal Date: August 14, 2017 File No.: H-2017-0117

Hearing Date: September 21, 2017

Request: Public Hearing-Annexation and zoning of 23.02 acres of land with an R-8 zoning district and Preliminary Plat approval consisting of 93 building lots and 11 common lots on 21.02 acres of land in a proposed R-8 zoning district for Rapid Creek Subdivision

By: WHPacific

Location of Property or Project: near SWC of W. McMillan Rd & N. Black Cat Rd

- ___ Ryan Fitzgerald (No FP)
___ Gregory Wilson (No FP)
___ Steven Yearsley (No FP)
___ Treg Bernt (No FP)
___ Rhonda McCarvel (No FP)
___ Bill Cassinelli (No FP)
___ Jessica Perreault (No FP)
___ Tammy de Weerd, Mayor
___ City Council
___ Sanitary Services
___ Building Department
___ Fire Department
___ Police Department
___ City Attorney
___ City Public Works
___ City Planner
___ Parks Department
___ Economic Dev.
___ Meridian School District
___ Meridian Post Office
___ Ada County Highway District
___ Ada County Development Services
___ Central District Health
___ COMPASS
___ Nampa Meridian Irrig. District
___ Settlers Irrig. District
___ Idaho Power Company
___ Qwest
___ Intermountain Gas Co.
___ Idaho Transportation Dept.
___ Ada County Ass. Land Records
___ Downtown Projects:
___ Meridian Development Corp.
___ Historical Preservation Comm.
___ South of RR / SW Meridian:
___ NW Pipeline
___ New York Irrigation District
___ Boise-Kuna Irrigation District
___ Boise Project Board of Control/Tim Page

Hearing Date: September 21, 2017

File No.: H-2017-0117

Project Name: Rapid Creek Subdivision-AZ, PP

Request: (AZ): Request for annexation and zoning of 23.02 acres of land with an R-8 zoning district, by WHPacific.

(PP): Request for preliminary plat consisting of 93 building lots and 11 common lots on 21.02 acres of land in a proposed R-8 zoning district, WHPacific.

Location: The site is located near the south west corner of W. McMillan Road and N. Black Cat Road, in the northeast $\frac{1}{4}$ of Section 33, Township 4N., Range 1W.



Planning Division

BY: DEVELOPMENT REVIEW APPLICATION

Meeting Date: 9-21-17

STAFF USE ONLY:
 Project name: Rapid Creek
 File number(s): H-2017-047
 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: Jane Suggs / WHPacific Phone: 208-275-8729
 Applicant address: 2141 Airport Way, Suite 104 Email: jsuggs@whpacific.com
 City: Boise State: ID Zip: 83705

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

Owner name: Viper Investments, LLC / Linda Harger Phone: _____
 Owner address: 1977 E. Overland Rd. / 4435 Black Cat Road Email: _____
 City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): Jane Suggs
 Firm name: WHPacific Phone: 208-275-8729
 Agent address: 2141 Airport Way, Suite 104 Email: jsuggs@whpacific.com
 City: Boise State: ID Zip: 83705

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4435, 4323, 4145 N. Black Cat Road Township, range, section: 4N, 1W, Section 33
 Assessor's parcel number(s): S0433110560, S0433142300, S0433142230 Total acreage: 21.02 Zoning district: RUT

Project/subdivision name: Rapid Creek Subdivision

General description of proposed project/request: annexation with an R-8 zone, subdivision with 93 buildable lots for single family detached homes, plus 11 common lots with a park/amenities and pathway

Proposed zoning district(s): R-8, medium density residential

Acres of each zone proposed: 21.02

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: NMID 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: 93 Number of building lots: 93

Number of common lots: 11 Number of other lots: 0

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

1 bedroom: _____ 2-3 bedrooms: approx. 93 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): _____ Maximum building height: 35 feet

Minimum property size (s.f.): 4060 sf Average property size (s.f.): 5692 sf

Gross density (Per UDC 11-1A-1): 4.42 du/acre Net density (Per UDC 11-1A-1): 7.65 du/ac

Acreage of qualified open space: 2.98 acres Percentage of qualified open space: 14.2%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): regional pathway along Five/Nine Mile Creek, park with amenities, open space in front of "alley" loaded homes

Amenities provided with this development (if applicable): regional pathway, tot-lot, 1/2 basketball court, gazebo

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: _____

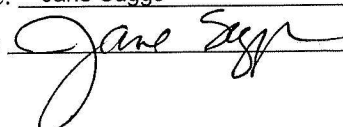
Gross floor area proposed: _____ Existing (if applicable): _____

Hours of operation (days and hours): _____ Building height: _____

Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Jane Suggs

Applicant signature:  Date: 8/7/17

August 7, 2017

Mr. Josh Beach
City of Meridian Planning Division
33 E. Broadway Avenue
Meridian, ID 83642

Subject: Rapid Creek Subdivision – Annexation with R-8 zone, Preliminary plat
4145, 4323 and 4435 Black Cat Road

Dear Mr. Beach:

On behalf of Viper Investments, LLC and Ms. Linda Harger, please accept the attached applications for the development of the Rapid Creek Subdivision, located on Black Cat Road, north of the Five Mile Creek (aka Nine Mile Creek) and just south of Oakcreek Subdivision No. 3 (4N, 1W, Section 33). The 3 subject properties total 21.02 acres and are currently within Ada County with a zoning designation of RUT (Rural Urban Transition). The 4145 Black Cat Road property is no longer occupied, but was previously used as a single family home. The home at 4323 Black Cat Road property is currently occupied. Ms. Harger's property at 4435 Black Cat Road is currently occupied with a single family home and North Star Kennel and Spaw. Existing structures will be removed prior to construction beginning on that phase of the development.

Annexation

All three parcels (S0433142230, S0433142300, S0433110560) are in the Meridian Area of City Impact with a Comprehensive Plan land use designation of Medium Density Residential, or gross densities of three (3) to eight (8) dwelling units per acre. We are requesting annexation into the City of Meridian with a zoning designation of R-8: Medium-density residential district. Rapid Oaks Subdivision will be constructed with a gross density of 4.42 du/ac, which meets both the zoning code and the guidance in the Comprehensive Plan. A legal description for the annexation of this 23.02 acre property, which runs to the centerline of Five Mile/Nine Mile Creek, is included with our application.

Subdivision

A preliminary plat and additional support materials are included with our application package. The subdivision includes a total of 104 lots, with 93 lots for single family detached residential homes and 11 common/open space lots. The lots range in size from 4060 sf to 9891 sf, with an average lot size of 5692 sf.

One key design feature of this subdivision is the cluster of smaller lots located at the center of the subdivision. These single family detached homes will front on green spaces (mews) and have vehicle access to rear garages via a minor urban local street. Because these homes front green space, ACHD and fire marshals have approved the use of the minor urban local street instead of a typical alley. This public street is similar to an alley, but is a bit wider so that it

meets the requirements for firefighting. The ACHD standard for this street includes sidewalks; however, we are requesting that the sidewalks on each side of the minor urban local street be waived, since we are building sidewalks along W. Lesina Street and also on Lot 1, Block 4 (park lot), directly in front of the homes. These sidewalks are shown on the preliminary plat and landscape plan.

Open Space and Landscaping

The common/open space lots in Rapid Creek Subdivision total 3.92 acres of the 21.02 acre project site, or 18.7%. The useable open space: pathways, park, trails, etc. equals 2.98 acres or 14.2% of the project site; more than the 10% open space required by code. The open spaces will include amenities, such as a gazebo, tot lot and ½ basketball court, along with extensive landscaping as shown on the landscape plan.

The Five Mile/Nine Mile Creek runs along the southern boundary of Rapid Creek Subdivision. A 14' paved pathway will parallel the creek as part of the City's Master Pathway system. This path will connect to the existing pathway in the Oaks South Subdivision No. 4, to the west. Low or open vision fencing will be used on the lots adjacent to the pathway. All common lot landscaping will be maintained by the Rapid Creek Subdivision Home Owners Association.

An existing pond on the Harger property is planned to be filled in for development. This pond was constructed around 1988/1989 in a location that appears to have been an old irrigation ditch. We are currently working with the Corps of Engineers on the necessary permits for filling the pond and also determining if any wetlands on the site will need to be delineated or mitigated. I've attached a recent letter from our site engineer that provides more detail on the status of the Corps of Engineers findings to date.

Traffic, Utilities and Floodplain

A traffic study was not required for this development, per ACHD. We expect most vehicle trips to utilize the access at Black Cat Road, which is designated as a minor arterial on the Ada County 2040 Functional Street Classification Map. There will be an additional connection to N. Oakstone Avenue in the Oakcreek Subdivision to the north, via the existing stub street.

All utilities are available to the site. Sanitary sewer is available via a connection to the sewer in N. Oakstone Ave. and potable water will connect to existing water lines in both Black Cat Road and N. Oakstone Ave. Pressurized irrigation will be provided to each lot. Storm water runoff will be retained on site and managed with surface drainage ponds and subsurface infiltration. The expected locations of the ponds are shown on the preliminary plat.

There is a FEMA un-numbered Zone A Floodplain along Five Mile/Nine Mile Creek. Base flood elevations (BFE) will be determined and subdivision and home construction will be in accordance with the Meridian Flood Damage Prevention Ordinance. The BFE will be established prior to final plat recording. As you may be aware, the flood study for the adjacent Oaks South Subdivision No.4 indicated that the Floodway and Floodplain are contained within the creek banks.

Neighborhood Meeting

A neighborhood meeting was held on-site on Thursday, June 15, 2017, at 6 pm. We have also been in touch with several neighbors who were not able to attend the neighborhood meeting and we've added their contact information to the neighborhood meeting list. Neighbors asked questions about the pond and about the schedule for construction.

We've include some photos of the conceptual home designs for both rear loaded and front loaded homes.

In summary, we request your approval of the annexation of the subject properties into the City of Meridian, along with approval of the preliminary plat for Rapid Creek Subdivision. We look forward to working with you and the staff during the approval process for this annexation, zoning and preliminary plat. Please do not hesitate to contact me if you have questions about our applications or the project.

Sincerely,



Jane B. Suggs

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

DATE: August 4, 2017

TO: Mr. Josh Beach
City of Meridian Planning Division
33 E. Broadway Ave
Meridian, ID 83642

RE: **Rapid Creek Subdivision**
Status of existing pond and potential wetlands

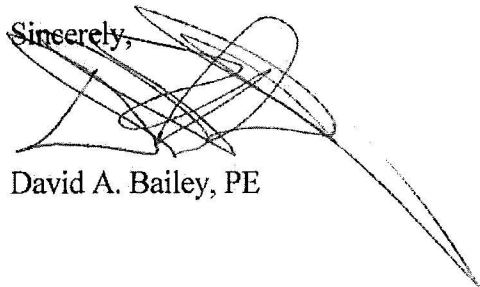
Dear Mr. Beach:

As you know, our application letter of intent references the pond on the proposed subdivision property that is planned to be filled and developed. We thought it would be good to provide you some more specific information about the pond and a "wet signature" that was identified on the Hager parcel. The pond was man-made and was constructed in 1988-1989. Due to the duration in which the pond has existed and filled with irrigation water, there are areas that appear to be wetlands. Our neighbors are concerned about filling in the pond. We understand their concerns and are taking all steps to address them.

To date, we have met on-site twice with the Army Corps of Engineers to do preliminary evaluations. It appears that the pond both overflows and seeps to the south and west and has created an environment conducive to wetlands. Over the years wetlands soils and vegetation have become established, even in this upland habitat. The Army Corps of Engineers has recommended a Wetland Delineation study be conducted to outline the specific wetlands area and to determine if this specific area can be avoided, protected or mitigated.

We are committed to following the direction of the Corps of Engineers and provide all studies and obtain all permits that are required to address the pond and the wetlands on this project. Should you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,



David A. Bailey, PE

**ANNEXATION DESCRIPTION FOR (R-8)
RAPID CREEK SUBDIVISION**

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 33, T.4N., R.1W., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 33 from which the E1/4 corner of said Section bears South 00°27'22" West 2631.60 feet;

thence along the East boundary line of said Section South 00°27'22" West, 1,107.75 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°27'22" West, 1,068.59 feet to a point on the centerline of Nine Mile Creek;

thence along said centerline for the following eight courses and distances:

thence North 83°53'05" West, 37.85 feet;

thence North 75°33'50" West, 45.86 feet;

thence North 69°03'54" West, 161.07 feet;

thence North 57°36'53" West, 392.20 feet;

thence North 58°15'13" West, 392.81 feet;

thence North 63°07'27" West, 60.29 feet;

thence North 77°43'33" West, 66.92 feet;

thence South 87°05'54" West, 297.58 feet to a point on the East boundary line of The Oaks South Subdivision No.4 as filed in Book 110 of Plats at Page 15812, records Ada County, Idaho;

thence along said East boundary line North 00°28'24" East, 563.72 feet to the SW corner of Oakcreek Subdivision No.3 as filed in Book 106 of Plats at Page 14692, records Ada County, Idaho;

thence along the South boundary line of said Oakcreek Subdivision No.3 and the easterly extension South 89°30'26" East, 1,317.99 feet to the **REAL POINT OF BEGINNING**. Containing 23.02 acres, more or less.



THE OAKS SOUTH SUB. NO. 2

THE OAKS SOUTH SUB. NO. 4
N0°28'24"E 563.72'

OAKCREEK SUB. NO. 3

UNPLATTED

RPOB

S89°30'26"E 1317.99'

23.02 ACRES

28 | 27
33 | 34

1107.75'

N. BLACK CAT RD.

S0°27'22"W 1068.59'

BASIS OF BEARING
S0°27'22"W 2631.60'

S87°05'54"W
297.58'

N77°43'33"W
66.92'

N63°07'27"W
60.29'

N58°15'13"W
392.81'
NINE MILE CREEK

N57°36'53"W
392.20'

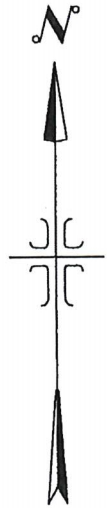
N75°33'50"W
45.86'

N69°03'54"W
161.07'

N83°53'05"W
37.85'

455.26'

1/4
33 | 34



SCALE: 1" = 200'

\\ISG\Projects\WARGER SKINNER 17-173\dwg\Harcor_BND_Exhibit.dwg 8/3/2017 12:53:37 PM



IDAHO SURVEY GROUP, LLC

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

EXHIBIT ___ DRAWING FOR
CITY OF MERIDIAN ANNEXATION
RAPID CREEK SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 33, T.4N.,
R.1W., B.M., ADA COUNTY, IDAHO

JOB NO.
17-173
SHEET NO.
1
DWG. DATE
8/3/2017

Parcel Map Check Report

Parcel Name: Rapid Creek Subdivision Annexation

Segment# 1: Line

Course: S0.2722W (dms)	Length: 1,068.59'
North: 1,962.42'	East: 8,772.62'

Segment# 2: Line

Course: N83.5305W (dms)	Length: 37.85'
North: 1,966.45'	East: 8,734.98'

Segment# 3: Line

Course: N75.3350W (dms)	Length: 45.86'
North: 1,977.89'	East: 8,690.57'

Segment# 4: Line

Course: N69.0354W (dms)	Length: 161.07'
North: 2,035.44'	East: 8,540.13'

Segment# 5: Line

Course: N57.3653W (dms)	Length: 392.20'
North: 2,245.50'	East: 8,208.93'

Segment# 6: Line

Course: N58.1513W (dms)	Length: 392.81'
North: 2,452.18'	East: 7,874.89'

Segment# 7: Line

Course: N63.0727W (dms)	Length: 60.29'
-------------------------	----------------

North: 2,479.44'

East: 7,821.11'

Segment# 8: Line

Course: N77.4333W (dms)

Length: 66.92'

North: 2,493.67'

East: 7,755.72'

Segment# 9: Line

Course: S87.0554W (dms)

Length: 297.58'

North: 2,478.60'

East: 7,458.53'

Segment# 10: Line

Course: N0.2824E (dms)

Length: 563.72'

North: 3,042.30'

East: 7,463.18'

Segment# 11: Line

Course: S89.3026E (dms)

Length: 1,317.99'

North: 3,030.97'

East: 8,781.12'

Perimeter: 4,404.89'

Area: 1,002,726.67Sq.Ft.

Error Closure: 0.01

Course: S10.2028E (dms)

Error North : -0.010

East: 0.002

Precision 1: 440,488.00



WARRANTY DEED

FOR VALUE RECEIVED, the ESTATE OF CHARLES D. MCGINNIS and SUSAN L. MCGINNIS, the Grantors, do hereby grant, bargain, sell and convey unto FRED BELMAN and LINDA P. HARGER, separate individuals, as tenants in common, the Grantees, whose current address is 4435 N. Black Cat Road, Meridian, Idaho 83642, the following described premises, to-wit:

A part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a point on the Section line 1113 feet South of the NE corner of Section 33, the place of beginning; thence continuing South on said line, 264 feet to a point; thence West and parallel to the North line of said Section, 957 feet to a point; thence South and parallel to the East line of said Section, 219.5 feet to a point in the center of Five Mile Creek; thence in a Southwesterly direction in the center of said creek to a point where said Creek intersects the West line of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 33; thence North and parallel to the East line of said Section, 502 feet, more or less, to a point directly west of the place of beginning; and thence East 1320 feet to the place of beginning.

SUBJECT to a Deed of Trust dated May 20, 1980 in favor of Sherwood & Roberts, Inc., which was subsequently assigned to Old Stone Mortgage Corporation, which Deed of Trust Grantees assume and agree to pay according to its terms and also hereby assume the obligation of Charles D. McGinnis under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, and consents to his release from his obligations under the loan instruments.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except as set forth herein, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: October 1, 1985.

Estate of Charles D. McGinnis

By Susan L. McGinnis
Susan L. McGinnis, Personal
Representative of the Estate of
Charles D. McGinnis

Susan L. McGinnis
Susan L. McGinnis, Individually

(Optional)

Recorded	<input type="checkbox"/>	Platted	<input type="checkbox"/>	Key Punched	<input type="checkbox"/>	To Treasurer	<input type="checkbox"/>
Microfilmed	<input type="checkbox"/>	Deed Card	<input type="checkbox"/>	Master File	<input type="checkbox"/>		<input type="checkbox"/>
Indexed	<input type="checkbox"/>	Compared	<input type="checkbox"/>	Abstracted	<input type="checkbox"/>		

QUITCLAIM DEED

8927526

THIS INDENTURE, Made this 25th day of April,

in the year of our Lord one thousand nine hundred and eighty-nine between

FRED BELMAN, a married man dealing with his sole and separate property

of Tucson, County of Pima **1131081507**

State of Arizona, the party of the first part, and LINDA P. HARGER,

of Meridian, County of Ada

State of Idaho, the party of the second part,

whose current address is 4435 North Black Cat Road, Meridian, Idaho 83642

WITNESSETH That the said party of the first part, for and in consideration of the sum of

TWO THOUSAND, FIVE HUNDRED (\$2,500.00)-----DOLLARS,

lawful money of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents remise, release and forever QUITCLAIM, unto the said party of the second part, and to her heirs and assigns all his certain lot, piece or parcel of land, situate, lying and being in Meridian, County of Ada, State of Idaho, bounded and particularly described as follows, to-wit:

A part of the E½ of the NE¼ of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a point on the Section line 1113 feet South of the NE corner of Section 33, the place of beginning; thence continuing South on said line, 264 feet to a point; thence West and parallel to the North line of said Section, 957 feet to a point; thence South and parallel to the East line of said Section, 219.5 feet to a point in the center of Five Mile Creek; thence in a Southwesterly direction in the center of said creek to a point where said Creek intersects the West line of the E½ of the NE¼ of said Section 33; thence North and parallel to the East line of said Section, 502 feet, more or less, to a point directly west of the place of beginning; and thence East 1320 feet to the place of beginning. Also known as 4435 North Black Cat Road, Ada County, Idaho.

Location of above described property: _____
House No. _____ Street _____

MAIL DEED TO:

MAIL TAX NOTICE TO:
Name _____
Address _____
City & State _____

TOGETHER: With all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Fred Belman
[Seal]
[Seal]
1131001508 [Seal]
[Seal]

STATE OF ARIZONA

County of Pima

ss.

On this 25th day of April

in the year 19 89, before me

Bonnie J. Trimmings

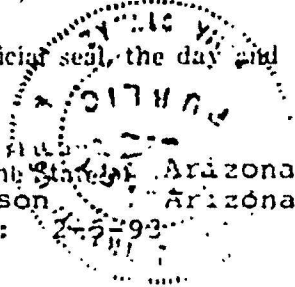
a Notary Public

in and for said State, personally appeared Fred Belman

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

Bonnie J. Trimmings
Notary Public for the State of Arizona
Residing at Tucson, Arizona
My Comm. Exp.: 7-5-93



No.

QUITCLAIM DEED

-10-

Dated June 14th 1989
STATE OF IDAHO
County of Ada

I hereby certify that this instrument was filed

for record at request of
Burgert & Clark Etal
at 5:55 minutes past
1 o'clock P.M. this June 14th 1989
of [Signature] A.D. 1989

in my office, and duly recorded in Book

of [Signature] at page

By *A. Yates* Ex-Officio Recorder

Fees, \$ 6.00

Man to

Project: 10-05-026
Date: June 20, 2006

EXHIBIT A
PARCEL DESCRIPTION

That portion of the Northeast ¼ of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on a Record of Survey 7550, Instrument Number 106145860, and more particularly described as follows:

Commencing at the Northeast corner of Section 33; thence along the Easterly boundary line of the Northeast ¼, South 00°27'22" West, 1,113.00 feet to the POINT OF BEGINNING;

thence continuing along said Easterly boundary line, South 00°27'22" West, 264.00 feet;

thence North 89°17'51" West, 957.00 feet;

thence South 00°27'22" West, 232.43 feet to the Northerly boundary line of the Five Mile Drain;

thence along said Northerly boundary line the following two courses:

1. North 77°43'33" West, 60.94 feet;
2. thence South 87°05'54" West, 302.00 feet to the Westerly boundary line of the Northeast ¼ of Section 33;

thence along said Westerly boundary line North 00°28'22" East, 503.60 feet;

thence South 89°16'47" East, 1,317.98 feet to the POINT OF BEGINNING.

Containing 9.887 acres, more or less.

END OF DESCRIPTION

Prepared by:
J-U-B ENGINEERS, Inc.
Gregory E. Holkesvig, P.L.S.

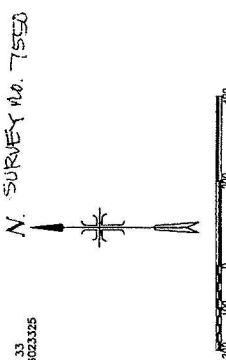


GEH:lhc

P:\PHK\10-05-026-Meridian North Black Cat\Admin\Descriptions\HARGER.doc



DRAWN BY:	BAK
DESIGN BY:	GEH
CHECKED BY:	WHT
DATE:	02/20/08
DWG NAME:	106-023324.DWG
ACAD PLOT SCALE:	1:300
ONE INCH = 100 FEET	
AT FULL SIZE, IF NOT OTHERWISE SPECIFIED	
VERTICAL SCALE ACCORDINGLY	
HORIZONTAL SCALE: 1"=200'	
VERTICAL SCALE: NONE	

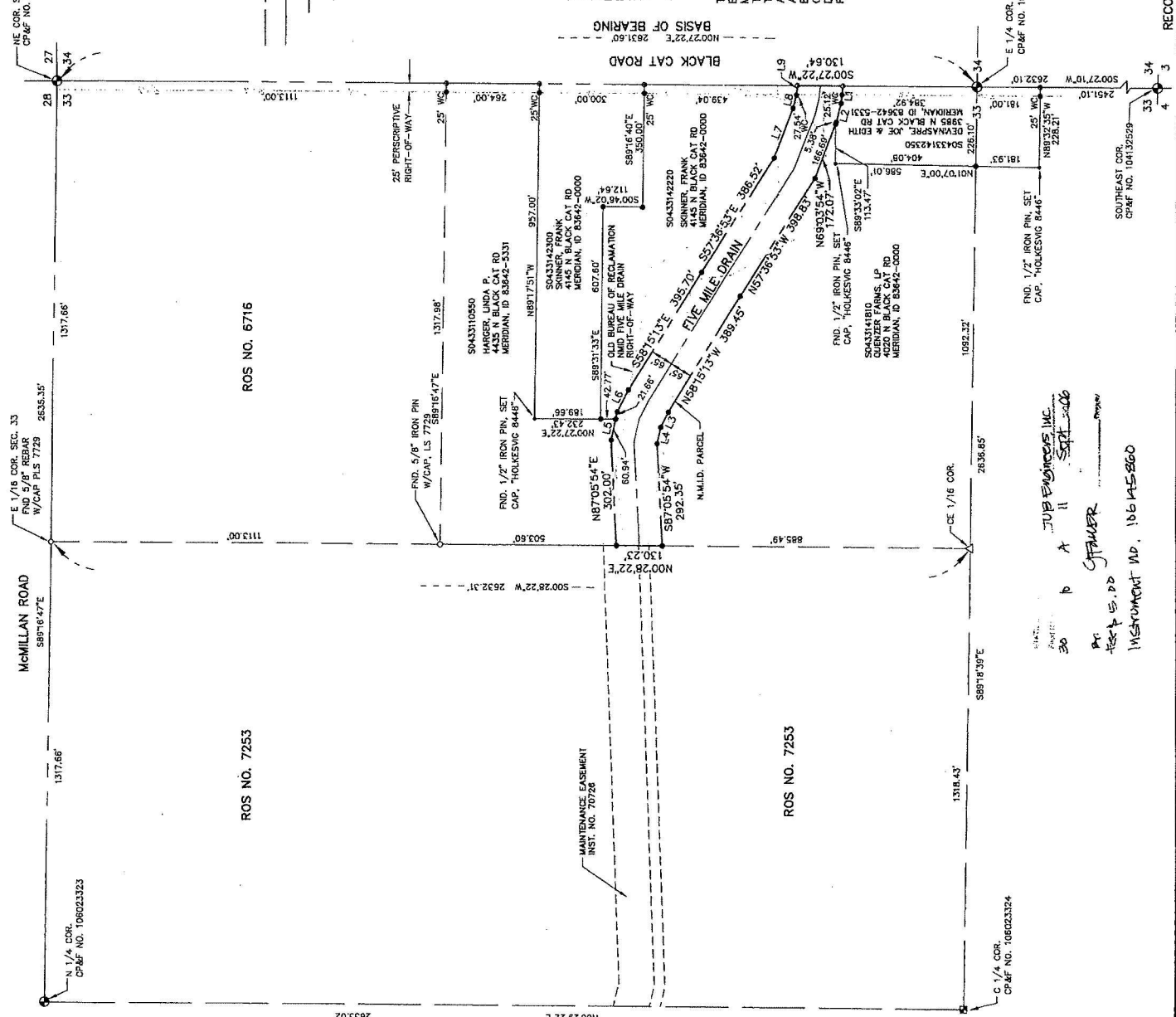


- LEGEND**
- BOUNDARY LINE
 - - - SECTION LINE
 - - - 1/4 SECTION LINE
 - - - 1/16 SECTION LINE
 - BRASS CAP
 - ⊗ ALUMINUM CAP
 - SET 5/8" IRON PIN W/CAP "HOLKESVIG 8446"
 - SET PK NAIL & WASHER
 - WITNESS CORNER AS NOTED
 - ⊙ CALCULATION POINT (NOTHING SET)
 - △ EXISTING N.M.L.D. RIGHT-OF-WAY FIVE MILE DRAIN

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE 1/4 CORNER COMMON TO SECTIONS 33 AND 34 AND THE NORTHEAST CORNER OF SECTION 33 WHICH BEARS S89°16'47"E 254.00' TO AN ALUMINUM CAP BEARING POINT TO THE EAST AS ESTABLISHED BY THE SYSTEM WEST ZONE NAD83 DATUM AND REFERENCED TO THE IDAHO H.A.R.N. SURVEY (1989 ADJUSTMENT). ALL DISTANCES SHOWN ARE AT GROUND VALUES.

NOTE
 THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION QUIT CLAIMED TO NAMPA MERIDIAN IRRIGATION DISTRICT (N.M.I.D.), "ALL RIGHT, TITLE, AND INTEREST OF THE UNITED STATES IN AND TO ANY PORTION OF THE CANALS, LATERALS, DRAINS, AND DRAINAGE SYSTEMS THAT IS OPERATED, MAINTAINED AND DRAINAGE SYSTEMS THAT IS OPERATED, MAINTAINED BY THE DISTRICT FOR DELIVERY OF WATER TO AND DRAINAGE OF WATER FROM LANDS WITHIN THE BOUNDARIES OF THE DISTRICT AS INSTRUMENT NO. 101071951, ADA COUNTY RECORDS."

LINE	BEARING	DISTANCE
L1	N83°31'06"W	49.88'
L2	N75°33'50"W	54.93'
L3	N65°07'27"W	48.35'
L4	N77°43'33"E	48.63'
L5	S77°43'33"E	82.60'
L6	S63°07'27"E	70.53'
L7	S69°33'54"E	151.65'
L8	S75°33'50"E	38.09'
L9	S83°33'05"E	27.54'



JUB ENGINEERS, INC.
 250 S. BEECHWOOD AVENUE
 BOISE, IDAHO 83709-0944
 PROJECT NO. 106-023324
 SHEET 1 OF 1
 DATE: 02/20/08
 BY: JUB
 CHECKED BY: WHT
 INSTRUMENT NO. 106-145-800

ACCOMMODATION RECORDING

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 08/09/10 08:09AM
DEPUTY Randy Jennings
RECORDED-REQUEST OF
TITLEONE BOISE

AMOUNT 16.00 3



WARRANTY DEED

For Value Received,

Dyver Development LLC, an Idaho limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Viper Investments, LLC, an Idaho limited liability company, whose current address is PO Box 369, Meridian, Idaho 83680, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

Parcel I:

A parcel being located in the Southeast quarter of the Northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being that parcel of land described in Warranty Deed Instrument No. 101060029, records of Ada County, and more particularly described as follows:

Commencing at a brass cap monument marking the Northeast corner of said Section 33, from which a brass cap monument marking the Southeast corner of said Southeast quarter of the Northeast quarter bears
South 0°27'22" West a distance of 2631.60 feet; thence
South 0°27'22" West (formerly South 0°02'30" East) along the easterly boundary of the Northeast quarter of said Section 33 a distance of 1377.00 feet to the Point of Beginning; thence leaving said Easterly boundary
North 89°17'51" West (formerly North 89°46'30" West) a distance of 957.00 feet to a 1/2 inch diameter iron pin; thence
South 0°27'22" West (formerly South 0°02'30" East a distance of 189.66 feet (formerly 190.00 feet) to a 5/8 inch diameter iron pin; thence
South 89°31'33" East (formerly South 89°58'35" East) a distance of 607.60 feet to a 5/8 inch diameter iron pin; thence
South 0°46'02" West (formerly South 0°15'19" West) a distance of 112.64 feet to a 5/8 inch diameter iron pin; thence
South 89°16'40" East (formerly South 89°46'30" East) a distance of 350.00 feet to a point on the Easterly boundary of said Southeast quarter of the Northeast quarter; thence
North 0°27'22" East (formerly North 0°02'30" West) along said Easterly boundary a distance of 300.00 feet to the Point of Beginning.

Parcel II:

That portion of the Southeast quarter of the Northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, as shown on a Record of Survey 7550, and more particularly described as follows:

Commencing at the Northeast corner of Section 33; thence along the Easterly boundary line of the Northeast quarter

South 00°27'22" West 1,677.00 feet to the Point of Beginning; thence continuing along said Easterly boundary line

South 00°27'22" West 439.04 feet to the Northerly boundary line of the Five Mile Drain; thence along said Northerly boundary line the following seven courses:

North 83°53'05" West 27.54 feet; thence

North 75°33'50" West 38.09 feet; thence

North 69°03'54" West 151.65 feet; thence

North 57°36'53" West 386.52 feet; thence

North 58°15'13" West 395.70 feet; thence

North 63°07'27" West 70.53 feet; thence

North 77°43'33" West 21.66 feet; thence

North 00°27'22" East 42.77 feet; thence

South 89°31'33" East 607.60 feet; thence

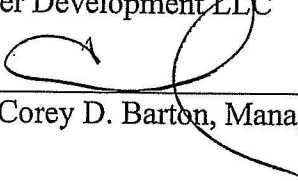
South 00°46'02" West 112.64 feet; thence

South 89°16'40" East 350.00 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: August 6th, 2010

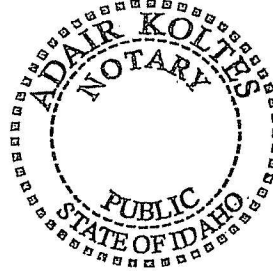
Dyver Development LLC


By: Corey D. Barton, Managing Member

State of **Idaho**, County of **Ada**, ss.

On this 6th day of **August** in the year of **2010**, before me, the undersigned, a Notary Public in and for said State, personally appeared **Corey D. Barton** known or identified to me to be the person whose name is subscribed to the within instrument as the **Managing Member of Dyver Development LLC** and acknowledged to me that **he** executed the same as such **Managing Member**.

Adair Koltjes
Notary Public
Residing at: Nampa, ID
My Commission Expires: 6-05-16



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, Linda Harger, 4435 Black Cat Road
Meridian, Idaho 83646

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

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

Jane Suggs/WHPacific, 2141 W. Airport Way, Ste 104, Boise, ID 83705

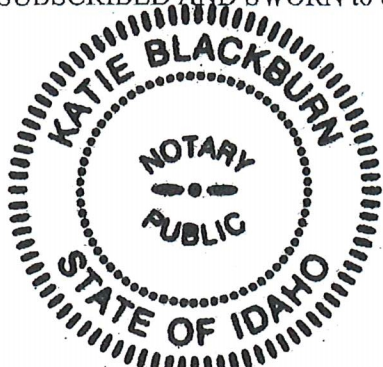
to submit the accompanying application(s) pertaining to that property.

- 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 1 day of August, 20 17

Linda P Harger (Signature)

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



[Signature] (Notary Public for Idaho)

Residing at: 55 E Franklin Rd Meridian ID 83642
My Commission Expires: 10/22/2020

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
COUNTY OF ADA)

I, Corey D. Barton / Viper Investments, LLC, 1977 E. Overland Road
Meridian Idaho 83646

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

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

Jane Suggs / WHPacific, 2141 W. Airport Way, Ste. 104, Boise, ID 83705

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 1st day of August, 2017

(Signature)

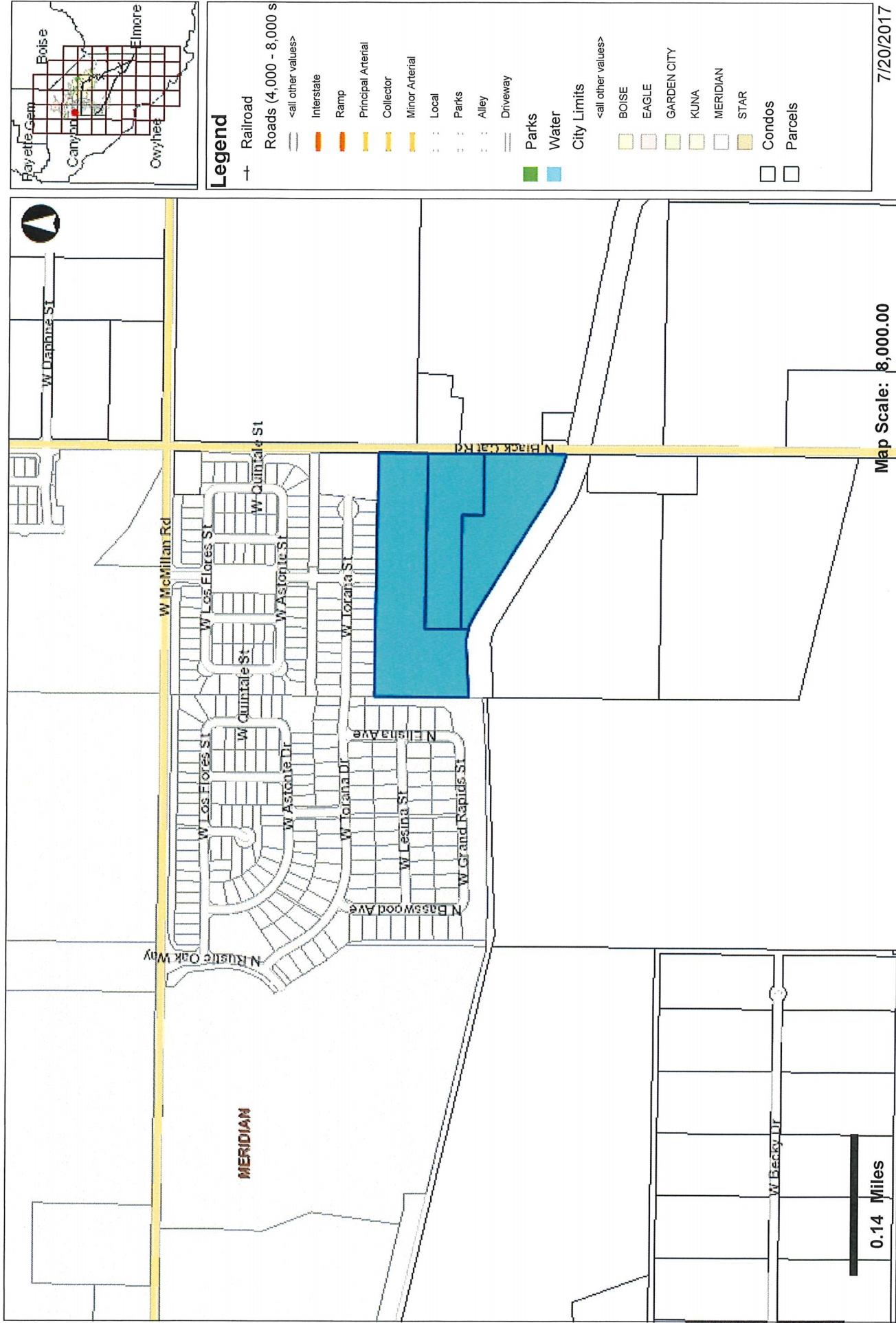
SUBSCRIBED AND SWORN to before me the day and year first above written.



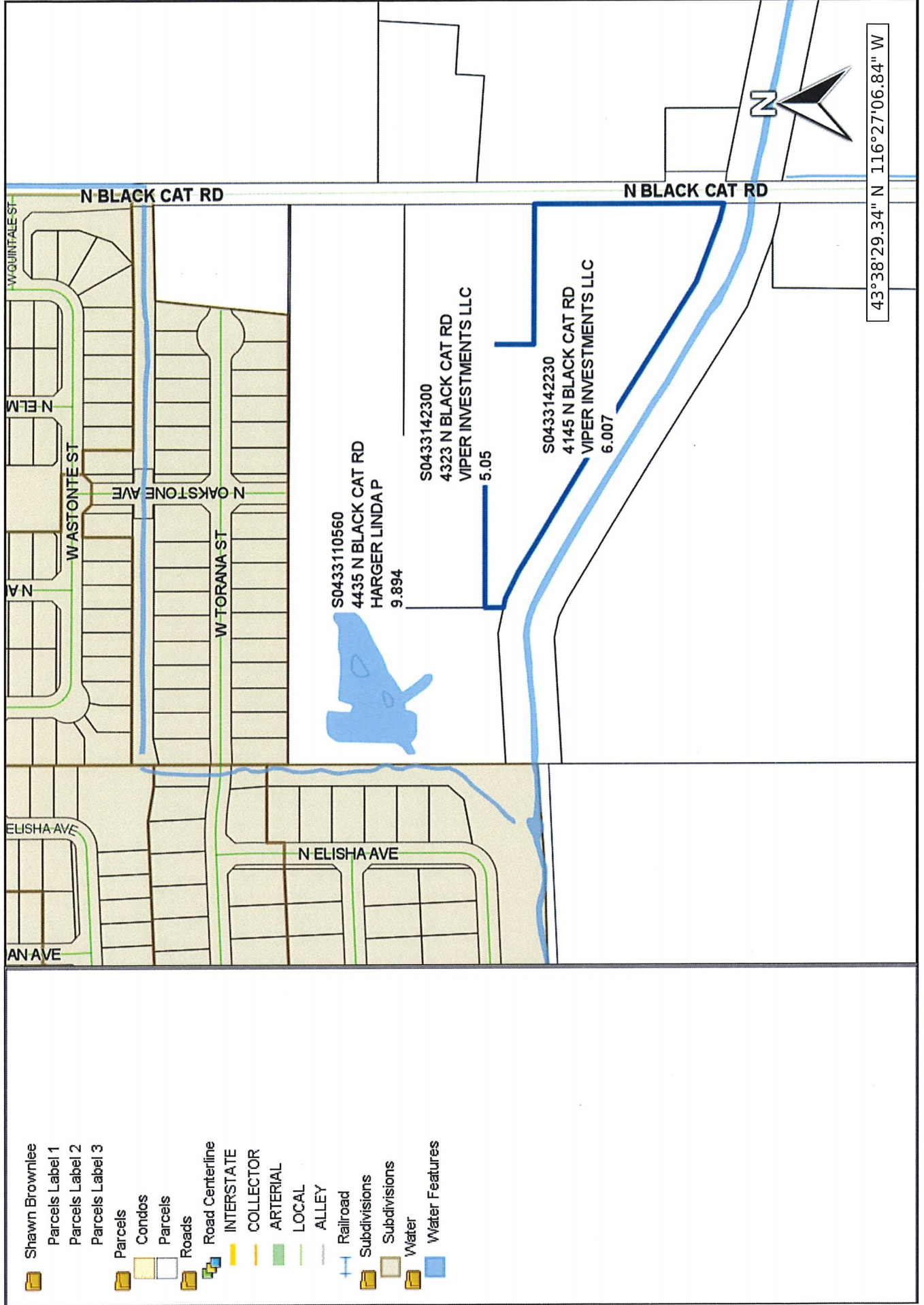
Adair Koltes (Notary Public for Idaho)
Residing at: Nampa, ID
My Commission Expires: 6-05-22

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Black Cat property



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

Project/Subdivision Name: Plumber-writer Sub. Date: 5-30-17
 Applicant(s)/Contact(s): Jane Sigg / Shawn Braubee
 City Staff: Bill John, Bruce
 Location: _____ Size of Property: 20.95
 Comprehensive Plan FLUM Designation: _____
 Design Guidelines Development Context: Urban Urban/Suburban Suburban Rural
 Existing Use: Vacant Existing Zoning: RJT
 Proposed Use: SFR Proposed Zoning: R-8
 Surrounding Uses: SFR
 Street Buffer(s) and/or Land Use Buffer(s): 25 feet along Black Cat
 Open Space/Amenities/Pathways: pathway from the deck along the five mile creek out to Black Cat
 Access/Stub Streets/Street System: Black cat and Oakshore
 Sewer & Water Service: _____
 Waterways/ Floodplain/ Topography/Hazards: _____
 History: NA
 Additional Meeting Notes:
- Two phases, first from Black Cat
- existing home will remain until second phase

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.



Community Development Department

Development Services Division

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

PRE-APPLICATION MEETING NOTES

Date: 5-30-17

Project/Subdivision Name: Harger Uper Sub.

Applicant(s)/Contact(s): Trilogy Development

Community Development Staff: Bill Persons, Josh Beach

Sanitary Sewer Service: Sanitary sewer to serve this property currently exists in the stub street to the north, as well as on N. Black Cat Road.

Mapping Provided: [X] Y [] N

Domestic Water Service: Water currently exists in the stub street to the north as well as on N. Black Cat Road.

Mapping Provided: [X] Y [] N

Reuse Water Service: NA

Mapping Provided: [] Y [] N

Waterways/ Floodplain/Topography/Hazards: Five Mile Creek traverses along the south boundary. There is an existing, pressurized sewer main on the north side of Five Mile Creek.

Mapping Provided: [X] Y [] N

Gravity/Pressurized Irrigation: Unknown

District

Street Lighting: Street light plan requirements provided

Reqs. Provided: [X] Y [] N

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

Additional Meeting Notes: This project does impact the regulated floodplain. Applicant will need to conduct a hydraulic analysis and define a floodway for this development.

[Handwritten scribbles]

New Subdivision at 4145, 4323, 4435 Black Cat Road

Neighborhood Meeting

Thursday, June 15, 2017

6 pm

Name	Address	Phone/e-mail
1. Dean Quenzar	3680 N Black Cat	888-5990
2. Bob TAYLOR	4923 W TORANA CT	billtaylor@ cableone.net 340-5321
3. Virgil Ivie (virigene)	4764 ^N Elisha Ave	976-9598
4. Michael + Gwen CRISPIN	5179 W. Torana St	vtravis-north@gmail.com 847-224-4233
5. Jim REED + Hector	5155 W. Torana St	theneucrian43@yahoo.com 512-766-0908 augustpilot@hotmail.com
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

New Subdivision at 4145, 4323, 4435 Black Cat Road

Neighborhood Meeting

Thursday, June 15, 2017

6 pm

Name	Address	Phone/e-mail
1. Dean Quenzler	3680 N Black Cat	888-5990
2. Bill Taylor	billtaylor @ billtaylor cableone.net 4923 W TORANA CT	340-5321
3. Virgil Ivie (virgene)	4764 ^N Elisha Ave	936-8598
4. Michael + Gwen CRISPIN	vrravis-north@gmail.com 5179 W. Torana St	847-224-4233 thenewcrispin43@yahoo.com
5. JIM REED :: Hector	5155 W. Torana St	512-766-0808 augustpilot@hotmail.com
6.		
by email : 7. Michelle Gilstrap	5220 W. Torana St.	michellege@morco-inc.com
8. Laura Longshaw	5027 W. Torana St.	lauralongshaw@yahoo.com
9. John Casper	5095 W. Torana St.	drc@medcon.org
10. John Tessin	4342 N. Elisha Ave	john.tessin@comcast.net
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

Jane Suggs

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Tuesday, August 08, 2017 8:25 AM
To: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Hi Jane,

A full traffic impact study is not required, but I would recommend that you get a turn lane analysis done.

Please let me know if you have any questions.

Mindy

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

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, August 07, 2017 6:08 PM
To: Mindy Wallace
Subject: 4435, 4323, 4145 N Black Cat Rd

Hi Mindy,
I thought I had already asked you about this property (attached) , but I cannot find the email.
Will a traffic study be required for this development? 93 buildable lots, 21 acres
Thanks for your help!!
Jane

Jane Suggs | Planner
WHPacific, Inc. | 2141 W Airport Way, Ste 104, Boise, ID 83705
Direct 208.275.8729 | Mobile 208.602.6941 | Fax 208.342.5353 | jsuggs@whpacific.com

Enhancing Client Satisfaction through Creative, Exceptional Service
NMSDC Certified MBE/CPUC Certified MBE

From: Mindy Wallace [mailto:Mwallace@achdidaho.org]
Sent: Friday, June 02, 2017 3:41 PM
To: 'Shawn Brownlee' <shawn@trilogyidaho.com>
Cc: Jane Suggs <JSuggs@whpacific.com>
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Shawn,

I don't see any red flags. I am assuming you are using the minor local street section for the lots that front on the common areas.

Have a good weekend!

Mindy

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

From: Shawn Brownlee [<mailto:shawn@trilogyidaho.com>]
Sent: Tuesday, May 30, 2017 1:10 PM
To: Mindy Wallace
Cc: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Hi Mindy,

I have attached our proposed layout for the above mentioned properties. Wanted to let you review and provide comments if you have any.

Thanks again,



Shawn Brownlee
Project Manager
9839 W. Cable Car St.
Suite 101
Boise, ID 83709
(208) 895-8858 office
(208) 860-8371 cell
(208) 895-0714 fax

From: Mindy Wallace [<mailto:Mwallace@achdidaho.org>]
Sent: Monday, May 22, 2017 12:52 PM
To: Shawn Brownlee
Cc: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Hi Shawn,

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.

Cara Dustkey
Applicant/agent signature

8/7/17
Date



Community Development
Department

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

Parcel Verification

Date: **8/7/17**

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

Project Name: **Rapid Creek Subdivision**

Parcel Numbers: **S0433110560 (9.894 Acres)**
S0433142300 (5.05 Acres)
S0433142230 (6.007 Acres)

T/R/S: **4N 1W 33**

Property Owners: **Linda Harger (1st parcel listed)**
4435 N. Black Cat Rd.
Meridian, ID 83642

Viper Investments, LLC (2nd and 3rd parcels listed)
1977 E. Overland Rd.
Meridian, ID 83642

**DESCRIPTION FOR
RAPID CREEK SUBDIVISION**

A parcel of land located in the SE 1/4 of the NE 1/4 of Section 33, T.4N., R.1W., B.M., Ada County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 33 from which the E1/4 corner of said Section bears South 00°27'22" West 2631.60 feet;

thence along the East boundary line of said Section South 00°27'22" West, 1,107.75 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said East boundary line South 00°27'22" West, 1,008.29 feet to a point on the northerly boundary line of Nine Mile Creek;

thence along said northerly boundary line for the following eight courses and distances:

thence North 83°53'05" West, 27.54 feet;

thence North 75°33'50" West, 38.09 feet;

thence North 69°03'54" West, 151.65 feet;

thence North 57°36'53" West, 386.52 feet;

thence North 58°15'13" West, 395.70 feet;

thence North 63°07'27" West, 70.53 feet;

thence North 77°43'33" West, 82.60 feet;

thence South 87°05'54" West, 302.03 feet to a point on the East boundary line of The Oaks South Subdivision No.4 as filed in Book 110 of Plats at Page 15812, records Ada County, Idaho;

thence along said East boundary line North 00°28'24" East, 503.62 feet to the SW corner of Oakcreek Subdivision No.3 as filed in Book 106 of Plats at Page 14692, records Ada County, Idaho;

thence along the South boundary line of said Oakcreek Subdivision No.3 and the easterly extension South 89°30'26" East, 1,317.99 feet to the **REAL POINT OF BEGINNING**. Containing 21.02 acres, more or less.



Jane Suggs

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Thursday, June 29, 2017 10:50 AM
To: Jane Suggs
Cc: Gregory Carter
Subject: Rapid Creek Subdivision Name Reservation

June 29, 2017

Jane Suggs, W&H Pacific
Gregory Carter, Idaho Survey Group

RE: Subdivision Name Reservation: **RAPID CREEK SUBDIVISION**

At your request, I will reserve the name **Rapid Creek 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, 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: Jane Suggs [<mailto:JSuggs@whpacific.com>]
Sent: Thursday, June 29, 2017 9:47 AM
To: Sub Name Mail
Subject: [EXTERNAL] New subdivision at 4435, 4323 and 4145 N. Black Cat Road

Hi Subnamemail,

Let's try this again....

I would like to reserve the name: **Rapid Creek Subdivision** for a new subdivision to be constructed at the subject addresses, on the west side of Black Cat Road, south of McMillian Road.

Parcel numbers are: S0433110560, S0433142300 and S0433142230.

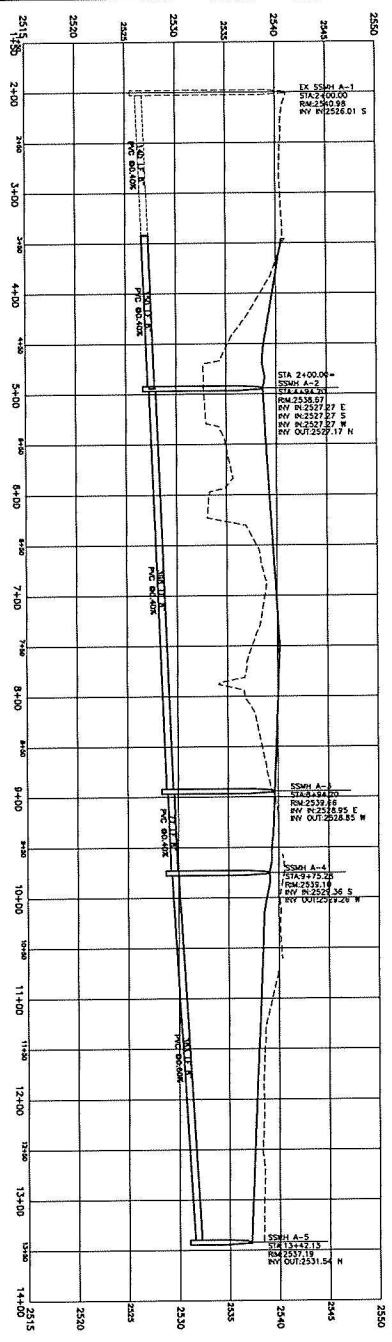
The surveyor is Greg Carter at Idaho Survey Group. The engineer is David Bailey at Bailey Engineering.

The developer is Trilogy Development.

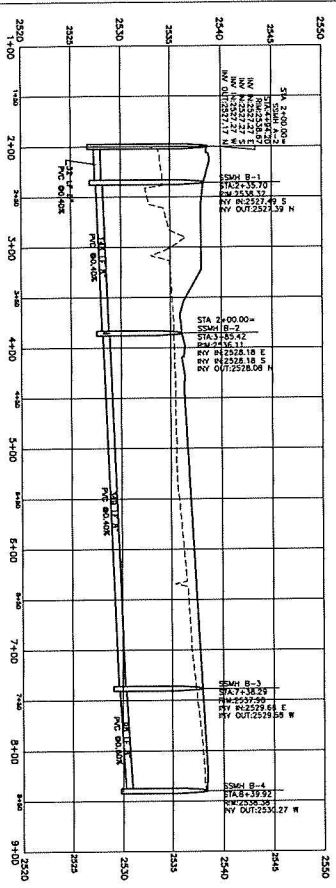
The owners of the property are: Viper Investments, LLC and Linda Harger.

Thanks,
Jane

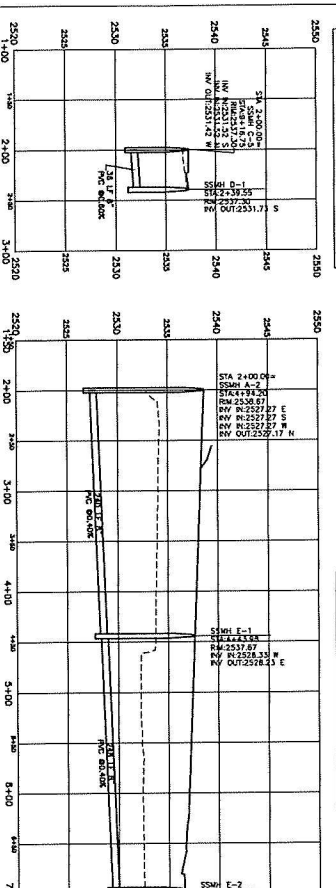
SEWER LINE A PROFILE



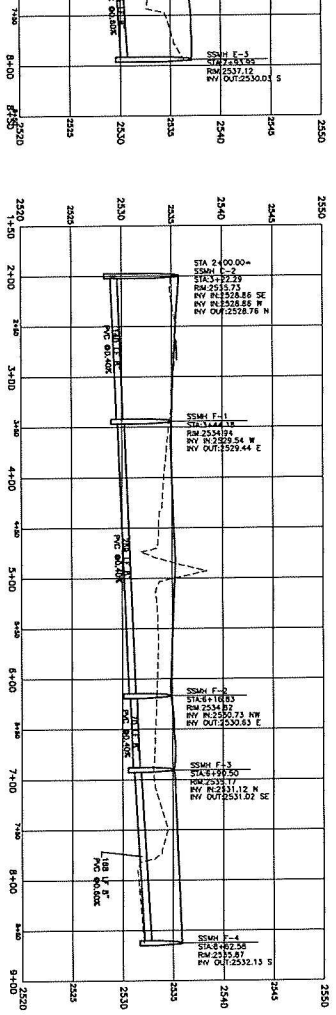
SEWER LINE B PROFILE



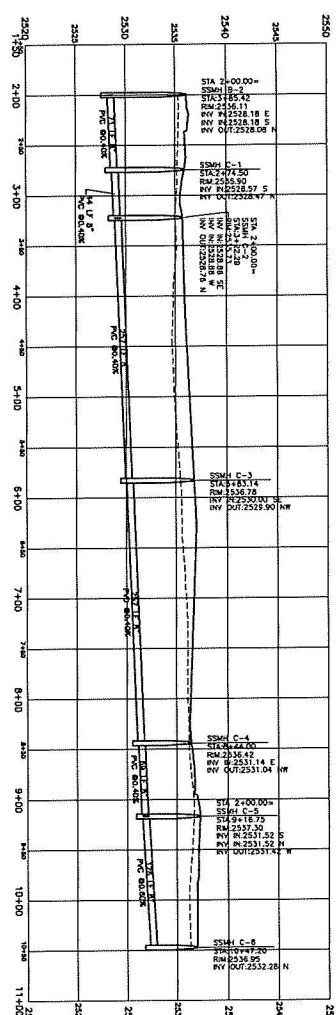
SEWER LINE E PROFILE



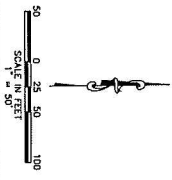
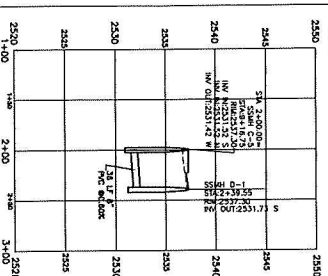
SEWER LINE F PROFILE



SEWER LINE C PROFILE



SEWER LINE D PROFILE



B Valley Engineering, Inc.
 Civil Engineering/Planning/CADD
 1424 W. 10th Street, Suite 100
 Rapid Creek, Oklahoma 73169
 Phone: (405) 731-2017
 Fax: (405) 731-2017
 Email: info@bvalley.com

PROJECT: CONCEPTUAL SEWER PROFILES
 CLIENT: TRILogy DEVELOPMENT, INC.



Mr. Shawn Brownlee
Trilogy Development
9839 West Cable Car Street, #101
Boise, Idaho 83709

July 10, 2017
Page 1 of 18
File 17041-A

Re: Geotechnical Services and Recommendations
Harger-Viper Subdivision
4145-4435 North Black Cat Road
Meridian, Idaho

Shawn:

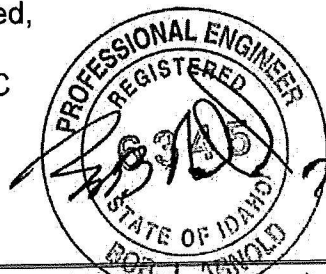
As per your authorization, on June 2, 2017 SITE personnel logged and sampled five test pits at your proposed Harger-Viper Subdivision. Based upon observed conditions, research, and laboratory test results we have generated the following geotechnical recommendations. The test pits were excavated on a property consisting of a three parcels. The property is located on the west side of North Black Cat Road, just south of McMillan Road in Meridian, Idaho. Tax parcel numbers and acreages were located for the properties on the Ada County Assessor's website. This source indicates the subject property includes a total of approximately 20.93 acres.

Parcel Number	Address	Acres
S0433142230	4145 Black Cat Road	6.0
S0433142300	4323 Black Cat Road	5.0
S0433110560	4435 Black Cat Road	9.9
Total Acres		20.9

Preliminary plans, supplied by the client, indicate that the proposed subdivision will include ACHD right of ways and may include up to 95 plus lots for single-family residences.

Based upon our research, observations, and laboratory test results, the site is acceptable for the proposed residential subdivision development. Recommendations for construction are included herein. We appreciate this opportunity to be of service. When appropriate, we would like to discuss continuing our role as geotechnical consultant during construction. Please contact our office if additional information or services are required.

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



7/10/17



INVESTIGATION

SITE observed the excavation of five test pits and installed five monitoring wells at location suggested by the client. Test pit logs and groundwater monitoring data is included in the Appendix. Our research and observations indicate that high seasonal groundwater is present on the subject property. It is noted that the prior property owner / tenant indicated in conversation that the ponds on the north property are filled by diverting the irrigation water into the largest pond. She stated the ponds will drain and dry out if not kept full. It is recommended that the ponds be allowed to drain and all irrigation be discontinued. Groundwater monitoring before and after may indicate more favorable conditions for land development if the groundwater is lowered.

Historical aerial photos indicate that the pond on the north parcel was excavated prior to 1992. A pond was previously present on the south parcel, near the center of the south property line. This area should be further evaluated during earthwork operations. SITE is available to assist with this additional research.

RECOMMENDATIONS

Site Work

In areas not previously stripped, grubbing depths of up to 4 to 6 inches can be anticipated to remove most organic materials. Roots may exist as deep as two feet below the ground surface where large trees and ditches are or were located. Therefore, stripping depth is to be adjusted in the field at the time of construction. As indicated on the test pit log for TP-2. Cattle were previously buried on the property. The extent of this animal graveyard is to be determined and removed during site clearing operations.

It is understood that many of the existing building structures will be demolished. Inspection is to confirm the removal of all foundation and slab on grade concrete. Septic tanks and wells are to be abandoned as per IDWR and IDEQ requirements.

Excavations caused by demolition, removal of carcasses, grubbing of ditches, or the existing ponds are to be backfilled with structural fill. All subgrade soils present in the test pits can be used as structural fill on building lots and within right of ways. Compaction of silt/clay soil will greatly reduce percolation. Blending silt/clay surface soils with onsite or imported sand and gravels will improve surface drainage.



Compaction of any fill placed within building pads or right of ways must exceed 95% of the maximum dry density as determined by Standard Proctor testing. It should be anticipated that the Meridian Building Department will request these test results at the time of home construction. Structural fill must pass compaction testing and visual inspection for stability. Fill that passes compaction but is observed to rut or deflect under construction traffic is to be rejected

Pavement Sections

A sample of the surface silt was gathered and sent to a specialty soil lab for R-Value Testing. Results from Pavement Engineering Inc are included in the Appendix. Based upon an R-Value result of R=20 and a traffic Index of TI=6 (residential street), a pavement section of 2.5" / 4.0" / 10.0" is recommended for all subdivision interior streets. A traffic index of TI=8 results in a pavement section of 3.0" / 4.0" / 14.0". Your civil engineer must confirm with ACHD that TI=8 is acceptable for Black Cat Road. If another value is provided, SITE will calculate a new pavement section. All materials and methods used in the construction of streets and sidewalks are to comply with ACHD and ISPWC requirements.

Stormwater Disposal / Groundwater Issues

As indicated, stopping irrigation and draining the onsite ponds may lower the seasonal high groundwater. These recommendations assume the groundwater is at approximately two feet below the surface as measured in the onsite monitoring wells. Due to shallow groundwater, it may be necessary to substantially fill the subject property to increase the clearance above high static groundwater. Stormwater disposal is best accomplished by the construction of systems that do not require a three-foot separation such as horizontal drains or clay lined forebay ponds. Any injection system is to be over excavated to the free draining pitrun type sand and gravel encountered in all five test pits at 3.0 to 5.0 feet below the existing ground surface. A maximum percolation rate of P=8 inches/ hour is to be used for design. It is to be confirmed at the time of construction that infiltration facilities are extended to the clean (silt free) sands and gravels observed in all tests pits. If over excavation is required backfilling with additional filter sand or clean (< 7% -#200) pitrun is recommended.

It is noted on the test pit logs that sloughing soils made deeper excavation impossible with the utilized backhoes. It is anticipated that larger excavators will easily out run the sloughing soil and obtain deeper depths. Dewatering should be anticipated for utility installation.



Foundation Design

Foundation bearing pressures of up to 1500 psf are available on the native soils and tested and approved structural fills consisting of native soils or imported fill. Basements are not allowed. The foundation for homes with crawlspaces are to be sealed with mopped, sprayed, or rolled on sealer. Shallow foundations are to be embedded at least 24 inches below adjacent grade for frost protection. Building Code requires that soils used to back fill foundations meet the compaction requirements stated above. Low-density foundation backfill has been shown to be a major contributing factor to water accumulating in crawlspaces throughout the Treasure Valley. Homebuilders are encouraged to properly backfill all foundations. This is especially critical on lots where structural fills have been placed below the foundation.

Foundation elevation and site grading must conform to the requirements of the Building Code. Elevation and grading must promote drainage away from the foundation. Landscaping should be designed to promote drainage away from foundations. Flowerbeds and landscaped areas must be designed such that irrigation water and roof runoff is not retained against foundations.

Roof gutters are recommended with down spouts directed away from foundations and not on to foundation backfill soils. Proper design and maintenance of sprinkler systems is required. Excessive watering may lead to water entering the crawl spaces. Drip type sprinkler heads should be used in flowerbeds near foundations. Lawn area sprinklers should not spray toward foundations or cause water to accumulate near foundations.

Inspection

Proper inspection and testing services are critical to successful development of this property. Inspection is to confirm removal of organic materials, animal carcasses, and foundation / slab on grade concrete. Testing and inspection should confirm all structural fill. Given the free draining nature of the deep sand and gravels no percolation testing has been performed. ACHD may require perc testing at the time of construction.

This report has been prepared with the intent to provide specific design information to the developer and the civil engineering consultant. It is not intended to act as any contractors "Due Diligence" or subsurface inspection prior to estimating construction costs or actual construction. Contactors may use the onsite wells to evaluate current groundwater conditions.





General Comments

After the plans and specifications for construction are completed, it is recommended that this consultant be provided the opportunity to review the final design and specifications. This review will confirm that the earthwork recommendations have been properly interpreted and implemented. At that time, it may be necessary to submit supplementary recommendations. This review is a part of this service and will not result in additional invoicing unless additional research and recommendations are needed.

This report has been prepared for the exclusive use of the client and their retained design consultants. Findings and recommendations within this report are for specific application to the proposed construction described herein and apply only to the property identified. Client may duplicate this report as needed or additional copies will be provided upon proper client authorization.

Appendix Follows



APPENDIX

Preliminary Plan * Harger-Viper Subdivision

Property Aerial Photo

Test Pits Logs

Groundwater Well Data

Soil Log Legend / Abbreviations and Acronyms

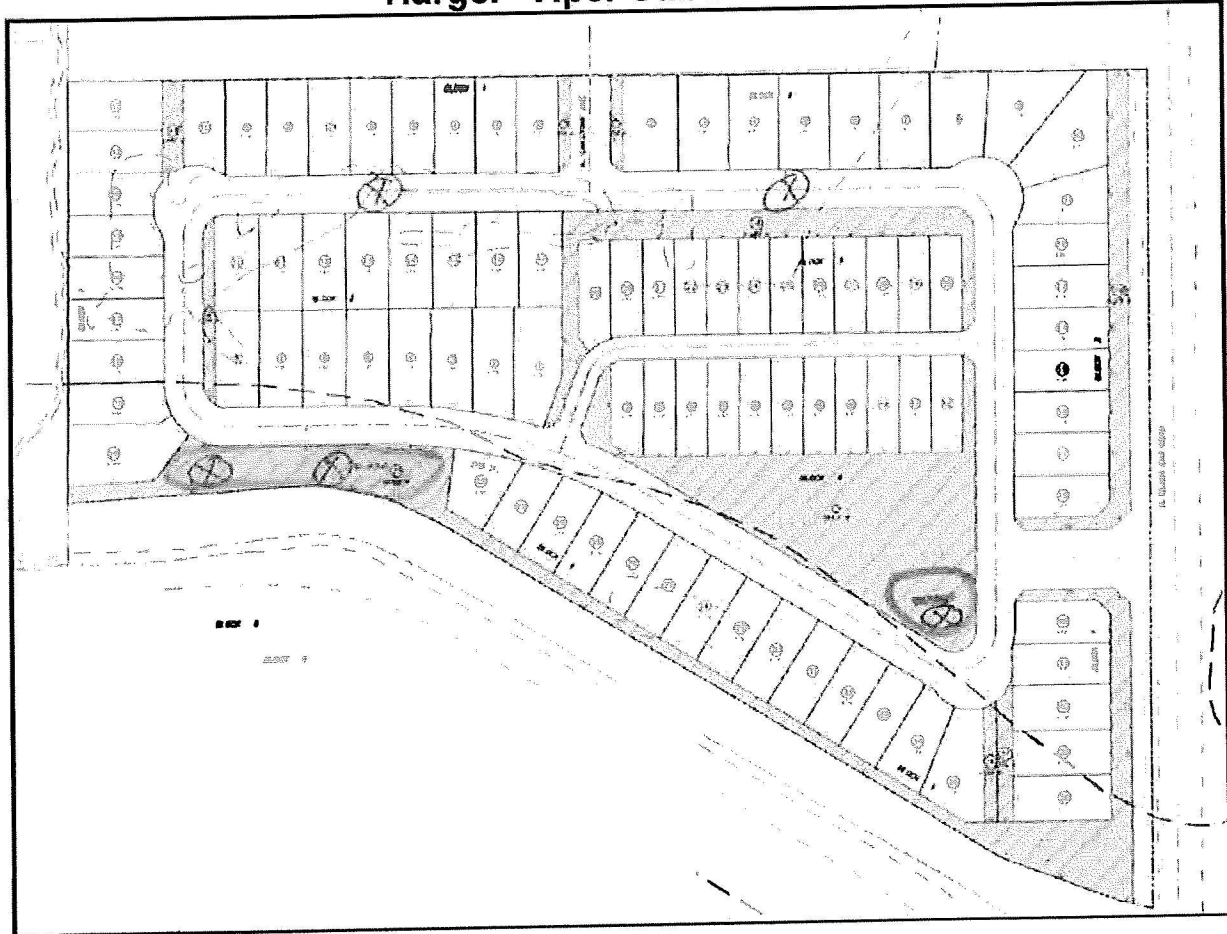
Project & Adjacent Well Logs (4)

Pavement Section Calc Sheets (2)

R-Value Report

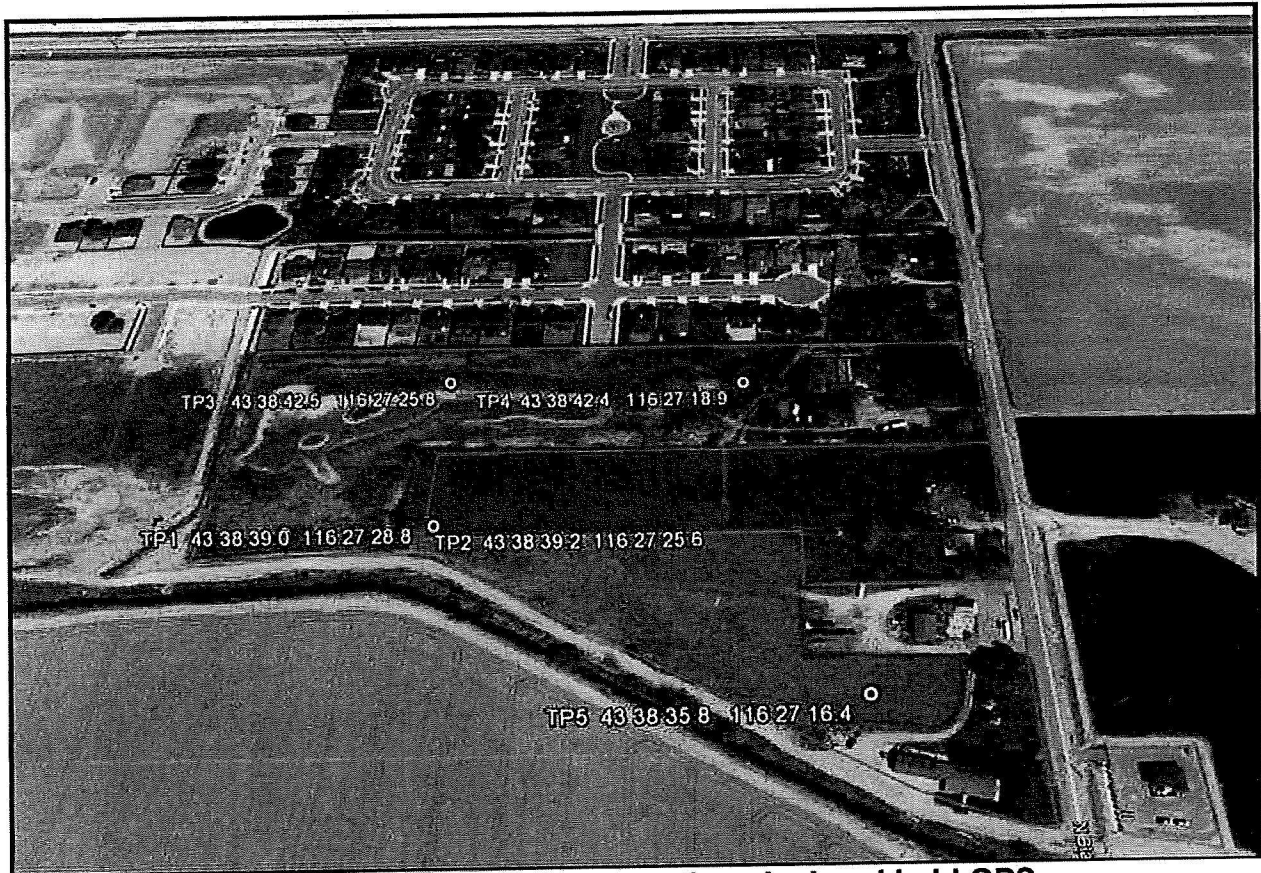


Harger- Viper Subdivision





**SUBJECT PROPERTY
Google Earth Aerial Photo**



Test pit / monitoring well locations by hand held GPS



TEST PIT LOG

Test Pit:	TP-1	File #:	17041-A									
Client:	Trilogy Development	Date Excavated:	06/02/16									
Project:	Harger-Viper Subdivision	Excavated By:	Goold Excavation									
Location:	43 38 39.0 -116 27 28.8	Logged By:	J. Meusch - SITE									
DEPTH	SOILS DESCRIPTION											
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	# 100	# 200	%M	LL	PL	PI
0.0-1.0	Light Brown, Wet, Firm, Fine, Clay/Sand with gravel Deep rootzone / organic layer											
1.0-3.0	Light Brown to Tan, Wet, Clayey SAND with Gravel											
3.0-8.0	Pitrun type Sand and Gravel - saturated with silt and clay Groundwater present at 3.0' and rising											
8.0	Bottom of Test Pit Excavation Halted due to Sloughing Soils below water level Well Installed											

TEST PIT LOG

Test Pit:	TP-2	File #:	17041-A									
Client:	Trilogy Development	Date Excavated:	06/02/16									
Project:	Harger-Viper Subdivision	Excavated By:	Goold Excavation									
Location:	43 38 39.2 -116 27 25.6	Logged By:	J. Meusch - SITE									
DEPTH	SOILS DESCRIPTION											
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	# 100	# 200	%M	LL	PL	PI
0.0-1.0	TEST PIT RELOCATED TWICE TO AVOID BURED CATTLE Brown to Tan, Wet to Saturated, Sticky, Clayey, SAND with Gravel and organics / rootzone materials											
1.0-4.0	Brown, Wet to Saturated, Sticky, Clayey, SAND with gravel Groundwater at 4.0' and rising											
4.0-7.0	Pitrun type Sand and Gravel - Saturated with silt and clay											
7.0	Bottom of Test Pit Excavation Halted due to Sloughing Soils Below water level Well Installed											



TEST PIT LOG

Test Pit:	TP-3	File #:	17041-A									
Client:	Trilogy Development	Date Excavated:	06/02/16									
Project:	Harger-Viper Subdivision	Excavated By:	Goold Excavation									
Location:	43 38 42.5 -116 27 25.8	Logged By:	J. Meusch - SITE									
DEPTH	SOILS DESCRIPTION											
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	# 100	# 200	%M	LL	PL	PI
0.0-1.0	Brown to Tan, Wet to Saturated, Sticky, Clayey, SAND with Gravel and organics / rootzone materials											
1.0-4.0	Brown to Tan, Wet to Saturated, Firm, Silt / Clay											
4.0	Gravel Contact											
4.0-6.0	Pitrun type Sand and Gravel - Saturated with silt and clay											
6.0	Bottom of Test Pit Excavation Halted due to Sloughing Soils Below water level Well Installed											

TEST PIT LOG

Test Pit:	TP-4	File #:	17041-A									
Client:	Trilogy Development	Date Excavated:	06/02/16									
Project:	Harger-Viper Subdivision	Excavated By:	Goold Excavation									
Location:	43 38 42.4 -116 27 18.9	Logged By:	J. Meusch - SITE									
DEPTH	SOILS DESCRIPTION											
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	# 100	# 200	%M	LL	PL	PI
0.0-5.0	Light Brown to Tan, Moist, Sandy Gravel with Silt Groundwater at 3.5' and rising											
5.0-6.0	Pitrun type Sand and Gravel with silt to 6.0' Clean and free draining below 6.0'											
6.0	Bottom of Test Pit Excavation Halted due to Sloughing Soils Well Installed											



TEST PIT LOG

Test Pit:	TP-5	File #:	17041-A									
Client:	Trilogy Development	Date Excavated:	06/02/16									
Project:	Harger-Viper Subdivision	Excavated By:	Goold Excavation									
Location:	43 38 35.8 -116 27 16.4	Logged By:	J. Meusch - SITE									
DEPTH	SOILS DESCRIPTION											
(feet)	3/4"	1/2"	3/8"	# 4	# 10	# 40	# 100	# 200	%M	LL	PL	PI
0.0-1.0	Brown to Tan, Moist to Wet, Sandy, SILT/CLAY With organics and rootzone materials											
1.0-4.0	Brown, Moist to Wet, Sand and Gravel with Silt / Clay Groundwater entering test pit at 3.0'											
4.0-7.0	Clean, Moist to Saturated, Pitrun											
7.0	Bottom of Test Pit Excavation Halted due to Sloughing Soils Well Installed											

Groundwater Measurements

Well #	#1	#2	#3	#4	#5
Ground / Hub Elevation					
Casing Height	5.00	4.67	5.00	3.00	4.00
Casing Elevation	5.00	4.67	5.00	3.00	4.00
6/2/2017		New	Wells	Installed	
6/12/2017	5.20	6.00	6.11	5.99	5.85
Elevation	-0.20	-1.33	-1.11	-2.99	-1.85
6/20/2017	5.20	6.15	7.20	6.32	6.45
Elevation	-0.20	-1.48	-2.20	-3.32	-2.45
7/6/2017	5.70	6.35	5.35	6.55	7.00
Elevation	-0.70	-1.68	-0.35	-3.55	-3.00
Elevation					

Table will be converted to elevations when hubs are installed



SOIL LOG LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM

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

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

ABBREVIATIONS AND ACRONYMS

ASTM	American Society for Testing and Materials
IBC	International Building Code
ISPWC	Idaho Standard for Public Works Construction
ITD	Idaho Transportation Department
NP	Non Plastic
PCC	Portland Cement Concrete
TP	Test Pit
USCS	Unified Soil Classification System
pcf	Pounds per Cubic Foot
psf	Pounds per Square Foot
tsf	Tons per Square Foot
psf/f	Pounds per Square Foot / Foot

SITE CONSULTING, LLC

WELL LOGS

1/94 ³⁸²⁷
C C

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Use Typewriter
or
Ball Point Pen

092428

1. DRILLING PERMIT NO. 63-94-W-0106-000
Other IDWR No. _____

11. WELL TESTS:

Pump Bailer Air Flowing Artesian

Yield gal/min.	Drawdown	Pumping Level	Time
100		60'	2 HR

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____

2. OWNER:
Name FRANK SKINNER
Address 4145 N. BLACKCAT RD.
City MERIDIAN State ID Zip 83642

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N					
			X		
S					

Twp. 4 North or South
Rge. 1 East or West
Sec. 33 1/4 SE 1/4 NE 1/4
Gov'l Lot _____ County ADA

Address of Well Site _____
4145 N. BLACKCAT RD. City MERIDIAN
Lt. _____ Blk. _____ Sub. Name _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment) Water

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Y	N
9"	0	2	FILL MATERIAL		NO
9"	2	4	BRN CLAY		NO
9"	4	2.5	BRN SAND GRAVEL	YES	
8"	2.5	3.1	BRN SANDY CLAY		NO
8"	3.1	4.5	BRN CLAY STRIPS SAND	NO	
8"	4.5	5.0	BRN COARS SAND	YES	
8"	5.0	5.2	BRN CLAY		NO
8"	5.2	6.2	BRN SAND STRIPS CLAY	NO	
8"	6.2	8.4	BRN CLAY		NO
8"	6.4	7.5	BRN WH SAND	YES	
8"	7.5	7.7	BRN CLAY		NO

4. PROPOSED USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK
 New Well Modify or Repair Replacement Abandonment

6. DRILL METHOD
 Mud Rotary Air Rotary Cable Other _____

7. SEALING PROCEDURES

Material	SEAL/FILTER PACK		AMOUNT Sacks or Pounds	METHOD
	From	To		
BENT	0	2.5	4	OVERBORE

Was drive shoe used? Y N Q
Was drive shoe seal tested? Y N Q How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+1	64	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Screen Type WESCO STAINLESS

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
67	77	025		6"	ST. ST.	<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
8 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

RECEIVED RECEIVED

MAY 24 1994 APR 14 1994

Department of Water Resources WATER RESOURCES WESTERN REGION

Feb 09 1995

Completed Depth 77 FEET (Measurable)
Date Started 3/30/94 Completed 3/31/94

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name S.O.S. WELLD RILLING Firm No. 212
Firm Official Carl Spring Date 4-17-94
and Supervisor or Operator Samuel Skinner Date 4-12-94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

SITE CONSULTING, LLC

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

Office Use Only			
Inspected by _____	Twp _____ Rge _____ Sec _____		
Lat: _____	_____	Long: _____	_____

1. DRILLING PERMIT NO. 763864
 Other IDWR No. D0012850
 2. OWNER:
 Name Frank Skinner
 Address 4145 N. Black Cat Rd
 City Meridian State ID _____ Zip 83642
 3. LOCATION OF WELL by legal description:
 Sketch map location must agree with written location

N

W	<table border="1" style="width: 40px; height: 40px; border-collapse: collapse;"> <tr><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td></tr> <tr><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px; text-align: center;">X</td><td style="width: 10px; height: 10px;"></td></tr> <tr><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td><td style="width: 10px; height: 10px;"></td></tr> </table>							X						E
		X												
Twp. <u>4</u> North <input checked="" type="checkbox"/> or South <input type="checkbox"/>														
Rge. <u>1</u> East <input type="checkbox"/> or West <input checked="" type="checkbox"/>														
Sec. <u>33</u> 1/4 SE 1/4 NE 1/4														
S														
Gov't lot _____ County <u>Ada</u>														
Lat: _____ Long: _____														
Address of Well Site <u>4145 N Black Cat Rd</u>														
City <u>Meridian</u>														
<small>(Give at least name of road + Distance to Road or Landmark)</small>														
Lt. _____ Blk. _____ Sub. Name _____														

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____
 5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____
 6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES

Material	SEAL/FILTER PACK		AMOUNT	METHOD
	From	To		
bentonite	4'	20'	14	overbars

Was drive shoe used? Y N Shoe Depth(s) _____
 Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2'	74'	.250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 10' Length of Tailpipe _____
 9. PERFORATIONS/SCREENS
 Perforations Method wash in
 Screens Screen Type telescoping

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
72'	82'	.018		5"	StSt	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
4 ft. below ground Artesian Pressure _____ lb
 Depth flow encountered _____ ft. Describe access port or control devices: _____

11. WELL TESTS:
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time
100+			2 hrs.

Water Temp. _____ Bottom hole temp. _____
 Water Quality test or comments: _____
 Depth first Water Encountered 8'

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Box Dia.	From	To	Remarks: Lithology, Water Quality & Temp.	Water	
				Y	N
10"	0'	2'	brown topsoil	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10"	2'	8'	brown sand & gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10"	8'	14'	brown sand & gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10"	14'	17'	brown cobbles & gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10"	17'	20'	brown sand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	20'	23'	brown sandy clay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	25'	43'	brown sand & sandy clay strips	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	45'	48'	brown sandy clay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	48'	55'	brown sand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	55'	63'	brown sandy clay w/sand strips	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	65'	71'	brown sand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	71'	74'	brown clay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	74'	82'	white & brown sand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	82'	84'	brown sandy clay	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6"	84'	86'	white & brown sand w/small gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RECEIVED
APR 24 2000
WATER RESOURCES
WESTERN REGION

Completed Depth: 84 (Measurable)
 Date Started 4-5-00 Completed 4-6-00

13. DRILLER'S CERTIFICATION
 I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name SOS Wellboring & Pump Co Firm No. 212
 Firm Official Tony Macbeth Date 4-21-00
 Supervisor or Operator Frank Skinner Date 4-20-00
(Sign once if Firm Official & Operator)

Date: 04/20/00 Time: 1:40 PM

RECEIVED
MAY 5 - 2000

Department of Water Resources

SITE CONSULTING, LLC

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration
WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Administration within 30 days after the completion or abandonment of the well.

RECEIVED

Lined
CONT

<p>1. WELL OWNER</p> <p>Name: <u>James A. Rappas</u> Address: <u>Roller Wheel Tr. Park, Meridian</u> Owner's Permit No.: <u>Idaho</u></p>	<p>7. WATER LEVEL</p> <p>Static water level <u>5</u> feet below land surface Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Temperature _____ ° F. Quality <u>Good</u> Artesian closed-in pressure _____ p.s.i. Controlled by <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug</p>																																								
<p>2. NATURE OF WORK</p> <p><input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Abandoned (describe method of abandoning)</p>	<p>8. WELL TEST DATA</p> <p><input type="checkbox"/> Pump <input checked="" type="checkbox"/> Baller <input type="checkbox"/> Other</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Discharge G.P.M.</th> <th>Draw Down</th> <th>Hours Pumped</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">13</td> <td></td> </tr> </tbody> </table>	Discharge G.P.M.	Draw Down	Hours Pumped	10	13																																			
Discharge G.P.M.	Draw Down	Hours Pumped																																							
10	13																																								
<p>3. PROPOSED USE</p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock</p>	<p>9. LITHOLOGIC LOG 041628</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Hole Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th colspan="2">Water</th> </tr> <tr> <th>From</th> <th>To</th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">6</td> <td style="text-align: center;">0</td> <td style="text-align: center;">5</td> <td>TOP SOIL</td> <td></td> <td style="text-align: center;">X</td> </tr> <tr> <td></td> <td style="text-align: center;">5</td> <td style="text-align: center;">23</td> <td>SAND AND GRAVEL</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">23</td> <td style="text-align: center;">63</td> <td>SANDY CLAY</td> <td style="text-align: center;">X</td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">63</td> <td style="text-align: center;">73</td> <td>CLAY</td> <td></td> <td style="text-align: center;">X</td> </tr> <tr> <td></td> <td style="text-align: center;">73</td> <td style="text-align: center;">75</td> <td>COARSE SAND</td> <td style="text-align: center;">X</td> <td></td> </tr> </tbody> </table>	Hole Diam.	Depth		Material	Water		From	To	Yes	No	6	0	5	TOP SOIL		X		5	23	SAND AND GRAVEL	X			23	63	SANDY CLAY	X			63	73	CLAY		X		73	75	COARSE SAND	X	
Hole Diam.	Depth		Material	Water																																					
	From	To		Yes	No																																				
6	0	5	TOP SOIL		X																																				
	5	23	SAND AND GRAVEL	X																																					
	23	63	SANDY CLAY	X																																					
	63	73	CLAY		X																																				
	73	75	COARSE SAND	X																																					
<p>4. METHOD DRILLED</p> <p><input checked="" type="checkbox"/> Cable <input type="checkbox"/> Rotary <input type="checkbox"/> Dug <input type="checkbox"/> Other</p>																																									
<p>5. WELL CONSTRUCTION</p> <p>Diameter of hole <u>6</u> inches Total depth <u>75</u> feet Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><u>1/4</u></td> <td style="text-align: center;"><u>6</u></td> <td style="text-align: center;"><u>0</u></td> <td style="text-align: center;"><u>71</u></td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table> <p>Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch Size of perforation _____ inches by _____ inches Number _____ From _____ To _____ _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet</p> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet</p> <p>Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size of gravel _____ Placed from _____ feet to _____ feet</p> <p>Surface seal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No To what depth <u>20</u> feet Material used in seal <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Puddling clay</p>	Thickness	Diameter	From	To	<u>1/4</u>	<u>6</u>	<u>0</u>	<u>71</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____																	
Thickness	Diameter	From	To																																						
<u>1/4</u>	<u>6</u>	<u>0</u>	<u>71</u>																																						
_____	_____	_____	_____																																						
_____	_____	_____	_____																																						
_____	_____	_____	_____																																						
_____	_____	_____	_____																																						
<p>6. LOCATION OF WELL</p> <p>Sketch map location must agree with written location.</p> <p><u>Apple Valley</u> <u>Sub.</u> <u>Lot # 2</u> <u>TRACT 2</u></p> <p>County <u>ADA</u> <u>N. 1/4 SW. 1/4 Sec. 33, T. 40N, R. 1E</u></p>	<p>10. Work started <u>8/3/73</u> finished <u>8/9/73</u></p> <p>11. DRILLER'S CERTIFICATION BE This well was drilled under my supervision and this report is true to the best of my knowledge.</p> <p><u>Brein's Well Drilling</u> <u>227</u> Driller's or Firm's Name Number <u>Rt 1 Hwy 58 Boise</u> Address <u>Elvin L. Brein</u> <u>8/27/73</u> Signed By Date</p>																																								

USE ADDITIONAL SHEETS IF NECESSARY FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

SITE CONSULTING, LLC

Form 238-7
3/95

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT 064257

Use Typewriter or Ballpoint Pen

Office Use Only		
Inspected by _____		
Twp _____	Rge _____	Sec _____
1/4 _____	1/4 _____	1/4 _____
Lat: _____	Long: _____	
<input checked="" type="checkbox"/> Air	<input type="checkbox"/> Flowing Artesian	

1. DRILLING PERMIT NO. 63-95-W-0734-000
Other IDWR No. _____

11. WELL TESTS:
 Pump Bailer

2. OWNER:
Name: PAUL SPENCER
Address: 4323 N. BLACKCAT RD.
City: MERIDIAN State ID Zip 83642

Yield gal/min.	Drawdown	Pumping Level	Time
7.0		NO	TEST

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N		Twp <u>4</u> North <input checked="" type="checkbox"/> or South <input type="checkbox"/>
W	X	Rge <u>1</u> East <input type="checkbox"/> or West <input checked="" type="checkbox"/>
S		Sec <u>33</u> 1/4 SE 1/4 NE 1/4
		Gov't Lot _____ County <u>ADA</u>
		Lat: _____ Long: _____

Address of Well Site _____
4323 N. BLACKCAT RD. City MERIDIAN

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment) _____
Depth first Water Encountered _____

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Y	H
10"	0	1	OVERBURDEN	NO	
10"	1	8	BRN CLAY	NO	
10"	8	18	BRN SAND/GRAVEL	YES	
6"	18	26	BRN SAND/GRAVEL	YES	
6"	26	41	BRN CLAY	NO	
6"	41	47	BRN SAND	YES	
6"	47	60	BRN CLAY	NO	
6"	60	61	BRN SAND	YES	
6"	61	68	BRN CLAY	NO	
6"	68	72	BRN SAND	YES	

4. USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
 New Well Modify Abandonment Other _____

6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Spice or Proofs	
BENT	0	18	6S	OVERBORE

Was drive shoe used? Y N Shoe Depth(s) _____
Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Usage	Material	Casing	Liner	Welded	Threaded
6"	1	66	250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 1/2"	61	71	340	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method SAW
 Screens Screen Type _____

From	To	Slot Size	Number	Outlet	Material	Casing	Liner
61	71	40	1		PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
_____ ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or control devices: _____

RECEIVED
OCT 27 1995
Department of Water Resources

RECEIVED
OCT 11 1995
WATER RESOURCES
WESTERN REGION

Completed Depth 71' FROM TOP OF CASING (Measurable)
Date Started 9/20/95 Completed 9/20/95

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name S.O.S. WELLD RILLING Firm No. 212
Firm Official Paul Spencer Date 9-28-95
and
Supervisor or Operator Paul Spencer Date 9-28-95
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES



DESIGN SECTION CALCULATIONS
(ACHD R-Value Method)

Project: **Blck Cat Property**

File No.: **17041-A**

Calc By: **B. Arnold**

Client: **Trilogy**

Date: **07/04/17**

Design Thickness Equation:

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

T= Design Thickness TI = Traffic Index = **6** By Agency
GE = Gravel Equivalent R = R-Value = **20** By Soils Test
GE= 18.9 Inches

ACHD ACP, 3/4" Road Base and Aggregate Subbase

	Actual Thickness	Equivalent Thickness
ACHD Asphalt Concrete Thickness =	2.5 Inches	ACE= 5.0 Inches
3/4" Road Base Thickness Desired =	4.0 Inches	RBE= 4.4 Inches

Calculated Aggregate Subbase Thickness Equation:

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

SB= 9.5 Inches

CALCULATED DESIGN SECTION

ACHD Asphaltic Concrete= 2.5 inches
3/4" Road Base = 4.0 inches
Aggregate Subbase = 9.5 inches

RECOMMENDED DESIGN SECTION

Asphaltic Concrete = 2.5 inches
3/4" Road Base = 4.0 inches
Aggregate Subbase = 10.0 inches

R=20 is maximum value used by SITE for pavement design.



DESIGN SECTION CALCULATIONS
(ACHD R-Value Method)

Project: **Black Cat Property**

File No.: **17041-A**

Calc By: **B. Arnold**

Client: **Trilogy**

Date: **07/04/17**

Design Thickness Equation:

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

T = Design Thickness TI = Traffic Index = **8** By Agency
GE = Gravel Equivalent R = R-Value = **20** By Soils Test

GE = 25.1 Inches

ACHD ACP, 3/4" Road Base and Aggregate Subbase

	Actual Thickness	Equivalent Thickness
ACHD Asphalt Concrete Thickness =	3.0 Inches	ACE = 7.5 Inches
3/4" Road Base Thickness Desired =	4.0 Inches	RBE = 4.4 Inches

Calculated Aggregate Subbase Thickness Equation:

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

SB = 13.2 Inches

CALCULATED DESIGN SECTION

ACHD Asphaltic Concrete = 3.0 inches
3/4" Road Base = 4.0 inches
Aggregate Subbase = 14.0 inches

RECOMMENDED DESIGN SECTION

Asphaltic Concrete = 3.0 inches
3/4" Road Base = 4.0 inches
Aggregate Subbase = 14.0 inches

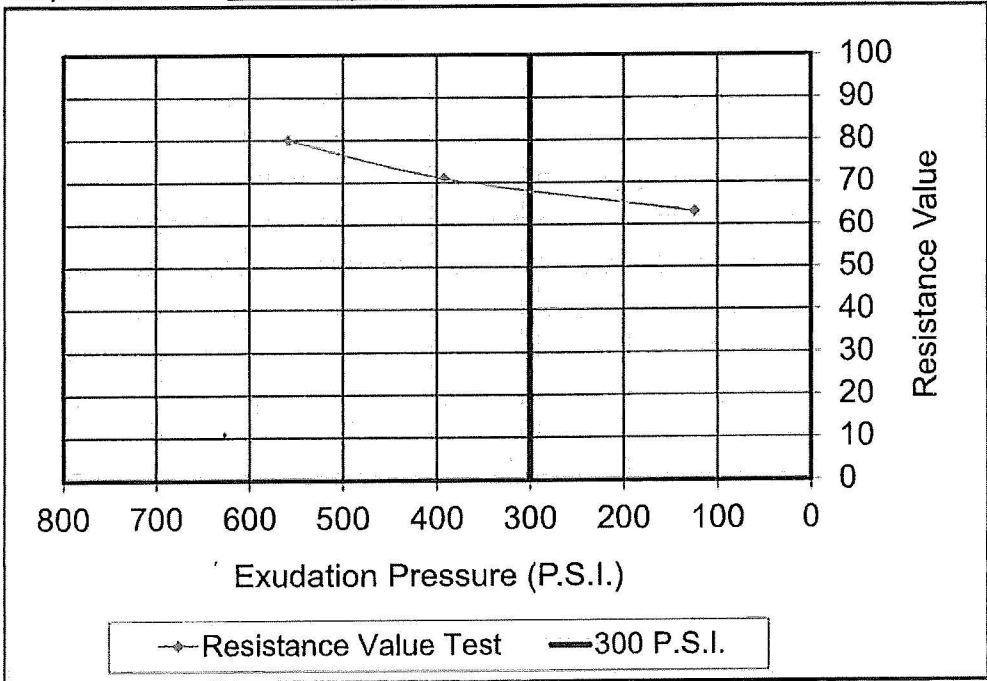
R=20 is maximum value used by SITE for pavement design.

SITE CONSULTING, LLC

PE Pavement Engineering Inc.
 Redding • San Luis Obispo
 Caltrans / AMRL / QC • QA

RESISTANCE (R) VALUE TEST ASTM D 2844

Laboratory No.: L170827
 Project No.: 170023
 Sample Date: June 20, 2017
 Report Date: June 28, 2017
 Client: Site Consulting LLC
 Project Name: 2017 Laboratory Testing
 Sample Description: Brown Clayey Silt
 Sample Location: Black Cat Subdivision



Specimen No.	1	2	3
Moisture Content (%)	9.8	11.0	9.4
Dry Density (PCF)	121.1	120.6	121.5
Resistance Value (R)	71	63	80
Exudation Pressure (PSI)	392	124	558
Expansion Pressure	26	13	78
As Received Moisture Content (%)	0.8		

RESISTANCE VALUE AT 300 P.S.I. 68



Reviewed By: Brandon Rodebaugh
 Materials Engineer

Nothing Follows

Jane Suggs

From: Mindy Wallace <Mwallace@achdidaho.org>
Sent: Friday, June 02, 2017 3:41 PM
To: 'Shawn Brownlee'
Cc: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Shawn,

I don't see any red flags. I am assuming you are using the minor local street section for the lots that front on the common areas.

Have a good weekend!

Mindy

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

From: Shawn Brownlee [mailto:shawn@trilogyidaho.com]
Sent: Tuesday, May 30, 2017 1:10 PM
To: Mindy Wallace
Cc: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Hi Mindy,

I have attached our proposed layout for the above mentioned properties. Wanted to let you review and provide comments if you have any.

Thanks again,



Shawn Brownlee
Project Manager
9839 W. Cable Car St.
Suite 101
Boise, ID 83709

(208) 895-8858 office
(208) 860-8371 cell
(208) 895-0714 fax

From: Mindy Wallace [mailto:Mwallace@achdidaho.org]
Sent: Monday, May 22, 2017 12:52 PM
To: Shawn Brownlee
Cc: Jane Suggs
Subject: RE: 4435, 4323, 4145 N Black Cat Rd

Hi Shawn,

On Black Cat we would need 48-feet of right-of-way from centerline and you would be responsible for the construction of a 5-foot wide detached sidewalk located a minimum of 41-feet from the centerline of the roadway. Black Cat is classified as a minor arterial roadway, I would suggest that you plan for 1 new connection to Black Cat Road. As stub street to the south will not be necessary.

You are correct that east/west collector shown on the functional class map will be constructed south of these parcels.

Please let me know if you have any other questions.

Mindy

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

From: Shawn Brownlee [mailto:shawn@trilogyidaho.com]
Sent: Thursday, May 18, 2017 2:11 PM
To: Mindy Wallace
Cc: Jane Suggs
Subject: 4435, 4323, 4145 N Black Cat Rd

Hello Mindy,

I have attached a parcel map showing three properties that we are going to map and start the entitlement process soon. I have also attached a COMPASS functional class map and it shows a future proposed collector Rd going through the 4435 N Black Cat property. I am assuming this is conceptual and proposed alignment can float around. I believe proposed collector will more than likely be south of our proposed project.

Can you share some insight on your thoughts and needed R.O.W. for Black Cat? Would we qualify for two entrances onto Black Cat Rd? Once we get a conceptual map, I will share with you.

Thanks Mindy,



Shawn Brownlee
Project Manager
9839 W. Cable Car St.
Suite 101
Boise, ID 83709
(208) 895-8858 office
(208) 860-8371 cell
(208) 895-0714 fax







